

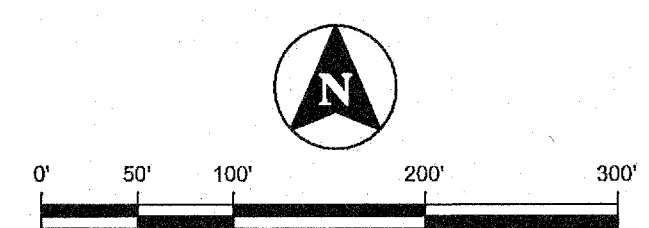
PK 119 Pg 18320

SNOQUALMIE RIVER SUBDIVISION NO. 3

LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 9, AND THE NW1/4 OF THE NW1/4 OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
CITY OF EAGLE, ADA COUNTY, IDAHO 4 3 2020

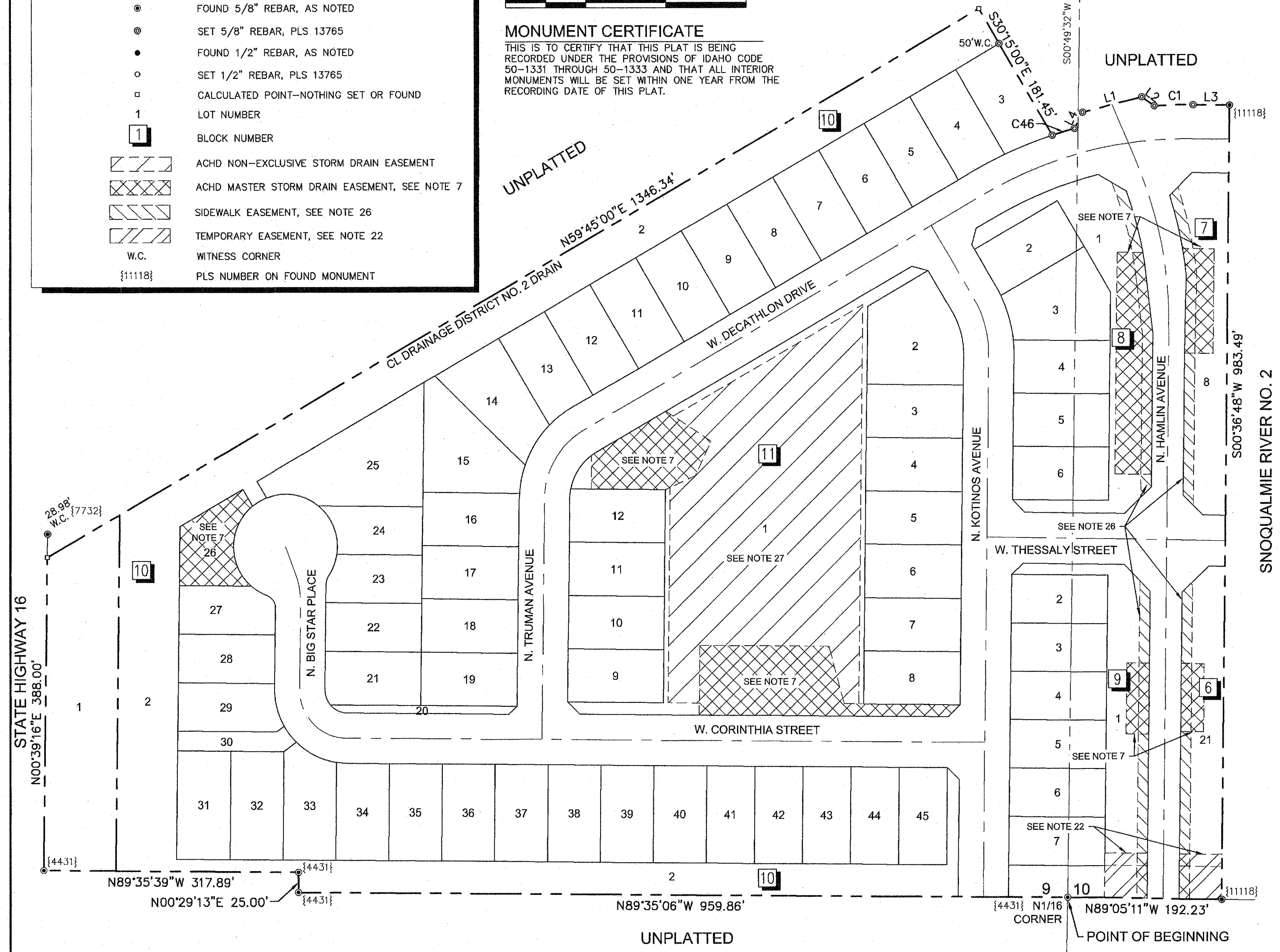
LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE/LOT LINE
- CENTERLINE
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- ⊙ FOUND 5/8" REBAR, AS NOTED
- ⊙ SET 5/8" REBAR, PLS 13765
- FOUND 1/2" REBAR, AS NOTED
- SET 1/2" REBAR, PLS 13765
- CALCULATED POINT-NOTHING SET OR FOUND
- 1 LOT NUMBER
- 1 BLOCK NUMBER
- ACHD NON-EXCLUSIVE STORM DRAIN EASEMENT
- ACHD MASTER STORM DRAIN EASEMENT, SEE NOTE 7
- SIDEWALK EASEMENT, SEE NOTE 26
- TEMPORARY EASEMENT, SEE NOTE 22
- W.C. WITNESS CORNER
- {11118} PLS NUMBER ON FOUND MONUMENT



MONUMENT CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS BEING RECORDED UNDER THE PROVISIONS OF IDAHO CODE 50-1331 THROUGH 50-1333 AND THAT ALL INTERIOR MONUMENTS WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT.



