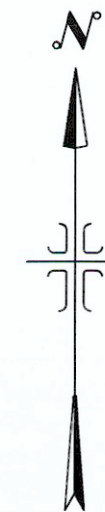


PLAT SHOWING EASTFIELD SUBDIVISION

LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 10,
T.4N., R.1E., B.M., CITY OF EAGLE, ADA COUNTY, IDAHO
2022

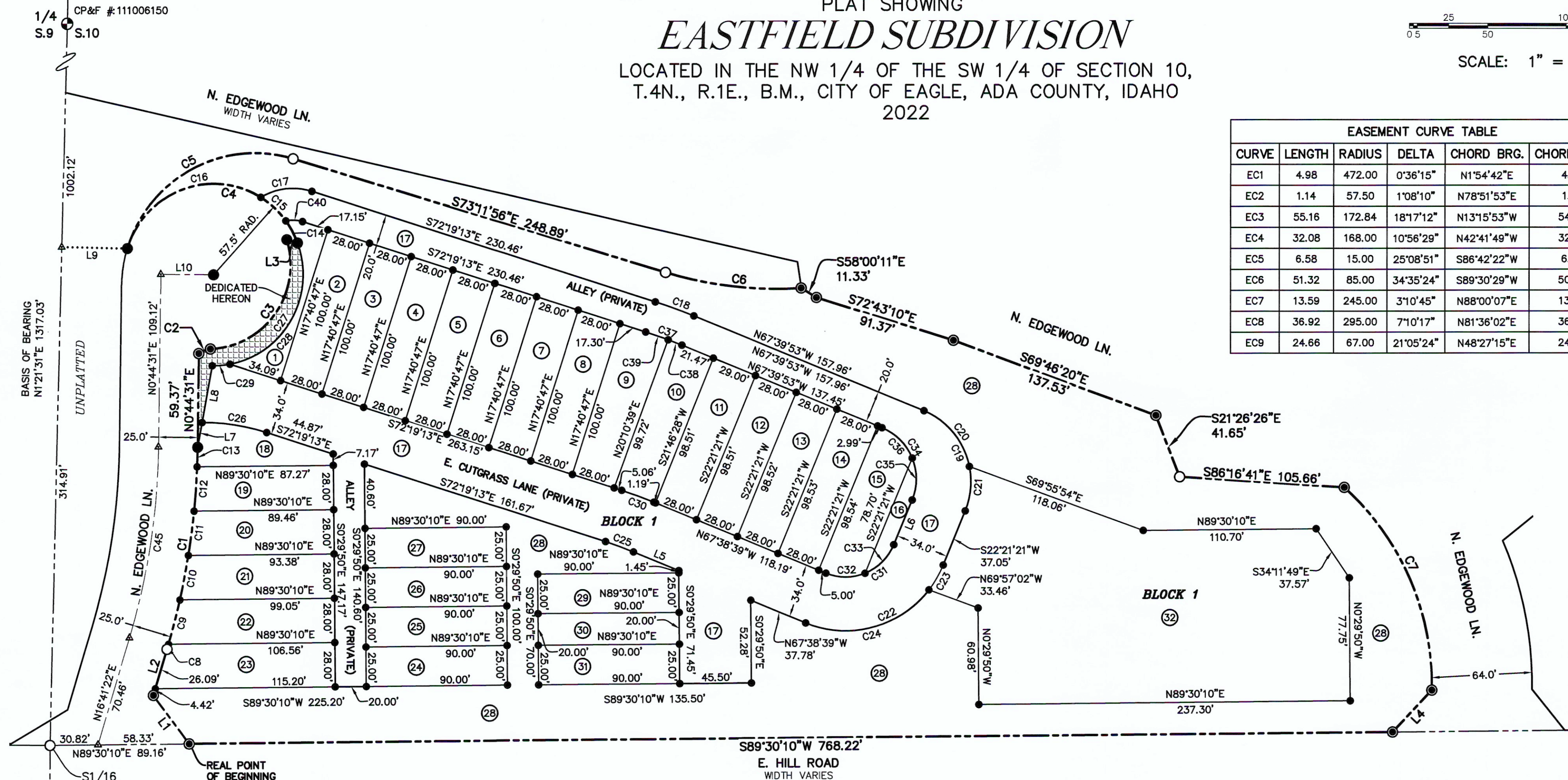


SCALE: 1" = 50'



EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
EC1	4.98	472.00	0°36'15"	N1°54'42"E	4.98
EC2	1.14	57.50	1°08'10"	N78°51'53"E	1.14
EC3	55.16	172.84	18°17'12"	N13°15'53"W	54.93
EC4	32.08	168.00	10°56'29"	N42°41'49"W	32.03
EC5	6.58	15.00	25°08'51"	S86°42'22"W	6.53
EC6	51.32	85.00	34°35'24"	S89°30'29"W	50.54
EC7	13.59	245.00	3°10'45"	N88°00'07"E	13.59
EC8	36.92	295.00	7°10'17"	N81°36'02"E	36.90
EC9	24.66	67.00	21°05'24"	N48°27'15"E	24.52

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
E1	N37°42'30"E	8.61
E2	S10°13'09"W	53.97
E3	N54°37'00"E	9.31
E4	N2°35'12"W	11.87
E5	S68°41'48"W	16.56
E6	N34°11'49"W	22.03
E7	N34°11'49"W	1.54
E8	N89°43'26"E	27.91
E9	S78°24'16"E	30.34
E10	N59°13'50"W	43.88
E11	N78°47'11"E	2.30
E12	S78°24'16"E	24.07
E13	S57°06'13"E	14.37
E14	N78°40'37"W	32.86
E15	N83°29'11"W	39.00
E16	N83°29'11"W	56.98



1/4 CP&F #111006150
S.9 S.10
BASIS OF BEARING
N121°31'E 1317.03'
UNPLATTED
1002.12'
314.91'
N16°41'22"E 70.46'
N89°30'10"E 89.16'
S1/16
PLS 12087
CP&F #2016116959
N016°16'E 1317.22'
S.9 S.10
S.16 S.15
CP&F #111006155

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	129.42	465.00	15°56'50"	N8°42'57"E	129.01
C2	7.94	20.00	22°45'09"	N68°59'45"E	7.89
C3	97.88	53.00	105°49'05"	N35°16'39"E	84.55
C4	143.10	57.50	142°35'16"	S88°12'37"W	108.93
C5	133.25	85.00	89°49'07"	N61°53'37"E	120.02
C6	87.18	245.00	20°23'20"	S83°23'36"E	86.72
C7	144.26	168.00	49°12'00"	S23°34'04"E	139.87
C8	3.22	465.00	0°23'46"	N16°29'29"E	3.22
C9	28.99	465.00	3°34'21"	N14°30'25"E	28.99
C10	28.57	465.00	3°31'15"	N10°57'38"E	28.57
C11	28.28	465.00	3°29'03"	N7°27'29"E	28.27
C12	28.09	465.00	3°27'40"	N3°59'07"E	28.09
C13	12.28	465.00	1°30'45"	N1°29'55"E	12.28
C14	15.90	57.50	15°50'45"	N28°25'08"W	15.85
C15	22.05	57.50	21°58'33"	N47°19'47"W	21.92
C16	105.14	57.50	104°45'58"	S69°17'58"W	91.09
C17	34.14	40.50	48°17'45"	S83°31'55"W	33.14
C18	26.00	320.00	4°39'20"	N69°59'33"W	25.99
C19	76.20	48.50	90°01'14"	N22°39'16"W	68.60
C20	47.63	48.50	56°15'53"	N39°31'56"W	45.74

