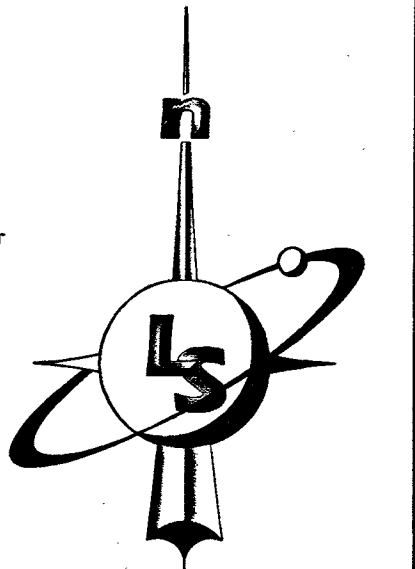


A PORTION OF THE NE 1/4 OF SECTION 10 AND THE SE 1/4 OF SECTION 3, T4N, R1W, BM, EAGLE, ADA COUNTY, IDAHO 2018

LEGEND

- FOUND 1/2" REBAR WITH PLS 11118 PLASTIC CAP OR AS NOTED
- FOUND 5/8" REBAR WITH PLS 11118 PLASTIC CAP OR 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, NOTHING SET
- SECTION LINE
- CENTER LINE
- LOT LINE
- EASEMENT LINE AS NOTED
- EASEMENT LINE, SEE NOTE 8
- SUBDIVISION BOUNDARY LINE
- SURVEY TIE LINE
- ⑫ LOT NUMBER
- WC WITNESS CORNER

