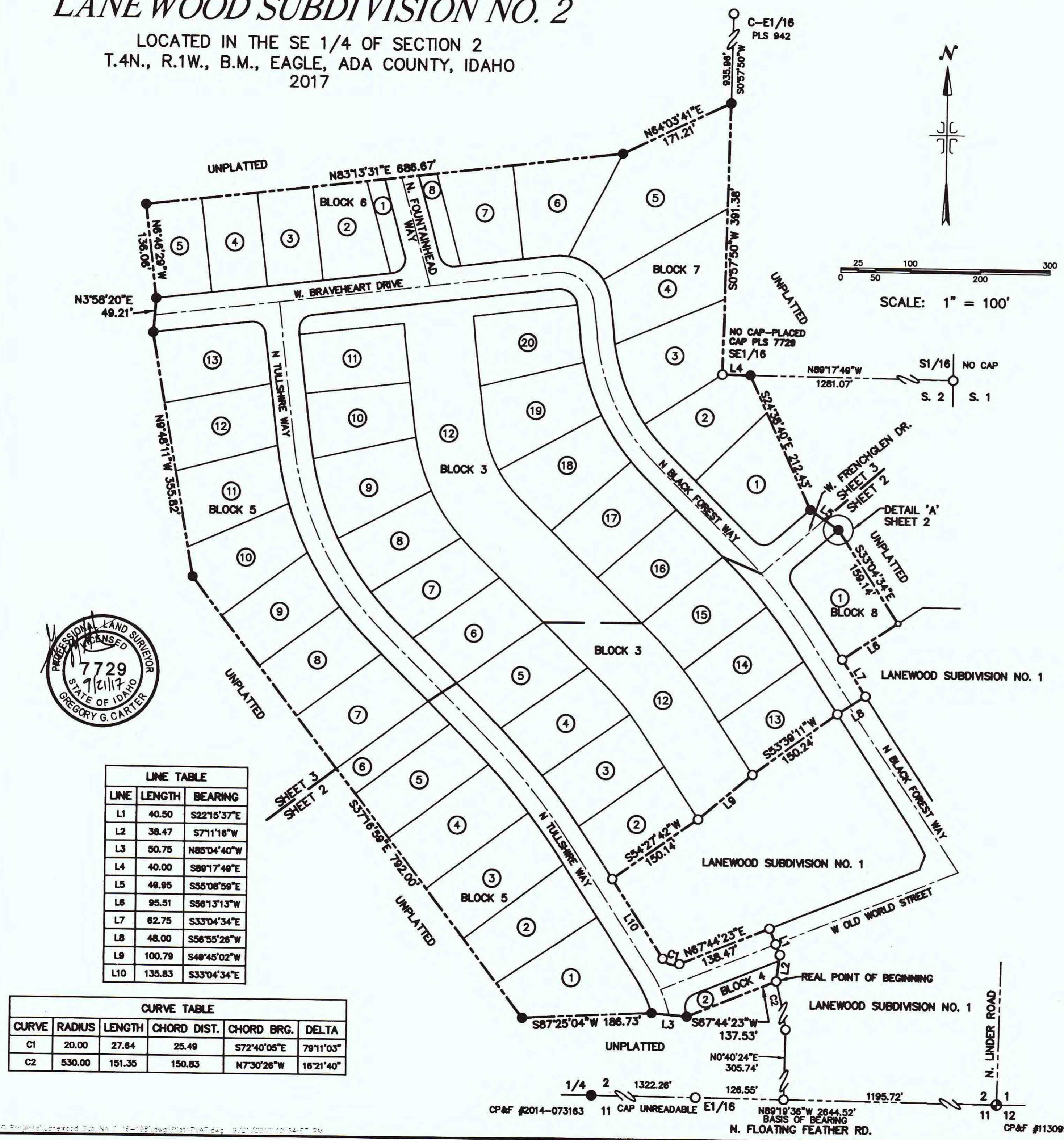


BK112-pg 16299

PLAT SHOWING LANEWOOD SUBDIVISION NO. 2

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



NOTES:

