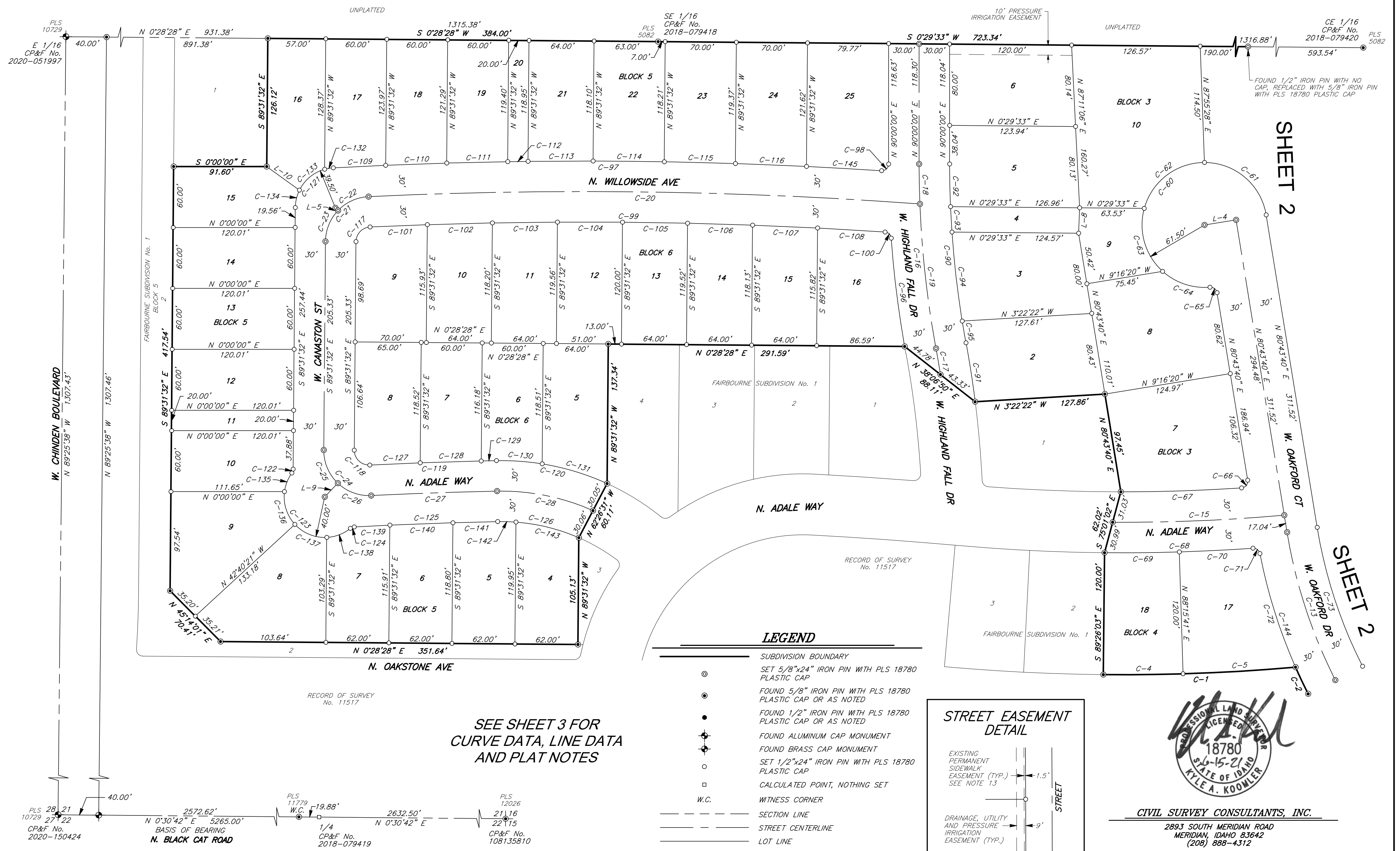
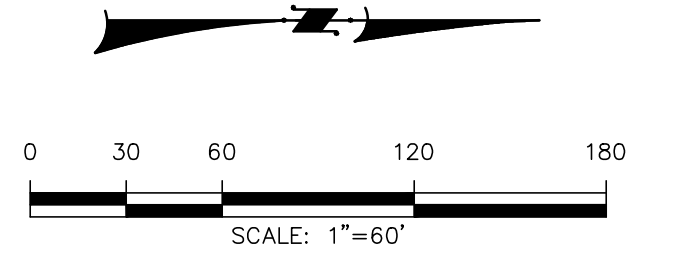