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C21	28.57	48.50	33°45'21"	N5°28'41"E	28.16
C22	105.24	67.00	90°00'00"	N67°21'21"E	94.75
C23	18.19	67.00	15°33'11"	N30°07'57"E	18.13
C24	87.06	67.00	74°26'49"	N75°07'57"E	81.06
C25	19.02	233.00	4°40'34"	N69°58'56"W	19.01
C26	41.98	133.00	18°04'58"	N81°21'42"W	41.80
C27	111.83	57.50	111°14'16"	N35°07'23"E	94.91
C28	100.28	57.50	99°55'43"	N29°28'07"E	88.05
C29	11.35	57.50	11°18'33"	N85°05'15"E	11.33
C30	21.79	267.00	4°40'34"	N69°58'56"W	21.79
C31	51.84	33.00	90°00'00"	N67°21'21"E	46.67
C32	25.45	33.00	44°11'04"	S89°44'11"E	24.82
C33	26.39	33.00	45°48'56"	N45°15'49"E	25.69
C34	54.99	35.00	90°01'14"	N22°39'16"W	49.51
C35	27.13	35.00	44°24'55"	N0°08'54"E	26.46
C36	27.86	35.00	45°36'19"	N44°51'43"W	27.13
C37	24.38	300.00	4°39'20"	N69°59'33"W	24.37
C38	9.33	300.00	1°46'52"	N68°33'19"W	9.33
C39	15.05	300.00	2°52'28"	N70°52'59"W	15.05
C40	10.87	20.50	30°23'14"	N87°30'50"W	10.75

LEGEND

- FOUND 5/8" IRON PIN, PLS 7729 UNLESS OTHERWISE NOTED
- FOUND ALUMINUM CAP MONUMENT, PLS 11778
- ⊙ FOUND BRASS CAP MONUMENT, AS NOTED
- SET 24" X 1/2" IRON PIN, MARKED ISG PLS 11779
- SET 24" X 5/8" IRON PIN, MARKED ISG PLS 11779
- △ CALCULATED POINT, NOTHING FOUND OR SET
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- - - SECTION LINE
- · - · - RIGHT-OF-WAY LINE
- SURVEY TIE LINE
- ⑦ LOT NO.

REFERENCE DOCUMENTS

PATTERSON'S SUB., BK. 6 PG. 251.
EVANS ACRES SUB. NO. 1, BK. 20 PG. 1304 & 1305.
AVANTE' CASA SUB., BK. 62 PG. 6168 & 6169.
RECORD OF SURVEYS: 1433, 3285, 7191 10495 & 10776.
DEEDS: 2021-048688, 2021-1162799

JOB NO. 20-347
SHEET 1 OF 4

SEE SHEET 2 FOR NOTES



SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY SHOWN HERON AT THE REQUEST OF THE PROPERTY OWNER. THE PROPERTY IS ALL OF PARCEL 'B2' AS SHOWN ON RECORD OF SURVEY 10776 RECORDED ON JANUARY 11, 2017 AS INSTRUMENT NO. 2017-003167 AND THE VACATED PORTION OF N. EDGEWOOD LANE AS DESCRIBED IN RESOLUTION NUMBER 2340 RECORDED ON MARCH 26, 2021 AS INSTRUMENT NO. 2021-048688, RECORDS OF ADA COUNTY, IDAHO. THE PROPERTY IS ADJACENT TO EVANS ACRES SUBDIVISION NO. 1 AS FILE IN BOOK 20 OF PLATS AT PAGES 1304 AND 1305, AVANTE' CASA SUBDIVISION AS FILE IN BOOK 62 OF PLATS AT PAGES 6168 AND 6169. THE RECORD BEARING OF N01°21'31"E AS SHOWN ON THE ABOVE MENTIONED RECORD OF SURVEY WAS USED BETWEEN THE FOUND MONUMENTS FOR THE S1/16 AND THE WEST 1/4 CORNER OF SECTION 10, T.4N., R.1W. B.M., ADA COUNTY, IDAHO, AND THE BASIS OF BEARING FOR THIS PLAT. THE MONUMENTS FOUND PER THESE PLATS AND RECORD OF SURVEY ARE IN SUBSTANTIAL AGREEMENT AND WERE HELD AS CONTROLLING CORNERS FOR THIS PLAT.

