

SNOQUALMIE FALLS SUBDIVISION NO. 10

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

BOOK 114, PAGE 17023

CP&F INST.
NO. 8504624

1/4
3
10

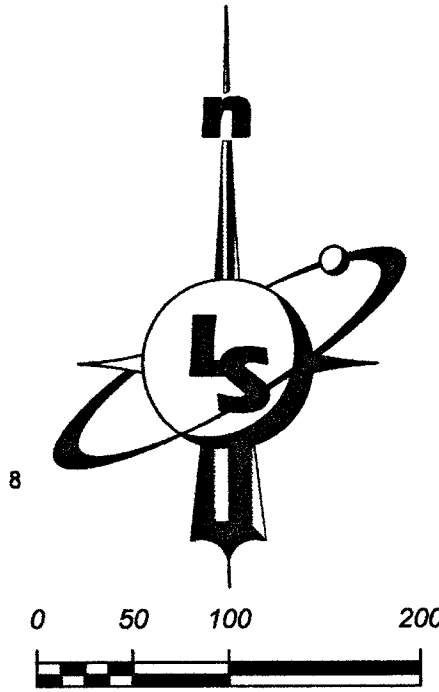
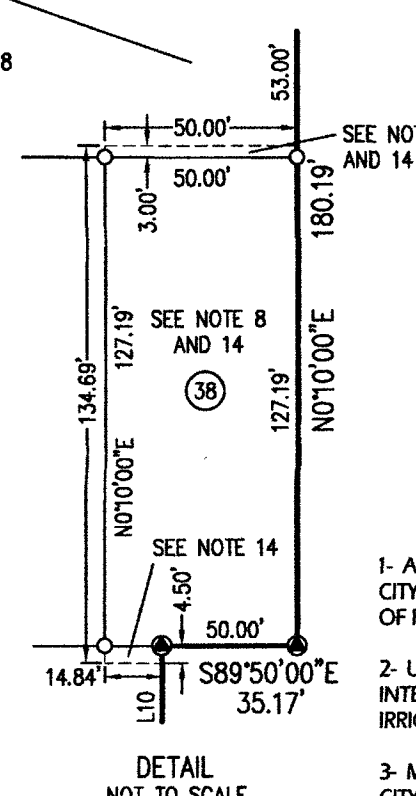
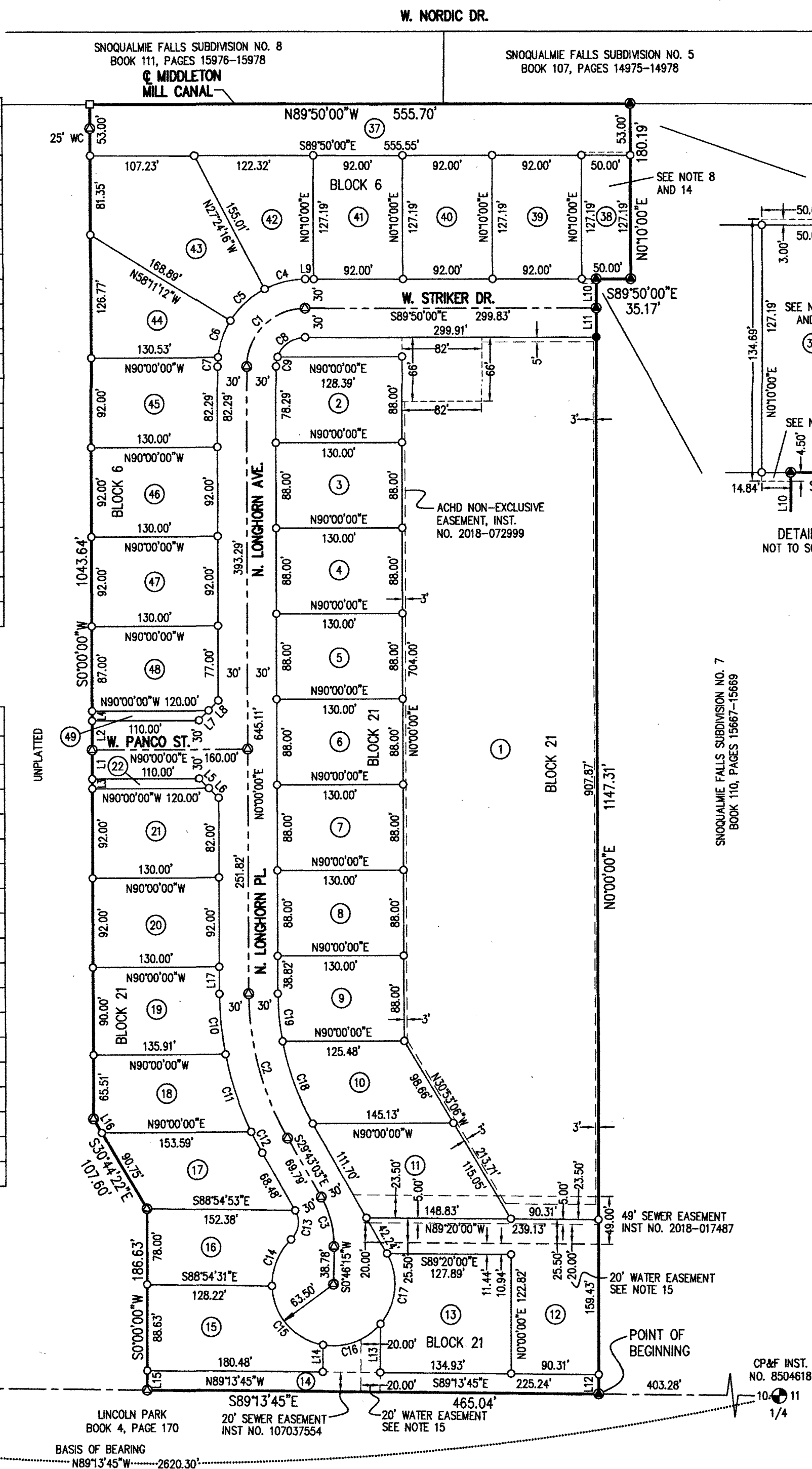
N. PALMER LANE

