

SPURWING ORCHARD SUBDIVISION

A PARCEL OF LAND BEING A RESUBDIVISION OF A PORTION OF BLOCKS 15 AND 16,
AND ALL OF BLOCK 17 OF JAYKER SUBDIVISION - PHASE 1,
LOCATED IN THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 22, T.4N., R.1W., B.M.,
MERIDIAN, ADA COUNTY, IDAHO

2011
Engineering NorthWest, LLC
BOISE, IDAHO

CURVE DATA:

CURVE	LENGTH	RADIUS	DELTA	CHORD DIST.	CHORD BRG.
C-1	73.63'	250.00'	16°52'32"	73.37'	N07°55'43"W
C-2	129.77'	165.00'	45°03'49"	126.45'	N06°09'56"E
C-3	213.02'	538.05'	22°41'04"	211.63'	N17°21'18"E
C-4	44.50'	30.00'	84°59'19"	40.53'	N48°30'26"E
C-5	118.75'	250.00'	27°12'57"	117.64'	N77°21'19"E
C-6	21.15'	15.00'	80°46'16"	19.44'	S75°52'02"E
C-7	83.93'	152.50'	31°32'06"	82.88'	S19°42'50"E
C-8	21.15'	15.00'	80°46'16"	19.44'	N04°54'15"E
C-9	69.64'	250.00'	15°57'34"	69.41'	N37°18'36"E
C-10	219.19'	580.00'	21°39'09"	217.88'	N40°09'23"E
C-11	23.38'	15.00'	89°18'19"	21.08'	S84°21'53"E
C-12	131.16'	560.00'	13°25'09"	130.86'	S44°16'23"W
C-13	51.86'	197.50'	15°02'46"	51.72'	S48°23'26"W

LINE TABLE

LINE	BEARING	LENGTH
L-1	S89°02'13"E	53.98'
L-2	S35°28'54"E	75.56'
L-3	N86°03'13"E	55.00'
L-4	S54°27'50"E	70.88'
L-5	N80°32'10"E	14.14'
L-6	N35°32'10"E	110.00'
L-7	S54°27'50"E	1.00'
L-8	N35°32'10"E	60.00'
L-9	N54°27'50"W	20.00'
L-10	N35°32'10"E	60.00'
L-11	N52°05'15"W	110.09'
L-12	N54°27'50"W	71.00'
L-13	N35°32'10"E	15.16'
L-14	N54°27'50"W	60.00'
L-15	S35°32'10"W	95.55'
L-16	N35°28'54"W	69.41'
L-17	N50°58'58"E	17.50'
L-18	S39°42'43"E	5.18'
L-19	S50°58'58"W	32.56'
L-20	S31°49'33"W	116.48'
L-21	S58°10'27"E	11.39'
L-22	S31°49'33"W	60.00'
L-23	S58°10'27"E	20.00'
L-24	S31°49'33"W	60.00'
L-25	S58°10'27"E	110.00'

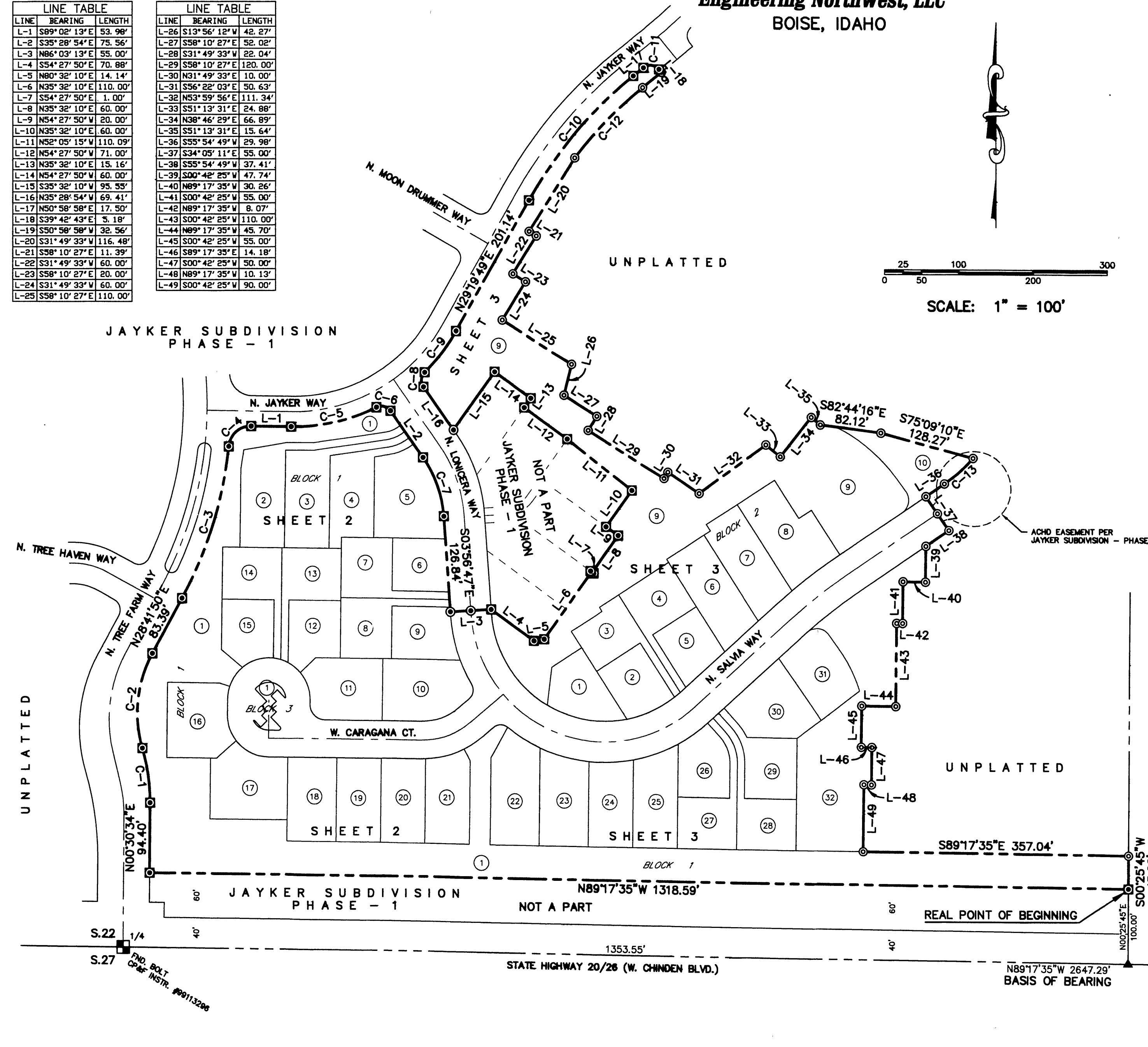
LINE TABLE

LINE	BEARING	LENGTH
L-26	S13°56'12"W	42.27'
L-27	S58°10'27"E	52.02'
L-28	S31°49'33"W	22.04'
L-29	S58°10'27"E	120.00'
L-30	N31°49'33"E	10.00'
L-31	S56°22'03"E	50.63'
L-32	N53°59'56"E	111.34'
L-33	S51°13'31"E	24.88'
L-34	N38°46'29"E	66.89'
L-35	S51°13'31"E	15.64'
L-36	S55°54'49"W	29.98'
L-37	S34°05'11"E	55.00'
L-38	S55°54'49"W	37.41'
L-39	S00°42'25"W	47.74'
L-40	N89°17'35"W	30.26'
L-41	S00°42'25"W	55.00'
L-42	N89°17'35"W	8.07'
L-43	S00°42'25"W	110.00'
L-44	N89°17'35"W	45.70'
L-45	S00°42'25"W	55.00'
L-46	S89°17'35"E	14.18'
L-47	S00°42'25"W	50.00'
L-48	N89°17'35"W	10.13'
L-49	S00°42'25"W	90.00'

