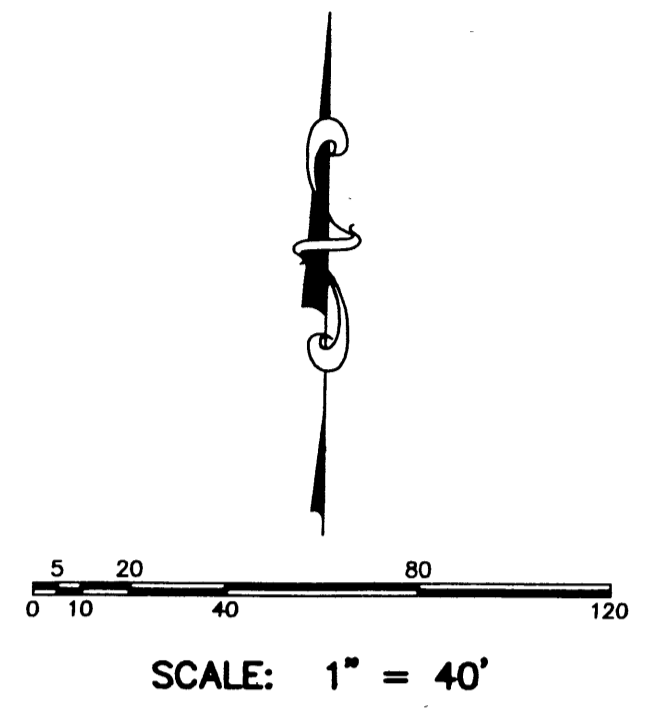


PLAT SHOWING SPURWING GROVE SUBDIVISION NO. 1

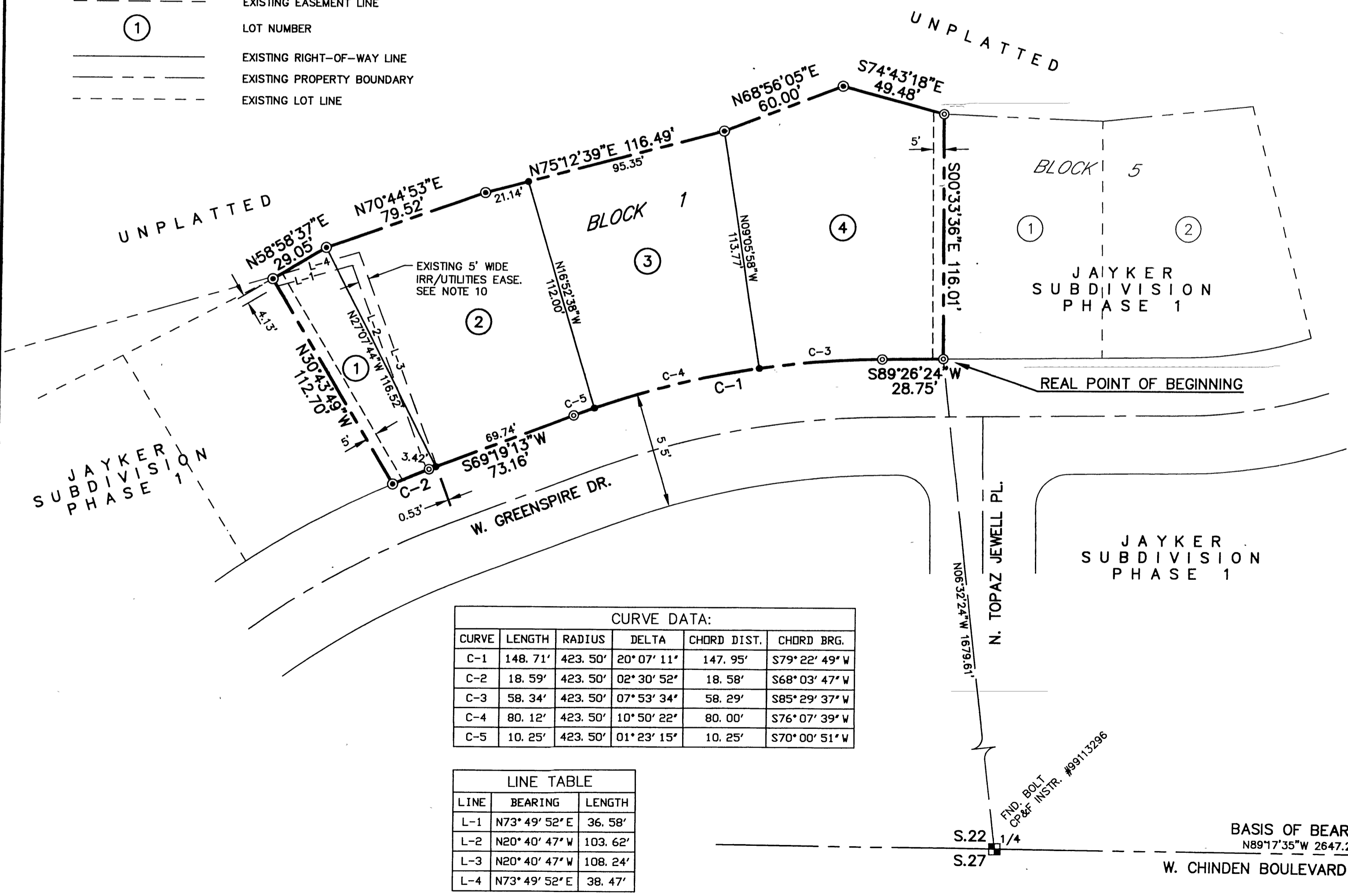
BEING A RESUBDIVISION OF A PORTION OF LOT 4, BLOCK 4 OF JAYKER SUBDIVISION - PHASE 1,
AND A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 22, T.4N., R.1W., B.M.,
MERIDIAN, ADA COUNTY, IDAHO

