

BK111 pg 16025

**LEGEND**

- FOUND 5/8" IRON PIN AS NOTED
- FOUND ALUMINUM CAP MONUMENT
- ⊙ FOUND BRASS CAP MONUMENT
- SET 1/2 IRON PIN WITH CAP PLS 7729
- SET 5/8" IRON PIN WITH CAP PLS 7729
- ⊙ SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT
- SUBDIVISION BOUNDARY LINE
- \_\_\_ LOT LINE
- \_\_\_ SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING SUEZ WATER IDAHO AND ACHD PERMANENT EASEMENT LINE SEE NOTES 11 AND 13.
- ⑦ LOT NO.
- ▨ EXISTING SEWER EASEMENT INST. NO. 2014-085237
- ▨ EXISTING ACHD SIDEWALK EASE. INST. NO. 108029100
- ▨ ACHD STORM DRAIN EASEMENT SEE NOTE 8

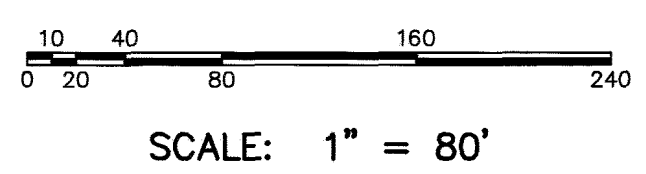
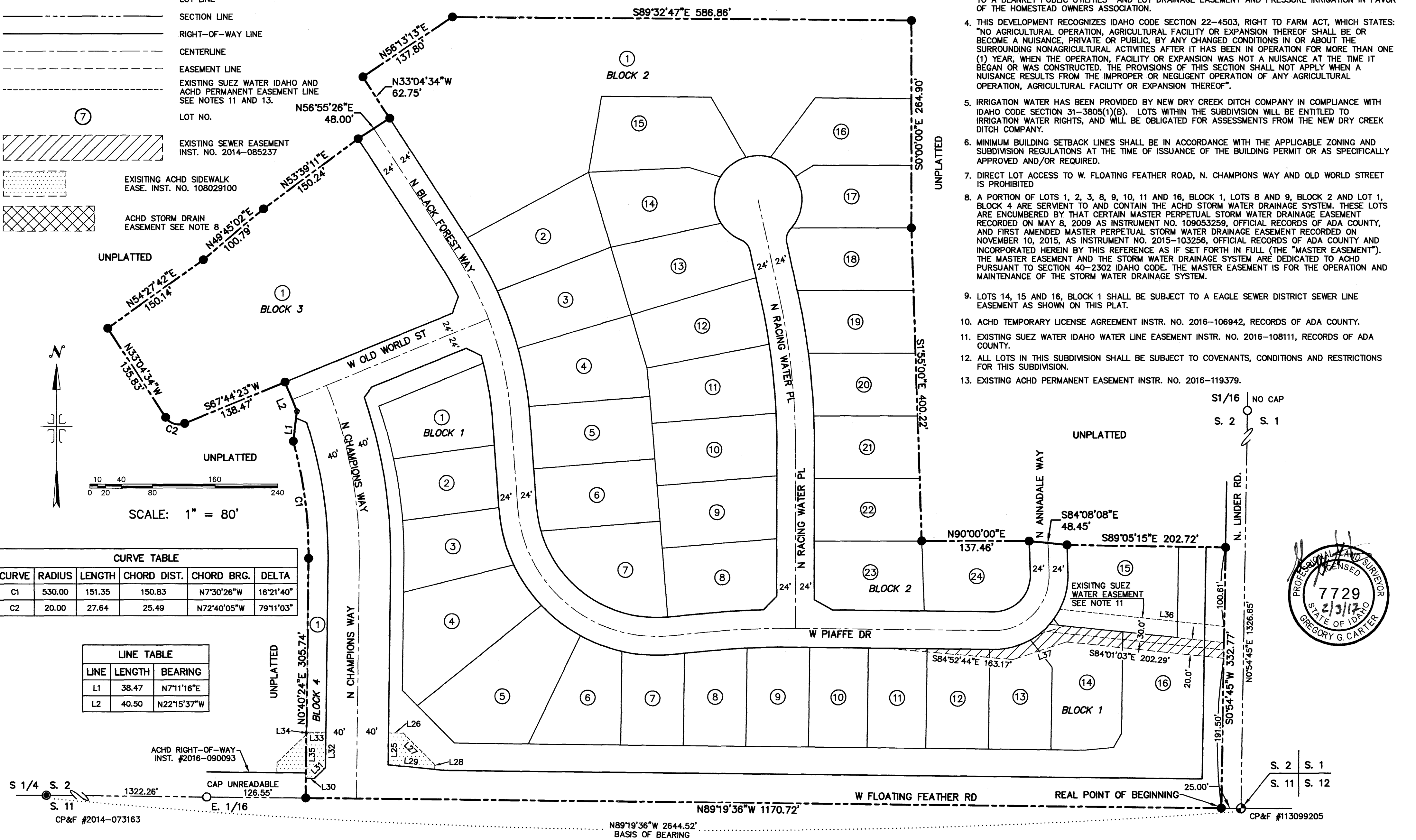
PLAT SHOWING  
**LANEWOOD SUBDIVISION NO. 1**

