



PLAT RECORDING SHEET

INSTRUMENT NO. 104009359

BOOK 88

PAGE 10,057

thru 10,058

SURVEYOR MICHAEL E MARKS

SUBDIVISION NAME TUSCANY LAKES SUB NO 1

OWNERS TUSCANY DEVELOPMENT

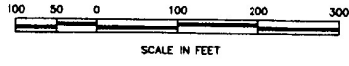
AT THE REQUEST OF BRIGGS ENGINEERING

COMMENTS NW 1/4 SEC 29 T3N R1E

TUSCANY LAKES SUBDIVISION NO. 1

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

2004

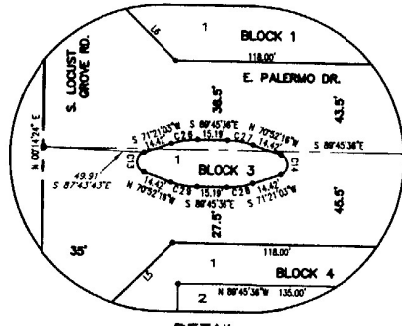


LEGEND

- Boundary Line
- - - Section Line
- - - Right-of-Way Line
- - - Centerline
- - - Lot Line
- - - Easement line
- Real Point of Beginning, Fd. 5/8" Rebar with Plastic Cap at 1/4 Corner
- Found Aluminum Cap
- Set 5/8"x30" Rebar with Plastic Cap
- Set 1/2"x24" Rebar with Plastic Cap
- Found 5/8" Rebar with Plastic Cap
- Calculated Point (Point not set)

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	49° 59' 41"	20.00	17.45	9.33	15.90	N 44° 45' 46" N
C2	89° 50' 37"	75.00	117.60	74.80	105.92	S 44° 40' 55" E
C3	89° 50' 37"	50.00	78.40	49.86	70.61	S 44° 40' 55" E
C4	89° 50' 37"	25.00	39.20	24.93	35.31	S 44° 40' 55" E
C5	90° 09' 23"	25.00	39.20	24.93	35.31	S 45° 19' 05" W
C6	90° 09' 23"	50.00	78.40	50.14	70.61	S 45° 19' 05" W
C7	06° 34' 56"	75.00	6.82	4.31	8.61	S 87° 00' 18" W
C8	30° 55' 55"	75.00	40.49	20.75	40.00	S 68° 20' 54" W
C9	31° 25' 37"	75.00	41.14	21.10	40.62	S 37° 10' 07" W
C10	21° 12' 55"	75.00	27.77	14.05	27.81	S 10° 50' 51" W
C11	08° 27' 44"	600.00	88.82	44.39	85.54	N 86° 00' 31" E
C12	08° 27' 44"	575.00	84.92	42.54	84.85	S 86° 00' 31" W
C13	142° 13' 19"	5.00	12.41	14.61	9.46	N 00° 14' 24" E
C14	142° 13' 19"	5.00	12.41	14.61	9.46	S 00° 14' 24" W
C15	08° 27' 44"	625.00	92.31	48.24	92.23	N 86° 00' 31" E
C16	33° 14' 24"	70.00	40.81	20.89	40.04	S 16° 22' 48" E
C17	42° 47' 12"	70.00	52.27	27.42	51.07	S 54° 23' 36" E
C18	13° 58' 24"	70.00	17.07	8.58	17.03	S 82° 46' 24" E
C19	90° 00' 00"	20.00	31.42	20.00	28.28	N 44° 45' 36" E
C20	49° 59' 41"	20.00	17.45	9.33	15.90	N 65° 14' 33" E
C21	63° 45' 18"	50.00	35.54	31.09	52.81	N 72° 07' 21" E
C22	84° 00' 00"	50.00	57.60	31.47	54.46	S 43° 00' 00" E
C23	45° 50' 19"	50.00	40.00	21.14	38.84	S 12° 55' 09" W
C24	90° 00' 00"	45.00	70.69	45.00	63.64	N 44° 45' 36" E
C25	104° 23' 46"	50.00	91.10	64.46	79.01	N 88° 02' 12" E
C26	18° 53' 21"	39.00	12.86	6.49	12.80	S 80° 47' 43" W
C27	18° 53' 21"	39.00	12.86	6.49	12.80	N 80° 18' 56" W
C28	18° 53' 21"	39.00	12.86	6.49	12.80	N 80° 47' 43" E
C29	18° 53' 21"	39.00	12.86	6.49	12.80	N 80° 18' 56" E
C30	30° 13' 54"	400.00	211.06	108.05	206.62	S 19° 58' 10" E
C31	29° 59' 33"	500.00	261.73	133.94	258.76	S 19° 51' 00" E



DETAIL
N.T.S.

