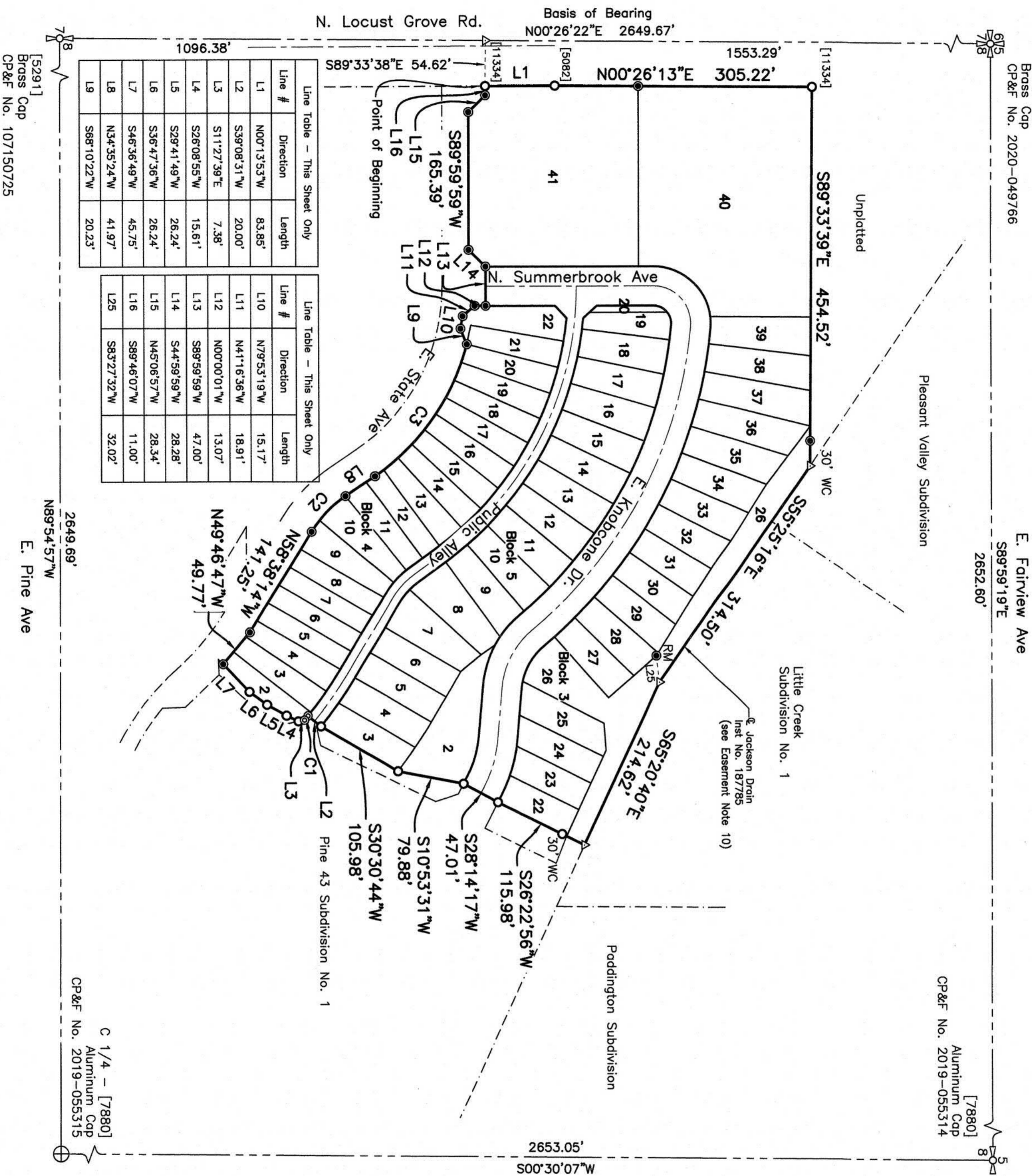
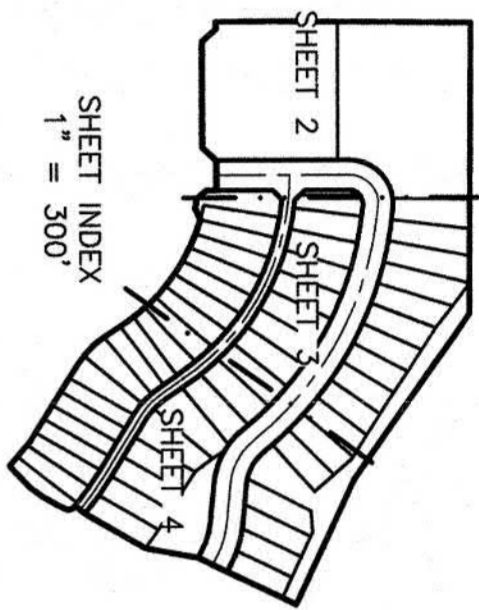


PLAT SHOWING Pine 43 Subdivision No. 2

Situated in the Northwest Quarter of
Section 8, Township 3 North, Range 1 East, Boise Meridian,
City of Meridian, Ada County, Idaho.
2021



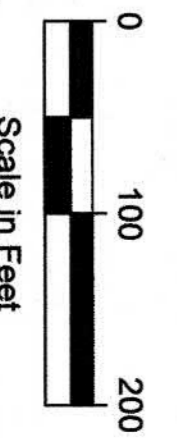
Line #	Direction	Length
L1	N00°13'53\"/>	