BOOK PAGE



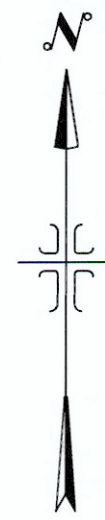
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

EASTFIELD SUBDIVISION

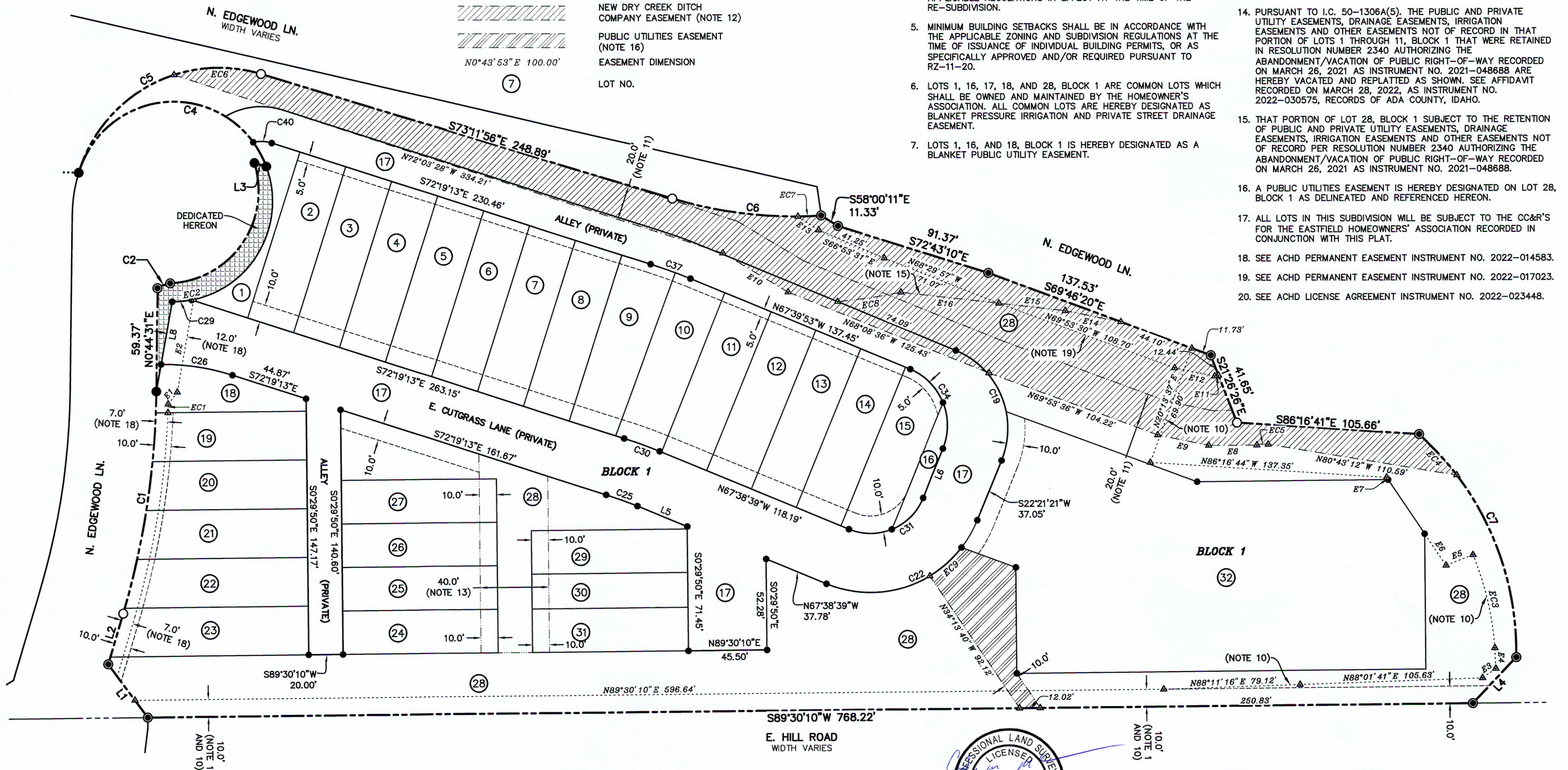
EASEMENTS

LEGEND

- FOUND 5/8" IRON PIN, PLS 7729 UNLESS OTHERWISE NOTED
- FOUND ALUMINUM CAP MONUMENT, PLS 11778
- FOUND BRASS CAP MONUMENT, AS NOTED
- SET 24" X 1/2" IRON PIN, MARKED ISG PLS 11779
- SET 24" X 5/8" IRON PIN, MARKED ISG PLS 11779
- ▲ CALCULATED POINT, NOTHING FOUND OR SET
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- - - EASEMENT LINE (NOTE 1)
- - - EASEMENT LINE, AS NOTED
- - - ACHD EASEMENT LINE, AS NOTED
- /// NEW DRY CREEK DITCH COMPANY EASEMENT (NOTE 12)
- /// PUBLIC UTILITIES EASEMENT (NOTE 16)
- EASEMENT DIMENSION
- LOT NO.



SCALE: 1" = 40'



NOTES

1. A TEN (10) FOOT WIDE PUBLIC UTILITIES AND PRESSURE IRRIGATION EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC STREET AND PRIVATE STREET AS DELINEATED AND REFERENCED. A FIVE (5) FOOT WIDE PUBLIC UTILITIES AND PRESSURE IRRIGATION EASEMENT IS HEREBY DESIGNATED ADJACENT TO ALL LOT LINES COMMON TO A PRIVATE ALLEY AS DELINEATED AND REFERENCED.
2. THIS DEVELOPMENT RECOGNIZES IDAHO CODE, TITLE 22, CHAPTER 45 RIGHT TO FARM, SECTION 22-4503, WHICH STATES "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
3. IRRIGATION WATER WILL BE PROVIDED BY THE NEW DRY CREEK DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805 (1)(b). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM NEW DRY CREEK DITCH COMPANY.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
5. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED PURSUANT TO RZ-11-20.
6. LOTS 1, 16, 17, 18, AND 28, BLOCK 1 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALL COMMON LOTS ARE HEREBY DESIGNATED AS BLANKET PRESSURE IRRIGATION AND PRIVATE STREET DRAINAGE EASEMENT.
7. LOTS 1, 16, AND 18, BLOCK 1 IS HEREBY DESIGNATED AS A BLANKET PUBLIC UTILITY EASEMENT.
8. LOT 17, BLOCK 1 IS HEREBY DESIGNATED AS A BLANKET PUBLIC UTILITY AND COMMON ACCESS EASEMENT. THE COMMON ACCESS EASEMENT IS FOR THE BENEFIT OF ALL LOTS WITHIN THIS SUBDIVISION. A RESTRICTIVE COVENANT FOR MAINTENANCE OF THE COMMON LOT CANNOT BE MODIFIED WITHOUT THE EXPRESS CONSENT OF THE CITY.
