

**CITY OF MERIDIAN
FINDINGS OF FACT, CONCLUSIONS OF LAW
AND DECISION & ORDER**



In the Matter of the Request for Short Plat Consisting of Four (4) Buildable Lots 14.23 Acres of Land in the C-G Zoning District for CenterCal Expansion Subdivision, by The Land Group.

Case No(s). SHP-2026-0003

For the City Council Hearing Date of: April 14, 2026 (Findings on April 28, 2026)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of April 14, 2026, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of April 14, 2026, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of April 14, 2026, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of April 14, 2026, incorporated by reference)

B. Conclusions of Law

1. The City of Meridian shall exercise the powers conferred upon it by the “Local Land Use Planning Act of 1975,” codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. The Meridian City Council takes judicial notice of its Unified Development Code codified as Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Comprehensive Plan of the City of Meridian, which was adopted December 17, 2019, Resolution No. 19-2179 and Maps.
3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.
4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.
5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
6. That the City has granted an order of approval in accordance with this Decision, which shall be signed by the Mayor and City Clerk and then a copy served by the Clerk upon the applicant, the Community Development Department, the Public Works Department and any affected party requesting notice.
7. That this approval is subject to the Conditions of Approval all in the attached Staff Report for the hearing date of April 14, 2026, incorporated by reference. The conditions are concluded to be

reasonable and the applicant shall meet such requirements as a condition of approval of the application.

C. Decision and Order

Pursuant to the City Council's authority as provided in Meridian City Code § 11-5A and based upon the above and foregoing Findings of Fact which are herein adopted, it is hereby ordered that:

1. The applicant's request for a short plat is hereby approved per the conditions of approval in the Staff Report for the hearing date of April 14, 2026, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Short Plat Duration

Please take notice that approval of a preliminary plat, combined preliminary and final plat, or short plat shall become null and void if the applicant fails to obtain the city engineer's signature on the final plat within two (2) years of the approval of the preliminary plat or the combined preliminary and final plat or short plat (UDC 11-6B-7A).

In the event that the development of the preliminary plat is made in successive phases in an orderly and reasonable manner, and conforms substantially to the approved preliminary plat, such segments, if submitted within successive intervals of two (2) years, may be considered for final approval without resubmission for preliminary plat approval (UDC 11-6B-7B).

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-6B-7.A, the Director may authorize a single extension of time to obtain the City Engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of Meridian City Code Title 11. If the above timetable is not met and the applicant does not receive a time extension, the property shall be required to go through the platting procedure again (UDC 11-6B-7C).

E. Judicial Review

Pursuant to Idaho Code § 67-6521(1)(d), if this final decision concerns a matter enumerated in Idaho Code § 67-6521(1)(a), an affected person aggrieved by this final decision may, within twenty-eight (28) days after all remedies have been exhausted, including requesting reconsideration of this final decision as provided by Meridian City Code § 1-7-10, seek judicial review of this final decision as provided by chapter 52, title 67, Idaho Code. This notice is provided as a courtesy; the City of Meridian does not admit by this notice that this decision is subject to judicial review under LLUPA.

F. Notice of Right to Regulatory Takings Analysis

Pursuant to Idaho Code §§ 67-6521(1)(d) and 67-8003, an owner of private property that is the subject of a final decision may submit a written request with the Meridian City Clerk for a regulatory takings analysis.

G. Attached: Staff Report for the hearing date of April 14, 2026

By action of the City Council at its regular meeting held on the _____ day of _____, 2026.

COUNCIL PRESIDENT JOHN OVERTON	VOTED _____
COUNCIL VICE PRESIDENT ANNE LITTLE ROBERTS	VOTED _____
COUNCIL MEMBER DOUG TAYLOR	VOTED _____
COUNCIL MEMBER LUKE CAVENER	VOTED _____
COUNCIL MEMBER LIZ STRADER	VOTED _____
COUNCIL MEMBER BRIAN WHITLOCK	VOTED _____
MAYOR ROBERT SIMISON	VOTED _____
(TIE BREAKER)	

Mayor Robert E. Simison

Attest:

Chris Johnson
City Clerk

Copy served upon Applicant, Community Development Department, Public Works Department and City Attorney.

