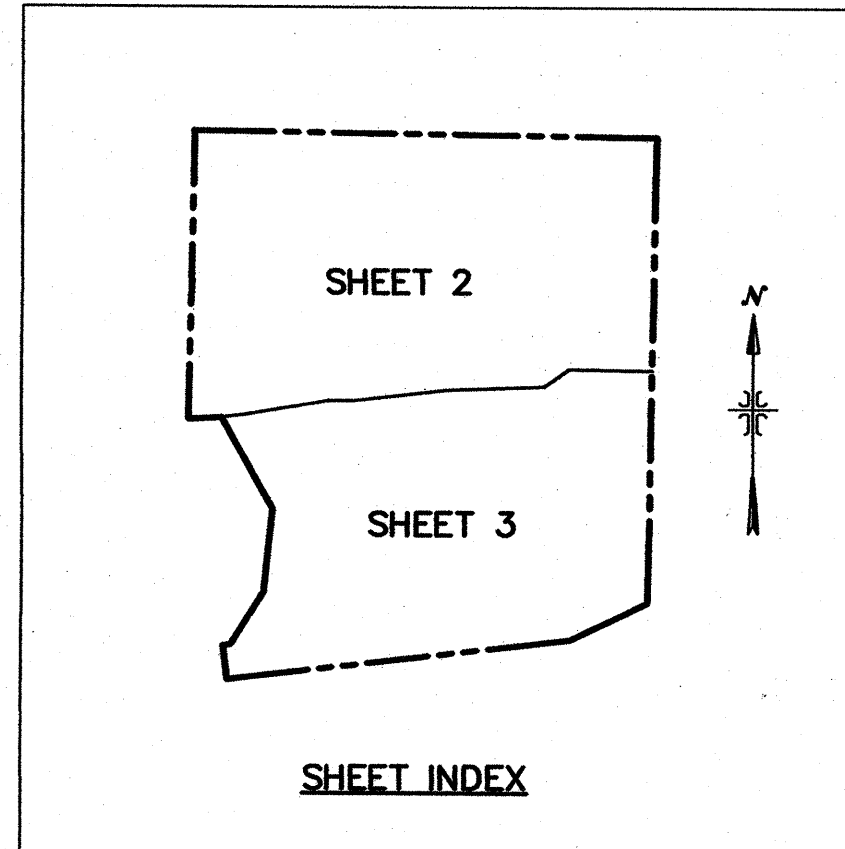
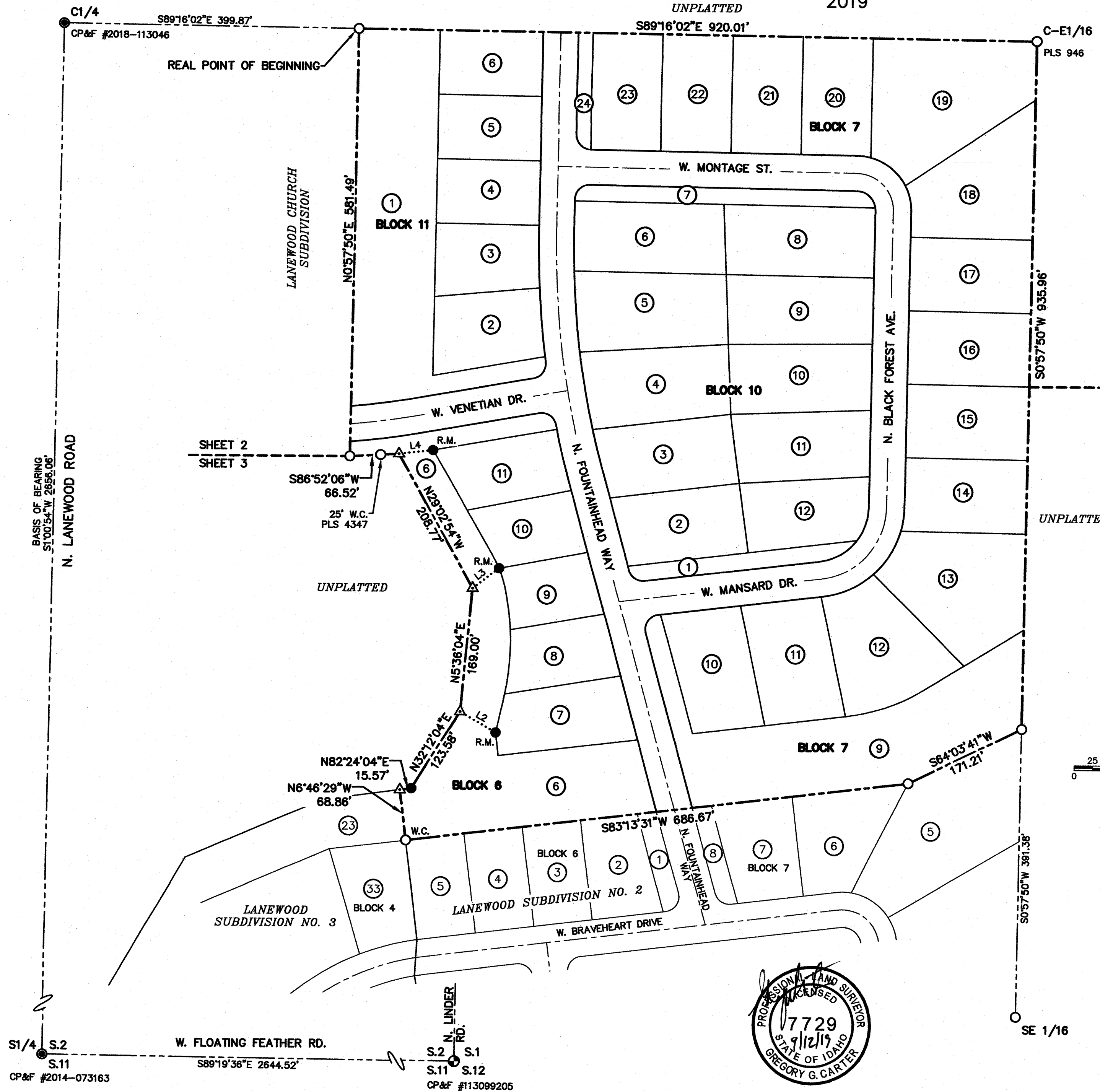


