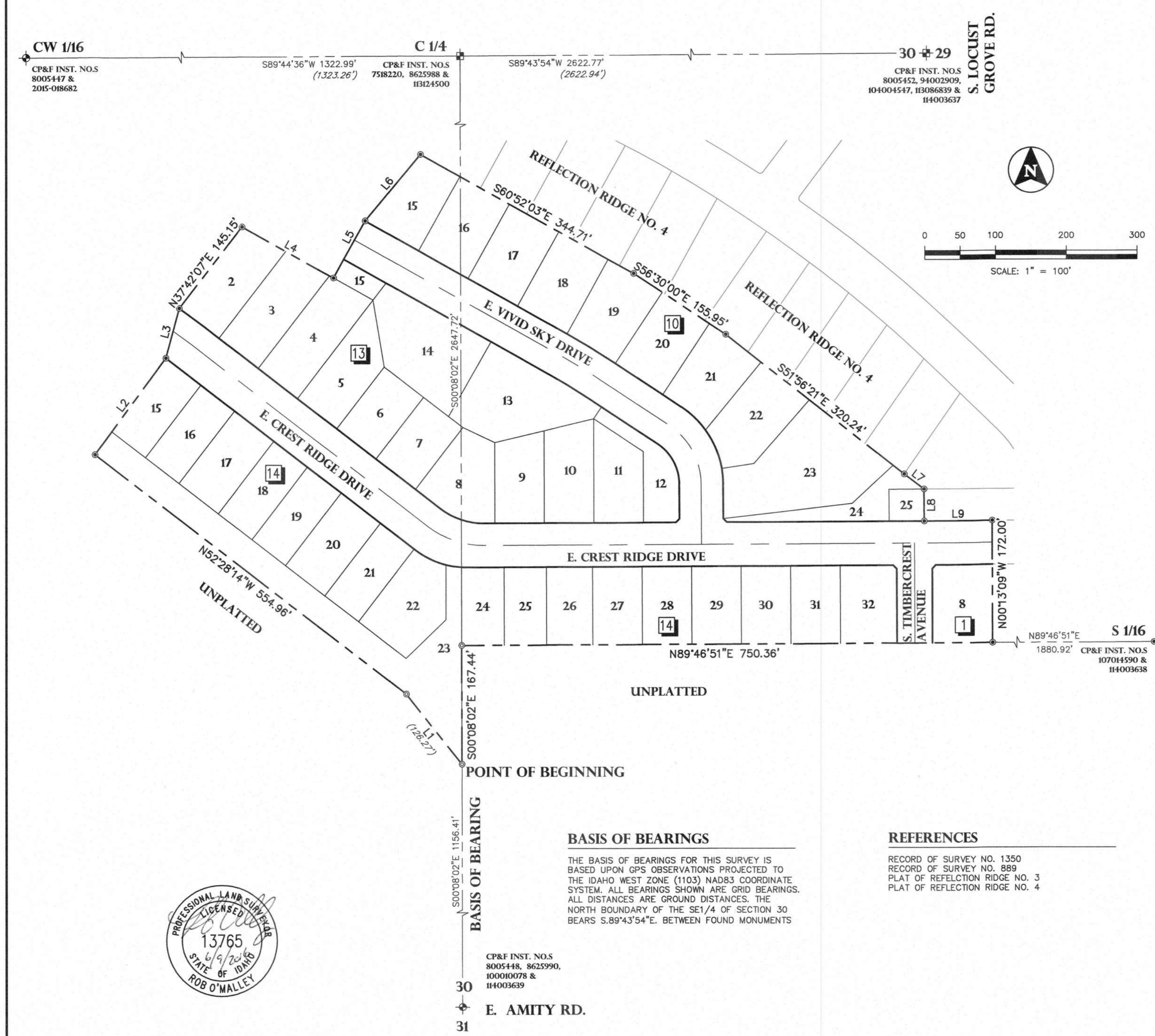


REFLECTION RIDGE SUBDIVISION NO. 6

LOCATED IN THE NW1/4 OF THE SE1/4 AND E1/2 OF THE SW1/4 OF SECTION 30,
TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN
CITY OF MERIDIAN, ADA COUNTY, IDAHO
2016



