



PLAT RECORDING SHEET

Digital Plat Image Available in Separate System

BOOK

108

PAGE

15167

Thru

15170

SURVEYOR

CLINTON W HANSEN

SUBDIVISION NAME

AMBERCREEK SUBDIVISION NO 2

OWNERS

COREY BARTON

AT THE REQUEST OF

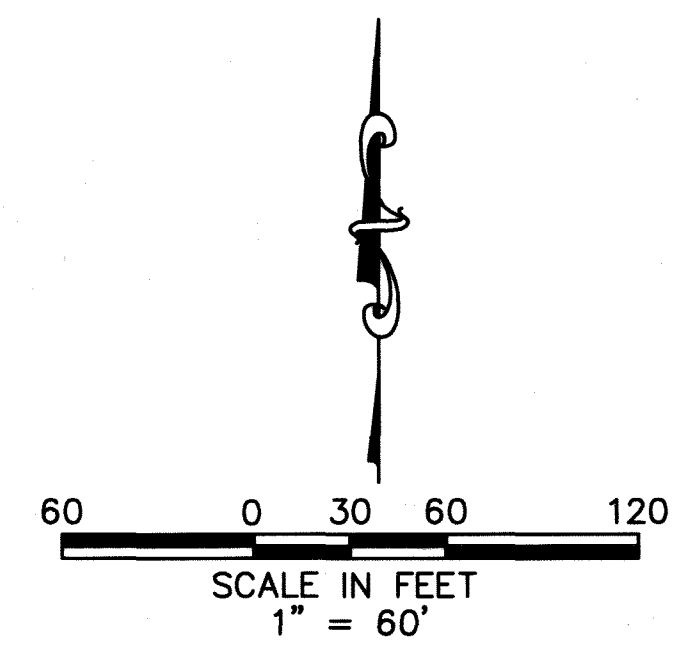
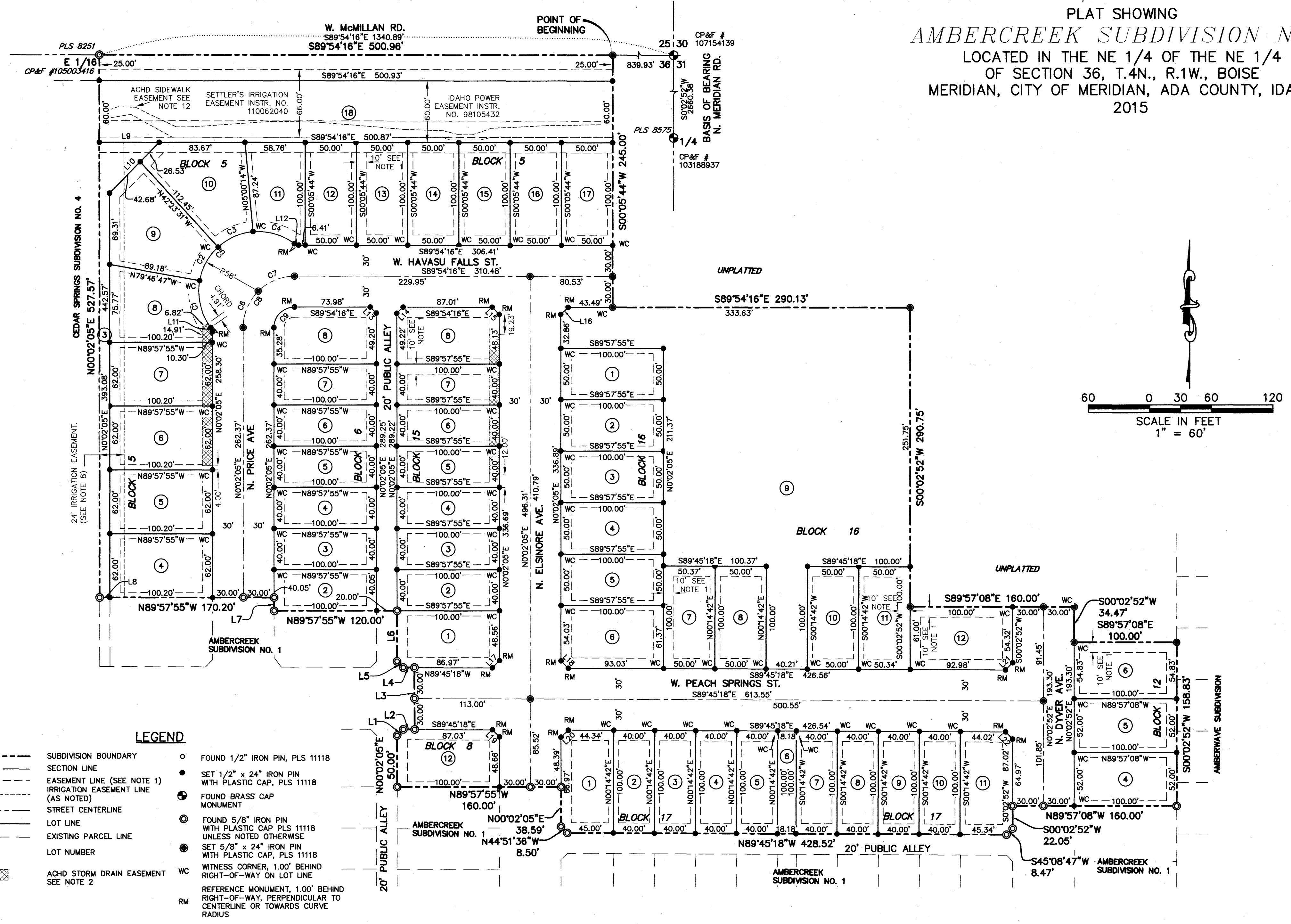
KENT BROWN