Line #	Direction	Length
L10	N79°53'19\"/>	

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	6.58'	451.50'	0°50'08\"/>		

Legend

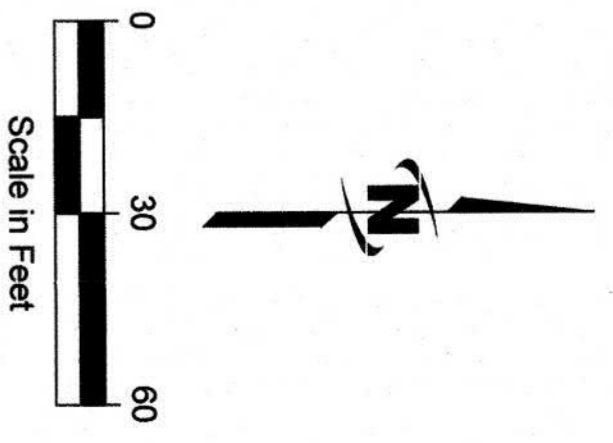
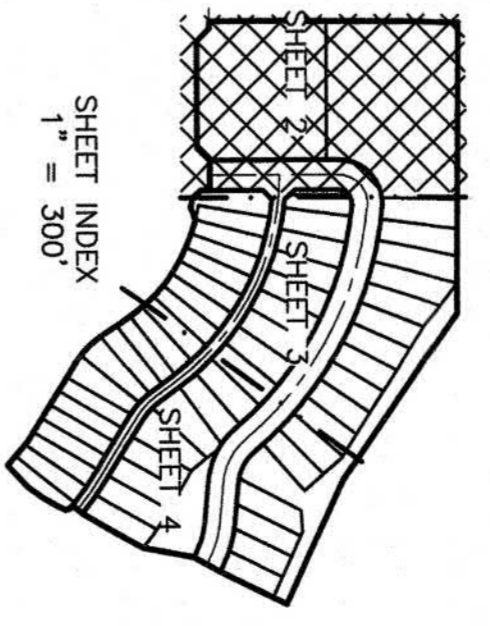
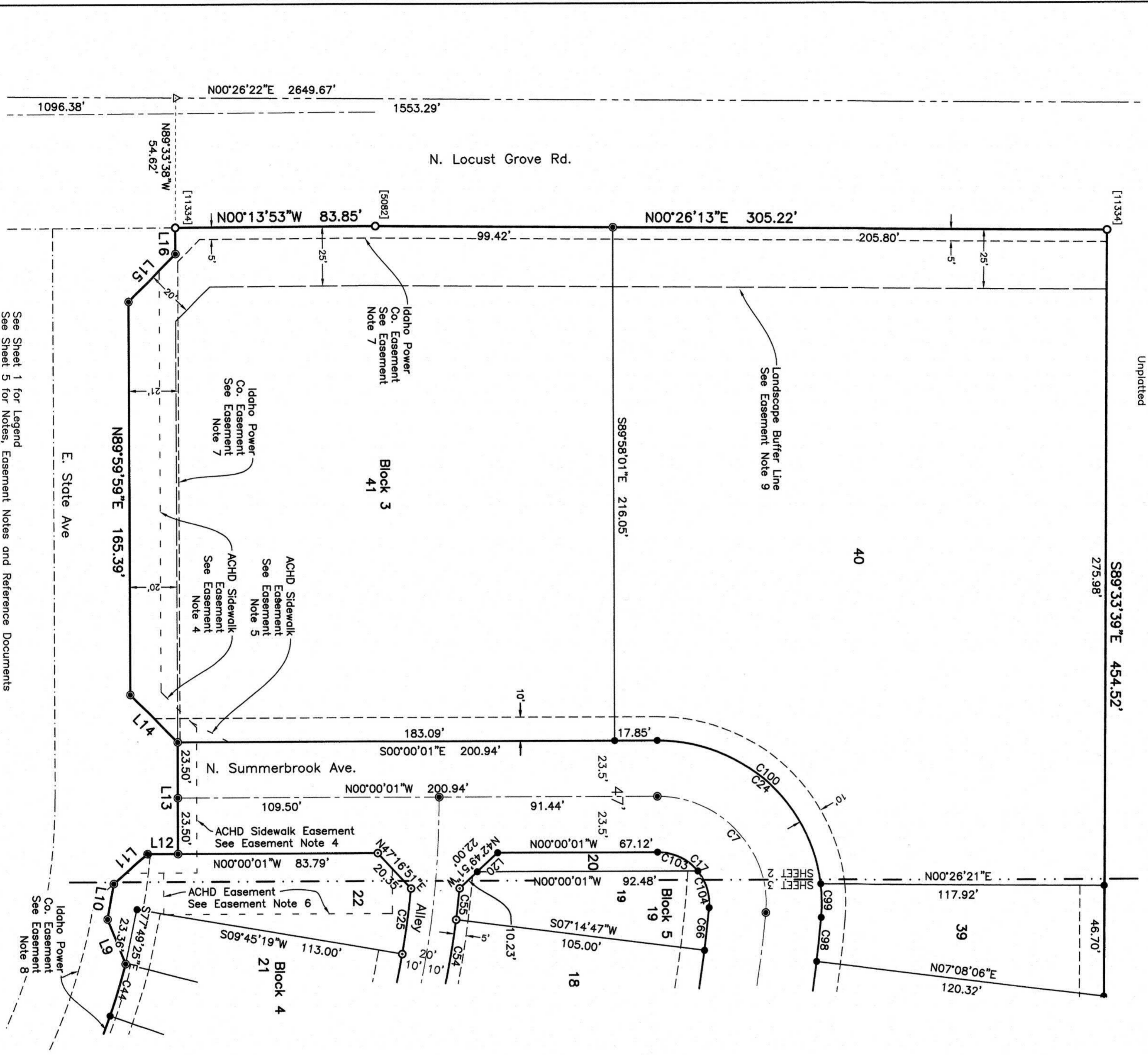
- Subdivision Boundary Line
- Lot Line
- Right-of-way Line
- Section Line
- Center Line
- Adjacent Property Line
- Match Line
- Tie Line
- Utility Easement Line
- ACHD Drainage Easement Line
- Landscaping Buffer Line
- ACHD Sidewalk Easement Line
- Section Corner, as noted
- Quarter-Section Corner, as noted
- Center Quarter-Section Corner, as noted
- Found 1/2\"/>



See Sheet 5 for Notes, Easement Notes and Reference Documents

JUB ENGINEERS, INC.
250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944
P 208 376 7330 www.jub.com
JN. No. 10-20-019

