

SNOQUALMIE RIVER SUBDIVISION NO. 1
 LOCATED IN THE NW 1/4 OF SECTION 10, T4N, R1W, BM, CITY
 OF EAGLE, ADA COUNTY, IDAHO.
 2018

CURVE TABLE											
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	94.56'	60.00'	90°18'03"	S45°45'50"W	85.08'	C15	35.00'	91.50'	21°54'59"	N33°44'44"W	34.79'
C2	39.79'	28.50'	79°59'01"	N40°36'19"E	36.63'	C16	37.37'	91.50'	23°24'03"	N11°05'13"W	37.11'
C3	5.13'	28.50'	10°19'01"	N85°45'20"E	5.13'	C17	94.56'	60.00'	90°18'03"	N45°45'50"E	85.08'
C4	33.80'	91.50'	21°09'48"	S11°11'42"W	33.61'	C18	26.05'	28.50'	52°22'46"	N26°48'12"E	25.16'
C5	35.00'	91.50'	21°54'56"	S32°44'05"W	34.79'	C19	18.86'	28.50'	37°55'16"	N71°57'13"E	18.52'
C6	25.09'	91.50'	15°42'41"	S51°32'53"W	25.01'	C20	44.18'	91.50'	27°39'53"	N14°26'45"E	43.75'
C7	40.70'	91.50'	25°28'59"	S72°08'43"W	40.36'	C21	25.10'	91.50'	15°43'06"	N36°08'15"E	25.02'
C8	9.63'	91.50'	6°01'39"	S87°54'02"W	9.62'	C22	74.93'	91.50'	46°55'03"	N67°27'20"E	72.85'
C9	93.93'	60.00'	89°41'57"	N44°14'10"W	84.63'	C23	93.93'	60.00'	89°41'57"	S44°14'10"E	84.63'
C10	2.89'	28.50'	5°48'51"	N86°10'43"W	2.89'	C24	20.10'	28.50'	40°24'42"	S68°52'48"E	19.69'
C11	41.73'	28.50'	83°53'06"	N41°19'45"W	38.10'	C25	24.52'	28.50'	49°17'15"	S24°01'49"E	23.77'
C12	7.40'	91.50'	4°37'59"	N86°46'09"W	7.40'	C26	52.57'	91.50'	32°55'07"	S15°50'45"E	51.85'
C13	38.26'	91.50'	23°57'23"	N72°28'28"W	37.98'	C27	25.08'	91.50'	15°42'13"	S40°09'25"E	25.00'
C14	25.22'	91.50'	15°47'33"	N52°36'00"W	25.14'	C28	65.60'	91.50'	41°04'37"	S68°32'50"E	64.20'

CP&F INST. NO. 8504624
 S89°43'26"E 2613.22'
 CP&F INST. NO. 2016-110862

- LEGEND**
- FOUND 5/8" REBAR AS NOTED
 - SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
 - ⊙ SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP
 - ⊠ FOUND ALUMINUM CAP MONUMENT
 - CALCULATED POINT
 - SECTION LINE
 - - - CENTER LINE
 - - - LOT LINE
 - - - SUBDIVISION BOUNDARY LINE
 - - - EASEMENT LINE AS NOTED
 - - - EASEMENT LINE, SEE NOTE 8
 - - - 15' PUBLIC UTILITIES AND LOT DRAINAGE EASEMENT LINE
 - ① LOT NUMBER

