

- NOTES**
- DEVELOPMENT 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. SETBACKS SHALL BE MEASURED FROM THE BACK OF THE SIDEWALK OR PROPERTY LINE WHERE THERE IS NO ADJACENT SIDEWALK.
 - BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN OR AS ALLOWED BY CONDITIONAL USE PERMIT CUP-05-046, WHICH ALLOWS FOR REDUCED SETBACKS, LOT SIZES, AND LOT FRONTAGE.
 - DIRECT LOT ACCESS TO S. LOCUST GROVE ROAD IS PROHIBITED.
 - LOT 1, BLOCK 1; LOT 1, BLOCK 2; LOT 1, BLOCK 3; LOT 6, BLOCK 4; LOT 5, BLOCK 5; LOTS 1 AND 17, BLOCK 6; LOTS 1 AND 14, BLOCK 7 AND LOT 1, BLOCK 8 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE REFLECTION RIDGE HOMEOWNERS ASSOCIATION.
 - ANY RE-SUBDIVISION OF THIS PLAT OR PORTIONS THEREOF SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
 - 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.
 - PORTIONS OF LOT 1, BLOCK 2 AND LOT 6, BLOCK 4 ARE SERVIENT 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 8, 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.
 - UNLESS OTHERWISE DIMENSIONED, ALL LOTS WITHIN THE SUBDIVISION HAVE A PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT AS FOLLOWS: TEN FEET WIDE ALONG THE SUBDIVISION BOUNDARY EXCEPT AS STATED BELOW AND STREET RIGHTS-OF-WAY; TEN FEET WIDE, CENTERED ON THE INTERIOR LOT LINES. LOT 1 BLOCK 1 AND ALL OF BLOCK 7 & 8 HAVE A FIVE FOOT WIDE PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT ALONG THE SUBDIVISION BOUNDARY.
 - LOT OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF ANY IRRIGATION/DRAINAGE PIPE OR DITCH THAT CROSSES THEIR LOT UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.
 - THE BOTTOM ELEVATION OF HOUSE FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST KNOWN NORMAL GROUND WATER ELEVATION.
 - THE PRESSURE IRRIGATION SYSTEM WITHIN THIS DEVELOPMENT IS OWNED AND MAINTAINED BY THE NAMPA AND MERIDIAN IRRIGATION DISTRICT. OWNERSHIP WAS TRANSFERRED TO THE NAMPA MERIDIAN IRRIGATION DISTRICT VIA THE AMENDED BILL OF SALE INSTRUMENT No.113111746 RECORDED 10-3-13. REFER TO THE IRRIGATION CERTIFICATE ON SHEET 6.
 - ALL DIRECT ACCESS TO LOTS 2 THROUGH 5 BLOCK 3 AND LOTS 1 THROUGH 5 AND 7 THROUGH 11 BLOCK 4 AND LOTS 1 THROUGH 4 BLOCK 5 SHALL BE PROVIDED ACROSS THE PUBLIC ALLEYS ADJACENT TO SAID LOTS.
 - FENCING ON THE REAR PROPERTY LINES OF LOTS 2 THROUGH 4 BLOCK 2 AND LOTS 1 THROUGH 5 AND 7 THROUGH 11 BLOCK 4 ABUTTING THE COMMON AREAS SHALL BE IN COMPLIANCE WITH THE MOST RECENTLY APPROVED FENCING STANDARDS OF THE CITY OF MERIDIAN. FENCING FOR LOTS 2 THROUGH 16, BLOCK 6 AND LOTS 2 THROUGH 13, BLOCK 7 SHALL BE RESTRICTED TO THAT AREA NORTH OF THE RETAINING WALL.
 - THIS PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NUMBERS 106108230 AND 112007170 OF THE ADA COUNTY RECORDS.
 - TEMPORARY EASEMENT INSTRUMENT NUMBER 107033599 CONTAINS THE FOLLOWING LANGUAGE: "IT IS EXPRESSLY UNDERSTOOD AND AGREED, BY AND BETWEEN THE PARTIES HERETO, THAT THE TEMPORARY EASEMENT WILL BE RELEASED BACK TO THE GRANTOR AT SUCH TIME THE BLACK CAT TRUNK CONNECTS TO THE GLACIER SPRINGS DIVERSION MANHOLE, AND IS ACCEPTING INFLUENT." THE CONNECTION DESCRIBED HAS BEEN MADE. RELEASED IN ACCORDANCE WITH INSTRUMENT NUMBER 113117977.

BASIS OF BEARING
 THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS TECHNIQUES, PROJECTED TO THE IDAHO STATE PLANE COORDINATE SYTEM, NAD83 DATUM, WEST ZONE. ALL BEARINGS SHOWN ARE ON GRID AZIMUTH AND ALL DISTANCES SHOWN ARE AT GROUND. THE BEARING FROM THE SET 5/8 INCH REBAR WITH ALUMINUM CAP STAMPED "FLSI PLS 13934" MARKING THE CENTER OF SECTION 30 TO THE FOUND 1/2 INCH REBAR WITH ALUMINUM CAP STAMPED "PLS 7729" MARKING THE EAST 1/4 CORNER THEREOF IS NORTH 89°43'54"E EAST, AT A GROUND DISTANCE OF 2,622.77 FEET.

