



PLAT RECORDING SHEET

Digital Plat Image Available in Separate System

BOOK

PAGE

Thru

SURVEYOR

SUBDIVISION NAME

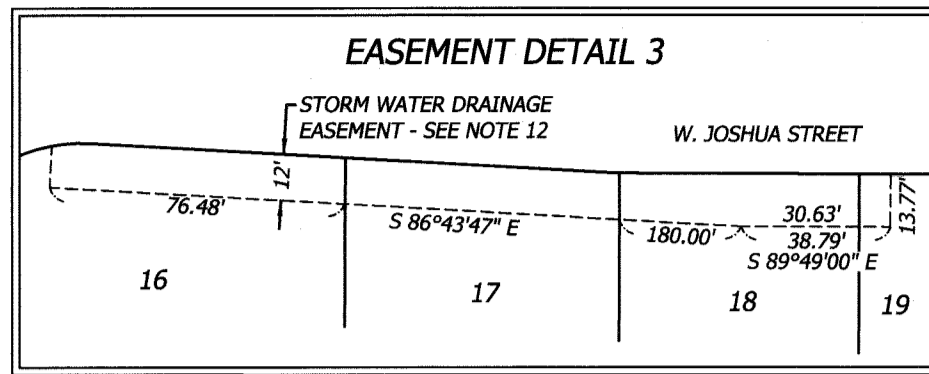
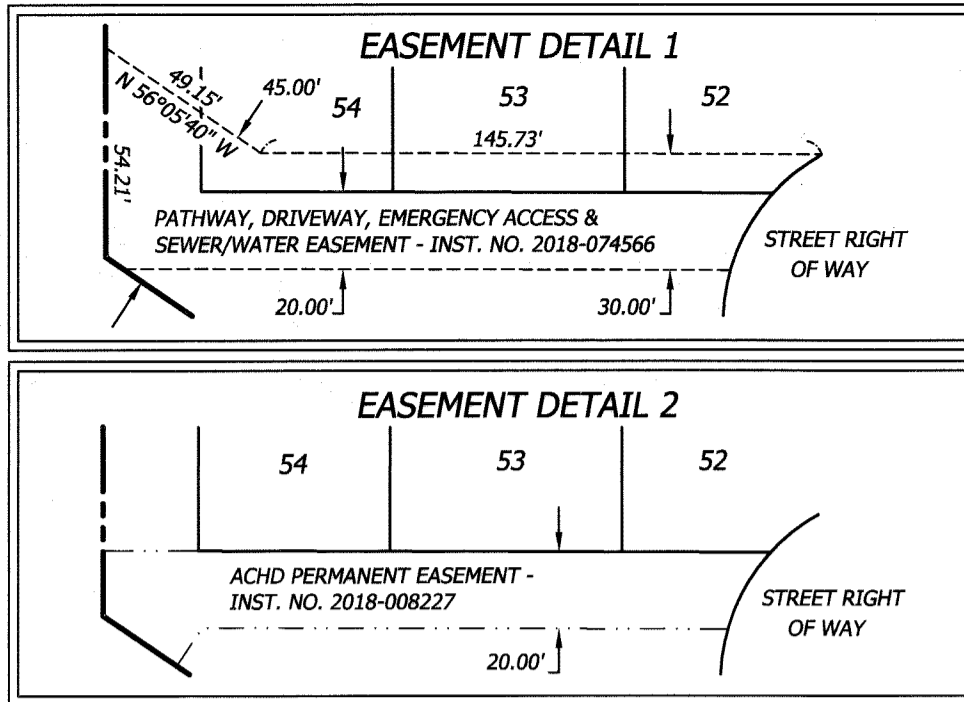
OWNERS

