

BK 120 PG 18769

SNOQUALMIE RIVER SUBDIVISION NO. 4

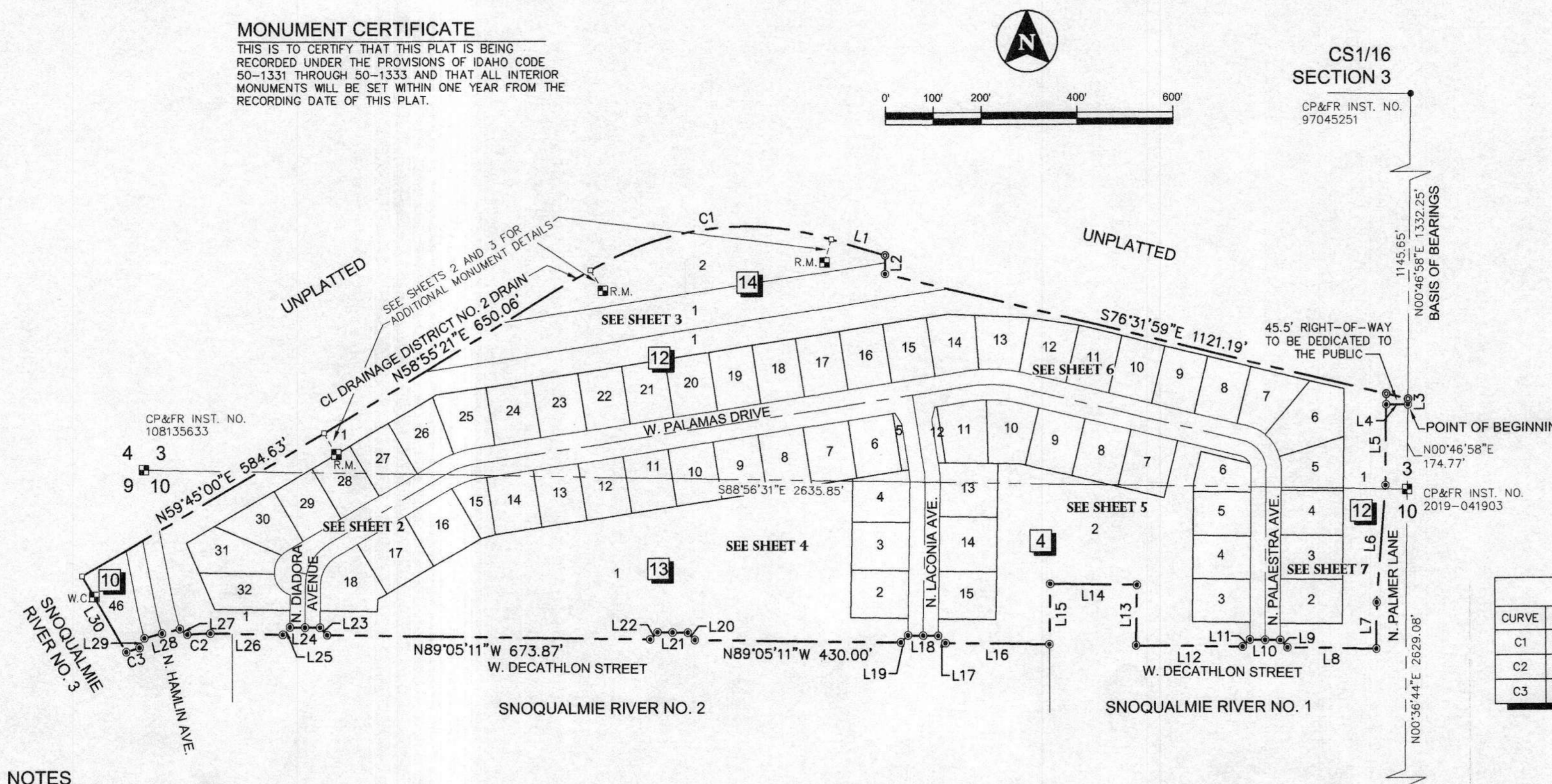
LOCATED IN THE S1/2 OF THE SW1/4 OF SECTION 3, THE N1/2 OF THE NW1/4 OF SECTION 10,
AND THE NE1/4 OF THE NE1/4 OF SECTION 9,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
CITY OF EAGLE, ADA COUNTY, IDAHO
2021

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.



LEGEND	
	SUBDIVISION BOUNDARY
	SECTION LINE
	RIGHT-OF-WAY LINE/LOT LINE
	CENTERLINE
	EASEMENT LINE AS NOTED
	TIE LINE
	FOUND BRASS CAP MONUMENT
	FOUND ALUMINUM CAP MONUMENT
	SET ALUMINUM CAP WITNESS CORNER OR REFERENCE MONUMENT.
	FOUND 5/8" REBAR, PLS 11118, OR AS NOTED
	SET 5/8" REBAR, PLS 13765
	SET 1/2" REBAR, PLS 13765
	FOUND 1/2" REBAR, AS NOTED
	CALCULATED POINT—NOTHING SET OR FOUND
{13765}	PLS NUMBER ON FOUND MONUMENT
R.M.	REFERENCE MONUMENT
W.C.	WITNESS CORNER
1	LOT NUMBER
1	BLOCK NUMBER
	ACHD NON-EXCLUSIVE STORM DRAIN EASEMENT, INSTRUMENT NO. 2020-150387
	ACHD MASTER STORM DRAIN EASEMENT SEE NOTE 7.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	625.00'	521.67'	47°49'22"	N82°50'02"E	506.65'
C2	542.00'	48.58'	5°08'06"	S88°20'48"W	48.56'
C3	531.50'	29.14'	3°08'27"	S73°14'11"W	29.13'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S73°15'17"E	117.20'
L2	S00°01'58"W	39.90'
L3	S00°46'58"W	11.83'
L4	N89°13'02"W	45.50'
L5	S00°46'58"W	166.50'
L6	S04°29'11"W	244.57'
L7	S00°36'44"W	95.08'
L8	N89°05'11"W	185.50'
L9	N44°14'12"W	21.27'
L10	N89°05'11"W	63.00'
L11	S45°45'48"W	21.16'
L12	N89°05'11"W	222.26'
L13	N00°54'19"E	126.00'
L14	N89°05'11"W	181.00'
L15	S00°54'49"W	126.00'
L16	N89°05'11"W	216.87'
L17	N44°05'11"W	21.21'
L18	N89°05'11"W	63.00'
L19	S45°54'49"W	21.21'
L20	N44°05'11"W	21.21'
L21	N89°05'11"W	63.00'
L22	S45°54'49"W	21.21'
L23	N44°14'12"W	21.27'
L24	N89°05'11"W	63.00'
L25	S45°45'48"W	21.19'
L26	N89°05'11"W	150.49'
L27	N54°18'13"W	19.25'
L28	S75°36'48"W	76.00'
L29	S26°57'21"W	22.39'
L30	N30°15'00"W	181.45'

