EL GATO SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 9, T.3N., R.1W., B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO

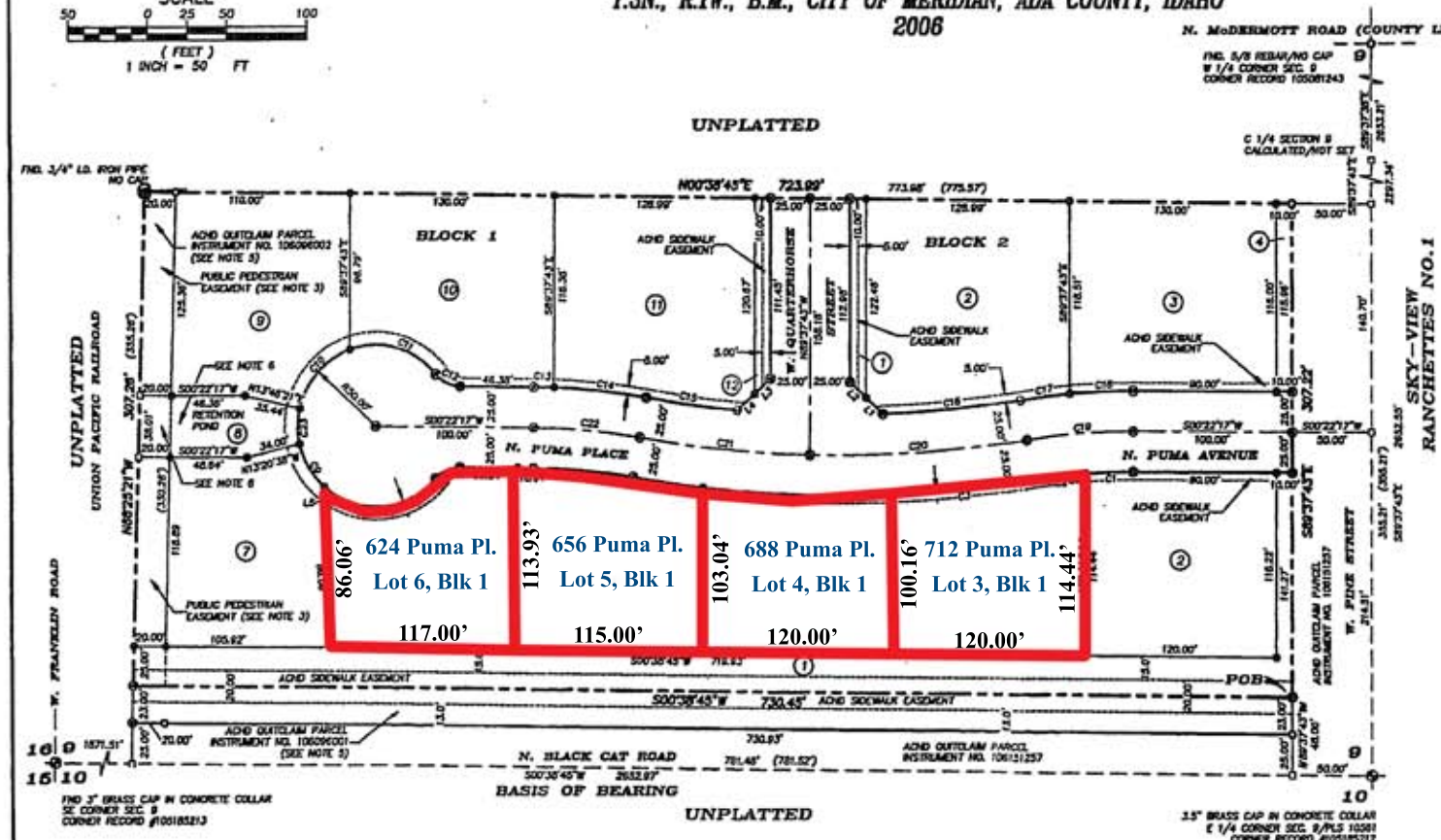
2006

SCALE

50 0 25 50 100

(FEET)

1 INCH = 50 FT



NOTES

1. A 15 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, AND IRRIGATION IS HEREBY DESIGNATED ALONG THE SUBDIVISION BOUNDARY, AND THE FRONT AND REAR LOT LINES, UNLESS OTHERWISE DIMENSIONED. THE ABOVE STATED EASEMENT SHALL BE 20 FOOT WIDE ACROSS THE FRONT OF LOTS 6, 7, 8, 12, BLOCK 1. A 5 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, AND IRRIGATION IS HEREBY DESIGNATED ALONG EACH SIDE OF INTERIOR LOT LINES, UNLESS OTHERWISE DIMENSIONED.

2. LOTS 1, 8 AND 12, BLOCK 1, AND LOTS 1 AND 4 BLOCK 2, ARE DESIGNATED AS COMMON AREA LOTS FOR THE PURPOSE OF UTILITIES, STORM DRAINAGE, AND LANDSCAPE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

3. A 20 FOOT WIDE PERMANENT PUBLIC PEDESTRIAN EASEMENT SHALL EXIST ACROSS THE SOUTH 20 FEET OF COMMON LOTS 1 AND 8, BLOCK 1, AND MAY NOT BE VACATED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF MERIDIAN. ALL OWNERSHIP RIGHTS AND MAINTENANCE RESPONSIBILITIES SHALL REMAIN WITH THE HOMEOWNER'S ASSOCIATION.

4. AN EASEMENT FOR THOSE PORTIONS OF THE SIDEWALK LYING OUTSIDE THE RIGHT-OF-WAY HAS BEEN RECORDED AS INSTRUMENT NO. 106048496.

