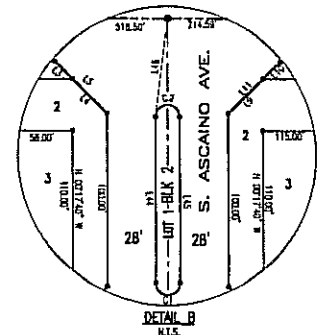
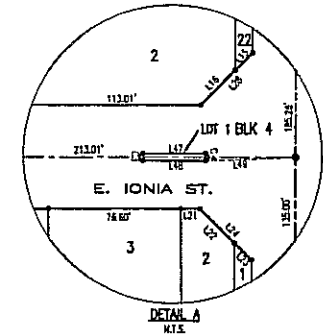
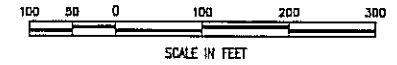


PLAT OF  
TUSCANY VILLAGE SUBDIVISION NO. 1

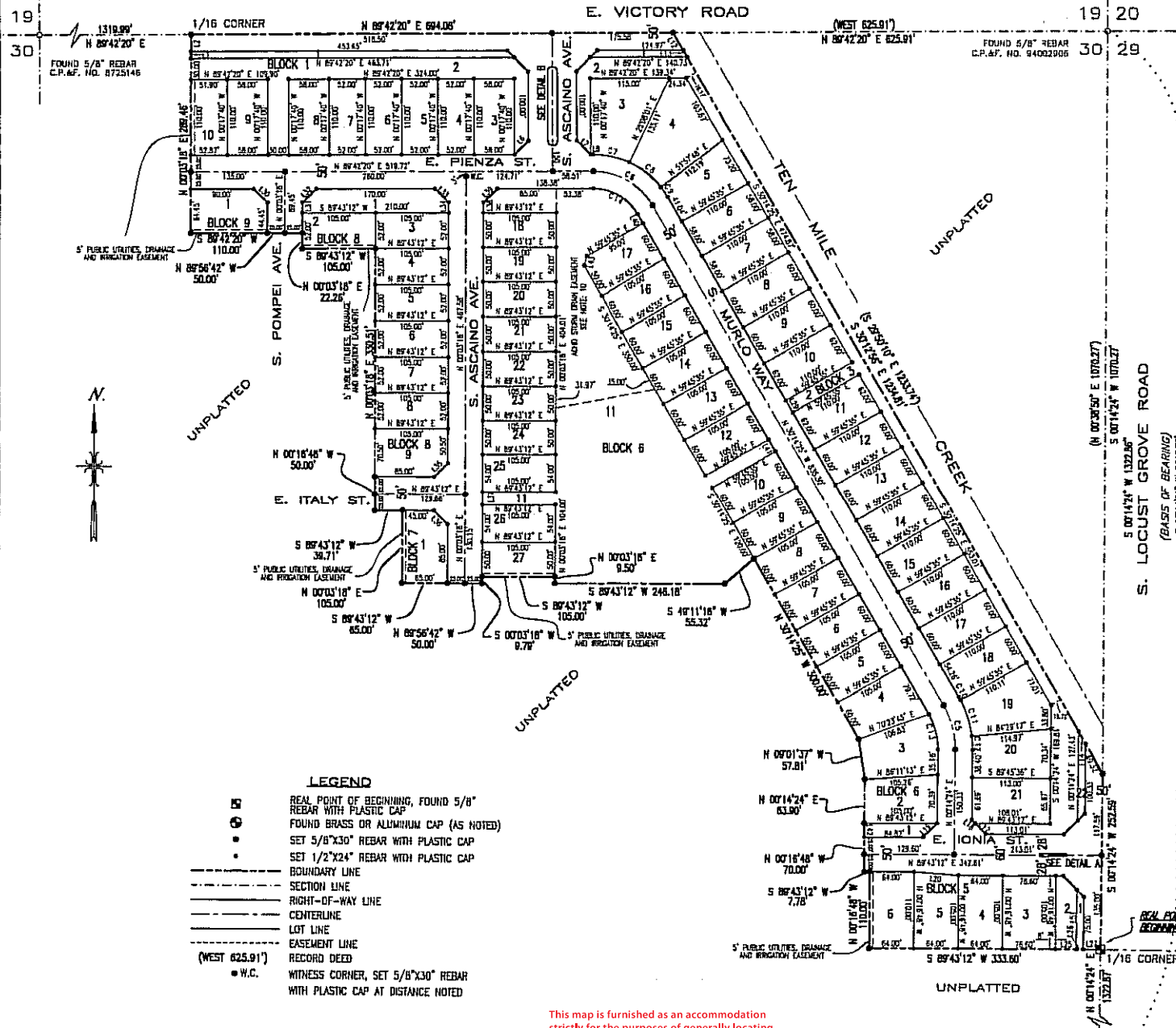
A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30  
T. 3N., R. 1E. B.M.  
MERIDIAN, ADA COUNTY, IDAHO

