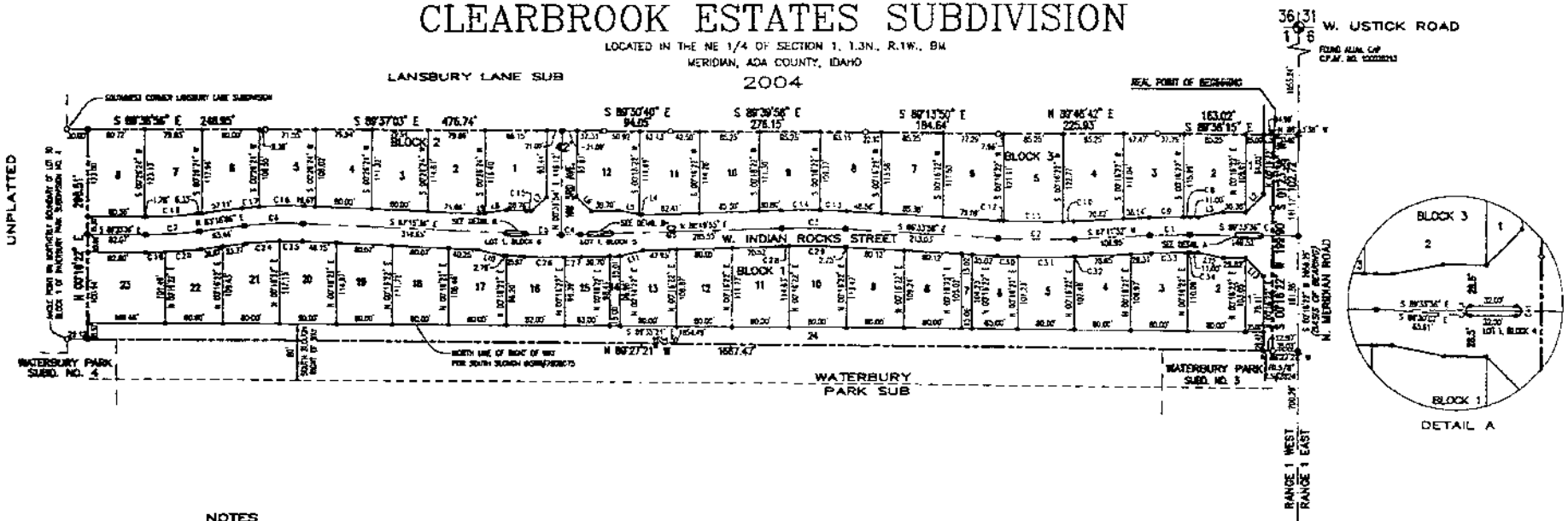
PLAT OF

CLEARBROOK ESTATES SUBDIVISION

LOCATED IN THE NE 1/4 OF SECTION 1, T.3N., R.1W., BM
MERIDIAN, ADA COUNTY, IDAHO

2004



NOTES

1. UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.

2. UNLESS OTHERWISE SHOWN OR DESIGNATED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.

3. BUILDING SETBACKS IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING ORDINANCE IN EFFECT AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED.

4. THE OWNER SHALL COMPLY WITH THE IDAHO CODE SECTION 31-3805 OR ITS PROVISIONS THAT APPLY TO IRRIGATION WATER.

5. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.

6. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.

7. RESTRICTIVE COVENANTS WILL BE IN EFFECT FOR THIS SUBDIVISION.

8. EACH SINGLE FAMILY STRUCTURE SHALL CONTAIN A MINIMUM OF 1,400 SQUARE FEET, EXCLUDING GARAGE.

9. BOTTOM OF BUILDING FOUNDATIONS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE ESTABLISHED NORMAL HIGH GROUNDWATER ELEVATION.

10. FENCING FENCING ALONG THE LOT LINES AS DESIGNATED HEREON WHICH ARE ADJACENT TO MICRO PATHS AND THE GREENBELT PATH SHALL BE LIMITED TO FOUR (4) FEET WIDE, IF SIGHT OBSCURING FENCE MATERIALS ARE UTILIZED. WITHIN LOTS 2-23, BLOCK 1 FENCING WITHIN TWENTY FEET OF A PUBLIC RIGHT OF WAY SHALL BE LIMITED TO THREE (3) FEET IN HEIGHT.

