

HEARING DATE: DECEMBER 9, 2025
ORDER APPROVAL DATE: DECEMBER 16, 2025

BY: ELLA PASSEY, THE LAND GROUP APPLICANT

Page 1 of 3

PLS, SHEET 1 OF 5,” is conditionally approved subject to those conditions of Staff as set forth in the staff report to the Mayor and City Council from the Planning and Development Services divisions of the Community Development Department dated December 9, 2025, a true and correct copy of which is attached hereto marked “Exhibit A” by this reference incorporated herein.

2. The final plat upon which there is contained the certification and signature of the City Clerk and the City Engineer verifying that the plat meets the City’s requirements shall be signed only at such time as:
 - 2.1 The plat dimensions are approved by the City Engineer; and
 - 2.2 The City Engineer has verified that all off-site improvements are completed and/or the appropriate letter of credit or cash surety has been issued guaranteeing the completion of off-site and required on-site improvements.

NOTICE OF FINAL ACTION

AND RIGHT TO REGULATORY TAKINGS ANALYSIS

The Applicant is hereby notified that pursuant to Idaho Code § 67-8003, the Owner may request a regulatory taking analysis. Such request must be in writing, and must be filed with the City Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

Please take notice that this is a final action of the governing body of the City of Meridian, pursuant to Idaho Code § 67-6521. An affected person being a person who has an

interest in real property which may be adversely affected by this decision may, within twenty-eight (28) days after the date of this decision and order, seek a judicial review pursuant to Idaho Code§ 67-52.

By action of the City Council at its regular meeting held on the _____ day of _____, 2025.

By:

Robert E. Simison
Mayor, City of Meridian

Attest:

Chris Johnson
City Clerk

Copy served upon the Applicant, Planning and Development Services Divisions of the Community Development Department and City Attorney.

By:_____ Dated:_____

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 12/9/2025

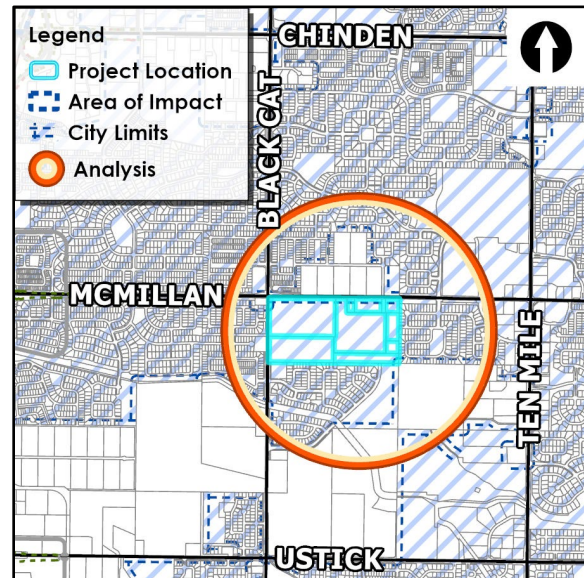
TO: Mayor & City Council

FROM: Linda Ritter, Associate Planner
208-884-5533
lritter@meridiancity.org

APPLICANT: Ella Passey, The Land Group

SUBJECT: FP-2025-0025
Baratza Subdivision No. 2 - FP

LOCATION: Located near the southeast corner of N. Black Cat Road and W. McMillan Road in the North ½ of the NE ¼ of Section 34, Township 4N., Range 1W. parcels



I. PROJECT OVERVIEW

A. Summary

Final Plat consisting of 90 lots (84 building lots, 6 common lots) on 16.41 acres of land in the R-8 zoning district for Baratza Subdivision No. 2.

B. Issues/Waivers

None

C. Recommendation

Staff recommends approval of the proposed final plat with the conditions of approval in Section IV of this staff report.

D. Decision

Approved with Conditions

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant	-
Proposed Land Use(s)	Single-Family Residential	-
Existing Zoning	R-8	VI.A.2
Future Land Use Designation	Medium Density Residential	VI.A.3

Note: See City/Agency Comments and Conditions Section and public record for all department/agency comments received. Baratza Subdivision No. 2 FP-2025-0025 (copy this link into a separate browser).

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2024-0016) as required by UDC 11-6B-3C.2. The submitted final plat is for the second phase of construction for the approved preliminary plat; therefore, the proposed plat is in substantial compliance with the approved preliminary plat as required.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. The applicant shall comply with all previous conditions of approval for this development FP-2025-0010; H-2024-0016 (AZ, PP); DA Inst. No. 2025-013529.
2. The final plat shown in Section V.B, prepared by The Land Group, stamped on 8/29/2025 by James R. Washburn, shall be revised prior to signature on the final plat by the City Engineer, as follows:
 - a. Note #12: Include the instrument number for the CC&Rs.
 - b. Note #13: Include the instrument number for the ACHD permanent easement.
 - c. Note #14: Include the instrument number for the ACHD temporary license agreement
 - d. Add the recorded instrument number of the City of Meridian sewer and water easement.
 - e. Add a note stating direct access to Black Cat Road is prohibited.
4. **Prior to signature on the Phase 2 Final Plat by the City Engineer, the roundabout at McMillan Road and Black Cat Road shall be constructed and operational.**
5. The landscape plan prepared by The Land Group, stamped on 11/19/2025 by Matthew T. Adams is approved as submitted.
6. The rear and/or sides of 2-story structures that face N. Black Cat Road and N. Grand Lakes Way shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines. Single-story structures are exempt from this requirement.
7. All fencing shall be installed in accordance with UDC 11-3A-7.
8. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family dwellings based on the number of bedrooms per unit.
9. Provide a pressurized irrigation system consistent with the standards as set forth in UDC 11-3A-15, UDC 11-3B-6 and MCC 9-1-28.
10. Upon completion of the landscape installation, a written Certificate of Completion shall be submitted to the Planning Division verifying all landscape improvements are in substantial compliance with the approved landscape plan as set forth in UDC 11-3B-14.
11. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the date of approval of the preliminary plat (i.e. January 7, 2025), in accord with UDC 11-6B-7, in order for the preliminary plat to remain valid; or, a time extension may be requested.
12. The Applicant shall comply with all conditions of ACHD.
13. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.

