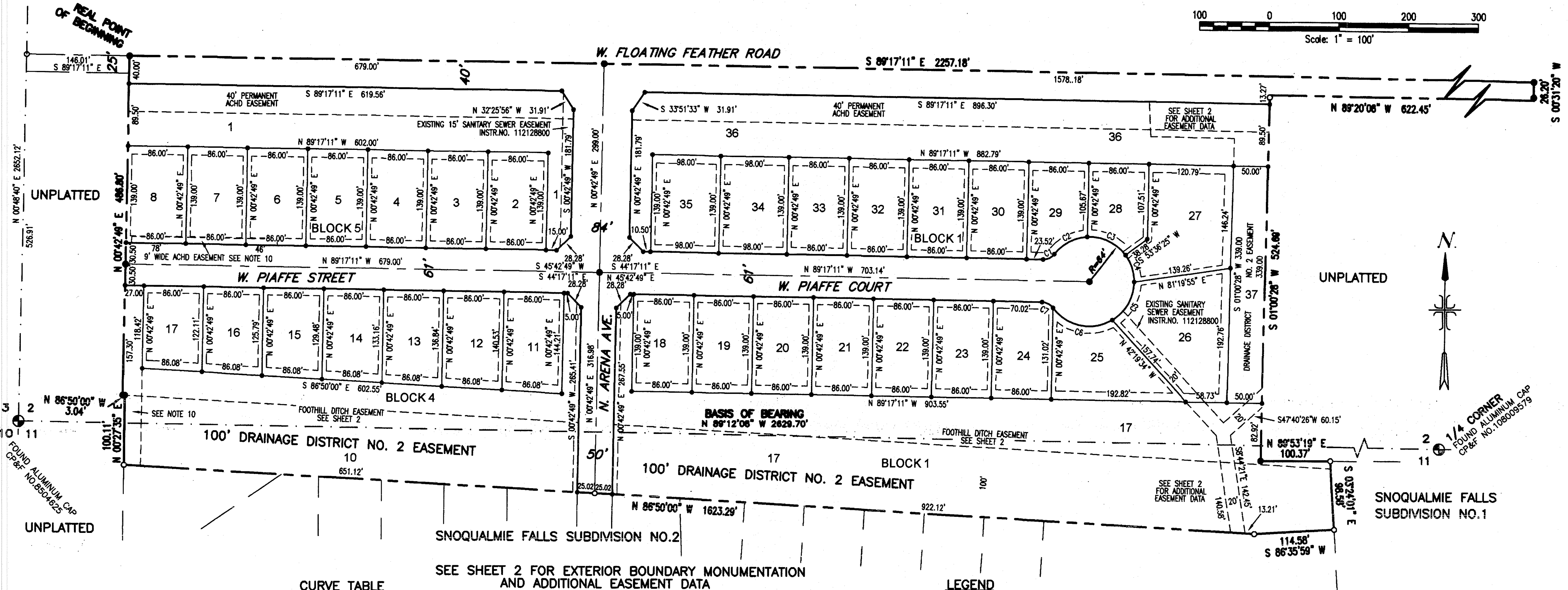
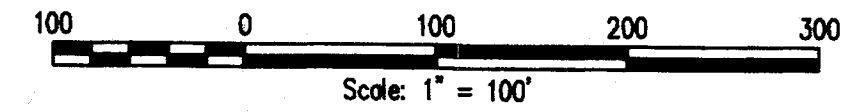


# PLAT SHOWING SNOQUALMIE FALLS SUBDIVISION NO. 3

PORTIONS OF THE SW 1/4 OF SECTION 2 AND  
THE NW 1/4 OF SECTION 11, T. 4N., R.1W., B.M.,  
EAGLE, ADA COUNTY, IDAHO  
2013

1/4 CORNER  
2 FOUND BRASS CAP  
CP&F NO.104143994



SEE SHEET 2 FOR EXTERIOR BOUNDARY MONUMENTATION  
AND ADDITIONAL EASEMENT DATA

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	20.00'	18.52'	17.86'	N 64°11'28" E	53°02'41"	9.98'
C2	64.00'	54.80'	52.96'	S 62°06'40" W	48°53'05"	29.09'
C3	64.00'	63.37'	60.82'	N 65°04'43" W	56°44'09"	34.56'
C4	64.00'	41.24'	40.53'	N 18°14'58" W	36°55'19"	21.37'
C5	64.00'	65.22'	62.44'	N 28°24'27" E	58°23'33"	35.76'
C6	64.00'	95.12'	86.60'	S 78°49'08" E	85°09'16"	58.80'
C7	20.00'	18.52'	17.86'	N 62°45'50" W	53°02'41"	9.98'

