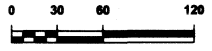


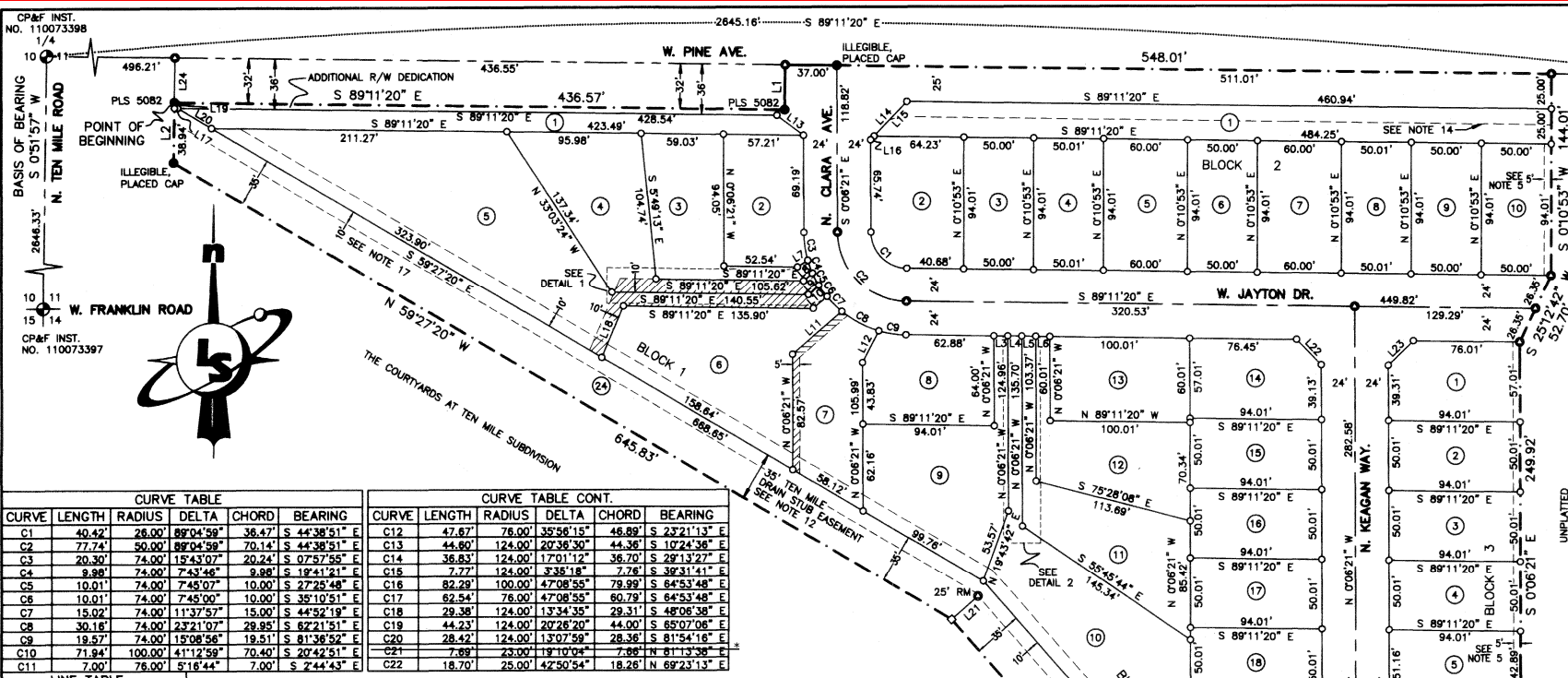
CANTERBURY COMMONS SUBDIVISION NO. 1

A PARCEL LOCATED IN THE SW 1/4 OF SECTION 11, T3N, R1W, BM, CITY OF MERIDIAN, ADA COUNTY, IDAHO. 2013



LEGEND

- FOUND 5/8" IRON PIN AS NOTED
- SET 1/2" IRON PIN WITH PLS 11118 PLASTIC CAP
- SET 5/8" IRON PIN WITH PLS 11118 PLASTIC CAP
- FOUND BRASS CAP MONUMENT
- CALCULATED POINT
- ⊕ WITNESS CORNER
- RM REFERENCE MONUMENT
- SECTION LINE
- CENTER LINE
- BOUNDARY LINE
- LOT LINE
- SURVEY TIE LINE
- EASEMENT LINE
- COMMON DRIVEWAY EASEMENT
- ③ LOT NUMBER
- ACHD DRAINAGE EASEMENT, SEE NOTE 11



CURVE TABLE					CURVE TABLE CONT.						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	40.42'	26.00'	89°04'59"	36.47'	S 44°38'51" E	C12	47.67'	76.00'	35°56'15"	46.89'	S 22°21'13" E
C2	77.74'	50.00'	89°04'59"	70.14'	S 44°38'51" E	C13	44.80'	124.00'	20°36'30"	44.36'	S 10°24'36" E
C3	20.30'	74.00'	19°43'07"	20.24'	S 07°57'55" E	C14	36.83'	124.00'	17°01'12"	36.70'	S 29°13'27" E
C4	9.98'	74.00'	7°43'46"	9.88'	S 19°41'21" E	C15	7.77'	124.00'	3°58'18"	7.76'	S 39°31'41" E
C5	10.01'	74.00'	7°45'07"	10.00'	S 27°25'48" E	C16	82.29'	100.00'	47°08'58"	79.99'	S 64°53'48" E
C6	10.01'	74.00'	7°45'07"	10.00'	S 38°10'51" E	C17	82.54'	76.00'	47°08'58"	80.79'	S 64°53'48" E
C7	15.02'	74.00'	11°37'57"	15.00'	S 44°52'19" E	C18	29.38'	124.00'	13°34'35"	29.31'	S 48°06'38" E
C8	30.18'	74.00'	23°21'07"	29.85'	S 62°21'51" E	C19	44.23'	124.00'	20°28'20"	44.00'	S 65°07'06" E
C9	19.57'	74.00'	19°08'56"	19.51'	S 81°36'52" E	C20	28.42'	124.00'	13°07'59"	28.36'	S 81°54'16" E
C10	71.94'	100.00'	41°12'59"	70.40'	S 20°42'51" E	C21	7.89'	23.00'	19°10'04"	7.86'	N 81°13'38" E
C11	7.00'	76.00'	5°16'44"	7.00'	S 2°44'43" E	C22	18.70'	25.00'	42°50'54"	18.26'	N 69°23'13" E

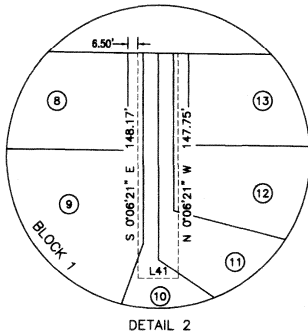
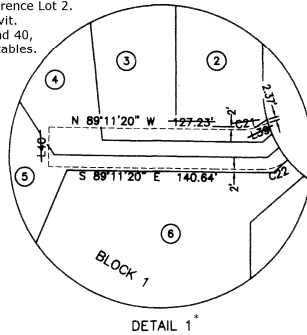
LINE TABLE	
LINE	BEARING
L1	32.00' N 0°49'25" E
L2	42.94' N 0°51'34" E
L3	10.00' S 89°11'20" E
L4	10.00' S 89°11'20" E
L5	10.00' S 89°11'20" E
L6	10.00' S 89°11'20" E
L7	8.82' N 57°25'59" E
L8	8.31' N 49°16'45" E
L9	10.10' N 49°16'45" E
L10	12.97' N 49°16'45" E
L11	46.83' S 44°38'51" E
L12	28.77' N 27°34'35" E
L13	23.98' N 53°27'50" W
L14	37.64' S 43°28'24" W
L15	34.00' N 43°28'24" E
L16	3.64' N 43°28'24" W
L17	2.36' N 89°11'20" W
L18	39.53' N 23°00'15" E
L19	4.00' N 0°51'34" E
L20	28.23' N 59°27'20" W
L21	25.00' S 48°40'40" W
L22	25.76' S 44°38'51" E
L23	25.04' N 45°51'07" E
L24	32.00' S 0°51'34" W
L25	8.93' S 88°28'15" E
L26	54.37' S 2°55'40" W
L27	16.00' N 2°55'40" E
L28	25.00' S 87°04'20" W
L29	25.00' N 89°13'40" E
L30	16.00' N 1°31'45" E
L31	18.82' S 88°28'15" E
L32	12.84' N 41°19'20" W
L33	15.71' S 88°28'15" E
L34	17.94' S 88°28'15" E
L35	18.27' N 41°19'20" W
L36	24.03' N 4°11'25" E
L37	24.03' N 4°11'25" E
L38	10.42' N 41°19'20" W
L39	10.09' S 71°38'35" W
L40	26.00' S 0°46'16" W
L41	26.50' S 89°53'39" W

NOTES

- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE BUILDING STANDARDS OF THE CITY OF MERIDIAN AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MERIDIAN AT THE TIME OF THE RE-SUBDIVISION.
- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) FOOT PERMANENT EASEMENT FOR STREET LIGHTS, PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE SPECIFIED.
- UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR LOT LINES, AND A TEN (10) FOOT PERMANENT EASEMENT CONTIGUOUS TO THE EXTERIOR BOUNDARY, FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE. ALL OTHER EASEMENTS ARE AS SHOWN.
- IRRIGATION WATER HAS BEEN PROVIDED BY NAMPA MERIDIAN IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE NAMPA MERIDIAN IRRIGATION DISTRICT.
- MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
- LOTS 1, 6, 24, 25, 29 AND 32 OF BLOCK 1, LOT 1 OF BLOCK 2, AND LOT 9 OF BLOCK 3 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE CANTERBURY COMMONS HOMEOWNERS ASSOCIATION.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 23-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL FACILITY OR AN EXPANSION THEREOF SHALL BE CONSIDERED A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY, OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- RESTRICTIVE COVENANTS WILL BE IN EFFECT FOR THIS SUBDIVISION.
 - LOTS 1, 6, AND 29 OF BLOCK 1, LOT 1 OF BLOCK 2, AND PORTIONS OF LOTS 4, 5, 7, 28, AND 30 OF BLOCK 1 ARE SERVIENT TO AND CONTAINS THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCLUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON MAY 8, 2009 AS INSTRUMENT NO. 109053259, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEPENDANT TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
 - LOT 24 OF BLOCK 1 IS ENCLUMBERED BY A BLANKET EASEMENT TO THE TEN MILE DRAIN STUB. REFERENCE INSTRUMENT NO. 7608075.
 - DIRECT LOT ACCESS TO W. PINE AVE IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY ADA COUNTY HIGHWAY DISTRICT AND CITY OF MERIDIAN.
 - LOT 1 OF BLOCK 2 IS SUBJECT TO A SIDEWALK EASEMENT FOR ACHD, RECORDED AS EASEMENT INSTRUMENT NO. 113045306.
 - THIS SUBDIVISION IS SUBJECT TO THE ACHD LICENSE AGREEMENT FOR LANDSCAPING, RECORDED AS INSTRUMENT NO. 113093209.
 - DIRECT LOT ACCESS TO W. PINE AVENUE IS PROHIBITED.
 - LOT 24 OF BLOCK 1 IS SUBJECT TO A 10 FOOT MULTIPLE PATHWAY EASEMENT RECORDED AS INSTRUMENT NO. 113103820.
 - LOTS 7, 8, AND 13 OF BLOCK 1 SHALL TAKE DIRECT ACCESS FROM N. CLARA AVE AND W. JAYTON DR. AND NOT FROM THE COMMON LOT DRIVES.
 - LOTS 3 THRU 5 AND 9 THRU 12 OF BLOCK 1 ARE SUBJECT TO AN EASEMENT FOR COMMON DRIVEWAYS AS SHOWN. ALL COMMON DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH UDC 11-6C-30, AND BE PAVED A MINIMUM OF 20 FEET WIDE WITH A SURFACE CAPABLE OF SUPPORTING 75,000 LBS. ALL PROPERTIES THAT ABUT A COMMON DRIVEWAY SHALL TAKE ACCESS FROM THE COMMON DRIVEWAYS.
 - THIS SUBDIVISION IS SUBJECT TO THE RECORDED DEVELOPMENT AGREEMENT INSTRUMENT NO. 106187188.
 - THIS SUBDIVISION IS SUBJECT TO THE RECORDED FIRST ADDENDUM TO DEVELOPMENT AGREEMENT NO. 113062495.
 - REFERENCE ROAD BOOK VOL. 1, PAGE 509, AND DEED INSTRUMENT NOS. 105091334 AND 105091336 FOR PUBLIC RIGHT-OF-WAY ON W. PINE AVE. PRIOR TO THIS PLAT.

* Instrument 2014086755

- Note #18 shall remove reference to Lot 2 and N. Clara Ave.
- Note #19 shall reference Lot 2.
- Detail 1, see affidavit.
- Remove lines 39 and 40, curve 21 from the tables.



LandSolutions
Land Surveying and Consulting
231 E. 5TH ST. STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz info@landsolutions.biz

PROFESSIONAL LAND SURVEYOR
11118
10/16/13
CLINTON W. HANSEN
PLS 11118
CLINTON W. HANSEN

CANTERBURY COMMONS SUBDIVISION NO. 1

A PARCEL LOCATED IN THE SW 1/4 OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO. 2013

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS CANTERBURY COMMONS SUBDIVISION NO. 1:

A PARCEL LOCATED IN THE SW 1/4 OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SW 1/4, FROM WHICH A BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SW 1/4 BEARS S 0°51'57" W A DISTANCE OF 2646.33 FEET;

THENCE S 89°11'20" E ALONG THE NORTHERLY BOUNDARY OF SAID SW 1/4 A DISTANCE OF 496.21 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE LEAVING SAID NORTHERLY BOUNDARY S 0°51'34" W A DISTANCE OF 32.00 FEET TO A 5/8 INCH DIAMETER IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY OF W. PINE AVE. AND THE POINT OF BEGINNING;

THENCE S 89°11'20" E ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 436.57 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE N 0°49'25" E A DISTANCE OF 32.00 FEET TO A 5/8 INCH DIAMETER IRON PIN ON THE NORTHERLY BOUNDARY OF SAID SW 1/4;

THENCE S 89°11'20" E ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 548.01 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE LEAVING SAID NORTHERLY BOUNDARY S 0°10'53" W A DISTANCE OF 144.01 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 25°12'42" W A DISTANCE OF 52.70 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 0°06'21" E A DISTANCE OF 249.92 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 41°19'20" E A DISTANCE OF 305.46 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 88°28'15" E A DISTANCE OF 8.93 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 0°49'43" W A DISTANCE OF 94.01 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 4°11'25" W A DISTANCE OF 48.05.00 FEET TO 5/8 INCH DIAMETER IRON PIN;

THENCE S 1°31'45" W A DISTANCE OF 110.00 FEET TO A 5/8 INCH DIAMETER IRON PIN ON THE NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD;

THENCE N 88°28'15" W ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 236.62 FEET TO A POINT ON THE CENTERLINE OF THE TEN MILE STUB DRAIN;

THENCE N 2°55'40" E ALONG SAID CENTERLINE A DISTANCE OF 47.88 FEET TO A POINT;

THENCE CONTINUING ALONG SAID CENTERLINE N 20°46'20" W A DISTANCE OF 98.82 FEET TO A POINT;

THENCE CONTINUING ALONG SAID CENTERLINE N 41°19'20" W AND ALONG THE EASTERLY BOUNDARY AND THE PROLONGATION THEREOF OF THE COURTYARDS AT TEN MILE SUBDIVISION AS SHOWN IN BOOK 89 OF PLATS ON PAGE 10414, RECORDS OF ADA COUNTY, IDAHO, A DISTANCE OF 515.84 FEET TO A POINT;

THENCE N 59°27'20" W ALONG SAID CENTERLINE AND EASTERLY BOUNDARY A DISTANCE OF 645.83 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE LEAVING SAID CENTERLINE N 0°51'34" E ALONG SAID EASTERLY BOUNDARY AND THE PROLONGATION THEREOF A DISTANCE OF 42.94 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 10.39 ACRES.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF MERIDIAN. THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 9th DAY OF May, 2013

HEARTLAND HOMES, LLC.

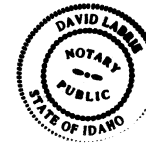
Signature of John A. Laude, Sr., Manager

ACKNOWLEDGMENT

STATE OF IDAHO } S.S. COUNTY OF ADA }

ON THIS 9th DAY OF May, 2013 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED JOHN A. LAUDE, SR., KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF HEARTLAND HOMES, LLC., AN IDAHO LIMITED LIABILITY COMPANY, THAT EXECUTED THE FOREGOING 'CERTIFICATE OF OWNERS' OR THE PERSON WHO EXECUTED THE CERTIFICATE ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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



MY COMMISSION EXPIRES 8/31/2013

RESIDING AT Boise, Idaho

Signature of Notary Public and text: NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE 'CERTIFICATE OF OWNERS' WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CLINTON W. HANSEN IDAHO NO. 11118



LandSolutions Land Surveying and Consulting 231 E. 5TH ST., STE. A MERIDIAN, ID 83642 (208) 288-2040 fax (208) 288-2557 www.landsolutions.biz info@landsolutions.biz

CANTERBURY COMMONS SUBDIVISION NO. 1

BOOK 106, PAGE 14519

A PARCEL LOCATED IN THE SW 1/4 OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO. 2013

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.



Signature: [Handwritten Signature] REHS 4/25/13
DISTRICT HEALTH DEPARTMENT, EHS DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, 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 18 DAY OF June, 2013, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Signature: [Handwritten Signature]
CITY CLERK, MERIDIAN, IDAHO
Seal: City of Meridian, Idaho, Incorporated August 1, 1890

APPROVAL OF THE CITY ENGINEER

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

Signature: [Handwritten Signature] 10/14/13
CITY ENGINEER - MERIDIAN, IDAHO

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 21st DAY OF August, 2013



Signature: [Handwritten Signature]
CHAIRMAN, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

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



Signature: [Handwritten Signature]
ADA COUNTY SURVEYOR
PLS 5359 10-21-2013

CERTIFICATE OF THE COUNTY TREASURER

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

DATE: Oct 22, 2013

Signature: [Handwritten Signature]
COUNTY TREASURER
Signature: [Handwritten Signature]
Deputy Treasurer



CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
COUNTY OF ADA } s.s.

INSTRUMENT NO. 11317699

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT 7 MINUTES PAST 1 O'CLOCK P.M. ON THIS 22nd DAY OF October, 2013, IN BOOK 106 OF PLATS AT PAGES 14517-14519

Signature: [Handwritten Signature]
DEPUTY

Signature: [Handwritten Signature]
EX-OFFICIO RECORDER

FEE: \$160.00

CLINTON W. HANSEN
PLS TTTTB



LandSolutions
Land Surveying and Consulting

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MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz info@landsolutions.biz

Item No. 4 – The line and curve table shown on the plat shall be corrected to remove line No.s L39 and L40, and curve no. C21.



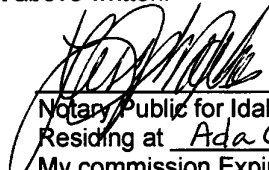
Clinton W. Hansen, PLS
Idaho Certificate No. 11118

STATE OF IDAHO)
) SS
COUNTY OF ADA)

On this 16 day of October, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Clinton W. Hansen, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.





Notary Public for Idaho
Residing at Ada County
My commission Expires: 6/13/19

EXHIBIT A

STAFF REPORT

Hearing Date: September 16, 2014

TO: Mayor and City Council

FROM: Bill Parsons, Associate City Planner
(208) 884-5533

SUBJECT: MFP-14-002 – Canterbury Commons No. 1



I. APPLICATION SUMMARY

The applicant, Northside Management, has requested approval of a modification to the Canterbury Commons No. 1 final plat to allow the future home constructed on Lot 2, Block 1 to take access from the common drive constructed adjacent to the south boundary.

II. STAFF RECOMMENDATION

Staff recommends approval of the subject application subject to the modifications listed in Exhibit A.3.

III. PROPOSED MOTION

Approval

After considering all Staff, Applicant, and public testimony, I move to approve File Number MFP-14-002, as presented during the hearing on September 16, 2014.

Denial

After considering all Staff, Applicant, and public testimony, I move to deny File Number MFP-14-002, as presented in the staff report for the hearing date of September 16, 2014, for the following reasons: (You should state specific reasons for denial.)

Continuance

After considering all Staff, Applicant, and public testimony, I move to continue File Number MFP-14-002 to the hearing date of (insert continued hearing date here) for the following reason(s): (you should state specific reason(s) for continuance)

IV. APPLICATION AND PROPERTY FACTS

A. Site Address/Location:

The subject property (Lot 2, Block 1) is located on the south side of W. Pine Avenue, east of N. Ten Mile Road in the southwest ¼ of Section 11, Township 3 North, Range 1 West.

B. Applicant/Representative:

Scott Noriyuki, Northside Management
6810 Fairhill Place
Boise, ID 83714

C. Owner:

CBH Homes
1977 E. Overland Road
Meridian, ID 83642

D. Applicant's Statement/Justification: Please see applicant's narrative for this information.

V. PROCESS FACTS

The subject application is for a modification to the final plat. By reason of the provisions of the Canterbury Commons No. 1 - MFP-14-002 - 1 -

Meridian City Code Title 11, Chapter 5, the City Council is the decision making body on this matter. A public meeting is required to be held for this type of application.

VI. LAND USE

- A. **Existing Land Use(s):** The subject property is vacant property developed as a single-family residential subdivision.
- B. **Character of Surrounding Area and Adjacent Land Use and Zoning:** This area is predominantly developed with a mix of single family and multi-family homes.
- C. **History of Previous Actions:** On June 4, 2013, the property received final plat approval (FP-13-024) to development 47 single family lots and 8 common lots on 10.39 acres.

VII. STAFF ANALYSIS

The applicant requests approval to modify the Canterbury Commons No. 1 final plat to allow Lot 2, Block 1 to access the common driveway constructed on the south boundary. The modification is requested to eliminate the lot from having direct lot access so close to the N. Clara/Pine intersection thereby providing a safer access to N. Clara Avenue. The UDC allows up to six (6) lots to take access from a common drive. Staff finds including the subject lot to take access from the common driveway (four (4) in total) is consistent with the common drive standards set forth in UDC 11-6C-3D.

In order to proceed with the modification as proposed by the applicant, the plat notes and common driveway easement in detail 1 must be modified as follows:

- 1) Note #18 - Currently, this plat note requires Lot 2, Block 1 take access from N. Clara Avenue. This lot needs to remove from the plat note;
- 2) Note #19 – Lot 2, Block 1 is not listed as one of the lots required to take access from the common driveway. The applicant must include this lot as part of this note; and
- 3) Detail 1 – Currently, the platted common driveway easement is not contiguous with the south boundary of Lot 2, Block 1 (*2 feet from the boundary*). Per plat note #19, all lots that abut a common driveway shall take access from the common driveway. Since the easement is 2 feet from the southern boundary of the lot, the applicant must modify the common driveway easement ensuring Lot 2, Block 1 is contiguous to the easement and has access to the common driveway (see Exhibit A.2).

Staff recommends the proposed MFP be approved with the modifications in Exhibit A.3.

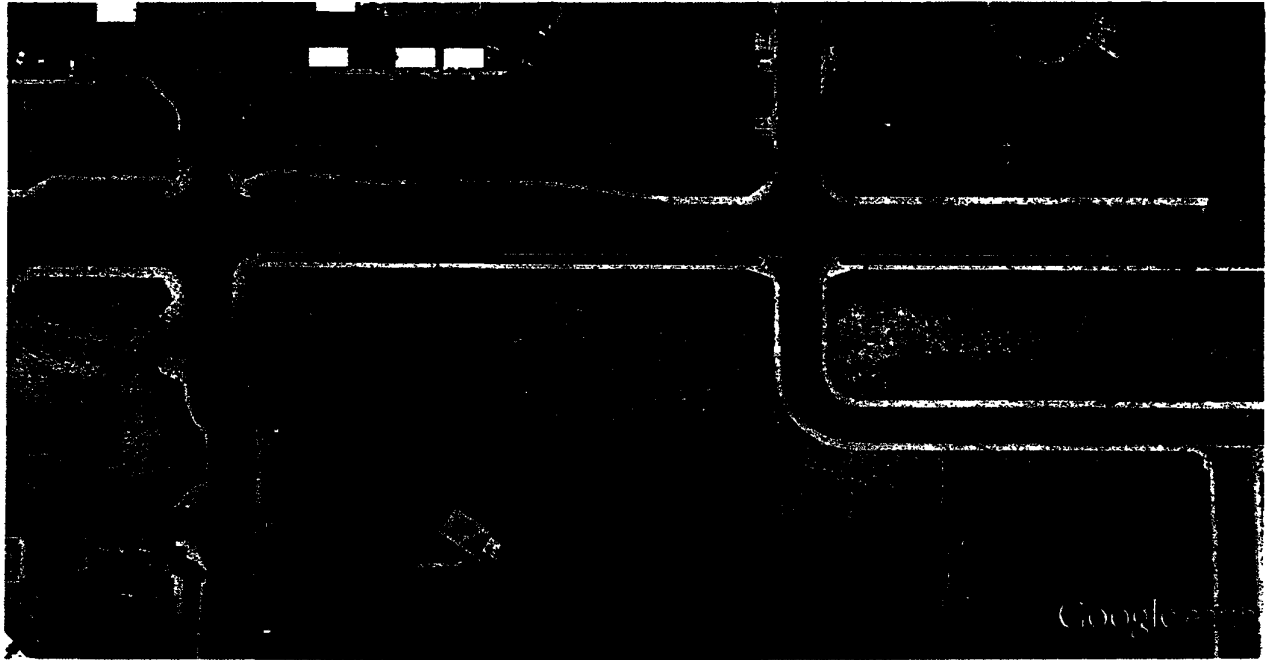
VIII. EXHIBITS

A. Drawings

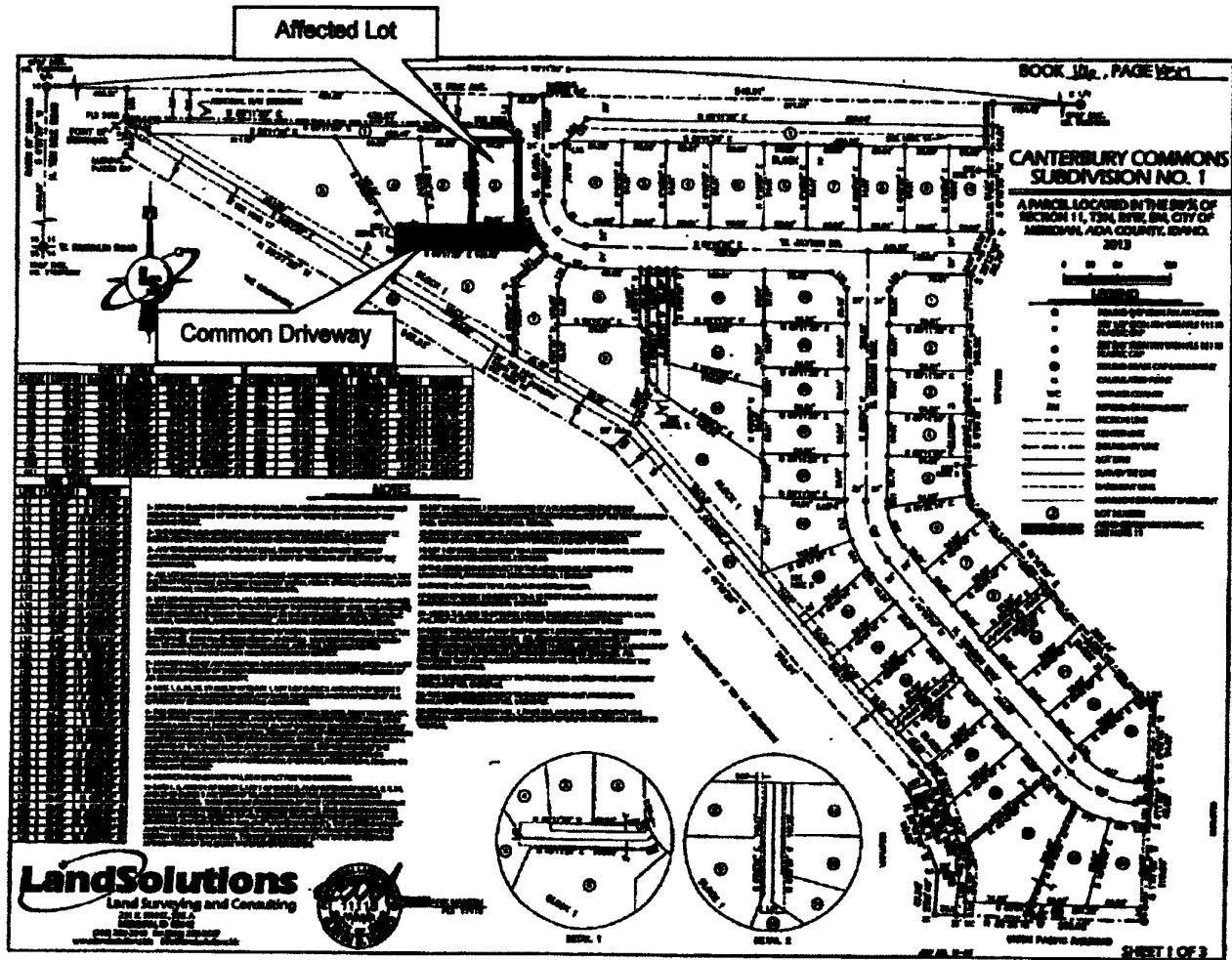
- 1. Vicinity Map
- 2. Approved Final Plat
- 3. Modifications to the Final Plat

A. Drawings

1. Vicinity Map



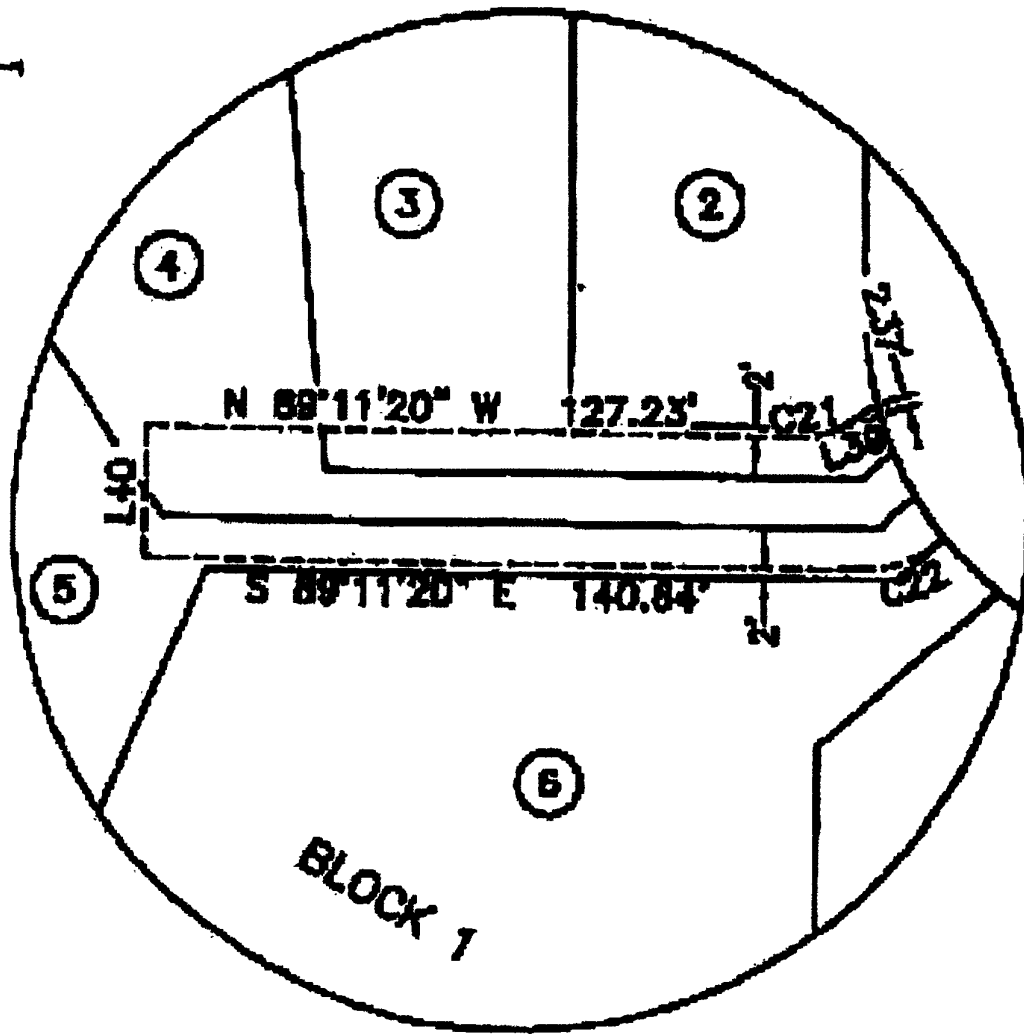
2. Approved Final Plat



18- LOTS 2, 7, 8, AND 13 OF BLOCK 1 SHALL TAKE DIRECT ACCESS FROM N. CLARA AVE. AND W. JAYTON DR. AND NOT FROM THE COMMON LOT DRIVES.

19- LOTS 3 THRU 5 AND 9 THRU 12 OF BLOCK 1 ARE SUBJECT TO AN EASEMENT FOR COMMON DRIVEWAYS AS SHOWN. ALL COMMON DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH UDC 11-6-30, AND BE PAVED A MINIMUM OF 20 FEET WIDE WITH A SURFACE CAPABLE OF SUPPORTING 75,000 LBS. ALL PROPERTIES THAT ABUT A COMMON DRIVEWAY SHALL TAKE ACCESS FROM THE COMMON DRIVEWAYS.

