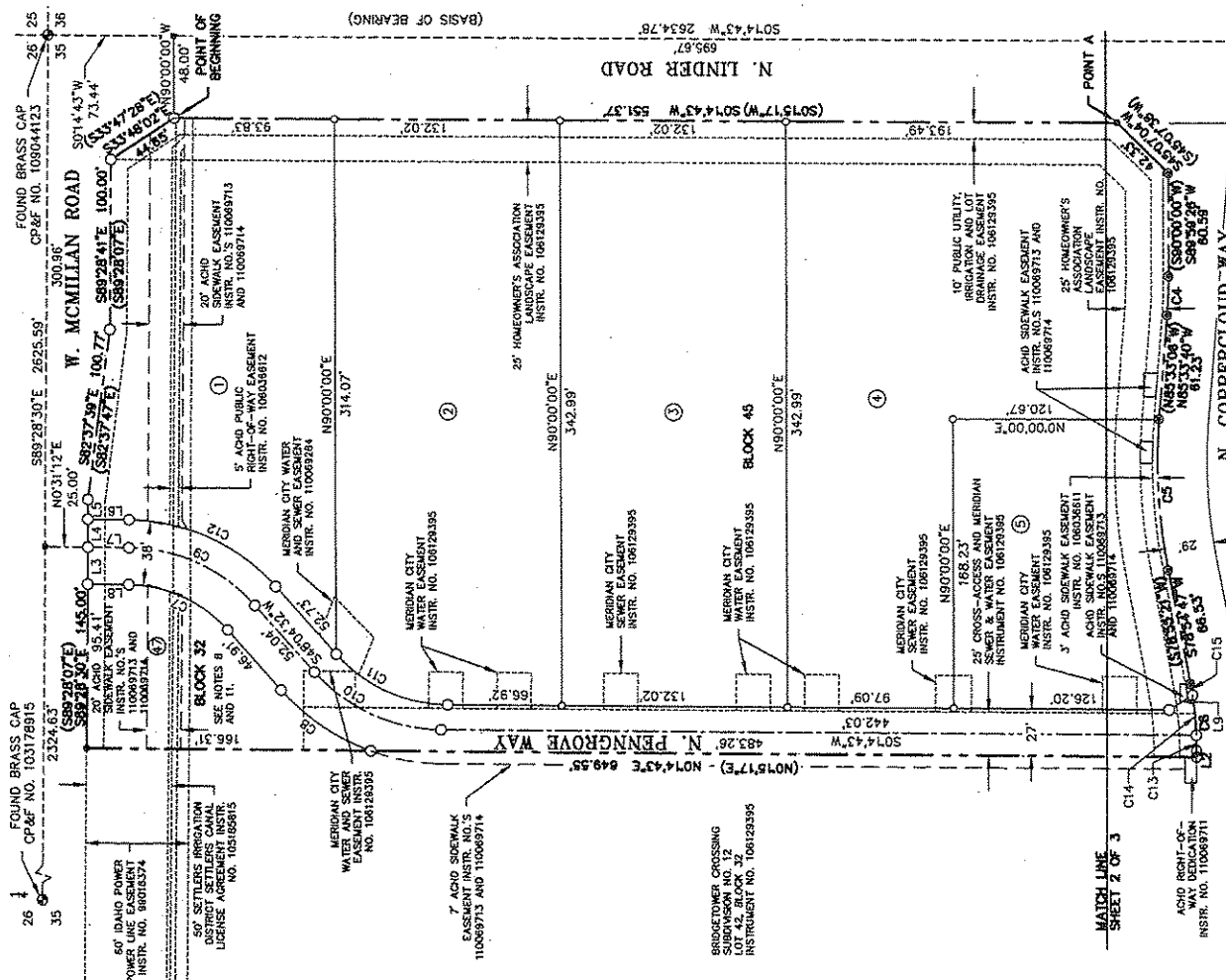


BRIDGETOWER CROSSING SUBDIVISION NO. 15

A RESUBDIVISION OF LOTS 15, 16 AND 17, BLOCK 36, BRIDGETOWER CROSSING SUBDIVISION NO. 11
ALONG WITH LOTS 43, 44 AND 45, BLOCK 32, BRIDGETOWER CROSSING SUBDIVISION NO. 12

