

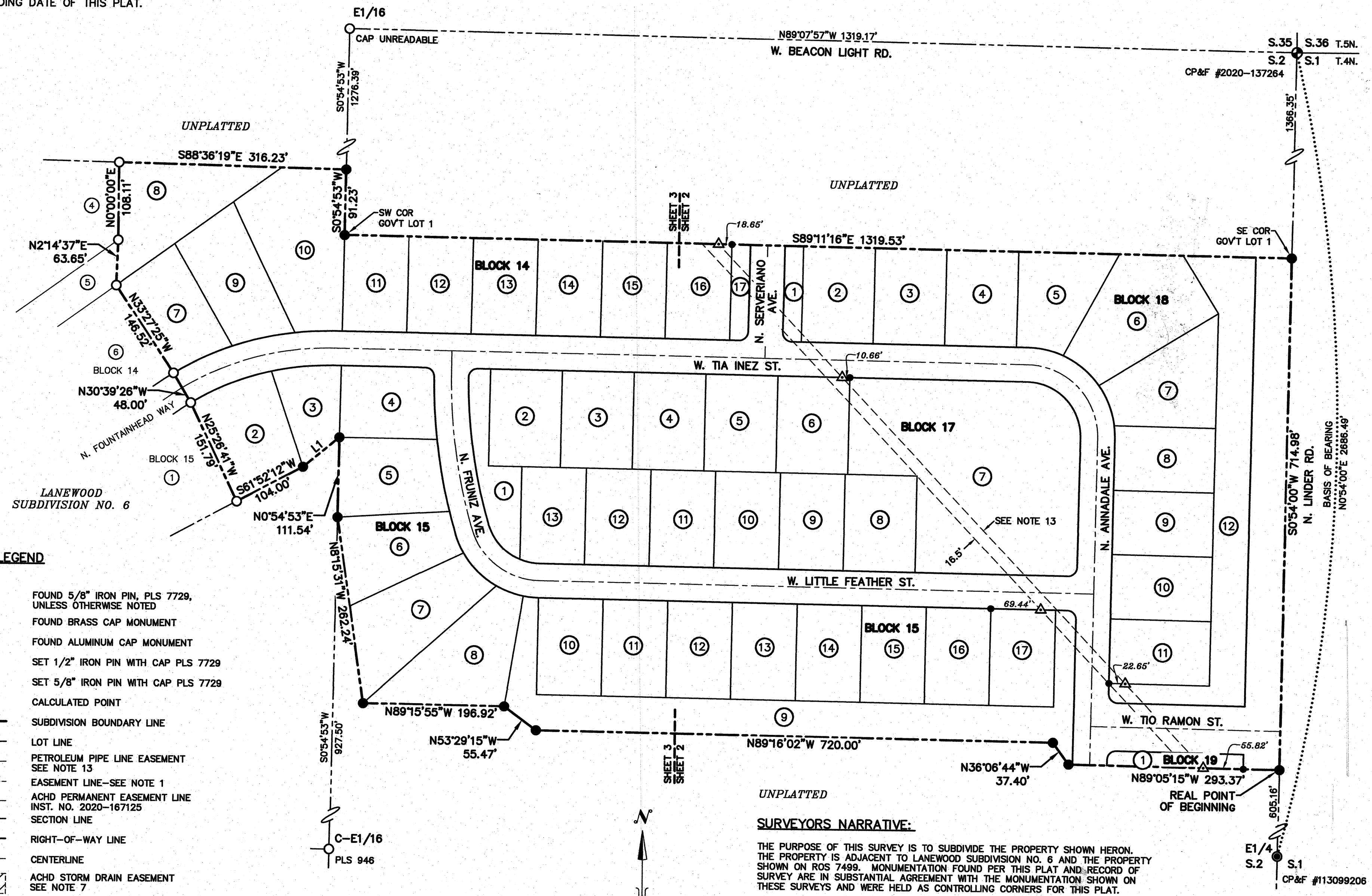
BK 120 pg 18829

PLAT SHOWING LANEWOOD SUBDIVISION NO. 7

LOCATED IN THE NE 1/4 OF SECTION 2 T.4N., R.1W., B.M.
CITY OF EAGLE, ADA COUNTY, IDAHO
2021

MONUMENT CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS BEING RECORDED UNDER THE PROVISIONS OF IDAHO CODE 50-1331 THROUGH 50-1333 AND THAT ALL INTERIOR MONUMENTS WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT.