- ### 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.
 - 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 IRRIGATIONS 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 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 TO THE HOMEOWNERS ASSOCIATION.
 - LOT 21, BLOCK 6; LOT 8, BLOCK 7; LOT 1, BLOCK 8; LOT 1, BLOCK 9; LOTS 1, 2, 20, 26 AND 30, BLOCK 10; AND LOT 1, BLOCK 11 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE LEGACY COMMUNITY ASSOCIATION, INC., OR ITS ASSIGNS.
 - LOT 21, BLOCK 6, LOT 8, BLOCK 7, LOT 1, BLOCK 8, LOT 1, BLOCK 9, LOT 26, BLOCK 10 AND LOT 1, BLOCK 11 OR A PORTION OF SAID LOTS, 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 OPERATIONS OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
 - THIS SUBDIVISION IS SUBJECT TO THE TERMS OF ACHD LICENSE AGREEMENT INSTRUMENT NO. 2019-112491.
 - THIS SUBDIVISION IS SUBJECT TO THE TERMS OF LICENSE AGREEMENT WITH DRAINAGE DISTRICT NO. 2, RECORDED AS INSTRUMENT NO. 2019-103116.
 - DIRECT LOT ACCESS TO STATE HIGHWAY 16, N. HAMLIN AVENUE, AND W. DECATHLON STREET EAST OF N. HAMLIN AVENUE IS PROHIBITED.
 - THE PRESSURIZED IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY LEGACY COMMUNITY ASSOCIATION, INC., OR ITS ASSIGNS.
 - THE SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE COMMUNITY CHARTER FOR LEGACY, INSTRUMENT NO. 108048693 AND ANY SUBSEQUENT MODIFICATIONS.
 - LOT 2, BLOCK 10; LOT 21, BLOCK 6; AND LOT 1, BLOCK 9 ARE SUBJECT TO A CITY OF EAGLE EASEMENT AS SHOWN FOR PEDESTRIAN ACCESS AND EMERGENCY VEHICLE ACCESS.
 - LOTS 2, 30, 31, 32, AND 33, BLOCK 10 ARE SUBJECT TO A SEWER EASEMENT AS SHOWN FOR THE EAGLE SEWER DISTRICT.
 - DRIVEWAYS ARE PROHIBITED ACROSS LOT 21, BLOCK 6; LOT 8, BLOCK 7; LOT 1, BLOCK 8, LOT 1, BLOCK 9; LOTS 1, 2, 20, AND 26, BLOCK 10; AND LOT 1, BLOCK 11.
 - LOT 30, BLOCK 10 CONTAINS A PERPETUAL INGRESS/EGRESS EASEMENT IN FAVOR OF LOTS 31 AND 32, BLOCK 10. SAID LOT IS ALSO SUBJECT TO A BLANKET EASEMENT FOR WATER, SEWER, IRRIGATION, DRAINAGE AND OTHER PUBLIC UTILITIES.
 - LOT 1, BLOCK 10 IS RESERVED FOR FUTURE PUBLIC RIGHT-OF-WAY FOR STATE HIGHWAY 16.
 - SANITARY SEWER SERVICE IS TO BE PROVIDED BY THE EAGLE SEWER DISTRICT.
 - DOMESTIC WATER TO BE PROVIDED BY THE CITY OF EAGLE MUNICIPAL WATER SYSTEM.
 - ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE EAGLE CITY ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY THE CONDITIONS OF DEVELOPMENT FOR WITHIN THE DEVELOPMENT AGREEMENT THIRD MODIFICATION RECORDED AS INSTRUMENT NO. 2018-030159, RECORDS OF ADA COUNTY, IDAHO AND ANY SUBSEQUENT MODIFICATION(S).
 - A TEMPORARY TURN AROUND EASEMENT EXISTS ON LOT 21, BLOCK 6 AND LOT 1, BLOCK 9 AT THE SOUTH END OF N. HAMLIN AVENUE PER INSTRUMENT NO. 2020-069343. THIS EASEMENT SHALL BE VACATED ONCE N. HAMLIN AVENUE IS EXTENDED TO THE SOUTH.
 - LOT 1 BLOCK 10 IS SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT, EAGLE SEWER DISTRICT EASEMENT, AND CITY OF EAGLE PATHWAY EASEMENT.
 - MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE EAGLE CITY ZONING ORDINANCE AT THE TIME OF THE ISSUANCE OF BUILDING PERMIT OR AS SPECIFICALLY APPROVED BY THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT THIRD MODIFICATION RECORDED AS INSTRUMENT NO. 2018-030159, RECORDS OF ADA COUNTY, IDAHO AND ANY SUBSEQUENT MODIFICATION(S).
 - LOTS 31, 32, & 33, BLOCK 10, HAVE A FIFTEEN (15) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES AND LOT DRAINAGE ADJACENT TO LOT 30, BLOCK 10.
 - A SIDEWALK EASEMENT EXISTS ON LOT 21, BLOCK 6; LOT 8, BLOCK 7; LOT 1, BLOCK 8; AND LOT 1, BLOCK 9 PER INSTRUMENT NO. 2019-112419.
 - LOT 1, BLOCK 11 IS SUBJECT TO AN ACHD NON-EXCLUSIVE EASEMENT, INSTRUMENT NO. 2019-112490.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PARCEL(S) SHOWN INTO SINGLE FAMILY RESIDENTIAL LOTS. THE MONUMENTS SET AND SHOWN WERE BASED ON FIELD EVIDENCE AND RECORD INFORMATION AS SHOWN BELOW. THE EAST BOUNDARY WAS HELD PER THE FOUND MONUMENTS OF SNOQUALMIE RIVER SUBDIVISION NO.2. THE SOUTH AND WEST BOUNDARIES WERE HELD PER THE EXISTING FOUND MONUMENTS ALONG THE SOUTH BOUNDARY OF NE1/4 OF THE NE1/4 AND THE FOUND MONUMENTS ALONG THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 16 AS SHOWN ON ADA COUNTY ROS 6692 AND DESCRIBED IN THE DEED OF QUARTER CIRCLE RANCH, INSTRUMENT NO. 110101927. THE NORTH BOUNDARY WAS BASED ON THE MEASURED CENTERLINE OF THE DRAIN AND FIT WELL WITH DIMENSIONS OF RECORD.