LEGEND

- ⊕ FOUND BRASS OR ALUMINUM CAP MONUMENT
- ⊙ SET 5/8" X 30" IRON PIN WITH PLASTIC CAP, PLS 7880
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP, PLS 7880
- ⊠ FOUND 1/2" IRON PIN, REPLACED WITH SET 5/8" X 30" IRON PIN WITH PLASTIC CAP, PLS 7880
- ⊙ FOUND 5/8" IRON PIN, PLS 8022
- FOUND 1/2" IRON PIN, PLS 8022
- ▲ CALCULATED POINT (NOT SET)
- SECTION LINE
- PROPERTY BOUNDARY
- CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- ① LOT NUMBER
- IRR 10' IRRIGATION EASEMENT UNLESS DIMENSIONED OTHERWISE
- CDE/PUE COMMON DRIVEWAY & PUBLIC UTILITY EASEMENT
- EASEMENT LINE
- ACHD STORM DRAIN EASEMENT
- EXISTING LOT LINE

- NOTES:
- 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.
 - EACH SIDE OF INTERIOR LOT LINES HAVE A FIVE (5) FOOT WIDE PUBLIC UTILITY, PROPERTY DRAINAGE AND PROPERTY IRRIGATION EASEMENT UNLESS DIMENSIONED OTHERWISE WITH THE EXCEPTION OF LOTS 6-9, 12-15 AND 26-29, BLOCK 1, AND LOTS 2-5, BLOCK 2, WHICH SHALL HAVE EASEMENTS ONLY AS DEPICTED. SAID DRAINAGE AND IRRIGATION EASEMENTS ARE RESERVED FOR THE SPURWING GREENS MASTER ASSOCIATION, INC. OR ASSIGNS.
 - A PORTION OF LOT 1, BLOCK 1, AND A PORTION OF LOT 9 AND ALL OF LOT 10, BLOCK 2, ARE SERVED TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON MAY 6, 2009 AS INSTRUMENT NO. 109053259, 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.
 - 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.
 - THE PRESSURE IRRIGATION SYSTEM WITHIN THIS DEVELOPMENT SHALL BE OWNED & MAINTAINED BY THE SPURWING GREENS MASTER ASSOCIATION, INC. OR ASSIGNS.
 - ANY RESUBDIVISION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MERIDIAN.
 - THE BOTTOM ELEVATION OF HOUSE FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST KNOWN NORMAL GROUND WATER ELEVATION.
 - 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."
 - LOT 32, BLOCK 1 IS SUBJECT TO RESUBDIVISION IN THE FUTURE FOR USE AS RESIDENTIAL LOTS, COMMON AREA AND/OR PUBLIC RIGHT-OF-WAY. SAID LOT SHALL BE OWNED AND MAINTAINED BY DEVELOPER OR ASSIGNS UNTIL RESUBDIVIDED AND THAT PORTION DESIGNATED AS COMMON AREA IS CONVEYED TO THE SPURWING GREENS MASTER ASSOCIATION, INC. OR ASSIGNS.
 - LOT 10, BLOCK 2 IS SUBJECT TO RESUBDIVISION IN THE FUTURE FOR USE AS RESIDENTIAL LOTS, COMMON AREA AND/OR PUBLIC RIGHT-OF-WAY. SAID LOT SHALL BE OWNED AND MAINTAINED BY DEVELOPER OR ASSIGNS UNTIL RESUBDIVIDED AND THAT PORTION DESIGNATED AS COMMON AREA IS CONVEYED TO THE SPURWING GREENS MASTER ASSOCIATION, INC. OR ASSIGNS. LOT 10, BLOCK 2 IS SUBJECT TO ACHD STORM DRAIN EASEMENT AND MAY NOT BE ALTERED OR SUBDIVIDED WITHOUT EXPRESS WRITTEN CONSENT OF ACHD.
 - LOT 1, BLOCK 1; LOT 9, BLOCK 2 AND LOT 1, BLOCK 3 ARE DESIGNATED AS COMMON AREA AND SHALL BE OWNED AND MAINTAINED BY THE SPURWING GREENS MASTER ASSOCIATION, INC. OR ASSIGNS.
 - SEE THE PLAT OF JAYKER SUBDIVISION - PHASE 1 RECORDED IN BOOK 101 OF PLATS AT PAGE 13341 FOR ADDITIONAL BOUNDARY INFORMATION.
 - 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 THOSE CERTAIN FIRST AND SECOND AMENDMENTS TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SPURWING GREENS FILED AS INSTRUMENTS NOS. 110098312 & 111058314, AND ALL AMENDMENTS AND APPLICABLE SUPPLEMENTAL DECLARATIONS RELATED THERETO, AS RECORDED FROM TIME TO TIME.
 - THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENTS RECORDED AS INSTRUMENT NO.'S 106151218 AND 110059432 OFFICIAL RECORDS OF ADA COUNTY.
 - DIRECT LOT ACCESS TO N. TREE FARM WAY AND N. JAYKER WAY IS PROHIBITED EXCEPT AS APPROVED BY ACHD.
 - THIS PLAT IS SUBJECT TO AN ACHD LICENSE AGREEMENT, INSTRUMENT NO. 110110693 AND FIRST AMENDMENT, INSTRUMENT NO. 111062922, OFFICIAL RECORDS OF ADA COUNTY.
 - THIS PLAT IS SUBJECT TO AN AFFIDAVIT REGARDING AN OPERATION AND MAINTENANCE MANUAL RECORDED AS INSTRUMENT NO. 111058313, OFFICIAL RECORDS OF ADA COUNTY.



WESTWING ESTATES

PROFESSIONAL LAND SURVEYOR
REGISTERED
7880
8-19-2011
STATE OF IDAHO
JAMES R. WASHINGTON

FOUND ALUMINUM CAP
CDE/PUE INSTR. #10094774

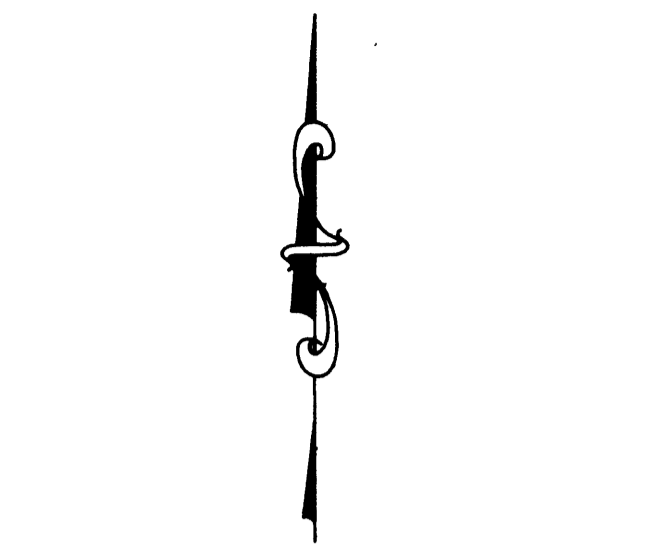
PLAT SHOWING SPURWING ORCHARD SUBDIVISION