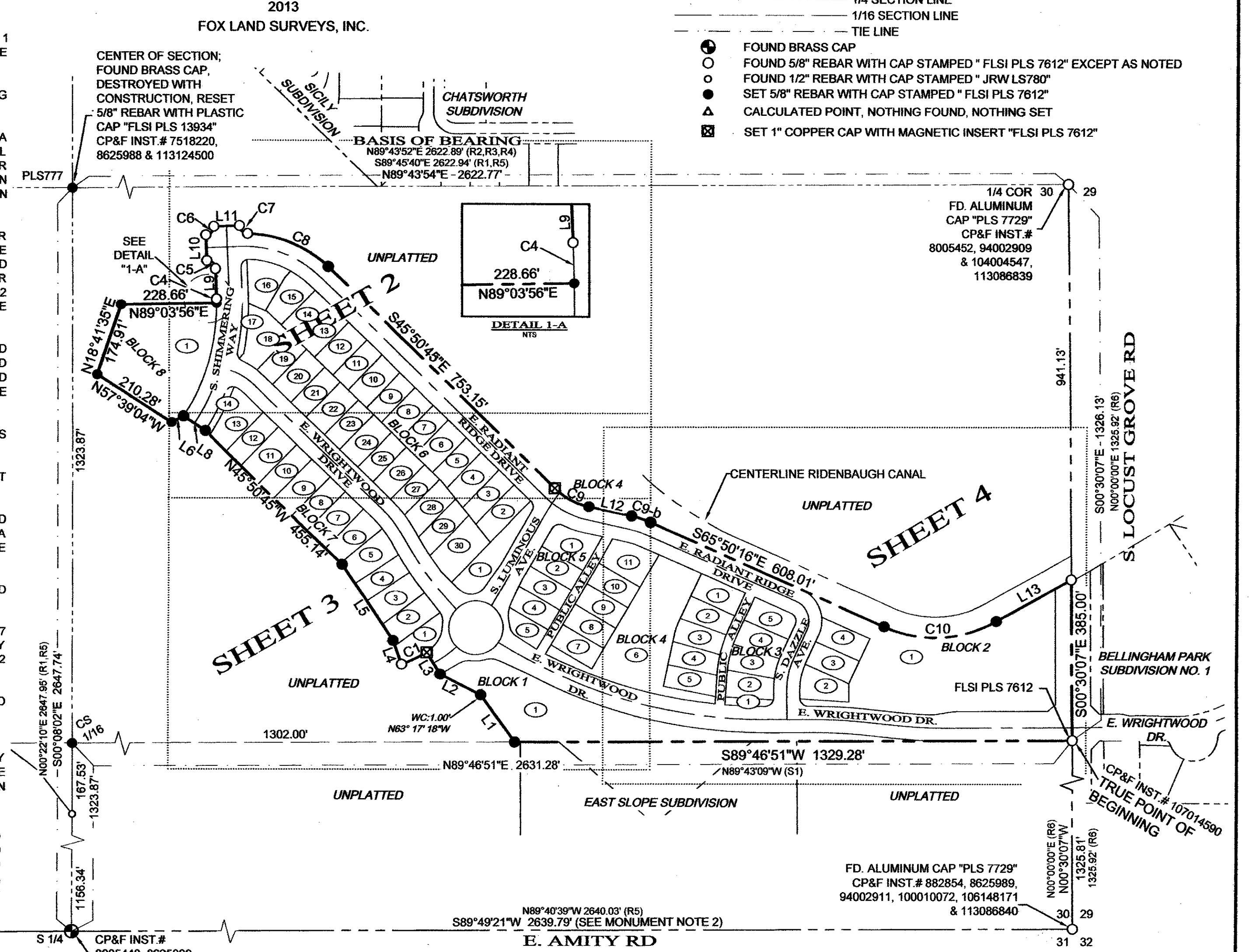
RECORD DATA

- (S1) RECORD DATA PER "EAST SLOPE SUBDIVISION" BOOK 54, PAGE 4939
- (S2) RECORD DATA PER THE PLAT OF "SICILY SUBDIVISION" BOOK 98, PAGE 12430
- (S3) RECORD DATA PER THE PLAT OF "CHATSWORTH SUBDIVISION" BOOK 93, PAGE 11269
- (R1) RECORD DATA PER RECORD OF SURVEY INST.# 8002412
- (R2) RECORD DATA PER RECORD OF SURVEY INST.# 8940731
- (R3) RECORD DATA PER RECORD OF SURVEY INST.# 95020080
- (R4) RECORD DATA PER RECORD OF SURVEY INST.# 99048984
- (R5) RECORD DATA PER RECORD OF SURVEY INST.# 8626000
- (R6) RECORD DATA PER RECORD OF SURVEY INST.# 103096855
- (R7) RECORD DATA PER RECORD OF SURVEY INST.# 108008688

| CURVE TABLE | | | | | | |
|-------------|----------|--------|-----------|---------|-------------|------------|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CH. BEARING | CH. LENGTH |
| C1 | 66.16' | 369.00 | 10°16'22" | 33.17' | S64°01'22"W | 66.07' |
| C2 & C3 | NOT USED | | | | | |
| C4 | 9.73' | 469.00 | 1°11'18" | 4.86' | N01°32'47"W | 9.73' |
| C5 | 31.42' | 20.00 | 90°00'00" | 20.00' | N47°08'25"W | 28.28' |
| C6 | 31.42' | 20.00 | 90°00'00" | 20.00' | N42°51'35"E | 28.28' |
| C7 | 30.32' | 20.00 | 86°50'48" | 18.93' | S45°33'49"E | 27.50' |
| C8 | 211.58' | 281.00 | 43°08'28" | 111.09' | S67°24'59"E | 206.62' |
| C9 | 94.84' | 169.00 | 32°09'15" | 48.71' | S61°55'23"E | 93.60' |
| C9-b | 47.76' | 225.00 | 12°09'44" | 23.97' | S71°55'08"E | 47.67' |
| C10 | 282.05' | 300.00 | 53°52'04" | 152.42' | N87°13'42"E | 271.78' |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 137.81 | N35°53'31"W |
| L2 | 108.63' | N63°17'18"W |
| L3 | 62.00 | N31°06'49"W |
| L4 | 61.29 | N20°04'05"W |
| L5 | 220.00 | N33°40'58"W |
| L6 | 32.10 | S63°13'40"W |
| L7 | | NOT USED |
| L8 | 62.00 | N56°22'49"W |
| L9 | 72.48 | N02°08'25"W |
| L10 | 62.00 | N02°08'25"W |
| L11 | 62.00 | N88°18'51"E |
| L12 | 105.37 | S78°00'00"E |
| L13 | 201.31 | N60°17'40"E |

FINAL PLAT SHOWING
REFLECTION RIDGE SUBDIVISION NO. 1
 LOCATED WITHIN A PORTION OF THE N 1/2 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN CITY OF MERIDIAN, ADA COUNTY, IDAHO



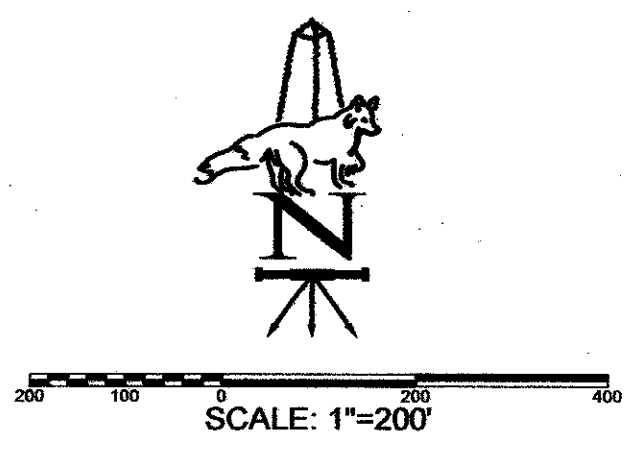
- LEGEND**
- BOUNDARY LINE
 - CENTER LINE
 - LOT LINE
 - RECORD BOUNDARY LINE
 - SECTION LINE
 - 1/4 SECTION LINE
 - 1/16 SECTION LINE
 - TIE LINE
 - FOUND BRASS CAP
 - FOUND 5/8" REBAR WITH CAP STAMPED "FLSI PLS 7612" EXCEPT AS NOTED
 - FOUND 1/2" REBAR WITH CAP STAMPED "JRWL8780"
 - SET 5/8" REBAR WITH CAP STAMPED "FLSI PLS 7612"
 - △ CALCULATED POINT, NOTHING FOUND, NOTHING SET
 - ⊠ SET 1" COPPER CAP WITH MAGNETIC INSERT "FLSI PLS 7612"

MONUMENTATION CERTIFICATE
 THIS IS TO CERTIFY THAT THIS PLAT IS BEING RECORDED UNDER THE PROVISIONS OF IDAHO CODE 50-1331 THROUGH 50-1333 AND THAT ALL INTERIOR MONUMENTS WILL BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THE PLAT.