- A FIFTEEN AND ONE HALF (15.50) FOOT WIDE PERMANENT PUBLIC UTILITIES EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY AS SHOWN. A TWELVE (12) FOOT WIDE PUBLIC UTILITIES 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 EASEMENT IS HEREBY DESIGNATED ALONG EACH SIDE OF INTERIOR LOT LINES. THE ABOVE EASEMENTS ARE AS SHOWN ON THIS PLAT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF EAGLE.
- LOT 12, BLOCK 3, LOT 2, BLOCK 4, LOT 8, BLOCK 5, LOT 1, BLOCK 6 AND LOT 8, BLOCK 7 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE HOMESTEAD OWNERS ASSOCIATION AND SHALL BE SUBJECT TO A BLANKET PUBLIC UTILITIES EASEMENT.
- 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."
- IRRIGATION WATER HAS BEEN PROVIDED BY NEW DRY CREEK DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3005(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.
- 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.
- LOT 8, BLOCK 7 AND A PORTION OF LOT 12, BLOCK 3 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT 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 INSTR. NO. 2017-023991.
- ACHD LICENSE AGREEMENT INSTR. NO. 2017-055087.
- ACHD PERMANENT EASEMENT INSTR. NO. 2017-055086.
- DRAINAGE DISTRICT NO. 2 LICENSE AGREEMENT INSTR. NO. 2017-011891.
- ALL LOTS WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, AS THEY MAY BE AMENDED FROM TIME TO TIME, FOR LANEWOOD SUBDIVISION RECORDED AS INSTR. NO. 2017-012681.



LINE TABLE		
LINE	LENGTH	BEARING
L1	40.50	S22°15'37"E
L2	38.47	S7°11'16"W
L3	50.75	N85°04'40"W
L4	40.00	S89°17'48"E
L5	48.95	S55°08'59"E
L6	95.51	S56°13'13"W
L7	62.75	S33°04'34"E
L8	48.00	S56°55'28"W
L9	100.79	S48°45'02"W
L10	135.83	S33°04'34"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	20.00	27.84	25.49	S72°40'05"E	79°11'03"
C2	530.00	151.35	150.83	N7°30'26"W	16°21'40"