A PARCEL OF LAND BEING A RESUBDIVISION OF A PORTION OF BLOCKS 15 AND 16,
AND ALL OF BLOCK 17 OF JAYKER SUBDIVISION - PHASE 1,
LOCATED IN THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 22, T.4N., R.1W., B.M.,
MERIDIAN, ADA COUNTY, IDAHO

2011

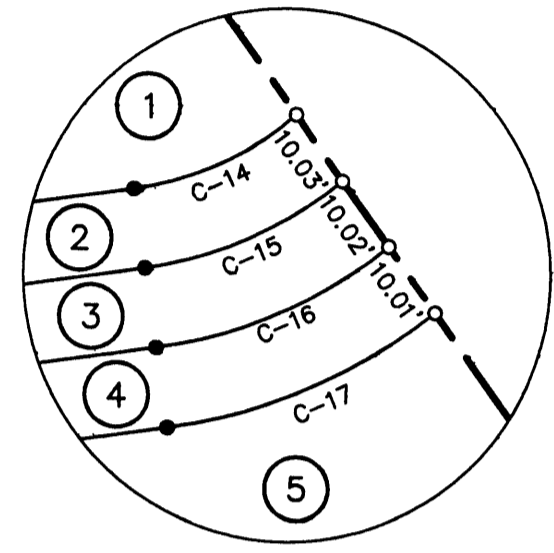
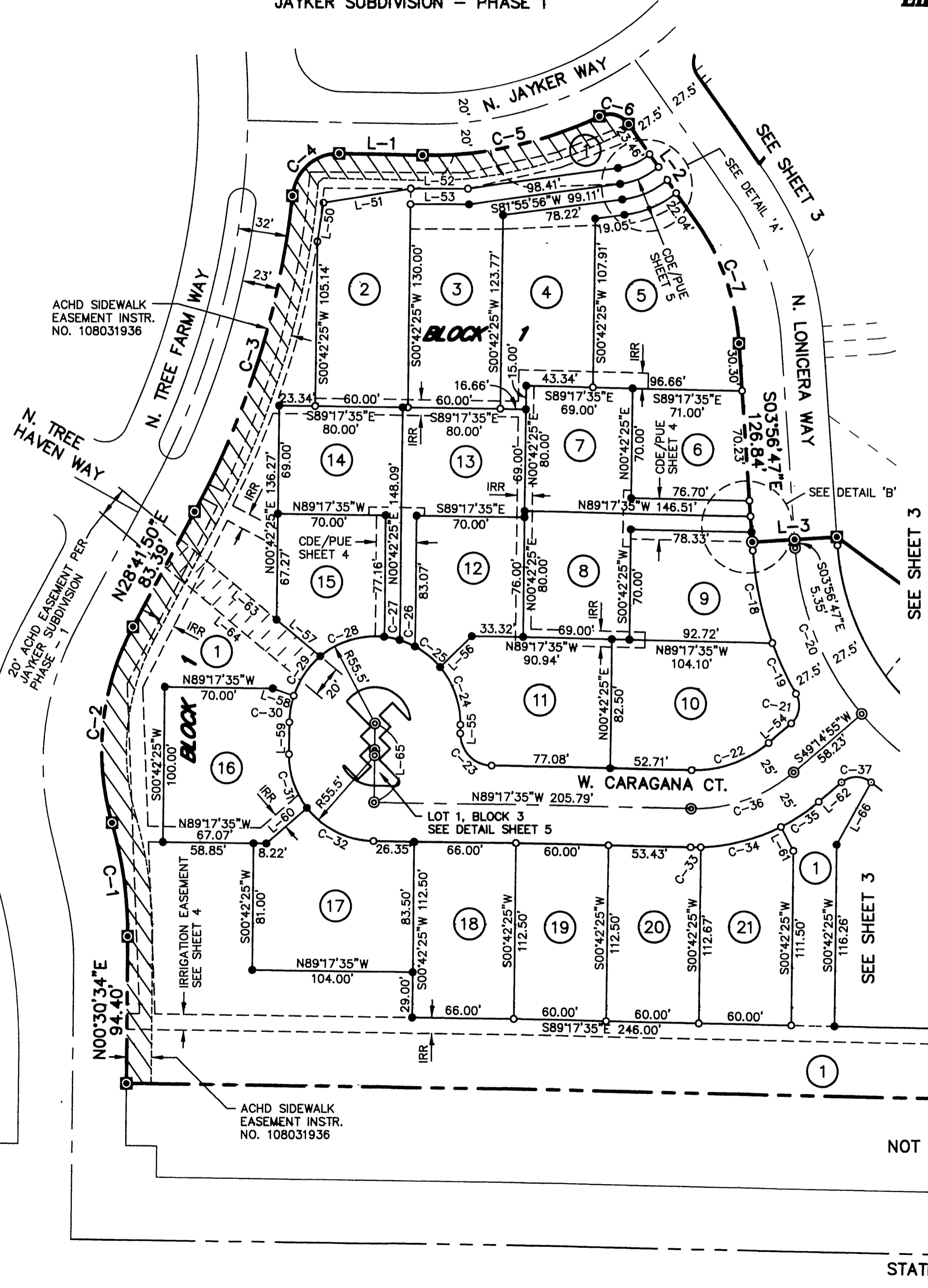
Engineering NorthWest, LLC
BOISE, IDAHO

JAYKER SUBDIVISION - PHASE 1

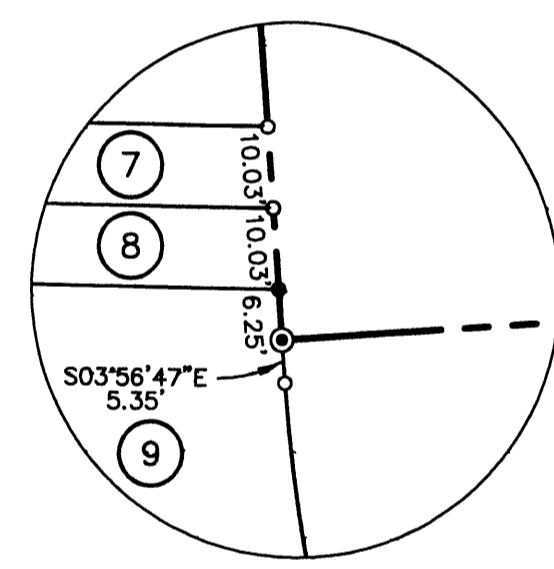


SCALE: 1" = 60'