LOCATED IN A PORTION OF THE EAST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO



CURVE TABLE					FORMER CHORD BRG.	CHORD
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD	
C4	22.75'	293.00'	4°28'54"	N87°47'07"W	22.74'	
C5	88.98'	328.00'	15°31'33"	S86°40'33"W	88.61'	
C6	38.67'	200.00'	11°04'39"	S84°22'06"W	38.61'	
C7	85.15'	78.50'	47°33'20"	S24°17'52"W	63.30'	
C8	63.63'	127.00'	28°42'20"	S33°43'21"W	62.96'	
C9	83.00'	100.00'	47°33'20"	S24°17'52"W	80.84'	
C10	83.48'	100.00'	47°49'49"	S24°09'37"W	81.08'	
C11	73.46'	88.00'	47°49'49"	S24°09'37"W	71.35'	
C12	96.70'	118.50'	47°33'20"	S24°17'52"W	93.94'	
C13	8.83'	200.00'	2°31'50"	N88°43'31"E	8.83'	
C14	23.08'	200.00'	6°36'38"	N84°05'17"E	23.06'	
C15	6.76'	200.00'	1°56'11"	N79°52'52"E	6.76'	

NOTES

1. THIS SUBDIVISION IS SUBJECT TO ALL REQUIREMENTS OF THE APPROVED DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 101117652, RECORDS OF ADA COUNTY, IDAHO.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATION IN AFFECT AT THE TIME OF RE-SUBDIVISION.
3. THIS SUBDIVISION FALLS WITHIN THE SETTLER'S IRRIGATION DISTRICT, AND ALL LOTS REMAIN SUBJECT TO THE ASSESSMENTS OF SAID DISTRICT. THE OWNER WILL PROVIDE IRRIGATION WATER TO EACH LOT THROUGH A PRESSURIZED IRRIGATION SYSTEM IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805. OPERATION AND MAINTENANCE OF THE PRESSURE IRRIGATION SYSTEM WILL BE THE RESPONSIBILITY OF THE BRIDGE-TOWER OWNER'S ASSOCIATION.
4. OTHER THAN ACCESS POINTS APPROVED FOR THIS PLAT, DIRECT LOT OR PARCEL ACCESS TO WEST MCWILLIAM ROAD, NORTH COPPERCLOUD WAY AND NORTH LINDER ROAD IS PROHIBITED.
5. THE OWNER OF EACH LOT, ACROSS WHICH PASSES AN IRRIGATION/DRAINAGE DITCH OR PIPE, IS RESPONSIBLE FOR THE MAINTENANCE THEREOF, UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.
6. THE BOTTOM ELEVATION OF STRUCTURAL FOOTINGS SHALL BE SET A MINIMUM OF 12-INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUND WATER ELEVATION.
7. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
8. A PORTION OF LOT 47 OF BLOCK 32 IS SERVIENT TO AND CONTAINS THE ACHD STORM WATER DRAINAGE SYSTEM. THIS LOT IS ENCUMBERED BY THAT CERTAIN MASTER PETITUAL OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY INSTRUMENT NO. 1010903259, "WATER DRAINAGE EASEMENT 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 40-40-40-40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
9. THE LANDSCAPE BUFFERS ALONG MCWILLIAM ROAD, LINDER ROAD, PENNGROVE WAY AND COPPERCLOUD WAY WILL BE MAINTAINED BY THE BRIDGE-TOWER OWNER'S ASSOCIATION OR THEIR SUCCESSORS OR ASSIGNS.
10. THIS PLAT IS SUBJECT TO AN ADA COUNTY HIGHWAY DISTRICT LICENSE AGREEMENT RECORDED AS INSTRUMENT #10059708.
11. LOT 47 OF BLOCK 32 IS A NON-BUILDABLE LOT.

LINE TABLE				FORMER BEARING S90°00'00"W
LINE	BEARING	LENGTH		
L2	S89°59'26"W	3.66		
L3	N88°28'30"W	21.50		
L4	N88°28'30"W	16.50		
L5	N88°28'30"W	11.59		
L6	S0°31'12"W	24.03		
L7	S0°31'12"W	24.03		
L8	S0°31'12"W	24.03		
L9	N31°36'58"W	15.96		



■ ■ Quadrant Consulting, Inc.