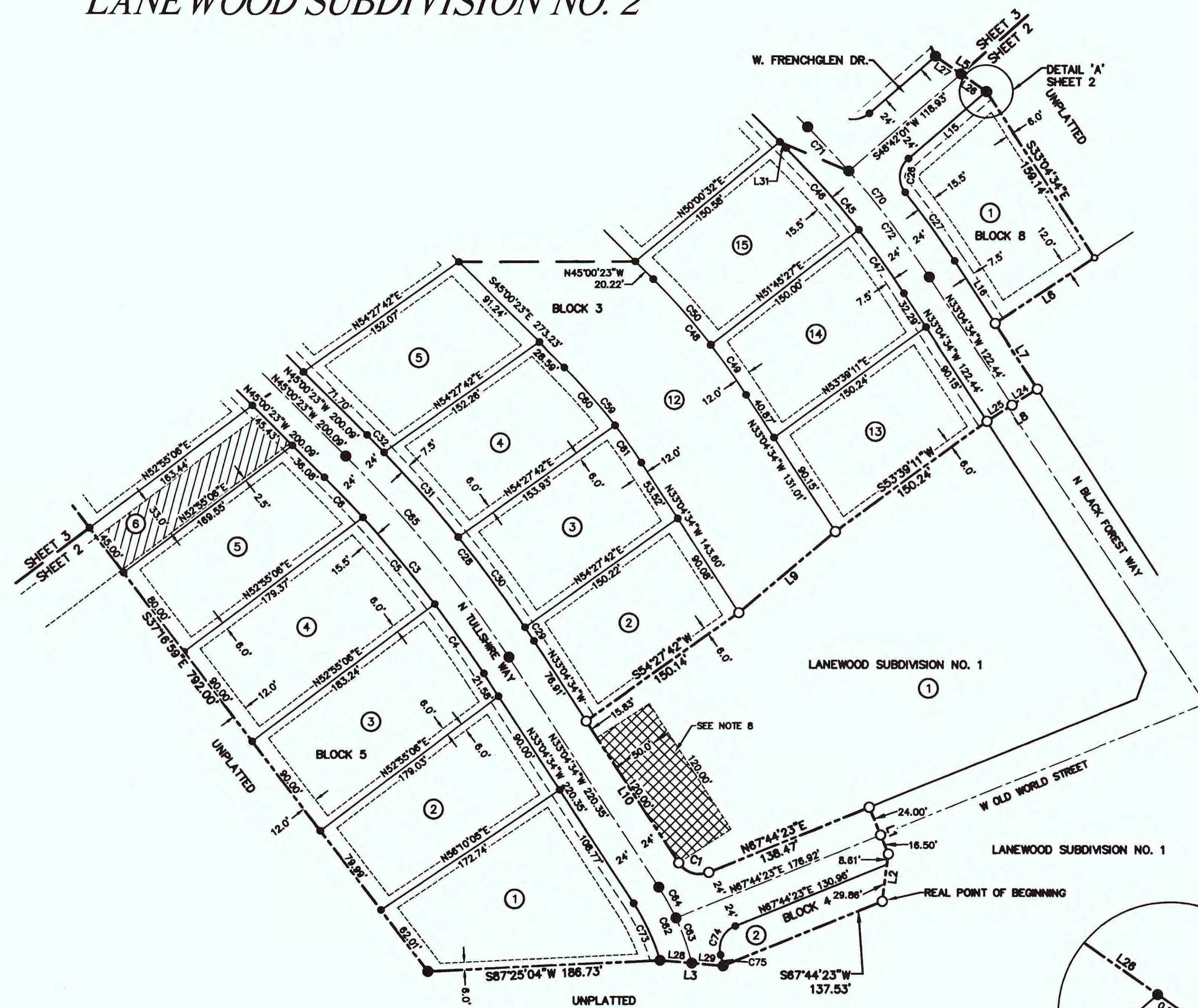
LEGEND	
○	FOUND 1/2" IRON PIN PLS 7729 REPLACED WITH 5/8" IRON PIN PLS 7729
○	FOUND 5/8" IRON PIN PLS 7729 UNLESS OTHERWISE NOTED
⊕	FOUND BRASS CAP MONUMENT
●	FOUND ALUMINUM CAP MONUMENT
○	SET 1/2" IRON PIN WITH CAP PLS 7729
●	SET 5/8" IRON PIN WITH CAP PLS 7729
---	SUBDIVISION BOUNDARY LINE
---	LOT LINE
---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	CENTERLINE
---	EASEMENT LINE
---	EXISTING ACHD PERMANENT EASEMENT INSTR. NO. 2017-055086.
○	LOT NO.
▨	EAGLE SEWER DISTRICT EASEMENT
▩	ACHD STORM DRAIN EASEMENT SEE NOTES 7 AND 8

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

JOB NO. 16-198
SHEET 1 OF 6

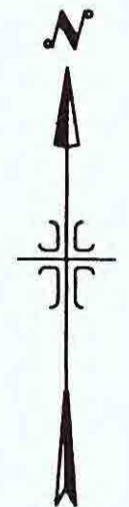
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LANEWOOD SUBDIVISION NO. 2