SEE SHEET 1 OF 7 FOR LEGEND



DETAIL 'A'
-NTS-



DETAIL 'B'
-NTS-

CURVE DATA:					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIST.	CHORD BRG.
C-1	73.63'	250.00'	16°52'32"	73.37'	N07°55'43"W
C-2	129.77'	165.00'	45°03'49"	126.45'	N06°09'56"E
C-3	213.02'	538.05'	22°41'04"	211.63'	N17°21'18"E
C-4	44.50'	30.00'	84°59'19"	40.53'	N48°30'26"E
C-5	118.75'	250.00'	27°12'57"	117.64'	N77°21'19"E
C-6	21.15'	15.00'	80°46'16"	19.44'	S75°52'02"E
C-7	83.93'	152.50'	31°32'06"	82.88'	S19°42'50"E
C-14	22.66'	40.00'	32°27'38"	22.36'	N65°42'07"E
C-15	27.44'	50.00'	31°26'57"	27.10'	N66°12'27"E
C-16	32.23'	60.00'	30°46'33"	31.84'	N66°32'39"E
C-17	37.01'	70.00'	30°17'42"	36.58'	N66°47'05"E
C-18	60.19'	207.50'	16°37'09"	59.98'	S12°15'22"E
C-19	35.60'	207.50'	09°49'44"	35.55'	S25°28'49"E
C-20	115.63'	180.00'	36°48'17"	113.65'	S22°20'56"E
C-21	20.85'	15.00'	79°38'36"	19.21'	N09°25'37"E
C-22	54.27'	75.00'	41°27'30"	53.09'	N69°58'40"E
C-23	32.20'	20.50'	90°00'00"	28.99'	S44°17'35"E
C-24	39.68'	55.50'	40°57'35"	38.84'	N19°46'22"W
C-25	21.06'	55.50'	21°44'35"	20.94'	N51°07'28"W
C-26	10.78'	55.50'	11°07'51"	10.77'	N67°33'41"W
C-27	10.20'	55.50'	10°31'41"	10.18'	N78°23'27"W
C-28	44.56'	55.50'	46°00'00"	43.37'	S73°20'42"W
C-29	30.81'	55.50'	31°48'18"	30.41'	S34°26'33"W
C-30	17.27'	55.50'	17°49'58"	17.20'	S09°37'25"W
C-31	37.37'	55.50'	38°34'54"	36.67'	S18°35'01"E
C-32	49.81'	55.50'	51°25'06"	48.15'	S63°35'01"E
C-33	6.57'	125.00'	03°00'38"	6.57'	N89°12'05"E
C-34	54.19'	125.00'	24°50'14"	53.76'	N75°16'39"E
C-35	29.69'	125.00'	13°36'37"	29.62'	N56°03'14"E
C-36	72.36'	100.00'	41°27'30"	70.79'	N69°58'40"E
C-37	20.85'	15.00'	79°38'36"	19.21'	S89°04'13"W

LINE TABLE		
LINE	BEARING	LENGTH
L-1	S89°02'13"E	53.98'
L-2	S35°28'54"E	75.56'
L-3	N86°03'13"E	55.00'
L-37	S34°05'11"E	55.00'
L-38	S55°54'49"W	37.41'
L-39	S00°42'25"W	47.74'
L-40	N89°17'35"W	30.26'
L-41	S00°42'25"W	55.00'
L-42	N89°17'35"W	8.07'
L-43	S00°42'25"W	110.00'
L-44	N89°17'35"W	45.70'
L-45	S00°42'25"W	55.00'
L-46	S89°17'35"E	14.18'
L-47	S00°42'25"W	50.00'
L-48	N89°17'35"W	10.13'
L-49	S00°42'25"W	90.00'
L-50	N08°59'47"E	25.12'
L-51	N80°38'56"E	57.26'
L-52	S89°59'56"E	37.00'
L-53	S89°59'56"E	37.83'
L-54	S49°14'55"W	19.36'
L-55	N00°42'25"E	5.61'
L-56	N46°00'32"E	28.45'
L-57	N50°41'42"W	36.60'
L-58	N71°27'36"W	14.36'
L-59	S00°42'25"W	20.61'
L-60	N48°46'30"E	35.00'
L-61	N27°08'28"W	17.50'
L-62	S49°14'55"W	19.36'
L-63	N50°41'42"W	117.45'
L-64	N50°41'42"W	113.47'
L-65	S00°42'25"W	51.11'



UNPLATTED

SEE SHEET 3

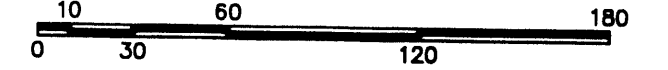
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STATE HIGHWAY 20/26 (W. CHINDEN BLVD.)

