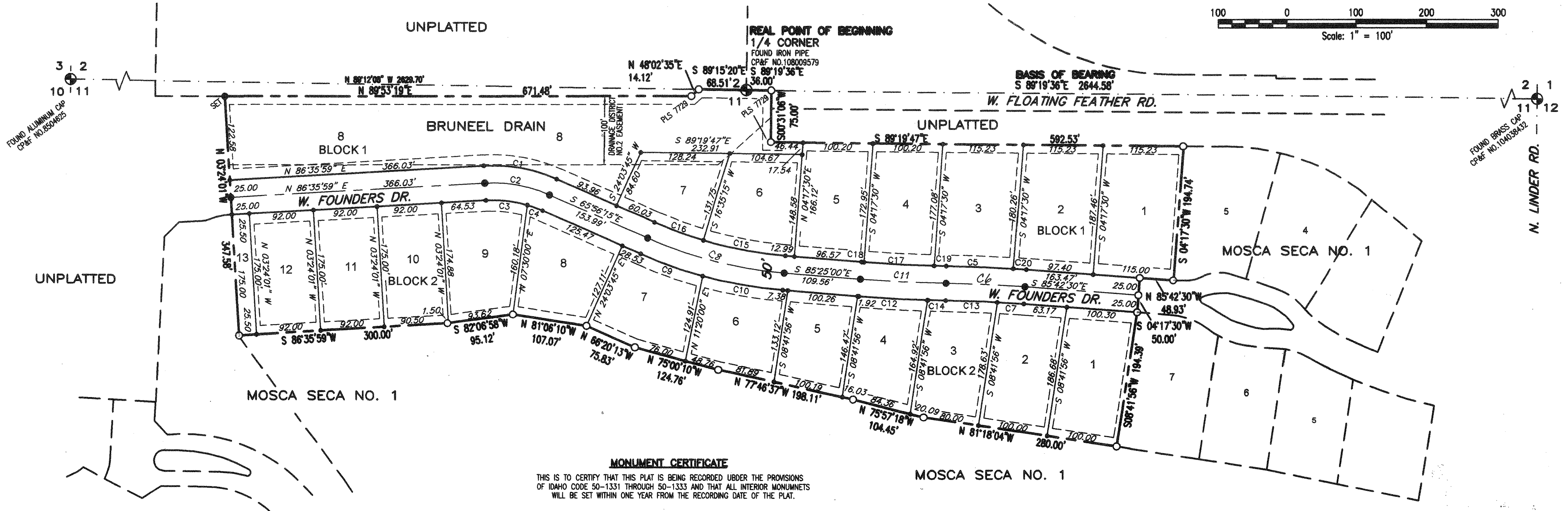
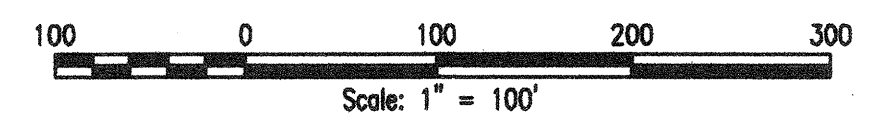
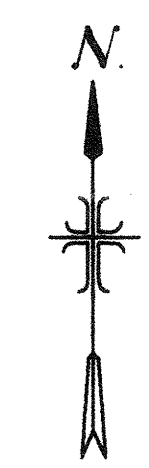


PLAT SHOWING

**SNOQUALMIE FALLS SUBDIVISION NO. 1**

A PORTION OF THE NORTH 1/2 OF SECTION 11, T. 4N., R.1W., B.M.,  
EAGLE, ADA COUNTY, IDAHO  
2012

- 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



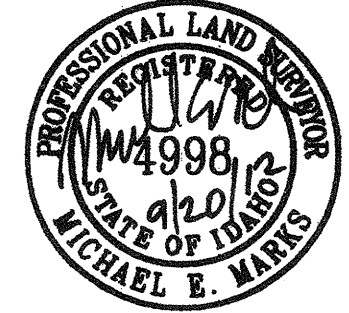
**MONUMENT CERTIFICATE**

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.