REFERENCES:
SNOQUALMIE RIVER SUBDIVISION NO.1
SNOQUALMIE RIVER SUBDIVISION NO.2
TRUSTEE'D DEED INST. NO. 110101927
QUARTER CIRCLE 424.01 ACRES PARCEL

ADA COUNTY R.O.S. 6692
ADA COUNTY R.O.S. 6981
ADA COUNTY R.O.S. 10034

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	542.00'	48.58'	5'08"06"	N88°20'48"E	48.56'
C46	531.50'	29.14'	3'08"27"	N73°14'11"E	29.13'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N75°36'48"E	76.00'
L2	S54°18'13"E	19.25'
L3	S89°05'11"E	45.54'
L4	N26°57'21"E	22.39'

9 10
CP&FR INST. NO. 108039897

PROFESSIONAL LAND SURVEYOR
LICENSED 8-25-20
13765
STATE OF IDAHO
ROB O'MALLEY

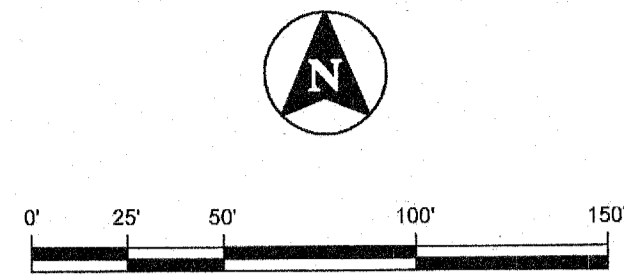
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IDAHO NO. 13765

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PHONE: (208) 323-2208 WWW.T-O-ENGINEERS.COM

SHEET NO. 1 OF 6

SNOQUALMIE RIVER SUBDIVISION NO. 3

LEGEND	
	SUBDIVISION BOUNDARY
	SECTION LINE
	RIGHT-OF-WAY LINE/LOT LINE
	CENTERLINE
	FOUND BRASS CAP MONUMENT
	FOUND ALUMINUM CAP MONUMENT
	FOUND 5/8" REBAR, AS NOTED
	SET 5/8" REBAR, PLS 13765
	FOUND 1/2" REBAR, AS NOTED
	SET 1/2" REBAR, PLS 13765
	CALCULATED POINT—NOTHING SET OR FOUND
	LOT NUMBER
	BLOCK NUMBER
	ACHD NON-EXCLUSIVE STORM DRAIN EASEMENT
	ACHD MASTER STORM DRAIN EASEMENT, SEE NOTE 7
	SIDEWALK EASEMENT, SEE NOTE 26
	TEMPORARY EASEMENT, SEE NOTE 22
	W.C. WITNESS CORNER
	PLS NUMBER ON FOUND MONUMENT



