

BANBURY MEADOWS SUBDIVISION NO. 7

A PORTION OF SECTION 20, T. 4N., R. 1 E., BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO
 A HOFF-PHILLIPS DEVELOPMENT
 - JOHNSON ENGINEERING -
 BOISE, IDAHO
 2005



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00	3.14	1.57	3.14	S07°11'15"W	0°36'02"
C2	275.00	6.29	3.15	6.29	S08°49'56"W	1°18'42"
C3	298.37	64.45	32.35	64.32	S13°40'34"W	12°27'35"
C4	298.37	86.64	43.63	86.34	S28°11'00"W	16°38'16"
C5	323.37	211.17	109.50	207.44	S26°11'46"W	37°24'59"
C6	348.37	56.43	28.28	56.37	S12°07'42"W	9°16'50"
C7	348.37	105.40	53.11	105.00	S25°26'10"W	17°20'08"
C8	348.37	105.40	53.11	105.00	S42°46'18"W	17°20'08"
C9	348.37	105.40	53.11	105.00	S60°06'26"W	17°20'08"
C10	348.37	47.73	23.90	47.69	S72°42'00"W	7°51'00"
C11	323.37	179.02	91.87	176.75	S60°45'53"W	31°43'14"
C12	298.37	29.51	14.77	29.50	S73°47'29"W	5°40'01"
C13	298.37	66.07	33.17	65.94	S64°36'50"W	12°41'16"
C14	25.00	30.77	17.68	28.87	N87°44'31"E	70°31'44"
C15	50.00	22.84	11.62	22.64	S65°33'50"W	26°10'21"
C16	50.00	40.90	21.67	39.77	N77°54'50"W	46°59'19"
C17	50.00	50.74	27.80	48.59	N25°24'18"W	58°08'45"
C18	50.00	49.18	26.79	47.23	N31°50'55"E	56°21'41"
C19	364.00	7.93	3.97	7.93	N19°06'10"E	1°14'45"
C20	50.00	21.46	10.90	21.30	N72°19'29"E	24°35'27"
C21	50.00	21.46	10.90	21.30	S83°05'02"E	24°35'27"
C22	50.00	12.04	6.05	12.01	S63°53'29"E	13°47'43"
C23	25.00	44.07	30.33	38.58	N44°22'31"E	101°00'18"
C24	25.00	24.58	13.38	23.60	S66°42'49"W	56°19'42"
C25	25.00	36.9	22.09	33.11	S02°55'01"E	82°55'59"
C26	25.00	17.70	9.28	17.40	S64°45'10"E	40°44'19"
C27	25.00	20.88	11.09	20.28	N70°57'09"E	47°51'03"
C28	25.00	28.69	16.88	27.98	N 3°00'12"E	58°02'49"
C29	25.00	27.97	15.65	26.53	N53°04'16"W	64°06'07"
C30	25.00	34.47	20.51	31.60	S45°37'29"E	78°59'42"
C31	475.00	17.87	8.93	17.87	S77°42'09"W	2°08'19"
C32	475.00	28.75	14.38	28.75	S80°30'51"W	3°28'06"
C33	500.00	49.07	24.56	49.05	S79°26'2"W	5°37'24"
C34	525.00	24.82	12.41	24.82	S77°58'46"W	2°42'52"
C35	525.00	26.70	13.36	26.70	S80°47'28"W	2°54'52"
C36	275.00	56.73	28.47	56.63	S88°09'29"W	11°49'10"
C37	275.00	105.72	53.52	105.08	N74°55'07"W	22°01'39"
C38	275.00	55.32	27.75	55.23	N58°08'31"W	11°31'53"
C39	250.00	197.98	104.51	192.84	N75°03'55"W	45°22'22"
C40	250.00	52.30	26.27	52.18	S88°54'28"W	13°19'07"
C41	225.00	81.06	40.97	80.92	N74°06'44"W	20°38'29"
C42	225.00	44.82	22.48	44.74	N58°05'07"W	11°24'45"
C43	425.00	45.85	22.95	45.83	S55°28'11"E	6°10'54"
C44	425.00	44.11	22.07	44.09	S61°32'01"E	5°56'46"
C45	400.00	84.67	42.49	84.51	S88°26'34"E	12°07'40"
C46	375.00	79.38	39.84	79.23	S88°26'34"E	2°07'40"
C47	525.00	41.01	20.52	41.00	N62°16'07"W	4°28'33"
C48	525.00	108.99	54.69	108.80	N54°05'00"W	11°53'41"
C49	500.00	118.61	59.59	118.34	N57°42'38"W	13°35'32"
C50	475.00	85.74	43.01	85.66	N54°19'54"W	10°20'50"
C51	151.35	14.52	7.27	14.52	N28°14'33"E	5°29'54"
C52	151.35	57.64	29.17	57.29	N41°54'06"E	21°49'12"
C53	151.35	14.14	7.08	14.14	N65°29'18"E	5°21'11"
C54	126.35	72.05	37.03	71.08	N41°49'45"E	32°40'17"
C55	101.35	57.29	29.77	57.07	N44°49'45"E	32°40'17"
C56	125.00	73.02	37.59	71.99	N74°54'01"E	33°28'16"
C57	150.00	87.63	45.10	86.39	N74°54'01"E	33°28'16"
C58	175.00	92.74	47.39	92.72	N61°53'13"E	7°26'40"
C59	175.00	50.92	25.64	50.74	N73°56'40"E	6°40'12"
C60	175.00	28.58	14.32	28.55	N00°57'27"E	9°21'23"
C61	162.50	91.34	46.91	90.14	S72°15'44"E	32°12'15"
C62	50.00	26.67	13.66	26.35	S73°05'04"E	30°33'34"
C63	50.00	31.73	16.42	31.20	S39°37'19"E	36°21'56"
C64	50.00	43.08	22.98	43.00	S03°14'37"W	49°21'56"
C65	50.00	44.67	23.90	43.20	S93°31'12"W	51°11'13"
C66	50.00	55.92	31.29	53.05	N68°50'57"W	64°04'30"
C67	50.00	7.37	3.69	7.37	N32°35'17"W	8°28'51"
C68	50.00	52.36	28.87	50.00	S88°21'51"E	60°00'00"
C69	275.00	45.44	22.77	45.36	N01°26'35"E	9°27'59"
C70	275.00	66.77	33.50	66.65	S47°40'43"W	11°46'15"
C71	274.51	18.21	9.11	18.20	N16°35'35"E	3°48'01"
C72	1-2.50	76.46	39.77	75.00	S76°27'54"E	38°56'33"