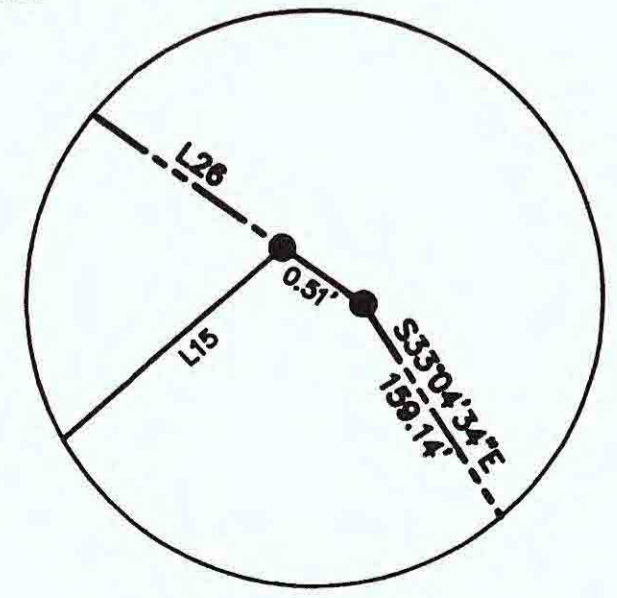


LEGEND

- FOUND 1/2" IRON PIN PLS 7729 REPLACED WITH 5/8" IRON PIN PLS 7729
- FOUND 5/8" IRON PIN PLS 7729 UNLESS OTHERWISE NOTED
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- SET 1/2" IRON PIN WITH CAP PLS 7729
- SET 5/8" IRON PIN WITH CAP PLS 7729
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING ACHD PERMANENT EASEMENT INSTR. NO. 2017055086.
- LOT NO.
- ▨ EAGLE SEWER DISTRICT EASEMENT
- ▩ ACHD STORM DRAIN EASEMENT SEE NOTES 7 AND 8



SCALE: 1" = 60'



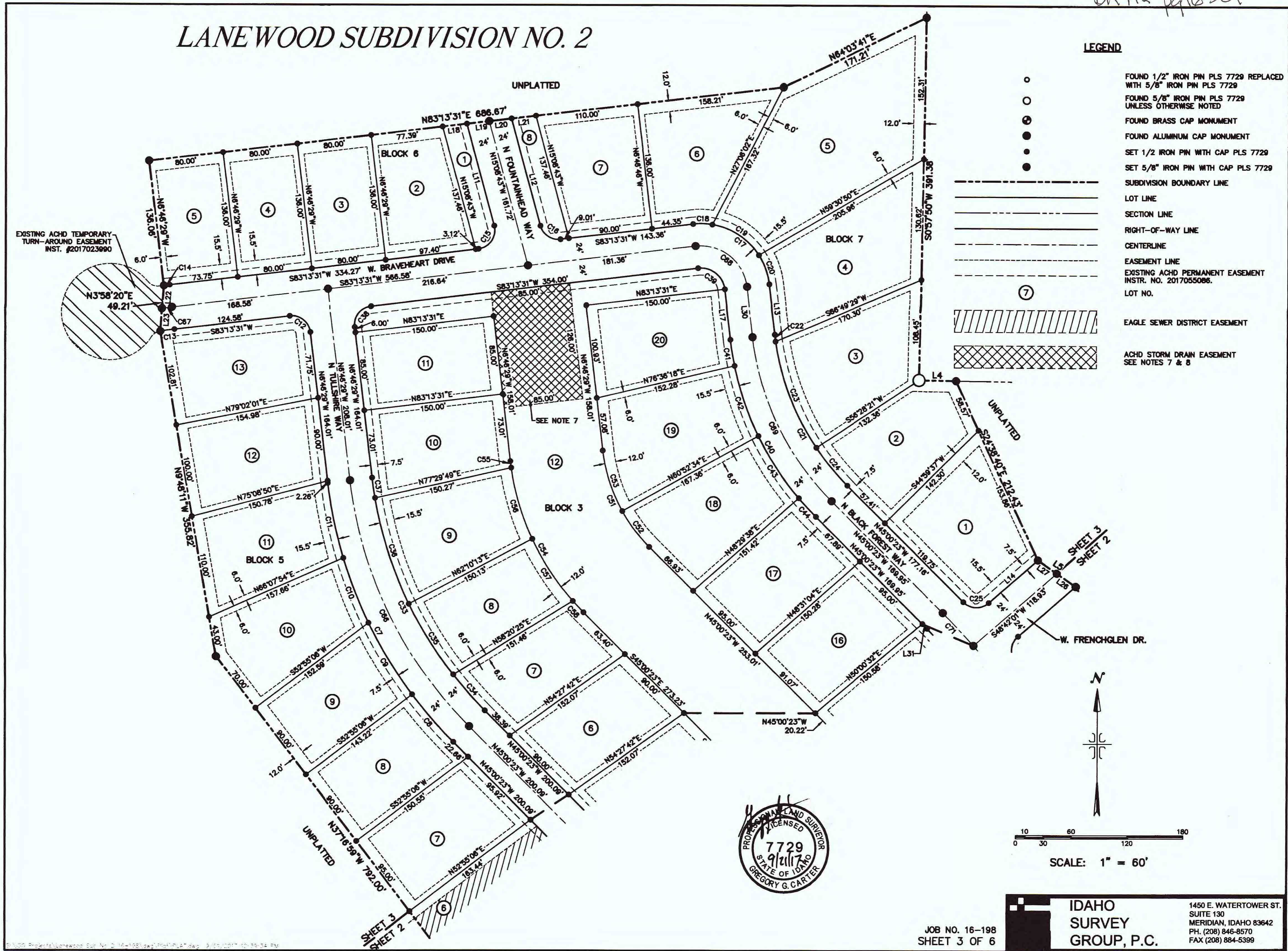
DETAIL 'A'