B. Meridian Public Works

SITE SPECIFIC CONDITIONS:

1. The bottom of structural footing shall be set a minimum of 12-inches above the highest established normal ground water elevation.
2. Maintenance of any irrigation and/or drainage pipes or ditches crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage entity or lot owner's association.

GENERAL CONDITIONS:

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
2. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.
3. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
4. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
5. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
6. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
7. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can

be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

8. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.
9. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
10. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
11. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
12. Developer shall coordinate mailbox locations with the Meridian Post Office.
13. All grading of the site shall be performed in conformance with MCC 11-1-4B.
14. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
15. The engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
16. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
17. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
18. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting (http://www.meridiancity.org/public_works.aspx?id=272). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
19. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this

document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.

20. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
21. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
22. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.
23. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6.). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to development plan approval.
24. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.

C. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=420806&dbid=0&repo=MeridianCity>

D. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=420806&dbid=0&repo=MeridianCity>

V. ACTION

A. Staff:

Staff recommend approval of the proposed final plat with the conditions of approval in Section IV of this staff report.

B. City Council:

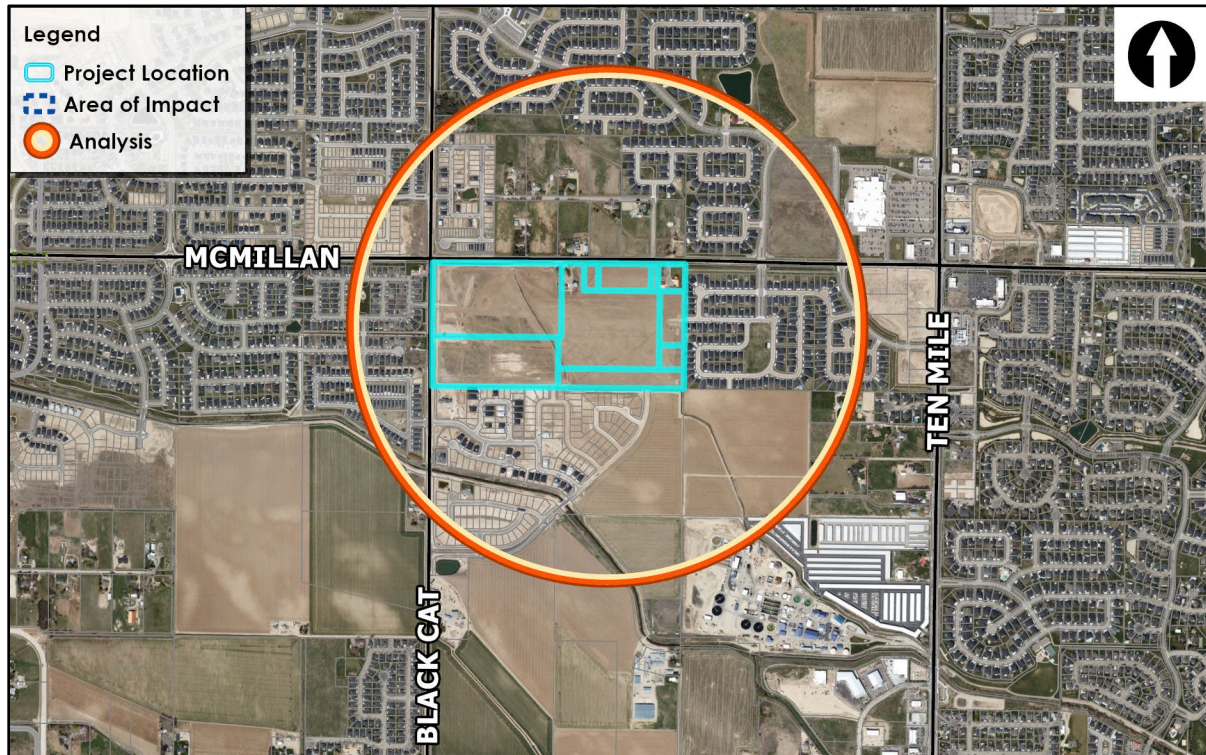
Approval

VI. EXHIBITS

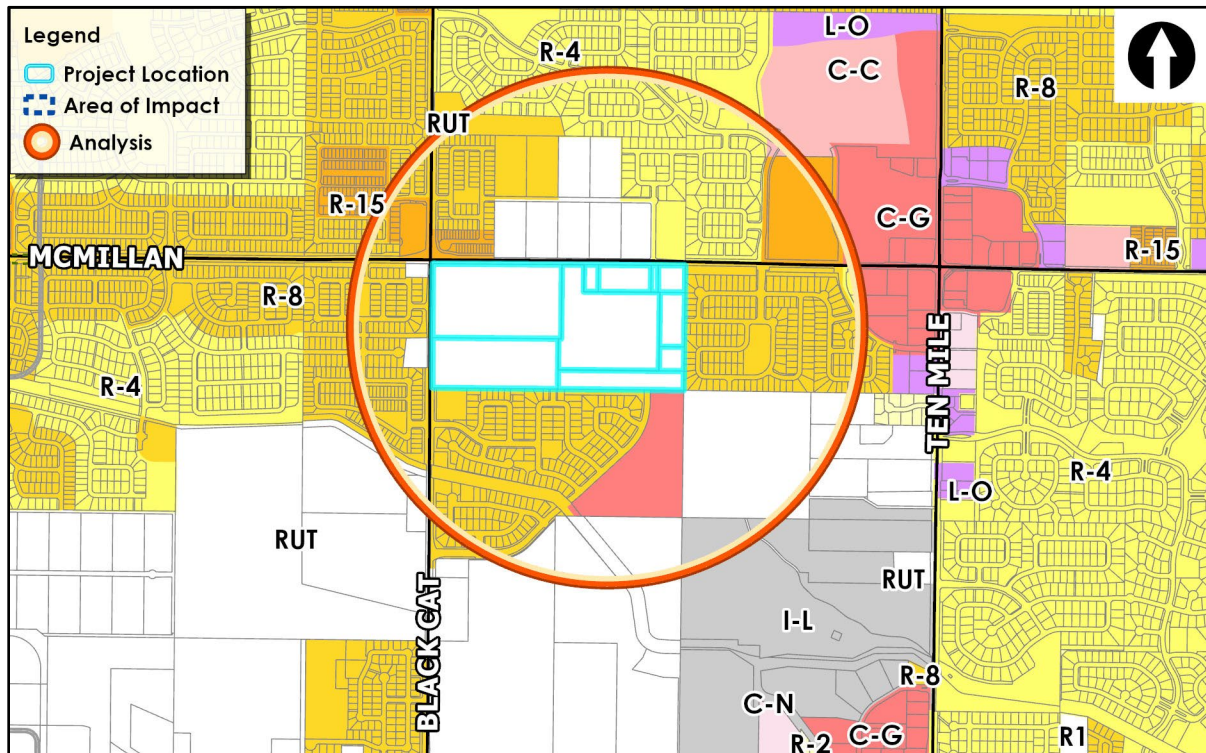
A. Project Area Maps

(link to [Project Overview](#))