AT THE REQUEST OF

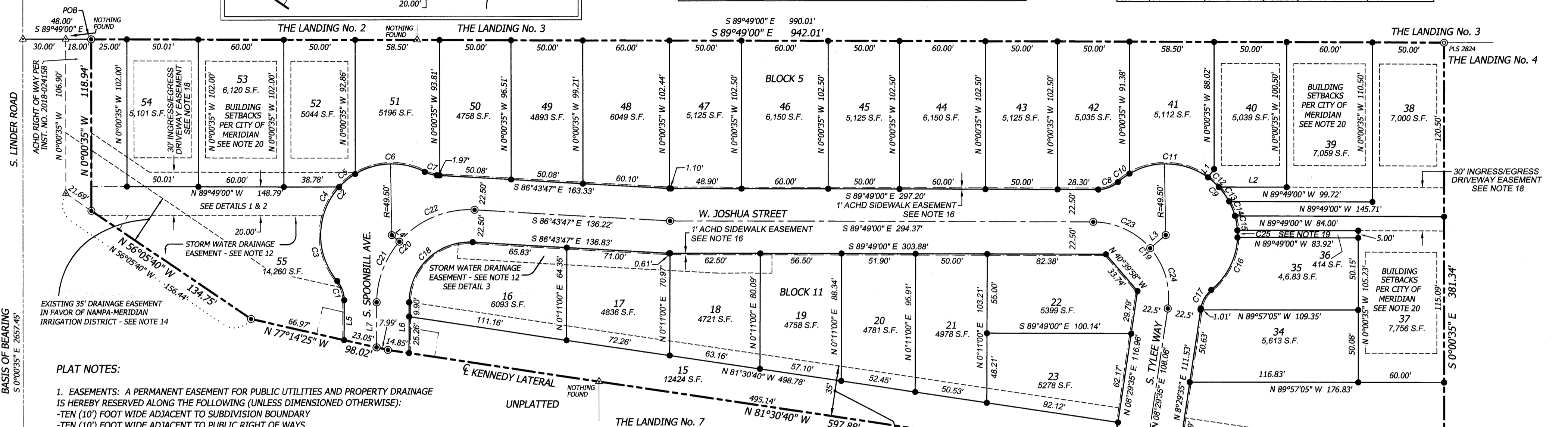
COMMENTS

THE LANDING SUBDIVISION NO. 12

LOCATED WITHIN THE NW 1/4 OF SECTION 13, T 3 N., R 1 W., B.M.,
CITY OF MERIDIAN, ADA COUNTY IDAHO
2018



CURVE	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	14.43'	40°20'12"	20.50'	S 19°59'06" E	14.14'
C2	136.31'	157°46'26"	49.50'	S 38°44'00" W	97.14'
C3	48.38'	55°59'47"	49.50'	S 12°09'19" E	46.47'
C4	23.08'	26°42'50"	49.50'	S 29°12'00" W	22.87'
C5	14.49'	16°48'40"	49.50'	S 50°58'33" E	14.44'
C6	30.38'	58°17'08"	49.50'	S 88°28'39" E	48.21'
C7	8.71'	24°21'01"	20.50'	N 74°33'17" W	8.65'
C8	15.08'	42°05'05"	20.50'	S 89°08'27" W	14.72'
C9	157.63'	182°27'24"	49.50'	N 40°40'23" W	98.98'
C10	9.86'	11°24'37"	49.50'	N 53°48'14" E	9.84'
C11	57.51'	66°33'52"	49.50'	N 87°12'32" W	54.33'
C12	10.02'	11°35'41"	49.50'	N 48°07'45" W	10.00'
C13	12.30'	14°14'10"	49.50'	S 35°12'50" E	12.27'
C14	10.81'	12°30'39"	49.50'	N 21°50'25" W	10.79'
C15	10.17'	11°48'12"	49.50'	N 09°47'59" W	10.15'
C16	41.97'	48°34'45"	49.50'	N 26°15'56" E	40.72'
C17	15.05'	42°03'44"	20.50'	N 29°31'27" E	14.71'
C18	68.24'	83°05'13"	42.00'	N 46°43'36" E	60.98'
C19	90.08'	98°18'35"	52.50'	S 40°39'43" E	79.43'
C20	104.79'	93°05'13"	64.50'	N 46°43'36" E	93.64'
C21	45.91'	40°47'07"	64.50'	S 20°34'34" W	44.95'
C22	58.88'	52°18'05"	64.50'	S 67°07'10" W	56.85'
C23	45.03'	49°08'40"	52.50'	N 65°14'40" W	43.66'
C24	45.05'	49°09'55"	52.50'	N 16°05'23" W	43.68'
C25	5.00'	5°47'24"	49.50'	N 00°55'10" W	5.00'



