



PLAT RECORDING SHEET

Digital Plat Image Available in Separate System

BOOK

PAGE

Thru

SURVEYOR

SUBDIVISION NAME

OWNERS

AT THE REQUEST OF

COMMENTS

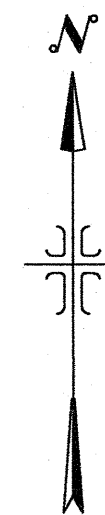
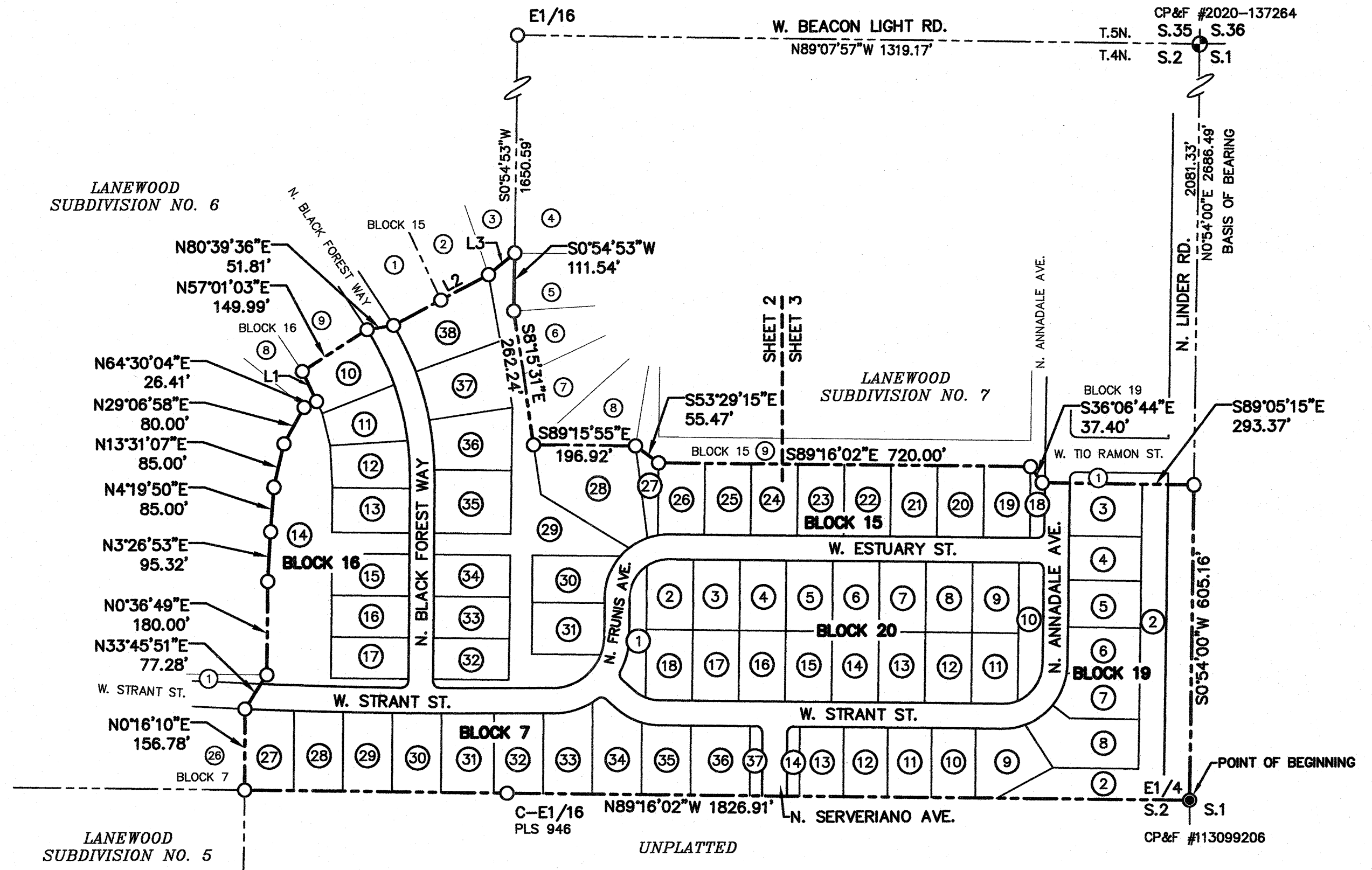
BK 121 PG 1908