NOTES

- ALL LOT LINES COMMON TO PUBLIC STREETS AND LOT 1 BLOCK 14 (FUTURE W. FLOATING FEATHER ROAD) 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 EXCEPT LOT 1 BLOCK 14, 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.
- 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 OR THE HOMEOWNERS ASSOCIATION.
- LOTS 2 AND 12, BLOCK 4; LOT 1, BLOCK 12; LOTS 1, 5 AND 15, BLOCK 13; AND LOT 46, BLOCK 10 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE LEGACY COMMUNITY ASSOCIATION, INC., OR ITS ASSIGNS.
- A PORTION OF LOTS 1 AND 15, BLOCK 13 IS SERVIENT TO AND CONTAINS 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. 2019-012289.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF LICENSE AGREEMENT WITH DRAINAGE DISTRICT NO. 2, RECORDED AS INSTRUMENT NO. 2019-011227.
- DIRECT LOT ACCESS TO N. PALMER LANE, FUTURE W. FLOATING FEATHER ROAD, AND W. DECATHLON STREET IS PROHIBITED.
- LOT 1 BLOCK 12 CONTAINS A 10-FOOT WIDE PERMANENT RIGHT-OF-WAY EASEMENT ADJACENT TO THE SOUTH RIGHT-OF-WAY OF FUTURE W. FLOATING FEATHER ROAD, AS SHOWN PER INSTRUMENT NUMBER 2020-148933, RECORDS OF ADA COUNTY, IDAHO.
- LOT 1, BLOCK 14 IS RESERVED FOR FUTURE PUBLIC RIGHT-OF-WAY FOR WEST FLOATING FEATHER ROAD.
- LOTS 2 AND 12 BLOCK 4, LOT 1 BLOCK 12, LOTS 1, 5 AND 15 BLOCK 13; AND LOT 46 BLOCK 10, CONTAIN A BLANKET PRESSURE IRRIGATION EASEMENT FOR THE BENEFIT OF THE LEGACY COMMUNITY ASSOCIATION, INC. OR ITS ASSIGNS.
- THE PRESSURIZED IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE 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.
- DRIVEWAYS ARE PROHIBITED ACROSS LOTS 1, BLOCK 12; LOTS 2 AND 12, BLOCK 4; LOTS 1 AND 5, BLOCK 13; AND LOT 46, BLOCK 10.
- SANITARY SEWER SERVICE IS TO BE PROVIDED BY THE EAGLE SEWER SYSTEM.
- 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).
- 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).
- LOT 1 AND 2 BLOCK 14 SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER.
- LOTS 6-9, BLOCK 12 ARE SUBJECT TO AN INGRESS/EGRESS AND MAINTENANCE EASEMENT FOR A GRAVITY IRRIGATION SYSTEM BENEFITING THE HOMEOWNERS ASSOCIATION.

CS1/16 SECTION 3

CP&FR INST. NO. 97045251

C1/4 SECTION 10

CP&FR INST. NO. 2015-014107

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



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 SECTION TIES ALONG NORTH PALMER LANE AND THE EXISTING RIGHT-OF-WAY PER INSTRUMENT NO. 2019-034833. THE SOUTH AND WEST BOUNDARIES WERE HELD PER FOUND MONUMENTS OF THE PREVIOUS PHASES OF SNOQUALMIE RIVER SUBDIVISION NO. 1, 2, AND 3. THE NORTH BOUNDARY WAS BASED ON THE MEASURED CENTERLINE OF THE DRAINAGE DITCH, CONSISTENT WITH SNOQUALMIE RIVER SUBDIVISION NO. 3 AND DEED CALLS AS THE NORTH BOUNDARY LEAVES THE CENTERLINE OF THE DITCH AND HEADS SOUTHEASTERLY TO THE SECTION LINE AND FIT WELL WITH DIMENSIONS OF RECORD. REFERENCE MONUMENTS WERE SET ALONG THE SOUTH 50' EASEMENT LINE OF SAID DRAINAGE DITCH AS SHOWN ON THE ADDITIONAL SHEETS.

- REFERENCES:
- SNOQUALMIE RIVER SUBDIVISION NO.1 ADA COUNTY R.O.S. 6692
 - SNOQUALMIE RIVER SUBDIVISION NO.2 ADA COUNTY R.O.S. 6981
 - SNOQUALMIE RIVER SUBDIVISION NO.3 ADA COUNTY R.O.S. 10034
 - WARRANTY DEED INST. NO. 2019-034833
 - TRUSTEE'D DEED INST. NO. 110101927
 - *QUARTER CIRCLE 424.01 ACRES PARCEL

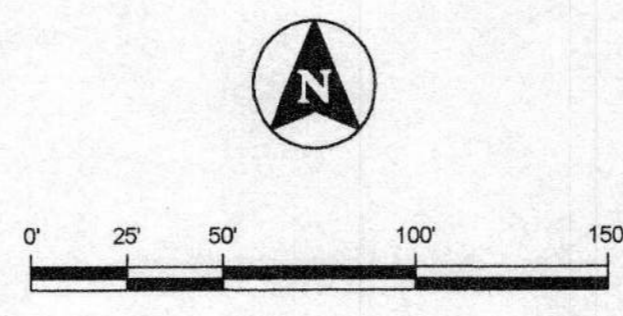
T-O ENGINEERS
2471 S. TITANIUM PLACE
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SHEET NO. 1 OF 9