NOTES

- UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE TWELVE (12) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HANDSURFAGED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE SHOWN OR DESIGNATED, EACH SIDE OF THE INTERIOR LOT LINES HAS A FIVE (5) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN WITH EXCEPTION OF THE FRONT YARD SETBACK, WHICH SHALL BE 20 FEET MEASURED FROM THE BACK OF SIDEWALK OR 22 FEET MEASURED FROM THE RIGHT-OF-WAY, WHICHEVER IS MORE RESTRICTIVE.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- THE OWNER SHALL COMPLY WITH THE IDAHO CODE SECTION 31-3805 OF ITS PROVISIONS THAT APPLY TO IRRIGATION WATER.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
- BOTTOM OF BUILDING FOOTINGS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE ESTABLISHED NORMAL HIGH GROUND WATER ELEVATION.
- ALL BUILDABLE LOTS IN THIS SUBDIVISION ARE FOR SINGLE-FAMILY DWELLINGS ONLY. EACH SINGLE-FAMILY STRUCTURE SHALL CONTAIN A MINIMUM OF 1,401 SQUARE FEET, EXCLUDING GARAGE.
- RESTRICTIVE COVENANTS ARE IN EFFECT FOR THIS SUBDIVISION, INSTRUMENT NO. 103183672.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF CUP-02-008 AS APPROVED BY MERIDIAN CITY.
- LOT 1, BLOCK 1 AND LOT 11, BLOCK 6 ARE NON-BUILDABLE LOTS TO BE OWNED AND MAINTAINED BY THE TUSCANY HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS, AND SHALL BE USED FOR HOMEOWNERS PEDESTRIAN ACCESS, AND AS OPEN-SPACE/DRAINAGE LOTS. SAID LOTS ARE SUBJECT TO A HANNA-MERIDIAN IRRIGATION DISTRICT RIGHT-OF-WAY, INSTRUMENT NO. 100307080. THOSE PORTIONS OF SAID LOTS OUTSIDE THE TEL MILE CREEK RIGHT OF WAY ARE ALSO COVERED BY BLANKET EASEMENTS FOR ADA COUNTY HIGHWAY DISTRICT STORM DRAINAGE FACILITIES. SAID EASEMENTS SHALL REMAIN FREE OF ALL ENCROACHMENTS (INCLUDING FENCES AND TREES) WHICH MAY ADVERSELY AFFECT DRAINAGE OR OPERATION AND MAINTENANCE OF THE STORM DRAINAGE FACILITIES.
- LOTS 1 AND LOT 11, BLOCK 1; LOT 1, BLOCK 2; LOT 1, BLOCK 3; LOT 1, BLOCK 4; LOT 1, BLOCK 5 AND ASSOCIATION, OR ITS ASSIGNS, AND SHALL BE USED FOR LANDSCAPE AND HOMEOWNERS PEDESTRIAN ACCESS. SAID LOTS ARE COVERED BY A BLANKET PUBLIC UTILITIES AND IRRIGATION EASEMENT. LOT 1, BLOCK 3 IS ALSO COVERED BY A BLANKET CITY OF MERIDIAN SANITARY SEWER EASEMENT.
- DIRECT LOT ACCESS TO S. LOCUST GROVE ROAD IS PROHIBITED.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT NO AGRICULTURAL OPERATION BY AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN. THIS OPERATION SHALL NOT BE SUBJECT TO THE PROVISIONS OF THIS SECTION SHALL NOT APPLY UNLESS THE OPERATION RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT.