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C10	131.50'	35.37'	15°24'46"	N52°02'37"E	35.27'
C11	131.50'	57.85'	25°12'20"	N31°44'04"E	57.38'
C12	131.50'	35.74'	15°34'23"	N11°20'43"E	35.63'
C13	131.50'	6.76'	2°56'43"	N2°05'10"E	6.76'
C14	28.50'	24.63'	49°31'28"	S64°49'02"E	23.87'
C15	28.50'	20.18'	40°34'16"	S19°46'10"E	19.76'
C16	20.50'	11.58'	32°21'15"	S20°06'50"W	11.42'
C17	65.00'	27.98'	24°39'43"	S20°46'39"W	27.76'
C18	65.00'	67.75'	59°43'11"	S21°24'48"E	64.72'
C19	65.00'	68.20'	60°07'15"	S81°20'01"E	65.12'
C20	65.00'	20.10'	17°43'14"	N59°44'45"E	20.02'
C21	65.00'	112.79'	99°25'26"	N1°10'25"E	99.16'
C22	65.00'	23.13'	20°23'23"	N58°43'59"W	23.01'
C23	16.50'	20.02'	69°31'53"	N34°09'08"W	18.82'
C24	91.50'	47.91'	29°59'53"	N14°26'56"W	47.36'
C25	91.50'	25.11'	15°43'23"	N37°18'34"W	25.03'
C26	91.50'	57.57'	36°02'54"	N63°11'42"W	56.62'
C27	91.50'	13.35'	8°21'37"	N85°23'58"W	13.34'
C28	68.50'	57.85'	48°23'15"	N35°33'23"E	56.15'
C30	68.50'	12.85'	10°44'57"	N5°59'17"E	12.83'
C33	100.00'	103.21'	59°08'12"	N30°10'54"E	98.69'
C36	60.00'	94.45'	90°11'35"	S44°28'59"E	85.00'
C37	91.50'	33.18'	20°46'34"	S9°46'28"E	33.00'
C39	68.50'	7.70'	6°26'25"	S56°31'48"W	7.70'

LINE TABLE		
LINE	BEARING	DISTANCE
L19	N45°13'48"E	14.10'
L20	N30°15'00"W	24.08'
L21	S30°15'00"E	24.08'
L22	N52°40'51"E	10.75'
L23	S52°40'51"W	19.24'
L27	N44°28'58"W	21.18'
L29	N00°36'48"E	7.50'
L30	S20°09'45"E	38.20'
L32	S00°36'48"W	41.71'
L33	S59°45'00"W	99.78'
L49	S89°23'12"E	92.51'

Rob O'Malley
 ROB O'MALLEY
 IDAHO NO. 13765

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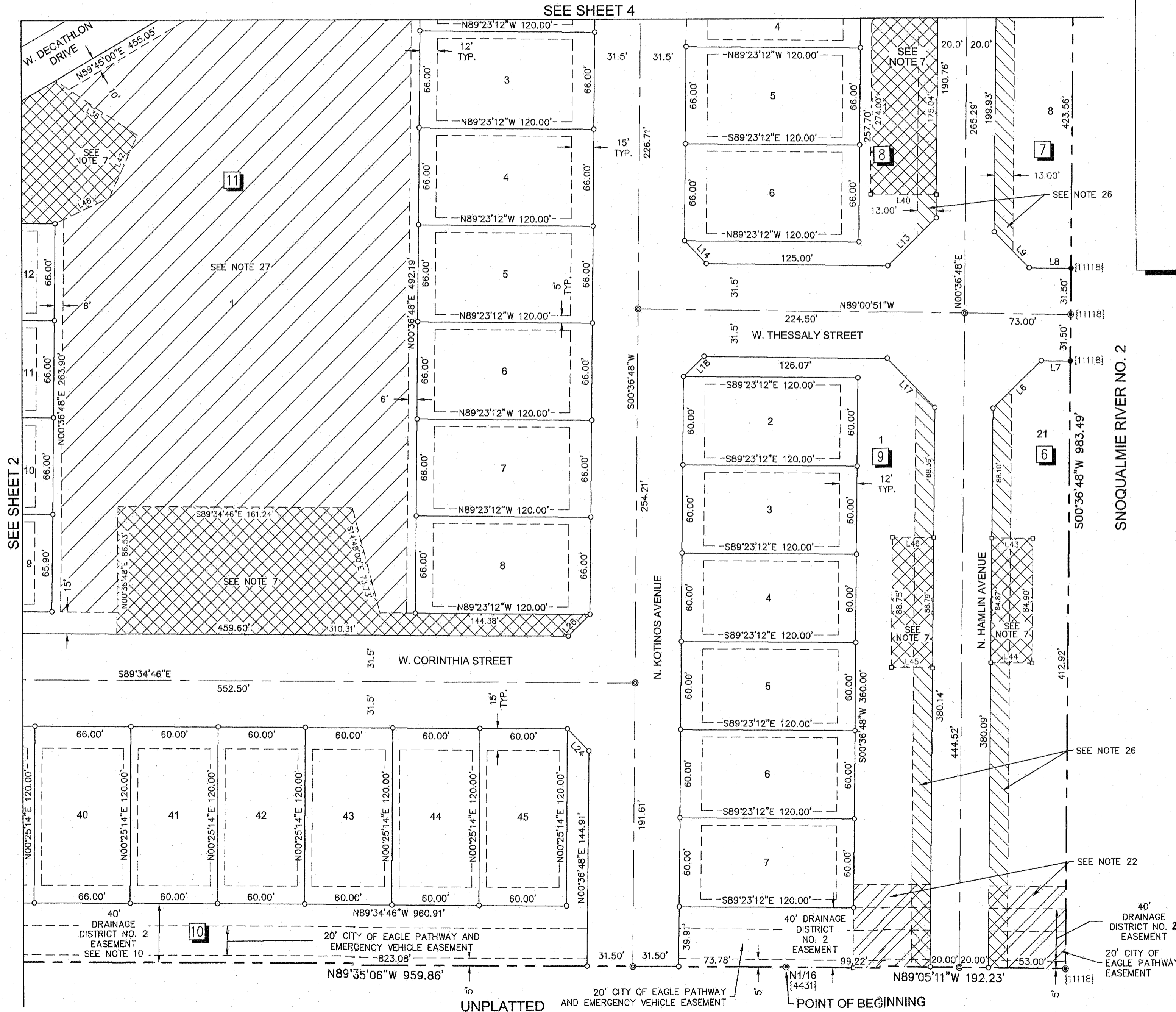
SHEET NO. 2 OF 6