PLAT SHOWING
Pine 43 Subdivision No. 2



Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C7	74.80'	45.00'	95°14'14"	S47°37'05"W	66.48'
C17	35.74'	21.50'	95°14'14"	S47°37'05"W	31.76'
C24	113.86'	68.50'	95°14'14"	S47°37'05"W	101.20'
C25	27.80'	389.50'	4°05'24"	N82°17'23"W	27.80'
C44	22.84'	276.50'	4°44'02"	N73°02'07"W	22.84'
C54	33.35'	409.50'	4°39'59"	N80°25'14"W	33.34'
C55	13.28'	409.50'	1°51'29"	N83°40'58"W	13.28'
C66	18.05'	514.50'	2°00'34"	N83°45'30"W	18.04'
C98	18.60'	561.50'	1°53'54"	N83°48'51"W	18.60'
C99	14.19'	68.50'	11°52'03"	S89°18'11"W	14.16'
C100	99.67'	68.50'	83°22'11"	S41°41'04"W	91.11'
C103	19.18'	21.50'	51°08'15"	S23°33'06"W	18.55'
C104	16.56'	21.50'	44°07'59"	S73°10'13"W	16.15'

Line Table - This Sheet Only

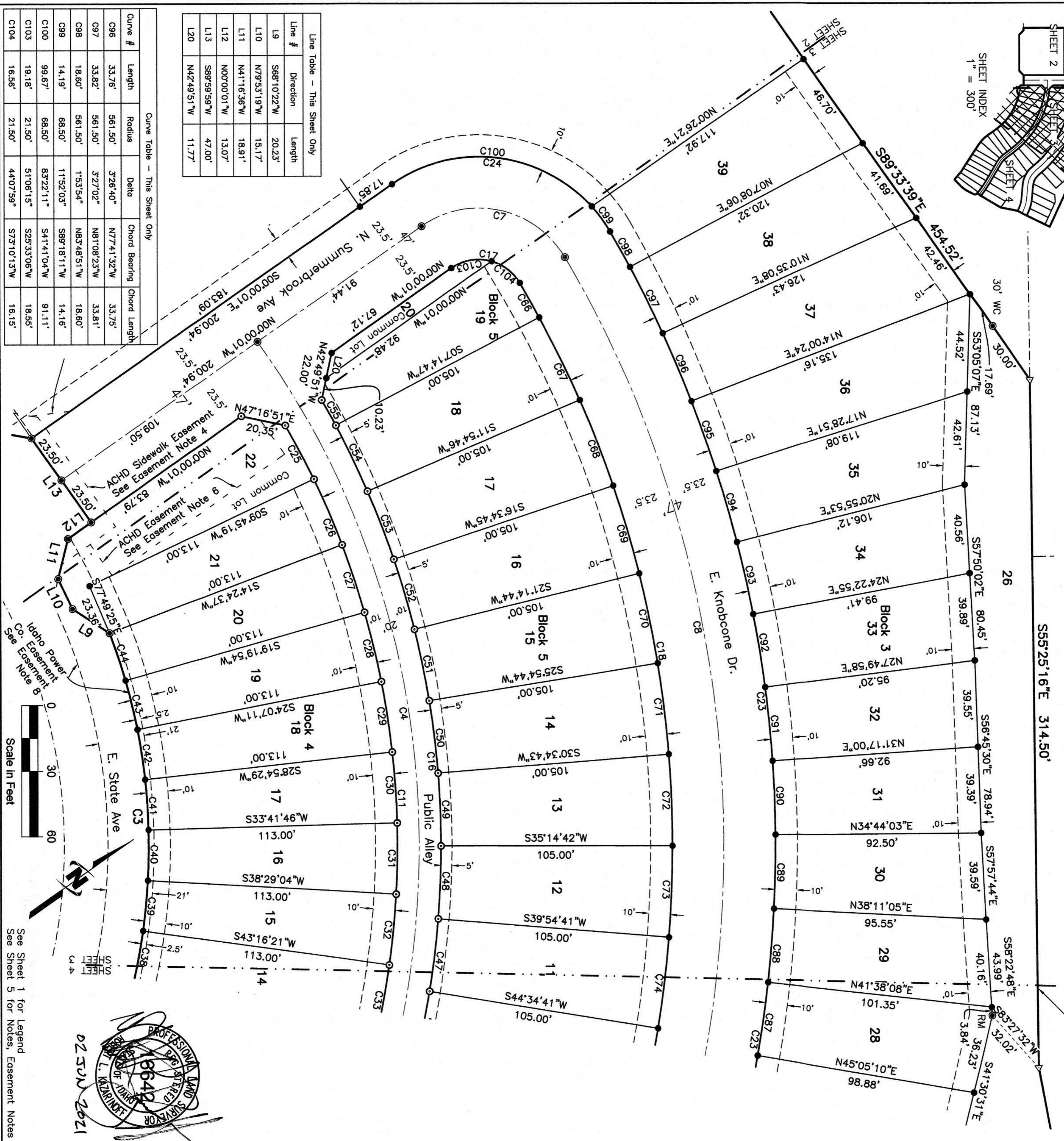
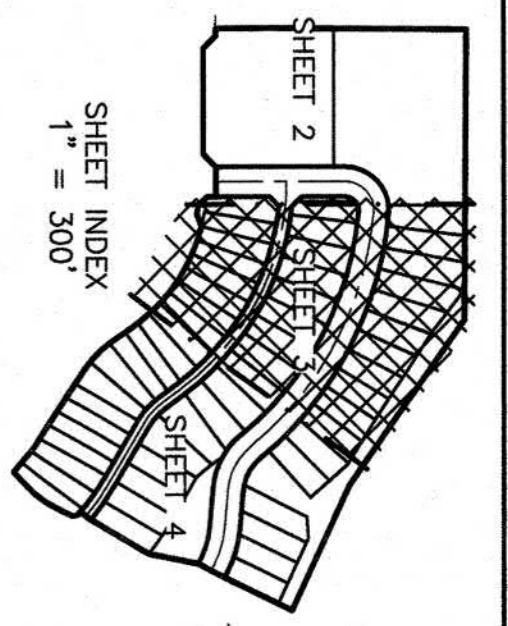
Line #	Direction	Length
L9	S66°10'22"W	20.23'
L10	N79°53'19"W	15.17'
L11	N41°16'36"W	18.91'
L12	N00°00'01"W	13.07'
L13	S89°59'59"W	47.00'
L14	S44°59'59"W	28.28'
L15	N45°06'57"W	28.34'
L16	S89°46'07"W	11.00'
L20	N42°49'51"W	11.77'

