



PLAT RECORDING SHEET

INSTRUMENT NO. 106063998

BOOK 95

PAGE 11613

thru 11614

SURVEYOR Wayne K Barber

SUBDIVISION NAME Tuscany Lakes Sub No 3

OWNERS Tuscany Development

AT THE REQUEST OF Tuscany Development

COMMENTS NW 1/4 Sec 29 T3N R1E

BK 95 P9 11613

PLAT OF TUSCANY LAKES SUBDIVISION NO. 3

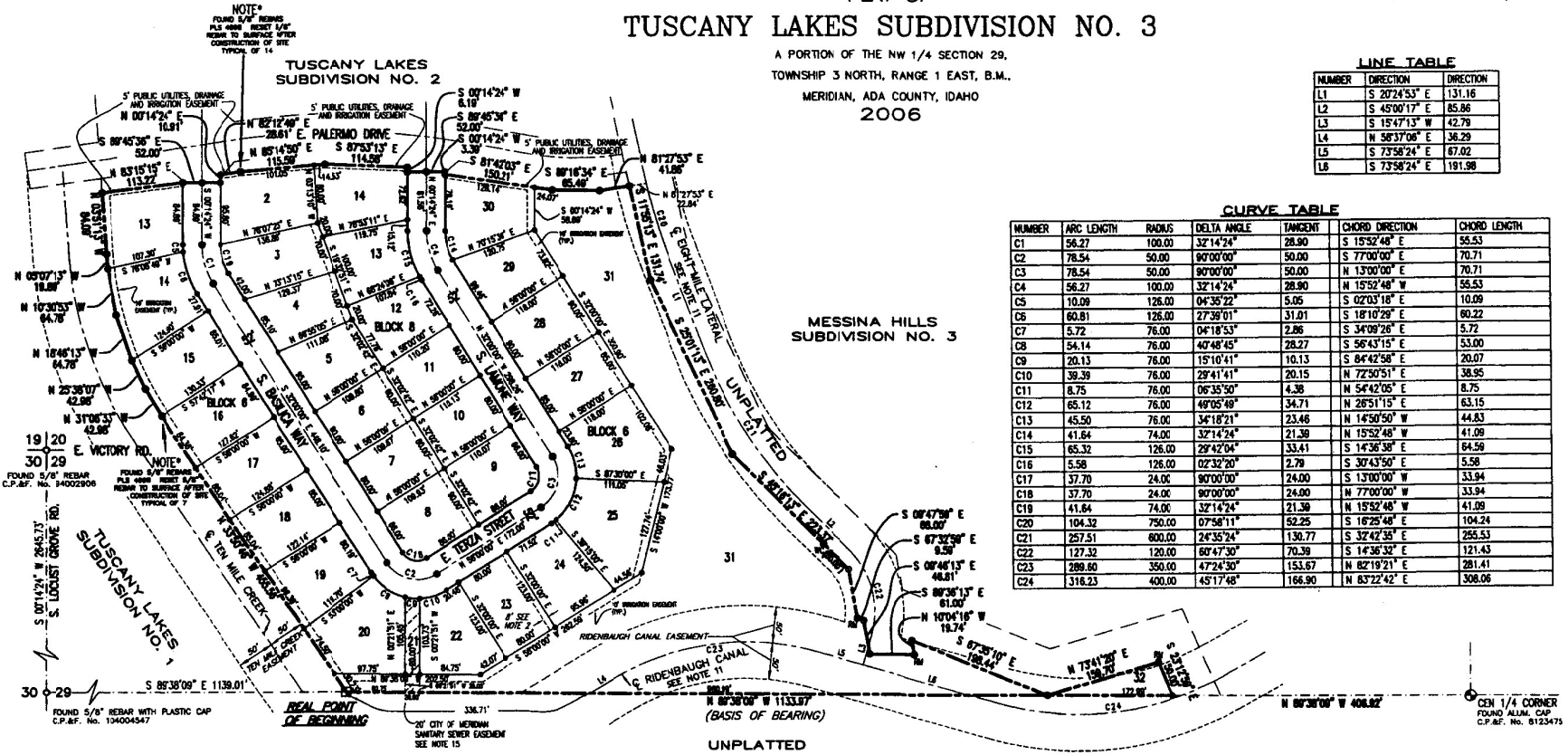
A PORTION OF THE NW 1/4 SECTION 29,
TOWNSHIP 3 NORTH, RANGE 1 EAST, B.M.,
MERIDIAN, ADA COUNTY, IDAHO
2006

