

PLAT SHOWING
Lakemoor Subdivision No. 9

Situated in the South Half of
Section 21, Township 4 North, Range 1 East, Boise Meridian,
City of Eagle, Ada County, Idaho.
2019

17716
20021 Brass Cap
CP&F 113077815
2625.85'
Basis of Bearing
N01°11'42"E

Brass Cap
CP&F 113077814

C 1/4
CP&F 2019-009374
[16642]

S89°29'05"E 2669.22'

S61°00'02"E 3718.74'

S. Eagle Rd. (Hwy 55)
N00°36'24"E 2647.21'

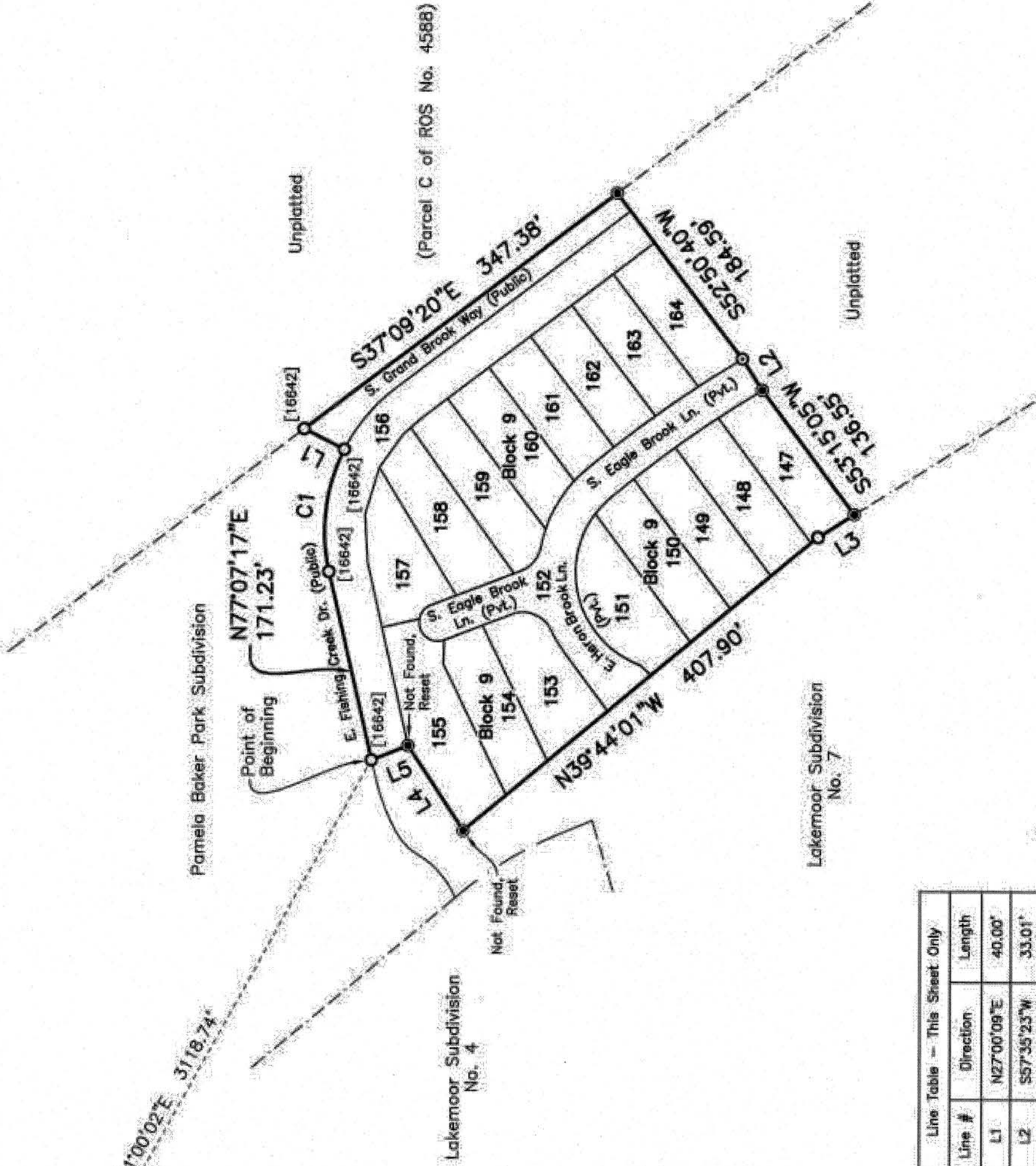
Aluminum Cap
20021 CP&F 113115355
25028

Legend

- Subdivision Boundary Line
- Lot Line
- Right-of-way Line
- Section Line
- Adjacent Property Line
- Tie Line
- Utility Easement Line
- Sidewalk Easement Line
- Existing Eagle Sewer District Easement Line
- ACHD Drainage Easement Line
- Existing ACHD Permanent Easement Line
- Existing City of Eagle Temporary Turnaround Easement Line
- Section Corner
- Quarter-Section Corner
- Found Aluminum Cap, as noted
- Found 1/2" Rebar with Plastic Cap Marked "J-U-B 11334"
- Found 5/8" Rebar with Plastic Cap Marked "J-U-B 11334", unless otherwise noted
- Set 1/2"x24" Rebar, with Plastic Cap Marked "J-U-B 16642"
- Set 5/8"x24" Rebar, with Plastic Cap Marked "J-U-B 16642"
- Set 1-3/16" Berntsen BP Cap with Magnet Marked "J-U-B PLS 16642"
- Set 1/2"x24" Rebar, with Plastic Cap Marked "EASEMENT JUB 16642"
- Point Not Set or Found
- Curve Number (Typical)
- Course Number (Typical)
- Lot Number (Typical)
- PLS Number Found on Monument

C#
L#

[###]



Line Table - This Sheet Only

Line #	Direction	Length
L1	N27°00'09"E	40.00'
L2	S57°35'23"W	33.01'
L3	N32°38'20"W	38.02'
L4	N56°50'58"E	90.11'
L5	N21°52'25"W	34.89'

Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	111.37'	160.00'	39°52'52"	S82°56'17"E	109.13'