PLAT SHOWING LANEWOOD SUBDIVISION NO. 8

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

NOTES:

- EXCEPT FOR ALL COMMON LOTS, 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 APPLICABLE CITY OF EAGLE SUBDIVISION REGULATIONS IN EFFECT AT THE SAME TIME OF THE RE-SUBDIVISION.
- LOT 37, BLOCK 7; LOT 14, BLOCK 16; LOTS 18, 27 AND 29, BLOCK 15; LOTS 2 AND 14, BLOCK 19; LOTS 1 AND 10, BLOCK 20; 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.
- 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 CITY OF EAGLE ZONING CODE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED.
- A PORTION OF LOT 29 AND 31, BLOCK 15 AND A PORTION OF LOTS 14, 16 AND 17, BLOCK 16 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.
- 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.
- THE HOMESTEAD SUBDIVISION HOA SHALL OWN AND MAINTAIN ALL APPURTENANCES ASSOCIATED WITH THE PRESSURE IRRIGATION SYSTEM.
- ACHD PERMANENT EASEMENTS INST. NO.S 2021-093081, 2021-093261 AND 2021-001543.
- ACHD TEMPORARY LICENSE AGREEMENT INST. NO. 2021-081392.
- DIRECT VEHICULAR ACCESS TO LINDER ROAD IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF EAGLE.
- DEVELOPMENT OF THIS PROPERTY SHALL BE IN CONFORMANCE WITH THE DEVELOPMENT AGREEMENT ASSOCIATED WITH RZ-08-19 OR ANY SUBSEQUENT MODIFICATIONS.
- SALT LAKE PIPE LINE COMPANY EASEMENT INSTRUMENT NO. 292516.
- THE SUBDIVISION NAME, HOMESTEAD SUBDIVISION, IS USED AS AN ALIAS FOR THE HOME OWNERS ASSOCIATION AND IN THE CC&R'S FOR THIS SUBDIVISION.
- A PORTION OF LOT 29, BLOCK 15 AND A PORTION OF LOT 14, BLOCK 16 SHALL BE SUBJECT TO A TWENTY (20) FOOT WIDE WATER LINE EASEMENT IN FAVOR OF THE CITY OF EAGLE WATER DEPARTMENT



SCALE: 1" = 200'

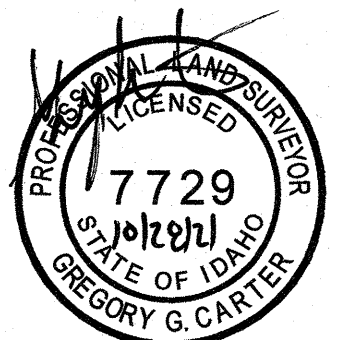
LEGEND

- FOUND 5/8" IRON PIN, PLS 7729, UNLESS OTHERWISE NOTED
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- SUBDIVISION BOUNDARY LINE
- ___ LOT LINE
- - - SECTION LINE
- RIGHT-OF-WAY LINE
- ⑦ LOT NO.

LINE TABLE		
LINE	LENGTH	BEARING
L1	64.27	N25°29'56"W
L2	208.00	N61°52'12"E
L3	65.30	N50°37'02"E

SURVEYORS NARRATIVE:

