

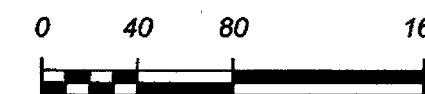
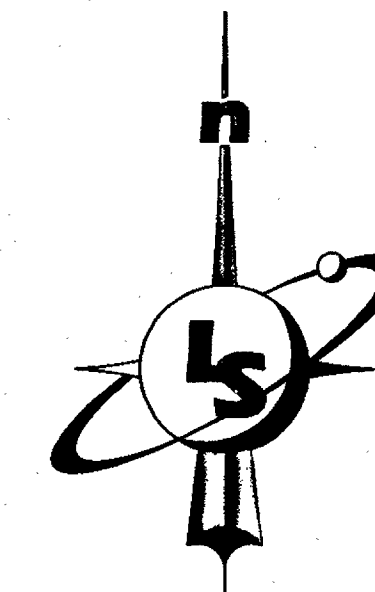
SNOQUALMIE FALLS SUBDIVISION NO. 8

A PORTION OF THE NE 1/4 OF SECTION 10, AND THE SE 1/4 OF SECTION 3, T4N, R1W, BM, EAGLE, ADA COUNTY, IDAHO

2016

LEGEND

- FOUND 5/8" IRON PIN WITH PLS 11118 PLASTIC CAP OR AS NOTED
- FOUND 1/2" IRON PIN WITH PLS 11118 PLASTIC CAP, OR AS NOTED
- SET 1/2" IRON PIN WITH PLS 11118 PLASTIC CAP
- SET 5/8" IRON PIN WITH PLS 11118 PLASTIC CAP
- ⊙ FOUND BRASS CAP MONUMENT
- ⊙ FOUND ALUMINUM CAP MONUMENT
- CALCULATED POINT
- WC WITNESS CORNER
- SECTION LINE
- CENTER LINE
- LOT LINE
- - - EASEMENT LINE AS NOTED
- - - EASEMENT LINE, SEE NOTE 8
- BOUNDARY LINE
- SURVEY TIE LINE