NO. 2648E
2629.12

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

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	94.42'	60.00'	90°10'00"	S45°05'00"W	84.98'
C2	155.60'	300.00'	29°43'03"	S14°51'31"E	153.86'
C3	53.21'	100.00'	30°29'18"	N14°28'24"W	52.59'
C4	43.31'	90.00'	27°34'16"	S76°22'52"W	42.89'
C5	48.35'	90.00'	30°46'56"	S47°12'16"W	47.77'
C6	40.24'	90.00'	25°37'13"	S19°00'11"W	39.91'
C7	9.73'	90.00'	6°11'35"	S3°05'48"W	9.72'
C8	37.32'	30.00'	71°17'01"	S54°31'30"W	34.96'
C9	9.89'	30.00'	18°52'59"	S9°26'30"W	9.84'
C10	62.55'	330.00'	10°51'39"	S5°25'49"E	62.46'
C11	84.44'	330.00'	14°39'38"	S18°11'28"E	84.21'
C12	24.17'	330.00'	4°11'46"	S27°37'10"E	24.16'
C13	32.58'	24.50'	76°11'38"	N8°22'48"E	30.23'
C14	53.11'	63.50'	47°55'23"	S22°30'54"W	51.58'
C15	87.25'	63.50'	78°43'19"	S40°48'27"E	80.54'
C16	66.18'	63.50'	59°42'44"	N69°58'31"E	63.22'
C17	77.40'	63.50'	69°50'12"	N5°12'03"E	72.70'
C18	90.58'	270.00'	19°13'21"	S20°06'22"E	90.16'
C19	49.46'	270.00'	10°29'41"	S5°14'51"E	49.39'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.00'	S0°00'00"E
L2	30.00'	S0°00'00"E
L3	10.00'	S0°00'00"E
L4	10.00'	S0°00'00"E
L5	14.14'	S45°00'00"E
L6	14.14'	S45°00'00"E
L7	14.14'	N45°00'00"E
L8	14.14'	N45°00'00"E
L9	8.91'	N89°50'00"W
L10	30.00'	N0°00'00"E
L11	30.00'	N0°00'00"E
L12	20.00'	N0°00'00"E
L13	50.08'	N0°30'42"E
L14	27.65'	N0°46'15"E
L15	20.00'	S0°00'00"E
L16	16.85'	S30°44'22"E
L17	27.82'	N0°00'00"E