LINE	LENGTH	BEARING
L1	35.36	S70°29'36"W
L2	40.88	S58°09'53"W
L3	32.33	S58°09'53"W
L4	24.98	N88°21'51"W
L5	27.14	S65°21'51"E
L6	2.56	S88°21'51"E
L7	32.97	S88°21'51"E
L8	37.16	N58°09'53"E
L9	36.05	N58°09'53"E
L10	35.36	N19°30'24"W
L11	5.97	N64°30'24"W
L12	4.85	N52°22'44"W
L13	5.66	N52°22'44"W
L14	37.35	S82°11'54"W
L15	21.31	S82°11'54"W
L16	33.05	S35°14'56"W
L17	28.51	S85°07'20"E
L18	26.42	N68°58'48"E
L19	29.60	S63°36'29"E
L20	13.74	S45°07'20"E
L21	10.56	N45°36'59"E
L22	20.56	S65°07'20"E
L23	19.59	S85°07'20"E

LINE	LENGTH	BEARING
L24	37.52	N54°45'04"W
L25	34.23	S76°37'30"W
L26	42.23	S76°37'30"W
L27	42.23	S00°38'18"W
L28	14.12	N76°57'30"E
L29	6.13	S29°58'14"E
L30	21.82	S27°17'57"E
L31	34.26	N79°45'15"E
L32	24.21	S66°59'38"E
L33	20.45	S04°04'34"E
L34	35.71	N88°11'04"E
L35	7.23	N76°10'19"E
L36	31.09	N88°11'04"E
L37	32.78	S57°48'12"E
L38	17.66	S62°14'25"E
L39	6.55	S84°21'09"E
L40	7.38	N83°47'16"E
L41	10.82	S64°30'24"E
L42	40.42	N04°27'01"E
L43	17.77	S07°29'17"W
L44	17.77	S07°29'17"W
L45	15.99	N76°37'30"E