LEGEND

- 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
- △ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- PETROLEUM PIPE LINE EASEMENT SEE NOTE 13
- EASEMENT LINE-SEE NOTE 1
- ACHD PERMANENT EASEMENT LINE INST. NO. 2020-167125
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- ACHD STORM DRAIN EASEMENT SEE NOTE 7
- ACHD PERMANENT EASEMENT INST. NO. 2021-001543
- ⑦ LOT NO.
- EASEMENT DIMENSION
- EXISTING SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	65.30	S50°37'02"W

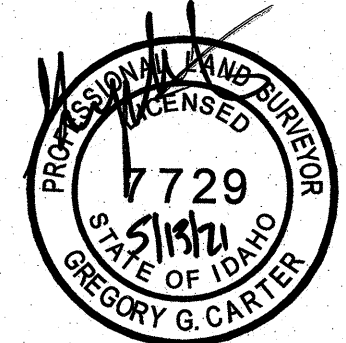
SEE SHEET 4 FOR NOTES, CURVE AND LINE DATA TABLE.

SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY SHOWN HERON. THE PROPERTY IS ADJACENT TO LANEWOOD SUBDIVISION NO. 6 AND THE PROPERTY SHOWN ON ROS 7499. MONUMENTATION FOUND PER THIS PLAT AND RECORD OF SURVEY ARE IN SUBSTANTIAL AGREEMENT WITH THE MONUMENTATION SHOWN ON THESE SURVEYS AND WERE HELD AS CONTROLLING CORNERS FOR THIS PLAT.



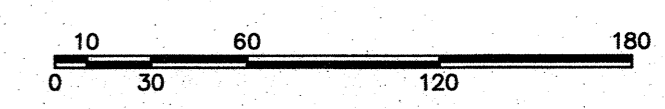
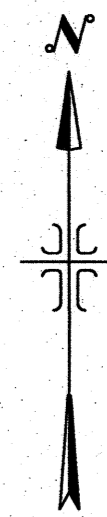
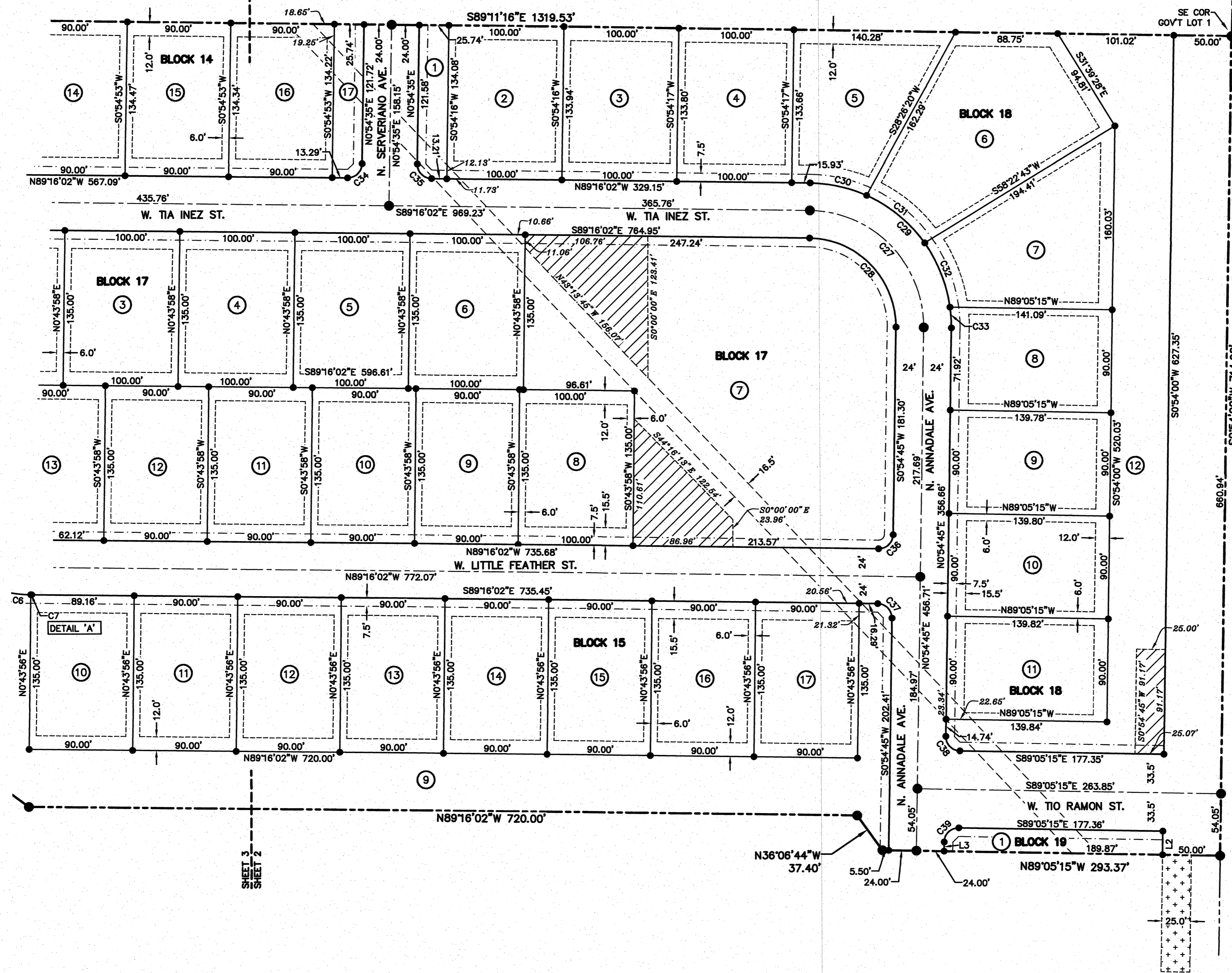
SCALE: 1" = 100'