**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)
- SET 5/8"x24" REBAR w/PLASTIC CAP, PLS 4998
- SET 1/2"x24" REBAR w/PLASTIC CAP, PLS 4998
- FOUND 5/8" REBAR, PLS 4998 OR AS NOTED
- 18 LOT NUMBER
- △ CALCULATED POINT, NOT SET

**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 TWELVE (12) 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.
- LOTS 17, 36 AND 37, BLOCK 1, LOT 10, BLOCK 4 AND LOT 1, BLOCK 5 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE LEGACY COMMUNITY ASSOCIATION OR IT'S ASSIGNS.
- LOT 17, BLOCK 1 AND LOT 10, BLOCK 4 ARE SUBJECT TO A BLANKET EASEMENT TO ACHD, DRAINAGE DISTRICT NO.2 AND THE FOOT HILL DITCH COMPANY FOR THE OPERATION AND MAINTENANCE OF DRAINAGE AND IRRIGATION FACILITIES.
- LOT 37, BLOCK 1 IS SUBJECT TO A BLANKET EASEMENT TO DRAINAGE DISTRICT NO.2 FOR THE OPERATION AND MAINTENANCE OF DRAINAGE AND IRRIGATION FACILITIES.
- PORTIONS OF LOTS 10, BLOCK 4 AND 6, 7 AND 8, BLOCK 5, 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 ON MAY 8, 2009, INSTRUMENT NO. 109053259, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE 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 FOOT HILL DITCH COMPANY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE CANALS WITHIN THIS SUBDIVISION. SEE INSTRUMENT NOS. 113090670 AND 113090673.
- THIS DEVELOPEMENT 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 DEVELOPEMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT (ACHD) LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. 113107958, ADA COUNTY RECORDERS OFFICE.
- WHERE SHOWN, THERE SHALL BE A PERMANENT ACHD EASEMENT AS DIMENSIONED ADJACENT TO THE PUBLIC RIGHT OF WAY, RECORDED AS INSTRUMENT NO.113107961, ADA COUNTY RECORDERS OFFICE.
- DIRECT LOT OR PARCEL ACCESS TO W. FLOATING FEATHER ROAD IS PROHIBITED.
- LOT 17, BLOCK 4 IS SUBJECT TO A BLANKET ACHD TEMPORARY TURNAROUND EASEMENT, INSTRUMENT NO. 113107960. NO BUILDING PERMIT WILL BE ISSUED FOR THIS LOT UNTIL W. PIAFFE STREET IS EXTENDED AND THE EASEMENT IS VACATED.
- A PORTION OF FLOATING FEATHER ROAD RIGHT OF WAY INSIDE THIS SUBDIVISION HAS BEEN VACATED. SEE RESOLUTION 113106671 AND QUIT CLAIM DEED 113106672.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE COMMUNITY CHARTER FOR LEGACY, INSTRUMENT NO. 108048693, AS AMENDED FROM TIME TO TIME, INCLUDING INSTRUMENT NOS. 111102792 AND 112086395.



