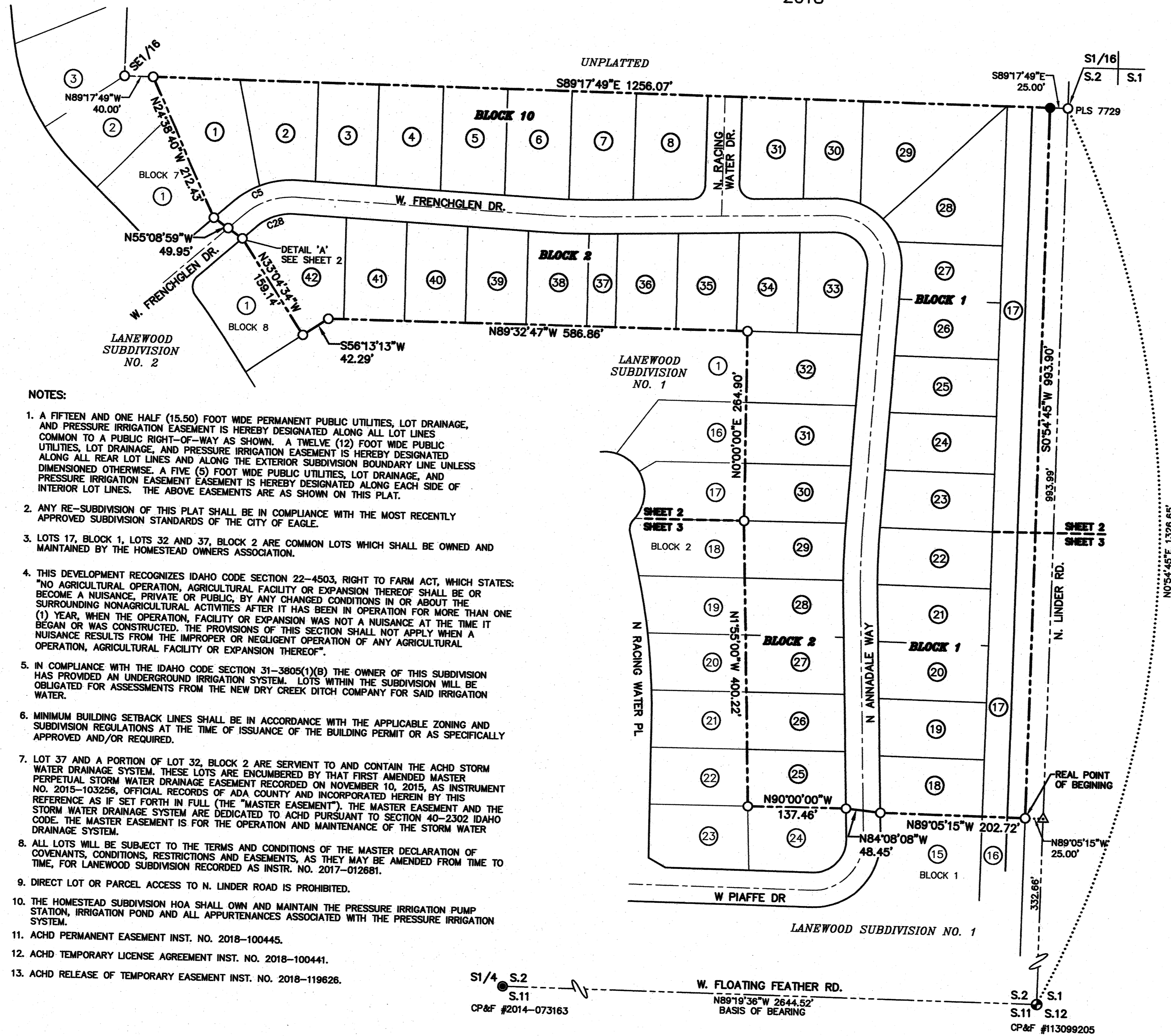


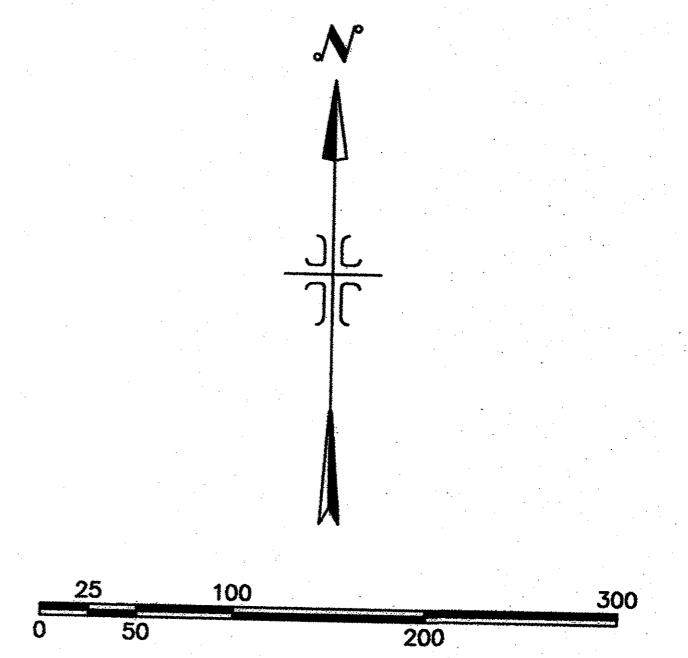
PLAT SHOWING LANEWOOD SUBDIVISION NO. 4

LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 2
T.4N., R.1W., B.M., EAGLE, ADA COUNTY, IDAHO
2018



NOTES:

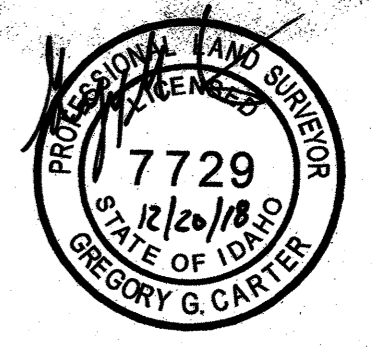
1. A FIFTEEN AND ONE HALF (15.50) FOOT WIDE PERMANENT PUBLIC UTILITIES, LOT DRAINAGE, AND PRESSURE IRRIGATION EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY AS SHOWN. A TWELVE (12) FOOT WIDE PUBLIC UTILITIES, LOT DRAINAGE, AND PRESSURE IRRIGATION EASEMENT IS HEREBY DESIGNATED ALONG ALL REAR LOT LINES AND ALONG THE EXTERIOR SUBDIVISION BOUNDARY LINE UNLESS DIMENSIONED OTHERWISE. A FIVE (5) FOOT WIDE PUBLIC UTILITIES, LOT DRAINAGE, AND PRESSURE IRRIGATION EASEMENT IS HEREBY DESIGNATED ALONG EACH SIDE OF INTERIOR LOT LINES. THE ABOVE EASEMENTS ARE AS SHOWN ON THIS PLAT.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF EAGLE.
