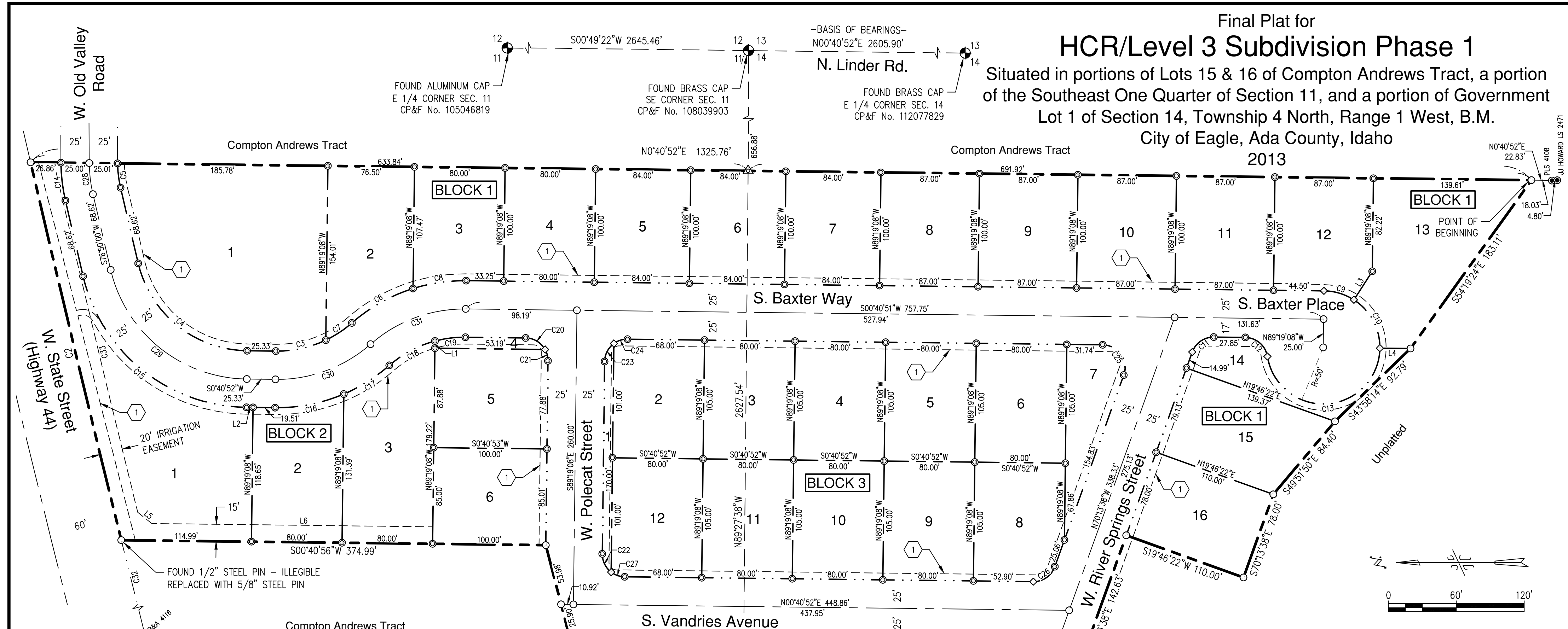


# Final Plat for HCR/Level 3 Subdivision Phase 1

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



### 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 TWELVE (12) 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 14, BLOCK 1, LOTS 1 & 4, BLOCK 2, LOTS 1 & 7, BLOCK 3, AND LOT 2 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 1, BLOCK 2 OR A PORTION OF SAID LOT AND BLOCK ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THIS LOT IS ENCUMBERED 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.

