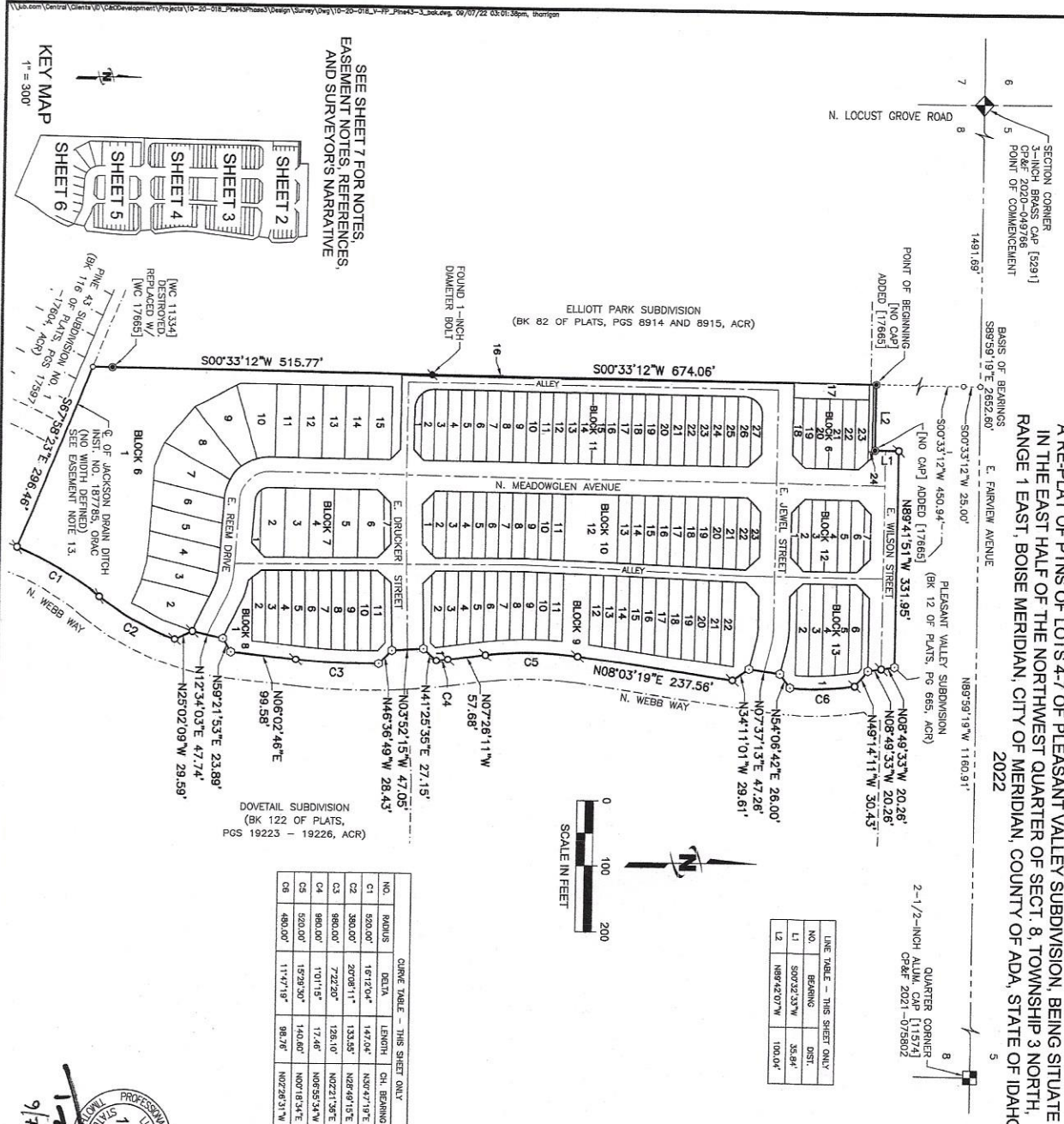


PLAT OF PINE 43 SUBDIVISION NO. 3

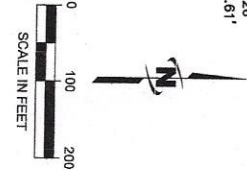
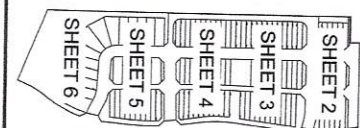
A RE-PLAT OF PLOTS 4-7 OF PLEASANT VALLEY SUBDIVISION, BEING SITUATE
IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECT. 8, TOWNSHIP 3 NORTH,
RANGE 1 EAST, BOISE MERIDIAN, CITY OF MERIDIAN, COUNTY OF ADA, STATE OF IDAHO
2022

PLAT BOOK 124 PAGE 1415



KEY MAP
1" = 300'

SEE SHEET 7 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE.



NO.	POINTS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	920.00'	1612'04"	147.04'	N07°47'19"E	146.55'
C2	980.00'	2070'11"	133.55'	N26°49'15"E	132.86'
C3	980.00'	722'20"	126.10'	N02°21'35"E	126.01'
C4	980.00'	1101'15"	17.46'	N08°55'34"W	17.46'
C5	920.00'	1929'30"	146.60'	N00°18'34"E	146.17'
C8	480.00'	1197'19"	98.76'	N02°26'31"W	98.59'

LINE TABLE - THIS SHEET ONLY	NO.	BEARING	DIST.
L1	500'23.33"W	33.94'	
L2	N89°42'07"W	100.00'	