LINE TABLE

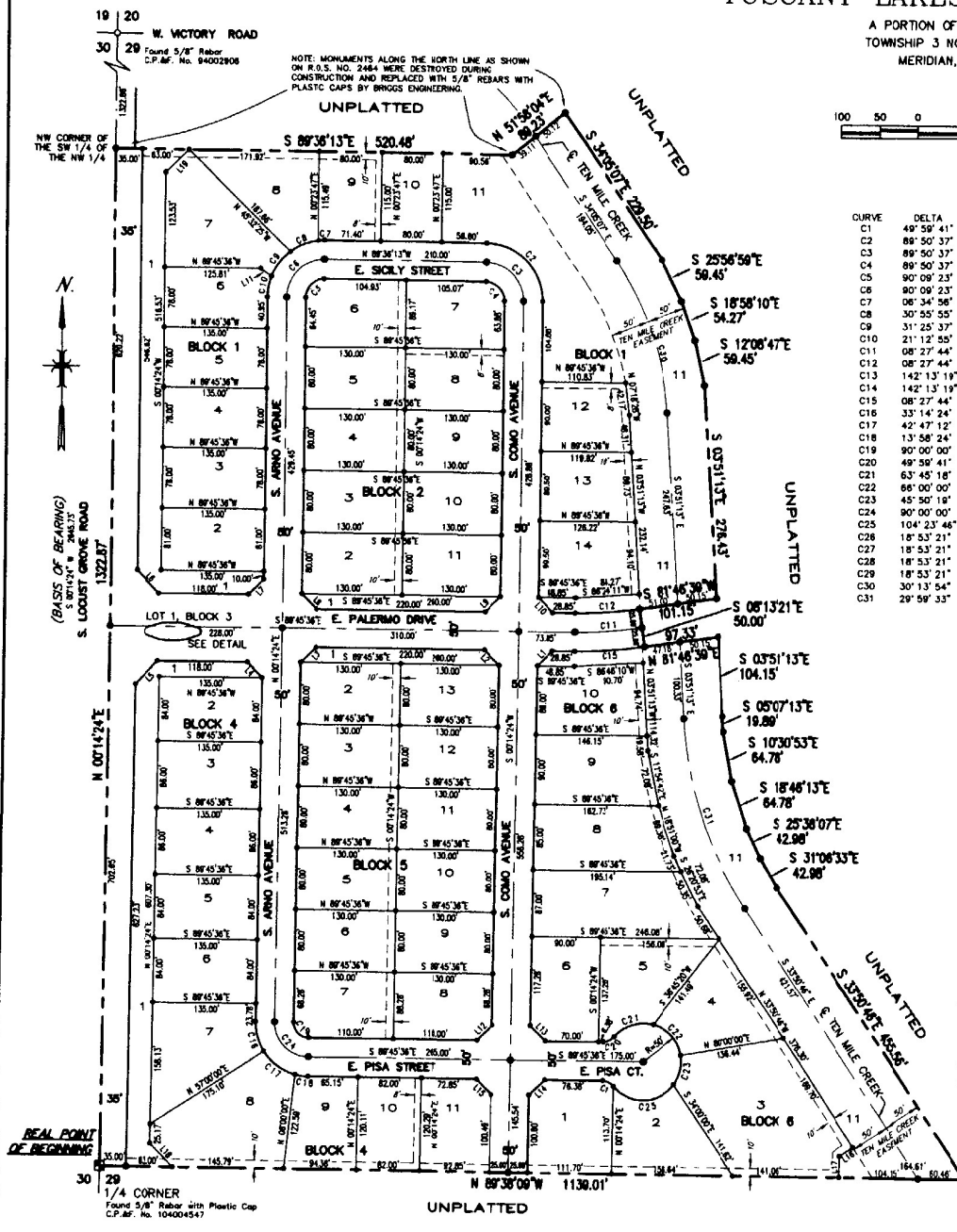
LINE	BEARING	DISTANCE
L1	N 45° 14' 24" E	28.28'
L2	S 44° 45' 36" E	28.28'
L3	N 45° 14' 24" E	28.28'
L4	S 44° 45' 36" E	28.28'
L5	N 45° 14' 24" W	42.43'
L6	S 44° 45' 36" E	42.43'
L7	N 45° 14' 24" E	28.28'
L8	N 44° 45' 36" W	28.28'
L9	S 45° 14' 24" W	28.28'
L10	S 44° 45' 36" E	28.28'
L11	N 55° 00' 00" W	17.37'
L12	N 45° 14' 24" E	28.28'
L13	S 44° 45' 36" E	28.28'
L14	S 45° 14' 24" W	28.28'
L15	S 44° 45' 36" E	28.28'
L16	S 50° 09' 14" W	20.06'
L17	N 50° 21' 51" E	27.51'
L18	N 45° 14' 53" E	42.47'
L19	S 45° 19' 05" W	42.37'