NOTES

- 1- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A FIFTEEN (15) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, CITY OF EAGLE STREET LIGHTS, AND LOT DRAINAGE, UNLESS OTHERWISE DIMENSIONED. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
- 2- UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND A TWELVE (12) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE. ALL OTHER EASEMENTS ARE AS SHOWN.
- 3- MINIMUM BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF EAGLE OR AS SET FORTH IN THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT, RECORDED AS INSTRUMENT NO. 106161990, RECORDS OF ADA COUNTY, IDAHO, OR ANY SUBSEQUENT MODIFICATIONS OF THE DEVELOPMENT AGREEMENT.
- 4- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- 5- IRRIGATION WATER HAS BEEN PROVIDED BY MIDDLETON MILL IRRIGATION ASSOCIATION, MIDDLETON MILL DITCH COMPANY, NEW DRY CREEK DITCH COMPANY AND THE FOOTHILLS IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND INDIVIDUAL LOTS WILL REMAIN SUBJECT TO THE HOMEOWNERS ASSOCIATION. IRRIGATION ENTITIES, TO BE PAID THROUGH FEES ASSESSED BY THE HOMEOWNERS ASSOCIATION.
- 6- MAINTENANCE OF ANY IRRIGATION AND 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 THE HOMEOWNERS ASSOCIATION.
- 7- LOTS 1, 8, 21, 32, AND 38 OF BLOCK 1, LOTS 1, 8, AND 14 OF BLOCK 2, LOTS 1, 5, AND 17 OF BLOCK 3, AND LOT 1 OF BLOCK 4 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE LEGACY COMMUNITY ASSOCIATION, INC., OR ITS ASSIGNS.
- 8- LOT 1 OF BLOCK 1, AND LOT 1 OF BLOCK 3, OR A PORTION OF SAID LOTS, ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THE FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, 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.
- 9- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- 10- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF ACHD LICENSE AGREEMENT INSTRUMENT NO. 2018-057316.
- 11- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A LICENSE AGREEMENT WITH DRAINAGE DISTRICT NO. 2, RECORDED AS INSTRUMENT NO. 2018-044520.
- 12- DIRECT LOT ACCESS TO N. PALMER LANE AND W. DECATHLON STREET IS PROHIBITED.
- 13- THE PRESSURIZED IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY LEGACY COMMUNITY ASSOCIATION, INC., OR ITS ASSIGNS.
- 14- THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE COMMUNITY CHARTER FOR LEGACY, INSTRUMENT NO. 108048693 AND ANY SUBSEQUENT MODIFICATIONS.
- 15- LOTS 8, 21, AND 32, OF BLOCK 1, AND LOT 8 OF BLOCK 2 CONTAIN COMMON DRIVEWAYS FOR THE PURPOSE OF INGRESS/EGRESS. SAID LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR WATER, SEWER, IRRIGATION, AND PUBLIC UTILITIES.
- 16- LOTS 21 AND 32, OF BLOCK 1 ARE SUBJECT TO A BLANKET EASEMENT FOR PEDESTRIAN AND EMERGENCY VEHICLE ACCESS.
- 17- LOT 1 OF BLOCK 1 IS SUBJECT TO THE CITY OF EAGLE PATHWAY AND EMERGENCY VEHICLE EASEMENT AS SHOWN ON THIS PLAT.

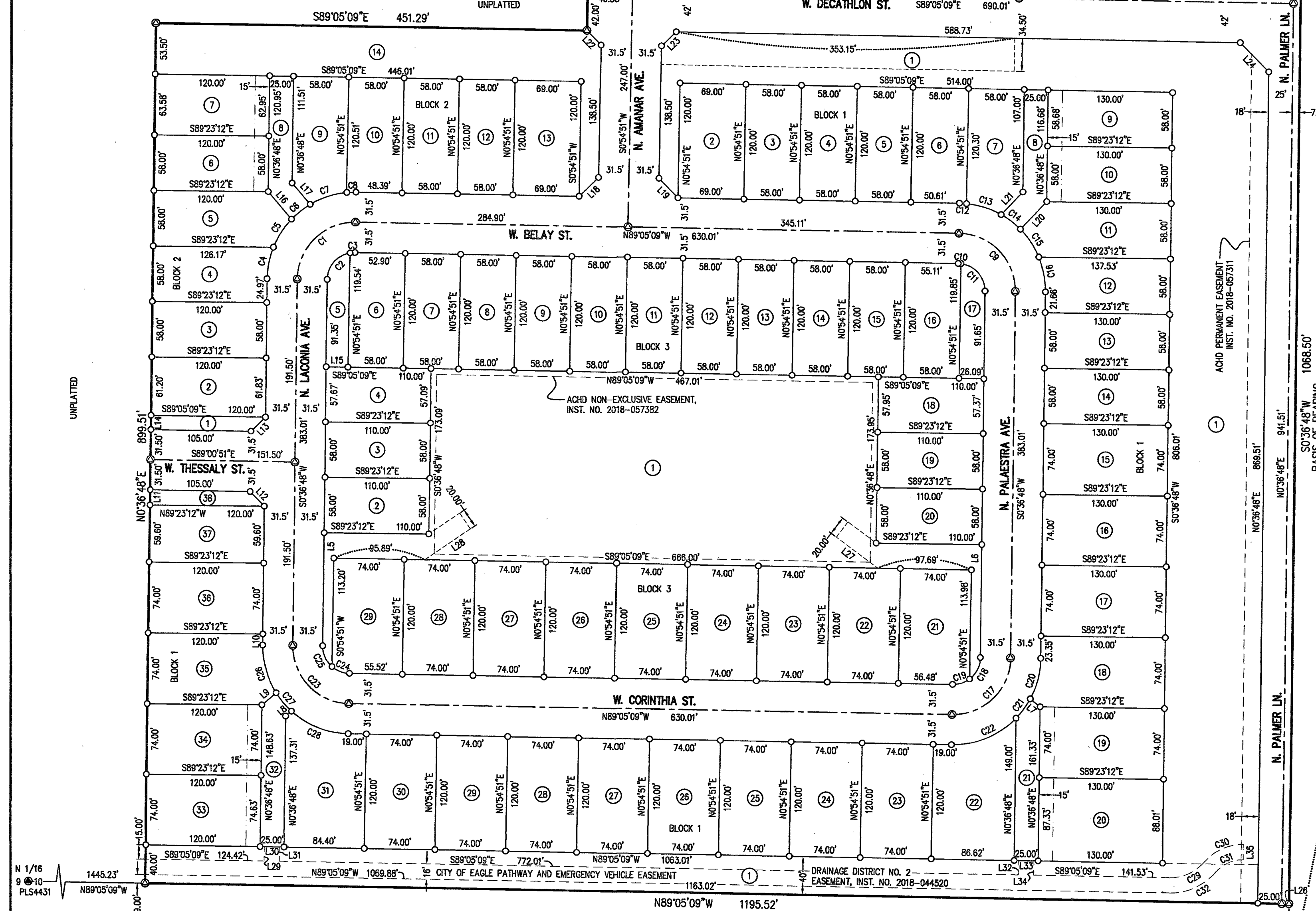
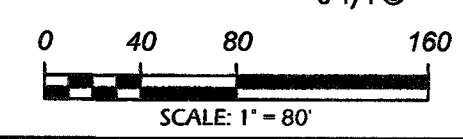
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C29	41.41'	47.00'	50°28'44"	N65°40'29"E	40.08'
C30	46.42'	53.00'	50°10'41"	N65°31'28"E	44.95'
C31	32.40'	37.00'	50°10'41"	S65°31'28"W	31.38'
C32	55.50'	63.00'	50°28'44"	S65°40'29"W	53.73'