1



DETAIL 1

3. Modifications to the Final Plat

The Canterbury Commons No. 1 final plat shall be modified as follows:

1. Note #18 – Lots ~~2~~ 7, 8 and 13 of Block 1 shall take direct access from ~~N. Clara Avenue and W. Jayton Drive~~ and not from the common drive.
2. Note #19 – Lots ~~3~~ 2 thru 5 and 9 thru 12 of Block 1 are subject to an easement for common driveways as shown. All common driveway shall be constructed in accordance with UDC 11-6C-D, and be paved a minimum of 20 feet wide with a surface capable of supporting 75,000 lbs. All properties that abut a common driveway shall take access from the common driveways.
3. Modify detail 1 /plat – Modify the common driveway easement so Lot 2, Block 1 is contiguous to the easement and has access to the common driveway.



114007227

ACCOMMODATION
RECORDING

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR
CANTERBURY COMMONS SUBDIVISION**

(Replacing In Its Entirety Ada County, Idaho Instrument No. 822230)

January 29, 2014

NOTICE

THE FOLLOWING IS A VERY IMPORTANT DOCUMENT WHICH EACH AND EVERY POTENTIAL OWNER OF PROPERTY WITHIN THE CANTERBURY COMMONS SUBDIVISION SHOULD READ AND UNDERSTAND. THIS DOCUMENT DETAILS THE OBLIGATIONS AND PROHIBITIONS IMPOSED UPON ALL OWNERS AND OCCUPANTS.

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**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR CANTERBURY COMMONS SUBDIVISION**

This Declaration of Covenants, Conditions and Restrictions for Canterbury Commons Subdivision (this "Declaration") is made effective this 29 day of January, 2014, by Heartland Homes, LLC, an Idaho limited liability company ("Declarant").

ARTICLE I: PROPERTY AND PURPOSE

Section 1. Property Covered. The initial property subject to this Declaration is legally described on the attached Exhibit A, which is made a part hereof ("Property"). The Property is phase 1 of the entire Canterbury Commons Subdivision as described on the attached Exhibit B, which is made a part hereof ("Canterbury Commons Subdivision"). It is currently anticipated that the remainder of the Canterbury Commons Subdivision shall be platted, annexed into the Property and made subject to this Declaration. **Each Owner, as hereinafter defined, covenants and agrees that 1) the remainder of the Canterbury Commons Subdivision can be platted, annexed into the Property and made subject to this Declaration, and 2) he/she/they shall not contest any such platting, annexation and/or subject to this Declaration.**

This Declaration is for the benefit of the Declarant, the Association and all Owners of any portion of the Property.

Section 2. Purpose of Declaration. The purpose of this Declaration is to set forth the basic Restrictions, as that term is hereafter defined, that will apply to the Property, and use of any and all portions thereof. The Restrictions contained herein are designed to protect, enhance and preserve the value, amenities, desirability, and attractiveness of the Property in a cost effective and administratively efficient manner.

Section 3. Replacement of Ada County, Idaho Instrument Number 822230. Declarant is the owner of the entire Canterbury Commons Subdivision. The Canterbury Commons Subdivision encompasses that certain real property legally described in those certain Restrictive Covenants recorded in the records of Ada County, Idaho, as Instrument Number 822230 ("Prior Restrictive Covenants"). This Declaration amends, restates, supercedes and replaces in its entirety the Prior Restrictive Covenants, including, without limitation, all covenants, conditions and/or restrictions contained therein. Accordingly, as of the recording date of this Declaration, the Prior Restrictive Covenants are no longer in force or effect.

ARTICLE II: DECLARATION

Declarant hereby declares that the Property, and each Lot, Dwelling Unit, parcel or portion thereof, is and/or shall be held, sold, conveyed, encumbered, used, occupied and improved subject to the following terms and Restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement and sale of the Property, and to enhance the value, desirability and attractiveness thereof.

ARTICLE III: DEFINITIONS

Section 1. "Architectural Committee" shall mean the architectural committee of the Association established pursuant to Article X herein.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS - 1

Section 2. "Assessments" shall mean Regular Assessments, Special Assessments and Limited Assessments.

Section 3. "Association" shall mean the Canterbury Commons Homeowners' Association, Inc., its successors and/or assigns.

Section 4. "Board" shall mean the Board of Directors of the Association.

Section 5. "Common Driveways" shall mean those common driveways as shown on the Plat for the following Lots:

- a) Common driveway for Lots 3, 4 and 5, Block 1; and
- b) Common driveway for Lots 9, 10, 11 and 12, Block 1.

Each of the individual Common Driveways referenced above may be referred to herein as a "Common Driveway". As used herein, the definition of Common Driveways and/or Common Driveway shall include all Improvements thereto, including, without limitation, the driveway surface, curbs, gutters, sidewalks, if any, drainage facilities, if any, and any and all appurtenant improvements located thereon such as street lights, street signs and landscaping.

Section 6. "Common Lots" shall mean all real property (including the Improvements thereto) owned by the Association for the common benefit and enjoyment of the Owners. The Common Lots are legally described on the attached Exhibit C, which is made a part hereof.

Section 7. "Declarant" shall mean Heartland Homes, LLC, an Idaho limited liability company, or its permitted assigns.

Section 8. "Dwelling Unit" shall mean single family, detached residential houses to be constructed on each Lot.

Section 9. "Improvement" shall mean any structure, facility or system, or other improvement or object, whether permanent or temporary, which is erected, constructed, placed upon, under or over any portion of the Property, including, without limitation, Dwelling Units, fences, landscaping, streets, roads, drives, driveways, parking areas, sidewalks, bicycle paths, curbs, walls, rocks, signs, lights, mail boxes, electrical lines, pipes, pumps, ditches, waterways, recreational facilities, grading, utility improvements, dog runs and/or kennels, play equipment, and any other exterior construction or exterior improvement which may not be included in the foregoing. Improvement(s) includes both original improvements existing on the Property on the date hereof and/or all later additions and/or alterations.

Section 10. "Limited Assessment" shall mean a charge against a particular Owner and such Owner's Lot, directly attributable to the Owner, equal to the cost incurred by the Association in connection with maintenance, repairs, replacements and/or corrective action performed pursuant to the provisions of this Declaration or any supplemental declaration, including, without limitation, 1) damage to the Common Lots, 2) failure of an Owner to keep his or her Lot or Dwelling Unit in proper repair and/or 3) maintenance, repairs and/or replacements associated with the Common Driveways.

Section 11. "Lot" shall mean any lot shown on the Plat with the exception of the Common

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS - 2

Lots.

Section 12. "Member" shall mean each Person holding a membership in the Association, including Declarant.

Section 13. "Mortgage" shall mean any mortgage, deed of trust, or other document pledging any portion of the Property or interest therein as security for the payment of a debt or obligation.

Section 14. "Owner" shall mean the record owner, other than Declarant, whether one or more Persons, of a fee simple title to any Lot which is a part of the Property, including contract sellers and builders, but excluding those having such interest merely as security for the performance of an obligation.

Section 15. "Person(s)" shall mean any individual, partnership, corporation or other legal entity, including Declarant.

Section 16. "Plat" shall mean the Canterbury Commons Subdivision No. 1 final plat filed in Book 106 of Plats at Pages 14517 through 14519, Records of Ada County, Idaho, a copy of which is attached hereto as Exhibit D, and made a part hereof.

Section 17. "Pressurized Irrigation System" shall mean that certain non-potable water irrigation delivery system further described in Article V.

Section 18. "Property" shall mean that certain real property legally described on the attached Exhibit A, and such other annexations or other additions thereto as may hereafter be brought within the jurisdiction of this Declaration.

Section 19. "Regular Assessments" shall mean the cost of maintaining, improving, repairing, managing and operating the Common Lots, including all Improvements thereon or thereto, and all other costs and expenses incurred to conduct the business and affairs of the Association which is levied against the Lot of each Owner by the Association, pursuant to the terms of this Declaration or any supplemental declaration.

Section 20. "Restrictions" shall mean the restrictions, covenants, limitations, conditions and equitable servitudes that will apply to the Property and use of any and all portions thereof as specified in this Declaration.

Section 21. "Special Assessments" shall mean that portion of the costs of the capital improvements or replacements, equipment purchases and replacements or shortages in Regular Assessments paid to the Association pursuant to the provisions of this Declaration or any supplemental declaration.

ARTICLE IV: GENERAL USES AND REGULATION OF USES

Section 1. Single Family Lots. Each Lot shall be used for detached single family residential purposes only, and for the common social, recreational or other reasonable uses normally incident to such use, and also for such additional uses or purposes as are from time to time determined appropriate by the Board. Lots may be used for the purposes of operating the Association and for the

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS - 3

management of the Association if required. The provisions of this Section shall not preclude Declarant from conducting sales, construction, development and related activities from Lots owned by Declarant.

No shack, tent, trailer house, basement only, split entry, manufactured, mobile or pre-built homes shall be allowed. No Dwelling Units shall be more than two stories above ground.

Section 2. Common Lots. The Association shall own and be responsible for the maintenance, repair and replacement of the Common Lots including any and all Improvements located thereon. The Association shall maintain and operate these Common Lots in a competent and attractive manner, including the watering, mowing, fertilizing and caring for any and all lawns, shrubs and trees thereon. Nothing shall be altered or constructed in or removed from the Common Lots except upon written consent of the Board and in accordance with procedures required herein and by law. Every Owner shall have a right and easement of enjoyment in and to the Common Lots which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions (and subject to all other terms contained in this Declaration):

(a) the right of the Association to charge reasonable admission and other fees or Assessments for the use of any recreational facility situated upon a Common Lot;

(b) the right of the Association to adopt rules and regulations governing the use of any recreational facility situated upon a Common Lot; and

(c) the right of the Association to suspend the voting rights and use of any recreational facility by an Owner for any period during which any Assessment remains unpaid and/or for any infraction of its rules and regulations.

Subject to Section 15 below, the Common Lots cannot be mortgaged, conveyed or encumbered without the approval of at least two-thirds (2/3) of the Class A Members. If ingress or egress to any Lot is through any portion of the Common Lots, any such conveyance or encumbrance shall be subject to an easement of the Owners for the purpose of ingress and egress.

Section 3. Common Driveways. The Association shall be responsible for the maintenance, repair and replacement of the Common Driveways. The Association shall maintain the Common Driveways in a competent and attractive manner, including the watering, mowing, fertilizing and caring for any and all landscaping thereon. The cost of any and all maintenance, repairs or replacements contemplated herein shall pass to the Owners of the Lots using such Common Driveways in the form of Limited Assessments. By way of example, if the Association repairs the Common Driveway to Lots 3, 4 and 5, Block 1, the Owners of Lots 3, 4 and 5, Block 1, shall share equally in the cost thereof, unless any Owner of any such Lot, or his/her family, agents, licensees or invitees, caused the need for such repairs, in which event such Owner shall be solely responsible for the cost of such repairs.

Nothing shall be altered or constructed in or removed from the Common Driveways except upon written consent of the Board. **Parking anywhere within the Common Driveways is strictly prohibited.**

As it relates to each Common Driveway, there is hereby reserved for the use and benefit of Declarant and granted for the use and benefit of the Association and each Lot on which such Common Driveway is located, and for the use and benefit of the Owners of the Lots on which each Common

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS - 4

Driveway is located, and their respective family members, invitees, licensees, heirs, successors and assigns, for the purposes incidental to the use and enjoyment of such Lots, a perpetual ingress and egress easement to enter on, over, across and through the respective Common Driveways. By way of example, Declarant, the Association and the Owners of Lots 3, 4 and 5, Block 1, shall have a non-exclusive access easement on, over, across and through the Common Driveway located on Lots 3, 4 and 5, Block 1. It is expressly understood and agreed that the easements herein created shall be absolute and non-exclusive and that in all respects each Common Driveway shall be used, and available for use, by the Owners of the Lots on which such Common Driveways are located, and their respective family members, invitees and licensees, subject to the Restrictions contained in this Declaration.

Section 4. Home Occupations. Assuming all governmental laws, rules, regulations, and ordinances are complied with, home occupations may be conducted from the interior of Dwelling Units **provided such home occupations do not increase the burdens on the streets within the Property (including increased traffic)**. If the Board determines, in its sole and absolute discretion, that a home occupation is increasing the burden on the streets, the Board shall have the right to terminate any Owner's ability to conduct a home occupation from his or her Dwelling Unit. Notwithstanding the foregoing, Declarant may conduct any business operation they see fit from any portion of the Property owned by them, regardless of the impact on the streets.

Section 5. Vehicle Storage. Unenclosed areas, which include driveways and all other unenclosed areas within the Property, are restricted to use for temporary parking of operative motor vehicles of Owners and their guests, invitees and licensees, provided that such vehicles are parked so as to not interfere with any other Owner's right of ingress and egress to his or her Dwelling Unit. Notwithstanding the foregoing, the parking of equipment (lawn or otherwise), inoperative vehicles, motor homes, campers, trailers, boats, any other recreational vehicles and other items on the Property is strictly prohibited unless parked within an Owner's garage (and said garage door is closed) or other enclosed area approved by the Architectural Committee.

The Board may remove any inoperative vehicle, or any unsightly vehicle, and any other vehicle, motor home, camper, trailer, boat, equipment or item improperly parked or stored after three (3) days' written notice, at the risk and expense of the owner thereof.

Section 6. Compliance With Laws, Rules and Ordinances. No Owner shall permit anything to be done or kept in his or her Lot or Dwelling Unit or any part of the Common Lots which would be in violation of any laws, rules, regulations or ordinances.

Section 7. Signs. No sign of any kind shall be displayed on any Lot or Dwelling Unit without the prior written consent of the Board; provided however, one sign of not more than five (5) square feet advertising the Lot for sale may be installed on any Lot, but the sign shall be removed within five (5) days following sale. Notwithstanding the foregoing, Declarant may display any sign they see fit on any portion of the Property owned by Declarant.

Section 8. Pets. No animals (which term includes livestock, domestic animals, poultry, reptiles and any other living creature of any kind) shall be raised, bred or kept in any Dwelling Unit, Lot or in the Common Lots, whether as pets or otherwise; provided however, that this provision shall not prohibit Owners from having two (2) or less dogs and/or cats (i.e. an Owner may have a maximum of two (2) dogs, two (2) cats or one (1) dog and one (1) cat). The Board may at any time require the removal of any animal, including domestic dogs and cats, which it finds is creating unreasonable noise or otherwise

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS - 5

disturbing the Owners unreasonably, in the Board's determination, and may exercise this authority for specific animals even though other animals are permitted to remain. All dogs shall be walked on a leash only and shall not be allowed to roam or run loose, whether or not accompanied by an Owner or other person. All Owners shall be responsible for picking up and properly disposing of all organic waste of their domestic dogs and cats.

Section 9. Nuisance. No noxious or offensive activity shall be carried on in any Dwelling Unit, Common Lots or Lot, nor shall anything be done therein which may be or become an annoyance or nuisance to other Owners. No rubbish or debris of any kind shall be placed or permitted to accumulate anywhere upon the Property, including the Common Lots, and no odor shall be permitted to arise from any portion of the Property so as to render the Property or any portion thereof unsanitary, unsightly, offensive or detrimental to the Property or to its occupants or residents, or to any other property in the vicinity thereof. No noise, obstructions to pedestrian walkways, unsightliness, or other nuisance shall be permitted to exist or operate upon any portion of the Property so as to be offensive or detrimental to the Property or to its occupants or residents or to other property in the vicinity thereof, as determined by the Board, in its reasonable judgment, or in violation of any federal, state or local law, rule, regulation or ordinance. Without limiting the generality of any of the foregoing, no whistles, bells or other sound devices (other than security devices used exclusively for security purposes which have been approved by the Architectural Committee), flashing lights or search lights, shall be located, used or placed on the Property. No unsightly articles shall be permitted to remain on any Lot so as to be visible from any other portion of the Property. Without limiting the generality of the foregoing, refuse, garbage, garbage cans, trash, trash cans, dog houses, equipment, gas canisters, propane gas tanks, barbecue equipment, heat pumps, compressors, containers, lumber, firewood, grass, shrub or tree clippings, metals, bulk material, and scrap shall be screened from view at all times. No clothing or fabric shall be hung, dried or aired in such a way as to be visible to any other portion of the Property. In addition, no activities shall be conducted on the Property, and no Improvements shall be constructed on any Property which are or might be unsafe or hazardous to any Person or property.

Section 10. Exterior Improvements, Appearance and Emergency Maintenance. **No Owner shall install or place any item or construct any Improvement on any Lot or the exterior of his or her Dwelling Unit without the prior written consent of the Architectural Committee. In addition, all Owners shall keep and maintain their Lots and Dwelling Unit exteriors in a repaired, attractive, clean and habitable condition as determined by the Board in its reasonable judgement.** In the event any Owner does not satisfy this standard, the Board and its agents or employees, may, after thirty (30) days' prior written notice to such Owner, enter such Lot to make such repairs or perform such maintenance as to bring such Lot and/or Dwelling Unit exterior into compliance with this Section. The cost of any such repairs and maintenance shall be treated as a Limited Assessment to such Owner. In the event an emergency which in the judgment of the Board presents an immediate threat to the health and safety of the Owners, their guests or invitees, or an immediate risk of harm or damage to any Lot, Dwelling Unit or any other part of the Property, the Board and its agents or employees, may enter any Lot to make repairs or perform maintenance. Such entry shall be repaired by the Board out of the common expense fund if the entry was due to an emergency (unless the emergency was caused by an Owner in which case the cost shall be treated as a Limited Assessment and charged only to that Owner). If the repairs or maintenance were requested by an Owner, the costs thereof shall be treated as a Limited Assessment to such Owner.

Section 11. Outbuildings. All outbuildings shall be pre-approved in writing by the Architectural Committee and be constructed of quality building material, completely finished and painted

on the outside and shall be of quality and character that will be in harmony with the other buildings on the Property.

Section 12. Fences. Fences are not required. If a fence is desired, plans for such fence shall be pre-approved in writing by the Architectural Committee. Fences shall be of good quality and workmanship and shall be properly finished and maintained. Fences may be built of wood, such as dog eared cedar, vinyl or wrought iron. Chain link fences are prohibited. Interior fencing adjacent to any Common Lots shall allow visibility from the street or, if solid fencing is used, shall not exceed four feet (4') in height. No fence shall be higher than six feet (6') in height. Fences shall not be built closer to the front of a Lot than the corner of the Dwelling Unit on either side. The location of fences, hedges, high plantings, obstructions, or barriers shall be so situated as to not unreasonably interfere with the enjoyment and use of any other portion of the Property and shall not be allowed to constitute an undesirable, nuisance or noxious use.

Section 13. Antennae. Antennae and/or satellite or other dishes shall be placed in the back yards or mounted on the back or side of all Dwelling Units and shall be placed and/or mounted in such a way to minimize the visual impact to all other portions of the Property.

Section 14. Insurance. Nothing shall be done or kept in any Dwelling Unit, Lot or Common Lots which will increase the rate of insurance on the Common Lots or any other Dwelling Unit or Lot. Each Owner must maintain a homeowner's insurance policy insuring the homeowner from loss by fire, theft, and all other loss or damage.

Section 15. Drainage. Lots 1, 6 and 29, Block 1, Lot 1, Block 2 and portions of Lots 4, 5, 7, 28 and 30, Block 1 as shown on the Plat, are servient to and contain the Ada County Highway District ("ACHD") storm water drainage system. These Lots are encumbered by that certain Master Perpetual Storm Water Drainage Easement recorded on May 8, 2009, as Instrument No. 109053259, official records of Ada County, and are incorporated herein by this reference as if set forth in full ("Master Easement"). The Master Easement and the storm water drainage system are dedicated to ACHD pursuant to Section 40-2302 of the Idaho Code. The Master Easement is for the operation and maintenance of the storm water drainage system. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect the operation and maintenance of the storm drainage facilities.

There shall be no interference with the established drainage pattern over any portion of these Lots, unless an adequate alternative provision is made for proper drainage and is first approved in writing by the Architectural Committee and ACHD. For the purposes hereof, "established" drainage is defined as the system of drainage, whether natural or otherwise, which exists at the time the overall grading of any portion of these Lots is completed by the Declarant, or that drainage which is shown on any plans approved by the Architectural Committee and/or ACHD, which may include drainage from the Common Lots over any other Lot within the Property.

The Association shall be responsible for the maintenance, repair and/or replacement of any storm water drainage systems located on the Property (other than storm water drainage systems on individual Lots). Such maintenance, repair and/or replacement shall be done in accordance with that certain Stormwater Facility Operation and Maintenance Plan for Canterbury Commons Subdivision No. 1, dated July 1, 2013, a true and correct copy of which is attached hereto as Exhibit E, and made a part hereof

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS - 7

("O&M Plan"). The O&M Plan shall not be revised or otherwise amended without the prior written consent of ACHD.

ACHD shall have the right to inspect any of the aforementioned storm drainage water systems and, if necessary, perform any maintenance, repairs or replacements. The cost of any such maintenance, repairs and/or replacements shall be promptly paid by the Association within thirty (30) days of receiving an invoice therefore. In the event any such cost is not timely paid by the Association, ACHD shall be entitled to enforce its collection rights pursuant to all rights and remedies afforded it pursuant to applicable law, including, without limitation, the right to place a lien on the Property until such costs are paid in full.

Each Owner, at his/her/their sole cost and expense, shall be responsible for the maintenance, repair and/or replacement of any storm water drainage system located on his/her/their individual Lot. Such maintenance, repair and/or replacement shall be done in accordance with all applicable laws, rules, regulations and/or ordinances.

Section 16. Garages. Garages shall be well constructed of good quality material and workmanship. All Dwelling Units shall have attached, enclosed garages which hold no less than two vehicles. To the extent possible, garage doors must remain closed at all times.

Section 17. Construction Commencement, Completion and Other Activities. Each Owner of a Lot originally purchased from Declarant must commence construction of his or her Dwelling Unit and all other Lot Improvements within one year from the closing date thereof, unless otherwise agreed by Declarant. Once such construction has commenced, such Owner shall have twelve months from the commencement date in which to complete construction of the Dwelling Unit and all other Lot Improvements. **In the event any Owner violates either (or both) of the construction time requirements contained herein, said Owner shall pay to Declarant a penalty of \$100/day for as long as the violation persists. This penalty is applicable to both the construction commencement and construction completion requirements.** Any penalty, or penalties, shall be due and payable within thirty days of receiving an invoice therefore.

Section 18. Construction Equipment. No construction machinery, building equipment, or material shall be stored upon any Lot until the Owner is ready and able to immediately commence construction. Such machinery, equipment and materials must be kept within the boundaries of the Lot.

Section 19. Damage to Improvements. It shall be the responsibility of an Owner to leave street curbs, sidewalks, fences, utility facilities, tiled irrigation lines, if any, and any other existing Improvements free of damage and in good and sound condition during any construction period. It shall be conclusively presumed that all such Improvements are in good sound condition at the time building has begun on each Lot unless the contrary is shown in writing at the date of conveyance or by date of possession, whichever date shall first occur, which notice is addressed to a member of the Architectural Committee.

Section 20. Garbage Pick-Up. Garbage and recycle containers shall be placed on the appropriate sidewalks or driveways only on garbage and recycle collection days, and such containers must be removed no later than 8:00pm that evening.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS - 8

Section 21. No Further Subdivision. No Lot may be further subdivided; provided, however, that this Section is not applicable to Declarant who may further subdivide any Lot owned by them.

ARTICLE V: PRESSURIZED IRRIGATION SYSTEM

Non-potable (non-drinkable) irrigation water will be supplied to the Property by the Nampa Meridian Irrigation District ("District") utilizing a pressurized irrigation system which may include main lines, pumps, sprinkling clocks, service lines, valves, and other facilities located on or near the Property ("Pressurized Irrigation System"). **The Pressurized Irrigation System will be used for all irrigation, including the irrigation of the Common Lots and Lots. By accepting a deed to any portion of the Property, each Owner hereby agrees to pay its proportionate share of Association Assessments and District assessments associated with the operation and maintenance of the Pressurized Irrigation System. In addition, each Owner covenants and agrees to hold the Association and Declarant harmless from any and all liability for damages or injuries to their children, guests, agents, or invitees caused by the Pressurized Irrigation System.**

ARTICLE VI: INSURANCE

Section 1. Insurance. The Association may obtain insurance from insurance companies authorized to do business in the State of Idaho, and maintain in effect any insurance policy the Association deems necessary or advisable, which shall include, without limitation, the following policies to the extent its is possible for the Association to obtain the same:

(a) Fire insurance including those risks embraced by coverage of the type known as the broad form or "All Risk" or special extended coverage endorsement on a blanket agreed amount basis for the full insurable replacement value of all Improvements, equipment and other property located within the Common Lots;

(b) Comprehensive general liability insurance insuring the Association and its agents and employees, invitees and guests against any liability incident to the ownership, management, maintenance and/or use of the Common Lots;

(c) Such other insurance to the extent necessary to comply with all applicable laws and such indemnity, faithful performance, fidelity and other bonds as the Association shall deem necessary or required to carry out the Association functions or to insure the Association against any loss from malfeasance or dishonesty of any employee or other person charged with the management or possession of any Association funds or other property.

Section 2. Premiums Included in Assessments. Insurance premiums for the above insurance coverage shall be deemed a common expense to be included in the Regular Assessments levied by the Association.

ARTICLE VII: MEMBERSHIP AND VOTING RIGHTS

Section 1. Membership. Every Owner of a Lot shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS - 9

Section 2. Voting Classes. The Association shall have two (2) classes of voting memberships:

Class A. Class A Members shall be all Owners and shall be entitled to one vote for each Lot owned. When more than one Person holds an interest in any Lot, all such Persons shall be Members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Declarant and shall be entitled to five (5) votes for each Lot owned. The Class B membership shall cease when, and if, Declarant has sold all Lots within the Property.

ARTICLE VIII: COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. **Each Owner of any Lot by acceptance of a deed therefore is deemed to covenant and agree to pay to the Association all Assessments levied thereby. In addition, each Owner upon the purchase of a Lot and Dwelling Unit shall pay a one-time "start-up" assessment for use by the Association.** This one-time start-up assessment shall only be used by the Association for the operation of the Association and/or the performance of its duties and obligations contained herein. All Assessments, together with interest, costs, late fees and reasonable attorneys' fees, shall be a continuing lien upon the Lot against which each such Assessment is made. Each such Assessment, together with interest, costs, and reasonable attorneys' fees, shall also be the personal obligation of the Person who was the Owner of such Lot at the time when the Assessment fell due. The personal obligation for delinquent Assessments shall not pass to his or her successors in title unless expressly assumed by them. **Declarant has no obligation to pay Assessments.**

Section 2. Purposes of Assessments. The Assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Property and for any construction, maintenance, and operation of the Common Lots and Common Driveways.

Section 3. Uniform Rate of Assessment. Regular and Special Assessments must be fixed at a uniform rate for all Lots.

Section 4. Date of Commencement of Annual Assessments; Due Dates. The Regular Assessments provided for herein shall commence as to all Lots on the first day of the month following the closing of the sale of a Lot from Declarant to an Owner. The first annual assessment shall be pro-rated according to the number of months remaining in the calendar year. Subsequently, the Board shall fix and notify all Owners in writing of the amount of the Regular Assessments against each Lot at least thirty (30) days in advance of each annual Regular Assessment period. The due dates shall be established by the Board, which may be annually, quarterly or monthly as the Board, in its sole discretion, shall determine. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the Assessments on a specific Lot have been paid. A properly executed certificate of the Association as to the status of Assessments on a Lot is binding upon the Association as of the date of its issuance.

Section 5. Effect of Nonpayment of Assessments; Remedies of the Association. Any Assessment not paid within thirty (30) days after the due date shall bear interest from that date at a rate equal to the lesser of twelve percent (12%) or the highest rate allowed by applicable law. Additionally, a late fee of \$50.00 shall be added to and charged on each Assessment which is not paid within this payment period.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS - 10

The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Lot. No Owner may waive or otherwise escape liability for the Assessments provided for herein by non-use of the Common Lots or abandonment of his or her Lot.

Section 6. Subordination of the Lien to Mortgages. The lien of the Assessments provided for herein shall be subordinate to the lien of any first Mortgage. Sale or transfer of any Lot shall not affect the Assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such Assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any Assessments thereafter becoming due or from the lien thereof.

ARTICLE IX: AUTHORITY OF BOARD OF DIRECTORS

Section 1. Authority of Board. The Board, for the benefit of the Association and the Owners, shall enforce the provisions of this Declaration and the Association's articles and by-laws, shall have all powers and authority permitted to the Board under the Association's articles of incorporation and by-laws and this Declaration, and shall acquire and shall pay for, out of a common expense fund to be established by the Board, all goods and services requisite for the proper functioning of the Association and the Property, including, but not limited to, the following:

(a) Operation, maintenance and management of the Common Lots, including repair and replacement of property damaged or destroyed by casualty loss.

(b) Maintenance, repairs and replacements for the Common Driveways.

(c) Water, sewer, garbage collection, electrical, and any other utility service as required for the Common Lots and Pressurized Irrigation System. The Board may arrange for special metering of utilities as appropriate.

(d) Maintenance and repair of storm drainage systems as described herein.

(e) Policies of insurance providing coverage for fire and other hazard, public liability and property damage, and fidelity bonding as the same are more fully described in the by-laws or this Declaration. **Each Owner shall be responsible for the insurance for his or her Lot, Dwelling Unit and personal property.**

(f) The services of Persons as required to properly manage the affairs of the Association to the extent deemed advisable by the Board as well as such other personnel as the Board shall determine are necessary or proper for the operation of the Property.

(g) Legal and accounting services necessary or proper in the operation of the Association's affairs, administration of the Property, or the enforcement of this Declaration.

(h) Any other materials, supplies, labor services, maintenance, repairs, structural alterations, insurance, taxes or assessments which the Board is required to secure by law or which in its opinion shall be necessary or proper for the operation of the Property or for the enforcement of this Declaration.

(i) The Board shall not incur any non-budgeted expenditure in excess of \$3,000.00 without the approval thereof by two-thirds (2/3) of each class of Members voting thereon at a meeting called for such purpose, except for an emergency threatening the security of any Improvement on the Property.

The Board shall have the absolute right to adopt any rules and regulations it deems to be in the best interest of the Property and the Owners. By accepting a deed to any portion of the Property, all Owners hereby covenant that they will adhere to any such rules or regulations. In addition, the Board shall have the absolute right to hire or otherwise contract with independent third parties to operate, maintain and manage the Common Lots and Common Driveways, and to perform any other right, duty or obligation of the Board or Association.

Section 2. Easement. The Association and Board, and their agents and employees, shall have, and are hereby granted, a permanent easement of ingress and egress to enter upon each Lot for the purposes of performing repairs, maintenance and care of the Property as provided herein and for otherwise discharging the responsibilities and duties of the Association and Board as provided in this Declaration.

Section 3. Non-Waiver. The failure of the Board in any one or more instances to insist upon the strict performance of any of the terms or Restrictions of this Declaration, or of the Association's articles of incorporation or by-laws, or to exercise any right or option contained in such documents, or to serve any notice or to institute any action, shall not be construed as a waiver or a relinquishment for the future of such term, or Restriction, but such term, or Restriction shall remain in full force and effect. Failure by the Board to enforce any such term or Restriction shall not be deemed a waiver of the right to do so thereafter, and no waiver by the Board of any provision hereof shall be deemed to have been made unless expressed in writing and signed for the Board. This Section also extends to the Declarant exercising the powers of the Board during the initial period of operation of the Association.

Section 4. Limitation of Liability. The Board shall not be liable for any failure of any utility or other service to be obtained and paid for by the Board, or for injury or damage to a Person or property caused by the elements, or by another Owner or Person; or resulting from electricity, gas, water, rain, dust or sand which may lead or flow from pipes, drains, conduits, appliances, or equipment, or from articles used or stored by Owners on the Property or in Dwelling Units. No diminution or abatement of common expense assessments shall be claimed or allowed for inconveniences or discomfort arising from the making of repairs or Improvements to the Property or from any action taken to comply with any law, ordinance, or order of a governmental authority. This Section shall not be interpreted to impose any form of liability by implication, and shall extend to and apply also for the protection of the Declarant exercising the powers of the Board during the initial period of operation of the Association and the Property.

Section 5. Indemnification of Board Members. Each member of the Board shall be indemnified by the Association and the Owners against all expenses (including attorneys' fees), judgments, liabilities, fines and amounts paid in settlement, or actually and reasonably incurred, in connection with any action, suit or proceeding, whether civil, criminal, administrative or investigative instituted by or against the Association or against the Board member and incurred by reason of the fact that he or she is or was a Board member, if such Board member acted in good faith and in a manner such Board member believed to be in or not opposed to the best interests of the Association, and, with respect to any criminal action or proceeding, had no reasonable cause to believe that such Board member's conduct was unlawful. This Section shall extend to and apply also to the indemnification of the Declarant.

ARTICLE X: ARCHITECTURAL COMMITTEE

Section 1. Charter of Architectural Committee. The Association or Declarant is authorized to appoint an Architectural Committee. The charter of the Architectural Committee is to represent the collective interests of all Owners, and to help Owners wishing to make exterior Improvements. **Each Owner is deemed to covenant and agree to be bound by the terms and conditions of this Declaration, including the standards and process of architectural review and approval. This Article does not apply to the Declarant.**

Section 2. Architectural Control. No exterior Improvement, including, without limitation, Dwelling Unit, building, deck, patio, fence, landscaping, permanent exterior affixed decoration, exterior lighting or heating, cooling and other utility systems shall be altered, erected, or placed on the Property unless and until the building, plot or other plan has been reviewed in advance by the Architectural Committee and same has been approved in writing, and an appropriate building permit has been acquired, if required by law. The review and approval may include, without limitation, topography, finish, ground elevations, landscaping, lighting, drainage, color, material, design, conformity to other residences in the area, and architectural symmetry. Approval of the architectural design shall apply only to the exterior appearance of said Improvements. It shall not be the intent of these restrictions to control the interior layout or design of said structures.

