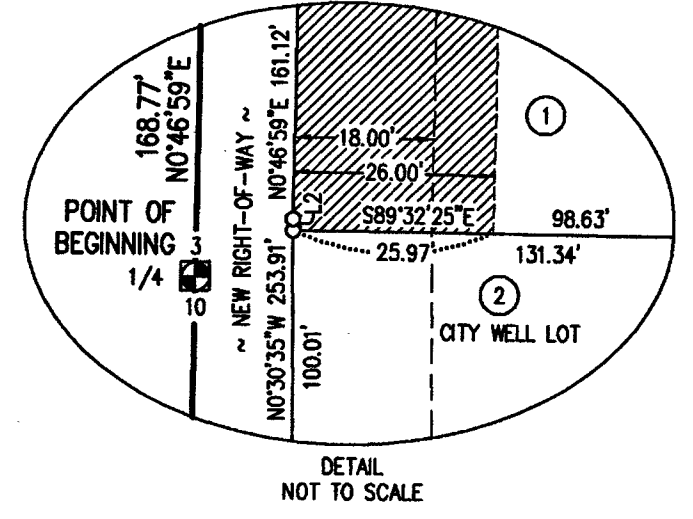
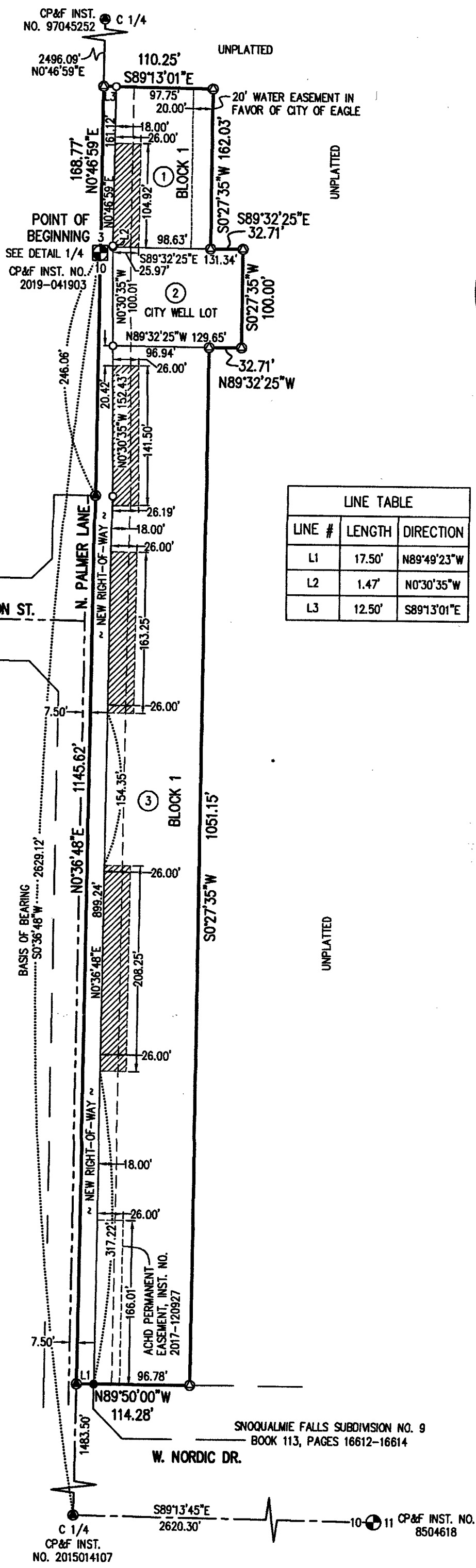