JOB NO. 20-099
SHEET 1 OF 6

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

LANEWOOD SUBDIVISION NO. 7



SCALE: 1" = 60'

LEGEND

- 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
- CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- PETROLEUM PIPE LINE EASEMENT SEE NOTE 13
- EASEMENT LINE-SEE NOTE 1
- ACHD PERMANENT EASEMENT LINE INST. NO. 2020-167125 SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- ACHD STORM DRAIN EASEMENT SEE NOTE 7
- ACHD PERMANENT EASEMENT INST. NO. 2021-001543
- LOT NO.
- EASEMENT DIMENSION
- EXISTING SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE

SEE SHEET 4 FOR NOTES CURVE AND LINE DATA TABLE.

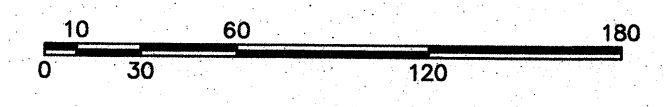
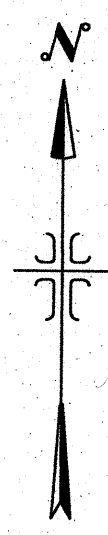
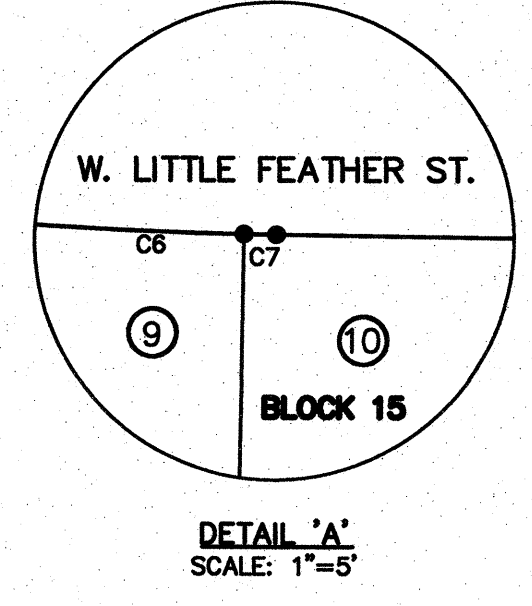
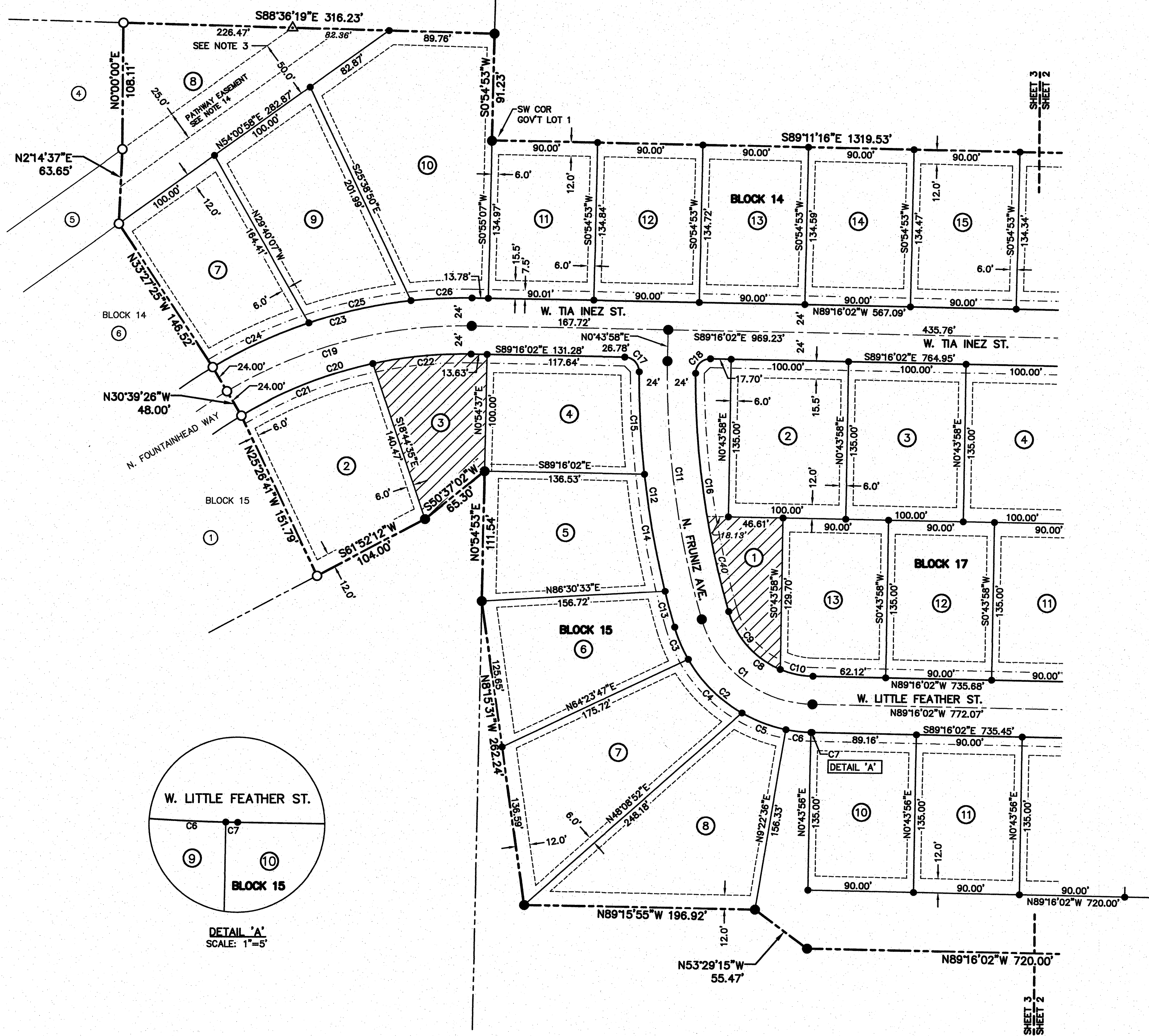


ISG IDAHO SURVEY GROUP, LLC
 9955 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570

JOB NO. 20-099
SHEET 2 OF 6

PK 120 Pg 18831

LANEWOOD SUBDIVISION NO. 7

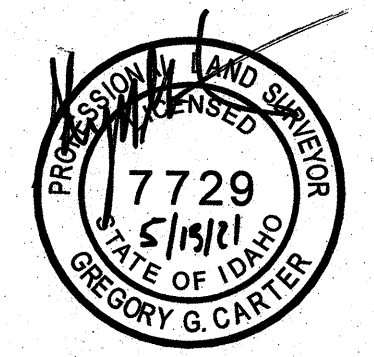


SCALE: 1" = 60'

