

SNOQUALMIE FALLS SUBDIVISION NO. 13

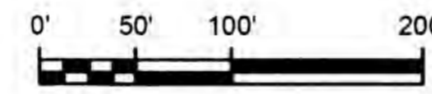
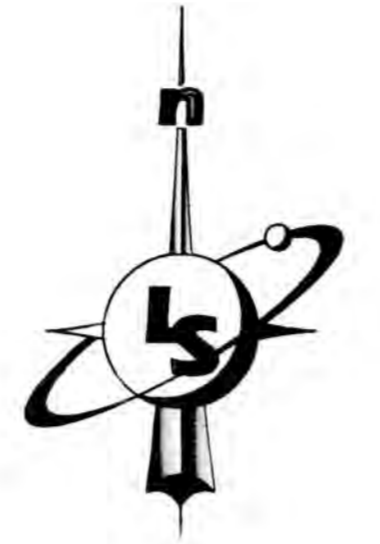
A RESUBDIVISION OF LOT 10, BLOCK 13 AND PORTIONS OF LOT 9, BLOCK 14 OF SNOQUALMIE FALLS SUBDIVISION NO. 7 LOCATED IN THE NW 1/4 OF SECTION 11 AND THE NE 1/4 OF SECTION 10, T4N, R1W, BM, EAGLE, ADA COUNTY, IDAHO 2020

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 AND SUBDIVISION BOUNDARY, 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 DEVELOPMENT AGREEMENT, RECORDED AS INSTRUMENT NO. 106161990 AND AMENDED PER 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 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. THE PRESSURIZED IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE LEGACY COMMUNITY ASSOCIATION, INC. OR ITS ASSIGNS.
- 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 4, 16 AND 17 OF BLOCK 12, LOT 19 OF BLOCK 13 AND LOTS 18 AND 23 OF BLOCK 14 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE LEGACY COMMUNITY ASSOCIATION, INC., OR ITS ASSIGNS.
- LOT 17 OF BLOCK 12 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.
- 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, FACILITY OR EXPANSION 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 NUMBER 2020-033169.
- 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 AND INSTRUMENT NO. 2015-093492.
- LOT 4 OF BLOCK 12 IS SUBJECT TO AN EAGLE SEWER DISTRICT EASEMENT AS SHOWN IN INSTRUMENT NO. 107037554. LOTS 5, 6, 16 AND 17 OF BLOCK 12 ARE SUBJECT TO AN EAGLE SEWER DISTRICT EASEMENT AS SHOWN IN INSTRUMENT NO. 2018-017487.
- 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.
- LOT 16, BLOCK 12 IS A CROSS ACCESS/COMMON DRIVEWAY LOT DESIGNATED TO PROVIDE STREET ACCESS TO ADJACENT LOTS 14 AND 15, BLOCK 12. SAID LOT IS TO BE OWNED AND MAINTAINED BY THE LEGACY COMMUNITY ASSOCIATION, INC., OR ITS ASSIGNS AS ESTABLISHED IN THE COMMUNITY CHARTER AND IS SUBJECT TO BLANKET PUBLIC UTILITY, IRRIGATION & DRAINAGE EASEMENTS. SEE ALSO NOTE 12.
- EXCEPT FOR THE DESIGNATED DRIVEWAY LOT 16, BLOCK 12, DRIVEWAYS ARE PROHIBITED ACROSS ALL COMMON LOTS, INCLUDING THE 5-FOOT WIDE COMMON LOTS (LOT 19, BLOCK 13 AND LOTS 18 AND 23, BLOCK 14) LOCATED BETWEEN THE STREETS AND THE BUILDING LOTS.
- LOT 16, BLOCK 2 IS SUBJECT TO A 20 FOOT 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.