Section 3. Review of Proposed Improvements. The Architectural Committee shall consider and act upon any and all proposals or plans and specifications submitted for its approval pursuant to this Declaration, and perform such other duties from time to time as may be assigned to it by the Board and/or Declarant, including the inspection of construction in progress. The Architectural Committee may condition its approval of proposals upon the agreement of the Owner to an additional assessment for the cost of maintenance and the payment of an architectural review processing fee. The Architectural Committee may require submission of additional plans or review by a professional architect. The Architectural Committee may issue guidelines setting forth procedures for the submission of plans for approval. The Architectural Committee may require such detail in plans and specifications submitted for its review as it deems proper, including, without limitation, floor plans, site plans, drainage plans, elevations, drawings and description of samples of exterior material and colors. Until receipt by the Architectural Committee of any required plans and specifications the Architectural Committee may postpone review of plans. Decisions of the Architectural Committee and the reasons therefor shall be transmitted by the Architectural Committee, in writing, to the applicant at the address set forth in the application for approval within thirty (30) days after filing all materials required by the Architectural Committee. If the Architectural Committee has not accepted (either conditionally or otherwise) or rejected an Owner's application within this thirty (30) day period, such application shall be deemed approved.

Section 4. Inspection of Approved Improvements. Inspection of work and correction of defects therein shall proceed as follows:

(a) Upon completion of any work for which approved plans are required under this Article, the Owner shall give written notice of completion to the Architectural Committee.

(b) Within sixty (60) days thereafter, the Architectural Committee, or its duly authorized representative, may inspect such Improvement. If the Architectural Committee finds that such work was not done in substantial compliance with the approved plans, it shall notify the Owner and the Board in writing

of such noncompliance within such sixty (60) day period, specifying the particulars of noncompliance, and shall require the Owner to remedy the same.

(c) If upon the expiration of thirty (30) days from the date of such notification the Owner shall have failed to remedy such noncompliance, the Board may, at its option, exercise its right to enforce the provisions of this Declaration by proceeding at law or in equity on behalf of the Association and/or correcting such noncompliance itself, and may take such other actions as are appropriate, including the levy of a Limited Assessment against such Owner for reimbursement associated with correcting or removing the same pursuant to this Declaration.

Section 5. Review of Unauthorized Improvements. The Architectural Committee may identify for review, Improvements which were not submitted to the approval process as follows:

(a) The Architectural Committee or its duly authorized representative may inspect such unauthorized Improvement.

(b) If the Architectural Committee finds that the work is in noncompliance with this Declaration and/or its standards or guidelines, it shall notify the Owner and the Board in writing of such noncompliance and its request to remedy such noncompliance.

(c) If the Owner has not remedied such noncompliance within a period of not more than forty-five (45) days from his or her receipt of the noncompliance notice, then the Board may, at its option, exercise its right to enforce the provisions of this Declaration by a proceeding at law or in equity on behalf of the Association and/or correcting such noncompliance itself, and may take such other actions as are appropriate, including the levy of a Limited Assessment against such Owner for reimbursement of the costs associated with correcting or removing the same pursuant to this Declaration.

ARTICLE XI: GENERAL PROVISIONS

Section 1. Enforcement. The Association, Declarant and/or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all terms and Restrictions now or hereafter imposed by the provisions of this Declaration. Failure by the Association, Declarant or by any Owner to enforce any term or Restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these terms or Restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 3. Term and Amendment. The terms and Restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended by an instrument signed by Declarant (assuming Declarant owns one or more Lots) and the consent of two-thirds (2/3) of the Class A Members. Amendments shall be in the form of supplemental declarations, and must be recorded in the records of Ada County, Idaho.

Section 4. Annexation. **As described in Article I, Section 1, additional real property consisting of the remainder of the Canterbury Commons Subdivision may be annexed into the Property. These future annexations will be accomplished by Declarant at its sole and absolute discretion without any Association, Owner or Class A Member consent.** In addition, additional

residential property not currently anticipated to be a part of the Canterbury Commons Subdivision may be annexed into the Property by Declarant or with the consent of two-thirds (2/3) of the Class A Members. Annexations shall be accomplished by supplemental declarations to this Declaration recorded in the records of Ada County, Idaho.

Section 5. Duration and Applicability to Successors. The terms and Restrictions set forth in this Declaration shall run with the land and shall inure to the benefit of and be binding upon the Declarant, the Association and all Lot Owners and their successors in interest. **Declarant shall have the absolute right, at its sole and absolute discretion, to assign any and all of Declarant's rights, duties and/or obligations under this Declaration to any third party. Any such assignment shall be in writing signed by both the assignor and assignee.**

Section 6. Attorneys Fees. In the event it shall become necessary for the Association, Declarant or any Owner to retain legal counsel to enforce any term or Restriction contained within this Declaration, the prevailing party to any court proceeding shall be entitled to recover their reasonable attorneys' fees and costs of suit, including any bankruptcy, appeal or arbitration proceeding.

Section 7. Governing Law. This Declaration shall be construed and interpreted in accordance with the laws of the State of Idaho.

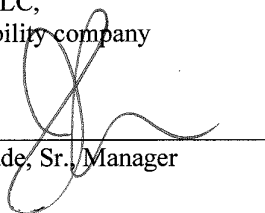
Section 8. Notices. Any notices permitted or required to be delivered as provided herein shall be in writing and may be delivered either personally or by regular mail. If delivery is made personally, the notice shall be deemed properly delivered immediately upon delivery. If delivery is made by regular mail, it shall be deemed to have been delivered seventy-two (72) hours after the same has been deposited in the United States mail, postage prepaid. All notices shall be addressed to the Owner at the last known address on the Association's records or to the address of the Owner's Lot if no other address for notices has been given in writing by such Owner. Such address may be changed from time to time by notice in writing given in compliance with the foregoing.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hands this 29 day of January, 2014.

Declarant:

Heartland Homes, LLC,
an Idaho limited liability company

By:

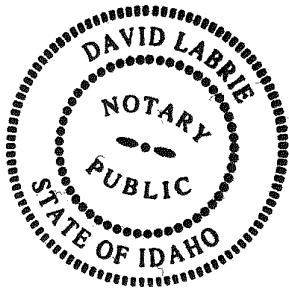



John A. Laude, Sr., Manager

STATE OF IDAHO)
) ss.
County of Ada)

On this 29 day of January, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared John A. Laude, Sr., known or identified to me to be a Manager of Heartland Homes, LLC, the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.





Notary Public for Idaho
Residing at: Boise ID
My commission expires: 9/6/2019

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

Lots 1 through 32, Block 1; Lots 1 through 10, Block 2; Lots 1 through 13, Block 3 of the Canterbury Commons Subdivision No. 1, according to the official plat thereof, filed in Book 106 of Plats at Pages 14517 through 14519, Records of Ada County, Idaho.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS - 17

EXHIBIT B
DESCRIPTION OF CANTERBURY COMMONS SUBDIVISION

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS - 18

EXHIBIT C
LEGAL DESCRIPTION OF COMMON LOTS

Lots 1, 6, 24, 25, 29 and 32, Block 1; Lot 1, Block 2; and Lot 9, Block 3 of the Canterbury Commons Subdivision No. 1, according to the official plat thereof, filed in Book 106 of Plats at Pages 14517 through 14519, Records of Ada County, Idaho.

EXHIBIT D
CANTERBURY COMMONS SUBDIVISION NO. 1 FINAL PLAT

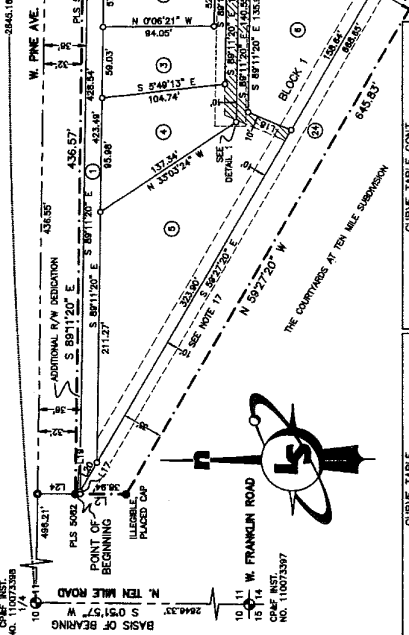
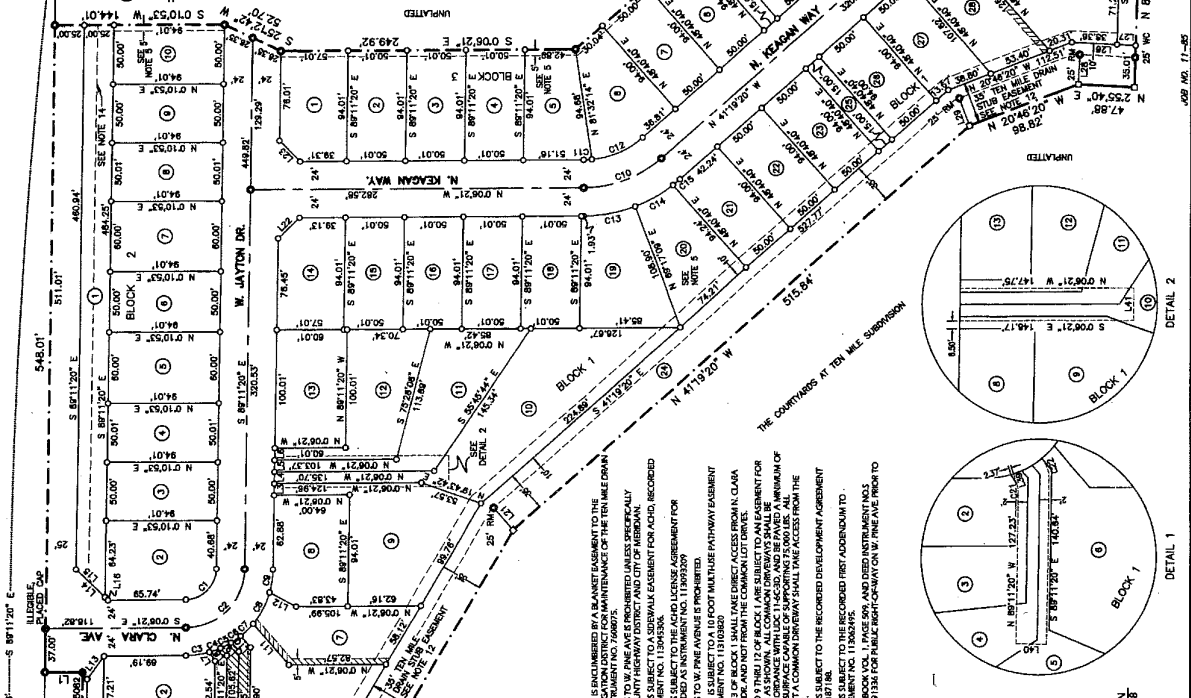
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS - 20

CANTERBURY COMMONS SUBDIVISION NO. 1

A PARCEL LOCATED IN THE SW 1/4 OF SECTION 11, T3N, R17W, BM, CITY OF MERIDIAN, ADA COUNTY, IDAHO. 2013

LEGEND

- FOUND 5/8" IRON PIN AS NOTED SET 1/2" IRON PIN WITH PLS 11118
- FOUND 5/8" IRON PIN WITH PLS 11118
- FOUND 5/8" IRON PIN WITH PLS 11118
- FOUND BRASS CAP MONUMENT
- CALCULATED POINT
- WITNESS CORNER
- RM
- REFERENCE MONUMENT
- SECTION LINE
- CENTER LINE
- BOUNDARY LINE
- LOT LINE
- SURVEY LINE
- EASEMENT LINE
- COMMON DRIVEWAY EASEMENT
- LOT NUMBER
- COMMON DRIVEWAY EASEMENT, SEE NOTE 11



CURVE TABLE		CHORD		DELTA		BEARING	
CURVE LENGTH	RADIUS	CHORD	DELTA	BEARING	CHORD	DELTA	BEARING
0.1	50.00	0.10	0.35	90.00	0.10	0.35	90.00
0.2	50.00	0.20	0.70	180.00	0.20	0.70	180.00
0.3	50.00	0.30	1.05	270.00	0.30	1.05	270.00
0.4	50.00	0.40	1.40	360.00	0.40	1.40	360.00
0.5	50.00	0.50	1.75	450.00	0.50	1.75	450.00
0.6	50.00	0.60	2.10	540.00	0.60	2.10	540.00
0.7	50.00	0.70	2.45	630.00	0.70	2.45	630.00
0.8	50.00	0.80	2.80	720.00	0.80	2.80	720.00
0.9	50.00	0.90	3.15	810.00	0.90	3.15	810.00
1.0	50.00	1.00	3.50	900.00	1.00	3.50	900.00
1.1	50.00	1.10	3.85	990.00	1.10	3.85	990.00
1.2	50.00	1.20	4.20	1080.00	1.20	4.20	1080.00
1.3	50.00	1.30	4.55	1170.00	1.30	4.55	1170.00
1.4	50.00	1.40	4.90	1260.00	1.40	4.90	1260.00
1.5	50.00	1.50	5.25	1350.00	1.50	5.25	1350.00
1.6	50.00	1.60	5.60	1440.00	1.60	5.60	1440.00
1.7	50.00	1.70	5.95	1530.00	1.70	5.95	1530.00
1.8	50.00	1.80	6.30	1620.00	1.80	6.30	1620.00
1.9	50.00	1.90	6.65	1710.00	1.90	6.65	1710.00
2.0	50.00	2.00	7.00	1800.00	2.00	7.00	1800.00

1. NUMBER BUILDING STRIKE LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE BUILDING STANDARDS OF THE CITY OF MERIDIAN AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
2. THE DISTANCE FROM THE CENTER OF THE CURVE TO THE POINT OF BEGINNING SHALL BE AT LEAST 10 FEET ABOVE THE HIGHEST ESTABLISHED NORMAL GROUND WATER ELEVATION.
3. ANY RESURFACING OF THE PLAT SHALL COMPLY WITH THE MOST RECENTLY APPLICABLE STANDARDS OF THE CITY OF MERIDIAN AT THE TIME OF THE RESURFACING.
4. ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A 10' EASEMENT TO THE ADJACENT LOT. THIS EASEMENT SHALL BE FOR THE USE OF UTILITY, IRRIGATION, AND LOT DRAINAGE. ALL OTHER EASEMENTS ARE AS SHOWN.
5. UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A 10' EASEMENT TO THE ADJACENT LOT. THIS EASEMENT SHALL BE FOR THE USE OF UTILITY, IRRIGATION, AND LOT DRAINAGE. ALL OTHER EASEMENTS ARE AS SHOWN.
6. COMMON WATER AND SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MERIDIAN STANDARDS. THE LOCATION OF ALL COMMON WATER AND SEWER LINES SHALL BE SHOWN ON THE PLAT. THE LOCATION OF ALL COMMON WATER AND SEWER LINES SHALL BE SHOWN ON THE PLAT. THE LOCATION OF ALL COMMON WATER AND SEWER LINES SHALL BE SHOWN ON THE PLAT.
7. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE SYSTEMS OR OTHER CROSSING LOT LINES SHALL BE THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY ANOTHER PARTY.
8. ALL LOTS, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

13. LOT 24 OF BLOCK 1 IS ENCUMBERED BY A MARKET EASEMENT TO THE NADAP-AMERICAN IRREGATION DISTRICT FOR MAINTENANCE OF THE TEN MILE DRAIN CANAL. IRREGATION DISTRICT NO. 100000. UNLESS OTHERWISE SPECIFICALLY ALLOWED BY ADA COUNTY HIGHWAY DISTRICT AND CITY OF MERIDIAN.
14. LOT 1 OF BLOCK 1 IS SUBJECT TO A SIDEWALK EASEMENT FOR ACHD, RECORDED AS INSTRUMENT NO. 1100000.
15. THIS SUBDIVISION IS SUBJECT TO THE LOCAL EASEMENT AGREEMENT FOR LANDSCAPING RECORDED AS INSTRUMENT NO. 1100000.
16. DIRECT LOT ACCESS TO W. PINE AVENUE IS PROHIBITED.
17. THIS SUBDIVISION IS SUBJECT TO THE COMMON DRIVEWAY EASEMENT RECORDED AS INSTRUMENT NO. 1100000.
18. LOTS 2, 7, 8, AND 13 OF BLOCK 1 SHALL TAKE DIRECT ACCESS FROM N. CLARA AVENUE AND W. JAYTON AND NOT FROM THE COMMON LOT DRIVEWAY.
19. COMMON DRIVEWAYS AS SHOWN, ALL COMMON DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ICD 11-60300 AND SHALL BE A MINIMUM OF 10 FEET WIDE. COMMON DRIVEWAYS SHALL TAKE ACCESS FROM THE COMMON DRIVEWAY AS SHOWN. THE MASTER EASEMENT FOR THE COMMON DRIVEWAY SHALL TAKE ACCESS FROM THE COMMON DRIVEWAY AS SHOWN.
20. THIS SUBDIVISION IS SUBJECT TO THE RECORDED DEVELOPMENT AGREEMENT INSTRUMENT NO. 104187188.
21. THIS SUBDIVISION IS SUBJECT TO THE RECORDED FIRST ADJOURNING TO DEVELOPMENT AGREEMENT INSTRUMENT NO. 105991834 AND 105991836 FOR PUBLIC RIGHT-OF-WAY ON W. PINE AVE PRIOR TO THE PLAT.

1. RESTRICTIVE COVENANTS WILL BE IN EFFECT FOR THE SUBDIVISION.
2. LOTS 1, 6, AND 7 OF BLOCK 1, LOT 1 OF BLOCK 2, AND PORTIONS OF LOTS 5, 7, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814,

CANTERBURY COMMONS SUBDIVISION NO. 1
A PARCEL LOCATED IN THE SW 1/4 OF SECTION 11, TOWNSHIP 3 NORTH,
RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO,
2013

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS CANTERBURY COMMONS SUBDIVISION NO. 1:

A PARCEL LOCATED IN THE SW 1/4 OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SW 1/4, BEGINNING A BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SW 1/4, BEARS S 0°51'57" W A DISTANCE OF 2446.39 FEET;

THENCE S 89°11'20" E ALONG THE NORTHERLY BOUNDARY OF SAID SW 1/4 A DISTANCE OF 496.21 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE LEAVING SAID NORTHERLY BOUNDARY S 0°51'57" W A DISTANCE OF 32.00 FEET TO A 5/8 INCH DIAMETER IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY OF W. PINE AVE. AND THE POINT OF BEGINNING;

THENCE S 89°11'20" E ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 436.57 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE N 0°49'25" E A DISTANCE OF 32.00 FEET TO A 5/8 INCH DIAMETER IRON PIN ON THE NORTHERLY BOUNDARY OF SAID SW 1/4;

THENCE S 89°11'20" E ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 548.01 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE LEAVING SAID NORTHERLY BOUNDARY S 0°10'53" W A DISTANCE OF 144.01 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 25°12'42" W A DISTANCE OF 52.70 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 0°46'21" E A DISTANCE OF 249.92 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 41°19'20" E A DISTANCE OF 305.46 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 88°28'15" E A DISTANCE OF 8.93 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 0°49'43" W A DISTANCE OF 94.01 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 41°125" W A DISTANCE OF 48.05.00 FEET TO 5/8 INCH DIAMETER IRON PIN;

THENCE S 13°14'5" W A DISTANCE OF 115.00 FEET TO A 5/8 INCH DIAMETER IRON PIN ON THE NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD;

THENCE N 88°28'15" W ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 236.62 FEET TO A POINT ON THE CENTERLINE OF THE TEN MILE STUB DRAIN;

THENCE N 2°35'40" E ALONG SAID CENTERLINE A DISTANCE OF 47.88 FEET TO A POINT;

THENCE CONTINUING ALONG SAID CENTERLINE N 20°46'20" W A DISTANCE OF 98.82 FEET TO A POINT;

THENCE CONTINUING ALONG SAID CENTERLINE N 41°19'20" W AND ALONG THE EASTERLY BOUNDARY AND THE PROLONGATION THEREOF OF THE COURTYARDS AT TEN MILE SUBDIVISION AS SHOWN IN BOOK 89 OF PLATS ON PAGE 1014, RECORDS OF ADA COUNTY, IDAHO, A DISTANCE OF 515.84 FEET TO A POINT;

THENCE N 59°27'20" W ALONG SAID CENTERLINE AND EASTERLY BOUNDARY A DISTANCE OF 445.83 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE LEAVING SAID CENTERLINE N 0°51'34" E ALONG SAID EASTERLY BOUNDARY AND THE PROLONGATION THEREOF A DISTANCE OF 42.94 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 10.39 ACRES.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF MERIDIAN. THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND USE OF THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, IRRIGATION AND WATER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREBY SET OUR HAND THIS 04 DAY OF May 2013

HEARTLAND HOMES, LLC.
JOHN WAUDE, SR., MANAGER

ACKNOWLEDGMENT

STATE OF IDAHO } S.S.
COUNTY OF ADA }

ON THE 04 DAY OF May 2013 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED JOHN A. WAUDE, SR., known to me to be the true and lawful MANAGER OF HEARTLAND HOMES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THAT EXECUTED THE FOREGOING CERTIFICATE OF OWNERS, OR THE PERSON WHO EXECUTED THE CERTIFICATE ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

MY COMMISSION EXPIRES 8/31/2013

RESIDING AT Boise, Idaho

[Signature]

NOTARY PUBLIC FOR THE STATE OF IDAHO



CERTIFICATE OF SURVEYOR

CLINTON W. HANSEN DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE FOREGOING CERTIFICATE OF OWNERS IS ACCURATELY FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



CLINTON W. HANSEN
IDAHO NO. 11118



231 E. 5TH ST. STE.
MERIDIAN, ID 83442
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz info@landsolutions.biz

CANTERBURY COMMONS SUBDIVISION NO. 1
A PARCEL LOCATED IN THE SW 1/4 OF SECTION 11, TOWNSHIP 3 NORTH,
RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO.
2013

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.



Sari Babin RHM'S 11/13/13
DISTRICT HEALTH DEPARTMENT, EMS DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, 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 10 DAY OF JANUARY, 2013, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Scott Jones
CITY CLERK - MERIDIAN, IDAHO



APPROVAL OF THE CITY ENGINEER

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

Monica Stevens
CITY ENGINEER - MERIDIAN, IDAHO

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 10 DAY OF JANUARY, 2013.



John McKeown
CHAIRMAN, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

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



Jessie G. Heston
ADA COUNTY SURVEYOR
PLS 5359 10-21-2013

CERTIFICATE OF THE COUNTY TREASURER

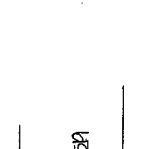
I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE PROVISIONS OF I.C. 50-308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY TAXES AND FEES ARE FULLY PAID AND INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.



DATE Oct 22, 2013
Vicky A. Medley
COUNTY TREASURER
by Wendy Wall
Deputy Treasurer

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO } 55
COUNTY OF ADA }



INSTRUMENT NO. 15117099
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, PC AT 1 MINUTES PAST 1 O'CLOCK P.M. ON 10 DAY OF October, 2013 IN BOOK 106 OF PLATS AT PAGES 1421-1424
Christy Parker
DEPUTY
EX OFFICIO RECORDER
FEE: \$11.00

LandSolutions
Land Surveying and Consulting
231 E. 5TH ST., STE A
MERIDIAN, ID 83642
(208) 260-8888
www.landsolutions.biz info@landsolutions.biz



EXHIBIT E
STORMWATER FACILITY OPERATION AND MAINTENANCE PLAN FOR
CANTERBURY COMMONS SUBDIVISION NO. 1

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS - 21

Stormwater Facility Operation and Maintenance Plan

for

Canterbury Commons Subdivision No. 1

July 1, 2013

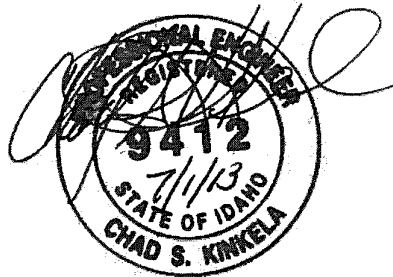
Prepared for:

Heartland Homes, LLC.

2358 S. Titanium Place

Meridian, ID 83642

208-895-8858



Prepared by:

CK Engineering, P.C.

860 Headwater Drive

Eagle, ID 83616

208-869-0590

RECEIVED

JUL 15 2013

ACHD PLANNED/DEV SVC'S

INTRODUCTION:

- A. PURPOSE OF PLAN: The purpose of this plan is to describe the storm drain system for Canterbury Commons Subdivision No. 1 and Canterbury Commons Subdivision No. 2 so that all parties (Home Owners Association & Ada County Highway District) have a clear understanding of this system and the maintenance responsibilities of each party. This project will be built in two phases. The first phase has been reviewed and is currently under construction.
- B. GENERAL SITE DESCRIPTION: The site is generally located in Meridian Idaho approximately 560 feet east of the intersection of N. Ten Mile Road on Pine Avenue. The project is bound on the North by Pine Avenue, the south by the Union Pacific Railroad tracks, the west by the Ten Mile Lateral Feeder Canal and the east by Morning Glory Subdivision No. 2. The overall project is 21.45 acres. As described above this project will be built in 2 phase. Canterbury Commons Subdivision No. 1 will contain 10.4 acres. Canterbury Commons Subdivision No. 2 will be the balance of the site or 11.05 acres. At final build out the project will have 104 single family residential lots and 12 common lots. All streets will be paved and have curb, gutter and sidewalks. Each lot will be provided with City Sewer and Water, pressure irrigation supply by Nampa Meridian Irrigation District and roads owned and maintained by Ada County Highway District (ACHD). Within the project there will be a 2 ponds and one seepage bed to handle all the storm water runoff. Along Pine Street Frontage there are 2 existing seepage beds and in Canterbury Commons Subdivision No. 2 Pine Street frontage will have a drainage swale between the curb and face of sidewalk. In Canterbury Commons Subdivision No. 1 2 of the ponds are currently being constructed.
- C. SITE MAP: Please see sheet C1.0. This is the cover sheet for the construction documents. On this sheet there is a vicinity map with the required information.

DETAILED FACILITY DESCRIPTION:

- A. DISCUSSION OF HOW FACILITY IS SUPPOSE TO WORK: (Ponds and Forebay Storm Drain System) Storm water is collected in the rolled curb and gutter and directed to low points in the roadway. At these low points are catch basins. These catch basin were designed to have a one foot sump. This sump is intended to catch gravels and heavy sediments. These catch basins are then pipe to a sand and grease trap. Typically these sand and grease traps are installed behind the sidewalk near the drainage ponds. The intent behind the sand and grease traps is to contain oils, greases and smaller sediments carried by the storm water. One pipe from the catch basins comes into the sand and grease trap. 2 pipes leave the sand and grease trap. The intent behind the two pipes is to treat smaller storm events in the "Forebay" portion of the storm drain pond system. The larger storm events are diverted to the larger storm drain pond. The intent of the forebay is to contain the first flush from storm events. The first flush contains the majority of the contaminates such as oils, grease and sediments. The sand and grease traps delivers primary treatment and the sand

window in the bottom of the forebay provides secondary treatment before the storm water percolates into the ground. The sand window in the bottom of the forebay is sized to drain the first flush storm volume in less than 24 hours. Storm water enters the main pond only in larger storm events. Once the treated storm water enters the main pond it will percolate through the bottom of the pond in a sand window that has been sized to drain the 100 year storm event in less than 24 hours.

The overall intent behind this system is to capture as much oil, grease and other water born sediments in the forebay before the storm water enters the soil and ultimately the groundwater.

(Seepage Trench System) As stated above run-off is collected in the curb and directed to low points that contain catch basins. Catch basins collect run-off and direct that flow to a Sand and Grease Trap. Within the subdivision there will be one seepage trench located within the park. Along Pine Street there are two seepage trenches.

(Roadside Swale System) Pine Street frontage in Canterbury Commons Subdivision No. 2 drainage is contained in a road side swale. The storm water is collected in 6 inch vertical curb and delivered to the swale via curb cut. The swale has 3 to 1 side slopes that will covered with sod. The bottom of the swale has infiltration sand that allows the runoff to percolate into the ground. This drainage system will need the duties outlined in the light maintenance schedule listed below. This system has been designed to retain the 100 year storm event. The sand window in the bottom of the swale has been designed to percolate the 100 year storm in less than 24 hours.

B. INCLUDE DETAILED DRAWINGS FOR THE FACILITY WHICH CLEARLY DENOTES PONTS OF INFLOW AND OUTFLOW, LOCATIONS WHERE MAINTENANCE IS PERFORMED, ETC.:

Attached to this Operation and Maintenance manual are a reduced copy of the approved for construction plans for Canterbury Commons Subdivision No. 1. When Canterbury Commons Subdivision No. 2 is approved and constructed these approved plans will be added to this operation and maintenance manual. Listed below are detailed areas of interest for Canterbury Commons Subdivision No. 1:

- On sheet C3.0 centerline station of road Sta 2+59.77 there is a catch basin on each side of the road. These catch basins are the inflow to drainage pond "A". More details for storm drain pond "A" are shown on sheet C3.5. Behind the catch basins at this station is a 1000 gallon Sand and Grease trap. More detail of this sand and grease trap is shown on sheet C3.5. From this grease trap storm water is then routed to the Forebay and the main pond for this area. This storm drain system was sized to accommodate additional run-off from the future phase.

- On sheet C3.2 centerline station of road Sta 7+61.75 there is a catch basins on both sides of the road. These two catch basins are the inflow for drainage pond A. More detail of drainage pond "B" are shown on sheet C3.2. The two catch basins collect and convey storm water to a 1000 gallons sand and grease trap. More detail on this sand and grease trap is shown on sheet C3.2. From this grease trap storm water is then routed to the Forebay and the main pond for this area. This drainage pond was designed to accommodate additional storm water run-off from the future phase.
- On sheet C3.3 the existing drainage system for Pine Avenue frontage is shown. At station 0+00 storm water run-off enter into the catch basin. From the catch basin into a sand and grease trap. From the 1000 gallon sand and grease trap into a seepage bed that is located under the curb and landscape strip. Attached to this Operation and Maintenance Manual are construction plans from Lochsa Engineering that were approved by ACHD. Also attached to this Operation and Maintenance Manual are field notes taken during a site inspection with Dennis Meredith from ACHD.
- On sheet C3.3 the existing drainage system for Pine Avenue frontage is shown. At approximately station 7+50 storm water run-off enter into the catch basin. From the catch basin into a sand and grease trap. From the 1000 gallon sand and grease trap into a seepage bed that is located under the curb, landscape strip and sidewalk. Attached to this Operation and Maintenance Manual are construction plans from Lochsa Engineering that were approved by ACHD. Also attached to this Operation and Maintenance Manual are field notes taken during a site inspection with Dennis Meredith from ACHD
- More detailed plans will be added to this Operation and Maintenance Manual for Canterbury Commons Subdivision No. 2 once the plans have been approved, the project is under construction and the final plat is recorded.

C. DETAILED DESCRIPTION OF THE MAINTENANCE ACTIVITIS THAT NEED TO BE DONE:

This phase and future phases will have retention dry storm drain ponds, seepage beds and roadside swales. Listed below are the "light duty maintenance items and the "heavy duty" maintenance items. Light duty items will be performed by the Canterbury Commons Home Owners Association. The Heavy duty items will be performed by ACHD.

LIGHT DUTY

To be performed by the Canterbury Commons Subdivision HOA

<u><i>Light Maintenance Item</i></u>	<u><i>Interval</i></u>
Control of nuisance water from lots, common area and streets.	Daily
Control of watering within pond area and Pine Street swale landscape.	Daily
Mowing of grass in common areas that contain storm drain ponds & swales and seepage beds.	Weekly
Removal of glass clippings, leaves and other un-wanted vegetation.	Weekly
Weed control or unwanted vegetation in all areas containing storm drain.	Weekly
Removal of litter and debris in commons area containing storm drain systems.	Weekly
Control of rodents and burrow holes in commons areas containing storm drain systems.	Weekly
Remove cobbles or other non-draining materials from sand infiltration areas in pond and swale bottoms.	Monthly or after a major rain event
Remove sediment accumulation from sand infiltration areas, rake/till sand for positive drainage in forebay, ponds and swale bottoms.	Monthly or after a major rain event

HEAVY DUTY

To be performed by the Ada County Highway District

<u><i>Heavy Maintenance Item</i></u>	<u><i>Interval</i></u>
Inspect and or clean sumps in catch basins.	Annually
Inspect and or clean storm drain pipe network.	Annually
Inspect and or clean sand and grease traps.	Annually
Remove and reinstall sand window in forebay and pond bottoms.	Only if ponds do not drain in 24 hours

D. Maintenance Logs:

Attached in the appendix of this document are Inspection checklists that have been downloaded from ACHD's web site. These inspection checklists have been added to this document as a sample of expectation of inspections required for this system.

Also contained in the appendix are the half scale approved for construction drawing for this phase and the record drawings from Lochsa Engineering for the seepage trenches along the Pine Street Frontage.