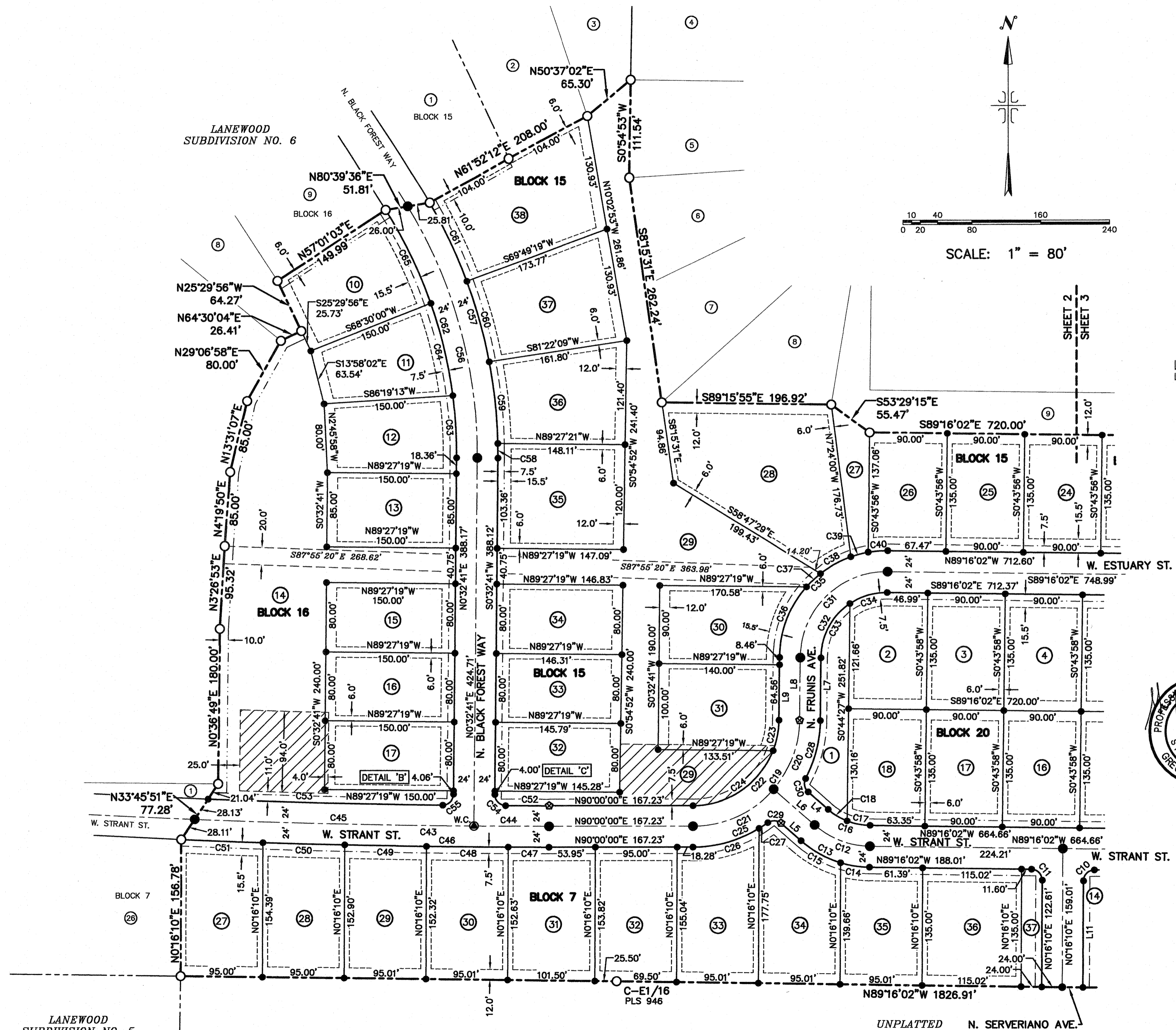
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY SHOWN HEREON. THE PROPERTY IS ADJACENT TO LANEWOOD SUBDIVISION NO. 5, LANEWOOD SUBDIVISION NO. 6 AND LANEWOOD SUBDIVISION NO. 7. THE SUBJECT PROPERTY IS ALSO A PORTION OF THE PROPERTY SHOWN ON ROS 7499. ADJACENT PARCELS HAVE BEEN SURVEY PER ROS 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. THE RIGHT-OF-WAY FOR N. LINDER ROAD WILL BE DEDICATED TO THE PUBLIC BY THIS PLAT.



