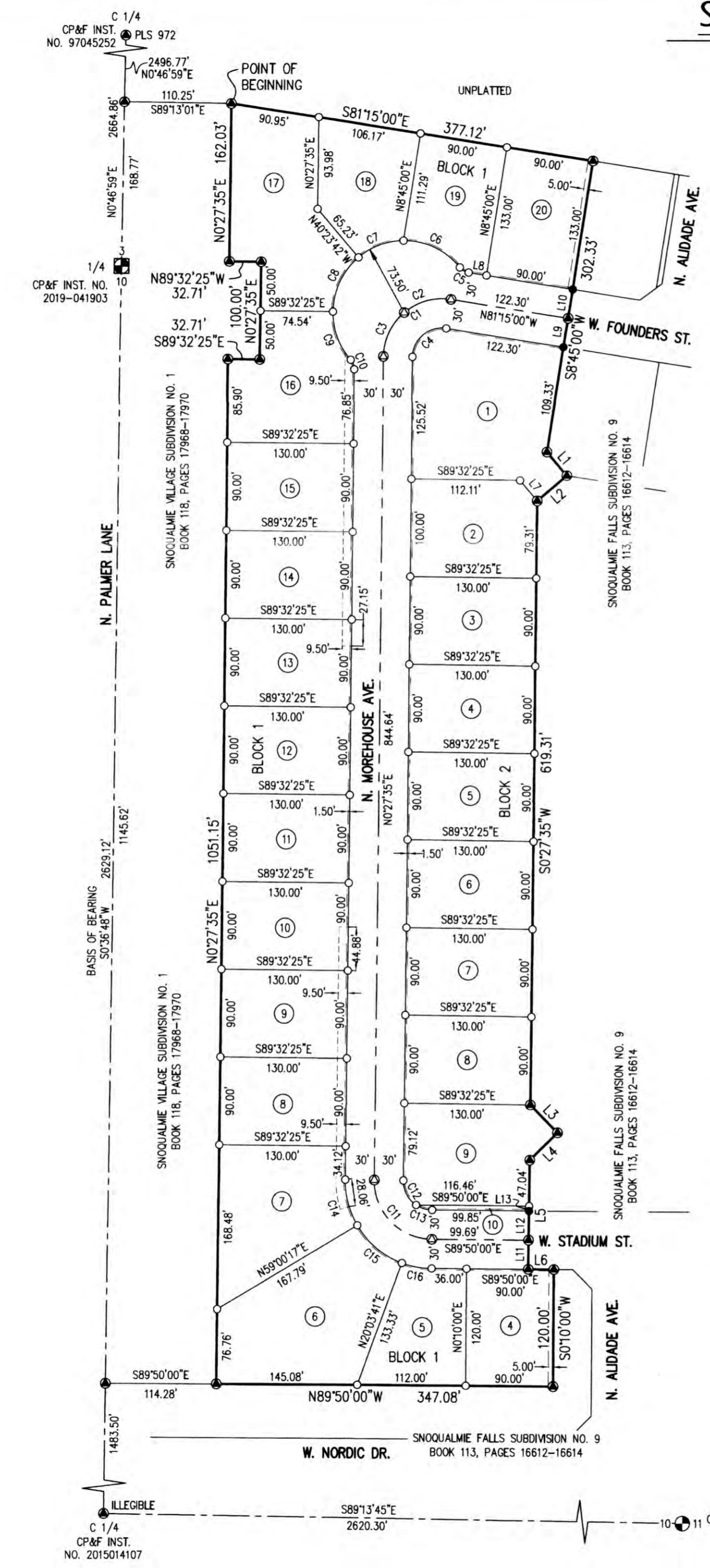


# SNOQUALMIE VILLAGE SUBDIVISION NO. 2

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

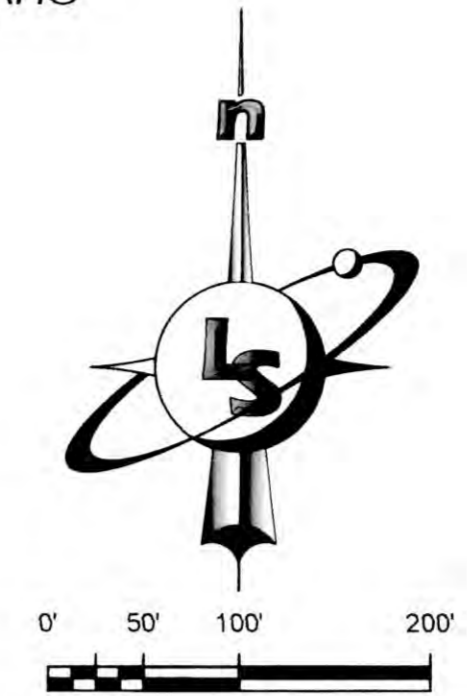


LINE TABLE

LINE #	LENGTH	DIRECTION
L1	31.59'	S40°23'42"E
L2	40.00'	S49°36'18"W
L3	40.00'	S44°32'25"E
L4	40.00'	S45°27'35"W
L5	112.04'	S0°27'35"W
L6	26.46'	S89°50'00"E
L7	27.35'	S40°23'43"E
L8	18.64'	S81°15'00"E
L9	30.00'	N8°45'00"E
L10	30.00'	N8°45'00"E
L11	30.00'	N0°27'35"E
L12	30.00'	N0°27'35"E
L13	5.00'	N0°27'35"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	102.93'	60.00'	98°17'25"	S49°36'17"W	90.76'
C2	51.46'	60.00'	49°08'42"	S74°10'39"W	49.90'
C3	51.46'	60.00'	49°08'42"	S25°01'56"W	49.90'
C4	51.46'	30.00'	98°17'25"	S49°36'17"W	45.38'
C5	10.66'	14.50'	42°08'29"	S60°10'46"E	10.43'
C6	66.43'	73.50'	51°47'08"	N65°00'05"W	64.19'
C7	50.67'	73.50'	39°30'03"	S69°21'19"W	49.67'
C8	63.04'	73.50'	49°08'43"	S25°01'56"W	61.13'
C9	54.06'	73.50'	42°08'29"	S20°36'39"E	52.85'
C10	10.66'	14.50'	42°08'29"	N20°36'39"W	10.43'
C11	94.55'	60.00'	90°17'35"	S44°41'12"E	85.07'
C12	29.71'	30.00'	56°44'09"	S27°54'29"E	28.51'
C13	17.57'	30.00'	33°33'26"	S73°03'17"E	17.32'
C14	49.23'	90.00'	31°20'20"	S15°12'35"E	48.62'
C15	61.35'	90.00'	39°03'34"	S50°24'32"E	60.17'
C16	31.25'	90.00'	19°53'41"	S79°53'09"E	31.09'



- 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
  - ⊕ FOUND BRASS CAP MONUMENT
