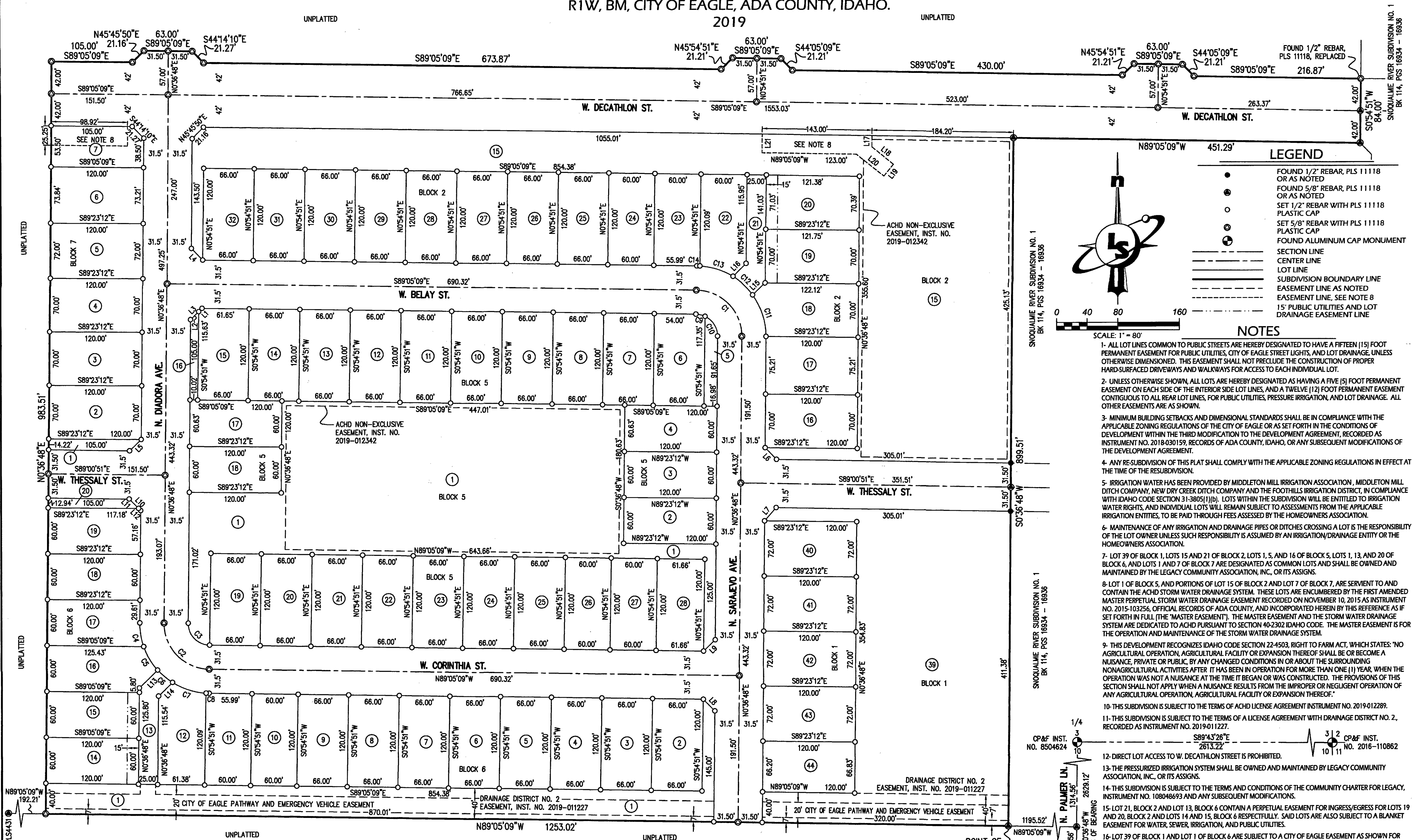


SNOQUALMIE RIVER SUBDIVISION NO. 2

LOCATED IN THE N 1/2 OF THE NW 1/4 OF SECTION 10, T4N,
R1W, BM, CITY OF EAGLE, ADA COUNTY, IDAHO.
2019



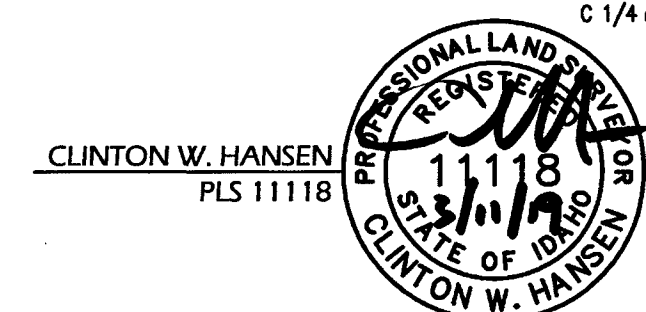
LEGEND

- FOUND 1/2" REBAR, PLS 11118 OR AS NOTED
- FOUND 5/8" REBAR, PLS 11118 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
- 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

NOTES

- 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.
- 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.
- 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 THIRD MODIFICATION TO THE DEVELOPMENT AGREEMENT, RECORDED AS INSTRUMENT NO. 2018-030159, RECORDS OF ADA COUNTY, IDAHO, OR ANY SUBSEQUENT MODIFICATIONS OF THE DEVELOPMENT AGREEMENT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- 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.
- 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.
- LOT 39 OF BLOCK 1, LOTS 15 AND 21 OF BLOCK 2, LOTS 1, 5, AND 16 OF BLOCK 5, LOTS 1, 13, AND 20 OF BLOCK 6, AND LOTS 1 AND 7 OF BLOCK 7 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE LEGACY COMMUNITY ASSOCIATION, INC. OR ITS ASSIGNS.