2011
Engineering NorthWest, LLC
BOISE, IDAHO

- LEGEND**
- FOUND ALUMINUM CAP
 - FOUND BOLT
 - ⊙ FOUND 5/8" IRON PIN, PLS 8022 UNLESS SHOWN OTHERWISE
 - ⊙ SET 5/8" X 30" IRON PIN WITH PLASTIC CAP, PLS 7880
 - SET 1/2" X 24" IRON PIN WITH PLASTIC CAP, PLS 7880
 - SECTION LINE
 - PROPERTY BOUNDARY
 - LOT LINE
 - CENTERLINE
 - EASEMENT LINE
 - EXISTING EASEMENT LINE
 - ① LOT NUMBER
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING PROPERTY BOUNDARY
 - EXISTING LOT LINE



- NOTES:**
1. ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE AND THE EXTERIOR SUBDIVISION BOUNDARY HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE & PROPERTY IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE. SAID DRAINAGE AND IRRIGATION EASEMENTS ARE RESERVED FOR THE SPURWING GREENS MASTER ASSOCIATION, INC. OR ASSIGNS.
 2. EACH SIDE OF INTERIOR LOT LINES HAVE A FIVE (5) FOOT WIDE PUBLIC UTILITIES, PROPERTY DRAINAGE AND PROPERTY IRRIGATION EASEMENT UNLESS DIMENSIONED OTHERWISE. SAID DRAINAGE AND IRRIGATION EASEMENTS ARE RESERVED FOR THE SPURWING GREENS MASTER ASSOCIATION, INC. OR ASSIGNS.
 3. A TEN (10) FOOT WIDE PUBLIC UTILITIES, PROPERTY DRAINAGE AND PROPERTY IRRIGATION EASEMENT IS HEREBY DESIGNATED ALONG THE REAR LOT LINES UNLESS DIMENSIONED OTHERWISE. SAID DRAINAGE AND IRRIGATION EASEMENTS ARE RESERVED FOR THE SPURWING GREENS MASTER ASSOCIATION, INC. OR ASSIGNS.
 4. IN COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 THE OWNER OF THIS SUBDIVISION HAS PROVIDED AN UNDERGROUND IRRIGATION SYSTEM. LOTS WITHIN THE SUBDIVISION WILL BE OBLIGATED FOR ASSESSMENTS FROM SETTLER'S IRRIGATION DISTRICT FOR SAID IRRIGATION WATER.
 5. THE PRESSURE IRRIGATION SYSTEM WITHIN THIS DEVELOPMENT SHALL BE OWNED & MAINTAINED BY THE SPURWING GREENS MASTER ASSOCIATION, INC. OR ASSIGNS.
 6. ANY RESUBDIVISION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MERIDIAN.
 7. THE BOTTOM ELEVATION OF HOUSE FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST KNOWN NORMAL GROUND WATER ELEVATION.
 8. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE 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. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
 9. LOT 1, BLOCK 1 IS DESIGNATED AS COMMON AREA AND SHALL BE OWNED AND MAINTAINED BY THE SPURWING GREENS MASTER ASSOCIATION, INC. OR ASSIGNS.
 10. SEE THE PLAT OF JAYKER SUBDIVISION - PHASE 1, RECORDED IN BOOK 101 OF PLATS AT PAGE 13341, FOR ADDITIONAL BOUNDARY AND EASEMENT INFORMATION. ALSO SEE RECORD OF SURVEY NUMBER 8942, INSTRUMENT NO. 111022811 FOR ADDITIONAL BOUNDARY INFORMATION, ALL OF ADA COUNTY RECORDS.
 11. THE LOTS, INCLUDING BUILDING AND OCCUPANCY, ARE SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SPURWING GREENS FILED AS INSTRUMENT NO. 110098311, ADA COUNTY RECORDS, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SPURWING GREENS FILED AS INSTRUMENT NO. 110098312, AND ALL AMENDMENTS AND APPLICABLE SUPPLEMENTAL DECLARATIONS RELATED THERETO, AS RECORDED FROM TIME TO TIME.
 12. THIS PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO'S. 106151218 AND 110059432 OF ADA COUNTY RECORDS.