3. LOTS 17, BLOCK 1, LOTS 32 AND 37, BLOCK 2 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY 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. IN COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805(1)(B) THE OWNER OF THIS SUBDIVISION HAS PROVIDED AN UNDERGROUND IRRIGATION SYSTEM. LOTS WITHIN THE SUBDIVISION WILL BE OBLIGATED FOR ASSESSMENTS FROM THE NEW DRY CREEK DITCH COMPANY FOR SAID IRRIGATION WATER.
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. LOT 37 AND A PORTION OF LOT 32, BLOCK 2 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCLUMBERED 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.
8. 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.
9. DIRECT LOT OR PARCEL ACCESS TO N. LINDER ROAD IS PROHIBITED.
10. THE HOMESTEAD SUBDIVISION HOA SHALL OWN AND MAINTAIN THE PRESSURE IRRIGATION PUMP STATION, IRRIGATION POND AND ALL APPURTENANCES ASSOCIATED WITH THE PRESSURE IRRIGATION SYSTEM.
11. ACHD PERMANENT EASEMENT INST. NO. 2018-100445.
12. ACHD TEMPORARY LICENSE AGREEMENT INST. NO. 2018-100441.
13. ACHD RELEASE OF TEMPORARY EASEMENT INST. NO. 2018-119626.