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

JOB NO. 20-318
SHEET 1 OF 5

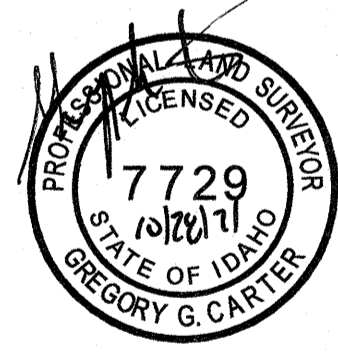
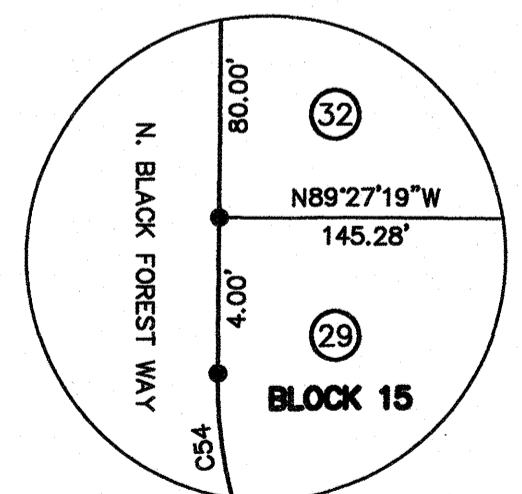
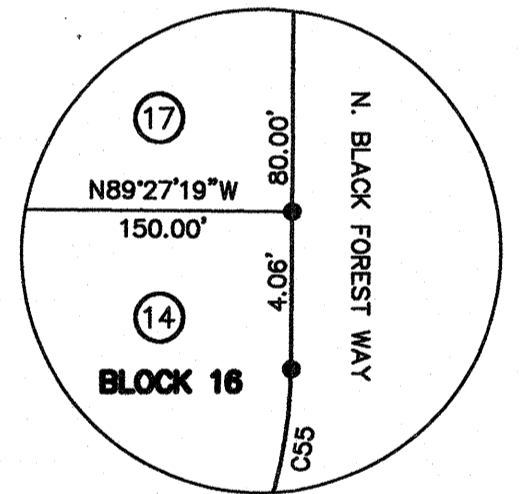
LANEWOOD SUBDIVISION NO. 8



LEGEND

- FOUND 5/8" IRON PIN, PLS 7729, UNLESS OTHERWISE NOTED
- 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 PLS 7729
- ⊙ SET 5/8" IRON PIN WITNESS CORNER 1.0' NORTH WITH PLASTIC CAP, PLS 7729
- W.C. W.C.
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- - - EASEMENT LINE—SEE NOTE 1
- - - WATER LINE EASEMENT—SEE NOTE 16
- - - ACHD PERMANENT EASEMENT LINE SEE NOTE 10
- - - PRESSURE IRRIGATION EASEMENT INST. NO. 2020-121175.
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- - - ACHD STORM DRAIN EASEMENT SEE NOTE 7
- ⑦ LOT NO.

