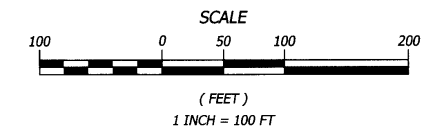


# BENARI ESTATES SUBDIVISION NO. 1

LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 7,  
T. 4 N., R. 1 E., B.M., CITY OF EAGLE, ADA COUNTY, IDAHO  
2024

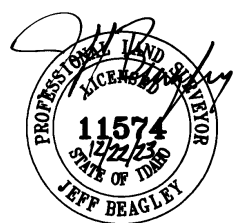
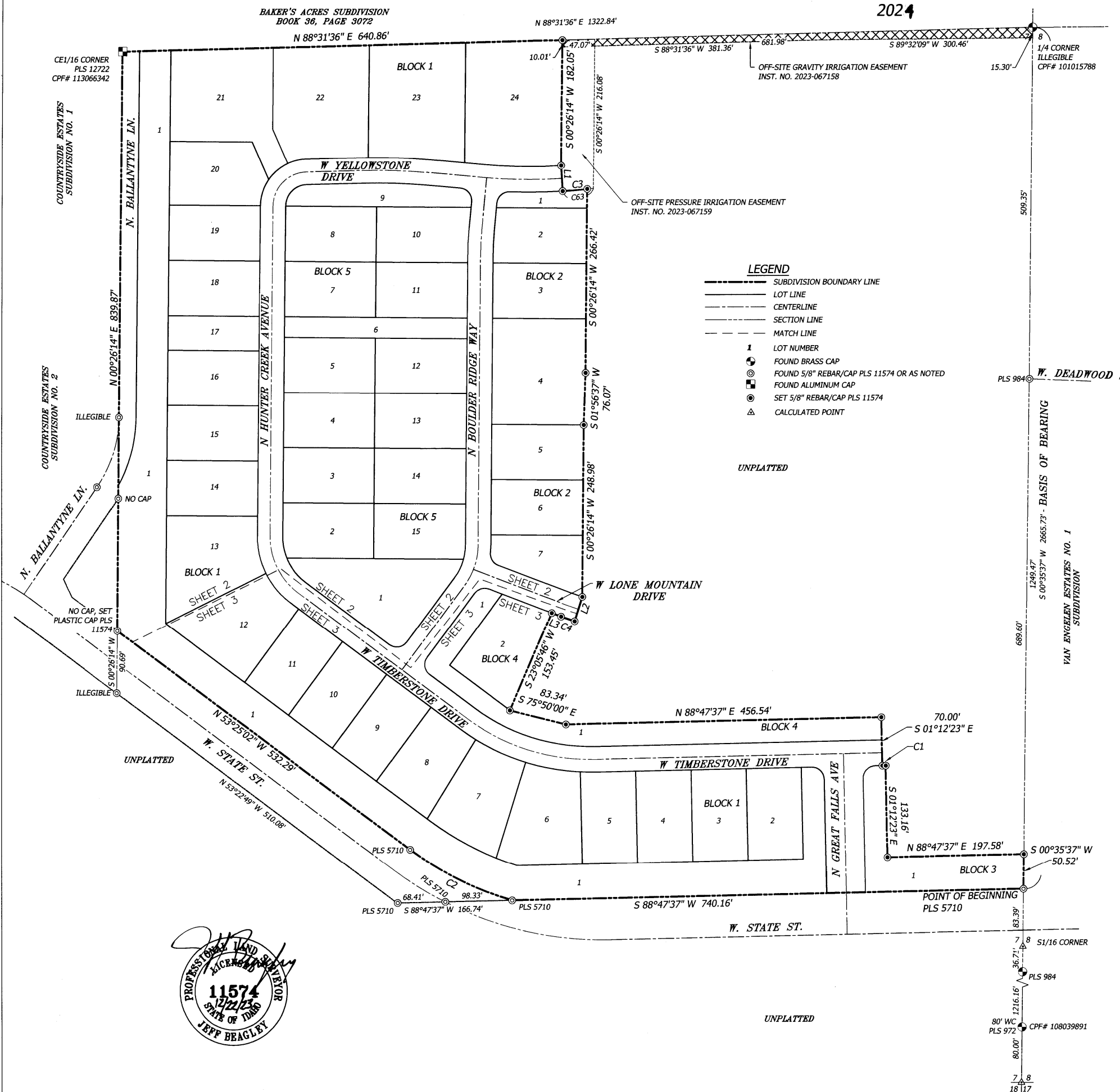
BAKER'S ACRES SUBDIVISION  
BOOK 36, PAGE 3072