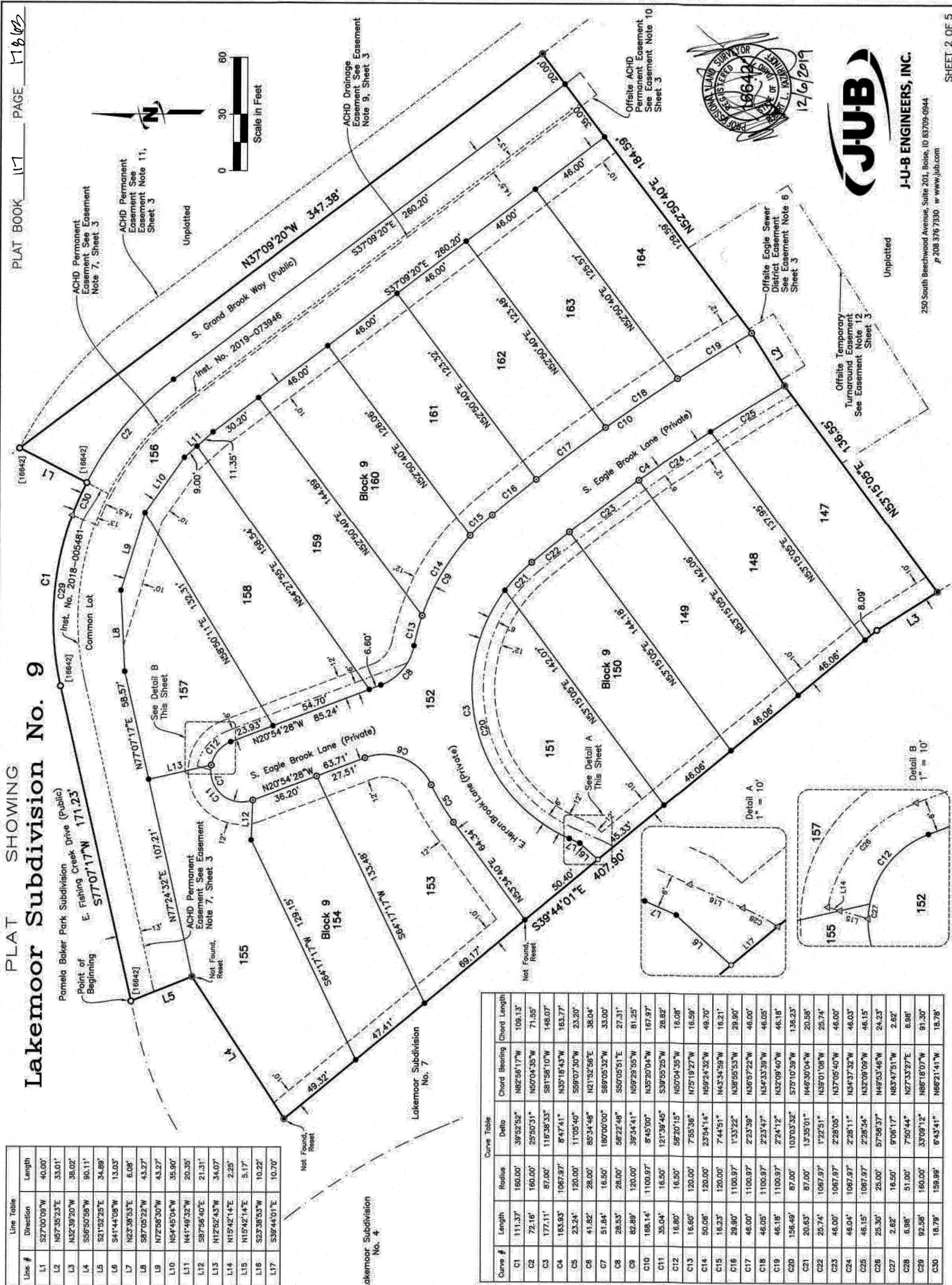


J-U-B ENGINEERS, INC.

250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944
P 208 376 7330 F www.jub.com
JUB Project No. 10-18-114

PLAT SHOWING
Lakemoor Subdivision No. 9

Line Table		
Line #	Direction	Length
L1	S27°00'09"W	40.00'
L2	N57°35'23"E	33.01'
L3	N32°39'20"W	38.02'
L4	S56°50'38"W	90.11'
L5	S21°52'25"E	34.89'
L6	S41°44'08"W	13.03'
L7	N23°38'53"E	6.08'
L8	S87°05'22"W	43.27'
L9	N72°58'30"W	43.27'
L10	N54°45'04"W	35.90'
L11	N41°49'32"W	20.35'
L12	S87°56'40"E	21.31'
L13	N12°52'43"W	34.07'
L14	N15°42'14"E	2.25'
L15	N15°42'14"E	5.17'
L16	S23°38'53"W	10.22'
L17	S38°44'01"E	10.70'



Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	111.37'	160.00'	39°52'52"	109.13'
C2	72.16'	160.00'	29°50'31"	71.55'
C3	177.11'	87.00'	118°38'33"	148.07'
C4	163.93'	1067.97'	8°47'41"	163.77'
C5	23.24'	120.00'	11°05'40"	23.20'