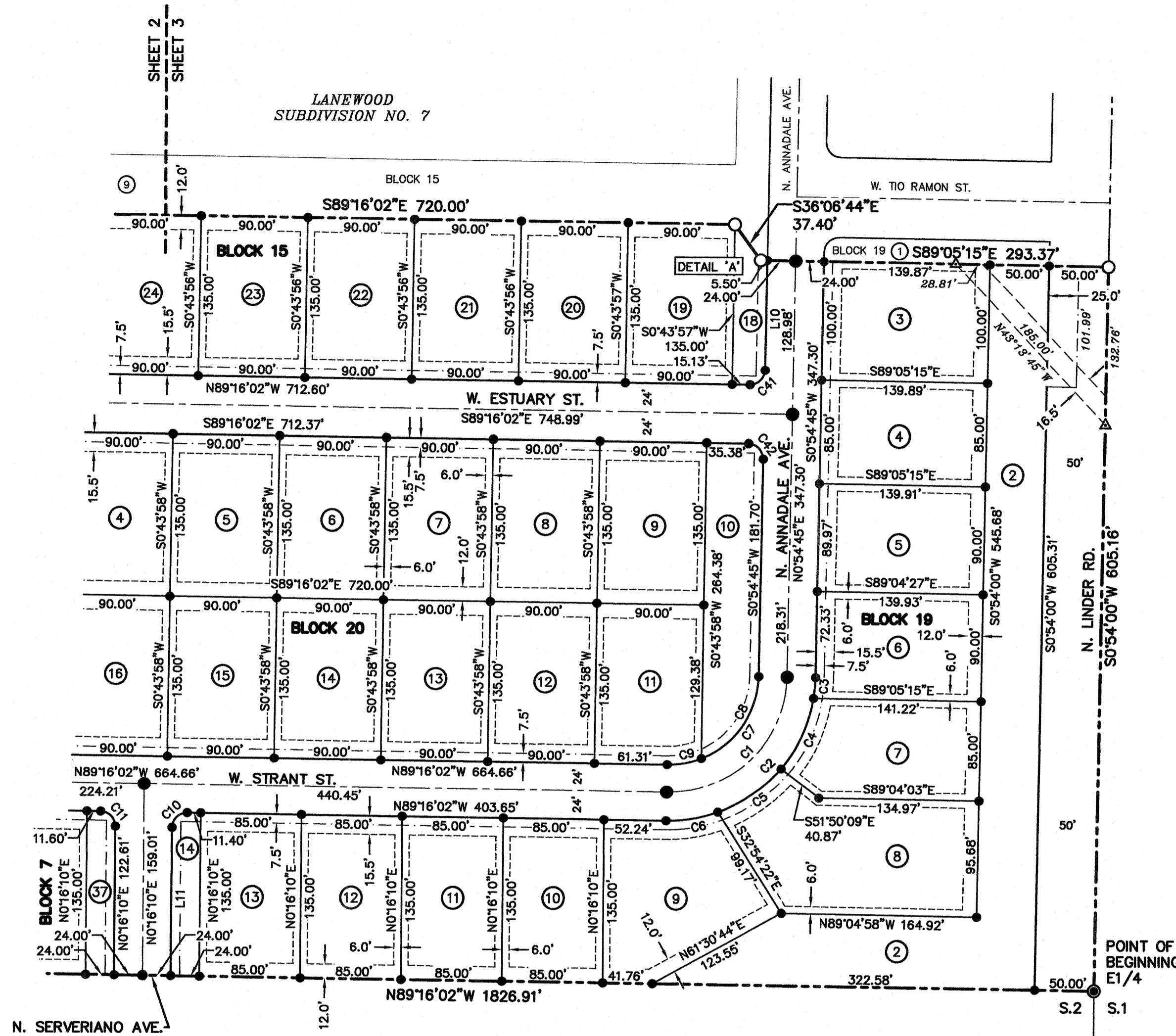
SEE SHEET 1 FOR NOTES
SEE SHEET 3 FOR CURVE AND
LINE DATA INFORMATION



LANEWOOD
SUBDIVISION NO. 5

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

LANEWOOD SUBDIVISION NO. 8



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	100.00	156.77	141.20	N45°49'21"E	89°49'13"
C2	124.00	194.39	175.09	N45°49'21"E	89°49'13"
C3	124.00	17.76	17.75	N5°01'00"E	81°2'29"
C4	124.00	66.48	65.69	N24°28'50"E	30°43'11"
C5	124.00	65.69	64.93	N55°01'01"E	30°21'13"
C6	124.00	44.45	44.21	N80°27'48"E	20°32'20"
C7	76.00	119.14	107.31	N45°49'21"E	89°49'13"
C8	76.00	89.72	84.60	N34°44'01"E	67°38'32"
C9	76.00	29.42	29.23	N79°38'37"E	22°10'41"
C10	12.50	19.74	17.75	S45°30'04"W	90°27'48"
C11	12.50	19.53	17.61	N44°29'56"W	89°32'12"
C12	100.00	70.12	68.70	S69°10'41"E	40°10'42"
C13	124.00	86.95	85.18	S69°10'41"E	40°10'42"
C14	124.00	34.08	33.97	S81°23'37"E	15°44'50"
C15	124.00	52.87	52.47	S61°18'16"E	24°25'52"
C16	76.00	53.29	52.21	S69°10'41"E	40°10'42"
C17	76.00	27.27	27.12	S78°59'21"E	20°33'23"
C18	76.00	26.03	25.90	S58°54'00"E	19°37'19"
C19	124.00	193.60	174.53	N45°16'21"E	89°27'19"
C20	124.00	87.36	85.57	N20°43'40"E	40°21'58"
C21	124.00	106.24	103.02	N65°27'20"E	49°05'20"
C22	100.00	156.13	140.75	N45°16'21"E	89°27'19"
C23	100.00	36.23	36.03	N10°55'23"E	20°45'22"
C24	100.00	119.90	112.85	N55°39'02"E	68°41'56"
C25	148.00	92.85	91.33	N72°01'41"E	35°56'39"
C26	148.00	80.77	79.78	N74°21'53"E	31°16'14"
C27	148.00	12.07	12.07	N56°23'34"E	4°40'25"
C28	148.00	70.31	69.66	N14°09'20"E	27°13'16"
C29	12.50	16.77	15.54	N87°31'00"W	76°51'18"
C30	12.50	16.77	15.54	S10°39'41"E	76°51'18"