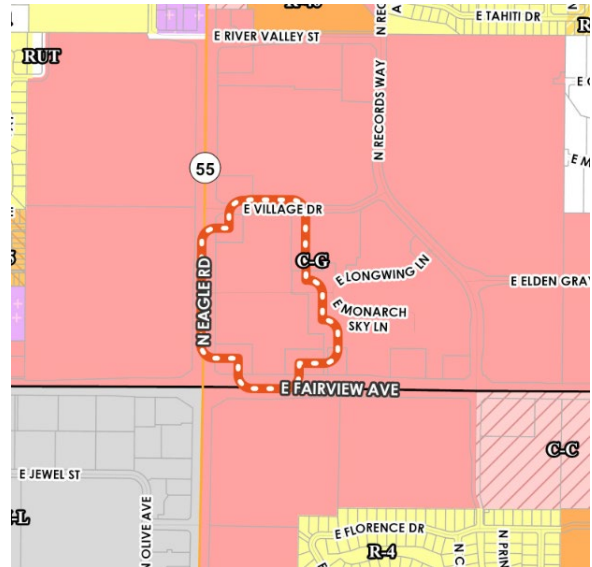
By: _____ Dated: _____
City Clerk's Office

**COMMUNITY DEVELOPMENT
DEPARTMENT REPORT**



HEARING DATE: 4/14/2026
 TO: Mayor & City Council
 FROM: Sonya Allen, Associate Planner
 208-884-5533
 sallen@meridiancity.org
 APPLICANT: Ella Passey, The Land Group
 SUBJECT: SHP-2026-0003
 CenterCal Expansion Subdivision

LOCATION: 3395 E. Longwing Ln., in the southwest 1/4 of Section 4, T.3N., R.1E. (Parcel #R1343720710)



I. PROJECT OVERVIEW

A. Summary

Short Plat consisting of four (4) buildable lots 14.23 acres of land in the C-G zoning district for CenterCal Expansion Subdivision.

B. Issues/Waivers

None

C. Recommendation

Staff recommend approval of the proposed short plat per the provisions in Section IV in accord with the Findings in Section V.

D. Decision

Pending

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant (developed with building pads and a parking lot)	-
Proposed Land Use(s)	Commercial	-
Existing Zoning	C-G	VII.A.2
Adopted FLUM Designation	Mixed Use – Regional (MU-R)	VII.A.3

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. History

The subject property is a re-subdivision of a portion of Lot 2, Block 2, CenterCal Subdivision. A property boundary adjustment (PBA-2022-0003) was approved in 2022 that created the boundary of the property included in the proposed short plat (ROS #13558).

Future development of the property is governed by a development agreement (Original – Inst. #108131103; 1st Addendum – Inst. #111052692, re-recorded as Inst. #111055939; 2nd Addendum – Inst. #112025435).

A Certificate of Zoning Compliance and Design Review application (A-2025-0044 The Village at Meridian Phase 2B Bldg. Z) was approved in 2025 for a new 30,808 square foot retail building and associated site improvements for Buildings Z, Q and V in the C-G zoning district on the subject property. The infrastructure improvements for the proposed lots were approved with LDIR-2025-0043.

B. General Overview

This property is designated as Mixed Use – Regional (MU-R) on the Future Land Use Map (FLUM) contained in the Comprehensive Plan. The purpose of this designation is to provide a mix of employment, retail, residential dwellings, and public uses near major arterial intersections.

The proposed short plat will subdivide the existing 14.23-acre parcel into four (4) new buildable lots for future development. The proposed subdivision meets the applicability standards listed in UDC 11-6B-5A.1 in order to be processed as a short plat.

Table 2: Project Overview

Description	Details
History	AZ-07-012 (DA Inst. #108131103); VAR-07-017; MDA-11-002 (1 st Addendum to DA Inst. # 111052692); PP-11-012; FP-12-008; MDA-11-012 (2 nd Addendum to DA Inst. #112025435); PBA-2022-0003 - ROS #13558; A-2025-0044
Phasing Plan	1
Acreage	14.23 acres
Lots	4 building lots

C. Site Development and Use Analysis

1. Existing Structures/Site Improvements (*UDC 11-1*):

Three (3) structures are currently under construction on this site (A-2025-0044). The site has been improved with a parking lot with landscape planter islands. The street buffer improvements along adjacent streets were installed with CZC-11-021 (Meridian Town Center).

2. Proposed Use Analysis (*UDC 11-2*):

No specific use is proposed with this application.

3. Dimensional Standards (*UDC 11-2*):

The proposed plat and subsequent development is required to comply with the dimensional standards listed in UDC Table 11-2B-3 for the C-G zoning district.

D. Design Standards Analysis

1. Structure and Site Design Standards (*Comp Plan, UDC 11-3A-19*):
Future development is required to comply with the structure and site design standards listed in UDC 11-3A-19 and the design standards in the Architectural Standards Manual.
2. Landscaping (*UDC 11-3B*):
 - i. Landscape buffers along streets
Landscape street buffers exist on the site along N. Eagle Rd., E. Fairview Ave. and E. Village Dr. that were constructed with the site improvements associated with Certificate of Zoning Compliance CZC-11-021. No new street buffers are required and no changes are proposed or required to existing street buffers.
 - ii. Storm integration
Per UDC 11-3B-11, the applicant shall meet the intent to improve water quality and provide a natural, effective form of flood and water pollution control through the integration of vegetated, well designed stormwater filtration swales and other green stormwater facilities into required landscape areas, where topography and hydrologic features allow if part of the development.