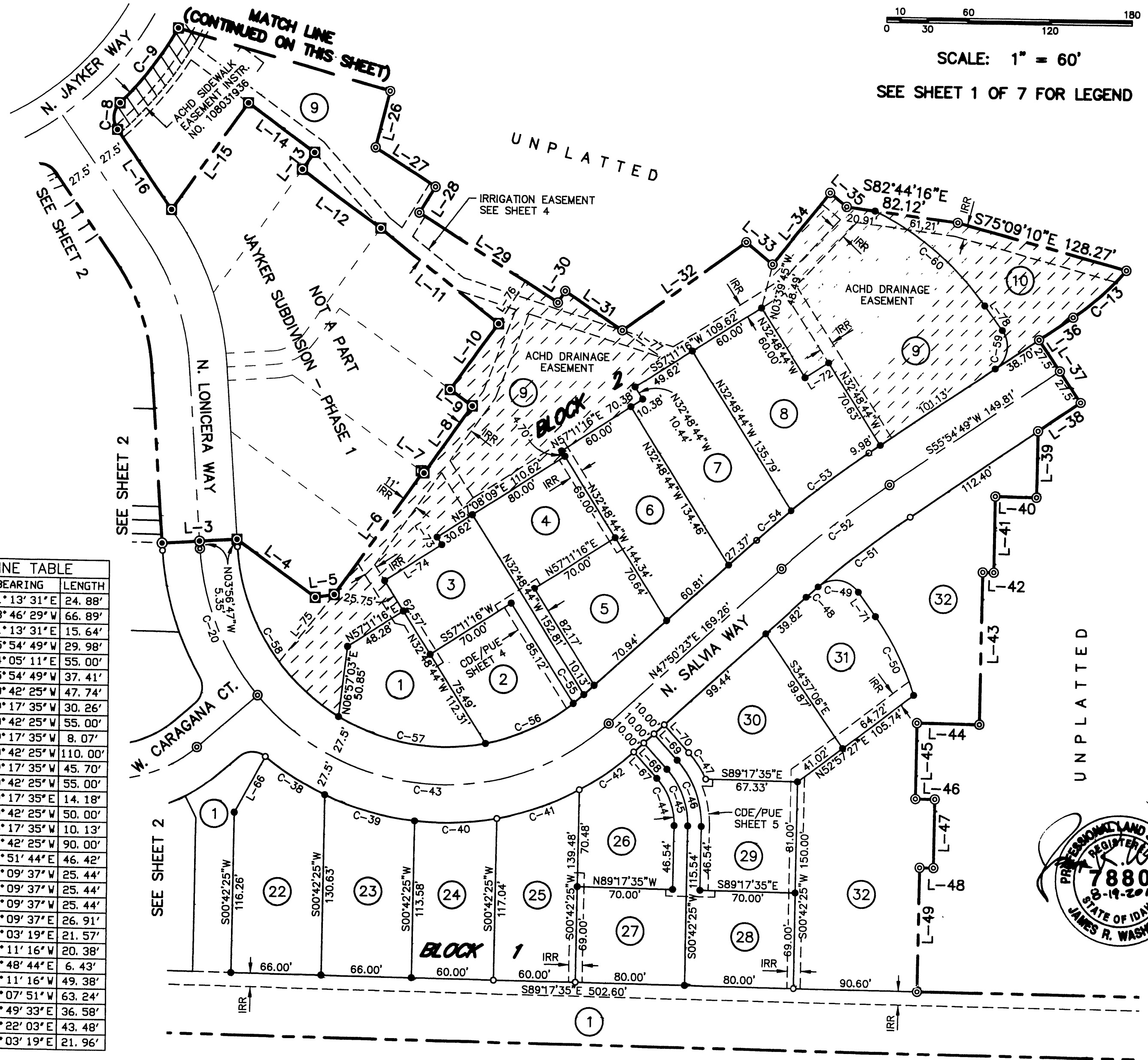
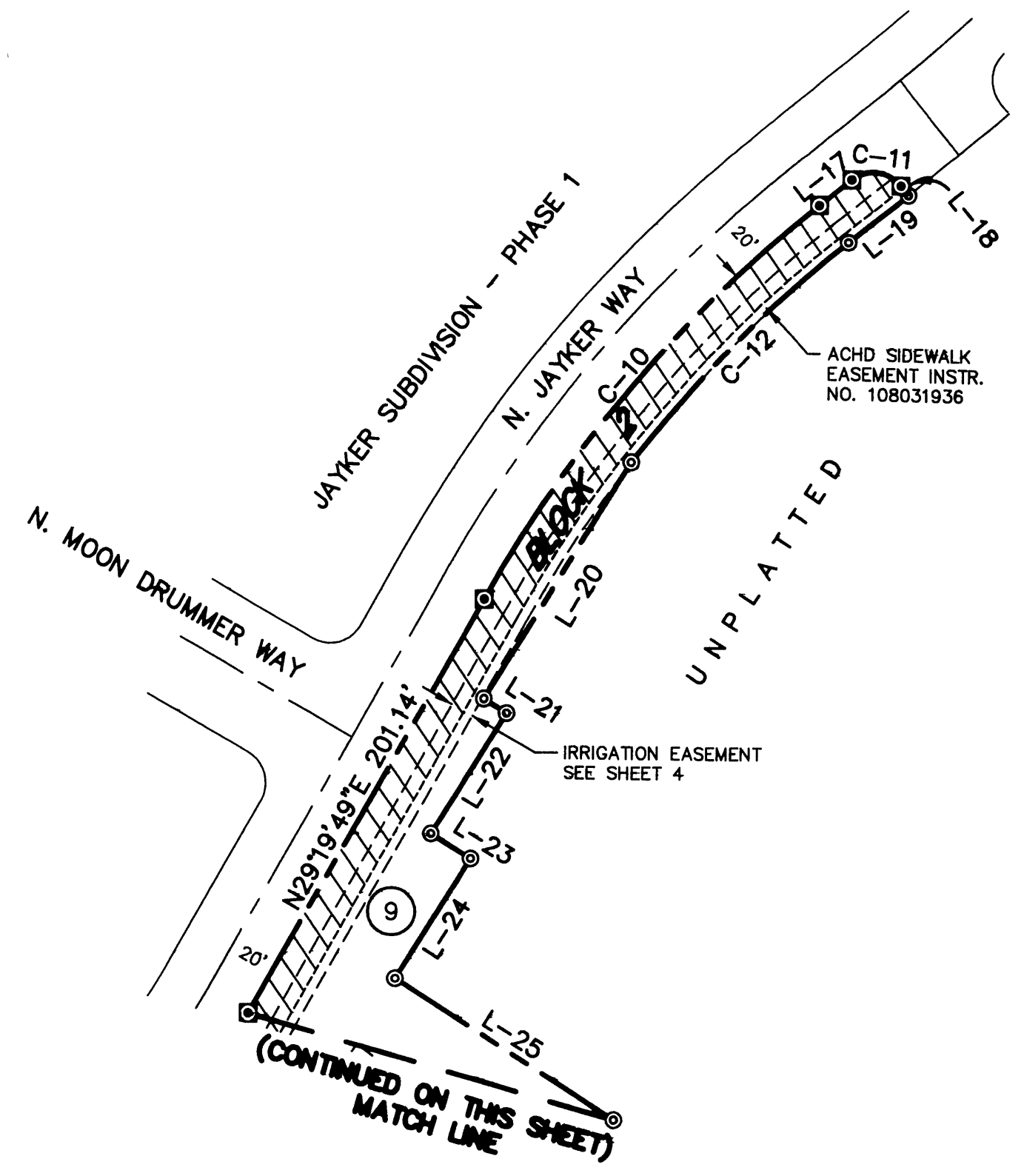
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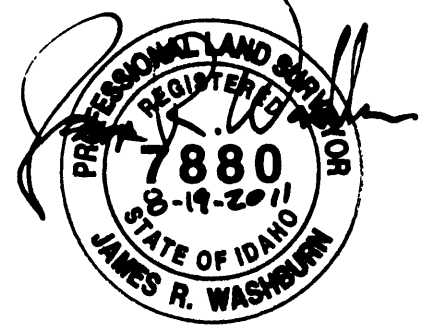
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C-20	115.63'	180.00'	36°48'17"	113.65'	S22°20'56"E
C-38	51.61'	207.50'	14°15'03"	51.48'	S58°14'00"E
C-39	68.48'	207.50'	18°54'28"	68.17'	S74°48'46"E
C-40	60.31'	207.50'	16°39'13"	60.10'	N87°24'24"E
C-41	64.32'	207.50'	17°45'34"	64.06'	N70°12'01"E
C-42	48.82'	207.50'	13°28'51"	48.71'	N54°34'49"E
C-43	287.17'	180.00'	91°24'32"	257.67'	S86°27'21"E
C-44	37.41'	50.00'	42°52'02"	36.54'	N20°43'36"W
C-45	44.89'	60.00'	42°52'02"	43.85'	N20°43'36"W
C-46	52.37'	70.00'	42°52'02"	51.16'	N20°43'36"W
C-47	23.03'	80.00'	16°29'43"	22.95'	N33°54'45"W
C-48	11.60'	682.50'	00°58'25"	11.60'	S48°19'36"W
C-49	33.21'	20.00'	95°07'52"	29.52'	N83°37'15"W
C-50	63.70'	198.50'	18°23'16"	63.43'	N26°51'41"W
C-51	84.58'	682.50'	07°06'02"	84.53'	S52°21'50"W
C-52	100.05'	710.00'	08°04'27"	99.97'	S51°52'37"W
C-53	70.60'	737.50'	05°29'06"	70.58'	S53°10'16"W
C-54	33.32'	737.50'	02°35'19"	33.32'	S49°08'03"W
C-55	10.09'	152.50'	03°47'23"	10.09'	N49°44'05"E
C-56	71.31'	152.50'	26°47'28"	70.66'	N65°01'31"E
C-57	111.51'	152.50'	41°53'41"	109.04'	S80°37'55"E
C-58	148.35'	152.50'	55°44'17"	142.57'	S31°48'56"E
C-59	32.10'	20.00'	91°58'08"	28.77'	N09°55'45"E
C-60	106.59'	214.00'	28°32'20"	105.49'	N50°19'29"W

LINE TABLE

LINE	BEARING	LENGTH
L-3	N86°03'13"E	55.00'
L-4	S54°27'50"E	70.88'
L-5	N80°32'10"E	14.14'
L-6	N35°32'10"E	110.00'
L-7	S54°27'50"E	1.00'
L-8	N35°32'10"E	60.00'
L-9	N54°27'50"W	20.00'
L-10	N35°32'10"E	60.00'
L-11	N52°05'15"W	110.09'
L-12	N54°27'50"W	71.00'
L-13	N35°32'10"E	15.16'
L-14	N54°27'50"W	60.00'
L-15	S35°32'10"W	95.55'
L-16	N35°28'54"W	69.41'
L-17	N50°58'58"E	17.50'
L-18	S39°42'43"E	5.18'
L-19	S50°58'58"W	32.56'
L-20	S31°49'33"W	116.48'
L-21	S58°10'27"E	11.39'
L-22	S31°49'33"W	60.00'
L-23	S58°10'27"E	20.00'
L-24	N31°49'33"E	60.00'
L-25	N58°10'27"W	110.00'
L-26	N13°56'12"E	42.27'
L-27	N58°10'27"W	52.02'
L-28	S31°49'33"W	22.04'
L-29	N58°10'27"W	120.00'
L-30	N31°49'33"E	10.00'
L-31	N56°22'03"W	50.63'
L-32	S53°59'56"W	111.34'