- LOT 1 OF BLOCK 5, AND PORTIONS OF LOT 15 OF BLOCK 2 AND LOT 7 OF BLOCK 7, 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.
- 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 WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF ACHD LICENSE AGREEMENT INSTRUMENT NO. 2019-012289.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A LICENSE AGREEMENT WITH DRAINAGE DISTRICT NO. 2, RECORDED AS INSTRUMENT NO. 2019-011227.
- DIRECT LOT ACCESS TO W. DECATHLON STREET IS PROHIBITED.
- THE PRESSURIZED IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY LEGACY COMMUNITY ASSOCIATION, INC. OR ITS ASSIGNS.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE COMMUNITY CHARTER FOR LEGACY, INSTRUMENT NO. 108048693 AND ANY SUBSEQUENT MODIFICATIONS.
- LOT 21, BLOCK 2 AND LOT 13, BLOCK 6 CONTAIN A PERPETUAL EASEMENT FOR INGRESS/EGRESS FOR LOTS 19 AND 20, BLOCK 2 AND LOTS 14 AND 15, BLOCK 6 RESPECTIVELY. SAID LOTS ARE ALSO SUBJECT TO A BLANKET EASEMENT FOR WATER, SEWER, IRRIGATION, AND PUBLIC UTILITIES.
- LOT 39 OF BLOCK 1 AND LOT 1 OF BLOCK 6 ARE SUBJECT TO A CITY OF EAGLE EASEMENT AS SHOWN FOR PEDESTRIAN ACCESS AND EMERGENCY VEHICLE ACCESS.
- DRIVEWAYS ARE PROHIBITED ACROSS LOTS 39, BLOCK 1, LOT 15, BLOCK 2, LOTS 1, 5, AND 16, BLOCK 5, LOTS 1 AND 20, BLOCK 6, AND LOTS 1 AND 7, BLOCK 7.

LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE				CURVE TABLE							
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
L1	6.16'	N45°45'50"E	L8	21.27'	S44°14'10"E	L15	22.22'	N45°46'06"E	C1	93.93'	60.00'	89°41'57"	N44°14'10"W	84.63'	C8	4.01'	91.50'	2°30'44"	S87°49'47"E	4.01'
L2	15.00'	N45°45'50"E	L9	21.16'	S45°45'50"W	L16	24.07'	S45°45'50"W	C2	93.93'	60.00'	89°41'57"	S44°14'10"E	84.63'	C9	12.38'	28.50'	24°53'29"	N78°38'23"W	12.28'
L3	21.16'	S45°45'50"W	L10	21.28'	N44°11'59"W	L17	14.78'	S0°54'51"E	C3	44.62'	28.50'	89°41'57"	S44°14'10"E	40.20'	C10	32.24'	28.50'	64°48'27"	N31°47'25"W	30.55'
L4	21.27'	S44°14'10"E	L11	17.28'	S44°11'59"E	L18	36.03'	S50°56'11"E	C4	31.68'	91.50'	19°50'10"	S9°18'16"E	31.52'	C11	58.17'	91.50'	36°25'30"	N17°35'56"W	57.20'
L5	21.14'	S45°47'57"W	L12	4.00'	S44°11'59"E	L19	20.00'	S39°03'49"W	C5	35.84'	91.50'	22°26'22"	S30°26'32"E	35.61'	C12	35.67'	91.50'	22°20'20"	N46°58'51"W	35.45'
L6	21.28'	N44°12'01"W	L13	33.57'	S45°45'50"W	L20	45.75'	N50°56'11"W	C6	25.19'	91.50'	15°46'19"	S49°32'53"E	25.11'	C13	45.39'	91.50'	28°25'33"	N72°21'43"W	44.93'
L7	23.04'	S41°14'07"W	L14	25.50'	S45°45'50"W	L21	24.50'	N0°54'51"E	C7	46.54'	91.50'	29°08'23"	S72°00'14"E	46.04'	C14	4.01'	91.50'	2°30'35"	N87°49'47"W	4.01'



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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 RIVER SUBDIVISION NO. 2:

A PARCEL LOCATED IN THE N 1/2 OF THE NW 1/4 OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 10, FROM WHICH A 5/8 INCH DIAMETER IRON REBAR MARKING THE SOUTHEAST CORNER 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 1314.56 FEET TO A 5/8 INCH DIAMETER REBAR MARKING THE SOUTHEAST CORNER OF SAID N 1/2 OF THE NW 1/4 OF SECTION 10;

THENCE N 89°05'09" W ALONG THE SOUTHERLY BOUNDARY OF SAID N 1/2 OF THE NW 1/4 AND THE SOUTHERLY BOUNDARY OF SNOQUALMIE RIVER SUBDIVISION NO. 1 AS SHOWN IN BOOK 114 OF PLATS ON PAGES 16934 THRU 16936, RECORDS OF ADA COUNTY, IDAHO, A DISTANCE OF 1195.52 FEET TO A 5/8 INCH REBAR MARKING THE SOUTHWEST CORNER OF SAID SNOQUALMIE RIVER SUBDIVISION NO. 1 AND THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTHERLY BOUNDARY OF SNOQUALMIE RIVER SUBDIVISION NO. 1 AND ALONG THE SOUTHERLY BOUNDARY OF SAID N 1/2 OF THE NW 1/4 N 89°05'09" W A DISTANCE OF 1253.02 FEET TO A 5/8 INCH REBAR;

THENCE LEAVING SAID SOUTHERLY BOUNDARY N 0°36'48" E A DISTANCE OF 983.51 FEET TO A 5/8 INCH REBAR;

THENCE S 89°05'09" E A DISTANCE OF 105.00 FEET TO A 5/8 INCH REBAR;

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

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

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

THENCE S 89°05'09" E A DISTANCE OF 673.87 FEET TO A 5/8 INCH REBAR;

THENCE N 45°54'51" E A DISTANCE OF 21.21 FEET TO A 5/8 INCH REBAR;

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

THENCE S 44°05'09" E A DISTANCE OF 21.21 FEET TO A 5/8 INCH REBAR;

THENCE S 89°05'09" E A DISTANCE OF 430.00 FEET TO A 5/8 INCH REBAR;

THENCE N 45°54'51" E A DISTANCE OF 21.21 FEET TO A 5/8 INCH REBAR;

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

THENCE S 44°05'09" E A DISTANCE OF 21.21 FEET TO A 5/8 INCH REBAR;

THENCE S 89°05'09" E A DISTANCE OF 216.87 FEET TO A 5/8 INCH REBAR ON THE WESTERLY BOUNDARY OF SAID SNOQUALMIE RIVER SUBDIVISION NO. 1;

THENCE ALONG THE BOUNDARY OF SAID SNOQUALMIE RIVER SUBDIVISION NO. 1 THE FOLLOWING DESCRIBED COURSES:

THENCE S 0°54'51" W A DISTANCE OF 84.00 FEET TO A 5/8 INCH DIAMETER REBAR;

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

THENCE S 0°36'48" W A DISTANCE OF 899.51 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 29.24 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 4th DAY OF December, 2018.