2004



TUSCANY DEVELOPMENT, INC  
Developer  
Meridian, Idaho  
BRIGGS ENGINEERING, INC.  
Consulting Engineers  
Boise, Idaho

This document  
provided courtesy  
of TitleOne



- LEGEND**
- REAL POINT OF BEGINNING, FOUND 5/8" 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
  - BOUNDARY LINE
  - SECTION LINE
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - LOT LINE
  - EASEMENT LINE
  - RECORD DEED
  - (WEST 625.91') WITNESS CORNER, SET 5/8"x30" REBAR WITH PLASTIC CAP AT DISTANCE NOTED

This map is furnished as an accommodation strictly for the purposes of generally locating the land. It does not represent a survey of the land or imply any representations as to the size, area, or any other facts related to the land shown hereon.

\* SEE PAGE 2 OF 3 FOR LINE TABLE, CURVE TABLE AND NOTES.

SET 5/8"x30" REBAR WITH PLASTIC CAP  
C.P.#F. NO. 104984547

**PLAT OF  
TUSCANY VILLAGE SUBDIVISION NO. 1**  
A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30  
T. 3N., R. 1E. B.M.  
MERIDIAN, ADA COUNTY, IDAHO  
2004

**NOTES**

1. 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, 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.
2. 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.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
4. THE OWNER SHALL COMPLY WITH THE IDAHO CODE SECTION 31-3005 OR ITS PROVISIONS THAT APPLY TO IRRIGATION WATER.
5. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CONDITIONAL USE PERMIT (CUP-03-029) WHICH ALLOWS FOR REDUCED SETBACKS, LOT SIZES, AND LOT FRONTAGE.
6. 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.
7. BOTTOM OF BUILDING FOOTINGS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE ESTABLISHED NORMAL HIGH GROUND WATER ELEVATION.
8. ALL BUILDABLE LOTS IN THIS SUBDIVISION ARE FOR SINGLE-FAMILY DWELLINGS ONLY.
9. RESTRICTIVE COVENANTS WILL BE IN EFFECT FOR THIS SUBDIVISION.
10. LOT 11, BLOCK 8 IS A NON-BUILDABLE LOT TO BE OWNED AND MAINTAINED BY THE TUSCANY VILLAGE HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS, AND SHALL BE USED AS AN OPEN-SPACE/DRAINAGE LOT. A PORTION OF SAID LOT IS ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON JUNE 1, 2004 AS INSTRUMENT NO. 104088411, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREBY BY THIS REFERENCE AS IF SET FORTH IN FULL ( THE MASTER EASEMENT ). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
11. LOT 2, BLOCK 1, LOT 1, BLOCK 2, LOT 1, BLOCK 3, LOT 1, BLOCK 4, LOT 2, BLOCK 5, LOTS 1 AND 11, BLOCK 8 AND LOT 1, BLOCK 9 ARE NON-BUILDABLE LOTS TO BE OWNED AND MAINTAINED BY THE TUSCANY VILLAGE HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS AND SHALL BE USED FOR LANDSCAPE AND HOMEOWNER'S RECREATION. SAID LOTS ARE COVERED BY A BLANKET PUBLIC UTILITIES AND IRRIGATION EASEMENT.
12. LOT 1, BLOCK 1, LOTS 1 AND 22, BLOCK 3 AND LOT 1, BLOCK 5 ARE NON-BUILDABLE LOTS TO BE OWNED BY THE DEVELOPER OR HIS ASSIGNS AND WILL BE MAINTAINED BY THE TUSCANY VILLAGE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. THESE LOTS ARE COVERED BY A BLANKET EASEMENT FOR TUSCANY VILLAGE HOMEOWNERS ASSOCIATION FOR LANDSCAPING AND PUBLIC UTILITIES.
13. DIRECT VEHICULAR ACCESS TO E. VICTORY ROAD AND S. LOGUST GROVE ROAD IS PROHIBITED UNLESS SUCH ACCESS IS SPECIFICALLY APPROVED BY THE CITY OF MERIDIAN AND THE ADA COUNTY HIGHWAY DISTRICT.
14. 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 AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT.
15. NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOTS IN THIS SUBDIVISION UNTIL THE PROVISIONS OF THE RECORDED DEVELOPMENT AGREEMENT INSTRUMENT NO. 10310093 HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF MERIDIAN.
16. FENCING ADJACENT TO PATHWAYS WITHIN THE SUBDIVISION SHALL BE NO GREATER THAN FOUR FEET IN HEIGHT IF CONSTRUCTED OF A SOLID SIGHT OBSCURING MATERIAL.