**PLAT NOTES**

1. EASEMENTS: A PERMANENT EASEMENT FOR PUBLIC UTILITIES AND PROPERTY DRAINAGE IS HEREBY RESERVED ALONG THE FOLLOWING:  
 -TEN (10') FOOT WIDE ADJACENT TO SUBDIVISION BOUNDARY  
 -TWENTY ONE (21') FOOT WIDE ADJACENT TO PUBLIC RIGHT-OF-WAY OR AS DEPICTED  
 -FIVE (5') FOOT WIDE ADJACENT TO EITHER SIDE OF INTERIOR SIDE LOT LINES  
 -TEN (10') FOOT WIDE ADJACENT TO INTERIOR REAR LOT LINES  
 A PERMANENT EASEMENT FOR PRESSURE IRRIGATION IS HEREBY RESERVED ALONG THE FOLLOWING:  
 -TEN (10') FOOT WIDE ALONG SUBDIVISION BOUNDARY AND REAR LOT LINES OR AS DEPICTED  
 -FIVE (5') FOOT WIDE ADJACENT TO EITHER SIDE OF INTERIOR SIDE LOT LINES
2. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF 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 CONDITION 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 FOR THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
3. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH APPLICABLE ZONING AND SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
4. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF EAGLE APPLICABLE ZONING AND SUBDIVISION REGULATIONS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED WITH CU-08-22/PPUD-05-22/PP-13-22.
5. LOTS 1 AND 17, BLOCK 1, LOTS 1, 4 AND 7, BLOCK 2, LOT 1, BLOCK 3, LOT 1, BLOCK 4 AND LOTS 1, 6 AND 9, BLOCK 5, ARE COMMON LOTS AND ARE OWNED AND MAINTAINED BY THE BENARI ESTATES COMMUNITY ASSOCIATION, INC. THE COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENT. DRIVEWAYS ARE PROHIBITED ACROSS ALL COMMON LOTS.
6. IRRIGATION WATER HAS BEEN PROVIDED FROM NEW DRY CREEK DITCH, CO., IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM NEW DRY CREEK DITCH, CO.
7. MAINTENANCE OF ANY IRRIGATION DITCH OR PIPE CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER, UNLESS SUCH RESPONSIBILITY IS ASSUMED BY THE IRRIGATION/DRAINAGE ENTITY OR BENARI ESTATES COMMUNITY ASSOCIATION, INC.
8. THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, TO BE RECORDED IN CONJUNCTION WITH THIS PLAT, AND AS AMENDED. THE HOMEOWNER'S ASSOCIATION CANNOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF EAGLE.
9. THE BENARI ESTATES COMMUNITY ASSOCIATION, INC. SHALL OWN AND MAINTAIN THE PRESSURIZED IRRIGATION PUMP AND ALL APPURTENANCES ASSOCIATED WITH THE PRESSURIZED IRRIGATION SYSTEM.
10. ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE CONSISTENT WITH THE CONDITIONS OF THE DEVELOPMENT AGREEMENT, INST. NO. 2023-059498, AND ANY SUBSEQUENT MODIFICATIONS TO THE DEVELOPMENT AGREEMENT.
11. THIS SUBDIVISION IS SUBJECT TO ACHD LICENSE AGREEMENT NO. 2023-036543.
12. THIS DEVELOPMENT IS SUBJECT TO A PERMANENT ACHD EASEMENT INST. NO. 2023-039882, 2023-037195 AND 2023-036995.
13. A PORTION OF LOTS 1 AND 17, BLOCK 1 ARE SUBJECT TO AN EAGLE SEWER DISTRICT, VEOLIA WATER EASEMENT AND AN EMERGENCY VEHICLE ACCESS EASEMENT.
14. THIS DEVELOPMENT IS SUBJECT TO A BALLANTYNE DITCH COMPANY LICENSE AGREEMENT INST. NO. 2023-009043.
15. DIRECT LOT ACCESS TO W. STATE STREET AND N. BALLANTYNE LANE IS PROHIBITED UNLESS APPROVED BY THE ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF EAGLE.
16. GRAVITY IRRIGATION EASEMENTS IN FAVOR OF BALLANTYNE IRRIGATION DISTRICT ARE HEREBY RESERVED AS BLANKET EASEMENTS. AS SHOWN AND DIMENSIONED IN LOTS 1 AND 21-24, BLOCK 1. EASEMENTS WILL BE MAINTAINED BENARI ESTATES COMMUNITY ASSOCIATION, INC.
17. THIS SUBDIVISION IS SUBJECT TO ACHD TEMPORARY STORM WATER DRAINAGE EASEMENTS INST. NO. S 2023-037000 AND 2023-037391.
18. THIS DEVELOPMENT IS SUBJECT TO A GRAVITY IRRIGATION EASEMENT INST. NO. 2023-067158.
19. THIS DEVELOPMENT IS SUBJECT TO A PRESSURIZED IRRIGATION EASEMENT INST. NO. 2023-067159.