E. Transportation Analysis

1. Access (*Comp Plan 6.01.02C, UDC 11-3A-3, UDC 11-3H-4*):
There is an existing right-in/right-out/left-in access (E. Longwing Ln.) via SH-55/N. Eagle Rd. approved with VAR-07-017 in 2008. A right-in access drive exists via E. Village Dr. Another full-access via E. Village Dr. exists alongside the east boundary of the proposed plat that provides access to the subject property. No new accesses are proposed with the subject short plat application.

All lots shown on the plat will provide reciprocal cross-access for vehicular and pedestrian ingress and egress to the public rights-of-way and to the utility easements as noted on the plat. Cross-access/ingress-egress easements should be granted between all the proposed lots and adjacent properties (i.e. Parcel # R1343720601, #R1343720800, #R1343720910, #R1343721500 and #R1343721000) for internal access from adjacent streets and shared parking.
2. Multiuse Pathways (*UDC 11-3A-5*):
A multi-use pathway exists within the street buffers along E. Fairview Ave. & N. Eagle Rd.
3. Pathways (*Comp Plan 4.04.01A, UDC 11-3A-8*):
There is an existing north/south pathway through the parking lot on this property, no pathways are proposed.
4. Sidewalks (*UDC 11-3A-17*):
There are existing sidewalks along adjacent streets.
5. Subdivision Regulations (*UDC 11-6*):
 - i. Dead end streets
Not applicable
 - ii. Common driveways
Not applicable
 - iii. Block face

Not applicable

F. Services Analysis

1. Waterways (UDC 11-3A-6)

There are no waterways on this property.

2. Pressurized Irrigation (UDC 11-3A-15):

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 receiving development plan approval.

The infrastructure improvements for the proposed lots were approved with LDIR-2025-0043.

3. Storm Drainage (UDC 11-3A-18):

An adequate drainage system is required in all developments by the City's adopted standards, specifications, and ordinances. Design and construction shall follow best management practices as adopted by the City as outlined in UDC 11-3A-18.

4. Utilities (Comp Plan 3.03.03G, UDC 11-3A-21):

Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development.

Water main, fire hydrant and water service require a twenty-foot (20) wide easement that extends ten (10) feet past the end of main, hydrant, or water meter. No permanent structures, including trees are allowed inside the easement.

Comprehensive Plan policy 3.03.03G requires urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.

The infrastructure improvements for the proposed lots were approved with LDIR-2025-0043.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. The applicant shall comply with all previous conditions of approval for this development [AZ-07-012 – DA Inst. #108131103 Meridian Town Center; PP-11-012 (CenterCal Subdivision); FP-12-008; MDA-11-002 (Inst. #111052692, 2nd Amendment Inst. #112025435; PBA-2022-0003 - ROS #13558], as applicable.
2. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2B-3 for the C-G zoning district.
3. The short plat shall include the following revisions:
 - a. Include a note granting cross-access/ingress-egress easements between all the proposed lots and adjacent properties (i.e. Parcel # R1343720601, #R1343720800, #R1343720910, #R1343721500 and #R1343721000); or, record a separate easement granting such and reference the recorded instrument number in a note on the plat.
 - b. Note #4: Include the recorded instrument number of the City water and sewer easements.
 - c. Note #16: Include the 2nd Amendment Inst. #112025435.

4. Approval of the short plat shall become null and void if the applicant fails to obtain the City Engineer's signature on the final plat within two (2) years of the approval of the short plat, as set forth in UDC 11-6B-7A. Upon written request prior to the expiration of the final plat, the Applicant may request an extension of time to obtain the City Engineer's signature on the final plat as set forth in UDC 11-6B-7C.

B. Meridian Public Works

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=434016&dbid=0&repo=MeridianCity>

C. Meridian Fire Department

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=434022&dbid=0&repo=MeridianCity>

D. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=434267&dbid=0&repo=MeridianCity>

E. Ada County Highway District (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=435071&dbid=0&repo=MeridianCity>

F. Nampa & Meridian Irrigation District (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=436549&dbid=0&repo=MeridianCity>

G. Idaho Transportation Department (ITD)

No comments received

V. FINDINGS

A. Short Plat (UDC-6B-6)

In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision-making body shall make the following findings:

1. The plat is in conformance with the comprehensive plan and is consistent with this unified development code;
The Council finds the proposed plat is generally in conformance with the UDC with the conditions noted in Section IV and with the guidelines in the Comprehensive Plan.
2. Public services are available or can be made available and are adequate to accommodate the proposed development;
The Council finds public services are available to the subject property and will be adequate to accommodate the proposed development.
3. The plat is in conformance with scheduled public improvements in accord with the city's capital improvement program;
The Council finds the plat is in conformance with scheduled public improvements for this area in accord with the City's CIP.
4. There is public financial capability of supporting services for the proposed development;
The Council finds there is public financial capability of supporting services for the proposed development.