11. THE PRESSURE IRRIGATION SYSTEM WITHIN THIS DEVELOPMENT IS TO BE OWNED AND MAINTAINED BY NAMPA MERIDIAN IRRIGATION DISTRICT.

12. THE DRAINAGE AREAS DETENTION/RETENTION (NONE) HERE DESIGNED TO ENSURE THAT RUNOFF WILL PERCOLATE OR DISCHARGE WITHIN A PERIOD OF TIME NOT TO EXCEED 24 HOURS FOR ALL STORMS UP TO AND INCLUDING A 100-YEAR STORM EVENT.

13. DIRECT LOT OR PARCEL ACCESS TO N. MERIDIAN ROAD FOR THIS SUBDIVISION IS PROHIBITED.

14. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."

15. LOTS 4, 15 AND 23, BLOCK 1 ARE NON-BUILDABLE LOTS TO BE OWNED AND MAINTAINED BY THE CLEARBROOK ESTATES HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS, AND SHALL BE USED AS A LANDSCAPE/DRAINAGE LOTS. SAID LOTS ARE COVERED BY A BLANKET STORM DRAINAGE EASEMENT IN FAVOR OF THE ADA COUNTY HIGHWAY DISTRICT, INSTRUMENT NO.104044801, FOR HEAVY MAINTENANCE OF DRAINAGE FACILITIES. SAID EASEMENTS SHALL REMAIN FREE OF ALL ENCROACHMENTS AND OBSTRUCTIONS (INCLUDING FENCES AND TREES), WHICH MAY ADVERSELY AFFECT DRAINAGE OR OPERATION AND MAINTENANCE OF STORM WATER FACILITIES. SAID LOT 15 ALSO COVERED BY AN EXISTING PUBLIC PATHWAY EASEMENT, INSTRUMENT NO. 104104667. SAID LOT TO BE OWNED AND MAINTAINED BY THE CLEARBROOK HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.

17. LOTS 1, 7, AND 14 BLOCK 1, LOT 1 BLOCK 3, LOT 5 BLOCK 4, LOT 1 BLOCK 5, LOT 1 BLOCK 6 ARE NON BUILDABLE LOTS TO BE OWNED AND MAINTAINED BY THE CLEARBROOK ESTATES HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS, AND SHALL HAVE A BLANKET LANDSCAPE, AND PUBLIC UTILITIES EASEMENT.