LOCATED IN THE SE 1/4 OF SECTION 2  
T.4N., R.1W., B.M., EAGLE, ADA COUNTY, IDAHO  
2017

UNPLATTED

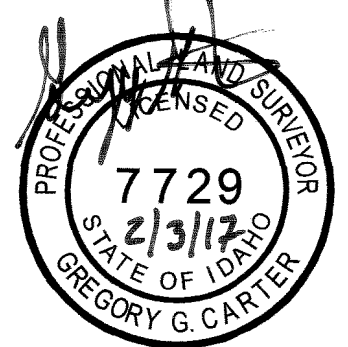
**NOTES:**

1. A FIFTEEN AND ONE HALF (15.50) FOOT WIDE PERMANENT PUBLIC UTILITIES AND LOT DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY. A TWELVE (12) FOOT WIDE PERMANENT PUBLIC UTILITIES AND LOT DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG ALL REAR LOT LINES AND ALONG THE EXTERIOR SUBDIVISION BOUNDARY LINE UNLESS DIMENSIONED OTHERWISE. A SIX (6) FOOT WIDE PUBLIC UTILITIES AND LOT DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG EACH SIDE OF INTERIOR LOT LINES. THE ABOVE EASEMENTS ARE AS SHOWN ON THIS PLAT. THE ABOVE EASEMENTS ARE ALSO DESIGNATED AS A PRESSURE IRRIGATION EASEMENTS IN FAVOR OF THE HOMESTEAD OWNERS ASSOCIATION
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF EAGLE.
3. LOT 16, BLOCK 1, LOT 1, BLOCK 2, LOT 1, BLOCK 3 AND LOT 1, BLOCK 4 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE HOMESTEAD OWNERS ASSOCIATION AND SHALL BE SUBJECT TO A BLANKET PUBLIC UTILITIES AND LOT DRAINAGE EASEMENT AND PRESSURE IRRIGATION IN FAVOR OF THE HOMESTEAD OWNERS ASSOCIATION.
4. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, 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 ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF".
5. IRRIGATION WATER HAS BEEN PROVIDED BY NEW DRY CREEK DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE NEW DRY CREEK DITCH COMPANY.
6. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
7. DIRECT LOT ACCESS TO W. FLOATING FEATHER ROAD, N. CHAMPIONS WAY AND OLD WORLD STREET IS PROHIBITED
8. A PORTION OF LOTS 1, 2, 3, 8, 9, 10, 11 AND 16, BLOCK 1, LOTS 8 AND 9, BLOCK 2 AND LOT 1, BLOCK 4 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON MAY 8, 2009 AS INSTRUMENT NO. 109053259, OFFICIAL RECORDS OF ADA COUNTY, AND 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.
9. LOTS 14, 15 AND 16, BLOCK 1 SHALL BE SUBJECT TO A EAGLE SEWER DISTRICT SEWER LINE EASEMENT AS SHOWN ON THIS PLAT.
10. ACHD TEMPORARY LICENSE AGREEMENT INSTR. NO. 2016-106942, RECORDS OF ADA COUNTY.
11. EXISTING SUEZ WATER IDAHO WATER LINE EASEMENT INSTR. NO. 2016-108111, RECORDS OF ADA COUNTY.
12. ALL LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION.
13. EXISTING ACHD PERMANENT EASEMENT INSTR. NO. 2016-119379.