FAIRBOURNE SUBDIVISION NO. 3
 BEING A PORTION OF THE E 1/2 OF THE SE 1/4 OF SECTION 21,
 TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO

FAIRBOURNE DEVELOPMENT, LLC.

2021



SHEET 2

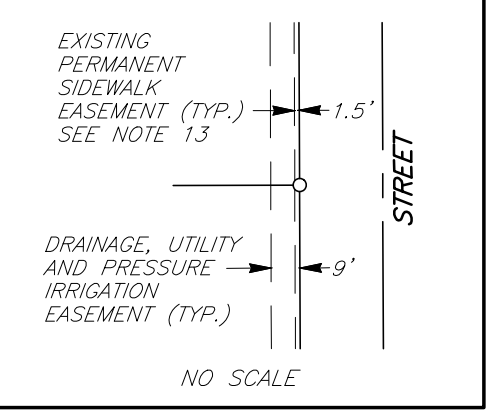
SHEET 2

SEE SHEET 3 FOR
 CURVE DATA, LINE DATA
 AND PLAT NOTES

LEGEND

- SUBDIVISION BOUNDARY
- SET 5/8"x24" IRON PIN WITH PLS 18780 PLASTIC CAP
- FOUND 5/8" IRON PIN WITH PLS 18780 PLASTIC CAP OR AS NOTED
- FOUND 1/2" IRON PIN WITH PLS 18780 PLASTIC CAP OR AS NOTED
- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- SET 1/2"x24" IRON PIN WITH PLS 18780 PLASTIC CAP
- CALCULATED POINT, NOTHING SET
- W.C. WITNESS CORNER
- SECTION LINE
- - - STREET CENTERLINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE

STREET EASEMENT DETAIL

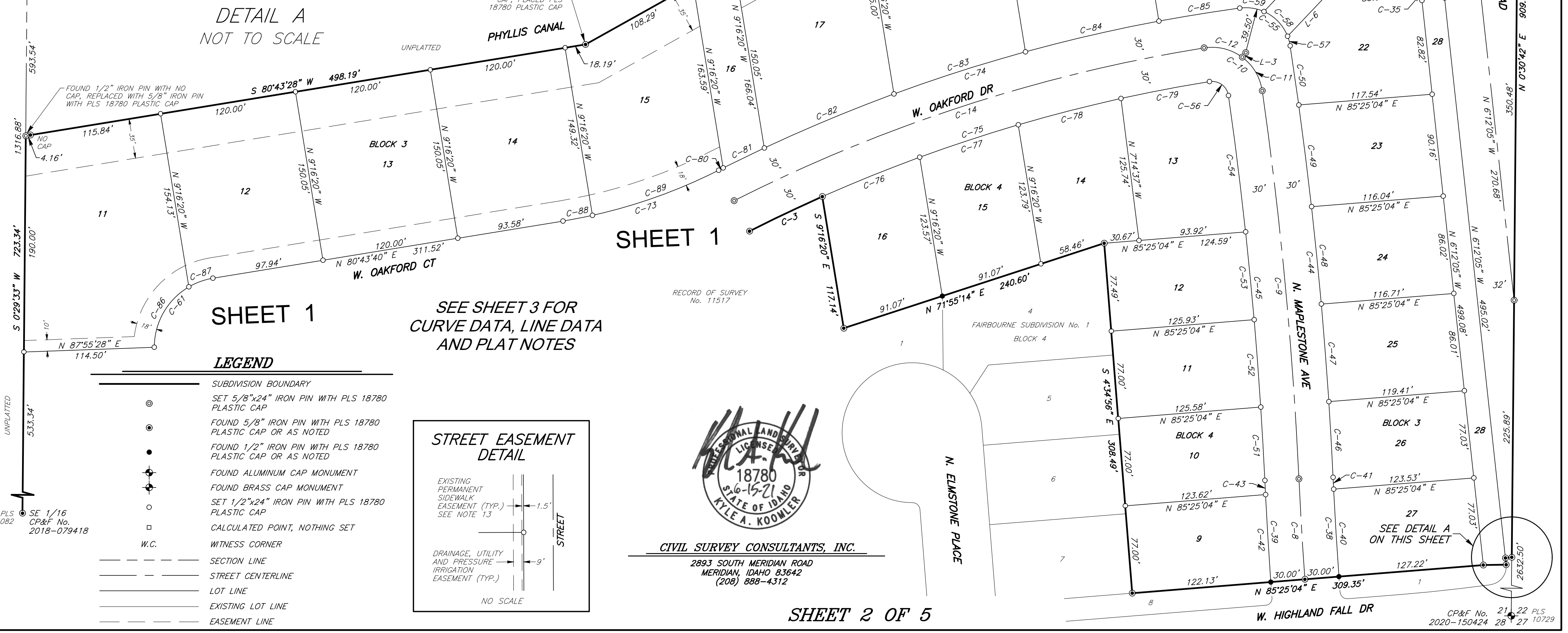
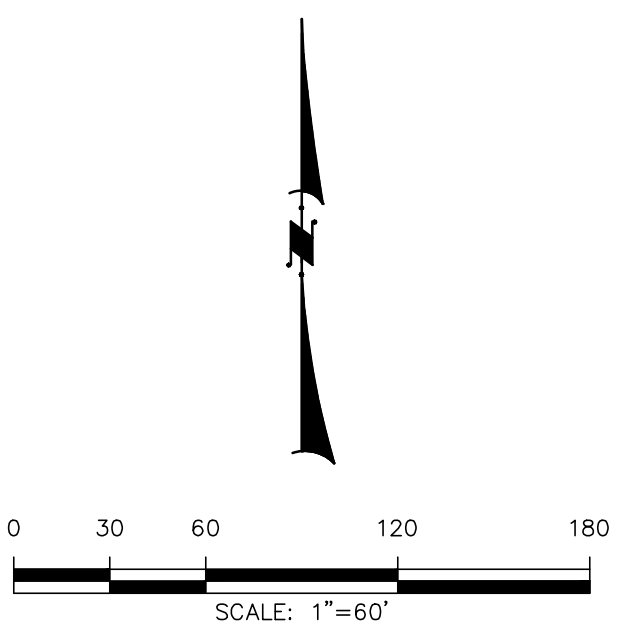
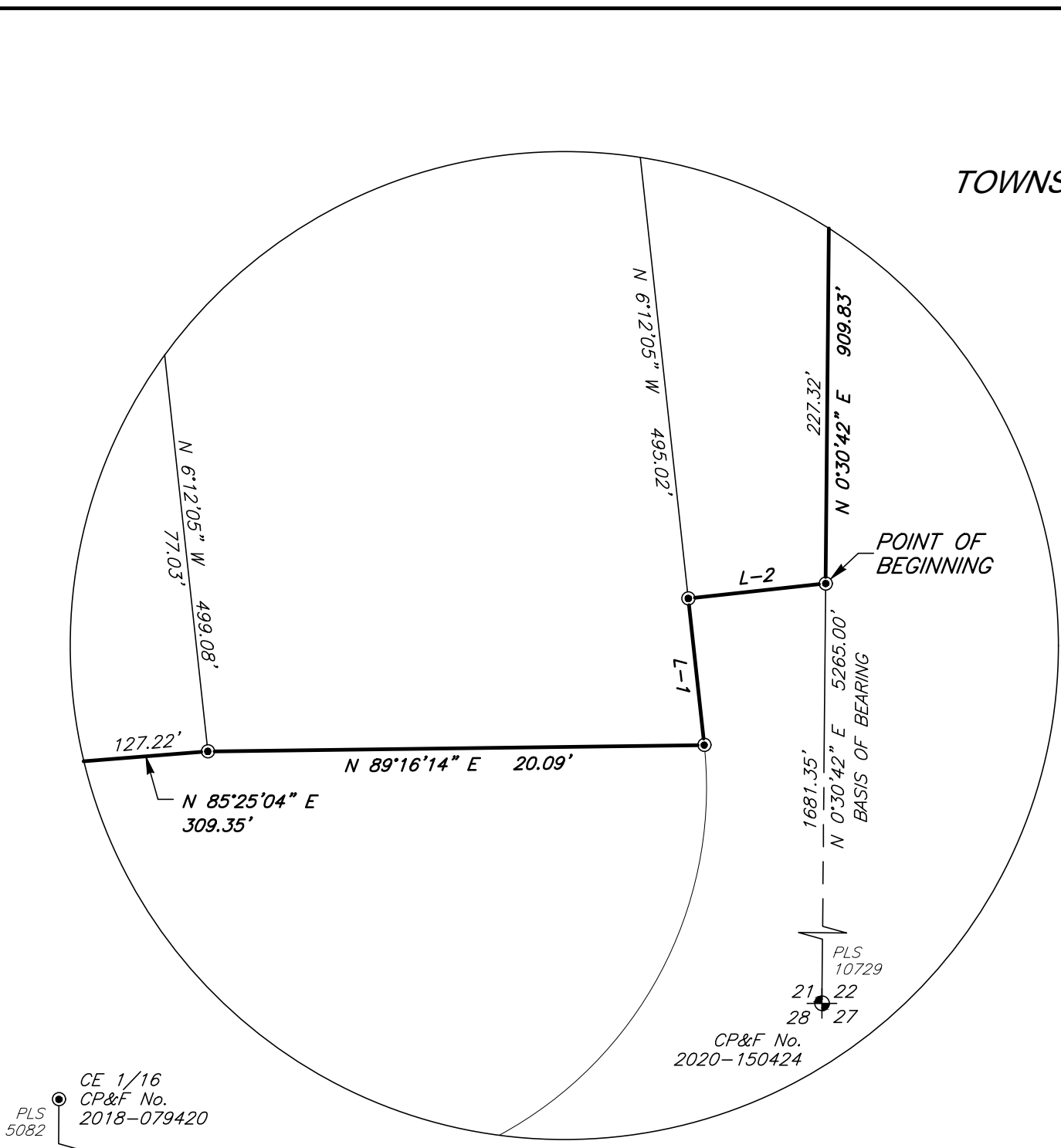


