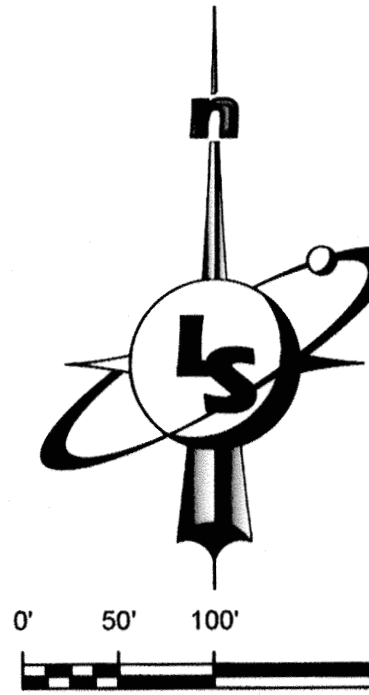


SNOQUALMIE FALLS SUBDIVISION NO. 14

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

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 BRASS CAP MONUMENT
- ⊙ FOUND ALUMINUM CAP MONUMENT
- CALCULATED POINT, NOTHING SET
- SECTION LINE
- - - CENTER LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE AS NOTED
- EASEMENT LINE, SEE NOTE 2
- EASEMENT LINE, SEE NOTE 8
- ACHD PERMANENT EASEMENT - INST. NO. 2019-070936
- 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 (INSTRUMENT NO. 2018-030159) 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 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.
- 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 74 AND 81 OF BLOCK 6, LOTS 17, 21, AND 25 OF BLOCK 23, AND LOTS 5 AND 11 OF BLOCK 24 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE LEGACY COMMUNITY ASSOCIATION, INC., OR ITS ASSIGNS. LOT 6 OF BLOCK 24 IS HEREBY DEDICATED TO THE EAGLE SEWER DISTRICT.
- 8- LOT 81 OF BLOCK 6, LOT 21 OF BLOCK 23, AND LOT 11 OF BLOCK 24 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN 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.
- 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 ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- 10- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF ACHD LICENSE AGREEMENT INSTRUMENT NO. 2019-124295.
- 11- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF LICENSE AGREEMENTS WITH MIDDLETON MILL DITCH COMPANY AND MIDDLETON IRRIGATION ASSOCIATION, INC., RECORDED AS INSTRUMENT NO. S 114003336 AND 2020-0060164.
- 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.
- 13- THE NORTHERLY PORTION OF LOT 81 OF BLOCK 6 IS SUBJECT TO AN EXISTING EASEMENT PER INSTRUMENT NO. 107055861 FOR THE MIDDLETON MILL CANAL, AND IS HEREBY SUBJECT TO EASEMENTS IN FAVOR OF THE MIDDLETON MILL DITCH COMPANY AND DRAINAGE DISTRICT NO. 2 AS SHOWN HEREON.
- 14- LOT 74 OF BLOCK 6 CONTAINS A PERPETUAL EASEMENT FOR INGRESS/EGRESS FOR LOTS 75 AND 76 OF BLOCK 6. SAID LOT IS ALSO SUBJECT TO A BLANKET EASEMENT FOR WATER, SEWER, IRRIGATION, AND OTHER PUBLIC UTILITIES.
- 15- DRIVEWAYS ARE PROHIBITED ACROSS ALL COMMON LOTS, INCLUDING THE TEN FOOT (10') WIDE COMMON LOT LOCATED BETWEEN THE STREET AND THE BUILDABLE LOTS.
- 16- THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT (INSTRUMENT NO. 2018-030159) OR ANY SUBSEQUENT MODIFICATIONS OF THE DEVELOPMENT AGREEMENT.
- 17- DIRECT LOT ACCESS TO NORTH PALMER LANE IS PROHIBITED.
- 18- LOTS 5, 6, AND 11 OF BLOCK 24 AND LOT 81 OF BLOCK 6 ARE SUBJECT TO A LICENSE AGREEMENT AND EASEMENT FOR DRAINAGE DISTRICT NO. 2 AS SHOWN IN INSTRUMENT NO. 2019-122478.