LEGEND

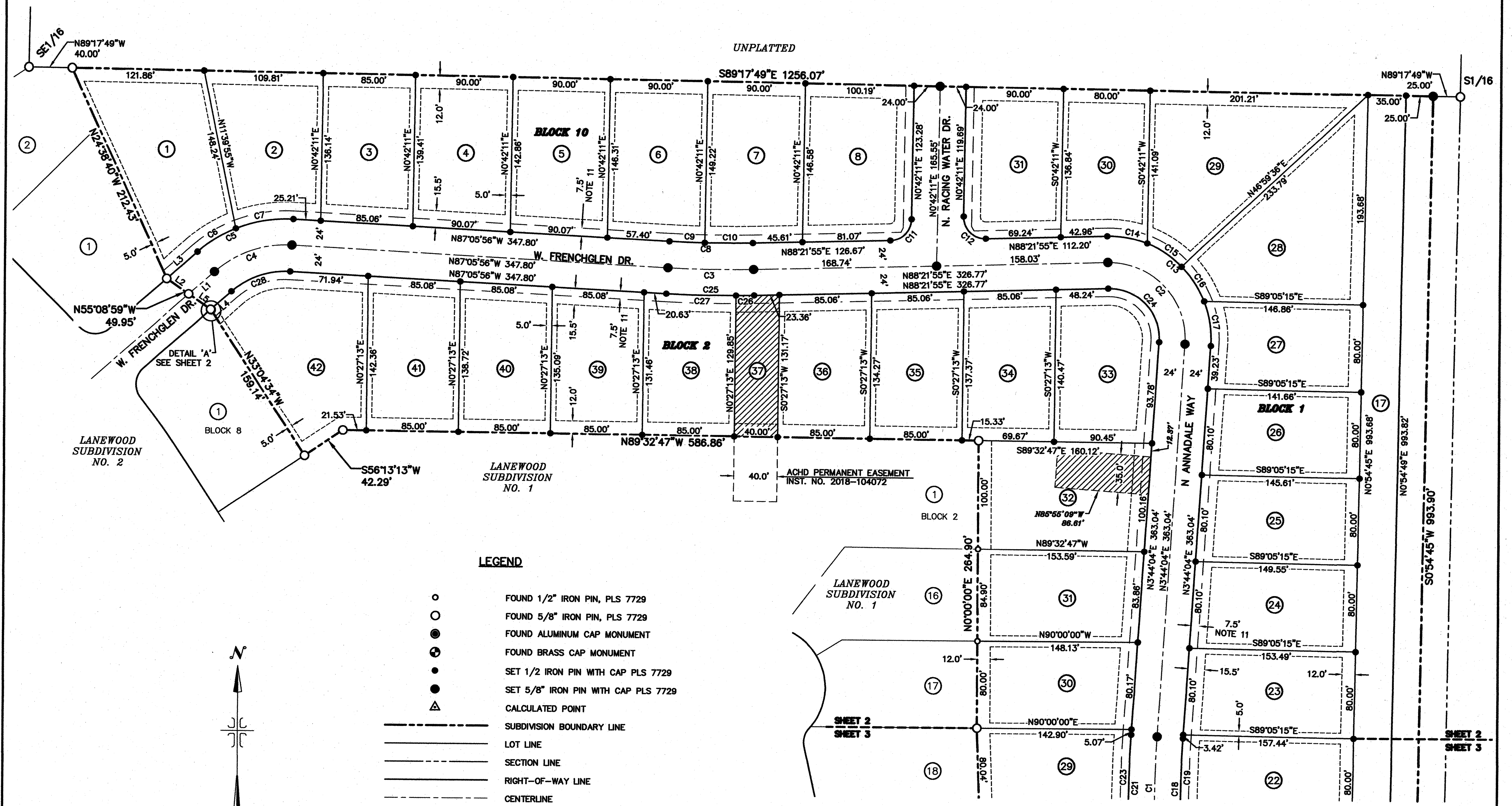
- FOUND 1/2" IRON PIN, PLS 7729
- FOUND 5/8" IRON PIN, PLS 7729
- FOUND ALUMINUM CAP MONUMENT
- ⊕ FOUND BRASS CAP MONUMENT
- SET 1/2" IRON PIN WITH CAP PLS 7729
- SET 5/8" IRON PIN WITH CAP PLS 7729
- △ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- ___ LOT LINE
- ___ SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- ▨ ACHD STORM DRAIN EASEMENT SEE NOTE 7
- ⑦ LOT NO.