PLAT SHOWING
LANEWOOD SUBDIVISION NO. 5

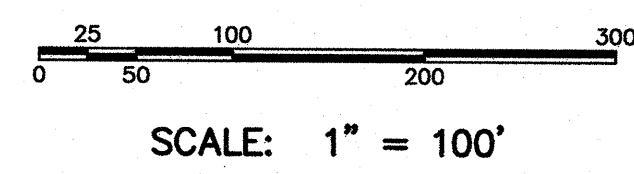
LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 2 T.4N., R.1W., B.M.
CITY OF EAGLE, ADA COUNTY, IDAHO
2019



LEGEND

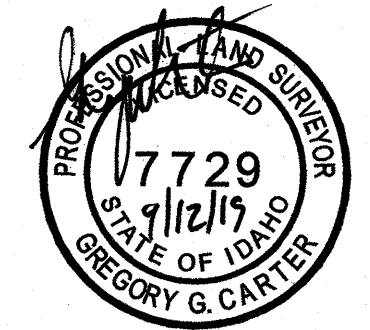
- FOUND 1/2" IRON PIN, PLS 7729, UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON PIN, PLS 7729, UNLESS OTHERWISE NOTED
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- SET 1/2" IRON PIN WITH CAP
- SET 5/8" IRON PIN WITH CAP
- △ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- ⑦ LOT NO.
- W.C. WITNESS CORNER
- R.M. REFERENCE MONUMENT

SEE SHEET 4 FOR NOTES.
SEE SHEET 4 FOR CURVE AND LINE DATA TABLE.



SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY SHOWN HEREON. THE PROPERTY IS ADJACENT TO LANEWOOD CHURCH SUBDIVISION, LANEWOOD SUBDIVISION NO. 2 AND LANEWOOD SUBDIVISION NO. 3. THE SUBJECT PROPERTY IS ALSO A PORTION OF THE PROPERTY SHOWN ON ROS 7499. ADJACENT PARCELS HAVE BEEN SURVEY PER ROS 1347 AND ROS 6581. MONUMENTATION FOUND PER THESE PLATS AND RECORD OF SURVEYS OF THE PROPERTY ARE IN SUBSTANTIAL AGREEMENT WITH THE MONUMENTATION SHOWN ON THESE SURVEYS AND WERE HELD AS CONTROLLING CORNERS FOR THIS PLAT.