### 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
- △ 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

Line Table		
SEGMENT	BEARING	LENGTH
L1	N89°19'08"W	6.34'
L2	S00°40'52"W	5.82'
L3	N57°13'47"W	30.00'
L4	N00°40'52"E	27.10'
L5	N38°23'47"E	15.82'
L6	N00°40'53"E	248.23'

Curve Table						
SEGMENT	LENGTH	RADIUS	DELTA	CH BRG	CH LEN	
C1	38.08'	20.00'	109°05'30"	S55°13'37"W	32.58	
C2	343.34'	22858.31'	0°51'38"	S76°30'12"W	343.34	
C3	45.62'	100.00'	26°08'20"	N12°23'18"W	45.23	
C4	132.91'	100.00'	76°09'08"	N38°45'26"E	123.34	
C5	21.78'	100.00'	12°28'36"	N83°04'18"E	21.73	
C6	62.43'	150.00'	23°50'50"	N29°24'04"W	61.98	
C7	27.69'	100.00'	15°52'02"	N33°23'28"W	27.61	
C8	47.54'	150.00'	18°09'30"	N08°23'54"W	47.34	
C9	28.00'	50.00'	32°05'22"	S16°43'33"W	27.64	
C10	50.54'	50.00'	57°54'36"	S61°43'33"W	48.41	
C11	24.75'	20.00'	70°54'30"	N34°46'23"W	23.20	
C12	27.97'	20.00'	80°07'47"	N40°44'45"E	25.75	
C13	148.47'	50.00'	170°07'47"	N04°15'15"W	99.63	
C14	33.86'	150.00'	12°56'01"	S83°18'01"W	33.79	
C15	199.37'	150.00'	76°09'08"	S38°45'26"W	185.01	
C16	62.27'	150.00'	23°47'02"	S11°12'39"E	61.82	
C17	47.71'	150.00'	18°13'19"	S32°12'50"E	47.50	
C18	46.17'	100.00'	26°27'16"	S28°05'51"E	45.76	
C19	27.14'	100.00'	15°33'05"	S07°05'41"E	27.06	
C20	20.94'	20.00'	59°59'45"	S30°40'44"W	20.00	
C21	10.47'	20.00'	30°00'15"	S75°40'44"W	10.35	

Curve Table						
SEGMENT	LENGTH	RADIUS	DELTA	CH BRG	CH LEN	
C22	18.55'	20.00'	53°07'48"	S64°06'58"W	17.89	
C23	18.55'	20.00'	53°07'48"	N62°45'14"W	17.89	
C24	12.87'	20.00'	36°52'12"	N17°45'14"W	12.65	
C25	38.08'	20.00'	109°05'30"	N55°13'37"E	32.58	
C26	24.75'	20.00'	70°54'30"	S34°46'23"E	23.20	
C27	12.87'	20.00'	36°52'12"	S19°06'58"W	12.65	
C28	27.82'	125.00'	12°45'03"	S83°12'32"W	27.76	
C29	166.14'	125.00'	76°09'08"	S38°45'26"W	154.18	
C30	91.64'	125.00'	42°00'22"	S20°19'19"E	89.60	
C31	91.64'	125.00'	42°00'21"	S20°19'19"E	89.60	
C32	344.70'	22858.31'	0°51'50"	S75°38'28"W	344.70	
C33	317.86'	22838.31'	0°47'51"	S76°31'22"W	317.86	

### Keynote:

- ⬡ ACHD SIDEWALK EASEMENT PER INSTR. No. \_\_\_\_\_



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 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  
 2013