LEGEND	
---	PROPERTY BOUNDARY
---	SECTION LINE
---	RIGHT-OF-WAY LINE / LOT LINE
---	CENTERLINE
---	UTILITY EASEMENT LINE
---	SLOPE SETBACK EASEMENT LINE
+	FOUND BRASS CAP MONUMENT
⊕	FOUND ALUMINUM CAP MONUMENT
●	FOUND 5/8" REBAR
•	FOUND 1/2" REBAR
⊙	SET 5/8" REBAR WITH PLASTIC CAP PLS 13765
○	SET 1/2" REBAR WITH PLASTIC CAP PLS 13765
□	CALCULATED POINT - NOTHING SET OR FOUND
{8961}	PLS NUMBER ON FOUND MONUMENT
(244.21')	RECORD DATA
16	LOT NUMBER
1	BLOCK NUMBER

- SEE SHEET 2 FOR LINE AND CURVE TABLES
- ### NOTES
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT. BUILDING SETBACKS SHALL BE MEASURED FROM THE PROPERTY LINE OR THE BACK OF SIDEWALK, WHICHEVER IS MORE RESTRICTIVE.
 - THE BOTTOM OF ALL BUILDING FOOTINGS SHALL BE A MINIMUM 1' (FOOT) ABOVE SEASON HIGH GROUND WATER.
 - LOT 24 BLOCK 10, LOT 12 AND 15 BLOCK 13 AND LOT 23 BLOCK 14 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE REFLECTION RIDGE SUBDIVISION HOMEOWNERS ASSOCIATION.
 - ANY RESUBDIVISION OF THIS PLAT OR PORTIONS THEREOF SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
 - THIS DEVELOPMENT RECOGNIZES IDAHO CODE TITLE 22, CHAPTER 4503 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."
 - UNLESS OTHERWISE DIMENSIONED, ALL LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO A PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT AS FOLLOWS: TEN (10) FEET COINCIDENT WITH ALL FRONT AND REAR LOT LINES. FIVE (5) FEET COINCIDENT WITH ALL SIDE LOT LINES WITHIN THE SUBDIVISION BOUNDARIES.
 - THE PRESSURE IRRIGATION SYSTEM WITHIN THIS DEVELOPMENT IS OWNED AND MAINTAINED BY THE NAMPA & MERIDIAN IRRIGATION DISTRICT. OWNERSHIP WAS TRANSFERRED TO THE NAMPA & MERIDIAN IRRIGATION DISTRICT VIA THE AMENDED BILL OF SALE, ON FILE IN INSTRUMENT NO. 113111746, AND IS SUBJECT TO THE LICENSE AGREEMENT ON FILE IN INSTRUMENT NO. 113019656, AND CONSTRUCTION CONTRACT ON FILE IN INSTRUMENT NO. 113111745.
 - THIS PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT RECORDED ON FILE AS INSTRUMENT NUMBER 106108230 AND 112007170, RECORDS OF ADA COUNTY.
 - LOTS WITHIN THIS SUBDIVISION ARE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE NAMPA & MERIDIAN IRRIGATION DISTRICT. THE OWNER HAS COMPLIED WITH IDAHO CODE SECTION 31-3805(1)(b). WATER FOR IRRIGATION PURPOSES WILL BE PROVIDED BY SAID NAMPA & MERIDIAN IRRIGATION DISTRICT.
 - LOTS 13 AND 14, BLOCK 13 AND LOTS 15 THROUGH 22, BLOCK 14 ARE SUBJECT TO A SLOPE SETBACK EASEMENT AS DIMENSIONED. BUILDING SETBACK SHALL BE A MINIMUM 10' (FEET) FROM THE EASEMENT. SLOPES ARE TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
 - THIS PLAT IS SUBJECT TO ACHD LICENSE AGREEMENT INSTRUMENT NO. RECORDS OF ADA COUNTY, IDAHO.
 - LOT 23, BLOCK 14 IS SUBJECT TO A 40' (FOOT) WIDE EASEMENT IN FAVOR OF THE FARR LATERAL FOR INGRESS, EGRESS AND MAINTENANCE PURPOSES.
 - LOT 25, BLOCK 10 IS A NON-BUILDABLE LOT TO BE OWNED BY THE NAMPA-MERIDIAN IRRIGATION DISTRICT FOR INGRESS AND EGRESS MAINTENANCE OF A PRESSURE IRRIGATION FACILITY, ITS EQUIPMENT AND APPURTENANCES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED UPON GPS OBSERVATIONS PROJECTED TO THE IDAHO WEST ZONE (1103) NAD83 COORDINATE SYSTEM. ALL BEARINGS SHOWN ARE GRID BEARINGS. ALL DISTANCES ARE GROUND DISTANCES. THE NORTH BOUNDARY OF THE SE1/4 OF SECTION 30 BEARS S.89°43'54"E. BETWEEN FOUND MONUMENTS