BK 20 PG 18770

SNOQUALMIE RIVER SUBDIVISION NO. 4

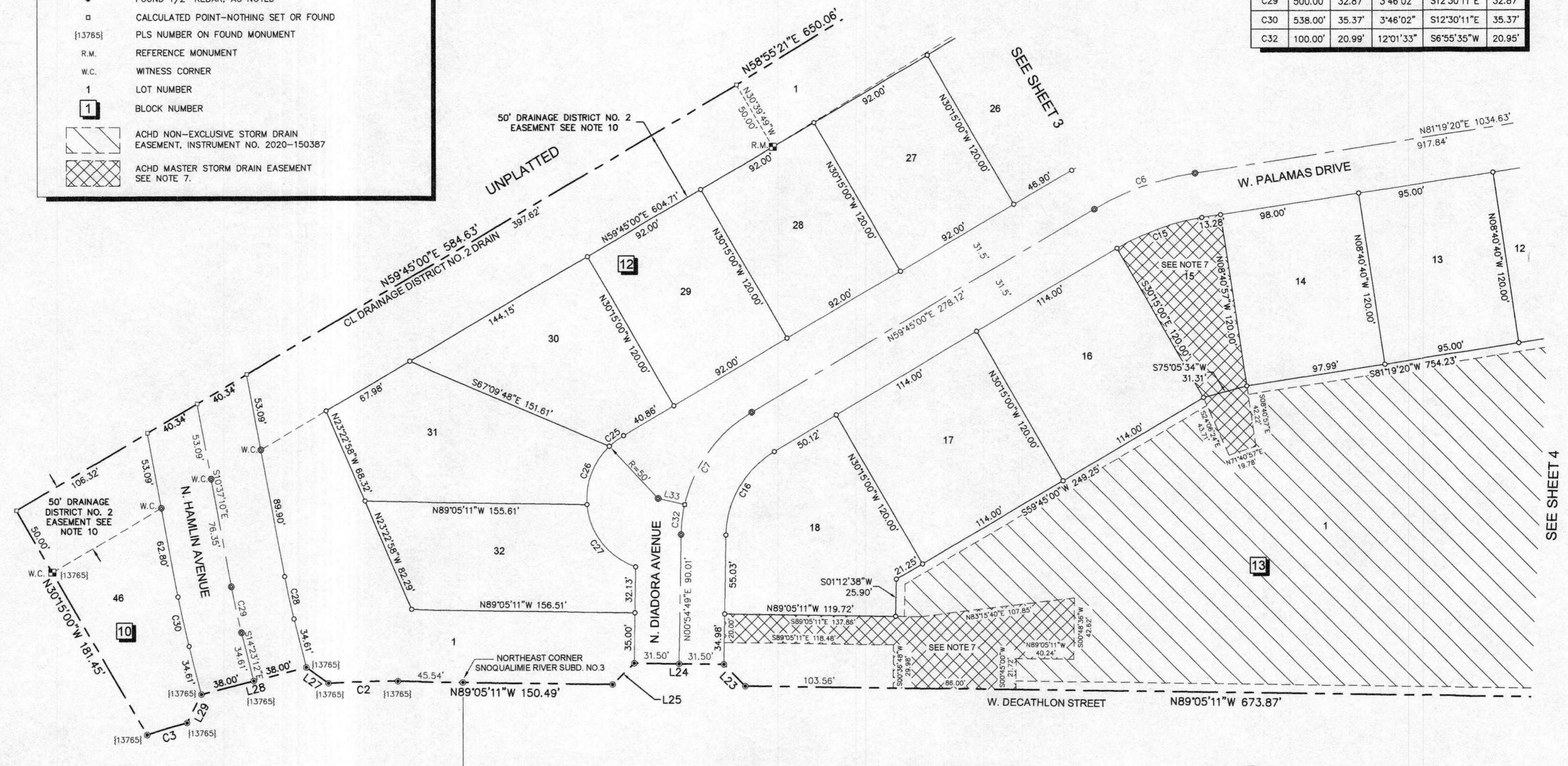
LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE/LOT LINE
- CENTERLINE
- EASEMENT LINE AS NOTED
- TIE LINE
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- SET ALUMINUM CAP WITNESS CORNER OR REFERENCE MONUMENT.
- FOUND 5/8" REBAR, PLS 11118, OR AS NOTED
- SET 5/8" REBAR, PLS 13765
- SET 1/2" REBAR, PLS 13765
- FOUND 1/2" REBAR, AS NOTED
- CALCULATED POINT—NOTHING SET OR FOUND
- {13765} PLS NUMBER ON FOUND MONUMENT
- R.M. REFERENCE MONUMENT
- W.C. WITNESS CORNER
- 1 LOT NUMBER
- 1** BLOCK NUMBER
- ACHD NON-EXCLUSIVE STORM DRAIN EASEMENT, INSTRUMENT NO. 2020-150387
- ACHD MASTER STORM DRAIN EASEMENT SEE NOTE 7.



LINE TABLE		
LINE	BEARING	DISTANCE
L23	N44°14'12"W	21.27'
L24	N89°05'11"W	63.00'
L25	S45°45'48"W	21.19'
L27	N54°18'13"W	19.25'
L28	S75°36'48"W	76.00'
L29	S26°57'21"W	22.39'
L33	S77°03'38"E	19.10'

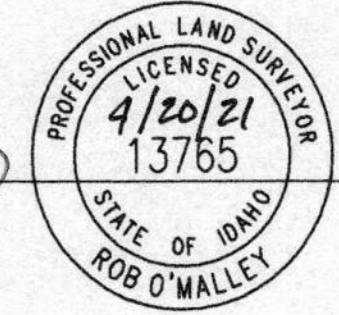
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C2	542.00'	48.58'	5°08'06"	S88°20'48"W	48.56'
C3	531.50'	29.14'	3°08'27"	S73°14'11"W	29.13'
C6	200.00'	75.30'	21°34'20"	S70°32'10"W	74.86'
C7	100.00'	102.69'	58°50'12"	S30°19'54"W	98.24'
C15	168.50'	63.44'	21°34'20"	N70°32'10"E	63.07'
C16	68.50'	70.34'	58°50'12"	N30°19'54"E	67.29'
C25	50.00'	12.32'	14°07'19"	S54°04'00"W	12.29'
C26	50.00'	45.05'	51°37'37"	S21°11'32"W	43.54'
C27	50.00'	58.46'	66°59'34"	S38°07'03"E	55.19'
C28	462.00'	30.38'	3°46'02"	N12°30'11"W	30.37'
C29	500.00'	32.87'	3°46'02"	S12°30'11"E	32.87'
C30	538.00'	35.37'	3°46'02"	S12°30'11"E	35.37'
C32	100.00'	20.99'	12°01'33"	S6°55'35"W	20.95'



SNOQUALMIE RIVER NO. 3

SNOQUALMIE RIVER NO. 2

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



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SHEET NO. 2 OF 9

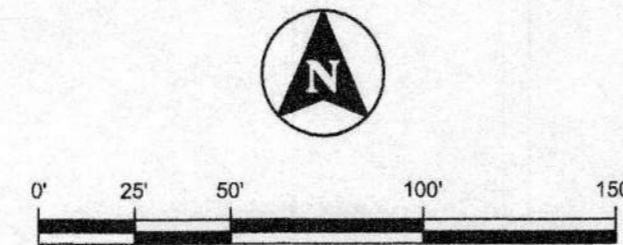
SNOQUALMIE RIVER SUBDIVISION NO. 4

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE/LOT LINE
- CENTERLINE
- EASEMENT LINE AS NOTED
- TIE LINE

- FOUND BRASS CAP MONUMENT
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- FOUND 5/8" REBAR, PLS 11118, OR AS NOTED
- SET 5/8" REBAR, PLS 13765
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- FOUND 1/2" REBAR, AS NOTED
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- LOT NUMBER
- BLOCK NUMBER

- ACHD NON-EXCLUSIVE STORM DRAIN EASEMENT, INSTRUMENT NO. 2020-150387
- ACHD MASTER STORM DRAIN EASEMENT SEE NOTE 7.

