

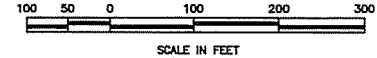
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BK 87 Pg 9829

PLAT OF MESSINA HILLS SUBDIVISION NO. 1

A PORTION OF THE NE 1/4 SECTION 29, TOWNSHIP 3 NORTH, RANGE 1 EAST, B.M., MERIDIAN, ADA COUNTY, IDAHO

2003



LEGEND

- Boundary Line
- - - Section Line
- · - Right-of-Way Line
- Centerline
- - - Lot Line
- - - Easement line
- ⊠ Real Point of Beginning, Set 5/8"x30" Rebar with Plastic Cap
- ⊙ Found Brass or Aluminum Cap (as noted)
- Set 5/8"x30" Rebar with Plastic Cap
- Set 1/2"x24" Rebar with Plastic Cap
- Found 5/8" Rebar with Plastic Cap
- Found 1/2" Rebar with Plastic Cap
- Calculated Point - Not Set
- WC Witness Corner on Property Line at Distance Shown
- RM Reference Marker at Location Shown

SEE SHEET 2 OF 4 FOR NOTES AND LINE & CURVE DATA

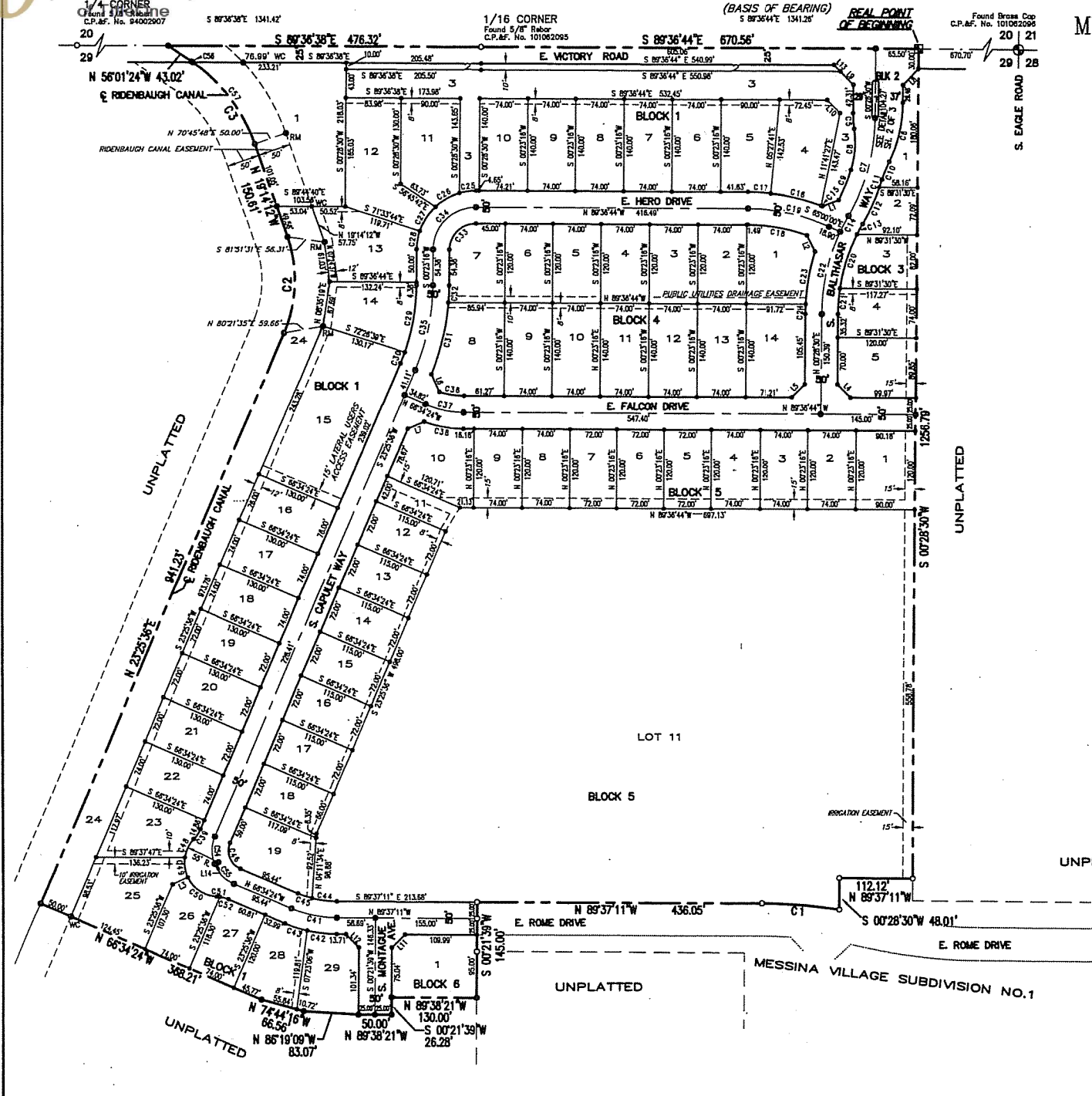
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TUSCANY DEVELOPMENT, INC
Developer
Meridian, Idaho

