

Final Plat for HCR/Level 3 Subdivision Phase 2

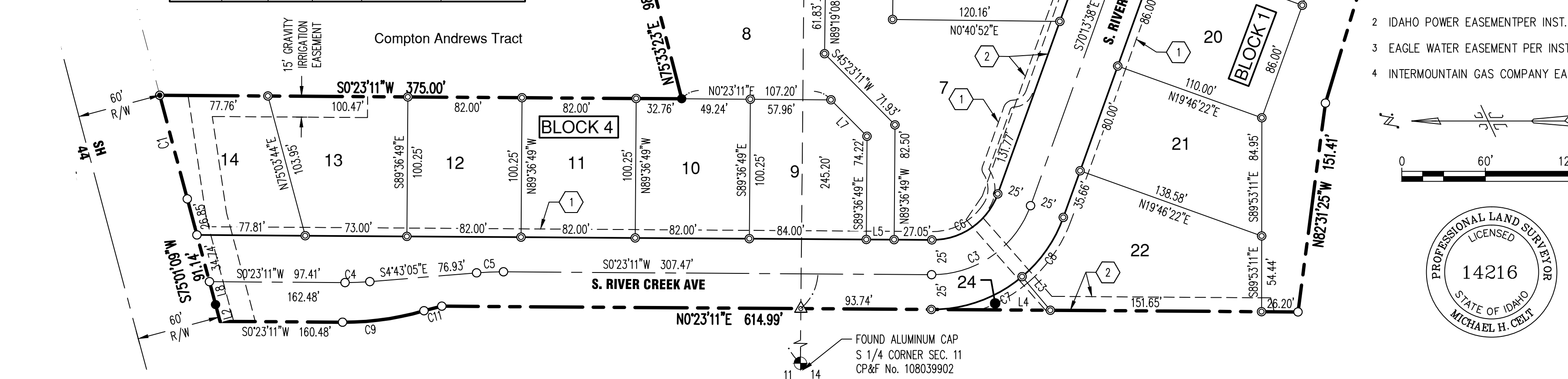
Situated in portions of Lots 15 & 16 of Compton Andrews Tract, a portion of the Southeast One Quarter of Section 11, and a portion of Government Lot 1 of Section 14, Township 4 North, Range 1 West, B.M.
City of Eagle, Ada County, Idaho
2014

Notes

- A PERMANENT EASEMENT IS HEREBY RESERVED ADJACENT TO ALL LOT LINES COMMON TO THE PUBLIC RIGHT-OF-WAY FOR PUBLIC UTILITIES, DRAINAGE AND PRESSURIZED IRRIGATION. UNLESS SHOWN OTHERWISE THE EASEMENT SHALL BE SIXTEEN (16) FEET CONTIGUOUS TO AND PARALLEL WITH PUBLIC ROAD RIGHTS-OF-WAY.
- EACH SIDE OF COMMON INTERIOR LOT LINES HAVE A FIVE (5) FOOT PERMANENT PUBLIC UTILITIES, IRRIGATION AND DRAINAGE EASEMENT UNLESS SHOWN OTHERWISE.
- A TWELVE (12) FOOT WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION AND DRAINAGE EASEMENT SHALL BE PROVIDED ADJACENT TO AND PARALLEL WITH ALL INTERIOR REAR YARD LOT LINES AND ALONG THE EXTERIOR BOUNDARIES OF THE SUBDIVISION.
- ANY RESUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF EAGLE AND SPECIFIC REQUIREMENTS OF THE DEVELOPMENT AGREEMENT (ON FILE AS INSTRUMENT NUMBER _____, RECORDS OF ADA COUNTY) AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- DIRECT LOT ACCESS TO W. STATE STREET (SH-44) IS PROHIBITED.
- IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805, THE OWNER OF THIS SUBDIVISION HAS CONSTRUCTED A PRIVATE SYSTEM THAT WILL PROVIDE IRRIGATION WATER TO ALL LOTS WITHIN THIS SUBDIVISION. LOTS WITHIN THIS SUBDIVISION WILL STILL BE OBLIGATED FOR ASSESSMENTS FROM RIVERWALK SUBDIVISION OWNER'S ASSOCIATION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, 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 WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- LOT 23 & 24, BLOCK 1, LOTS 5, 7 & 14, BLOCK 4, ARE DESIGNATED AS COMMON AREA AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE LOTS, INCLUDING BUILDING AND OCCUPANCY, ARE SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR _____ FILED AS INSTRUMENT No. _____, ADA COUNTY RECORDS.
- ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION WILL BE PROVIDED WITH SANITARY SEWER AND WATER SERVICE BY THE CITY OF EAGLE.
- ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION WILL BE PROVIDED WITH PRESSURIZED IRRIGATION SERVICE WHICH WILL BE OWNED AND OPERATED BY THE RIVERWALK SUBDIVISION OWNER'S ASSOCIATION.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
- REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
- LOT 24, BLOCK 1 OR A PORTION OF SAID LOT AND BLOCK ARE SERVED TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THIS LOT IS ENCLUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON MAY 8, 2009 AS INSTRUMENT NO. 109053259, 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.
- THIS DEVELOPMENT IS SUBJECT TO THE PROVISIONS CONTAINED IN DEVELOPMENT AGREEMENT PER INSTRUMENT No. _____.