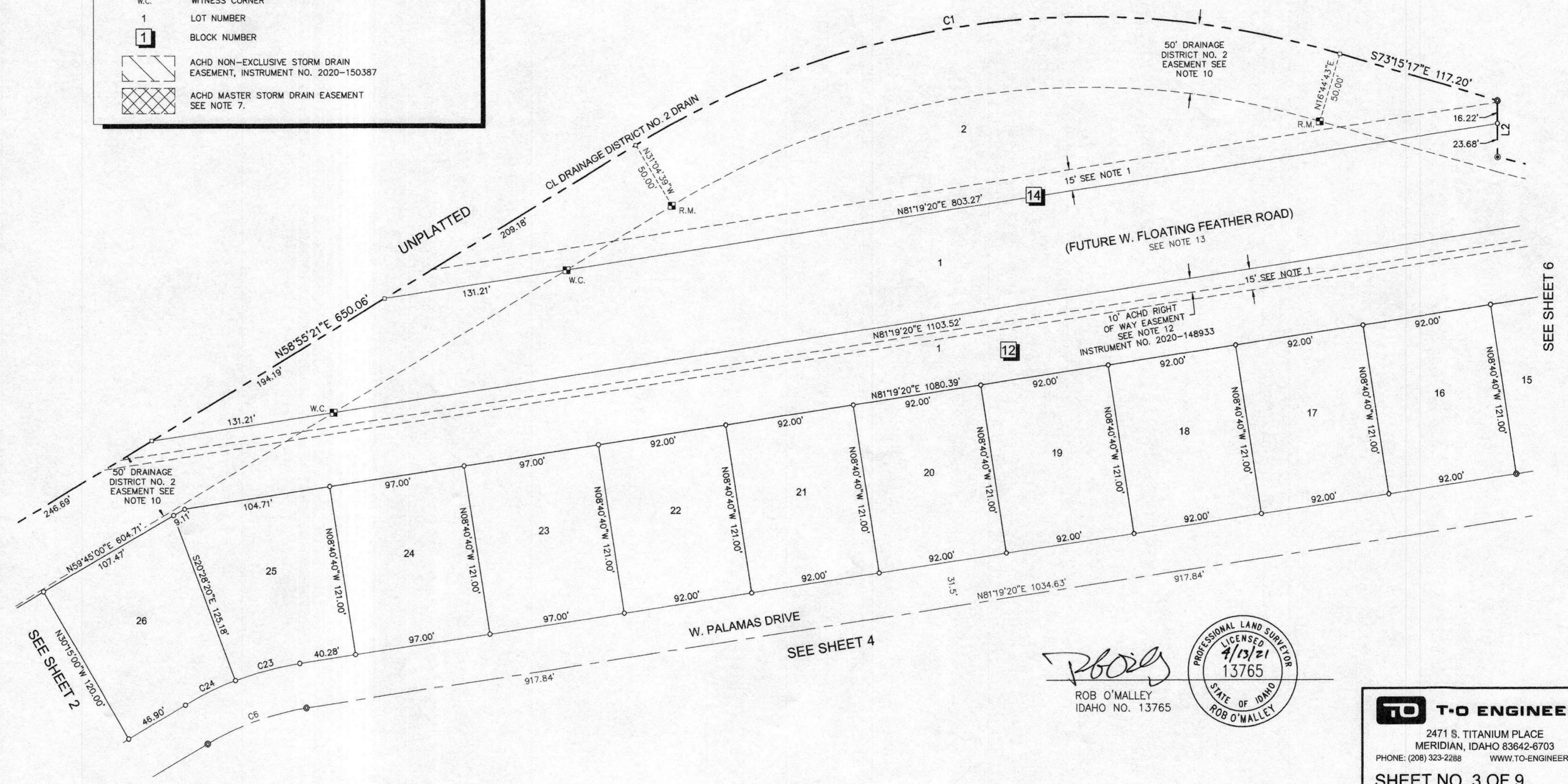


LINE TABLE

LINE	BEARING	DISTANCE
L2	S00°01'58"W	39.90'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	625.00'	521.67'	47°49'22"	N82°50'02"E	506.65'
C6	200.00'	75.30'	21°34'20"	S70°32'10"W	74.86'
C23	231.50'	47.66'	11°47'40"	S75°25'30"W	47.57'
C24	231.50'	39.51'	9°46'40"	S64°38'20"W	39.46'