REFERENCES

RECORD OF SURVEY NO. 1350
RECORD OF SURVEY NO. 889
PLAT OF REFLECTION RIDGE NO. 3
PLAT OF REFLECTION RIDGE NO. 4



CP&F INST. NOS
8005448, 8625990,
100010078 &
114003639

30
E. AMITY RD.
31

T-O ENGINEERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642-6703
PHONE: (208) 323-2288 FAX: (208) 323-2399

SHEET NO. 1 OF 5

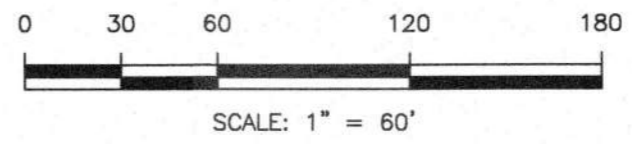
REFLECTION RIDGE SUBDIVISION NO. 6



LEGEND

- PROPERTY BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE / LOT LINE
- CENTERLINE
- UTILITY EASEMENT LINE
- SLOPE SETBACK EASEMENT LINE
- FOUND BRASS CAP MONUMENT
- ⊕ FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- SET 5/8" REBAR WITH PLASTIC CAP PLS 13765
- SET 1/2" REBAR WITH PLASTIC CAP PLS 13765
- CALCULATED POINT - NOTHING SET OR FOUND
- {13765} PLS NUMBER ON FOUND MONUMENT
- (244.21') RECORD DATA
- 16 LOT NUMBER
- 1 BLOCK NUMBER

SEE SHEET 3 FOR LINE AND CURVE TABLES

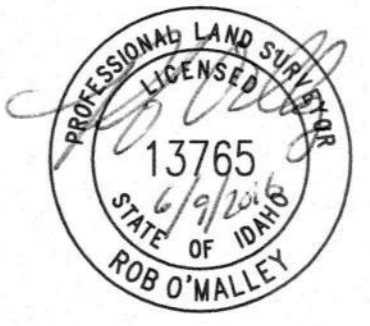


LINE TABLE

LINE	BEARING	DISTANCE
L1	N38°34'51"W	126.17'
L2	N36°24'11"E	128.84'
L3	N15°19'17"E	72.52'
L4	S60°52'03"E	70.73'
L5	N29°07'57"E	62.00'
L6	N39°54'04"E	122.15'
L7	S52°48'01"E	35.01'
L8	S00°13'09"E	45.00'
L9	N89°46'51"E	96.22'
L10	N44°46'51"E	7.07'
L11	S45°13'09"E	7.07'
L13	S34°28'43"W	20.00'
L14	N56°30'00"W	84.05'
L15	S37°38'55"W	30.33'
L16	N45°13'08"W	7.07'
L17	S89°46'51"W	49.50'
L18	S00°13'06"E	45.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	120.00'	22.11'	10°33'28"	S81°12'27"E	22.08'
C2	963.00'	18.93'	1°07'36"	S53°02'02"E	2982.25'
C3	120.00'	49.13'	23°27'30"	S64°11'59"E	48.79'
C4	120.00'	7.82'	3°43'57"	S88°21'10"E	7.82'
C5	131.00'	22.22'	9°43'05"	N5°04'41"W	22.19'
C6	131.00'	59.36'	25°57'51"	N22°55'09"W	58.86'
C7	131.00'	47.10'	20°35'55"	N46°12'02"W	46.84'
C8	1031.00'	75.54'	4°11'52"	N58°35'56"W	75.52'
C9	1031.00'	3.05'	0°10'11"	N60°46'57"W	3.05'
C10	969.00'	73.87'	4°22'03"	S58°41'01"E	73.85'
C11	69.00'	67.78'	56°16'51"	S28°21'34"E	65.09'
C12	100.00'	65.88'	37°44'54"	N71°20'41"W	64.70'
C13	1031.00'	46.36'	2°34'35"	N53°45'31"W	2982.55'
C14	131.00'	86.31'	37°44'54"	N71°20'41"W	84.75'
C15	1000.00'	33.89'	1°56'30"	N53°26'29"W	33.88'
C16	1000.00'	76.23'	4°22'03"	S58°41'01"E	76.21'
C17	100.00'	98.23'	56°16'51"	S28°21'34"E	94.33'