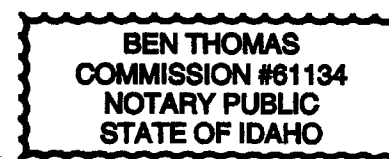

BY BRIAN F. MCCOLL, PRESIDENT OF DEVELOPERS SERVICES, INC., MANAGER OF WHITE STURGEON, LLC.

ACKNOWLEDGMENT

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

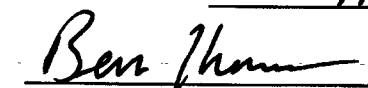
ON THIS 4th DAY OF December, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BRIAN F. MCCOLL, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF DEVELOPERS SERVICES, INC., AN IDAHO CORPORATION AND MANAGER OF WHITE STURGEON, LLC, AN IDAHO LIMITED LIABILITY COMPANY, 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

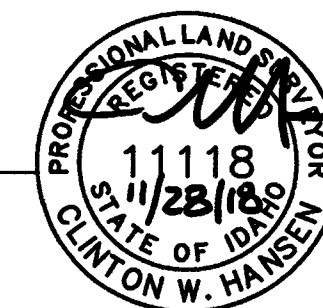
RESIDING AT Boise, ID


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.

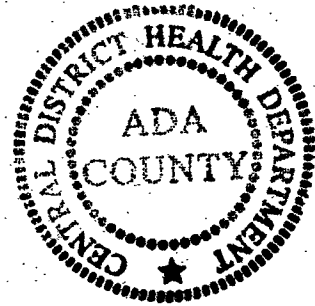
CLINTON W. HANSEN
IDAHO NO. 11118



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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.



Don Boyd PEHS 12-12-18
DISTRICT HEALTH DEPARTMENT, EHS DATE

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.

Chris M. Cook 3-6-2019
EAGLE CITY ENGINEER PE 16745

APPROVAL OF CITY COUNCIL

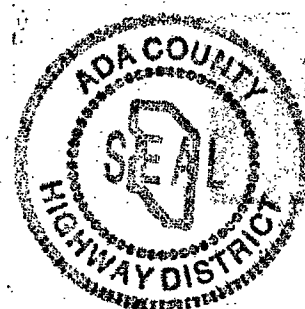
I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF EAGLE, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 24 DAY OF September, 2018, THIS FINAL PLAT WAS APPROVED AND ACCEPTED.



Tracy E. Olson for Sharon K. Bergmann
CITY CLERK 3/6/19

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 23 DAY OF January, 2019.

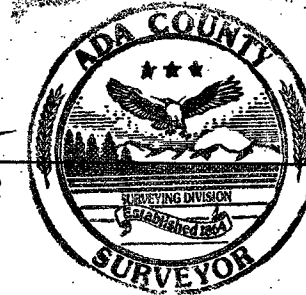


Sharon K. Bergmann
PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

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.

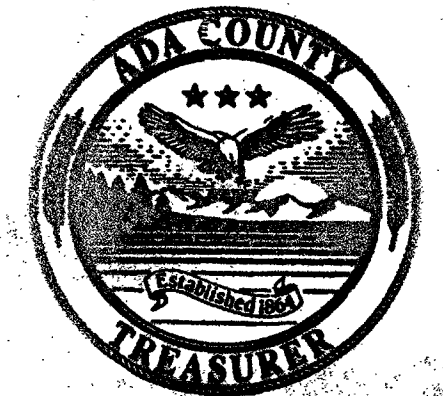
Doc P. My 13 March 2019
ADA COUNTY SURVEYOR
PLS # 13553



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: 3-13-2019
Elizabeth A Mann
COUNTY TREASURER by Deputy Alex Perez



CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
COUNTY OF ADA } S.S. INSTRUMENT NO. 2019-019949
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT 27 MINUTES PAST 4 O'CLOCK P.M. ON THIS 13 DAY OF March, 2019, IN BOOK 116 OF PLATS AT PAGES 17407-17409
DEPUTY Phil McGrane EX-OFFICIO RECORDER
FEE: \$16.00

CLINTON W. HANSEN 11118
PROFESSIONAL LAND SURVEYOR REGISTERED 11118
STATE OF IDAHO 3/20/19
CLINTON W. HANSEN PLS 11118

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