SEE SHEET 3 FOR CURVE AND LINE DATA TABLE



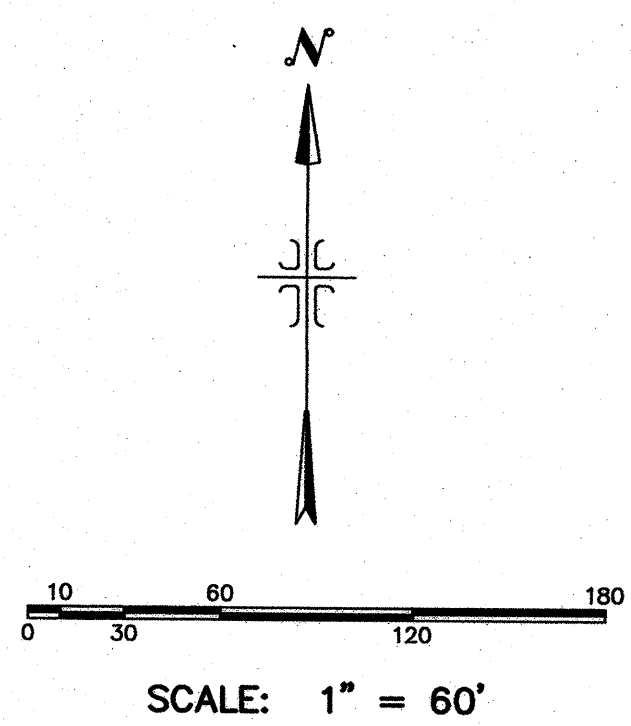
IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
PH. (208) 846-8570
FAX (208) 884-5399

LANEWOOD SUBDIVISION NO. 4

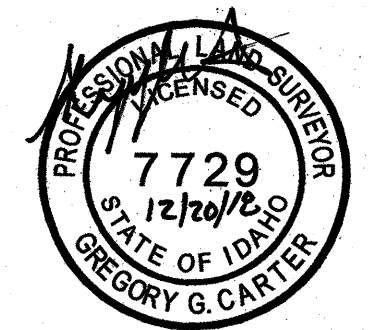
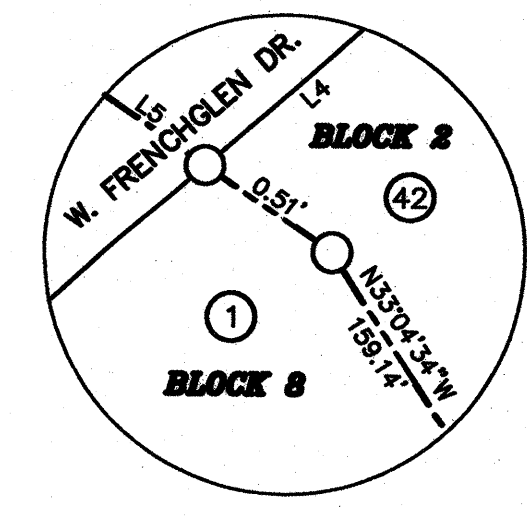