5. A 20 FOOT WIDE PARCEL, THAT CONTAINS THE "PUBLIC PEDESTRIAN EASEMENT", WAS GRANTED TO EL GATO DEVELOPMENT LLC BY QUITCLAIM DEED INSTRUMENT NO. 106096002, IN EXCHANGE FOR A 33 FOOT WIDE PARCEL, FOR ADDITIONAL PUBLIC RIGHT-OF-WAY, THAT WAS GRANTED TO ADA COUNTY HIGHWAY DISTRICT BY QUITCLAIM DEED INSTRUMENT NO. 106096001.

6. ALL OF LOT 12, BLOCK 1, AND A PORTION OF LOT 8, BLOCK 1 AS DELINEATED ON THE PLAT, ARE SERVIENT TO AND CONTAINS THE ADHD STORM WATER DRAINAGE SYSTEM. THIS LOT IS ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON JUNE 1, 2004 AS INSTRUMENT NO. 104058411, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER AGREEMENT"). THE MASTER EASEMENT AND THE STORM WATER 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.

7. 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 DISTRICT.

8. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF 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 NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."

9. THIS SUBDIVISION IS WITHIN THE NAMPA-MERIDIAN IRRIGATION DISTRICT AND THE NAMPA-MERIDIAN IRRIGATION DISTRICT HAS AGREED IN WRITING TO SUPPLY IRRIGATION WATER TO THIS SUBDIVISION, TO COMPLY WITH IDAHO CODE CODE SECTION 31-3805 AND ITS PROVISIONS THAT APPLY TO IRRIGATION WATER, THE NAMPA-MERIDIAN IRRIGATION DISTRICT WILL ASSESS THE LOTS IN THIS SUBDIVISION FOR WATER USED.

10. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.

11. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF MERIDIAN APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND / OR REQUIRED, OR AS SHOWN ON THIS PLAT. GARAGE SETBACKS SHALL BE MEASURED FROM THE PROPERTY LINE OR THE ADJACENT SIDEWALK, WHICHEVER IS MORE RESTRICTIVE.

12. THE BOTTOM ELEVATION OF HOUSE FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST KNOWN NORMAL GROUND WATER ELEVATION.

13. DIRECT LOT ACCESS TO N. BLACK CAT ROAD AND W. PINE STREET BY ANY LOT IS PROHIBITED.

REFERENCES

RECORD OF SURVEY 6948, INST. No. 105081244
WARRANTY DEED INST. No. 7838990
SKY-VIEW RANCHETTES #1, BOOK 31, PAGE 1902
QUITCLAIM DEED INST. NO. 106096001
QUITCLAIM DEED INST. NO. 106096002
QUITCLAIM DEED INST. NO. 106101257

LEGEND

- (X) LOT NUMBER
- FOUND BRASS CAP MONUMENT, AS NOTED
- FOUND ALUMINUM CAP MONUMENT, AS NOTED
- FOUND 5/8 REBAR, PLS 10561, UNLESS OTHERWISE NOTED
- SET 1/2" X 30" REBAR, PLS 5461
- SET 5/8" X 30" REBAR, PLS 5461
- CALC POINT NOT SET
- SUBDIVISION BOUNDARY
- SECTION LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- POB POINT OF BEGINNING

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CH. BRG.	CHORD
C1	4°30'16"	375.00	30.03	S01°53'22"E	30.02
C2	3°51'22"	375.00	33.80	S06°44'42"E	33.68
C3	6°43'13"	750.00	87.73	N03°55'18"W	87.70
C4	9°00'12"	750.00	120.18	N02°10'18"E	120.05
C5	3°34'18"	750.00	44.58	N06°18'02"E	44.58
C6	6°30'41"	375.00	63.17	S05°31'38"W	63.05
C7	49°39'41"	20.00	17.45	S24°37'23"E	16.90
C8	91°21'45"	50.00	79.73	N13°26'32"W	71.53
C9	35°39'47"	50.00	31.41	N39°44'14"E	30.90
C10	87°36'16"	50.00	76.40	S48°21'06"E	69.20
C11	69°53'56"	50.00	61.00	S15°25'01"W	57.29
C12	49°39'42"	20.00	17.45	N24°22'06"E	16.90
C13	1°43'00"	425.00	12.98	S01°14'47"W	12.98
C14	7°53'41"	425.00	58.56	S06°04'05"W	58.51
C15	4°45'18"	700.00	58.07	N07°28'20"E	58.07
C16	7°02'04"	700.00	85.94	N05°45'21"W	85.89
C17	4°14'28"	425.00	31.48	S07°09'04"E	31.47
C18	5°19'02"	425.00	40.16	S02°16'43"E	40.04
C19	9°36'40"	400.00	67.13	S04°27'03"E	67.05
C20	10°42'44"	725.00	135.55	N03°55'01"W	135.35
C21	8°34'27"	725.00	108.53	N05°41'02"E	108.43
C22	9°36'40"	400.00	67.13	S05°31'02"W	67.05
C23	25°05'38"	50.00	21.90	S09°43'03"E	21.72

LINE TABLE

LINE	BEARING	LENGTH
L1	S44°03'38"W	14.37
L2	S44°03'38"W	13.83
L3	S42°31'00"E	13.58
L4	S42°31'00"E	15.15
L5	S89°37'43"E	15.00

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PROFESSIONAL LAND SURVEYOR REGISTERED 5461 STATE OF IDAHO DAVID L. SHORT

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