PLAT NOTES:

- EASEMENTS: A PERMANENT EASEMENT FOR PUBLIC UTILITIES AND PROPERTY DRAINAGE IS HEREBY RESERVED ALONG THE FOLLOWING (UNLESS DIMENSIONED OTHERWISE):
-TEN (10') FOOT WIDE ADJACENT TO SUBDIVISION BOUNDARY
-TEN (10') FOOT WIDE ADJACENT TO PUBLIC RIGHT OF WAYS
-FIVE (5') FOOT WIDE ADJACENT TO EACH SIDE OF INTERIOR SIDE LOT LINES.
A PERMANENT EASEMENT FOR PRESSURE IRRIGATION IS HEREBY RESERVED ALONG THE FOLLOWING:
-TEN (10') FOOT WIDE ALONG SUBDIVISION BOUNDARY AND REAR LOT LINES
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITION 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 AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MERIDIAN AT THE TIME OF RESUBDIVISION.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH TITLE II OF MERIDIAN CITY CODE UNLESS OTHERWISE MODIFIED BY CONDITIONAL USE PERMIT.
- NO HOMEOWNER SHALL AT ANY TIME FILL OR OBSTRUCT ACHD DITCHES OR SWALES. MAINTENANCE OF ANY IRRIGATION DITCH OR PIPE CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER, UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AND IRRIGATION/DRAINAGE ENTITY.
- HOMEOWNERS ASSOCIATION SHALL NOT DISSOLVE WITHOUT THE CONSENT FROM THE CITY OF MERIDIAN.
- IRRIGATION WATER HAS BEEN PROVIDED FROM THE LANDING OWNERS ASSOCIATION. LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE LANDING OWNERS ASSOCIATION.
- THIS SUBDIVISION IS SUBJECT TO ACHD TEMPORARY LICENSE AGREEMENT NO. 2018-042867.
- THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12-INCHES ABOVE THE ESTABLISHED NORMAL HIGH GROUNDWATER ELEVATION.
- LOT 55, BLOCK 5, IS SUBJECT TO A 20' WIDE PATHWAY, DRIVEWAY, EMERGENCY ACCESS AND SEWER EASEMENT AS SHOWN. LOT 55, BLOCK 5, IS ALSO SUBJECT TO A BLANKET UTILITY EASEMENT RECORDED AS INST. NO. 2018-074566.