2-1/2-INCH ALUM. CAP (11574)
5/8" 2021-07580Z

LEGEND

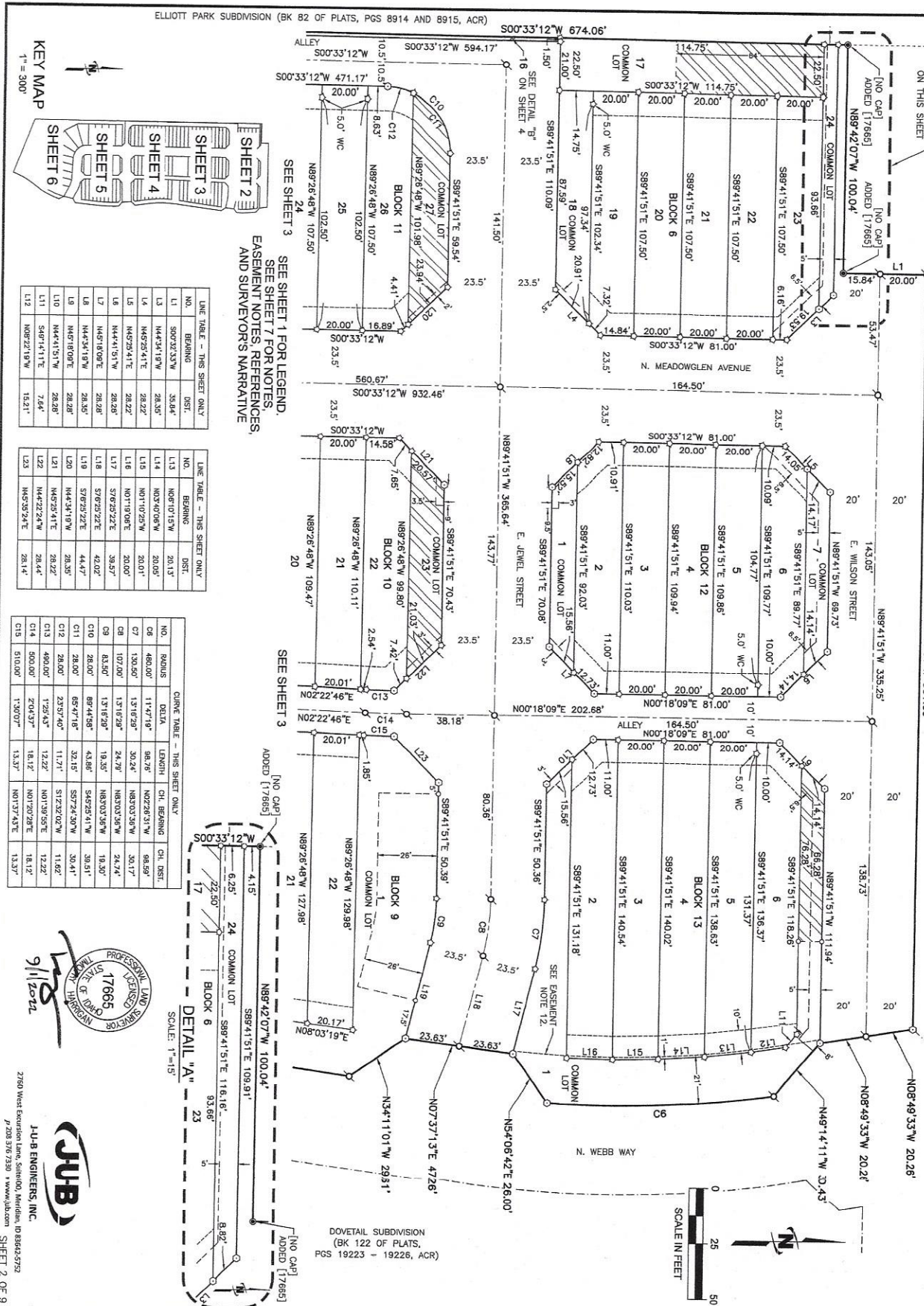
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- CENTER LINE
- ADJACENT PROPERTY LINE
- THE LINE
- UTILITY EASEMENT LINE (SEE EASEMENT NOTE 8)
- ACHD EASEMENT LINE (SEE EASEMENT NOTE 4)
- EX. GRANTY IRRIGATION EASEMENT LINE (SEE EASEMENT NOTE 9)
- EX. ACID DRAINAGE EASEMENT LINE (SEE EASEMENT NOTE 10)
- EX. ACID DRAINAGE EASEMENT LINE (SEE EASEMENT NOTE 11)
- EX. CITY OF MERIDIAN PATHWAY EASEMENT LINE (SEE EASEMENT NOTE 14)
- ◆ SECTION CORNER
- ◆ QUARTER SECTION CORNER
- ◆ SET 1/2-INCH X 24-INCH REBAR WITH PLASTIC CAP MARKED "1/2 REBAR 17865"
- ◆ SET 5/8-INCH X 24-INCH REBAR WITH PLASTIC CAP MARKED "5/8 REBAR 17865"
- ◆ SET 1-3/16-INCH BRIST PLUS IN CONCRETE STAMPED "1-U-B 17865"
- ◆ SET 1/2-INCH X 24-INCH REBAR WITH PLASTIC CAP MARKED "1/2 ESMT" PLUS 17865"
- ◆ FOUND MONUMENT AS NOTED
- ◆ FOUND MONUMENT AS NOTED
- DIMENSION POINT - NOT SET OR FOUND
- CURVE COURSE NUMBER (TYPICAL)
- LINE COURSE NUMBER (TYPICAL)
- LOT NUMBER (TYPICAL)
- ### PLS NUMBER FOUND ON MONUMENT
- ADA COUNTY RECORDS
- OFFICIAL RECORDS OF ADA COUNTY
- WC. CLASS WORKER MONUMENTS SHOWN AS ON THE CAP)



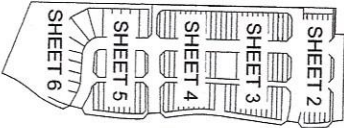
JUB ENGINEERS, INC.
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P 208 378 7330 www.jub.com SHEET 1 OF 9

PINE 43 SUBDIVISION NO. 3

PLAT OF
N89°41'51"W 331.95'



KEY MAP
1" = 300'



LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L1	S00°33'12"W	20.13'
L2	N44°34'19"W	28.36'
L3	N49°29'41"E	28.22'
L4	N44°41'01"W	28.28'
L5	N49°18'09"E	28.28'
L6	N44°34'19"W	28.36'
L7	S48°14'11"E	7.64'
L8	N08°22'19"W	15.21'

LINE TABLE - THIS SHEET ONLY

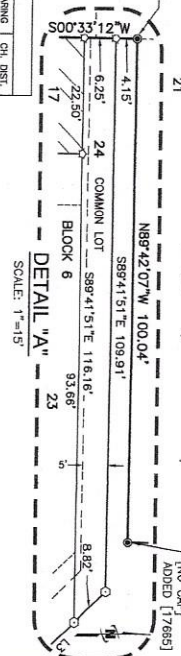
NO.	BEARING	DIST.
L9	N06°10'15"W	20.05'
L10	N03°00'00"W	20.00'
L11	N01°10'25"W	20.01'
L12	N01°19'09"E	20.00'
L13	S76°25'22"E	38.95'
L14	S76°25'22"E	42.02'
L15	S76°25'22"E	44.47'
L16	N44°34'19"W	28.36'
L17	N49°29'41"E	28.22'
L18	N44°34'19"W	28.36'
L19	N49°18'09"E	28.28'
L20	N44°34'19"W	28.36'
L21	N49°29'41"E	28.22'
L22	N44°34'19"W	28.36'
L23	N49°29'41"E	28.22'
L24	N49°29'41"E	28.22'

CURVE TABLE - THIS SHEET ONLY

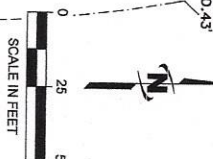
NO.	BEARING	LENGTH	CH. BEARING	CH. DIST.
C1	114°17'16"	98.76'	N02°28'31"W	88.89'
C2	130°50'	30.24'	N83°03'58"W	30.17'
C3	137°02'36"	24.76'	N83°03'58"W	24.74'
C4	131°02'36"	19.35'	N83°03'58"W	19.30'
C5	89°44'58"	43.86'	S49°25'41"W	38.51'
C6	85°47'16"	32.15'	S67°24'30"W	30.41'
C7	129°43'37"	11.71'	S12°32'02"W	11.62'
C8	120°43'37"	18.12'	N01°20'28"E	18.12'
C9	120°07'	13.37'	N01°37'45"E	13.37'