PX 119 Pg 18322

SNOQUALMIE RIVER SUBDIVISION NO. 3



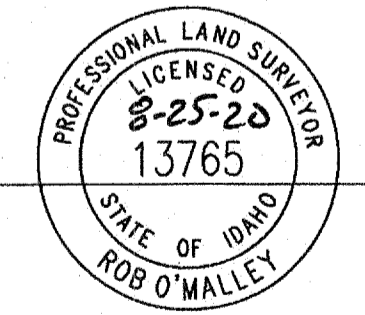
LEGEND	
	SUBDIVISION BOUNDARY
	SECTION LINE
	RIGHT-OF-WAY LINE/LOT LINE
	CENTERLINE
	FOUND BRASS CAP MONUMENT
	FOUND ALUMINUM CAP MONUMENT
	FOUND 5/8" REBAR, AS NOTED
	SET 5/8" REBAR, PLS 13765
	FOUND 1/2" REBAR, AS NOTED
	SET 1/2" REBAR, PLS 13765
	CALCULATED POINT—NOTHING SET OR FOUND
	LOT NUMBER
	BLOCK NUMBER
	ACHD NON-EXCLUSIVE STORM DRAIN EASEMENT
	ACHD MASTER STORM DRAIN EASEMENT, SEE NOTE 7
	SIDEWALK EASEMENT, SEE NOTE 26
	TEMPORARY EASEMENT, SEE NOTE 22
W.C.	WITNESS CORNER
{11118}	PLS NUMBER ON FOUND MONUMENT



SEE SHEET 1 FOR NOTES

LINE TABLE		
LINE	BEARING	DISTANCE
L6	N45°47'59"E	46.38'
L7	S89°00'51"E	20.10'
L8	S89°00'51"E	28.83'
L9	S44°12'01"E	34.30'
L13	S45°36'51"W	46.67'
L14	N43°25'10"W	21.58'
L17	S44°12'01"E	46.68'
L18	N45°52'30"E	19.76'
L24	N44°17'31"W	21.25'
L26	S45°31'01"W	21.11'
L36	N56°26'30"W	67.47'
L40	N89°23'12"W	45.21'
L42	N24°40'36"E	46.56'
L43	N89°27'58"W	28.25'
L44	S89°23'12"E	28.25'
L45	N89°23'11"W	28.25'
L46	S89°27'47"E	28.25'
L48	N64°45'21"E	41.28'

Rob O'Malley
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 IDAHO NO. 13765

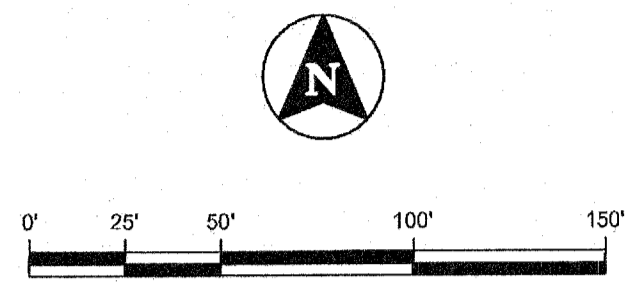


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SHEET NO. 3 OF 6

SNOQUALMIE RIVER SUBDIVISION NO. 3

LEGEND	
	SUBDIVISION BOUNDARY
	SECTION LINE
	RIGHT-OF-WAY LINE/LOT LINE
	CENTERLINE
	FOUND BRASS CAP MONUMENT
	FOUND ALUMINUM CAP MONUMENT
	FOUND 5/8" REBAR, AS NOTED
	SET 5/8" REBAR, PLS 13765
	FOUND 1/2" REBAR, AS NOTED
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	ACHD NON-EXCLUSIVE STORM DRAIN EASEMENT
	ACHD MASTER STORM DRAIN EASEMENT, SEE NOTE 7
	SIDEWALK EASEMENT, SEE NOTE 26
	TEMPORARY EASEMENT, SEE NOTE 22
	WITNESS CORNER
	PLS NUMBER ON FOUND MONUMENT