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

PROFESSIONAL LAND SURVEYOR
 LICENSED 4/13/21
 13765
 STATE OF IDAHO
 ROB O'MALLEY

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SHEET NO. 3 OF 9

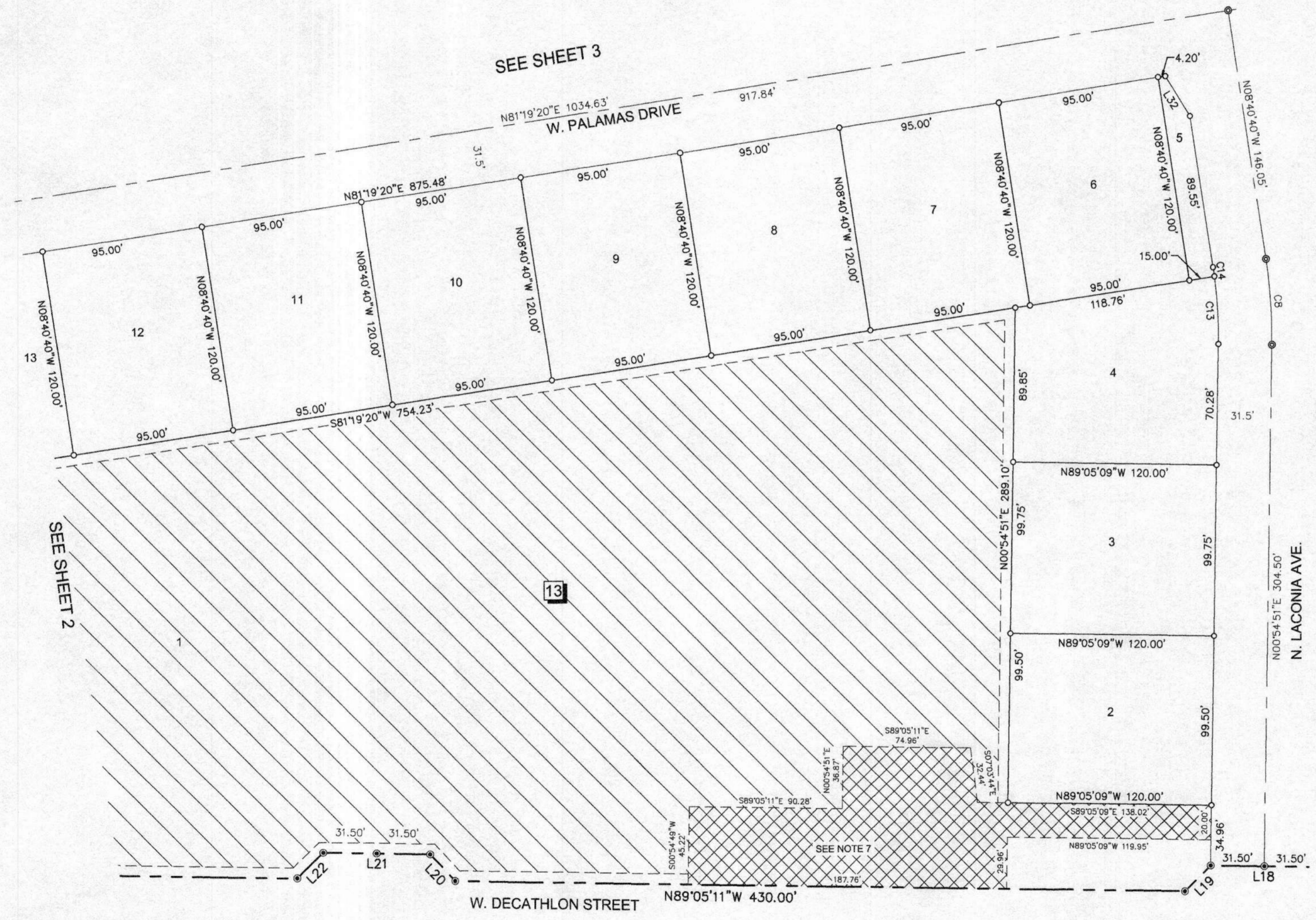
BK 120 Pg 1872

SNOQUALMIE RIVER SUBDIVISION NO. 4



LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE/LOT LINE
- CENTERLINE
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- LOT NUMBER
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- ACHD NON-EXCLUSIVE STORM DRAIN EASEMENT, INSTRUMENT NO. 2020-150387
- ACHD MASTER STORM DRAIN EASEMENT SEE NOTE 7.



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C13	268.50'	39.50'	8°25'42"	S3°18'00"E	39.46'
C14	268.50'	5.45'	1°09'49"	S8°05'45"E	5.45'

LINE TABLE

LINE	BEARING	DISTANCE
L19	S45°54'49"W	21.21'
L20	N44°05'11"W	21.21'
L21	N89°05'11"W	63.00'
L22	S45°54'49"W	21.21'
L32	S32°09'13"E	27.26'

SEE SHEET 5

SEE SHEET 2

SEE SHEET 3

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

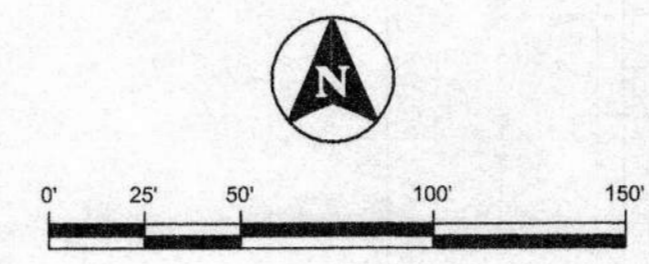


SNOQUALMIE RIVER NO. 2

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SHEET NO. 4 OF 9

PLG 20 pg 15713

SNOQUALMIE RIVER SUBDIVISION NO. 4

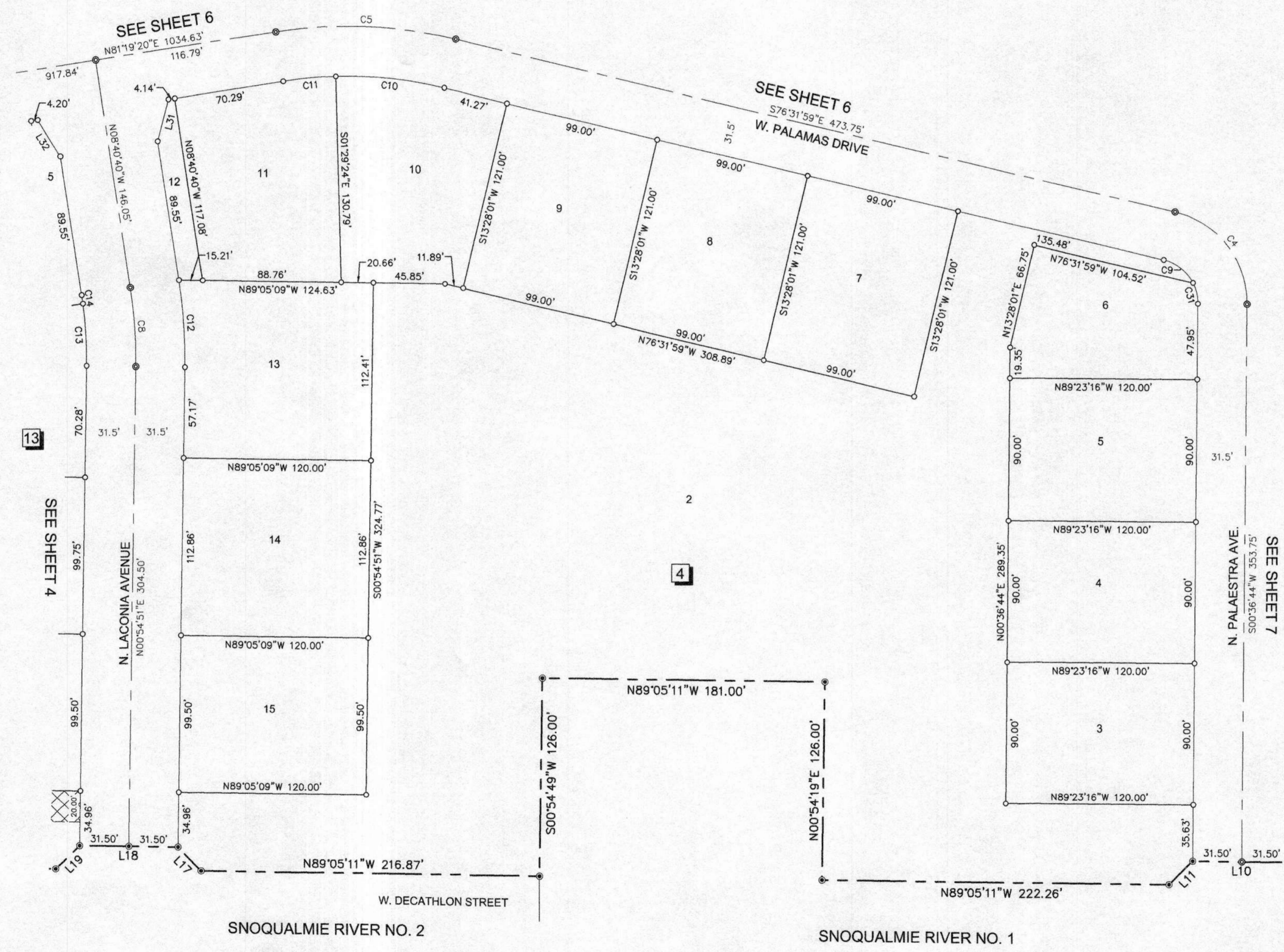


LEGEND

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- ACHD MASTER STORM DRAIN EASEMENT SEE NOTE 7.