BRIGGS ENGINEERING, INC.
Consulting Engineers
Boise, Idaho

TUSCANY DEVELOPMENT, INC
Developer
Meridian, Idaho

CENTER 1/4 CORNER
Found Bronze Cap
C.P.#. No. 023475



19 20
30 29
W. VICTORY ROAD
Found 5/8" Rebar
C.P.#. No. 94002806

NOTE: MONUMENTS ALONG THE NORTH LINE AS SHOWN ON R.O.S. NO. 2464 WERE DESTROYED DURING CONSTRUCTION AND REPLACED WITH 5/8" REBARS WITH PLASTIC CAPS BY BRIGGS ENGINEERING

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

30 29
1/4 CORNER
Found 5/8" Rebar with Plastic Cap
C.P.#. No. 104004547



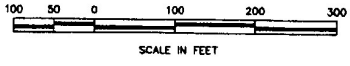
(BASIS OF BEARING)
S 81° 17' 30" W 246.75'
S. LOCUST GROVE ROAD
132.87'

BK 88 P 10, 057

PLAT OF TUSCANY LAKES SUBDIVISION NO. 1

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

2004

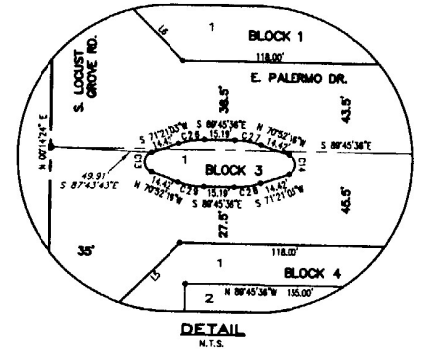


LEGEND

- Boundary Line
- - - Section Line
- Right-of-Way Line
- Centerline
- Lot Line
- - - Easement line
- Real Point of Beginning, Fd. 5/8" Rebar with Plastic Cap at 1/4 Corner
- Found Aluminum Cap
- Set 5/8"x30" Rebar with Plastic Cap
- Set 1/2"x24" Rebar with Plastic Cap
- Found 5/8" Rebar with Plastic Cap
- Calculated Point (Point not set)

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	49°59'41"	20.00	17.45	9.33	16.90	N 84°45'46" W
C2	89°50'37"	75.00	117.60	74.80	105.92	S 44°40'55" E
C3	89°50'37"	50.00	78.40	49.86	70.61	S 44°40'55" E
C4	89°50'37"	25.00	39.20	24.93	35.31	S 44°40'55" E
C5	90°09'23"	25.00	39.24	25.07	35.40	S 45°19'05" W
C6	90°09'23"	50.00	78.68	49.14	70.81	S 45°19'05" W
C7	06°34'56"	75.00	8.62	4.31	8.61	S 87°06'19" W
C8	30°55'55"	75.00	40.49	20.75	40.00	S 88°20'54" W
C9	31°25'37"	75.00	41.14	21.10	40.82	S 37°10'07" W
C10	21°12'55"	75.00	27.77	14.05	27.81	S 10°50'51" W
C11	08°27'44"	600.00	88.82	44.39	86.54	N 88°00'31" E
C12	08°27'44"	575.00	84.92	42.54	84.85	S 86°00'31" W
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C16	33°14'24"	70.00	40.81	20.89	40.04	S 18°22'48" E
C17	42°47'12"	70.00	52.77	27.42	51.07	S 54°23'36" E
C18	13°58'24"	70.00	17.07	8.58	17.03	S 82°44'24" E
C19	90°00'00"	20.00	31.42	20.00	28.28	S 44°45'36" E
C20	49°59'41"	20.00	17.45	9.33	16.90	N 85°14'33" E
C21	63°45'18"	50.00	58.64	31.09	52.81	N 72°07'21" E
C22	68°00'00"	50.00	67.68	32.47	54.46	S 43°00'00" E
C23	45°50'19"	50.00	40.00	11.14	38.84	S 12°55'09" W
C24	90°00'00"	45.00	70.89	45.00	63.64	S 44°45'36" E
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C26	18°53'21"	39.00	12.86	6.49	12.80	S 80°47'43" W
C27	18°53'21"	39.00	12.86	6.49	12.80	N 80°47'43" E
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C29	18°53'21"	39.00	12.86	6.49	12.80	N 80°18'56" E
C30	30°13'54"	400.00	211.06	108.05	208.82	S 18°58'10" E
C31	29°59'33"	500.00	261.73	133.94	258.76	S 18°51'00" E