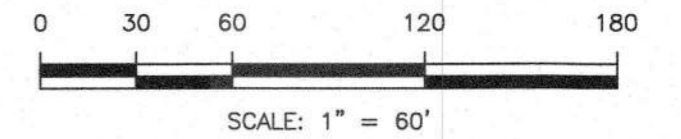
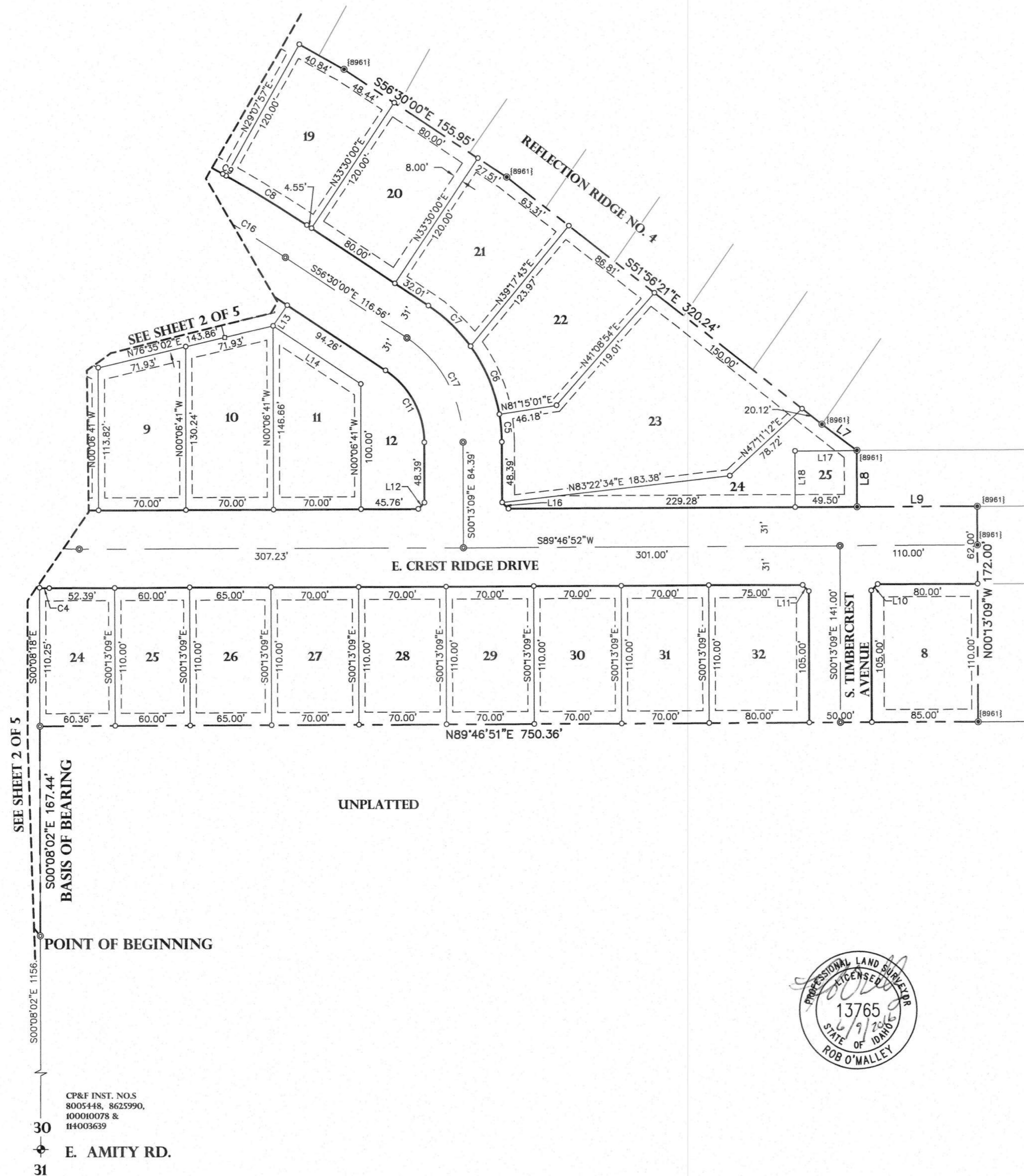