LINE TABLE

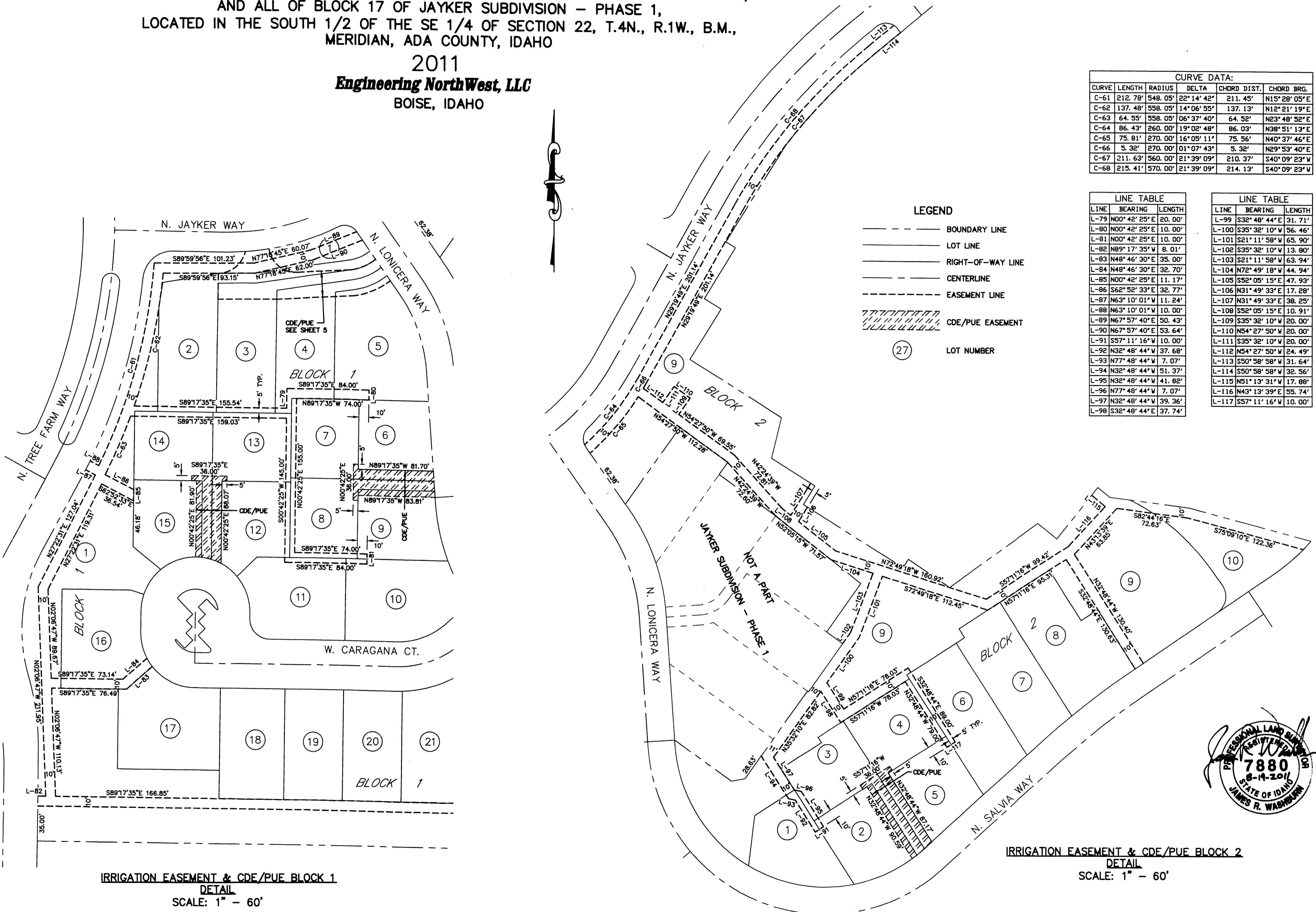
LINE	BEARING	LENGTH
L-33	S51°13'31"E	24.88'
L-34	S38°46'29"W	66.89'
L-35	S51°13'31"E	15.64'
L-36	S55°54'49"W	29.98'
L-37	S34°05'11"E	55.00'
L-38	S55°54'49"W	37.41'
L-39	S00°42'25"W	47.74'
L-40	N89°17'35"W	30.26'
L-41	S00°42'25"W	55.00'
L-42	N89°17'35"W	8.07'
L-43	S00°42'25"W	110.00'
L-44	N89°17'35"W	45.70'
L-45	S00°42'25"W	55.00'
L-46	S89°17'35"E	14.18'
L-47	S00°42'25"W	50.00'
L-48	N89°17'35"W	10.13'
L-49	S00°42'25"W	90.00'
L-66	N28°51'44"E	46.42'
L-67	N42°09'37"W	25.44'
L-68	N42°09'37"W	25.44'
L-69	N42°09'37"W	25.44'
L-70	S42°09'37"E	26.91'
L-71	S36°03'19"E	21.57'
L-72	S57°11'16"W	20.38'
L-73	S32°48'44"E	6.43'
L-74	S57°11'16"W	49.38'
L-75	S39°07'51"W	63.24'
L-76	N31°49'33"E	36.58'
L-77	S56°22'03"E	43.48'
L-78	S36°03'19"E	21.96'



PLAT SHOWING SPURWING ORCHARD SUBDIVISION

A PARCEL OF LAND BEING A RESUBDIVISION OF A PORTION OF BLOCKS 15 AND 16,
AND ALL OF BLOCK 17 OF JAYKER SUBDIVISION - PHASE 1,
LOCATED IN THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 22, T.4N., R.1W., B.M.,
MERIDIAN, ADA COUNTY, IDAHO

2011
Engineering NorthWest, LLC
BOISE, IDAHO



CURVE DATA:

CURVE	LENGTH	RADIUS	DELTA	CHORD DIST.	CHORD BRG.
C-61	212.78'	548.05'	22°14'42"	211.45'	N15°28'05"E
C-62	137.48'	558.05'	14°06'55"	137.13'	N12°21'19"E
C-63	64.55'	558.05'	06°37'40"	64.52'	N23°48'52"E
C-64	86.43'	260.00'	19°02'48"	86.03'	N38°51'13"E
C-65	75.81'	270.00'	16°05'11"	75.56'	N40°37'46"E
C-66	5.32'	270.00'	01°07'43"	5.32'	N29°53'40"E
C-67	211.63'	560.00'	21°39'09"	210.37'	S40°09'23"W
C-68	215.41'	570.00'	21°39'09"	214.13'	S40°09'23"W

LEGEND

- BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- CDE/PUE EASEMENT
- LOT NUMBER

