



PLAT RECORDING SHEET

INSTRUMENT NO. 105067121

BOOK 92

PAGE 10893

thru 10899

SURVEYOR WILLIAM K. BRIGGS

SUBDIVISION NAME TUSCANY VILLAGE SUB NO. 2

OWNERS TUSCANY MANAGEMENT

AT THE REQUEST OF BRIGGS ENGINEERING

COMMENTS NE 1/4 NE 1/4 SEC 30 T3N R1E

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TUSCANY VILLAGE SUBDIVISION NO. 2

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

2005

19 30
FOUND 5/8" REBAR
C.P.#. NO. 8725148
1319.99' 1/16 CORNER
PLS 4998

E. VICTORY ROAD
N 89°42'20" W 2639.98'
1319.99'

19 20
FOUND 5/8" REBAR
C.P.#. NO. 94002906 30 29

CURVE TABLE

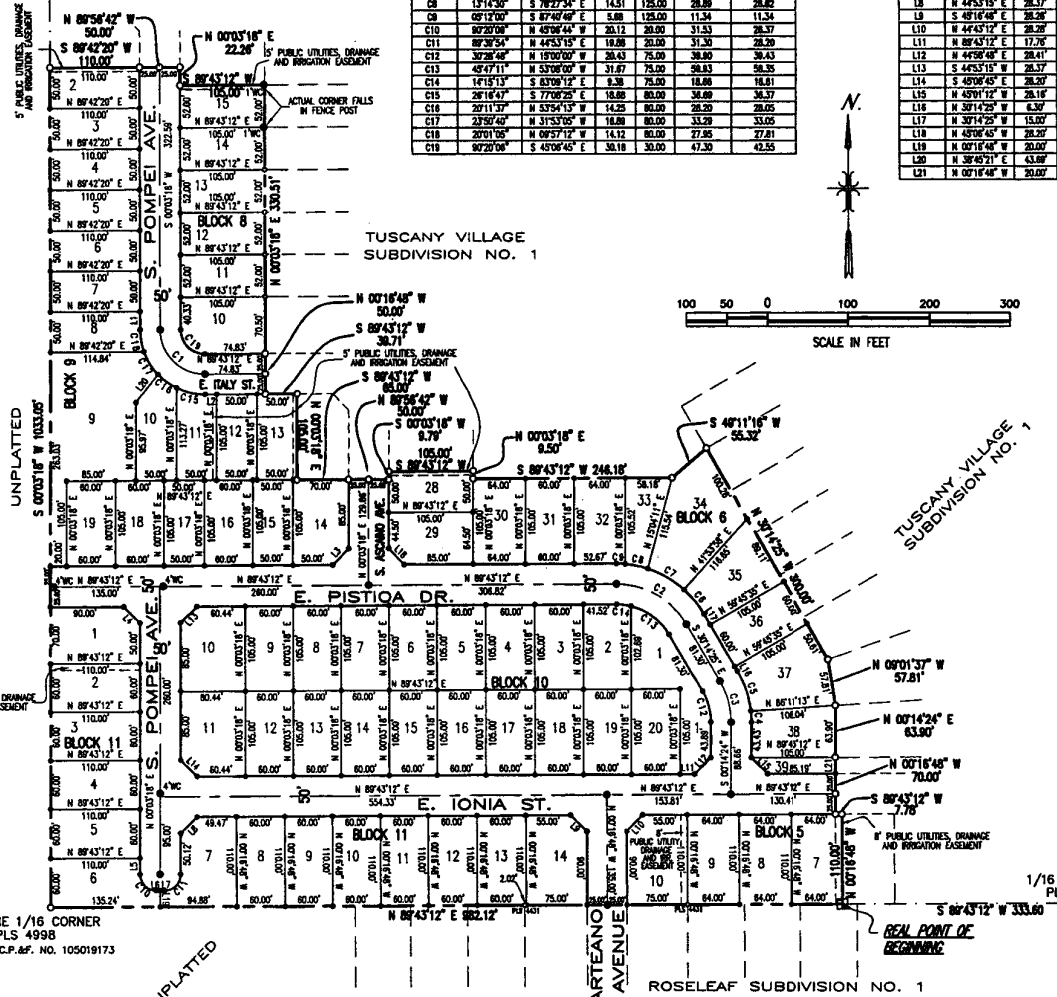
NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RAIUS	ARC LENGTH	CHORD LENGTH
C1	90°20'00"	S 49°06'45" E	55.32	58.00	98.72	78.01
C2	80°02'24"	S 89°15'30" E	57.76	100.00	104.79	100.08
C3	30°28'48"	S 130°07'20" E	27.24	100.00	53.29	53.57
C4	09°23'07"	S 02°57'30" E	6.98	125.00	11.89	11.85
C5	24°02'01"	N 18°11'54" W	26.87	125.00	52.54	52.18
C6	17°51'41"	N 38°18'15" W	18.84	125.00	38.87	38.81
C7	23°44'13"	N 58°38'13" W	28.27	125.00	51.79	51.42
C8	15°14'20"	S 78°27'34" E	14.51	125.00	28.89	28.82
C9	09°12'00"	S 87°40'00" E	9.48	125.00	11.54	11.50
C10	09°20'00"	N 49°06'44" W	20.12	30.00	31.53	28.37
C11	88°39'54"	N 44°53'15" E	19.06	20.00	31.30	28.20
C12	30°28'48"	N 18°07'00" W	28.43	75.00	38.80	38.43
C13	45°47'11"	S 53°08'00" W	31.87	75.00	38.43	38.25
C14	14°15'13"	S 83°00'12" E	1.38	75.00	18.88	18.81
C15	28°18'47"	S 77°00'28" E	15.08	80.00	38.89	38.57
C16	20°11'37"	N 53°54'13" W	14.25	80.00	28.20	28.05
C17	23°50'40"	N 31°53'05" W	18.86	80.00	33.29	33.05
C18	20°01'05"	N 08°57'12" W	14.12	80.00	27.85	27.81
C19	80°20'00"	S 49°06'45" E	38.18	30.00	47.30	42.58