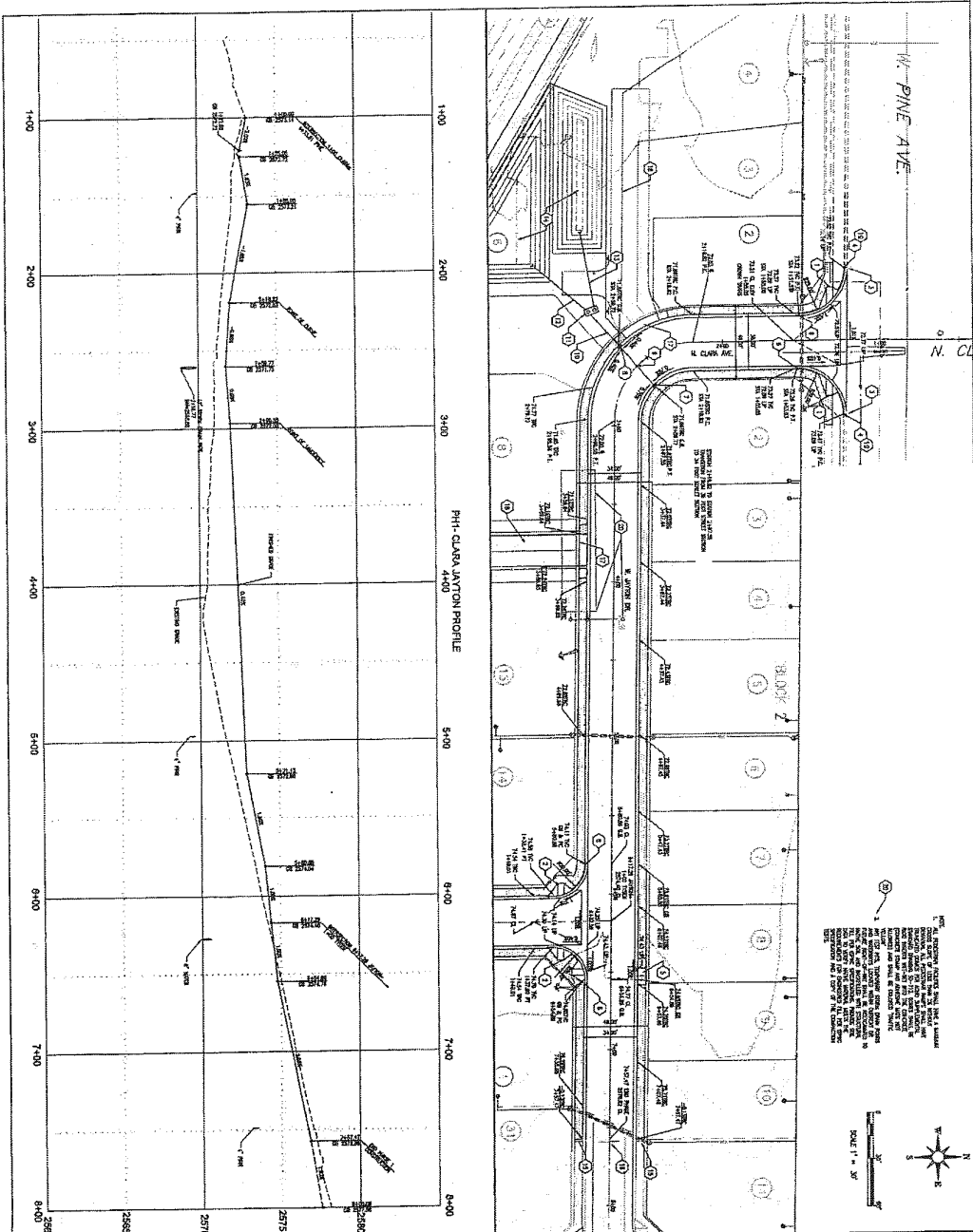
APPENDIX:

Exhibit A – Half scale approved construction plans for Canterbury Commons Subdivision No. 1

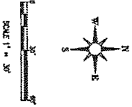
Exhibit B – Record Drawings from Lochsa Engineering for the Pine Street Seepage beds.

Exhibit C – CK Engineering Inspection log of existing seepage beds along Pine Street frontage.

Exhibit D – ACHD's Inspection Checklist



NOTE: ALL DIMENSIONS ARE TO THE FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.



SYMBOL LEGEND

EXISTING CURB AND GUTTER

PROPOSED CURB AND GUTTER

EXISTING SIDEWALK

PROPOSED SIDEWALK

EXISTING DRIVEWAY

PROPOSED DRIVEWAY

EXISTING UTILITY

PROPOSED UTILITY

- REMARKS -**
1. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES.
 2. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING CURB AND GUTTER.
 3. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING SIDEWALK.
 4. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING DRIVEWAY.
 5. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITY.
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Plan Are Accepted For Public Street Construction

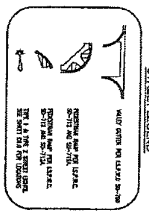
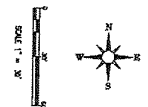
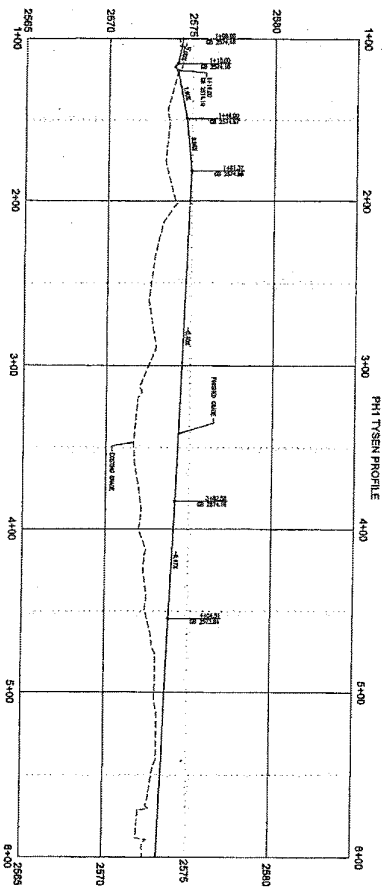
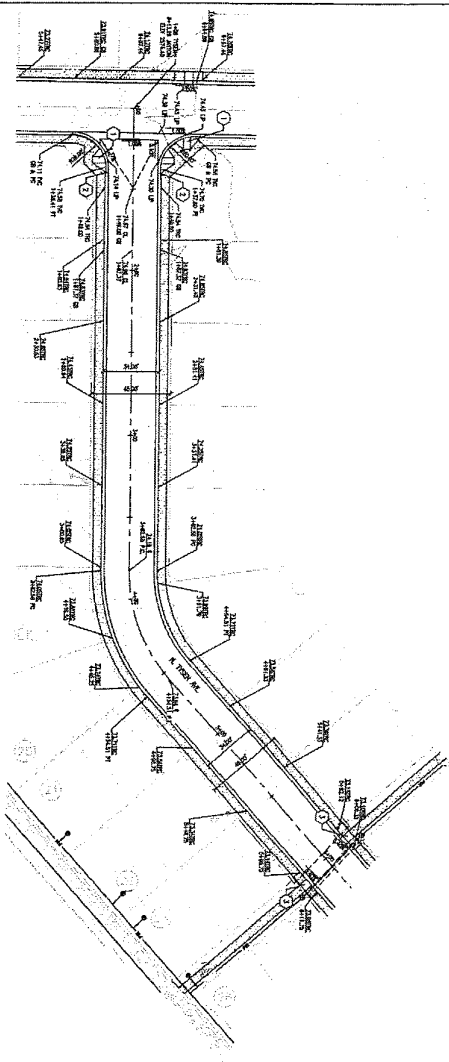
APPROVED FOR CONSTRUCTION
MAY 18 2017

CLARA & JAYTON
PLAN & PROFILE

BEFORE DIGGING, CALL DIGILINE AT 1-800-342-1585

<p>CK ENGINEERING 1010 S. 10th St. Meridian, ID 83421</p>	<p>CLARA & JAYTON PLAN & PROFILE</p>	<p>CANTERBURY COMMONS NO. 1 HEARTLAND HOMES MERIDIAN IDAHO</p>	<p>REVISIONS:</p> <p>NO. DATE BY</p> <p>1. 05/18/17 [Signature]</p> <p>2. 05/18/17 [Signature]</p> <p>3. 05/18/17 [Signature]</p>
			<p>SHEET C30</p>

EXHIBIT "A"



- REMARKS:
- 1. SHALL INDICATE ANY OTHER UTILITY
 - 2. EXISTING UTILITY DEPTH TO BE SHOWN IN 1"
 - 3. EXISTING UTILITY DEPTH TO BE SHOWN IN 1"
 - 4. EXISTING UTILITY DEPTH TO BE SHOWN IN 1"

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Plans Area Accepted For Public Street Construction

APPROVED FOR CONSTRUCTION
 MERIDIAN TYPING SERVICE

BEFORE DIGGING, CALL DIGILINE AT 1-800-342-1585

NO.	DATE	DESCRIPTION

CANTERBURY COMMONS NO. 1
 HEARTLAND HOMES
 MERIDIAN IDAHO

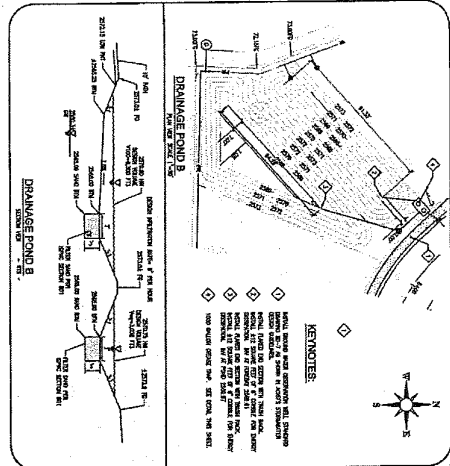
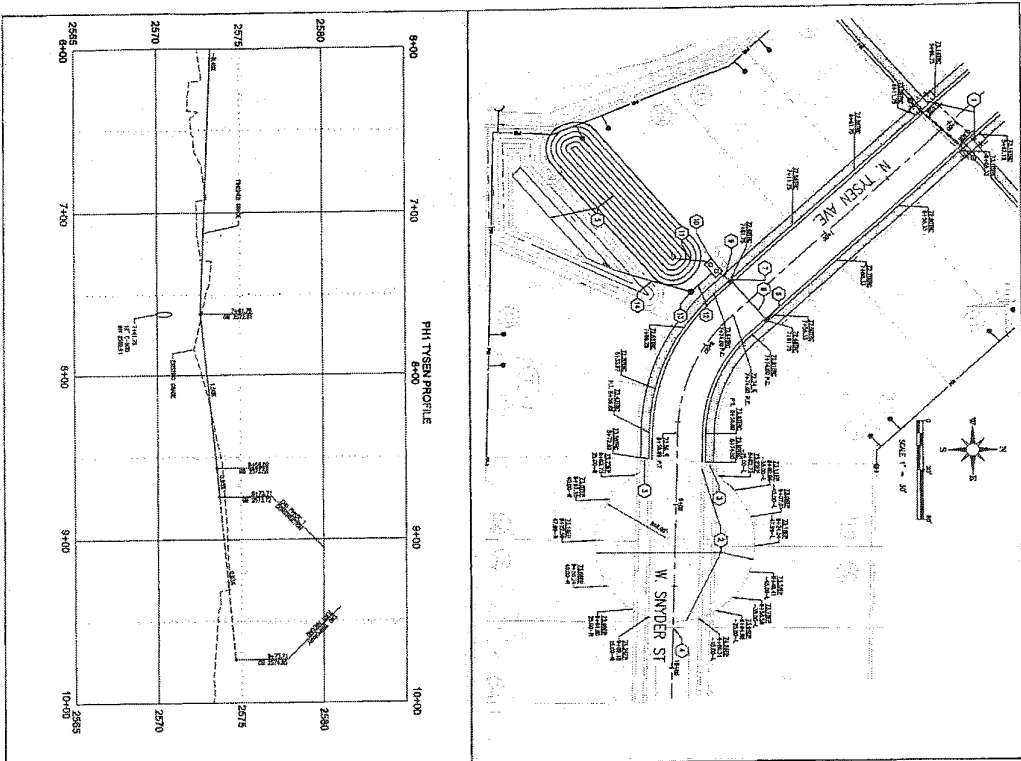
TYSEN AVE
 PLAN & PROFILE

CK ENGINEERING
 1000 S. 1000 E.
 MERIDIAN, IDAHO 83406
 PHONE: 208-333-7777
 FAX: 208-333-7778
 WWW: www.ck-engineering.com

DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 04/27/17
 P.L.D. [Signature]

SHEET
C3.1

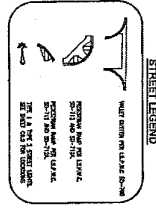
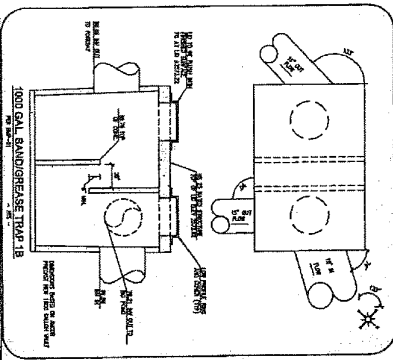
EXHIBIT "A"



- NOTES:**
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GENERAL NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL ELEVATIONS ARE IN FEET ABOVE SEA LEVEL.
3. ALL DISTANCES ARE IN FEET AND INCHES.
4. ALL ANGLES ARE IN DEGREES.
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- REVISIONS:**
1. REVISION 1: CORRECTED 2-15-12
 2. REVISION 2: CORRECTED 1-17-12
 3. REVISION 3: CORRECTED 1-17-12

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

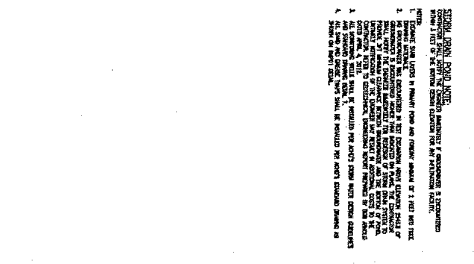
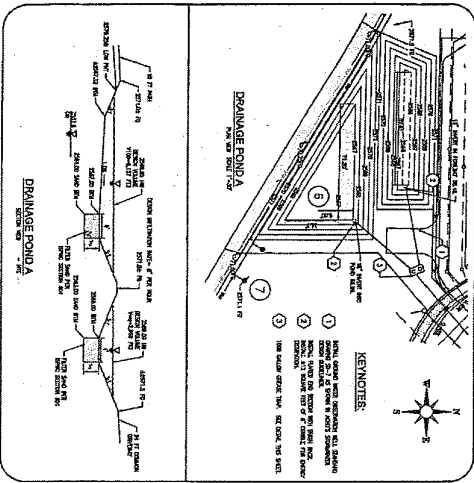
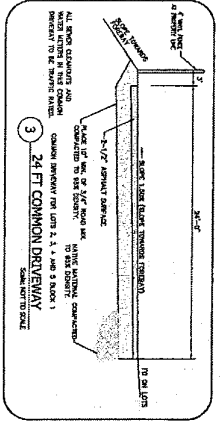
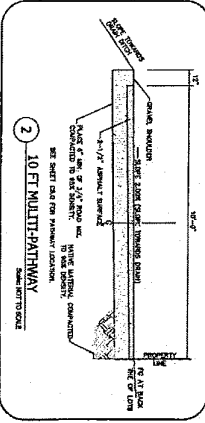
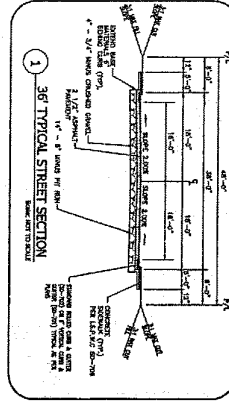
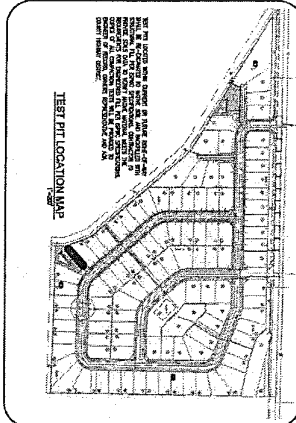
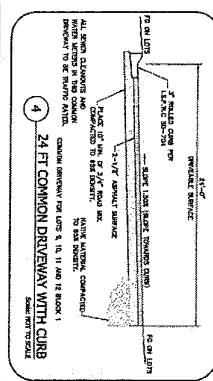
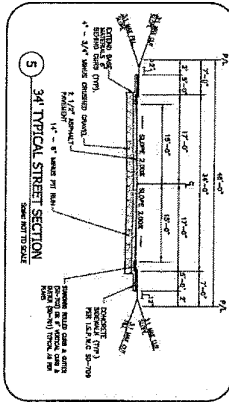
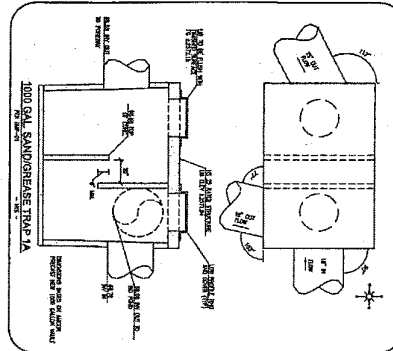
Plans Are Accepted For Public Street Construction

By signing and stamping this sheet, the Engineer certifies that the plans have been prepared by a Registered Professional Engineer and that the plans have been reviewed and approved by the Engineer. The Engineer is not responsible for the accuracy of the information provided by the applicant or for the accuracy of the information provided by the applicant's representative.

APPROVED FOR CONSTRUCTION
MERRIDIAN PUBLIC WORKS

SHEET C32		CK ENGINEERING, INC. 444 S. BROADWAY, SUITE 200 BOISE, IDAHO 83720 PHONE: 408-888-5500	TYSEN & SNYDER PLAN & PROFILE	CANTERBURY COMMONS NO. 1 HEARTLAND HOMES MERIDIAN IDAHO	REVISIONS: 1. CORRECTED 2-15-12 2. CORRECTED 1-17-12 3. CORRECTED 1-17-12
		DRAWN BY: [Name] CHECKED BY: [Name] DATE: [Date] FILE: [File Name] PROJECT: [Project Name]			

EXHIBIT "A"



THE TEST PIT LOCATION MAP IS FOR INFORMATION ONLY. THE TEST PIT LOCATION IS SUBJECT TO CHANGE WITHOUT NOTICE. THE TEST PIT LOCATION IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:
 1. SEE REVISION 2-1-11
 2. SEE REVISION 1-1-11
 3. SEE REVISION 1-1-11

CANTERBURY COMMONS NO. 1
 HEARTLAND HOMES
 MERIDIAN IDAHO

STREET & DRAINAGE
 DETAILS

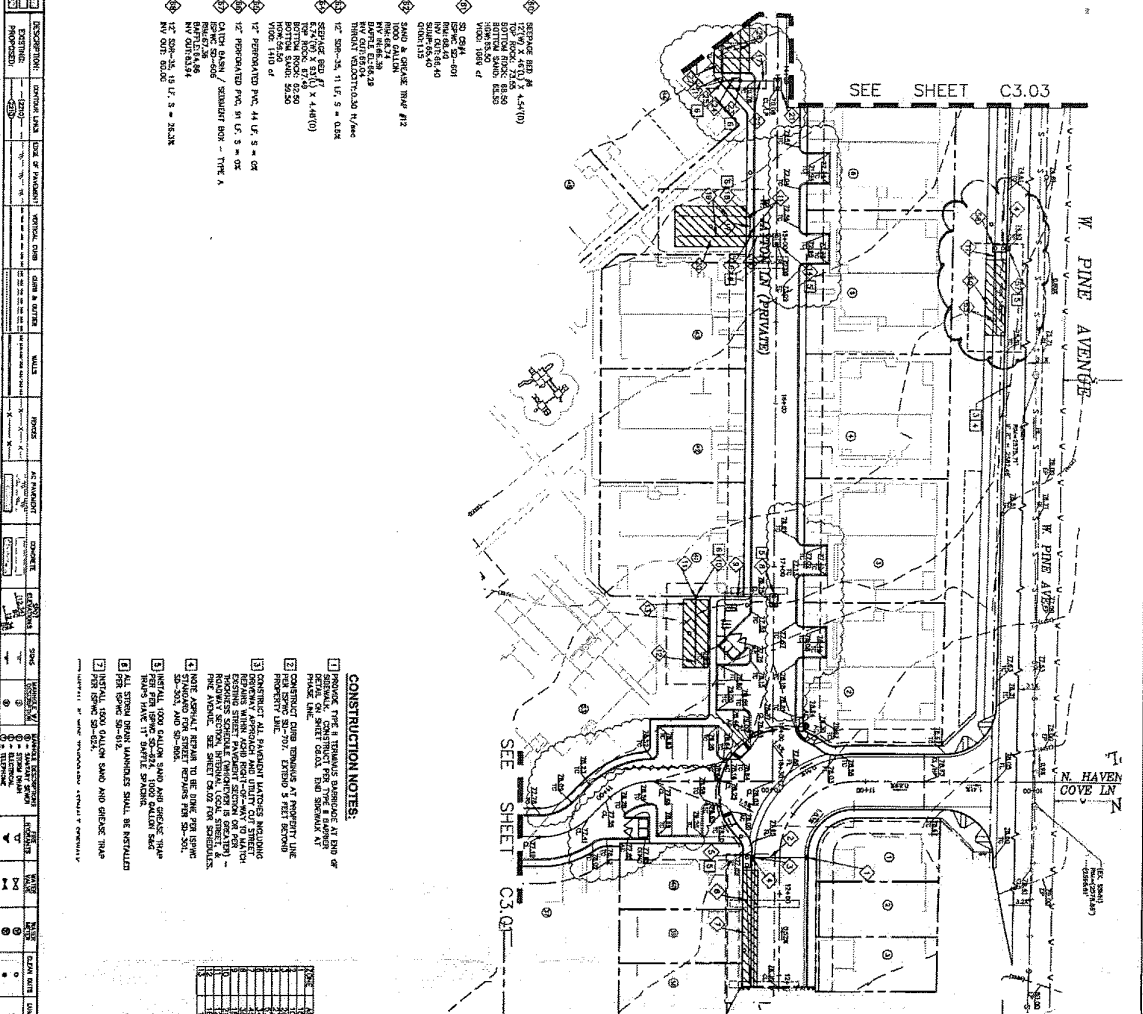
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 9412
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 1/15/11
 PROJECT: CANTERBURY COMMONS

Plant Area Accepted For Public
 Street Construction
 APPROVED FOR CONSTRUCTION
 MERIDIAN PUBLIC WORKS

SHEET
 C3.5

STORM DRAIN CONSTRUCTION NOTES:

- 1. SEE SHEET C3.01 FOR STORM DRAIN MANHOLE #1
- 2. SEE SHEET C3.02 FOR STORM DRAIN MANHOLE #2
- 3. SEE SHEET C3.03 FOR STORM DRAIN MANHOLE #3
- 4. SEE SHEET C3.04 FOR STORM DRAIN MANHOLE #4
- 5. SEE SHEET C3.05 FOR STORM DRAIN MANHOLE #5
- 6. SEE SHEET C3.06 FOR STORM DRAIN MANHOLE #6
- 7. SEE SHEET C3.07 FOR STORM DRAIN MANHOLE #7
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- 99. SEE SHEET C3.99 FOR STORM DRAIN MANHOLE #99
- 100. SEE SHEET C3.100 FOR STORM DRAIN MANHOLE #100



CONSTRUCTION NOTES:

1. PROVIDE PER A TYPICAL SUBGRADE AT SIGN OF FINISH GRADE. SEE SHEET C3.01 FOR SIGN OF FINISH GRADE.
2. CONSTRUCT CURB TYPICAL AT PROPERTY LINE PER SHEET C3.01. SEE SHEET C3.01 FOR SIGN OF FINISH GRADE.
3. CONSTRUCT APPROXIMATE AND ULTIMATE FINISH GRADE PER SHEET C3.01. SEE SHEET C3.01 FOR SIGN OF FINISH GRADE.
4. CONSTRUCT APPROXIMATE AND ULTIMATE FINISH GRADE PER SHEET C3.01. SEE SHEET C3.01 FOR SIGN OF FINISH GRADE.
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10. CONSTRUCT APPROXIMATE AND ULTIMATE FINISH GRADE PER SHEET C3.01. SEE SHEET C3.01 FOR SIGN OF FINISH GRADE.

GRAPHIC SCALE
1" = 20' (1:20)

KEY MAP
SEE SHEET C3.01

VICINITY MAP
SEE SHEET C3.01

<p>AS-BUILT 5/11/09 Call before you dig 1-800-848-1868</p>	<p>GRADING & DRAINAGE PLAN 2 CANTERBURY COMMONS MERCIDIAN, IDAHO</p>	<p>LOCHSA ENGINEERING 201 N. MAPLE CIRCLE BOISE, IDAHO 83704 PHONE: (208) 342-7166, FAX: (208) 342-3079</p>	<p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>05/11/09</td> <td>UTILITY SERVICE RELOCATION</td> </tr> <tr> <td>2</td> <td>11/27/07</td> <td>AGENCY AND OWNER COMMENTS</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	05/11/09	UTILITY SERVICE RELOCATION	2	11/27/07	AGENCY AND OWNER COMMENTS
NO.	DATE	DESCRIPTION										
1	05/11/09	UTILITY SERVICE RELOCATION										
2	11/27/07	AGENCY AND OWNER COMMENTS										

EXHIBIT "B"



DATE: July 3, 2013

TO: Ada County Highway District
Attn: Jeanne Gage
3775 Adams Street
Garden City, ID 83714

RE: Canterbury Commons Subdivision No. 1 Pine Street seepage beds

Ms. Jeanne Gage:

This morning I met Dennis Meredith at Canterbury Commons Subdivision No. 1 to review the existing seepage beds installed along the frontage of Pine Street.

Dennis and I both examined the existing catch basins, sand and grease traps and monitoring wells. We could not find one of the monitoring wells for the western most seepage bed.

It appeared that both systems were installed in substantial conformance with the approved plans created by Lochsa Engineering.

Listed below is some other information for the system:

On sheet C3.02 of the Lochsa approved plans seepage bed #6.

Sand and grease trap, the baffle was installed correctly. It appeared that there was the correct amount of fall from the inlet over the baffle to the outlet. Inlet pipe from the catch basin to the sand and grease trap was 12" SDR-35. Outlet from the sand and grease trap was 12" ADS N-12. Both monitoring wells were found for this bed. The monitoring well inside the seepage bed was dry and installed 7'-8" below top back of vertical curb. This monitoring well will need to be raised to finished grade and have a concrete collar poured around it. The monitoring well outside the seepage bed was installed in the existing sidewalk. This monitoring well was also dry.

On sheet C3.03 of the Lochsa approved plans seepage bed #7

Sand and grease trap, the baffle was installed correctly. It appeared that there was the correct amount of fall from the inlet over the baffle to the outlet. Inlet pipe from the catch basin to the sand and grease trap was 12" SDR-35. Outlet from the sand and grease trap was 12" ADS N-12. We could only find one monitoring well for this seepage trench. This monitoring well was outside the

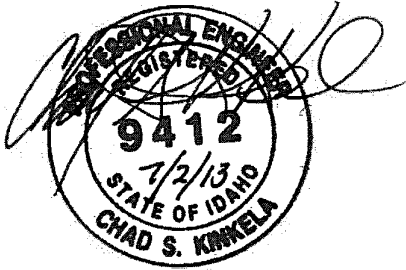
CK ENGINEERING P.C.

Civil Engineering • Project Management

trench and installed in the existing sidewalk. This monitoring well had a little water in the bottom 10'-9" below existing sidewalk elevation. The bottom of the monitoring well was 10'-11" below existing sidewalk elevation. As stated above we could not find the other monitoring well for this seepage bed.

If more is needed, please do not hesitate to call me.

Respectfully submitted,



Chad S. Kinkela, P.E.
CK Engineering, P.C.

Inspection Checklist for Ponds & Swales



Pond Location:				
	Inspection 1	Inspection 2	Inspection 3	Inspection 4
Date & Time:				
Site Status:				
Approx. Date & Amount of Last Rainfall:				
Inspector:				

Copy of this completed inspection checklist along with pictures to file.

Type of Pond: Retention Detention Wet Roadside Swale

Provide a copy of the O&M Plan with this checklist.

Note: This form may be used for 4 different inspections.

Maintenance Item	Pass / Fail				Comments
	1	2	3	4	
1. Irrigation (Daily)					◀N/A if Not Applicable
1. Control of nuisance water from lots and common areas to streets					
2. Control of watering within pond landscape					
2. Retention/Detention Ponds & Swales (Monthly, After Major Storms)					◀N/A if Not Applicable
1. Remove cobble or other non-draining material from over sand infiltration areas.					
2. Remove sediment accumulation from sand infiltration areas, rake/till sand for positive drainage					
3. Removal of litter and debris					
4. Low flow channels clear of obstructions					
5. Standing water or wet spots, source of water?					
3. Wet Ponds (Monthly, After Major Storms)					◀N/A if Not Applicable
1. Undesirable vegetative growth					
2. Floating or floatable debris removal required					

Revised 1/25/12

Inspection Checklist for Ponds & Swales



Maintenance Item	Pass / Fail				Comments
	1	2	3	4	
3. Visible pollution					
4. Shoreline problem					
5. Other (specify)					
4. Pond Sediment Forebays (Monthly, After Major Storms)					◀N/A if Not Applicable
1. Sedimentation noted					
2. Sediment cleanout when depth > 50% design depth					
5. Pond Basin (Annual, After Major Storms)					
1. Vegetation and ground cover adequate					
2. Weed control					
3. Unauthorized planting					
4. Slope protection/erosion					
5. Animal burrows					
6. Condition of overflow spillway (if applicable)					
7. Seeps/leaks					
8. Inlet pipe trash rack					
9. Endwalls / Headwalls					
10. Energy dissipation at inlet (riprap or concrete)					
11. Other (specify)					
6. Pond Riser and Principal Spillway Outfall (Annual)					◀N/A if Not Applicable
Type: <input type="checkbox"/> Reinforced Concrete, <input type="checkbox"/> Corrugated pipe, <input type="checkbox"/> Other					
1. Low flow orifice obstructed					

Revised 1/25/12

Inspection Checklist for Ponds & Swales



Maintenance Item	Pass / Fail				Comments
	1	2	3	4	
2. Low flow trash rack.					
a. Debris removal necessary					
b. Corrosion control					
3. Weir trash rack maintenance					
a. Debris removal necessary					
b. Corrosion control					
4. Excessive sediment accumulation in or around riser					
5. Condition of riser and barrels					
a. Minor spalling (<1")					
b. Major spalling (rebars exposed)					
c. Joint failures					
d. Water tightness					
6. Outfall channels functioning					
7. Other (specify)					
7. Other (Monthly)					
1. Encroachment on pond or easement area					
2. Complaints from residents					
3. Aesthetics					
a. Grass growing required					
b. Other (specify)					
4. Any public hazards (specify)					

Revised 1/25/12

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=47 NIKOLA OLSON
TITLEONE BOISE

2016-054001
06/20/2016 03:51 PM
\$148.00

**FIRST SUPPLEMENT TO THE
DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR CANTERBURY COMMONS SUBDIVISION**

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**FIRST SUPPLEMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR CANTERBURY COMMONS SUBDIVISION**

This First Supplement To The Declaration Of Covenants, Conditions And Restrictions For Canterbury Commons Subdivision (this "First Supplement") is made this _____ day of March, 2016, by Heartland Homes, LLC, an Idaho limited liability company ("Declarant").

ARTICLE I: SUPPLEMENTAL DECLARATION

Section 1. Supplement. This First Supplement is a supplement to that certain Declaration of Covenants, Conditions and Restrictions for Canterbury Commons Subdivision, recorded on January 29, 2014, as Ada County, Idaho Instrument Number 114007227 ("Master Declaration"). This First Supplement supplements the Master Declaration with respect to that certain real property legally described on the attached Exhibit A, which is made a part hereof ("First Supplement Property"). The First Supplement Property is shown on the Canterbury Commons Subdivision No. 2 final plat, a copy of which is attached hereto as Exhibit B, which is made a part hereof ("First Supplement Plat"). The terms and Restrictions contained in this First Supplement are in addition to those terms and Restrictions contained in the Master Declaration, except insofar as the terms and Restrictions of the Master Declaration are hereinafter expressly modified hereby.

Section 2. Residential Property. The First Supplement Property is contained within a residential development which Declarant intends to develop in accordance with existing development approvals obtained from the City of Meridian and the Ada County Highway District ("ACHD"), and any other development plan(s) for which Declarant may from time to time obtain approval.

Section 3. Purposes. The purposes of this First Supplement are to subject the First Supplement Property to all the terms and Restrictions of the Master Declaration and this First Supplement, to designate the First Supplement Property, to designate additional Common Lots and to set forth other terms and Restrictions, if any, which are unique to the First Supplement Property.

ARTICLE II: DECLARATION

Pursuant to Article I, Section 1 and Article XI, Section 4 of the Master Declaration, Declarant hereby declares that the First Supplement Property and any parcel or portion thereof is hereby made a part of the Property as that term is defined in the Master Declaration, and is and/or shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to all of the terms and Restrictions contained in the Master Declaration and this First Supplement. In addition, each Owner of any Lot within the First Supplement Property shall be a member in the Association, and shall pay all Assessments levied thereby.

ARTICLE III: DEFINITIONS

Section 1. "Common Lots" shall mean all real property within the First Supplement Property (including the Improvements thereto) owned by the Association for the common benefit and enjoyment of the Owners. The Common Lots are legally described on the attached Exhibit C, which is made a part hereof.

Section 2. All Other Definitions. Except as otherwise defined or modified herein, all terms appearing herein initially capitalized shall have the same meanings as are ascribed to such terms in the Master Declaration.

ARTICLE IV: COMMON LOTS/COMMON DRIVEWAY/DRAINAGE/LOT 61, BLOCK 1

Section 1. Common Lots. The Common Lots shall be owned and maintained by the Association and all of the terms and Restrictions contained in the Master Declaration shall be applicable to the Common Lots.