5. The development will not be detrimental to the public health, safety or general welfare; and
The Council finds the proposed development will not be detrimental to the public health, safety or general welfare.
6. The development preserves significant natural, scenic or historic features.
The Council is unaware of any significant natural, scenic or historic features that need to be preserved with this development.

VI. ACTION

A. Staff:

Staff recommend approval of the proposed short plat per the provisions in Section IV in accord with the Findings in Section V.

B. City Council:

The Meridian City Council heard this item on April 14, 2026. At the public hearing, the Council moved to approve the subject short plat request.

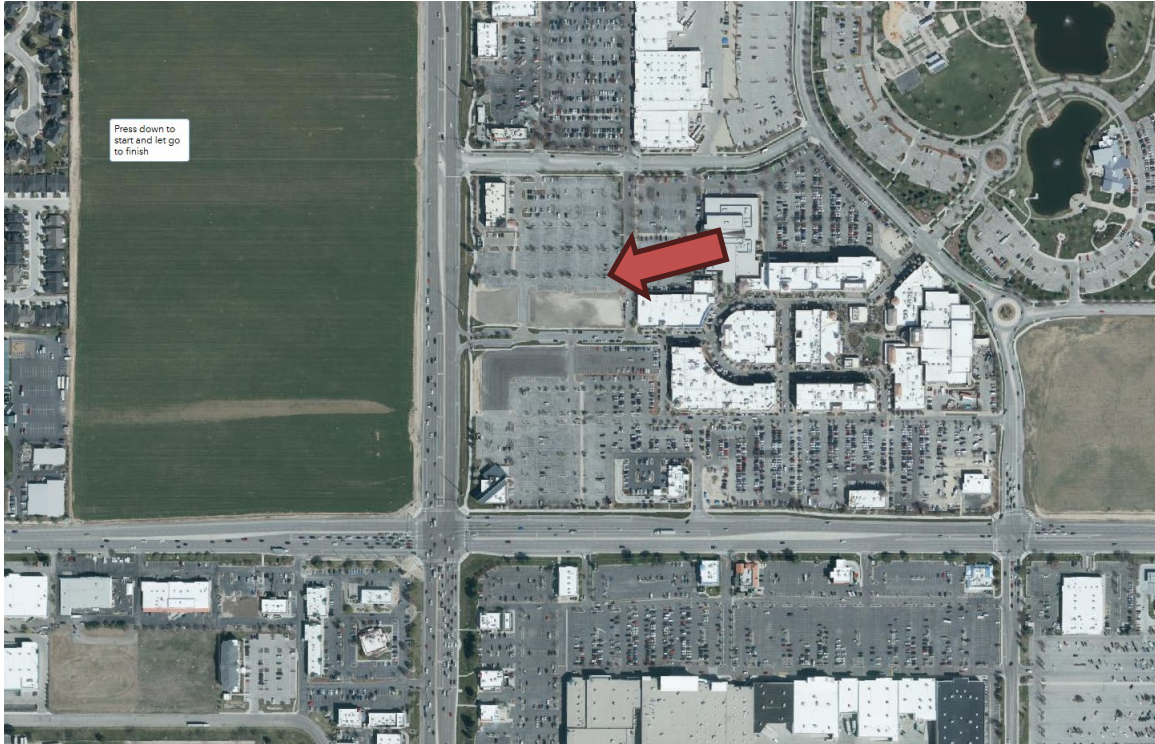
1. Summary of the City Council public hearing:
 - a. In favor: Jason Densmer and Juan Montoya
 - b. In opposition: None
 - c. Commenting: None
 - d. Written testimony: None
 - e. Staff presenting application: Bill Parsons
 - f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
 - a. None
3. Key issue(s) of discussion by City Council:
 - a. None