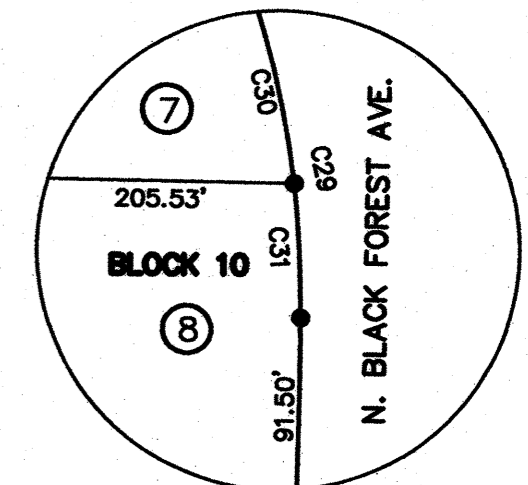
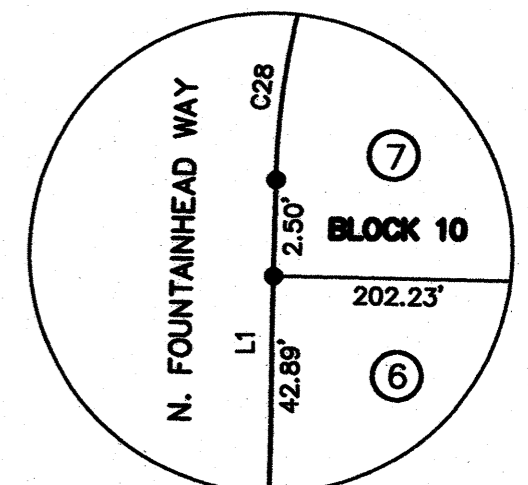
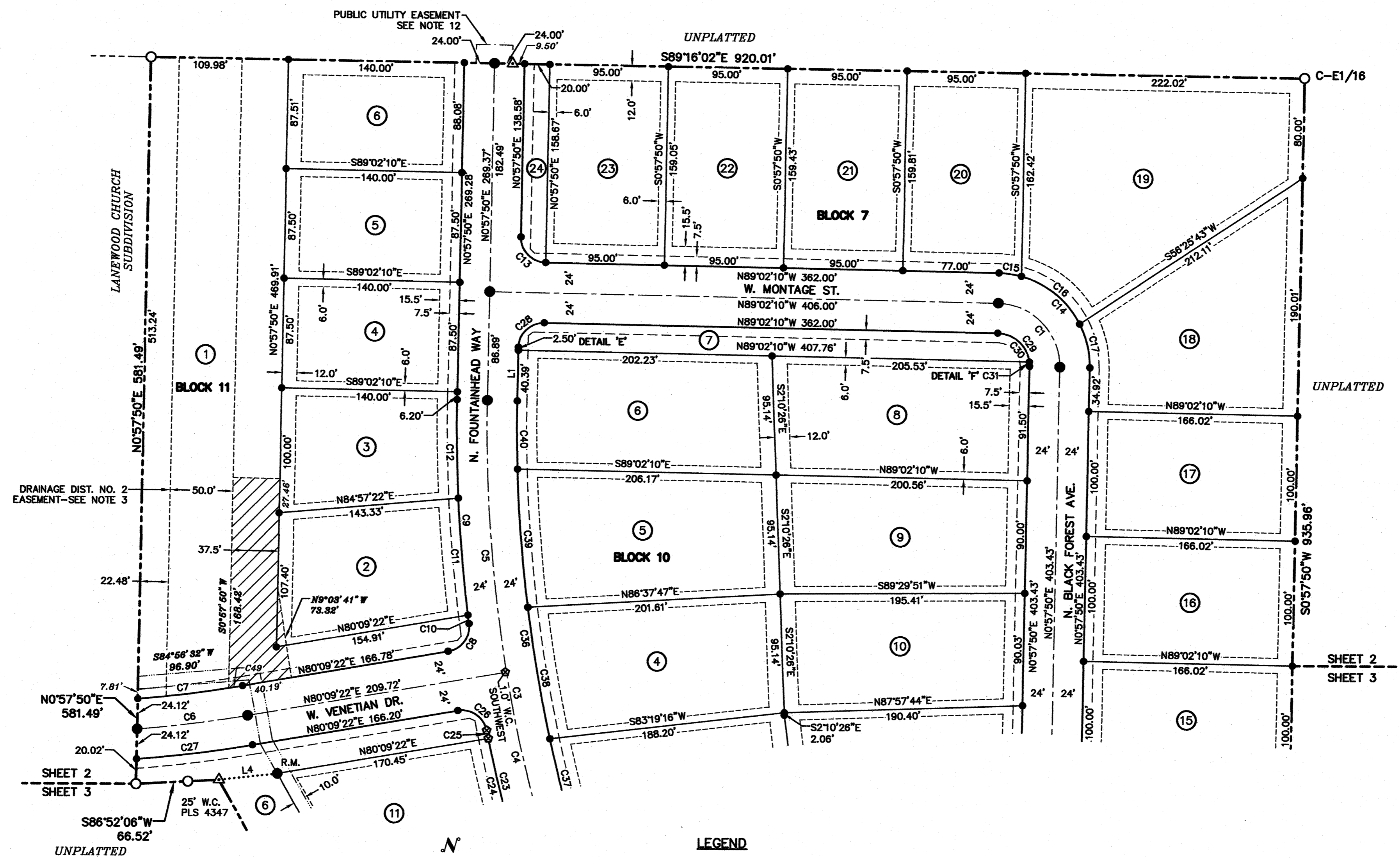
BOOK PAGE