# SNOQUALMIE VILLAGE SUBDIVISION NO. 1

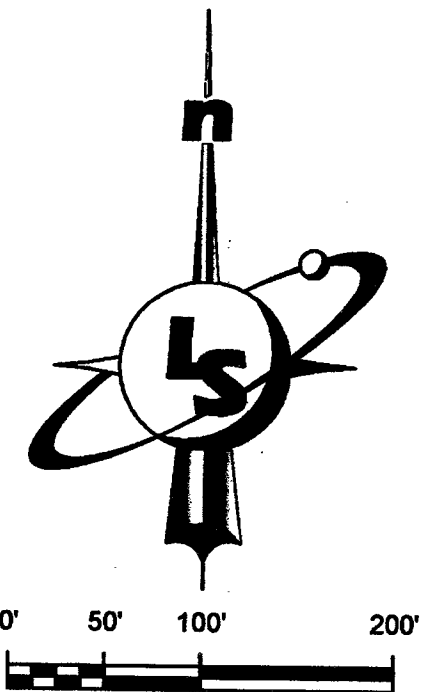
A PORTION OF THE NE 1/4 OF SECTION 10 AND THE SE 1/4 OF SECTION 3, T4N, R1W, BM, EAGLE, ADA COUNTY, IDAHO  
2020



LINE #	LENGTH	DIRECTION
L1	17.50'	N89°49'23"W
L2	1.47'	N0°30'35"W
L3	12.50'	S89°13'01"E

### NOTES

- UNLESS OTHERWISE SHOWN, ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A TWENTY-SIX (26) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, CITY OF EAGLE STREET LIGHTS, AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
- UNLESS OTHERWISE SHOWN, LOTS 1 AND 3 OF BLOCK 1 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.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- 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.
- LOTS 1 AND 3 OF BLOCK 1 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE LEGACY COMMUNITY ASSOCIATION, INC., OR ITS ASSIGNS.
- A PORTION OF LOTS 1 AND 3 OF BLOCK 1 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCLUMBERED 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. 2019-017328.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE COMMUNITY CHARTER FOR LEGACY, INSTRUMENT NO. 108048893, 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.
- LOT 2 OF BLOCK 1 IS DESIGNATED AS A WELL LOT AND SHALL BE OWNED AND MAINTAINED BY BY THE CITY OF EAGLE OR IT'S ASSIGNS.
- LOT 1 OF BLOCK 1 IS SUBJECT TO A TWENTY (20) FOOT WIDE WATER LINE EASEMENT IN FAVOR OF THE CITY OF EAGLE AS SHOWN.
- THIS DEVELOPMENT IS SUBJECT TO DEVELOPMENT AGREEMENT, INSTRUMENT NO. 2018-030159, AND ANY SUBSEQUENT MODIFICATIONS.
- DOMESTIC WATER TO BE PROVIDED BY EXTENSION OF THE CITY OF EAGLE MUNICIPAL WATER SYSTEM.
- 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. 2018-030159, RECORDS OF ADA COUNTY IDAHO, AND ANY SUBSEQUENT MODIFICATIONS.



### LEGEND

- 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
- ⊕ FOUND BRASS CAP MONUMENT
- SECTION LINE
- LOT LINE
- SUBDIVISION BOUNDARY LINE
- ACHD PERMANENT EASEMENT INSTRUMENT NO. 2019-017050
- ▨ ACHD PERMANENT EASEMENT SEE NOTE 7
- CITY OF EAGLE WATER EASEMENT
- CENTERLINE
- ADJACENT PROPERTY LINE
- ⋯ SURVEY TIE LINE
- ② LOT NUMBER

### SURVEY NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF SNOQUALMIE FALLS SUBDIVISION NO. 9, SNOQUALMIE RIVER SUBDIVISION NO. 1, INFORMATION FROM RECORD OF SURVEY NUMBER 6692, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

CLINTON W. HANSEN  
PLS 11118



## 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 VILLAGE SUBDIVISION NO. 1;

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:

BEGINNING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID NE 1/4 OF SECTION 10, FROM WHICH 5/8 INCH DIAMETER REBAR MARKING THE SOUTHWEST CORNER OF SAID NE 1/4 BEARS S 0°36'48" W A DISTANCE OF 2629.12 FEET;

THENCE N 0°46'59" E ALONG THE WESTERLY BOUNDARY OF SAID SE 1/4 OF SECTION 3 A DISTANCE OF 168.77 FEET TO A POINT;