See Sheet 1 for Legend
See Sheet 5 for Notes, Easement Notes and Reference Documents



JUB ENGINEERS, INC.
250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944
P 208 376 7330 W WWW.JUB.COM

PLAT SHOWING
Pine 43 Subdivision No. 2



Line Table - This Sheet Only

Line #	Direction	Length
L9	S88°10'22"W	20.23'
L10	N79°53'19"W	15.17'
L11	N41°16'36"W	18.91'
L12	N00°00'01"W	13.07'
L13	S89°59'59"W	47.00'
L20	N42°49'51"W	11.77'

Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C96	33.76'	561.50'	3°26'40"	N77°41'32"W	33.75'
C97	33.82'	561.50'	3°27'02"	N81°08'23"W	33.81'
C98	18.60'	561.50'	1°53'54"	N83°48'51"W	18.60'
C99	14.19'	68.50'	11°52'03"	S89°18'11"W	14.16'
C100	99.67'	68.50'	83°22'11"	S41°41'04"W	91.11'
C103	19.18'	21.50'	51°06'15"	S25°33'06"W	18.55'
C104	16.56'	21.50'	44°07'59"	S73°10'13"W	16.15'

Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C3	196.95'	276.50'	40°48'45"	N54°59'46"W	192.82'
C4	375.85'	399.50'	53°54'13"	N63°02'55"W	362.14'
C7	74.80'	45.00'	95°14'14"	S47°37'05"W	66.48'
C8	421.87'	538.00'	44°55'41"	N62°17'57"W	411.14'
C11	327.92'	389.50'	48°14'16"	N60°12'57"W	318.32'
C16	346.74'	409.50'	48°30'53"	N60°21'15"W	336.48'
C17	35.74'	21.50'	95°14'14"	S47°37'05"W	31.76'
C18	403.44'	514.50'	44°55'41"	N62°17'57"W	393.19'
C23	440.30'	561.50'	44°55'41"	N62°17'57"W	429.10'
C24	113.86'	68.50'	95°14'14"	S47°37'05"W	101.20'
C25	27.80'	389.50'	4°05'24"	N82°17'23"W	27.80'
C26	32.55'	389.50'	4°47'17"	N77°51'03"W	32.54'
C27	32.55'	389.50'	4°47'17"	N73°03'45"W	32.54'
C28	32.55'	389.50'	4°47'17"	N68°16'28"W	32.54'
C29	32.55'	389.50'	4°47'17"	N63°29'10"W	32.54'
C30	32.55'	389.50'	4°47'17"	N58°41'53"W	32.54'
C31	32.55'	389.50'	4°47'17"	N53°54'35"W	32.54'
C32	32.55'	389.50'	4°47'17"	N49°07'18"W	32.54'
C33	32.55'	389.50'	4°47'17"	N44°20'00"W	32.54'
C38	23.11'	276.50'	4°47'17"	N49°07'18"W	23.10'
C39	23.11'	276.50'	4°47'17"	N53°54'35"W	23.10'
C40	23.11'	276.50'	4°47'17"	N58°41'53"W	23.10'
C41	23.11'	276.50'	4°47'17"	N63°29'10"W	23.10'
C42	23.11'	276.50'	4°47'17"	N68°16'28"W	23.10'
C43	23.11'	276.50'	4°47'17"	N73°03'45"W	23.10'
C44	22.84'	276.50'	4°44'02"	N75°02'07"W	22.84'
C47	33.35'	409.50'	4°38'59"	N47°45'19"W	33.34'
C48	33.35'	409.50'	4°38'59"	N62°25'18"W	33.34'
C49	33.35'	409.50'	4°38'59"	N57°05'17"W	33.34'
C50	33.35'	409.50'	4°38'59"	N61°45'17"W	33.34'
C51	33.35'	409.50'	4°38'59"	N66°25'16"W	33.34'
C52	33.35'	409.50'	4°38'59"	N71°05'15"W	33.34'
C53	33.35'	409.50'	4°38'59"	N75°45'14"W	33.34'
C54	33.35'	409.50'	4°38'59"	N80°25'14"W	33.34'
C55	13.28'	409.50'	1°51'29"	N83°40'58"W	13.28'
C66	18.05'	514.50'	2°00'34"	N83°45'30"W	18.04'
C67	41.90'	514.50'	4°38'59"	N80°25'14"W	41.89'
C68	41.90'	514.50'	4°38'59"	N75°45'14"W	41.89'
C69	41.90'	514.50'	4°38'59"	N71°05'15"W	41.89'
C70	41.90'	514.50'	4°38'59"	N66°25'16"W	41.89'
C71	41.90'	514.50'	4°38'59"	N61°45'17"W	41.89'
C72	41.90'	514.50'	4°38'59"	N57°05'17"W	41.89'
C73	41.90'	514.50'	4°38'59"	N52°25'18"W	41.89'
C74	41.90'	514.50'	4°38'59"	N47°45'19"W	41.89'
C88	33.82'	561.50'	3°27'02"	N53°32'26"W	33.81'
C89	33.82'	561.50'	3°27'02"	N56°59'29"W	33.81'
C90	33.82'	561.50'	3°27'02"	N60°26'51"W	33.81'
C91	33.82'	561.50'	3°27'02"	N63°53'33"W	33.81'
C92	33.82'	561.50'	3°27'02"	N67°20'36"W	33.81'
C93	33.82'	561.50'	3°27'02"	N70°47'38"W	33.81'
C94	33.82'	561.50'	3°27'02"	N74°14'41"W	33.81'
C95	33.82'	561.50'	3°27'02"	N77°41'32"W	33.81'

Scale in Feet

See Sheet 1 for Legend
See Sheet 5 for Notes, Easement Notes and Reference Documents

JUB ENGINEERS, INC.