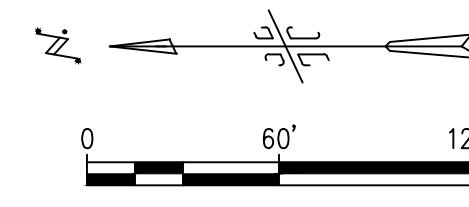
Line Table		
SEGMENT	LENGTH	BEARING
L1	10.58'	N0°40'52"E
L2	12.44'	S75°02'28"W
L3	31.57'	N49°51'24"E
L4	85.50'	N0°23'11"E
L5	20.00'	N0°23'11"E
L6	36.88'	S89°19'08"E
L7	36.82'	N45°23'11"E
L8	17.11'	S75°00'57"W

Curve Table						
SEGMENT	RADIUS	LENGTH	DELTA	CHORD LENGTH	CHORD BEARING	
C1	22858.31'	77.09'	0°11'36"	77.09'	N75°06'45"E	
C2	20.00'	38.08'	109°05'30"	32.58'	N55°13'37"E	
C3	75.00'	92.43'	70°36'49"	86.69'	S34°55'14"E	
C4	200.00'	17.82'	5°06'16"	17.81'	S2°09'57"E	
C5	217.50'	19.38'	5°06'16"	19.37'	N2°09'57"W	
C6	50.00'	61.62'	70°36'49"	57.80'	S34°55'14"E	
C7	100.00'	70.74'	40°31'46"	69.27'	S19°52'42"E	
C8	100.00'	52.51'	30°05'02"	51.91'	S55°11'07"E	
C9	202.50'	59.25'	16°45'51"	59.04'	S75°59'45"E	
C11	197.50'	13.25'	3°50'39"	13.25'	S14°27'20"E	
C12	20.00'	17.14'	49°05'30"	16.62'	N25°13'37"E	
C13	20.00'	20.94'	60°00'00"	20.00'	N79°46'22"E	



- ### Legend:
- SET 1/2"x24" STEEL PIN WITH PLASTIC CAP, PLS 14216
 - SET 5/8"x24" STEEL PIN WITH PLASTIC CAP, PLS 14216
 - ◇ SET 1 1/4" BRASS MONUMENT WITH MAGNET, PLS 14216
 - ⊕ FOUND BRASS OR ALUMINUM CAP MONUMENT
 - FOUND 1/2" STEEL PIN
 - FOUND 5/8" STEEL PIN PLS 14216
 - △ CALCULATED POINT
- 15 LOT NUMBER
BLOCK 1 BLOCK NUMBER
- SUBDIVISION BOUNDARY LINE
 - INTERIOR LOT LINE
 - SECTION LINE
 - ROAD CENTERLINE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE

- ### Keynotes:
- ACHD SIDEWALK EASEMENT PER INST. No. _____
 - IDAHO POWER EASEMENT PER INST. No. _____
 - EAGLE WATER EASEMENT PER INST. No. _____
 - INTERMOUNTAIN GAS COMPANY EASEMENT PER INST. No. _____



THE LAND GROUP
INCORPORATED

462 East Shore Drive, Suite 100
Eagle, Idaho 83616
Ph. 208.939.4041 Fax. 208.939.4445
www.thelandgroupinc.com