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C4	60.00'	80.79'	77°08'43"	N37°57'37"W	74.82'
C5	300.00'	115.95'	22°08'41"	N87°36'19"W	115.23'
C8	300.00'	50.22'	9°35'31"	N3°52'54"W	50.16'
C9	28.50'	24.63'	49°31'28"	S51°46'15"E	23.87'
C10	268.50'	70.09'	14°57'25"	S84°00'41"E	69.89'
C11	268.50'	33.68'	7°11'16"	N84°54'58"E	33.66'
C12	331.50'	55.50'	9°35'31"	N3°52'54"W	55.43'
C13	268.50'	39.50'	8°25'42"	S3°18'00"E	39.46'
C14	268.50'	5.45'	1°09'49"	S8°05'45"E	5.45'
C31	28.50'	13.74'	27°37'15"	S13°11'53"E	13.61'

LINE TABLE

LINE	BEARING	DISTANCE
L10	N89°05'11"W	63.00'
L11	S45°45'48"W	21.16'
L17	N44°05'11"W	21.21'
L18	N89°05'11"W	63.00'
L19	S45°54'49"W	21.21'
L31	N14°47'54"E	27.26'
L32	S32°09'13"E	27.26'

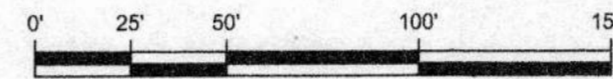
Rob O'Malley
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PROFESSIONAL LAND SURVEYOR
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 ROB O'MALLEY

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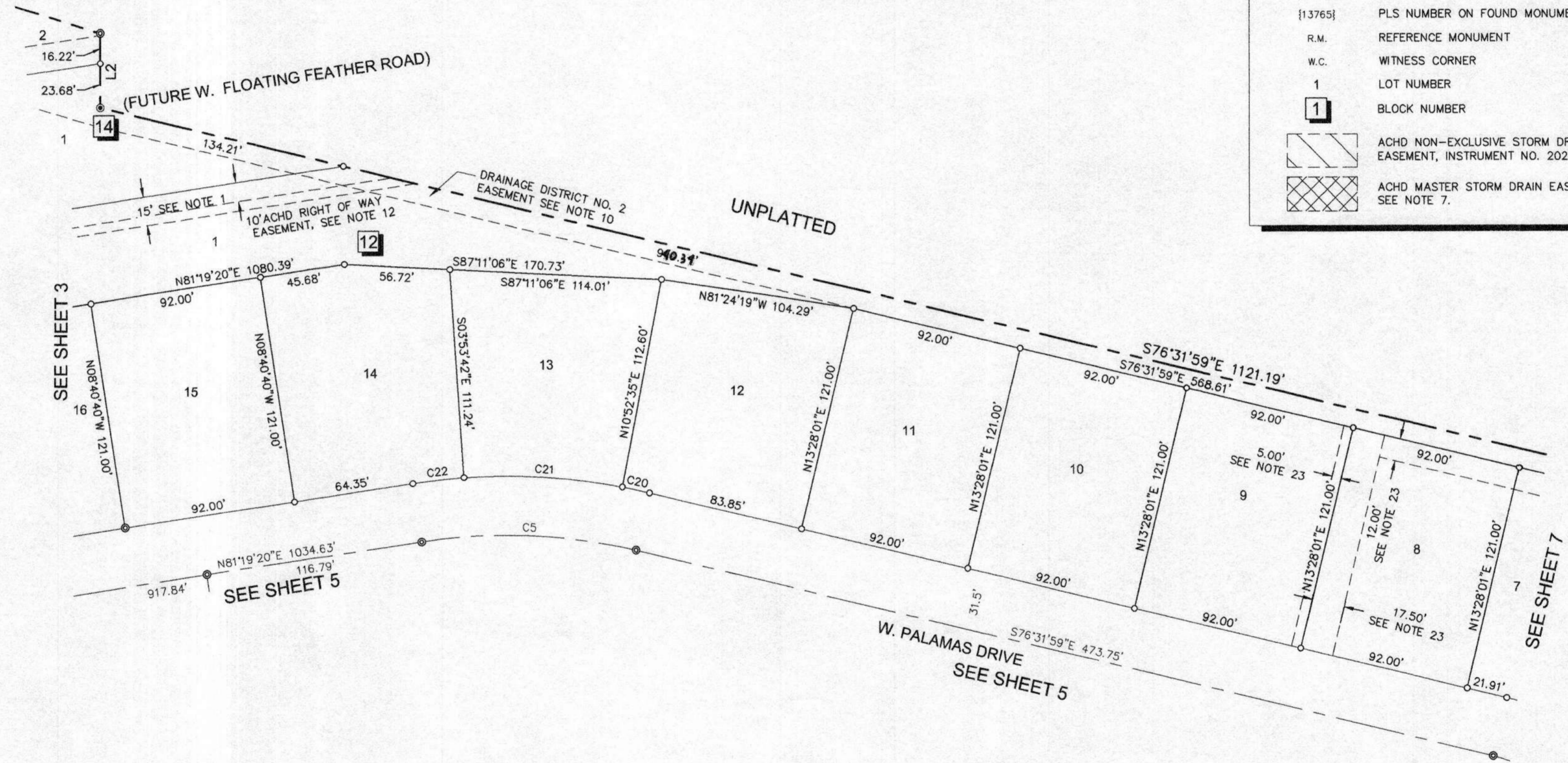
SHEET NO. 5 OF 9

SNOQUALMIE RIVER SUBDIVISION NO. 4



LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE/LOT LINE
- CENTERLINE
- EASEMENT LINE AS NOTED
- TIE LINE
- ⊙ FOUND BRASS CAP MONUMENT
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- ▨ ACHD NON-EXCLUSIVE STORM DRAIN EASEMENT, INSTRUMENT NO. 2020-150387
- ▩ ACHD MASTER STORM DRAIN EASEMENT SEE NOTE 7.



LINE TABLE

LINE	BEARING	DISTANCE
L2	S00°01'58"W	39.90'

CURVE TABLE

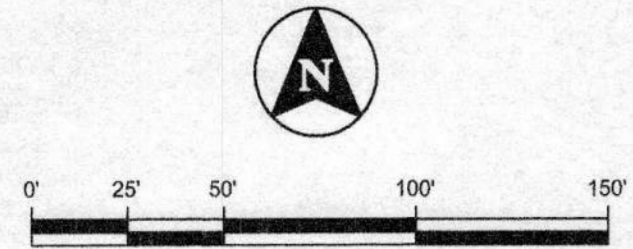
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C5	300.00'	115.95'	22°08'41"	N87°36'19"W	115.23'
C20	331.50'	14.99'	2°35'26"	N77°49'42"W	14.99'
C21	331.50'	85.47'	14°46'18"	N86°30'33"W	85.23'
C22	331.50'	27.67'	4°46'57"	S83°42'49"W	27.66'

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.TO-ENGINEERS.COM
SHEET NO. 6 OF 9

