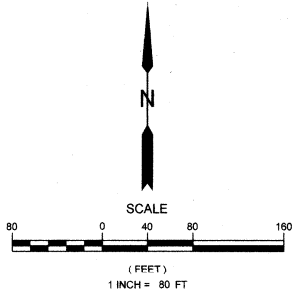


ESTRADA VILLAGE SUBDIVISION NO. 1
 LOCATED IN THE NW1/4 OF THE SE1/4 AND THE NE1/4 OF THE SE1/4 OF SECTION 9,
 T. 4 N., R. 1 E., B.M., CITY OF EAGLE, ADA COUNTY, IDAHO
 2022



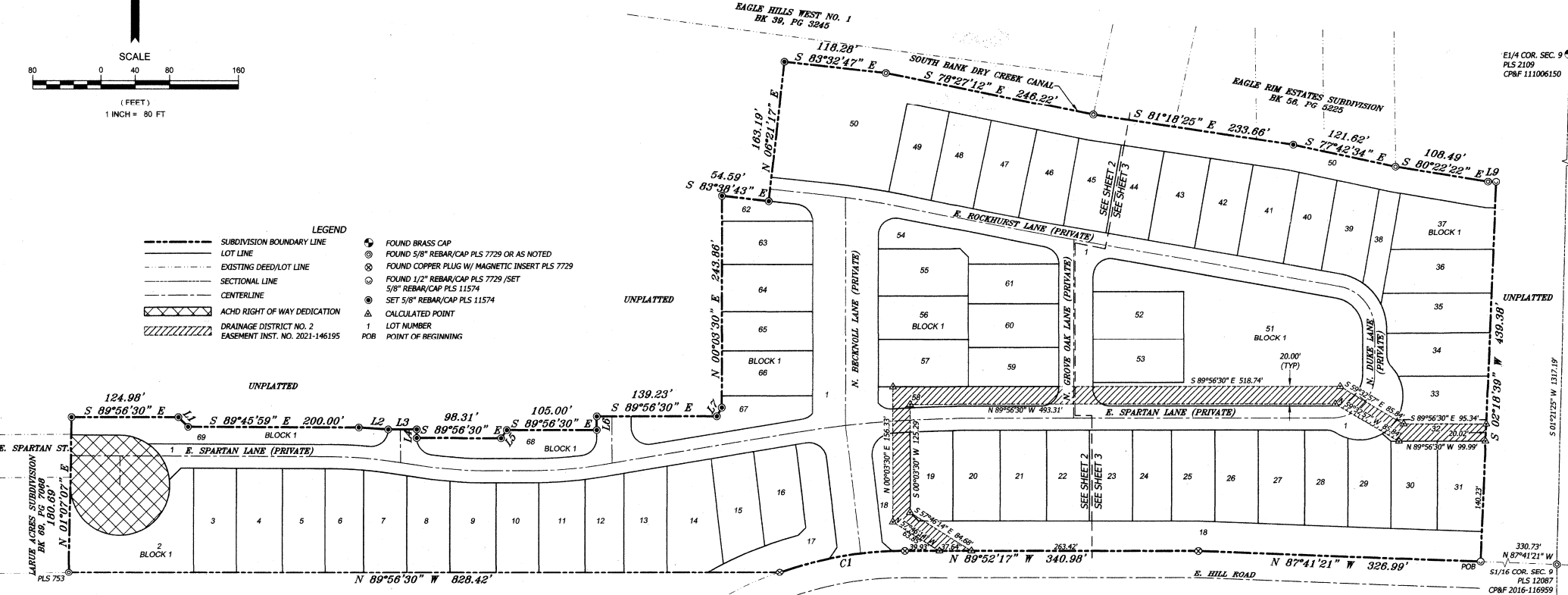
E1/4 COR. SEC. 9
 PLS 2109
 C/P&F 111006150

S 01°21'25" W 1317.19'
 S 02°10'39" W 430.30'

S 87°41'21" W 330.73'
 S1/16 COR. SEC. 9
 PLS 12087
 C/P&F 2016-116959

SOUTHEAST CORNER
 ILLEGIBLE
 C/P&F 111006155
 16 15

- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - - - EXISTING DEED/LOT LINE
 - - - SECTIONAL LINE
 - CENTERLINE
 - ▨ ACHD RIGHT OF WAY DEDICATION
 - ▨ DRAINAGE DISTRICT NO. 2 EASEMENT INST. NO. 2021-146195
 - FOUND BRASS CAP
 - ⊙ FOUND 5/8" REBAR/CAP PLS 7729 OR AS NOTED
 - ⊙ FOUND COPPER PLUG W/ MAGNETIC INSERT PLS 7729
 - ⊙ FOUND 1/2" REBAR/CAP PLS 7729 /SET 5/8" REBAR/CAP PLS 11574
 - ⊙ SET 5/8" REBAR/CAP PLS 11574
 - ⊙ CALCULATED POINT
 - 1 LOT NUMBER
 - △ POB POINT OF BEGINNING