BANBURY MEADOWS SUBDIVISION NO. 7

PORTIONS OF SECTIONS 19 & 20, 1-4N., 1-1E.,
BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO,
- JOHNSON ENGINEERING -
2005

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT BANBURY MEADOWS LLC IS THE OWNER OF THE REAL PROPERTY DESCRIBED BELOW, TO-WIT: BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO, THE FOLLOWING DESCRIBED PROPERTY IN THIS BANBURY MEADOWS SUBDIVISION NO. 7:

PORTIONS OF SECTIONS 19 & 20, 1-4N., 1-1E., BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE EAST A CORNER OF SECTION 20, T. 4 N., R. 1 E., B.M. AND THE NORTHEAST CORNER OF SECTION 20, T. 4 N., R. 1 E., B.M., WHICH BEARS N 01°19'58" E 100.00 FEET TO THE CENTER CORNER COMMON TO SECTIONS 19 AND 20, T. 4 N., R. 1 E., B.M., THENCE S 08°58'15" E 95.745 FEET TO A POINT ON THE BOUNDARY OF BANBURY MEADOWS NO. 5 SUBDIVISION, THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF BANBURY MEADOWS SUBDIVISION NO. 5
S 41°50'30" W 122.82 FEET; THENCE
S 87°16'35" W 72.48 FEET; THENCE
S 59°58'07" E 124.78 FEET TO A POINT ON THE WESTERN RIGHT OF WAY OF S. CHIPPER WAY; THENCE
ON A CURVE TO THE LEFT WHOSE RADIUS IS 232.00', WHOSE LENGTH IS 66.77 FEET, WHOSE CENTRAL ANGLE IS 11°46'15", AND
WHOSE LONG CHORD BEARS S 47°40'43" W 66.65 FEET; THENCE LEAVING SAID RIGHT OF WAY AND CONTINUING ALONG THE
BOUNDARY OF BANBURY MEADOWS SUBDIVISION NO. 5; THENCE ALONG THE BOUNDARY OF BANBURY MEADOWS SUBDIVISION NO. 6
S 89°58'25" W 226.60 FEET; THENCE
N 84°31'52" W 259.75 FEET; THENCE
N 77°18'30" W 131.86 FEET; THENCE
S 72°59'14" W 196.51 FEET; THENCE
S 102°50'4" W 93.57 FEET TO A POINT OF THE NORTH RIGHT OF WAY OF W. WHIFF DRIVE; THENCE ALONG SAID RIGHT OF
WAY
N 84°35'12" W 104.86 FEET; THENCE LEAVING SAID RIGHT OF WAY
N 62°30'09" W 330.27 FEET TO THE POINT ON THE EASTERLY RIGHT OF WAY OF W. WHIFF DRIVE; THENCE
ON A CURVE TO THE RIGHT WHOSE RADIUS IS 275.00 FEET, WHOSE LENGTH IS 45.44 FEET, WHOSE CENTRAL ANGLE IS 8°27'59",
AND WHOSE LONG CHORD BEARS N 128°35' E 45.38 FEET; THENCE
N 79°20'50" W 50.47 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF N. WHIFF DRIVE; THENCE LEAVING SAID RIGHT OF
WAY AND CONTINUING ALONG THE BOUNDARY OF BANBURY MEADOWS SUBDIVISIONS NO. 6
N 08°54'18" E 32.21 FEET; THENCE
N 30°24'19" E 244.24 FEET; THENCE
N 53°02'41" E 56.97 FEET; THENCE
N 69°48'41" E 116.36 FEET; THENCE
N 67°10'31" E 98.35 FEET; THENCE
N 87°22'49" E 106.80 FEET; THENCE
S 72°23'33" E 131.18 FEET; THENCE
S 67°50'68" E 100.18 FEET; THENCE
S 84°30'24" E 190.26 FEET; THENCE
S 60°34'21" E 205.73 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 20.08 ACRES.