9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

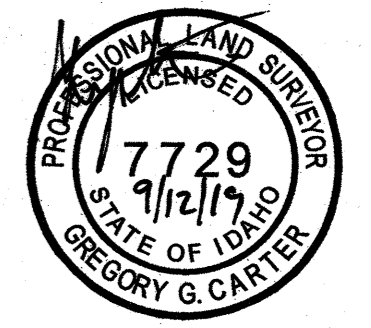
JOB NO. 18-369
SHEET 1 OF 6

LANEWOOD SUBDIVISION NO. 5



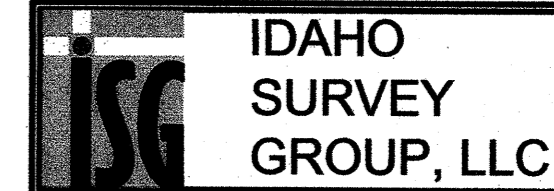
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- ⊕ FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
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- SET 5/8" IRON PIN WITH CAP
- ⊕ SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT
- △ CALCULATED POINT
- W.C. WITNESS CORNER
- R.M. REFERENCE MONUMENT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- - - EXISTING LOT LINE
- SECTION LINE
- - - RIGHT-OF-WAY LINE
- CENTERLINE
- - - EASEMENT LINE—SEE NOTE 1
- - - ACHD PERMANENT EASEMENT INST. NO. 2019-029033
- - - PUBLIC UTILITY EASEMENT INST. NO. 2019-033267
- - - PI EASEMENT INST. NO. 2019-006144
- LOT NO.
- EASEMENT DIMENSION
- - - ACHD STORM DRAIN EASEMENT SEE NOTE 7



SEE SHEET 4 FOR NOTES.
SEE SHEET 4 FOR CURVE AND LINE DATA TABLE.