THENCE LEAVING SAID WESTERLY BOUNDARY S 89°13'01" E A DISTANCE OF A DISTANCE OF 110.25 FEET TO A POINT;

THENCE S 0°27'35" W A DISTANCE OF 162.03 FEET TO A POINT;

THENCE S 89°32'25" E A DISTANCE OF 32.71 FEET TO A POINT;

THENCE S 0°27'35" W A DISTANCE OF 100.00 FEET TO A POINT;

THENCE N 89°32'25" W A DISTANCE OF 32.71 FEET TO A POINT;

THENCE S 0°27'35" W A DISTANCE OF 1051.15 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SNOQUALMIE FALLS SUBDIVISION NO. 9 AS SHOWN IN BOOK 113 OF PLATS ON PAGES 16612 THRU 16614, RECORDS OF ADA COUNTY, IDAHO;

THENCE N 89°50'00" W ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 114.28 FEET TO A POINT 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 1145.62 FEET TO THE POINT OF BEGINNING;

THIS PARCEL CONTAINS 3.47 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 15<sup>th</sup> DAY OF February, 2019

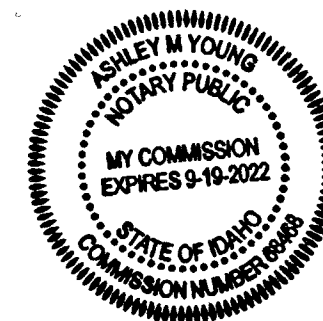
Brian F. McColl  
BY BRIAN F. MCCOLL, PRESIDENT OF DEVELOPERS SERVICES, INC., MANAGER OF NORTH CORRIDOR, LLC.

**ACKNOWLEDGMENT**

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

ON THIS 15<sup>th</sup> DAY OF February, 2019 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 NORTH CORRIDOR, 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 9-19-2022

RESIDING AT Boise, ID

ajf  
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  
PLS11118

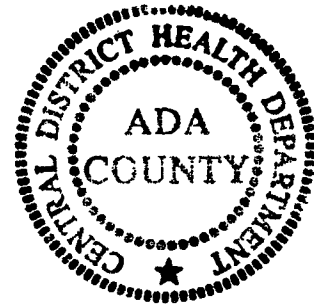


**LandSolutions**  
Land Surveying and Consulting

231 E. 5TH ST., STE. A  
MERIDIAN, ID 83642  
(208) 288-2040 fax (208) 288-2557  
www.landsolutions.biz

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.



Robin Brady PEHS 1-30-19  
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. Carter 10-7-2019  
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 22 DAY OF January, 2019, THIS FINAL PLAT WAS APPROVED AND ACCEPTED.



Macey E. O'Neil for Sharon K. Bergmann  
CITY CLERK 1/14/2020

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

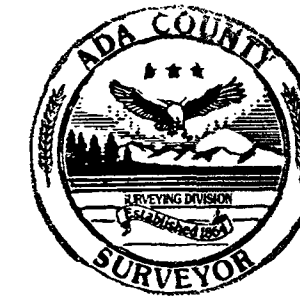
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 17th DAY OF September, 2019.



Clara W. Arnold  
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.



Jerry L. Hastings PLS 5359  
ADA COUNTY SURVEYOR 2-5-2020

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: 2/01/2020 Elizabeth Mahn by Deputy Treasurer  
COUNTY TREASURER Alex Perez



CERTIFICATE OF COUNTY RECORDER

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

INSTRUMENT NO. 2020-015419

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT 31 MINUTES PAST 2 O'CLOCK P.M. ON THIS 6th DAY OF Feb, 2020, IN BOOK 118 OF PLATS AT PAGES 17968 THRU 17978

Phil McGraw  
DEPUTY EX-OFFICIO RECORDER

FEE: \$16.00

CLINTON W. HANSEN  
PLS 11118



**LandSolutions**  
Land Surveying and Consulting

231 E. 5TH ST., STE. A  
MERIDIAN, ID 83642  
(208) 288-2040 fax (208) 288-2557  
www.landsolutions.biz