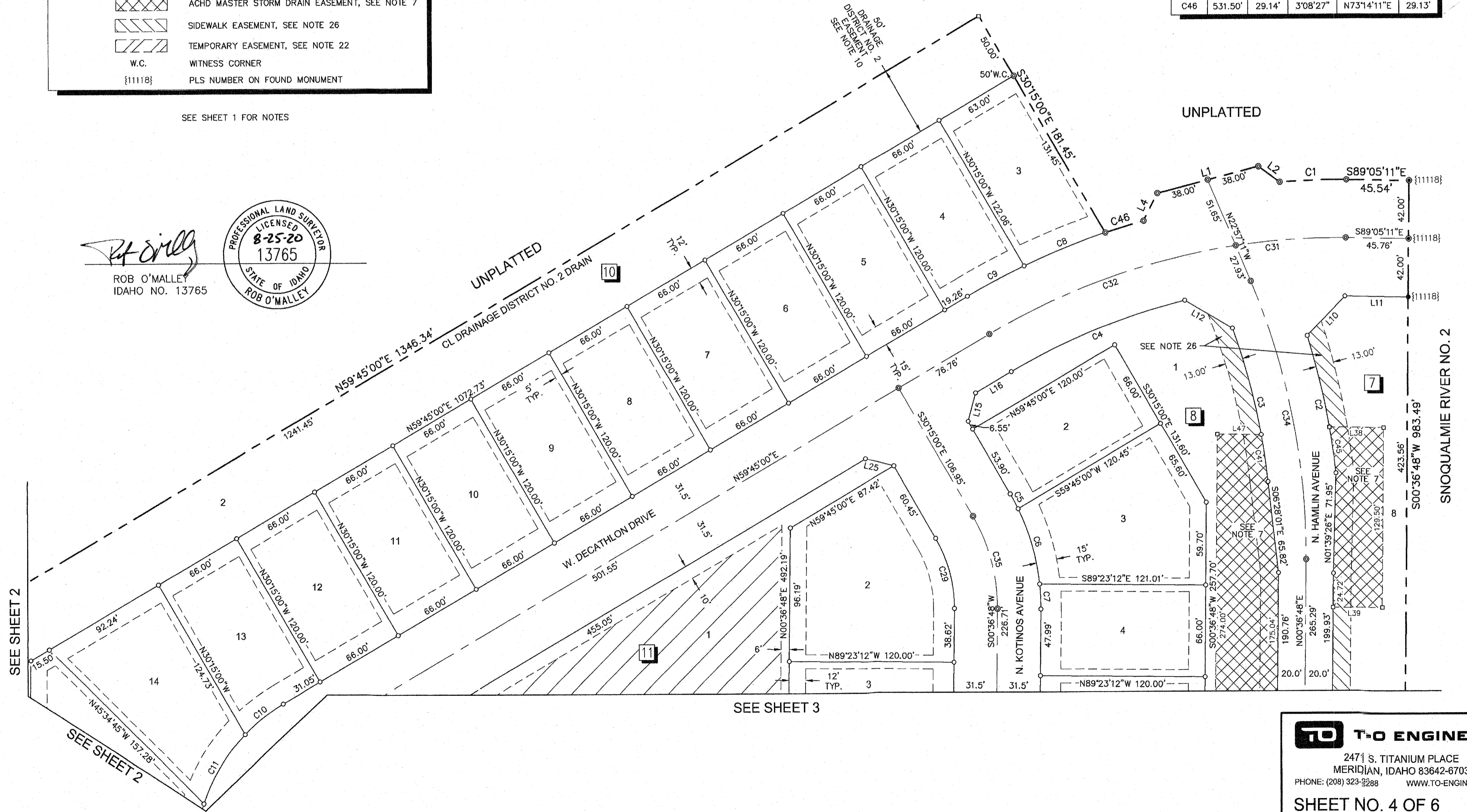


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N75°36'48"E	76.00'
L2	S54°18'13"E	19.25'
L4	N26°57'21"E	22.39'
L10	S44°25'01"W	39.48'
L11	N89°05'11"W	45.98'
L12	S59°52'21"E	40.26'
L15	N14°49'44"E	21.24'
L16	N59°45'00"E	30.22'
L25	S75°15'00"E	21.21'
L38	N89°23'12"W	39.36'
L39	N89°23'12"W	30.70'
L47	S89°23'12"E	31.91'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	542.00'	48.58'	5°08'06"	N88°20'48"E	48.56'
C2	525.00'	101.41'	11°04'03"	S11°43'00"E	101.25'
C3	475.00'	113.84'	13°43'55"	S12°58'24"E	113.57'
C4	468.50'	136.75'	16°43'27"	N68°06'44"E	136.27'
C5	161.50'	12.11'	4°17'52"	N28°06'04"W	12.11'
C6	161.50'	56.84'	20°09'51"	N15°52'12"W	56.54'
C7	161.50'	18.04'	6°24'05"	N2°35'14"W	18.03'
C8	531.50'	63.73'	6°52'14"	N68°13'50"E	63.70'
C9	531.50'	46.80'	5°02'43"	N62°16'22"E	46.79'
C10	131.50'	35.37'	15°24'46"	N52°02'37"E	35.27'
C11	131.50'	57.85'	25°12'20"	N31°44'04"E	57.38'
C29	98.50'	53.06'	30°51'48"	S14°49'06"E	52.42'
C31	500.00'	80.42'	9°12'57"	N86°18'23"E	80.34'
C32	500.00'	191.53'	21°56'54"	N70°43'27"E	190.37'
C34	500.00'	205.65'	23°33'58"	N11°10'12"W	204.21'
C35	130.00'	70.03'	30°51'48"	S14°49'06"E	69.18'
C41	475.00'	34.05'	4°06'25"	N8°09'38"W	34.04'
C45	525.00'	33.22'	3°37'30"	N7°59'43"W	33.21'
C46	531.50'	29.14'	3°08'27"	N73°14'11"E	29.13'