LEGEND

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- ⊙ 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
- △ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- - - PETROLEUM PIPE LINE EASEMENT SEE NOTE 13
- - - EASEMENT LINE-SEE NOTE 1
- - - ACHD PERMANENT EASEMENT LINE INST. NO. 2020-167125
- - - SECTION LINE
- - - RIGHT-OF-WAY LINE
- - - CENTERLINE
- ▨ ACHD STORM DRAIN EASEMENT SEE NOTE 7
- ⑦ LOT NO.
- 20.25' EASEMENT DIMENSION
- EXISTING SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE

SEE SHEET 4 FOR NOTES CURVE AND LINE DATA TABLE.



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

PK 120 Pg 18832

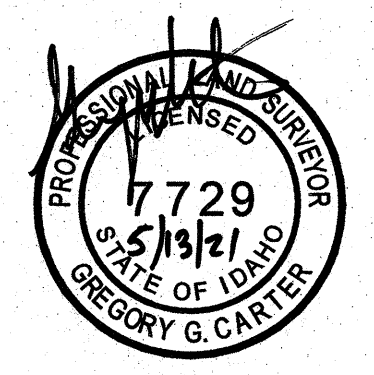
LANEWOOD SUBDIVISION NO. 7

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 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.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE APPLICABLE CITY OF EAGLE SUBDIVISION REGULATIONS IN EFFECT AT THE SAME TIME OF THE RE-SUBDIVISION.
3. LOTS 8 AND 17, BLOCK 14; LOTS 3 AND 9, BLOCK 15; LOTS 1 AND 7, BLOCK 17; LOTS 1 AND 12, BLOCK 18; LOT 1, BLOCK 19 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. A PORTION OF LOT 8, BLOCK 14, SHALL BE SUBJECT TO A FIFTY (50) FOOT OPERATION AND MAINTENANCE EASEMENT IN FAVOR OF DRAINAGE DISTRICT NO. 2 AS SHOWN ON THIS PLAT.
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 CITY OF EAGLE ZONING CODE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED.
7. ALL OF LOT 3, BLOCK 15; A PORTION OF LOTS 1 AND 7, BLOCK 17; AND A PORTION OF LOT 12, BLOCK 18 ARE SERVIENT TO AND CONTAINS 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.
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 HOMESTEAD SUBDIVISION a.k.a. LANEWOOD SUBDIVISION RECORDED AS INSTR. NO. 2017-012681. THE HOMEOWNERS ASSOCIATION CANNOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF EAGLE.
9. THE HOMESTEAD SUBDIVISION HOA SHALL OWN AND MAINTAIN ALL APPURTENANCES ASSOCIATED WITH THE PRESSURE IRRIGATION SYSTEM.
10. ACHD TEMPORARY LICENSE AGREEMENT INST. NO. 2020-159065.
11. DIRECT VEHICULAR ACCESS TO LINDER ROAD IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF EAGLE.
12. DEVELOPMENT OF THIS PROPERTY SHALL BE IN CONFORMANCE WITH THE DEVELOPMENT AGREEMENT ASSOCIATED WITH RZ-08-19 OR ANY SUBSEQUENT MODIFICATIONS.
