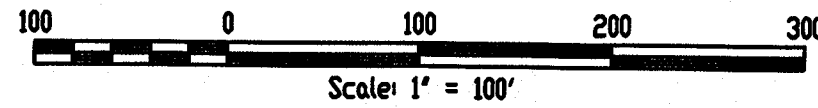


# PLAT SHOWING SNOQUALMIE FALLS SUBDIVISION NO. 2

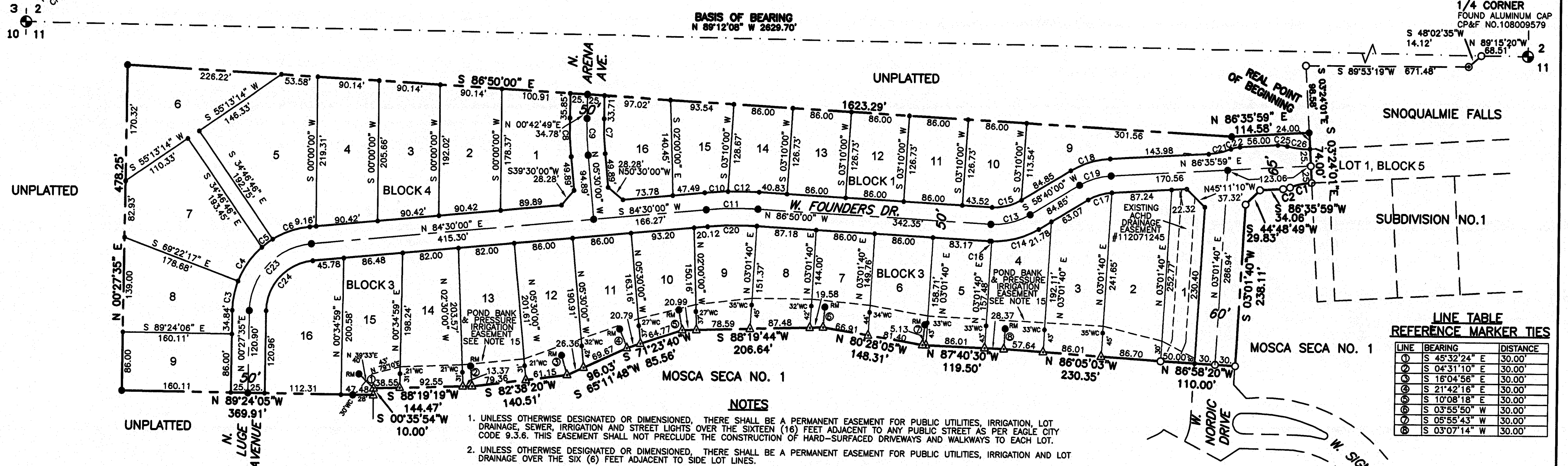
A PORTION OF THE NW 1/4 OF SECTION 11, T. 4N., R.1W., B.M.,  
EAGLE, ADA COUNTY, IDAHO  
2013

### MONUMENT 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 FROM THE RECORDING DATE OF THE PLAT.



3  
10 11  
FOUND ALUMINUM CAP  
CP&F NO. 2504625



**LINE TABLE  
REFERENCE MARKER TIES**

LINE	BEARING	DISTANCE
1	S 45°32'24" E	30.00'
2	S 04°31'10" E	30.00'
3	S 16°04'56" E	30.00'
4	S 21°42'16" E	30.00'
5	S 10°08'18" E	30.00'
6	S 03°55'50" W	30.00'
7	S 05°55'43" W	30.00'
8	S 03°07'14" W	30.00'