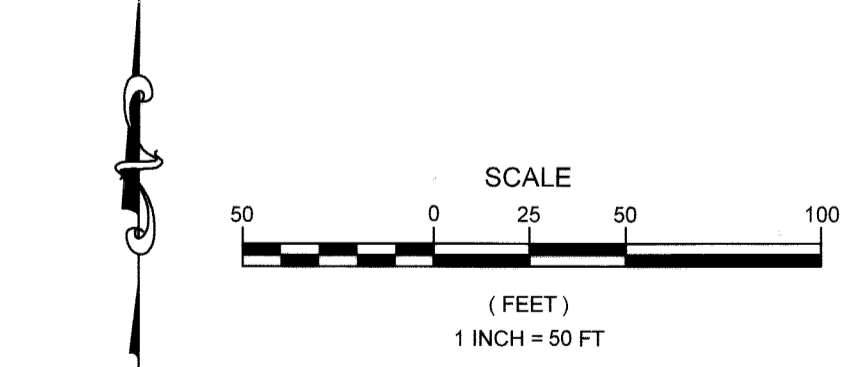
- THIS SUBDIVISION SHALL BE SUBJECT TO THE ELEVENTH AMENDMENT AND SUPPLEMENTAL DECLARATION TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (INST. NO. 2018-045524) FOR THE LANDING OWNERS ASSOCIATION INC., TO ANNEX THE LANDING SUBDIVISION NO. 12 - INST. NO. 2018-046530.
- PORTIONS OF LOT 55, BLOCK 5, AND LOTS 16, 17, 18 & 19, BLOCK 11, ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THE FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, ADA COUNTY RECORDS, 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 DEDICATED TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- DIRECT LOT OR LOT ACCESS TO S. LINDER ROAD IS PROHIBITED.
- THIS PLAT IS SUBJECT TO A NAMPA & MERIDIAN IRRIGATION DISTRICT LICENSE AGREEMENT AS RECORDED IN INST. NO. 2018-021189, RECORDS OF ADA COUNTY, IDAHO, AFFECTING LOTS 16, 17, 18, 19, 20, 21 & 23, BLOCK 11.
- LOTS 33 AND 55, BLOCK 5 AND LOT 15, BLOCK 11 ARE SUBJECT TO ACHD PERMANENT EASEMENT AS SHOWN IN INST. NO. 2018-008227, RECORDS OF ADA COUNTY, IDAHO
- LOTS 33-52 & 55, BLOCK 5 AND LOTS 15-23, BLOCK 11 ARE SUBJECT TO AN ACHD SIDEWALK EASEMENT AS RECORDED IN INST. NO. 2018-008223, RECORDS OF ADA COUNTY, IDAHO.
- LOT 16, BLOCK 11 SHALL ONLY ACCESS THE PUBLIC STREET THROUGH S. SPOONBILL AVENUE, DIRECT ACCESS TO W. JOSHUA STREET IS PROHIBITED UNLESS ACHD APPROVAL IS OBTAINED.
- LOTS 36, 37, 38, 39 & 40, BLOCK 5, AND LOTS 52, 53, & 54, BLOCK 5, SHARE A 30' WIDE INGRESS/EGRESS ACCESS EASEMENT, PUBLIC UTILITIES EASEMENT, AND COMMON DRIVEWAY TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOT 36, BLOCK 5, IS FOR THE PURPOSE OF A LANDSCAPE BUFFER AND LOTS 36 & 55, BLOCK 5, AND LOT 15, BLOCK 11 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOTS 37, 38, 39 & 40, AND LOTS 52, 53 & 54, BLOCK 5, SHALL HAVE FRONT SETBACK OF 20 FEET FROM HARD SURFACE OF DRIVE, 5 FOOT ON SIDES AND 15 FOOT ON REAR.

LEGEND

- SUBDIVISION BOUNDARY
- CENTERLINE
- RIGHT OF WAY
- SECTIONAL LINE
- ACHD IRRIGATION EASEMENT (SEE NOTE 16)
- ACHD SIDEWALK EASEMENT (SEE NOTE 17)
- EASEMENT
- FOUND ALUMINUM CAP MONUMENT AS NOTED
- FOUND 5/8" REBAR AS NOTED
- SET 5/8" REBAR/CAP "PLS 14221"
- SET 1/2" REBAR/CAP "PLS 14221"
- CALCULATED POINT
- POINT OF BEGINNING
- LOT NUMBER

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 36°04'24" E	7.19'
L2	N 89°49'00" W	46.79'
L3	N 49°19'40" E	14.07'
L4	N 49°01'53" W	7.01'
L5	S 00°11'00" W	27.66'
L6	S 00°11'00" W	35.16'
L7	N 00°11'00" E	31.28'



2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105

SAWTOOTH
Land Surveying, LLC WWW.SAWTOOTHLS.COM

SHEET: 1 OF 3	DATE: 8/2018	DRAWN BY: NRB	CHECKED BY: CP	JOB#: 17009	DWG#: 17009-PP
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THE LANDING SUBDIVISION NO. 12

CERTIFICATE OF OWNER:

KNOW ALL MEN BY THESE PRESENTS:

THAT I THE UNDERSIGNED DO HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS MY INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

THE OWNER FURTHER CERTIFIES, THAT ALL LOTS WITHIN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM THE CITY OF MERIDIAN, IDAHO, MUNICIPAL WATER SYSTEM, INCORPORATED AND THAT THE CITY OF MERIDIAN, IDAHO, HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION. (I.C. 50-1334)

THE EASEMENTS, AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS ARE HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

THE PUBLIC STREETS, AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE PUBLIC.

BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 0°00'35" EAST BETWEEN AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 13 AND AN ALUMINUM CAP MONUMENT PLS 11334 MARKING THE W 1/4 CORNER OF SECTION 13, T 3 N., R 1 W., B.M., CITY OF MERIDIAN, ADA COUNTY IDAHO.