- PLAT NOTES**
- EASEMENTS: A PERMANENT EASEMENT FOR PUBLIC UTILITIES AND PROPERTY DRAINAGE IS HEREBY RESERVED ALONG THE FOLLOWING:
 -TWELVE (12) FOOT WIDE ADJACENT TO SUBDIVISION BOUNDARY
 -TWELVE (12) FOOT WIDE ADJACENT TO INTERNAL PRIVATE ROAD AS DEPICTED
 -FIVE (5) FOOT WIDE ADJACENT TO EITHER SIDE OF INTERIOR SIDE LOT LINES
 -SIX (6) FOOT WIDE ADJACENT TO INTERIOR REAR LOT LINES
 - A PERMANENT EASEMENT FOR PRESSURE IRRIGATION IS HEREBY RESERVED ALONG THE FOLLOWING:
 -TWELVE (12) FOOT WIDE ALONG SUBDIVISION BOUNDARY AND REAR LOT LINES OR AS DEPICTED
 -FIVE (5) FOOT WIDE SIDE YARD
 - 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 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 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."
 - ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH APPLICABLE ZONING AND SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
 - MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF EAGLE APPLICABLE ZONING AND SUBDIVISION REGULATIONS OR AS SPECIFICALLY APPROVED WITH THE DEVELOPMENT AGREEMENT ASSOCIATED WITH RZ-02-19 OR ANY SUBSEQUENT MODIFICATIONS.
 - HOMEOWNERS ASSOCIATION SHALL NOT DISSOLVE WITHOUT THE CONSENT FROM THE CITY OF EAGLE.
 - LOTS 1, 2, 17, 18, 32, 36, 50, 51, 54, 58, 62, AND 67-69, BLOCK 1, ARE COMMON LOTS AND ARE TO BE OWNED AND MAINTAINED BY THE ESTRADA VILLAGE COMMUNITY ASSOCIATION, INC.

- THIS SUBDIVISION IS SUBJECT TO ACHD LICENSE AGREEMENT NO. 2021-063990.
- IRRIGATION WATER HAS BEEN PROVIDED FROM NEW DRY CREEK DITCH CO., IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM NEW DRY CREEK DITCH CO.
- MAINTENANCE OF ANY IRRIGATION DITCH OR PIPE CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER, UNLESS SUCH RESPONSIBILITY IS ASSUMED BY THE IRRIGATION/DRAINAGE ENTITY OR ESTRADA VILLAGE COMMUNITY ASSOCIATION, INC.
- THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, TO BE RECORDED IN CONJUNCTION WITH THIS PLAT, AND AS AMENDED.
- LOTS 1, 2, 32 AND 36, BLOCK 1 ARE SUBJECT TO A BLANKET SANITARY SEWER EASEMENT FOR THE BENEFIT OF EAGLE SEWER DISTRICT. LOT 2, BLOCK 1 CONTAINS A SANITARY SEWER LIFT STATION THAT WILL BE OWNED AND MAINTAINED BY EAGLE SEWER DISTRICT.
- LOT 1, BLOCK 1 IS SUBJECT TO A BLANKET EASEMENT FOR THE BENEFIT OF EAGLE SEWER DISTRICT AND EAGLE WATER COMPANY.
- DIRECT LOT ACCESS TO E. HILL ROAD IS PROHIBITED UNLESS APPROVED BY THE ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF EAGLE.
- THE ESTRADA VILLAGE COMMUNITY ASSOCIATION, INC. SHALL OWN AND MAINTAIN THE PRESSURIZED IRRIGATION PUMP AND ALL APPURTENANCES ASSOCIATED WITH THE PRESSURIZED IRRIGATION SYSTEM.
- ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE CONSISTENT WITH THE CONDITIONS OF THE DEVELOPMENT AGREEMENT INST. NO. 2021-023622, ASSOCIATED WITH RZ-02-19 AND SUBSEQUENT MODIFICATIONS.
- LOTS 30 AND 31, BLOCK 1, WILL TAKE ACCESS FROM LOT 32, BLOCK 1, LOTS 36 AND 37, BLOCK 1 WILL TAKE ACCESS FROM LOT 38, BLOCK 1. THESE COMMON DRIVEWAYS ARE FOR THE PURPOSE OF INGRESS/EGRESS. SHALL CONTAIN BLANKET TYPE WATER, SEWER AND UTILITY EASEMENTS AND SHALL RUN WITH THE LAND. THESE COMMON DRIVEWAYS/LOTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH UIC 11C-6C-3D AND BE PAVED A MINIMUM OF 20 FEET WIDE WITH SURFACE CAPABLE OF SUPPORTING 75,000 LBS. COMMON DRIVEWAYS/LOTS SHALL BE OWNED AND MAINTAINED BY ESTRADA VILLAGE COMMUNITY ASSOCIATION, INC.
- LOT 1, BLOCK 1, IS A PRIVATE ROAD TO BE OWNED AND MAINTAINED BY THE ESTRADA VILLAGE COMMUNITY ASSOCIATION. THE PERPETUAL RIGHT OF INGRESS/EGRESS OVER THE DESCRIBED PRIVATE ROAD IS HEREBY RESERVED IN FAVOR OF EACH LOT OWNER. THE PERPETUAL EASEMENT SHALL RUN WITH THE LAND AND THE RESTRICTIVE COVENANT FOR MAINTENANCE OF THE PRIVATE ROADS CANNOT BE MODIFIED WITHOUT THE EXPRESS CONSENT OF THE CITY OF EAGLE.
- THIS SUBDIVISION IS SUBJECT TO ACHD SIDEWALK EASEMENT INST. NO. 2021-061602.
- THE DRY CREEK CANAL EASEMENT IN LOT 50, BLOCK 1 IS HEREBY RESERVED BY THIS PLAT.
- THIS DEVELOPMENT IS SUBJECT TO A DRAINAGE DISTRICT NO. 2 LICENSE AGREEMENT INST. NO. 2021-146194.
- GRAVITY IRRIGATION EASEMENTS IN FAVOR OF DRAINAGE DISTRICT NO. 2 ARE HEREBY RESERVED AS BLANKET EASEMENTS IN COMMON LOTS 1, 18, 38, 51, 54 AND 58, BLOCK 1, AND AS SHOWN AND DIMENSIONED IN LOTS 20, 35, 36, 55-57 AND 59-61, BLOCK 1.