JOB NO. 16-198
SHEET 2 OF 6

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 PH. (208) 846-8570
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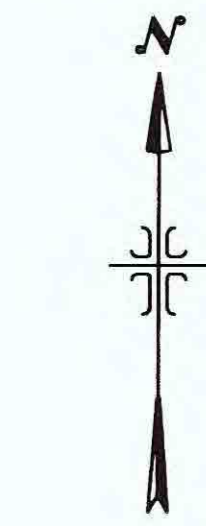
LANEWOOD SUBDIVISION NO. 2



EXISTING ACHD TEMPORARY TURN-AROUND EASEMENT INSTR. #2017023990

UNPLATTED

UNPLATTED



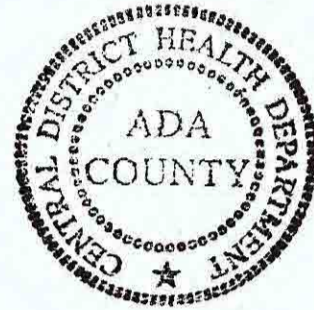
SHEET 3
SHEET 2

SHEET 3
SHEET 2

LANEWOOD SUBDIVISION NO. 2

HEALTH CERTIFICATE

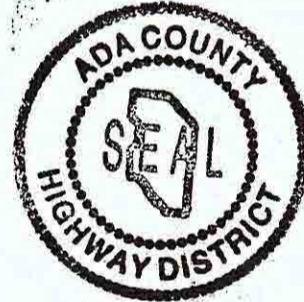
Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing Eagle Sewer District and Suez Water Idaho and the QLPE approval of the design plans and specifications and the conditions imposed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



Dani Padig REHS 4.12.17
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 June, 20 17.



Paul R. Wood
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.

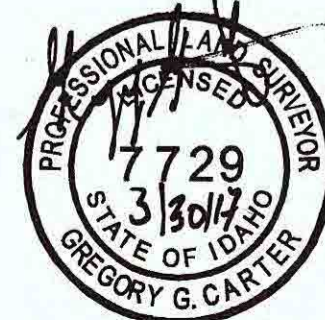
Chris M. Cook 7-12-2017
Eagle City Engineer Date

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 15th day of November, 20 16, this plat was approved and accepted.



for Shari Horton 7-27-17
City Clerk, Eagle, Idaho Date
Starm K. Bergmann



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.



Joseph L. Harting
County Surveyor
PLS 5359
9-21-2017

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.

9-22-2017
Date



Vicky McIntyre
County Treasurer
by deputy treasurer
Katei Wiley

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 CK Engineering at 2 Minutes past 4 O'clock P. M. on this 22 day of September 20 17, in Book 112 of plats at Pages 16299 - 16304.

Instrument No. 2017-89991

[Signature]
Deputy
Fee: 3100

Christopher D Rich
Ex-Officio Recorder