LEGEND

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- CENTERLINE
- EASEMENT LINE
- ACHD PERMANENT EASEMENT LINE SEE NOTE 11
- ACHD STORM DRAIN EASEMENT SEE NOTE 7
- ⑦ LOT NO.
- NS87°56'32"W 88.81' EASEMENT LINE DIMENSION



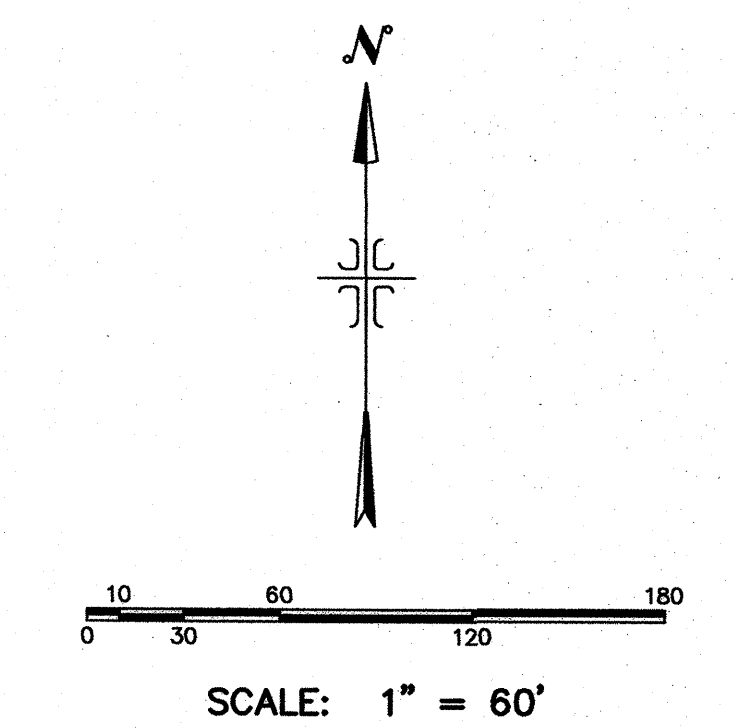
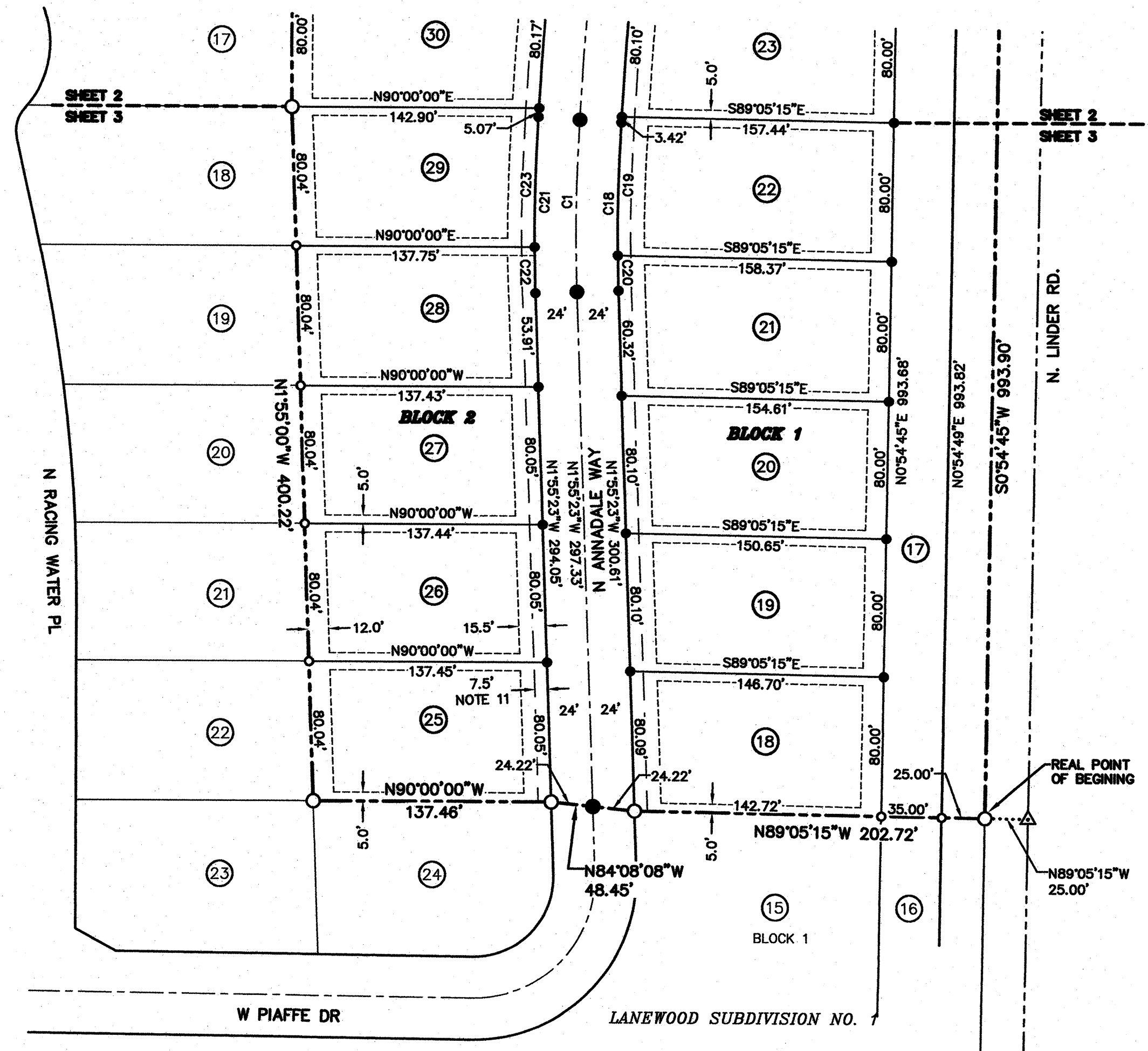
SEE SHEET 1 FOR NOTES
SEE SHEET 3 FOR CURVE AND LINE DATA TABLE