13. SALT LAKE PIPE LINE COMPANY EASEMENT INSTRUMENT NO. 292516.
14. LOT 8, BLOCK 14 SHALL BE SUBJECT TO A TWENTY FIVE (25') FOOT WIDE CITY OF EAGLE PATHWAY EASEMENT FOR A TEN (10) FOOT WIDE PAVED PATHWAY AS SHOWN, INST. NO. 2021-053482.
15. THE SUBDIVISION NAME, HOMESTEAD SUBDIVISION, IS USED AS AN ALIAS FOR THE HOME OWNERS ASSOCIATION AND IN THE CC&R'S FOR THIS SUBDIVISION.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	100.00	127.22	118.81	S52°49'18"E	72°53'29"
C2	124.00	157.75	147.33	S52°49'18"E	72°53'29"
C3	124.00	29.86	29.79	S23°16'29"E	13°47'51"
C4	124.00	65.49	64.73	S45°18'11"E	30°15'33"
C5	124.00	40.18	40.00	S69°42'52"E	18°33'49"
C6	124.00	21.39	21.37	S83°56'19"E	9°53'06"
C7	124.00	0.84	0.84	S89°04'27"E	0°23'11"
C8	76.00	96.69	90.30	S52°49'18"E	72°53'29"
C9	76.00	68.14	65.88	S42°03'34"E	51°22'01"
C10	76.00	28.55	28.38	S78°30'19"E	21°31'28"
C11	750.00	223.95	223.12	S7°49'18"E	17°08'31"
C12	774.00	221.55	220.80	S81°03'33"E	16°24'02"
C13	774.00	31.70	31.70	S15°12'10"E	2°20'48"
C14	774.00	101.94	101.87	S10°15'23"E	7°32'47"
C15	774.00	87.91	87.86	S31°3'46"E	6°30'28"
C16	726.00	206.89	206.20	S81°2'43"E	16°19'41"
C17	12.50	19.48	17.57	N44°37'17"W	89°17'31"
C18	12.50	19.81	17.80	S45°20'32"W	90°46'50"
C19	390.00	218.40	215.55	S74°41'25"W	32°05'06"
C20	366.00	205.25	202.57	S74°40'03"W	32°07'50"
C21	366.00	121.06	120.51	S68°04'40"W	18°57'04"
C22	366.00	84.19	84.00	S84°08'35"W	13°10'46"
C23	414.00	231.54	228.54	S74°42'37"W	32°02'41"
C24	414.00	90.18	90.00	S64°55'42"W	12°28'50"
C25	414.00	89.30	89.13	S77°20'53"W	12°21'33"
C26	414.00	52.06	52.03	S87°07'49"W	7°12'18"
C27	100.00	157.39	141.64	N44°10'39"W	90°10'47"
C28	76.00	119.62	107.65	N44°10'39"W	90°10'47"
C29	124.00	195.17	175.64	N44°10'39"W	90°10'47"
C30	124.00	50.69	50.34	N77°33'23"W	23°25'19"
C31	124.00	65.73	64.96	N50°39'34"W	30°22'19"
C32	124.00	60.60	60.00	N21°28'22"W	28°00'06"
C33	124.00	18.15	18.13	N3°16'47"W	8°23'04"
C34	12.50	19.60	17.65	N45°49'16"E	89°49'23"
C35	12.50	19.67	17.70	S44°10'44"E	90°10'37"
C36	12.50	19.60	17.65	N45°49'21"E	89°49'13"
C37	12.50	19.67	17.71	N44°10'39"W	90°10'47"
C38	12.50	19.63	17.68	S44°05'15"E	90°00'00"
C39	12.50	19.63	17.68	S45°54'45"W	90°00'00"
C40	726.00	83.82	83.78	S13°04'06"E	6°36'55"