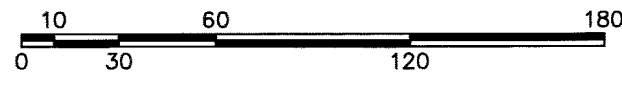
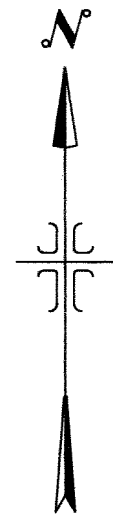
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	530.00	151.35	150.83	N7°30'26"W	16°21'40"
C2	20.00	27.64	25.49	N72°40'05"W	79°11'03"

LINE TABLE		
LINE	LENGTH	BEARING
L1	38.47	N7°11'16"E
L2	40.50	N22°15'37"W



**ISG** IDAHO SURVEY GROUP, P.C.  
1450 E. WATERTOWER ST. SUITE 130  
MERIDIAN, IDAHO 83642  
PH. (208) 846-8570  
FAX (208) 884-5399

# LANEWOOD SUBDIVISION NO. 1



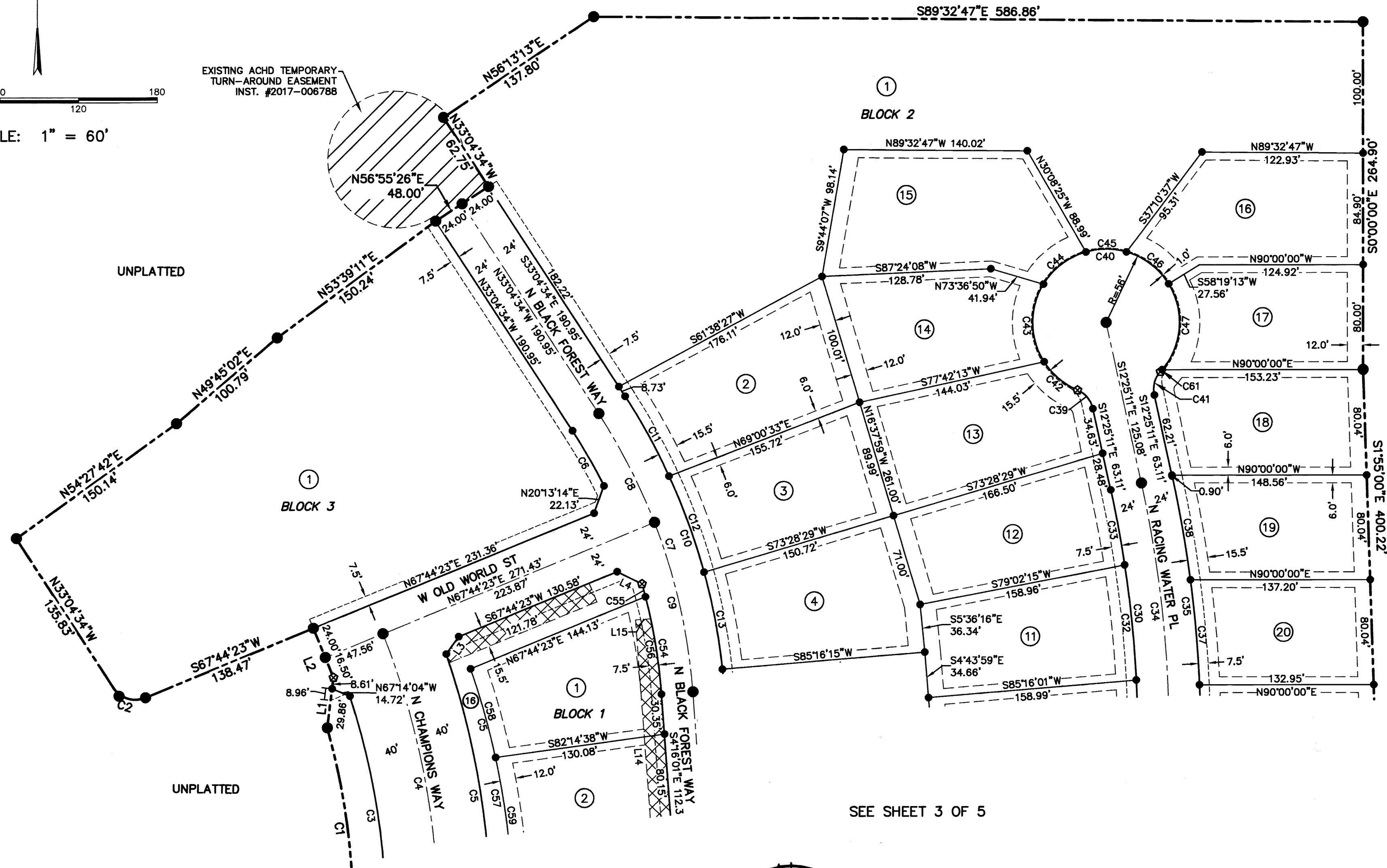
SCALE: 1" = 60'