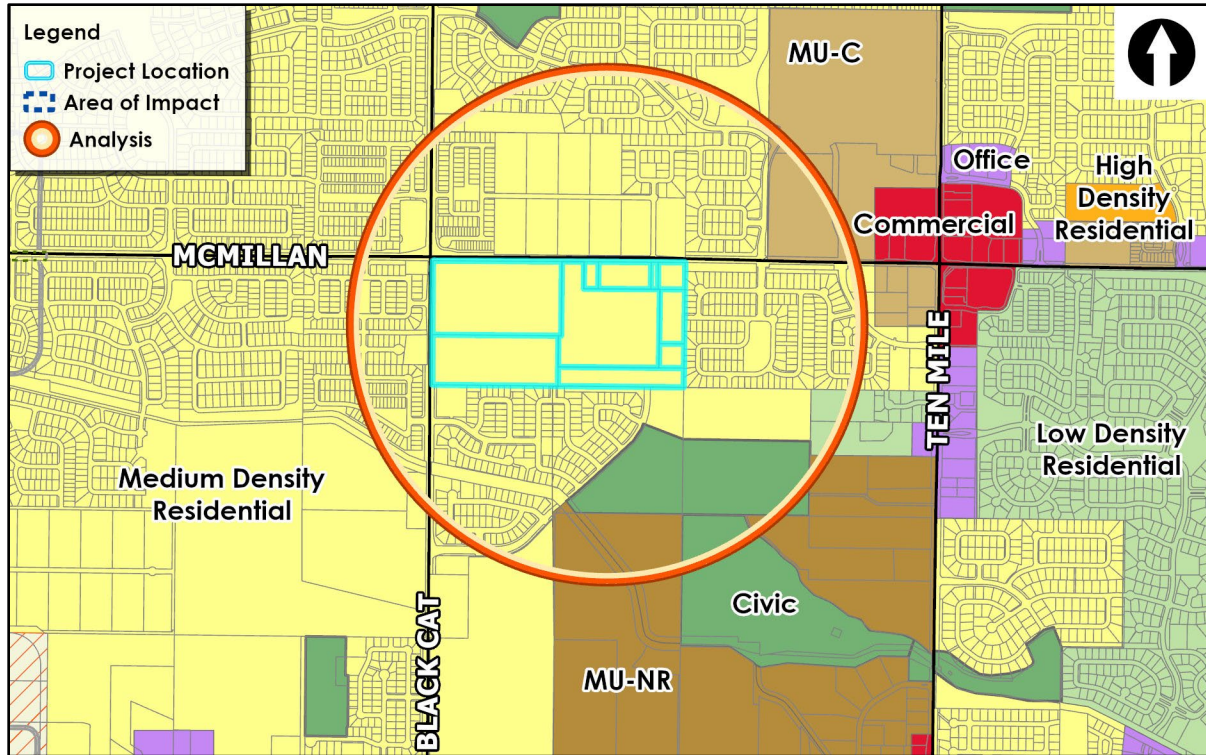
1. Aerial



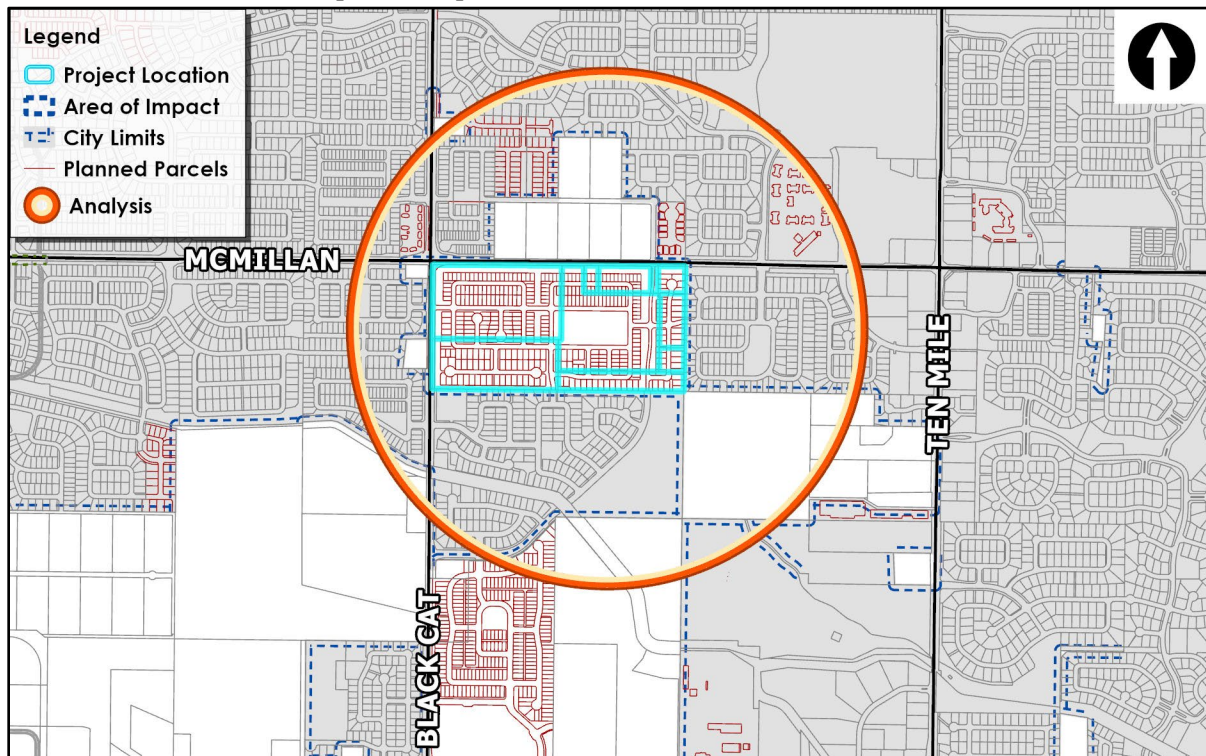
2. Zoning Map