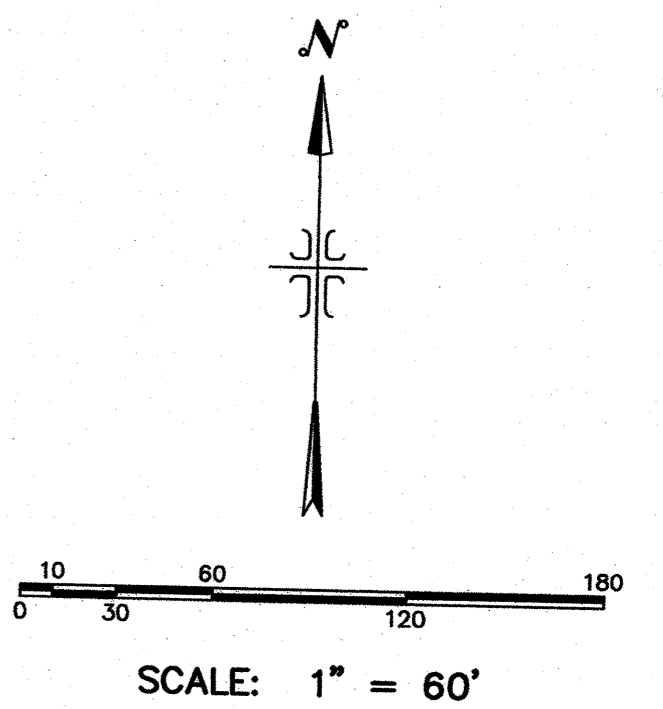
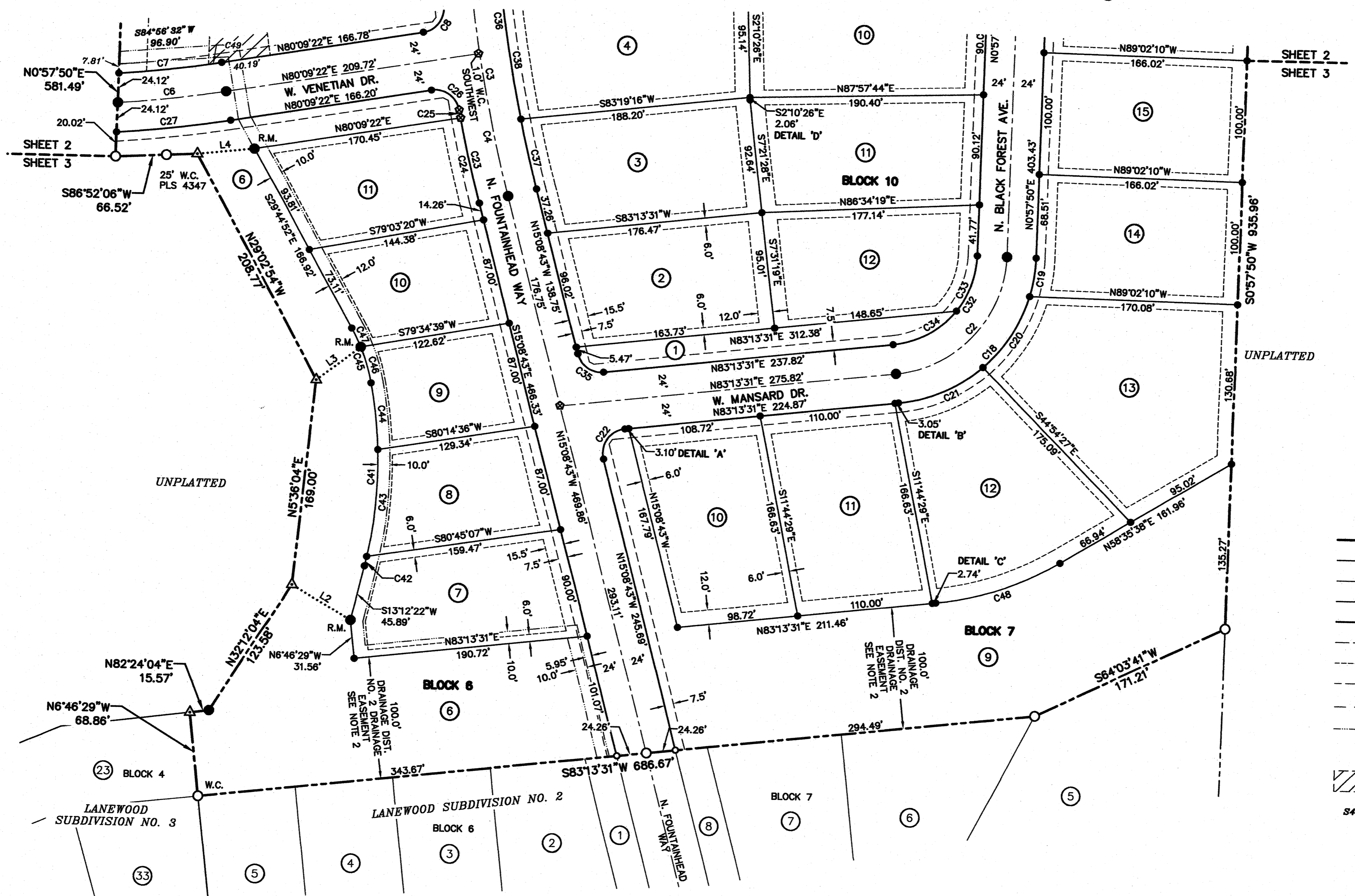
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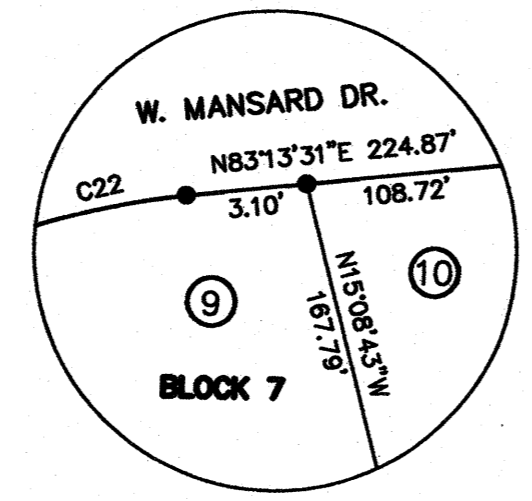
IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

