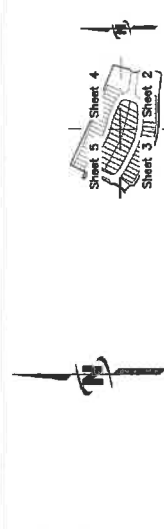
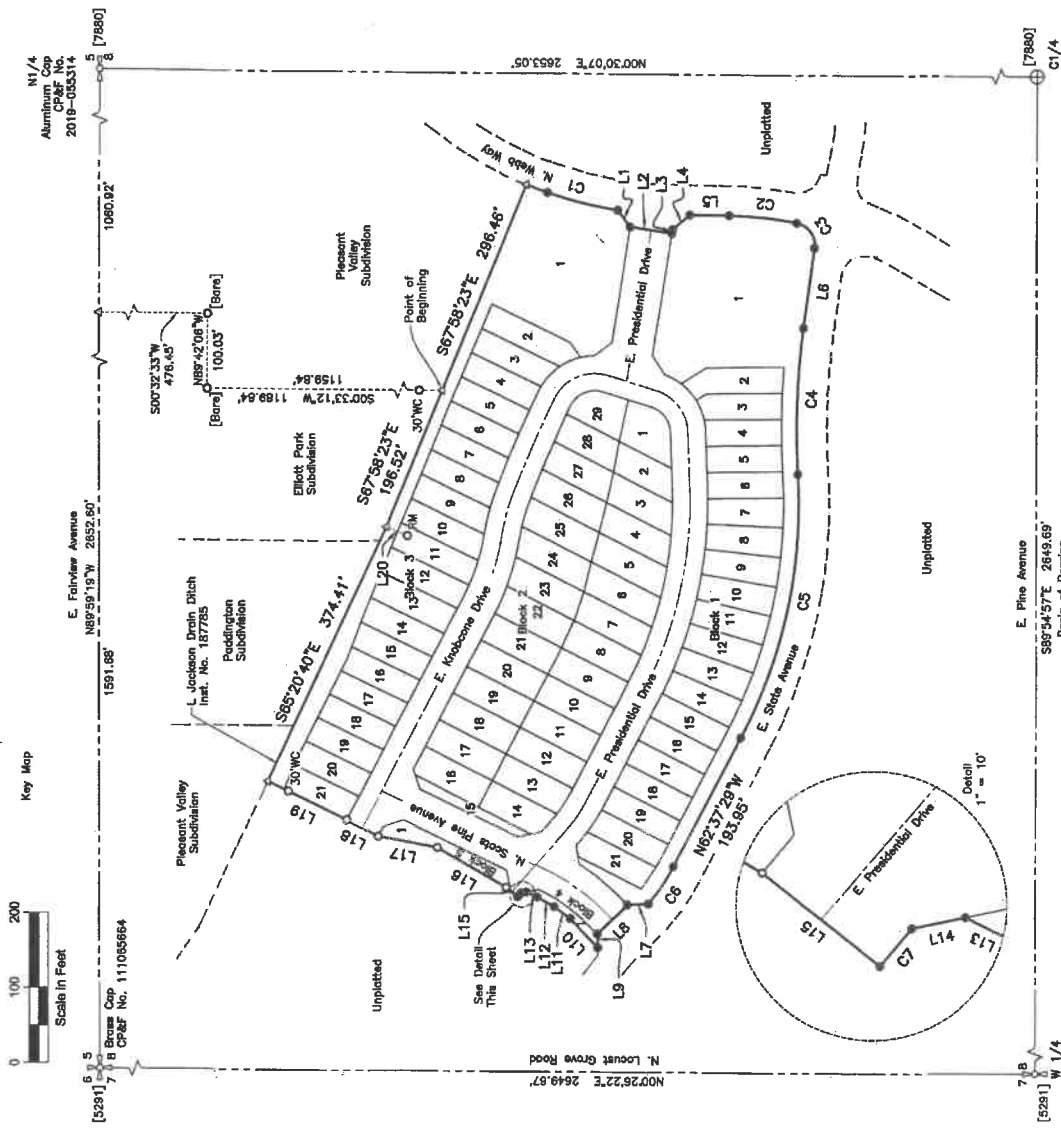


# PLAT SHOWING Pine 43 Subdivision No. 1

Situated in the Northwest Quarter,  
Section 8, Township 3 North, Range 1 East, Boise Meridian,  
Meridian, Ada County, Idaho,  
2019



Key Map



### Legend

- Subdivision Boundary Line
- Lot Line
- Section Line
- Center Line
- Right-of-way Line
- Adjacent Property Line
- Match Line
- TB Line
- Utility Easement Line
- ACHD Sewer Easement Line
- ACHD Drainage Easement Line
- Utility & ACHD Drainage Easement Line
- ACHD Temporary Sewer Easement Line
- ACHD Drainage Easement Area

- Section Corner
- ⊕ Quarter-Section Corner
- ⊕ Found Aluminum Cap
- ⊕ Found 5/8" Rebar, with Plastic Cap Marked "J-U-B 11.334" unless otherwise noted
- ⊕ Set 1/2" x 24" Rebar, with Plastic Cap Marked "J-U-B 8077"
- ⊕ Set 1/2" x 24" Rebar, with Plastic Cap Marked "EASEMENT JUB 8077"
- ⊕ Point Not Set or Found
- △ Course Number (Typical)
- ⊕ Course Number (Typical)
- ⊕ Lot Number (Typical)
- ⊕ Reference Monument
- ⊕ PLS Number Found on Monument

Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	128.19'	620.00'	132°41.3'	S12°41'10"W	128.85'
C2	89.79'	480.00'	104°33.6'	S26°19'43"W	89.88'
C3	43.00'	30.00'	89°56.0'	S84°38'19"W	40.88'
C4	168.92'	1020.00'	11°00'20"	N87°02'49"W	168.82'
C5	355.04'	890.00'	30°45'20"	N70°00'14"W	380.68'
C6	90.35'	290.00'	12°29'56"	N85°27'02"W	90.33'
C7	6.88'	481.50'	0°50'08"	N02°28'24"W	6.88'

Line Table - This Sheet Only

Line #	Direction	Length
L1	S83°18'11"W	27.98'
L2	S08°35'25"W	56.00'
L3	S81°04'38"E	5.31'
L4	S47°03'13"E	30.15'
L5	S00°58'17"W	52.03'
L6	N82°22'30"W	107.95'
L7	N02°01'00"W	27.65'
L8	N44°08'05"W	56.02'
L9	S87°34'43"W	18.87'
L10	N48°36'48"E	54.00'

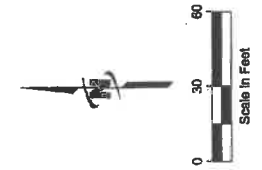
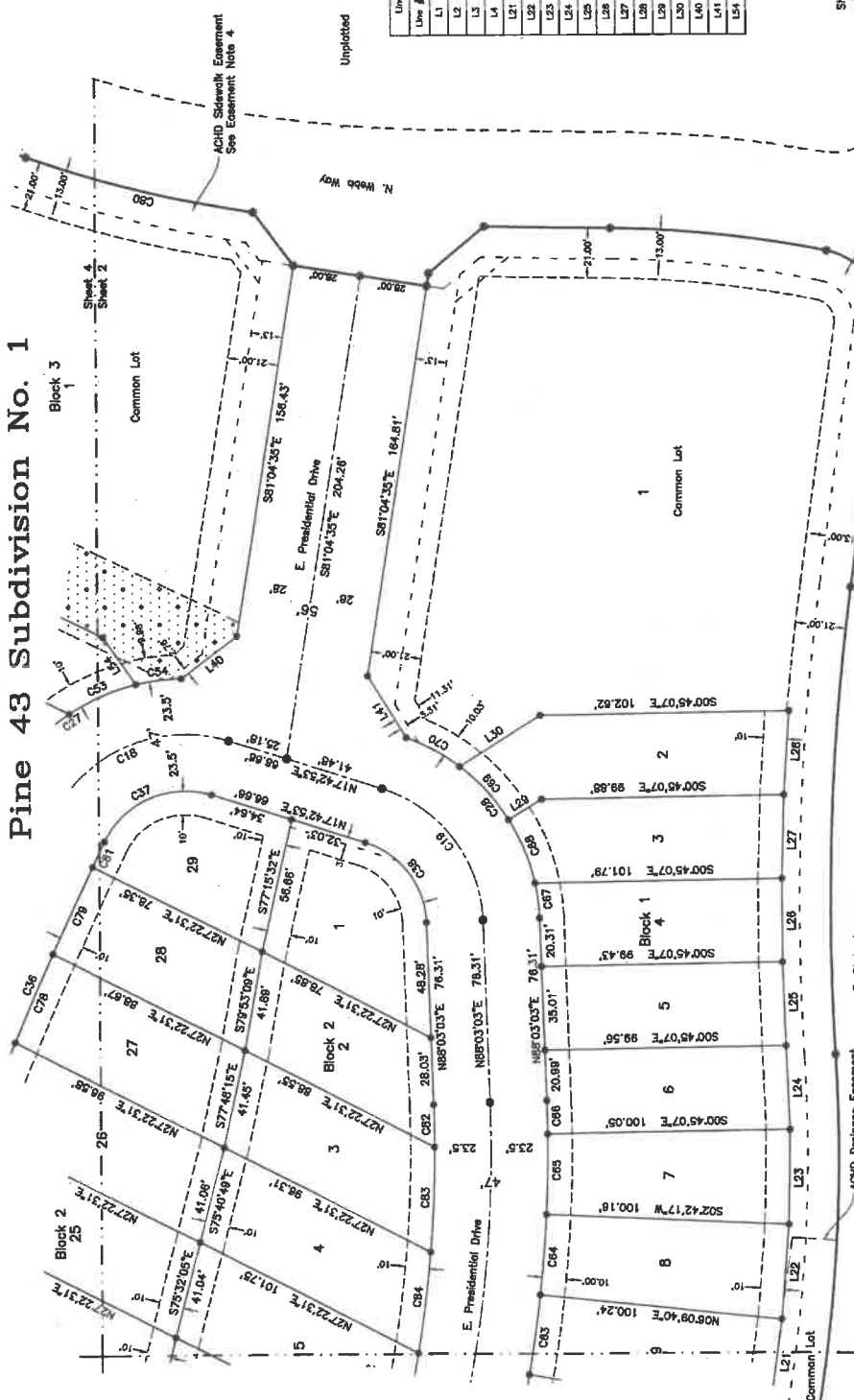
Line Table - This Sheet Only