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 00°03'18" W	22.58'
L2	N 88°43'12" E	14.53'
L3	N 44°15'15" E	28.37'
L4	S 48°08'40" E	28.20'
L5	S 00°03'18" W	19.28'
L6	N 88°43'12" E	5.00'
L7	N 88°43'12" E	5.00'
L8	N 44°15'15" E	28.37'
L9	S 48°08'40" E	28.20'
L10	W 44°43'12" E	28.28'
L11	N 88°43'12" E	17.76'
L12	N 44°08'40" E	28.41'
L13	S 44°33'15" W	28.37'
L14	S 00°00'45" E	28.20'
L15	N 43°01'12" W	28.18'
L16	N 20°14'25" W	6.30'
L17	N 20°14'25" W	15.00'
L18	N 43°08'45" W	28.20'
L19	N 02°18'48" W	20.00'
L20	N 38°40'21" E	43.89'
L21	N 02°18'48" W	20.00'

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 (TDM) 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.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- THE OWNER HAS PROVIDED IRRIGATION FOR THIS SUBDIVISION UNDER SECTION 31-3805(B) OF THE IDAHO CODE, THE NADPA & MERIDIAN IRRIGATION DISTRICT HAS ACCEPTED THE OWNERSHIP(INSTR. NO. 104041384), OPERATION AND MAINTENANCE(INSTR. NO. 104041383) OF THIS PRESSURIZED IRRIGATION SYSTEM.
- 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 23 FEET MEASURED FROM THE RIGHT-OF-WAY.
- MAINTENANCE OF ANY DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH CROSSING 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.
- RESTRICTIVE COVENANTS WILL BE IN EFFECT FOR THIS SUBDIVISION.
- LOT 9, BLOCK 9 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. SAID LOT IS SERVICED TO AND CONTAINS AN ACHD STORM DRAINAGE SYSTEM. THIS LOT IS ENCOMBERED 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 HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL("MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE GRANTED TO ACHD PURSUANT TO SECTION 40-2303 OF THE IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- LOTS 33 AND 39, BLOCK 6, AND LOT 1, BLOCK 10 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 HOMEOWNERS RECREATION. SAID LOTS ARE COVERED BY A BLANKET PUBLIC UTILITIES AND IRRIGATION EASEMENT.
- 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.
- NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOTS IN THIS SUBDIVISION UNTIL THE PROVISIONS OF THE RECORDED DEVELOPMENT AGREEMENT NO. 103181063 HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF MERIDIAN.
- FENCING ADJACENT TO PATHWAYS MUST BE NO GREATER THAN FOUR FEET IN HEIGHT IF SOLID SIGHT-OBSCURING MATERIAL IS USED.