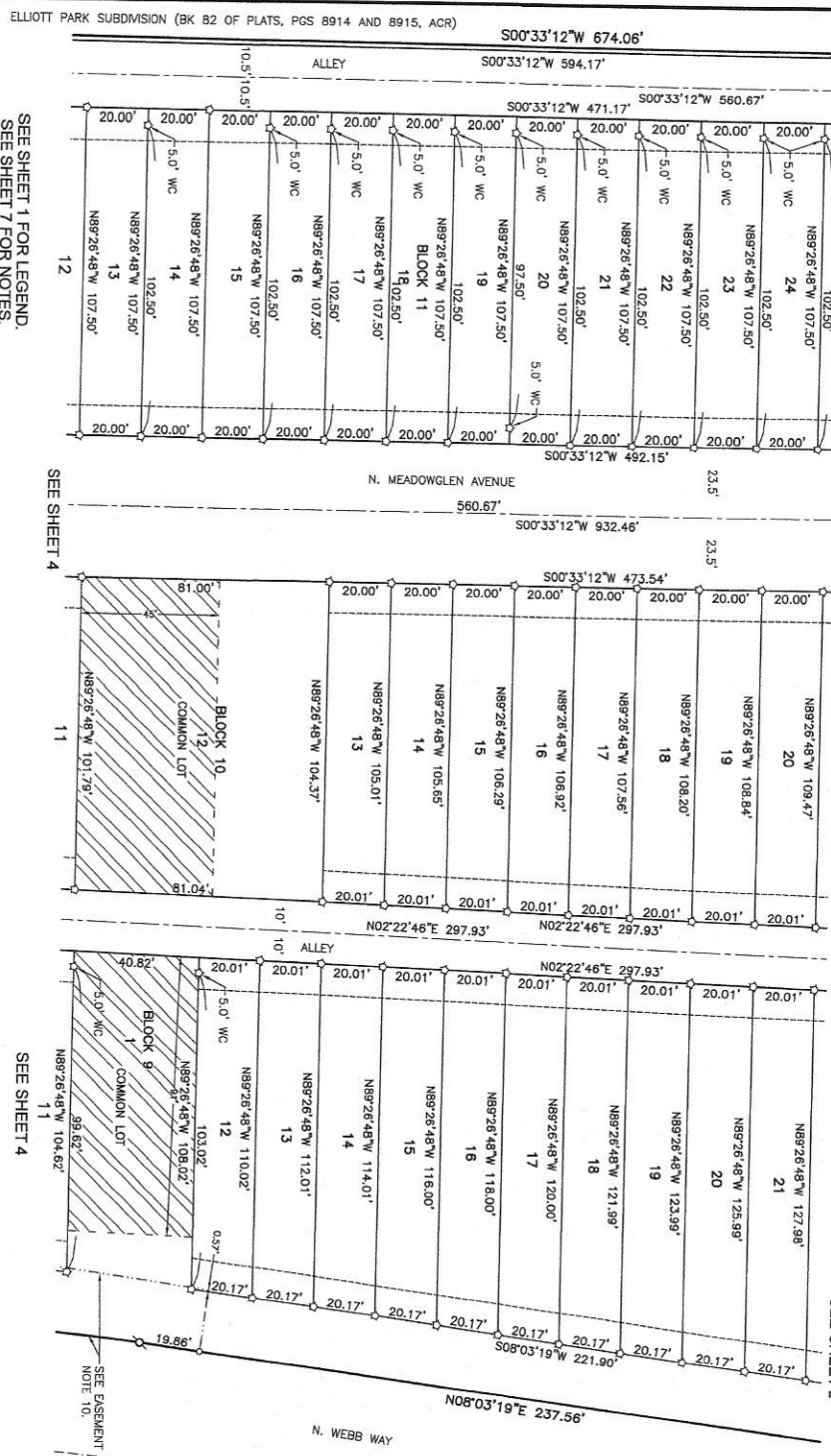


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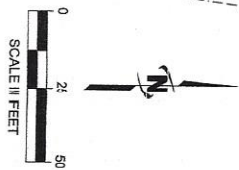
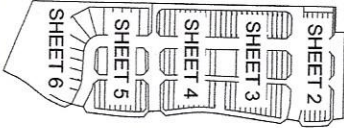
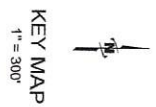


DOVETAIL SUBDIVISION
(BK 122 OF PLATS,
PGS 19223 - 19226, ACR)

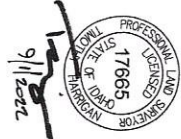




SEE SHEET 1 FOR LEGEND.
 SEE SHEET 7 FOR NOTES,
 EASEMENT NOTES, REFERENCES,
 AND SURVEYORS NARRATIVE



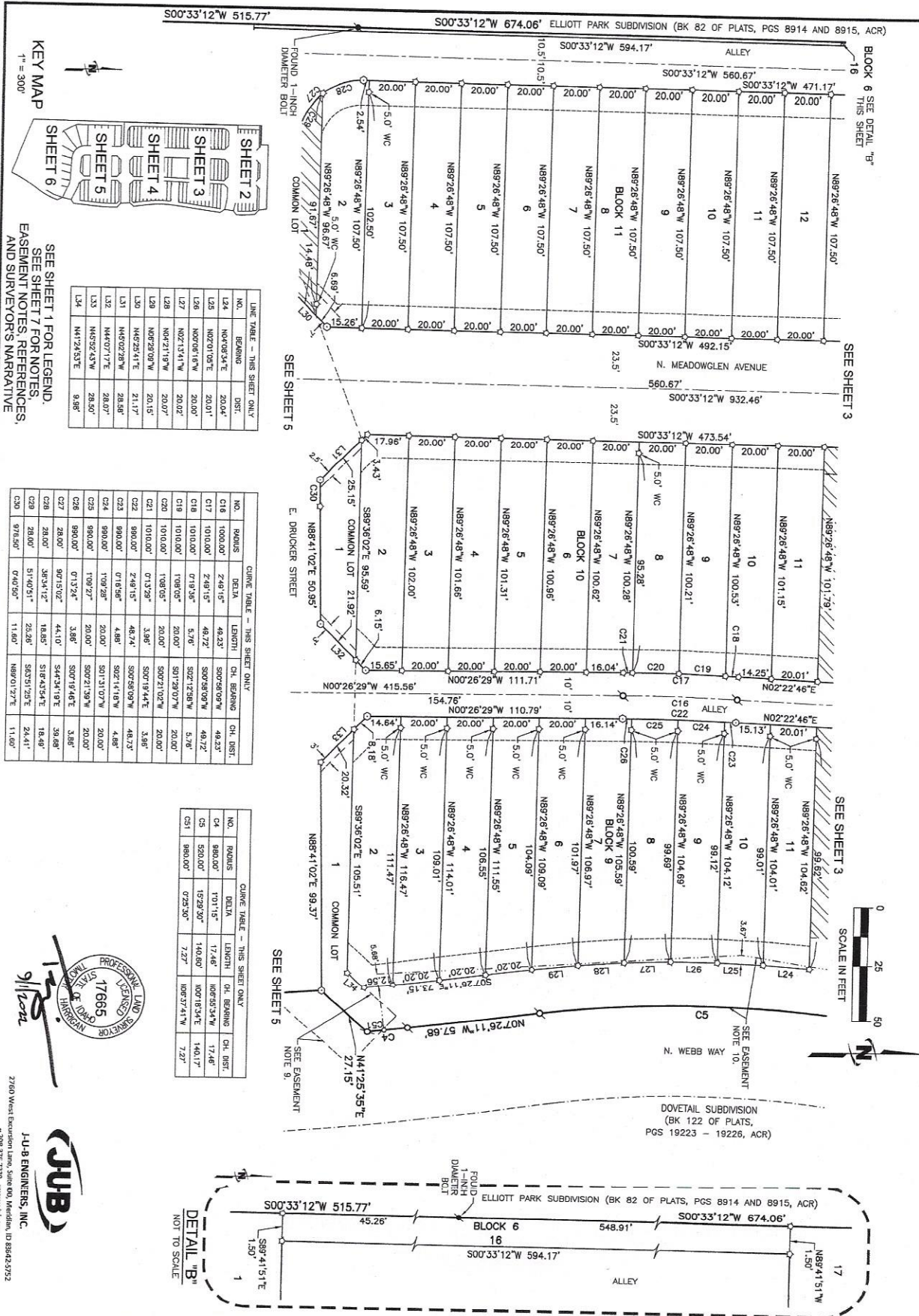
DOVETAIL SUBDIVISION
 (BK 122 OF PLATS,
 PGS 8914 AND 8915, ACR)



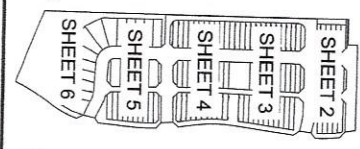
2760 West Excursion Lane, San Antonio, TX 78240, JUB ENGINEERS, INC. LICENSED PROFESSIONAL ENGINEER
 P: 202-378-7330 • www.jub.com SHEET 3 OF 9

PINE 43 SUBDIVISION NO. 3

PLAT OF
PLAT BOOK 124 PAGE 1715



KEY MAP
1" = 300'



SEE SHEET 1 FOR LEGEND.
SEE SHEET 7 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYORS NARRATIVE.