CERTIFICATE NOTE
 CERTIFICATION AND CERTIFY AS USED HEREIN MEAN TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FACTS OR FINDINGS, WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

PREPARED BY
FOX LAND SURVEYS, INC.
 1515 S. SHOSHONE ST., BOISE ID 83705
 208-342-7957 - FAX 208-342-7437

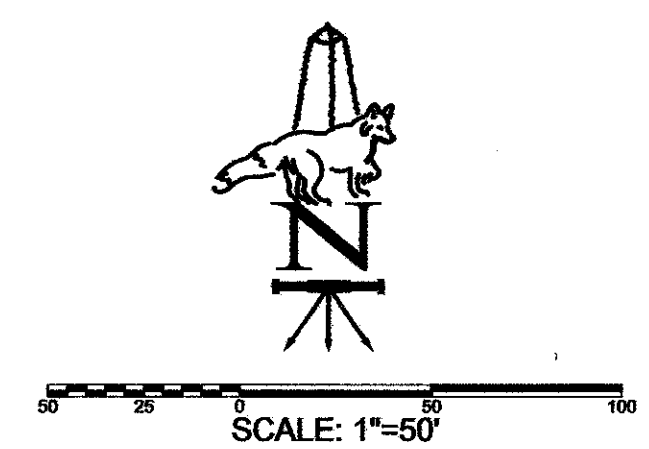
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 ACAD DWG. FILE 1277-FP1.DWG
 SHEET 1 OF 7



FINAL PLAT SHOWING REFLECTION RIDGE SUBDIVISION NO. 1

LOCATED WITHIN A PORTION OF THE N 1/2 OF THE SE 1/4 OF
SECTION 30, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN
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2013
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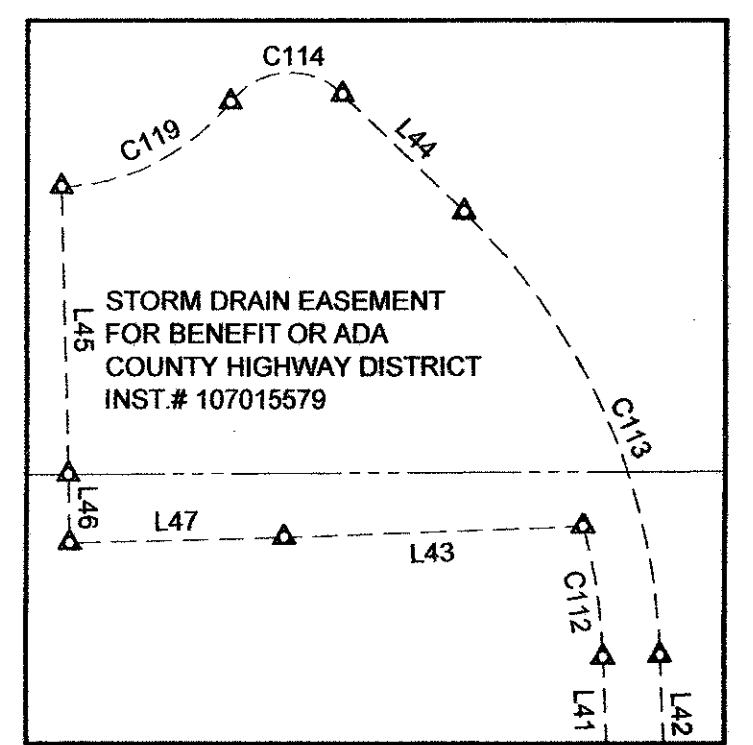
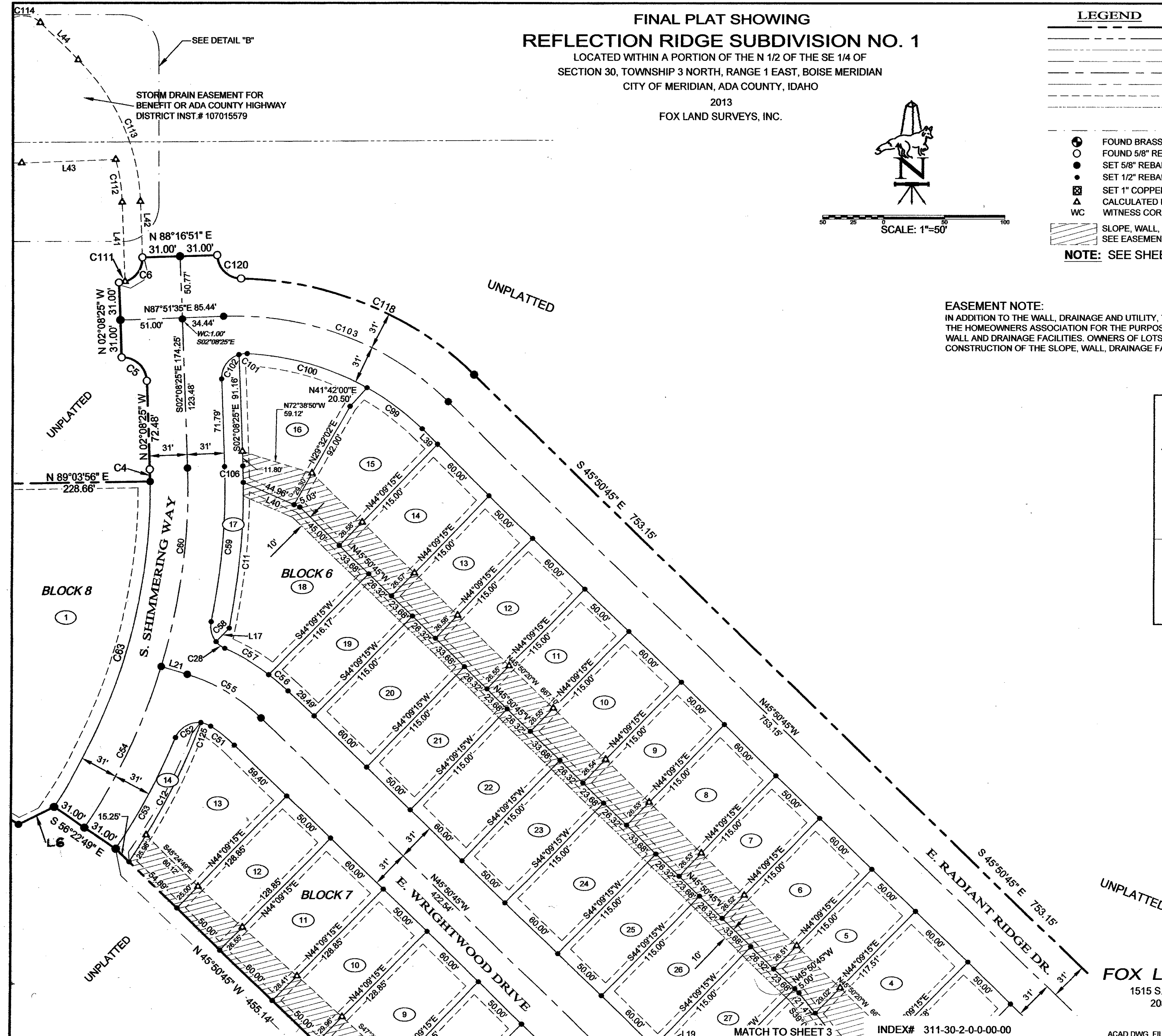
LEGEND