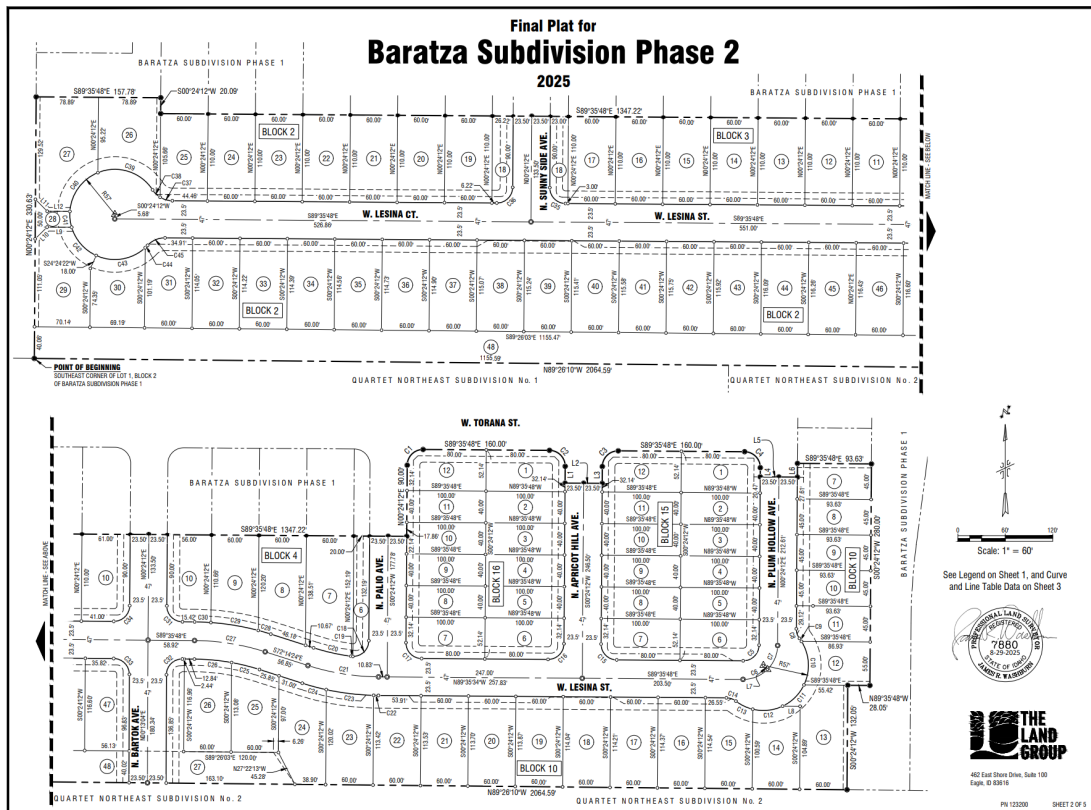
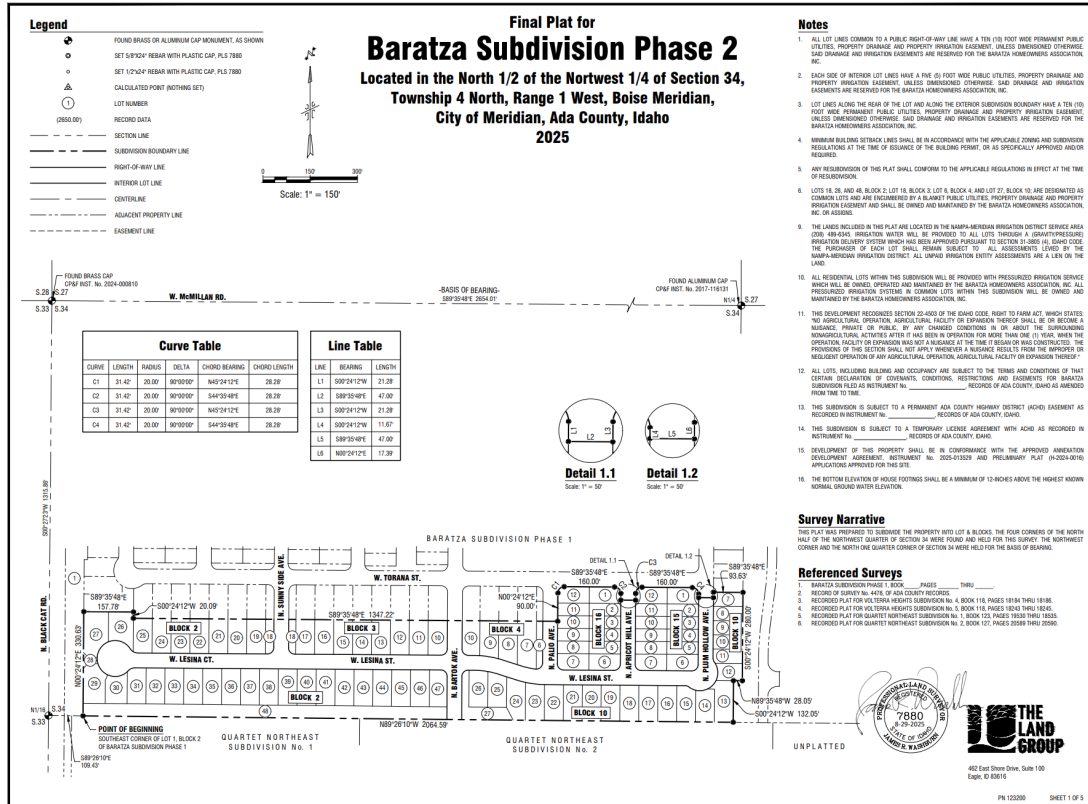
3. Future Land Use