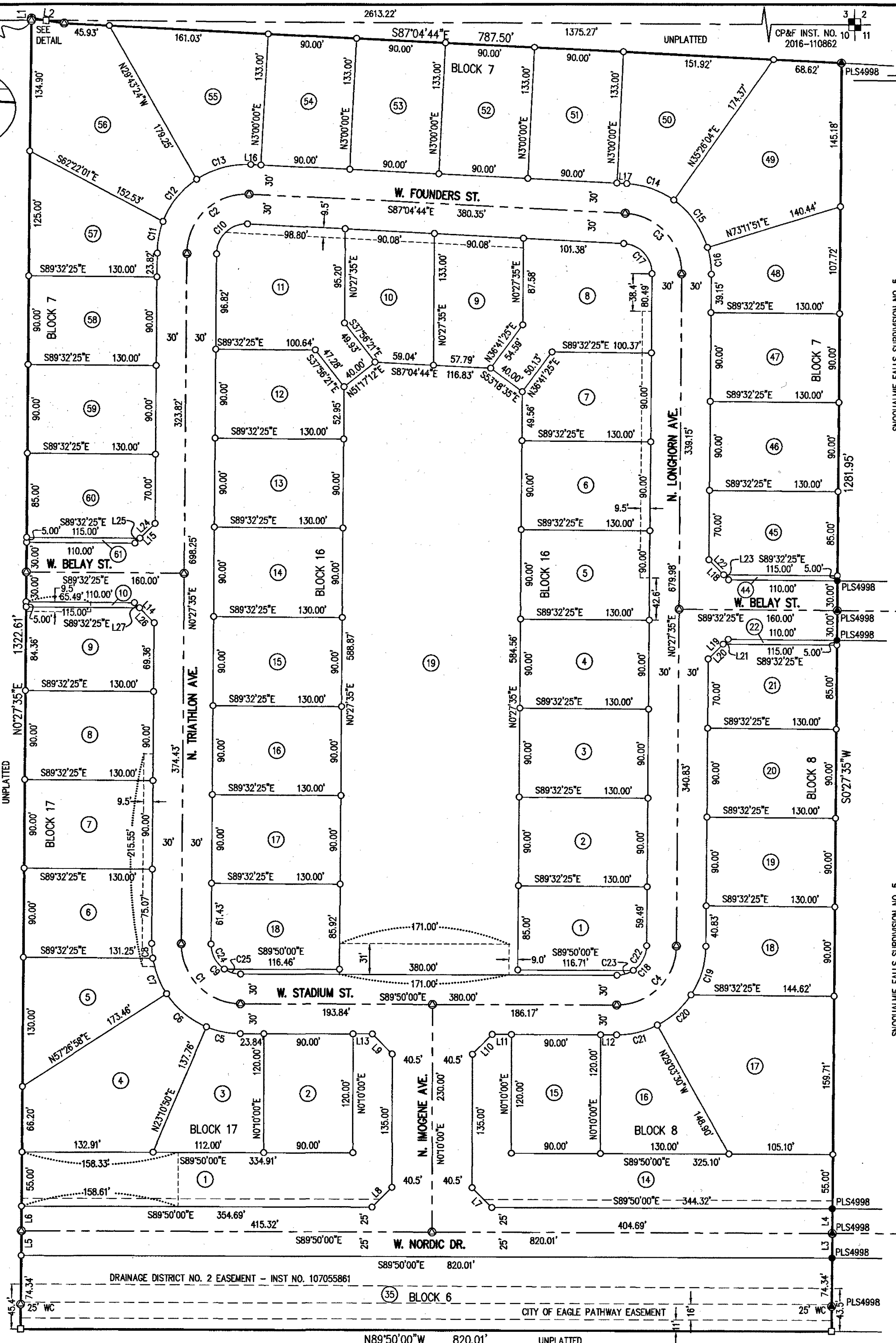


NOTES

- 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 RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- 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 ASSESSMENTS FROM THE APPLICABLE 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- LOT 35 OF BLOCK 6, LOTS 44 AND 61 OF BLOCK 7, LOTS 14 AND 22 OF BLOCK 8, LOT 19 OF BLOCK 16, AND LOTS 1 AND 10 OF BLOCK 17, ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE LEGACY COMMUNITY ASSOCIATION, INC. OR ITS ASSIGNS.
- 8- LOTS 5 THRU 11 AND 19 OF BLOCK 16, LOTS 1 AND 5 THRU 10 OF BLOCK 17, OR A PORTION OF SAID LOTS, 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 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. 2016-082892.
- 11- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A LICENSE AGREEMENT WITH MIDDLETON MILL DITCH COMPANY AND MIDDLETON IRRIGATION ASSOCIATION, INC., RECORDED AS INSTRUMENT NO. 114003336.
- 12- 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, 112086395, AND 114050590.
- 13- LOT 35 OF BLOCK 6 IS SUBJECT TO AN EASEMENT TO DRAINAGE DISTRICT NO. 2 AS PER INSTRUMENT NO. 107055861.
- 14- DIRECT LOT OR PARCEL ACCESS TO W. NORDIC DRIVE IS PROHIBITED.

LINE #	LENGTH	DIRECTION
L1	2.20'	N0°27'35"E
L2	33.57'	S81°15'00"E
L3	25.00'	N0°27'35"E
L4	25.00'	N0°27'35"E
L5	25.00'	N0°27'35"E
L6	25.00'	N0°27'35"E
L7	28.28'	N44°50'00"W
L8	28.28'	N45°10'00"E
L9	28.28'	N44°50'00"W
L10	28.28'	N45°10'00"E
L11	19.50'	S89°50'00"E
L12	16.17'	S89°50'00"E
L13	19.50'	S89°50'00"E
L14	28.28'	S44°32'25"E
L15	28.28'	N45°27'35"E
L16	10.25'	S87°04'44"E
L17	10.11'	S87°04'44"E
L18	28.28'	S44°32'25"E
L19	28.28'	N45°27'35"E
L20	21.21'	N45°27'35"E
L21	7.07'	N45°27'35"E
L22	21.21'	S44°32'25"E
L23	7.07'	S44°32'25"E
L24	21.21'	N45°27'35"E
L25	7.07'	N45°27'35"E
L26	21.21'	S44°32'25"E
L27	7.07'	S44°32'25"E