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
- CALCULATED POINT
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- 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 FOOT-HILLS 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- LOTS 37, 38, AND 49 OF BLOCK 6, AND LOTS 1, 14, AND 22 OF BLOCK 21 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE LEGACY COMMUNITY ASSOCIATION, INC., OR ITS ASSIGNS.
- 8- LOTS 37 AND 38 OF BLOCK 6, AND LOT 1 OF BLOCK 21, OR A PORTION OF SAID LOT, IS SERVIENT TO AND CONTAINS THE ACHD STORM WATER DRAINAGE SYSTEM. THIS LOT IS 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. 2018-072224.
- 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 1111102792, 112086395, AND 114050590.
- 13- LOT 37 OF BLOCK 6 IS SUBJECT TO A BLANKET EASEMENT TO THE MIDDLETON MILL DITCH COMPANY AND DRAINAGE DISTRICT NO. 2.
- 14- LOTS 37 AND 38 OF BLOCK 6 ARE SUBJECT TO A PERMANENT EASEMENT TO ACHD AS SHOWN IN INSTRUMENT NO. 2015-053114.
- 15- LOTS 12 AND 14 OF BLOCK 21 ARE SUBJECT TO AN EASEMENT FOR CITY OF EAGLE WATER AS RESERVED HEREON. THE RIGHTS, USES, AND MAINTENANCE OF SAID EASEMENT SHALL BE DEFINED IN THE RESTRICTIVE COVENANTS FOR THIS SUBDIVISION.
- 16- THIS PLAT IS SUBJECT TO THE PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED AS INST. NO. 2018-052528, AND THE TEMPORARY STORM WATER DRAINAGE EASEMENT RECORDED AS INST. NO. 2018-053491.

CLINTON W. HANSEN
PLS 11118
PROFESSIONAL LAND SURVEYOR
REGISTERED
11118
8/31/18
STATE OF IDAHO
CLINTON W. HANSEN

LandSolutions
Land Surveying and Consulting
231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(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. 10:

A PARCEL LOCATED IN THE NE ¼ 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 SOUTHEAST CORNER OF SAID NE ¼, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID NE ¼ BEARS N 89°13'45" W A DISTANCE OF 2620.30 FEET;

THENCE N 89°13'45" W ALONG THE SOUTHERLY BOUNDARY OF SAID NE ¼ A DISTANCE OF 403.28 FEET TO A 5/8 INCH DIAMETER IRON PIN MARKING THE SOUTHWEST CORNER OF SNOQUALMIE FALLS SUBDIVISION NO. 7 AS SHOWN IN BOOK 110 OF PLATS ON PAGES 15667 THRU 15669, RECORDS OF ADA COUNTY, IDAHO, AND THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID SNOQUALMIE FALLS SUBDIVISION NO. 7 THE FOLLOWING DESCRIBED COURSES:

THENCE N 0°00'00" E A DISTANCE OF 1147.31 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 89°50'00" E A DISTANCE OF 35.17 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE N 0°10'00" E A DISTANCE OF 180.19 FEET TO A 5/8 INCH DIAMETER IRON PIN MARKING THE NORTHWEST CORNER OF SAID SNOQUALMIE FALLS SUBDIVISION NO. 7;