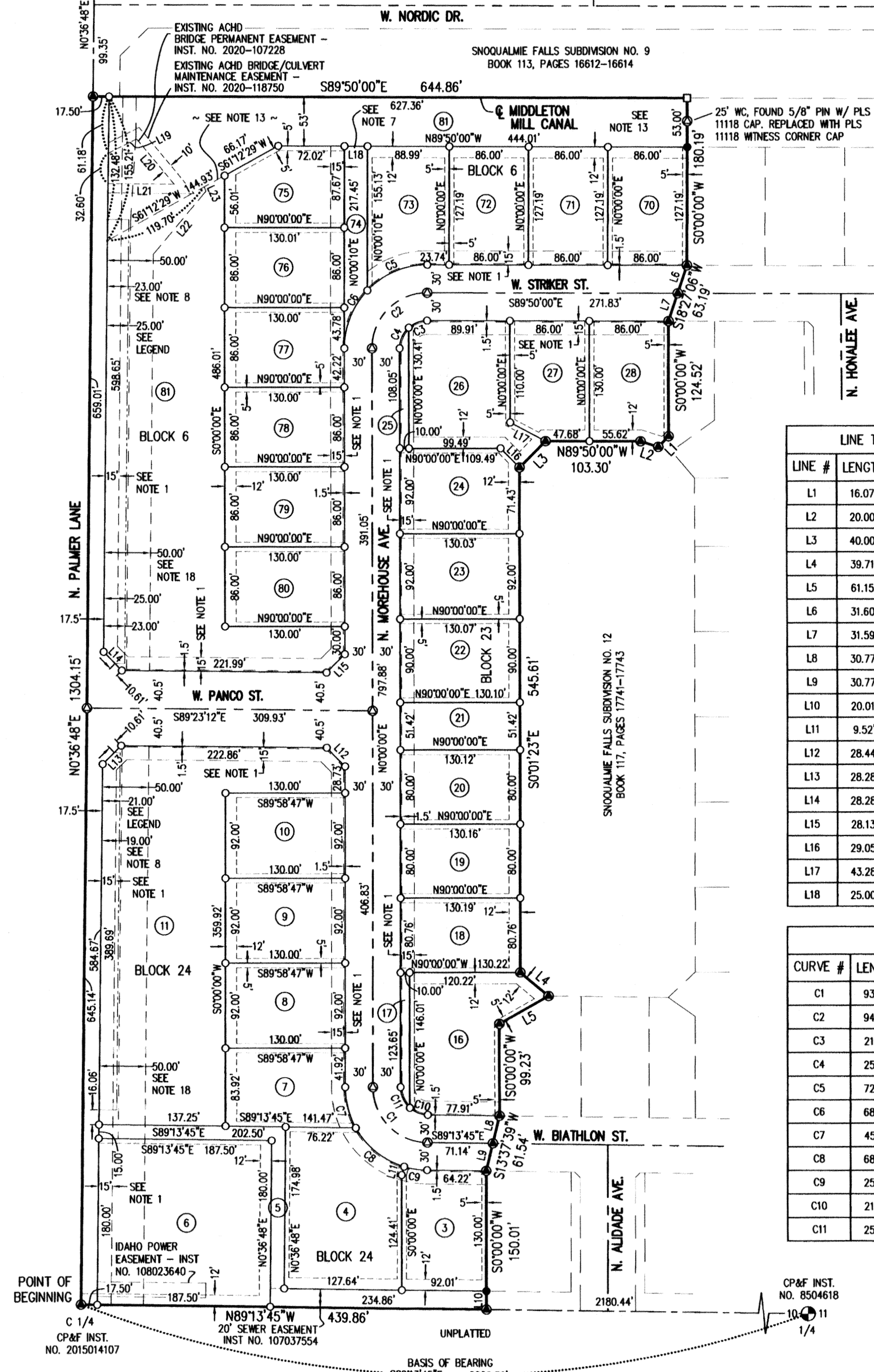
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	16.07'	S44°43'03"W
L2	20.00'	N72°26'32"W
L3	40.00'	S45°05'00"W
L4	39.71'	S50°14'27"E
L5	61.15'	S60°32'58"W
L6	31.60'	S18°27'06"W
L7	31.59'	S18°27'06"W
L8	30.77'	S13°37'39"W
L9	30.77'	S13°37'39"W
L10	20.01'	S00°00'00"E
L11	9.52'	N16°56'31"E
L12	28.44'	N44°41'36"W
L13	28.28'	S45°36'48"W
L14	28.28'	S44°23'12"E
L15	28.13'	N45°18'24"E
L16	29.05'	N44°55'00"W
L17	43.28'	N62°18'38"W
L18	25.00'	S89°50'00"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	34.10'	N63°28'51"E
L20	63.52'	S40°05'50"E
L21	71.77'	N89°23'12"W
L22	88.64'	N40°04'50"E
L23	5.02'	N23°41'55"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	93.44'	60.00'	89°13'45"	S44°36'52"E	84.28'
C2	94.42'	60.00'	90°10'00"	S45°05'00"W	84.98'
C3	21.98'	30.00'	41°58'37"	S69°10'41"W	21.49'
C4	25.23'	30.00'	48°11'23"	S24°05'41"W	24.49'
C5	72.89'	90.00'	46°24'08"	S66°57'56"W	70.91'
C6	68.75'	90.00'	43°45'52"	S21°52'56"W	67.09'
C7	45.91'	90.00'	29°13'47"	S14°36'53"E	45.42'
C8	68.85'	90.00'	43°49'42"	S51°08'38"E	67.18'
C9	25.40'	90.00'	16°10'16"	S81°08'37"E	25.32'
C10	21.49'	30.00'	41°02'22"	S68°42'34"E	21.03'
C11	25.23'	30.00'	48°11'23"	S24°05'41"E	24.49'

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 FALLS SUBDIVISION NO. 12, 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.