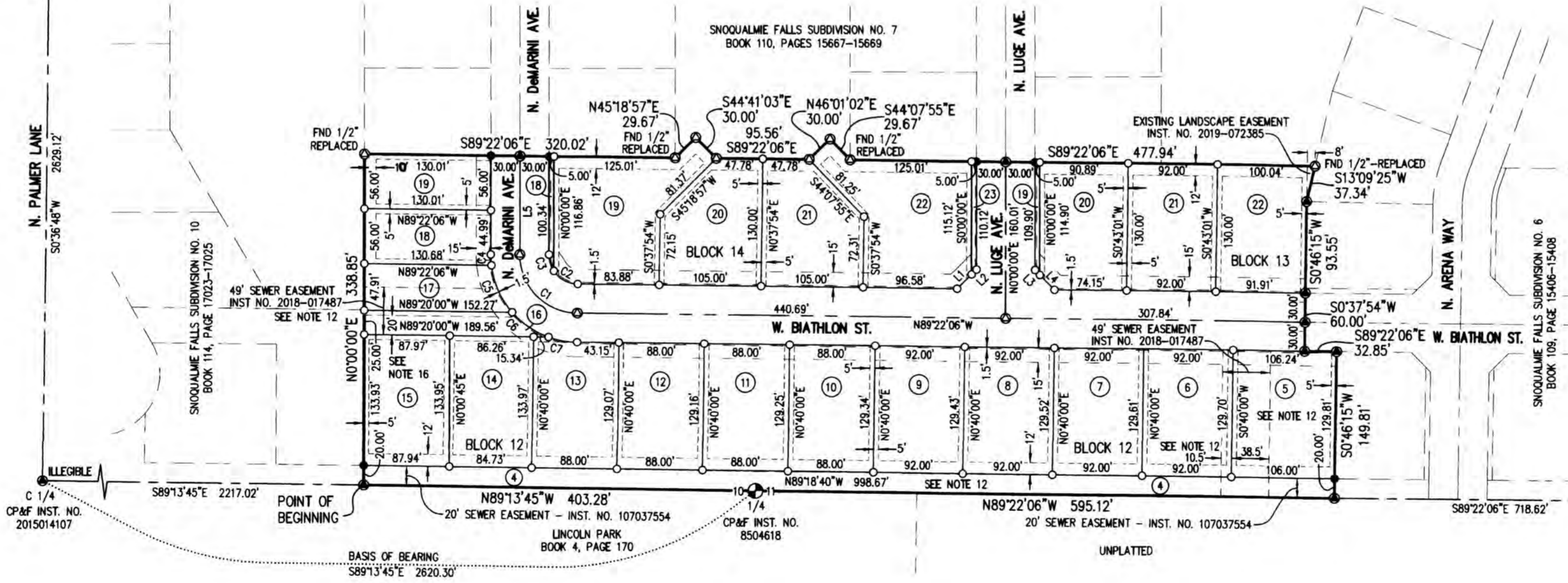
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	93.59'	60.00'	89°22'06"	N44°41'03"W	84.38'
C2	29.22'	30.00'	55°48'40"	N61°27'46"W	28.08'
C3	17.57'	30.00'	33°33'26"	N16°46'43"W	17.32'
C4	11.04'	90.00'	7°01'50"	N3°30'55"W	11.04'
C5	53.64'	90.00'	34°09'03"	N24°06'21"W	52.85'
C6	45.63'	90.00'	29°02'58"	N55°42'21"W	45.14'
C7	30.06'	90.00'	19°08'16"	N79°47'58"W	29.92'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.94'	S45°18'57"W
L2	7.03'	S45°18'57"W
L3	7.11'	N44°41'03"W
L4	21.49'	N44°41'03"W
L5	100.67'	N0°00'00"E



CP&F INST. NO. 8504624

1/4 10



LEGEND

- FOUND 5/8" IRON PIN WITH PLS 11118 PLASTIC CAP OR AS NOTED
- FOUND 1/2" REBAR WITH PLS 11118 PLASTIC CAP OR AS NOTED
- SET 1/2" IRON PIN WITH PLS 11118 PLASTIC CAP
- SET 5/8" IRON PIN WITH PLS 11118 PLASTIC CAP
- ⊙ FOUND BRASS CAP MONUMENT
- ⊙ FOUND ALUMINUM CAP MONUMENT
- SECTION LINE
- CENTER LINE
- LOT LINE
- SUBDIVISION BOUNDARY LINE
- EXISTING PARCEL LINES
- 15' PUBLIC UTILITIES, CITY OF EAGLE STREET LIGHT, AND LOT DRAINAGE EASEMENT LINE. SEE NOTE 1
- PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE EASEMENT LINE. SEE NOTE 2
- ACHD PERMANENT EASEMENT - INST. NO. 2020-033095
- OTHER EASEMENT LINE AS NOTED
- ⑫ 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. 10, SNOQUALMIE FALLS SUBDIVISION NO. 7, SNOQUALMIE FALLS SUBDIVISION NO. 6, LINCOLN PARK SUBDIVISION, 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.