JOB NO. 18-369
SHEET 2 OF 6

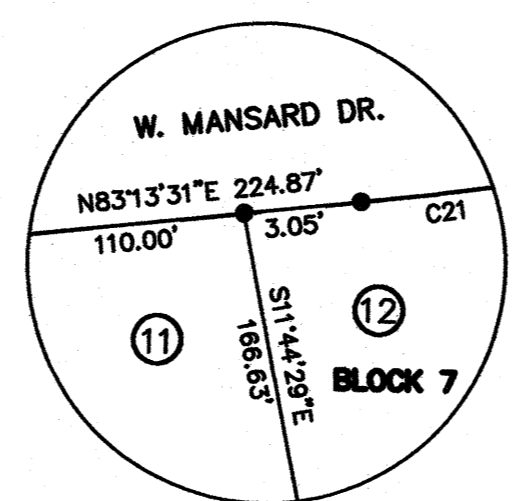
LANEWOOD SUBDIVISION NO. 5



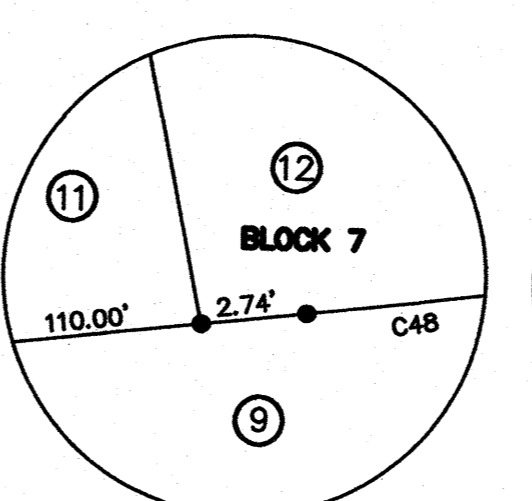
- LEGEND**
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 - △ CALCULATED POINT
 - SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - EXISTING LOT LINE
 - SECTION LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - EASEMENT LINE--SEE NOTE 1
 - ACHD PERMANENT EASEMENT INST. NO. 2019-029233
 - PUBLIC UTILITY EASEMENT INST. NO. 2019-033267
 - PI EASEMENT INST. NO. 2019-006144
 - ⑦ LOT NO.
 - /// ACHD STORM DRAIN EASEMENT SEE NOTE 7
 - 347°15'28"E 15.63' EASEMENT DIMENSION
 - W.C. WITNESS CORNER
 - R.M.. REFERENCE MONUMENT



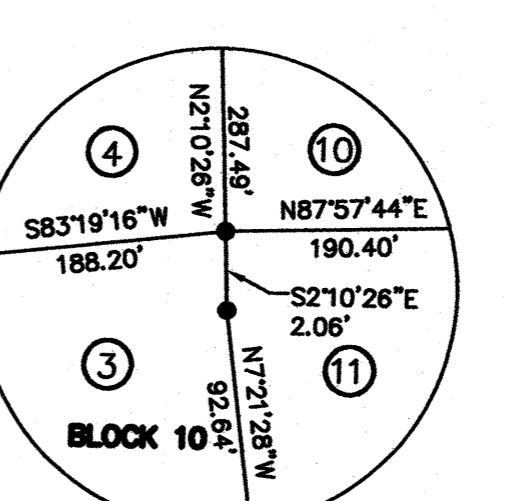
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SCALE: 1"=5'



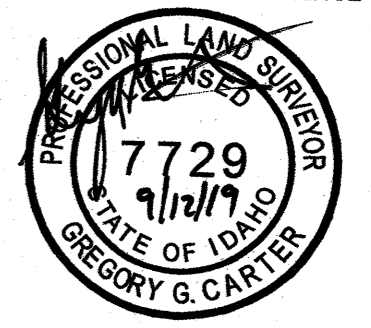
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DETAIL 'C'
SCALE: 1"=5'

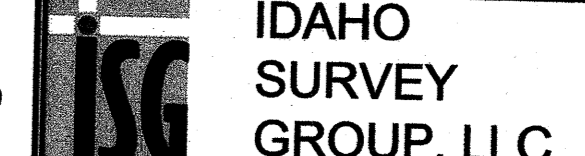


DETAIL 'D'
SCALE: 1"=5'



SEE SHEET 4 FOR NOTES.
SEE SHEET 4 FOR CURVE AND LINE DATA TABLE.

