

CREASON CREEK NO. 1 SUBDIVISION

LOCATED IN GOVERNMENT LOT 4 OF SECTION 1, TOWNSHIP 3 NORTH,
RANGE 1 WEST, BM, CITY OF MERIDIAN, ADA COUNTY, IDAHO.

2018

CP&F NO.
109106959

35 36

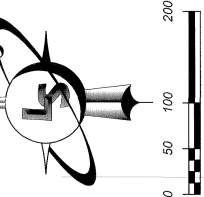
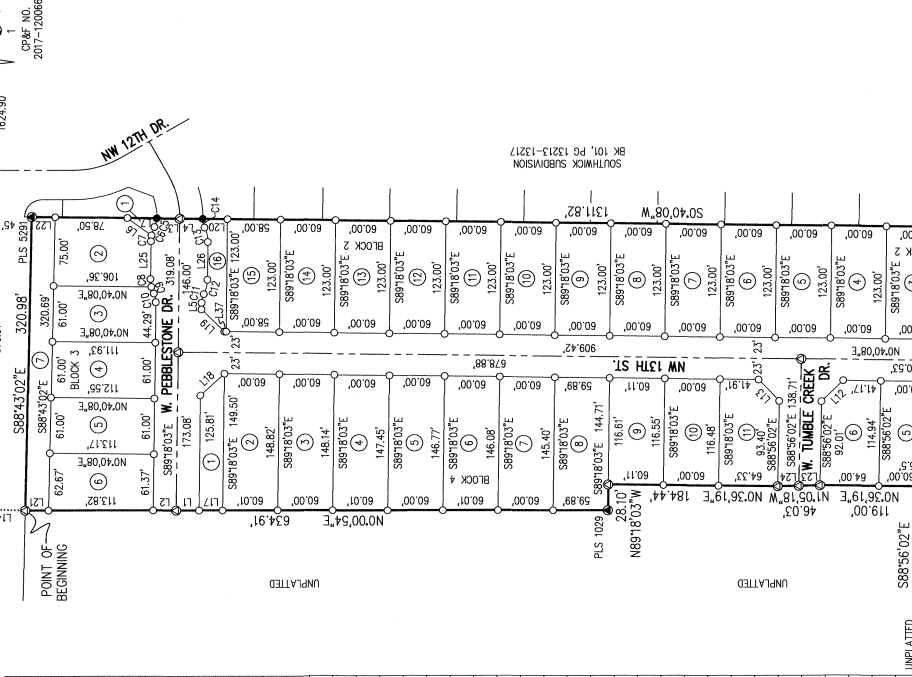
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LINE #	LENGTH	DIRECTION	DELTA	BEARING	CHORD	
L1	25.00'	N070°54'E	100.00'	S77°56'12"E	37.69'	
L2	25.00'	N070°54'E	60.00'	S73°07'07"E	66.88'	
L3	25.00'	S04°08'W	67.44'30"	S33°27'07"E	41.24'	
L4	25.00'	S04°08'W	75.00'	S77°56'12"E	26.27'	
L5	7.25'	N89°18'03"W	21.00'	S70°32'21"E	9.82'	
L6	32.63'	N35°54'08"E	35.00'	N70°34'14"W	9.78'	
L7	32.05'	S04°08'W	35.00'	N83°57'12"W	6.52'	
L8	16.37'	S88°56'02"E	8.60'	S83°59'29"W	8.95'	
L9	5.00'	N04°08'E	7.75'	S70°16'32"W	7.73'	
L10	25.00'	N04°08'E	9.81'	26°49'56"	N77°18'59"E	16.20'
L11	25.00'	N04°08'E	9.81'	26°49'56"	N75°55'05"E	9.72'
L12	32.52'	N03°19'E	16.35'	26°49'56"	S75°55'05"E	16.20'
L13	32.54'	N45°40'08"E	41.40'	27°06'54"	S77°56'12"E	9.85'
L14	45.00'	S07°58'W	47.40'	21°43'39"	S77°56'12"E	47.12'
L15	52.23'	N03°19'E	82.37'	83.00'	S38°38'38"E	79.03'
L16	17.66'	N63°03'02"W	15.77'	83.00'	S44°6'23"E	15.74'
L17	25.69'	S07°54'W				
L18	35.14'	S42°23'10"E				
L19	34.69'	N44°28'47"E				
L20	27.04'	N04°08'E				
L21	25.51'	N00°54'E				
L22	25.50'	S04°08'W				
L23	23.02'	N05°17'W				
L24	23.02'	N10°18'W				
L25	41.17'	N89°18'03"W				
L26	41.17'	N89°18'03"W				
L27	24.53'	N88°48'01"W				
L28	51.05'	N67°04'22"W				
L29	46.04'	S67°04'22"E				
L30	29.70'	N88°48'01"W				
L31	19.35'	N88°48'01"W				
L32	12.57'	N88°48'01"W				
L33	27.89'	S22°52'38"W				
L34	119.25'	N67°04'22"W				
L35	17.18'	N22°52'38"E				
L36	56.07'	N67°04'22"W				
L37	2.00'	S04°08'W				

