

SNOQUALMIE FALLS SUBDIVISION NO. 16

LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 2, THE SE 1/4 OF THE SE 1/4 OF SECTION 3, NE 1/4 OF THE NE 1/4 OF SECTION 10 AND THE NW 1/4 OF THE NW 1/4 OF SECTION 11, ALL OF TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO 2022



LEGEND	
	SUBDIVISION BOUNDARY
	SECTION LINE
	LOT/RIGHT-OF-WAY LINE
	CENTERLINE
	EXISTING PARCEL LINE
	EASEMENT LINE, AS NOTED
	FOUND BRASS CAP MONUMENT
	FOUND ALUMINUM CAP MONUMENT
	FOUND 5/8" IRON ROD
	FOUND 1/2" IRON ROD
	SET 5/8" REBAR & CAP PLS 12460
	CALCULATED POINT—NOTHING SET OR FOUND
	LOT NUMBER
	BLOCK NUMBER
	PROFESSIONAL SURVEY NUMBER

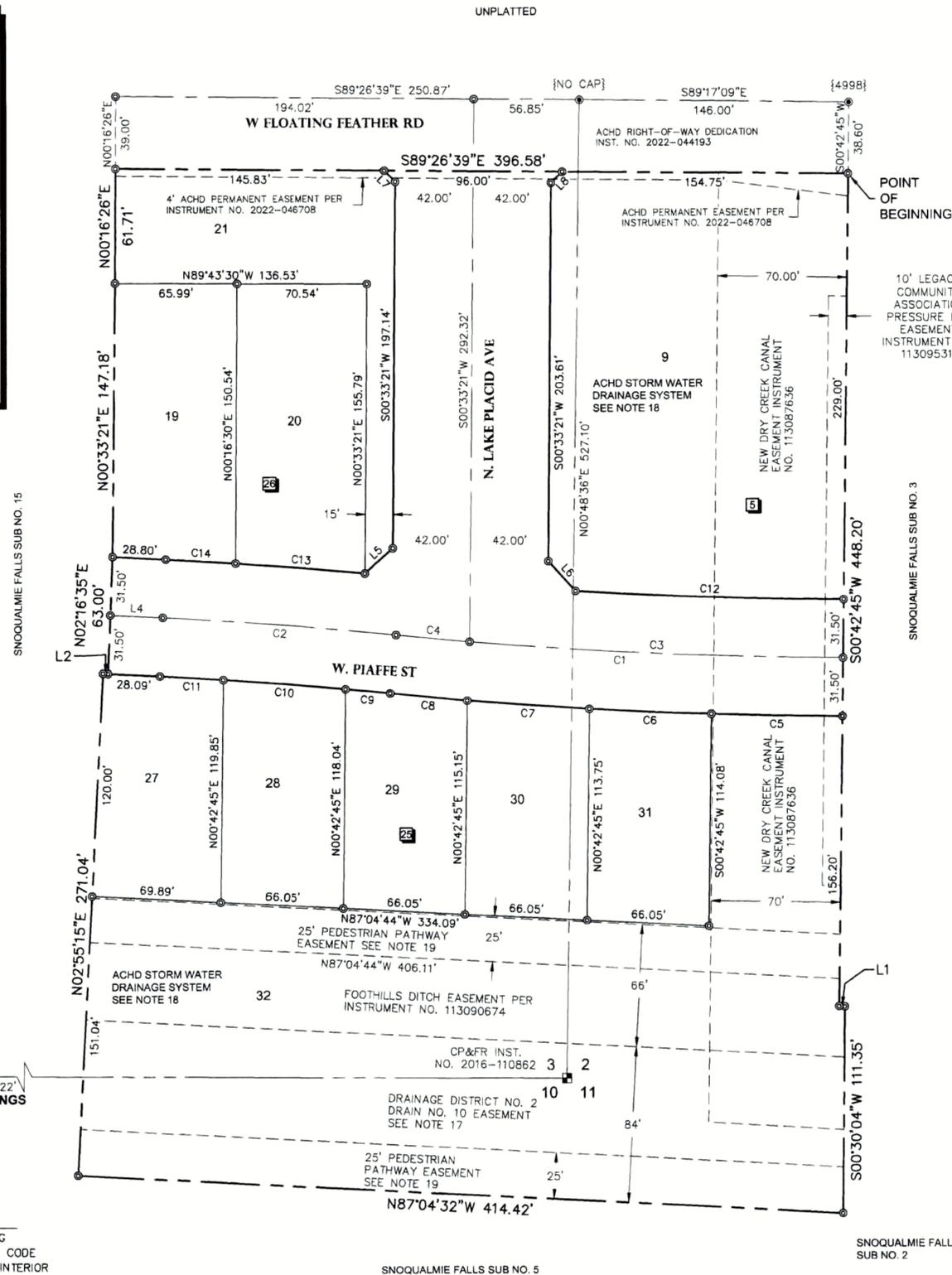
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	2500.00'	242.08'	5°32'53"	S86°57'04"E	241.99'
C2	2500.00'	126.62'	2°54'07"	N85°37'41"W	126.61'
C3	2500.00'	202.22'	4°38'05"	S87°24'29"E	202.17'
C4	2500.00'	39.86'	0°54'49"	S84°38'02"E	39.86'
C5	2531.50'	71.00'	1°36'25"	S88°54'59"E	71.00'
C6	2531.50'	66.04'	1°29'41"	S87°21'56"E	66.04'
C7	2531.50'	66.12'	1°29'47"	S85°52'11"E	66.12'
C8	2531.50'	41.73'	0°56'40"	S84°38'58"E	41.73'
C9	2468.50'	24.49'	0°34'07"	N84°27'41"W	24.49'
C10	2468.50'	66.15'	1°32'07"	N85°30'47"W	66.14'
C11	2468.50'	34.39'	0°47'54"	N86°40'48"W	34.39'
C12	2468.58'	145.21'	3°22'14"	S88°02'44"E	145.19'
C13	2531.50'	69.98'	1°35'02"	N85°25'38"W	69.97'
C14	2531.50'	37.99'	0°51'36"	N86°38'57"W	37.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86°50'04"E	3.04'
L2	S87°04'46"E	2.79'
L4	S87°04'45"E	28.45'
L5	S48°09'49"W	20.31'
L6	S42°48'55"E	21.81'
L7	S44°26'39"E	8.49'
L8	S45°33'21"W	8.49'