LINE TABLE

NUMBER	DIRECTION	DIRECTION
L1	S 20°24'53" E	131.16
L2	S 45°00'17" E	85.86
L3	S 15°47'13" W	52.78
L4	N 56°37'06" E	36.29
L5	S 73°58'24" E	67.02
L6	S 73°58'24" E	181.98

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	56.27	100.00	32°14'24"	28.90	S 15°52'48" E	55.53
C2	78.54	50.00	90°00'00"	50.00	S 77°00'00" E	70.71
C3	78.54	50.00	90°00'00"	50.00	N 13°00'00" E	70.71
C4	56.27	100.00	32°14'24"	28.90	N 15°52'48" W	55.53
C5	10.09	126.00	04°35'22"	5.05	S 02°03'18" E	10.09
C6	60.81	126.00	27°39'01"	31.01	S 18°10'29" E	60.22
C7	5.72	76.00	04°18'53"	2.86	S 34°09'26" E	5.72
C8	54.14	76.00	40°48'45"	28.27	S 56°43'15" E	53.00
C9	20.13	76.00	15°10'41"	10.13	S 84°42'58" E	20.07
C10	39.39	76.00	29°41'41"	20.15	N 72°50'51" E	38.95
C11	8.75	76.00	06°35'50"	4.38	N 54°42'05" E	8.75
C12	65.12	76.00	49°05'48"	34.71	N 26°51'15" E	63.15
C13	45.50	76.00	34°18'21"	23.46	N 14°50'50" W	44.83
C14	41.64	74.00	32°14'24"	21.30	N 15°52'48" W	41.09
C15	65.32	126.00	29°42'04"	33.41	S 14°36'38" E	64.59
C16	5.58	126.00	02°32'20"	2.79	S 30°43'50" E	5.58
C17	37.70	24.00	90°00'00"	24.00	S 13°00'00" W	33.94
C18	37.70	24.00	90°00'00"	24.00	N 77°00'00" W	33.94
C19	41.64	74.00	32°14'24"	21.30	N 15°52'48" W	41.09
C20	104.32	750.00	07°58'11"	52.25	S 16°25'48" E	104.24
C21	257.51	800.00	24°35'24"	130.77	S 32°42'35" E	255.53
C22	127.32	120.00	60°47'30"	70.39	S 14°36'32" E	121.43
C23	289.80	350.00	47°24'30"	153.67	N 82°19'21" E	281.41
C24	316.23	400.00	45°17'48"	166.90	N 83°22'42" E	308.06

