

Lakemoor Subdivision No. 10

Situated in the South Half of
Section 21, Township 4 North, Range 1 East, Boise Meridian,
City of Eagle, Ada County, Idaho.
2020

Brass Cap
CP&F No. 113077815

17716
2021

2625.85'

N01°11'42"E

2021

2625.85'

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Brass Cap
CP&F No. 113077814

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S. Eagle Rd. (HWY 55)

Basis of Bearing
N00°36'24"E 2647.21'

20721 E. Chinden Blvd.
29/28

Aluminum Cap
CP&F No. 113115355

Lakemoor Subdivision
No. 9

S. Eagle Brook Ln. (Private)

Found Bern't'sen BP Cap
w/ Magnet marked
"J-U-B PLS 16642"

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Lakemoor Subdivision No. 10

Unplatted
(Parcel C of ROS No. 4588)
(Public Works Department for use
as a sewage treatment facility - See Note 8, Sheet 3)

Emergency Vehicle Access
Easement See Easement
Note 6, Sheet 3

ACHD Permanent
Easement See Easement
Note 10, Sheet 3

S. Grand Brook Way (Public)

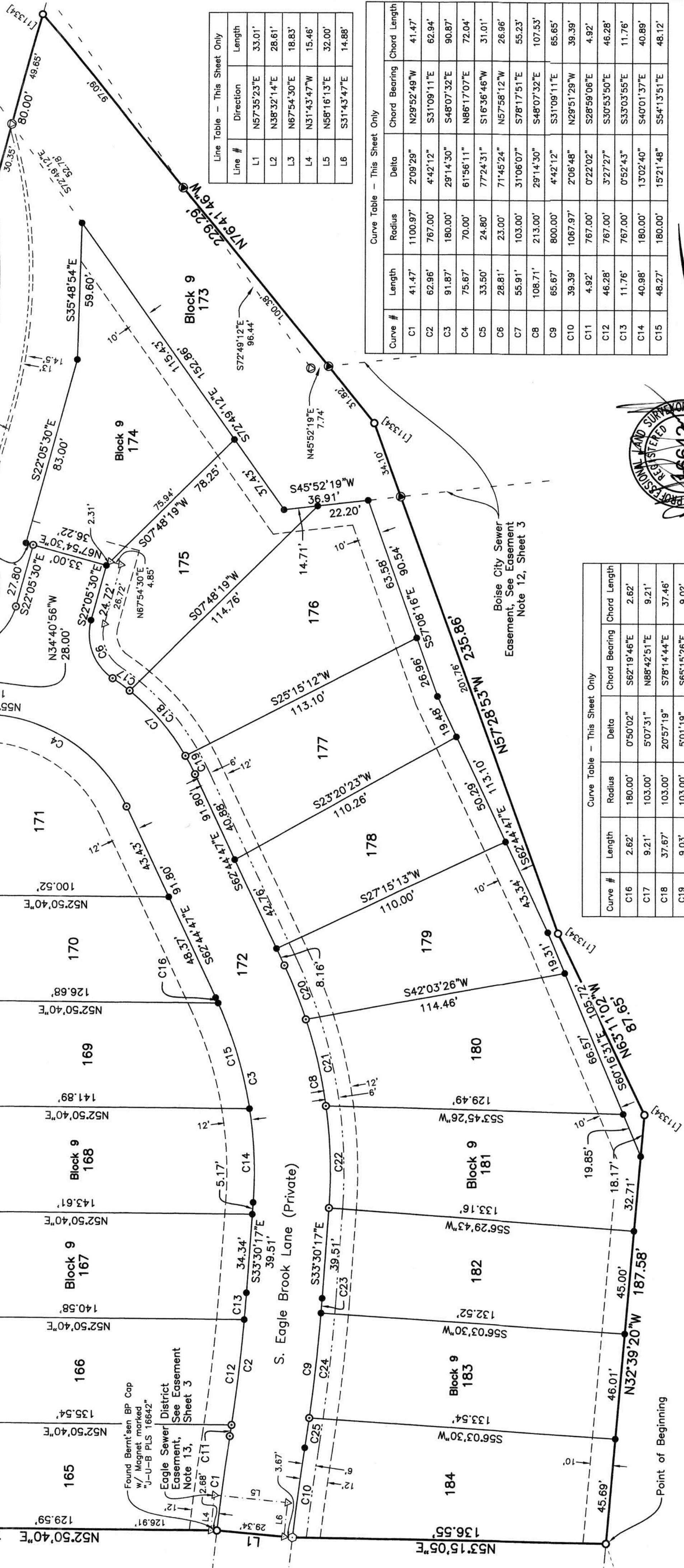
ACHD Drainage
Easement See Easement
Note 8, Sheet 3