CIVIL SURVEY CONSULTANTS, INC.
 2893 SOUTH MERIDIAN ROAD
 MERIDIAN, IDAHO 83642
 (208) 888-4312

FAIRBOURNE SUBDIVISION NO. 3

BEING A PORTION OF THE E 1/2 OF THE SE 1/4 OF SECTION 21,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO

FAIRBOURNE DEVELOPMENT, LLC.
2021



DETAIL A
NOT TO SCALE

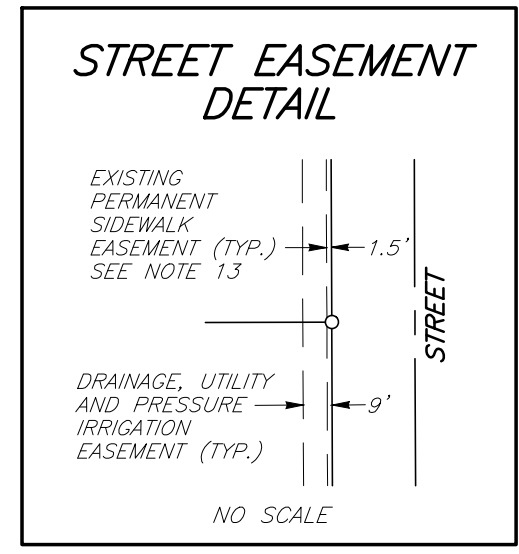
SHEET 1

SHEET 1

SEE SHEET 3 FOR
CURVE DATA, LINE DATA
AND PLAT NOTES

LEGEND

	SUBDIVISION BOUNDARY
	SET 5/8" x 24" IRON PIN WITH PLS 18780 PLASTIC CAP
	FOUND 5/8" IRON PIN WITH PLS 18780 PLASTIC CAP OR AS NOTED
	FOUND 1/2" IRON PIN WITH PLS 18780 PLASTIC CAP OR AS NOTED
	FOUND ALUMINUM CAP MONUMENT
	FOUND BRASS CAP MONUMENT
	SET 1/2" x 24" IRON PIN WITH PLS 18780 PLASTIC CAP
	CALCULATED POINT, NOTHING SET
	WITNESS CORNER
	SECTION LINE
	STREET CENTERLINE
	LOT LINE
	EXISTING LOT LINE
	EASEMENT LINE