COMMENTS

NW ¼ NE ¼ SEC 36 T4N R1W

BK 108 PG 15167

PLAT SHOWING
AMBERCREEK SUBDIVISION NO. 2
LOCATED IN THE NE 1/4 OF THE NE 1/4
OF SECTION 36, T.4N., R.1W., BOISE
MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO
2015



- LEGEND**
- SUBDIVISION BOUNDARY
 - - - SECTION LINE
 - - - EASEMENT LINE (SEE NOTE 1)
 - - - IRRIGATION EASEMENT LINE (AS NOTED)
 - - - STREET CENTERLINE
 - LOT LINE
 - - - EXISTING PARCEL LINE
 - ⑥ LOT NUMBER
 - ACHD STORM DRAIN EASEMENT SEE NOTE 2
 - FOUND 1/2" IRON PIN, PLS 11118
 - SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 11118
 - ⊙ FOUND BRASS CAP MONUMENT
 - ⊙ FOUND 5/8" IRON PIN WITH PLASTIC CAP PLS 11118 UNLESS NOTED OTHERWISE
 - SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11118
 - WC WITNESS CORNER, 1.00' BEHIND RIGHT-OF-WAY ON LOT LINE
 - RM REFERENCE MONUMENT, 1.00' BEHIND RIGHT-OF-WAY, PERPENDICULAR TO CENTERLINE OR TOWARDS CURVE RADIUS

CLINT HANSEN, PLS
LAND SOLUTIONS, LAND SURVEYING
& CONSULTING, PC
231 E. 5TH ST., SUITE A
MERIDIAN, ID 83642



NOTE:
SEE SHEET 2 OF 4 FOR NOTES,
CURVE TABLE AND LINE TABLE

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LN
BOISE, ID 83714
TEL 208-938-0013
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AMBERCREEK SUBDIVISION NO. 2

NOTES:

1. A ten (10) foot wide Permanent Public Utilities, Property Drainage, and Irrigation Easement is hereby designated along all lot lines common to a Public Right-of-Way and along all rear lot lines. A five (5) foot wide Irrigation, Public Utilities and Property Drainage Easement is hereby designated along each side of interior lot lines except where shown as ten (10) feet.
2. Portions of Lots 6 Through 8, Block 5 and Lots 5 through 8, Block 15 are servient to and contain the 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 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 ACHD pursuant to Section 40-2302 Idaho Code. The Master Easement is for the Operation and Maintenance of the Storm Water Drainage System.
3. Any Re-Subdivision of this Plat shall be in compliance with the most recently approved Subdivision Standards of the City of Meridian.
4. This development recognizes Idaho Code Section 22-4503, 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 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 an agricultural operation, agricultural facility or expansion thereof."
5. Maintenance of any Irrigation or Drainage pipe or Ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an Irrigation/Dainage District. Irrigation water has been provided by Settlers Irrigation District in compliance with Idaho Code Section 31-3805(1)(b). Lots within the subdivision will be entitled to Irrigation Water Rights, and will be Obligated for Assessments from Settlers Irrigation District as specified in Instrument No. 106119385, records of Ada County, Idaho.
6. Direct lot access to W. McMillan Road is prohibited.
7. The bottom elevation of all structural footings shall be set a minimum of 12-inches above the highest established normal Ground Water Elevation.
8. Lots 3 thru 9 of block 5 are subject to an existing twenty-four (24) foot wide Settler's Irrigation District Easement as shown in Instrument No. 342970
9. ACHD landscape license agreement Instrument No. 2015-014813
10. Lot 3 and 18, Block 5, Lot 9, Block 16 and Lot 6 Block 17 are common lots which shall be owned and maintained by the Ambercreek Homeowner's Association. All common lots are subject to a blanket public utility easement and irrigation easement.
11. This subdivision is subject to a City of Meridian development agreement recorded as Instrument No. 106048481 & 110064697
12. ACHD sidewalk easement Instrument No. 106147775
13. All lots within this subdivision are subject to existing Ambercreek Subdivision CC&R's Instrument No. 107073101.