9. DIRECT LOT ACCESS TO N. EDGEWOOD LN. AND HILL RD. ARE PROHIBITED, EXCEPT FOR LOT 17, BLOCK 1.
10. SEE ACHD PERMANENT EASEMENT - INSTRUMENT NO. 2014-070734.
11. A 20' WIDE CITY OF EAGLE PEDESTRIAN PATHWAY EASEMENT FOR FUTURE PUBLIC USE IS HEREBY DESIGNATED ADJACENT TO SOUTH BOUNDARY LINE OF THE NEW DRY CREEK DITCH COMPANY AS DELINEATED AND REFERENCED. SAID EASEMENT WILL NEED THE FUTURE APPROVAL OF THE NEW DRY CREEK DITCH COMPANY.
12. A NEW DRY CREEK DITCH COMPANY EASEMENT IS HEREBY DESIGNATED ON LOTS 17 AND 28, BLOCK 1 AS DELINEATED AND REFERENCED. A PORTION OF SAID EASEMENT GRANTED ON FEBRUARY 25, 2021 AS INSTRUMENT NO. 2021-030649. SEE NEW DRY CREEK DITCH COMPANY LICENSE AGREEMENT - INSTRUMENT NO. 2021-030648.
13. A PUBLIC UTILITIES AND PRESSURE IRRIGATION EASEMENT IS HEREBY DESIGNATED ON LOTS 24 THROUGH 31, BLOCK 1 AS DELINEATED AND REFERENCED HEREON.
14. PURSUANT TO I.C. 50-1306A(5), THE PUBLIC AND PRIVATE UTILITY EASEMENTS, DRAINAGE EASEMENTS, IRRIGATION EASEMENTS AND OTHER EASEMENTS NOT OF RECORD IN THAT PORTION OF LOTS 1 THROUGH 11, BLOCK 1 THAT WERE RETAINED IN RESOLUTION NUMBER 2340 AUTHORIZING THE ABANDONMENT/VACATION OF PUBLIC RIGHT-OF-WAY RECORDED ON MARCH 26, 2021 AS INSTRUMENT NO. 2021-048688 ARE HEREBY VACATED AND REPLATED AS SHOWN. SEE AFFIDAVIT RECORDED ON MARCH 28, 2022, AS INSTRUMENT NO. 2022-030575, RECORDS OF ADA COUNTY, IDAHO.
15. THAT PORTION OF LOT 28, BLOCK 1 SUBJECT TO THE RETENTION OF PUBLIC AND PRIVATE UTILITY EASEMENTS, DRAINAGE EASEMENTS, IRRIGATION EASEMENTS AND OTHER EASEMENTS NOT OF RECORD PER RESOLUTION NUMBER 2340 AUTHORIZING THE ABANDONMENT/VACATION OF PUBLIC RIGHT-OF-WAY RECORDED ON MARCH 26, 2021 AS INSTRUMENT NO. 2021-048688.
16. A PUBLIC UTILITIES EASEMENT IS HEREBY DESIGNATED ON LOT 28, BLOCK 1 AS DELINEATED AND REFERENCED HEREON.
17. ALL LOTS IN THIS SUBDIVISION WILL BE SUBJECT TO THE CC&R'S FOR THE EASTFIELD HOMEOWNERS' ASSOCIATION RECORDED IN CONJUNCTION WITH THIS PLAT.
18. SEE ACHD PERMANENT EASEMENT INSTRUMENT NO. 2022-014583.
19. SEE ACHD PERMANENT EASEMENT INSTRUMENT NO. 2022-017023.
20. SEE ACHD LICENSE AGREEMENT INSTRUMENT NO. 2022-023448.