Line #	Direction	Length
L11	N35°47'36"E	29.24'
L12	N25°41'40"E	20.24'
L13	N28°08'50"E	15.61'
L14	N11°27'38"W	7.38'
L15	N39°05'31"E	20.00'
L16	N37°30'44"E	106.98'
L17	N10°53'31"E	79.68'
L18	N28°14'17"E	47.01'
L19	N22°22'46"E	118.68'
L20	N32°30'20"E	30.01'



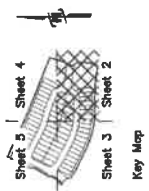
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 JUB Project No. 10-18-011

# PLAT SHOWING Pine 43 Subdivision No. 1



Line Table - This Sheet Only

Line #	Direction	Length
L1	S57°16'11"W	27.00'
L2	S06°50'25"W	56.00'
L3	S81°04'35"E	5.31'
L4	S49°03'13"E	30.16'
L21	S22°00'38"E	38.61'
L22	S89°54'02"E	39.81'
L23	S89°01'25"E	39.81'
L24	N87°31'36"E	35.02'
L25	N87°50'27"E	35.01'
L26	N89°46'11"E	35.00'
L27	S89°20'35"E	35.03'
L28	S88°16'45"E	35.11'
L29	S31°51'49"E	18.07'
L30	S32°31'12"E	38.54'
L40	N37°26'50"W	28.83'
L41	N89°24'29"E	30.41'
L54	N65°08'51"E	23.92'



Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C57	14.81'	83.50'	109°33"	N82°58'14"E	14.79'
C58	26.79'	83.50'	194°07"	N82°03'31"E	26.86'
C59	30.16'	83.50'	294°32"	N47°42'22"E	30.00'
C70	25.53'	83.50'	173°10'4"	N28°46'25"E	25.43'
C78	40.11'	1850.00'	110°43"	N89°49'31"W	40.11'
C79	40.08'	1850.00'	110°37"	N89°49'31"W	40.08'
C80	98.19'	520.00'	102°33'	S14°02'00"W	98.05'
C81	117.71'	1850.00'	92°28"	N88°03'13"W	117.71'
C82	17.86'	521.82'	178°32"	N87°01'19"E	17.89'
C83	44.13'	521.82'	45°04'	S87°35'03"E	44.12'
C84	42.85'	521.82'	44°32'	S87°49'15"E	42.82'

ACHD Drainage Easement See Easement Note 5

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	128.19'	520.00'	175°13'	S15°41'10"W	128.08'
C2	89.78'	480.00'	104°30'0"	S06°19'45"W	89.88'
C16	86.32'	80.00'	82°23'47"	N23°30'00"W	79.07'
C19	73.86'	80.00'	70°20'09"	N32°52'59"E	69.12'
C22	83.35'	83.50'	64°03'06"	N32°41'20"W	88.96'
C26	91.26'	83.50'	88°07'46"	N25°56'13"E	83.84'
C36	134.08'	1950.00'	3°56'23"	N89°41'05"W	134.06'
C37	92.51'	38.50'	82°29'47"	N23°00'00"W	48.10'
C38	44.81'	38.50'	70°20'09"	N32°52'59"E	42.05'
C53	30.16'	83.50'	204°02'38"	N23°56'59"W	30.02'
C54	18.81'	83.50'	12°56'31"	N87°09'01"W	18.87'
C63	33.77'	588.82'	374°04'	S82°02'00"E	33.76'
C64	33.77'	588.82'	374°04'	S89°25'06"E	33.77'
C65	33.78'	588.82'	374°05'	S89°50'12"E	33.77'
C66	14.01'	888.82'	174°44'	N88°48'23"E	14.01'