4. Planned Development Map



B. Final Plat (date: 9/3/2025)



Final Plat for
Baratza Subdivision Phase 2
2025

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	31.42	20.00	90°00'00"	N40°24'12"E	28.29
C2	31.42	20.00	90°00'00"	S40°24'12"E	28.29
C3	31.42	20.00	90°00'00"	N40°24'12"E	28.29
C4	31.42	20.00	90°00'00"	S40°24'12"E	28.29
C5	31.42	20.00	90°00'00"	S40°24'12"W	28.29
C6	34.18	43.50	49°00'00"	N67°54'12"E	33.29
C7	34.18	43.50	49°00'00"	N22°54'12"E	33.29
C8	12.87	20.00	37°08'21"	N18°10'32"W	12.74
C9	4.83	57.00	4°38'59"	N34°23'48"W	4.62
C10	57.52	57.00	57°49'00"	N02°11'48"W	55.11
C11	38.76	57.00	38°57'38"	N45°11'42"E	38.02
C12	38.76	57.00	38°57'38"	N48°09'31"E	38.02
C13	23.79	57.00	27°25'44"	S44°23'59"E	23.62
C14	12.87	20.00	37°08'21"	S77°01'05"E	12.74
C15	31.42	20.00	90°00'00"	N44°25'48"W	28.29
C16	31.42	20.00	90°00'00"	S45°24'12"W	28.29
C17	31.42	20.00	90°00'00"	N44°25'48"W	28.29
C18	31.42	20.00	90°00'00"	S45°24'12"W	28.29
C19	2.50	20.00	7°19'04"	N89°56'16"W	2.50
C20	48.49	276.50	19°02'20"	N77°03'34"W	48.38

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C21	56.88	303.00	17°27'24"	S89°59'06"E	60.50
C22	6.09	323.50	1°04'49"	S89°03'09"E	6.28
C23	60.47	323.50	10°42'30"	S83°08'46"E	60.38
C24	31.44	323.50	9°34'04"	S79°01'28"E	31.42
C25	36.37	276.50	7°52'10"	S78°00'09"E	36.34
C26	47.39	276.50	9°49'14"	S84°41'11"E	47.33
C27	90.88	300.00	17°21'24"	S89°59'06"E	96.52
C28	16.58	323.50	2°55'52"	N79°42'33"W	16.58
C29	60.84	323.50	10°48'34"	N80°33'30"W	60.79
C30	26.80	323.50	3°38'52"	N87°46'52"W	26.59
C31	31.42	20.00	90°00'00"	N44°25'48"W	28.29
C32	31.48	20.00	90°11'08"	S45°18'38"W	28.33
C33	31.23	20.00	89°46'52"	N44°41'29"W	28.24
C34	31.42	20.00	90°00'00"	S45°24'12"W	28.29
C35	31.42	20.00	90°00'00"	N44°25'48"W	28.29
C36	31.42	20.00	90°00'00"	S45°24'12"W	28.29
C37	16.34	30.00	31°12'18"	N79°39'30"W	16.14
C38	13.32	30.00	25°28'56"	N49°40'58"W	13.22
C39	78.68	57.00	79°03'28"	N72°39'18"W	72.58
C40	63.87	57.00	64°08'29"	S30°53'14"W	60.54

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C41	20.29	57.00	20°27'08"	S89°22'04"E	20.14
C42	48.80	57.00	49°02'01"	S41°04'09"E	47.20
C43	66.39	57.00	66°44'08"	N81°02'18"E	62.70
C44	4.39	57.00	4°24'31"	N49°27'58"E	4.38
C45	24.68	30.00	47°08'09"	N60°49'52"E	23.99