1904 W. OVERLAND ROAD - BOISE, IDAHO 83705
(208) 342-0091 PHONE (208) 342-0092 FAX

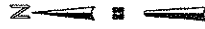
RK 103 p6-135-07

BRIDGETOWER CROSSING SUBDIVISION NO. 15

LEGEND

---	SUBDIVISION BOUNDARY
---	LOT LINE
---	ROAD CENTERLINE
---	SECTION LINE
---	EXISTING EASEMENT
---	ACHD EASEMENT
---	EXISTING ACHD EASEMENT
---	FOUND BRASS CAP
---	FOUND BRASS CAP
---	FOUND 2" REBAR, REPLACED W/ 1" REBAR & CAP, PLS 7876
---	FOUND 2" REBAR & CAP, PLS 4431
---	SET 1" REBAR & CAP, PLS 7876
---	SET 1" REBAR & CAP, PLS 7876
---	LOT NUMBER
---	CALCULATED POINT
---	FORMER BEARING
---	FOUND BRASS 2" REBAR IN CONCRETE SIDEWALK. PLACED CAP STAMPED "PLS 7876". THE CONCRETE SURROUNDING THE REBAR WILL SERVE AS AN EQUIVALENT EXTERIOR BOUNDARY MONUMENT, AS APPROVED BY THE COUNTY SURVEYOR, IN LIEU OF THE CODE-REQUIRED 1" STEEL PIN MONUMENT.

FOUND BRASS CAP
FOUND 2" REBAR, REPLACED W/ 1" REBAR & CAP, PLS 7876
FOUND 2" REBAR & CAP, PLS 4431
SET 1" REBAR & CAP, PLS 7876
SET 1" REBAR & CAP, PLS 7876
LOT NUMBER
CALCULATED POINT
FORMER BEARING
FOUND BRASS 2" REBAR IN CONCRETE SIDEWALK. PLACED CAP STAMPED "PLS 7876". THE CONCRETE SURROUNDING THE REBAR WILL SERVE AS AN EQUIVALENT EXTERIOR BOUNDARY MONUMENT, AS APPROVED BY THE COUNTY SURVEYOR, IN LIEU OF THE CODE-REQUIRED 1" STEEL PIN MONUMENT.