Section 2. Common Driveway. Notwithstanding Article IV, Section 1 above, Lot 7, Block 4, as shown on the First Supplement Plat, is also a Common Driveway providing access to Lots 8 and 9, Block 4. Accordingly, the Common Driveway terms and Restrictions contained in the Master Declaration are applicable to this Common Driveway. In addition, there is hereby reserved for the use and benefit of Declarant and granted for the use and benefit of Lots 8 and 9, Block 4, and for the use and benefit of the Owners of such Lots, and their respective family members, invitees, licensees, heirs, successors and assigns, for the purposes incidental to the use and enjoyment of such Lots, a perpetual ingress and egress easement to enter on, over, across and through this Common Driveway. It is expressly understood and agreed that the easement herein created shall be absolute and non-exclusive and that in all respects this Common Driveway shall be used, and available for use, by the Owners of Lots 8 and 9, and their respective family members, invitees, licensees, heirs, successors and assigns, subject to the terms and Restrictions contained in the Master Declaration.

Section 3. Drainage. Lot 62, Block 1 and Lot 1, Block 4, as shown on the Plat, are servient to and contain the Ada County Highway District ("ACHD") storm water drainage system. These Common Lots are encumbered by that certain Master Perpetual Storm Water Drainage Easement recorded on May 8, 2009, as Instrument No. 109053259, official records of Ada County, which is incorporated herein by this reference as if set forth in full ("Master Easement"). The Master Easement and the storm water drainage system are dedicated to ACHD pursuant to Section 40-2302 of the Idaho Code. The Master Easement is for the operation and maintenance of the storm water drainage system. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect the operation and maintenance of the storm drainage facilities.

There shall be no interference with the established drainage pattern over any portion of these Common Lots, unless an adequate alternative provision is made for proper drainage and is first approved in writing by the Architectural Committee and ACHD. For the purposes hereof, "established" drainage is defined as the system of drainage, whether natural or otherwise, which exists at the time the overall grading of any portion of these Common Lots are completed by the Declarant, or that drainage which is shown on any plans approved by the Architectural Committee and/or ACHD, which may include drainage from these Common Lots over any other Lots or Common Lots within the Property.

The Association shall be responsible for the maintenance, repair and/or replacement of storm water drainage systems located on the First Supplement Property (other than storm water drainage systems located on, and serving only, individual Lots) in accordance with that certain Stormwater Drainage Operation & Maintenance Manual For Canterbury Commons Subdivision No. 2, dated January, 2016, a true and correct copy of which is attached hereto as Exhibit D, which is made a part hereof ("O&M Manual"). The O&M Manual shall not be revised or otherwise amended without the prior written consent of ACHD.

ACHD shall have the right to inspect any of the aforementioned storm drainage water systems and, if necessary, perform any maintenance, repairs or replacements. The cost of any such maintenance, repairs and/or replacements shall be promptly paid by the Association within thirty (30) days of receiving an invoice therefore. In the event any such cost is not timely paid by the Association, ACHD shall be entitled to enforce its collection rights pursuant to all rights and remedies afforded it pursuant to applicable law, including, without limitation, the right to place a lien on the First Supplement Property until such costs are paid in full.

Each Owner, at his/her/their sole cost and expense, shall be responsible for the maintenance, repair and/or replacement of any storm water drainage system located on, and serving only, his/her/their individual Lot. Such maintenance, repair and/or replacement shall be done in accordance with all applicable laws, rules, regulations and/or ordinances.

Section 4. Lot 61, Block 1. Lot 61, Block 1, as shown on the First Supplement Plat, shall be owned by the Nampa & Meridian Irrigation District. Accordingly, this Lot is not part of the Property and is not governed by the Master Declaration or this First Supplement.

ARTICLE V: GENERAL PROVISIONS

Section 1. Enforcement. The Association, Declarant and/or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all terms and Restrictions now or hereafter imposed by the provisions of this First Supplement and the Master Declaration. Failure by the Association, Declarant or any Owner to immediately enforce any such term or Restriction shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these terms or Restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 3. Term and Amendment. The terms and Restrictions of the Master Declaration and this First Supplement shall run with and bind the First Supplement Property concurrently with the term of the Master Declaration. This First Supplement may be amended pursuant to the amendment process(es) contained in the Master Declaration.

Section 4. Duration and Applicability to Successors. The terms and Restrictions set forth in this First Supplement shall run with the land and shall inure to the benefit of and be binding upon the Declarant, the Association and all Owners and their successors in interest.

Section 5. Attorneys Fees. In the event it shall become necessary for the Association, Declarant or any Owner to retain legal counsel to enforce any term or Restriction contained within this First Supplement or the Master Declaration, the prevailing party to any court proceeding shall be entitled to recover their reasonable attorneys' fees and costs of suit, including any bankruptcy, appeal or arbitration proceeding.

Section 6. Governing Law. This First Supplement shall be construed and interpreted in accordance with the laws of the State of Idaho.

[End of Text]

EXHIBIT A
LEGAL DESCRIPTION OF THE FIRST SUPPLEMENT PROPERTY

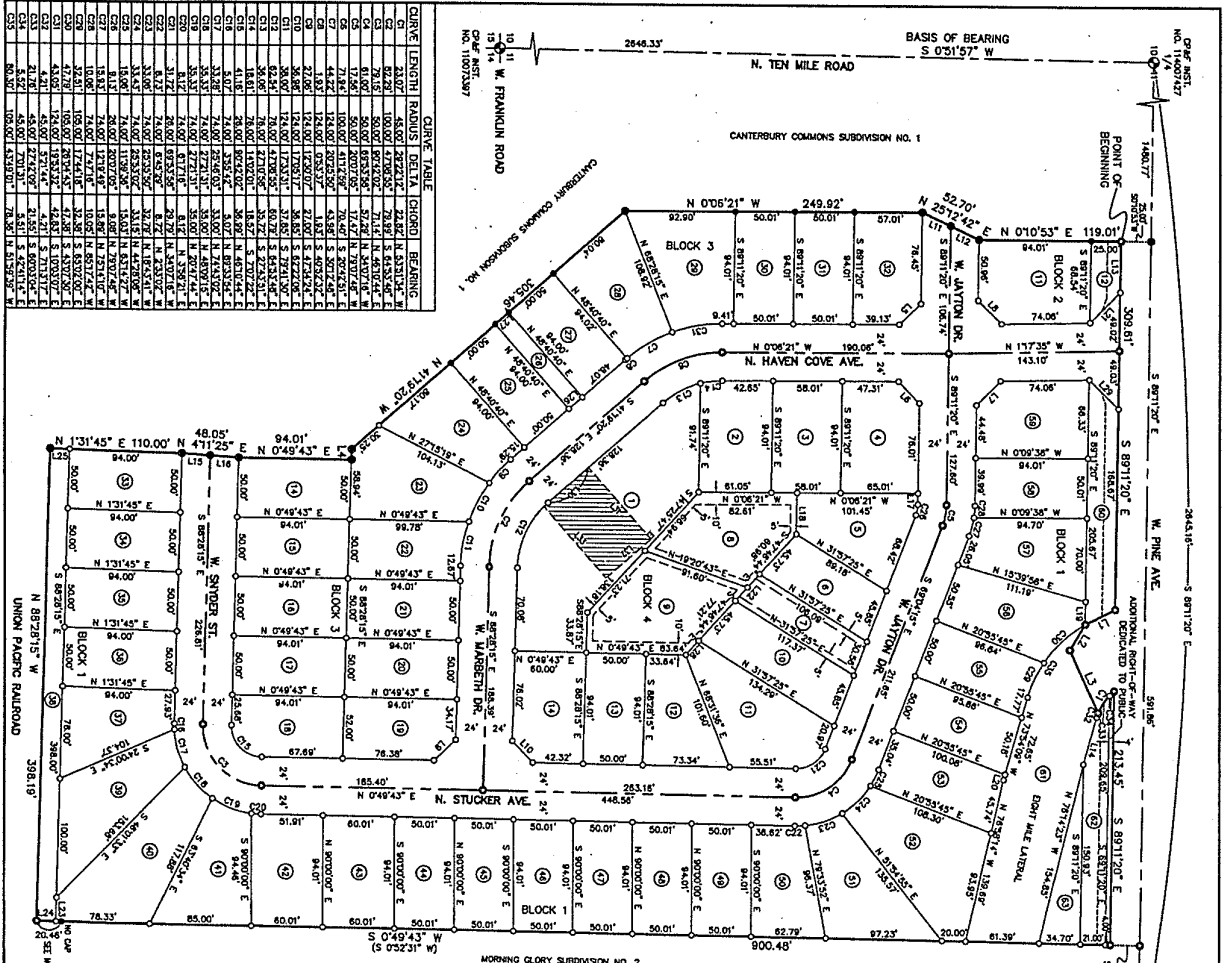
Lots 33 through 60, 62 and 63, Block 1; Lots 11 and 12, Block 2; Lots 14 through 32, Block 3; and Lots 1 through 14, Block 4 of the Canterbury Commons Subdivision No. 2, according to the official plat thereof, filed in Book 109 of Plats at Pages 15527 through 15529, Records of Ada County, Idaho.

EXHIBIT B
CANTERBURY COMMONS SUBDIVISION NO. 2 FINAL PLAT

FIRST SUPPLEMENT TO THE MASTER DECLARATION - 6

CANTERBURY COMMONS SUBDIVISION NO. 2

A PARCEL LOCATED IN THE SW 1/4 OF SECTION 11, T1N,
R1W, BM, CITY OF MERIDIAN, ADA COUNTY, IDAHO.
2016

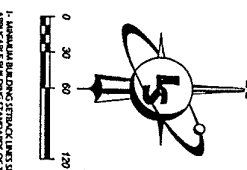


CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	28.07	48.00	282.212	22.82	N 83.512° E
C2	28.07	48.00	282.212	22.82	S 83.512° E
C3	50.00	50.00	57.296	70.711	S 45.000° E
C4	50.00	50.00	57.296	70.711	N 45.000° E
C5	17.84	20.00	40.000	17.471	N 30.000° E
C6	17.84	20.00	40.000	17.471	S 30.000° E
C7	44.42	124.00	85.332	1.83	S 40.924° E
C8	44.42	124.00	85.332	1.83	N 49.076° E
C9	22.08	124.00	42.666	21.00	S 42.924° E
C10	22.08	124.00	42.666	21.00	N 47.076° E
C11	38.00	124.00	72.531	37.062	S 29.130° E
C12	38.00	124.00	72.531	37.062	N 60.870° E
C13	62.54	78.00	47.000	60.71	S 45.534° E
C14	62.54	78.00	47.000	60.71	N 44.466° E
C15	18.81	78.00	140.000	18.827	S 70.222° E
C16	18.81	78.00	140.000	18.827	N 19.778° E
C17	3.00	74.00	253.536	3.000	S 89.170° E
C18	3.00	74.00	253.536	3.000	N 89.170° E
C19	35.51	74.00	272.711	35.000	N 89.071° E
C20	35.51	74.00	272.711	35.000	S 89.071° E
C21	8.22	74.00	625.202	8.221	N 23.500° E
C22	8.22	74.00	625.202	8.221	S 23.500° E
C23	33.00	74.00	253.536	32.471	N 18.534° E
C24	33.00	74.00	253.536	32.471	S 18.534° E
C25	15.00	74.00	119.290	15.000	N 52.927° E
C26	15.00	74.00	119.290	15.000	S 52.927° E
C27	8.11	74.00	602.070	8.081	N 20.074° E
C28	8.11	74.00	602.070	8.081	S 20.074° E
C29	10.00	74.00	72.416	10.000	N 52.927° E
C30	10.00	74.00	72.416	10.000	S 52.927° E
C31	2.61	106.00	1724.116	2.610	S 85.000° E
C32	2.61	106.00	1724.116	2.610	N 85.000° E
C33	4.01	45.00	571.444	4.011	S 71.311° E
C34	4.01	45.00	571.444	4.011	N 71.311° E
C35	8.22	45.00	1142.888	8.221	S 15.250° E
C36	8.22	45.00	1142.888	8.221	N 15.250° E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	12.00	12.00	24.000	12.000	S 45.000° E
C2	12.00	12.00	24.000	12.000	N 45.000° E
C3	12.00	12.00	24.000	12.000	S 45.000° E
C4	12.00	12.00	24.000	12.000	N 45.000° E
C5	12.00	12.00	24.000	12.000	S 45.000° E
C6	12.00	12.00	24.000	12.000	N 45.000° E
C7	12.00	12.00	24.000	12.000	S 45.000° E
C8	12.00	12.00	24.000	12.000	N 45.000° E
C9	12.00	12.00	24.000	12.000	S 45.000° E
C10	12.00	12.00	24.000	12.000	N 45.000° E
C11	12.00	12.00	24.000	12.000	S 45.000° E
C12	12.00	12.00	24.000	12.000	N 45.000° E
C13	12.00	12.00	24.000	12.000	S 45.000° E
C14	12.00	12.00	24.000	12.000	N 45.000° E
C15	12.00	12.00	24.000	12.000	S 45.000° E
C16	12.00	12.00	24.000	12.000	N 45.000° E
C17	12.00	12.00	24.000	12.000	S 45.000° E
C18	12.00	12.00	24.000	12.000	N 45.000° E
C19	12.00	12.00	24.000	12.000	S 45.000° E
C20	12.00	12.00	24.000	12.000	N 45.000° E
C21	12.00	12.00	24.000	12.000	S 45.000° E
C22	12.00	12.00	24.000	12.000	N 45.000° E
C23	12.00	12.00	24.000	12.000	S 45.000° E
C24	12.00	12.00	24.000	12.000	N 45.000° E
C25	12.00	12.00	24.000	12.000	S 45.000° E
C26	12.00	12.00	24.000	12.000	N 45.000° E
C27	12.00	12.00	24.000	12.000	S 45.000° E
C28	12.00	12.00	24.000	12.000	N 45.000° E
C29	12.00	12.00	24.000	12.000	S 45.000° E
C30	12.00	12.00	24.000	12.000	N 45.000° E
C31	12.00	12.00	24.000	12.000	S 45.000° E
C32	12.00	12.00	24.000	12.000	N 45.000° E
C33	12.00	12.00	24.000	12.000	S 45.000° E
C34	12.00	12.00	24.000	12.000	N 45.000° E
C35	12.00	12.00	24.000	12.000	S 45.000° E
C36	12.00	12.00	24.000	12.000	N 45.000° E
C37	12.00	12.00	24.000	12.000	S 45.000° E
C38	12.00	12.00	24.000	12.000	N 45.000° E
C39	12.00	12.00	24.000	12.000	S 45.000° E
C40	12.00	12.00	24.000	12.000	N 45.000° E
C41	12.00	12.00	24.000	12.000	S 45.000° E
C42	12.00	12.00	24.000	12.000	N 45.000° E
C43	12.00	12.00	24.000	12.000	S 45.000° E
C44	12.00	12.00	24.000	12.000	N 45.000° E
C45	12.00	12.00	24.000	12.000	S 45.000° E
C46	12.00	12.00	24.000	12.000	N 45.000° E
C47	12.00	12.00	24.000	12.000	S 45.000° E
C48	12.00	12.00	24.000	12.000	N 45.000° E
C49	12.00	12.00	24.000	12.000	S 45.000° E
C50	12.00	12.00	24.000	12.000	N 45.000° E
C51	12.00	12.00	24.000	12.000	S 45.000° E
C52	12.00	12.00	24.000	12.000	N 45.000° E
C53	12.00	12.00	24.000	12.000	S 45.000° E
C54	12.00	12.00	24.000	12.000	N 45.000° E
C55	12.00	12.00	24.000	12.000	S 45.000° E
C56	12.00	12.00	24.000	12.000	N 45.000° E
C57	12.00	12.00	24.000	12.000	S 45.000° E
C58	12.00	12.00	24.000	12.000	N 45.000° E
C59	12.00	12.00	24.000	12.000	S 45.000° E
C60	12.00	12.00	24.000	12.000	N 45.000° E



- LEGEND**
- FOUND 5/8" IRON PIN WITH PLS
 - FOUND 1/2" IRON PIN WITH PLS
 - FOUND 1/4" IRON PIN WITH PLS
 - SET 1/2" IRON PIN WITH PLS 11118
 - SET 5/8" IRON PIN WITH PLS 11118
 - PLASTIC CAP
 - FOUND BRASS CAP MONUMENT
 - LOT NUMBER
- NOTES**
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF MERIDIAN.
 2. THE BOUNDARY OF THE SUBDIVISION SHALL BE SET A MINIMUM OF 12 FEET FROM THE HIGHEST ADJACENT NEARBY PROPERTY.
 3. THE BOUNDARY OF THE SUBDIVISION SHALL BE SET A MINIMUM OF 12 FEET FROM THE HIGHEST ADJACENT NEARBY PROPERTY.
 4. ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED AS PUBLIC STREETS AND SHALL BE MAINTAINED AS SUCH.
 5. ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED AS PUBLIC STREETS AND SHALL BE MAINTAINED AS SUCH.
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 20. ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED AS PUBLIC STREETS AND SHALL BE MAINTAINED AS SUCH.

CLINTON W. THOMSEN
PROFESSIONAL LAND SURVEYOR
NO. 11118
IDAHO
PLS 11118

LandSolutions
Land Surveying and Consulting
2312 5TH ST. T3-A
MERIDIAN, ID 83842
(208) 288-2090 fax (208) 288-2557
www.landsolutionsid.com

SHEET 1 OF 3

CANTERBURY COMMONS SUBDIVISION NO. 2

BOOK 10, PAGE 1523

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED HEREIN IN AND FOR THE COUNTY OF IDAHO AND THE CITY OF BOYDA, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL LOCATED IN THE SW ¼ OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, BOISE COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SW ¼, FROM WHICH A BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SW ¼ BEARS S 0°51'57" W A DISTANCE OF 264.93 FEET;

THENCE S 89°11'20" E ALONG THE NORTHERLY BOUNDARY OF SAID SW ¼, A DISTANCE OF 1480.27 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE LEAVING SAID NORTHERLY BOUNDARY, S 0°10'33" W, A DISTANCE OF 25.80 FEET TO A 5/8 INCH DIAMETER IRON PIN AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF W. PINE AVE, THE FOLLOWING DESCRIBED COURSES:

THENCE S 89°11'20" E A DISTANCE OF 309.61 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 26°29'44" E A DISTANCE OF 281.14 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 89°18'37" E A DISTANCE OF 25.13 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE N 65°55'36" E A DISTANCE OF 57.21 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE A DISTANCE OF 23.07 FEET ALONG THE ARC OF A 45.00 FOOT RADIUS NON-TANGENT CURVE NORTH, AND CURVE LEAVING A CENTRAL ANGLE OF 77°22'12" AND A LONG CHORD BEARING N 53°51'34" W A DISTANCE OF 32.62 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 89°11'20" E A DISTANCE OF 213.45 FEET TO A 5/8 INCH DIAMETER IRON PIN ON THE WESTERLY TRAIL 7514, RECORDS OF BOISE COUNTY, IDAHO;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY, S 0°49'43" W ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 100.00 FEET TO A 5/8 INCH DIAMETER IRON PIN ON THE WESTERLY TRAIL 7514, RECORDS OF BOISE COUNTY, IDAHO;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING DESCRIBED COURSES:

THENCE N 1°31'45" E A DISTANCE OF 110.00 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE N 41°12'52" E A DISTANCE OF 48.05 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE N 0°49'43" E A DISTANCE OF 94.01 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE N 82°38'15" W A DISTANCE OF 8.93 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE N 41°19'20" W A DISTANCE OF 305.46 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE N 0°06'21" W A DISTANCE OF 248.92 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE N 25°12'42" E A DISTANCE OF 52.70 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE N 0°10'57" E A DISTANCE OF 119.01 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 10.67 ACRES.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF MERIDIAN, THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAN ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAN ARE HEREBY DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO USES AS MAY BE DESIGNATED HEREON AND FOR PUBLIC UTILITIES, DRAINAGE AND RAINWATER OTHER THAN AS SHOWN ON THIS PLAN, SHALL BE SUBJECT TO OTHER PLANS OR ORDINANCES OF THE CITY OF MERIDIAN, BOISE COUNTY, IDAHO.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HAND AND THE SEAL OF SAID COUNTY, IDAHO, ON THIS 20th DAY OF JULY, 2017.

HERMAN AND HOWES, LLC
 JOHN LAUDE, SR., MANAGER

ACKNOWLEDGMENT

STATE OF IDAHO)
 COUNTY OF ADA,) 13

ON THIS 20th DAY OF JULY, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, APPEARED JOHN LAUDE, SR., KNOWN OR DEEMED TO ME TO BE A MANAGER OF HERMAN AND HOWES, LLC, A LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE FOREGOING CERTIFICATE OF OWNERS, OR THE PERSON WHO EXECUTED THE CERTIFICATE OF OWNERS LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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



MY COMMISSION EXPIRES July 23rd 2017
 RESIDING AT Meridian
 NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAN AS DESCRIBED IN THE CERTIFICATE OF OWNERS WAS DRAWN FROM THE SURVEY AND FIELD NOTES OF SAID SURVEYOR AND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON AND IS IN CONFORMANCE WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CLINTON W. HANSEN
 IDAHO NO. 11118

LandSolutions
 Land Surveying and Consulting

231 E. 5TH ST. STE. A
 BOYDA, IDAHO 83402
 (208) 268-2090 Fax: (208) 268-2557
 WWW.LANDSOLUTIONS.IDE

2017 JUL 20 10:43

SHEET 2 OF 3

HEALTH CERTIFICATE

SWANTRY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE RECD ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SWANTRY RESTRICTIONS MAY BE RE-APPROVED IN ACCORDANCE WITH SECTION 50-1306, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.



David D. ...
DISTRICT HEALTH DEPARTMENT, DHS
DATE 1-20-16

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, 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 12 DAY OF JANUARY, 2016, THIS PLAT WAS DULY ACCEPTED AND APPROVED.



[Signature]
CITY CLERK, MERIDIAN, IDAHO

APPROVAL OF THE CITY ENGINEER

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

[Signature]
CITY ENGINEER - MERIDIAN, IDAHO

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 22ND DAY OF FEBRUARY, 2016.



[Signature]
CHAIRMAN, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



[Signature]
ADA COUNTY SURVEYOR
1-25-2016

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF IC 50-1306, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE 3/1/16
[Signature]
COUNTY TREASURER
Signed by Deputy Treasurer, *[Signature]*



CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
COUNTY OF ADA } 333
INSTRUMENT NO. 2016-0203324

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REQUESTOR'S LAND COUNTY RECORD, P.C. AT 12:00 MINUTES P.M. ON THIS 10 DAY OF MARCH, 2016, IN BOOK 111, AT PAGES 1522-27 BY 15224

DEPUTY COUNTY RECORDER
[Signature]
EX-OFFICIO RECORDER
CANTERBURY D. PUGH



CLINTON W. FARNER

PLS TITHE



231 E. SUN ST. STE. A
MERIDIAN, IDAHO 83421
TEL: (208) 288-2040 FAX: (208) 288-2557
WWW.LANDSOLUTIONS.ID

EXHIBIT C
LEGAL DESCRIPTION OF THE COMMON LOTS

Lots 38, 60, 62 and 63, Block 1; Lot 12, Block 2; Lot 26, Block 3; and Lots 1 and 7, Block 4 of the Canterbury Commons Subdivision No. 2, according to the official plat thereof, filed in Book 109 of Plats at Pages 15527 through 15529, Records of Ada County, Idaho.

**EXHIBIT D
O&M MANUAL**

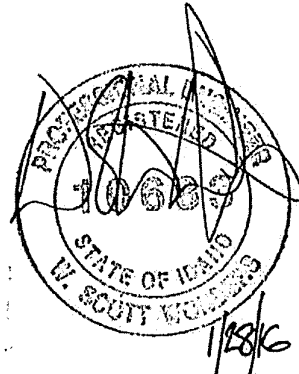
See attached.

STORMWATER DRAINAGE OPERATION & MAINTENANCE MANUAL

**FOR
CANTERBURY COMMONS
SUBDIVISION NO. 2**

JANUARY 2016

**Meridian, Idaho
Ada County**



**J-U-B ENGINEERS, INC.
250 South Beechwood, #201
Boise, ID 83709
(208) 376-7330**

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- 1.2 Contractor
- 1.3 City Public Works
- 1.4 Highway District
- 1.5 Engineer

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3. Storm Pond System

- 3.1 Purpose
- 3.2 Definitions
- 3.3 Design Overview
- 3.4 Maintenance Requirements

4. Attachments

- Inspection and Maintenance Form
- Maintenance Report Form
- Storm Water Drainage Basins
- ACHD Approved Improvement Plans

1. Contact Information

1.1 Developer:

Trilogy Development
2364 S. Titanium Place
Meridian, Idaho 83642
(208) 895-8858

1.2 Contractor:

Hi-Grade Underground, Inc.
521 E. 3rd
Meridian, Idaho 83642
(208) 888-6541

1.3 City Public Works:

City of Meridian
33 E. Broadway Avenue
Suites 200 & 204
Meridian, Idaho 83642
(208) 898-5500

1.4 Highway District:

Ada County Highway District
3775 Adams Street
Garden City, ID 83714
(208) 387-6100

1.5 Engineer:

J-U-B Engineers, Inc.
250 S. Beechwood, Suite 201
Boise, ID 83709
(208) 376-7330

2. Final Plat

CANTERBURY COMMONS SUBDIVISION NO. 2

A PARCEL LOCATED IN THE SW 1/4 OF SECTION 11, T3N,
R1W, BM, CITY OF MERIDIAN, ADA COUNTY, IDAHO,
2015

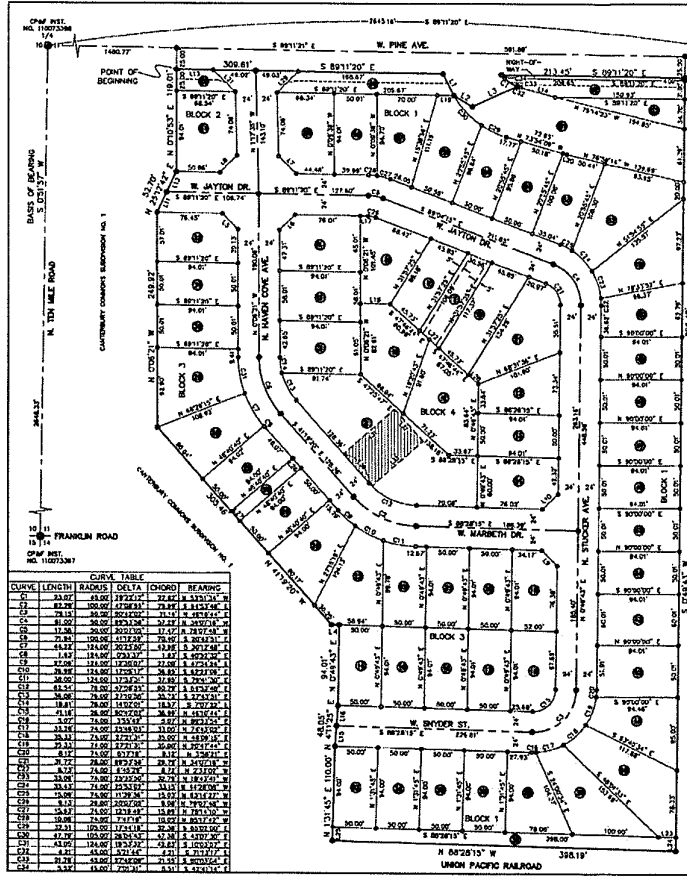
LEGEND

- FOUND 5/8" IRON PIN WITH PLS 11118 PLASTIC CAP, OR AS NOTED
 - FOUND 1/2" IRON PIN WITH PLS 11110 PLASTIC CAP, OR AS NOTED
 - SET 1/2" IRON PIN WITH PLS 11118 PLASTIC CAP
 - FOUND BRASS CAP MONUMENT
 - CALCULATED POINT
 - LOT NUMBER
- SECTION LINE
 - CENTER LINE
 - BOUNDARY LINE
 - LOT LINE
 - SURVEY LINE
 - EASEMENT LINE
 - COMMON DRIVEWAY
 - EASEMENT LINE
 - ACROSS EASEMENT
 - ACROSS MAINTENANCE EASEMENT

NOTES

- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE OFFICIAL BUILDING STANDARDS OF THE CITY OF MERIDIAN AT THE TIME OF RECORDING OF THIS SUBDIVISION.
- THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE AT LEAST A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL HIGHWATER ELEVATION.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENT IRRIGATION EASEMENT REQUIREMENTS OF THE CITY OF MERIDIAN AT THE DATE OF THE RE-SUBDIVISION.
- ALL LOT LINES EXCEPT TO PUBLIC UTILITIES ARE HEREBY DESIGNATED AS EASEMENTS TO PUBLIC UTILITIES FOR STREET LIGHTS, PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SPECIFIED.
- UNLESS OTHERWISE NOTED, ALL LOTS ARE HEREBY DESIGNATED AS SURFACE EASEMENTS TO PUBLIC UTILITIES FOR STREET LIGHTS, PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SPECIFIED.
- IRRIGATION WATER HAS BEEN PROVIDED BY ANAPAHA IRRIGATION DISTRICT UNDER ITS CONTRACT WITH THE STATE OF IDAHO. THE CONTRACT IS ON FILE WITH THE CLERK OF DISTRICT COURT IN MERIDIAN, IDAHO. THE CONTRACT IS SUBJECT TO A RENEWAL AGREEMENT FOR ANAPAHA IRRIGATION DISTRICT.
- MAINTENANCE OF ANY IRRIGATION AND DRAINAGE SYSTEMS OF DIVIDED CHANNELS IS THE RESPONSIBILITY OF THE LOT OWNER UNDER SUCH CONTRACTS AS APPLICABLE TO THE IRRIGATION AND DRAINAGE SYSTEMS.
- LOTS 84 AND 85 OF BLOCK 1, LOT 12 OF BLOCK 2, LOT 14 OF BLOCK 3, AND LOTS 1 AND 2 OF BLOCK 4 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE CANTERBURY COMMONS HOMEOWNERS ASSOCIATION.
- THIS DEVELOPMENT RECORDES UNDER CODE SECTION 24-101, WHICH IS SUBJECT TO THE PROVISIONS OF THE IRRIGATION AND DRAINAGE SYSTEMS ACT, CHAPTER 24-101, IDAHO CODE. THE DEVELOPER HAS OBTAINED A PERMIT FROM THE IRRIGATION AND DRAINAGE SYSTEMS ACT, CHAPTER 24-101, IDAHO CODE. THE DEVELOPER HAS OBTAINED A PERMIT FROM THE IRRIGATION AND DRAINAGE SYSTEMS ACT, CHAPTER 24-101, IDAHO CODE. THE DEVELOPER HAS OBTAINED A PERMIT FROM THE IRRIGATION AND DRAINAGE SYSTEMS ACT, CHAPTER 24-101, IDAHO CODE.
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LINE	LENGTH	BEARING
L1	231.15	S. 28°28'42" E.
L2	231.15	S. 28°28'42" E.
L3	231.15	S. 28°28'42" E.
L4	231.15	S. 28°28'42" E.
L5	231.15	S. 28°28'42" E.
L6	231.15	S. 28°28'42" E.
L7	231.15	S. 28°28'42" E.
L8	231.15	S. 28°28'42" E.
L9	231.15	S. 28°28'42" E.
L10	231.15	S. 28°28'42" E.
L11	231.15	S. 28°28'42" E.
L12	231.15	S. 28°28'42" E.
L13	231.15	S. 28°28'42" E.
L14	231.15	S. 28°28'42" E.
L15	231.15	S. 28°28'42" E.
L16	231.15	S. 28°28'42" E.
L17	231.15	S. 28°28'42" E.
L18	231.15	S. 28°28'42" E.
L19	231.15	S. 28°28'42" E.
L20	231.15	S. 28°28'42" E.
L21	231.15	S. 28°28'42" E.
L22	231.15	S. 28°28'42" E.
L23	231.15	S. 28°28'42" E.
L24	231.15	S. 28°28'42" E.
L25	231.15	S. 28°28'42" E.
L26	231.15	S. 28°28'42" E.
L27	231.15	S. 28°28'42" E.
L28	231.15	S. 28°28'42" E.
L29	231.15	S. 28°28'42" E.
L30	231.15	S. 28°28'42" E.



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	33.07	81.00	37.37	72.42	S. 83°17'20" E.
C2	82.99	100.00	47.88	78.91	S. 81°15'46" E.
C3	78.11	80.00	30.24	61.41	S. 83°17'20" E.
C4	81.00	80.00	30.24	61.41	S. 83°17'20" E.
C5	11.81	20.00	9.22	17.19	S. 83°17'20" E.
C6	21.84	40.00	18.12	34.38	S. 83°17'20" E.
C7	44.22	70.00	35.98	68.76	S. 83°17'20" E.
C8	114.7	180.00	92.37	173.51	S. 83°17'20" E.
C9	120.8	170.00	87.08	165.11	S. 83°17'20" E.
C10	26.98	50.00	14.51	28.22	S. 83°17'20" E.
C11	49.55	90.00	26.52	52.44	S. 83°17'20" E.
C12	66.00	120.00	35.98	71.62	S. 83°17'20" E.
C13	81.00	150.00	44.72	89.53	S. 83°17'20" E.
C14	94.72	180.00	52.98	106.72	S. 83°17'20" E.
C15	107.44	210.00	60.72	123.24	S. 83°17'20" E.
C16	119.18	240.00	68.00	139.12	S. 83°17'20" E.
C17	129.98	270.00	74.88	154.44	S. 83°17'20" E.
C18	139.84	300.00	81.36	169.28	S. 83°17'20" E.
C19	148.76	330.00	87.48	183.66	S. 83°17'20" E.
C20	156.74	360.00	93.24	197.58	S. 83°17'20" E.
C21	163.78	390.00	98.64	211.04	S. 83°17'20" E.
C22	169.88	420.00	103.68	224.04	S. 83°17'20" E.
C23	175.04	450.00	108.36	236.58	S. 83°17'20" E.
C24	179.26	480.00	112.70	248.68	S. 83°17'20" E.
C25	182.54	510.00	116.70	260.34	S. 83°17'20" E.
C26	184.88	540.00	120.36	271.56	S. 83°17'20" E.
C27	186.28	570.00	123.68	282.34	S. 83°17'20" E.
C28	186.74	600.00	126.68	292.68	S. 83°17'20" E.
C29	186.26	630.00	129.36	302.58	S. 83°17'20" E.
C30	184.84	660.00	131.74	312.04	S. 83°17'20" E.
C31	182.48	690.00	133.84	321.16	S. 83°17'20" E.
C32	179.18	720.00	135.58	329.94	S. 83°17'20" E.
C33	174.94	750.00	136.98	338.38	S. 83°17'20" E.