SEE SHEET 1 FOR NOTES

ROB O'MALLEY
 IDAHO NO. 13765



SEE SHEET 3

SEE SHEET 2

SEE SHEET 2

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SHEET NO. 4 OF 6

SNOQUALMIE RIVER SUBDIVISION NO. 3

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HEREINAFTER DESCRIBED.

A PARCEL OF LAND LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 9 AND THE NW1/4 OF THE NW1/4 OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH ONE-SIXTEENTH CORNER COMMON TO SAID SECTION 9 AND SECTION 10, FROM WHICH THE EAST ONE-QUARTER CORNER OF SAID SECTION 9 BEARS S.00°49'42"W., 1321.13 FEET; THENCE, ALONG THE SOUTH BOUNDARY OF SAID NE1/4 OF THE NE1/4 OF SECTION 9,

- 1) N.89°35'06"W., 959.86 FEET; THENCE,
- 2) N.00°29'13"E., 25.00 FEET; THENCE,
- 3) N.89°35'39"W., 317.89 FEET TO THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 16; THENCE, ALONG SAID RIGHT-OF-WAY,
- 4) N.00°39'16"E., 388.00 FEET TO THE CENTERLINE OF DRAINAGE DISTRICT NO. ^{DRAIN} 2; THENCE, ALONG SAID CENTERLINE,
- 5) N.59°45'00"E., 1346.34 FEET; THENCE, LEAVING SAID CENTERLINE,
- 6) S.30°15'00"E., 181.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
- 7) EASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 531.50 FEET, AN ARC LENGTH OF 29.14 FEET, THROUGH A CENTRAL ANGLE OF 3°08'27" AND A LONG CHORD WHICH BEARS N.73°14'11"E., 29.13 FEET; THENCE, NON-TANGENT FROM SAID CURVE,
- 8) N.26°57'21"E., 22.39 FEET; THENCE,
- 9) N.75°36'48"E., 76.00 FEET; THENCE,
- 10) S.54°18'13"E., 19.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
- 11) EASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 542.00 FEET, AN ARC LENGTH OF 48.58 FEET, THROUGH A CENTRAL ANGLE OF 5°08'06" AND A LONG CHORD WHICH BEARS N.88°20'48"E., 48.56 FEET; THENCE, TANGENT FROM SAID CURVE,
- 12) S.89°05'11"E., 45.54 FEET TO THE NORTHWEST CORNER OF SNOQUALMIE RIVER SUBDIVISION NO.2, RECORDED IN BOOK 116 OF PLATS AT PAGES 17407-17409, RECORDS OF ADA COUNTY, IDAHO; THENCE, ALONG THE WEST BOUNDARY OF SAID SUBDIVISION,
- 13) S.00°36'48"W., 983.49 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION AND THE SOUTHERLY BOUNDARY OF SAID NW1/4 OF THE NW1/4 OF SECTION 10; THENCE, ALONG SAID BOUNDARY,
- 14) N.89°05'11"W., 192.23 FEET TO THE POINT OF BEGINNING.

CONTAINING: 27.027 ACRES.

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON. ALL LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM THE CITY OF EAGLE, IDAHO, AND THE CITY OF EAGLE, IDAHO HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 18 DAY OF March, 2020

By: Brian F. McColl
BRIAN F. McCOLL, PRESIDENT OF DEVELOPERS SERVICES, INC., MANGER OF NORTH CORRIDOR, LLC

ACKNOWLEDGMENT

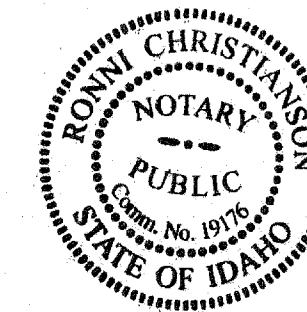
STATE OF IDAHO)
COUNTY OF ADA) S.S.