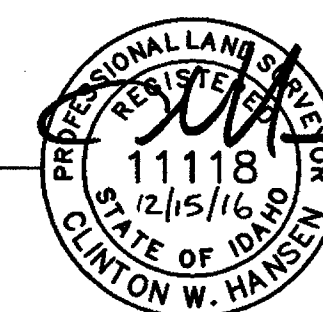
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	94.55'	60.00'	90°17'35"	S44°41'12"E	85.07'
C2	96.83'	60.00'	92°27'41"	S46°41'25"W	86.66'
C3	91.67'	60.00'	87°32'19"	N43°18'35"W	83.01'
C4	93.94'	60.00'	89°42'25"	N45°18'48"E	84.64'
C5	35.20'	90.00'	22°24'27"	S78°37'46"E	34.97'
C6	53.10'	90.00'	33°48'26"	S50°31'19"E	52.34'
C7	38.53'	90.00'	24°31'54"	S21°21'09"E	38.24'
C8	15.00'	90.00'	9°32'48"	S41°18'49"E	14.98'
C9	47.28'	30.00'	90°17'35"	S46°41'13"E	42.53'
C10	48.41'	30.00'	92°27'41"	S46°41'25"W	43.33'
C11	32.20'	90.00'	20°29'56"	S10°42'33"W	32.03'
C12	55.23'	90.00'	35°09'40"	S38°32'21"W	54.37'
C13	57.81'	90.00'	36°48'05"	S74°31'13"W	56.82'
C14	50.95'	90.00'	32°26'20"	N70°51'35"W	50.28'
C15	59.24'	90.00'	37°42'48"	N35°47'01"W	58.18'
C16	27.31'	90.00'	17°23'12"	N81°4'01"W	27.21'
C17	45.84'	30.00'	87°32'19"	N43°18'35"W	41.51'
C18	46.97'	30.00'	89°42'25"	N45°18'47"E	42.32'
C19	52.02'	90.00'	33°07'03"	N17°01'06"E	51.30'
C20	46.17'	90.00'	29°23'45"	N48°16'30"E	45.67'
C21	42.72'	90.00'	27°11'38"	N76°34'11"E	42.32'
C22	29.40'	30.00'	56°08'59"	N28°32'04"E	28.24'
C23	17.57'	30.00'	33°33'26"	N73°23'17"E	17.32'
C24	29.71'	30.00'	56°44'09"	S27°54'29"E	28.51'
C25	17.57'	30.00'	33°33'26"	S73°03'17"E	17.32'



SNOQUALMIE FALLS SUBDIVISION NO. 5
BOOK 107, PAGE 14875

SNOQUALMIE FALLS SUBDIVISION NO. 5
BOOK 107, PAGE 14875

CLINTON W. HANSEN



PLS 11118

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(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

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 FALLS SUBDIVISION NO. 8;

A PORTION OF THE NE ¼ OF SECTION 10 AND THE SE ¼ OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID NE ¼ OF SECTION 10, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID NE ¼ BEARS S 89°43'26" E A DISTANCE OF 2613.22 FEET;

THENCE S 89°43'26" E ALONG THE NORTHERLY BOUNDARY OF SAID NE ¼ A DISTANCE OF 1223.21 FEET TO A 5/8 INCH DIAMETER IRON PIN AND THE POINT OF BEGINNING;

THENCE LEAVING SAID NORTHERLY BOUNDARY N 0°27'35" E A DISTANCE OF 2.20 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 81°15'00" E A DISTANCE OF 33.57 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 87°04'44" E A DISTANCE OF 787.50 FEET TO A 5/8 INCH DIAMETER IRON PIN ON THE WESTERLY BOUNDARY OF SNOQUALMIE FALLS SUBDIVISION NO. 5 AS SHOWN IN BOOK 107 OF PLATS ON PAGES 14975 THRU 14978, RECORDS OF ADA COUNTY, IDAHO;