  - SECTION LINE
  - CENTER LINE
  - LOT LINE
  - EASEMENT LINE - SEE NOTE 2
  - EASEMENT LINE, SEE NOTE 7
  - ACHD PERMANENT EASEMENT LINE, INSTRUMENT NO. 2019-070937
  - SUBDIVISION BOUNDARY LINE
  - (12) LOT NUMBER

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 AND THE SUBDIVISION BOUNDARY, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE. ALL OTHER EASEMENTS ARE AS SHOWN.
- 3- 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.
- 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- A PORTION OF LOTS 7 THRU 10, AND LOTS 13 THRU 16 OF BLOCK 1 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THE FIRST AMENDED 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.
- 8- LOT 10 OF BLOCK 2 IS DESIGNATED AS A COMMON LOT AND SHALL BE OWNED AND MAINTAINED BY THE LEGACY COMMUNITY ASSOCIATION, INC., OR ITS ASSIGNS.
- 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 WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- 10- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF ACHD LICENSE AGREEMENT INSTRUMENT NO.S 2019-051954, 2019-038651, AND 2019-038552.
- 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- THIS DEVELOPMENT IS SUBJECT TO DEVELOPMENT AGREEMENT, INSTRUMENT NO. 2018-030159, AND ANY SUBSEQUENT MODIFICATIONS.
- 14- SANITARY SEWER SERVICE TO BE PROVIDED BY EXTENSION OF THE EAGLE SEWER DISTRICT SEWER SYSTEM.