| | |
|--|--|
| | BOUNDARY LINE |
| | SECTION LINE |
| | 1/4 SECTION LINE |
| | 1/16 SECTION LINE |
| | CENTER LINE |
| | RECORD BOUNDARY LINE |
| | PUBLIC UTILITY, DRAINAGE & IRRIGATION EASEMENT |
| | 10 FOOT WIDE PRESSURE IRRIGATION EASEMENT (SEE NOTE 8 ON SHEET 1) |
| | TIE LINE |
| | FOUND BRASS CAP |
| | FOUND 5/8" REBAR WITH CAP STAMPED "FLSI PLS 7612" |
| | SET 5/8" REBAR WITH PLASTIC CAP STAMPED "FLSI PLS 7612" |
| | SET 1/2" REBAR WITH PLASTIC CAP STAMPED "FLSI PLS 7612" |
| | SET 1" COPPER CAP WITH MAGNETIC INSERT "FLSI PLS 7612" |
| | CALCULATED POINT, NOTHING FOUND, NOTHING SET |
| | WC WITNESS CORNER, DISTANCE AS NOTED |
| | SLOPE, WALL, DRAINAGE & UTILITY EASEMENT ON SHEETS 2 & 3, SEE EASEMENT NOTE ON PAGES 2 & 3. |

NOTE: SEE SHEETS 1 & 5 FOR CURVE AND LINE TABLES.

EASEMENT NOTE:

IN ADDITION TO THE WALL, DRAINAGE AND UTILITY, THIS AREA IS RESERVED AS AN EASEMENT BENEFITING THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A SLOPE, WALL AND DRAINAGE FACILITIES. OWNERS OF LOTS MAY NOT IMPEDE ACCESS FOR THE MAINTENANCE OR CONSTRUCTION OF THE SLOPE, WALL, DRAINAGE FACILITIES OR UTILITIES WITHIN THE EASEMENT.



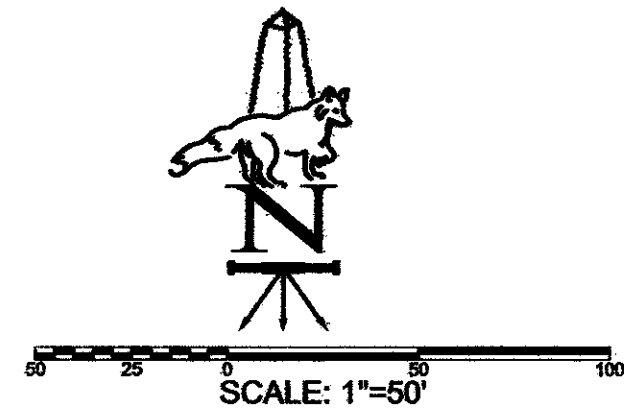
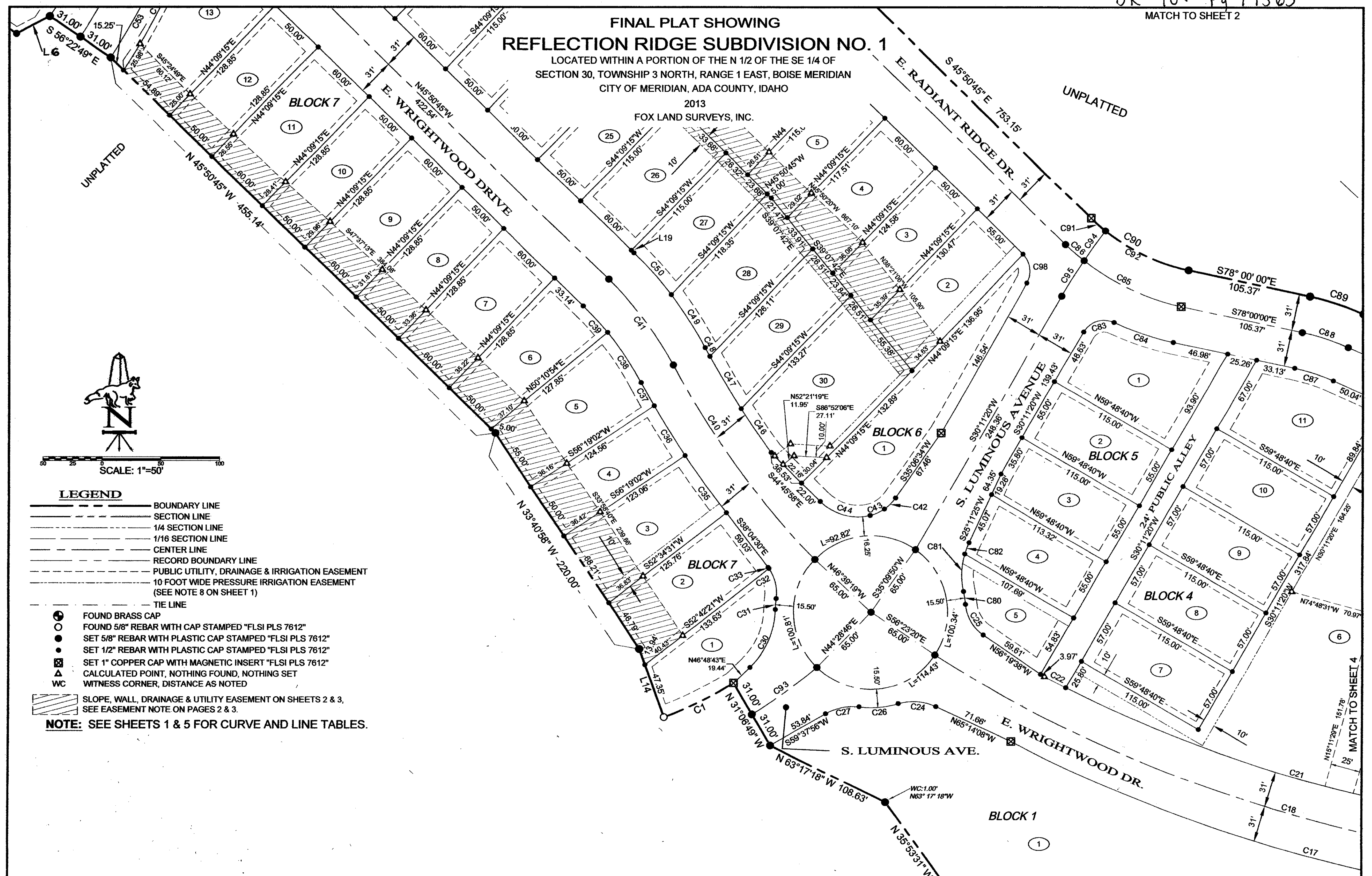
DETAIL B
NTS