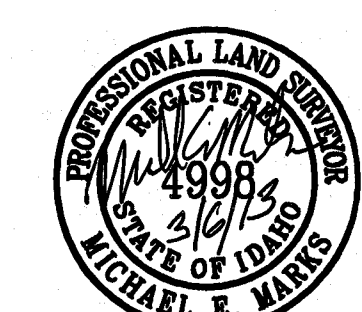
- NOTES**
- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, LOT DRAINAGE, SEWER, IRRIGATION AND STREET LIGHTS OVER THE SIXTEEN (16) FEET ADJACENT TO ANY PUBLIC STREET AS PER EAGLE CITY CODE 9.3.6. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
  - UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE SIX (6) FEET ADJACENT TO SIDE LOT LINES.
  - UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE TWELVE (12) FEET ADJACENT TO REAR LOT LINES.
  - ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE EAGLE CITY ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY THE CONDITIONS OF DEVELOPMENT FOR THE CITY OF EAGLE RZ-13-05 AS INSTRUMENT NO. 106161990, RECORDS OF ADA COUNTY, IDAHO AND ANY SUBSEQUENT MODIFICATION(S).
  - MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE EAGLE CITY ZONING ORDINANCE AT THE TIME OF THE ISSUANCE OF A BUILDING PERMIT OR AS SPECIFICALLY APPROVED BY THE CONDITIONS OF DEVELOPMENT FOR THE CITY OF EAGLE RZ-13-05 AS INSTRUMENT NO. 106161990, RECORDS OF ADA COUNTY, IDAHO AND ANY SUBSEQUENT MODIFICATION(S).
  - ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH CITY CODE IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
  - LOT 9, BLOCK 1, LOT 1, BLOCK 3 AND LOT 6, BLOCK 4 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE LEGACY COMMUNITY ASSOCIATION OR ITS ASSIGNS. ALL OTHER LOTS IN THIS SUBDIVISION ARE FOR SINGLE FAMILY DWELLINGS AND SHALL BE MEMBERS OF AND SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE LEGACY COMMUNITY ASSOCIATION.
  - LOT 9, BLOCK 1 AND LOT 1, BLOCK 3 ARE SUBJECT TO A BLANKET EASEMENT TO ACHD, DRAINAGE DISTRICT NO.2 AND THE FOOTHILLS IRRIGATION DISTRICT FOR THE OPERATION AND MAINTENANCE OF DRAINAGE AND IRRIGATION FACILITIES.
  - LOT 1, BLOCK 3 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 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.
  - IRRIGATION WATER HAS BEEN PROVIDED FROM THE MIDDLETON IRRIGATION ASSOCIATION, MIDDLETON MILL DITCH COMPANY, NEW DRY CREEK DITCH COMPANY AND THE FOOTHILLS IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND INDIVIDUAL LOTS WILL PAY ASSESSMENTS FROM THE HOMEOWNER'S ASSOCIATION. SEE INSTRUMENT NOS. 106053896 AND 107055861.
  - DRAINAGE DISTRICT NO. 2 AND THE FOOTHILLS IRRIGATION DISTRICT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE CANALS WITHIN THIS SUBDIVISION. SEE INSTRUMENT NO.113014357, AT THE ADA COUNTY RECORDERS OFFICE.
  - THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503 AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE-EXCEPTION WHICH STATES: NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OF EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITION 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 WAS BEGUN OR 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.
  - THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT (ACHD) LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. 113011773, ADA COUNTY RECORDERS OFFICE.
  - THERE SHALL BE A PERMANENT ACHD EASEMENT OVER THE EIGHT (8) FEET ADJACENT TO THE PUBLIC RIGHT OF WAY OF ALL LOTS IN THIS SUBDIVISION, RECORDED AS INSTRUMENT NO.113006690, ADA COUNTY RECORDERS OFFICE.
  - A PERMANENT EASEMENT TO THE HOMEOWNERS ASSOCIATION FOR MAINTENANCE AND OPERATION OF THE PRESSURE IRRIGATION AND BANK AND POND SLOPE LANDSCAPING, THE NORTH LINE OF WHICH (SHOWN HEREON) BEING DESCRIBED AS BEING TEN FEET NORTH OF AND PARALLEL TO THE TOP OF THE EXISTING SLOPE AS LOCATED AT THE TIME OF PLATTING.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	32.71	100.00	18°44'35"	S 77°13'42"W	32.57
C2	10.47	32.00	18°44'35"	S 77°13'42"W	10.42
C3	43.83	125.00	20°05'33"	S 10°30'21"W	43.61
C4	61.24	125.00	28°04'18"	S 34°35'17"W	60.63
C5	20.03	125.00	9°10'58"	S 53°12'54"W	20.01
C6	58.24	125.00	26°41'37"	S 71°09'12"W	57.71
C7	51.51	475.00	6°12'49"	S 02°23'36"E	51.49
C8	56.94	525.00	6°12'49"	S 02°23'36"E	56.91
C9	54.22	500.00	6°12'49"	S 02°23'36"E	54.20
C10	34.19	525.00	3°43'52"	S 86°21'56"W	34.18
C11	75.63	500.00	8°40'00"	S 88°50'00"W	75.56
C12	45.22	525.00	4°56'08"	N 89°18'04"W	45.21
C13	60.21	100.00	34°30'00"	N 75°55'00"E	59.31
C14	72.43	125.00	33°12'04"	N 75°16'02"E	71.42
C15	45.16	75.00	34°30'00"	N 75°55'00"E	44.48
C16	2.83	125.00	1°17'56"	S 87°28'58"E	2.83
C17	36.56	75.00	27°55'59"	S 72°37'59"W	36.20
C18	60.94	125.00	27°55'59"	S 72°37'59"W	60.34
C19	48.75	100.00	27°55'59"	S 72°38'00"W	48.27
C20	71.85	475.00	8°40'00"	S 88°50'00"W	71.78
C21	33.85	100.00	19°23'35"	N 76°54'11"W	33.69
C22	13.88	41.00	19°23'35"	S 76°54'11"W	13.81
C23	146.68	100.00	84°02'25"	S 42°28'47"W	133.88
C24	110.01	75.00	84°02'25"	S 42°28'47"W	100.41
C25	13.88	41.00	19°23'35"	N 83°42'13"W	13.81
C26	33.85	100.00	19°23'35"	S 83°42'13"E	33.69