SEE SHEET 1 FOR LINE AND CURVE TABLE DATA

JOB NO. 20-347
SHEET 2 OF 4

BOOK _____ PAGE _____

ISG IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

EASTFIELD SUBDIVISION

CERTIFICATE OF OWNERS

Know all men by these presents: that Schneider Custom Homes, Inc., an Idaho Corporation is the owner of the property described as follows:

A parcel of land located in the Northwest 1/4 of the Southwest 1/4 of Section 10, Township 4 North, Range 1 East of the Boise Meridian, City of Eagle, Ada County, Idaho, more particularly described as follows:

Commencing at the South 1/16 corner common to Sections 9 and 10 from which the 1/4 corner of said Sections 9 and 10 bears North 01°21'31" East, 1317.03 feet; thence on the westerly extension thereof and the north boundary line of Avante Casa Subdivision as file in Book 62 of Plats a Pages 6168 and 6169, records of Ada County, Idaho, North 89°30'10" East, 89.16 feet to a point on the northeasterly right-of-way line of N. Edgewood Lane and the REAL POINT OF BEGINNING;

thence on said northeasterly the right-of-way line for the following eight (8) courses and distances:

North 36°50'18" West, 38.21 feet;
North 16°41'22" East, 30.51 feet;
129.42 feet along the arc of curve to the left, said curve having a radius of 465.00 feet, a central angle of 15°56'50" and a long chord which bears North 08°42'57" East, 129.01 feet;
North 00°44'31" East, 59.37 feet;
7.94 feet along the arc of a non-tangent curve to the right, said curve having a radius of 20.00 feet, a central angle of 22°45'09" and a long chord which bears North 68°59'45" East, 7.89 feet;
97.88 feet along the arc of a non-tangent curve to the left, said curve having a radius of 53.00 feet, a central angle of 105°49'05" and a long chord which bears North 35°16'39" East, 84.55 feet;
South 73°11'56" East, 7.23 feet;
143.10 feet along the arc of a non-tangent curve to the left, said curve having a radius of 57.50 feet, a central angle of 142°35'16" and a long chord which bears South 88°12'37" West, 108.93 feet;