VII. EXHIBITS

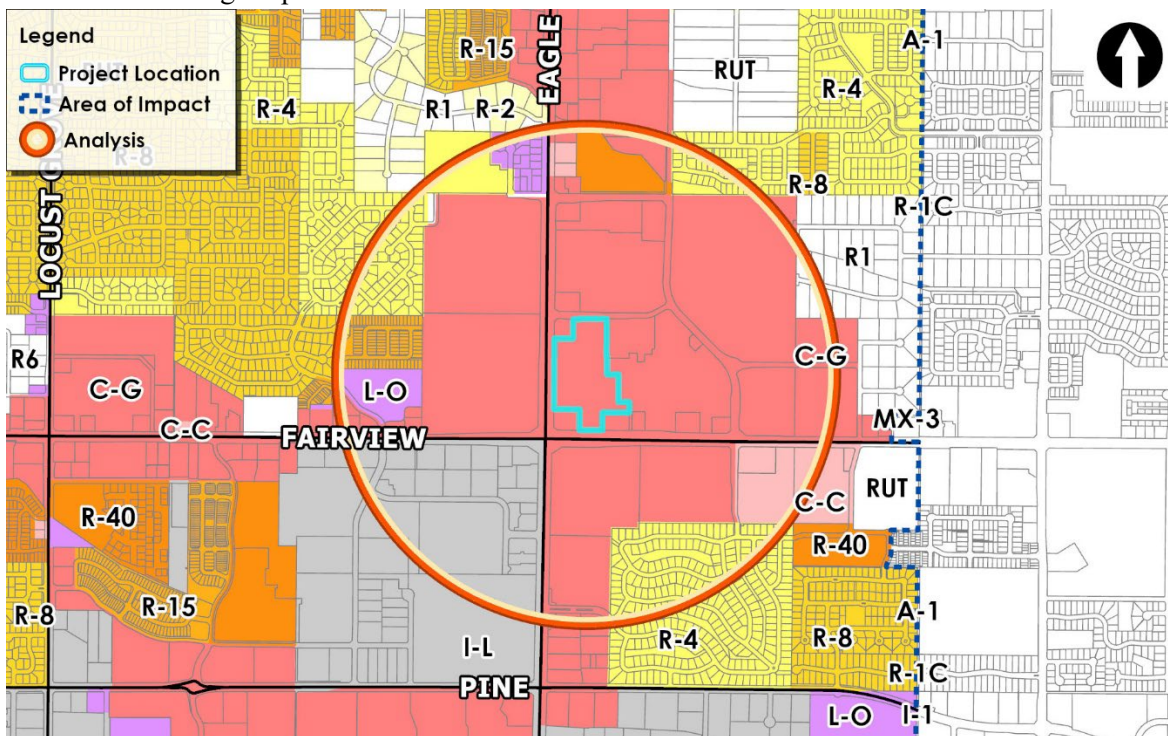
A. Project Area Maps

(link to [Project Overview](#))