**Certificate of Owner**

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN A PORTION OF LOTS 15 & 16 OF COMPTON ANDREWS TRACT (A RECORDED SUBDIVISION RECORDED AT PAGE 233, BOOK 5 OF PLATS, RECORDS OF ADA COUNTY, IDAHO), THE SOUTHEAST ONE QUARTER OF SECTION 11 AND GOVERNMENT LOT 1 OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11, BEING NORTH 0°40'52" EAST A DISTANCE OF 2,605.90 FEET FROM THE EAST ONE QUARTER CORNER OF SAID SECTION 14, THENCE NORTH 89°27'38" WEST A DISTANCE OF 656.88 FEET; THENCE SOUTH 0°40'52" WEST A DISTANCE OF 691.92 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 54°19'24" WEST A DISTANCE OF 183.11 FEET;  
 THENCE NORTH 43°58'14" WEST A DISTANCE OF 92.79 FEET;  
 THENCE NORTH 49°51'50" WEST A DISTANCE OF 84.40 FEET;  
 THENCE NORTH 70°13'38" WEST A DISTANCE OF 78.00 FEET;  
 THENCE NORTH 19°46'22" EAST A DISTANCE OF 110.00 FEET;  
 THENCE NORTH 70°13'38" WEST A DISTANCE OF 142.63 FEET;  
 THENCE NORTH 19°46'22" EAST A DISTANCE OF 50.00 FEET;  
 THENCE 38.08 FEET ALONG A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 109°05'30", A CHORD BEARING OF NORTH 55°13'37" EAST, AND A CHORD DISTANCE OF 32.58 FEET;  
 THENCE NORTH 00°40'52" EAST A DISTANCE OF 159.57 FEET;  
 THENCE NORTH 89°19'08" WEST A DISTANCE OF 158.12 FEET;  
 THENCE NORTH 00°23'11" EAST A DISTANCE OF 176.36 FEET;  
 THENCE NORTH 75°33'23" EAST A DISTANCE OF 244.61 FEET;  
 THENCE NORTH 00°40'56" EAST A DISTANCE OF 374.99 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST STATE STREET (HIGHWAY 44);  
 THENCE FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY LINE, 343.34 FEET ALONG A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 22858.31 FEET, A CENTRAL ANGLE OF 0°51'38", A CHORD BEARING OF NORTH 76°30'12" EAST, AND A CHORD DISTANCE OF 343.34 FEET;  
 THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 00°40'52" WEST A DISTANCE OF 1325.76 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 10.48 ACRES MORE OR LESS, SUBJECT TO ALL EXISTING EASEMENTS AND RIGHTS-OF-WAY.

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 WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF EAGLE, AND THE CITY OF EAGLE, HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS WITHIN THIS SUBDIVISION.

\_\_\_\_\_  
 LANCE D. CHURCHILL, PRESIDENT  
 ENTITY SERVICES, INC., MANAGER OF HOME CAPITAL RESOURCES, LLC

**Acknowledgment**

STATE OF IDAHO )  
 ) S.S.  
 COUNTY OF ADA )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED LANCE D. CHURCHILL, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF ENTITY SERVICES, INC, THE MANAGER OF HOME CAPITAL RESOURCES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY 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.

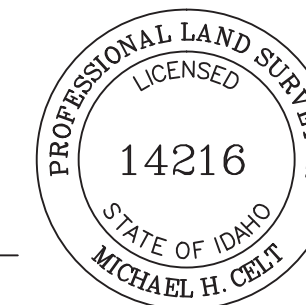
MY COMMISSION EXPIRES

NOTARY PUBLIC FOR IDAHO  
 RESIDING IN BOISE, IDAHO

**Certificate of Surveyor**

I, MICHAEL H. CELT, 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.

  
 MICHAEL H. CELT



9/11/2013

DATE



**THE LAND GROUP**  
 INCORPORATED

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

Final Plat for  
**HCR/Level 3 Subdivision Phase 1**  
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**Approval of Central District Health Department**

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.

\_\_\_\_\_  
CENTRAL DISTRICT HEALTH DEPARTMENT

**Certificate of County Surveyor**

I, THE UNDERSIGNED, COUNTY 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.

\_\_\_\_\_  
COUNTY SURVEYOR

**Approval of Ada County Highway District**

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN ACHD

**Certificate of the 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.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
COUNTY 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.

\_\_\_\_\_  
CITY ENGINEER

**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 THE LAND GROUP, INC.

AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, IN

BOOK \_\_\_\_\_ OF PLATS AT PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_ . INSTRUMENT NO. \_\_\_\_\_.

\_\_\_\_\_  
DEPUTY

\_\_\_\_\_  
EX-OFFICIO RECORDER

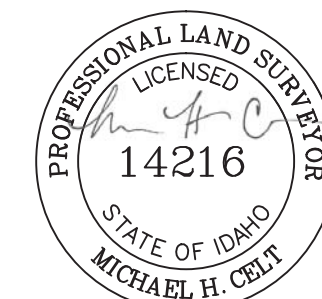
**Approval of City Council**

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, THIS PLAT WAS

APPROVED AND ACCEPTED.

\_\_\_\_\_  
CITY CLERK, EAGLE, IDAHO



9/11/2013



**THE LAND GROUP**  
INCORPORATED

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Eagle, Idaho 83616  
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