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JEP 06/15/15 SHEET 1 OF 3

CANTERBURY COMMONS SUBDIVISION NO. 2

BOOK _____, PAGE _____

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS CANTERBURY COMMONS SUBDIVISION NO. 2.

A PARCEL LOCATED IN THE SW 1/4 OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SW 1/4, FROM WHICH A BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SW 1/4 BEARS S 05°15'37" W A DISTANCE OF 744.33 FEET.

THENCE S 89°11'20" E A DISTANCE OF 1463.77 FEET TO A 5/8 INCH DIAMETER IRON PIN.

THENCE LEAVING SAID NORTHERLY BOUNDARY S 0°10'53" W A DISTANCE OF 25.00 FEET TO A 5/8 INCH DIAMETER IRON PIN AND THE POINT OF BEGINNING.

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF W. PINE AVE, THE FOLLOWING DESCRIBED COURSES:

THENCE S 89°11'20" E A DISTANCE OF 309.61 FEET TO A 5/8 INCH DIAMETER IRON PIN.

THENCE S 26°29'44" E A DISTANCE OF 28.14 FEET TO A 5/8 INCH DIAMETER IRON PIN.

THENCE S 59°18'37" E A DISTANCE OF 25.13 FEET TO A 5/8 INCH DIAMETER IRON PIN.

THENCE N 45°55'26" E A DISTANCE OF 57.81 FEET TO A 5/8 INCH DIAMETER IRON PIN.

THENCE A DISTANCE OF 23.87 FEET ALONG THE ARC OF A 45.00 FOOT RADIUS NON-TANGENT CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 39°22'12" AND A LONG CHORD BEARING N 53°51'34" E A DISTANCE OF 22.82 FEET TO A 5/8 INCH DIAMETER IRON PIN.

THENCE S 89°11'20" E A DISTANCE OF 213.45 FEET TO A 5/8 INCH DIAMETER IRON PIN ON THE WESTERLY BOUNDARY OF MORNING GLORY SUBDIVISION NO. 2 AS SHOWN IN BOOK 73 OF PLATS ON PAGE 7313 THRU 7314, RECORDS OF ADA COUNTY, IDAHO.

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY S 0°49'45" W ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 800.48 FEET TO A 5/8 INCH DIAMETER IRON PIN ON THE NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD.

THENCE N 82°28'15" W ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 398.19 FEET TO A 5/8 INCH DIAMETER IRON PIN ON THE EASTERLY BOUNDARY OF CANTERBURY COMMONS SUBDIVISION NO. 1 AS SHOWN IN BOOK 104 OF PLATS ON PAGES 14517 THRU 14519, RECORDS OF ADA COUNTY, IDAHO.

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING DESCRIBED COURSES:

THENCE N 1°31'45" E A DISTANCE OF 116.00 FEET TO A 5/8 INCH DIAMETER IRON PIN.

THENCE N 41°12'25" E A DISTANCE OF 48.05 FEET TO A 5/8 INCH DIAMETER IRON PIN.

THENCE N 0°49'45" E A DISTANCE OF 94.01 FEET TO A 5/8 INCH DIAMETER IRON PIN.

THENCE N 82°28'15" W A DISTANCE OF 81.93 FEET TO A 5/8 INCH DIAMETER IRON PIN.

THENCE N 41°12'20" W A DISTANCE OF 305.44 FEET TO A 5/8 INCH DIAMETER IRON PIN.

THENCE N 0°49'21" W A DISTANCE OF 249.92 FEET TO A 5/8 INCH DIAMETER IRON PIN.

THENCE N 25°12'42" E A DISTANCE OF 52.70 FEET TO A 5/8 INCH DIAMETER IRON PIN.

THENCE N 0°17'53" E A DISTANCE OF 119.01 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 10.47 ACRES.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF MERIDIAN. THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

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

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HAND THIS _____ DAY OF _____, 20____.

HEARTLAND HOMES, LLC.

JOHN A. LAUDE, SR., MANAGER

ACKNOWLEDGMENT

STATE OF IDAHO } ss.
COUNTY OF ADA }

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED JOHN A. LAUDE, SR., KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF HEARTLAND HOMES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THAT EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" OR THE PERSON WHO EXECUTED THE CERTIFICATE ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

MY COMMISSION EXPIRES _____

RESIDING AT _____

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, CLAYTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THE PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CLAYTON W. HANSEN
IDAHO NO. 11118



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MERIDIAN, ID 83445
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08-103-13-31

SHEET 2 OF 3

CANTERBURY COMMONS SUBDIVISION NO. 2

BOOK _____, PAGE _____

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 56, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 56-137A, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH DEPARTMENT, EHS DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, 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 ____ DAY OF _____, 20____, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK, MERIDIAN, IDAHO

APPROVAL OF THE CITY ENGINEER

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

CITY ENGINEER - MERIDIAN, IDAHO

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE ____ DAY OF _____, 20____.

CHAIRMAN, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

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

ADA COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, FOR THE REQUIREMENTS OF I.C. 30-1306, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE: _____
COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
COUNTY OF ADA }
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT _____ MINUTES PAST _____ O'CLOCK _____ A.M. ON THIS ____ DAY OF _____, 20____, IN BOOK _____ OF PLATS AT PAGES _____.

DEPUTY _____
EX-OFFICIO RECORDER

FEE: _____

CANTON W. SWANSON REC'D 11/18/17
CLERK OF COUNTY OF ADA

LandSolutions
Land Surveying and Consulting
231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 Fax (208) 288-2557
www.landsolutions.biz

JOB NO. 13-18

SHEET 3 OF 3

3. Storm System

This manual outlines the duties to be performed by the Home Owner's Association (HOA) and its members for the maintenance of the site facilities including parking areas, landscape areas, stormwater detention ponds, and stormwater seepage beds located within the development.

This section is intended to familiarize the HOA with the stormwater system design, function, and maintenance to ensure that the system is adequately maintained and that stormwater runoff does not create a hazard within the community.

Every stormwater system needs to be properly maintained to reduce or eliminate costly repair problems and to properly treat stormwater. The lack of proper maintenance is the most common cause of stormwater system failure.

The homeowners association will be responsible for administering the light maintenance requirements for Canterbury Commons Subdivision until another qualified and approved organization or agency accepts this responsibility, as more particularly described in section 3.4.

3.1 Purpose of Facilities

The primary purpose of the stormwater facilities is to provide collection, conveyance, storage and discharge of stormwater runoff. The stormwater structures located within the development consist of swales, below grade seepage bed, storm drain piping, and concrete sand and grease traps. The sand and grease trap structures are designed to provide additional water quality treatment of the storm water discharging from the underground drainage pipe system prior to entering the stormwater storage facility. The stormwater swales and seepage beds are designed to contain storm water runoff generated during a 100-year storm event until the stormwater infiltrates through the storage facility.

3.2 Definitions

LIGHT MAINTENANCE

The maintenance required to routinely maintain common areas. Typically this maintenance consists of mowing, weeding, hedge trimming, fertilizing, minor excavation, raking of swales and sand bottoms, and regularly policing all areas where stormwater runoff is present. Unless specifically excluded herein, all light maintenance shall be performed by the homeowners association or its designated representative.

HEAVY MAINTENANCE

Any labor required to repair or regularly maintain all structures not maintained by the homeowners association. These structures include, but are not limited to, curb inlets, manholes, storm drain pipe and stormwater boxes (Sand and Grease Traps). In general, these structures are located either within the public right-of-way or within the stormwater master perpetual easement (see attached final plat) and shall be maintained

by the Ada County Highway District (ACHD).

3.3 Design Overview

Generally throughout the site there are curb inlets which have been placed within the roadways to capture the stormwater at designed low points. At this point the water is directed to an underground pipe network consisting of storm drain pipes and manholes to transmit the water to a storm water treatment system where oils and solids are separated from the stormwater before allowing the water to outfall into seepage beds or wet stormwater ponds. The site contains stormwater swales along Pine Avenue and a seepage bed which have been designed to store stormwater and allow it to percolate into the ground within a predetermined period of time. The swales and seepage beds are shown on the improvement plans contained in section 4 of this manual.

3.4 Maintenance Requirements

For the various maintenance items involved, periodic inspections are to be made of the swales, sand and grease traps, and storm drain facilities and in addition to any work required in each of the categories below. These inspections shall be performed and documented using the schedule and maintenance report found in the appendix.

MOWING AND LANDSCAPE MAINTENANCE:

The HOA shall perform the normal routine surface maintenance such as lawn mowing, weed control, and ensuring proper irrigation of landscaping and lawn areas. Weed control shall be applied at least annually utilizing a fertilizer with weed control. Application shall be by broadcast or spray methods following the manufacturer's recommended application rate. Care will be taken to sweep up any particles broadcast to surrounding concrete and asphalt surfaces after each application.

The grass within the site common areas and in public right of way must also be maintained in a good-healthy condition. Grass clippings will be swept or blown from surrounding concrete and asphalt surfaces after each mowing. If blown, clippings will be blown back onto grassed areas for decomposition. The swales and sand bottoms shall be raked regularly.

TRASH CLEANUP:

During the periodic inspections, any trash found within the boundary of the parking areas, pond areas, sand & grease traps, discharge manholes and all frontage landscape areas shall be collected and disposed of in a safe and legal manner.

GREASE, OIL, AND GAS:

During the periodic inspections, the parking areas and stormwater pond areas shall be checked for any evidence of grease, oil or gas spillage. Small drops and spots, less than 6" in diameter will be absorbed using appropriate absorbent pads and materials. Larger spills may require professional assistance from duly licensed professionals. If these or other chemicals are found, the HOA shall clean up the spills appropriately according to local and State environmental and safety requirements.

PAVEMENT CLEANING:

The parking areas and other paved areas will be inspected for general trash and debris; oils, gas and grease; and dust and sediment. General trash and debris will be collected and disposed of in accordance with local and State requirements. Grease, oil and gas will be addressed as described above. Sediment will be swept up and disposed of in a safe and legal manner. The following guidelines shall govern the cleaning process:

- Sweep when weather is conducive to sweeping.
- Inspect inlet grates for debris. Stop sweeper and hand clean debris away from grates, then sweep with the sweeper.
- When maintenance of weeds in the gutter is necessary, sweeping should occur the same day after the weed trimming operations; or weed trimmings should be manually cleaned up and disposed of.
- Small objects that are blocking the sweeping operations should be removed prior to sweeping. Sweeping should occur when the parking lot is free from large objects such as parked vehicles.
- Areas where trees or other obstructions do not allow the use of a mechanical sweeper shall be hand swept.

Sweeping of the parking areas should occur at least quarterly with one occurrence being during the fall after most leaves have fallen from the trees.

STORMWATER SWALES:

Stormwater swales are simply ground depressions or ditches that are composed of sloped banks and flat bottoms that are landscaped. This landscaping consists of grassy lawn and will require regular mowing, weed control, and raking. The entire area within the swales is to be kept in a green, weed free and healthy state. No grass clippings are to accumulate within the stormwater swales or area immediately surrounding the swales. This maintenance is to be done a minimum of once every week.

During periodic inspections, the stormwater swales shall be checked for rodent holes, excessive plant growth, scour and/or erosion, etc. which could require heavy maintenance. Because the homeowners association is responsible for the maintenance of the stormwater swales, the homeowners association shall contact a licensed contractor to complete a full assessment and/or recommendation for potential repairs.

Although these swales add an aesthetic value within the development, the primary purpose for these areas is for stormwater management. Landscaping and/or amenity features such as park benches or monuments may need to be removed when heavy maintenance is required. Replacement of these items will be the responsibility of the homeowners association.

UNDERGROUND FACILITIES:

Underground facilities including sand and grease traps, piping, and seepage beds shall be inspected according to the schedule shown in the appendix. The following procedures should be followed when conducting the inspections:

- Inspect for hazardous waste
 - If minor amounts of hazardous waste are visible, apply sorbent materials.
 - If major amounts of hazardous waste are visible, contact a hazardous waste removal contractor.
- Remove large loose debris and sorbent materials with hand tools. Do not enter the manhole or underground facility.
- Vactor out underground facilities according to the following thresholds:
 - Sediment and Grease Trap – when accumulated sediment is 12" or deeper or when floatables cover 50% or more of the surface area.
 - Inlet boxes – when buildup in the bottom of the box is 3" or deeper
 - Pipes – when sediment build-up is 2" or deeper
 - Underground storage chambers – when sediment build-up is 3" or deeper and inspection ports
- When cleaning the underground storage chambers use the JetVac process
 - A fixed culvert cleaning nozzle with rear facing nozzle spread of 45" or more is preferable
 - Apply multiple passes of JetVac until back-flush water is clean
 - Vacuum manhole sump as required during jetting

4. Attachments

MINIMIZING DIRECTLY CONNECTED IMPERVIOUS AREAS (DCIAs)

Stormwater system feature	✓	Are any of these conditions present?	Problem	Recommendation
Landscaped or natural area		Sediment accumulation exceeds 2" in depth	Sediment buildup on vegetation	Remove sediment carefully to avoid damaging the existing vegetation. Dispose of sediment properly.
		Grass becomes excessively tall or weeds invade the area	Tall grass or weeds	Mow vegetation regularly. Grass should be mowed to a height between 4-9" for best storm water treatment. Remove weeds, if necessary. Call the University of Idaho Cooperative Extension System for information on eradicating weeds in storm water systems. (Ada County) Phone: (208) 377-2107 Fax: (208) 375-8715 e-mail: ada@uidaho.edu
		Trash and debris are present	Trash and debris accumulation	Remove waste and dispose of properly.
		Offensive color, odor, or sludge is present	Unknown or uncharacteristic substance	Remove substance and eliminate its source. If you are unsure whether the substance is hazardous, take a sample or contact a qualified hazardous waste consultant for assistance.
		Erosion or scouring is evident	Excessive flows or flow channelization	Re-grade and re-seed area to eliminate high velocity or channelized flows. Overseed areas where bare spots are present. Contact a licensed contractor for "heavy maintenance"

Operations and Maintenance/Inspection Report Form

Inspection Frequency	Date Insp'd	Insp'd by	Maintenance Item	Checked Maintenance				Date Maint. Completed	Comments
				Yes	No	Req'd	Not Req'd		
S			1. Stormwater Swales						
			Capacity						
			Vegetation						
			Banks						
Q			2. Parking Areas						
			Oils & Greases						
			Debris, trash and sediment						
Q			3. Streets						
			Oils & Greases						
			Debris, trash and sediment						
S			4. Seepage Beds						
			Capacity						
			Standing water						
M			5. Sand and Grease Trap						
			Floatables						
			Oil Sheen						
			Sediment buildup						

Frequency Key – A = Annually

S = Semi-annually

Q = Quarterly

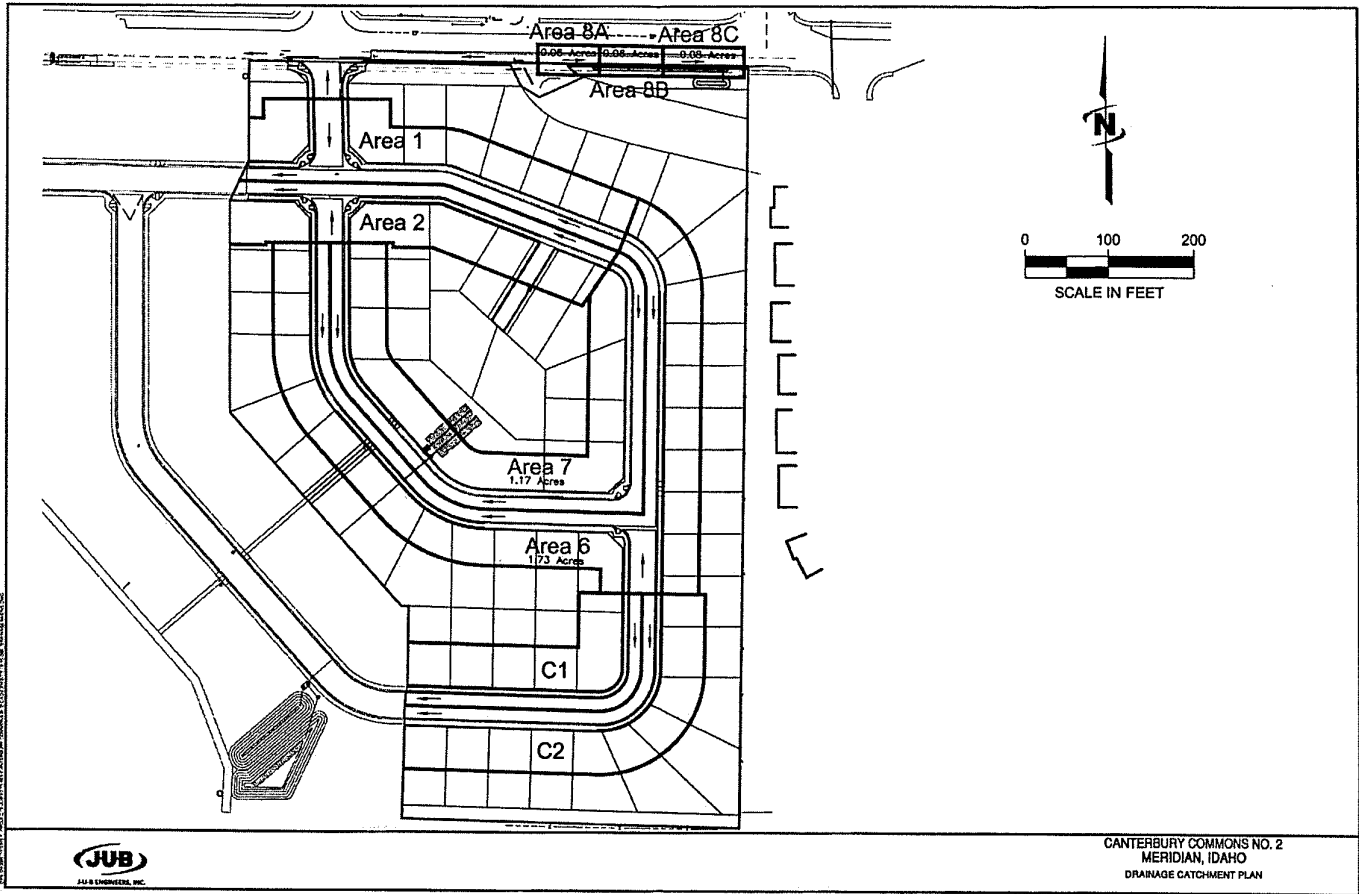
M = Monthly

W = Weekly

STORMWATER DRAINAGE BASINS

1000

1000



ACHD APPROVED IMPROVEMENT PLANS

GENERAL

- 1. ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CURRENT EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SPECS), THE CITY OF MERIDIAN SUPPLEMENTAL SPECIFICATIONS TO THE SPECS (SAS) AND APPROVED, THE SUPPLEMENTARY SPECIFICATIONS OF THE AIR QUALITY DISTRICT (AQD), AND DEPARTMENTS TO ADOPT POLICY, STANDARDS OF THE AIR QUALITY DISTRICT AND PREVIOUSLY APPROVED BY THE CITY OF MERIDIAN.
2. THE CONTRACTOR SHALL HAVE A COPY OF THE LATEST CITY OF MERIDIAN STANDARDS SPECIFICATIONS AND SPECIFICATIONS ON SITE AT ALL TIMES DURING CONSTRUCTION (EXCEPT ON THE WEEKDAYS) TO HAVE A CURRENT COPY OF THE STANDARDS SPECIFICATIONS ON SITE. ONLY AS CORRECTED FOR A SPECIFIC WORK ITEM (SPECS, SAS OR AQD).
3. THE CONTRACTOR SHALL HAVE PLANS STAMPED (APPROVED) FROM CONSTRUCTION BY CITY OF MERIDIAN PUBLIC WORKS DEPARTMENT ON ALL PLANS.
4. A RECONSTRUCTION CONTRACTOR SHALL BE A MEMBER OF ONE (1) OF THE FOLLOWING TRADE ASSOCIATIONS: ALL CONTRACTORS, SUBCONTRACTORS AND/OR TRAVEL CONTRACTORS SHALL BE PRESENT.
5. CONTRACTORS SHALL NOTIFY THE APPROVED AGENCY WHEN MATERIALS ARE ON SITE OR INSPECTION OF THE WORK IS REQUIRED. NO WORK MAY BE DONE ON ANY PROJECT WITHOUT TWENTY FOUR (24) HOURS NOTICE.
6. ALL MATERIAL FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVED AGENCIES AT THE TIME OF THE APPROVAL. CONTRACTORS SHALL MAINTAIN RECORDS OF ALL MATERIALS INSTALLED ON THE PROJECT MEET THE SPECIFICATION REQUIREMENTS SET FORTH IN GENERAL CONSTRUCTION NO. 10.
7. WORK SUBJECT TO APPROVAL BY ANY GOVERNMENT AGENCY MUST BE APPROVED PRIOR TO (a) INSTALLING TRENCHES FOR PIPES (b) PLACING OF AGGREGATE BASES (c) PLACING OF CONCRETE (d) PLACING OF ASPHALT PAVEMENT.
8. INSPECTION, APPROVAL AND FINAL ACCEPTANCE OF ALL WORKS AND SERVICES CONSTRUCTION SHALL BE BY THE PUBLIC WORKS DEPARTMENT, AND THEIR DESIGN SHALL BE FINAL. SUCH INSPECTIONS SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER IN ACCORDANCE WITH THE SPECIFICATION APPROVED CONSTRUCTION PLANS.
9. ANY VARIATION FROM THE APPROVED PLANS AND SPECIFICATIONS MUST HAVE THE APPLICABLE AGENCY APPROVAL IN WRITING PRIOR TO CONSTRUCTION.
10. THE FINAL PLAN FOR ALL UTILITIES AND EASEMENTS. CERTAIN EASEMENTS ARE REQUIRED BY SEVERAL DEPARTMENTS.
11. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
12. ALL CONSTRUCTION WORKS WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE STATE LAWS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, SWIFT SERVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
13. ALL MATERIALS FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVED AGENCIES AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE.
14. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE REQUIREMENTS OF ITEM #4 AT THE REQUEST OF THE AGENCY AND/OR THE OWNER'S ENGINEER.
15. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. AGENCY AGENTS TO BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY NEGLIGENT FAILURE TO EXPLICITLY LOCATE AND IDENTIFY ANY AND ALL UNDERGROUND UTILITIES.
16. WORK SUBJECT TO APPROVAL BY ANY GOVERNMENT AGENCY MUST BE APPROVED PRIOR TO (a) INSTALLING TRENCHES FOR PIPES (b) PLACING OF AGGREGATE BASES (c) PLACING OF CONCRETE (d) PLACING OF ASPHALT PAVEMENT. WORK SUBJECT TO APPROVAL BY ANY GOVERNMENT AGENCY MUST BE APPROVED PRIOR TO (a) INSTALLING TRENCHES FOR PIPES (b) PLACING OF AGGREGATE BASES (c) PLACING OF CONCRETE (d) PLACING OF ASPHALT PAVEMENT.
17. ALL EXISTING TRENCHES SHALL BE CLEANED AND MAINTAINED TO A MINIMUM PERCENTAGE OF 80% PER SPECIFICATION POLICY.
18. CONSTRUCTION OF THE WATER SYSTEM SHALL CONFORM TO THE STANDARDS IN THE WATERMAIN RULES (DCA 58 01.18) AS WELL AS THE STANDARDS AND SPECIFICATIONS REFERRED TO IN GENERAL CONSTRUCTION NO. 10.
19. THE HORIZONTAL SEPARATION OF POTABLE WATER MAINS AND NON-POTABLE WATER MAINS (SEWER, STORM DRAIN, AND SEWERAGE) SHALL BE A MINIMUM OF TEN (10) FEET. WHERE IT IS NECESSARY FOR A POTABLE WATER MAIN AND NON-POTABLE WATER MAIN TO CROSS WITHIN LESS THAN TEN FEET, THE CROSSING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 341.07 OF THE DRAIN RULES FOR PUBLIC DRAINAGE WATER SYSTEMS (DCA 58 01.18) AND SECTION 430.02 OF THE WATERMAIN RULES (DCA 58 01.18).
20. THE HORIZONTAL SEPARATION OF NON-POTABLE SEWERAGE AND POTABLE WATER MAINS SHALL BE A MINIMUM OF TEN (10) FEET. WHERE IT IS NECESSARY FOR A POTABLE WATER MAIN AND NON-POTABLE WATER MAIN TO CROSS WITHIN LESS THAN TEN FEET, THE CROSSING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 341.07 OF THE DRAIN RULES FOR PUBLIC DRAINAGE WATER SYSTEMS (DCA 58 01.18) AND SECTION 430.02 OF THE WATERMAIN RULES (DCA 58 01.18).
21. PLACE SEWER SERVICE LINES IN A SIX (6) INCH DIAMETER PIPE WHEREVER THE SERVICE LINE CROSSES A STORMDRAIN TREATMENT FACILITY (i.e., SEWERAGE BASIN, STORM DRAIN).
22. WHEN CROSS OVER A SEWER PIPE IS LESS THAN THREE (3) FEET FROM TOP OF PIPE TO SURFACE OR TOP OF PIPE TO NATURAL GRADE, USE CLASS 200 WATER PRESSURE PIPE, ASTM F 2914, SIX (6) INCH, INCLUDING SERVICE LINES AND FITTINGS.
23. THE CONTRACTOR SHALL CONDUCT AN AIR PRESSURE TEST AND TENSILE INSPECTION AFTER ALL UNDERGROUND UTILITIES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL PROVIDE A RECORD OF THE INSPECTION FROM TO FINAL ACCEPTANCE OF THE WATER.
24. CONSTRUCTION OF THE WATER SYSTEM SHALL CONFORM TO THE STANDARDS IN THE "DRAIN RULES FOR PUBLIC DRAINAGE WATER SYSTEMS (DCA 58 01.18) AS WELL AS THE STANDARDS AND SPECIFICATIONS REFERRED TO IN GENERAL CONSTRUCTION NO. 10.
25. THE HORIZONTAL SEPARATION OF POTABLE WATER MAINS AND NON-POTABLE WATER MAINS (SEWER, STORM DRAIN, AND SEWERAGE) SHALL BE A MINIMUM OF TEN (10) FEET. WHERE IT IS NECESSARY FOR A POTABLE WATER MAIN AND NON-POTABLE WATER MAIN TO CROSS WITHIN LESS THAN TEN FEET, THE CROSSING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 341.07 OF THE DRAIN RULES FOR PUBLIC DRAINAGE WATER SYSTEMS (DCA 58 01.18) AND SECTION 430.02 OF THE WATERMAIN RULES (DCA 58 01.18).
26. THE HORIZONTAL SEPARATION OF NON-POTABLE SEWERAGE AND POTABLE WATER MAINS SHALL BE A MINIMUM OF TEN (10) FEET. WHERE IT IS NECESSARY FOR A POTABLE WATER MAIN AND NON-POTABLE WATER MAIN TO CROSS WITHIN LESS THAN TEN FEET, THE CROSSING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 341.07 OF THE DRAIN RULES FOR PUBLIC DRAINAGE WATER SYSTEMS (DCA 58 01.18) AND SECTION 430.02 OF THE WATERMAIN RULES (DCA 58 01.18).
27. PLACE WATER SERVICE LINES IN A TWO (2) INCH DIAMETER PIPE WHEREVER THE SERVICE LINE CROSSES A STORM WATER TREATMENT FACILITY (i.e., SEWERAGE BASIN, STORM DRAIN). THE PIPE MATERIAL, USED FOR BELLINGS MUST BE SUITABLE TO WITHSTAND FUTURE TRENCHING OPERATIONS AND MUST BE APPROVED BY THE AGENCY AT THE TIME OF APPROVAL OF THE CONSTRUCTION PLANS.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CONTIGUOUS WATER SERVICE TO ALL EXISTING WATER LINES AFFECTED BY CONSTRUCTION.
29. ALL WATER WORKS COMPONENTS SHALL BE INSTALLED AS SET FORTH, AND MUST MEET ALL AQA AND STANDARD REQUIREMENTS OF THE DRAIN RULES FOR PUBLIC DRAINAGE WATER SYSTEMS (DCA 58 01.18).

ROADWAY CITY OF MERIDIAN

- 1. ALL CONSTRUCTION WORKS WITHIN THE PUBLIC RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY CONSTRUCTION PERMIT FROM AQD OR TO A CLASS WITHIN FOUR (4) YEARS PRIOR TO ANY CONSTRUCTION.
2. AQD OR TO A CLASS WITHIN FOUR (4) YEARS PRIOR TO ANY CONSTRUCTION.
3. AQD OR TO A CLASS WITHIN FOUR (4) YEARS PRIOR TO ANY CONSTRUCTION.
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29. AQD OR TO A CLASS WITHIN FOUR (4) YEARS PRIOR TO ANY CONSTRUCTION.
30. AQD OR TO A CLASS WITHIN FOUR (4) YEARS PRIOR TO ANY CONSTRUCTION.

STORM DRAIN AQD

- 1. THE PIPE CONTRACTOR SHALL REPLACE ALL EXISTING AND CONCRETE REINFORCED FOR THE INSTALLATION OF WATER SERVICE OR SEWERAGE PIPE. ALL EXISTING PIPE SHALL BE REPLACED WITHIN SEVEN (7) CALENDAR DAYS FROM THE TIME THE PERMIT AND CONCRETE IS BEING.
2. ALL EXISTING STORM DRAIN AND STORM DRAIN SHALL BE REINFORCED WITH SPHC SECTION 502, PART 2, SECTION 2.2, UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DRAWINGS.
3. ALL EXISTING STORM DRAIN AND STORM DRAIN SHALL BE REINFORCED WITH SPHC SECTION 502, PART 2, SECTION 2.2.
4. ALL EXISTING STORM DRAIN AND STORM DRAIN SHALL BE REINFORCED WITH SPHC SECTION 502, PART 2, SECTION 2.2.
5. ALL EXISTING STORM DRAIN AND STORM DRAIN SHALL BE REINFORCED WITH SPHC SECTION 502, PART 2, SECTION 2.2.
6. ALL EXISTING STORM DRAIN AND STORM DRAIN SHALL BE REINFORCED WITH SPHC SECTION 502, PART 2, SECTION 2.2.
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9. ALL EXISTING STORM DRAIN AND STORM DRAIN SHALL BE REINFORCED WITH SPHC SECTION 502, PART 2, SECTION 2.2.
10. ALL EXISTING STORM DRAIN AND STORM DRAIN SHALL BE REINFORCED WITH SPHC SECTION 502, PART 2, SECTION 2.2.

PAVEMENT REPAIR (PUB. UTILITY WORK, AQD)

- 1. ACTUAL FIELD CONDITIONS DURING TRENCHING MAY REQUIRE ADDITIONAL PAVEMENT REPAIR BEYOND THE LIMITS SHOWN ON THE PLAN. THE FOLLOWING CONDITIONS ARE LISTED IN ORDER OF INCREASING DEPTH OF ROAD POLICY MANUAL.
2. ALL REPAIRS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MERIDIAN SUPPLEMENTAL SPECIFICATIONS TO THE SPECS (SAS) AND APPROVED, THE SUPPLEMENTARY SPECIFICATIONS OF THE AIR QUALITY DISTRICT (AQD), AND DEPARTMENTS TO ADOPT POLICY, STANDARDS OF THE AIR QUALITY DISTRICT AND PREVIOUSLY APPROVED BY THE CITY OF MERIDIAN.
3. IF THE QUALITY OF EXISTING PAVEMENT EXCEEDS THE SIZE OF THE TOTAL ROAD SURFACE THE CONTRACTOR SHALL REPLACE THE EXISTING PAVEMENT.
4. CONTRACTOR SHALL REPLACE THE PAVEMENT SURFACE TO EXISTING WATER MAIN LEVELS. THE WORK SHALL BE DONE WITHIN THE WHEEL PATH OF A LANE. MATCH LINE SHALL ONLY FAIL IN THE CENTER OF EACH OF A "LANE" LINE.
5. FLOWLINE FILL OR IMPROVED MATERIAL MAY BE REQUIRED IN THE WHEEL TRACK MATERIAL. IS REFINED TO BE IN ACCORDANCE WITH THE CITY OF MERIDIAN SUPPLEMENTAL SPECIFICATIONS TO THE SPECS (SAS) AND APPROVED, THE SUPPLEMENTARY SPECIFICATIONS OF THE AIR QUALITY DISTRICT (AQD), AND DEPARTMENTS TO ADOPT POLICY, STANDARDS OF THE AIR QUALITY DISTRICT AND PREVIOUSLY APPROVED BY THE CITY OF MERIDIAN.
6. ANY OPERATIONS TO THESE RULES SHALL BE THE APPROVED IN WRITING BY CONTACT STAFF BEFORE CONSTRUCTION BEGINS.