CP&F NO.
2017-120686

36

1 1/4



LEGEND

- FOUND 1/2" IRON PIN, WITH PLS 4431 PLASTIC CAP OR AS NOTED
- FOUND 5/8" IRON PIN, WITH PLS 4431 PLASTIC CAP OR AS NOTED
- SET 1/2" IRON PIN WITH PLS 11118 PLASTIC CAP
- SET 5/8" IRON PIN WITH PLS 11118 PLASTIC CAP
- FOUND BRASS CAP MONUMENT
- CALCULATED POINT
- SECTION LINE
- CENTER LINE
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- - - ACHD EASEMENT LINE, SEE NOTE 8

NOTES

- 1- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, CITY OF MERIDIAN STREET LIGHTS, AND LOT DRAINAGE, UNLESS OTHERWISE DIMENSIONED. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
- 2- UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE REAR-SIDE LOT LINES, AND A TEN (10) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE FRONT-SIDE LOT LINES, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE. ALL OTHER EASEMENTS ARE AS SHOWN.
- 3- MINIMUM BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN.
- 4- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- 5- IRRIGATION WATER HAS BEEN PROVIDED BY THE NAMPA-MERIDIAN IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(d). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND INDIVIDUAL LOTS WILL REMAIN SUBJECT TO ASSESSMENTS FROM THE APPLICABLE IRRIGATION ENTITY.
- 6- MAINTENANCE OF ANY IRRIGATION AND 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 THE HOMEOWNERS ASSOCIATION.
- 7- LOTS 1, 2, AND 4 OF BLOCK 1, LOT 16 OF BLOCK 2, LOTS 1 AND 7 OF BLOCK 3, AND LOT 1 OF BLOCK 4 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE CREASON CREEK HOMEOWNERS ASSOCIATION, INC. OR ITS ASSIGNS.
- 8- A PORTION OF LOTS 2 THRU 5 OF BLOCK 1, AND ALL OF LOT 16 OF BLOCK 2, AND LOT 1 OF BLOCK 4 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. 2015-103256, 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.
- 9- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL 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 WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- 10- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF ACHD LICENSE AGREEMENT INSTRUMENT NO. 2017-084444.
- 11- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A LICENSE AGREEMENT WITH THE NAMPA-MERIDIAN IRRIGATION DISTRICT, RECORDED AS INSTRUMENT NO. 2016-097488.
- 12- LOT 2 OF BLOCK 1 IS SUBJECT TO A BLANKET EASEMENT TO THE NAMPA-MERIDIAN IRRIGATION DISTRICT FOR THE CREASON LATERAL.
- 13- DIRECT LOT ACCESS TO W. USTICK ROAD IS PROHIBITED.
- 14- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF MERIDIAN, RECORDED AS INSTRUMENT NO. 2016-019362, LOT 4 OF BLOCK 1 IS SUBJECT TO A BLANKET EASEMENT FOR A MULTIPURPOSE PATHWAY TO THE CITY OF MERIDIAN AS PER THE DEVELOPMENT AGREEMENT.
- 15- THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS AS SHOWN IN INSTRUMENT NO. 2016-110888, RECORDS OF ADA COUNTY, AND AS AMENDED FROM TIME TO TIME.
- 16- LOTS 1 THRU 6 OF BLOCK 1, LOTS 1 THRU 7 OF BLOCK 2, AND LOTS 5 THRU 11 OF BLOCK 4, OR A PORTION OF SAID LOTS, ARE SUBJECT TO FEMA FLOOD HAZARD ZONE AE AS SHOWN ON FIRM PANEL 143 OF 875, MAP NUMBER 16001C0143 H.



CLINTON W. HANSEN
PLS 11118

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MERIDIAN PARK SUBDIVISION NO. 1
BK 47, PG. 3895-3897

SHERI LANN SUBDIVISION
BK 46, PG. 3891-3892

CP&F NO.
108044555

2 1/4

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS CREASON CREEK NO. 1 SUBDIVISION.