T-O ENGINEERS
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 MERIDIAN, IDAHO 83642-6703
 PHONE: (208) 323-2288 FAX: (208) 323-2399
SHEET NO. 2 OF 5

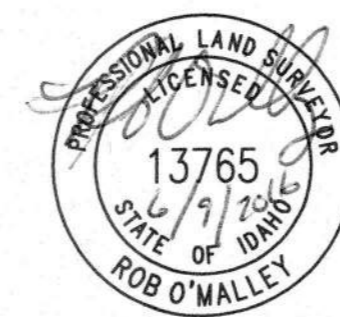
REFLECTION RIDGE SUBDIVISION NO. 6

LEGEND	
	PROPERTY BOUNDARY
	SECTION LINE
	RIGHT-OF-WAY LINE / LOT LINE
	CENTERLINE
	UTILITY EASEMENT LINE
	SLOPE SETBACK EASEMENT LINE
	FOUND BRASS CAP MONUMENT
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	FOUND 5/8" REBAR
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	SET 5/8" REBAR WITH PLASTIC CAP PLS 13765
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	CALCULATED POINT - NOTHING SET OR FOUND
{8961}	PLS NUMBER ON FOUND MONUMENT
(244.21')	RECORD DATA
16	LOT NUMBER
1	BLOCK NUMBER

SEE SHEET 2 FOR LINE AND CURVE TABLES



S 1/16
 N89°46'51"E 1880.92'
 CP&F INST. NOS
 107014590 &
 114003638



CP&F INST. NOS
 8005448, 8625990,
 100010078 &
 114003639

E. AMITY RD.

T-O ENGINEERS
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 MERIDIAN, IDAHO 83642-6703
 PHONE: (208) 323-2288 FAX: (208) 323-2399

SHEET NO. 3 OF 5

REFLECTION RIDGE SUBDIVISION NO. 6

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HEREINAFTER DESCRIBED.

A PARCEL OF LAND LOCATED IN THE NW1/4 OF THE SE1/4 AND THE E1/2 OF THE SW1/4 OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 30; THENCE, ALONG THE MID-SECTION LINE OF SAID SECTION 30,

A) N.00°08'02"W., 1156.42 FEET TO THE SOUTH SIDE OF AN IRRIGATION (FARR) LATERAL MAINTENANCE ROAD DESCRIBED UNDER PARCEL "C" OF QUITCLAIM DEED INSTRUMENT NO.113069792, RECORDS OF ADA COUNTY, IDAHO AND THE POINT OF BEGINNING; THENCE, ALONG SAID DESCRIBED ROAD THE FOLLOWING COURSES:

- 1) N.38°34'51"W., 126.17 FEET; THENCE,
2) N.52°28'14"W., 554.96 FEET; THENCE, LEAVING SAID MAINTENANCE ROAD,
3) N.36°24'11"E., 168.85 FEET; THENCE,
4) N.15°19'17"E., 72.52 FEET; THENCE,
5) N.37°42'07"E., 145.15 FEET; THENCE,
6) S.60°52'03"E., 147.96 FEET; THENCE,
7) N.29°07'57"E., 92.00 FEET; THENCE,
8) N.39°54'04"E., 122.15 FEET TO THE SOUTHWESTERLY BOUNDARY OF REFLECTION RIDGE SUBDIVISION NO.4, RECORDED IN BOOK 108 OF PLATS AT PAGES 15,171 - 15,174, RECORDS OF ADA COUNTY, IDAHO; THENCE, ALONG SAID BOUNDARY THE FOLLOWING COURSES:
9) S.60°52'03"E., 344.71 FEET; THENCE,
10) S.56°30'00"E., 155.95 FEET; THENCE,
11) S.51°56'21"E., 320.24 FEET; THENCE,
12) S.52°48'01"E., 35.01 FEET; THENCE,
13) S.00°13'09"E., 45.00 FEET; THENCE,
14) N.89°46'51"E., 96.22 FEET; THENCE,
15) S.00°13'09"E., 172.00 FEET TO THE SOUTHWEST CORNER OF SAID REFLECTION RIDGE SUBDIVISION NO.4 AND THE SOUTH BOUNDARY OF SAID NW1/4 OF THE SE1/4; THENCE, ALONG SAID BOUNDARY,
16) S.89°46'51"W., 750.36 FEET TO THE SOUTHWEST CORNER OF SAID NW1/4 OF THE SE1/4; THENCE, ALONG THE WEST BOUNDARY OF SAID E1/2 OF THE SW1/4,
17) S.00°08'02"E., 167.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.747 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON. ALL LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM THE CITY OF MERIDIAN, IDAHO, AND SAID CITY HAS AGREED IN WRITING TO SERVE ALL LOTS IN THIS SUBDIVISION PER IDAHO CODE 50-1334.

Signature of William Duthie, President of Mission Coast Properties ID., Inc.

ACKNOWLEDGMENT

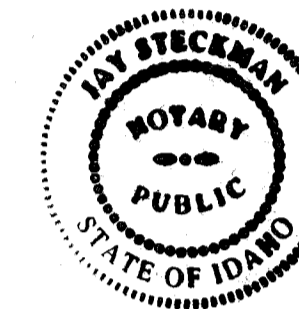
STATE OF IDAHO, COUNTY OF ADA } S.S.

ON THIS 28th DAY OF April, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WILLIAM DUTHIE, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF MISSION COAST PROPERTIES ID, INC, WHO EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION 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 10/30/2019

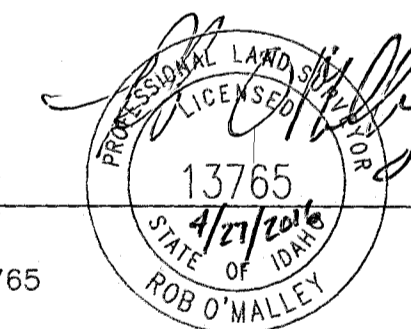
Signature of Notary Public, Rob O'Malley



CERTIFICATE OF SURVEYOR

I, ROB O'MALLEY, 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 THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

ROB O'MALLEY IDAHO NO. 13765



T-O ENGINEERS 2471 S. TITANIUM PLACE MERIDIAN, IDAHO 83642-6703 PHONE: (208) 323-2298 FAX: (208) 323-2399 SHEET NO. 4 OF 5

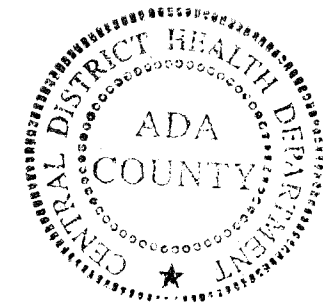
REFLECTION RIDGE SUBDIVISION NO. 6

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 CONDITION OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

Signature: [Handwritten Signature] R.E.H.S. DISTRICT HEALTH DEPARTMENT

DATE: 7-20-16



ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE _____ DAY OF _____, 20____.

PRESIDENT ~ ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF THE CITY ENGINEER

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

CITY ENGINEER ~ MERIDIAN, IDAHO

DATE

APPROVAL OF THE CITY COUNCIL

I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, 20____, THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK ~ MERIDIAN, IDAHO

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR 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.

ADA COUNTY SURVEYOR

DATE

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.

COUNTY TREASURER

DATE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
COUNTY OF ADA } s.s.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____ AT _____ MINUTES PAST _____ O'CLOCK _____ M. ON THIS _____ DAY OF _____, 20____, IN BOOK _____ OF PLATS, AT PAGES _____ THROUGH _____ AS INSTRUMENT NO. _____.

DEPUTY

EX OFFICIO RECORDER