LINE TABLE

LINE	BEARING	LENGTH
L-79	N00°42'25"E	20.00'
L-80	N00°42'25"E	10.00'
L-81	N00°42'25"E	10.00'
L-82	N89°17'35"W	8.01'
L-83	N48°46'30"E	35.00'
L-84	N48°46'30"E	32.70'
L-85	N00°42'25"E	11.17'
L-86	S62°52'33"E	32.77'
L-87	N63°10'01"W	11.24'
L-88	N63°10'01"W	10.00'
L-89	N67°57'40"E	50.43'
L-90	N67°57'40"E	53.64'
L-91	S57°11'16"W	10.00'
L-92	N32°48'44"W	37.68'
L-93	N77°48'44"W	7.07'
L-94	N32°48'44"W	51.37'
L-95	N32°48'44"W	41.82'
L-96	N77°48'44"W	7.07'
L-97	N32°48'44"W	39.36'
L-98	S32°48'44"E	37.74'

LINE TABLE

LINE	BEARING	LENGTH
L-99	S32°48'44"E	31.71'
L-100	S35°32'10"W	56.46'
L-101	S21°11'58"W	65.90'
L-102	S35°32'10"W	13.80'
L-103	S21°11'58"W	63.94'
L-104	N72°49'18"W	44.94'
L-105	S52°05'15"E	47.93'
L-106	N31°49'33"E	17.28'
L-107	N31°49'33"E	38.25'
L-108	S52°05'15"E	10.91'
L-109	S35°32'10"W	20.00'
L-110	N54°27'50"W	20.00'
L-111	S35°32'10"W	20.00'
L-112	N54°27'50"W	24.49'
L-113	S50°58'58"W	31.64'
L-114	S50°58'58"W	32.56'
L-115	N51°13'31"W	17.88'
L-116	N43°13'39"E	55.74'
L-117	S57°11'16"W	10.00'

**IRRIGATION EASEMENT & CDE/PUE BLOCK 1
DETAIL**
SCALE: 1" = 60'

**IRRIGATION EASEMENT & CDE/PUE BLOCK 2
DETAIL**
SCALE: 1" = 60'



SPURWING ORCHARD SUBDIVISION

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 BLOCKS 15 AND 16, AND ALL OF BLOCK 17 OF JAYKER SUBDIVISION - PHASE 1, LOCATED IN THE SOUTH 1/2 OF THE SE 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, 1293.74 FEET ON THE SECTION LINE COMMON TO SAID SECTIONS 22 AND 27;

THENCE LEAVING SAID SECTION LINE, NORTH 00°25'45" EAST, 100.00 FEET TO THE SOUTHEAST MOST CORNER OF LOT 1, BLOCK 16 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 BEING ON THE WESTERLY BOUNDARY LINE OF WESTWING ESTATES, AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 70 OF PLATS AT PAGE 7200 OF ADA COUNTY RECORDS, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE NORTH 89°17'35" WEST, 1318.59 FEET ON THE SOUTHERLY LOT LINE OF LOT 1, BLOCK 16 OF SAID JAYKER SUBDIVISION - PHASE 1 TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE ON THE EXTERIOR BOUNDARY LINE OF BLOCK 16 OF SAID JAYKER SUBDIVISION - PHASE 1 FOR THE FOLLOWING COURSES AND DISTANCES:

THENCE NORTH 00°30'34" EAST, 94.40 FEET TO A POINT OF CURVE;

THENCE 73.63 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 16°52'32" AND A CHORD DISTANCE OF 73.37 FEET WHICH BEARS NORTH 07°55'43" WEST TO A POINT OF REVERSE CURVE;

THENCE 129.77 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 45°03'49" AND A CHORD DISTANCE OF 126.45 FEET WHICH BEARS NORTH 06°09'56" EAST;

THENCE NORTH 28°41'50" EAST, 83.39 FEET TO A POINT OF CURVE;

THENCE 213.02 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 538.05 FEET, A CENTRAL ANGLE OF 22°41'04" AND A CHORD DISTANCE OF 211.63 FEET WHICH BEARS NORTH 17°21'18" EAST TO A POINT OF REVERSE CURVE;

THENCE 44.50 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 84°59'19" AND A CHORD DISTANCE OF 40.53 FEET WHICH BEARS NORTH 48°30'26" EAST;

THENCE SOUTH 89°02'13" EAST, 53.98 FEET TO A POINT OF CURVE;

THENCE 118.75 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 27°12'57" AND A CHORD DISTANCE OF 117.64 FEET WHICH BEARS NORTH 77°21'19" EAST TO A POINT OF REVERSE CURVE;

THENCE 21.15 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 80°46'16" AND A CHORD DISTANCE OF 19.44 FEET WHICH BEARS SOUTH 75°52'02" EAST;

THENCE SOUTH 35°28'54" EAST, 75.56 FEET TO A POINT OF CURVE;

THENCE 83.93 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 152.50 FEET, A CENTRAL ANGLE OF 31°32'06" AND A CHORD DISTANCE OF 82.88 FEET WHICH BEARS SOUTH 19°42'50" EAST;

THENCE SOUTH 03°56'47" EAST, 126.84 FEET;

THENCE LEAVING THE EXTERIOR BOUNDARY LINE OF BLOCK 16 OF SAID JAYKER SUBDIVISION, NORTH 86°03'13" EAST, 55.00 FEET TO THE SOUTHWESTERLY MOST LOT CORNER OF LOT 7, BLOCK 15 OF SAID JAYKER SUBDIVISION, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH LONICERA WAY;

THENCE ON THE EXTERIOR LOT LINE OF LOT 1, BLOCK 15 OF SAID JAYKER SUBDIVISION FOR THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTH 54°27'50" EAST, 70.88 FEET; THENCE NORTH 80°32'10" EAST, 14.14 FEET; THENCE NORTH 35°32'10" EAST, 110.00 FEET;

THENCE SOUTH 54°27'50" EAST, 1.00 FEET; THENCE NORTH 35°32'10" EAST, 60.00 FEET; THENCE NORTH 54°27'50" WEST, 20.00 FEET;

THENCE NORTH 35°32'10" EAST, 60.00 FEET; THENCE NORTH 52°05'15" WEST, 110.09 FEET; THENCE NORTH 54°27'50" WEST, 71.00 FEET;

THENCE NORTH 35°32'10" EAST, 15.16 FEET; THENCE NORTH 54°27'50" WEST, 60.00 FEET; THENCE SOUTH 35°32'10" WEST, 95.55 FEET;

THENCE NORTH 35°28'54" WEST, 69.41 FEET TO A POINT OF CURVE;

THENCE 21.15 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 80°46'16" AND A CHORD DISTANCE OF 19.44 FEET WHICH BEARS NORTH 04°54'15" EAST TO A POINT OF REVERSE CURVE;

THENCE 69.64 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 15°57'34" AND A CHORD DISTANCE OF 69.41 FEET WHICH BEARS NORTH 37°18'36" EAST;

THENCE NORTH 29°19'49" EAST, 201.14 FEET TO A POINT OF CURVE;

THENCE 219.19 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 21°39'09" AND A CHORD DISTANCE OF 217.88 FEET WHICH BEARS NORTH 40°09'23" EAST;

THENCE NORTH 50°58'58" EAST, 17.50 FEET TO A POINT OF CURVE;

THENCE 23.38 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°18'19" AND A CHORD DISTANCE OF 21.08 FEET WHICH BEARS SOUTH 84°21'53" EAST;

THENCE SOUTH 39°42'43" EAST, 5.18 FEET;