C6	41.82'	28.00'	85°34'48"	38.04'
C7	51.84'	16.50'	180°00'00"	33.00'
C8	28.53'	28.00'	58°22'48"	27.31'
C9	82.89'	120.00'	39°34'41"	81.25'
C10	188.14'	1100.97'	8°45'00"	167.97'
C11	35.04'	16.50'	121°38'45"	28.82'
C12	16.80'	16.50'	58°20'15"	16.08'
C13	16.60'	120.00'	7°55'36"	16.59'
C14	50.08'	120.00'	23°54'14"	49.70'
C15	16.23'	120.00'	7°44'51"	16.21'
C16	29.90'	1100.97'	1°33'22"	29.90'
C17	46.00'	1100.97'	2°23'38"	46.00'
C18	46.05'	1100.97'	2°23'42"	46.05'
C19	46.18'	1100.97'	2°24'12"	46.18'
C20	156.49'	87.00'	103°03'32"	136.23'
C21	20.63'	87.00'	1°35'01"	20.58'
C22	25.74'	1067.97'	1°22'51"	25.74'
C23	46.00'	1067.97'	2°28'05"	46.00'
C24	46.04'	1067.97'	2°28'11"	46.03'
C25	46.15'	1067.97'	2°28'34"	46.15'
C26	25.30'	25.00'	57°58'37"	24.23'
C27	2.62'	16.50'	9°06'17"	2.62'
C28	6.98'	51.00'	7°50'44"	6.98'
C29	92.58'	160.00'	33°09'12"	91.30'
C30	18.79'	159.99'	8°43'41"	16.78'