**HORSESHOE FLATS, LLC**  
DEVELOPER  
BOISE, ID 11/06/13

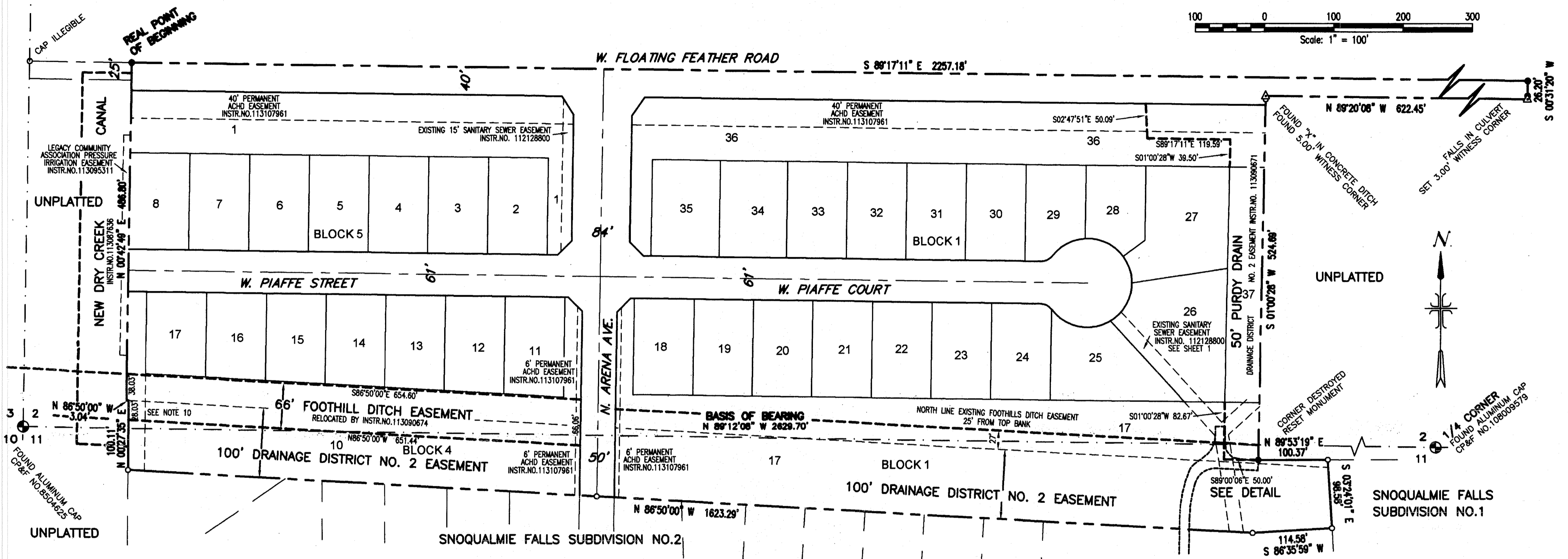
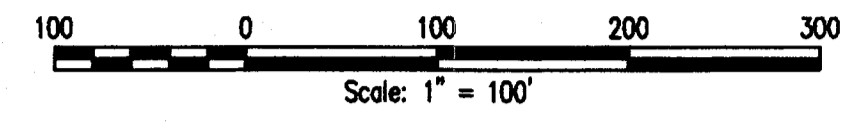
**WESTBOUND SURVEYING SERVICES**  
1006 FORREST STREET  
BOISE, ID 83705  
(208) 949-4651

# PLAT SHOWING

## SNOQUALMIE FALLS SUBDIVISION NO. 3

PORTIONS OF THE SW 1/4 OF SECTION 2 AND  
THE NW 1/4 OF SECTION 11, T. 4N., R.1W., B.M.,  
EAGLE, ADA COUNTY, IDAHO  
2013

1/4 CORNER  
FOUND BRASS CAP  
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- SUBDIVISION BOUNDARY
- SECTION LINE
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- LOT LINE
- EXISTING PARCEL/RIGHT-OF-WAY LINE
- EASEMENT LINE
- PURDY DRAIN AND FOOTHILLS DITCH EASEMENT LINE

**SANITARY SEWER ACCESS DETAIL**  
INSTR.NO.112128800      INSTR.NO.113098607

UNPLATTED

SNOQUALMIE FALLS  
SUBDIVISION NO. 3  
LOT 17, BLOCK 1

LOT 9, BLOCK 1

FOUNDERS DRIVE

SNOQUALMIE FALLS  
SUBDIVISION NO. 2

LINE	BEARING	DISTANCE
L1	S 01°00'00" W	34.57'
L2	S 86°35'58" W	14.04'
L3	S 01°00'00" W	36.18'
L4	S 01°00'00" W	16.62'
L5	S 00°00'00" E	11.46'
L6	N 90°00'00" E	14.00'
L7	S 00°00'00" E	26.82'
L8	S 83°00'00" E	30.31'
L9	S 03°00'00" W	13.46'
L10	N 87°00'00" W	60.28'
L11	S 01°00'00" W	17.15'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	190.00'	69.83'	69.44'	S 11°31'45" W	21°03'30"	35.31'
C2	20.00'	11.15'	11.01'	S 38°01'45" W	31°58'30"	5.72'
C3	40.00'	37.70'	36.32'	N 27°00'00" E	54°00'00"	20.38'
C4	20.00'	28.97'	26.50'	S 41°30'00" E	83°00'00"	17.69'
C5	30.00'	36.53'	36.73'	S 55°15'10" W	75°29'40"	23.23'
C6	176.00'	50.70'	50.53'	S 08°15'10" W	16°30'20"	25.53'



**HORSESHOE FLATS, LLC**  
DEVELOPER  
BOISE, ID      11/06/13

**WESTBOUND SURVEYING SERVICES**

1006 FORREST STREET  
BOISE, ID 83705  
(208) 949-4651

# SNOQUALMIE FALLS SUBDIVISION NO. 3

BOOK 106 PAGE 14537

## 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 THE EAGLE WATER COMPANY, INC., HAS AGREED IN WRITING TO SERVE THE LOTS IN THIS SUBDIVISION.