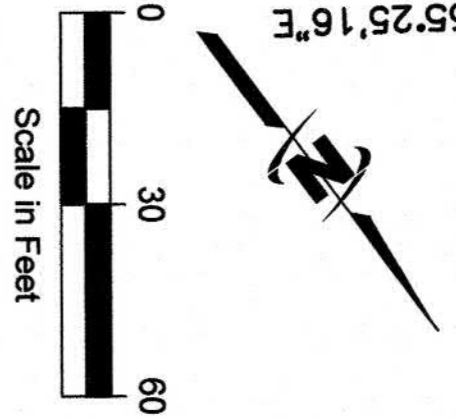
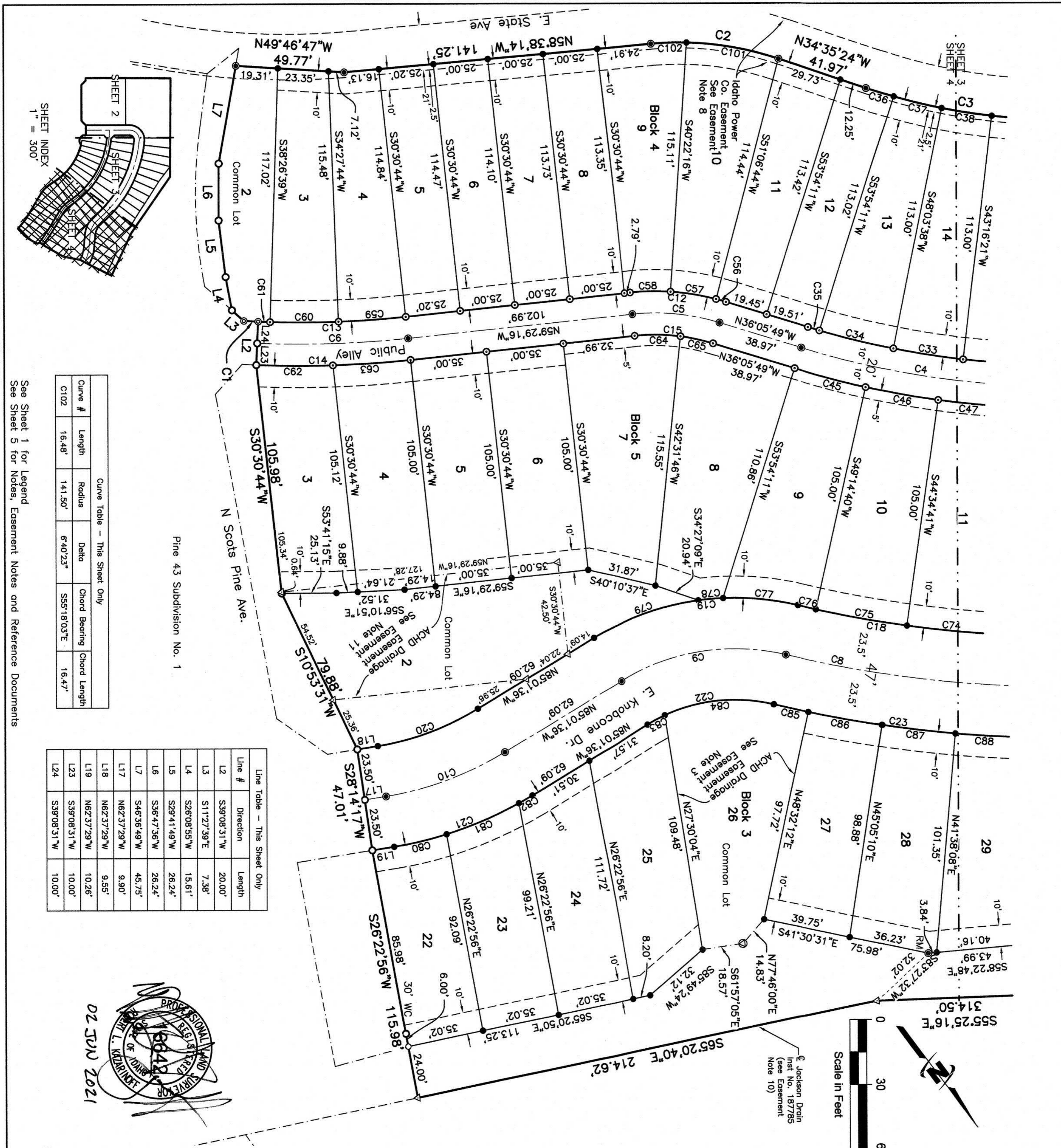
250 South Birchwood Avenue, Suite 201, Boise, ID 83709-0944
P 208 376 7330 www.jub.com

JUB

PROFESSIONAL LAND SURVEYOR
No. 18642
L. KAZIANOFF

0255002021

PLAT SHOWING Pine 43 Subdivision No. 2



Curve Table - This Sheet Only

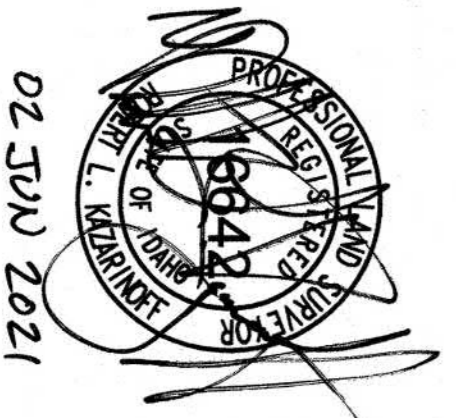
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C102	16.48'	141.50'	6°40'23"	S55°18'03"E	16.47'