- ### LEGEND
- REAR POINT OF BEGINNING, FOUND 5/8" REBAR WITH PLASTIC CAP
 - FOUND BRASS OR ALUMINUM CAP (AS NOTED)
 - SET 5/8" REBAR WITH PLASTIC CAP
 - SET 1/2" REBAR WITH PLASTIC CAP
 - FOUND 5/8" REBAR WITH PLASTIC CAP (PLS B444 OR NOTED)
 - FOUND 1/2" REBAR WITH PLASTIC CAP (PLS B444 OR NOTED)
 - BOUNDARY LINE
 - SECTION LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - LOT LINE
 - EASEMENT LINE
 - EXISTING LOT LINE
 - WITNESS CORNER SET WITH DISTANCE NOTED, 5/8" W/PCAP AT CENTERLINE & 1/2" W/PCAP AT LOT CORNERS



TUSCANY DEVELOPMENT, INC
Developer
Meridian, Idaho

BRIGGS ENGINEERING, INC.
Consulting Engineers
Boise, Idaho

SHEET 1 OF 2
38007-PLDING W&S 05/18/05

TUSCANY VILLAGE SUBDIVISION NO. 2

CERTIFICATE OF OWNERS

KNOWN ALL MEN BY THESE PRESENTS:

THAT TUSCANY DEVELOPMENT, INC., A 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 50-133A(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 BEING A PORTION OF THE NE 1/4 OF THE NE 1/4 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 1322.86 FEET TO THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30; THENCE S 89°43'12" W 333.80 FEET ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE NE 1/4 TO THE REAL POINT OF BEGINNING OF THIS SUBDIVISION;

ALONG THE BOUNDARY OF TUSCANY VILLAGE SUBDIVISION NO. 1 THE FOLLOWING:

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 63.90 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 248.18 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 65.00 FEET TO A POINT;
THENCE N 00°03'18" E 105.00 FEET TO A POINT;
THENCE S 89°43'12" W 38.71 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 S 89°56'42" W 50.00 FEET TO A POINT;
THENCE S 89°42'20" W 110.00 FEET TO A POINT ON THE WEST LINE OF SAID NE 1/4 OF THE NE 1/4;

LEAVING THE BOUNDARY OF TUSCANY VILLAGE SUBDIVISION NO. 1:

THENCE S 00°03'18" W 1033.05 FEET TO THE SOUTHWEST CORNER OF SAID NE 1/4 OF THE NE 1/4;
THENCE N 89°43'12" E 982.12 FEET ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE NE 1/4 TO THE REAL POINT OF BEGINNING OF THIS SUBDIVISION, CONTAINING 14.55 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 Feb 2004

Greg Johnson
GREG JOHNSON, PRESIDENT
TUSCANY DEVELOPMENT, INC.

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF ADA) SS

ON THIS 5th DAY OF Feb, 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 HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Monika S. Boney
NOTARY PUBLIC FOR IDAHO
RESIDING AT Meridian, IDAHO
MY COMMISSION EXPIRES: 8/30/08

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 RCHS 3-31-04
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. Prister 5/23/05
COUNTY SURVEYOR P.L.S. 3020

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



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 14th DAY OF February, 2004.



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 26 DAY OF February, 2004, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

William G. Berg Jr.
CITY CLERK
Meridian City Clerk
CITY OF MERIDIAN
IDAHO
SEAL

CERTIFICATE OF COUNTY TREASURER

I, Lunda 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.

Lunda Fischer by
COUNTY TREASURER Ed Belmont
Deputy Treasurer
DATE 5-25-05



CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. 105067121
STATE OF IDAHO)
COUNTY OF ADA) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF Biggs Engineering AT 25 MINUTES PAST 10 O'CLOCK AM., THIS 26 DAY OF July, 2005, IN MY OFFICE AND WAS DULY RECORDED IN BOOK 92 OF PLATS AT PAGES 10893 AND 10894.

Alanna
DEPUTY
FEE: \$ 11.00
Janina Navarro
EX-OFFICIO RECORDER