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 VILLAGE 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

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MERIDIAN, ID 83642  
(208) 288-2040 fax (208) 288-2557  
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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. 2

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 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 MARKING THE NORTHWEST CORNER OF SNOQUALMIE VILLAGE SUBDIVISION NO. 1 AS SHOWN IN BOOK 118 OF PLATS ON PAGES 17168 THRU 17970 RECORDS OF ADA COUNTY, IDAHO;

THENCE S 89°13'01" E ALONG THE NORTHERLY BOUNDARY OF SAID SNOQUALMIE VILLAGE SUBDIVISION NO. 1 A DISTANCE OF 110.25 FEET TO A POINT MARKING THE NORTHEAST CORNER OF SAID SNOQUALMIE VILLAGE SUBDIVISION NO. 1 AND THE POINT OF BEGINNING;

THENCE LEAVING SAID NORTHERLY BOUNDARY S 81°15'00" E A DISTANCE OF 377.12 FEET TO A POINT MARKING THE NORTHWEST CORNER OF SNOQUALMIE FALLS SUBDIVISION NO. 9 AS SHOWN IN BOOK 113 OF PLATS ON PAGES 16612 THRU 16614, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID SNOQUALMIE FALLS SUBDIVISION NO. 9 THE FOLLOWING DESCRIBED COURSES:

- THENCE S 8°45'00" W A DISTANCE OF 302.33 FEET TO A POINT;
- THENCE S 40°23'42" E A DISTANCE OF 31.59 FEET TO A POINT;
- THENCE S 49°36'18" W A DISTANCE OF 40.00 FEET TO A POINT;
- THENCE S 0°27'35" W A DISTANCE OF 619.31 FEET TO A POINT;
- THENCE S 44°32'25" E A DISTANCE OF 40.00 FEET TO A POINT;
- THENCE S 45°27'35" W A DISTANCE OF 40.00 FEET TO A POINT;
- THENCE S 0°27'35" W A DISTANCE OF 112.04 FEET TO A POINT;
- THENCE S 89°50'00" E A DISTANCE OF 26.46 FEET TO A POINT;
- THENCE S 0°10'00" W A DISTANCE OF 120.00 FEET TO A POINT;
- THENCE N 89°50'00" W A DISTANCE OF 347.08 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF SAID SNOQUALMIE VILLAGE SUBDIVISION NO. 1;

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

- THENCE N 0°27'35" E A DISTANCE OF 1051.15 FEET TO A POINT;
- THENCE S 89°32'25" E A DISTANCE OF 32.71 FEET TO A POINT;
- THENCE N 0°27'35" E 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 N 0°27'35" E A DISTANCE OF 162.03 FEET TO THE POINT OF BEGINNING;

THIS PARCEL CONTAINS 9.73 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 DAY OF February, 2019.

  
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

anj  
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



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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 Pordj REHS 1.30.19
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 22 DAY OF January, 2019, THIS FINAL PLAT WAS APPROVED AND ACCEPTED.



Tracy E. Oba for Sharon K. Bergmann
CITY CLERK 6/10/2020

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. Oates 5-20-2020
EAGLE CITY ENGINEER PE167415

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 15 DAY OF MAY, 2020

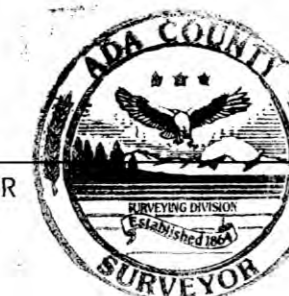


Bruce S. Wong
PRESIDENT, ADA COUNTY HIGHWAY DISTRICT
Signed by Bruce S. Wong, Director for President

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.

Rob P. Young 17 June 2020
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: June 16, 2020 Elizabeth Mahn
COUNTY TREASURER
Signed by Deputy: Alexandra W. Jall



CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO } s.s. INSTRUMENT NO. 2020-074876
COUNTY OF ADA }
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT 35 MINUTES PAST 1 O'CLOCK A.M. ON THIS 16th DAY OF JUNE, 2020, IN BOOK 118 OF PLATS AT PAGES 18192 THRU 18194
DEPUTY: [Signature] EX-OFFICIO RECORDER: Phil McFarlane
FEE: \$16.00

CLINTON W. HANSEN
PLS 11118



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