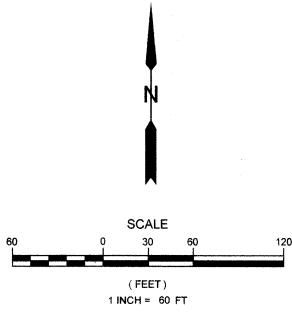


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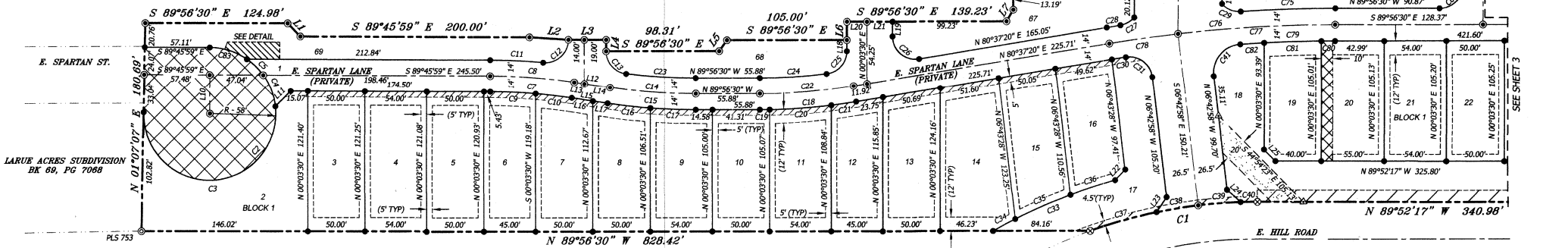
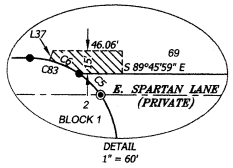
SHEET: 1 OF 5	DATE: 1/2022	DRAWN BY: AR	CHECKED BY: JB	JOB#: 120289	DWG#: 120289-FP
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ESTRADA VILLAGE SUBDIVISION NO. 1



LEGEND

	SUBDIVISION BOUNDARY LINE		ACHD PERMANENT EASEMENT INST. NO. 2014-070734
	LOT LINE		FOUND 5/8" REBAR/CAP PLS 7729 OR AS NOTED
	EXISTING DEED/LOT LINE		FOUND COPPER PLUG W/ MAGNETIC INSERT PLS 7729
	PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENT CENTERLINE		SET 5/8" REBAR/CAP PLS 11574
	ACHD RIGHT OF WAY DEDICATION		SET 1/2" REBAR/CAP PLS 11574
	ACHD SIDEWALK EASEMENT, SEE NOTE 18		SET 1/2" REBAR/CAP "EASEMENT PLS 11574"
	EAGLE SEWER DISTRICT EASEMENT		CALCULATED POINT
	EAGLE WATER COMPANY EASEMENT		LOT NUMBER



SURVEYOR NARRATIVE

SAWTOOTH LAND SURVEYING WAS CONTRACTED BY G20, LLC TO SUBDIVIDE A PORTION OF PARCEL A OF RECORD OF SURVEY NO. 10776.

THE SECTIONAL MONUMENTS AND BOUNDARY MONUMENTS ALONG THE SOUTHERLY AND NORTHERLY BOUNDARIES OF SAID RECORD OF SURVEY WERE FOUND AND ACCEPTED FOR THIS PLAT.