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LINE TABLE

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION			
L1	21.16'	N45°45'50"E	L6	117.98'	N0°36'48"E	L11	15.78'	S0°36'48"W	L16	37.72'	S40°13'28"E	L21	32.78'	N43°27'31"E	L26	7.50'	S89°05'09"E	L31	15.00'	S0°54'51"W
L2	21.27'	S44°14'10"E	L7	13.27'	N51°23'30"W	L12	21.28'	S44°12'01"E	L17	29.19'	S40°13'28"E	L22	21.21'	S44°05'09"E	L27	53.91'	N53°17'56"W	L32	15.00'	N0°54'51"E
L3	28.21'	N45°45'50"E	L8	7.94'	N49°50'35"E	L13	21.14'	S45°47'59"W	L18	28.28'	S45°54'51"W	L23	21.21'	N45°54'51"E	L28	57.29'	N55°44'13"E	L33	16.00'	S89°05'09"E
L4	57.00'	N0°36'48"E	L9	19.40'	N49°50'35"E	L14	14.85'	S0°36'48"W	L19	28.28'	N44°05'09"W	L24	42.54'	S44°14'10"E	L29	15.00'	N0°54'51"E	L34	15.00'	S0°54'51"W
L5	117.98'	S0°36'48"W	L10	11.61'	N0°36'48"E	L15	22.92'	S89°05'09"E	L20	39.94'	N43°27'31"E	L25	7.50'	S89°23'12"E	L30	16.00'	S89°05'09"E	L35	16.00'	S0°36'48"W

N 1/16
 9 10
 PLS 34431

CP&F INST. NO. 2015014107
 C 1/4

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS SNOQUALMIE RIVER SUBDIVISION NO. 1;

A PARCEL LOCATED IN THE NW 1/4 OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID NW 1/4, FROM WHICH A 5/8 INCH DIAMETER REBAR MARKING THE SOUTHEAST CORNER OF SAID NW 1/4 BEARS S 0°36'48" W A DISTANCE OF 2629.12 FEET;

THENCE S 0°36'48" W ALONG THE EASTERLY BOUNDARY OF SAID NW 1/4 A DISTANCE OF 246.06 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY S 0°36'48" W A DISTANCE OF 1068.50 FEET TO A 5/8 INCH DIAMETER REBAR;

THENCE LEAVING SAID EASTERLY BOUNDARY N 89°05'09" W A DISTANCE OF 1195.52 FEET TO A 5/8 INCH DIAMETER REBAR;

THENCE N 0°36'48" E A DISTANCE OF 899.51 FEET TO A 5/8 INCH DIAMETER REBAR;

THENCE S 89°05'09" E A DISTANCE OF 451.29 FEET TO A 5/8 INCH DIAMETER REBAR;

THENCE N 0°54'51" E A DISTANCE OF 210.00 FEET TO A 5/8 INCH DIAMETER REBAR;