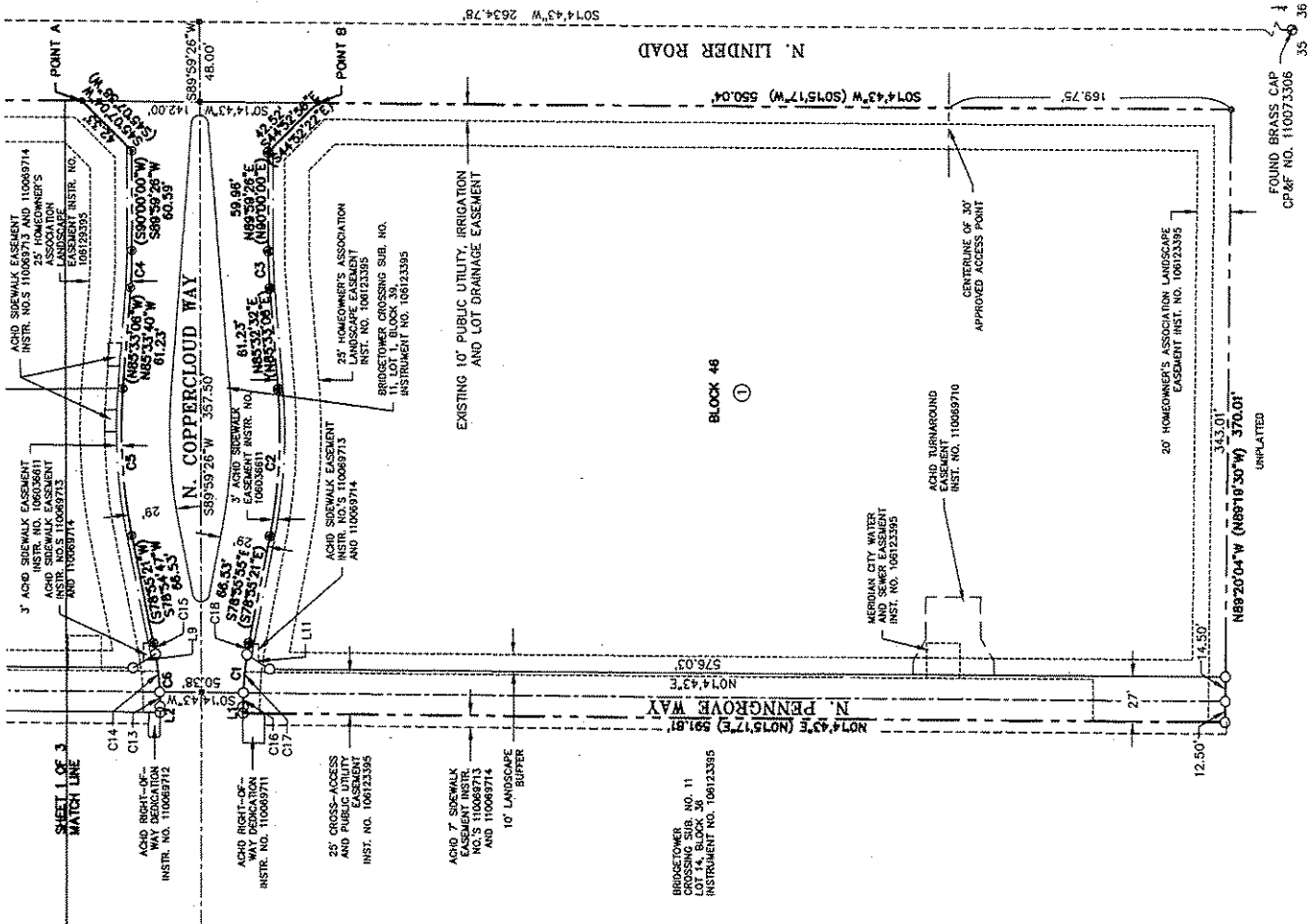
GRAPHIC SCALE
0 50 100
(IN FEET)
1 inch = 50 ft.

LINE TABLE

LINE	BEARING	FORMER BEARING	LENGTH
L1	N89°59'26"E	N90°00'00"E	3.89'
L2	S89°59'26"W	S90°00'00"W	3.66'
L11	N32°00'02"E		16.03'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG.	FORMER CHORD	CHORD
C1	38.67'	200.00'	110°43'39"	S84°27'41"E	S84°27'41"E	S84°27'41"E	38.61'
C2	88.88'	328.00'	15°31'33"	S86°41'42"E	S86°41'08"E	S86°41'08"E	88.61'
C3	22.75'	293.00'	4°26'54"	N87°45'59"E	N87°46'33"E	N87°46'33"E	22.74'
C4	22.75'	293.00'	4°26'54"	N87°47'07"W	N87°46'33"W	N87°46'33"W	22.74'
C5	88.88'	328.00'	15°31'33"	S86°40'33"W	S86°41'08"W	S86°41'08"W	88.61'
C6	38.67'	200.00'	110°43'39"	S84°27'06"W	S84°27'41"W	S84°27'41"W	38.61'
C13	8.83'	200.00'	2°31'50"	N88°43'31"E			8.83'
C14	23.08'	200.00'	6°36'38"	N84°09'17"E			23.06'
C15	6.76'	200.00'	1°56'11"	N79°52'52"E			6.76'
C16	8.61'	200.00'	2°27'59"	N88°46'35"W			8.61'
C17	23.06'	200.00'	6°36'20"	N84°14'25"W			23.04'
C18	7.00'	200.00'	2°00'20"	N79°56'05"W			7.00'



Quadrant Consulting, Inc.
1904 W. OREGON ROAD - BOISE, IDAHO 83705
(208) 342-0091 PHONE (208) 342-0092 FAX
CIVIL ENGINEERING-SURVEYING-CONSTRUCTION MANAGEMENT