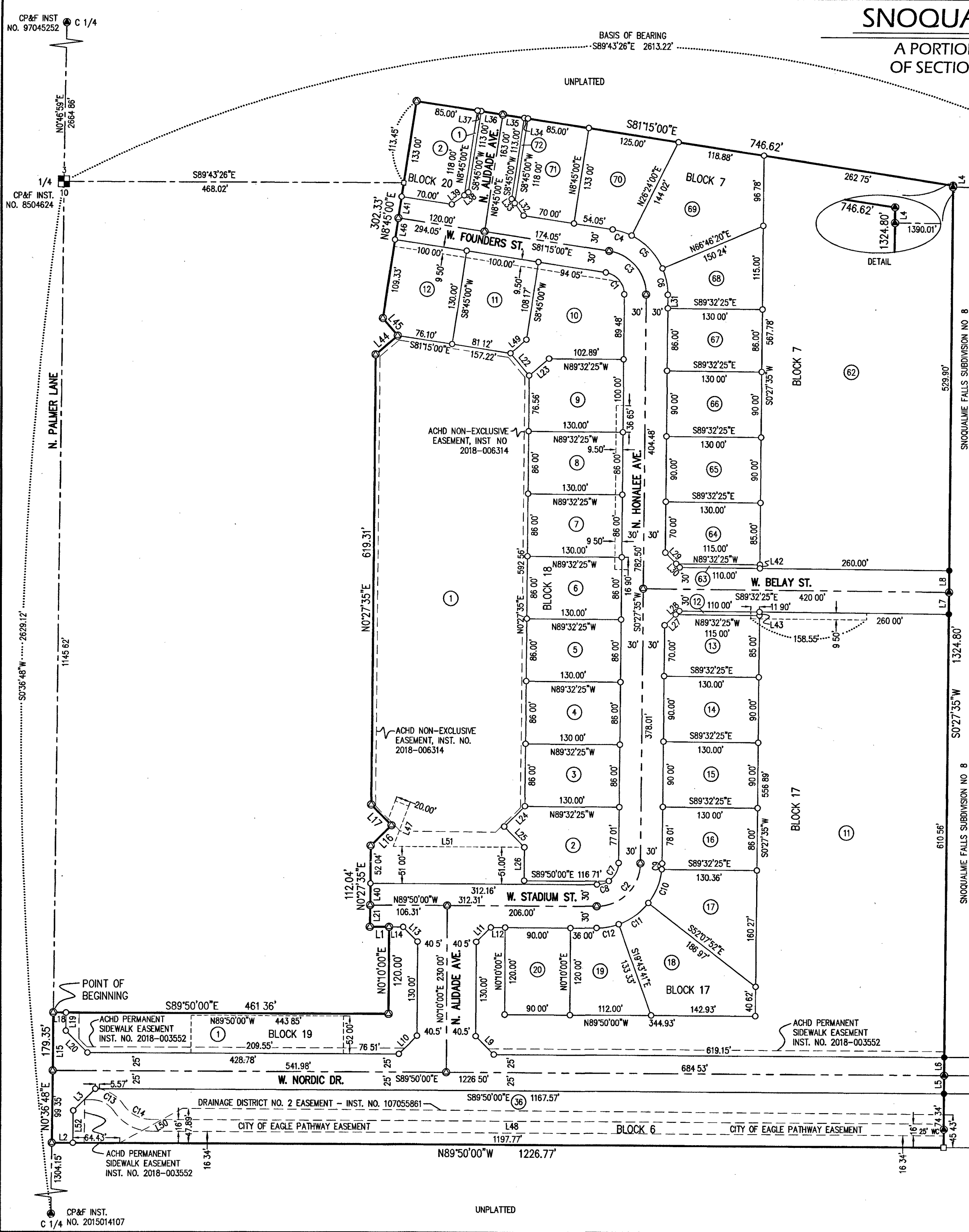


NOTES

- 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 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 36 OF BLOCK 6, LOTS 62, 63, AND 72 OF BLOCK 7, LOTS 11 AND 12 OF BLOCK 17, LOT 1 OF BLOCK 18, LOT 1 OF BLOCK 19, AND LOT 1 OF BLOCK 20 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE LEGACY COMMUNITY ASSOCIATION, INC., OR ITS ASSIGNS
- 8- A PORTION OF LOTS 11 THRU 13 OF BLOCK 17, LOTS 1, 6 THRU 12 OF BLOCK 18, AND LOT 1 OF BLOCK 19 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCLUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-102256, 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. 2018-007903
- 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 NO. S 111102792, 112086395, AND 114050590, AND THE TERMS AND CONDITIONS OF THE RECONCILIATION OF CHARTERS, INSTRUMENT NO. 2017-066423
- 13- LOT 36 OF BLOCK 6 IS SUBJECT TO AN EASEMENT TO DRAINAGE DISTRICT NO. 2 AS PER INSTRUMENT NO. 107055861
- 14- DIRECT VEHICULAR ACCESS TO WEST NORDIC DRIVE IS PROHIBITED UNLESS SPECIFICALLY APPROVED BY THE ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF EAGLE
- 15- LOT 62 OF BLOCK 7 AND LOT 11 OF BLOCK 17 ARE SUBJECT TO AN EXISTING POND LOT EASEMENT AGREEMENT AS SHOWN IN INSTRUMENT NO. 2017-039787

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	42.78'	30.00'	81°42'35"	N40°23'43"W	39.25'
C2	93.94'	60.00'	89°42'25"	N45°18'48"E	84.64'
C3	85.57'	60.00'	81°42'35"	N40°23'43"W	78.50'
C4	27.72'	90.00'	17°39'00"	N72°25'30"W	27.61'
C5	63.42'	90.00'	40°22'21"	N43°24'50"W	62.11'
C6	37.21'	90.00'	23°41'15"	N11°23'02"W	36.94'
C7	29.40'	30.00'	56°08'59"	N28°32'04"E	28.24'
C8	17.57'	30.00'	33°33'26"	N73°23'17"E	17.32'
C9	8.00'	90.00'	5°05'31"	N3°00'21"E	8.00'
C10	50.76'	90.00'	32°19'02"	N21°42'37"E	50.09'
C11	50.90'	90.00'	32°24'11"	N54°04'13"E	50.22'
C12	31.25'	90.00'	19°53'41"	N80°13'09"E	31.09'
C13	40.80'	53.00'	44°06'07"	S56°30'05"E	39.80'
C14	45.32'	47.00'	55°14'59"	S62°12'31"E	43.59'