THE SET MONUMENT LOCATIONS WERE DETERMINED BY THE CLIENT. SUBSTANDARD MONUMENTS WERE REPLACED AS SHOWN HEREON.

REFERENCES

- R1) WINDING CREEK SUBDIVISION PHASE 2, BOOK 91, PAGE 10767
- R2) LARUE ACRES SUBDIVISION, BOOK 69, PAGE 7068
- R3) SOONER CONDOMINIUMS PROJECT AMENDMENT NO. 1, BOOK 102, PAGE 13485
- R4) ESCUELA SUBDIVISION, BOOK 77, PAGE 8174
- R5) EAGLE HILLS WEST NO. 1, BOOK 39, PAGE 3245
- R6) EAGLE RIM ESTATES SUBDIVISION, BOOK 56, PAGE 5225
- R7) WARRANTY DEED INST. NO. 2021-058743
- R8) RECORD OF SURVEY NO. 10776, INST. NO. 2017-003167
- R9) WARRANTY DEED INST. NO. 2021-071391

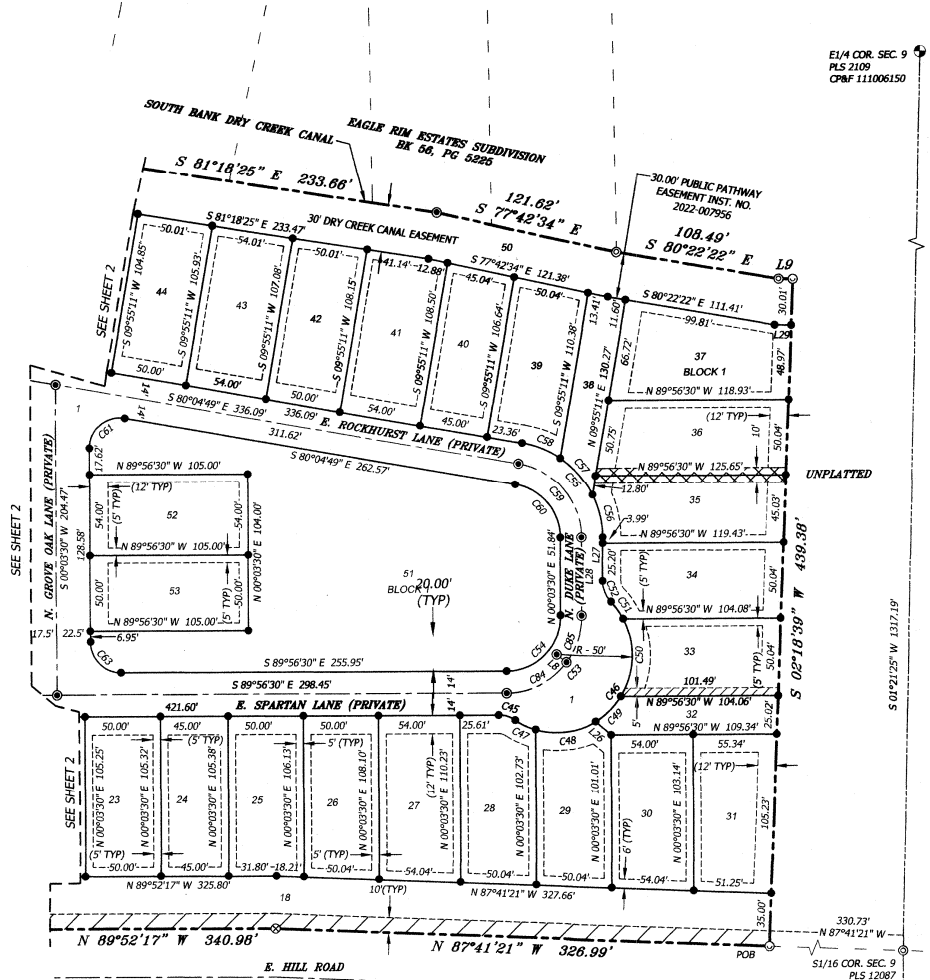
SEE SHEET 3 OF 5 FOR LINE AND CURVE TABLES

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SHEET: 2 OF 5	DATE: 1/2022	DRAWN BY: AR	CHECKED BY: JB	JOB#: 120289	DWG#: 120289-FP
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ESTRADA VILLAGE SUBDIVISION NO. 1