NOTES

- UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE TWELVE (12) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE SHOWN OR DESIGNATED, EACH SIDE OF THE INTERIOR LOT LINES HAS A FIVE (5) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE.
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- THE OWNER SHALL COMPLY WITH THE IDAHO CODE SECTION 31-3805 OR ITS PROVISIONS THAT APPLY TO IRRIGATION WATER.
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- RESTRICTIVE COVENANTS ARE IN EFFECT FOR THIS SUBDIVISION, INSTRUMENT NO. 103163072.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF CUP-02-008 AS APPROVED BY MERIDIAN CITY.
- LOT 11, BLOCK 1 AND LOT 11, BLOCK 6 ARE NON-BUILDABLE LOTS TO BE OWNED AND MAINTAINED BY THE TUSCANY HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS, AND SHALL USED FOR HOMEOWNERS PEDESTRIAN ACCESS, AND AS OPEN-SPACE/DRAINAGE LOTS. SAID LOTS ARE SUBJECT TO A MAP-A-MERIDIAN PROTECTION DISTRICT OUTSIDE THE TEN MILE CREEK RIGHT OF WAY, INSTRUMENT NO. 103037080. THOSE PORTIONS OF SAID LOTS THAT ARE COVERED BY A BLANKET PUBLIC UTILITIES AND IRRIGATION EASEMENT FOR ADA COUNTY HIGHWAY DISTRICT STORM DRAINAGE FACILITIES, SAID EASEMENTS SHALL REMAIN FREE OF ALL ENCROACHMENTS INCLUDING FENCES AND TREES WHICH MAY ADVERSELY AFFECT DRAINAGE OR OPERATION AND MAINTENANCE OF THE STORM DRAINAGE FACILITIES.
- LOTS 1 AND LOT 11, BLOCK 1; LOT 1, BLOCK 2; LOT 1, BLOCK 3; LOT 1, BLOCK 4; LOT 1, BLOCK 5 AND LOT 1, BLOCK 6 ARE NON-BUILDABLE LOTS TO BE OWNED AND MAINTAINED BY THE TUSCANY HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS, AND SHALL BE USED FOR LANDSCAPE AND HOMEOWNERS PEDESTRIAN ACCESS. SAID LOTS ARE COVERED BY A BLANKET PUBLIC UTILITIES AND IRRIGATION EASEMENT. LOT 1, BLOCK 3 IS ALSO COVERED BY A BLANKET CITY OF MERIDIAN SANITARY SEWER EASEMENT.
- DIRECT LOT ACCESS TO S. LOCUST GROVE ROAD IS PROHIBITED.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT NO AGRICULTURAL OPERATION OR AN APPEARANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN. PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPEARANCE TO IT.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 45°14'24" E	28.28'
L2	S 44°45'36" E	28.28'
L3	N 45°14'24" E	28.28'
L4	S 44°45'36" E	28.28'
L5	S 45°14'24" W	42.43'
L6	S 44°45'36" E	42.43'
L7	N 45°14'24" E	28.28'
L8	N 44°45'36" W	28.28'
L9	S 45°14'24" W	28.28'
L10	S 44°45'36" E	28.28'
L11	N 50°09'14" W	17.37'
L12	N 45°14'24" E	28.28'
L13	S 44°45'36" E	28.28'
L14	S 45°14'24" W	28.28'
L15	S 44°45'36" E	28.28'
L16	S 50°09'14" W	20.86'
L17	N 00°21'31" E	27.51'
L18	S 44°41'53" E	42.47'
L19	S 45°19'05" W	42.37'