**NOTES**

1. 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.
2. 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.
3. 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.
4. 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).
5. 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).
6. NO LOTS WITHIN THIS SUBDIVISION SHALL BE ALLOWED TO TAKE DIRECT ACCESS FROM W. FLOATING FEATHER ROAD.
7. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH CITY CODE IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
8. LOT 8, BLOCK 1 AND LOT 13, BLOCK 2 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.
9. 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, ADA COUNTY RECORDERS OFFICE.
10. DRAINAGE DISTRICT NO.2 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE CANALS WITHIN THIS SUBDIVISION. SEE INSTRUMENT NO. 112092883, ADA COUNTY RECORDERS OFFICE.
11. 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.
12. LOT 13, BLOCK 2, OR A PORTION OF SAID LOT, IS SERVIENT TO AND CONTAINS THE ACHD STORM WATER DRAINAGE SYSTEM. THIS LOT IS ENCLUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON MAY 8, 2009 AS 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.
13. THIS DEVELOPEMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT (ACHD) LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. 112077034, ADA COUNTY RECORDERS OFFICE.
14. THERE SHALL BE A PERMANENT ACHD SIDEWALK EASEMENT OVER THE EIGHT (8) FEET ADJACENT TO THE PUBLIC RIGHT OF WAY OF ALL LOTS IN THIS SUBDIVISION, RECORDED AS INSTRUMENT NO. 112074756, ADA COUNTY RECORDERS OFFICE.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	107.85	225.00	2727'46"	N79°40'08"W	106.82
C2	95.86	200.00	2727'46"	N79°40'08"W	94.95
C3	60.27	175.00	1944'01"	N83°32'01"W	59.98
C4	23.61	175.00	743'45"	N69°48'08"W	23.59
C5	96.87	2025.00	244'27"	N87°34'36"W	96.86
C6	113.05	2000.00	314'19"	N87°19'40"W	113.04
C7	37.15	1975.00	1'04'40"	N86°14'50"W	37.15
C8	203.99	600.00	1928'45"	S75°40'38"E	203.00
C9	95.20	625.00	843'37"	S70°18'03"E	95.10
C10	117.29	625.00	1045'08"	S80°02'26"E	117.12
C11	123.23	2000.00	331'49"	S87°10'55"E	123.21
C12	98.55	2025.00	247'19"	S86°48'40"E	98.54
C13	74.49	1975.00	208'39"	N87°52'00"W	74.48
C14	26.22	2025.00	044'30"	S86°34'34"E	26.22
C15	120.47	575.00	1200'15"	S79°24'53"E	120.25
C16	75.02	575.00	728'30"	S89°40'30"E	74.96
C17	100.03	1975.00	254'07"	S86°58'03"E	100.02
C18	3.44	1975.00	0°05'59"	S85°28'00"E	3.44
C19	18.22	1975.00	0°31'43"	S86°40'58"E	18.22
C20	17.60	2025.00	0°29'53"	N85°57'26"W	17.60



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

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

# SNOQUALMIE FALLS SUBDIVISION NO. 1

## 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 CITY OF EAGLE MUNICIPAL WATER SYSTEM HAS AGREED IN WRITING TO SERVE THE LOTS IN THIS SUBDIVISION.

A PARCEL OF LAND BEING A PORTION OF THE NORTH 1/2 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 NORTHWEST CORNER OF THE NE 1/4 (NORTH 1/4 CORNER) OF SECTION 11, T.4 N., R.1 W., B.M. THE REAL POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE S 89°19'36" E 36.00 FEET ALONG THE NORTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 11 TO A POINT;  
THENCE S 00°31'06" W 75.00 FEET TO A POINT;  
THENCE S 89°19'47" E 592.53 FEET TO THE NORTHWEST CORNER OF LOT 5, BLOCK 7, MOSCA SECA SUBDIVISION NO.1;  
ALONG THE BOUNDARY OF MOSCA SECA SUBDIVISION NO.1 THE FOLLOWING:

THENCE S 04°17'30" W 194.74 FEET TO A POINT;  
THENCE N 85°42'30" W 48.93 FEET TO A POINT;  
THENCE S 04°17'30" W 50.00 FEET TO A POINT;  
THENCE S 08°41'56" W 194.39 FEET TO A POINT;  
THENCE N 81°18'04" W 280.00 FEET TO A POINT;  
THENCE N 75°57'18" W 104.45 FEET TO A POINT;  
THENCE N 77°46'37" W 198.11 FEET TO A POINT;  
THENCE N 75°00'10" W 124.76 FEET TO A POINT;  
THENCE N 66°20'13" W 75.83 FEET TO A POINT;  
THENCE N 81°06'10" W 107.07 FEET TO A POINT;  
THENCE S 82°06'58" W 95.12 FEET TO A POINT;  
THENCE S 86°35'59" W 300.00 FEET TO A POINT;  
LEAVING THE BOUNDARY OF MOSCA SECA SUBDIVISION NO.1:  
THENCE N 03°24'01" W 347.58 FEET TO A POINT;  
THENCE N 89°53'19" E 671.48 FEET TO A POINT;  
THENCE N 48°02'35" E 14.12 FEET TO A POINT ON THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 11;  
THENCE S 89°15'20" E 68.51 FEET TO THE REAL POINT OF BEGINNING OF THIS PARCEL COMPRISING 11.22 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 27 DAY OF JULY 2012