E1/4 COR. SEC. 9
PLS 2109
C&P# 111006150

S1/16 COR. SEC. 9
PLS 12087
C&P# 2016-110859

ESCUELA SUBDIVISION
BK 77, PG 8174

CRESTPOINT PLACE SUBDIVISION
BK 113, PG 16687

SOUTHEAST CORNER
ILLEGIBLE
C&P# 111006155

LEGEND

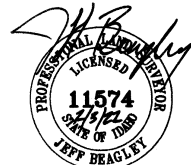
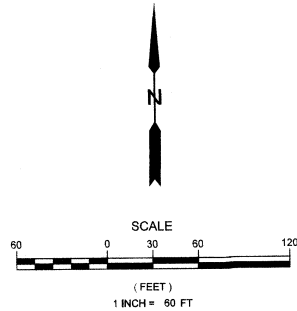
- SUBDIVISION BOUNDARY LINE
- - - LOT LINE
- - - EXISTING DEED/LOT LINE
- - - SECTIONAL LINE
- - - PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENT
- - - CENTERLINE
- ▨ EAGLE SEWER DISTRICT EASEMENT
- ▩ GRAVITY IRRIGATION EASEMENT, SEE NOTE 21
- ▧ ACHD PERMANENT EASEMENT INST. NO. 2014-07034
- FOUND BRASS CAP
- ⊙ FOUND 5/8" REBAR/CAP PLS 7729 OR AS NOTED
- ⊗ FOUND COPPER PLUG W/ MAGNETIC INSERT PLS 7729
- ⊕ FOUND 1/2" REBAR/CAP PLS 7729 /SET 5/8" REBAR/CAP PLS 11574
- ⊖ SET 5/8" REBAR/CAP PLS 11574
- ⊙ SET 1/2" REBAR/CAP PLS 11574
- 1 LOT NUMBER
- POB POINT OF BEGINNING