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	54.58	1000.00	03°14'32"	28.38	S 88°46'08" W	54.58
C2	308.84	1000.00	08°14'18"	154.47	N 88°41'03" W	308.78
C3	88.04	1000.00	05°02'26"	44.05	N 80°07'02" W	88.01
C4	77.01	1000.00	04°24'51"	38.51	S 88°26'27" W	77.01
C5	48.82	1000.00	02°47'37"	24.41	N 86°41'26" W	48.82
C6	82.66	500.00	09°28'16"	41.43	S 88°09'13" W	82.56
C7	75.10	800.00	05°38'13"	37.60	S 86°51'15" W	75.05
C8	8.81	1025.00	00°29'33"	4.40	N 89°48'33" W	8.81
C9	48.12	1025.00	02°41'38"	24.06	S 88°36'22" W	48.12
C10	34.56	975.00	02°01'18"	17.28	S 87°37'31" W	34.55
C11	85.26	975.00	05°00'41"	42.67	N 89°26'28" W	85.25
C12	6.39	975.00	00°22'30"	3.19	N 86°45'04" W	6.39
C13	38.79	1025.00	02°01'34"	19.40	N 87°35'40" W	38.79
C14	54.48	1025.00	03°02'02"	27.24	S 88°51'18" W	54.47
C15	8.31	998.00	00°29'33"	3.40	N 89°48'33" W	8.31
C16	63.33	525.00	06°54'46"	31.70	S 88°37'04" W	63.29
C17	23.46	525.00	02°33'38"	11.73	S 84°32'55" W	23.46
C18	71.87	575.00	07°16'38"	36.03	S 86°56'15" W	71.82
C19	27.48	625.00	02°31'11"	13.75	S 88°30'47" W	27.48
C20	50.74	625.00	04°39'05"	25.36	N 85°35'38" E	50.72
C21	NOT USED					
C22	NOT USED					
C23	NOT USED					
C24	46.62	475.00	05°37'23"	23.33	N 88°04'48" E	46.60
C25	31.88	475.00	03°50'53"	15.94	S 88°11'02" E	31.90
C26	56.07	1033.00	02°58'46"	28.04	S 88°46'58" E	56.06
C27	23.33	1033.00	01°17'45"	11.67	N 88°36'47" E	23.33
C28	8.53	975.00	00°30'08"	4.26	S 88°38'53" W	8.53
C29	77.29	975.00	04°32'30"	38.66	S 86°06'44" E	77.27
C30	30.66	1025.00	01°42'50"	15.33	S 87°36'27" E	30.66
C31	60.03	1025.00	03°21'31"	30.03	N 89°31'00" E	60.01
C32	1.47	1025.00	00°04'56"	0.73	N 87°49'28" E	1.47
C33	51.70	975.00	03°02'30"	25.86	N 88°43'02" E	51.69
C34	3.43	975.00	00°12'02"	1.71	S 86°38'32" E	3.43
C35	11.08	3.50	180°00'00"	---	S 01°38'22" E	7.00
C36	11.00	3.50	180°00'00"	---	N 01°38'22" W	7.00
C37	NOT USED					
C38	11.00	3.50	180°00'00"	---	S 02°44'24" W	7.00
C39	NOT USED					
C40	11.00	3.50	180°00'00"	---	N 02°44'24" E	7.00
C41	11.00	3.50	180°00'00"	---	S 00°28'24" W	7.00
C42	11.00	3.50	180°00'00"	---	N 00°28'24" E	7.00

LINE TABLE

NUMBER	DISTANCE	BEARING
L1	NOT USED	
L2	30.36'	S 45°14'20" W
L3	30.33'	S 79°46'35" W
L4	3.30'	N 79°27'00" W
L5	29.77'	N 79°27'00" W
L6	30.83'	N 45°33'36" W
L7	28.90'	S 44°27'55" W
L8	29.86'	S 82°07'28" W
L9	8.17'	S 82°07'28" W
L10	37.96'	S 79°38'31" E
L11	33.08'	N 79°07'02" E
L12	36.86'	S 79°33'10" E
L13	30.36'	S 64°43'38" E
L14	13.43'	S 79°33'41" E
L15	30.13'	S 87°38'25" W

LEGEND

- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- LOT LINE
- EASEMENT LINE
- REAL POINT OF BEGINNING, SET 5/8 X30" REBAR WITH PLASTIC CAP
- FOUND ALUMINUM CAP
- SET 5/8"X30" REBAR WITH PLASTIC CAP
- SET 1/2"X24" REBAR WITH PLASTIC CAP
- FOUND 5/8" REBAR WITH PLASTIC CAP
- CALCULATED POINT

N.

100 50 0 100 200 300
SCALE IN FEET

PROFESSIONAL LAND SURVEYOR
REGISTERED
8444
STATE OF IDAHO
WAYNE K. BARBER

CLEARBROOK, LLC
Developer
Boise, Idaho

BRIGGS ENGINEERING, INC.
Consulting Engineers
Boise, Idaho

CLEARBROOK ESTATES SUBDIVISION

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:

THAT CLEARBROOK, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY, BOTH DULY QUALIFIED TO DO BUSINESS WITHIN THE STATE OF IDAHO, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS IT'S INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT. THE OWNER ALSO HEREBY CERTIFIES THAT THIS PLAT COMPLIES WITH IDAHO CODE 50-1334(2). ALL LOTS WITHIN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM AN EXISTING WATER SYSTEM AND THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL THE LOTS WITHIN THIS SUBDIVISION.