NO.	BEARING	DIST.
L24	N60°03'34"E	20.04'
L25	N02°01'05"E	20.01'
L26	N00°08'15"W	20.00'
L27	N02°13'41"W	20.02'
L28	N04°21'19"W	20.07'
L29	N06°20'08"W	20.15'
L30	N4°23'41"E	21.17'
L31	N45°02'30"W	28.88'
L32	N44°07'17"E	28.07'
L33	N45°32'53"W	28.50'
L34	N41°24'53"E	9.88'

NO.	ROUNDS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C16	100.00°	2°49'15"	48.23'	S00°45'09"W	48.23'
C17	1010.00°	2°49'15"	48.22'	S00°45'09"W	48.22'
C18	1010.00°	0°19'35"	5.76'	S02°12'38"W	5.76'
C19	1010.00°	1°08'05"	20.00'	S00°21'02"W	20.00'
C20	1010.00°	0°13'39"	3.88'	S00°19'44"E	3.88'
C21	990.00°	0°18'58"	4.88'	S02°14'18"W	4.88'
C22	990.00°	1°09'27"	20.00'	S01°31'07"W	20.00'
C23	990.00°	0°13'24"	3.88'	S00°19'44"E	3.88'
C24	990.00°	0°13'24"	3.88'	S00°19'44"E	3.88'
C25	990.00°	0°13'24"	3.88'	S00°19'44"E	3.88'
C26	990.00°	0°13'24"	3.88'	S00°19'44"E	3.88'
C27	990.00°	0°13'24"	3.88'	S00°19'44"E	3.88'
C28	990.00°	0°13'24"	3.88'	S00°19'44"E	3.88'
C29	990.00°	0°13'24"	3.88'	S00°19'44"E	3.88'
C30	990.00°	0°13'24"	3.88'	S00°19'44"E	3.88'

NO.	ROUNDS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C31	980.00°	1°01'15"	17.48'	N06°30'34"W	17.48'
C32	980.00°	1°01'15"	17.48'	N06°30'34"W	17.48'
C33	980.00°	1°01'15"	17.48'	N06°30'34"W	17.48'
C34	980.00°	1°01'15"	17.48'	N06°30'34"W	17.48'
C35	980.00°	1°01'15"	17.48'	N06°30'34"W	17.48'



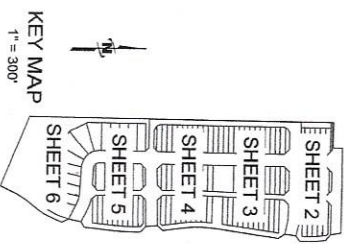
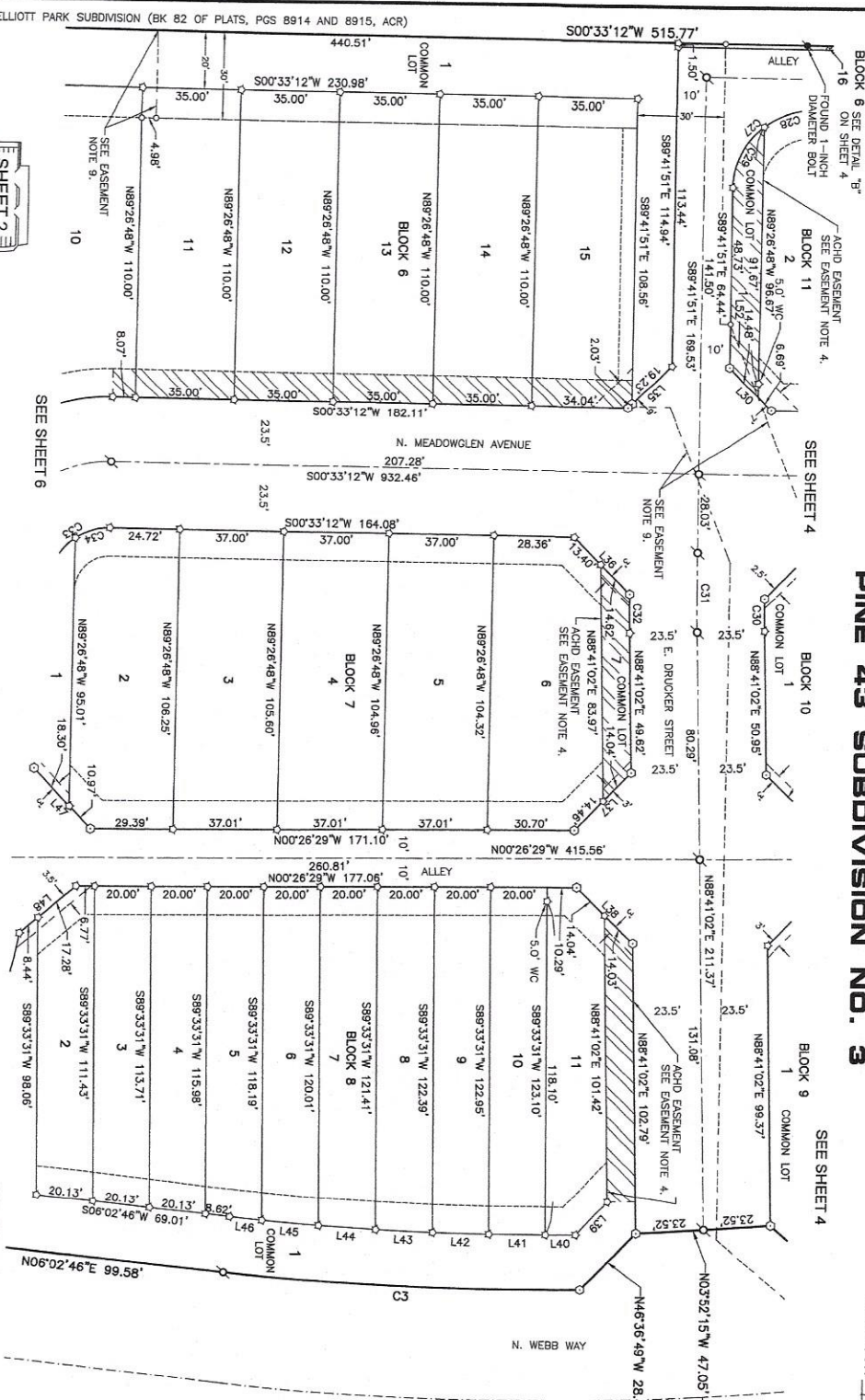
JUB ENGINEERS, INC.
2760 West Exton Road, Suite 100, Middleburg, MD 21762-2952
P: 301-375-7330 www.jub.com

PINE 43 SUBDIVISION NO. 3

PLAT OF

PLAT BOOK 124

PAGE 175A



SEE SHEET 1 FOR LEGEND,
SEE SHEET 7 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE

CURVE TABLE - THIS SHEET ONLY

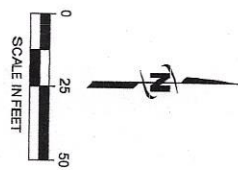
NO.	RADIUS	DELT	LENGTH	CH. BEARING	CH. DIST.
C3	980.00'	7°22'30"	126.10'	N02°21'38"E	128.01'
C27	28.00'	90°15'02"	44.10'	S44°34'19"E	3.69'
C28	28.00'	38°34'12"	18.80'	S19°43'54"E	18.49'
C29	28.00'	51°40'31"	26.28'	S03°31'29"E	24.41'
C30	976.50'	0°40'30"	11.60'	N89°01'27"E	11.60'
C31	1000.00'	1°37'08"	28.25'	N89°29'38"E	28.25'
C32	1023.50'	0°48'47"	13.93'	N89°04'26"E	13.93'
C33	21.50'	89°56'33"	30.62'	S42°54'35"E	28.88'
C34	21.50'	34°48'07"	13.07'	S16°31'27"E	12.97'

