

PLAT SHOWING ASHFORD GREENS NO. 4 A SUBDIVISION

LOCATED IN THE SW1/4 OF THE NW1/4 AND THE NW1/4
OF THE SW1/4, SECTION 3, T.3N., R.1W., B.M.,
MERIDIAN, ADA COUNTY, IDAHO
2000

• HUBBLE ENGINEERING, INC. •
BOISE, IDAHO

CURVE	RADIUS	LENGTH	CHORD DIST.	ARC BEG.	ARC EN.
C-1	20.00'	9.17'	9.09'	S 00°41'58" E	S 26°16'29" E
C-2	20.00'	30.17'	27.39'	N 55°29'29" E	S 86°26'17" E
C-3	250.00'	115.29'	114.27'	S 67°54'46" E	S 77°55'20" E
C-4	20.00'	27.20'	25.15'	S 59°54'53" V	S 77°55'20" E
C-5	20.00'	2.97'	2.97'	S 16°41'45" V	S 08°30'57" E
C-6	525.00'	136.39'	134.67'	S 09°14'53" V	S 33°17'59" E
C-7	525.00'	36.27'	35.28'	S 08°36'22" V	S 07°39'48" E
C-8	525.00'	38.05'	36.98'	S 08°36'22" V	S 07°39'48" E
C-9	251.87'	113.67'	113.47'	S 06°35'13" V	S 04°08'17" E
C-10	576.87'	72.04'	71.96'	S 08°36'44" V	S 07°39'48" E
C-11	576.87'	41.79'	41.78'	S 02°42'41" V	S 04°08'17" E
C-12	576.87'	61.15'	61.12'	N 03°40'58" E	S 08°05'34" E
C-13	576.87'	80.38'	80.31'	N 10°44'02" E	S 08°05'34" E
C-14	576.87'	21.40'	21.40'	N 15°48'17" E	S 02°07'56" E
C-15	550.00'	135.84'	135.32'	N 08°45'13" E	S 16°14'04" E
C-16	525.00'	36.27'	35.28'	N 03°42'26" E	S 08°05'34" E
C-17	525.00'	38.05'	36.98'	N 11°13'24" E	S 07°39'48" E
C-18	525.00'	38.05'	36.98'	N 11°13'24" E	S 07°39'48" E
C-19	20.00'	17.45'	16.98'	S 42°28'47" V	S 48°46'18" E
C-20	50.00'	42.56'	41.29'	S 06°29'44" V	S 23°11'48" E
C-21	50.00'	20.24'	20.11'	S 06°29'44" V	S 23°11'48" E
C-22	50.00'	73.45'	67.02'	S 47°11'12" E	S 84°10'05" E
C-23	50.00'	58.06'	54.86'	N 57°27'40" E	S 66°32'11" E
C-24	50.00'	58.06'	54.86'	N 57°27'40" E	S 66°32'11" E
C-25	20.00'	17.45'	16.98'	S 08°07'35" E	S 49°59'41" E

UNPLATTED

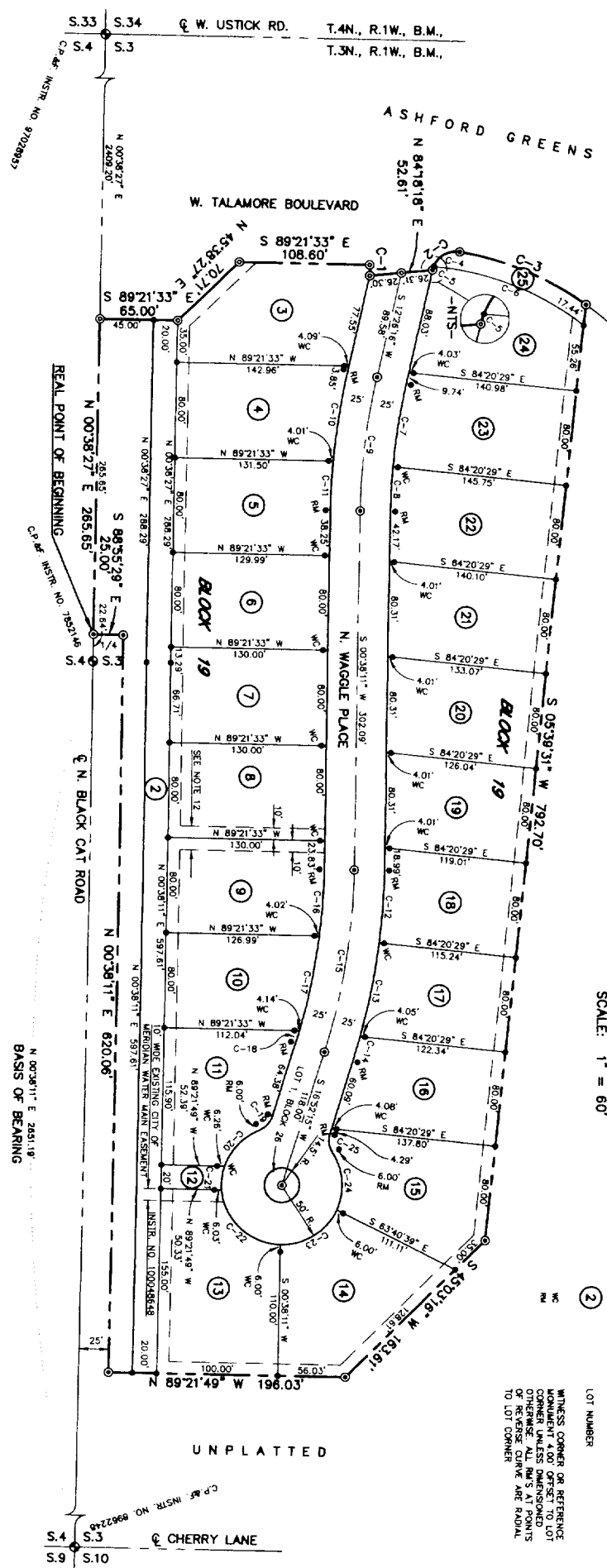
SCALE: 1" = 60'