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SEE SHEET 3 OF 5



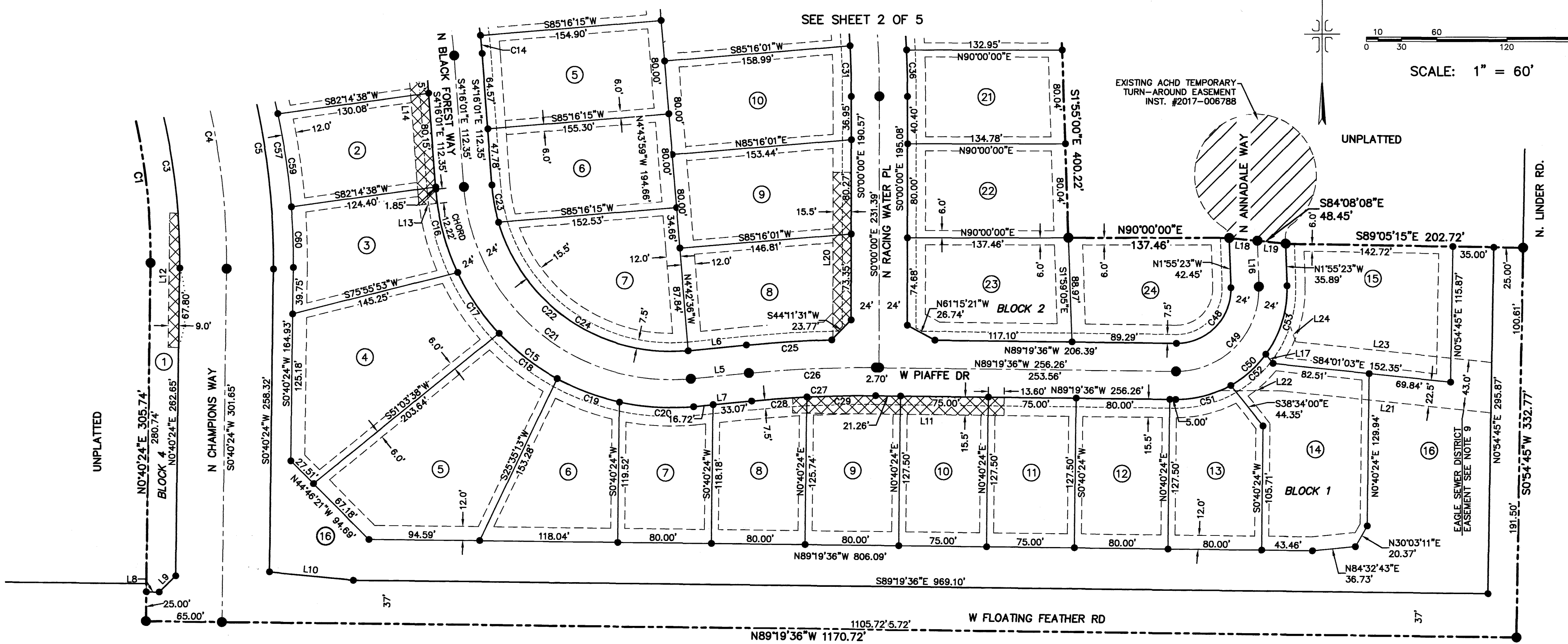
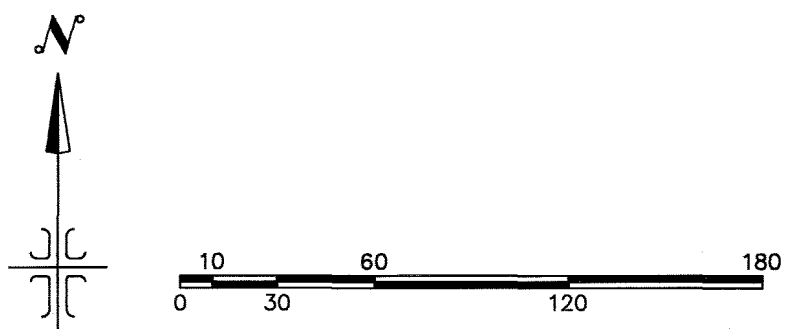
SEE SHEET 1 OF 5 FOR NOTES AND LEGEND  
SEE SHEET 3 OF 5 FOR LINE AND CURVE DATA