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L30	N46°29'21"E	21.17'
L31	N44°34'19"W	21.28'
L32	N45°03'30"E	28.01'
L33	N45°52'43"W	28.50'
L34	N44°01'17"E	28.07'
L35	S46°33'40"E	18.50'
L40	N00°59'00"W	10.95'
L41	N00°01'17"W	20.00'
L42	N01°19'21"E	20.01'
L43	N02°22'02"E	20.02'
L44	N03°33'47"E	20.05'
L45	N04°43'38"E	20.08'
L46	N05°42'11"E	11.50'
L47	N46°53'35"E	28.27'
L48	N40°28'22"W	25.71'
L50	N89°53'43"E	27.84'



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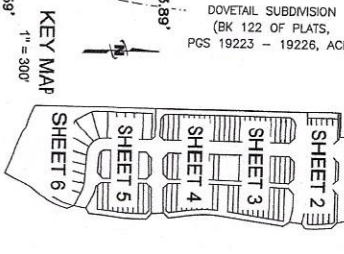
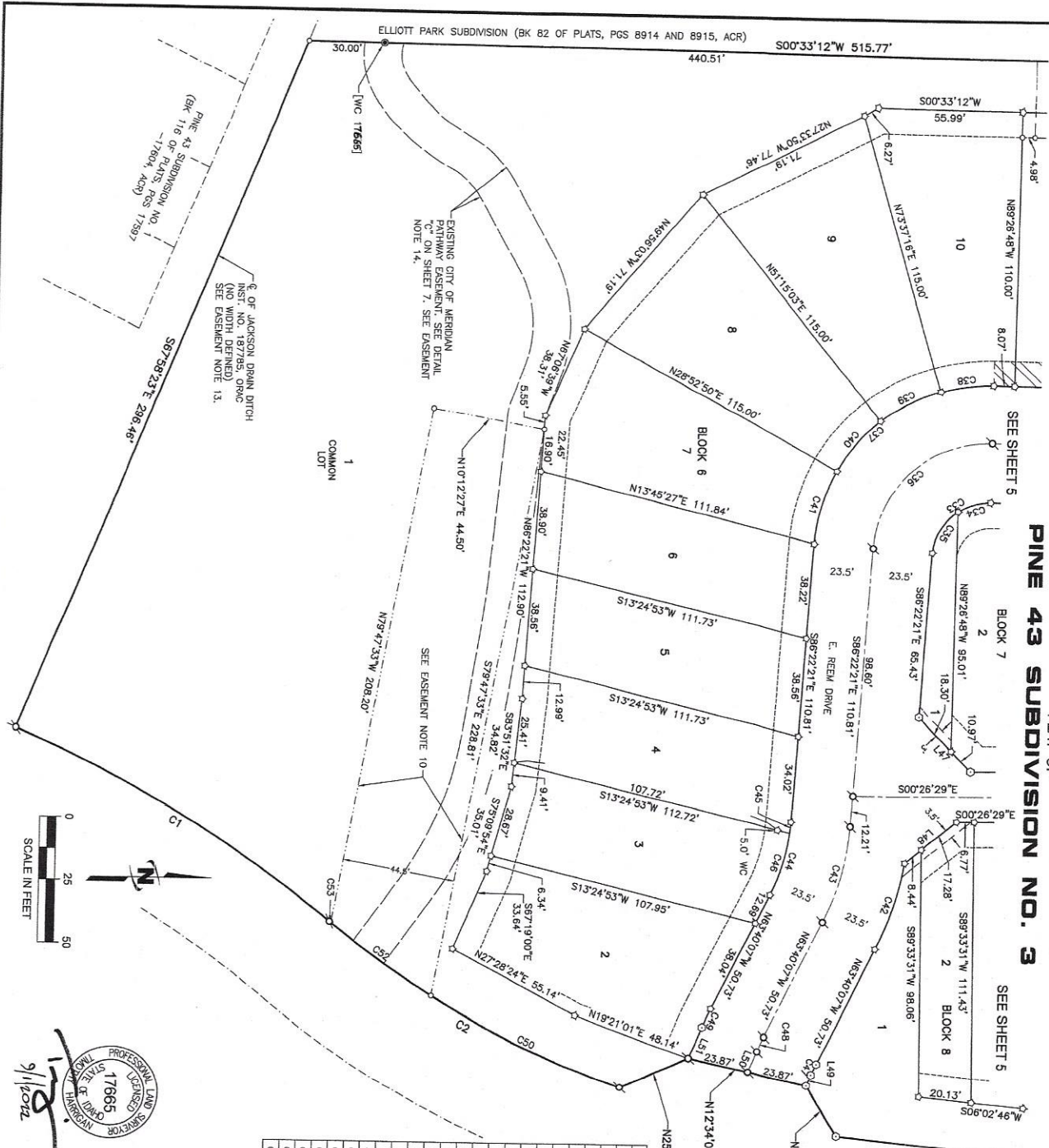


PINE 43 SUBDIVISION NO. 3

PLAT OF

PLAT BOOK 124 PAGE 14760

SEE SHEET 1 FOR LEGEND,
SEE SHEET 7 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE

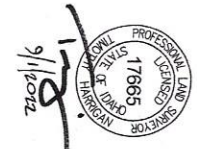


CURVE TABLE - THIS SHEET ONLY

NO.	RODUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	500.00'	167.034'	1424'	N07°47'03"E	146.85'
C2	380.00'	200.811'	1335'	N08°40'10"E	132.86'
C3	21.50'	86.9533'	322'	S42°54'55"E	29.88'
C4	21.50'	34.4907'	137'	S16°51'25"E	12.89'
C5	21.50'	92.0626'	195'	S01°09'08"E	18.89'
C6	48.00'	86.9533'	617'	S42°54'55"E	61.91'
C7	68.50'	86.9533'	1032'	S42°54'55"E	61.91'
C8	68.50'	165.9566'	2044'	S07°54'46"E	201.7'
C9	68.50'	222.2115'	2844'	S27°33'00"E	28.86'
C10	68.50'	222.2115'	2844'	S07°54'46"E	201.7'
C11	68.50'	297.1511'	3093'	S09°09'05"E	28.86'
C12	123.50'	16.4670'	36.5'	S73°44'48"E	29.89'
C13	100.00'	22.4214'	39.0'	N72°03'17"W	36.02'
C14	68.50'	27.4214'	30.1'	N70°11'14"W	30.12'
C15	78.50'	322.958'	445'	N84°40'58"W	4.92'
C16	78.50'	197.1916'	25.0'	N71°19'45"W	25.88'
C17	78.50'	37.9853'	4.6'	S02°29'34"E	4.87'
C18	100.00'	37.9853'	6.5'	S02°29'34"E	6.37'
C19	123.50'	37.9853'	7.8'	S02°29'34"E	7.88'
C20	380.00'	12.24842'	83.6'	S20°03'51"W	83.48'
C21	380.00'	72.5798'	48.0'	N05°03'52"E	48.04'
C22	380.00'	007°29"	0.8'	N87°49'58"E	0.83'

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L47	N46°30'57"E	29.27'
L48	N40°22'38"W	25.31'
L49	S87°11'00"E	4.90'
L50	S97°11'00"E	9.09'
L51	S87°11'00"E	13.28'