THENCE SOUTH 50°58'58" WEST, 32.56 FEET TO A POINT OF CURVE;

THENCE 131.16 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 13°25'09" AND A CHORD DISTANCE OF 130.86 FEET WHICH BEARS SOUTH 44°16'23" WEST;

THENCE SOUTH 31°49'33" WEST, 116.48 FEET; THENCE SOUTH 58°10'27" EAST, 11.39 FEET; THENCE SOUTH 31°49'33" WEST, 60.00 FEET;

THENCE SOUTH 58°10'27" EAST, 20.00 FEET; THENCE SOUTH 31°49'33" WEST, 60.00 FEET; THENCE SOUTH 58°10'27" EAST, 110.00 FEET;

THENCE SOUTH 13°56'12" WEST, 42.27 FEET; THENCE SOUTH 58°10'27" EAST, 52.02 FEET; THENCE SOUTH 31°49'33" WEST, 22.04 FEET;

THENCE SOUTH 58°10'27" EAST, 120.00 FEET; THENCE NORTH 31°49'33" EAST, 10.00 FEET; THENCE SOUTH 56°22'03" EAST, 50.63 FEET;

THENCE NORTH 53°59'56" EAST, 111.34 FEET; THENCE SOUTH 51°13'31" EAST, 24.88 FEET; THENCE NORTH 38°46'29" EAST, 66.89 FEET;

THENCE SOUTH 51°13'31" EAST, 15.64 FEET; THENCE SOUTH 82°44'16" EAST, 82.12 FEET;

THENCE SOUTH 75°09'10" EAST, 128.27 FEET TO A POINT OF CURVE;

THENCE 51.86 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 197.50 FEET, A CENTRAL ANGLE OF 15°02'46" AND A CHORD DISTANCE OF 51.72 FEET WHICH BEARS SOUTH 48°23'26" WEST;

THENCE SOUTH 55°54'49" WEST, 29.98 FEET; THENCE SOUTH 34°05'11" EAST, 55.00 FEET; THENCE SOUTH 55°54'49" WEST, 37.41 FEET;

THENCE SOUTH 00°42'25" WEST, 47.74 FEET; THENCE NORTH 89°17'35" WEST, 30.26 FEET; THENCE SOUTH 00°42'25" WEST, 55.00 FEET;

THENCE NORTH 89°17'35" WEST, 8.07 FEET; THENCE SOUTH 00°42'25" WEST, 110.00 FEET; THENCE NORTH 89°17'35" WEST, 45.70 FEET;

THENCE SOUTH 00°42'25" WEST, 55.00 FEET; THENCE SOUTH 89°17'35" EAST, 14.18 FEET; THENCE SOUTH 00°42'25" WEST, 50.00 FEET;

THENCE NORTH 89°17'35" WEST, 10.13 FEET; THENCE SOUTH 00°42'25" WEST, 90.00 FEET;

THENCE SOUTH 89°17'35" EAST, 357.04 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID WESTWING ESTATES;

THENCE SOUTH 00°25'45" WEST, 45.00 FEET ON THE WESTERLY BOUNDARY LINE OF SAID WESTWING ESTATES TO THE REAL POINT OF BEGINNING. SAID PARCEL CONTAINS 12.98 ACRES MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN ON 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 ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM UNITED WATER IDAHO, AND UNITED WATER IDAHO 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

BRIGHTON INVESTMENTS, LLC AN IDAHO LIMITED LIABILITY COMPANY

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

ADA COUNTY HIGHWAY DISTRICT

BY: Rebecca W. Arnold
ACHD CHAIRPERSON

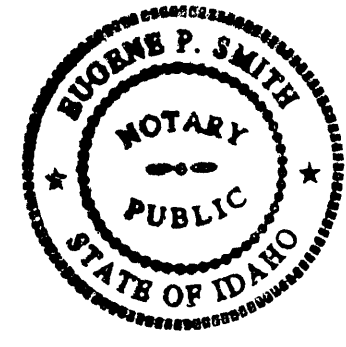
ACKNOWLEDGMENT

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

ON THIS 18th DAY OF July, 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.

March 3, 2012
MY COMMISSION EXPIRES



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

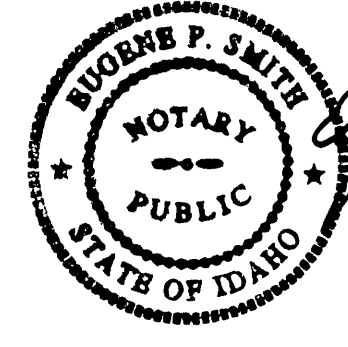
ACKNOWLEDGMENT

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

ON THIS 18th DAY OF July, 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.

March 3, 2012
MY COMMISSION EXPIRES



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

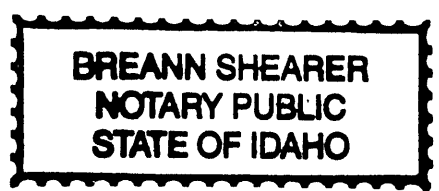
ACKNOWLEDGMENT

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

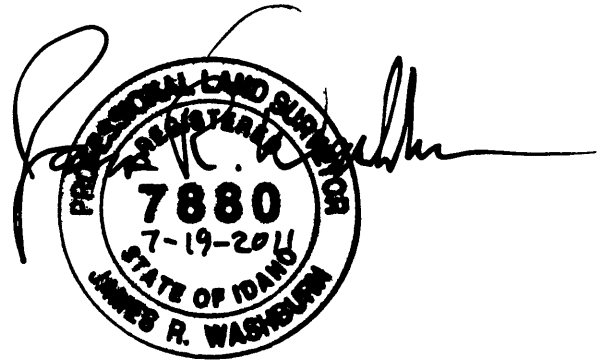
ON THIS 27th DAY OF July, 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Rebecca W. Arnold, KNOWN OR IDENTIFIED TO ME TO BE THE CHAIRPERSON FOR ADA COUNTY HIGHWAY DISTRICT COMMISSION, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE WITHIN INSTRUMENT ON BEHALF 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



SPURWING ORCHARD SUBDIVISION

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.



Michelle W. Rose RENS. 7118111
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 27 DAY OF July, 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 21 DAY OF June, 2011, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Joan K. ...
CITY CLERK, MERIDIAN, IDAHO

CERTIFICATE OF SURVEYOR

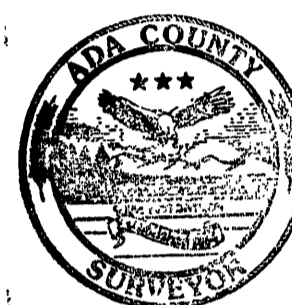
I, JAMES R. WASHBURN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



JAMES R. WASHBURN IDAHO NO., 7880

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.



Jerry L. ...
COUNTY SURVEYOR PLS 5359
8-25-2011

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.



8-25-11
DATE

Vickie J. MacIntyre, by
COUNTY TREASURER
Shelly Beller, Deputy

COUNTY RECORDER'S CERTIFICATE

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF ENGINEERING NORTHWEST, LLC AT 29 MINUTES PAST 1 O'CLOCK P.M., ON THIS 26 DAY OF Aug, 2011, IN BOOK 103 OF PLATS AT PAGES 13980 THROUGH 13986. INSTRUMENT NO. 111069338

Valerie ...
DEPUTY

Christopher P. ...
EX-OFFICIO RECORDER

Fee : \$ 36.00