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N 00°03'18" E	10.00'
L2	N 00°03'18" E	25.00'
L3	S 45°17'40" E	14.14'
L4	S 45°17'40" E	28.28'
L5	S 45°17'40" E	42.43'
L6	N 44°42'20" E	28.28'
L7	S 45°17'40" E	28.28'
L8	N 89°43'12" E	3.51'
L9	N 44°42'20" E	28.28'
L10	N 44°42'20" E	14.14'
L11	N 44°42'20" E	42.43'
L12	S 30°12'56" E	28.84'
L13	S 30°12'56" E	11.54'
L14	S 30°12'56" E	19.73'
L15	N 44°58'48" E	14.21'
L16	N 44°58'48" E	28.41'
L17	N 45°01'12" W	21.12'
L18	N 45°01'12" W	7.04'
L19	N 44°58'48" E	28.41'
L20	S 05°46'47" E	64.20'
L21	N 89°43'12" E	10.95'
L22	S 45°01'12" E	28.16'
L23	S 45°01'12" E	14.08'
L24	S 45°01'12" E	42.23'
L25	N 89°43'12" E	30.00'
L26	N 89°43'12" E	10.00'
L27	N 89°43'12" E	25.00'
L28	N 44°58'48" E	42.62'
L29	S 30°14'25" E	20.00'
L30	S 45°07'11" E	28.20'
L31	N 00°03'18" E	15.02'
L32	N 44°52'48" E	28.37'
L33	S 45°07'11" E	28.20'
L34	S 00°03'18" W	15.07'
L35	N 44°52'15" E	28.37'
L36	S 45°06'45" E	28.20'
L37	N 00°03'18" E	20.00'
L38	N 00°03'18" E	15.08'
L39	N 44°52'48" E	28.37'
L40	S 30°14'25" E	19.58'
L41	S 30°14'25" E	20.00'
L42	N 00°16'48" W	20.00'
L43	N 1°45'35" E	14.14'
L44	N 00°17'40" W	100.00'
L45	S 06°17'40" E	100.00'
L46	S 06°57'31" W	53.23'
L47	N 89°43'12" E	35.97'
L48	S 89°43'12" W	35.97'
L49	S 87°31'05" W	52.06'
L50	N 00°17'40" E	200.00'
L51	N 00°14'24" E	85.00'

**CURVE TABLE**

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	180°00'00"	S 89°42'20" W	0.00	7.00	21.99	14.00
C2	180°00'00"	N 89°42'20" E	0.00	7.00	21.99	14.00
C3	180°00'00"	N 00°16'48" W	0.00	2.00	6.28	4.00
C4	180°00'00"	S 00°16'48" E	0.00	2.00	6.28	4.00
C5	30°28'48"	N 15°00'00" W	34.06	125.00	66.50	65.72
C6	60°03'16"	S 60°16'02" E	57.80	100.00	104.61	100.08
C7	25°19'46"	S 77°37'47" E	28.09	125.00	55.26	54.81
C8	26°56'15"	S 51°29'46" E	29.94	125.00	58.77	58.23
C9	07°47'15"	N 34°08'01" W	6.51	125.00	16.99	16.98
C10	02°11'38"	S 29°08'36" E	2.87	150.00	5.74	5.74
C11	20°27'52"	N 17°48'50" W	27.08	150.00	53.56	53.29
C12	07°49'19"	S 03°40'15" E	10.25	150.00	20.48	20.46
C13	30°28'48"	N 15°00'00" W	27.24	100.00	53.20	52.57
C14	60°03'16"	N 60°16'02" W	43.35	75.00	78.61	75.06

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**BRIGGS ENGINEERING, INC.**  
Consulting Engineers  
Boise, Idaho

# TUSCANY VILLAGE 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 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 BEING A PORTION OF THE NE ¼ OF THE NE ¼ OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 30, T.3N., R.1E., B.M.;

THENCE S 00°14'24" W 1322.66 FEET TO THE SOUTHWEST CORNER OF THE NE ¼ OF THE NE ¼ OF SECTION 30, THE REAL POINT OF BEGINNING OF THIS SUBDIVISION;

THENCE S 89°43'12" W 333.80 FEET TO A POINT;

THENCE N 00°16'48" W 110.00 FEET TO A POINT;