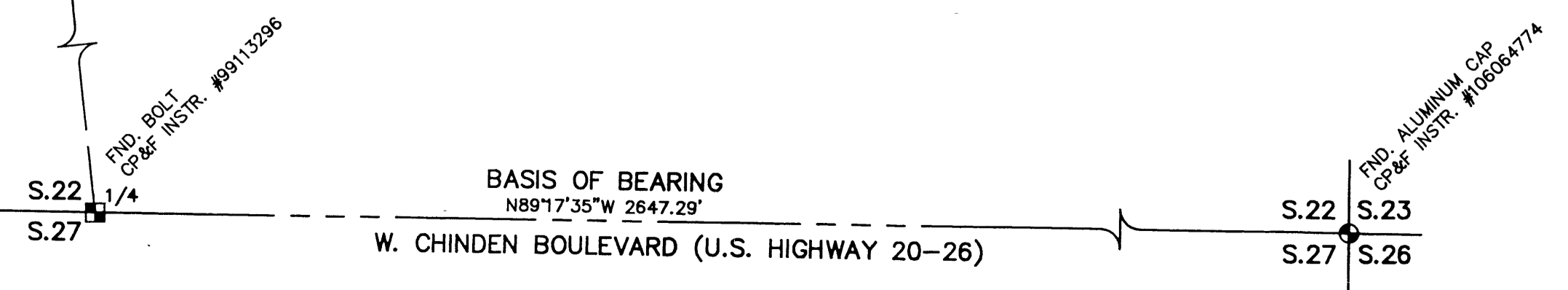
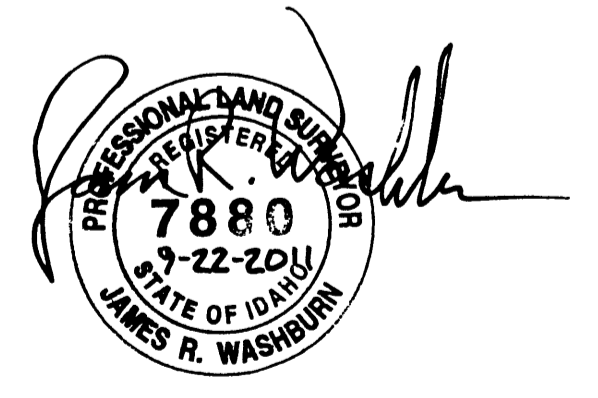


CURVE DATA:

CURVE	LENGTH	RADIUS	DELTA	CHORD DIST.	CHORD BRG.
C-1	148.71'	423.50'	20° 07' 11"	147.95'	S79° 22' 49" W
C-2	18.59'	423.50'	02° 30' 52"	18.58'	S68° 03' 47" W
C-3	58.34'	423.50'	07° 53' 34"	58.29'	S85° 29' 37" W
C-4	80.12'	423.50'	10° 50' 22"	80.00'	S76° 07' 39" W
C-5	10.25'	423.50'	01° 23' 15"	10.25'	S70° 00' 51" W

LINE TABLE

LINE	BEARING	LENGTH
L-1	N73° 49' 52" E	36.58'
L-2	N20° 40' 47" W	103.62'
L-3	N20° 40' 47" W	108.24'
L-4	N73° 49' 52" E	38.47'



SPURWING GROVE SUBDIVISION NO. 1

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A RESUBDIVISION OF A PORTION OF LOT 4, BLOCK 4 OF JAYKER SUBDIVISION - PHASE 1, AND A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 22, T. 4 N., R. 1 W., B.M., MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 22, 23, 26 AND 27 OF SAID T. 4 N., R. 1 W.;