- LEGEND**
- SUBDIVISION BOUNDARY LINE
  - LOT LINE
  - CENTERLINE
  - SECTION LINE
  - MATCH LINE
  - 1 LOT NUMBER
  - FOUND BRASS CAP
  - ⊙ FOUND 5/8" REBAR/CAP PLS 11574 OR AS NOTED
  - ⊠ FOUND ALUMINUM CAP
  - ⊙ SET 5/8" REBAR/CAP PLS 11574
  - △ CALCULATED POINT

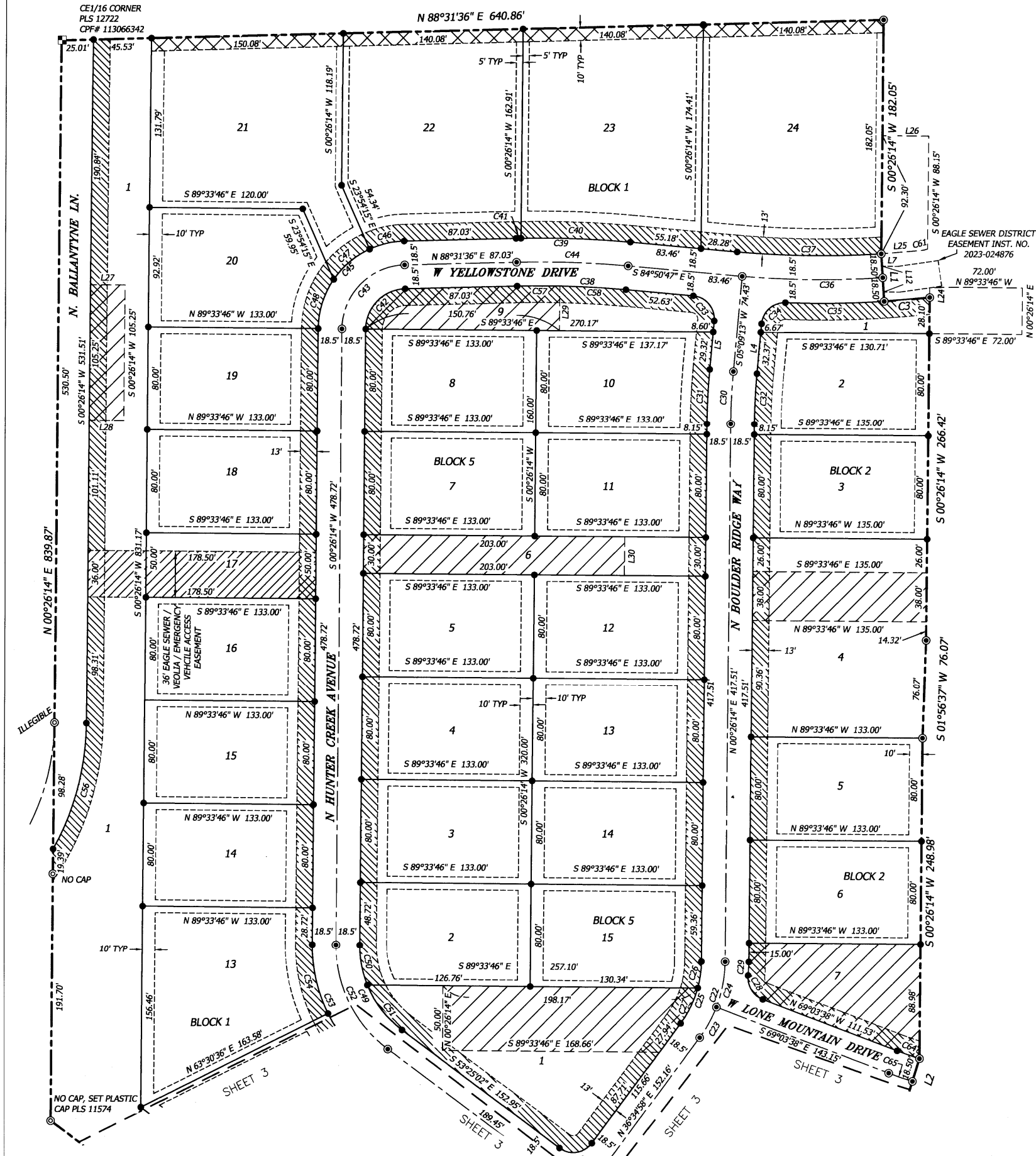
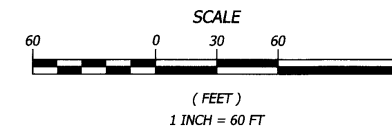