**LEGEND**

- SUBDIVISION BOUNDARY
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING PARCEL/RIGHT-OF-WAY LINE
- EASEMENT LINE
- FOUND BRASS OR ALUMINUM CAP (AS NOTED)
- TO BE SET 5/8"x24" REBAR w/PLASTIC CAP, PLS 4998
- TO BE SET 1/2"x24" REBAR w/PLASTIC CAP, PLS 4998
- FOUND 5/8" REBAR, PLS 4998 OR AS NOTED
- 18 LOT NUMBER
- 25.0' 25.00'
- 25.00' CALCULATED POINT, NOT SET
- 25.00' WITNESS CORNER
- 30.00' REFERENCE MARKER SET 5/8" X 24" REBAR w/PLASTIC CAP, PLS 4998



**HORSESHOE FLATS, LLC**  
DEVELOPER  
BOISE, ID

**WESTBOUND SURVEYING SERVICES**  
1006 FORREST STREET  
BOISE, ID 83705  
(208) 949-4651

# SNOQUALMIE FALLS SUBDIVISION NO. 2

BOOK 105 PAGE 14268

## CERTIFICATE OF OWNER

KNOWN ALL MEN BY THESE PRESENTS:

THAT HORSESHOE FLATS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS ITS INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT. THE OWNER ALSO HEREBY CERTIFIES THAT THIS PLAT COMPLIES WITH IDAHO CODE 50-1334 (2): ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM AN EXISTING WATER SYSTEM AND EAGLE WATER COMPANY INC. HAS AGREED IN WRITING TO SERVE THE LOTS IN THIS SUBDIVISION.

A PARCEL OF LAND BEING A PORTION OF THE NW 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 (NORTH 1/4 CORNER) OF SECTION 11, T.4 N., R.1 W., B.M.;  
ALONG THE BOUNDARY OF SNOQUALMIE FALLS SUBDIVISION NO. 1 THE FOLLOWING:  
THENCE N 89°15'20" W 68.51 FEET ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 11 TO A POINT;  
THENCE S 48°02'35" W 14.12 FEET TO A POINT;  
THENCE S 89°53'19" W 671.48 FEET TO THE NORTHWEST CORNER OF SNOQUALMIE FALL SUBDIVISION NO. 1;  
THENCE S 03°24'01" E 98.58 FEET TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 03°24'01" E 74.00 FEET TO A POINT ON A CURVE;  
LEAVING THE BOUNDARY OF SNOQUALMIE FALLS SUBDIVISION NO. 1 AND ALONG THE BOUNDARY OF MOSCA SECA SUBDIVISION NO. 1 THE FOLLOWING:

THENCE 32.71 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 18°44'35", A TANGENT OF 16.51 FEET AND A CHORD BEARING S 77°13'42" W 32.57 FEET TO A POINT OF REVERSED CURVATURE;  
THENCE 10.47 FEET ALONG A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 32.00 FEET, A DELTA ANGLE OF 18°44'35", A TANGENT OF 5.28 FEET AND A CHORD BEARING S 77°13'42" W 10.42 FEET TO A POINT OF TANGENCY;  
THENCE S 86°35'59" W 34.06 FEET TO A POINT;  
THENCE S 44°48'49" W 29.83 FEET TO A POINT;  
THENCE S 03°01'40" W 238.11 FEET TO A POINT;  
THENCE N 86°58'20" W 110.00 FEET TO A POINT;  
THENCE N 86°05'03" W 230.35 FEET TO A POINT;  
THENCE N 87°40'30" W 119.50 FEET TO A POINT;  
THENCE N 80°28'05" W 148.31 FEET TO A POINT;  
THENCE S 88°19'44" W 206.64 FEET TO A POINT;  
THENCE S 71°23'40" W 85.56 FEET TO A POINT;  
THENCE S 65°11'48" W 96.03 FEET TO A POINT;  
THENCE S 82°38'20" W 140.51 FEET TO A POINT;  
THENCE S 88°19'19" W 144.47 FEET TO A POINT;  
THENCE S 00°35'54" W 10.00 FEET TO A POINT  
LEAVING THE BOUNDARY OF SAID MOSCA SECA SUBDIVISION NO.1  
THENCE N 89°24'05" W 369.91 FEET TO A POINT;  
THENCE N 00°27'35" E 478.25 FEET TO A POINT;  
THENCE S 86°50'00" E 1623.29 FEET TO A POINT;  
THENCE N 86°35'59" E 114.58 FEET TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION, THIS PARCEL COMPRISING 14.69 ACRES, MORE OR LESS.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AND THE EASEMENTS INDICATED ON SAID PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 18<sup>th</sup> DAY OF January, 2013