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 44°56'30" E	25.90'
L2	S 86°14'00" E	34.06'
L3	S 89°56'30" E	33.00'
L4	S 00°03'30" W	10.00'
L5	N 30°03'30" E	11.66'
L6	N 00°03'30" E	15.81'
L7	N 30°03'30" E	11.55'
L8	S 52°25'18" E	8.20'
L9	S 86°14'00" E	34.06'
L10	S 00°14'01" W	33.93'
L11	S 45°15'43" W	18.90'
L12	N 81°21'36" E	31.61'
L13	S 81°21'36" E	9.08'
L14	N 81°21'36" W	22.53'
L15	S 81°21'36" E	31.61'
L16	S 81°21'36" E	18.74'
L17	S 81°21'36" E	12.87'
L18	S 00°03'30" W	9.75'
L19	S 00°03'30" W	12.72'
L20	S 89°56'30" E	17.50'
L21	N 89°56'30" W	22.50'
L22	S 44°56'30" W	12.17'
L23	N 2°54'44" E	15.56'
L24	N 48°08'39" W	15.65'
L25	S 44°56'30" W	14.15'
L26	N 48°45'28" W	13.51'
L27	S 00°03'30" W	29.19'
L28	S 00°03'30" W	51.84'
L29	N 88°51'22" W	21.00'
L30	S 83°38'43" E	33.13'
L31	N 83°38'43" W	66.06'
L32	N 83°38'43" W	66.06'
L33	N 06°21'17" E	14.00'
L34	N 06°21'17" E	14.00'
L35	S 44°56'30" E	14.14'
L36	NOT USED	
L37	N 20°13'01" E	6.84'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	148.24'	432.00'	139°39'37"	S 80°17'54" W	147.51'
C2	274.211'	58.00'	270°53'06"	N 45°04'41" E	81.39'
C3	189.69'	58.00'	167°23'19"	N 87°25'27" E	115.76'
C4	29.66'	58.00'	29°17'55"	N 20°55'10" W	26.34'
C5	20.17'	58.00'	16°45'57"	S 45°31'53" E	20.07'
C6	38.00'	58.00'	51°13'15"	N 66°06'50" W	21.86'
C7	71.31'	486.00'	8°24'24"	N 85°33'47" W	71.24'
C8	73.36'	500.00'	8°24'24"	N 85°33'47" W	73.30'
C9	486.00'	4940.15'	8°24'24"	S 87°52'57" E	39.61'
C10	31.69'	486.00'	3°44'00"	N 83°13'40" W	31.68'
C11	46.23'	514.00'	5°09'13"	S 87°11'23" E	46.23'
C12	33.28'	20.00'	95°19'44"	S 85°19'44" W	25.57'
C13	28.93'	20.00'	62°31'52"	S 41°32'26" E	26.42'
C14	74.89'	500.00'	8°34'54"	N 85°39'03" W	74.82'
C15	76.99'	514.00'	8°34'54"	N 85°39'03" W	76.90'
C16	37.53'	514.00'	4°10'59"	S 83°17'05" E	37.53'
C17	39.46'	514.00'	4°23'55"	N 87°44'32" W	39.45'
C18	84.65'	514.00'	9°26'10"	S 85°20'25" W	84.55'
C19	8.69'	514.00'	0°58'09"	N 89°34'26" E	8.69'
C20	94.16'	514.00'	63°02'12"	S 86°01'15" W	54.13'
C21	21.80'	514.00'	3°28'46"	S 81°50'15" W	21.80'
C22	82.34'	500.00'	9°26'10"	N 85°20'25" E	82.25'
C23	60.52'	486.00'	2°08'06"	N 86°22'58" W	60.49'
C24	58.79'	486.00'	2°08'06"	N 86°35'55" E	58.75'
C25	29.00'	20.00'	83°04'10"	N 41°35'55" E	26.52'
C26	34.71'	20.00'	99°26'10"	N 49°39'35" W	30.53'
C27	13.87'	20.00'	39°43'36"	S 80°54'32" W	13.80'
C28	14.4'	1214.00'	0°34'22"	S 80°54'32" W	12.14'
C29	18.33'	20.00'	52°29'59"	N 67°36'04" W	17.69'
C30	12.32'	1186.00'	0°02'42"	S 90°55'12" W	12.32'
C31	14.88'	20.00'	92°03'59"	N 52°14'58" W	26.79'
C32	NOT USED				
C33	114.87'	467.00'	14°05'36"	S 67°44'22" W	114.58'
C34	27.38'	467.00'	194°02'11"	N 62°01'46" E	27.28'
C35	52.23'	467.00'	6°24'29"	N 66°34'02" E	52.20'
C36	40.86'	467.00'	5°00'46"	S 72°16'47" W	40.84'
C37	59.92'	432.00'	1°36'50"	N 77°26'04" E	59.89'
C38	36.68'	432.00'	8°01'12"	S 80°20'51" W	36.67'
C39	36.90'	432.00'	4°53'39"	S 85°43'38" W	36.89'
C40	14.74'	432.00'	1°57'16"	S 89°09'05" W	14.73'
C41	40.86'	25.00'	32°45'45"	S 39°39'54" W	36.20'
C42	NOT USED				
C43	NOT USED				
C44	NOT USED				
C45	11.60'	20.00'	33°14'38"	S 73°19'11" E	11.44'
C46	145.44'	50.00'	166°39'24"	S 39°58'26" W	99.32'
C47	14.84'	50.00'	17°00'17"	N 65°12'01" W	14.78'
C48	41.34'	50.00'	47°22'06"	S 84°06'38" W	40.17'
C49	23.21'	50.00'	26°36'03"	N 45°37'23" W	23.01'
C50	52.40'	50.00'	69°03'02"	S 02°17'51" W	50.04'
C51	13.64'	50.00'	15°27'56"	S 35°22'38" E	13.59'
C52	15.15'	20.00'	43°24'46"	S 21°38'53" E	14.79'
C53	78.54'	50.00'	90°00'00"	N 45°03'30" E	70.71'
C54	56.55'	36.00'	90°00'00"	N 45°03'30" E	50.91'
C55	89.92'	64.00'	80°08'19"	S 40°00'40" E	82.40'
C56	29.42'	64.00'	26°20'28"	N 13°06'44" W	29.16'
C57	32.61'	64.00'	29°11'44"	S 40°52'20" E	32.26'
C58	27.48'	64.00'	24°30'08"	S 67°46'46" E	27.77'
C59	68.63'	50.00'	80°08'19"	S 40°00'40" E	64.37'
C60	50.35'	36.00'	80°08'19"	S 40°00'40" E	46.35'
C61	34.88'	20.00'	99°51'41"	N 49°59'20" E	30.61'
C62	27.41'	20.00'	78°30'22"	S 39°15'11" E	25.31'
C63	31.42'	20.00'	90°00'00"	N 44°56'30" W	28.28'
C64	31.42'	20.00'	90°00'00"	S 45°03'30" W	28.28'
C65	28.40'	1000.00'	1°37'27"	S 79°16'01" E	28.39'
C66	28.00'	886.00'	1°37'27"	S 79°16'01" E	28.00'
C67	35.43'	20.00'	101°29'18"	N 50°48'09" E	30.97'
C68	91.88'	1014.00'	5°11'31"	S 81°02'57" E	91.85'
C69	20.75'	1014.00'	1°10'29"	N 79°52'52" W	20.75'
C70	71.14'	1014.00'	4°01'11"	S 81°38'07" E	71.12'
C71	90.62'	1000.00'	5°11'31"	S 81°02'57" E	90.58'
C72	68.91'	1000.00'	3°56'54"	N 80°25'39" W	68.90'
C73	21.71'	1000.00'	1°14'42"	N 83°01'54" W	21.70'
C74	29.22'	20.00'	83°42'13"	S 41°42'36" E	26.69'
C75	82.83'	1214.00'	3°54'33"	S 88°06'13" W	82.81'
C76	197.83'	1200.00'	0°26'10"	N 86°46'39" E	197.40'
C77	137.43'	1200.00'	6°33'42"	N 86°46'39" E	137.35'
C78	60.20'	1200.00'	2°52'22"	N 82°03'34" E	60.19'
C79	83.05'	1186.00'	4°00'43"	N 89°40'06" E	83.03'
C80	12.01'	1186.00'	10°54'38"	N 89°40'06" E	12.01'
C81	50.03'	1186.00'	2°25'01"	N 88°16'11" E	50.02'
C82	21.01'	1186.00'	1°00'29"	N 86°33'14" E	21.01'
C83	24.69'	58.00'	34°16'51"	S 72°52'49" E	34.18'
C84	45.80'	50.00'	5°28'48"	N 63°49'06" E	44.21'
C85	32.74'	50.00'	17°31'12"	S 18°49'06" E	32.16'