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# LANEWOOD SUBDIVISION NO. 1

SKULL PT 10271

SEE SHEET 2 OF 5



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	530.00	151.35	150.83	N7°30'26"W	16°21'40"
C2	20.00	27.64	25.49	N72°40'05"W	79°11'03"
C3	550.00	180.75	179.94	N8°44'29"W	18°49'46"
C4	590.00	231.21	229.73	N10°33'11"W	22°27'11"
C5	630.00	214.56	213.53	N9°05'00"W	19°30'49"
C6	426.00	48.41	48.39	N29°49'14"W	6°30'40"
C7	450.00	226.27	223.89	N18°40'18"W	28°48'33"
C8	450.00	93.29	93.12	N27°08'13"W	11°52'42"
C9	450.00	132.97	132.49	N12°43'57"W	16°55'51"
C10	474.00	238.33	235.83	N18°40'18"W	28°48'33"
C11	474.00	69.32	69.26	S28°53'12"E	8°22'44"
C12	474.00	78.10	78.01	S19°58'37"E	9°26'25"
C13	474.00	75.49	75.41	S10°41'41"E	9°07'29"
C14	474.00	15.43	15.43	S5°11'59"E	1°51'55"
C15	201.50	320.98	288.11	S49°54'08"E	91°16'14"
C16	201.50	73.82	73.40	N14°45'42"W	20°59'22"
C17	201.50	63.19	62.93	N34°14'25"W	17°58'03"
C18	201.50	63.15	62.90	N52°12'10"W	17°57'27"
C19	201.50	57.10	56.91	N69°17'59"W	16°14'13"
C20	201.50	63.72	63.46	N86°28'40"W	18°07'09"
C21	177.50	282.75	253.79	S49°54'08"E	91°16'14"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C22	153.50	244.52	219.48	S49°54'08"E	91°16'14"
C23	153.50	32.44	32.38	S10°19'15"E	12°06'27"
C24	153.50	212.08	195.61	S55°57'22"E	79°09'46"
C25	1026.50	73.12	73.10	S86°30'11"W	4°04'52"
C26	1002.50	108.67	108.62	S87°34'05"W	6°12'39"
C27	978.50	106.07	106.02	S87°34'05"W	6°12'39"
C28	978.50	47.29	47.29	S85°50'50"W	2°46'09"
C29	978.50	58.77	58.77	S88°57'09"W	3°26'30"
C30	876.00	189.89	189.51	N6°12'35"W	12°25'11"
C31	876.00	43.25	43.25	N1°24'52"W	2°49'44"
C32	876.00	88.30	88.26	N5°42'59"W	5°46'31"
C33	876.00	58.34	58.33	N10°30'43"W	3°48'56"
C34	900.00	195.09	194.71	N6°12'35"W	12°25'11"
C35	924.00	200.29	199.90	N6°12'35"W	12°25'11"
C36	924.00	39.61	39.61	S1°13'41"E	2°27'23"
C37	924.00	80.32	80.30	S4°56'48"E	4°58'51"
C38	924.00	80.35	80.33	S9°55'42"E	4°58'57"