C31	100.00	157.41	141.65	S45°38'19"W	90°11'16"
C32	76.00	119.63	107.66	S45°38'19"W	90°11'16"
C33	76.00	73.91	71.03	S28°24'21"W	55°43'18"
C34	76.00	45.72	45.03	S73°29'59"W	34°27'58"
C35	124.00	195.19	175.65	S45°38'19"W	90°11'16"
C36	124.00	88.99	87.09	S21°06'13"W	41°07'02"
C37	124.00	22.16	22.13	S46°46'52"W	10°14'16"
C38	124.00	40.63	40.45	S61°17'10"W	18°46'21"
C39	124.00	20.76	20.73	S75°28'03"W	9°35'25"
C40	124.00	22.66	22.63	S85°29'52"W	10°28'11"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C41	12.50	19.60	17.65	N45°49'21"E	89°49'13"
C42	12.50	19.67	17.71	N44°10'39"W	90°10'47"
C43	10000.00	412.01	411.98	S88°49'11"E	2°21'38"
C44	10000.00	87.45	87.45	S89°44'58"E	0°30'04"
C45	10000.00	324.56	324.54	S88°34'09"E	1°51'34"
C46	10024.00	427.65	427.61	S88°46'40"E	2°26'40"
C47	10024.00	47.55	47.55	S89°51'51"E	0°16'18"
C48	10024.00	95.01	95.01	S89°27'24"E	0°32'35"
C49	10024.00	95.02	95.02	S88°54'49"E	0°32'35"
C50	10024.00	95.03	95.03	S88°22'14"E	0°32'35"
C51	10024.00	95.05	95.05	S87°49'38"E	0°32'36"
C52	9976.00	50.67	50.67	S89°51'16"E	0°17'28"
C53	9976.00	272.60	272.59	S88°30'23"E	1°33'56"
C54	12.50	19.69	17.72	S44°34'55"E	90°15'14"
C55	12.50	19.67	17.70	N45°37'40"E	90°09'57"
C56	550.00	306.86	302.90	N15°26'20"W	31°58'02"
C57	574.00	310.55	306.78	N14°57'16"W	30°59'55"
C58	574.00	16.64	16.64	N0°17'08"W	1°39'39"
C59	574.00	96.32	96.21	N5°55'24"W	9°36'53"
C60	574.00	96.93	96.81	N15°34'06"W	9°40'30"
C61	574.00	100.66	100.53	N25°25'48"W	10°02'53"
C62	526.00	303.25	299.07	N15°58'16"W	33°01'55"
C63	526.00	72.79	72.73	N3°25'09"W	7°55'42"
C64	526.00	110.20	110.00	N13°23'08"W	12°00'14"
C65	526.00	120.26	120.00	N25°56'14"W	13°05'59"