SEE SHEET 2 OF 5 FOR LINE AND CURVE TABLES  
SEE SHEET 3 OF 5 FOR SURVEYOR NARRATIVE AND REFERENCES

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**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	4.70'	68.50'	3°55'39"	N 86°49'48" E	4.69'
C2	166.68'	472.00'	20°14'00"	N 63°32'03" W	165.82'
C3	35.55'	768.50'	2°39'01"	N 85°03'42" E	35.54'
C4	20.76'	318.50'	3°44'05"	N 70°55'41" W	20.76'
C5	28.27'	18.00'	90°00'00"	S 43°47'37" W	25.46'
C6	28.27'	18.00'	90°00'00"	S 46°12'23" E	25.46'
C7	185.66'	281.50'	37°47'20"	S 72°18'43" E	182.31'
C8	192.86'	300.00'	37°47'20"	S 72°18'43" E	194.30'
C9	210.06'	318.50'	37°47'20"	S 72°18'43" E	206.28'
C10	22.13'	318.50'	3°58'54"	S 89°12'56" E	22.13'
C11	80.06'	318.50'	14°24'07"	S 80°01'26" E	79.85'
C12	80.21'	318.50'	14°25'46"	S 65°36'29" E	80.00'
C13	27.66'	318.50'	4°58'34"	S 55°54'19" E	27.65'
C14	100.78'	472.00'	12°14'01"	N 65°08'56" W	100.59'
C15	46.25'	472.00'	5°36'53"	N 56°13'29" W	46.23'
C16	141.26'	421.50'	19°12'09"	N 63°01'07" W	140.60'
C17	32.10'	421.50'	4°21'48"	N 70°26'18" W	32.09'
C18	109.17'	421.50'	14°50'31"	N 60°50'14" W	108.86'
C19	28.27'	18.00'	90°00'00"	N 89°25'02" W	25.46'
C20	28.27'	18.00'	90°00'00"	N 81°34'58" E	25.46'
C21	23.36'	18.00'	74°21'24"	S 73°45'40" W	21.75'
C22	63.09'	100.00'	36°08'44"	N 18°30'36" E	62.04'
C23	22.95'	100.00'	13°08'48"	N 30°00'33" E	22.90'
C24	40.14'	100.00'	22°59'56"	N 11°56'11" E	39.87'
C25	51.41'	81.50'	36°08'44"	N 18°30'36" E	50.57'
C26	20.87'	81.50'	14°40'06"	N 07°46'17" E	20.81'
C27	30.55'	81.50'	21°28'37"	N 25°50'39" E	30.37'
C28	23.44'	18.00'	74°57'27"	N 31°44'55" W	21.82'
C29	110.50'	118.50'	57°07'35"	N 03°00'01" E	110.60'
C30	41.16'	500.00'	4°42'59"	N 02°47'43" E	41.15'