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PINE 43 SUBDIVISION NO. 3

PLAT OF PLAT BOOK 124 PAGE 19761

EASEMENT NOTES

1. LOTS 1, 16, 17, 18, AND 24 OF BLOCK 6, LOTS 1, AND 7 OF BLOCK 7, LOT 1 OF BLOCK 8, LOT 1 OF BLOCK 9, LOTS 1, 12, AND 23 OF BLOCK 10, LOTS 1, AND 27 OF BLOCK 11, LOTS 1, AND 7 OF BLOCK 12, AND LOTS 1, 12, AND 23 OF BLOCK 13 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE PINE 43 SUBDIVISION HOMEOWNERS ASSOCIATION.
2. LOT 17 OF BLOCK 6 IS A COMMON DRIVEWAY (INGRESS/EGRESS) LOT FOR ACCESS TO LOTS 18-23 OF BLOCK 6, AND SHALL BE OWNED AND MAINTAINED BY THE PINE 43 SUBDIVISION HOMEOWNERS ASSOCIATION.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
4. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF MERIDIAN'S ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE CITY OF MERIDIAN'S ZONING ORDINANCE.
5. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND THE CITY OF MERIDIAN.
6. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SHANNON RESTRICTION RELEASE.
7. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE WITH ADA COUNTY RECORDER REGARDING ADDITIONAL RESTRICTIONS.
8. THIS DEVELOPMENT REQUIRES SECTION 22-4603 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, INCLUDING ANY CHANGED OR EXPANDED OPERATION, SHALL BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED OR EXPANDED OPERATION 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 BECAME SUBJECT TO THIS SECTION. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE OPERATION, FACILITY OR EXPANSION OPERATION OF AN AGRICULTURAL, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
9. MAINTENANCE OF ANY IRRIGATION PIPE, OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION OR DRAINAGE ENTITY OR DISTRICT.
10. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN ACCORDANCE WITH THE CITY OF MERIDIAN'S ZONING ORDINANCE.
11. BOTTOM ELEVATION OF STRUCTURAL FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTIMATED FLOOD RISK AND FLOOD WATER ELEVATION. IN MAY OF 2018, OBSERVATION WELLS WERE ADVANCED TO DEPTHS GREATER THAN THE SURFACE. SURFACE GROUNDWATER WELLS ENCOUNTERED IN MANY OBSERVATION WELLS WITH MINIMUM DEPTH NO LESS THAN 11 FEET BELOW THE SURFACE.
12. THIS DEVELOPMENT IS SUBJECT TO THE GOVERNANTS' CONDITIONS AND RESTRICTIONS (CGCRs) FOR PINE 43 SUBDIVISION RECORDED UNDER INSTRUMENT NO. 2018-091680 AND AS MAY BE AMENDED, 2018-000751.
13. THIS DEVELOPMENT IS SUBJECT TO THE DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 2018-000751.
14. THIS DEVELOPMENT IS SUBJECT TO A LICENSE AGREEMENT WITH SETTLERS IRRIGATION DISTRICT RECORDED AS INSTRUMENT NO. 2021-0250965.
15. THIS DEVELOPMENT IS SUBJECT TO AN ACHD LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. 2022-017410 AND AMENDMENT NO. 1 RECORDED AS INSTRUMENT NO. 2022-018596.
16. DIRECT LOT ACCESS TO N. WEBB WAY IS PROHIBITED.

SURVEYORS NARRATIVE

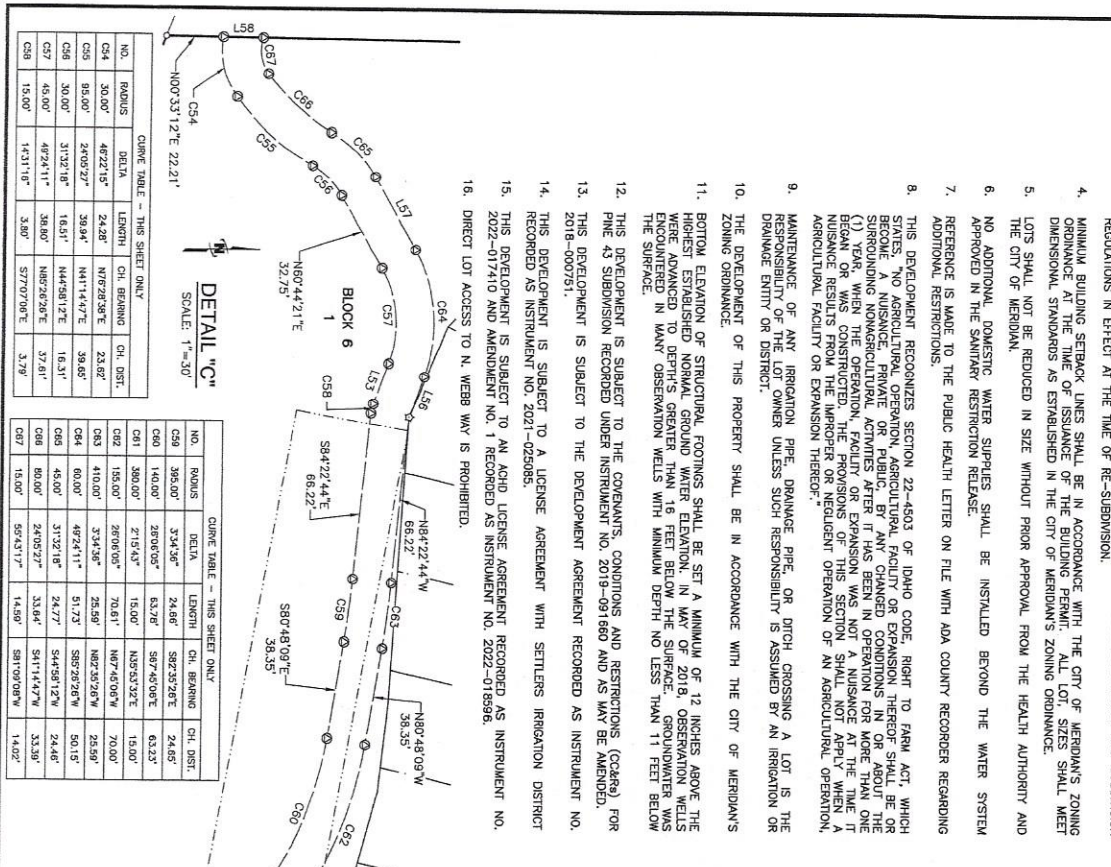
1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.
2. THE BOUNDARY LINES SHOWN HEREON WERE ESTABLISHED BY HOLDING THE MONUMENTS FOUND REPRESENTING THE GOVERNMENT CORNERS ALONG WITH THE MONUMENTS FOUND REPRESENTING THE PINE 43 SUBDIVISION, HOMEOWNERS ASSOCIATION MONUMENTS FOUND OR SET PER RECORDS OF SURVEY NOS. 10366, AND 12729.
3. SUBDIVISIONS: PLEASANT VALLEY SUBDIVISION, ELLIOTT PARK SUBDIVISION, PINE 43 SUBDIVISION NO. 3, PINE 43 SUBDIVISION NO. 4, PINE 43 SUBDIVISION NO. 5, PINE 43 SUBDIVISION NO. 6, PINE 43 SUBDIVISION NO. 7, PINE 43 SUBDIVISION NO. 8, PINE 43 SUBDIVISION NO. 9, PINE 43 SUBDIVISION NO. 10, PINE 43 SUBDIVISION NO. 11, PINE 43 SUBDIVISION NO. 12, PINE 43 SUBDIVISION NO. 13, PINE 43 SUBDIVISION NO. 14, PINE 43 SUBDIVISION NO. 15, PINE 43 SUBDIVISION NO. 16, PINE 43 SUBDIVISION NO. 17, PINE 43 SUBDIVISION NO. 18, PINE 43 SUBDIVISION NO. 19, PINE 43 SUBDIVISION NO. 20, PINE 43 SUBDIVISION NO. 21, PINE 43 SUBDIVISION NO. 22, PINE 43 SUBDIVISION NO. 23, PINE 43 SUBDIVISION NO. 24, PINE 43 SUBDIVISION NO. 25, PINE 43 SUBDIVISION NO. 26, PINE 43 SUBDIVISION NO. 27, PINE 43 SUBDIVISION NO. 28, PINE 43 SUBDIVISION NO. 29, PINE 43 SUBDIVISION NO. 30, PINE 43 SUBDIVISION NO. 31, PINE 43 SUBDIVISION NO. 32, PINE 43 SUBDIVISION NO. 33, PINE 43 SUBDIVISION NO. 34, PINE 43 SUBDIVISION NO. 35, AND 2022-043368, EASEMENTS: 2019-037534, 2021-025096, AND 2022-016935.