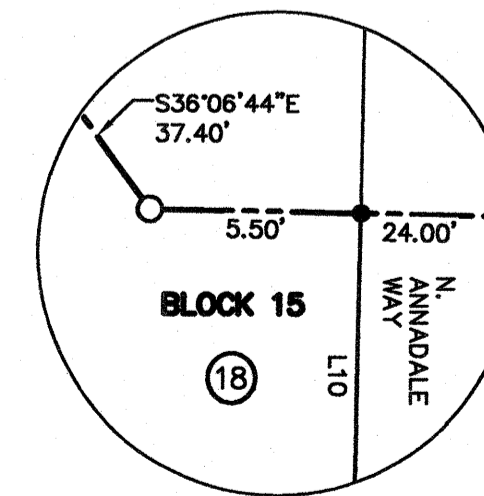
LINE TABLE		
LINE	LENGTH	BEARING
L1	64.27	N25°29'56"W
L2	208.00	N61°52'12"E
L3	65.30	N50°37'02"E
L4	30.71	N49°05'20"W
L5	30.71	N49°05'20"W
L6	63.01	N49°05'20"W
L7	73.02	S0°32'41"W
L8	73.02	N0°32'41"E
L9	73.02	S0°32'41"W
L10	92.60	S0°54'45"W
L11	122.40	N0°16'10"E

LEGEND

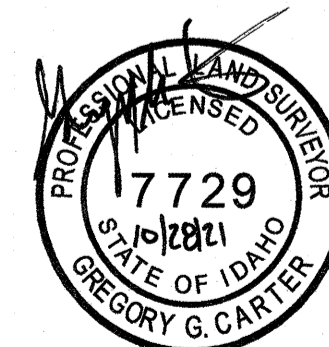
- FOUND 5/8" IRON PIN, PLS 7729, UNLESS OTHERWISE NOTED
- FOUND ALUMINUM CAP MONUMENT
- SET 1/2 IRON PIN WITH CAP PLS 7729
- SET 5/8" IRON PIN WITH CAP PLS 7729
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- PETROLEUM PIPE LINE EASEMENT SEE NOTE 14
- EASEMENT LINE--SEE NOTE 1
- ACHD PERMANENT EASEMENT LINE SEE NOTE 10
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- ⑦ LOT NO.



SCALE: 1" = 80'



DETAIL 'A'
SCALE: 1"=5'



LANEWOOD SUBDIVISION NO. 8

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, City of Eagle, Ada County, Idaho, more particularly described as follows:

BEGINNING 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-West centerline of said Section 2 North 89°16'02" West, 1,826.91 feet to the SE corner of Lot 26, Block 7 of Lanewood Subdivision No. 6 as filed in Book 119 of Plats at Page 18393 through 18398, records of Ada County, Idaho;

thence along the exterior boundary line of said Lanewood Subdivision No. 6 the following 13 courses and distances:

- thence North 00°16'10" East, 156.78 feet;
- thence North 33°45'51" East, 77.28 feet;
- thence North 00°36'49" East, 180.00 feet;
- thence North 03°26'53" East, 95.32 feet;
- thence North 04°19'50" East, 85.00 feet;
- thence North 13°31'07" East, 85.00 feet;
- thence North 29°06'58" East, 80.00 feet;
- thence North 64°30'04" East, 26.41 feet;
- thence North 25°29'56" West, 64.27 feet;
- thence North 57°01'03" East, 149.99 feet;
- thence North 80°39'36" East, 51.81 feet;
- thence North 61°52'12" East, 208.00 feet;

thence North 50°37'02" East, 65.30 feet to the SW corner of Lot 4, Block 15 of Lanewood Subdivision No. 7 as filed in Book 120 of Plats at Page 18829 through 18834, records of Ada County, Idaho;


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

- thence South 00°54'53" West, 111.54 feet;
- thence South 08°15'31" East, 262.24 feet;
- thence South 89°15'55" East, 196.92 feet;
- thence South 53°29'15" East, 55.47 feet;
- thence South 89°16'02" East, 720.00 feet;
- thence South 36°06'44" East, 37.40 feet;
- thence South 89°05'15" East, 293.37 feet to a point on the East boundary line of said Section 2;

thence along said East boundary line South 00°54'00" West, 605.16 feet to the **POINT OF BEGINNING**. Containing 29.00 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 27-32, Block 7, Lots 32-38, Block 15 and Lots 10-17, Block 16 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.