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SHEET: 3 OF 5	DATE: 1/2022	DRAWN BY: AR	CHECKED BY: JB	JOB#: 120289	DWG#: 120289-FP
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CERTIFICATE OF OWNER:

KNOW ALL MEN BY THESE PRESENTS:

THAT I THE UNDERSIGNED DO HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS MY INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

THE OWNER FURTHER CERTIFIES, THAT ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM EAGLE WATER COMPANY AND THAT EAGLE WATER COMPANY HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION. (I.C. 50-1334)

IRRIGATION WATER HAS BEEN PROVIDED FROM NEW DRY CREEK DITCH COMPANY, IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM NEW DRY CREEK DITCH COMPANY.

THE EASEMENTS AND PRIVATE ROADS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

THE PUBLIC STREETS, AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE PUBLIC.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 0°16'16" EAST BETWEEN THE BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 9 AND THE 5/8" REBAR PLS 12087 MARKING THE S1/16 CORNER COMMON TO SECTIONS 9 AND 10, BOTH IN T. 4 N., R. 1 E., B.M., CITY OF EAGLE, ADA COUNTY, IDAHO.

A PARCEL OF LAND LOCATED IN THE NW1/4 OF THE SE1/4 AND THE NE1/4 OF THE SE1/4 OF SECTION 9, T. 4 N., R. 1 E., B.M., CITY OF EAGLE, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 9;

THENCE NORTH 0°16'16" EAST, COINCIDENT WITH THE EAST LINE OF THE SE1/4 OF THE SE1/4 OF SECTION 9, A DISTANCE OF 1317.18 FEET TO A 5/8" REBAR WITH CAP PLS 12087 MARKING THE S1/16 CORNER COMMON TO SECTIONS 9 AND 10;

THENCE NORTH 87°41'21" WEST, COINCIDENT WITH THE EXTENSION OF THE NORTHERLY RIGHT OF WAY OF HILL ROAD, 330.79 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY, MARKED BY A 5/8" REBAR WITH CAP PLS 11574 AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 87°41'21" WEST, COINCIDENT WITH SAID NORTHERLY RIGHT OF WAY, 326.99 FEET TO A COPPER PLUG WITH MAGNETIC INSERT PLS 7729;

THENCE NORTH 89°52'17" WEST, COINCIDENT WITH SAID NORTHERLY RIGHT OF WAY, 340.98 FEET TO A COPPER PLUG WITH MAGNETIC INSERT PLS 7729 AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE 148.24 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT AND COINCIDENT WITH SAID NORTHERLY RIGHT OF WAY, HAVING A RADIUS OF 432.00 FEET, WITH A CENTRAL ANGLE OF 19°39'37", SUBTENDED BY A CHORD BEARING SOUTH 80°17'54" WEST, 147.51 FEET TO THE NORTHEAST CORNER OF WINDING CREEK SUBDIVISION PHASE 2, AS SHOWN IN BOOK 91 OF PLATS, PAGE 10767, MARKED BY A COPPER PLUG WITH MAGNETIC INSERT PLS 7729;

THENCE NORTH 89°56'30" WEST, COINCIDENT WITH THE NORTH BOUNDARY OF SAID WINDING CREEK SUBDIVISION PHASE 2, A DISTANCE OF 828.42 FEET TO THE SOUTHEAST CORNER OF LARUE ACRES SUBDIVISION, AS SHOWN IN BOOK 69 OF PLATS, PAGE 7068, MARKED BY A 5/8" REBAR WITH CAP PLS 753;

THENCE NORTH 01°07'07" EAST, COINCIDENT WITH THE EAST BOUNDARY OF SAID LARUE ACRES SUBDIVISION, 180.69 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE SOUTH 89°56'30" EAST, PARALLEL WITH SAID NORTH BOUNDARY OF WINDING CREEK SUBDIVISION PHASE 2, A DISTANCE OF 124.98 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE SOUTH 44°56'30" EAST, 15.90 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE SOUTH 89°45'59" EAST, 200.00 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE SOUTH 86°14'09" EAST, 34.06 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE SOUTH 89°56'30" EAST, PARALLEL WITH SAID NORTH BOUNDARY OF WINDING CREEK SUBDIVISION PHASE 2, A DISTANCE OF 33.00 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE SOUTH 00°03'30" WEST, 10.00 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE SOUTH 89°56'30" EAST, PARALLEL WITH SAID NORTH BOUNDARY OF WINDING CREEK SUBDIVISION PHASE 2, A DISTANCE OF 98.31 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE NORTH 35°03'30" EAST, 11.66 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE SOUTH 89°56'30" EAST, PARALLEL WITH SAID NORTH BOUNDARY OF WINDING CREEK SUBDIVISION PHASE 2, A DISTANCE OF 105.00 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE NORTH 00°03'30" EAST, 15.81 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE SOUTH 89°56'30" EAST, PARALLEL WITH SAID NORTH BOUNDARY OF WINDING CREEK SUBDIVISION PHASE 2, A DISTANCE OF 139.23 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE NORTH 30°03'30" EAST, 11.55 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE NORTH 00°03'30" EAST, 243.86 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE SOUTH 83°38'43" EAST, 54.59 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE NORTH 06°21'17" EAST, 163.19 FEET TO THE SOUTH BANK OF THE DRY CREEK CANAL, MARKED BY A 5/8" REBAR WITH CAP PLS 11574;