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SECTION 30, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN
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FOX LAND SURVEYS, INC.



- LEGEND**
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FINAL PLAT SHOWING REFLECTION RIDGE SUBDIVISION NO. 1

LOCATED WITHIN A PORTION OF THE N 1/2 OF THE SE 1/4 OF
SECTION 30, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN
CITY OF MERIDIAN, ADA COUNTY, IDAHO

2013
FOX LAND SURVEYS, INC.

| CURVE TABLE | | | | | | |
|-------------|----------|---------|-----------|---------|-------------|------------|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CH. BEARING | CH. LENGTH |
| C11 | 120.34' | 572.23 | 12°02'56" | 60.39' | S05°13'13"W | 120.11' |
| C12 | 128.45' | 546.00 | 13°28'45" | 64.52' | N27°10'22"E | 128.15' |
| C13 | 29.15' | 20.00 | 83°30'00" | 17.85' | S48°28'09"E | 26.64' |
| C14 | 26.81' | 20.00 | 76°47'41" | 15.85' | N51°38'24"E | 24.84' |
| C15 | 2.27' | 20.00 | 6°30'00" | 1.14' | S03°28'09"E | 2.27' |
| C16 | 4.70' | 20.00 | 13°27'41" | 2.36' | N06°30'43"E | 4.69' |
| C17 | 599.03' | 1231.00 | 27°52'53" | 305.57' | S76°16'42"E | 593.14' |
| C18 | 676.13' | 1200.00 | 32°16'56" | 347.30' | S74°04'40"E | 667.22' |
| C19 | 95.57' | 1169.00 | 4°41'03" | 47.81' | S87°37'14"E | 95.55' |
| C20 | 24.01' | 1169.00 | 1°10'37" | 12.01' | S84°41'24"E | 24.01' |
| C21 | 424.06' | 1169.00 | 20°47'03" | 214.38' | S73°42'34"E | 421.73' |
| C22 | 20.06' | 1169.00 | 0°59'00" | 10.03' | S62°49'33"E | 20.06' |
| C23 | NOT USED | | | | | |
| C24 | 32.22' | 44.50 | 41°28'53" | 16.85' | S85°58'34"E | 31.52' |
| C25 | 31.04' | 34.50 | 51°32'49" | 16.66' | S30°33'14"E | 30.00' |
| C26 | 33.54' | 80.50 | 23°52'10" | 17.01' | N85°13'04"E | 33.29' |
| C27 | 29.14' | 44.50 | 37°31'13" | 15.11' | N78°23'33"E | 28.62' |
| C28 | 9.35' | 20.00 | 26°46'38" | 4.76' | N52°15'24"W | 9.26' |
| C29 | NOT USED | | | | | |
| C30 | 54.83' | 69.50 | 45°12'14" | 28.93' | N24°12'36"E | 53.42' |
| C31 | 9.31' | 80.50 | 6°37'34" | 4.66' | S04°55'17"W | 9.30' |
| C32 | 26.61' | 34.50 | 44°11'10" | 14.00' | N13°51'31"W | 25.95' |
| C33 | 1.28' | 34.50 | 2°07'23" | 0.64' | S37°00'48"E | 1.28' |
| C34 | NOT USED | | | | | |
| C35 | 60.06' | 781.00 | 4°24'23" | 30.05' | S35°59'59"E | 60.05' |
| C36 | 50.03' | 781.00 | 3°40'13" | 25.02' | S31°57'41"E | 50.02' |
| C37 | 22.49' | 781.00 | 1°39'00" | 11.25' | S29°18'04"E | 22.49' |
| C38 | 51.20' | 269.00 | 10°54'22" | 25.68' | N33°55'45"W | 51.13' |
| C39 | 30.35' | 269.00 | 6°27'50" | 15.19' | N42°36'51"W | 30.33' |
| C40 | 205.46' | 750.00 | 15°41'45" | 103.38' | S36°19'26"E | 204.81' |
| C41 | 90.95' | 300.00 | 17°22'12" | 45.83' | N37°09'40"W | 90.60' |
| C42 | 13.30' | 39.50 | 19°17'39" | 6.71' | N44°45'23"E | 13.24' |
| C43 | 13.27' | 34.50 | 22°02'00" | 6.72' | S65°25'13"W | 13.19' |
| C44 | 45.67' | 44.50 | 58°47'49" | 25.07' | S74°09'53"E | 43.69' |
| C45 | NOT USED | | | | | |
| C46 | 45.61' | 719.00 | 3°38'05" | 22.81' | S35°05'24"E | 45.60' |
| C47 | 51.69' | 719.00 | 4°07'08" | 25.85' | S31°12'47"E | 51.68' |
| C48 | 8.50' | 719.00 | 0°40'40" | 4.25' | S28°48'53"E | 8.50' |
| C49 | 53.24' | 331.00 | 9°12'57" | 26.68' | N33°05'02"W | 53.18' |
| C50 | 47.11' | 331.00 | 8°09'15" | 23.59' | N41°46'08"W | 47.07' |
| C51 | 25.24' | 119.00 | 12°09'00" | 12.66' | N51°55'16"W | 25.19' |
| C52 | 26.01' | 20.00 | 74°30'48" | 15.21' | S59°42'46"W | 24.22' |
| C53 | 103.46' | 531.00 | 11°09'49" | 51.89' | N28°02'17"E | 103.30' |
| C54 | 146.93' | 500.00 | 16°50'14" | 74.00' | N25°12'04"E | 146.41' |
| C55 | 71.66' | 150.00 | 27°22'18" | 36.53' | N59°31'54"W | 70.98' |
| C56 | 20.56' | 181.00 | 6°30'28" | 10.29' | N49°05'59"W | 20.55' |
| C57 | 41.99' | 181.00 | 13°17'30" | 21.09' | N58°59'58"W | 41.89' |
| C58 | 17.64' | 20.00 | 50°31'22" | 9.44' | S13°36'24"E | 17.07' |
| C59 | 127.85' | 531.00 | 13°47'42" | 64.23' | N04°45'26"E | 127.54' |
| C60 | 165.13' | 500.00 | 18°55'22" | 83.33' | N07°19'16"E | 164.38' |
| C61 | 16.27' | 85.00 | 10°58'06" | 8.16' | N86°19'59"E | 16.25' |
| C62 | 17.93' | 115.00 | 8°55'55" | 8.98' | S85°18'54"W | 17.91' |
| C63 | 282.99' | 469.00 | 34°34'18" | 145.95' | S16°20'02"W | 278.72' |
| C64 | NOT USED | | | | | |
| C65 | 61.60' | 144.00 | 24°30'33" | 31.28' | S12°02'07"W | 61.13' |
| C66 | 44.28' | 82.00 | 30°56'15" | 22.69' | N08°49'15"E | 43.74' |
| C67 | 84.71' | 82.00 | 59°11'23" | 46.57' | N36°14'34"W | 80.99' |
| C68 | 80.22' | 51.00 | 90°07'40" | 51.11' | N20°46'26"W | 72.21' |
| C69 | 31.46' | 20.00 | 90°07'40" | 20.04' | N20°46'26"W | 28.32' |
| C70 | 50.43' | 206.00 | 14°01'34" | 25.34' | S13°45'11"W | 50.30' |
| C71 | 25.02' | 206.00 | 6°57'33" | 12.53' | S03°15'38"W | 25.01' |
| C72 | 12.67' | 206.00 | 3°31'28" | 6.34' | S22°31'41"W | 12.67' |
| C73 | 74.86' | 175.00 | 24°30'33" | 38.01' | S12°02'07"W | 74.29' |
| C74 | 9.48' | 271.00 | 2°00'13" | 4.74' | S04°35'27"W | 9.48' |
| C75 | 64.12' | 271.00 | 13°33'24" | 32.21' | S12°22'16"W | 63.97' |
| C76 | 24.31' | 271.00 | 5°08'26" | 12.17' | S21°43'11"W | 24.31' |
| C77 | 10.67' | 295.00 | 2°04'23" | 5.34' | S23°15'13"W | 10.67' |
| C78 | 50.50' | 295.00 | 9°48'27" | 25.31' | S17°18'48"W | 50.43' |
| C79 | 45.41' | 295.00 | 8°49'14" | 22.75' | S07°59'58"W | 45.37' |