ACHD Permanent
Easement See
Easement Note 9,
Sheet 3

S22°05'30"E 393.94'



Scale in Feet



Found Bert'sen BP Cap
w/ Magnet marked
J-U-B PLS 16642

Eagle Sewer District
Easement, See Easement
Note 13,
Sheet 3

Boise City Sewer
Easement, See Easement
Note 12, Sheet 3

Point of Beginning

Line Table - This Sheet Only		
Line #	Direction	Length
L1	N57°35'23"E	33.01'
L2	N38°32'14"E	28.61'
L3	N67°54'30"E	18.83'
L4	N31°43'47"W	15.46'
L5	N58°16'13"E	32.00'
L6	S31°43'47"E	14.88'

Curve Table - This Sheet Only			
Curve #	Length	Radius	Chord Bearing
C1	41.47'	1100.97'	N29°52'49"W
C2	62.96'	767.00'	S31°09'11"E
C3	91.87'	180.00'	S48°07'32"E
C4	75.67'	70.00'	N86°17'07"E
C5	33.50'	24.80'	S16°36'46"W
C6	28.81'	23.00'	N57°58'12"W
C7	55.91'	103.00'	S78°17'51"E
C8	108.71'	213.00'	S48°07'32"E
C9	65.67'	800.00'	S31°09'11"E
C10	39.39'	1067.97'	N29°51'29"W
C11	4.92'	767.00'	S28°59'08"E
C12	46.28'	767.00'	S30°53'50"E
C13	11.76'	767.00'	S33°03'55"E
C14	40.98'	180.00'	S40°01'37"E
C15	48.27'	180.00'	S54°13'51"E

Curve Table - This Sheet Only			
Curve #	Length	Radius	Chord Bearing
C16	2.62'	180.00'	S62°19'46"E
C17	9.21'	103.00'	N88°42'51"E
C18	37.67'	103.00'	S78°14'44"E
C19	9.03'	103.00'	S65°15'26"E
C20	25.28'	213.00'	S59°20'49"E
C21	36.87'	213.00'	S50°43'11"E
C22	44.56'	213.00'	S39°29'54"E
C23	6.49'	800.00'	S33°16'20"E
C24	46.05'	800.00'	S31°23'26"E
C25	13.13'	800.00'	S29°16'17"E
C26	99.91'	380.00'	N29°37'25"W
C27	94.53'	220.00'	S34°24'06"E



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See Sheet One for Legend Info.
See Sheet Three for Easement Notes.

Lakemoor Subdivision No. 10

Notes

- Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of re-subdivision.
- Lot 172 of Block 9 is designated as a private road; and Lot 173 of Block 9 is designated as a common lot; which shall be owned and maintained by the Lakemoor Subdivision Homeowner's Association.
- Minimum building setback lines shall be in accordance with the City of Eagle Zoning Ordinance at the time of issuance of the building permit or as specifically approved by the conditions of Development for RZ-05-02 MOD, Instrument No. 107155763.
- Lots shall not be reduced in size without prior approval from the health authority.
- No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
- Reference is made to the public health letter on file with Ada County Recorder regarding additional restrictions.
- This development recognizes Section 22-4503 of Idaho Code, 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, facility or expansion 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 an agricultural operation, agricultural facility or expansion thereof."
- This development is subject to Use Restriction Agreement Instrument No. 2018-004830. The property east of the park site is owned by Boise City, Public Works Department for use as a sewage treatment facility.
- This development is subject to Development Agreement Instrument No. 105029058 and as amended by Instrument Numbers 107155763, 113103020, & 2017-032373.
- This development is subject to Covenants, Conditions, Restrictions, and Easements Instrument No. 108057338, and as amended (most recently by Instrument No. 2020-045860). The restrictive covenants for maintenance of the Private Road cannot be modified and the Homeowner's Association cannot be dissolved without the express consent of the City of Eagle. Additionally, this development is subject to any future amendments.
- Irrigation water has been provided from Warm Springs Ditch Company and Thurman Mill Ditch Company, in compliance with Idaho Code 31-3805(1)(b), via the Lakemoor Subdivision Homeowner's Association. Lots within this subdivision will be entitled to irrigation water rights, and will be obligated for assessments from Warm Springs Ditch Company and Thurman Mill Ditch Company.
- Direct lot or parcel access to S. Grand Brook Way is prohibited.
- This subdivision is subject to that Temporary License Agreement recorded under Instrument No. 2020-096154.

Surveyor's Narrative

SURVEY PURPOSE: To determine the boundary of land as described in those Warranty Deeds recorded under Instrument Nos. 2019-008918 and 2020-008897, Ada County Records, Idaho, and to include a portion of said land within this subdivision.