BRIGGS ENGINEERING, INC.
Consulting Engineers
Boise, Idaho

SHEET 1 OF 4



MESSINA HILLS SUBDIVISION NO. 1

CERTIFICATE OF OWNERS

KNOWN ALL MEN BY THESE PRESENTS:

THAT TUSCANY DEVELOPMENT, INC., AN IDAHO CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF IDAHO AND DULY QUALIFIED TO DO BUSINESS WITHIN THE STATE OF IDAHO, THAT GREG JOHNSON, PRESIDENT OF TUSCANY DEVELOPMENT, INC., AN IDAHO CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF IDAHO AND DULY QUALIFIED TO DO BUSINESS WITHIN THE STATE OF IDAHO; CRAIG GROVES AND REBECCA L. GROVES, HUSBAND AND WIFE; GREGORY B. JOHNSON AND HEIDI M. JOHNSON, HUSBAND AND WIFE; ROBERT R. BASS AND DANA M. BASS, HUSBAND AND WIFE; DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS ITS INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT. THE OWNERS ALSO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH IDAHO CODE 50-133A(2). ALL LOTS WITHIN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM AN EXISTING WATER SYSTEM AND THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL THE LOTS WITHIN THIS SUBDIVISION.

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 29, T.3N., R.1E., B.M., THENCE N 89°38'44" W 670.70 FEET ALONG THE NORTH LINE OF SAID SECTION 29 TO THE REAL POINT OF BEGINNING OF THIS SUBDIVISION;
THENCE S 00°28'30" W 1256.79 FEET TO A POINT;
THENCE S 89°37'11" W 112.12 FEET TO A POINT;
THENCE S 00°28'30" W 48.01 FEET TO A POINT ON A CURVE;
THENCE ALONG A CURVE TO THE LEFT 120.23 FEET, SAID CURVE HAVING A RADIUS OF 825.00 FEET, A DELTA ANGLE OF 08°20'59", TANGENTS OF 60.22 FEET AND A LONG CHORD BEARING N 85°26'41" W 120.12 FEET TO A POINT OF TANGENCY;
THENCE N 89°37'11" W 436.05 FEET TO A POINT;
THENCE S 00°21'39" W 145.00 FEET TO A POINT;
THENCE N 89°38'21" W 130.00 FEET TO A POINT;
THENCE S 00°21'39" W 26.28 FEET TO A POINT;
THENCE N 89°38'21" W 50.00 FEET TO A POINT;
THENCE N 86°19'09" W 83.07 FEET TO A POINT;
THENCE N 74°44'16" W 66.56 FEET TO A POINT;
THENCE N 68°34'24" W 368.21 FEET TO A POINT ON THE CENTERLINE OF THE RIDENBAUGH CANAL; ALONG SAID CENTERLINE, THE FOLLOWING:
THENCE N 23°25'36" E 941.23 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE LEFT 148.92 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 42°39'48", TANGENTS OF 78.10 FEET, AND A LONG CHORD BEARING N 02°05'42" E 145.51 FEET TO A POINT OF TANGENCY;
THENCE N 19°14'12" W 150.81 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE LEFT 160.51 FEET, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A DELTA ANGLE OF 36°47'12", TANGENTS OF 83.13 FEET AND A LONG CHORD BEARING N 37°37'48" W 157.77 FEET TO A POINT OF TANGENCY;
THENCE N 56°01'24" W 43.02 FEET TO A POINT ON THE NORTH LINE OF SAID NE 1/4;
THENCE S 89°36'38" E 476.32 FEET ALONG SAID NORTH LINE TO THE EAST 1/16 CORNER COMMON TO SECTIONS 20 AND 29, T.3 N., R.1 E., B.M.;
THENCE S 89°36'44" E 670.56 FEET TO THE REAL POINT OF BEGINNING OF THIS SUBDIVISION.