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. 13:

A RESUBDIVISION OF LOT 10, BLOCK 13 AND PORTIONS OF LOT 9, BLOCK 14 OF SNOQUALMIE FALLS SUBDIVISION NO. 7 AS SHOWN IN BOOK 110 OF PLATS ON PAGES 15667 THRU 15669, RECORDS OF ADA COUNTY, IDAHO; LOCATED IN THE NW ¼ OF SECTION 11 AND 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 5/8 INCH DIAMETER IRON PIN MARKING THE SOUTHWEST CORNER OF SAID NE ¼ OF SECTION 10, FROM WHICH A BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SAID NE ¼ BEARS S 89°13'45" E A DISTANCE OF 2620.30 FEET;

THENCE S 89°13'45" E ALONG THE SOUTHERLY BOUNDARY OF SAID NE ¼ A DISTANCE OF 2217.02 FEET TO A 5/8 INCH DIAMETER IRON PIN MARKING THE SOUTHWESTERLY CORNER OF SAID LOT 10, BLOCK 13, THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 10 N 0°00'00" E A DISTANCE OF 338.85 FEET TO A 5/8 INCH DIAMETER IRON PIN MARKING THE NORTHWESTERLY CORNER OF SAID LOT 10;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 10 S 89°22'06" E A DISTANCE OF 320.02 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 9, BLOCK 14;

THENCE LEAVING SAID BOUNDARY N 45°18'57" E A DISTANCE OF 29.67 FEET TO A POINT;

THENCE S 44°41'03" E A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID LOT 10, BLOCK 13;

THENCE ALONG SAID NORTHERLY BOUNDARY S 89°22'06" E A DISTANCE OF 95.56 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY N 46°01'02" E A DISTANCE OF 30.00 FEET TO A POINT;

THENCE S 44°07'55" E A DISTANCE OF 29.67 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 9, BLOCK 14, SAID POINT BEING ON THE NORTHERLY BOUNDARY OF SAID LOT 10, BLOCK 13;

THENCE ALONG SAID NORTHERLY BOUNDARY S 89°22'06" E A DISTANCE OF 477.94 FEET TO A 5/8 INCH DIAMETER IRON PIN MARKING THE NORTHEASTERLY CORNER OF SAID LOT 10;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 10 THE FOLLOWING COURSES AND DISTANCES:

THENCE S 13°09'25" W A DISTANCE OF 37.34 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 0°46'15" W A DISTANCE OF 93.55 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 0°37'54" W A DISTANCE OF 60.00 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 89°22'06" E A DISTANCE OF 32.85 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 0°46'15" W A DISTANCE OF 149.81 FEET TO A 5/8 INCH DIAMETER IRON PIN MARKING THE SOUTHEASTERLY CORNER OF SAID LOT 10, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF SAID NW ¼ OF SECTION 11;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 10, AND THE SOUTHERLY BOUNDARY OF SAID NW ¼ N 89°22'06" W A DISTANCE OF 595.12 FEET TO A BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SAID NE ¼ OF SECTION 10;

THENCE CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 10, AND ALONG THE SOUTHERLY BOUNDARY OF SAID NE ¼ N 89°13'45" W A DISTANCE OF 403.28 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 7.68 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 ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 18th DAY OF June, 2020


BY BRIAN F. MCCOLL, PRESIDENT OF DEVELOPERS SERVICES, INC, MANAGER OF RED BUTTE, LLC.

ACKNOWLEDGMENT

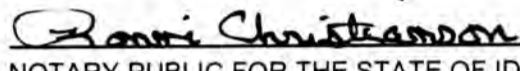
STATE OF IDAHO }
COUNTY OF ADA } S.S.

ON THIS 18 DAY OF June, 2020, 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 RED BUTTE, 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 7-15-22

RESIDING AT Boise, Idaho


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 Bady REHS 7-15-2020
CENTRAL DISTRICT HEALTH, 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 9th DAY OF July, 2019, THIS PLAT WAS DULY APPROVED AND ACCEPTED.



Tracy E. Osborn for Sharon K. Bergmann
CITY CLERK

CERTIFICATE 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. Cantor 9-9-2020
EAGLE CITY ENGINEER PE16745

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 JULY, 2020



Bruce S. Wang
PRESIDENT, ADA COUNTY HIGHWAY DISTRICT
Signed by Bruce S. Wang, Director for President

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.

Dee P. King
ADA COUNTY SURVEYOR
PCS # 13553



30 September 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: 9-30-2020

Elizabeth A. Munn
COUNTY TREASURER
by deputy Treasure Katherine Uhlaf



CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO } s.s.
COUNTY OF ADA }

INSTRUMENT NO. 2020-133458

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF

LAND SOLUTIONS, P.C., AT 14 MINUTES PAST 12 O'CLOCK P.M. ON

THIS 16th DAY OF October, 2020 IN BOOK 119 OF PLATS AT PAGES 18390 - 18392

A. Olson
DEPUTY

Phil McGrone
EX-OFFICIO RECORDER

FEE: \$16.-

CLINTON W. HANSEN
IDAHO NO. 11118



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