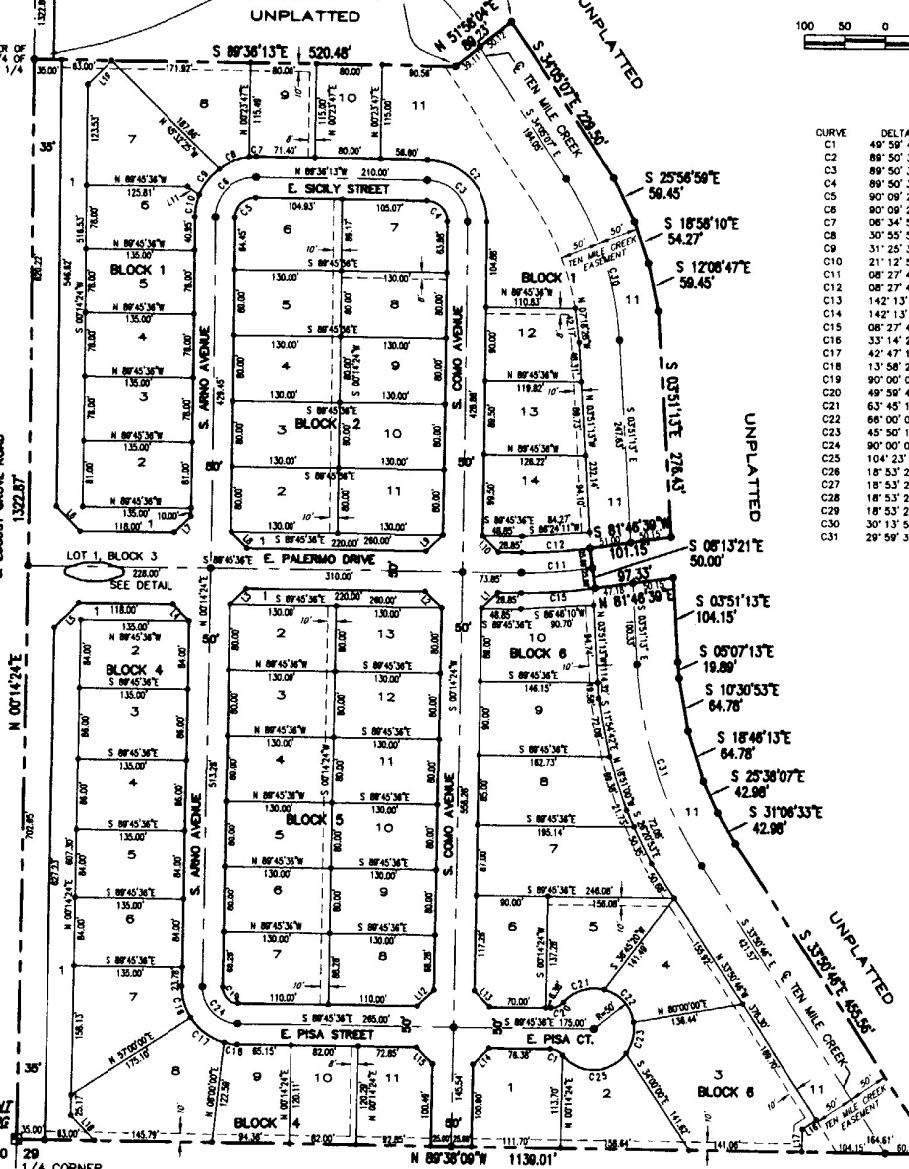
TUSCANY DEVELOPMENT, INC
Developer
Meridian, Idaho

BRIGGS ENGINEERING, INC.
Consulting Engineers
Boise, Idaho

SHEET 1 OF 2
2004-PL-128 REV 1/15/04

19 20
30 29 W. VICTORY ROAD
Found 5/8" Rebar
C.P.#. No. 84002808

NOTE: MONUMENTS ALONG THE NORTH LINE AS SHOWN ON R.O.S. NO. 2484 WERE DESTROYED DURING CONSTRUCTION AND REPLACED WITH 5/8" REBARS WITH PLASTIC CAPS BY BRIGGS ENGINEERING.