C39	20.00	19.07	18.35	N39°43'53"W	54°37'24"
C40	56.00	282.71	64.84	S77°34'49"W	289°14'49"
C41	20.00	19.07	18.35	S14°53'31"W	54°37'24"
C42	56.00	33.92	33.40	N49°41'33"W	34°42'04"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C43	56.00	62.32	59.15	N0°27'36"W	63°45'49"
C44	56.00	41.68	40.72	N52°44'29"E	42°38'23"
C45	56.00	31.29	30.89	S89°55'50"E	32°00'58"
C46	56.00	41.29	40.36	S52°48'04"E	42°14'34"
C47	56.00	70.21	65.70	S4°14'22"W	71°50'17"
C48	46.00	74.34	66.51	N44°22'31"E	92°35'47"
C49	70.00	113.13	101.21	N44°22'31"E	92°35'47"
C50	94.00	151.91	135.91	N44°22'31"E	92°35'47"
C51	94.00	49.15	48.59	S75°41'39"W	29°57'31"
C52	94.00	40.28	39.98	S48°26'15"W	24°33'17"
C53	94.00	62.48	61.34	S17°07'07"W	38°04'59"
C54	426.00	85.41	85.27	N10°00'38"W	11°29'14"
C55	426.00	10.15	10.15	N15°04'17"W	1°21'56"
C56	426.00	75.25	75.16	N9°19'40"W	10°07'17"
C57	583.42	201.75	200.75	N9°14'00"W	19°48'48"
C58	583.42	70.04	70.00	S15°42'02"E	6°52'43"
C59	583.42	80.07	80.00	S8°19'47"E	7°51'47"
C60	583.42	51.64	51.63	S1°51'45"E	5°04'18"
C61	56.00	2.00	2.00	N41°10'52"E	2°02'43"

LINE TABLE		
LINE	LENGTH	BEARING
L1	38.47	N7°11'16"E
L2	40.50	N22°15'37"W
L3	16.22	S35°35'06"W
L4	21.20	N63°33'23"W
L5	49.79	N84°27'45"E
L6	49.79	N84°27'45"E
L7	49.79	N84°27'45"E
L8	11.00	N89°19'36"W
L9	19.80	N45°40'24"E
L10	72.04	S84°17'22"E
L11	180.53	N89°19'36"W
L12	114.57	S0°40'24"W
L13	15.83	S85°43'57"W
L14	182.43	N4°16'07"W
L15	11.51	N85°33'21"E
L16	39.17	N1°55'23"W
L17	9.93	S38°34'00"E
L18	24.22	S84°08'26"E
L19	24.22	S84°07'50"E

LINE TABLE		
LINE	LENGTH	BEARING
L20	141.86	S0°00'00"E
L21	178.94	S84°01'03"E
L22	53.19	S89°40'37"E
L23	168.30	S84°01'03"E
L24	27.58	N19°52'04"W
L25	40.67	S0°40'24"W
L26	18.99	N89°20'28"W
L27	55.87	N45°03'00"W
L28	6.87	N0°40'24"E
L29	59.22	S84°17'22"E
L30	11.00	S89°19'36"E
L31	19.80	N45°40'24"E
L32	45.00	N0°40'24"E
L33	22.01	N89°19'36"W
L34	4.18	S46°23'48"W
L35	56.08	S0°40'24"W
L36	211.29	N84°01'03"W
L37	71.93	N71°42'58"E