| CURVE TABLE | | | | | | |
|-------------|----------|---------|-----------|---------|-------------|------------|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CH. BEARING | CH. LENGTH |
| C80 | 10.91' | 80.50 | 7°46'05" | 5.46' | N08°39'52"W | 10.91' |
| C81 | 32.23' | 64.50 | 28°37'51" | 16.46' | N01°46'01"E | 31.90' |
| C82 | 10.25' | 64.50 | 9°06'29" | 5.14' | N20°38'10"E | 10.24' |
| C83 | 29.68' | 20.00 | 85°01'49" | 18.34' | S72°42'15"W | 27.03' |
| C84 | 53.30' | 231.00 | 13°13'09" | 26.77' | S71°23'25"E | 53.18' |
| C85 | 91.60' | 200.00 | 26°14'26" | 46.62' | S64°52'47"E | 90.80' |
| C86 | 20.64' | 200.00 | 5°54'48" | 10.33' | S48°48'10"E | 20.63' |
| C87 | 34.60' | 163.00 | 12°09'44" | 17.37' | N71°55'08"W | 34.54' |
| C88 | 41.18' | 194.00 | 12°09'44" | 20.67' | N71°55'08"W | 41.10' |
| C89 | 47.76' | 225.00 | 12°09'44" | 23.97' | N71°55'08"W | 47.67' |
| C90 | 94.84' | 169.00 | 32°09'15" | 48.71' | S61°55'23"E | 93.60' |
| C91 | 16.23' | 169.00 | 5°30'13" | 8.12' | S48°35'52"E | 16.23' |
| C92 | 78.61' | 169.00 | 26°39'02" | 40.03' | S64°40'29"E | 77.90' |
| C93 | NOT USED | | | | | |
| C94 | 31.03' | 500.00 | 3°33'22" | 15.52' | S36°00'28"W | 31.03' |
| C95 | 35.26' | 500.00 | 4°02'27" | 17.64' | S32°12'34"W | 35.26' |
| C96 | NOT USED | | | | | |
| C97 | NOT USED | | | | | |
| C98 | 26.54' | 20.00 | 76°02'06" | 15.64' | N07°49'43"W | 24.64' |
| C99 | 56.56' | 219.00 | 14°47'53" | 28.44' | N53°14'42"W | 56.40' |
| C100 | 102.14' | 219.00 | 26°43'25" | 52.02' | N74°00'21"W | 101.22' |
| C101 | 6.72' | 20.00 | 19°15'01" | 3.39' | S83°00'26"W | 6.69' |
| C102 | 26.36' | 20.00 | 75°31'21" | 15.49' | S35°37'15"W | 24.49' |
| C103 | 202.00' | 250.00 | 46°17'40" | 106.88' | N68°59'35"W | 196.55' |
| C104 | 86.69' | 281.00 | 17°40'37" | 43.69' | N67°57'25"W | 86.35' |
| C105 | 65.09' | 281.00 | 13°16'22" | 32.69' | N52°28'56"W | 64.95' |
| C106 | 13.35' | 572.23 | 1°20'11" | 6.67' | N01°28'20"W | 13.35' |
| C107 | 22.85' | 100.00 | 13°05'30" | 11.47' | S17°44'39"W | 22.80' |
| C108 | 102.41' | 969.00 | 6°03'19" | 51.25' | S87°11'30"E | 102.36' |
| C109 | 105.68' | 1000.00 | 6°03'18" | 52.89' | N87°11'30"W | 105.63' |
| C110 | 108.96' | 1031.00 | 6°03'19" | 54.53' | N87°11'30"W | 108.91' |
| C111 | 5.05' | 20.00 | 14°28'39" | 2.54' | N80°37'15"E | 5.04' |
| C112 | 34.99' | 154.00 | 13°01'01" | 17.57' | N08°38'56"W | 34.91' |
| C113 | 129.04' | 169.00 | 43°44'52" | 67.85' | N24°00'51"W | 125.93' |
| C114 | 33.44' | 20.00 | 95°47'43" | 22.13' | S86°12'51"W | 29.68' |
| C115 | 108.96' | 1031.00 | 6°03'19" | 54.53' | S87°11'30"E | 108.91' |
| C116 | 105.68' | 1000.00 | 6°03'18" | 52.89' | S87°11'30"E | 105.63' |
| C117 | 67.97' | 969.00 | 4°01'08" | 34.00' | S86°10'24"E | 67.95' |
| C118 | 211.58' | 281.00 | 43°08'28" | 111.09' | S67°24'59"E | 206.62' |
| C119 | 50.80' | 58.00 | 50°10'45" | 27.16' | N63°24'23"E | 49.19' |
| C120 | 30.32' | 20.00 | 86°50'48" | 18.93' | S45°33'49"E | 27.50' |
| C121 | NOT USED | | | | | |
| C122 | NOT USED | | | | | |
| C123 | NOT USED | | | | | |
| C124 | NOT USED | | | | | |
| C125 | 8.74' | 20.00 | 25°02'04" | 4.44' | N70°30'48"W | 8.67' |