LINE TABLE		
LINE	LENGTH	BEARING
L1	65.30	S50°37'02"W
L2	20.55	S0°54'00"W
L3	8.05	S0°54'45"W



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

BK 120 17 18833

LANEWOOD SUBDIVISION NO. 7

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 NE 1/4 of Section 2, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the E1/4 corner of said Section 2 from which the NE corner of said Section 2 bears North 00°54'00" East, 2686.49 feet:

thence along the East boundary line of said Section 2 North 00°54'00" East, 605.16 feet to the **REAL POINT OF BEGINNING**;

thence leaving said East boundary line North 89°05'15" West, 293.37 feet;
thence North 36°06'44" West, 37.40 feet;
thence North 89°16'02" West, 720.00 feet;
thence North 53°29'15" West, 55.47 feet;
thence North 89°15'55" West, 196.92 feet;
thence North 08°15'31" West, 262.24 feet to a point on the West boundary line of the SE 1/4 of the NE 1/4 of said

Section 2;

thence along said West boundary line North 00°54'53" East, 111.54 feet;
thence leaving said West boundary line South 50°37'02" West, 65.30 feet;
thence South 61°52'12" West, 104.00 feet to the SE corner of Lot 1, Block 15 of Lanewood Subdivision No. 6 as filed in Book 119 of Plats at Pages 16, 373 through 16, 378, records of Ada County, Idaho;

thence along the exterior boundary line of said Lanewood Subdivision No. 6 for the following 5 courses and distances:

thence North 25°26'41" West, 151.79 feet;
thence North 30°39'26" West, 48.00 feet;
thence North 33°27'25" West, 146.52 feet;
thence North 02°14'37" East, 63.65 feet;
thence North 00°00'00" East, 108.11 feet to the NE corner of Lot 4, Block 14 of said Lanewood Subdivision No. 6;
thence leaving said exterior boundary line South 88°36'19" East, 316.23 feet to a point on said West boundary line of Government Lot 1 of said Section 2;


thence along said West boundary line South 00°54'53" West, 91.23 feet to the SW corner of said Government Lot 1;

thence along the South boundary line South 89°11'16" East, 1,319.53 feet to a point on the East boundary line of said Government Lot 1 to the SE corner of said Government Lot 1;

thence along said East boundary line of said Section 2 South 00°54'00" West, 714.98 feet to the **REAL POINT OF BEGINNING**. Containing 23.26 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. Lots 7, 9 and 10, Block 14 and Lot 2, Block 15 will be eligible to receive water service from Suez Water Idaho. All remaining lots within this plat will be eligible to receive water service from the City of Eagle municipal water system. Suez Water Idaho and the City of Eagle Water Department have agreed in writing to serve all the lots in this subdivision, respectively.

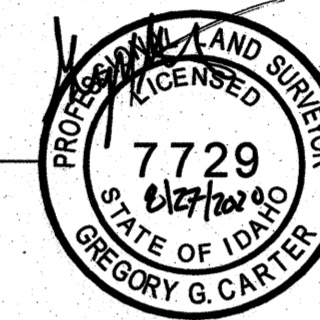
Smith Brighton Inc.


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

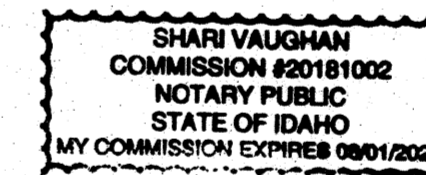
ACKNOWLEDGMENT


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

On this 28th day of August, 2020, 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

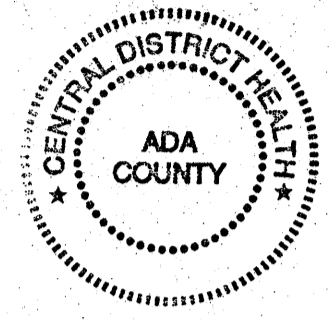



Notary Public for Idaho
Residing in Eagle, Idaho

LANEWOOD SUBDIVISION NO. 7

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.



Rowan Reed REHS
Central District Health
Date 9-30-2020

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.

D.P. May
County Surveyor
P.C.S. # 13553
14 May 2021



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 20 day of June, 2021.



[Signature]
President ACHD
Signed by Bruce S. Wong, 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 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.

5-14-2021
Date



Elizabeth Mahan
County Treasurer
Signed by Cindy Stewart
Deputy 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. Canters
Eagle City Engineer PE16745
Date 4-21-2021

COUNTY RECORDER'S CERTIFICATE

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

I hereby certify that this instrument was filed for record at the request of Idaho Survey Group LLC at 1 Minutes past 9 O'clock P M. on this 17th day of May, 2021, in Book 120 of plats at Pages 18621 - 18624.

Instrument No. 2021-07824

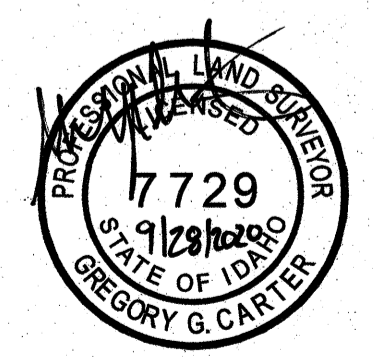
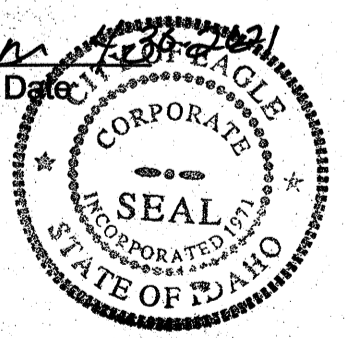
[Signature]
Deputy
Fee: \$31.00

Phil McCaune
Ex-Officio Recorder

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 11 day of August, 2020, this plat was approved and accepted.

Tracy E. Obern
City Clerk
Date 8-11-2021



ISG IDAHO SURVEY GROUP, LLC

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