SNOQUALMIE RIVER SUBDIVISION NO. 4

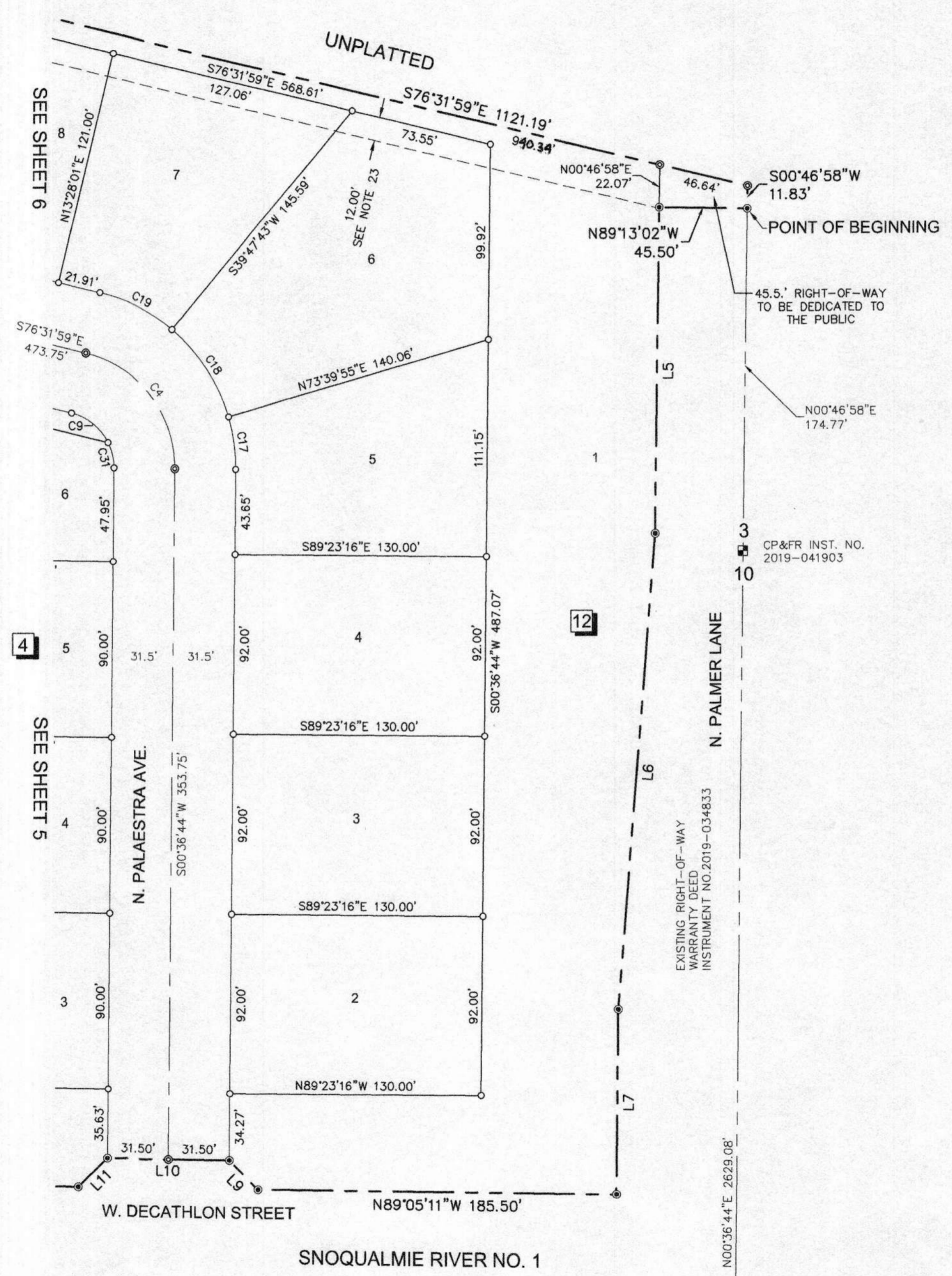
BK 2019 18775



LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE/LOT LINE
- CENTERLINE
- EASEMENT LINE AS NOTED
- TIE LINE

- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- SET ALUMINUM CAP WITNESS CORNER OR REFERENCE MONUMENT.
- FOUND 5/8" REBAR, PLS 11118, OR AS NOTED
- SET 5/8" REBAR, PLS 13765
- SET 1/2" REBAR, PLS 13765
- FOUND 1/2" REBAR, AS NOTED
- CALCULATED POINT--NOTHING SET OR FOUND
- {13765} PLS NUMBER ON FOUND MONUMENT
- R.M. REFERENCE MONUMENT
- W.C. WITNESS CORNER
- 1 LOT NUMBER
- 1 BLOCK NUMBER
- [Diagonal hatching] ACHD NON-EXCLUSIVE STORM DRAIN EASEMENT, INSTRUMENT NO. 2020-150387
- [Cross-hatching] ACHD MASTER STORM DRAIN EASEMENT SEE NOTE 7.



LINE TABLE

LINE	BEARING	DISTANCE
L5	S00°46'58"W	166.50'
L6	S04°29'11"W	244.57'
L7	S00°36'44"W	95.08'
L9	N44°14'12"W	21.27'
L10	N89°05'11"W	63.00'
L11	S45°45'48"W	21.16'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C4	60.00'	80.79'	77°08'43"	N37°57'37"W	74.82'
C9	28.50'	24.63'	49°31'28"	S51°46'15"E	23.87'
C17	91.50'	27.06'	16°56'49"	N7°51'40"W	26.97'
C18	91.50'	54.09'	33°52'13"	N33°16'11"W	53.31'
C19	91.50'	42.05'	26°19'42"	N63°22'08"W	41.68'
C31	28.50'	13.74'	27°37'15"	S13°11'53"E	13.61'

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 SHEET NO. 7 OF 9

SNOQUALMIE RIVER SUBDIVISION NO. 4

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 S1/2 OF THE SW1/4 OF SECTION 3, THE N1/2 OF THE NW1/4 OF SECTION 10 AND THE NE1/4 OF THE NE1/4 OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MARKING THE SOUTH ONE-QUARTER CORNER OF SAID OF SECTION 3; THENCE ALONG THE EAST BOUNDARY OF SAID S1/2 OF THE SW1/4 OF SECTION 3,