| LINE TABLE | | |
|------------|----------|-------------|
| LINE | LENGTH | BEARING |
| L14 | 61.29 | N20°04'05"W |
| L15 | NOT USED | |
| L16 | NOT USED | |
| L17 | 15.74 | N44°09'15"E |
| L18 | NOT USED | |
| L19 | 3.05 | N45°50'45"W |
| L20 | NOT USED | |
| L21 | 22.31 | N73°13'03"W |
| L22 | 32.31 | N80°50'56"E |
| L23 | NOT USED | |
| L24 | NOT USED | |
| L25 | 24.65 | N49°15'08"E |
| L26 | 43.05 | S00°01'52"W |
| L27 | 20.71 | N00°13'09"W |
| L28 | 17.82 | N24°17'24"E |
| L29 | 20.70 | N00°13'09"W |
| L30 | NOT USED | |
| L31 | 71.71 | N00°13'09"W |
| L32 | 18.62 | S03°35'21"W |
| L33 | 17.27 | S03°35'21"W |
| L34 | 5.07 | S03°35'21"W |
| L38 | NOT USED | |
| L39 | 17.87 | N45°50'45"W |
| L40 | 49.99 | N66°24'35"W |
| L41 | 64.68 | N02°08'25"W |
| L42 | 45.31 | N02°08'25"W |
| L43 | 77.49 | S87°51'35"W |
| L44 | 43.82 | S45°53'17"E |
| L45 | 74.13 | S01°30'14"E |
| L46 | 17.87 | S01°30'14"E |
| L47 | 56.24 | N88°29'46"E |



PREPARED BY
FOX LAND SURVEYS, INC.
1515 S. SHOSHONE ST., BOISE ID 83705
208-342-7957 - FAX 208-342-7437

FINAL PLAT SHOWING REFLECTION RIDGE SUBDIVISION NO. 1

LOCATED WITHIN A PORTION OF THE N 1/2 OF THE SE 1/4 OF
SECTION 30, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN
CITY OF MERIDIAN, ADA COUNTY, IDAHO

2013
FOX LAND SURVEYS, INC.

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS:
THAT MISSION COAST PROPERTIES ID INC. IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A portion of the North 1/2 of the Southeast 1/4, Section 30, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 13934" marking the Center of Section 30;

thence along the East-West center line of Section 30 North 89°43'54" East, a distance of 2,622.77 feet to a found 5/8 inch rebar with aluminum cap stamped PLS 7729" marking the East 1/4 Corner thereof;

thence along the Easterly boundary of Section 30, South 00°30'07" East, a distance of 1,326.13 feet to a found 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612" marking the South 1/16th corner common to Sections 29 and 30, the TRUE POINT OF BEGINNING;

thence along the South 1/16th line of Section 30 and the Northerly boundary of the East Slope Subdivision and the Westerly prolongation thereof, South 89°46'51" West, a distance of 1,329.28 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";

thence North 35°53'31" West, a distance of 137.81 feet to a point from which a witness corner being a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612 bears North 63°17'18" West, a distance of 1.00 feet;

thence North 63°17'18" West, a distance of 108.63 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";

thence North 31°06'49" West, a distance of 62.00 feet to a set 1 inch copper cap with magnetic insert stamped "FLSI PLS 7612" at the beginning of a non-tangent curve to the right;

thence along said non-tangent curve to the right having a length of 66.16 feet, a radius of 369.00 feet, a central angle of 10°16'22", tangents of 33.17 feet, and a long chord which bears South 64°01'22" West, a distance of 66.07 feet to a found 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";

thence North 20°04'05" West, a distance of 61.29 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";

thence North 33°40'58" West, a distance of 220.00 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";

thence North 45°50'45" West, a distance of 455.14 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";

thence North 56°22'49" West, a distance of 62.00 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";

thence South 63°13'40" West, a distance of 32.10 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";

thence North 57°39'04" West, a distance of 210.28 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";

thence North 18°41'35" East, a distance of 174.91 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";

thence North 89°03'56" East, a distance of 228.66 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612" at the beginning of a non-tangent curve to the left;

thence along said non-tangent curve to the left having a length of 9.73 feet, a radius of 469.00 feet, a central angle of 1°11'18", tangents of 4.86 feet, and a long chord which bears North 01°32'47" West, a distance of 9.73 feet to a found 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";

thence North 02°08'25" West, a distance of 72.48 feet to a found 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612" at the beginning of a curve to the left;

thence along said curve to the left having a length of 31.42 feet, a radius of 20.00 feet, a central angle of 90°00'00", tangents of 20.00 feet, and a long chord which bears North 47°08'25" West, a distance of 28.28 feet to a found 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";

thence North 02°08'25" West, a distance of 62.00 feet to a found 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612" at the beginning of a non-tangent curve to the left;

thence along said non-tangent curve to the left having a length of 31.42 feet, a radius of 20.00 feet, a central angle of 90°00'00", tangents of 20.00 feet, and a long chord which bears North 42°51'35" East, a distance of 28.28 feet to a found 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";

thence North 88°16'51" East, a distance of 62.00 feet to a found 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612" at the beginning of a non-tangent curve to the left;

thence along said non-tangent curve to the left having a length of 30.32 feet, a radius of 20.00 feet, a central angle of 86°50'48", tangents of 18.93 feet, and a long chord which bears South 45°33'49" East, a distance of 27.50 feet to a found 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612" at a point of reverse curvature;

thence along said reverse curve to the right having a length of 211.58 feet, a radius of 281.00 feet, a central angle of 43°08'28", tangents of 111.09 feet, and a long chord which bears South 67°24'59" East, a distance of 206.62 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";