Line Table - This Sheet Only

Line #	Direction	Length
L2	S39°08'31"W	20.00'
L3	S11°27'39"E	7.38'
L4	S26°08'55"W	15.61'
L5	S29°41'49"W	26.24'
L6	S36°47'36"W	26.24'
L7	S46°36'49"W	45.75'
L17	N62°37'29"W	9.90'
L18	N62°37'29"W	9.55'
L19	N62°37'29"W	10.26'
L23	S39°08'31"W	10.00'
L24	S39°08'31"W	10.00'

Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	6.58'	451.50'	0°50'08"	S60°26'24"E	6.58'
C2	59.39'	141.50'	24°02'51"	N46°36'49"W	58.95'
C3	196.95'	276.50'	40°48'45"	N54°59'48"W	192.82'
C5	40.82'	100.00'	23°23'22"	S47°47'32"E	40.54'
C6	69.51'	461.50'	8°37'48"	N55°10'22"W	69.45'
C8	421.87'	538.00'	44°55'41"	N62°17'57"W	411.14'
C9	78.87'	100.00'	45°11'30"	S62°25'51"E	76.85'
C10	58.85'	150.00'	22°24'06"	N73°49'33"W	58.27'
C12	44.91'	110.00'	23°23'22"	S47°47'32"E	44.60'
C13	68.00'	451.50'	8°37'48"	N55°10'22"W	67.94'
C14	71.02'	471.50'	8°37'48"	N55°10'22"W	70.95'
C15	36.74'	90.00'	23°23'22"	S47°47'32"E	36.49'
C18	403.44'	514.50'	44°55'41"	N62°17'57"W	393.19'
C19	97.41'	123.50'	45°11'30"	S62°25'51"E	94.90'
C20	49.48'	126.50'	22°24'06"	N73°49'33"W	49.15'
C21	67.84'	173.50'	22°24'06"	N73°49'33"W	67.40'
C22	60.34'	76.50'	45°11'30"	S62°25'51"E	58.79'
C23	440.30'	561.50'	44°55'41"	N62°17'57"W	429.10'
C33	32.55'	389.50'	44°47'17"	N44°20'00"W	32.54'
C34	34.23'	389.50'	5°02'07"	N39°25'18"W	34.22'
C35	5.49'	389.50'	0°48'28"	N36°30'02"W	5.48'
C36	12.76'	276.50'	2°38'39"	N55°54'43"W	12.76'
C37	22.71'	276.50'	44°42'19"	N39°35'12"W	22.70'
C38	23.11'	276.50'	44°47'17"	N44°20'00"W	23.10'
C45	33.30'	409.50'	4°39'31"	N38°25'34"W	33.29'
C46	33.35'	409.50'	4°39'58"	N43°05'20"W	33.34'
C48	4.69'	110.00'	2°26'41"	S37°19'09"E	4.68'
C57	21.29'	110.00'	1°10'51"	S44°05'07"E	21.25'
C58	18.93'	110.00'	9°51'32"	S64°33'30"E	18.90'
C59	31.13'	451.50'	3°57'00"	N57°30'48"W	31.12'
C60	31.38'	451.50'	3°58'55"	N53°32'48"W	31.37'
C61	5.50'	451.50'	0°41'52"	N51°12'25"W	5.50'
C62	35.10'	471.50'	4°15'53"	N52°59'25"W	35.09'
C63	35.92'	471.50'	4°21'55"	N57°18'19"W	35.91'
C64	21.35'	90.00'	1°35'32"	S42°41'30"E	21.30'
C65	15.39'	90.00'	9°47'56"	S40°58'46"E	15.37'
C74	41.90'	514.50'	4°39'58"	N47°45'19"W	41.89'
C75	41.90'	514.50'	4°39'58"	N43°05'20"W	41.89'
C76	8.27'	514.50'	0°55'14"	N40°17'43"W	8.27'
C77	34.37'	123.50'	15°56'40"	S47°48'26"E	34.26'
C78	11.42'	123.50'	5°17'57"	S68°25'45"E	11.42'
C79	51.62'	123.50'	23°58'53"	S73°03'09"E	51.24'
C80	24.80'	173.50'	8°11'28"	N66°43'13"W	24.78'
C81	36.01'	173.50'	1°15'32"	N76°45'40"W	35.94'
C82	7.03'	173.50'	2°19'13"	N83°52'00"W	7.03'
C83	9.05'	76.50'	6°46'30"	S81°38'21"E	9.04'
C84	51.29'	76.50'	38°24'59"	S59°02'36"E	50.34'
C85	15.96'	561.50'	1°37'41"	N40°36'57"W	15.96'
C86	33.82'	561.50'	3°27'02"	N43°11'19"W	33.81'
C87	33.82'	561.50'	3°27'02"	N46°38'21"W	33.81'
C101	42.91'	141.50'	17°22'28"	S43°16'37"E	42.74'



PLAT SHOWING
Pine 43 Subdivision No. 2

PLAT BOOK 121 PAGE 18904

Notes

1. Lot 26 of Block 3, Lots 2 and 22 of Block 4, and Lots 2 and 20 of Block 5 are common lots which shall be owned and maintained by the Pine 43 Subdivision Homeowner's Association.
2. Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of re-subdivision.
3. The development of this property shall be in compliance with the Meridian City Zoning Ordinance.
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, parcel, and tract 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 sanitary restriction release.
7. Reference is made to the public health letter on file with Ada County Recorder regarding additional restrictions.
8. Bottom elevation of structural footings shall be set a minimum of 12 inches above the highest established normal ground water elevation. In May, 2018 observation wells were advanced to depth's greater than 16 feet below the surface. Groundwater was encountered in many observation wells with minimum depth no less than 11 feet below the surface.
9. Maintenance of any irrigation and/or drainage pipes or ditches crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage entity or lot owners association.
10. This development recognizes Section 22-4503 of Idaho Code, 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."
11. This development is subject to a Development Agreement, Instrument No. 2018-000751.
12. This development is subject to ACHD License Agreement Instrument No. 2021-043695 and as amended by Inst. No. 2021-052621.
13. This development is subject to Covenants, Conditions, and Restrictions (CC&Rs) recorded under Instrument No. 2019-091660 and as may be Amended.
14. This development is subject to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Pine 43 Irrigation Water Supply System recorded under Instrument No. 2019-102965 and as may be Amended.
15. Direct Lot/Parcel Access to N. Locust Grove Road is prohibited.