Brian McColl  
BRIAN MCCOLL, PRESIDENT OF DEVELOPERS SERVICES, INC  
MANAGER OF HORSESHOE FLATS, LLC

## ACKNOWLEDGMENT

STATE OF IDAHO) SS  
COUNTY OF ADA)  
ON THIS 18<sup>th</sup> DAY OF January, 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BRIAN MCCOLL, KNOWN OR IDENTIFIED TO ME TO BE PRESIDENT OF DEVELOPERS SERVICES, INC., MANAGER OF HORSESHOE FLATS, LLC, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE WITHIN INSTRUMENT OR THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AS MANGER OF THE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

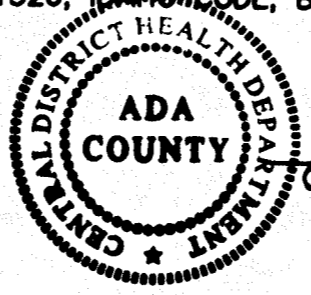
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Roni Christensen  
NOTARY PUBLIC FOR IDAHO  
RESIDING AT Boise ID  
MY COMMISSION EXPIRES: 6/20/16



## APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

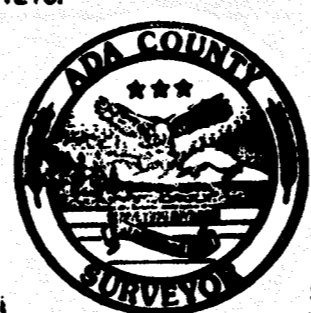
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS OR HER AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.



Michelle R.H.S.  
CENTRAL DISTRICT HEALTH DEPARTMENT  
DATE 2/12/13

## CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



Jerry L. Harting  
COUNTY SURVEYOR  
PLS 5359  
3-20-2013

## CERTIFICATE OF CITY ENGINEER

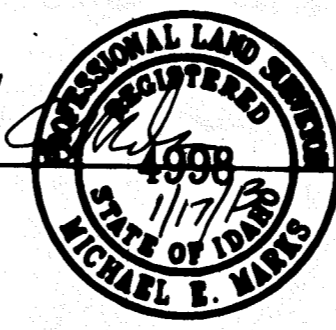
I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF EAGLE, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS FINAL PLAT AND THAT THE EAGLE CITY REQUIREMENTS REGARDING FINAL PLATS HAVE BEEN MET.

K. E. K... 2-27-13  
EAGLE CITY ENGINEER

## CERTIFICATE OF SURVEYOR

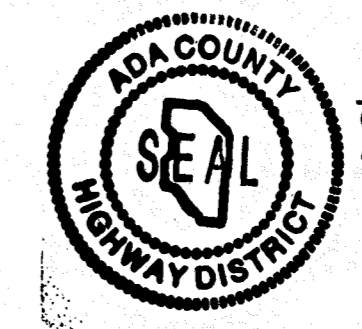
I, MICHAEL E. MARKS, P.L.S., DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1801 THROUGH 55-1612.

Michael E. Marks  
MICHAEL E. MARKS, P.L.S. NO. 4998  
DATE 1/17/13



## ACCEPTANCE OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 6<sup>th</sup> DAY OF February, 2013



Bob  
CHAIRMAN  
ADA COUNTY HIGHWAY DISTRICT

## APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF EAGLE, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 8<sup>th</sup> DAY OF January, 2013, THIS PLAT WAS DULY ACCEPTED AND APPROVED.



Shari Horton  
CITY CLERK, EAGLE, IDAHO

## CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Vicky J. McIntyre, by  
COUNTY TREASURER  
Shelly Beller, Deputy



## COUNTY RECORDERS CERTIFICATE

INSTRUMENT NO. 113030626  
STATE OF IDAHO )  
COUNTY OF ADA ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF Michael Marks AT 42 MINUTES PAST 2 O'CLOCK P.M., THIS 21<sup>st</sup> DAY OF March, 2013, IN MY OFFICE AND WAS DULY RECORDED IN BOOK 105 OF PLATS AT PAGES 14267 THROUGH 14268.

N. Olson  
DEPUTY  
Fec: 611.-

Christopher D. Rich  
EX-OFFICIO RECORDER