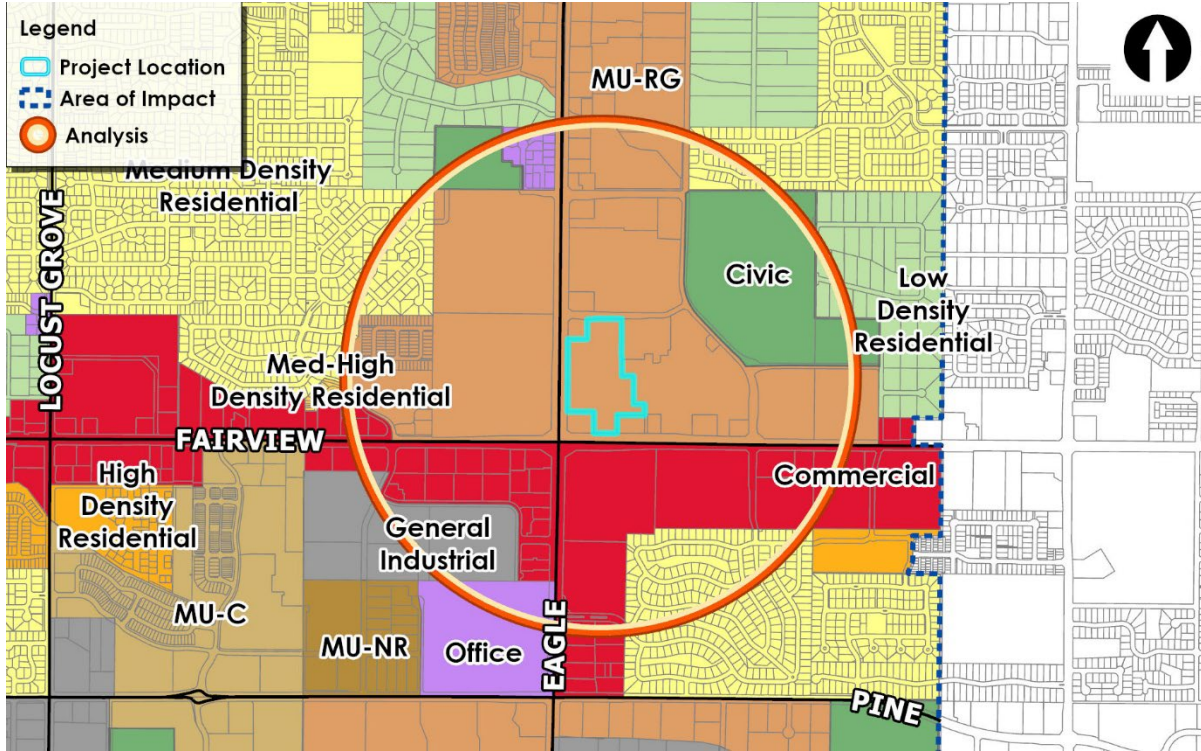
1. Aerial



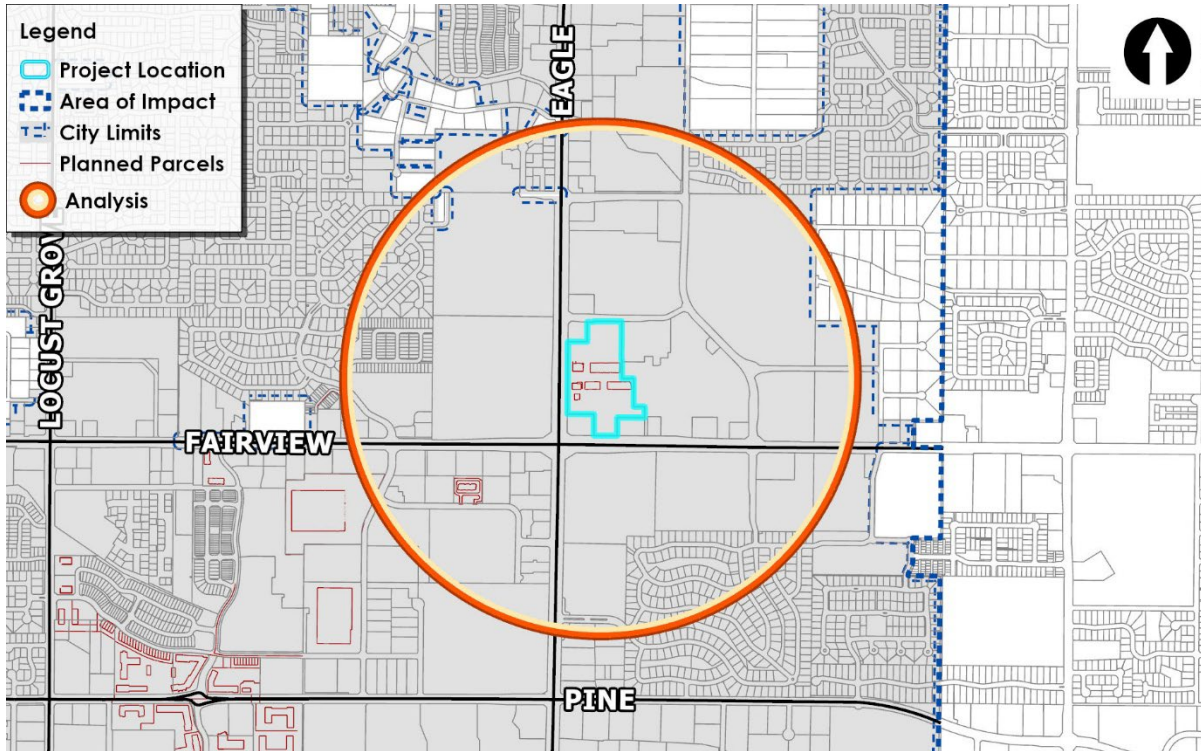
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Short Plat (date: 1/23/2026)

Final Plat for CenterGal Expansion Subdivision Being a Re-Subdivision of a Portion of Lot 2, Block 2 of Central Subdivision Situate in a portion of the Southwest 1/4 of Section 4, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho 2026

Notes:

1. PER CENTRAL SUBDIVISION, A PERMANENT EASEMENT IS RESERVED ADJACENT TO ALL LOT LINES COMMON TO PUBLIC SIDE-DRIVEWAYS FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION UNLESS SHOWN OTHERWISE THE EASEMENT IS TEN (10) FEET CONTIGUOUS TO AND PARALLEL WITH PUBLIC ROAD RIGHTS-OF-WAY.
2. PER CENTRAL SUBDIVISION, A PERMANENT TWENTY (20) FOOT WIDE IRRIGATION EASEMENT LIES ADJACENT TO E FAIRVIEW AVENUE AND A PORTION OF N EAGLE ROAD AS SHOWN HEREON. THE PURPOSE OF THIS EASEMENT IS FOR THE RELOCATION OF A GRASSY IRRIGATION LINE THAT IS SUBJECT TO A WATER LINE (IRRIGATION) EASEMENT PER INSTRUMENT No. 10882723.
3. PER CENTRAL SUBDIVISION, THE TWENTY (20) FOOT WIDE PUBLIC MULTI-USE EASEMENT SHOWN HEREON IS FOR THE BENEFIT OF THE PUBLIC AND FOR THE PURPOSES OF WALKING, BICYCLING, AND OTHER NON-MOTORIZED RECREATION. MAINTENANCE OF SAID EASEMENT IS THE RESPONSIBILITY OF THE CENTRAL SUBDIVISION OWNERS ASSOCIATION PER INSTRUMENT No. 112023915.
4. THIS SUBDIVISION IS SUBJECT TO EXISTING CITY OF MERIDIAN SENIOR AND WATER EASEMENTS. PER INSTRUMENT No. 112079741 AND INSTRUMENT No. 2025-____.
5. THIS SUBDIVISION IS SUBJECT TO AN EXISTING IDAHO POWER COMPANY EASEMENT. PER INSTRUMENT No. 112025690.
6. ANY REVISIONS OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF REVISIONING.
7. BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
8. ALL LOTS WITHIN THIS SUBDIVISION WILL BE PROVIDED WITH WATER AND SANITARY SEWER SERVICE BY THE CITY OF MERIDIAN. THE PROPOSED MAINS SHALL BE CONNECTED TO EXISTING CITY OF MERIDIAN MAINS TO PROVIDE SERVICE TO THE SUBDIVISION.
9. ALL LOTS WITHIN THIS SUBDIVISION WILL BE PROVIDED WITH PRESSURIZED IRRIGATION SERVICE WHICH WILL BE OWNED AND OPERATED BY CENTRAL SUBDIVISION. IRRIGATION WATER HAS BEEN PROVIDED BY Nampa-Meridian Irrigation District in compliance with Idaho Code Section 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE PROVIDED WITH SANITARY SEWER SERVICE BY THE CITY OF MERIDIAN. THE PROPOSED SANITARY SEWER MAINS SHALL BE CONNECTED TO EXISTING CITY OF MERIDIAN SANITARY SEWER MAINS. LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION RIGHTS AND/OR SHARES AND INDIVIDUAL LOTS WILL REMAIN SUBJECT TO ASSESSMENTS FROM Nampa-Meridian Irrigation District. LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION RIGHTS AND/OR SHARES AND INDIVIDUAL LOTS WILL REMAIN SUBJECT TO ASSESSMENTS FROM THE APPLICABLE IRRIGATION ENTITIES. TO BE PAID THROUGH FEES ASSESSED BY THE HOMEOWNERS ASSOCIATION.
10. ALL LOTS SHOWN HEREON SHALL PROVIDE RECIPROCAL CROSS-EASEMENTS FOR VEHICULAR AND PEDESTRIAN ACCESS AND EGRESS TO THE PUBLIC RIGHT-OF-WAYS AND TO THE UTILITY EASEMENTS AS DELINEATED OR NOTED ON THIS PLAT.
11. THIS DEVELOPMENT RECOGNIZES SECTION 22-4003 OF THE IDAHO CODE RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPEARANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL DEVELOPMENT OR OPERATIONS, INCLUDING BUT NOT LIMITED TO THE CONSTRUCTION OF A HIGHWAY OR OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPEARANCE TO IT."
12. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
13. REFERENCE IS MADE TO PUBLIC HEALTH LETTER IN RULE REGARDING ADDITIONAL RESTRICTIONS.
14. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF CENTRAL SUBDIVISION FILED FOR RECORD AT THE ADA COUNTY RECORDERS' OFFICE. PER INSTRUMENT No. 2018-007731.
15. DIRECT LOT ACCESS TO N EAGLE ROAD, E FAIRVIEW AVENUE AND E VILLAGE DRIVE IS PROHIBITED OTHER THAN AT ACCESS LOCATIONS APPROVED BY THE IDAHO TRANSPORTATION DEPARTMENT, ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF MERIDIAN.
16. THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OF DEVELOPMENT CONTAINED WITH THE DEVELOPMENT AGREEMENT WITH THE CITY OF MERIDIAN, RECORDED AS INSTRUMENT No. 10913103 AND AMENDED BY INSTRUMENT No. 112026261.
17. PER CENTRAL SUBDIVISION AND UDC 11-587-11 THIS SUBDIVISION IS SUBJECT TO LANDSCAPE STREET BUFFER ASSOCIATION. THE EASEMENT WIDTHS ARE DESCRIBED AS FOLLOWS:
 - A. NORTH EAGLE ROAD - THE EASEMENT SHALL BE THIRTY-FIVE (35) FEET WIDE ADJACENT AND PARALLEL TO THE EASTERLY RIGHT-OF-WAY WITH EAGLE ROAD.
 - B. EAST FAIRVIEW AVENUE - THE EASEMENT SHALL BE TEN (10) FEET WIDE ADJACENT AND PARALLEL TO THE EASTING BACK OF CURB.
 - C. EAST FAIRVIEW AVENUE - THE EASEMENT SHALL BE THIRTY-FIVE (35) FEET WIDE ADJACENT AND PARALLEL TO THE EASTING BACK OF CURB.
18. PURSUANT TO IDAHO CODE 50-1304(1)(L), PER PRELIMINARY AND MAINTENANCE MATERIALS SAFETY ADMINISTRATIONS NOTING THAT THE IMPROVEMENTS TO BE INSTALLED WITHIN THIS SUBDIVISION WILL BE INSTALLED WITHIN THE SUBDIVISION'S PRELIMINARY DEVELOPMENT PLAN, THESE IMPROVEMENTS SHALL BE INSTALLED WITHIN THE SUBDIVISION'S PRELIMINARY DEVELOPMENT PLAN.
19. THE SUBDIVISION IS SUBJECT TO A CERTAIN LICENSE AGREEMENT WITH THE ADA COUNTY HIGHWAY DISTRICT PER INSTRUMENT No. 12008687.