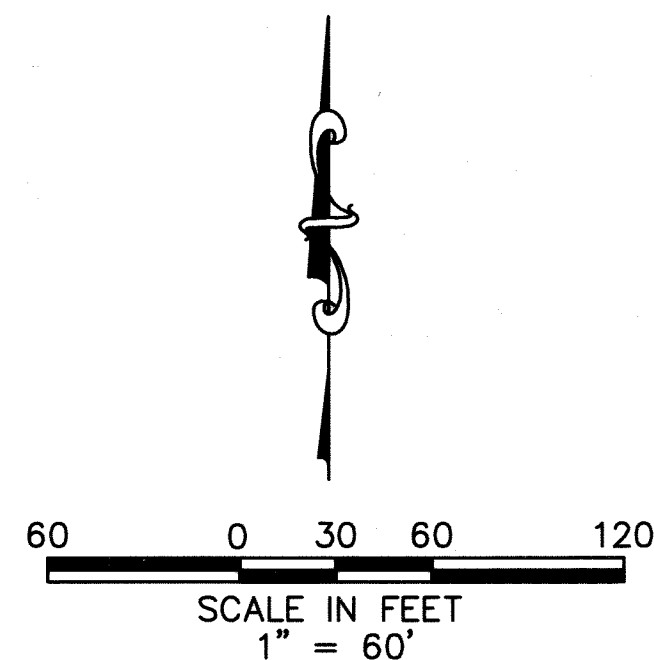
Line Table		
Line #	Direction	Length
L1	N45°08'24"E	8.47'
L2	S89°45'18"E	11.10'
L3	N00°09'02"W	60.00'
L4	N89°45'18"W	10.90'
L5	N44°51'36"W	8.50'
L6	N00°02'05"E	49.22'
L7	N00°02'05"E	12.96'
L8	N89°57'55"W	10.00'
L9	S89°54'16"E	58.44'
L10	N44°27'14"E	69.21'
L11	S18°38'45"E	4.48'
L12	N71°13'25"W	4.48'

Line Table		
Line #	Direction	Length
L13	S44°56'05"E	8.49'
L14	N45°03'55"E	8.48'
L15	S44°56'05"E	9.89'
L16	N45°03'55"E	9.90'
L17	S45°08'24"W	9.92'
L18	N44°51'36"W	9.88'
L19	S44°51'36"E	9.88'
L20	N45°08'24"E	9.92'
L21	S45°08'47"W	9.92'
L22	S44°51'13"E	9.88'

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	58.00'	48.13'	46.76'	S13°33'12"E	47°32'49"
C2	58.00'	37.85'	37.18'	S28°54'51"W	37°23'16"
C3	58.00'	37.85'	37.18'	S66°18'07"W	37°23'16"
C4	58.00'	42.98'	42.01'	N73°46'24"W	42°27'40"
C5	58.00'	166.81'	114.98'	S45°03'55"W	164°47'02"
C6	50.00'	39.30'	38.29'	S22°33'00"W	45°01'49"
C7	50.00'	39.30'	38.29'	S67°34'50"W	45°01'49"
C8	50.00'	78.59'	70.75'	S45°03'55"W	90°03'39"
C9	20.00'	31.44'	28.30'	N45°03'55"E	90°03'39"