BOOK _____ PAGE _____



9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

LANEWOOD SUBDIVISION NO. 5


CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	50.00	78.54	70.71	N44°02'10"W	90°00'00"
C2	100.00	143.57	131.56	N42°05'40"E	82°15'41"
C3	1200.00	337.39	336.28	S7°05'27"E	16°06'33"
C4	1200.00	119.17	119.12	S12°18'01"E	5°41'24"
C5	1200.00	218.22	217.92	S4°14'45"E	10°25'09"
C6	1000.00	88.72	88.69	N82°41'52"E	5°05'01"
C7	976.00	84.19	84.16	N82°37'38"E	4°56'32"
C8	20.00	30.58	27.69	N36°21'26"E	87°35'52"
C9	1224.00	179.57	179.41	S3°14'20"E	8°24'20"
C10	1224.00	6.85	6.85	S7°16'54"E	0°19'14"
C11	1224.00	93.87	93.84	S4°55'28"E	4°23'38"
C12	1224.00	78.85	78.84	S0°52'55"E	3°41'28"
C13	20.00	31.42	28.28	S44°02'10"E	90°00'00"
C14	74.00	116.24	104.65	N44°02'10"W	90°00'00"
C15	74.00	18.18	18.14	N81°59'50"W	14°04'41"
C16	74.00	61.78	60.00	N51°02'30"W	47°49'59"
C17	74.00	36.28	35.92	N13°04'50"W	28°05'20"
C18	124.00	178.03	163.13	N42°05'40"E	82°15'41"
C19	124.00	31.84	31.76	N8°19'14"E	14°42'50"
C20	124.00	70.53	69.59	N31°58'22"E	32°35'26"
C21	124.00	75.65	74.49	N65°44'48"E	34°57'25"
C22	20.00	34.34	30.27	S34°02'24"W	98°22'14"
C23	1224.00	77.96	77.95	S13°19'14"E	3°38'58"
C24	1224.00	71.38	71.37	S13°28'28"E	3°20'30"
C25	1224.00	6.58	6.58	S11°38'59"E	0°18'29"
C26	20.00	30.84	27.87	N55°40'12"W	88°20'54"
C27	1024.00	93.26	93.23	N82°45'54"E	5°13'05"
C28	20.00	31.42	28.28	S45°57'50"W	90°00'00"
C29	26.00	40.84	36.77	N44°02'10"W	90°00'00"
C30	26.00	37.33	34.21	N47°54'16"W	82°15'49"
C31	26.00	3.51	3.51	N2°54'16"W	7°44'11"
C32	76.00	109.12	99.98	N42°05'40"E	82°15'41"
C33	76.00	49.09	48.24	N19°28'00"E	37°00'21"
C34	76.00	60.03	58.48	N60°35'51"E	45°15'20"
C35	20.00	28.49	26.14	S55°57'36"E	81°37'46"
C36	1176.00	330.64	329.55	S7°05'27"E	16°06'33"
C37	1176.00	58.58	58.57	S13°43'06"E	2°51'14"
C38	1176.00	106.67	106.63	S9°41'35"E	5°11'49"
C39	1176.00	110.78	110.72	S4°23'46"E	5°23'47"
C40	1176.00	54.63	54.63	S0°22'02"E	2°39'43"
C41	350.00	151.18	150.01	N0°49'55"E	24°44'54"
C42	350.00	7.92	7.92	N12°33'29"E	1°17'48"
C43	350.00	88.22	87.98	N4°41'21"E	14°26'28"
C44	350.00	55.04	54.99	N7°02'13"W	9°00'39"
C45	150.00	47.66	47.46	N20°38'42"W	18°12'20"
C46	150.00	30.59	30.54	N17°23'03"W	11°41'02"
C47	150.00	17.07	17.06	N26°29'13"W	6°31'17"
C48	250.00	107.47	106.65	N70°54'35"E	24°37'52"
C49	976.00	10.97	10.97	N80°28'41"E	0°38'39"

LINE TABLE		
LINE	LENGTH	BEARING
L1	42.89	N0°57'50"E
L2	56.11	S59°58'53"E
L3	45.03	N52°17'30"E
L4	46.86	N83°35'21"E

NOTES:

- 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 SIX (6) 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.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF EAGLE.
- LOTS 6, BLOCK 6; LOTS 9 AND 24, BLOCK 7; LOTS 1 AND 7, BLOCK 10; LOT 1, BLOCK 11 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE HOMESTEAD OWNERS ASSOCIATION. ALL COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT. LOT 6, BLOCK 6, LOT 9, BLOCK 7 AND LOT 1 BLOCK 11 SHALL BE SUBJECT TO AN OPERATION AND MAINTENANCE EASEMENT IN FAVOR OF DRAINAGE DISTRICT NO. 2.
- 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."
- 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.
- 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.
- A PORTION OF LOT 1, BLOCK 11 IS SERVIENT TO AND CONTAINS THE ACHD STORM WATER DRAINAGE SYSTEM. THIS LOT IS 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.
- 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.
- THE HOMESTEAD SUBDIVISION HOA SHALL OWN AND MAINTAIN ALL APPURTENANCES ASSOCIATED WITH THE PRESSURE IRRIGATION SYSTEM.
- ACHD PERMANENT EASEMENT INST. NO. 2019-029033
- ACHD TEMPORARY LICENSE AGREEMENT INST. NO. 2019-065432
- PUBLIC UTILITY EASEMENT INST. NO. 2019-033267
- PRESSURE IRRIGATION EASEMENT INST. NO. 2019-006144.
- DRAINAGE DISTRICT NO. 2 LICENSE AGREEMENT INST. NO. 2019-082063.