C31	42.68'	518.50'	4°42'59"	N 02°47'43" E	42.67'
C32	39.64'	481.50'	4°42'59"	N 02°47'43" E	39.62'
C33	28.27'	18.00'	90°00'00"	S 39°50'47" E	25.46'
C34	27.31'	18.00'	86°55'36"	N 48°37'01" E	24.76'
C35	76.37'	768.50'	5°41'36"	N 89°14'00" E	76.33'
C36	114.76'	750.00'	8°46'01"	S 89°13'48" E	114.65'
C37	111.93'	731.50'	8°46'01"	S 89°13'48" E	111.82'
C38	84.60'	731.50'	6°37'36"	N 88°09'35" W	84.56'
C39	88.88'	768.50'	6°37'36"	N 88°09'35" W	88.83'
C40	85.08'	768.50'	6°20'36"	N 88°01'05" W	85.04'
C41	3.80'	768.50'	0°17'01"	S 88°40'07" W	3.80'
C42	48.43'	31.50'	88°05'23"	S 44°28'55" W	43.80'
C43	76.87'	50.00'	88°05'23"	N 44°28'55" E	69.52'
C44	86.74'	750.00'	6°37'36"	N 88°09'35" W	86.70'
C45	105.32'	68.50'	88°05'23"	N 44°28'55" E	95.25'
C46	27.77'	68.50'	23°13'48"	N 76°54'42" E	27.58'
C47	36.90'	68.50'	30°51'43"	N 49°51'57" E	36.45'
C48	40.65'	68.50'	33°59'52"	N 17°26'09" E	40.05'
C49	76.60'	81.50'	53°51'16"	S 26°29'24" E	73.82'
C50	32.11'	81.50'	22°34'17"	S 10°50'55" E	31.90'
C51	44.50'	81.50'	31°16'59"	S 37°46'33" E	43.95'
C52	93.99'	100.00'	53°51'16"	S 26°29'24" E	90.57'
C53	111.38'	118.50'	53°51'16"	N 26°29'24" W	107.33'
C54	55.69'	118.50'	26°55'38"	S 13°01'35" E	55.18'
C55	55.69'	118.50'	26°55'38"	S 39°57'13" E	55.18'
C56	102.30'	205.00'	28°35'32"	N 14°43'59" E	101.24'
C57	33.33'	731.50'	2°36'39"	S 89°49'56" E	33.33'
C58	51.27'	731.50'	4°00'57"	S 86°51'16" E	51.26'
C59	35.22'	68.50'	29°27'23"	N 70°08'16" E	34.83'
C60	48.49'	31.50'	88°12'00"	S 44°41'37" W	43.84'
C61	5.10'	18.00'	16°14'13"	S 75°49'33" E	5.08'
C62	19.65'	472.00'	12°14'01"	S 65°08'56" E	19.65'
C63	44.66'	281.50'	3°44'05"	S 84°43'19" W	44.65'
C64	18.35'	281.50'	3°44'05"	S 70°55'41" E	18.35'
C65	19.55'	300.00'	3°44'05"	S 70°55'41" E	19.55'