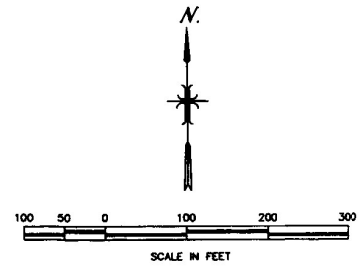


NOTES

- UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, LOT DRAINAGE AND MERIDIAN CITY STREET LIGHTS OVER THE TWELVE (12) FEET ADJACENT TO ANY PUBLIC STREET, AND TEN (10) FEET ADJACENT TO ANY REAR LOT LINE AND SUBDIVISION BOUNDARY. 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.
- 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 14 FEET MEASURED FROM THE RIGHT-OF-WAY.
- ANY RE-SEWERING OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESEWERING.
- THE OWNER HAS PROVIDED IRRIGATION FOR THIS SUBDIVISION UNDER SECTION 31-3005(B) OF THE IDAHO CODE. THE HAMPA & MERIDIAN IRRIGATION DISTRICT HAS ACCEPTED THE OPERATION, MAINTENANCE AND OWNERSHIP OF THIS PRESSURIZED IRRIGATION SYSTEM, INSTRUMENT NO. 1010024040. EACH LOT SHALL BE ASSESSED BY THE HAMPA-MERIDIAN IRRIGATION DISTRICT AS PROVIDED BY SECTION 43-3307(F) OF THE IDAHO CODE.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR OUCH 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.
- RESTRICTIVE COVENANTS WILL BE IN EFFECT FOR THIS SUBDIVISION.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF CUP-02-008 AS APPROVED BY MERIDIAN CITY.
- LOTS 21, BLOCK 6, IS A NON-BUILDABLE LOT TO BE OWNED AND MAINTAINED BY THE TUSCANY HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS, AND SHALL BE USED FOR LANDSCAPE AND HOMEOWNERS PEDESTRIAN ACCESS. SAID LOT IS COVERED BY A BLANKET CITY OF MERIDIAN SANITARY SEWER EASEMENT.
- LOTS 31 AND 32, BLOCK 6 ARE SUBJECT TO AN EASEMENT TO HAMPA & MERIDIAN IRRIGATION DISTRICT FOR THE RIDENBAUGH CANAL INSTRUMENT NO. 797771, ADA COUNTY RECORDERS OFFICE. SAID EASEMENT IS FIFTY (50) FEET RIGHT AND LEFT OF THE CENTERLINE. LOT 31, BLOCK 6 IS ALSO SUBJECT TO AN EASEMENT TO HAMPA & MERIDIAN IRRIGATION DISTRICT FOR THE EIGHT MILE CREEK INSTRUMENT NO. 797771, ADA COUNTY RECORDERS OFFICE. SAID EASEMENT IS FORTY (40) FEET RIGHT AND LEFT OF THE CENTERLINE. LOTS 31 AND 32, BLOCK 6 ARE REMAINABLE LOTS TO BE OWNED AND MAINTAINED BY THE TUSCANY HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS AND SHALL BE USED AS LANDSCAPE LOTS.
- ACCORDING TO LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. 101315133, RECORDS OF ADA COUNTY, ALLOWS PLACEMENT OF PERIMETER FENCE WITHIN THE RIDENBAUGH CANAL EASEMENT.
- FOR DESCRIPTION OF REMOVED IRRIGATION AND MAINTENANCE RIGHTS TO THE RIDENBAUGH CANAL BY THE HAMPA & MERIDIAN IRRIGATION DISTRICT SEE LICENSE AGREEMENT INSTRUMENT NO. 1013037090, RECORDS OF ADA COUNTY.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT NO AGRICULTURAL OPERATION OR 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, PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURE, OPERATION OR APPURTENANCE TO IT.
- LOTS 21 AND 31, BLOCK 6 ARE SUBJECT TO A TWENTY (20) FOOT MERIDIAN SANITARY SEWER EASEMENT. THE OWNERS OF THESE LOTS ARE REQUIRED TO PROVIDE ACCESS TO THE CITY OF MERIDIAN AT ALL TIMES, WHILE PERFORMING MAINTENANCE OR CONSTRUCTION DUTIES ON THEIR FACILITIES WITHIN THIS EASEMENT. THE CITY OF MERIDIAN SHALL ONLY RESTORE THE ORIGINAL 1/4 GRAVEL ACCESS ROAD. ANY REPAIR OR OTHER SITE IMPROVEMENTS SUCH AS PAVING, LANDSCAPING, ETC. SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. ALL BUILDINGS AND STRUCTURES SHALL BE PROHIBITED WITHIN THE LIMITS OF THIS EASEMENT. THIS EASEMENT SHALL REMAIN FREE OF ALL ENCROACHMENTS AND OBSTRUCTIONS (INCLUDING FENCES AND TREES) WHICH MAY ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF UNDERGROUND PIPES.
- UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT, INSTRUMENT NO. 10000207 FOR SIDEWALK AND PEDESTRIAN ACCESS OVER THE FOUR (4) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.

LEGEND

- REAL POINT OF BEGINNING, FOUND 5/8" REBAR WITH PLASTIC CAP PLS 4088 RESET AFTER DESTROYED DURING CONSTRUCTION OF SITE FOUND BRASS OR ALUMINUM CAP (AS NOTED)
- SET 3/8"x32" REBAR WITH PLASTIC CAP
- SET 1/2"x24" REBAR WITH PLASTIC CAP
- FOUND 5/8" REBAR WITH PLASTIC CAP PLS 8444 OR NOTED
- POINT NOT SET
- RM REFERENCE MONUMENT
- WC WITNESS CORNER (DISTANCE NOTED)
- BOUNDARY LINE
- SECTION LINE
- - - - - RIGHT-OF-WAY LINE
- - - - - CENTERLINE
- - - - - LOT LINE
- - - - - EASEMENT LINE
- - - - - EXISTING SUBDIVISION LINE



TUSCANY DEVELOPMENT, INC
Developer
Meridian, Idaho

BRIGGS ENGINEERING, INC.
Consulting Engineers
Boise, Idaho

TUSCANY LAKES SUBDIVISION NO. 3

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 COMPLES WITH IDAHO CODE 50-1334(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 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°4'24" W 2645.73 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; THENCE S 89°38'09" E 1136.01 FEET ALONG THE BOUNDARY OF TUSCANY LAKES SUBDIVISION NO. 1 TO THE REAL POINT OF BEGINNING OF THIS SUBDIVISION;