REFERENCE DOCUMENTS

1. SUBDIVISIONS: PLEASANT VALLEY SUBDIVISION, ELLIOTT PARK SUBDIVISION, PINE 43 SUBDIVISION NO. 3, PINE 43 SUBDIVISION NO. 4, PINE 43 SUBDIVISION NO. 5, PINE 43 SUBDIVISION NO. 6, PINE 43 SUBDIVISION NO. 7, PINE 43 SUBDIVISION NO. 8, PINE 43 SUBDIVISION NO. 9, PINE 43 SUBDIVISION NO. 10, PINE 43 SUBDIVISION NO. 11, PINE 43 SUBDIVISION NO. 12, PINE 43 SUBDIVISION NO. 13, PINE 43 SUBDIVISION NO. 14, PINE 43 SUBDIVISION NO. 15, PINE 43 SUBDIVISION NO. 16, PINE 43 SUBDIVISION NO. 17, PINE 43 SUBDIVISION NO. 18, PINE 43 SUBDIVISION NO. 19, PINE 43 SUBDIVISION NO. 20, PINE 43 SUBDIVISION NO. 21, PINE 43 SUBDIVISION NO. 22, PINE 43 SUBDIVISION NO. 23, PINE 43 SUBDIVISION NO. 24, PINE 43 SUBDIVISION NO. 25, PINE 43 SUBDIVISION NO. 26, PINE 43 SUBDIVISION NO. 27, PINE 43 SUBDIVISION NO. 28, PINE 43 SUBDIVISION NO. 29, PINE 43 SUBDIVISION NO. 30, PINE 43 SUBDIVISION NO. 31, PINE 43 SUBDIVISION NO. 32, PINE 43 SUBDIVISION NO. 33, PINE 43 SUBDIVISION NO. 34, PINE 43 SUBDIVISION NO. 35, AND 2022-043368, EASEMENTS: 2019-037534, 2021-025096, AND 2022-016935.

DETAILED NOTES

1. THIS DEVELOPMENT IS SUBJECT TO THE GOVERNANTS' CONDITIONS AND RESTRICTIONS (CGCRs) FOR PINE 43 SUBDIVISION RECORDED UNDER INSTRUMENT NO. 2018-091680 AND AS MAY BE AMENDED, 2018-000751.
2. THIS DEVELOPMENT IS SUBJECT TO THE DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 2018-000751.
3. THIS DEVELOPMENT IS SUBJECT TO A LICENSE AGREEMENT WITH SETTLERS IRRIGATION DISTRICT RECORDED AS INSTRUMENT NO. 2021-0250965.
4. THIS DEVELOPMENT IS SUBJECT TO AN ACHD LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. 2022-017410 AND AMENDMENT NO. 1 RECORDED AS INSTRUMENT NO. 2022-018596.
5. DIRECT LOT ACCESS TO N. WEBB WAY IS PROHIBITED.



NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C01	140.00'	287°02'	24.66'	S82°23'28"E	24.65'
C02	140.00'	287°02'	24.66'	S82°23'28"E	24.65'
C03	300.00'	219°14'	15.00'	N29°53'32"E	15.00'
C04	155.00'	269°05'	70.61'	N67°45'06"W	70.00'
C05	410.00'	374°36'	26.58'	N82°33'26"W	26.59'
C06	60.00'	49°24'11"	51.73'	S85°29'28"W	50.15'
C07	45.00'	31°32'18"	24.77'	S44°58'12"W	24.46'
C08	60.00'	24°05'27"	33.64'	S41°14'47"W	33.39'
C09	15.00'	59°43'17"	14.80'	S81°09'08"W	14.02'

NO.	BEARING	DIST.
L01	S89°51'28"E	16.93'
L02	S84°42'04"W	29.88'
L03	N65°42'04"W	30.04'
L04	N69°51'28"W	16.25'
L05	S60°44'21"W	32.95'
L06	S90°33'12"W	15.39'

PROFESSIONAL LAND SURVEYOR
LICENSED
17665
JUB ENGINEERS, INC.
780 West Excelsior Lane, Safford, Michigan 49884-5752
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SHEET 7 OF 9

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS THAT CAO DEVELOPMENT, INC., AN IOWA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THAT REAL PROPERTY TO BE KNOWN AS PINE 43 SUBDIVISION NO. 3, AND THAT IT INTENDS TO INCLUDE SAID REAL PROPERTY, AS DESCRIBED BELOW, IN THIS PLAT:

A TRACT OF LAND SITUATE IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF MERIDIAN, COUNTY OF ADA, STATE OF IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8, THENCE FROM SAID POINT OF COMMENCEMENT, COINCIDENT WITH THE NORTH LINE OF SAID SECTION 8, THE FOLLOWING TWO (2) CONSECUTIVE COURSES AND DISTANCES:

- 1. SOUTH 89°59'19" EAST, A DISTANCE OF 2,652.80 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 8, AND
- 2. REVERSING COURSE, NORTH 89°59'19" WEST, A DISTANCE OF 1,189.01 FEET TO THE INTERSECTION OF THE NORTHERLY PROJECTION OF THE WESTERLY LINE OF LOT 6 AS SHOWN IN ADA COUNTY RECORDS WITH THE NORTH LINE OF SAID SECTION 8;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°33'12" WEST, COINCIDENT WITH SAID PROJECTION, A DISTANCE OF 25.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 6; THENCE CONTINUING SOUTH 00°33'12" WEST COINCIDENT WITH THE WESTERLY LINE OF SAID LOT 6, A DISTANCE OF 450.94 FEET TO A 5/8-INCH BEARER MARKING THE SOUTHWEST CORNER OF SAID SECTION 8. THE FOLLOWING TWO (2) CONSECUTIVE COURSES AND DISTANCES:

- 1. SOUTH 89°59'19" EAST, A DISTANCE OF 2,652.80 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 8, AND
- 2. REVERSING COURSE, NORTH 89°59'19" WEST, A DISTANCE OF 1,189.01 FEET TO THE INTERSECTION OF THE NORTHERLY PROJECTION OF THE WESTERLY LINE OF LOT 6 AS SHOWN IN ADA COUNTY RECORDS WITH THE NORTH LINE OF SAID SECTION 8;