Line Table		
LINE	BEARING	LENGTH
L1	S00°24'12"W	21.28
L2	S89°59'48"E	47.60
L3	N00°24'12"E	21.28
L4	S00°24'12"W	11.67
L5	S89°59'48"E	47.60
L6	N00°24'12"E	12.28
L7	S44°35'48"E	7.20
L8	N89°59'48"W	22.20
L9	S89°59'48"E	31.12
L10	N45°24'12"E	21.21
L11	N44°35'48"W	21.21
L12	N89°59'48"W	28.74



PH 1235261 SHEET 3 OF 5

Final Plat for
Baratza Subdivision Phase 2
2025

Certificate of Owners

KNOW ALL PERSONS 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 LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34 OF SAID TOWNSHIP 4 NORTH, RANGE 1 WEST (FROM WHICH POINT THE NORTH ONE QUARTER CORNER OF SAID SECTION 34 BEARS SOUTH 89°59'48" EAST, 38.64 FEET DISTANT); THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 1310.36 FEET TO THE NORTH 1/4 CORNER CORNER TO SECTION 23 AND 34 OF SAID TOWNSHIP 4 NORTH, RANGE 1 WEST; THENCE SOUTH 89°28'10" EAST, A DISTANCE OF 109.43 FEET TO THE EAST-WEST 1/4 SECTION LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 2 OF BARATZA SUBDIVISION PHASE 1, AS SAID IS RECORDED IN BOOK _____ OF PLATS AT PAGE _____ OF ADA COUNTY RECORDS, SAID POINT BEING THE POINT OF BEGINNING.

THENCE ON THE EXTERIOR BOUNDARY LINE OF SAID BARATZA SUBDIVISION PHASE 1 FOR THE FOLLOWING COURSES AND DISTANCES:

THENCE NORTH 89°24'12" EAST, A DISTANCE OF 308.08 FEET;
THENCE SOUTH 89°30'48" EAST, A DISTANCE OF 107.78 FEET;
THENCE SOUTH 89°24'12" WEST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 89°30'48" EAST, A DISTANCE OF 1547.23 FEET;
THENCE NORTH 89°24'12" EAST, A DISTANCE OF 90.00 FEET TO A POINT OF CURVE;
THENCE 31.42 FEET ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND WHOSE CHORD BEARS NORTH 40°24'12" EAST, A DISTANCE OF 28.29 FEET;
THENCE SOUTH 89°30'48" EAST, A DISTANCE OF 180.00 FEET TO A POINT OF CURVE;
THENCE 31.42 FEET ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND WHOSE CHORD BEARS SOUTH 40°24'12" EAST, A DISTANCE OF 28.29 FEET;
THENCE SOUTH 89°24'12" WEST, A DISTANCE OF 21.28 FEET;
THENCE SOUTH 89°30'48" EAST, A DISTANCE OF 47.60 FEET;
THENCE NORTH 89°24'12" EAST, A DISTANCE OF 20.00 FEET TO A POINT OF CURVE;
THENCE 31.42 FEET ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND WHOSE CHORD BEARS NORTH 40°24'12" EAST, A DISTANCE OF 28.29 FEET;
THENCE SOUTH 89°30'48" EAST, A DISTANCE OF 180.00 FEET TO A POINT OF CURVE;
THENCE 31.42 FEET ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND WHOSE CHORD BEARS SOUTH 40°24'12" EAST, A DISTANCE OF 28.29 FEET;
THENCE SOUTH 89°24'12" WEST, A DISTANCE OF 11.67 FEET;
THENCE SOUTH 89°30'48" EAST, A DISTANCE OF 47.60 FEET;
THENCE NORTH 89°24'12" EAST, A DISTANCE OF 12.28 FEET;
THENCE SOUTH 89°30'48" EAST, A DISTANCE OF 80.84 FEET;
THENCE SOUTH 89°24'12" WEST, A DISTANCE OF 28.29 FEET;
THENCE SOUTH 89°30'48" WEST, A DISTANCE OF 28.29 FEET;
THENCE SOUTH 89°24'12" WEST, A DISTANCE OF 132.06 FEET TO A POINT ON SAID EAST-WEST 1/4 SECTION LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34;
THENCE NORTH 89°28'10" WEST, A DISTANCE OF 284.69 FEET ON SAID EAST-WEST 1/4 SECTION LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL, CONTAINS 16.41 ACRES MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO DELEGATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DELEGATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY FORECLOSEDLY 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 THE CITY OF MERIDIAN, AND THE CITY OF MERIDIAN HAS AGREED IN WRITING TO RETAIL ALL OF THE LOTS WITHIN THIS SUBDIVISION.

THE UNDERSIGNED HEREBY CERTIFY THAT SURFACE WATER FOR IRRIGATION IS REASONABLY AVAILABLE, PER SECTION 67-6507, IDAHO CODE, AND THAT THEY ARE IN COMPLIANCE WITH SECTION 31-3805, IDAHO CODE.

JAMES RANCH DBL, LLC, AN IDAHO LIMITED LIABILITY COMPANY & BLACK CAT MERIDIAN 77, LLC, AN IDAHO LIMITED LIABILITY COMPANY

STEVE CARROLL, MANAGER

Acknowledgment

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

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STEVE CARROLL, KNOWN TO ME TO BE THE MANAGER OF JAMES RANCH DBL, LLC, AN IDAHO LIMITED LIABILITY COMPANY & BLACK CAT MERIDIAN 77, LLC, AN IDAHO LIMITED LIABILITY COMPANY AND KNOWN TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID COMPANIES, AND ACKNOWLEDGED TO ME THAT SUCH COMPANIES EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY SIGNATURE
MY COMMISSION EXPIRES: _____

Certificate of Surveyor

I, JAMES R. WACHBURN, 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 OWNERSHIP" 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.