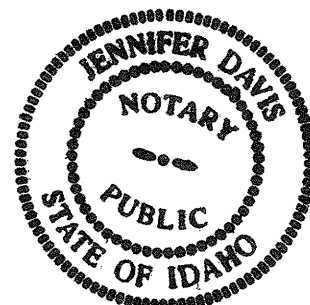
Marty Goldsmith  
MARTY GOLDSMITH, MEMBER  
HORSESHOE FLATS LLC

## ACKNOWLEDGMENT

STATE OF IDAHO) SS  
COUNTY OF ADA)

ON THIS 27 DAY OF July, 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARTY GOLDSMITH, KNOWN OR IDENTIFIED TO ME TO BE MEMBER OF HORSESHOE FLATS LLC, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE WITHIN INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

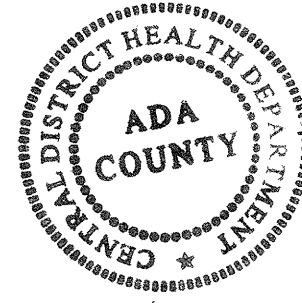
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



Jennifer Davis  
NOTARY PUBLIC FOR Idaho  
RESIDING AT 1222 Reddick Ave  
MY COMMISSION EXPIRES: 12/20/2017

## APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

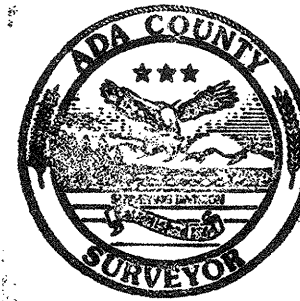
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS OR HER AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE,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



William R. E.H.S. 8/24/12  
CENTRAL DISTRICT HEALTH DEPARTMENT DATE

## 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  
9-24-2012

## APPROVAL OF CITY ENGINEER

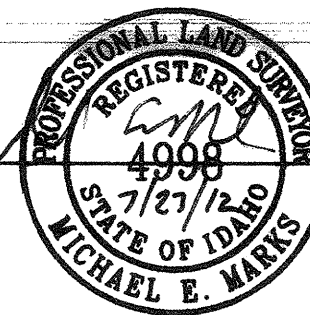
I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF EAGLE, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS FINAL PLAT AND THAT THE EAGLE CITY REQUIREMENTS REGARDING FINAL PLATS HAVE BEEN MET.

K. K. [Signature] 8-29-12  
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 55-1601 THROUGH 55-1612.

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



## 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 8th DAY OF August 2012.

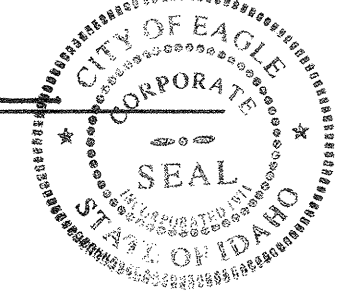


Shawn W. [Signature]  
CHAIRMAN  
ADA COUNTY HIGHWAY DISTRICT

## 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 14 DAY OF August 2012, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Jacey E. [Signature]  
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 Shelly Beller, Deputy  
COUNTY TREASURER

9/24/12  
DATE



## COUNTY RECORDERS CERTIFICATE

INSTRUMENT NO. 112090392  
STATE OF IDAHO )  
COUNTY OF ADA ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF Michael E. Marks AT 58 MINUTES PAST 9 O'CLOCK AM., THIS 25th DAY OF September 2012, IN MY OFFICE AND WAS DULY RECORDED IN BOOK 104 OF PLATS AT PAGES 14169 THROUGH 14170.

[Signature]  
DEPUTY

Christoph Rich  
EX-OFFICIO RECORDER