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 13, T 3 N., R1 W., B.M., CITY OF MERIDIAN, ADA COUNTY IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 13;

THENCE SOUTH 0°00'35" EAST, COINCIDENT WITH THE WESTERLY BOUNDARY OF THE NW 1/4 OF SAID SECTION 13, A DISTANCE OF 1861.96 FEET;

THENCE SOUTH 89°49'00" EAST, 48.00 FEET TO A 5/8" REBAR PLS 14221, THE **POINT OF BEGINNING**;

THENCE SOUTH 89°49'00" EAST, COINCIDENT WITH THE SOUTHERLY BOUNDARY OF THE LANDING SUBDIVISION NO. 2, AS RECORDED IN BOOK 59 OF PLATS, AT PAGE 5772, ADA COUNTY RECORDS AND THE SOUTHERLY BOUNDARY OF THE LANDING SUBDIVISION NO. 3, AS RECORDED IN BOOK 60 OF PLATS, AT PAGE 5902, A DISTANCE OF 942.01 FEET TO A 5/8" REBAR PLS 2824;

THENCE SOUTH 0°00'35" EAST, COINCIDENT WITH THE WESTERLY BOUNDARY OF THE LANDING SUBDIVISION NO. 4, AS RECORDED IN BOOK 62 OF PLATS, AT PAGE 6219, AND PARALLEL WITH THE WESTERLY BOUNDARY OF THE NW 1/4 OF SAID SECTION 13 A DISTANCE OF 381.34 FEET TO A 5/8" REBAR PLS 14221, MARKING THE CENTERLINE OF THE KENNEDY LATERAL;

THENCE NORTH 60°43'10" WEST, COINCIDENT WITH THE CENTERLINE OF SAID KENNEDY LATERAL, WHICH IS COINCIDENT WITH THE NORTHERLY BOUNDARY OF THE LANDING NO. 7, AS RECORDED IN BOOK 69 OF PLATS, AT PAGE 7805, ADA COUNTY RECORDS, 164.27 FEET TO A 5/8" REBAR PLS 5082;


THENCE NORTH 81°30'40" WEST, COINCIDENT WITH THE CENTERLINE OF SAID KENNEDY LATERAL AND SAID NORTHERLY BOUNDARY OF THE LANDING NO. 7, A DISTANCE OF 597.88 FEET TO A 5/8" PLS REBAR 14221;

THENCE LEAVING SAID NORTHERLY BOUNDARY OF SAID THE LANDING NO. 7, NORTH 77°14'25" WEST, COINCIDENT WITH THE CENTERLINE OF SAID KENNEDY LATERAL, 98.02 FEET TO A 5/8" REBAR PLS 14221;

THENCE NORTH 56°05'40" WEST, COINCIDENT WITH THE CENTERLINE OF SAID KENNEDY LATERAL, 134.75 FEET TO A 5/8" REBAR PLS 14221;

THENCE NORTH 0°00'35" WEST, PARALLEL WITH THE WESTERLY BOUNDARY OF THE NW 1/4 OF SAID SECTION 13, A DISTANCE OF 118.94 TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 5.48 ACRES, MORE OR LESS.




JLJ INC.
JAMES L. JEWETT, PRESIDENT

ACKNOWLEDGMENT

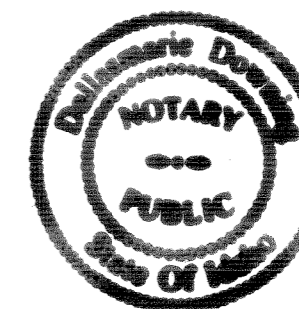
STATE OF IDAHO }
COUNTY OF ADA } SS

ON THIS 15 DAY OF August, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES L. JEWETT, KNOWN OR IDENTIFIED TO ME TO BE A PRESIDENT OF JLJ INCORPORATED, THAT EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

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



NOTARY PUBLIC FOR IDAHO
RESIDING AT Emmett, ID
MY COMMISSION EXPIRES 10.1.2024

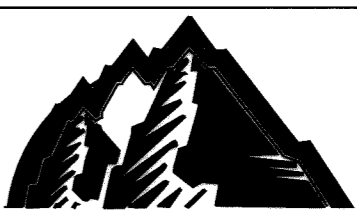


CERTIFICATE OF SURVEYOR:

I, CARL PORTER, PLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL 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, SURVEYS AND CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

CARL PORTER

P.L.S.14221


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(208) 398-8104
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SAWTOOTH
Land Surveying, LLC WWW.SAWTOOTHLS.COM

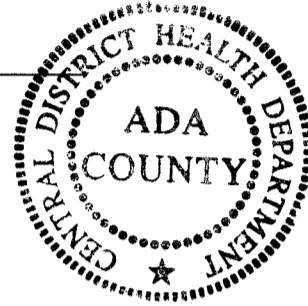
SHEET: 2 OF 3	DATE: 7/2018	DRAWN BY: WFJ	CHECKED BY: CP	JOB#: 17009	DWG#: 17009-FP
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THE LANDING SUBDIVISION NO. 12

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.

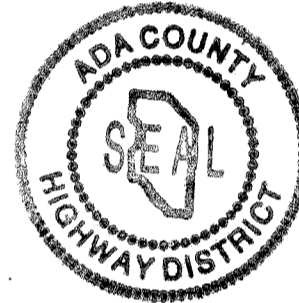
Soni Badi PEHS 5/16/18
DISTRICT HEALTH DEPARTMENT, EHS DATE



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 23rd DAY OF May, 2018.

[Signature] 5/23/18
PRESIDENT, ADA COUNTY HIGHWAY DISTRICT DATE



APPROVAL OF CITY ENGINEER

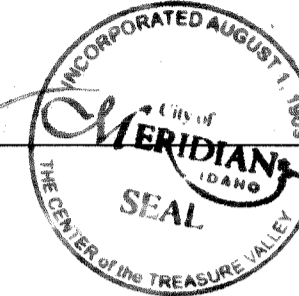
I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY APPROVE THIS PLAT.

[Signature] 8/13/18
CITY ENGINEER L.N. 9430 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 17th DAY OF October, 2018 THIS PLAT WAS DULY ACCEPTED AND APPROVED.

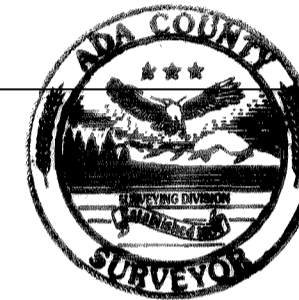
[Signature] 8/13/2018
CITY CLERK DATE



CERTIFICATE OF COUNTY SURVEYOR

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

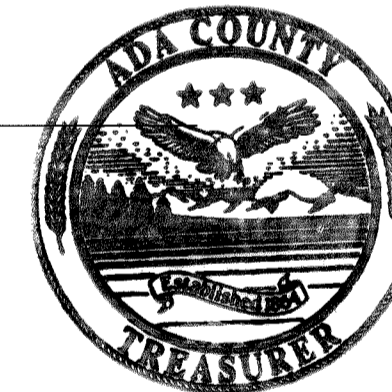
[Signature] 8-17-2018
COUNTY SURVEYOR DATE
PLS 5359



CERTIFICATE OF 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 PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN "PAID IN FULL" THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Elizabeth A. Mahan 8-17-2018
COUNTY TREASURER DATE
by deputy treasurer Kathemi Wiley



COUNTY RECORDERS CERTIFICATE

STATE OF IDAHO }
COUNTY OF ADA } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC., AT 11 MINUTES PAST 3 O'CLOCK P.M. THIS 17th DAY OF August, 2018, A.D., AND WAS DULY RECORDED IN BOOK 114 OF PLATS AT PAGES 11940 THROUGH 11942 INSTRUMENT NUMBER 2018-078327

Christopher D. Rich by [Signature]
DEPUTY EX-OFFICIO RECORDER
\$116.00



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SAWTOOTH
Land Surveying, LLC WWW.SAWTOOTHLS.COM

SHEET: 3 OF 3	DATE: 3/2018	DRAWN BY: WFJ	CHECKED BY: CP	JOB#: 17009	DWG#: 17009-FP
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