2

LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON PIN, PLS 4431
- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP, PLS 4431
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP, PLS 4431
- SUBDIVISION BOUNDARY
- PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EXISTENT TO PROPERTY LINE AND/OR LOT LINE
- SECTION LINE
- CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- LOT NUMBER
- WITNESS CORNER OR REFERENCE MARKING EXISTENT TO LOT CORNER UNLESS DIMENSIONED OTHERWISE. ALL PINS AT POINTS OF REVERSE CURVE ARE RADIAL TO LOT CORNER



NOTES:

- 1) BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN.
- 2) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, STREET LIGHT, DRAINAGE, AND IRRIGATION EASEMENT.
- 3) PRIVATE EASEMENTS TO A PUBLIC RIGHT-OF-WAY HAVE A 6.00 FOOT WIDE PRIVATE EASEMENT FOR THE USE AND BENEFIT OF THE ASHFORD GREENS HOMEOWNERS ASSOCIATION.
- 4) ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE-FAMILY RESIDENTIAL LOTS, EXCEPT LOT 2, 12 & 25. BLOCK 19 AND LOT 1, BLOCK 26, WHICH ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE ASHFORD GREENS HOMEOWNERS ASSOCIATION.
- 5) MAINTENANCE FOR ANY IRRIGATION/DRAINAGE PIPE CROSSING A LOT IS THE DRAINAGE/HIGHWAY DISTRICT.
- 6) THE BOTTOM ELEVATION OF HOUSE FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE KNOWN NORMAL GROUND WATER ELEVATION.
- 7) DIRECT LOT ACCESS TO BLACK CAT ROAD AND TALAMORE BOULEVARD IS PROHIBITED, UNLESS SPECIFICALLY ALLOWED BY THE CITY OF MERIDIAN AND ADA COUNTY HIGHWAY DISTRICT.
- 8) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- 9) THE DEVELOPER AND/OR OWNER SHALL COMPLY WITH IDAHO CODE SECTION 31-3805 ON ITS PROVISIONS THAT MAY APPLY TO IRRIGATION WATER.
- 10) ALL DWELLINGS SHALL CONTAIN A MINIMUM OF 1400 SQUARE FEET OF LIVING SPACE.
- 11) EASEMENT EXISTENT SHALL COVER LOTS 2 & 12, BLOCK 19 FOR THE BENEFIT OF THE CITY OF MERIDIAN FOR A WATER MAIN.
- 12) 20 FOOT WIDE ADA COUNTY HIGHWAY DISTRICT STORM DRAINAGE EASEMENT, SAID EASEMENTS SHALL RELAIN FREE OF ALL ENCROACHMENTS AND OPERATION AND MAINTENANCE OF THE FACILITIES.



80 PG. 8/6/98

CERTIFICATE OF SURVEYOR

CERTIFICATE OF SURVEYOR

I, D. TERRY PERDUE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO AND THAT THIS PLAN AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS PREPARED BY 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 AND SURVEYS.

0. TERRY PEUGH, P.L.S.	443	25	IDAH0 NO. 4431
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THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 3rd DAY OF May, 2000.

Central District Health Department
San Diego County

CITY ENGINEER Samy Smith PE 2245
6-08-07

William G. Berry, Jr.

John E. Burke 7/25/00
COUNTY SURVEYOR P.E.L.S. 3030

John E. Smith 7/25/00
COUNTY SURVEYOR PELS 300B

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF Brighton Corp.
AT 23 MINUTES PAST 9 O'CLOCK A. M. ON THIS 20th DAY OF July 2000. IN
BOOK 20 OF PLATS AT PAGES 6067 AND 6068. INSTRUMENT NO. 2000-50581

C:\ASHFORD\ASHFORD4\ASHFORD#4\SIG.DWG 5-20-99 1:03:23 pmMST

SHEET 2 OF 2