DOCUMENTS USED: See Reference Documents below.

BOUNDARY CONTROLLED BY: The northwesterly boundary is controlled by Lakemoor Subdivision No. 9. The westerly and southwesterly boundary is controlled by Lakemoor Subdivision No. 7. The northeasterly boundary is controlled by Parcel C according to Record of Survey No. 4588 recorded under Instrument No. 99035626, Ada County Records.

Reference Documents

Subdivisions:
Lakemoor Subdivision No.s 1 through 9.
Pamela Baker Park Subdivision.

Surveys:
ROSs 86, 3008, 3304, 3656, 3921, 4150, 4496, 4588, 8019, and 9607.

Deeds:
107088433, 113106048, 2016-084774, 2018-007342, 2019-008918 and 2020-008897.

Easements:
Pipe Line 297544, 297546, 317701, 317668, 113070724, 113074621, and 110003657.
Sewer 95034088, 95039630, and 94060278.
ACHD 113121211, 113121212, 2017-066143, 2018-001832, 2018-007424, 2019-073946, 2019-074570, 2019-117429 and 2020-067440.

Authorization:
2018-022789.

Easement Notes

- Lot 172 of Block 9 is hereby designated as having a Private Road Easement, a Water Main Easement and an Eagle Sewer District Easement co-situate with said lot.
- Lot 173 of Block 9 is hereby designated as having a Utility Easement and a Pressure Irrigation Easement, co-situate with said lot.
- All Utility Easements shown or designated hereon are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots shown hereon, and are hereby reserved for the installation, maintenance, operation, and use of public and private utilities, pressurized & gravity irrigation, irrigation waste ditches, sewer service, cable television/data; appurtenances thereto; and lot drainage.
- Sidewalk Easements as shown hereon are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots shown hereon, and are hereby reserved for ingress and egress; the installation, maintenance, operation, and use of sidewalks; and appurtenances thereto.
- The Private Road Easement designated hereon is non-exclusive, perpetual, shall run with the land, is appurtenant to the lots shown hereon, and is hereby reserved for ingress and egress; the installation, maintenance, operation, and use of roadways, sidewalks, and driveways; emergency services access; and appurtenances thereto. The restrictive covenant for operation and maintenance of the private street cannot be dissolved without the express consent of the City of Eagle.
- The Emergency Access Easement designated hereon is non-exclusive, perpetual, shall run with the land, is appurtenant to the lots shown hereon, and is hereby reserved for the ingress and egress of emergency vehicles; the installation, maintenance, operation, and use of driveways, landscaping and appurtenances thereto.
- See Instrument Numbers 297544, 297546, 317701, 317668, 113070724, and 113074621 (File Numbers 765712 & 765737) for Existing Pipe Line Easement for Tesoro Logistics Northwest Pipeline LLC's pipeline. Contact Dig Line, Inc. 1-800-342-1585 and Tesoro Logistics Northwest Pipeline LLC. 1-800-725-1514 prior to any construction activity in the vicinity of the pipeline.
- A Portion of Lot 173 of Block 9 is 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.
- ACHD Permanent Easement Inst. No. 2018-007424 acquired with Boise Fire Training Facility project (ACHD TRAKIT # COM17-0132).
- See Inst. No. 2020-067440 for ACHD Permanent Easement.
- See Inst. Nos. 2019-074570 and 2019-117429 for ACHD Permanent Easement.
- See Inst. Nos. 95034088, 95039630, and 94060278 for Boise City Sewer Easements.
- See Inst. Nos. 2019-033266 and 2019-117108 for Eagle Sewer District Easement.
- No easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping, parking, side and rear property line fences, or other such nonpermanent improvements.
- All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.



02 OCT 2020



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PLAT SHOWING
Lakemoor Subdivision No. 10

Certificate of Owners

Know all people by these presents: that D A Land, Inc., an Idaho corporation, does hereby certify that it is the owner of that real property to be known as Lakemoor Subdivision No. 10, and that it intends to include said real property, as described below, in this plat:

A parcel of land situated in the south half of Section 21, Township 4 North, Range 1 East, Boise Meridian, City of Eagle, Ada County, Idaho, being more particularly described as follows:

Commencing at the west quarter corner of Section 21, Township 4 North, Range 1 East, Boise Meridian, from which the northwest corner of said Section 21 bears N01°11'42"E, 2625.85 feet; Thence S56°38'54"E, 3527.47 feet to the most southerly corner of Lakemoor Subdivision No. 9 (Book 117 of Plats at Pages 17862 through 17866, Ada County Records) and the POINT OF BEGINNING;