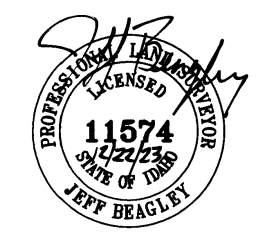
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 03°36'48" E	37.00'
L2	S 17°12'17" W	37.00'
L3	N 69°03'38" W	14.45'
L4	S 05°09'13" W	39.04'
L5	N 05°09'13" E	37.91'
L6	N 88°47'37" E	10.31'
L7	S 89°33'46" E	12.89'
L8	NOT USED	
L9	NOT USED	
L10	NOT USED	
L11	NOT USED	
L12	N 03°36'48" W	20.05'
L13	NOT USED	
L14	NOT USED	
L15	N 69°03'38" W	34.93'
L16	N 17°12'17" E	20.04'
L17	N 01°12'23" W	22.00'
L18	N 88°47'37" E	38.60'
L19	S 00°35'37" W	24.50'
L20	N 01°12'23" W	33.00'
L21	S 88°47'37" W	6.34'
L22	S 88°47'37" W	33.00'
L23	N 01°12'23" E	86.58'
L24	N 00°26'14" E	7.90'
L25	N 85°09'51" E	31.21'
L26	S 89°33'46" E	36.00'
L27	S 89°33'46" E	27.00'
L28	S 89°33'46" E	27.00'
L29	S 00°26'14" W	34.74'
L30	S 00°26'14" W	30.00'

**LEGEND**

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- EASEMENT
- TEMPORARY ACHD STORM DRAIN EASEMENTS INST. NO.'s 2023-037391 & 2023-037000
- CENTERLINE
- MATCHLINE
- 1** LOT NUMBER
- FOUND 5/8" REBAR/CAP PLS 11574 OR AS NOTED
- FOUND ALUMINUM CAP
- SET 5/8" REBAR/CAP PLS 11574
- SET 1/2" REBAR/CAP PLS 11574
- BALLANTYNE IRRIGATION DISTRICT DRAINAGE EASEMENT, SEE NOTE 14
- ACHD PERMANENT EASEMENT, SEE NOTE 12
- EAGLE SEWER DISTRICT / VEOLIA WATER EASEMENT, SEE NOTE 13
- GRAVITY IRRIGATION EASEMENT
- SALT LAKE PIPE LINE COMPANY EASEMENT INST. NO. 292509