LEGEND

-----	SUBDIVISION BOUNDARY	○	FOUND 1/2" IRON PIN, PLS 11118
-----	SECTION LINE	●	SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 11118
-----	EASEMENT LINE (SEE NOTE 1)	⊕	FOUND BRASS CAP MONUMENT
-----	EASEMENT LINE (AS NOTED)	⊙	FOUND 5/8" IRON PIN WITH PLASTIC CAP PLS 11118 UNLESS NOTED OTHERWISE
-----	STREET CENTERLINE	●	SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11118
-----	LOT LINE	WC	1.00' WITNESS CORNER
-----	EXISTING PARCEL LINE		
⑥	LOT NUMBER		
▨	ACHD storm drain easement See Note 2		



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AMBERCREEK SUBDIVISION NO. 2

CERTIFICATE OF OWNERS

Know all men by these presents: That Corey Barton, a married man as his sole and separate property, is the owner of the property described as follows:

A parcel located in the NE ¼ of the NE ¼ of Section 36, Township 4 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 northeast corner of said Section 36, from which a brass cap monument marking the southeast corner of the NE ¼ bears S 0°02'52" W a distance of 2660.38 feet;

Thence N 89°54'16" W along the northerly boundary of said NE ¼ of the NE ¼ a distance of 839.93 feet to a 5/8 inch diameter iron pin and the **POINT OF BEGINNING**;

Thence leaving said northerly boundary S 0°05'44" W a distance of 245.00 feet to a 5/8 inch diameter iron pin;
Thence S 89°54'16" E a distance of 290.13 feet to a 5/8 inch diameter iron pin;
Thence S 0°02'52" W a distance of 290.75 feet to a 5/8 inch diameter iron pin;
Thence S 89°57'08" E a distance of 160.00 feet to a 5/8 inch diameter iron pin;
Thence S 0°02'52" W a distance of 34.47 feet to a 5/8 inch diameter iron pin;
Thence S 89°57'08" E a distance of 100.00 feet to a 5/8 inch diameter iron pin on the westerly boundary of Amberwave Subdivision as shown in Book 108 of Plats on Pages 15118 thru 15120, records of Ada County, Idaho;

Thence S 0°02'52" W along said westerly boundary, being 290.00 feet westerly of and parallel to the easterly boundary of said NE ¼ of the NE ¼, a distance of 158.83 feet to a 5/8 inch diameter iron pin on the northerly boundary of Ambercreek Subdivision No. 1 as shown in Book 97 of Plats on Pages 12145 thru 12149, records of Ada County, Idaho;

Thence along said northerly boundary the following described courses;

Thence N 89°57'08" W a distance of 160.00 feet to a 5/8 inch diameter iron pin;
Thence S 0°02'52" W a distance of 22.05 feet to a 5/8 inch diameter iron pin;
Thence S 45°08'47" W a distance of 8.47 feet to a 5/8 inch diameter iron pin;
Thence N 89°45'18" W a distance of 428.52 feet to a 5/8 inch diameter iron pin;
Thence N 44°51'36" W a distance of 8.50 feet to a 5/8 inch diameter iron pin;
Thence N 0°02'05" E a distance of 38.59 feet to a 5/8 inch diameter iron pin;
Thence N 89°57'55" W a distance of 160.00 feet to a 5/8 inch diameter iron pin;
Thence N 0°02'05" E a distance of 50.00 feet to a 5/8 inch diameter iron pin;
Thence N 45°08'24" E a distance of 8.47 feet to a 5/8 inch diameter iron pin;
Thence S 89°45'18" E a distance of 11.10 feet to a 5/8 inch diameter iron pin;
Thence N 0°09'02" W a distance of 60.00 feet to a 5/8 inch diameter iron pin;
Thence N 89°45'18" W a distance of 10.90 feet to a 5/8 inch diameter iron pin;
Thence N 44°51'36" W a distance of 8.50 feet to a 5/8 inch diameter iron pin;
Thence N 0°02'05" E a distance of 49.22 feet to a 5/8 inch diameter iron pin;
Thence N 89°57'55" W a distance of 120.00 feet to a 5/8 inch diameter iron pin;
Thence N 0°02'05" E a distance of 12.96 feet to a 5/8 inch diameter iron pin;