A SUBDIVISION LOCATED IN THE NE ¼ OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, T. 3 N., R. 1 W., B.M., THENCE S 0°18'22" W 1655.24 FEET ALONG THE EAST LINE OF SAID SECTION 1 TO A POINT;

THENCE N 89°43'38" W 33.02 FEET TO A POINT ON THE WEST RIGHT OF WAY OF MERIDIAN ROAD, THE REAL POINT OF BEGINNING OF THIS SUBDIVISION;

THENCE S 1°23'38" W 102.72 FEET ALONG SAID RIGHT OF WAY TO A POINT;

THENCE S 0°18'22" W 199.90 FEET ALONG SAID RIGHT OF WAY TO A POINT ON THE NORTH BOUNDARY OF WATERBURY PARK SUBDIVISION NO.3 EXTENDED;

THENCE N 89°27'21" W 1687.47 FEET ALONG SAID NORTHERLY BOUNDARY TO A POINT IN THE NORTH BOUNDARY OF WATERBURY PARK SUBDIVISION NO. 4;

THENCE N 08°16'22" E 290.51 FEET TO A POINT ON THE SOUTH BOUNDARY OF LANESBURY LANE SUBDIVISION;

ALONG THE SOUTH BOUNDARY OF LANESBURY LANE SUBDIVISION THE FOLLOWING:

THENCE S 88°38'56" E 248.95 FEET TO A POINT;

THENCE S 88°37'03" E 476.74 FEET TO A POINT;

THENCE S 89°30'40" E 94.05 FEET TO A POINT;

THENCE S 88°38'58" E 276.15 FEET TO A POINT;

THENCE S 89°13'50" E 184.64 FEET TO A POINT;

THENCE N 88°46'42" E 225.93 FEET TO A POINT;

THENCE S 89°38'15" E 183.02 FEET TO THE REAL POINT OF BEGINNING OF THIS SUBDIVISION, CONTAINING 11.45 ACRES, MORE OR LESS.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AND THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 14th DAY OF October 2003

CLEARBROOK, L.L.C.

RONALD LESLIE
MEMBER

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF ADA) SS

ON THIS 14th DAY OF October 2003 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RONALD LESLIE, KNOWN OR IDENTIFIED TO ME TO BE THE MEMBER OF THE CLEARBROOK, L.L.C. THE LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR IDAHO
RESIDING AT BOISE, IDAHO
MY COMMISSION EXPIRES: 6/7/06

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER, OR HIS AGENT, LISTING THE CONDITIONS OF APPROVAL.

Michelle Mulligan REHS 01-28-04
CENTRAL DISTRICT HEALTH DEPARTMENT

APPROVAL OF CITY ENGINEER

I, BRAD R. WATSON, P.E., CITY ENGINEER IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

Brad R. Watson
CITY ENGINEER

CERTIFICATE OF COUNTY SURVEYOR

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

John E. Pointer 9/15/04
COUNTY SURVEYOR P.L.S. 3030

CERTIFICATE OF SURVEYOR

I, WAYNE K. BARBER, P.L.S., DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

PROFESSIONAL LAND SURVEYOR REGISTERED 8444 STATE OF IDAHO WAYNE K. BARBER 8/23/04

WAYNE K. BARBER P.L.S. NO. 8444

ACCEPTANCE OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 7th DAY OF July 2004

CHAIRMAN
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF CITY COUNCIL

I, William G. Berg, Jr. CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 7th DAY OF October 2003 THIS PLAT WAS DULY ACCEPTED AND APPROVED.

MERIDIAN CITY CLERK

CERTIFICATE OF COUNTY TREASURER

I, Linda Foster, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE 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 CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Linda Foster by Mary Everett 9-21-04
COUNTY TREASURER DATE

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. 104121201

STATE OF IDAHO)
COUNTY OF ADA) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF Barnes Engineering AT 46 MINUTES PAST 3 O'CLOCK P.M., THIS 21st DAY OF Sept 2004 IN MY OFFICE AND WAS DULY RECORDED IN BOOK 90 OF PLATS AT PAGES 10436 AND 10437.

DEPUTY
EX-OFFICIO RECORDER

FEE: $11.00