- Legend:**
- FOUND BRASS (BPT) ALUMINUM (ALD) MONUMENT
 - FOUND 5/8" REBAR, PLS 13550, OR AS NOTED
 - FOUND 1/2" REBAR, PLS 13550, OR AS NOTED
 - FOUND 3/4" REBAR, PLS 13550, OR AS NOTED
 - FOUND 1" REBAR, PLS 13550, OR AS NOTED
 - SET 1/2" X 24" REBAR W/CAP WEST 13550*
 - SET 1/2" X 24" REBAR W/CAP WEST 13550*
 - SET 1/4" COPPER W/ALUMINUM PLS 13550*
 - CALCULATED POSITION, NOTHING FOUND OR SET
 - PLS 13550
 - LOT NUMBER - CENTRAL SUBDIVISION
 - BOOK NUMBER - CENTRAL SUBDIVISION
 - SUBDIVISION BOUNDARY LINE
 - RIGHT OF WAY LINE
 - SETBACK LINE
 - EASEMENT LINE
 - LANDSCAPE BUFFER LINE
 - UTILITY EASEMENT LINE
 - SEWER WATER EASEMENT LINE
 - IDAHO POWER Co. EASEMENT LINE
 - TE LINE

Block 2

LOT NUMBER - CENTRAL SUBDIVISION	14
BOOK NUMBER - CENTRAL SUBDIVISION	104
SUBDIVISION BOUNDARY LINE	---
RIGHT OF WAY LINE	---
SETBACK LINE	---
EASEMENT LINE	---
LANDSCAPE BUFFER LINE	---
UTILITY EASEMENT LINE	---
SEWER WATER EASEMENT LINE	---
IDAHO POWER Co. EASEMENT LINE	---
TE LINE	---

Survey Narrative:
THIS PLAT WAS PREPARED TO SUBDIVIDE A PORTION OF LOT 2, BLOCK 2 OF CENTRAL SUBDIVISION (R1) SHOWN AS PARCEL "B" OF RECORD OF SURVEY No. 13558 (R2). THE OVERALL BOUNDARY IS BASED UPON SAID PARCEL "B" AND FOUND MONUMENTS, THE SOUTHWEST CORNER OF SECTION 4 AND THE WEST 1/4 CORNER OF SECTION 4 WERE USED AS THE BASIS OF BEARINGS.

Referenced Surveys:
R1. CENTRAL SUBDIVISION, BOOK 104 OF PLATS AT PAGE 14183, ADA COUNTY RECORDS.
R2. RECORD OF SURVEY NUMBER 13558, INSTRUMENT NUMBER 2022-288728, ADA COUNTY RECORDS.
R3. ADA COUNTY HIGHWAY DISTRICT RIGHT OF WAY WARRANTY DEED, INSTRUMENT #2021-86100

Line Table

LINE	BEARING	LENGTH
L1	N00°22'20"E	7.50'
L2	S89°28'40"E	5.00'
L3	N49°28'21"E	43.91'
L4	S89°28'40"E	40.71'
L5	S89°17'54"E	88.21'
L6	S89°28'40"E	80.48'
L7	N89°25'37"W	35.00'
L8	N89°25'37"W	35.00'