Surveyor's Narrative

SURVEY PURPOSE: To determine the boundaries of portions of those lands as described in Warranty Deeds recorded under Instrument Nos. 2018-023492 and 2018-023493, Ada County Records, Idaho, and to include portions of said lands within this subdivision.

DOCUMENTS USED: See Reference Documents below.

BOUNDARY CONTROLLED BY: The north boundary is controlled by the north lines of the above referenced lands as described in Warranty Deeds recorded under Instrument Nos. 2018-023492 and 2018-023493, Ada County Records.

The northeasterly boundary is controlled by Little Creek Subdivision No. 1.

The southeasterly boundary is controlled by Pine 43 Subdivision No. 1.

The southern and southwesterly boundary is controlled by the northerly and northeasterly ACHD right-of-way line of E. State Ave. as described in that Warranty Deed recorded under Instrument No. 2019-037535, Ada County Records.

Reference Documents

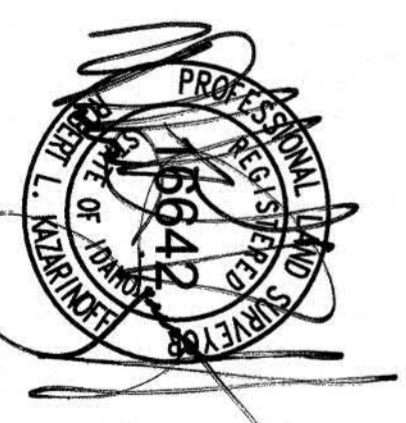
Subdivisions:
Pleasant Valley Subdivision, Little Creek Subdivision No. 1, Elliot Park Subdivision, Paddington Subdivision & Pine 43 Subdivision No. 1.

Surveys:
ROS 3350, 3755, 6734, 10366, 10875, & 11291.

Deeds:
106013250 (ACHD), 106013251 (ACHD), 106013253 (ACHD), 2017-106820,
2018-023492, 2018-023493 & 2019-037535 (ACHD).
Easements: 187785, 2019-037533, 2021-063681, 2021-063682,
2021-048469, 2021-048470.

Easement Notes

1. Lot 26 of Block 3, Lots 2 and 22 of Block 4, and Lots 2 and 20 of Block 5 are hereby designated as having a Utility Easement co-situated (i.e. blanket easement) with said lots.
2. All Utility Easements shown or designated hereon are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots shown hereon, and are hereby reserved for the installation, maintenance, operation, and use of public & private utilities, pressurized irrigation, sewer service, cable television/data, appurtenances thereto, and lot drainage.
3. A Portion of Lot 26 of Block 3 is servient to and contain the ACHD storm water drainage system. This lot is encumbered by that certain First Amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015 as Instrument No. 2015-103256, 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.
4. See Instrument No. 2019-037533 for ACHD Permanent Easement.
5. See Instrument No. 2021-048469 for ACHD Permanent Easement.
6. See Instrument No. 2021-048470 for ACHD Permanent Easement.
7. See Instrument No. 2021-063682 for Idaho Power Company Easement.
8. See Instrument No. 2021-063681 for Idaho Power Company Easement.
9. Permanent Landscape Buffer Easement. The Pine 43 Subdivision Homeowner's Association shall be responsible to maintain said Permanent Landscape Buffer Easement in accordance with UDC 11-3B-7C.2.
10. See Instrument Numbers 187785 & 7732677 for the existing Jackson Drain/Drain of 1938 Easement. Nampa & Meridian Irrigation District claims that they do not maintain the drain east of N. Locust Grove Road. Width of Easement is indeterminate. Physical Drain is entirely located on Lot 26, Block 3. Maintenance of the existing Jackson Drain shall be the responsibility of the Pine 43 Subdivision Homeowner's Association.
11. See Instrument No. 2019-040391 for ACHD Drainage Easement.
12. No Utility Easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping, parking, side & rear property line fences, or other such nonpermanent improvements.
13. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.



02 JUNE 2021



JUB ENGINEERS, INC.

250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944
P 208 376 7330 W www.jub.com

PLAT SHOWING
Pine 43 Subdivision No. 2

Certificate of Owners

Know all people by these presents: that C&O Development, Inc., an Idaho corporation, does hereby certify that it is the owner of that real property to be known as Pine 43 Subdivision No. 2, and that it intends to include said real property, as described below, in this plat:

That portion of the Northwest Quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the west quarter corner of Section 8, Township 3 North, Range 1 East, Boise Meridian, from which the northwest corner of said Section 8 bears North 00°26'22" East, 2,649.67 feet; Thence North 00°26'22" East, 1,096.38 feet along the west line of said Section 8; Thence South 89°33'38" East, 54.62 feet departing from said west line to the east right-of-way line of N. Locust Grove Road and the POINT OF BEGINNING;

Thence N 00°13'53" W, 83.85 feet along said east right-of-way line;
 Thence N 00°26'13" E, 305.22 feet continuing along said east right-of-way line;
 Thence S 89°33'38" E, 454.52 feet departing from said east right-of-way line to the southwesterly boundary of Pleasant Valley Subdivision according to the official plat thereof filed in Book 12 of Plats at Page 665, Ada County Records;
 Thence S 55°25'16" E, 314.50 feet along said southwesterly boundary and the southwesterly boundary of Little Creek Subdivision No. 1 according to the official plat thereof filed in Book 117 of Plats at Pages 17804 through 17810, Ada County Records;
 Thence S 65°20'40" E, 214.62 feet continuing along the southwesterly boundary of said Little Creek Subdivision No. 1 to the most northerly corner of the boundary of Pine 43 Subdivision No. 1 according to the official plat thereof filed in Book 116 of Plats at Pages 17597 through 17604, Ada County Records;