A PARCEL OF LAND BEING A PORTION OF SW ¼ OF SECTION 2 AND THE NW ¼ 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 SOUTHWEST CORNER OF SECTION 2, T.4 N., R.1 W., B.M.;

THENCE N 00°48'40" E 526.91 FEET ALONG THE WEST LINE OF THE SW ¼ OF SECTION 2 TO A POINT;

THENCE S 89°17'11" E 146.01 FEET TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 89°17'11" E 2257.18 FEET TO A POINT;

THENCE S 00°31'20" W 26.20 FEET TO A POINT;

THENCE N 89°20'08" W 622.45 FEET TO A POINT;

THENCE S 01°00'28" W 524.69 FEET TO A POINT;

THENCE N 89°53'19" E 100.37 FEET TO THE NORTHWEST CORNER OF SNOQUALMIE FALLS SUBDIVISION NO. 1;

THENCE S 03°24'01" E 98.58 FEET TO THE NORTHEAST CORNER OF SNOQUALMIE FALLS SUBDIVISION NO. 2;

ALONG THE NORTH BOUNDARY OF SNOQUALMIE FALLS SUBDIVISION NO. 2 THE FOLLOWING:

THENCE S 86°35'59" W 114.58 FEET TO A POINT;

THENCE N 86°50'00" W 1623.29 FEET TO A NORTHWEST CORNER OF SNOQUALMIE FALLS SUBDIVISION NO. 2;

THENCE N 00°27'35" E 100.11 FEET TO A POINT;

THENCE N 86°50'00" W 3.04 FEET TO A POINT;

THENCE N 00°42'49" E 486.80 TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION, SAID PARCEL CONTAINING 23.93 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 2<sup>nd</sup> DAY OF July 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 2nd DAY OF July, 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 MANAGER OF THE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

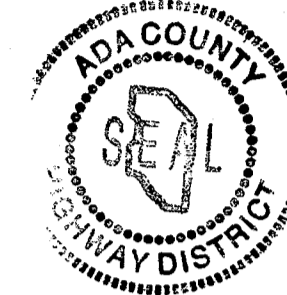
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Roni Christensen  
NOTARY PUBLIC FOR Idaho  
RESIDING AT Boise, Idaho  
MY COMMISSION EXPIRES: 6/30/14



## 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 18<sup>th</sup> DAY OF SEPTEMBER 2013.



S. Sak  
CHAIRMAN  
ADA COUNTY HIGHWAY DISTRICT

## 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.



Low REMS 7-11-13  
CENTRAL DISTRICT HEALTH DEPARTMENT DATE

## 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 18<sup>th</sup> DAY OF SEPTEMBER, 2013, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Nancy E. Olson  
CITY CLERK, EAGLE, IDAHO



## 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. Hastings  
COUNTY SURVEYOR  
PLS 5359  
11-8-2013

## 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.

Link 10-23-2013  
EAGLE CITY ENGINEER

## 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.

Vicki McIntyre by  
COUNTY TREASURER  
Angela Taylor, Deputy

11/8/13  
DATE



## 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 55-1601 THROUGH 55-1612.

Michael E. Marks  
MICHAEL E. MARKS, P.L.S. NO. 4998



## COUNTY RECORDERS CERTIFICATE

INSTRUMENT NO. 1323718

STATE OF IDAHO )  
COUNTY OF ADA ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF Horseshoe Flats LLC AT 35 MINUTES PAST 8 O'CLOCK A.M., THIS 12<sup>th</sup> DAY OF November, 2013, IN MY OFFICE AND WAS DULY RECORDED IN BOOK 106 OF PLATS AT PAGES 1455 THROUGH 1457.

DEPUTY  
Fees 160

Christopher D. Rich  
EX-OFFICIO RECORDER