- A) N.00°46'58"E., 174.77 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST BOUNDARY,
 - 1) N.89°13'02"W., 45.50 FEET TO THE WEST RIGHT-OF-WAY OF N. PALMER LANE AS DESCRIBED IN WARRANTY DEED INSTRUMENT NO. 2019-034833, RECORDS OF ADA COUNTY, IDAHO; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES:
 - 2) S.00°46'58"W., 166.50 FEET; THENCE,
 - 3) S.04°29'11"W., 244.57 FEET; THENCE,
 - 4) S.00°36'44"W., 95.08 FEET TO THE NORTH BOUNDARY OF SNOQUALMIE RIVER SUBDIVISION NO.1, RECORDED IN BOOK 114 OF PLATS, AT PAGES 16934 THROUGH 16936, RECORDS OF ADA COUNTY, IDAHO; THENCE, ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION THE FOLLOWING COURSES:
 - 5) N.89°05'11"W., 185.50 FEET; THENCE,
 - 6) N.44°14'12"W., 21.27 FEET; THENCE,
 - 7) N.89°05'11"W., 63.00 FEET; THENCE,
 - 8) S.45°45'48"W., 21.16 FEET; THENCE,
 - 9) N.89°05'11"W., 222.26 FEET; THENCE,
 - 10) N.00°54'19"E., 126.00 FEET; THENCE,
 - 11) N.89°05'11"W., 181.00 FEET; THENCE,
 - 12) S.00°54'49"W., 126.00 FEET TO THE NORTHEAST CORNER OF SNOQUALMIE RIVER SUBDIVISION NO.2, RECORDED IN BOOK 116 OF PLATS, AT PAGES 17407 THROUGH 17409, RECORDS OF ADA COUNTY, IDAHO; THENCE, ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION THE FOLLOWING COURSES:
 - 13) N.89°05'11"W., 216.87 FEET; THENCE,
 - 14) N.44°05'11"W., 21.21 FEET; THENCE,
 - 15) N.89°05'11"W., 63.00 FEET; THENCE,
 - 16) S.45°54'49"W., 21.21 FEET; THENCE,
 - 17) N.89°05'11"W., 430.00 FEET; THENCE,
 - 18) N.44°05'11"W., 21.21 FEET; THENCE,
 - 19) N.89°05'11"W., 63.00 FEET; THENCE,
 - 20) S.45°54'49"W., 21.21 FEET; THENCE,
 - 21) N.89°05'11"W., 673.87 FEET; THENCE,
 - 22) N.44°14'12"W., 21.27 FEET; THENCE,
 - 23) N.89°05'11"W., 63.00 FEET; THENCE,
 - 24) S.45°45'48"W., 21.19 FEET; THENCE ALONG THE PROLONGATION AND THE NORTH BOUNDARY OF SNOQUALMIE RIVER SUBDIVISION NO.3, RECORDED IN BOOK 119 OF PLATS, AT PAGES 18320 THROUGH 18325, RECORDS OF ADA COUNTY, IDAHO,
 - 25) N.89°05'11"W., 150.49 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
 - 26) WESTERLY ALONG SAID CURVE TO THE LEFT, 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 S.88°20'48"W., 48.56 FEET; THENCE NON-TANGENT FROM SAID CURVE,
 - 27) N.54°18'13"W., 19.25 FEET; THENCE,
 - 28) S.75°36'48"W., 76.00 FEET; THENCE,
 - 29) S.26°57'21"W., 22.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
 - 30) WESTERLY ALONG SAID CURVE TO THE LEFT, 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 S.73°14'11"W., 29.13 FEET; THENCE NON-TANGENT FROM SAID CURVE,
 - 31) N.30°15'00"W., 181.45 FEET TO THE CENTERLINE OF DRAINAGE DISTRICT NO.2 DRAIN; THENCE, ALONG SAID CENTERLINE THE FOLLOWING COURSES:
 - 32) N.59°45'00"E., 584.63 FEET; THENCE
 - 33) N.58°55'21"E., 650.06 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
 - 34) EASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 625.00 FEET, AN ARC LENGTH OF 521.67 FEET, THROUGH A CENTRAL ANGLE OF 47°49'22" AND A LONG CHORD WHICH BEARS N.82°50'02"E., 506.65 FEET; THENCE TANGENT FROM SAID CURVE,
 - 35) S.73°15'17"E., 117.20 FEET; THENCE, LEAVING SAID CENTERLINE,
 - 36) S.00°01'58"W., 39.90 FEET; THENCE,
 - 37) S.76°31'59"E., 1121.19 FEET TO SAID EAST BOUNDARY OF THE S1/2 OF THE SW1/4 OF SECTION 3; THENCE, ALONG SAID BOUNDARY,
 - 38) S.00°46'58"W., 11.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 37.037 ACRES, MORE OR LESS

CERTIFICATE OF OWNERS

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 13th DAY OF April, 2021

Brian F. McColl
BRIAN F. McCOLL, PRESIDENT OF DEVELOPERS SERVICES, INC.
MANAGER OF RED BUTTE, LLC

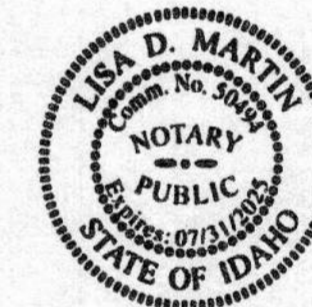
ACKNOWLEDGMENT

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

ON THIS 13 DAY OF April, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BRIAN F. McCOLL, KNOWN OR IDENTIFIED TO ME TO BE PRESIDENT OF DEVELOPER SERVICES, INC., AN IDAHO CORPORATION AND MANAGER OF RED BUTTE, 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.

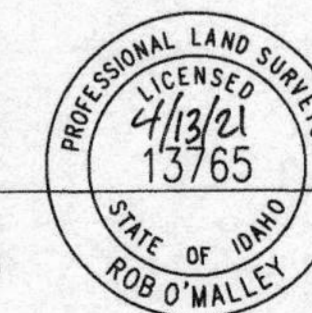
Lisa D. Martin
NOTARY PUBLIC FOR THE STATE OF IDAHO



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

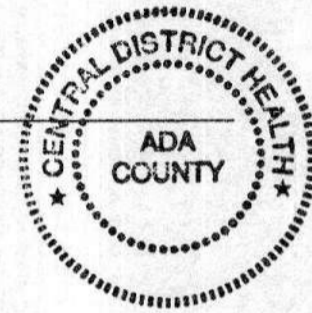


SNOQUALMIE RIVER SUBDIVISION NO. 4

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 Bodj R.E.H.S. CENTRAL DISTRICT HEALTH

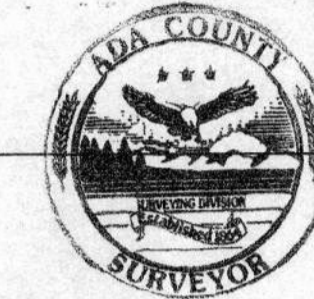


9-30-2020 DATE

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.

D.P. Young ADA COUNTY SURVEYOR PLS # 13553



20 April 2021 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 22 DAY OF December, 2020.

Bruce S. Wang Signed by Bruce S. Wang, Director for President



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 Mahn COUNTY TREASURER signed by Deputy: *Alexander Wyatt*

4-20-2021 DATE



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 M. Cantor CITY ENGINEER ~ EAGLE, IDAHO PE16745

3-24-2021 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 15 MINUTES PAST 2 O'CLOCK P.M. ON THIS 21st DAY OF APRIL, 2021, IN BOOK 120 OF PLATS, AT PAGES 1876 THROUGH 1877 AS INSTRUMENT NO. 2021-063134.

Phil McGerane DEPUTY Fee \$46.00

Phil McGerane 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 20th DAY OF April, 2020, THIS FINAL PLAT WAS APPROVED AND ACCEPTED.

Jay E. Ochoa CITY CLERK ~ EAGLE, IDAHO



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

