



PLAT RECORDING SHEET

INSTRUMENT NO. 104151050

BOOK 90

PAGE 105A3

thru 105A5

SURVEYOR JAMES R. WILSON

SUBDIVISION NAME ASHFORD GROUND SUB NO 7

OWNERS BRIGHTON CORP

AT THE REQUEST OF ENGINEERING NORTHWEST

COMMENTS SUB A SEC 3 T3N R11W

PLAT SHOWING

ASHFORD GREENS NO. 7

A SUBDIVISION

BEING A RESUBDIVISION OF LOTS 88, 89, 90 AND 91, BLOCK 23 OF ASHFORD GREENS NO. 2,
LOCATED IN THE SW1/4 OF SECTION 3, T.3N., R.1W., B.M.
MERIDIAN, ADA COUNTY, IDAHO

2004

Engineering NorthWest, LLC
BOISE, IDAHO

S.34 S.33 W. USTICK RD. T.4N., R.1W., B.M.
T.3N., R.1W., B.M.

S.34 S.33

C.P. 445 MSTR. NO. 97703147

500'36.27' W. 2687.45'

N. BLACK CAT ROAD

S.34 S.33

S.773.8702' 713.34'

11.46'

82.86'

N29°28'38"W 74.32'

11.46'

10.90'

S25°05'14"E 47.38'

16.48'

S17°55'44"E 49.28'

47.00'

10.90'

S24°56'29"E 47.41'

32.98'

S17°46'32"E 49.34'

40.00'

10.90'

S17°46'32"E 49.34'

10.90'

S17°46'32"E 49.34'

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S17°46'32"E 49.34'

10.90'

CURVE	LENGTH	RADIUS	DELTA	CHORD DIST.	CHORD BRG.
C-1	27.12'	132.50'	111°43'33"	27.07'	N16°10'36"W
C-2	91.14'	272.50'	19°09'48"	90.72'	N19°53'44"W
C-3	38.37'	272.50'	08°06'37"	38.54'	N14°29'08"W
C-4	52.57'	272.50'	11°03'11"	52.49'	N23°57'02"W

LEGEND

- FOUND BRASS CAP
- FOUND 1/2" IRON PIN, PLS 4431;
WIDE 1/2" X 30" IRON PIN
WITH PLASTIC CAP, PLS 7880
- SET 1/2" X 24" IRON PIN
WITH PLASTIC CAP, PLS 7880
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- EASEMENT LINE
- LOT LINE
- SECTION LINE
- LOT NUMBER

NOTES:

- 1) FOR THE FINAL PLAT OF ASHFORD GREENS NO. 2, ADA COUNTY RECORDS, ALL LOT LINES SHALL BE MEASURED IN (10) FOOT WIDE EASEMENTS. PERMANENT PUBLIC UTILITIES, STREET LIGHT, DRAINAGE, IRRIGATION & LANDSCAPE EASEMENT.
- 2) THE OWNER SHALL COMPLY WITH IDAHO CODE SECTION 31-3005 OR ITS PROVISIONS THAT APPLY TO IRRIGATION WATER.
- 3) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 4) EACH SIDE OF INTERIOR LOT LINES AND ALONG THE SOUTHERLY SIDE OF LOT 94 AND SOUTHERLY SIDE OF LOT 96, BLOCK 23 SHALL HAVE A FIVE (5) FOOT WIDE PROPERTY EASEMENT AND PROPERTY DRAINAGE EASEMENT, UNLESS DIMENSIONED OTHERWISE.
- 5) A TEN (10) FOOT WIDE PROPERTY DRAINAGE & PROPERTY IRRIGATION EASEMENT IS HEREBY DESIGNATED ALONG THE REAR LOT LINES, UNLESS DIMENSIONED OTHERWISE.
- 6) MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSIGNED BY AN IRRIGATION OR DRAINAGE DISTRICT.
- 7) BOTTOM ELEVATION OF STRUCTURE FOOTINGS SHALL BE SET A MINIMUM OF 12-INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.
- 8) BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH TITLE 11 AND TITLE 12 OF THE MERIDIAN CITY CODE UNLESS OTHERWISE MODIFIED BY CONDITIONAL USE PERMIT.
- 9) THE EASEMENT ALONG THE INTERIOR COMMON LOT LINES OF LOTS 88 & 89, LOTS 89 & 90 AND LOTS 90 & 91 OF ASHFORD GREENS NO. 2 WERE VACATED BY INSTRUMENT NO. 10413816.

SETBACKS FOR BLOCK 23

BUILDING SETBACKS FOR THE BUILDABLE LOTS IN BLOCK 23 SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

FRONT YARD - FRONT-ON GARAGE	20'
SIDE-ON GARAGE	15'
LIVABLE AREA	15'
SIDE YARD - INTERIOR LOTS	5'
REAR YARD	15'
MINIMUM BUILDING SEPARATION	10'
MAXIMUM BUILDING HEIGHT	35'



CERTIFICATE OF SURVEYOR

JAMES R. WASHBURN, 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 AND SURVEYS.

DAHO NO., 7880



JAMES R. WASHBURN

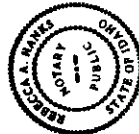
ACKNOWLEDGEMENT

ON THIS 14th DAY OF October, 2004 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID W. TURNBULL, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF BRIGHTON CORPORATION, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN 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 AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

David W. Turnbull
DAVID W. TURNBULL, PRESIDENT

100-1007



Shirley A. Barber
NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO

ASHFORD GREENS NO. 7

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL.



Melissa McHugh, R.H.S. 11-5-04
CENTRAL DISTRICT HEALTH DEPARTMENT

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 October, 2004.



[Signature]
CHAIRMAN ADHD

APPROVAL OF CITY ENGINEER

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

Brad R. Watson
CITY ENGINEER

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 25TH DAY OF November, 2004, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

[Signature]
CITY CLERK, MERIDIAN, IDAHO

CERTIFICATE OF 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]
COUNTY SURVEYOR

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.



[Signature]
COUNTY TREASURER

11-29-04
DATE

COUNTY RECORDER'S CERTIFICATE

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF EDMUND WATKINS IN BOOK 91 OF PLATS AT PAGES 10545 THROUGH 10545 INSTRUMENT NO. 10545 ON THIS 30 DAY OF NOVEMBER, 2004.

[Signature]
DEPUTY REC. 11/29/04

[Signature]
EX-OFFICIO RECORDER