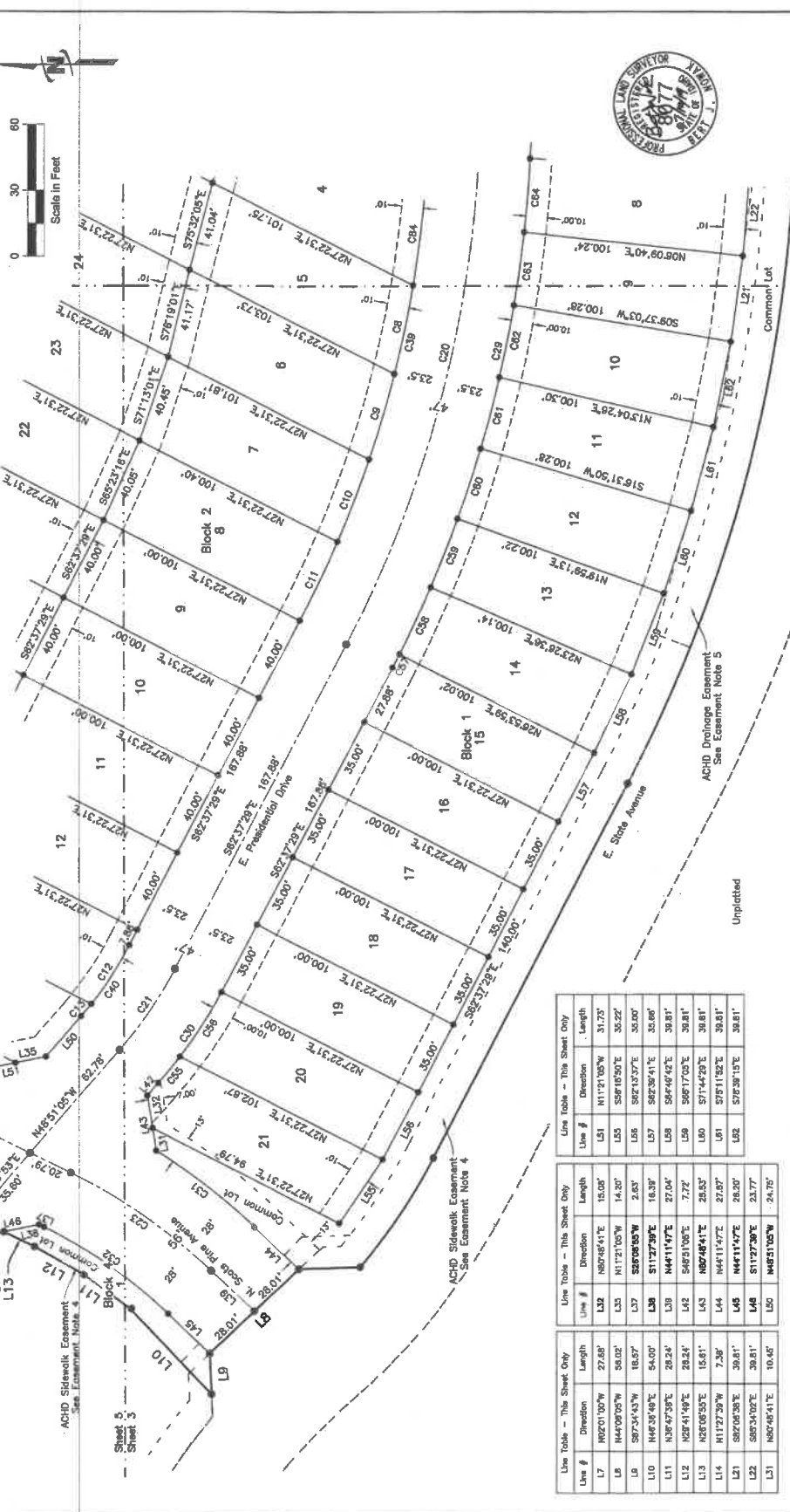
See Sheet 1 for Notes, Easement Notes, & Reference Documents.  
See Sheet 6 for Legend.



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PLAT SHOWING  
Pine 43 Subdivision No. 1

See Sheet 1 for Legend.  
See Sheet 8 for Notes,  
Easement Notes,  
& Reference Documents.



Line Table - This Sheet Only

Line #	Direction	Length
L51	N11°21'00"W	31.72'
L55	S58°10'50"E	35.22'
L56	S82°10'37"E	30.00'
L57	S82°38'41"E	33.68'
L58	S54°46'43"E	39.81'
L59	S68°17'03"E	39.81'
L60	S71°42'29"E	38.81'
L61	S75°11'32"E	39.81'
L62	S72°38'13"E	38.81'

Line Table - This Sheet Only

Line #	Direction	Length
L32	N69°48'41"E	15.05'
L33	N17°21'00"W	14.20'
L37	S20°08'03"W	2.85'
L38	S11°27'39"E	16.39'
L39	N44°11'47"E	27.04'
L42	S48°51'00"E	7.72'
L43	N82°48'41"E	28.53'
L44	N44°11'47"E	27.87'
L45	N44°11'47"E	28.20'
L48	S11°27'39"E	23.77'
L50	N45°51'00"W	24.70'

Line Table - This Sheet Only

Line #	Direction	Length
L7	N02°01'00"W	27.68'
L8	N44°00'00"W	58.02'
L9	S07°34'43"W	18.67'
L10	N44°38'48"E	54.00'
L11	N38°47'59"E	28.24'
L12	N28°41'48"E	28.24'
L13	N25°05'55"E	15.81'
L14	N17°27'39"W	7.38'
L21	S82°08'38"E	38.81'
L22	S80°34'02"E	38.81'
L31	N82°48'41"E	10.45'

Curve Table - This Sheet Only

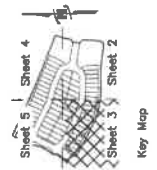
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C29	291.13'	588.82'	28°19'28"	S77°17'15"E	287.86'
C30	50.97'	115.83'	15°46'25"	S55°44'17"E	50.78'
C31	51.85'	276.00'	11°38'39"	N38°21'37"E	56.48'
C32	68.83'	222.00'	18°02'32"	N35°10'21"E	68.84'
C39	287.07'	521.82'	28°19'28"	S77°17'13"E	284.17'
C40	39.85'	164.83'	13°46'24"	S50°44'17"E	39.48'
C45	15.71'	211.83'	4°15'14"	S50°08'42"E	15.71'
C46	35.16'	93.10'	37°01'00"	S37°01'54"E	35.12'
C47	8.86'	598.82'	0°42'02"	S82°08'30"E	8.85'
C48	33.76'	598.82'	37°24'04"	S55°01'35"E	33.77'
C49	33.77'	598.82'	37°24'04"	S89°25'43"E	33.77'
C50	33.77'	598.82'	37°24'04"	S71°49'48"E	33.76'
C51	33.77'	598.82'	37°24'04"	S79°13'52"E	33.76'

Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C5	388.04'	688.00'	30°43'28"	N78°00'14"W	388.08'
C7	8.58'	481.50'	0°50'08"	N67°26'24"W	8.58'
C8	41.54'	321.82'	4°33'38"	S76°12'00"E	41.52'
C9	40.77'	321.82'	4°28'34"	S78°40'54"E	40.76'
C10	40.38'	321.82'	4°22'31"	S89°13'56"E	40.27'
C11	40.04'	321.82'	4°23'43"	S84°49'23"E	40.03'
C12	32.33'	164.83'	11°15'04"	S88°58'57"E	32.28'
C13	7.28'	154.83'	23°12'00"	S50°08'45"E	7.28'
C20	278.10'	548.20'	28°18'28"	S77°17'13"E	278.06'
C21	45.22'	184.13'	13°48'24"	S55°44'17"E	45.12'
C22	12.84'	461.50'	1°33'35"	N67°04'41"W	12.56'
C23	78.75'	250.00'	18°02'52"	N35°10'21"E	78.42'

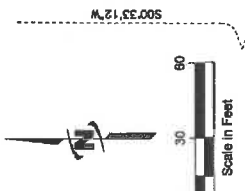
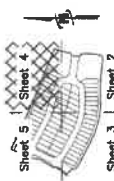
Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C02	33.77'	598.82'	37°24'04"	S78°37'56"E	33.76'
C03	33.77'	598.82'	37°24'04"	S82°02'00"E	33.76'
C04	33.77'	598.82'	37°24'04"	S52°28'38"E	33.77'
C04	42.85'	521.82'	4°40'52"	S82°49'15"E	42.82'



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PLAT SHOWING  
Pine 43 Subdivision No. 1



Curve Table - This Sheet Only

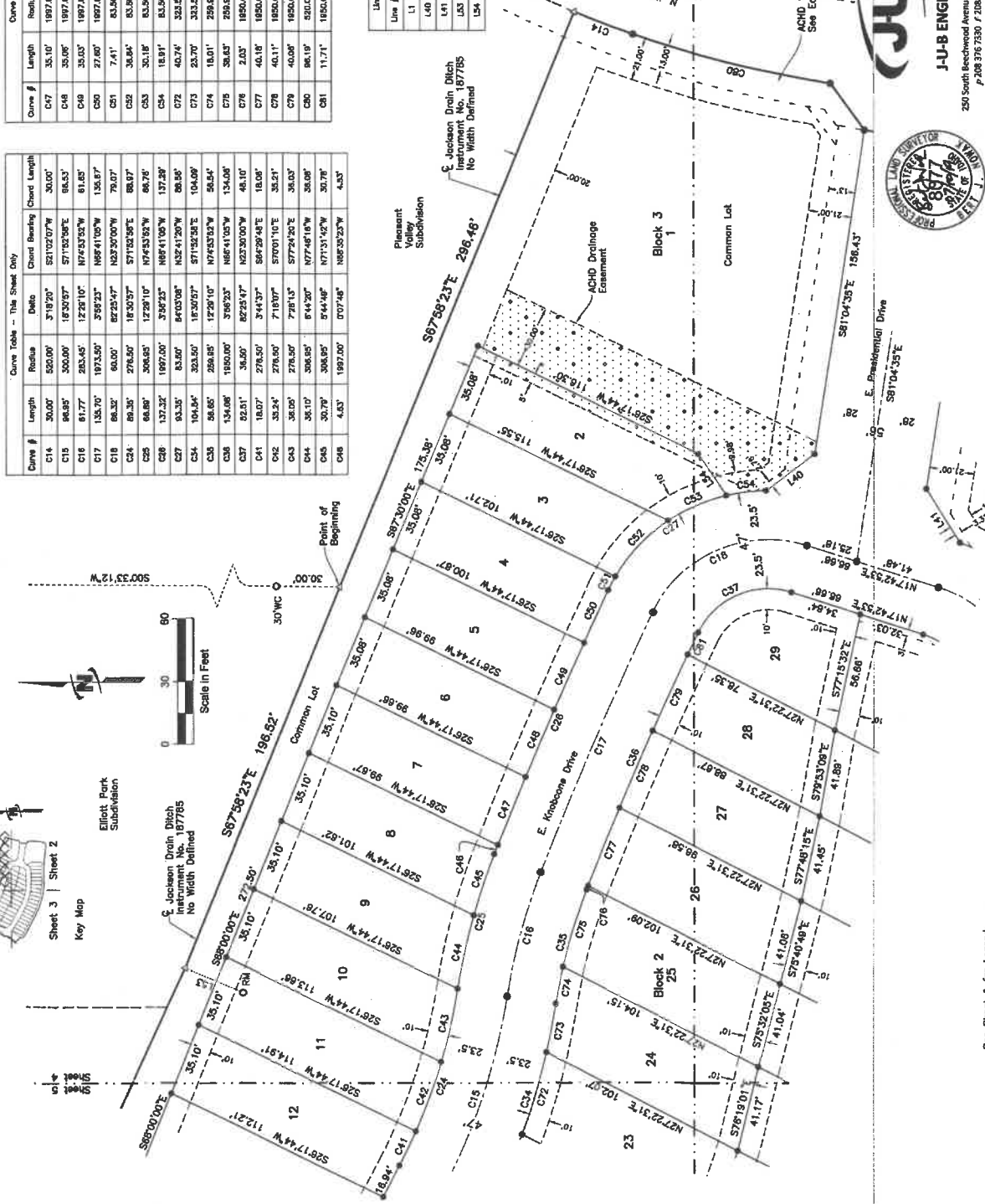
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C14	30.00'	500.00'	3°18'20"	S21°02'00"W	30.00'
C15	98.85'	500.00'	18°30'57"	S71°02'50"E	98.85'
C16	61.77'	263.45'	12°26'10"	N74°53'52"W	61.85'
C17	133.70'	1873.50'	3°59'23"	N88°51'05"W	133.87'
C18	98.32'	60.00'	62°25'47"	N63°00'00"W	78.07'
C19	99.35'	276.50'	18°30'57"	S71°02'50"E	98.87'
C20	68.80'	306.65'	12°26'10"	N74°53'52"W	68.78'
C21	137.32'	1897.00'	3°59'23"	N88°51'05"W	137.39'
C22	93.35'	53.50'	84°03'08"	N32°41'20"W	98.85'
C23	104.54'	333.50'	16°30'57"	S71°02'50"E	104.09'
C24	134.86'	150.00'	12°26'10"	N74°53'52"W	95.54'
C25	92.81'	38.50'	82°25'47"	N63°00'00"W	48.10'
C26	180.77'	276.50'	3°44'37"	S88°29'48"E	180.85'
C27	33.24'	276.50'	7°18'07"	S70°01'10"E	33.21'
C28	36.85'	276.50'	7°28'13"	S77°24'30"E	36.83'
C29	38.10'	308.85'	8°44'46"	N77°31'52"W	38.08'
C30	30.79'	308.85'	5°44'46"	N77°31'52"W	30.78'
C31	4.53'	1997.00'	0°07'48"	N88°50'23"W	4.53'

Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C32	35.00'	1897.00'	1°00'25"	N88°01'17"W	35.10'
C33	35.06'	1897.00'	1°00'21"	N87°00'53"W	35.08'
C34	35.03'	1897.00'	1°00'18"	N86°00'54"W	35.03'
C35	27.86'	1897.00'	0°47'51"	N85°00'39"W	27.86'
C36	7.41'	63.50'	6°05'10"	N82°10'19"W	7.41'
C37	36.84'	83.50'	28°18'48"	N48°59'20"W	36.34'
C38	30.18'	83.50'	28°42'38"	N23°56'36"W	30.02'
C39	18.91'	83.50'	12°59'51"	N07°00'01"W	18.87'
C40	40.74'	333.50'	7°12'53"	S72°20'06"E	40.71'
C41	23.70'	333.50'	4°11'54"	S79°02'30"E	23.70'
C42	18.01'	259.85'	3°59'14"	N77°06'19"W	18.01'
C43	38.63'	259.85'	6°30'50"	N72°54'48"W	38.60'
C44	2.03'	1850.00'	0°03'50"	N85°37'28"W	2.03'
C45	40.18'	1850.00'	1°10'50"	N85°00'17"W	40.18'
C46	40.11'	1850.00'	1°10'43"	N84°49'21"W	40.11'
C47	86.19'	1850.00'	1°10'37"	N83°38'51"W	86.08'
C48	11.71'	1850.00'	10°32'53"	S14°00'00"W	86.08'
C49	11.71'	1850.00'	0°20'59"	N84°53'13"W	11.71'

Line Table - This Sheet Only

Line #	Direction	Length
L1	S83°18'11"W	27.88'
L2	N87°28'55"W	28.83'
L3	N85°24'29"E	30.41'
L4	N82°20'20"E	30.01'
L5	N85°08'51"E	23.92'



See Sheet 1 for Legend.  
See Sheet 6 for Notes, Easement Notes, & Reference Documents.

# PLAT SHOWING Pine 43 Subdivision No. 1

Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C7	6.98'	451.50'	0°50'08"	N82°28'24"W	6.98'
C12	32.33'	164.83'	1°15'04"	S65°59'57"E	32.33'
C13	7.25'	164.83'	2°31'20"	S89°08'45"E	7.25'
C15	68.95'	300.00'	16°30'57"	S71°52'58"E	68.95'
C21	45.22'	188.13'	13°46'24"	S89°44'17"E	45.12'
C22	12.85'	481.50'	1°33'35"	N80°04'41"W	12.85'
C23	78.75'	390.00'	18°02'52"	N35°10'21"E	78.42'
C24	89.35'	270.50'	18°30'57"	S71°52'36"E	89.07'
C30	50.57'	211.65'	13°48'25"	S85°44'17"E	50.16'

Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C32	68.83'	222.00'	18°02'52"	N35°10'21"E	68.84'
C33	6.98'	471.50'	0°47'50"	N82°27'33"W	6.98'
C34	104.54'	323.50'	18°30'57"	S71°52'58"E	104.00'
C40	39.58'	164.83'	13°48'25"	S85°44'17"E	39.48'
C41	18.07'	278.50'	3°44'37"	S89°28'48"E	18.06'
C42	32.24'	278.50'	7°18'07"	S70°01'10"E	32.21'
C45	15.71'	211.65'	8°15'14"	S82°58'42"E	15.71'
C56	35.16'	211.65'	9°31'10"	S79°51'54"E	35.12'
C71	40.10'	323.50'	7°08'10"	S86°10'34"E	40.08'
C72	40.74'	323.50'	7°12'53"	S73°20'08"E	40.71'