- 1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 520.00 FEET, THROUGH A CENTRAL ANGLE OF 161°2'04", AN ARC LENGTH OF 1471.04 FEET AND A CHORD BEARING NORTH 30°4'19" EAST, A DISTANCE OF 146.55 FEET.
- 2. ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 390.00 FEET, THROUGH A CENTRAL ANGLE OF 209°8'44", AN ARC LENGTH OF 2098.00 FEET AND A CHORD BEARING NORTH 28°49'15" EAST, A DISTANCE OF 132.86 FEET.
- 3. NORTH 25°02'08" WEST, A DISTANCE OF 29.59 FEET.
- 4. NORTH 12°34'03" EAST, A DISTANCE OF 47.74 FEET.
- 5. NORTH 99°21'53" EAST, A DISTANCE OF 23.89 FEET.
- 6. NORTH 08°02'46" EAST, A DISTANCE OF 99.59 FEET.
- 7. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE WESTERLY, HAVING A RADIUS OF 980.00 FEET, THROUGH A CENTRAL ANGLE OF 161°2'04", AN ARC LENGTH OF 1281.0 FEET, AND A CHORD BEARING NORTH 02°21'35" EAST, A DISTANCE OF 128.10 FEET, AND
- 8. NORTH 49°38'49" WEST, A DISTANCE OF 28.43 FEET.
- 9. NORTH 03°52'19" WEST, A DISTANCE OF 47.05 FEET.
- 10. NORTH 41°28'35" EAST, A DISTANCE OF 27.15 FEET.
- 11. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE WESTERLY, HAVING A RADIUS OF 520.00 FEET, THROUGH A CENTRAL ANGLE OF 170°1'15", AN ARC LENGTH OF 17.46 FEET AND A CHORD BEARING NORTH 08°59'34" WEST, A DISTANCE OF 17.46 FEET.
- 12. NORTH 07°28'11" WEST, A DISTANCE OF 99.59 FEET.
- 13. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, CONCAVE EASTERLY, HAVING A RADIUS OF 520.00 FEET, THROUGH A CENTRAL ANGLE OF 152°9'30", AN ARC LENGTH OF 140.80 FEET, AND A CHORD BEARING NORTH 00°18'34" EAST, A DISTANCE OF 140.17 FEET.
- 14. NORTH 09°03'19" EAST, A DISTANCE OF 237.56 FEET.
- 15. NORTH 84°11'01" WEST, A DISTANCE OF 29.61 FEET.
- 16. NORTH 07°37'13" EAST, A DISTANCE OF 47.28 FEET.
- 17. NORTH 53°47'48" WEST, A DISTANCE OF 99.59 FEET.
- 18. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE WESTERLY, HAVING A RADIUS OF 480.00 FEET, THROUGH A CENTRAL ANGLE OF 114°17'19", AN ARC LENGTH OF 98.76 FEET, AND A CHORD BEARING NORTH 02°28'31" WEST, A DISTANCE OF 98.59 FEET.
- 19. NORTH 49°14'11" WEST, A DISTANCE OF 20.26 FEET TO THE SOUTHWESTERLY CORNER OF THE RIGHT-OF-WAY DESCRIBED IN THE OUTLOT/AM DEED TO CAO DEVELOPMENT, INC., RECORDED AS THE C&O TRACT.
- 20. NORTH 02°22'-04"53"58", OFFICIAL RECORDS OF ADA COUNTY, HERENAFTER REFERRED TO AS THE C&O TRACT.

THENCE COINCIDENT WITH THE RESPECTIVE EASTERLY, NORTHERLY, AND WESTERLY LINES, OF SAID C&O TRACT, THE FOLLOWING THREE (3) CONSECUTIVE COURSES AND DISTANCES:

- 1. CONTINUING NORTH 08°49'33" WEST, COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.26 FEET.
- 2. LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 89°41'51" WEST, A DISTANCE OF 331.95 FEET TO A POINT ON THE EASTERLY LIMITS OF THE FOREGOING "ROW B", AND
- 3. SOUTH 00°32'33" WEST, COINCIDENT WITH SAID EASTERLY LIMITS, A DISTANCE OF 20.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID C&O TRACT.

THENCE LEAVING THE WESTERLY LINE OF SAID C&O TRACT, CONTINUING SOUTH 00°32'33" WEST, COINCIDENT WITH THE FOREGOING EASTERLY LIMITS OF "ROW B", A DISTANCE OF 158.8 FEET TO A 5/8-INCH BEARER MARKING THE SOUTHWEST CORNER OF SAID "ROW B"; THENCE NORTH 89°42'07" WEST, COINCIDENT WITH THE SOUTHERLY LINE OF SAID "ROW B", A DISTANCE OF 100.04 FEET TO THE POINT CONTAINING AN AREA OF 12.45 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF OWNERS

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, HOWEVER THE RIGHT TO USE SAID EASEMENTS IS RESERVED. THE LINES OF SUCH EASEMENTS, SPECIFICALLY SUCH AS GAS AND PURPOSES, ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL OF THE LOTS WITHIN THIS SUBDIVISION, AND ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF MERIDIAN, AND THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE AS SETTLERS OF THIS SUBDIVISION. OTHER SUBDIVISIONS, OTHER THAN THIS SUBDIVISION, WHICH ARE IN ACCORDANCE WITH IOWA CODE CHAPTER 1-159, SUBDIVISION, OTHER THAN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SETTLERS OF THIS SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND: CAO DEVELOPMENT, INC.

DENNIS W. BAKER, PRESIDENT

ACKNOWLEDGMENT

STATE OF IOWA } COUNTY OF ADA } SS. } ON THIS 20th DAY OF JULY 2022, IN THE YEAR 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY PRESENT AND DENNIS W. BAKER, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT AND AUTHORIZED SIGNATORY OF CAO DEVELOPMENT, INC., INSTRUMENT AND ACKNOWLEDGED TO ME THAT CAO DEVELOPMENT, INC. EXECUTED THE SAME.

NOTARY PUBLIC FOR IOWA MY COMMISSION NO. 28192725 MY COMMISSION EXPIRES 12-31-2025



CERTIFICATE OF SURVEYOR

I, THOMMY HARRISON, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IOWA, AND THAT THIS PLAT OF PINE 43 SUBDIVISION NO. 3 IS TRUE AND CORRECT IN ACCORDANCE WITH IOWA CODE RELATING TO PLATS AND SURVEYS.

THOMMY HARRISON, 17865 DATE 7/19/2022

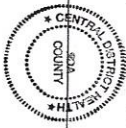


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APPROVAL OF CENTRAL DISTRICT HEALTH

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 IN MERIDIAN, IDAHO. SANITARY RESTRICTIONS MAY BE RE-IMPOSED IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

Roni Baker DEHS
CENTRAL DISTRICT HEALTH
DATE 7-20-2022



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 21 DAY OF JULY, 2022.

N. Walker
COMMISSION PRESIDENT
ADA COUNTY HIGHWAY DISTRICT



APPROVAL OF MERIDIAN CITY ENGINEER

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

M. Walker
MERIDIAN CITY ENGINEER L.N. 9430
DATE 6-8-22

APPROVAL OF MERIDIAN CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK, IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 6 DAY OF Sept, 2021, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Christina
MERIDIAN CITY CLERK



CERTIFICATE OF COUNTY SURVEYOR

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

W.P. May
ADA COUNTY SURVEYOR
P.C.S.# 12553
DATE 8 September 2022



CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT AND FIND THAT IT COMPLES WITH THE STATE AND/OR DELINQUENT COUNTY PROPERTY TAXES. THIS CERTIFICATE IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Elizabeth Nahn
ADA COUNTY TREASURER
Signed by Deputy: Deborah Wiggins
DATE 9-8-2022



COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO } SS. INSTRUMENT NO. 2022-072006
COUNTY OF ADA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SUB ENGINEERS, INC. AT 14 MINUTES PAST 2 O'CLOCK P.M., THIS 5th DAY OF Sept, 2022 IN MY OFFICE, AND WAS RECORDED IN BOOK 124 OF PLATS AT PAGES 1475 THROUGH 14763.
FEE: \$46.00

Pauli McGuire
DEPUTY
FEE: \$46.00
EX-OFFICIO RECORDER