SEWERAGE INSPECTION

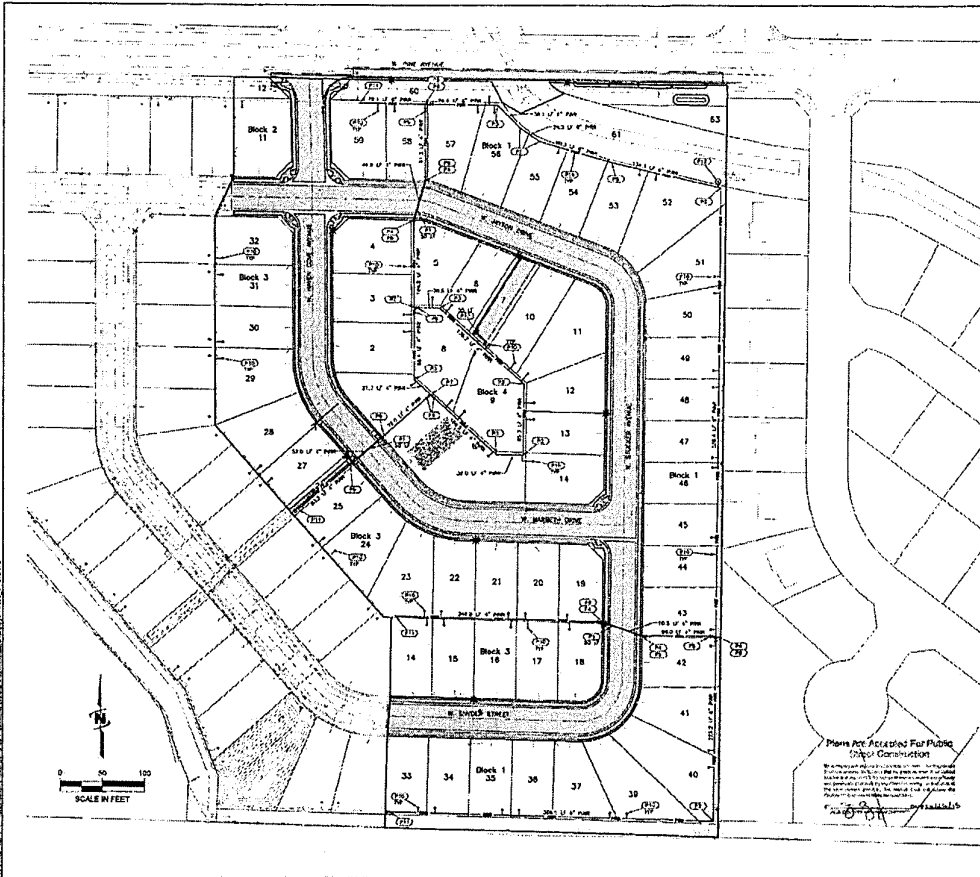
- 1. INSTALL ALL COVERINGS OF THE PUBLIC RIGHT-OF-WAY, PRIVATE PROPERTY AND TRENCHES WITH PERMISSIBLE WEIGHTS AT A MINIMUM OF TEN (10) AND ONE-HALF (1 1/2) FEET AND IN AN AREA WITHIN ONE (1) FOOT OF THE TRENCH. THE PUBLIC WORKS DEPARTMENT AND AQD WILL SUGGEST ALL COVERS PRIOR TO INSTALLATION.
2. THE HORIZONTAL SEPARATION OF POTABLE WATER MAINS AND NON-POTABLE WATER MAINS (SEWER, STORM DRAIN, AND SEWERAGE) SHALL BE A MINIMUM OF TEN (10) FEET. WHERE IT IS NECESSARY FOR A POTABLE WATER MAIN AND NON-POTABLE WATER MAIN TO CROSS WITHIN LESS THAN TEN FEET, THE CROSSING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 341.07 OF THE DRAIN RULES FOR PUBLIC DRAINAGE WATER SYSTEMS (DCA 58 01.18) AND SECTION 430.02 OF THE WATERMAIN RULES (DCA 58 01.18).
3. THE HORIZONTAL SEPARATION OF NON-POTABLE SEWERAGE AND POTABLE WATER MAINS SHALL BE A MINIMUM OF TEN (10) FEET. WHERE IT IS NECESSARY FOR A POTABLE WATER MAIN AND NON-POTABLE WATER MAIN TO CROSS WITHIN LESS THAN TEN FEET, THE CROSSING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 341.07 OF THE DRAIN RULES FOR PUBLIC DRAINAGE WATER SYSTEMS (DCA 58 01.18) AND SECTION 430.02 OF THE WATERMAIN RULES (DCA 58 01.18).
4. INSTALL COVER WITH ALL APPROVED WEIGHTS. PIPE SHALL BE TWO (2) INCHES MORE THAN THE SIZE OF THE TRENCH. THE COVER SHALL BE PLACED WITHIN THE SURFACE AND FIFTEEN (15) INCHES ABOVE THE TOP OF THE PIPE.
5. LABEL ALL EXISTING DEPTH AND PLACES WITH SURFACE MARKS CHANGING THE EXISTING DRAINAGE PATTERNS.
6. LABEL ALL EXISTING DEPTH AND PLACES WITH SURFACE MARKS CHANGING THE EXISTING DRAINAGE PATTERNS.
7. INSTALL A REINFORCED CONCRETE PROTECTIVE COVER AT EACH INTERSECTION BETWEEN THE POTABLE WATER SYSTEM AND THE PUBLIC UTILITY SYSTEM. THE COVER MUST BE MARKED BY THE CITY OF MERIDIAN PUBLIC WORKS DEPARTMENT.
8. THE PUBLIC WORKS DEPARTMENT SHALL VERIFY ALL PRELIMINARY INSPECTION LINES AT A PROPORTION OF ONE (1) TO ONE (1) FOR INSPECTION AND MAINTENANCE. A (1) TO ONE (1) WITH THE APPLICABLE INSPECTION DISTRICT, FORTY-EIGHT (48) HOURS ADVANCE NOTICE IS REQUIRED.

APPROVED FOR PUBLIC CONSTRUCTION

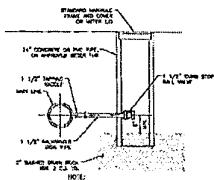
Plans Are Accepted For Public Street Construction

By: [Signature] Date: 06/10/15

JUB ENGINEERS, INC. 250 S. 20th Ave. Boise, ID 83705-0844. Includes a circular seal for the City of Meridian and a vertical stamp for 'CANTERBURY COMMONS SUBDIVISION NO. 2 MERIDIAN, IDAHO'.



- PRESSURE IRRIGATION NOTES**
- (1) 6" C-802 PVC SLEEVES CENTERED UNDER BROADWAY PER PRESSURE IRRIGATION NOTE 1 ON SHEET 0002.
 - (2) 80' ELBOW WITH THURST BLOCKING PER ISPIC 20-403
 - (3) 45' ELBOW WITH THURST BLOCKING PER ISPIC 20-403
 - (4) 22.5' ELBOW WITH THURST BLOCKING PER ISPIC 20-403
 - (5) 11.25' ELBOW WITH THURST BLOCKING PER ISPIC 20-403
 - (6) 6.75' TEE WITH THURST BLOCKING PER ISPIC 20-403
 - (7) 4.125' TEE WITH THURST BLOCKING PER ISPIC 20-403
 - (8) 4" GATE VALVE
 - (9) 4" GATE VALVE
 - (10) IRRIGATION SUMP PER ISPIC STD. DNG 20-892
 - (11) CONNECT TO EXISTING PRESSURE IRRIGATION LINE, CONTRACTOR TO FIELD VERIFY LOCATION
 - (12) PRESSURE IRRIGATION DRAIN
 - (13) 4" C-802 PVC SLEEVES CENTERED UNDER BROADWAY PER PRESSURE IRRIGATION NOTE 1 ON SHEET 0002.



- MISCELLANEOUS NOTES**
1. SEE STREET PLAN AND PROFILES FOR STORM DRAIN DESIGN
 2. SEE SUDS PLAN AND PROFILES FOR SUDS AND BASIN DESIGN

APPROVED FOR CONSTRUCTION

These plans, together with specifications, have been reviewed for compliance with Meridian City Standards and Specifications. The reviewer does not insure for or assume responsibility for the accuracy or completeness of the information contained herein. The reviewer is not responsible for any errors or omissions in the plans, specifications, or any other documents prepared by the applicant or any other party. Any proposed revision to these plans must be submitted for review and compliance with the Meridian City Standards and Specifications before said revision is constructed.

Name: *[Signature]* Date: *10/26/17*



JUB
JUB ENGINEERS, INC.
250 S. Birchwood Ave.
Suite 201
Boise, ID 83702-0984
Phone: 208.333.2222
Fax: 208.333.2222
www.jubeng.com

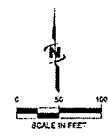
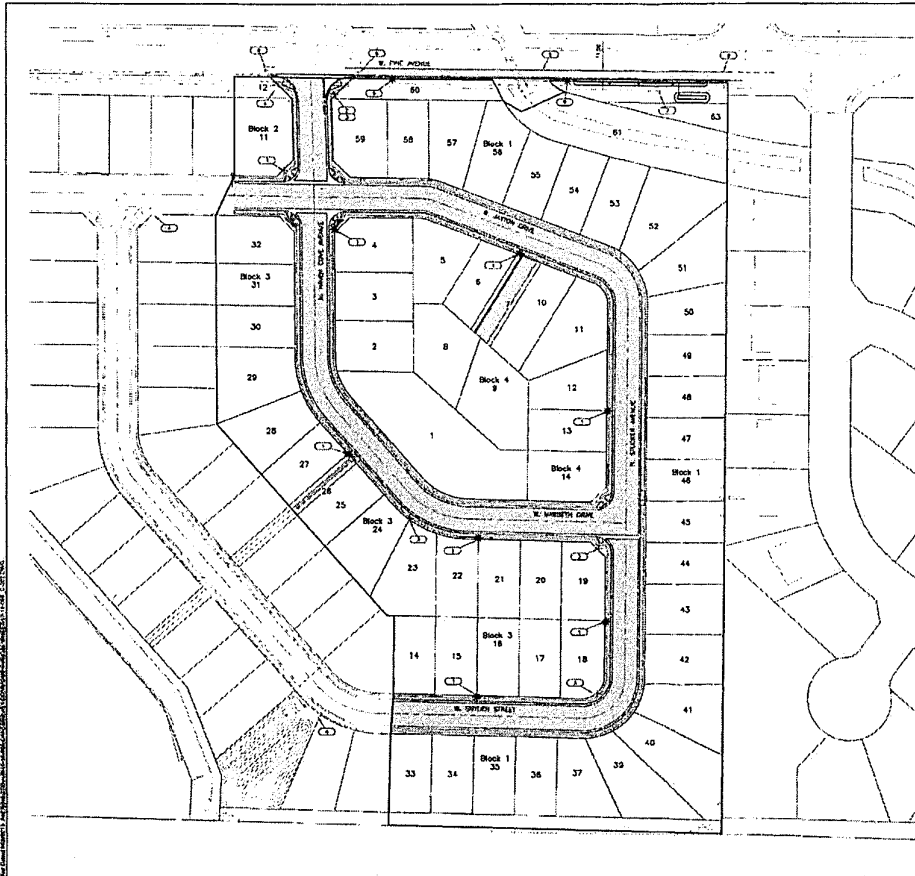


PROJECT INFORMATION

PROJECT NO.: 17-001
SUBDIVISION NO.: 2
SUBDIVISION NAME: CANTERBURY COMMONS
CITY: MERIDIAN, IDAHO
SHEET NUMBER: C-101

CANTERBURY COMMONS SUBDIVISION NO. 2
MERIDIAN, IDAHO
PRESSURE IRRIGATION PLAN

C-101



KEYED NOTES

- 1. INSTALL TYPE 2 STREET LIGHT WITH 115 VOLT 15 AMPERES FOR CON STREET LIGHTING DETAIL, AS SHOWN.
- 2. INSTALL 30" x 11-1/2" x 11-1/2" SIGN WITH STREET DESIGNATION, SIGN.
- 3. INSTALL STREET DESIGNATION SIGN.
- 4. EXISTING STREET LIGHT.
- 5. 4" WIDE WHITE STRIKE.
- 6. WHITE BULK LANE STRIKE.
- 7. EXISTING TRAPEZOIDAL CROSSING AHEAD SIGN TO BE REMOVED IN PLACE.
- 8. MATCH EXISTING STRIPING.
- 9. INSTALL TYPE 1 STREET LIGHT WITH 115 VOLT 15 AMPERES FOR CON STREET LIGHTING DETAIL, AS SHOWN.

NOTE:
 1. PRIOR TO PLACEMENT OF ANY PRESENT SIGNING, VERIFY SIGN PLACEMENT FOR VERIFICATION OF COMPLIANCE WITH PUBLIC AND EXISTING PRECEDENT SIGNING.
 2. CONTRACTOR RESPONSIBLE FOR SIGN INSTALLATION SHALL BE PROVIDED WITH SIGN AND ORDER 15 PRIOR TO ANY PERMIT PRIOR TO INSTALLATION OF SIGN.

Plans Are Accepted For Public Street Construction

MERIDIAN APPROVED FOR CONSTRUCTION

These plans have been approved with the intent to be used for construction of the project. The City of Meridian, Idaho, is not responsible for the accuracy of the information provided on these plans. The City of Meridian, Idaho, is not responsible for the accuracy of the information provided on these plans. The City of Meridian, Idaho, is not responsible for the accuracy of the information provided on these plans.

Name: *JES* Date: *10/2/15*



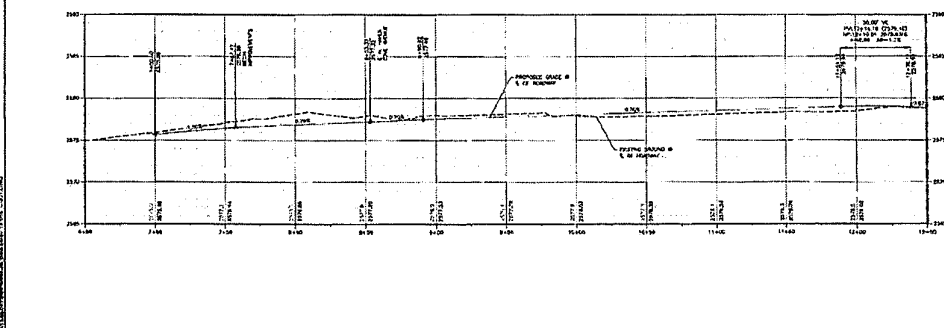
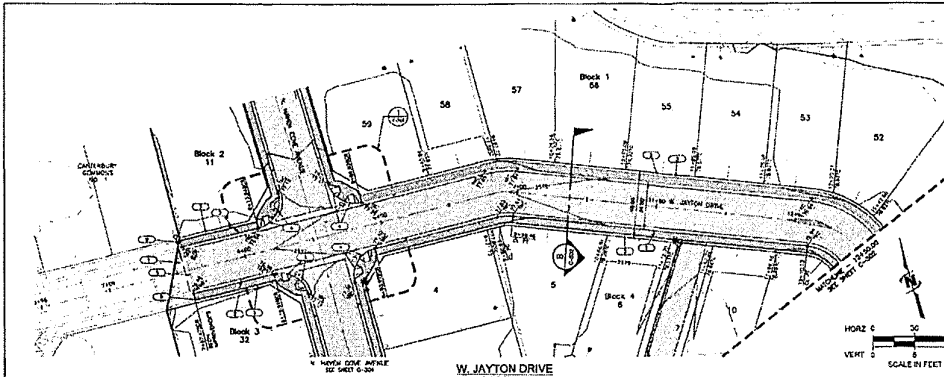
By: *[Signature]*
 City Engineer
 City of Meridian, Idaho

JUB
 JUB ENGINEERS, INC.
 250 S. Birchwood Ave.
 Suite 201
 Boise, ID 83706-5644
 Phone: 208-333-3333
 Fax: 208-333-3334
 www.jubeng.com



DATE: 10/2/15	BY: <i>[Signature]</i>
CHECKED: <i>[Signature]</i>	DATE: 10/2/15
APPROVED: <i>[Signature]</i>	DATE: 10/2/15

CANTERBURY COMMONS SUBDIVISION NO. 2
MERIDIAN, IDAHO
 STREET LIGHT, SIGNAGE AND STRIPING PLAN
 SHEET NUMBER: **C-202**



NOTES TO CONTRACTOR

- SEE SHEET C-301 FOR ALL OTHER DETAILS TO BE OBSERVED.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS OF THE STATE OF IDAHO, LATEST EDITION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ENGINEER BEFORE CONSTRUCTION BEGINS.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE PROPOSED GRADE.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- ALL MATERIALS SHALL BE STORED AND HANDLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
- ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.

APPROVED FOR CONSTRUCTION

These plans and specifications have been prepared for submission to the City of Meridian and State of Idaho. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies. The contractor shall be responsible for maintaining access to all adjacent properties at all times. All materials and methods of construction shall be approved by the engineer before construction begins. All utilities shall be protected and deeper than the proposed grade. All erosion control measures shall be installed and maintained throughout construction. All work shall be completed within the specified time frame. All materials shall be stored and handled in accordance with the standard specifications. All work shall be subject to inspection and approval by the engineer.

Name: _____ Date: _____

ROADWAY NOTES

1. SARGOL PAVEMENT (3" MIN. EXISTING EDGE) WITH ACHS SUPPLEMENT TO SP16-100-100. ALSO WITH 20% SUPPLEMENT TO SP16-100-100. SARGOL FINISH.
2. 3" WOLLEL CURB AND GUTTER FOR ACHS SUPPLEMENT TO SP16-100-100.
3. 5" CONCRETE SLAB WITH ACHS SUPPLEMENT TO SP16-100-100. 2% MIN. CROSS SLOPE.
4. 2" A. PRECASTRAMP BUMP FOR SP16-100-100 WITH DETAILABLE MARKINGS FOR CURB TO-TOE.
5. REMOVE EXISTING MARKINGS.

JUB ENGINEERS, INC.
1408 ENGINEERS, INC.
250 S. Birchwood Ave.
Suite 201
Boise, ID 83706-0884
Phone: 208-333-3338
Fax: 208-333-3339
www.jub.com

APPROVED FOR CONSTRUCTION

Plans Are Accepted For Public Street Construction

By signing and stamping this agreement, the Registered Engineer certifies that the plans conform to all applicable codes and standards. The Engineer is not responsible for the accuracy of the information shown on the plans. The Engineer is not responsible for the accuracy of the information shown on the plans. The Engineer is not responsible for the accuracy of the information shown on the plans.

Name: _____ Date: _____

CUVE TABLE

CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	22.15	20.00'	82°00'15"	144°15'32"	26.67'	
C2	23.88	25.00'	18.23'	87°32'48"	548.14728'	
C3	31.74'	26.00'	25.23'	87°33'01"	547.2108'	
C4	25.17'	25.00'	19.48'	89°04'39"	548.24517'	

1 W. JAYTON DRIVE @ HAVEN COVE AVENUE
SCALE: 1"=10'

PROFESSIONAL ENGINEER

CALL 3 BEFORE YOU DIG TO AVOID HAZARDOUS UTILITIES

THE ILL. ENGINEER, REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER 478-0788

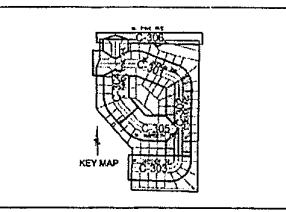
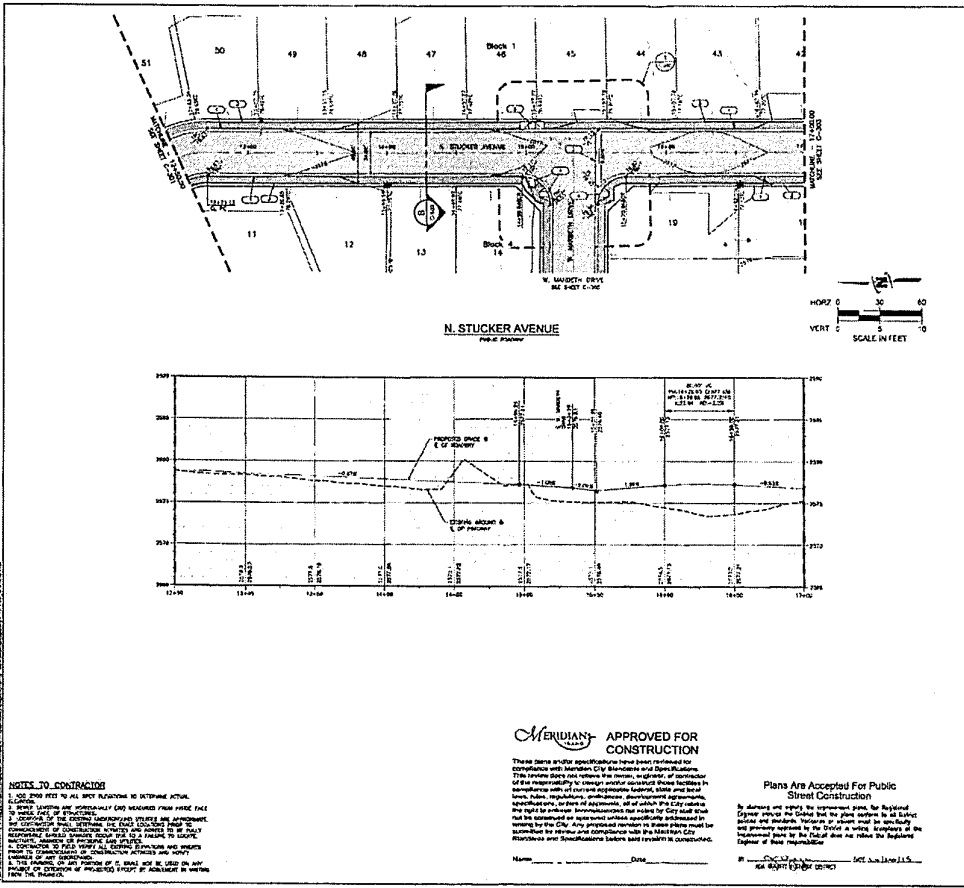
CANTERBURY COMMONS SUBDIVISION NO. 2

MERIDIAN, IDAHO

STREET PLAN AND PROFILE

W. JAYTON DRIVE

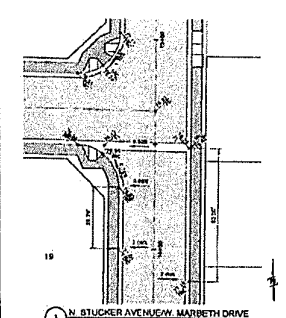
DATE: 04/28/2017
PROJECT: C-301
SHEET: 301 OF 301
SCALE: AS SHOWN
DRAWN BY: JUB
CHECKED BY: JUB
APPROVED BY: JUB



ROADWAY NOTES

- 1) 1/4" RADIUS CURBS AND CUTTER PER ACHS SUPPLEMENT TO SPAC 50-702
- 2) VALLEY CUTTER PER ACHS SUPPLEMENT TO SPAC 50-702
- 3) 1" CONCRETE TYPICAL PER ACHS SUPPLEMENT TO SPAC 50-702
- 4) 2" DEE MAX CROSS SLOPE
- 5) TYPE A REINFORCING BARS PER SPAC 50-718X WITH INTERCABLE MARKINGS PER SPAC 50-718
- 6) TYPE III B.S.P. PER ACHS SUPPLEMENT TO SPAC 50-712X WITH INTERCABLE MARKINGS PER SPAC 50-712

CURVE TABLE						
CURVE #	LENGTH	PIVOT	ANGLE	DELTA	CHORD BEARING	CHORD LENGTH
C1	31.84'	28.50'	30.35'	89.730°	N49°59'47.1"	28.49'
C2	31.17'	29.22'	18.28'	88.9730°	N48°49'50.0"	28.11'



JUB ENGINEERS, INC.
 AUBURN ENGINEERS, INC.
 250 S. Birchwood Ave.
 Boise, ID 83709-0944
 Phone: 208.333.3330
 Fax: 208.333.3330
 www.jub.com

SEAL

CANTERBURY COMMONS SUBDIVISION NO. 2
 MERIDIAN, IDAHO
 STREET PLAN AND PROFILE
 N. STUCKER AVENUE

SCALE 1" = 30'

DATE: 04/28/2017

PROJECT NO: 17-001

DRAWN BY: JUB

CHECKED BY: JUB

DATE: 04/28/2017

SHEET NUMBER: C-302

NOTES TO CONTRACTOR

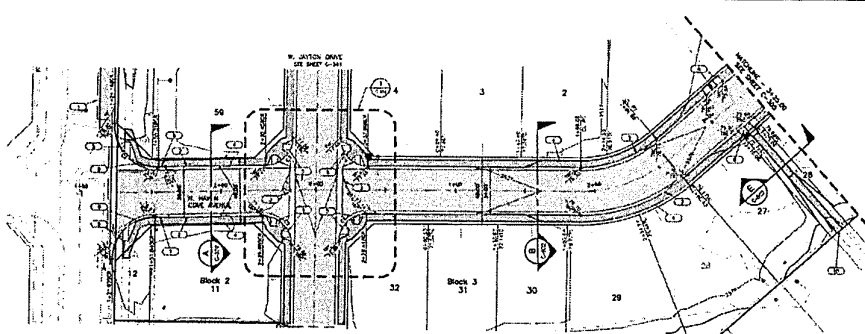
1. SEE THIS SET TO ALL OTHER SETS FOR ALL INFORMATION TO DETERMINE ACTUAL LOCATION.
2. THESE PLANS AND SPECIFICATIONS ARE BASED ON THE DATA PROVIDED BY THE CLIENT. THE CLIENT ASSURES THAT THE DATA IS ACCURATE AND COMPLETE. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE DATA AND HAS FOUND NO APPARENT ERRORS. THE CLIENT ASSURES THAT THE DATA IS ACCURATE AND COMPLETE. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE DATA AND HAS FOUND NO APPARENT ERRORS.

MERIDIAN APPROVED FOR CONSTRUCTION

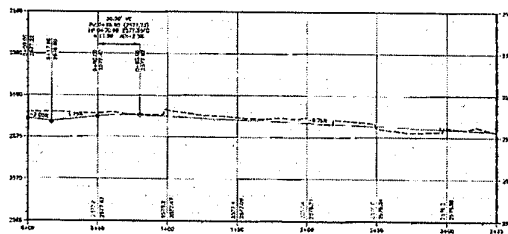
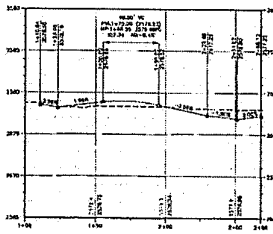
These plans and/or specifications have been reviewed for compliance with Meridian City Ordinances and Specifications. This review does not release the engineer, architect or contractor of the responsibility to design and construct these facilities in accordance with all applicable laws, codes and local, state, federal, and international regulations, requirements, and standards, all of which the City retains the right to enforce. Intentional or negligent violations shall not be considered as approved unless specifically indicated in writing by the City. Any professional member in these plans must be licensed by the State of Idaho and in compliance with the Meridian City Ordinances and Specifications. Issues shall remain the responsibility of the engineer, architect or contractor.

Plans Are Accepted For Public Street Construction

In drawing and upon the instrument filed, the Registered Engineer and/or Architect has the honor to certify that the plans and specifications herein are true and correct, and that the same conform to the laws and regulations of the State of Idaho and the City of Meridian, Idaho.



N. HAVEN COVE AVENUE
PUBLIC HIGHWAY

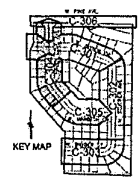


NOTES TO CONTRACTOR

1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

Plans Are Accepted For Public Street Construction

By accepting and using the proposed plans, the Highway District hereby certifies that the plans conform to all applicable laws, rules, regulations, ordinances, and standards of the Highway District and are approved for public use. The Highway District does not assume any liability for the accuracy of the information provided on these plans.



- ROADWAY NOTES**
1. SURFACE FINISHES FOR ALL AREAS EXCEPT DRIVEWAYS AND SIDEWALKS SHALL BE 1.5% GRADE TO THE NEAREST 1/8" PER FOOT.
 2. 1" ROLLED CURBS CURBS AND GUTTER PER AASHTO SUPPLEMENT TO SP-10-70.
 3. VALLEY GUTTER PER AASHTO SUPPLEMENT TO SP-10-70.
 4. 1" CONCRETE SIDEWALK PER AASHTO SUPPLEMENT TO SP-10-70.
 5. 1" CONCRETE SIDEWALK PER AASHTO SUPPLEMENT TO SP-10-70.
 6. 1" CONCRETE SIDEWALK PER AASHTO SUPPLEMENT TO SP-10-70.
 7. 1" CONCRETE SIDEWALK PER AASHTO SUPPLEMENT TO SP-10-70.
 8. 1" CONCRETE SIDEWALK PER AASHTO SUPPLEMENT TO SP-10-70.
 9. 1" CONCRETE SIDEWALK PER AASHTO SUPPLEMENT TO SP-10-70.
 10. 1" CONCRETE SIDEWALK PER AASHTO SUPPLEMENT TO SP-10-70.

CURVE TABLE

CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	45.18'	20.50'	28.33'	87°48'29"	116°12'32"W	42.31'
C2	49.00'	30.50'	31.64'	82°04'14"	84°48'27"W	43.92'
C3	20.00'	20.00'	14.14'	90°00'00"	90°00'00"W	28.28'
C4	21.76'	20.00'	20.00'	90°00'00"	90°00'00"W	28.28'
C5	32.72'	20.00'	20.00'	90°00'00"	90°00'00"W	28.28'
C6	21.10'	20.00'	19.66'	89°54'29"	116°28'31"W	28.28'

MIRIDIAN APPROVED FOR CONSTRUCTION

These plans and specifications have been prepared in compliance with Meridian City Standards and Specifications. The engineer and contractor are responsible for the accuracy of the information provided on these plans. The City of Meridian is not responsible for the accuracy of the information provided on these plans.



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260 S. Blackwood Ave.
Suite 201
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REVISIONS

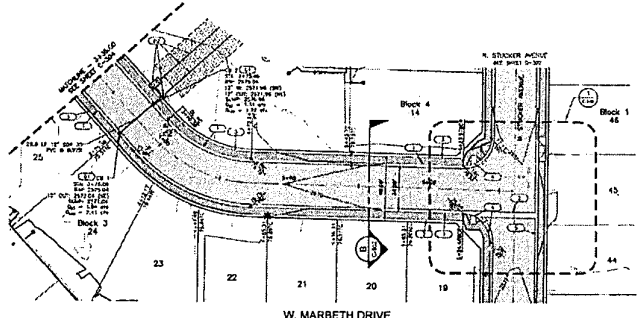
NO.	DATE	DESCRIPTION
1	04/28/2017	ISSUED FOR PERMIT

CANTERBURY COMMONS SUBDIVISION NO. 2
MIRIDIAN, IDAHO
STREET PLAN AND PROFILE
N. HAVEN COVE AVENUE

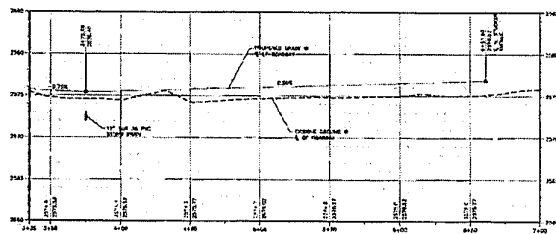
PROJECT INFORMATION

DATE	04/28/2017
PROJECT NO.	C-304
CLIENT	Canterbury Commons
ENGINEER	JUB ENGINEERS, INC.
PROJECT LOCATION	N. Haven Cove Avenue, Meridian, Idaho

C-304

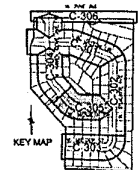


W. MARBETH DRIVE
PUBLIC ROADWAY



NOTES TO CONTRACTOR
 1. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

Plans Are Accepted For Public Street Construction
 By showing and signing the Improvement plan, the Applicant certifies that the plan is correct and that the Applicant is not aware of any errors or omissions. The Applicant also certifies that the plan is in accordance with the applicable laws and regulations of the State of Idaho and the City of Meridian. The Applicant further certifies that the plan is in accordance with the applicable laws and regulations of the State of Idaho and the City of Meridian. The Applicant further certifies that the plan is in accordance with the applicable laws and regulations of the State of Idaho and the City of Meridian.