THENCE N 89°50'00" W ALONG THE SOUTHERLY BOUNDARIES OF SNOQUALMIE FALLS SUBDIVISION NO. 5 AS SHOWN IN BOK 107 OF PLATS ON PAGES 14975 THRU 14978, AND SNOQUALMIE FALLS SUBDIVISION NO. 8 AS SHOWN IN BOOK 111 OF PLATS ON PAGES 15976 THRU 15978, RECORDS OF ADA COUNTY, IDAHO A DISTANCE OF 555.70 FEET TO A POINT;

THENCE LEAVING SAID SOUTHERLY BOUNDARY S 0°00'00" W A DISTANCE OF 1043.64 FEET TO A POINT;

THENCE S 30°44'22" E A DISTANCE OF 107.60 FEET TO A POINT;

THENCE S 0°00'00" W A DISTANCE OF 186.63 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID NE ¼;

THENCE S 89°13'45" E ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 465.04 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 15.67 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 10 DAY OF May 2018

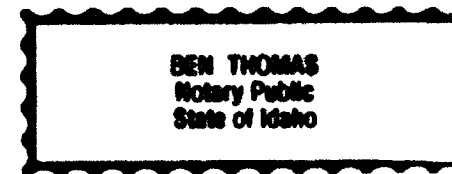
Brian F. McColl
BY BRIAN F. MCCOLL, PRESIDENT OF DEVELOPERS SERVICES, INC., MANAGER OF WHITE STURGEON, LLC.

ACKNOWLEDGMENT

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

ON THIS 10 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

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.

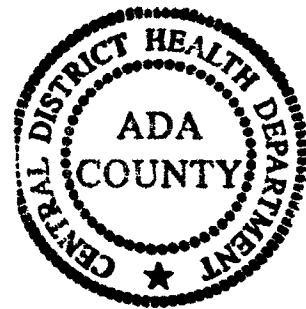
CLINTON W. HANSEN
IDAHO NO. 11118



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HEALTH CERTIFICATE

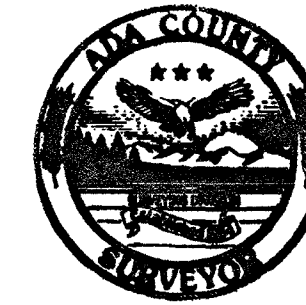
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE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



Signature: [Handwritten Signature]
DISTRICT HEALTH DEPARTMENT, EHS
DATE: 6/18/18

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.



Signature: Jerry L. Hastings
ADA COUNTY SURVEYOR
PLS 5359
9-10-2018

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 27th DAY OF March, 2018 THIS PLAT WAS DULY ACCEPTED AND APPROVED.



Signature: [Handwritten Signature]
CITY CLERK
Sharon K. Bergmann

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: 09/10/2018

Signature: Elizabeth Mahn
COUNTY TREASURER
By Deputy Treasurer [Handwritten Signature]



CERTIFICATE OF 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.

Signature: [Handwritten Signature]
EAGLE CITY ENGINEER
PE 16745
8-29-2018

CERTIFICATE OF COUNTY RECORDER

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

INSTRUMENT NO. 2018-085921

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT 29 MINUTES PAST 8 O'CLOCK A.M. ON

THIS 11th DAY OF Sept, 2018, IN BOOK 114 OF PLATS AT PAGES 17023 thru 17025

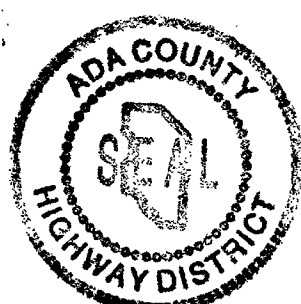
Signature: [Handwritten Signature]
DEPUTY

Signature: [Handwritten Signature]
EX-OFFICIO RECORDER

FEE: \$116.00

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 8th DAY OF August, 2018



Signature: [Handwritten Signature]
PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

CLINTON W. HANSEN
Professional Land Surveyor
11118
5/10/18
STATE OF IDAHO
CLINTON W. HANSEN
PLS 11118

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