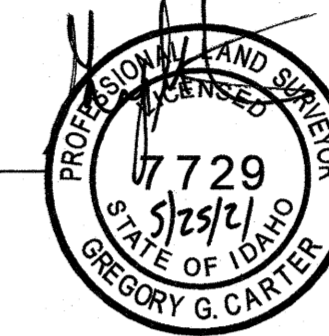
Smith Brighton Inc.


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

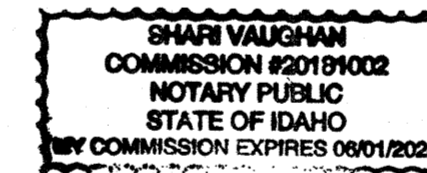
State of Idaho)
) s.s.
County of Ada)

On this 9th day of July, 2021, 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

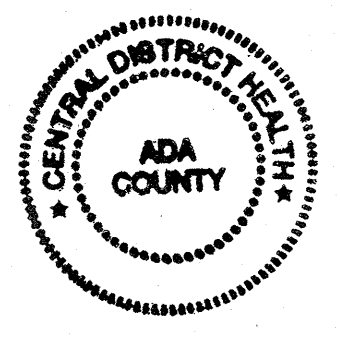

Notary Public for Idaho
Residing in Eagle, Idaho



LANEWOOD SUBDIVISION NO. 8

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.



Roni Padua PEHS 5-26-2021
Central District Health 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 29 day of June, 2021.



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

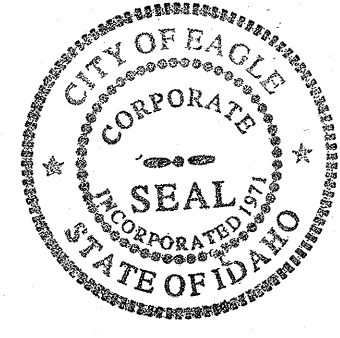
CERTIFICATE OF CITY ENGINEER

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. Coats 9-22-2021
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 7th day of January, 2021, this plat was approved and accepted.



[Signature] 10-8-2021
for City Clerk, Eagle, Idaho Date
Tracy E. Osborn

CERTIFICATE OF COUNTY SURVEYOR

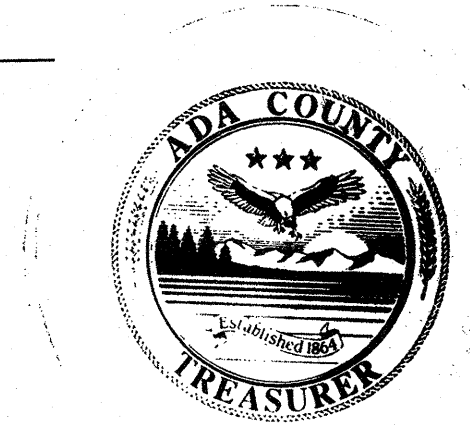
I, the undersigned, Professional Land Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.



Jerry L. Hastings
County Surveyor
PLS 5359
10-29-2021

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.



Nov 2, 2021
Date

Elizabeth Mann
County Treasurer
Signed by Deputy: Alexandra Luyt

COUNTY RECORDER'S CERTIFICATE

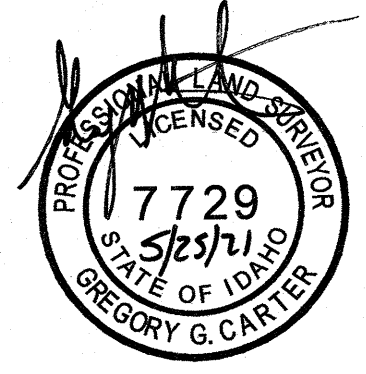
State of Idaho)
) s.s.
County of Ada)

I hereby certify that this instrument was filed for record at the request of Jahns Survey Group, LLC at 53 Minutes past 10 O'clock A M. on this 8th day of NOV, 2021, in Book 121 of Plats at Pages 1908 - 1912.

Instrument No. 2021-156695

[Signature]
Deputy
Fee: 426.00

Phil McGowan
Ex-Officio Recorder



ISG IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST.
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