THENCE NORTH 89°17'35" WEST, 2647.29 FEET ON THE SECTION LINE COMMON TO SAID SECTIONS 22 AND 27 TO THE 1/4 SECTION CORNER COMMON TO SAID SECTIONS 22 AND 27;

THENCE NORTH 06°32'24" WEST, 1679.61 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 5 OF JAYKER SUBDIVISION - PHASE 1, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 101 OF PLATS AT PAGE 13341 OF ADA COUNTY RECORDS, SAID POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST GREENSPIRE DRIVE AS SHOWN ON THE PLAT OF SAID SUBDIVISION, AND BEING THE REAL POINT OF BEGINNING;

THENCE SOUTH 89°26'24" WEST, 28.75 FEET ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST GREENSPIRE DRIVE TO A POINT OF CURVE;

THENCE 148.71 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 423.50 FEET, A CENTRAL ANGLE OF 20°07'11" AND A CHORD DISTANCE OF 147.95 FEET WHICH BEARS SOUTH 79°22'49" WEST;

THENCE SOUTH 69°19'13" WEST, 73.16 FEET ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST GREENSPIRE DRIVE TO A POINT OF CURVE;

THENCE 18.59 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 423.50 FEET, A CENTRAL ANGLE OF 02°30'52" AND A CHORD DISTANCE OF 18.58 FEET WHICH BEARS SOUTH 68°03'47" WEST ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST GREENSPIRE DRIVE;

THENCE NORTH 30°43'49" WEST, 112.70 FEET;

THENCE NORTH 58°58'37" EAST, 29.05 FEET;

THENCE NORTH 70°44'53" EAST, 79.52 FEET;

THENCE NORTH 75°12'39" EAST, 116.49 FEET;

THENCE NORTH 68°56'05" EAST, 60.00 FEET;

THENCE SOUTH 74°43'18" EAST, 49.48 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 5 OF SAID JAYKER SUBDIVISION - PHASE 1;

THENCE SOUTH 00°33'36" EAST, 116.01 FEET ON THE WESTERLY LOT LINE OF SAID LOT 1, BLOCK 5 TO THE REAL POINT OF BEGINNING. SAID PARCEL CONTAINS 0.80 ACRES MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM ~~UNITED WATER~~ **UNITED WATER AND UNITED WATER** HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS WITHIN THIS SUBDIVISION.

SWG BRIGHTON LLC, AN IDAHO LIMITED LIABILITY COMPANY

BY: BRIGHTON CORPORATION, AN IDAHO CORPORATION, ITS MANAGER

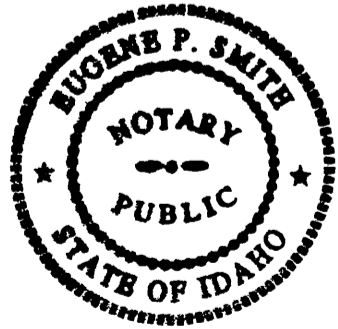
BY: David W. Turnbull
DAVID W. TURNBULL, PRESIDENT

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF ADA) S.S.
ON THIS 11th DAY OF August, 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID W. TURNBULL, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF BRIGHTON CORPORATION, AN IDAHO CORPORATION, BEING THE MANAGER OF SWG BRIGHTON LLC, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH 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.

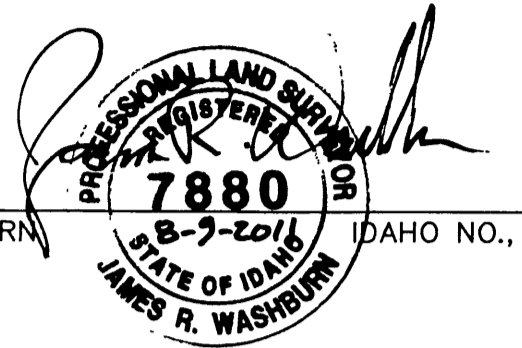
Mar 3, 2012
MY COMMISSION EXPIRES



Eugene P. Smith
NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO

CERTIFICATE OF SURVEYOR

I, JAMES R. WASHBURN, 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" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



JAMES R. WASHBURN, IDAHO NO., 7880

ADA COUNTY HIGHWAY DISTRICT

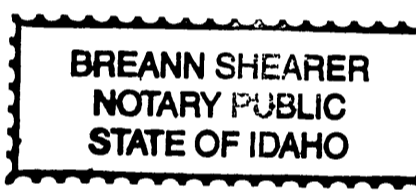
BY: Rebecca W. Arnold
CHAIRPERSON

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF ADA) S.S.
ON THIS 17th DAY OF August, 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Rebecca W. Arnold, KNOWN OR IDENTIFIED TO ME TO BE THE CHAIRPERSON FOR ADA COUNTY HIGHWAY DISTRICT COMMISSION, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF ADA COUNTY HIGHWAY DISTRICT, AND ACKNOWLEDGED TO ME THAT SUCH ADA COUNTY HIGHWAY DISTRICT 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.