CP&FR INST. NO. 2019-041903

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

- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, WATER, LOT DRAINAGE, SEWER, IRRIGATION AND CITY OF EAGLE STREET LIGHTS OVER THE TWELVE (12) FEET ADJACENT TO ANY PUBLIC STREET AS PER EAGLE CITY CODE 9.3.6. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO SIDE LOT LINES.
- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO REAR LOT LINES.
- 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 A 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).
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH CITY CODE IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- LOTS 21, BLOCK 26, LOT 32, BLOCK 25 AND LOT 9, BLOCK 5 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE LEGACY COMMUNITY ASSOCIATION, INC. OR ITS ASSIGNS.
- IRRIGATION WATER HAS BEEN PROVIDED FROM THE MIDDLETON IRRIGATION ASSOCIATION, MIDDLETON DITCH COMPANY, NEW DRY CREEK DITCH COMPANY AND THE FOOTHILLS IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND INDIVIDUAL LOTS SHALL BE SUBJECT TO ASSESSMENTS FROM THE IRRIGATION ENTITIES, TO BE PAID THROUGH FEES ASSESSED BY THE HOMEOWNERS ASSOCIATION.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503 AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE-EXCEPTION WHICH STATES: NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OF EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITION 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 WAS BEGUN OR 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.
- SANITARY SEWER SERVICE TO BE PROVIDED BY THE EAGLE SEWER DISTRICT.
- DOMESTIC WATER TO BE PROVIDED BY THE CITY OF EAGLE MUNICIPAL WATER SYSTEM.
- THE SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE COMMUNITY CHARTER FOR LEGACY, RECORDED AS INSTRUMENT NO. 108048693, RECORD OF ADA COUNTY, IDAHO, AND ANY SUBSEQUENT MODIFICATION(S).
- DIRECT LOT ACCESS TO W. FLOATING FEATHER ROAD IS PROHIBITED.
- THE PRESSURE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE LEGACY COMMUNITY ASSOCIATION, INC. OR ITS ASSIGNS.
- MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOME OWNERS ASSOCIATION.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF ACHD LICENSE AGREEMENT NO. 2022-047429.
- THIS SUBDIVISION IS SUBJECT TO A DRAINAGE DISTRICT NO. 2, DRAIN NO. 10 PRESCRIPTIVE EASEMENT ASSERTED BY DRAINAGE DISTRICT NO. 2, GRAPHICALLY SHOWN HEREON.
- LOT 32, BLOCK 25 AND LOT 9, BLOCK 5, ARE SERVIENT TO AND CONTAIN AN 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. 2015-103258, 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.
- LOT 32, BLOCK 25, SHALL CONTAIN A TWENTY FIVE (25) FOOT WIDE PEDESTRIAN PATHWAY EASEMENT AS SHOWN HEREON IN FAVOR OF THE CITY OF EAGLE.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A LICENSE AGREEMENT WITH THE NEW DRY CREEK DITCH COMPANY, RECORDED AS INSTRUMENT NO. 2021-126194.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LOTS AND BLOCKS AS SHOWN HEREON. THE BOUNDARIES DESCRIBED IN THE RECORD DEEDS AND SHOWN ON RECORD PLATS AND SURVEYS REFERENCED ALL FIT WITHIN ACCEPTED TOLERANCES UNLESS OTHERWISE NOTED.