RECORD OF SURVEY
No. 11517



CIVIL SURVEY CONSULTANTS, INC.
2893 SOUTH MERIDIAN ROAD
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SHEET 2 OF 5

CP&F No. 1/4
2018-079419 PLS 19.88
W.C. 11779
21.45' PLS 5082

CE 1/16
PLS 5082
CP&F No. 2018-079420

SE 1/16
PLS 5082
CP&F No. 2018-079418

CP&F No. 21-22 PLS
2020-150424 28 27 10729

FAIRBOURNE SUBDIVISION NO. 3

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, are the Owners of the real property described below in the City of Meridian, Ada County, Idaho, and that we intend to include the following described property in this FAIRBOURNE SUBDIVISION NO. 3:

A parcel located in the E 1/2 of the SE 1/4 of Section 21, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at an aluminum cap monument marking the southeasterly corner of said E 1/2 of the SE 1/4, from which a 5/8 inch diameter iron pin marking the northeasterly corner of said Section 21 bears N 0°30'42"E a distance of 5265.00 feet;

Thence N 0°30'42"E along the easterly boundary of said E 1/2 of the SE 1/4 a distance of 1681.35 feet to a 5/8 inch diameter iron pin being the POINT OF BEGINNING;

Thence continuing N 0°30'42"E a distance of 909.83 feet to a 5/8 inch diameter iron pin;

Thence leaving said easterly boundary S 60°48'36"W a distance of 941.24 feet to a 5/8 inch diameter iron pin;

Thence S 80°43'28"W a distance of 498.19 feet to a 5/8 inch diameter iron pin on the westerly boundary of the NE 1/4 of the SE 1/4 of said Section 21;

Thence S 0°29'33"W along said westerly boundary a distance of 723.34 feet to a 5/8 inch diameter iron pin marking the southwesterly corner of said NE 1/4 of the SE 1/4;

Thence S 0°28'28"W along the westerly boundary of the SE 1/4 of the SE 1/4 of said Section 21 a distance of 384.00 feet to a 5/8 inch diameter iron pin marking the northwesterly corner of Lot 1 of Block 5 of FAIRBOURNE SUBDIVISION NO. 1 as shown in Book 119 at Page 18309 in the office of the Recorder, Ada County, Idaho;

Thence leaving said westerly boundary and along the northerly boundary of said FAIRBOURNE SUBDIVISION NO. 1 the following described courses:

Thence S 89°31'32"E a distance of 126.12 feet to a 5/8 inch diameter iron pin;

Thence S 0°00'00"W a distance of 91.60 feet to a 5/8 inch diameter iron pin;

Thence S 89°31'32"E a distance of 417.54 feet to a 5/8 inch diameter iron pin;

Thence N 45°14'01"E a distance of 70.41 feet to a 5/8 inch diameter iron pin;

Thence N 0°28'28"E a distance of 351.64 feet to a 5/8 inch diameter iron pin;

Thence N 89°31'32"W a distance of 105.13 feet to a 5/8 inch diameter iron pin;

Thence N 62°26'31"W a distance of 60.11 feet to a 5/8 inch diameter iron pin;

Thence N 89°31'32"W a distance of 137.34 feet to a 5/8 inch diameter iron pin;

Thence N 0°28'28"E a distance of 291.59 feet to a 5/8 inch diameter iron pin;

Thence N 38°06'50"E a distance of 88.11 feet to a 5/8 inch diameter iron pin;

Thence N 3°22'22"W a distance of 127.86 feet to a 5/8 inch diameter iron pin;

Thence N 80°43'40"E a distance of 97.45 feet to a 5/8 inch diameter iron pin;