Thence along the northwesterly boundary of said Pine 43 Subdivision No. 1 the following eleven (11) courses:

- Thence S 26°22'56" W, 115.98 feet;
- Thence S 28°14'17" W, 47.01 feet;
- Thence S 10°53'31" W, 79.88 feet;
- Thence S 30°30'44" W, 105.98 feet;
- Thence S 39°08'31" W, 20.00 feet to the beginning of a non-tangent curve;
- Thence along said non-tangent curve to the right on an arc length of 6.58 feet, having a radius of 451.50 feet, a central angle of 00°50'08", a chord bearing of S 50°26'24" E and a chord length of 6.58 feet;
- Thence S 11°27'39" E, 7.38 feet;
- Thence S 26°08'55" W, 15.61 feet;
- Thence S 29°41'49" W, 26.24 feet;
- Thence S 36°47'36" W, 26.24 feet;
- Thence S 46°36'49" W, 45.75 feet to the northeasterly and northerly right-of-way line of E. State Avenue as described in that Warranty Deed to the Ada County Highway District recorded under Instrument No. 2019-037535, Ada County Records;

Thence along said northeasterly and northerly right-of-way line the following fourteen (14) courses:

- Thence N 49°46'47" W, 49.77 feet;
- Thence N 58°38'14" W, 141.25 feet to the beginning of a curve;
- Thence along said curve to the right on an arc length of 59.39 feet, having a radius of 141.50 feet, a central angle of 24°02'51", a chord bearing of N 46°36'49" W and a chord length of 58.95 feet;
- Thence N 34°35'24" W, 41.97 feet to the beginning of a curve;
- Thence along said curve to the left on an arc length of 196.95 feet, having a radius of 276.50 feet, a central angle of 40°48'45", a chord bearing of N 54°59'46" W and a chord length of 192.82 feet;
- Thence S 68°10'22" W, 20.23 feet;
- Thence N 79°53'19" W, 15.17 feet;
- Thence N 41°16'36" W, 18.91 feet;
- Thence N 00°00'01" W, 13.07 feet;
- Thence S 89°59'59" W, 47.00 feet;
- Thence S 44°59'59" W, 28.28 feet;
- Thence S 89°59'59" W, 165.39 feet;
- Thence N 45°06'57" W, 28.34 feet;
- Thence S 89°46'07" W, 11.00 feet to the POINT OF BEGINNING.

The above-described parcel contains 8.69 acres, more or less.

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 hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated hereon, and no permanent structures, other than for such uses and purposes, are to be erected within the lines of said easements. All of the lots within this subdivision are eligible to receive water service from the City of Meridian, and the City of Meridian has agreed in writing to serve all lots within the subdivision. Irrigation water has been provided from Settlers Irrigation District, in compliance with Idaho Code 31-3805(1)(b). Lots within this subdivision will be entitled to irrigation water rights, and will be obligated for assessments from Settlers Irrigation District.

In witness whereof, I have hereunto set my hand:


 Dennis M. Baker, President
 C&O Development, Inc.

Acknowledgment

State of Idaho }
 County of Ada } ss.

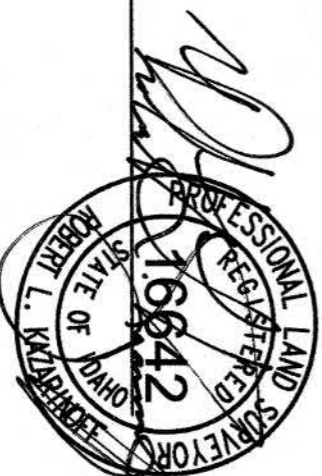
On this 8th day of FEBRUARY, in the year 2021, before me, a Notary Public in and for the State of Idaho, personally appeared Dennis M. Baker, known or identified to me to be President of C&O Development, Inc., that executed the within instrument and acknowledged to me that C&O Development, Inc. executed the same.

Notary Public for Idaho
 My commission expires 12-24-2021

Certificate of Surveyor

I, Robert L. Kazarnoff, do hereby certify, that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of Pine 43 Subdivision No. 2, as described in the Certificate of Owners and as shown on the attached plat is correct and was surveyed in accordance with Idaho Code relating to plats and surveys.

Robert L. Kazarnoff, PLS 16642



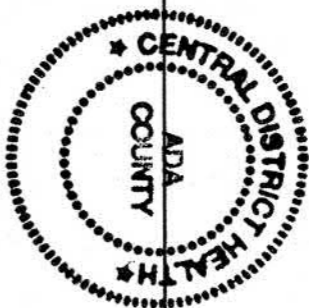
J-U-B ENGINEERS, INC.

250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944
 P 208 376 7350 W www.jub.com

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 listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Ben Reding
Central District Health



2-24-2021
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 5 day of April, 2021.

[Signature]
Commission President
Ada County Highway District
Signed by *Eric S. Dohy, Director for President*



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.

[Signature]
Meridian City Engineer L.N. 9430

6/8/21
Date

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 24th day of June, 2021, this plat was duly accepted and approved.

[Signature]
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 checked this plat and find that it complies with the State of Idaho Code relating to plats and surveys.

[Signature]
Ada County Surveyor
PLS # 13553



9 June 2021
Date

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per requirements of Idaho Code 50-1308, 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 certificate is valid for the next thirty (30) days only.

[Signature]
Ada County Treasurer
Signed by
City Treasurer
Dorely Thomas



6-10-21
Date

County Recorder's Certificate

State of Idaho }
County of Ada } ss. Instrument No. _____

I hereby certify that this instrument was filed at the request of JUB Engineers, Inc. at _____ minutes past _____ o'clock _____ M.,
this _____ day of _____, in my office, and was recorded in
Book _____ of Plats at Pages _____ through _____
Fee: _____

Deputy _____ Ex-Officio Recorder _____



01 FEB 2021



JUB ENGINEERS, INC.

250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944
P 208 376 7390 W www.jub.com