- REFERENCES:
- SNOQUALMIE FALLS SUBDIVISION NO. 2
 - SNOQUALMIE FALLS SUBDIVISION NO. 3
 - SNOQUALMIE FALLS SUBDIVISION NO. 5
 - SNOQUALMIE FALLS SUBDIVISION NO. 15
 - ADA COUNTY R.O.S. NO. 6692



T-O ENGINEERS
 2471 S. TITANIUM PLACE
 MERIDIAN, IDAHO 83642-6703
 PHONE: (208) 323-2288 WWW.TO-ENGINEERS.COM
SHEET NO. 1 OF 3

SNOQUALMIE FALLS SUBDIVISION NO. 16

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 SW1/4 OF THE SW1/4 OF SECTION 2, THE SE1/4 OF THE SE1/4 OF SECTION 3, THE NE1/4 OF THE NE1/4 OF SECTION 10 AND THE NW1/4 OF THE NW1/4 OF SECTION 11, ALL OF TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO,

COMMENCING AT THE CORNER COMMON TO SECTIONS 2, 3, 10, AND 11, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, FROM WHICH THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 3 BEARS N.89°43'18"W., 2613.22 FEET; THENCE, ALONG THE EAST LINE OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 3,

- A) N.00°48'36"E., 527.10 FEET TO THE CENTERLINE OF W. FLOATING FEATHER ROAD; THENCE, ALONG SAID CENTERLINE,
B) S.89°17'09"E., 146.00 FEET; THENCE,
C) S.00°42'45"W., 38.60 FEET TO THE SOUTH RIGHT-OF-WAY OF W. FLOATING FEATHER ROAD, BEING THE POINT OF BEGINNING; THENCE, CONTINUING,
1. S.00°42'45"W., 448.20 FEET; THENCE,
2. S.86°50'04"E., 3.04 FEET; THENCE,
3. S.00°30'04"W., 111.35 FEET; THENCE,
4. N.87°04'32"W., 414.42 FEET; THENCE,
5. N.02°55'15"E., 271.04 FEET; THENCE,
6. S.87°04'46"E., 2.79 FEET; THENCE,
7. N.02°16'35"E., 63.00 FEET; THENCE,
8. N.00°33'21"E., 147.18 FEET; THENCE,
9. N.00°16'26"E., 61.71 FEET TO THE SOUTH RIGHT-OF-WAY OF SAID W. FLOATING FEATHER ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY,
10. S.89°26'39"E., 396.58 FEET TO THE POINT OF BEGINNING.

CONTAINING: 5.080 ACRES, MORE OR LESS.

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 5th DAY OF April, 2022

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 5 DAY OF April, 2022 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. MANAGER OF RED BUTTE, LLC, AN IDAHO CORPORATION, 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, LADD F. CLUFF 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.



SNOQUALMIE FALLS SUBDIVISION NO. 16

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.

R. S. W. Paul R.E.H.S.
R.E.H.S. DISTRICT HEALTH DEPARTMENT



7-28-2021
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.

Doc P. Meyer
ADA COUNTY SURVEYOR
PLS # 13553



2 June 2022

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 24th DAY OF March, 2022

Mary May
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 Mahn June 2, 2022
COUNTY TREASURER
Signed by Deputy: Oliver D. Wright



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.

Christina A. Cook
CITY ENGINEER ~ EAGLE, IDAHO PE 16745

5-11-2022
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 10 Engineers AT 27 MINUTES PAST 9 O'CLOCK A.M. ON THIS 3 DAY OF June, 2022 IN BOOK 123 OF PLATS, AT PAGES 19578 THROUGH 19580 AS INSTRUMENT NO. 2022-0525140

Don Ryalls
DEPUTY

Phil McGraw
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 8 DAY OF June, 2021, THIS FINAL PLAT WAS APPROVED AND ACCEPTED.

Tracy E. Olson 5/19/2022
CITY CLERK ~ EAGLE, IDAHO



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