thence South 45°50'45" East, a distance of 753.15 feet to a set 1 inch copper cap with magnetic insert stamped "FLSI PLS 7612" at the beginning of a curve to the left;

thence along said curve to the left having a length of 94.84 feet, a radius of 169.00 feet, a central angle of 32°09'15", tangents of 48.71 feet, and a long chord which bears South 61°55'23" East, a distance of 93.60 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";

thence South 78°00'00" East, a distance of 105.37 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612" at the beginning of a curve to the right;

thence along said curve to the right having a length of 47.76 feet, a radius of 225.00 feet, a central angle of 12°09'44", tangents of 23.97 feet, and a long chord which bears South 71°55'08" East, a distance of 47.67 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";

thence South 65°50'16" East, a distance of 608.01 feet along the northwesterly projection of the southerly Right-of-Way of the Ridenbaugh Canal and said Right-of-Way to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612" at the beginning of a curve to the left;

thence continuing along said southerly Right-of-Way and said curve to the left having a length of 282.05 feet, a radius of 300.00 feet, a central angle of 53°52'04", tangents of 152.42 feet, and a long chord which bears North 87°13'42" East, a distance of 271.78 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612";

thence continuing along said Southerly Right-of-Way, North 60°17'40" East, a distance of 201.31 feet to a found 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612" on the Easterly boundary of Section 30;

thence along said boundary South 00°30'07" East, a distance of 385.00 feet to the TRUE POINT OF BEGINNING.

Containing 24.86 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 FOREVER THE PUBLIC STREETS AND ALLEYS SHOWN ON THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON. NO PERMANENT STRUCTURES OTHER THAN FOR SUCH UTILITY PURPOSES ARE TO BE ERRECTED WITHIN THE LIMITS OF THE EASEMENTS SHOWN HEREON EXCEPT AS NOTED. ALL OF THE LOTS IN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF MERIDIAN, AND THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION.

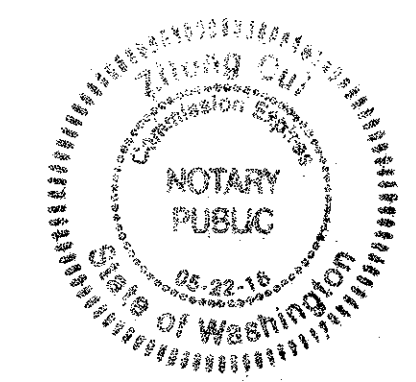
MISSION COAST PROPERTIES ID INC.
[Signature]
BY: LORNE DUTHIE, DIRECTOR

ACKNOWLEDGMENT

STATE OF Washington)
COUNTY OF Whatcom)SS

ON THIS 19th DAY OF November IN THE YEAR 2013, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED LORNE DUTHIE, KNOWN OR IDENTIFIED TO ME TO BE THE DIRECTOR OF MISSION COAST ID PROPERTIES INC, THE CORPORATION WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

[Signature]
NOTARY PUBLIC OF Washington State
RESIDING AT: Bellevue
MY COMMISSION EXPIRES: 05/22/2016



IRRIGATION CERTIFICATE

I, LORNE DUTHIE, DIRECTOR OF MISSION COAST PROPERTIES ID INC, OWNER OF SAID PROPERTY, DO HEREBY STATE THAT THE IRRIGATION WATER RIGHTS APPURTENANT TO AND ASSESSMENT OBLIGATION OF THE LANDS IN THIS PLAT HAVE NOT BEEN TRANSFERRED FROM SAID LANDS. LOTS WITHIN THE SUBDIVISION ARE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE NAMPA AND MERIDIAN IRRIGATION DISTRICT. IRRIGATION HAS BEEN PROVIDED UNDER IDAHO CODE 31-3805(b). WATER FOR IRRIGATION PURPOSES WILL BE PROVIDED BY NAMPA AND MERIDIAN IRRIGATION DISTRICT.

MISSION COAST PROPERTIES ID INC
[Signature]
BY: LORNE DUTHIE, DIRECTOR

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, TIMOTHY J. FOX, A PROFESSIONAL LAND SURVEYOR, SUPERVISED THE SURVEY OF LAND AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AS MADE ON SAID LAND DESIGNATED HEREIN AS "REFLECTION RIDGE SUBDIVISION NO. 1", AND THAT IT WAS COMPLETED IN ACCORDANCE WITH THE CURRENT LAWS OF THE STATE OF IDAHO RELATING TO PLATS AND SURVEYS AND WITH THE CURRENT MERIDIAN CITY SUBDIVISION ORDINANCE.

CERTIFICATE NOTE

CERTIFICATION AND CERTIFY AS USED HEREIN MEAN TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FACTS OR FINDINGS, WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.



PREPARED BY
FOX LAND SURVEYS, INC.
1515 S. SHOSHONE ST., BOISE ID 83705
208-342-7957 - FAX 208-342-7437

FINAL PLAT SHOWING
REFLECTION RIDGE SUBDIVISION NO. 1

LOCATED WITHIN A PORTION OF THE N 1/2 OF THE SE 1/4 OF
SECTION 30, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN
CITY OF MERIDIAN, ADA COUNTY, IDAHO

2013
FOX LAND SURVEYS, INC.

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

[Signature] REHS
DISTRICT HEALTH DEPARTMENT, REHS
DATE: 9/19/13



CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, 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.

BY: [Signature]
PLS 5359
DATE: 11-26-2013



ADA COUNTY HIGHWAY DISTRICT COMMISSIONER'S ACCEPTANCE

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 19th DAY OF SEPTEMBER, 2013.

ADA COUNTY HIGHWAY DISTRICT
[Signature]
CHAIRMAN



CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR ADA COUNTY, 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.

[Signature]
COUNTY TREASURER
[Signature]
DEPUTY
DATE: 11-27-13



APPROVAL OF CITY ENGINEER

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

[Signature] 10/16/12
CITY ENGINEER DATE

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO)
COUNTY OF ADA) SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF MISSION COAST PROPERTIES ID, INC., AT 4 MINUTES PAST 9 O'CLOCK A.M., ON THIS 29th DAY OF Nov, 2013, IN BOOK 106 OF PLATS AT PAGES 14563 THRU 14569 AS INSTRUMENT NUMBER 113129235.

[Signature]
DEPUTY

FEE \$36.00

[Signature]
EX-OFFICIO RECORDER

APPROVAL OF CITY COUNCIL

I, JACK JONES, DEPUTY 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 23 DAY OF JULY, 2013, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

[Signature] 10-17-13
MERIDIAN CITY CLERK DATE



PREPARED BY
FOX LAND SURVEYS, INC.
1515 S. SHOSHONE ST., BOISE ID 83705
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