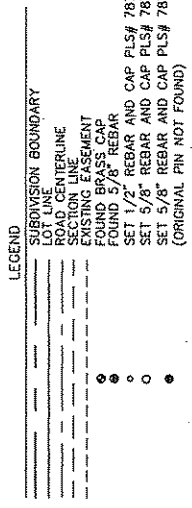
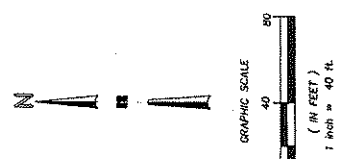


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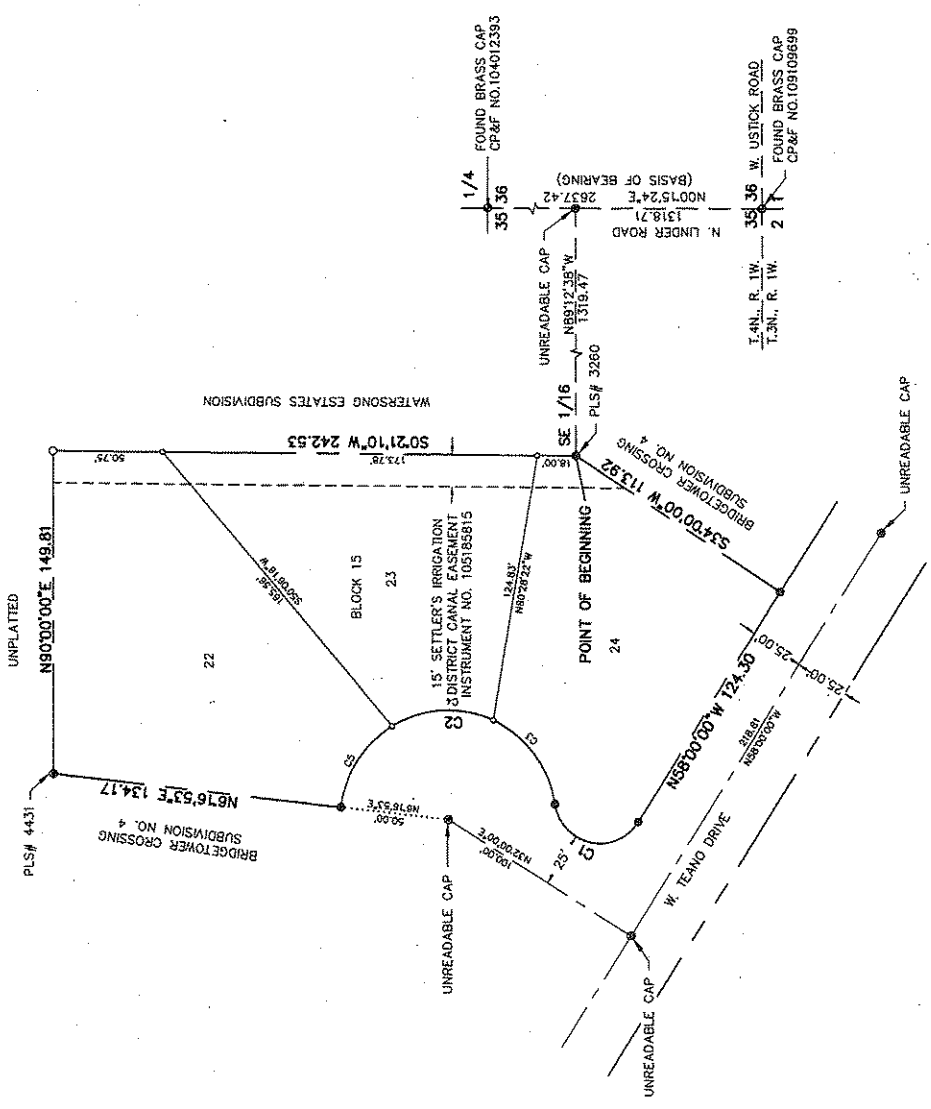
BRIDGETOWER CROSSING SUBDIVISION NO. 14

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 4N, RANGE 1WEST,
BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO
2010



GENERAL NOTES

- UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION, LOT DRAINAGE, AND HOMEOWNERS ASSOCIATION LANDSCAPING OF THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION, AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE AND OVER THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY. EXCEPT THERE IS NO EASEMENT FOR PUBLIC UTILITIES AND STREET LIGHTS, OVER THE 15' SETTLER'S IRRIGATION DISTRICT CANAL EASEMENT DESCRIBED IN INSTRUMENT NO. 105185815.
- THIS SUBDIVISION IS SUBJECT TO ALL REQUIREMENTS OF THE APPROVED DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 10117652, RECORDS OF ADA COUNTY, IDAHO.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATION IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- THIS SUBDIVISION FALLS WITHIN THE SETTLER'S IRRIGATION DISTRICT, AND ALL LOTS REMAIN SUBJECT TO THE ASSESSMENTS OF SAID DISTRICT. THE OWNER WILL PROVIDE IRRIGATION WATER TO EACH LOT THROUGH A PRESSURIZED IRRIGATION SYSTEM IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805. OPERATION AND MAINTENANCE OF THE PRESSURE IRRIGATION SYSTEM WILL BE THE BRIDGETOWER OWNER'S ASSOCIATION.
- THE BOTTOM ELEVATION OF STRUCTURAL FOOTINGS SHALL BE SET A MINIMUM OF 12-INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUND WATER ELEVATION.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG. CHORD
C1	51.13	21.00	138°30'50"	N11°45'25"E 39.41
C2	144.19	50.00	165°13'32"	N17°06'08"W 99.17
C3	49.68	50.00	56°55'48"	N53°02'45"E 47.66
C4	48.95	50.00	56°05'13"	N327°44"W 47.01
C5	45.56	50.00	52°12'34"	N67°36'37"W 44.00

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