THENCE S 0°27'35" W ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 1281.95 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF SAID SNOQUALMIE FALLS SUBDIVISION NO. 5;

THENCE LEAVING SAID WESTERLY BOUNDARY N 89°50'00" W ALONG THE CENTERLINE OF THE MIDDLETON MILL CANAL A DISTANCE OF 820.01 FEET TO A POINT;

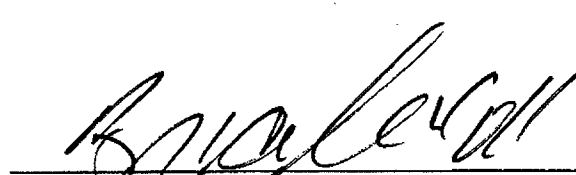
THENCE LEAVING SAID CENTERLINE N 0°27'35" E A DISTANCE OF 1322.61 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 24.51 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 6th DAY OF JULY 2016.



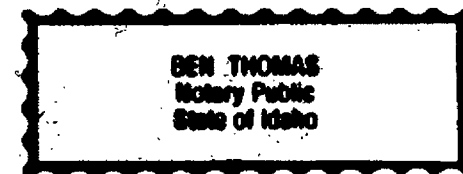
BY BRIAN F. MCCOLL, PRESIDENT OF DEVELOPERS SERVICES, INC., MANAGER OF BRAHMA, LLC.

ACKNOWLEDGMENT

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

ON THIS 6th DAY OF JULY, 2016, 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 BRAHMA, 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

Ben Thomas
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

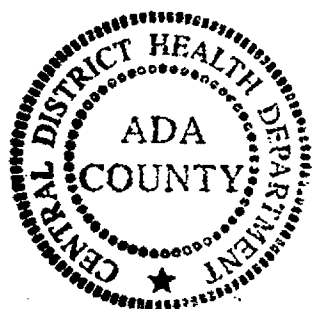


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HEALTH CERTIFICATE

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.



Lisa Badger REHS 7-27-14
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 20th DAY OF April, 2016 THIS PLAT WAS DULY ACCEPTED AND APPROVED.



Shari Horton for Sharn K. Bergmann
EAGLE CITY CLERK

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 Cook 11-16-2016
EAGLE CITY ENGINEER

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

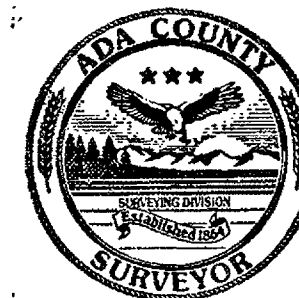
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 9 DAY OF November, 2016.



Kent Goldthorpe
PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

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



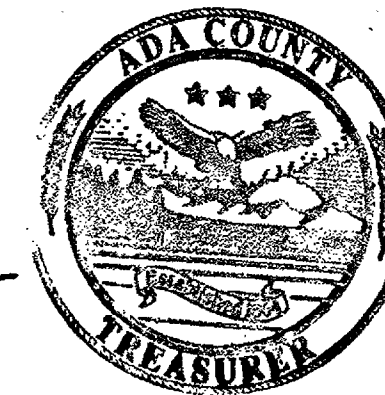
Jerry L. Hastings
ADA COUNTY SURVEYOR
PLS 5359
12-29-2016

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: 12-29-16

Vincent McEntee
COUNTY TREASURER
Signed by Cyber Deputy Treasurer



CERTIFICATE OF COUNTY RECORDER

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

INSTRUMENT NO. 2016-126853

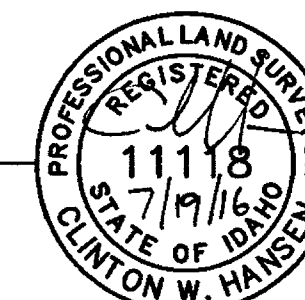
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT 34 MINUTES PAST 1 O'CLOCK P. M. ON THIS 29th DAY OF December, 2016, IN BOOK III OF PLATS AT PAGES 15916-15918

[Signature]
DEPUTY

Christopher D. Rich
EX-OFFICIO RECORDER

FEE: \$160

CLINTON W. HANSEN



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