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

LANEWOOD SUBDIVISION NO. 5

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 NW 1/4 of the SE 1/4 of Section 2, T.4N., R.1W., B.M., City of Eagle, Ada County, Idaho being more particularly described as follows:

Commencing at the C1/4 corner of said Section 2, said point also being the NW corner of Lanewood Church Subdivision as filed in Book 116 of Plats at Pages 17,379 through 17,381, records of Ada County, Idaho, from which the S1/4 corner of said Section 2 bears South 01°00'54" West, 2656.06 feet;

thence along the East-West centerline of said Section 2 and the North boundary line of said Lanewood Church Subdivision South 89°16'02" East, 399.87 feet to the NE corner of said Lanewood Church Subdivision, said point also being the **REAL POINT OF BEGINNING**;

thence continuing along said East-West centerline South 89°16'02" East, 920.01 feet to the C-E 1/16 corner of said Section 2;

thence along the East boundary line of the NW 1/4 of the SE 1/4 of said Section 2 South 00°57'50" West, 935.96 feet to the NE corner 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 northerly boundary line of said Lanewood Subdivision No. 2 the following 2 courses and distances:

thence leaving said East boundary line South 64°03'41" West, 171.21 feet;

thence South 83°13'31" West, 686.67 feet to the NW corner of said Lanewood Subdivision No. 2;

thence along the easterly boundary line of Lot 23, Block 4 of Lanewood Subdivision No. 3 as filed in Book 114 of Plats at Pages 16,992 through 16,998, records of Ada County, Idaho North 06°46'29" West, 68.86 feet to the NE corner of said Lot 23;

thence leaving said easterly boundary line North 82°24'04" East, 15.57 feet;

thence North 32°12'04" East, 123.58 feet;

thence North 05°36'04" East, 169.00 feet;


thence North 29°02'54" West, 208.77 feet;

thence South 86°52'06" West, 66.52 feet to the SE corner of said Lanewood Church Subdivision;

thence along the West boundary line of said Lanewood Church Subdivision North 00°57'50" East, 581.49 feet to the **REAL POINT OF BEGINNING**. Containing 20.58 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.

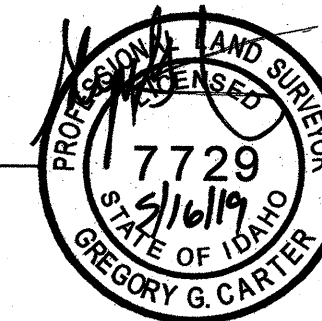
Smith Brighton Inc.


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

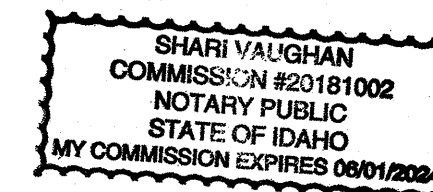
ACKNOWLEDGMENT


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

On this 24th day of May, 2019, 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.

6-1-2024
My commission expires



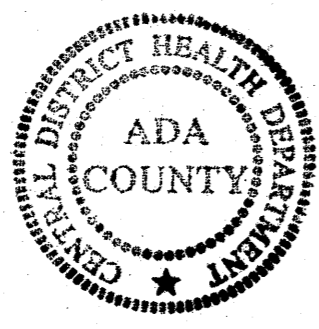

Notary Public for Idaho
Residing in Eagle, Idaho



LANEWOOD SUBDIVISION NO. 5

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.



Don Peck REHS 6.5.19
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 29th day of July, 2019.



Shirley M. Hendrick
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.

David M. Coats 8-15-2019
Eagle City Engineer PE16745 Date

APPROVAL OF CITY COUNCIL

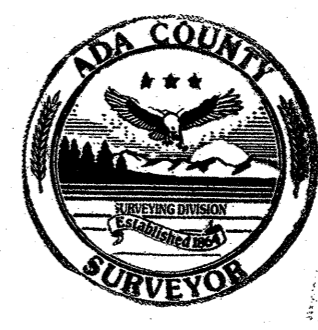
I, the undersigned, City Clerk in and for the City of Eagle, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the 9th day of April, 2019, this plat was approved and accepted.



Lucy E. Ohman for Sharon K. Bergmann
City Clerk, Eagle, Idaho Date 9/12/19

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.



Jerry L. Blasting
County Surveyor
PLS 5359
9-19-2019

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.



9-19-2019
Date

Beth Mahr
County Treasurer
Signed by
City & Town
Deputy Treasurer

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 Bright at 13 Minutes past 3 O'clock P.M. on this 19th day of September 2019, in Book 116 of plats at Pages PL118-17083.

Instrument No. 2019-089114

[Signature]
Deputy
Fee: 83.00

Phil McBane
Ex-Officio Recorder