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	26.46'	N89°50'00"W	L27	21.21'	N45°27'35"E
L2	29.00'	S89°50'00"E	L28	7.07'	S45°27'35"W
L3	42.59'	S45°23'24"W	L29	21.21'	N44°32'25"W
L4	2.20'	S0°27'35"W	L30	7.07'	N44°32'25"W
L5	25.00'	S0°27'35"W	L31	18.48'	N0°27'35"E
L6	25.00'	S0°27'35"W	L32	21.21'	S36°15'00"E
L7	30.00'	S0°27'35"W	L33	7.07'	S36°15'00"E
L8	30.00'	S0°27'35"W	L34	5.00'	S81°15'00"E
L9	35.36'	N44°50'00"W	L35	30.00'	S81°15'00"E
L10	35.36'	N45°10'00"E	L36	30.00'	S81°15'00"E
L11	28.28'	N45°10'00"E	L37	5.00'	S81°15'00"E
L12	19.50'	S89°50'00"E	L38	7.07'	S53°45'00"W
L13	28.28'	S44°50'00"E	L39	21.21'	N53°45'00"E
L14	19.50'	S89°50'00"E	L40	30.00'	N0°27'35"E
L15	80.00'	N0°36'48"E	L41	30.00'	N8°45'00"E
L16	40.00'	N45°27'35"E	L42	5.00'	S0°27'35"W
L17	40.00'	N44°32'25"W	L43	5.00'	S0°27'35"W
L18	17.50'	S89°50'00"E	L44	40.00'	N49°36'18"E
L19	25.00'	S0°36'48"W	L45	31.59'	N40°23'42"W
L20	42.26'	S44°36'36"E	L46	30.00'	N8°45'00"E
L21	30.00'	N0°27'35"E	L47	59.42'	N20°52'57"E
L22	40.00'	S40°23'43"E	L48	1089.86'	S89°50'00"E
L23	35.84'	S49°36'17"W	L49	28.86'	N49°36'18"E
L24	40.00'	S45°27'35"W	L50	98.92'	N61°12'29"E
L25	40.00'	N44°32'25"W	L51	181.05'	N89°50'00"W
L26	45.96'	N0°27'35"E	L52	44.34'	N0°36'48"E



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CLINTON W. HANSEN  
PLS 11118

PROFESSIONAL LAND SURVEYOR  
REGISTERED  
11118  
3/21/18  
STATE OF IDAHO  
CLINTON W. HANSEN

JOB NO 15-20

SHEET 1 OF 3

**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. 9,

A PORTION OF THE NE 1/4 OF SECTION 10 AND THE SE 1/4 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 1/4 OF SECTION 10, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID NE 1/4 BEARS S 89°43'26" E A DISTANCE OF 2613.22 FEET,

THENCE S 0°36'48" W ALONG THE WESTERLY BOUNDARY OF SAID NE 1/4 A DISTANCE OF 1145.62 FEET TO THE POINT OF BEGINNING,

THENCE LEAVING SAID WESTERLY BOUNDARY S 89°50'00" E A DISTANCE OF 461.36 FEET TO A POINT,

THENCE N 0°10'00" E A DISTANCE OF 120.00 FEET TO A POINT,

THENCE N 89°50'00" W A DISTANCE OF 26.46 FEET TO A POINT,

THENCE N 0°27'35" E A DISTANCE OF 112.04 FEET TO A POINT,

THENCE N 45°27'35" E A DISTANCE OF 40.00 FEET TO A POINT,

THENCE N 44°32'25" W A DISTANCE OF 40.00 FEET TO A POINT,

THENCE N 0°27'35" E A DISTANCE OF 619.31 FEET TO A POINT,

THENCE N 49°36'18" E A DISTANCE OF 40.00 FEET TO A POINT,

THENCE N 40°23'42" W A DISTANCE OF 31.59 FEET TO A POINT,

THENCE N 8°45'00" E A DISTANCE OF 302.33 FEET TO A POINT,

THENCE S 81°15'00" E A DISTANCE OF 746.62 FEET TO A 5/8 INCH DIAMETER IRON PIN MARKING THE NORTHWESTERLY CORNER OF SNOQUALMIE FALLS SUBDIVISION NO. 8 AS SHOWN IN BOOK 111 OF PLATS ON PAGES 15976 THRU 15978, RECORDS OF ADA COUNTY, IDAHO,

THENCE S 0°27'35" W ALONG THE WESTERLY BOUNDARY OF SAID SNOQUALMIE FALLS SUBDIVISION NO. 8 A DISTANCE OF 1324.80 FEET TO A POINT ON THE CENTERLINE OF THE MIDDLETON MILL CANAL,