thence leaving said northeasterly right-of-way line, 133.25 feet along the arc of a non-tangent curve to the right, said curve having a radius of 85.00 feet, a central angle of 89°49'07" and a long chord which bears North 61°53'37" East, 120.02 feet;

thence South 73°11'56" East, 248.89 feet;

thence 87.18 feet along the arc of curve to the left, said curve having a radius of 245.00 feet, a central angle of 20°23'20" and a long chord which bears South 83°23'36" East, 86.72 feet to the southwesterly right-of-way line of N. Edgewood Lane;

thence on said southwesterly right-of-way line for the following seven (7) courses and distances:

South 58°00'11" East, 11.33 feet;
South 72°43'10" East, 91.37 feet;
South 69°46'20" East, 137.53 feet;
South 21°26'26" East, 41.65 feet;
South 86°16'41" East, 105.66 feet;
144.26 feet along the arc of a non-tangent curve to the right, said curve having a radius of 168.00 feet, a central angle of 49°12'00" and a long chord which bears South 23°34'04" East, 139.87 feet;
South 43°20'40" West, 36.41 feet to the north right-of-way line of E. Hill Road, coincident with the north boundary line of said Avante Casa Subdivision;

thence on said north right-of-way line, South 89°30'10" West, 768.22 feet to the REAL POINT OF BEGINNING.

Containing 4.686 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The private roadway and easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water service from an existing Eagle Water Company main line located adjacent to the subject subdivision, and Eagle Water Company has agreed in writing to serve all the lots in this subdivision.

Schneider Custom Homes, Inc., an Idaho Corporation

Dylan R. Schneider
Dylan R. Schneider, President

CERTIFICATE OF SURVEYOR

I, Cody M. McCammon, 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 an actual 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.



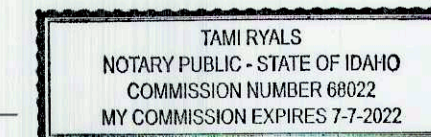
ACKNOWLEDGMENT

State of Idaho)
County of Ada) s.s.

On this 9th day of MARCH, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Dylan R. Schneider, known or identified to me to be the president of Schneider Custom Homes, Inc., an Idaho Corporation, the corporation that executed the foregoing instrument, and acknowledged to me that he executed such instrument for and on behalf of said corporation and that said corporation executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

7/7/22
My commission expires



Tami Ryals
Notary Public for Idaho
Residing in EAGLE, Idaho

BOOK PAGE

JOB NO. 20-347
SHEET 3 OF 4



EASTFIELD SUBDIVISION

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing Eagle Sewer District and Eagle Water Company and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a Certificate of Disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.



Loti Bahig REHS 3-16-2022
Central District Health Date

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the _____ day of _____, 20____.

President ACHD

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.

Eagle City Engineer Date

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Eagle, Ada County, Idaho, hereby certify that at a regular meeting of the City Council held on the _____ day of _____, 20____, this plat was duly accepted and approved.

City Clerk, Eagle, Idaho

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor in and 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.

County Surveyor

CERTIFICATE OF 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

County Treasurer

COUNTY RECORDER'S CERTIFICATE

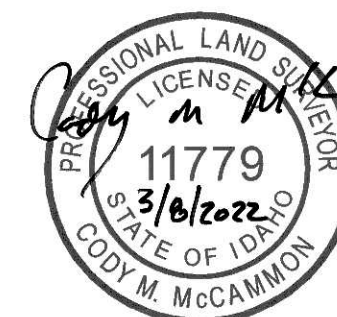
State of Idaho)
) s.s.
County of Ada)

I hereby certify that this instrument was filed for record at the request of _____ at _____
Minutes past _____ O'clock _____ M. on this _____ day of _____, 20____, in Book _____
_____ of plats at Pages _____.

Instrument No. _____

Deputy

Ex-Officio Recorder



BOOK _____ PAGE _____

JOB NO. 20-347
SHEET 4 OF 4

ISG IDAHO
SURVEY
GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570