PH 1235261 SHEET 3 OF 5

Final Plat for
Baratza Subdivision Phase 2
2025

Approval of Central District Health

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 55, 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 55-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

CENTRAL DISTRICT HEALTH _____

Approval of Ada County Highway District

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

PRESIDENT _____

Approval of City Engineer

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

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

CITY CLERK, MERIDIAN, IDAHO _____

Certificate of 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 COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR _____

PLS _____

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.

DATE _____

COUNTY TREASURER _____

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 THE LAND GROUP, INC.

AT ____ MINUTES PAST ____ O'CLOCK ____ M. ON THIS ____ DAY OF _____, IN
BOOK ____ OF PLATS AT PAGES ____ THROUGH _____, INSTRUMENT NO. _____

DEPUTY _____

EX-OFFICIO RECORDER _____

FEE _____

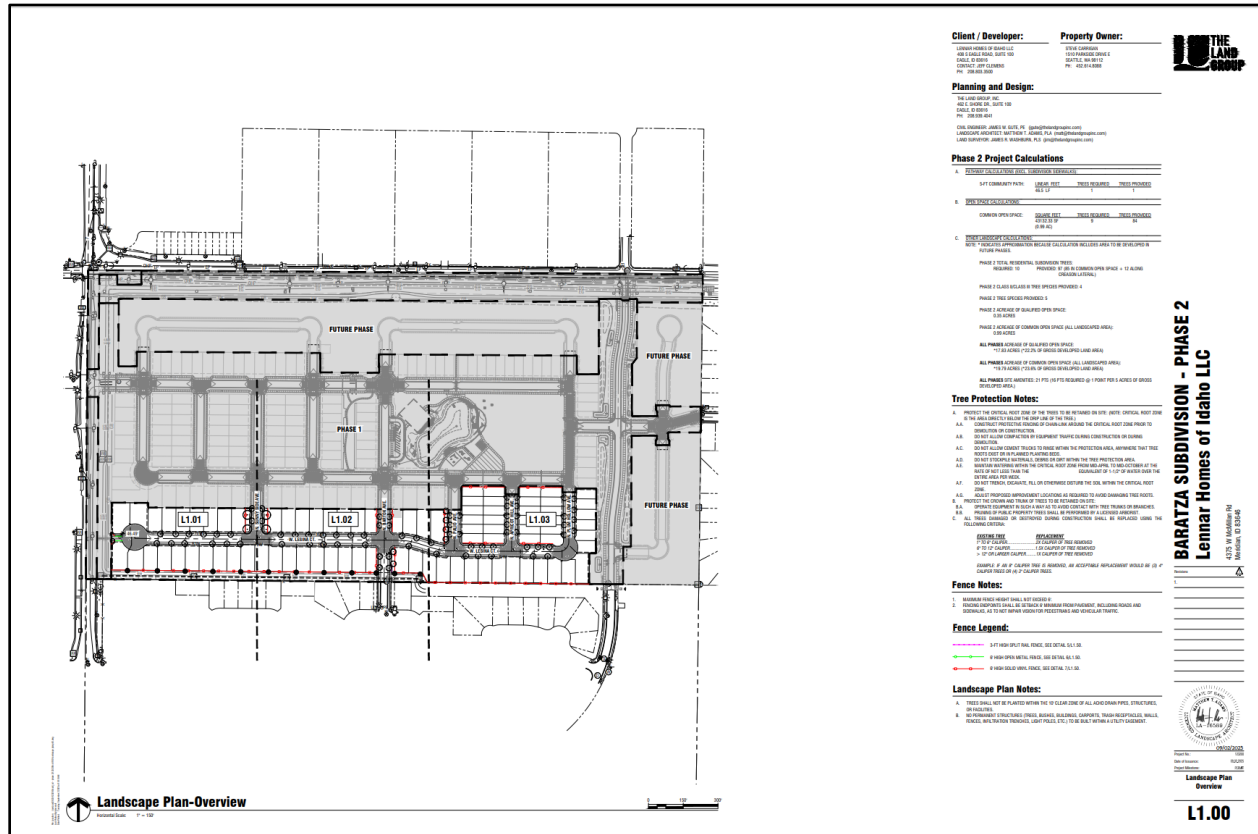


402 East Olsen Drive, Suite 100
Eagle, ID 83616

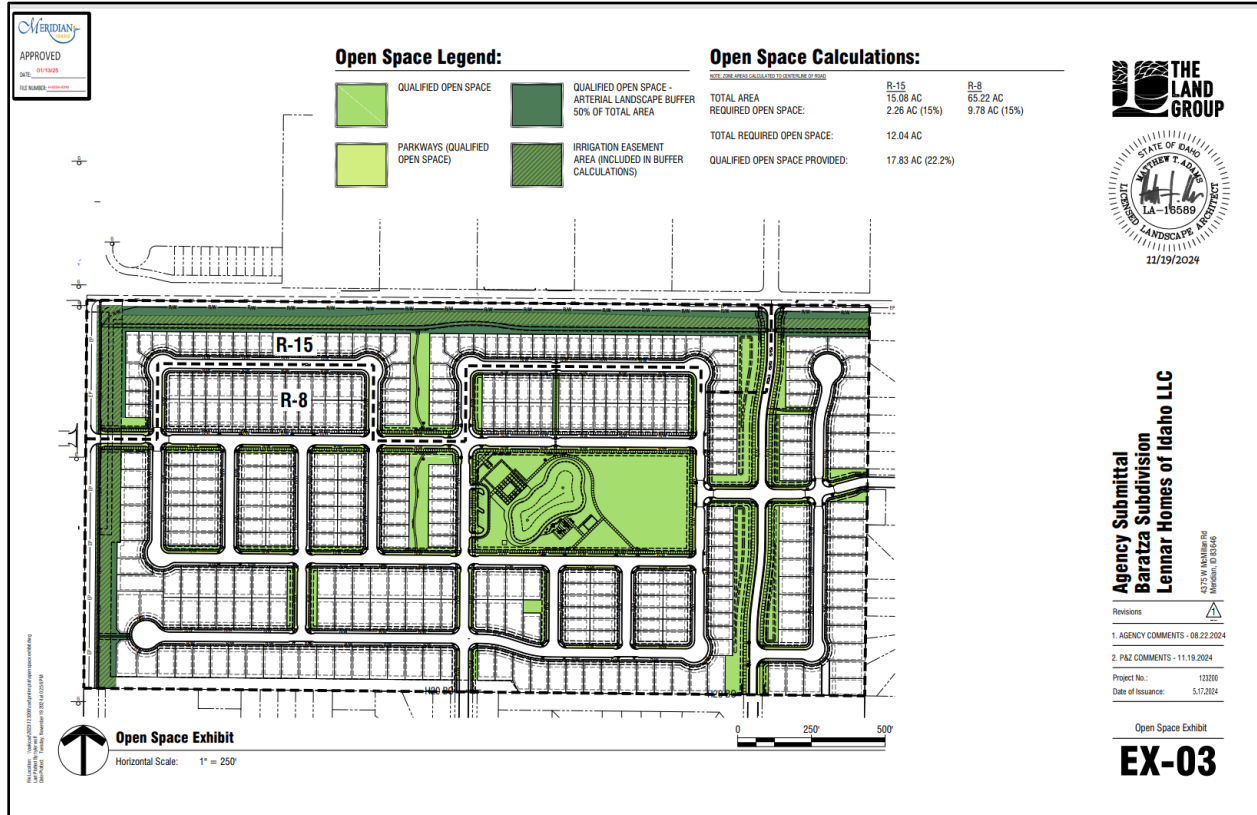
PH 122200 SHEET 5 OF 5

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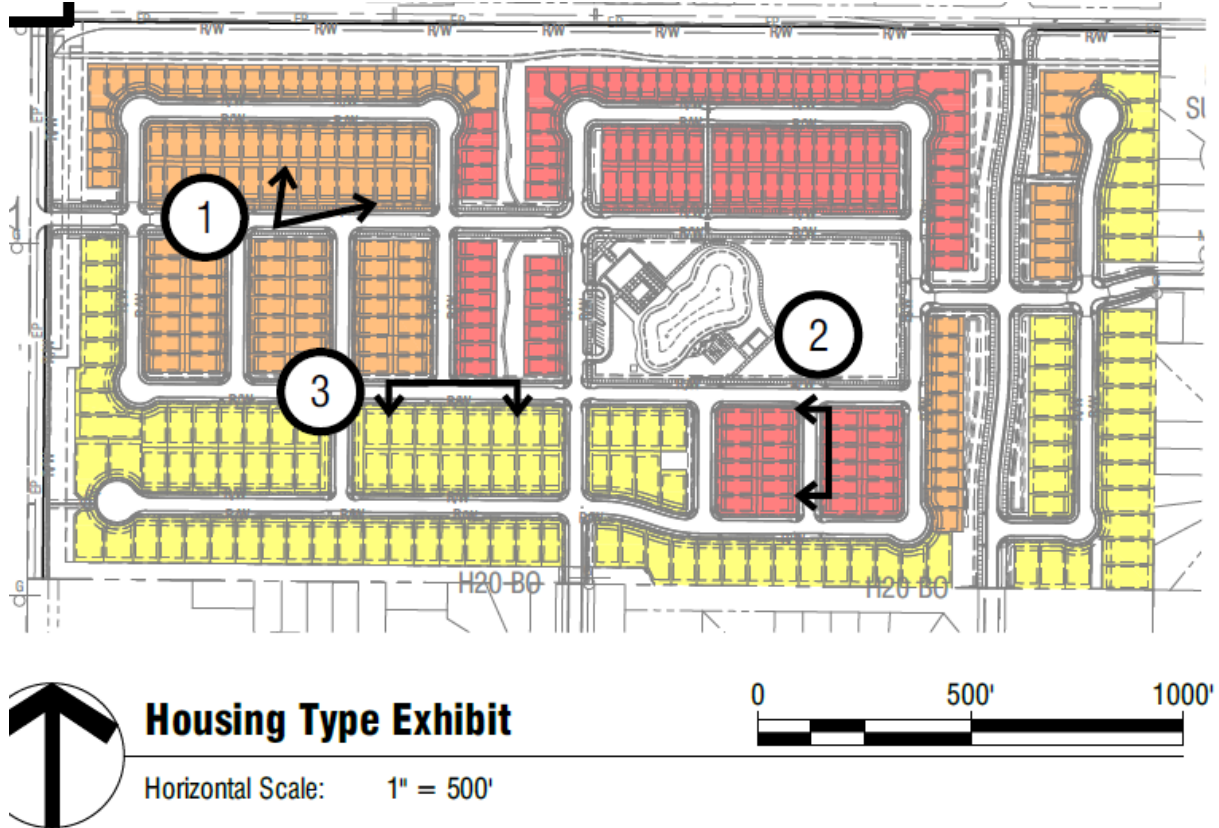
D. Landscape Plan (date: 9/2/2025)



E. Qualified Open Space Exhibit (date: 11/19/2024)



F. Building Elevations (date: 11/19/2024)





G. Emergency Access Exhibit (date: 11/19/2024)