July 19, 2013
MY COMMISSION EXPIRES



Breann Shearer
NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO

BRIGHTON INVESTMENTS, LLC, AN IDAHO LIMITED LIABILITY COMPANY

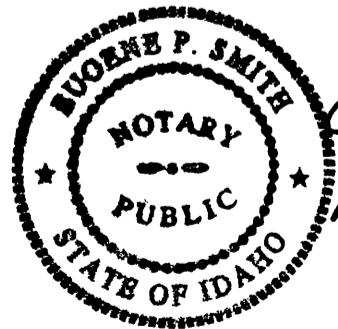
BY: David W. Turnbull
DAVID W. TURNBULL, MEMBER

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF ADA) S.S.
ON THIS 11th DAY OF August, 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID W. TURNBULL, KNOWN OR IDENTIFIED TO ME TO BE THE MEMBER OF BRIGHTON INVESTMENTS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH 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.

Mar 3, 2012
MY COMMISSION EXPIRES



Eugene P. Smith
NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO

SPURWING GROVE SUBDIVISION NO. 1

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

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.



Michael H. Rose
REHS. 81111
CENTRAL DISTRICT HEALTH DEPARTMENT

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 August, 2011.

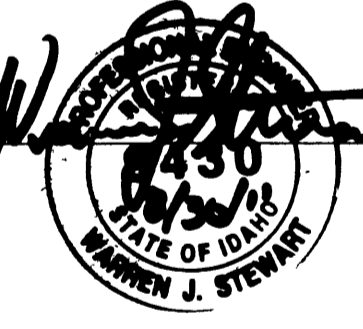


Shirley W. Arnold
CHAIRMAN ACHD

APPROVAL OF CITY ENGINEER

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

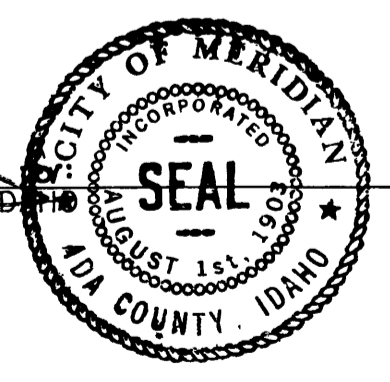
Warren J. Stewart
CITY ENGINEER



APPROVAL OF CITY COUNCIL

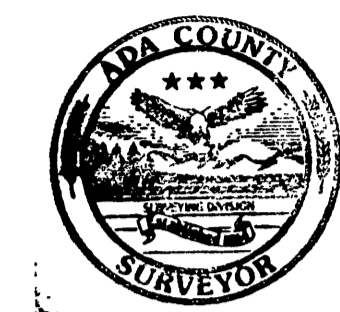
I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 9 DAY OF August, 2011, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Tom Lea
CITY CLERK, MERIDIAN, IDAHO



CERTIFICATE OF 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.

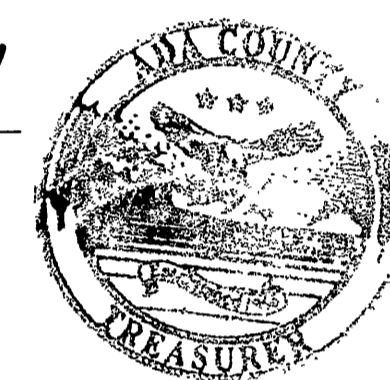


Jonny L. Hastings
COUNTY SURVEYOR
PLS 5359 9-26-2011

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, 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.

9-26-2011
DATE



Vicki J. McIntyre by Margaret Reed
COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO)
COUNTY OF ADA) S.S.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF ENGINEERING NORTHWEST, LLC AT 22 MINUTES PAST 11 O'CLOCK A.M., ON THIS 27th DAY OF Sept, 2011, IN BOOK 104 OF PLATS AT PAGES 14003 THROUGH 14005. INSTRUMENT NO. 11077681

Christopher D. Rich
DEPUTY

Christopher D. Rich
EX-OFFICIO RECORDER

Fee \$ 16.00