IDAHO SURVEY GROUP, LLC
 9955 W. EMERALD ST.
 BOISE, IDAHO 83704
 PH. (208) 846-8570
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P:\Lanewood Sub No 4 18-141\dwg\Plat\Lanewood Sub No 4.dwg 12/20/2018 10:18:29 AM

LANEWOOD SUBDIVISION NO. 4



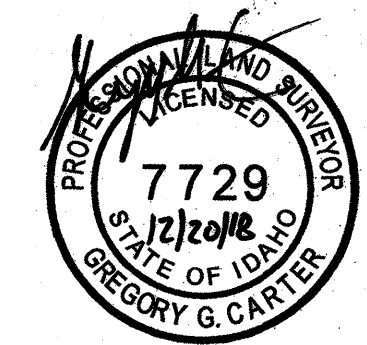
- LEGEND**
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 - CENTERLINE
 - EASEMENT LINE
 - ACHD PERMANENT EASEMENT LINE SEE NOTE 11
 - ACHD STORM DRAIN EASEMENT SEE NOTE 7
 - ⑦ LOT NO.

LINE TABLE		
LINE	LENGTH	BEARING
L1	31.50	S48°42'01"W
L2	24.72	N55°08'59"W
L3	37.42	S48°42'01"W
L4	25.59	S48°42'01"W
L5	24.72	N55°08'59"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA	
C1	1000.00	98.74	98.70	S0°54'21"W	5°39'27"	
C2	70.00	116.52	103.52	N43°57'00"W	95°22'10"	
C3	1000.00	78.17	78.15	S89°22'01"E	4°32'10"	
C4	100.00	77.15	75.25	S70°48'02"W	44°12'04"	
C5	124.00	95.66	93.31	S70°48'02"W	44°12'04"	
C6	124.00	41.49	41.30	S58°17'10"W	19°10'19"	
C7	124.00	54.17	53.74	S80°23'10"W	25°01'41"	
C8	976.00	77.10	77.08	S89°21'42"E	4°31'33"	
C9	976.00	32.65	32.65	S88°03'26"E	1°55'01"	
C10	976.00	44.44	44.44	N89°40'47"E	2°36'33"	
C11	20.00	30.60	27.70	N44°32'03"E	87°39'44"	
C12	20.00	32.23	28.86	S45°27'57"E	92°20'16"	
C13	94.00	156.46	139.02	N43°57'00"W	95°22'10"	
C14	94.00	37.81	37.56	N80°06'38"W	23°02'56"	

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA	
C15	94.00	38.43	38.16	N56°52'24"W	23°25'31"	
C16	94.00	38.44	38.17	N33°28'43"W	23°25'52"	
C17	94.00	41.78	41.43	N8°59'51"W	25°27'51"	
C18	976.00	96.37	96.33	S0°54'21"W	5°39'27"	
C19	976.00	76.61	76.59	S1°29'09"W	4°29'50"	
C20	976.00	19.77	19.76	S1°20'34"E	1°09'37"	
C21	1024.00	101.11	101.07	S0°54'21"W	5°39'27"	
C22	1024.00	26.12	26.12	S1°11'32"E	1°27'42"	
C23	1024.00	74.99	74.98	S1°38'12"W	4°11'46"	
C24	46.00	76.57	68.03	N43°57'00"W	95°22'10"	
C25	1024.00	81.07	81.05	S89°22'01"E	4°32'10"	
C26	1024.00	16.66	16.66	N88°49'53"E	0°55'56"	
C27	1024.00	64.41	64.40	S88°54'02"E	3°36'13"	
C28	76.00	58.63	57.19	S70°48'02"W	44°12'04"	

SEE SHEET 1 FOR NOTES



ISG IDAHO SURVEY GROUP, LLC
 9955 W. EMERALD ST.
 BOISE, IDAHO 83704
 PH. (208) 846-8570
 FAX (208) 884-5399

LANEWOOD SUBDIVISION NO. 4

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 the SE 1/4 of Section 2, T.4N., R.1W., 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 East boundary line of said Section 2 North 00°54'45" East, 332.66 feet;

thence leaving said East boundary line North 89°05'15" West, 25.00 feet to an angle point on the exterior boundary line of Lanewood Subdivision No. 1 as filed in Book 111 of Plats at Pages 16,025 through 16,029, records of Ada County, Idaho, point also being the **REAL POINT OF BEGINNING**;

thence along the exterior boundary line of said Lanewood Subdivision No. 1 for the following 7 courses and distances:

- thence North 89°05'15" West, 202.72 feet;
- thence North 84°08'08" West, 48.45 feet;
- thence North 90°00'00" West, 137.46 feet;
- thence North 01°55'00" West, 400.22 feet;
- thence North 00°00'00" East, 264.90 feet;
- thence North 89°32'47" West, 586.86 feet;
- thence South 56°13'13" West, 42.29 feet to the SE corner of Lot 1, Block 8 of Lanewood Subdivision No. 2 as filed in Book 112 of Plats at Pages 16,299 through 16,304, records of Ada County, Idaho;

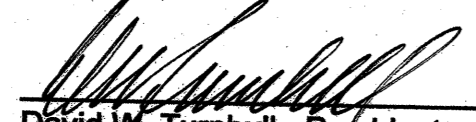
thence along the northeasterly boundary line of said Lanewood Subdivision No. 2 for the following 3 course and distances:

- thence North 33°04'34" West, 159.14 feet;
- thence North 55°08'59" West, 49.95 feet;
- thence North 24°38'40" West, 212.43 feet to a point on the North boundary line SE 1/4 of the SE 1/4 of said Section 2;

thence along said North boundary line South 89°17'49" East, 1,256.07 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, 993.90 feet to the **REAL POINT OF BEGINNING**. Containing 14.91 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

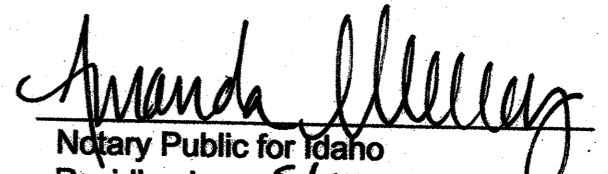
State of Idaho)
) s.s.
County of Ada)

On this 17th day of September, 2018, 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.

4/15/2023
My commission expires

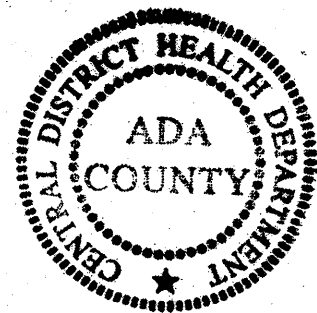
AMANDA MCCURRY
COMMISSION #29628
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 04/18/2023


Notary Public for Idaho
Residing in Star, Idaho

LANEWOOD SUBDIVISION NO. 4

HEALTH CERTIFICATE

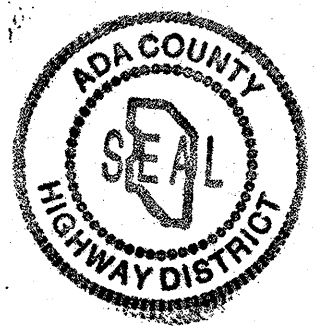
Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing Eagle Sewer District and Suez Water Idaho and the QLPE approval of the design plans and specifications and the conditions imposed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



Roni Badi REHS 10.3.18
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 14th day of November, 2018.



[Signature]
President ACHD

CERTIFICATE OF CITY ENGINEER

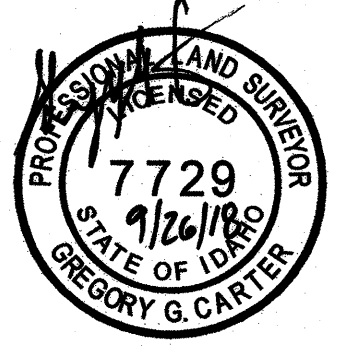
I, the undersigned, City Engineer in and for the City of Eagle, Ada County, Idaho, do hereby certify that I have checked this final plat and that the Eagle City requirements regarding final plats have been met.

Chris M. Carl 12-19-2018
Eagle City Engineer PE 16745 Date

APPROVAL OF CITY COUNCIL

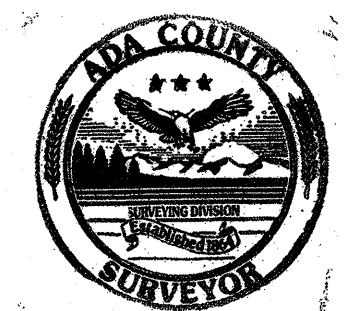
I, the undersigned, City Clerk in and for the City of Eagle, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the 24 day of July, 2018, this plat was approved and accepted.

Tracy E. Ordo for Sharon K. Bergmann
City Clerk, Eagle, Idaho Date 12/20/18



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



Joony L. Hastings
County Surveyor
PLS 5357
12-20-2018

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.

12-20-2018
Date



Elizabeth A. Mahn
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 Smith Brighton at 5 Minutes past 2 O'clock P.M. on this 20th day of December, 2018, in Book 115 of plats at Pages 17327-17331.

Instrument No. 2018-119864

A. Olson
Deputy

Christopher D. Cook
Ex-Officio Recorder

Fee: \$26.-