THENCE ALONG SAID SOUTH BANK OF THE DRY CREEK CANAL THE FOLLOWING SIX (6) COURSES AND DISTANCES:

THENCE SOUTH 83°32'47" EAST, 118.28 FEET TO A 5/8" REBAR WITH CAP PLS 7729;

THENCE SOUTH 78°27'12" EAST, 246.22 FEET TO THE SOUTHWEST CORNER OF EAGLE RIM ESTATES SUBDIVISION, AS SHOWN IN BOOK 56 OF PLATS, PAGE 5225, MARKED BY A 5/8" REBAR WITH CAP PLS 7729;

THENCE SOUTH 81°18'25" EAST, COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID EAGLE RIM ESTATES SUBDIVISION, A DISTANCE OF 233.66 TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE SOUTH 77°42'34" EAST, COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID EAGLE RIM ESTATES SUBDIVISION, A DISTANCE OF 121.62 FEET TO THE SOUTHEASTERLY CORNER OF SAID EAGLE RIM ESTATES SUBDIVISION, MARKED BY A 5/8" REBAR WITH CAP PLS 7729;

THENCE SOUTH 80°22'22" EAST, 108.49 FEET TO A 5/8" REBAR WITH CAP PLS 7729;

THENCE SOUTH 88°51'22" EAST, 9.39 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE LEAVING SAID SOUTH BANK, SOUTH 02°18'39" WEST, 439.38 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 13.169 ACRES MORE OR LESS.

G20, LLC
JAMES D. CONGER, AUTHORIZED AGENT

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } SS

ON THIS 17th DAY OF March, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES D. CONGER, KNOWN OR IDENTIFIED TO ME TO BE AN AUTHORIZED AGENT OF G20, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THAT EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

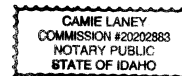
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Camie Laney

NOTARY PUBLIC FOR IDAHO

RESIDING AT Boise

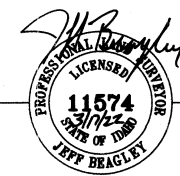
MY COMMISSION EXPIRES 8-3-2026



CERTIFICATE OF SURVEYOR:

I, JEFF BEAGLEY, PLS, 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, SURVEYS AND CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

JEFF BEAGLEY
P.L.S. 11574



2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105
SAWTOOTH
Land Surveying, LLC WWW.SAWTOOTHLS.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG#:
4 OF 5	3/2022	AR	JB	120289	120289-FP

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 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.

Roni Bodin PEHS 6-16-2021
DISTRICT HEALTH, EHS 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 25 DAY OF May, 2021 THIS FINAL PLAT WAS DULY ACCEPTED AND APPROVED.

Tracy E. Olson 3-14-2022
CITY CLERK DATE



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.

De P. May 17 March 2022
COUNTY SURVEYOR DATE
PLS #13553



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 21 DAY OF June, 2021.

Bruce S. Winger 21 June 2021
PRESIDENT, ADA COUNTY HIGHWAY DISTRICT DATE
Signed by Bruce S. Winger, Director for President



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 PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN "PAID IN FULL" THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Elizabeth M. Mahr 3-18-2022
COUNTY TREASURER
Signed by Elizabeth Mahr, County Treasurer



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.

Chris M. Carter 2-23-2022
CITY ENGINEER DATE
PE16745

COUNTY RECORDERS CERTIFICATE

STATE OF IDAHO } SS
COUNTY OF ADA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC, AT 11 MINUTES PAST 2 O'CLOCK P.M. THIS 16 DAY OF Mar, 2022, A.D., AND WAS DULY RECORDED IN BOOK 23 OF PLATS AT PAGES 1415 THROUGH 1419, INSTRUMENT NUMBER 2022-027623

Phil McCerone To \$26.00
DEPUTY EX-OFFICIO RECORDER



2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105

SAWTOOTH
Land Surveying, LLC WWW.SAWTOOTHLS.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG#:
5 OF 5	6/2021	AR	JB	120289	120289 FP