Thence S 75°01'02"E a distance of 62.02 feet to a 5/8 inch diameter iron pin;

Thence S 89°26'03"E a distance of 120.00 feet to a 5/8 inch diameter iron pin;

Thence a distance of 189.26 feet along the arc of a 1950.00 foot radius non-tangent curve left, said curve having a radius point bearing N 89°26'03"W, a central angle of 5°33'39" and a long chord bearing N 2°12'53"W a distance of 189.18 feet to a 5/8 inch diameter iron pin;

Thence a distance of 29.06 feet along the arc of a 530.00 foot radius non-tangent curve left, said curve having a radius point bearing N 23°44'17"W, a central angle of 3°08'31" and a long chord bearing N 64°41'27"E a distance of 29.06 feet to a 5/8 inch diameter iron pin;

Thence a distance of 70.79 feet along the arc of a 1380.00 foot radius curve right, said curve having a central angle of 2°56'21" and a long chord bearing N 64°35'22"E a distance of 70.78 feet to a 5/8 inch diameter iron pin;

Thence S 9°16'20"E a distance of 117.14 feet to a 5/8 inch diameter iron pin;

Thence N 71°55'14"E a distance of 240.60 feet to a 5/8 inch diameter iron pin;

Thence S 4°34'56"E a distance of 308.49 feet to a 5/8 inch diameter iron pin;

Thence N 85°25'04"E a distance of 309.35 feet to a 5/8 inch diameter iron pin;

Thence N 89°16'14"E a distance of 20.09 feet to a 5/8 inch diameter iron pin;

Thence N 6°12'05"W a distance of 5.97 feet to a 5/8 inch diameter iron pin;

Thence N 83°47'54"E a distance of 5.59 feet to the POINT OF BEGINNING.

This parcel contains 23.26 acres, more or less.

CERTIFICATE OF OWNERS (CONT'D)

All the lots in this subdivision will be eligible to receive irrigation water as provided under Idaho Code 31-3805(1)(b) and lies within the Settlers Irrigation District and are subject to assessments for said water.

All the lots in this subdivision will be eligible to receive water service from Suez Water Idaho. Suez Water Idaho has agreed in writing to serve all the lots in this subdivision.

The public streets shown on this plat are hereby dedicated to the public. Public utility, pressure irrigation and drainage easements are not dedicated to the public, but the right of access to, and use of, these easements is hereby reserved for public utilities, pressure irrigation and drainage and for any other uses as may be designated hereon and no permanent structures other than for said purposes are to be erected within the limits of said easements.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS _____ DAY OF _____, _____.

FAIRBOURNE DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY

SAMUEL M. JOHNSON, MANAGER

ACKNOWLEDGMENT

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

ON THIS _____ DAY OF _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED SAMUEL M. JOHNSON, KNOWN TO ME TO BE A MANAGER OF FAIRBOURNE DEVELOPMENT, LLC, AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY 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.

MY COMMISSION EXPIRES _____

RESIDING AT _____

NOTARY PUBLIC FOR THE STATE OF IDAHO



CIVIL SURVEY CONSULTANTS, INC.

2893 SOUTH MERIDIAN ROAD
MERIDIAN, IDAHO 83642
(208) 888-4312

FAIRBOURNE SUBDIVISION NO. 3

CERTIFICATE OF SURVEYOR

I, KYLE A. KOOMLER DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN 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 THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



KYLE A. KOOMLER
IDAHO NO. 18780

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY APPROVE THIS PLAT OF "FAIRBOURNE SUBDIVISION NO. 3"

CITY ENGINEER ~ MERIDIAN, IDAHO

CERTIFICATE OF THE COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND 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.

ADA COUNTY SURVEYOR

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 _____, _____.

DEPUTY

EX-OFFICIO RECORDER

BOOK _____ PAGES _____

INSTRUMENT NO. _____

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

DATE _____

CENTRAL DISTRICT HEALTH

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 _____, _____.

COMMISSION PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF MERIDIAN 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 _____ DAY OF _____, _____, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CHAIRMAN

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.

DATE _____

COUNTY TREASURER