SEE SHEET 1 OF 5 FOR NOTES AND LEGEND

SHEET 3 OF 5

**IDAHO SURVEY GROUP, P.C.**

PROFESSIONAL LAND SURVEYOR  
LICENSED  
**7729**  
2/3/17  
STATE OF IDAHO  
GREGORY G. CARTER

1450 E. WATERTOWER ST.  
SUITE 130  
MERIDIAN, IDAHO 83642  
PH. (208) 846-8570  
FAX (208) 884-5399



BK III pg 16028

# LANEWOOD SUBDIVISION NO. 1

## CERTIFICATE OF OWNERS

Know all men by these presents: That Smith Brighton Inc., an Idaho Corporation is the owner of the property described as follows:

A parcel of land located in the SE 1/4 of Section 2, Township 4 North, Range 1 West, Boise Meridian, Eagle, Ada County, Idaho more particularly described as follows:

Commencing at the SE corner of said Section 2 from which the S1/4 corner of said Section 2 bears North 89°19'36" West, 2644.52 feet;

thence along the South boundary line of said Section 2 North 89°19'36" West, 25.00 feet to the **REAL POINT OF BEGINNING**;

thence continuing along said South boundary line North 89°19'36" West, 1,170.72 feet;

thence leaving said South boundary line North 00°40'24" East, 305.74 feet;

thence 151.35 feet along the arc of a curve to the left, said curve having a radius of 530.00 feet, a central angle of 16°21'40" and a long chord of 150.83 feet which bears North 07°30'26" West;

thence North 07°11'16" East, 38.47 feet;

thence North 22°15'37" West, 40.50 feet;

thence South 67°44'23" West, 138.47 feet;

thence 27.64 feet along the arc of a ~~arc~~ tangent curve to the right, said curve having a radius of 20.00 feet, a central angle of 79°11'03" and a long chord of 25.49 feet which bears North 72°40'05" West;

thence North 33°04'34" West, 135.83 feet;

thence North 54°27'42" East, 150.14 feet;

thence North 49°45'02" East, 100.79 feet;

thence North 53°39'11" East, 150.24 feet;

thence North 56°55'26" East, 48.00 feet;

thence North 33°04'34" West, 62.75 feet;

thence North 56°13'13" East, 137.80 feet;

thence South 89°32'47" East, 586.86 feet;

thence South 00°00'00" East, 264.90 feet;

thence South 01°55'00" East, 400.22 feet;

thence North 90°00'00" East, 137.46 feet;

thence South 84°08'08" East, 48.45 feet;

thence South 89°05'15" East, 202.72 feet to a point on the West right-of-way line of N. Linder Road;

thence along said West right-of-way line South 00°54'45" West, 332.77 feet to the **REAL POINT OF BEGINNING**. Containing 21.53 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 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 Suez Water Idaho main line located adjacent to the subject subdivision and Suez Water Idaho has agreed in writing to serve all the lots in this subdivision.

Smith Brighton Inc.

  
David W. Turnbull - President

## CERTIFICATE OF SURVEYOR

I, Gregory G. Carter, 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.

Gregory G. Carter



P.L.S. No. 7729

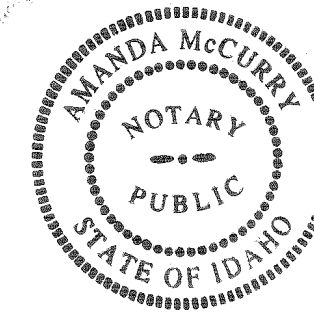
## ACKNOWLEDGMENT

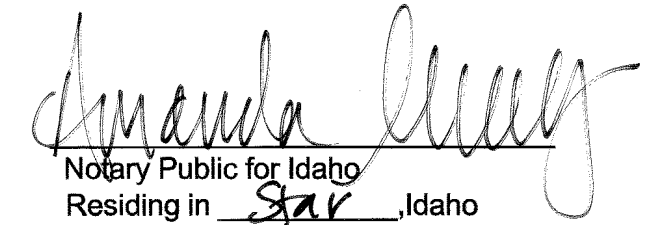
State of Idaho )  
) s.s.  
County of Ada )

On this 29th day of August, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared David W. Turnbull, known or identified to me to be the president of Smith Brighton Inc., 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.