Thence along the boundary of Lakemoor Subdivision No. 9 the following three (3) courses:

- Thence N 53°15'05" E, 136.55 feet;
- Thence N 57°35'23" E, 33.01 feet;
- Thence N 52°50'40" E, 184.59 feet to ~~the~~ the westerly line of Parcel C according to Record of Survey No. 4588 recorded under Instrument No. 99035626, Ada County Records;

Thence along the westerly line of Parcel C the following two (2) courses:

- Thence S 37°09'20" E, 279.65 feet;
- Thence S 22°05'30" E, 393.94 feet to the boundary of Lakemoor Subdivision No. 7 (Book 113 of Plats at Pages 16643 through 16652, Ada County Records);

Thence along the boundary of Lakemoor Subdivision No. 7 the following four (4) courses:

- Thence N 76°41'46" W, 229.29 feet;
- Thence N 57°28'53" W, 235.86 feet;
- Thence N 63°11'02" W, 87.65 feet;
- Thence N 32°39'20" W, 187.58 feet to the POINT OF BEGINNING.

The above-described parcel contains 3.90 acres, more or less.

The public streets shown on this plat are hereby dedicated to the public. The private roads shown on this plat are not dedicated to the public. The easements shown on this plat are not dedicated to the public, however the right to use said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated hereon, and no permanent structures, other than for such uses and purposes, are to be erected within the lines of said easements. All of the lots within this subdivision are eligible to receive water service from Suez Water Idaho, Inc., and Suez Water Idaho, Inc. has agreed in writing to serve all lots within the subdivision.

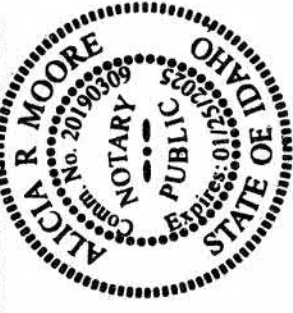
In Witness whereof: I have hereunto set my hand:

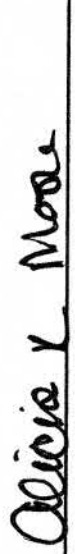

Daniel A. Torfin, President
D A Land, Inc.

Acknowledgment

State of Idaho }
County of Ada } ss.

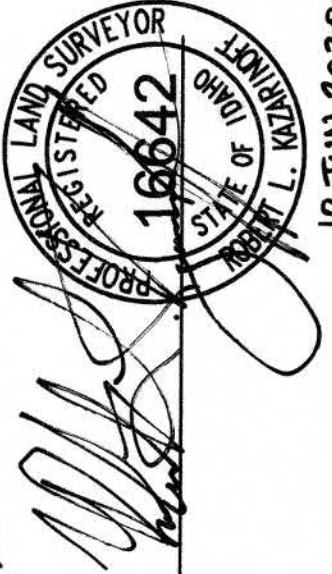
On this 10th day of June, in the year 2020, before me, a Notary Public in and for the State of ID, personally appeared Daniel A. Torfin, known or identified to me to be the President of D A Land, Inc., that executed the within instrument and acknowledged to me that D A Land, Inc. executed the same.




Notary public for Idaho
My commission expires 01-25-2025

Certificate of Surveyor

I, Robert L. Kazarinoff, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of Lakemoor Subdivision No. 10, as described in the Certificate of Owners and as shown on the attached plat is correct and was surveyed in accordance with Idaho Code relating to plats and surveys.



Robert L. Kazarinoff, PLS 16642



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Lakemoor Subdivision No. 10

Approval of Central District Health

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.

David P. Ellis DEHS 6-24-2020
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 31 day of June, 2020.

[Signature]
Commission President
Ada County Highway District
Signed by Bruce S. Long, Director for President



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] 9/16/2020
Eagle City Engineer PE 16745 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 10 day of March, 2020, this final plat was approved and accepted.

[Signature]
City Clerk



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 find that it complies with the State of Idaho Code relating to plats and surveys.

[Signature] 14 October 2020
Ada County Surveyor Date
PLS# 13553



Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

Elizabeth Mahn 10-14-2020
Ada County Treasurer Date
Signed by Deputy: [Signature]



County Recorder's Certificate

State of Idaho } ss. Instrument No. 2020-138301
County of Ada }

I hereby certify that this instrument was filed at the request of J-U-B Engineers, Inc. at 56 minutes past 1 o'clock P.M.,
this 15th day of Oct, 2020, in my office, and was recorded in
Book 114 of Plats at Pages 1824 through 1828
Fee: \$76.00

[Signature] Phil McGowan
Deputy Ex-Officio Recorder



J-U-B ENGINEERS, INC.

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