A PARCEL LOCATED IN GOVERNMENT LOT 4 OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 4 FROM WHICH A BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF GOVERNMENT LOT 3 OF SAID SECTION 1 BEARS S 88°43'02" E A DISTANCE OF 2662.34 FEET;

THENCE S 88°43'02" E ALONG THE NORTHERLY BOUNDARY OF SAID GOVERNMENT LOT 4 A DISTANCE OF 666.54 FEET TO A POINT;

THENCE LEAVING SAID NORTHERLY BOUNDARY S 0°16'58" W A DISTANCE OF 45.00 FEET TO A 5/8 INCH DIAMETER IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY OF W. USTICK ROAD AND THE POINT OF BEGINNING;

THENCE S 88°43'02" E ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 320.98 FEET TO A 5/8 INCH DIAMETER IRON PIN ON THE WESTERLY BOUNDARY OF SOUTHWICK SUBDIVISION AS SHOWN IN BOOK 101 OF PLATS ON PAGES 1321.3 THRU 1321.7, RECORDS OF ADA COUNTY, IDAHO;

THENCE S 0°40'08" W ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 1311.82 FEET TO A 5/8 INCH DIAMETER IRON PIN ON THE NORTHERLY BOUNDARY OF MERIDIAN PARK SUBDIVISION NO. 1 AS SHOWN IN BOOK 47 OF PLATS ON PAGES 3856 AND 3857, RECORDS OF ADA COUNTY, IDAHO;

THENCE N 89°17'55" W ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 183.88 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE CONTINUING ALONG SAID BOUNDARY AND THE EASTERLY BOUNDARY OF SHERI LYNN SUBDIVISION AS SHOWN IN BOOK 48 OF PLATS ON PAGES 3891 AND 3892, RECORDS OF ADA COUNTY, IDAHO, N 0°40'12" E A DISTANCE OF 225.77 FEET TO A 5/8 INCH DIAMETER IRON PIN MARKING THE NORTHEAST CORNER OF SAID SHERI LYNN SUBDIVISION;

THENCE N 89°06'35" W ALONG THE NORTHERLY BOUNDARY OF SAID SHERI LYNN SUBDIVISION A DISTANCE OF 84.03 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE LEAVING SAID NORTHERLY BOUNDARY N 63°03'02" W A DISTANCE OF 151.60 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE N 0°36'19" E A DISTANCE OF 38.43 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 88°56'02" E A DISTANCE OF 120.00 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE N 0°36'19" E A DISTANCE OF 119.00 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE N 1°05'18" W A DISTANCE OF 46.03 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE N 0°36'19" E A DISTANCE OF 184.44 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE N 89°18'03" W A DISTANCE OF 28.10 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE N 0°00'54" E A DISTANCE OF 634.91 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 8.72 ACRES.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF MERIDIAN. THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO AND USE OF THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 10 DAY OF November 2011.

CS2, LLC, AN IDAHO LIMITED LIABILITY COMPANY

[Signature of Cory Swain]

BY CORY SWAIN, MANAGER

ACKNOWLEDGMENT

STATE OF IDAHO } ss.
COUNTY OF ADA }

ON THIS 10 DAY OF November, 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED CORY SWAIN, KNOWN TO ME TO BE A MANAGER OF CS2, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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



MY COMMISSION EXPIRES 4/20/2018

RESIDING AT Meridian, ID
Kimberly K. Zimmert

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF SURVEY I MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REFLECTS THE POINTS PLACED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



CLINTON W. HANSEN
IDAHO NO. 11118



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HEALTH CERTIFICATE

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.



Rainie Bergin, CEHS 11.16.16
CENTRAL DISTRICT HEALTH DEPARTMENT
DATE

APPROVAL OF CITY COUNCIL

I, C. GAY COLES, 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 5th DAY OF April, 2016, THIS PLAT WAS DULY ACCEPTED AND APPROVED.



[Signature] 11/16/2017
MERIDIAN CITY CLERK

APPROVAL OF THE CITY ENGINEER

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

[Signature] 11-15-17
CITY ENGINEER

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 15th DAY OF SEPTEMBER, 2017.



[Signature]
PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

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



[Signature]
ADA COUNTY SURVEYOR
PLS 5359 1-9-2018

CERTIFICATE OF THE COUNTY TREASURER

I, Vicki McIntyre, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.



DATE: 01/10/2018
Vicki McIntyre
COUNTY TREASURER
By Deputy Treasurer [Signature]

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO } S.S.
COUNTY OF ADA }

INSTRUMENT NO. 2018-002792

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT 2:30 MINUTES PAST 10 O'CLOCK P.M. ON THIS 10th DAY OF JANUARY, 2018, IN BOOK 112 OF PLATS AT PAGES 16486-16488

[Signature]
DEPUTY
[Signature]
EX-OFFICIO RECORDER

FEES: \$16.-



CLINTON W. HANSEN PLS 11118

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