ON THIS 18 DAY OF March, 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 DEVELOPER SERVICES, INC., AN IDAHO CORPORATION AND A REGISTERED AGENT OF NORTH CORRIDOR, LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHO SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID COMPANY, AND THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME IN 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

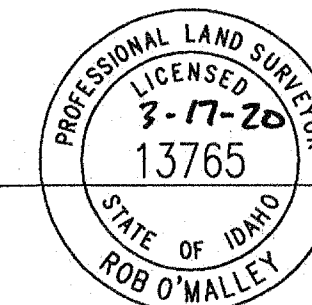
Ronni Christensen
NOTARY PUBLIC FOR THE STATE OF IDAHO



CERTIFICATE OF SURVEYOR

I, ROB O'MALLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY 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 HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

Rob O'Malley
ROB O'MALLEY
IDAHO NO. 13765

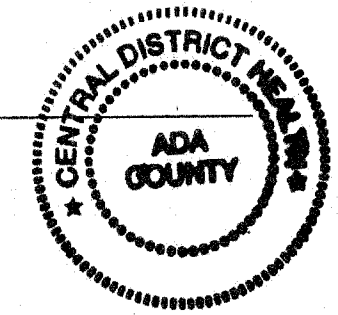


SNOQUALMIE RIVER SUBDIVISION NO. 3

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 CONDITION 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 Poody REHS
R.E.H.S. DISTRICT HEALTH DEPARTMENT



10-9-19
DATE

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

Dee P. May
ADA COUNTY SURVEYOR
PLS #13553

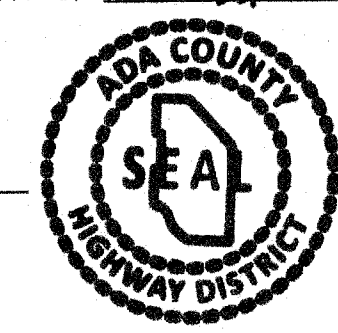


26 August 2020
DATE

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 27th DAY OF October, 2019.

Rebecca W. Arnold
PRESIDENT, ADA COUNTY HIGHWAY DISTRICT



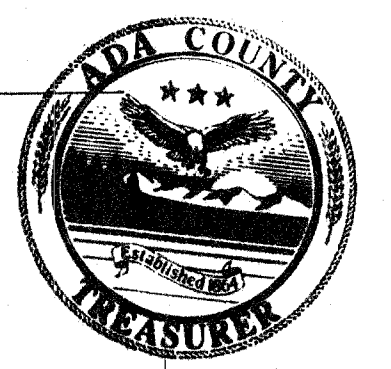
CERTIFICATE OF THE COUNTY TREASURER

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.

Elizabeth Blahn
COUNTY TREASURER

08/26/2020
DATE

By Deputy Treasurer Randi J. P.



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.

Chad Cook
CITY ENGINEER ~ EAGLE, IDAHO
PE16745

1-8-2020
DATE

CERTIFICATE OF COUNTY RECORDER

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF T.O. Engineers AT 6 MINUTES PAST 10 O'CLOCK A.M. ON THIS 29th DAY OF Aug, 2020. IN BOOK 114 OF PLATS, AT PAGES 1826 THROUGH 1825 AS INSTRUMENT NO. 2020-116756.

GTAWER
DEPUTY
Fee \$ 31.00

Phil McGrawe
EX OFFICIO RECORDER

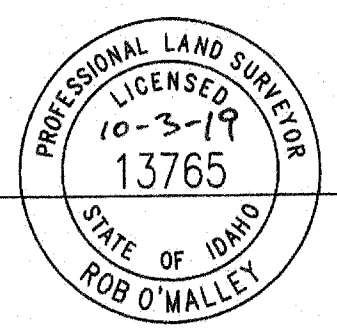
APPROVAL OF THE CITY COUNCIL

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 27 DAY OF August, 2019, THIS FINAL PLAT WAS APPROVED AND ACCEPTED.

Tracy E. Ober for Sharon K. Bergmann
CITY CLERK ~ EAGLE, IDAHO



Rob O'Malley
ROB O'MALLEY
IDAHO NO. 13765



T-O ENGINEERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642-6703
PHONE: (208) 323-2288 WWW.T-O-ENGINEERS.COM
SHEET NO. 6 OF 6



AFFIDAVIT AUTHORIZING CHANGE

FINAL PLAT OF
"SNOQUALMIE RIVER SUBDIVISION NO.3"

STATE OF IDAHO)
) SS
COUNTY OF ADA)

I, Rob O'Malley, Professional Land Surveyor licensed by the State of Idaho, do hereby certify that the final plat of "SNOQUALMIE RIVER SUBDIVISION NO.3" in the NE1/4 of the NE1/4 of Section 9 and the NW1/4 of the NW1/4 of Section 10, Township 4 North, Range 1 West, Boise Meridian, City of Eagle, Ada County, Idaho, recorded at 11:06 a.m. on August 27, 2020 as Instrument No. 2020-110756 in the Ada County Recorder's office was made by me. I further certify that since the date of recording, a mistake has been discovered. This Affidavit is for the purpose of authorizing the Ada County Recorder to make a notation on said final plat addressing this mistake.

Per the "Development Agreement" with the City of Eagle, recorded as Instrument No. 106161990, and the "Development Agreement Third Modification", recorded as Instrument No. 2018-030159, records of Ada County, Idaho, the rear setback requirements for this development are 10' (feet).

- On Sheet 1 of said plat, Note 2 incorrectly states:
"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."
- Note 2 should state:
"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 TEN (10) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE. ALL OTHER EASEMENTS ARE AS SHOWN."
- On Sheets 2 through 4, the "dashed" rear of lot easement lines depicted on said sheets is labeled "12' TYP". Said easement lines should be labeled "10' TYP".

Rob O'Malley, P.L.S.