Thence N 89°57'55" W a distance of 170.20 feet to a 5/8 inch diameter iron pin on the westerly boundary of said NE ¼ of the NE ¼ and the easterly boundary of Cedar Springs Subdivision No. 4 as shown in Book 90 of Plats on Pages 10466 thru 10470, records of Ada County, Idaho;

Thence N 0°02'05" E along said boundary a distance of 527.57 feet to a 5/8 inch diameter iron pin marking the northwest corner of said NE ¼ of the NE ¼;

Thence S 89°54'16" E along the northerly boundary of said NE ¼ of the NE ¼ a distance of 500.96 feet to the **POINT OF BEGINNING**;

This parcel contains 11.56 acres.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water service from an existing City of Meridian main line located adjacent to the subject subdivision, and the City of Meridian has agreed in writing to serve all the lots in this subdivision.

Corey Barton

CERTIFICATE OF SURVEYOR

I, Clinton W. Hansen, 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.

Clinton W. Hansen



P.L.S. No. 11118

ACKNOWLEDGMENT

State of Idaho)
) s.s.
County of Ada)

On this 4th day of May, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Corey Barton, known or identified to me to be the individual 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.

6-05-16
My commission expires



Adam L.
Notary Public for Idaho
Residing in Nampa, Idaho

Bailey Engineering, Inc.

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4242 N. BROOKSIDE LN.
BOISE, ID 83714

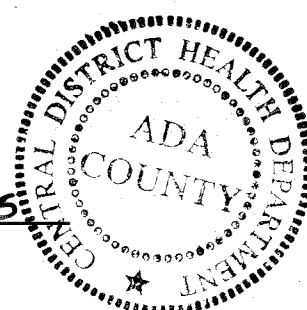
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AMBERCREEK SUBDIVISION NO. 2

HEALTH CERTIFICATE

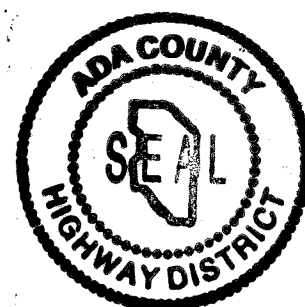
Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing Meridian City Public Works and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a Certificate of Disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

Paul Badger REHS 1-20-15
Central District Health Department 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 25th day of February, 2015.

Jim Flannery
Chairman ACHD

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for the City of Meridian, Ada County, Idaho, hereby approve this plat.

Wanda Stewart 3/12/15
City Engineer Date

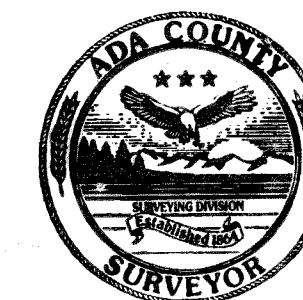
APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Meridian, Ada County, Idaho, hereby certify that at a regular meeting of the City Council held on the 6th day of May, 2014, this plat was duly accepted and approved.

John J. [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.

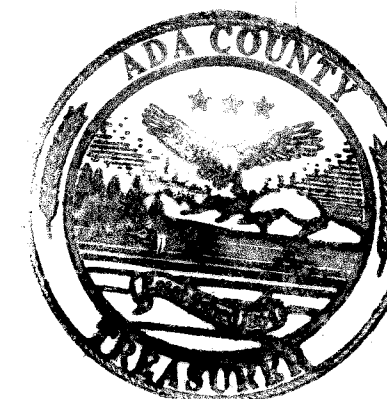


Jerry L. Hastings
County Surveyor
PLS 5359
5-5-2015

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 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.

5-5-2015
Date



Vicky McIntyre
County Treasurer
by deputy Katie Miller

COUNTY RECORDER'S CERTIFICATE

State of Idaho)
) s.s.
County of Ada)

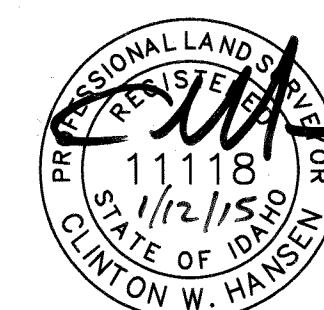
I hereby certify that this instrument was filed for record at the request of Kent Brown at 21 Minutes past 2 O'clock P.M. on this 5th day of May, 2015, in Book 108 of plats at Pages 15167 thru 15170.

Instrument No. 2015-038001

John J. [Signature]
Deputy

Fee \$21.00

Christopher D. Rich
Ex-Officio Recorder



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