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Notes

- Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of re-subdivision.
- Lot 152 of Block 9 is designated as a private road, and Lot 156 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, & 2017-032573.
- This development is subject to Covenants, Conditions, Restrictions, and Easements Instrument No. 108057338 as amended by Instrument Nos. 108057339, 108057340, 108119557, 109003182, 112077356, 112130495, 113138184, 113138185, 114005000, 114052209, 2014-099731, and 2015-019101. 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.
- 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 E. Fishing Creek Dr. and S. Grand Brook Way is prohibited.
- This subdivision is subject to that Temporary License Agreement recorded under Instrument No. 2019-065433.

Surveyor's Narrative

SURVEY PURPOSE: To determine the boundary of land as described in that Warranty Deed recorded under Instrument No. 2019-008918, 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 northerly boundary is controlled by Pamela Baker Park Subdivision.

7. The southeasterly boundary is controlled by a boundary line created by the client reflecting how the land of hereinabove said Warranty Deed is desired to be subdivided. 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 Nos. 1 through 7.
Pamela Baker Park Subdivision.

Surveys:
ROSS 86, 3008, 3304, 3656, 3921, 4150, 4496, 4588, 8019, and 9607.
Deeds: 107088433, 113106048, 2016-084774, 2018-007342 and 2019-008918.

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, 2018-005481 and 2019-073946.

Off-site: 2019-033266, 2019-074570, 2019-117108, 2019-117429 & 2019-113317.

Authorization:
2018-022789.

Easement Notes

- Lot 152 of Block 9 is hereby designated as having a Private Road Easement, a Water Easement and an Eagle Sewer District Easement co-situate with said lot.
- Lot 156 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 of emergency vehicles; the installation, maintenance, operation, and use of roadways, sidewalks, driveways, and landscaping; 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 the ingress and egress of emergency vehicles; the installation, maintenance, operation, and use of roadways, sidewalks, driveways, and landscaping; and appurtenances thereto.
- See Inst. Nos. 2019-033266 and 2019-117108 for Eagle Sewer District Easement.
- See Inst. Nos. 2018-005481 and 2019-073946 for ACHD Permanent Easement.
- 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 156 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.
- See Inst. Nos. 2019-074570 and 2019-117429 for ACHD Permanent Easement.
- ACHD Permanent Easement Inst. No. 2018-007424 acquired with Boise Fire Training Facility project (ACHD TRAKT # COM17-0132).
- See Inst. No. 2019-113317 for Temporary Turnaround 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.



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. 9, 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 S61°00'02"E, 3118.74 feet to the most northerly corner of Lakemoor Subdivision No. 7 (Book 113 of Plats at Pages 16643 through 16652, Ada County Records) and the POINT OF BEGINNING.

Thence N77°07'17"E, 171.23 feet;

Thence 111.37 feet along the arc of a curve to the right having a radius of 160.00 feet, a delta angle of 39°52'52", and a long chord which bears S82°56'17"E, a chord distance of 109.13 feet;

Thence N27°00'09"E, 40.00 feet to the westerly line of Parcel C according to Record of Survey No. 4588 recorded under Instrument No. 99035626, Ada County Records;

Thence S37°09'20"E, 347.38 feet along said westerly line;

Thence S52°50'40"W, 184.59 feet departing from said westerly line;

Thence S57°35'23"W, 33.01 feet;

Thence S53°15'05"W, 136.55 feet to the boundary of Lakemoor Subdivision No. 7;

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

N32°39'20"W, 38.02 feet;

N39°44'01"W, 407.90 feet;

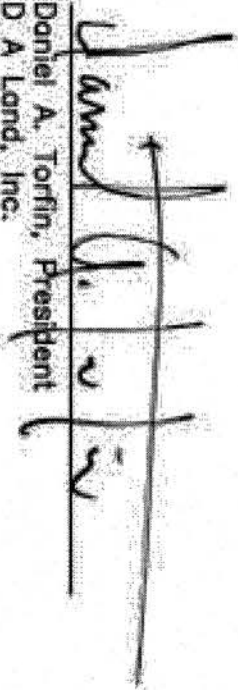
N56°50'58"E, 90.11 feet;

N21°52'25"W, 34.89 feet to the POINT OF BEGINNING.