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. 14;

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

BEGINNING AT A 5/8 INCH DIAMETER REBAR MARKING THE SOUTHWEST CORNER OF SAID NE 1/4, FROM WHICH AN BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SAID NE 1/4 BEARS S 89°13'45" E A DISTANCE OF 2620.30 FEET;

THENCE N 0°36'48" E ALONG THE WESTERLY BOUNDARY OF SAID NE 1/4 A DISTANCE OF 1304.15 FEET TO A 5/8 INCH DIAMETER REBAR MARKING THE SOUTHWEST 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 S 89°50'00" E ALONG THE SOUTHERLY BOUNDARY OF SAID SNOQUALMIE FALLS SUBDIVISION NO. 9 A DISTANCE OF 644.86 FEET TO A POINT MARKING THE NORTHWEST CORNER OF SNOQUALMIE FALLS SUBDIVISION NO. 12 AS SHOWN IN BOOK 117 OF PLATS ON PAGES 17741 THRU 17743, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID SNOQUALMIE FALLS SUBDIVISION NO. 12 THE FOLLOWING DESCRIBED COURSES:

THENCE S 0°00'00" W A DISTANCE OF 180.19 FEET TO A POINT;

THENCE S 18°27'06" W A DISTANCE OF 63.19 FEET TO A POINT;

THENCE S 0°00'00" W A DISTANCE OF 124.52 FEET TO A POINT;

THENCE S 44°43'03" W A DISTANCE OF 16.07 FEET TO A POINT;

THENCE N 72°26'32" W A DISTANCE OF 20.00 FEET TO A POINT;

THENCE N 89°50'00" W A DISTANCE OF 103.30 FEET TO A POINT;

THENCE S 45°05'00" W A DISTANCE OF 40.00 FEET TO A POINT;

THENCE S 0°01'23" E A DISTANCE OF 545.61 FEET TO A POINT;

THENCE S 50°14'27" E A DISTANCE OF 39.71 FEET TO A POINT;

THENCE S 60°32'58" W A DISTANCE OF 61.15 FEET TO A POINT;

THENCE S 0°00'00" W A DISTANCE OF 99.23 FEET TO A POINT;

THENCE S 13°37'39" W A DISTANCE OF 61.54 FEET TO A POINT;

THENCE S 0°00'00" W A DISTANCE OF 150.01 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID NE 1/4;

THENCE N 89°13'45" W ALONG SAID SOUTHERLY BOUNDARY DISTANCE OF 439.86 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 15.37 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

[Signature] BY BRIAN F. MCCOLL, PRESIDENT OF DEVELOPERS SERVICES, INC., MANAGER OF NORTH CORRIDOR, LLC.

ACKNOWLEDGMENT

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

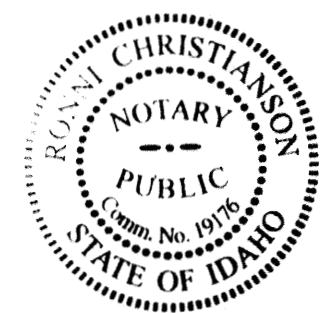
ON THIS 18 DAY OF June, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BRIAN F. MCCOLL, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF DEVELOPERS SERVICES, INC., AN IDAHO CORPORATION AND MANAGER OF NORTH CORRIDOR, LLC, AN IDAHO LIMITED LIABILITY COMPANY, 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 7-15-22

RESIDING AT Boise, Idaho

[Signature] 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.

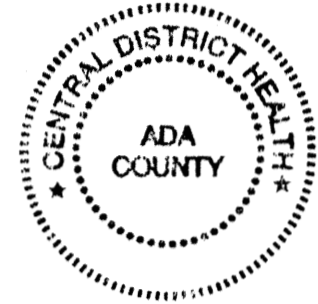
CLINTON W. HANSEN PLS 11118



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

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] PEHS 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 12th DAY OF November, 2019, THIS FINAL PLAT WAS APPROVED AND ACCEPTED.



[Signature] 12/9/2020
CITY CLERK

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] 11-4-2020
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 17 DAY OF Sept, 2020



[Signature]
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.



[Signature] 21 December 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: 12-21-2020
Elizabeth Mann
COUNTY TREASURER
Signed by Deputy: Alexandra Dwyer

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO } S.S. INSTRUMENT NO. 2020-178512
COUNTY OF ADA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT 27 MINUTES PAST 2 O'CLOCK P.M. ON THIS 20th DAY OF Dec, 2020, IN BOOK 120 OF PLATS AT PAGES 18609-18611

[Signature] DEPUTY
[Signature] 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