CONTINUING ALONG SAID BOUNDARY THE FOLLOWING:

THENCE N 33°50'46" W 455.56 FEET TO A POINT;
THENCE N 31°06'33" W 42.88 FEET TO A POINT;
THENCE N 25°38'07" W 42.98 FEET TO A POINT;
THENCE N 18°46'13" W 64.78 FEET TO A POINT;
THENCE N 10°30'53" W 64.78 FEET TO A POINT;
THENCE N 05°07'13" W 19.89 FEET TO A POINT;
THENCE N 03°51'13" W 84.06 FEET TO A POINT ON THE BOUNDARY OF TUSCANY LAKES SUBDIVISION NO. 2;

CONTINUING ALONG SAID BOUNDARY THE FOLLOWING:

THENCE N 83°15'15" E 113.22 FEET TO A POINT;
THENCE S 89°43'36" E 52.00 FEET TO A POINT;
THENCE N 00°14'24" E 10.81 FEET TO A POINT;
THENCE N 82°12'49" E 28.61 FEET TO A POINT;
THENCE N 85°14'50" E 115.59 FEET TO A POINT;
THENCE S 87°53'13" E 114.58 FEET TO A POINT;
THENCE S 00°14'24" W 6.19 FEET TO A POINT;
THENCE S 89°43'36" E 52.00 FEET TO A POINT;
THENCE S 00°14'24" W 3.39 FEET TO A POINT;
THENCE S 81°42'03" E 150.21 FEET TO A POINT;
THENCE S 89°16'34" E 65.48 FEET TO A POINT;
THENCE N 81°27'53" E 41.86 FEET TO A POINT;
THENCE S 11°55'13" E 131.74 FEET TO A POINT;
THENCE S 25°19'13" E 260.80 FEET TO A POINT;
THENCE S 45°16'13" E 223.37 FEET TO A POINT;
THENCE S 09°47'59" E 68.00 FEET TO A POINT;
THENCE S 67°32'59" E 9.59 FEET TO A POINT;
THENCE S 09°46'13" E 46.81 FEET TO A POINT;
THENCE S 89°36'13" E 61.00 FEET TO A POINT;
THENCE N 10°04'16" W 19.74 FEET TO A POINT;
THENCE S 67°35'10" E 188.44 FEET TO A POINT;
THENCE N 73°41'20" E 158.70 FEET TO A POINT;
THENCE S 23°12'59" E 50.00 FEET TO A POINT ON THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 29;
THENCE N 89°38'09" W 1133.97 FEET ALONG SAID SOUTH LINE TO THE REAL POINT OF BEGINNING OF THIS SUBDIVISION, SAID PARCEL CONTAINING 12.61 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 31st DAY OF October, 2005.

Greg Johnson
GREG JOHNSON, PRESIDENT
TUSCANY DEVELOPMENT, INC

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF ADA) SS

ON THIS 31 DAY OF October, 2005, 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.

Maureen A. Boney
NOTARY PUBLIC FOR IDAHO
RESIDING AT BOISE, IDAHO
MY COMMISSION EXPIRES: 8/30/08

APPROVAL OF CITY ENGINEER

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

Brad Watson
CITY ENGINEER

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 February, 2005.



Heidi Bland
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 27 DAY OF February, 2005, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

William G. Berg, Jr.
MERIDIAN CITY CLERK

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.

Acting *James P. Heston*
COUNTY SURVEYOR PLS 6359
4-24-2006

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO, DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL NO DRINKING WATER OR SEWER/ SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REMOVED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/ SEPTIC FACILITIES SHALL BE ALLOWED.

Wayne K. Barber
ADA COUNTY
DISTRICT HEALTH DEPARTMENT
10/20/05

CERTIFICATE OF SURVEYOR

I, WAYNE K. BARBER, 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 SHOWN HEREIN, HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID PLAT, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING LAW.

WAYNE K. BARBER, P.L.S. 8444



CERTIFICATE OF COUNTY TREASURER

I, Lynda Yeaker 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.

Lynda Yeaker
COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. 106063998
STATE OF IDAHO)
COUNTY OF ADA) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF Tuscany Development AT 28 MINUTES PAST 2 O'CLOCK P.M. THIS 26th DAY OF April, 2006 IN MY OFFICE AND WAS DULY RECORDED IN BOOK 95 OF PLATS AT PAGES 11613 AND 11614

A. Chan DEPUTY
J. David Newman EX-OFFICIO RECORDER
Fee: \$11.-