THENCE S 89°43'12" W 7.78 FEET TO A POINT;

THENCE N 00°16'48" W 70.00 FEET TO A POINT;

THENCE N 00°14'24" E 83.90 FEET TO A POINT;

THENCE N 09°01'37" W 57.81 FEET TO A POINT;

THENCE N 30°14'25" W 300.00 FEET TO A POINT;

THENCE S 49°11'18" W 55.32 FEET TO A POINT;

THENCE S 89°43'12" W 246.18 FEET TO A POINT;

THENCE N 00°03'18" E 9.50 FEET TO A POINT;

THENCE S 89°43'12" W 105.00 FEET TO A POINT;

THENCE S 00°03'18" W 9.79 FEET TO A POINT;

THENCE N 89°56'42" W 50.00 FEET TO A POINT;

THENCE S 89°43'12" W 85.00 FEET TO A POINT;

THENCE N 00°03'18" W 105.00 FEET TO A POINT;

THENCE S 89°43'12" W 39.71 FEET TO A POINT;

THENCE N 00°16'48" W 50.00 FEET TO A POINT;

THENCE N 00°03'18" E 330.51 FEET TO A POINT;

THENCE S 89°43'12" W 105.00 FEET TO A POINT;

THENCE N 00°03'18" E 22.28 FEET TO A POINT;

THENCE N 89°56'42" W 50.00 FEET TO A POINT;

THENCE S 89°42'20" W 110.00 FEET TO A POINT;

THENCE N 00°03'18" E 229.48 FEET TO THE NORTHWEST CORNER OF THE NE ¼ OF THE NE ¼ OF SAID SECTION 30;

THENCE N 89°42'20" E 694.08 FEET TO A POINT ALONG THE NORTH LINE OF SAID SECTION 30;

THENCE S 30°12'54" E 1234.81 FEET TO A POINT ON THE EAST LINE OF SECTION 30;

THENCE S 00°14'24" W 232.59 FEET TO THE REAL POINT OF BEGINNING OF THIS SUBDIVISION, CONTAINING 17.78 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 HERETO SET OUR HANDS THIS 18<sup>th</sup> DAY OF August 2004

TUSCANY DEVELOPMENT, INC.  
*Greg Johnson*  
PRESIDENT  
TUSCANY DEVELOPMENT, INC.

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## ACKNOWLEDGMENT

STATE OF IDAHO )  
COUNTY OF ADA ) SS

ON THIS 18<sup>th</sup> DAY OF August 2004, 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 HERETO SET MY HAND AND SEAL, MY OFFICE BEING IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

*Greg Johnson*  
NOTARY PUBLIC FOR IDAHO  
RESIDING AT BOISE, IDAHO  
MY COMMISSION EXPIRES: July 23, 2005



## APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SAINTARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER <sup>LETTER</sup> READ ON FILE WITH THE COUNTY RECORDER, OR HIS AGENT, LISTING THE CONDITIONS OF APPROVAL.

*Malcolm McKinnon* REHS 8-15-04  
CENTRAL DISTRICT HEALTH DEPARTMENT



## APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

*Brad K. 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 COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

*John E. Pevitt* 8/31/04  
COUNTY SURVEYOR 7263 3090

## CERTIFICATE OF SURVEYOR

I, WAYNE K. BARBER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP 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 SURVEY, AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT, STATE OF IDAHO CODE 55-1801 THROUGH 55-1812 AND TO THE IDAHO CODE RELATING TO SURVEYS.

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



## 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 18<sup>th</sup> DAY OF July 2004.

*Charles H. Hume*  
CHAIRMAN ADA COUNTY HIGHWAY DISTRICT



## APPROVAL OF CITY COUNCIL

*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 16<sup>th</sup> DAY OF December 2003 THIS PLAT WAS DULY ACCEPTED AND APPROVED.

*William G. Berg, Jr.*  
MERIDIAN CITY CLERK



## CERTIFICATE OF COUNTY TREASURER

*Dumba Fischer* 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.

*Dumba Fischer by Nancy Forest* 9-1-04  
COUNTY TREASURER DATE



## CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. 104112989

STATE OF IDAHO )  
COUNTY OF ADA ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF

*Beiggs Engineering* 4 MINUTES PAST 4 O'CLOCK

P. U. THIS 18<sup>th</sup> DAY OF Sept 2004 IN MY OFFICE AND

WAS DULY RECORDED IN BOOK 89 OF PLATS AT

PAGES 10398 THRU 10400

*R. Olson*  
DEPUTY  
Fee: \$16.-

*J. Daniel Navarro*  
DEPUTY RECORDER