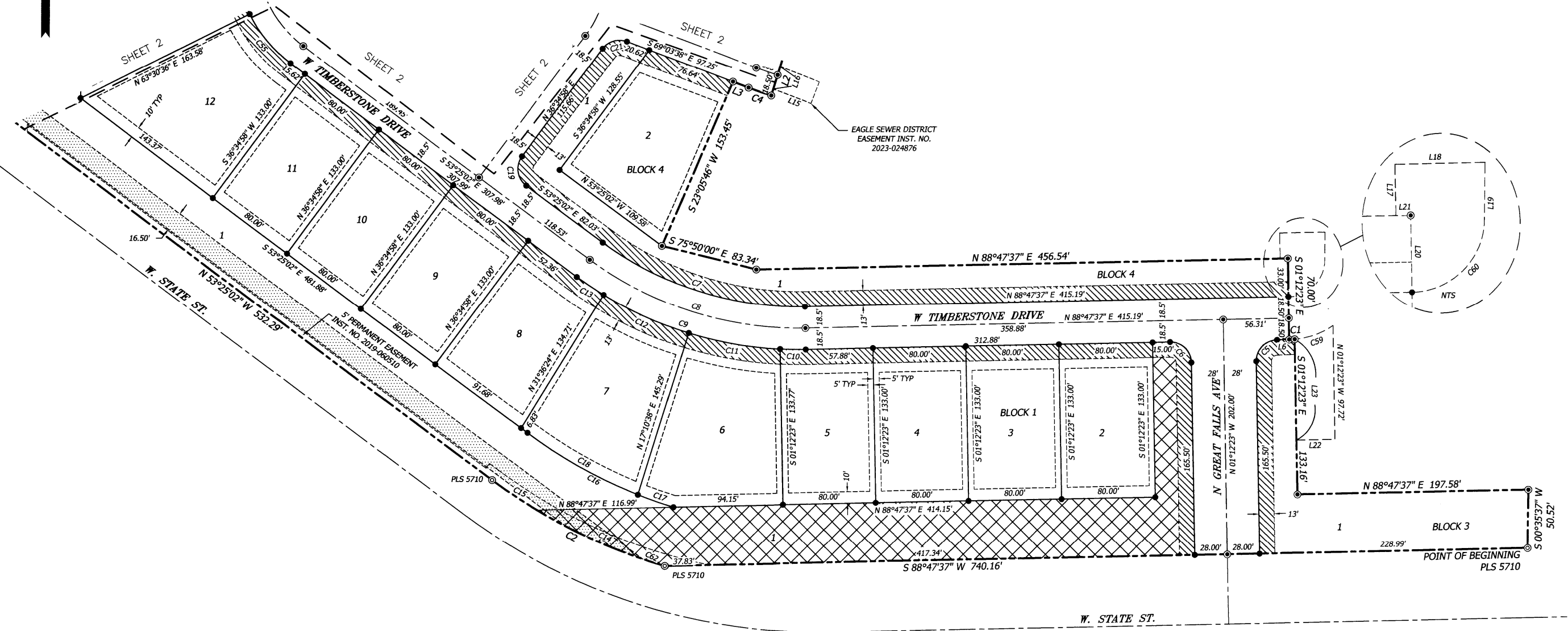
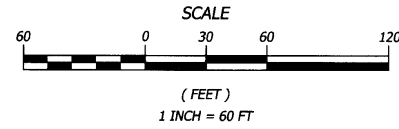
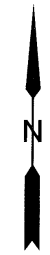
SEE SHEET 1 OF 5 FOR NOTES



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**LEGEND**

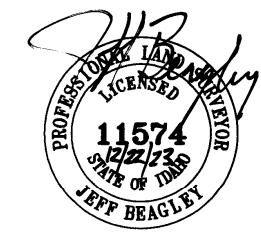
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- EASEMENT
- TEMPORARY ACHD STORM DRAIN EASEMENTS INST. NO. 2023-037391
- CENTERLINE
- MATCHLINE
- LOT NUMBER
- FOUND 5/8" REBAR/CAP PLS 11574 OR AS NOTED
- SET 5/8" REBAR/CAP PLS 11574
- SET 1/2" REBAR/CAP PLS 11574
- ACHD PERMANENT EASEMENT, SEE NOTE 12
- GRAVITY IRRIGATION EASEMENT
- SALT LAKE PIPE LINE COMPANY EASEMENT INST. NO. 292509

**SURVEYOR NARRATIVE**

THIS SURVEY IS BEING COMPLETED AT THE REQUEST OF THE PROPERTY OWNERS TO SUBDIVIDE INTO RESIDENTIAL LOTS. BOUNDARY IS ESTABLISHED WITH RECORD OF SURVEY NO. 12897 (R3).