Line Table - This Sheet Only

Line #	Bearing	Length
L10	N48°36'48"E	54.00'
L11	N87°47'38"E	28.24'
L12	N29°41'48"E	28.24'
L13	N20°08'55"E	18.91'
L14	N11°27'38"W	7.36'
L15	N39°08'51"E	20.00'
L16	N89°14'17"E	47.01'
L17	N87°48'41"E	10.45'
L18	N87°48'41"E	15.00'
L19	N71°45'43"E	20.10'
L20	N71°45'43"E	7.87'
L21	N11°21'05"W	14.20'
L22	S28°08'55"W	2.83'
L23	S11°27'38"E	15.38'
L24	S46°51'05"E	7.72'
L25	N87°48'41"E	25.83'
L26	N44°11'47"E	26.20'
L27	S11°27'38"E	33.77'
L28	N78°20'44"E	18.38'
L29	N16°14'17"W	28.95'
L30	N82°37'28"E	13.88'
L31	N82°31'05"W	24.75'
L32	N11°21'08"W	51.73'
L33	N71°45'43"E	27.97'



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See Sheet 1 for Legend, Easement Notes, & Reference Documents.  
See Sheet 6 for Notes, Easement Notes, & Reference Documents.

**Notes**

1. Lot 1 of Block 1, Lot 15 of Block 2, Lot 1 of Block 3, Lot 1 of Block 4, and Lot 1 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 plot shall comply with the applicable zoning regulations in effect at the time of re-subdivision.
3. 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.
4. Lots shall not be reduced in size without prior approval from the health authority and the City of Meridian.
5. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
6. Reference is made to the public health letter on file with Ada County Recorder regarding additional restrictions.
7. Bottom elevation of structural footings shall be set a minimum of 12 inches above the highest established normal ground water elevation. In May, 2015 observation wells were advanced to depth's greater than 10 feet below the surface. Groundwater was encountered in many observation wells with minimum depth no less than 11 feet below the surface.
8. 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. This provision shall not apply to any agricultural operation, agricultural facility or expansion or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
9. This development is subject to a Development Agreement, Instrument No. 2018-000751.
10. This development is subject to ACHD License Agreement Instrument No. 2019-042401.
11. This development will be subject to covenants, conditions, and restrictions (CC&Rs).
12. Direct Lot/Parcel Access to E. State Ave. is prohibited.
13. This development is subject to ACHD License Agreement Instrument No. 2018-003571.

**Reference Documents**

- Subdivisions:  
 Pleasant Valley, Elliot Park, & Poddington.
- Surveys:  
 R05 3550, 3755, 8754, 10366, 10875, & 11291.
- Deeds:  
 2018-025481, 2018-023482.
- Easements:  
 2018-000751, 2019-037528, 2019-037533, 2018-037534,  
 2019-037535, 2018-040360, 2018-040391, 2018-042401, 2018-047589.

**Easement Notes**

1. Lot 1 of Block 1, Lot 15 of Block 2, Lot 1 of Block 3, and Lot 1 of Block 5 are hereby designated as having a Utility Easement co-located (i.e. blanket easement) with said lots for the installation, operation, and use of public & private utilities, sewer service, maintenance, and use of public & private utilities, pressurized irrigation, sewer service, cable television/fiber; appurtenances thereto; and lot drainages.
3. Portions of Lots 1 & 2 of Block 3, and Lot 1 of Block 5 are servient to and contain the ACHD storm water drainage system. These lots are encumbered by that certain First Amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015 as Instrument No. 2015-040360 and recorded at Ada County, and incorporated herein by this reference as if set forth in full. The easement is located on the subject property. The Master Easement is for the operation and maintenance of the storm water drainage system. The Master Easement is for the operation and maintenance of the storm water drainage system. The Master Easement is for the operation and maintenance of the storm water drainage system.
4. See Instrument Nos. 2018-040380 and 2019-037533 for Existing ACHD Sidewalk Easement.
5. See Instrument No. 2019-037534 & 2019-040391 for Existing Offsite ACHD Drainage Easement's.
6. See Instrument No. 2019-047599 for Existing Temporary Sewer and Water Easement.
7. No Utility Easement shown or designated hereon shall preclude the construction and maintenance of easements for landscaping, parking, add & rear property line fences, or other such nonperpetual improvements.
8. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.



J-U-B ENGINEERS, INC.  
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## PLAT SHOWING Pine 43 Subdivision No. 1

PLAT BOOK 112 PAGE 176012

### 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. 1, and that it intends to include said real property, as described below, in this plat, to wit:

A parcel of land situated in the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the center quarter-section corner of Section 8, Township 3 North, Range 1 East, Boise Meridian, which bears S89°54'57"E, 2848.89 feet from the west quarter-section corner of Section 8;  
 Thence N89°30'07"E, 2853.05 feet along the east line of the northwest quarter;  
 Thence N89°30'19"W, 1080.92 feet along the north line of the northwest quarter;  
 Thence S03°32'33"W, 476.45 feet along the boundary of the Elliot Parcel to the east boundary of Pleasant Valley Subdivision (Book 12 of Plats at Page 885, records of Ada County, Idaho);  
 Thence S03°32'33"W, 100.04 feet along the boundary of the Elliot Parcel to the east boundary of Pleasant Valley Subdivision (Book 12 of Plats at Pages 881 & 882, records of Ada County, Idaho), to the POINT OF BEGINNING;  
 Thence S89°58'23"E, 298.48 feet along the boundary of Pleasant Valley Subdivision to the eastern right-of-way line of N. Webb Way;  
 Thence S53°18'11"W, 27.88 feet on a non-tangent curve to the left, concave easterly, having a radius of 820.00 feet, a central angle of 1°35'41"3", a chord bearing of S15°44'10"W, and a chord length of 128.88 feet, along the westerly right-of-way line of N. Webb Way;  
 Thence S08°55'25"W, 56.00 feet along the westerly right-of-way line of N. Webb Way;  
 Thence S01°04'35"E, 5.31 feet along the westerly right-of-way line of N. Webb Way;  
 Thence S40°03'13"E, 30.18 feet along the westerly right-of-way line of N. Webb Way;  
 Thence S04°38'10"W, 52.03 feet along the westerly right-of-way line of N. Webb Way;  
 Thence S89°38'04"E, 48.91 feet along the westerly right-of-way line of N. Webb Way;  
 Thence 45.00 feet on a compound curve to the right, having a radius of 30.00 feet, a central angle of 85°56'00", a chord bearing of S04°39'19"W, and a chord length of 40.89 feet along the westerly right-of-way line of N. Webb Way and the northerly right-of-way line of E. State Avenue;  
 Thence N82°22'39"W, 107.85 feet along the northerly right-of-way line of E. State Avenue;  
 Thence 195.52 feet on a curve to the left, having a radius of 1020.00 feet, a central angle of 1°04'30"8", a chord bearing of S08°19'43"W, and a chord length of 88.68 feet, along the westerly right-of-way line of N. Webb Way;  
 Thence 385.04 feet on a reverse curve to the right, having a radius of 890.00 feet, a central angle of 1°30'45'29", a chord bearing of S07°00'14"W, and a chord length of 380.85 feet, along the northerly right-of-way line of E. State Avenue;  
 Thence N82°37'29"W, 193.85 feet along the northerly right-of-way line of E. State Avenue;  
 Thence N20°11'00"W, 27.62 feet along the northerly right-of-way line of E. State Avenue;  
 Thence N44°08'05"W, 56.02 feet along the northerly right-of-way line of E. State Avenue;  
 Thence N46°36'49"E, 54.00 feet;  
 Thence S87°34'43"W, 18.57 feet;  
 Thence N36°47'36"E, 28.24 feet;  
 Thence N28°41'49"E, 28.24 feet;  
 Thence N28°08'35"E, 15.81 feet;  
 Thence S57°39'34"W, 7.38 feet;  
 Thence 6.58 feet on a tangent curve to the left, concave southwest, having a radius of 451.50 feet, a central angle of 0°07'50"8", a chord bearing of N50°26'24"W, and a chord length of 6.58 feet;  
 Thence N30°08'31"E, 20.00 feet;  
 Thence N30°30'44"E, 105.88 feet;  
 Thence N28°14'17"E, 79.88 feet;  
 Thence N28°22'56"E, 115.99 feet to the boundary of Pleasant Valley Subdivision;  
 Thence S85°20'40"E, 374.41 feet along the boundary of Pleasant Valley Subdivision and Elliott Park Subdivision;  
 Thence S07°38'23"E, 186.32 feet along the boundary of Pleasant Valley Subdivision and Elliott Park Subdivision to the POINT OF BEGINNING.

The above-described parcel contains 10.52 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 other uses and purposes, and no permanent structure shall 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, Idaho, and will be obligated for assessments from Settlers Irrigation District, in compliance with Idaho Code §1-3806(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. Bolter*  
 Dennis M. Bolter, President  
 C&O Development, Inc.

**Certificate of Surveyor**

I, Bart J. Nowak, do hereby certify that I am a Professional Land Surveyor, Licensed by the State of Idaho and that this plat or File 43 Subdivision No. 1, 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.

Bart J. Nowak, PLS 8977

My commission expires 10-27-2023

PLAT OF ADAS  
 176012



**JUB**  
**J-U-B ENGINEERS, INC.**

250 South Beachhead Avenue, Suite 201, Boise, ID 83705-0944  
 P: 208.376.3350 F: 208.376.3356 W: www.jub.com

PLAT SHOWING  
Pine 43 Subdivision No. 1

**Approval of Central District Health Department**

I, the undersigned, Professional Land Surveyor for Ada County, Idaho, do hereby certify that I have read this plat and find that it complies with the State of Idaho Code relating to plats and surveys.

*[Signature]*  
Central District Health Department  
Date 5-27-19

**Certificate of County Surveyor**

I, the undersigned, Professional Land Surveyor for Ada County, Idaho, do hereby certify that I have read this plat and find that it complies with the State of Idaho Code relating to plats and surveys.

*[Signature]*  
Ada County Surveyor  
Date 8-1-2019  
PLS 5357

**Approval of Ada County Highway District**

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 17th day of May, 2019.

*[Signature]*  
Commissioner President  
Ada County Highway District  
Date 5-17-2019

**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  
Date 6/12/19

**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 11th day of August, 2019, this plat was duly accepted and approved.

*[Signature]*  
Meridian City Clerk  
Date 8-11-2019

**Certificate of County Treasurer**

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per requirements of Idaho Code 50-1306, 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 180 days only.

*[Signature]*  
Ada County Treasurer  
Date 8-1-2019

**County Recorder's Certificate**

State of Idaho }  
County of Ada } ss. Instrument No. 2019-068533

I hereby certify that this instrument was filed at the request of JUB Engineers, Inc. at 4:10 minutes past 3 o'clock P.M. on this 11th day of August, 2019, in my office, and was recorded in Book 116 of Plats at Pages 1767 through 17684.  
Fee: 4.00  
*[Signature]*  
Deputy  
Ex-Officio Recorder



250 South Birchwood Avenue, Suite 201, Boise, ID 83709-0944  
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