THIS SUBDIVISION CONTAINS 34.43 ACRES, MORE OR LESS.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AND THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 5th DAY OF June, 2003

Greg Johnson
GREG JOHNSON, PRESIDENT
TUSCANY DEVELOPMENT, INC.

R. Craig Groves
R. CRAIG GROVES
HUSBAND

Gregory B. Johnson
GREGORY B. JOHNSON
HUSBAND

Robert R. Bass
ROBERT R. BASS
HUSBAND

Rebecca L. Groves
REBECCA L. GROVES
WIFE

Heidi M. Johnson
HEIDI M. JOHNSON
WIFE

Dana M. Bass
DANA M. BASS
WIFE

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER, OR HIS AGENT, LISTING THE CONDITIONS OF APPROVAL.



William H. Bass 6/10/03
CENTRAL DISTRICT HEALTH DEPARTMENT

APPROVAL OF CITY ENGINEER

I, BRAD R. WATSON, P.E., CITY ENGINEER IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

Brad R. Watson
CITY ENGINEER

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



John E. Marks 9/9/03
COUNTY SURVEYOR PELS 3030

CERTIFICATE OF SURVEYOR

I, MICHAEL E. MARKS, P.L.S., DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

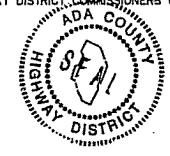
Michael E. Marks
MICHAEL E. MARKS, P.L.S. NO. 4998



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ACCEPTANCE OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 16th DAY OF June, 2003

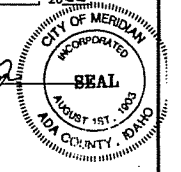


Shirley R. Hecker
CHAIRMAN
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF CITY COUNCIL

I, William S. Berg, Jr., CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 10th DAY OF December, 2002 THIS PLAT WAS DULY ACCEPTED AND APPROVED.

William S. Berg, Jr.
MERIDIAN CITY CLERK



CERTIFICATE OF COUNTY TREASURER

I, Linda Lischer, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.



Linda Lischer by Cheryl Fought 09-09-0003
Deputy Treasurer DATE

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. 1031537102
STATE OF IDAHO)
COUNTY OF ADA) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF Shirley Hecker AT 05 MINUTES PAST 9 O'CLOCK A.M., THIS 10th DAY OF September, 2003, IN MY OFFICE AND WAS DULY RECORDED IN BOOK 87 OF PLATS AT PAGES 9829 AND 9832

A. Lomardo DEPUTY
J. David Murrell EX-OFFICIO RECORDER

MESSINA HILLS SUBDIVISION NO. 1

ACKNOWLEDGMENTS

STATE OF IDAHO)
COUNTY OF ADA) SS

ON THIS 27th DAY OF August 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GREG JOHNSON, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF THE CORPORATION THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Marilee L. Boncz
NOTARY PUBLIC FOR IDAHO
RESIDING AT BOISE, IDAHO
MY COMMISSION EXPIRES: 8/30/08



STATE OF IDAHO)
COUNTY OF ADA) SS

ON THIS 27th DAY OF August 2003 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GREGORY B. JOHNSON AND HEIDI M. JOHNSON, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Marilee L. Boncz
NOTARY PUBLIC FOR IDAHO
RESIDING AT BOISE, IDAHO
MY COMMISSION EXPIRES: 8/30/08



STATE OF IDAHO)
COUNTY OF ADA) SS

ON THIS 27th DAY OF August 2003 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CRAIG GROVES AND REBECCA L. GROVES, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Stacy Wirick
NOTARY PUBLIC FOR IDAHO
RESIDING AT BOISE, IDAHO
MY COMMISSION EXPIRES: 10/25/06

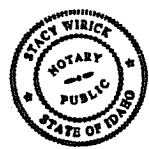


STATE OF IDAHO)
COUNTY OF ADA) SS

ON THIS 27th DAY OF August 2003 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT R. BASS AND DANA M. BASS, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Stacy Wirick
NOTARY PUBLIC FOR IDAHO
RESIDING AT BOISE, IDAHO
MY COMMISSION EXPIRES: 10/25/06



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