THENCE S 89°05'09" E A DISTANCE OF 181.00 FEET TO A 5/8 INCH DIAMETER REBAR;

THENCE S 0°54'21" W A DISTANCE OF 126.00 FEET TO A 5/8 INCH DIAMETER REBAR;

THENCE S 89°05'09" E A DISTANCE OF 222.26 FEET TO A 5/8 INCH DIAMETER REBAR;

THENCE N 45°45'50" E A DISTANCE OF 21.16 FEET TO A 5/8 INCH DIAMETER REBAR;

THENCE S 89°05'09" E A DISTANCE OF 63.00 FEET TO A 5/8 INCH DIAMETER REBAR;

THENCE S 44°14'10" E A DISTANCE OF 21.27 FEET TO A 5/8 INCH DIAMETER REBAR;

THENCE S 89°05'09" E A DISTANCE OF 186.00 FEET TO A 5/8 INCH DIAMETER REBAR;

THENCE N 45°45'50" E A DISTANCE OF 28.21 FEET TO A 5/8 INCH DIAMETER REBAR;

THENCE N 0°36'48" E A DISTANCE OF 64.77 FEET TO A 5/8 INCH DIAMETER REBAR;

THENCE S 89°23'12" E A DISTANCE OF 41.50 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 26.76 ACRES.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF EAGLE. THE CITY OF EAGLE HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 10th DAY OF May 2018

Signature of Brian F. McColl, President of Developers Services, Inc., Manager of White Sturgeon, LLC.

ACKNOWLEDGMENT

STATE OF IDAHO } S.S.
COUNTY OF ADA }

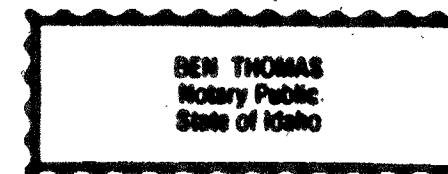
ON THIS 10th DAY OF MAY, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BRIAN F. MCCOLL, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF DEVELOPERS SERVICES, INC., AN IDAHO CORPORATION AND MANAGER OF WHITE STURGEON, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF SAID CORPORATION AND THAT SUCH CORPORATION EXECUTED THE SAME IN SAID LIMITED LIABILITY COMPANY'S NAME.

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

MY COMMISSION EXPIRES 2/20/2019

RESIDING AT BOISE, ID

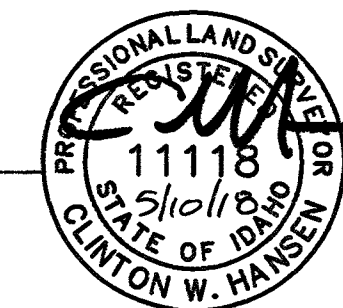
Signature of Notary Public, Notary Public for the State of Idaho



CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A 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.

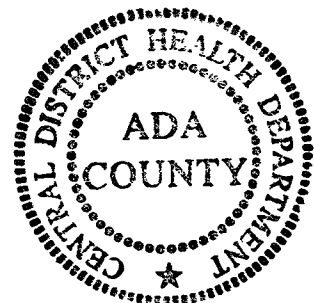
CLINTON W. HANSEN
IDAHO NO. 11118



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HEALTH CERTIFICATE

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 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.



Loie Badi REHS 5.16.18
DISTRICT HEALTH DEPARTMENT, EHS 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 27 DAY OF March, 2018, THIS PLAT WAS DULY ACCEPTED AND APPROVED.



Jacy DeBoer for Sharon K. Bergmann
EAGLE CITY CLERK 7/26/18

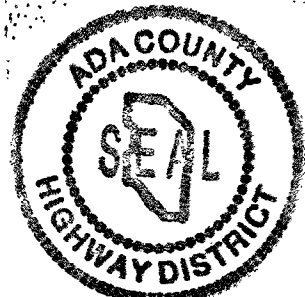
CERTIFICATE OF THE CITY ENGINEER

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

Chris M. Coats 7/25/2018
EAGLE CITY ENGINEER PE 16745

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 5th DAY OF June, 2018.



Brad
PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE 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
ADA COUNTY SURVEYOR
PLS 5359
8-13-2018

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: 8.13.2018

Elizabeth Mahn
COUNTY TREASURER by Deputy Treasurer
Alexandra Perez



CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO } S.S.
COUNTY OF ADA }

INSTRUMENT NO. 2018-076382

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT 41 MINUTES PAST 12 O'CLOCK P.M. ON

THIS 13th DAY OF August, 2018 IN BOOK 114 OF PLATS AT PAGES 110934-110936

[Signature]
DEPUTY

Christopher D. Ricu
EX-OFFICIO RECORDER

FEE: \$16.00

CLINTON W. HANSEN



PLS 11118

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