ALL OF THE LOTS IN THIS PLAT WILL RECEIVE WATER FROM UNITED WATER IDAHO, INC. WATER SYSTEM. UNITED WATER IDAHO, INC. HAS AGREED IN WRITING TO SERVICE THIS SUBDIVISION.

PUBLIC STREETS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC. EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO AND USE OF THESE EASEMENTS AS REQUIRED IS PERPETUALLY RESERVED.

IN WITNESS WHEREOF, I HAVE HERETO UNTO SET MY HAND,
Richard M. Phillips
RICHARD M. PHILLIPS
MANAGER

ACKNOWLEDGMENTS
STATE OF IDAHO) SS
COUNTY OF ADA)

ON THIS 20 DAY OF MAY, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RICHARD M. PHILLIPS, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF BANBURY MEADOWS LLC, THE LLC THAT EXECUTED THE WITHIN INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LLC, AND ACKNOWLEDGED TO ME THAT SUCH LLC EXECUTED THE SAME.

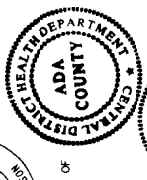
IN WITNESS THEREOF I HAVE HERETO UNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY NOTARY COMMISSION EXPIRES 11/15/11
[Signature]
NOTARY PUBLIC FOR THE STATE OF IDAHO.
RESIDING AT Eagle, IDAHO

NOTARY PUBLIC FOR THE STATE OF IDAHO
RESIDING AT Eagle, IDAHO

CERTIFICATE OF ENGINEER/LAND SURVEYOR
BY THE HAND OF THE UNDERSIGNED, A PROFESSIONAL ENGINEER AND SURVEYOR, LICENSED BY THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF IDAHO, I DO HEREBY CERTIFY THAT THIS PLAT AS SUBMITTED TO THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF IDAHO, AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

ROY B. JOHNSON PE/LS 28817
STATE OF IDAHO
NOVEMBER 15, 2004
ROY B. JOHNSON
REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR



APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT
SANITARY RESTRICTIONS OF THIS PLAT, AS HEREBY REQUESTED ACCORDING TO THE LETTER OF APPROVAL ON FILE WITH THE ADA COUNTY RECORDER OR HIS AGENT.

05-25-05
Mackenzie J. Nees
HEALTH OFFICER



ADA COUNTY HIGHWAY DISTRICT ACCEPTANCE
THIS PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 20th DAY OF JULY, 2005.

Shirley R. Huber
ADA COUNTY HIGHWAY DISTRICT, CHAIRMAN

APPROVAL OF CITY COUNCIL
I DO HEREBY CERTIFY THAT THIS PLAT, AS SUBMITTED TO THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 20th DAY OF JULY, 2005, AND FOR THE CITY OF EAGLE, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 20th DAY OF APRIL, A.D., 2005, THIS PLAT OF BANBURY MEADOWS SUBDIVISION NO. 7 WAS ACCEPTED AND APPROVED.

7-13-05
Lisa K. Bergman
CITY CLERK

APPROVAL OF THE CITY ENGINEER
I DO HEREBY CERTIFY THAT I AM THE CITY ENGINEER FOR THE CITY OF EAGLE, ADA COUNTY, IDAHO AND THAT THIS SUBDIVISION IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF EAGLE

6/29/05
Dorothy L. Shaw
CITY ENGINEER

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

John Striata
ADA COUNTY SURVEYOR PE/LS 3030

CERTIFICATE OF COUNTY TREASURER
I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY 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.

9-17-05
Suzanne Fisher by Jodi Wagoner
COUNTY TREASURER Deputy

CERTIFICATE OF COUNTY RECORDER
STATE OF IDAHO) SS
COUNTY OF ADA)

INSTRUMENT NO. 105133001
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF ROY B. JOHNSON, JOHNSON ENGINEERING, AT 87 MINUTES PAST 10 O'CLOCK A.M., THIS 14 DAY OF MAY, 2005, AND WAS DULY RECORDED IN BOOK 43 OF PLATS AT PAGES 1154

11/15/11
J. Scott Johnson
EX-OFFICIO RECORDER



NOTARY PUBLIC FOR THE STATE OF IDAHO
RESIDING AT Eagle, IDAHO