30 29 1/4 CORNER
Found 5/8" Rebar with Plastic Cap
C.P.#. No. 104001547

CENTER 1/4 CORNER
Found Brass Cap
C.P.#. No. 8123475

TUSCANY LAKES 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, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS ITS INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT. THE OWNER ALSO HEREBY CERTIFIES THAT THIS PLAT COMPLIES WITH IDAHO CODE 50-1334(2). ALL LOTS WITHIN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM AN EXISTING WATER SYSTEM AND WITHIN THIS SUBDIVISION HAS AGREED IN WRITING TO SERVE ALL THE LOTS WITHIN THIS SUBDIVISION. THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL THE LOTS WITHIN THIS SUBDIVISION.

A PARCEL OF LAND LOCATED IN THE NW 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 NORTHWEST CORNER OF SECTION 29, T.3N., R.1E., B.M., THENCE S 00°42'24" W 2845.73 FEET ALONG THE WEST LINE OF SAID SECTION 29 TO THE SOUTHWEST CORNER OF THE NW 1/4 (WEST 1/4 CORNER) OF SAID SECTION 29, THE REAL POINT OF BEGINNING OF THIS SUBDIVISION;
 THENCE N 00°42'24" E 1322.87 FEET TO THE NORTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 29;
 THENCE S 89°36'13" E 520.48 FEET ALONG THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 29 TO A POINT;
 THENCE N 51°58'04" E 89.23 FEET TO A POINT;
 THENCE S 34°05'07" E 229.50 FEET TO A POINT;
 THENCE S 25°58'59" E 59.45 FEET TO A POINT;
 THENCE S 18°58'10" E 54.27 FEET TO A POINT;
 THENCE S 12°08'47" E 59.45 FEET TO A POINT;
 THENCE S 03°51'13" E 276.43 FEET TO A POINT;
 THENCE S 81°46'39" W 101.15 FEET TO A POINT;
 THENCE S 08°32'21" E 50.00 FEET TO A POINT;
 THENCE N 81°46'39" E 97.33 FEET TO A POINT;
 THENCE S 03°51'13" E 104.15 FEET TO A POINT;
 THENCE S 05°07'13" E 19.89 FEET TO A POINT;
 THENCE S 10°30'53" E 84.78 FEET TO A POINT;
 THENCE S 18°46'13" E 84.78 FEET TO A POINT;
 THENCE S 25°38'07" E 42.98 FEET TO A POINT;
 THENCE S 31°08'33" E 42.98 FEET TO A POINT;
 THENCE S 33°50'46" E 455.58 FEET TO A POINT ON THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 29;
 THENCE N 89°38'09" W 1139.01 FEET ALONG SAID SOUTH LINE TO THE REAL POINT OF BEGINNING OF THIS SUBDIVISION, SAID PARCEL CONTAINING 25.81 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 16th DAY OF October, 2003.

Greg Johnson
 GREG JOHNSON, PRESIDENT
 TUSCANY DEVELOPMENT, INC

ACKNOWLEDGMENT

STATE OF IDAHO)
 COUNTY OF ADA) SS
 ON THIS 16th DAY OF October, 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.



Markle L. Bonce
 NOTARY PUBLIC FOR IDAHO
 RESIDING AT 8922, IDAHO
 MY COMMISSION EXPIRES: 9/30/08

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.



Madeline McHugh REHS 10-21-03
 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 P. Pickett 10/21/03
 COUNTY SURVEYOR 10/20/2000

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 55-1812.



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

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 27th DAY OF January, 2004.

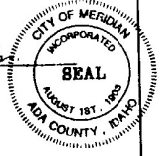


Sherry R. Huber
 CHAIRMAN
 ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF CITY COUNCIL

I, William G. 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 19th DAY OF November, 2003, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

William G. Berg, Jr.
 MERIDIAN CITY CLERK



CERTIFICATE OF COUNTY TREASURER

I, Linda Fisher, 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.



Mary E. Smith
 COUNTY TREASURER
12622004
 DATE

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. 104009359
 STATE OF IDAHO)
 COUNTY OF ADA) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF BRIGGS ENGINEERING 25 MINUTES PAST 11 O'CLOCK AM., THIS 27 DAY OF JANUARY, 2004 IN MY OFFICE AND WAS DULY RECORDED IN BOOK 88 OF PLATS AT PAGES 10,057 AND 10,058

Debra L. Howell 10/27/03
 DEPUTY
11.00
10/27/03
10/27/03
 DEPUTY RECORDER