- ROADWAY NOTES**
- (1) 4" RIGID OVER CURB AND GUTTER PER AASHTO SPECIFICATION TO SP15 50-705
 - (2) 4" RIGID OVER CURB PER AASHTO SPECIFICATION TO SP15 50-705
 - (3) 4" CONCRETE GUTTER PER AASHTO SPECIFICATION TO SP15 50-705
 - (4) 4" CONCRETE GUTTER PER AASHTO SPECIFICATION TO SP15 50-705
 - (5) 4" CONCRETE GUTTER PER AASHTO SPECIFICATION TO SP15 50-705
 - (6) 4" CONCRETE GUTTER PER AASHTO SPECIFICATION TO SP15 50-705
 - (7) 4" CONCRETE GUTTER PER AASHTO SPECIFICATION TO SP15 50-705
 - (8) 4" CONCRETE GUTTER PER AASHTO SPECIFICATION TO SP15 50-705
 - (9) 4" CONCRETE GUTTER PER AASHTO SPECIFICATION TO SP15 50-705
 - (10) 4" CONCRETE GUTTER PER AASHTO SPECIFICATION TO SP15 50-705
- DRAINAGE NOTES**
- (1) 12" RIGID OVER CURB PER AASHTO SPECIFICATION TO SP15 50-705
 - (2) 12" RIGID OVER CURB PER AASHTO SPECIFICATION TO SP15 50-705
 - (3) 12" RIGID OVER CURB PER AASHTO SPECIFICATION TO SP15 50-705
 - (4) 12" RIGID OVER CURB PER AASHTO SPECIFICATION TO SP15 50-705
 - (5) 12" RIGID OVER CURB PER AASHTO SPECIFICATION TO SP15 50-705
 - (6) 12" RIGID OVER CURB PER AASHTO SPECIFICATION TO SP15 50-705
 - (7) 12" RIGID OVER CURB PER AASHTO SPECIFICATION TO SP15 50-705
 - (8) 12" RIGID OVER CURB PER AASHTO SPECIFICATION TO SP15 50-705
 - (9) 12" RIGID OVER CURB PER AASHTO SPECIFICATION TO SP15 50-705
 - (10) 12" RIGID OVER CURB PER AASHTO SPECIFICATION TO SP15 50-705

CURVE TABLE

CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	21.42'	20.23'	50.47'±0.07'	142°10'42.7"	12.44'	
C2	31.17'	25.02'	59.175±0.07'	143°46'14.7"	25.11'	

APPROVED FOR CONSTRUCTION
 These plans and specifications have been prepared by the Applicant and are subject to the approval of the City of Meridian. The Applicant certifies that the plans and specifications are in accordance with the applicable laws and regulations of the State of Idaho and the City of Meridian. The Applicant further certifies that the plans and specifications are in accordance with the applicable laws and regulations of the State of Idaho and the City of Meridian. The Applicant further certifies that the plans and specifications are in accordance with the applicable laws and regulations of the State of Idaho and the City of Meridian.



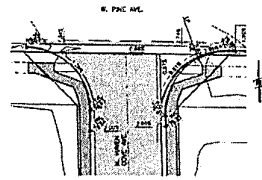
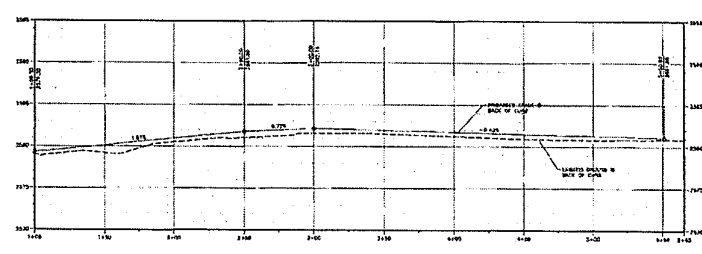
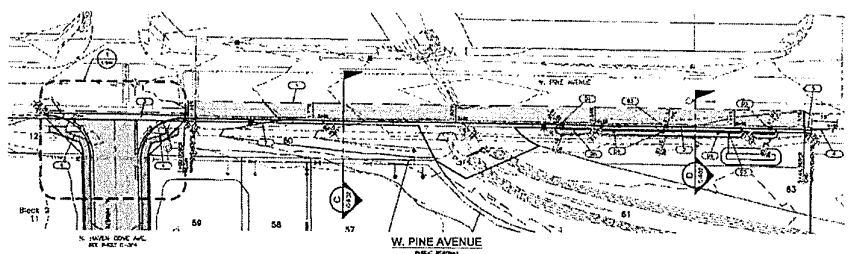
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 ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

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 JUB ENGINEERS, INC.
 250 S. Birchwood Ave.
 Boise, ID 83709-0644
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CANTERBURY COMMONS SUBDIVISION NO. 2
 MERIDIAN, IDAHO
 STREET PLAN AND PROFILE
 W. MARBETH DRIVE

C-305



NOTES TO CONTRACTOR

1. SEE SHEET P15 FOR ALL WORK RELATIVE TO EXISTING UTILITY.
2. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS FOR ROADWAY CONSTRUCTION.
3. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS FOR ROADWAY CONSTRUCTION.
4. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS FOR ROADWAY CONSTRUCTION.
5. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS FOR ROADWAY CONSTRUCTION.
6. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS FOR ROADWAY CONSTRUCTION.
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8. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS FOR ROADWAY CONSTRUCTION.
9. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS FOR ROADWAY CONSTRUCTION.
10. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS FOR ROADWAY CONSTRUCTION.

Plans Are Accepted For Public Street Construction

By signing and stamping this document, the Engineer certifies that the plans for the street shown in this sheet are in accordance with the applicable laws and regulations of the State of Indiana and the City of Indianapolis, and that the same have been approved by the Board of Public Works of the City of Indianapolis.

DATE: 04/28/2017
 BY: [Signature]
 TITLE: [Title]



JUB
 JULIUS ENGINEERS, INC.
 JULIUS ENGINEERS, INC.
 250 S. Bluffwood Ave.
 Suite 201A
 Boise, ID 83721-0044
 Phone: 208.333.7200
 Fax: 208.333.8200
 www.jub-engineers.com

- ROADWAY NOTES**
1. SHOULDER FINISHES TO BE EXISTING FINISH FOR ASH ROADWAY. SEE SHEET C-002 FOR ASH ROADWAY SUPPLEMENT TO SPECIFICATIONS WHICH SYSTEMS.
 2. 8" VERTICAL CURB CURBS AND OUTLET PER ASH SUPPLEMENT TO SPECIFICATIONS.
 3. VALLEY CUTTER PER ASH SUPPLEMENT TO SPECIFICATIONS.
 4. TYPE A, REINFORCED ASPHALT PER SPECIFICATIONS.
 5. 3" CURB FINISHES PER SPECIFICATIONS.
 6. THREE ASPHALT TO MATCH EXISTING.

- DRAINAGE NOTES**
1. DRAINAGE PILE NO. 80 PER ASH DETAIL B, BACK OF CURB STA. 1171.1, D.C. EL. 81.16, GRAY EL. 81.36, SHALE E. EL. 81.36, 0.02' = 0.12' IN. SLOPE = 0.12' IN.
 2. DRAINAGE PILE NO. 81 PER ASH DETAIL B, BACK OF CURB STA. 1181.1, D.C. EL. 81.16, GRAY EL. 81.36, SHALE E. EL. 81.36, 0.02' = 0.12' IN. SLOPE = 0.12' IN.
 3. DRAINAGE PILE NO. 82 PER ASH DETAIL B, BACK OF CURB STA. 1191.1, D.C. EL. 81.16, GRAY EL. 81.36, SHALE E. EL. 81.36, 0.02' = 0.12' IN. SLOPE = 0.12' IN.
 4. IF PER CHECK ONE ONE TO BE CONSTRUCTED OF CLAY PIPE TO MINIMIZE SEEPAGE.
 5. GRANULAR FILL.

CLIP TABLE

CLIP #	LENGTH	HIC425	TANGENT	CHINA	CHORD BEARING	CHORD LENGTH
C1	44.76'	36.50'	28.27'	87°43'11"	104°12'57"	42.31'
C2	46.03'	30.60'	31.64'	97°05'14"	114°45'32"	43.92'

MURDIAN APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with applicable laws, regulations and ordinances. This review does not relieve the engineer, architect, or contractor of his responsibility to design, construct, and maintain in compliance with all applicable laws, regulations, codes, ordinances, and standards. The engineer, architect, contractor, or other professional, as of which the City retains the right to enforce, shall be held responsible for any and all violations of applicable laws, regulations, codes, ordinances, and standards. The City shall not be held liable for any and all violations of applicable laws, regulations, codes, ordinances, and standards. The City shall not be held liable for any and all violations of applicable laws, regulations, codes, ordinances, and standards.

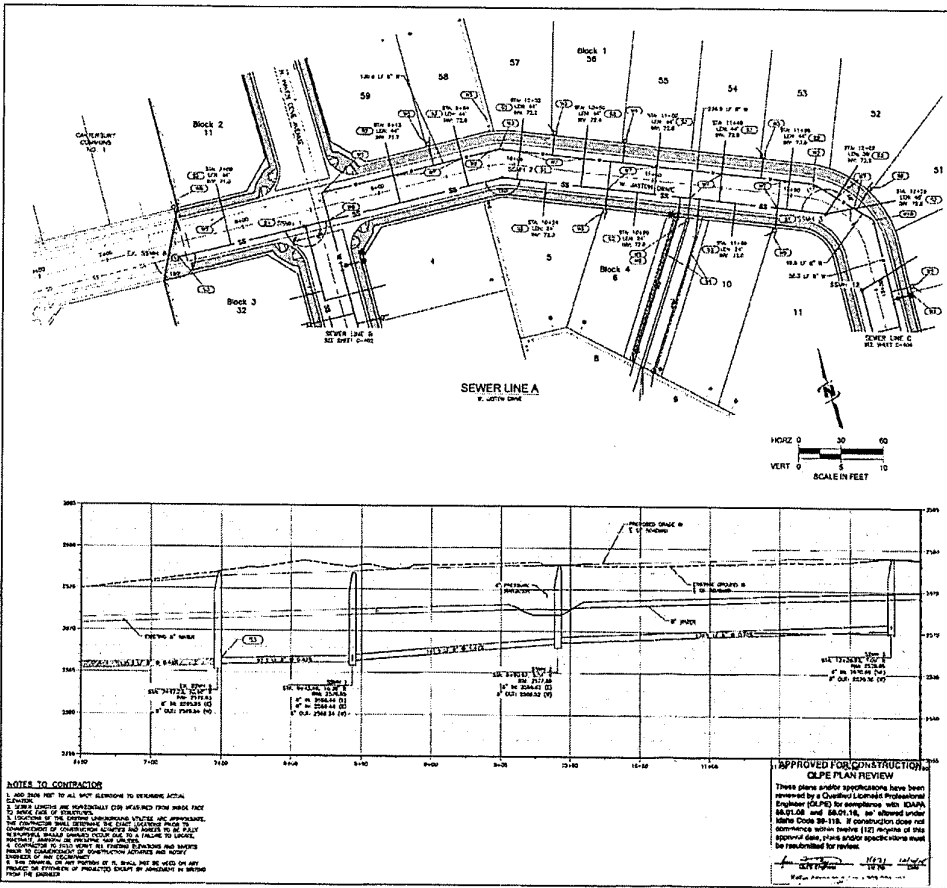


CALL A SURVEYOR BEFORE ANY EXCAVATION BEGINS. YOU MAY BE HELD RESPONSIBLE FOR THE DAMAGE TO UNDERGROUND UTILITIES.



CANTERBURY COMMONS SUBDIVISION NO. 2
 MERIDIAN, INDIANA
 STREET PLAN AND PROFILE
 W. PINE AVENUE

DATE: 04/28/2017
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 SHEET NUMBER: C-306



- SEWER KEYED NOTES**
- (1) 48\"/>
- WATER KEYED NOTES**
- (1) FIELD VERIFY LOCATION AND CONNECT TO EXISTING 8\"/>

- MISCELLANEOUS NOTES**
1. SEE STREET PLAN AND PROFILES FOR STORM DRAIN DESIGN
 2. SEE IRIGATION PLAN FOR PRESSURE IRRIGATION DESIGN
- NOTES:**
1. SEE CITY OF MERIDIAN (COM) 2013 EDITION, PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND STANDARD AND DAVIS STANDARDS FOR PUBLIC WORKS CONSTRUCTION (SPEC) FOR REQUIRED FITTINGS AND MATERIALS OF RIGID PIPES.
 2. CONTRACTOR TO PROVIDE A MINIMUM OF 3 FEET OF COVER OVER SEWER LATERALS AND SERVICES IN ACCORDANCE WITH THE CITY OF MERIDIAN, IOWA SUPERVISORAL SPECIFICATION 101.1.1. COVER JOBS PER SHALL BE USED IN LOCATIONS WHERE THERE IS LESS THAN 3 FEET OF COVER IS PROVIDED.

APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed by Meridian with Meridian City Standards and Specifications. This review does not address the design, engineering, or construction of the project. It is the responsibility of the contractor to comply with all applicable codes, laws, rules, regulations, ordinances, and standards. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Meridian. The City of Meridian reserves the right to require any changes to these plans and/or specifications if necessary for the health, safety, and welfare of the community. Any proposed changes to these plans and/or specifications must be submitted for review and approval by the Meridian City Standards and Specifications before any construction begins.

APPROVED FOR CONSTRUCTION
CLIP PLAN REVIEW

These plans and/or specifications have been reviewed by a Qualified Licensed Professional Engineer (QLE) for compliance with IDAPA 58.01.06 and 58.01.07, as allowed under IDAPA 58-118. If construction does not commence within twelve (12) months of this approval date, plans and/or specifications must be resubmitted for review.

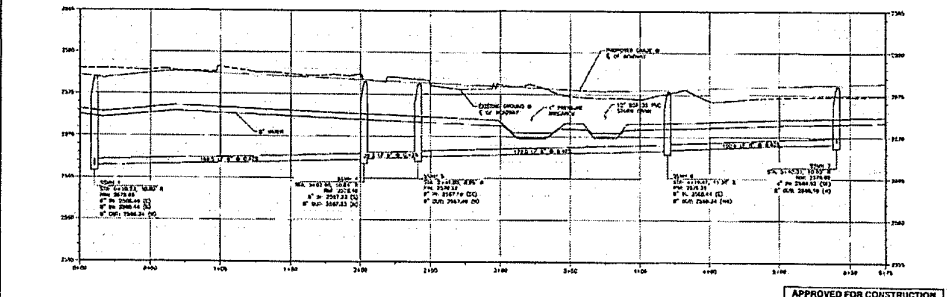
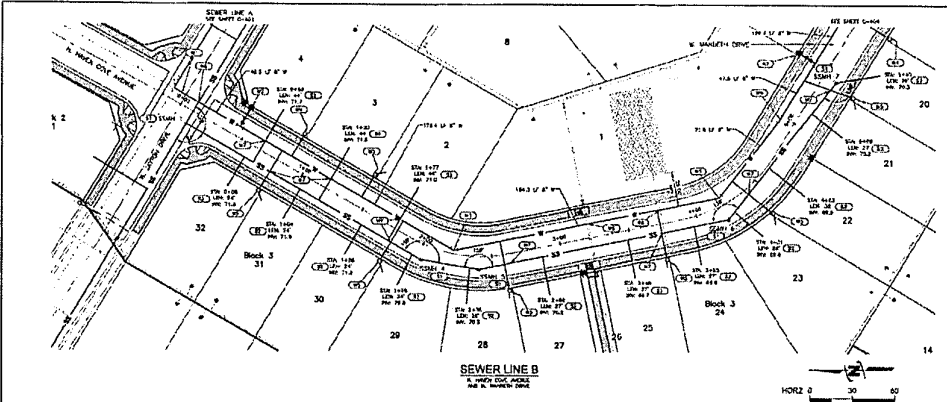
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Bozou, ID 83703-0444
Fax: 208.333.0300
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PROJECT NO.	10/11/15
DATE	10/15/15
PROJECT NAME	CANTERBURY COMMONS SUBDIVISION NO. 2
PROJECT LOCATION	MERIDIAN, IDAHO
PROJECT TYPE	SEWER PLAN AND PROFILE
PROJECT DESCRIPTION	SEWER LINE A

CANTERBURY COMMONS SUBDIVISION NO. 2
MERIDIAN, IDAHO
SEWER PLAN AND PROFILE
SEWER LINE A

C-401



NOTES TO CONTRACTOR

1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
2. VERIFY EXISTING AND PROPOSED GRADES AND LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MORGAN AND THE STATE OF IDAHO.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MORGAN AND THE STATE OF IDAHO.
8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.

APPROVED FOR CONSTRUCTION
 CLPE PLAN REVIEW

These plans and specifications have been prepared by a Qualified Licensed Professional Engineer (QLE) in accordance with ICMA 58.01.08 and 58.01.18, as allowed under Idaho Code 58-116. If construction does not commence within twelve (12) months of this approval date, these and/or specifications must be resubmitted for review.

[Signature]
 Robert A. [Name]
 Robert A. [Name]
 Robert A. [Name]

- SEWER KEYED NOTES**
1. 15" DIAMETER MANHOLE PER ISMAC 20-101
 2. SEWER SERVICE CONNECTION MARK PER COA 10-103
- WATER KEYED NOTES**
1. FIELD VERIFY LOCATION AND CORRECT TO EXISTING 4" WATER LINE
 2. 10% INSTANT ASSEMBLY PER COA 10-107 PROVIDE 15.5" OF 12" WATER LINE
 3. 45° ELBOW WITH FLANGE BLOTTING PER ISMAC 20-103
 4. 3/4" SINGLE SERVICE CONNECTION PER COA 10-101
 5. 3/4" DOUBLE SERVICE CONNECTION PER COA 10-101
 6. POTENTIAL/POSSIBLE MAIN CROSSING SEE WATER NOTE 2 ON SHEET C-102
 7. POTENTIAL/POSSIBLE SERVICE CROSSING SEE WATER NOTE 3 ON SHEET C-102
 8. 11.25" BURIED WITH THURST BLOTTING PER ISMAC 20-103

- MISCELLANEOUS NOTES**
1. SEE STREET PLAN AND PROFILE FOR STORM DRAIN DESIGN
 2. SEE RAINFALL PLAN FOR PRELIMINARY IRRIGATION DESIGN
- NOTE:**
1. SEE CITY OF MORGAN (COM) 2013 FINAL PUBLIC WORKS CONSTRUCTION STANDARD SPECIFICATIONS AND DRAWINGS AND ROAD REQUIREMENTS FOR PUBLIC WORKS CONSTRUCTION (PWCC) FOR REQUIRED DETAILS AND MATERIALS OF NOTES FURTHER.
 2. CONTRACTOR TO PROVIDE A MINIMUM OF 3 FEET OF COVER OVER EXISTING LATERALS AND SERVICES TO ACCORDANCE WITH THE CITY OF MORGAN (COM) SUPPLEMENTAL SPECIFICATIONS 2012.2. CLASS 200 PIPE SHALL BE USED IN LOCATIONS WHERE LESS THAN 3 FEET OF COVER IS PROVIDED.

APPROVED FOR CONSTRUCTION

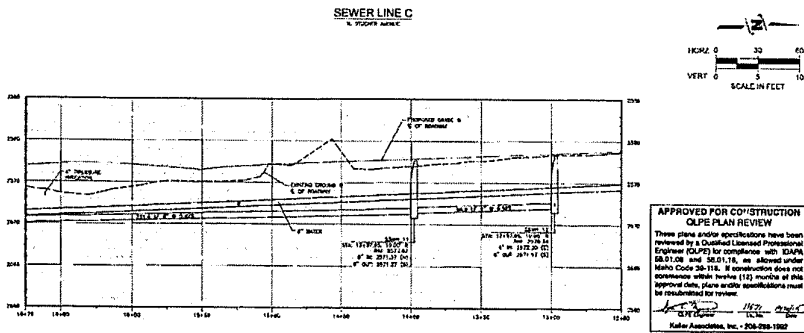
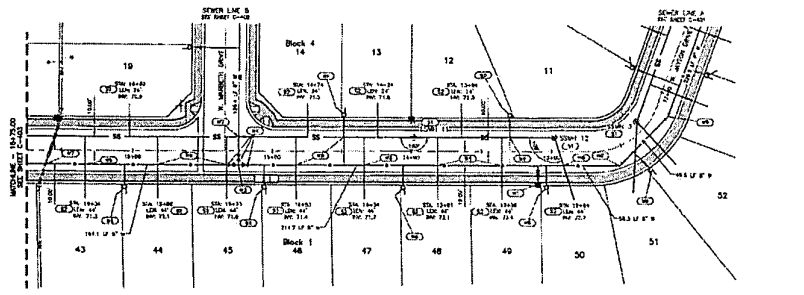
These plans and/or specifications have been reviewed by Meridian City Engineers and Inspectors. The review does not relieve the engineer, architect, or contractor of their responsibility to design and/or construct these plans as in compliance with all applicable laws, codes, rules and regulations, local, state, federal, and international. Meridian City Engineers and Inspectors, Meridian, Idaho, is not responsible for any errors or omissions in these plans and/or specifications. It is the responsibility of the contractor to verify all dimensions and locations of all utilities and structures shown on these plans and/or specifications. The contractor shall be responsible for obtaining all necessary permits and approvals from the Meridian City Engineers and Inspectors before any construction begins.

Name: *[Signature]* Date: 10/17/15

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CANTERBURY COMMONS SUBDIVISION NO. 2
 MERIDIAN, IDAHO
 SEWER PLAN AND PROFILE
 SEWER LINE B

DATE: 10/17/15
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 SHEET NUMBER: C-402



**APPROVED FOR CONSTRUCTION
CPE PLAN REVIEW**

These plans and/or specifications have been reviewed for compliance with Idaho City Standards and Specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, ordinances, and codes, nor does it constitute, in any way, a warranty or endorsement by the City of Meridian. Any proposed revision to these plans must be submitted for review and approval by the Meridian City Standards and Specifications before said revision is constructed.

DATE: 10/23/11
BY: [Signature]



- SEWER KEYED NOTES**
- (C) 48" SEWER MANHOLE PER SD-301
 - (C) SEWER SERVICE CONNECTION MAX PER COM 52-543
- WATER KEYED NOTES**
- (C) 12" HYDRANT ASSEMBLY PER COM 50-47, PRODUCT 13.0 UP TO 4" WATER LINE
 - (C) 45' ELBOW WITH THRUST BLOKING PER SD-403
 - (C) 8" DIA. TEE WITH THRUST BLOKING PER SD-403
 - (C) 8" DIA. VALVE PER COM 50-411
 - (C) 3/4" SINGLE SERVICE CONNECTION PER COM 52-391
 - (C) 3/4" DOUBLE SERVICE CONNECTION PER COM 52-403
 - (C) POTABLE/UNPOTABLE MAN CROSSING SEE WATER NOTE 2 ON SHEET C-402
 - (C) UNPOTABLE/UNPOTABLE SERVICE CROSSING SEE WATER NOTE 3 ON SHEET C-402
 - (C) 22.5' ELBOW WITH THRUST BLOKING PER SD-403

- MISCELLANEOUS NOTES**
- SEE STREET PLAN AND PROFILES FOR STORM DRAIN DESIGN
 - SEE ERECTION PLAN FOR PRESSURE BRIDGION DESIGN

NOTE:

- CITY OF MERIDIAN (COM) 2013 EDITION, PUBLIC WORKS DEPARTMENT, SPECIFICATIONS AND DETAILS AND GUIDELINES FOR PUBLIC WORKS CONSTRUCTION (SPWC) FOR REQUIRED FITTINGS AND MATERIALS OF PUBLIC UTILITIES.
- CONTRACTOR TO PROVIDE A MINIMUM OF 3 FEET OF COVER OVER SEWER LATERALS AND SERVICES IN ACCORDANCE WITH THE CITY OF MERIDIAN (COM) SUPPLEMENTAL SPECIFICATIONS 501.3.2, CLASS 200 PIPE SHALL BE USED IN LOCATIONS WHERE LESS THAN 3 FEET OF COVER IS PROVIDED.

JUB ENGINEERS, INC.
JUB ENGINEERS, INC.
250 S. 5th Ave.
Boise, ID 83702-0944
Phone: 208.333.2320
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SEWER LINE C

CANTERBURY COMMONS SUBDIVISION NO. 2
MERIDIAN, IDAHO

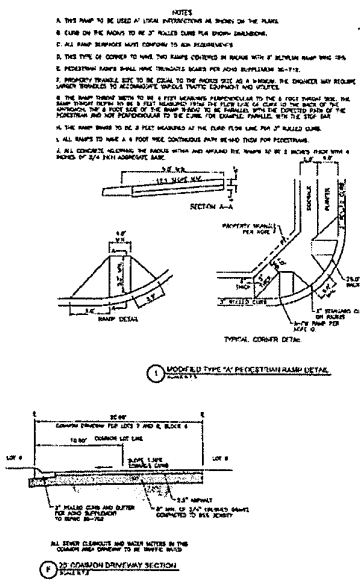
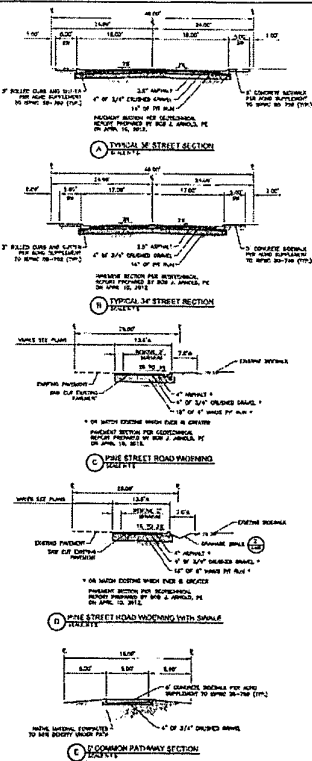
SEWER PLAN AND PROFILE
SEWER LINE C

DATE: 10/23/11
BY: [Signature]

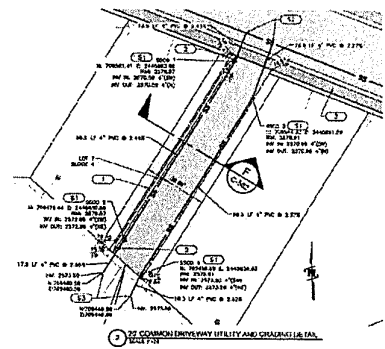
PROJECT NO.: 11-00000000
SHEET NO.: C-404

NOTES TO CONTRACTOR

- SEE PLAN AND PROFILE FOR ALL PIPE LOCATIONS TO BE EXCAVATED.
- SEE PLAN AND PROFILE FOR ALL MANHOLE LOCATIONS TO BE EXCAVATED.
- SEE PLAN AND PROFILE FOR ALL SERVICE CONNECTION LOCATIONS TO BE EXCAVATED.
- SEE PLAN AND PROFILE FOR ALL THRUST BLOKING LOCATIONS TO BE EXCAVATED.
- SEE PLAN AND PROFILE FOR ALL VALVE LOCATIONS TO BE EXCAVATED.
- SEE PLAN AND PROFILE FOR ALL ELBOW LOCATIONS TO BE EXCAVATED.
- SEE PLAN AND PROFILE FOR ALL TEE LOCATIONS TO BE EXCAVATED.
- SEE PLAN AND PROFILE FOR ALL CROSSING LOCATIONS TO BE EXCAVATED.
- SEE PLAN AND PROFILE FOR ALL COVER LOCATIONS TO BE EXCAVATED.
- SEE PLAN AND PROFILE FOR ALL OTHER LOCATIONS TO BE EXCAVATED.



- DETAIL 2 KEYED NOTES**
- 1 2" ROLLED CURBS AND CUTTER PER ACHS SUPPLEMENT TO ISPC 50-703
 - 2 3" LF CURB TERMINAL PER ISPC 50-707
 - 3 CONCRETE SIDEWALK PER ACHS SUPPLEMENT TO ISPC 50-703
 - 4 TRANSITION ASPHALT OVERLAY CROTS SLOPE TO MATCH BAY EDGE OF EXISTING SIDEWALK GRADE
 - 5 4" TRAFFIC BAYED CLEARANCE PER ISPC 50-50A
 - 6 CONNECT 4" SEWER SERVICE TO 4" MAIN LINE PER ISPC 50-51A
 - 7 STANDARD SERVICE MARKER PER ISPC 50-517
- SEWER KEYED NOTES**



NOTES TO CONTRACTOR

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

APPROVED FOR CONSTRUCTION

These plans were prepared by Meridian Engineering, Inc. and are subject to the review and approval of the City of Meridian, Idaho. The City of Meridian, Idaho, is not responsible for the accuracy or completeness of these plans. The City of Meridian, Idaho, is not responsible for the accuracy or completeness of these plans. The City of Meridian, Idaho, is not responsible for the accuracy or completeness of these plans.

Plans Are Accepted For Public Street Construction

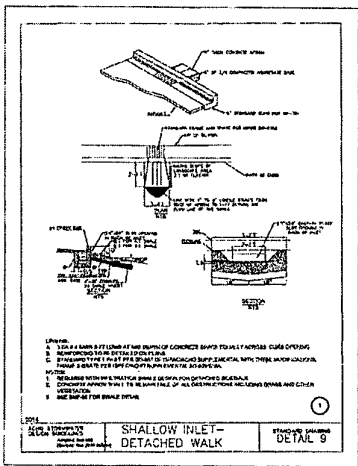
By accepting and signing the Supplemental Agreement, the Engineer warrants that the plans are in accordance with the City of Meridian, Idaho, and that the plans are in accordance with the City of Meridian, Idaho. The City of Meridian, Idaho, is not responsible for the accuracy or completeness of these plans. The City of Meridian, Idaho, is not responsible for the accuracy or completeness of these plans.

JUB ENGINEERS, INC.
 250 S. Broadway Ave.
 Boise, ID 83709-0944
 Phone: 208.333.3333
 Fax: 208.333.3333
 www.jub.com

CANTERBURY COMMONS SUBDIVISION NO. 2
 MERIDIAN, IDAHO

DETAILS AND STREET SECTIONS

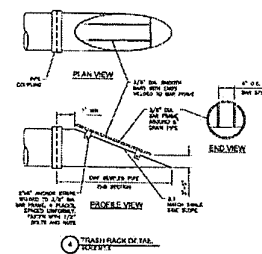
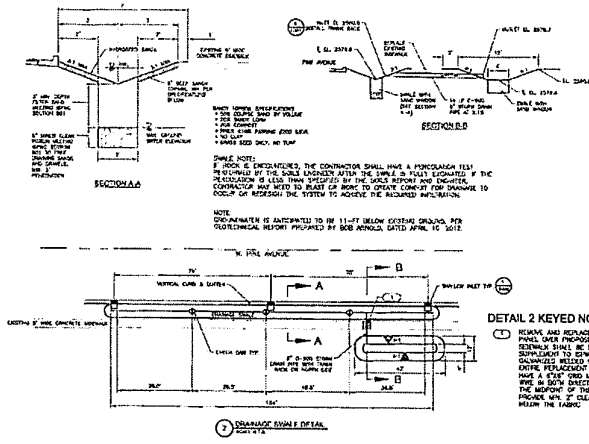
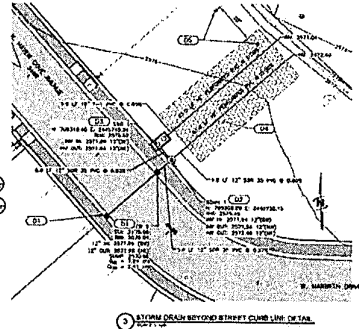
SHEET NUMBER: C-502



- DETAIL 3 KEYED NOTES**
- (1) TYPE BY CONCRETE WALK FOR WALK SUPPLEMENT TO ASPHC 30-34A WITH 1" SLOPE
 - (2) 4" AFF. GAPER MANHOLE FOR ASPHC 30-811
 - (3) 1" SLOPE CAL. SLOPE AND CEMENT TRAP 1/2" PER FOOT (IMP-01) WITH 2" BATTLE SUPPLEMENT. INLET BATTLE EL. 71.75, OUTLET BATTLE EL. 71.75
 - (4) 8" SLOPE DEEP STRENGTH 8" x 8" PER ACHS 814-04, 1/2" SLOPE SLOPE OF 1/2" PER FOOT. BOTTOM OF MANHOLE BATTLE 70.40, TOP OF MANHOLE BATTLE 70.40, BOTTOM OF SAND EL. 69.50, NOW EL. 69.50
 - (5) MONITORING WELL FOR ACHS DETAIL 7, SOLUTION 8000

NOTES TO CONTRACTOR

1. SEE PLAN SET TO ALL OTHER DRAWINGS TO DETERMINE EXACT LOCATION OF ALL UTILITIES AND STRUCTURES.
2. ALL UTILITIES AND STRUCTURES (CROSS) SHOWN FROM INSIDE FACE OF WALK.
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8. ALL UTILITIES AND STRUCTURES (CROSS) SHOWN FROM INSIDE FACE OF WALK.
9. ALL UTILITIES AND STRUCTURES (CROSS) SHOWN FROM INSIDE FACE OF WALK.
10. ALL UTILITIES AND STRUCTURES (CROSS) SHOWN FROM INSIDE FACE OF WALK.



APPROVED FOR CONSTRUCTION

These plans and specifications have been prepared for the use of the City of Meridian, Idaho, and are subject to the approval of the City Engineer. The City Engineer's approval is required for the construction of the project. The City Engineer's approval is required for the construction of the project. The City Engineer's approval is required for the construction of the project.

Plans Are Accepted For Public Street Construction

By signing and sealing the enclosed plans, the Engineer certifies that the plans comply with the City of Meridian, Idaho, and are subject to the approval of the City Engineer. The City Engineer's approval is required for the construction of the project. The City Engineer's approval is required for the construction of the project. The City Engineer's approval is required for the construction of the project.

JUB
JUB ENGINEERS, INC.
1108 ENGINEERING, INC.
250 S. SAGEWOOD AVE.
SALT LAKE CITY, UT 84115
PHONE: 313.700.0044
FAX: 313.700.0044
WWW.JUBENGINEERS.COM



NO.	DATE	DESCRIPTION
1	04/28/2017	ISSUED FOR PERMITS
2	04/28/2017	ISSUED FOR PERMITS
3	04/28/2017	ISSUED FOR PERMITS
4	04/28/2017	ISSUED FOR PERMITS
5	04/28/2017	ISSUED FOR PERMITS
6	04/28/2017	ISSUED FOR PERMITS
7	04/28/2017	ISSUED FOR PERMITS
8	04/28/2017	ISSUED FOR PERMITS
9	04/28/2017	ISSUED FOR PERMITS
10	04/28/2017	ISSUED FOR PERMITS

CANTERBURY COMMONS SUBDIVISION NO. 2
MERIDIAN, IDAHO

DRAINAGE DETAILS
C-503