The above-described parcel contains 3.44 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, 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.

Certificate of Surveyor

I, Robert L. Kozarnoff, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of Lakemoor Subdivision No. 9, 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. Kozarnoff, PLS 16642


PROFESSIONAL LAND SURVEYOR
REGISTERED
STATE OF IDAHO
16642
ROBERT L. KOZARNOFF

Acknowledgment

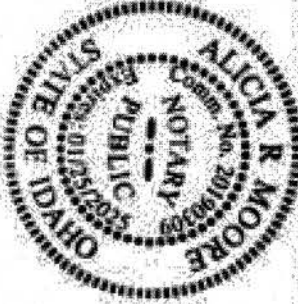
State of Idaho }
County of Ada } ss.

On this 12th day of November, in the year 2019, 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.


Alicia R. Moore

Notary public for Idaho

My commission expires 01.25.2025



J-U-B ENGINEERS, INC.

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Approval of Central District Health Department

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.

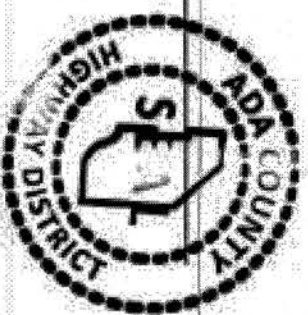
Doni Peck BEHS
Central District Health Department
Date 6-5-19



Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 26 day of September, 2019.

Steven W. Smith
Commission President
Ada County Highway District



Certificate of City Engineer

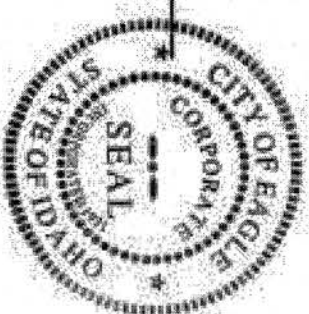
I, the undersigned City Engineer in and for the City of Eagle, Ada County, Idaho, do hereby certify that I have checked this final plat and that the Eagle City requirements regarding final plats have been met.

Shawn Cook
Eagle City Engineer PE 16745
Date 11-20-2019

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 23 day of April, 2019, this final plat was approved and accepted.

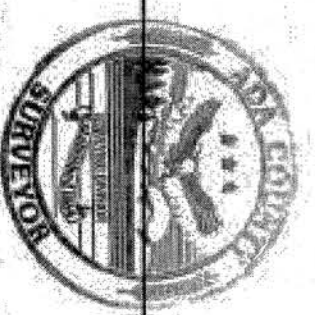
Shae & Chara de Sharon K. Bergman
City Clerk



Certificate of County Surveyor

I, the undersigned, Professional Land Surveyor 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.

Eric R. Wiley
Ada County Surveyor
PLS # 13553
Date 10 December 2019



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 Mann by Deputy Treasurer 12-11-2019
Ada County Treasurer Alex Garcia Date



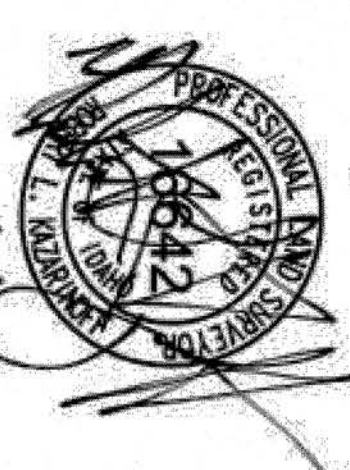
County Recorder's Certificate

State of Idaho } ss. Instrument No. 2019-124894
County of Ada }

I hereby certify that this instrument was filed at the request of J-U-B Engineers, Inc. at 03 minutes past 12 o'clock P.M., this 12th day of December 2019, in my office, and was recorded in Book 117 of Plats at Pages 1184 through 11846.
Fee: \$74.00

Paul McSweeney
Deputy

Paul McSweeney
Ex-Officio Recorder



11/6/2019