4/15/2017  
My commission expires

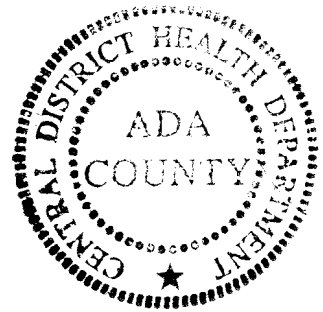


  
Notary Public for Idaho  
Residing in Star, Idaho

# LANEWOOD SUBDIVISION NO. 1

### HEALTH CERTIFICATE

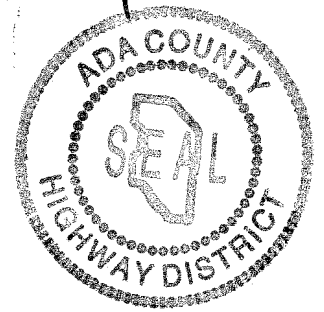
Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing Eagle Sewer District and Suez Water Idaho and the QLPE approval of the design plans and specifications and the conditions imposed 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.



Rein Badi REHS 9-8-16  
District Health Department, REHS 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 28th day of September, 2016.



Kent Goldthorpe  
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.

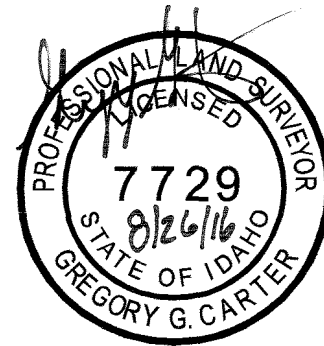
Michael W. Davis 10-11-16  
Eagle City Engineer Date

### 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 26 day of July, 2016, this plat was approved and accepted.

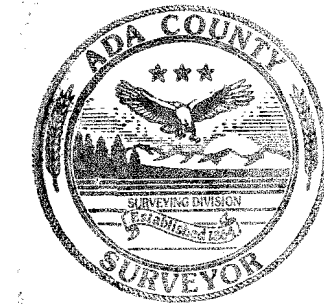


Jacy E. Olson for Sharon K. Bergmann  
City Clerk, Eagle, Idaho Date 11/11/16



### CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, County 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.

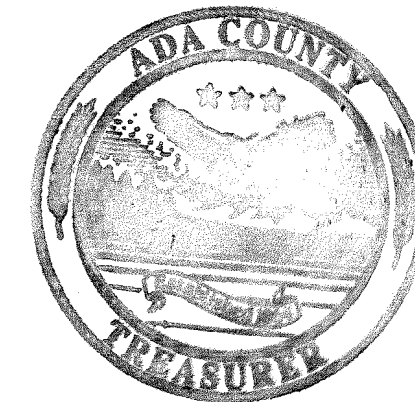


Dee P. Magner P.L.S. 13553  
County Surveyor 7 FEBRUARY 2017

### 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.

2/8/17  
Date



Vicky McIntyre  
County Treasurer signed by Sean Hankins

### 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 Chad Kinela at 52 Minutes past 1 O'clock 8 .M. on this 7 day of February, 2017, in Book 111 of plats at Pages 116025-16029.

Instrument No. 2017-012050

Dee P. Magner  
Deputy  
Fee: 2600

Christopher J. Koch  
Ex-Officio Recorder

	IDAHO SURVEY GROUP, P.C.	1450 E. WATERTOWER ST. SUITE 130 MERIDIAN, IDAHO 83642 PH. (208) 846-8570 FAX (208) 884-5399