THENCE LEAVING SAID WESTERLY BOUNDARY N 89°50'00" W ALONG SAID CENTERLINE AND THE EXTENSION THEREOF A DISTANCE OF 1226.77 FEET TO A 5/8 INCH DIAMETER IRON PIN ON THE WESTERLY BOUNDARY OF SAID NE 1/4 OF SECTION 10,

THENCE N 0°36'48" E ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 179.35 FEET TO THE POINT OF BEGINNING

THIS PARCEL CONTAINS 26.63 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 8<sup>th</sup> DAY OF JANUARY 2018

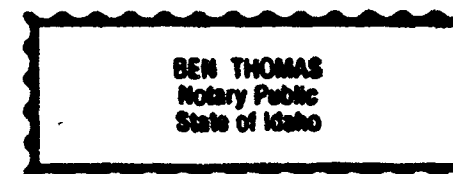
*Brian F. McColl*  
BY BRIAN F. MCCOLL, PRESIDENT OF DEVELOPERS SERVICES, INC., MANAGER OF WHITE STURGEON, LLC

**ACKNOWLEDGMENT**

STATE OF IDAHO }  
COUNTY OF ADA }SS

ON THIS 8<sup>th</sup> DAY OF JANUARY, 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

*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

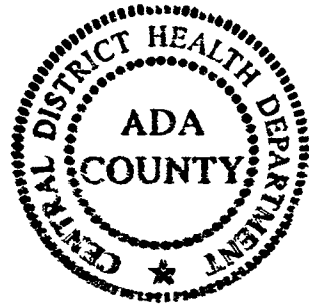


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HEALTH CERTIFICATE

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



Roni Badi EHS 1.10.18
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 10th DAY OF October, 2017 THIS PLAT WAS DULY ACCEPTED AND APPROVED



Shirley Horton for Sharon K. Bergmann
EAGLE CITY CLERK

CERTIFICATE

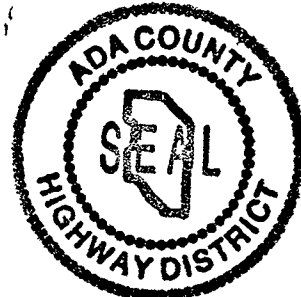
APPROVAL OF THE CITY ENGINEER

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. Cant 2-14-2018
EAGLE CITY ENGINEER

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

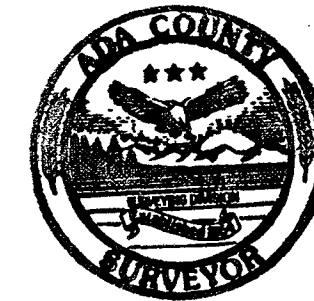
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 31st DAY OF January, 2018



[Signature]
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
4-4-2018

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 04/05/2018

Vicky McIntyre
COUNTY TREASURER

Per Deputy Treasurer [Signature]



CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
COUNTY OF ADA } ss

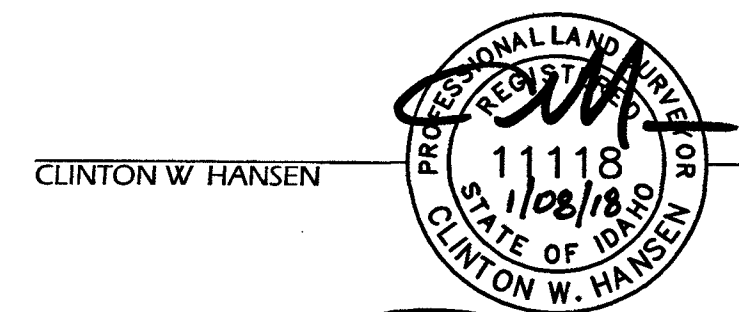
INSTRUMENT NO 2018-030131

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C. AT 23 MINUTES PAST 12 O'CLOCK P.M. ON THIS 5th DAY OF April, 2018, IN BOOK 113 OF PLATS AT PAGES 16612-16614

N Olson
DEPUTY

Christopher D. Rich
EX-OFFICIO RECORDER

FEE \$16.-



CLINTON W. HANSEN

PLS 11118

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