**REFERENCES:**

- R1) BAKER'S ACRES SUBDIVISION, BOOK 36, PAGE 3072
- R2) VAN ENGELN ESTATES NO. 1 SUBDIVISION, BOOK 70, PAGE 7169
- R3) RECORD OF SURVEY NO. 12897
- R4) WARRANTY DEED INST. NO. 2021-052062
- R5) COUNTRYSIDE ESTATES SUBDIVISION NO. 2, BOOK 85, PAGES 9482-9484
- R6) COUNTRYSIDE ESTATES SUBDIVISION NO. 1, BOOK 83, PAGES 9082-9084



SEE SHEET 1 OF 5 FOR NOTES  
SEE SHEET 2 OF 5 FOR LINE AND CURVE TABLES

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3 OF 5	11/2023	AR	JB	121054	121054-FP

CERTIFICATE OF OWNER:

KNOW ALL MEN BY THESE PRESENTS:

THAT I THE UNDERSIGNED DO HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS MY INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

THE OWNER FURTHER CERTIFIES, THAT ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM VEOLIA WATER AND THAT VEOLIA WATER HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION. (I.C. 50-1334)

IRRIGATION WATER HAS BEEN PROVIDED FROM NEW DRY CREEK DITCH COMPANY, IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM NEW DRY CREEK DITCH COMPANY.

THE EASEMENTS AND PRIVATE ROADS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

BASIS OF BEARINGS IS S. 00°35'37" W. BETWEEN A FOUND ILLEGIBLE BRASS CAP, MARKING THE 1/4 CORNER COMMON TO SECTIONS 7 AND 8 AND A FOUND 80-FOOT WITNESS CORNER BRASS CAP PLS 984, MARKING THE SOUTHEAST CORNER OF SECTION 7, T. 4 N., R. 1 E., B.M.

A PARCEL OF LAND LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ILLEGIBLE BRASS CAP, MARKING THE 1/4 CORNER COMMON TO SECTIONS 7 AND 8;

THENCE S. 00°35'37" W., COINCIDENT WITH THE EAST LINE OF SAID NE1/4 OF THE SE1/4, A DISTANCE OF 1249.47 FEET TO THE NORTHERLY RIGHT OF WAY OF W. STATE STREET, MARKED BY A 5/8" REBAR WITH CAP PLS 5710 AND THE POINT OF BEGINNING;

THENCE S. 88°47'37" W., COINCIDENT WITH SAID NORTHERLY RIGHT OF WAY, 740.16 FEET TO A 5/8" REBAR WITH CAP PLS 5710 MARKING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE COINCIDENT WITH SAID NORTHERLY RIGHT OF WAY, 166.68 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 472.00 FEET, THROUGH A CENTRAL ANGLE OF 20°13'59", SUBTENDED BY A CHORD BEARING N. 63°32'03" W., 165.82 FEET TO A 5/8" REBAR WITH CAP PLS 5710;

THENCE N. 53°25'02" W., COINCIDENT WITH SAID NORTHERLY RIGHT OF WAY, 532.29 FEET TO THE WEST LINE OF SAID NE1/4 OF THE SE1/4, MARKED BY A 5/8" REBAR WITH NO CAP;

THENCE N. 00°26'14" E., COINCIDENT WITH SAID WEST LINE, 839.87 FEET TO THE CE1/16 CORNER, MARKED BY AN ALUMINUM CAP PLS 12722;

THENCE N. 88°31'36" E., COINCIDENT WITH THE NORTH LINE OF SAID NE1/4 OF THE SE1/4, A DISTANCE OF 640.86 FEET;

THENCE S. 00°26'14" W., PARALLEL WITH SAID WEST LINE, 182.05 FEET;

THENCE S. 03°36'48" E., 37.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE 35.55 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 768.50 FEET, THROUGH A CENTRAL ANGLE OF 02°39'01", SUBTENDED BY A CHORD BEARING N. 85°03'42" E., 35.54 FEET;

THENCE S. 00°26'14" W., PARALLEL WITH SAID WEST LINE, 266.42 FEET;

THENCE S. 01°56'37" W., 76.07 FEET;

THENCE S. 00°26'14" W., PARALLEL WITH SAID WEST LINE, 248.98 FEET;

THENCE S. 17°12'17" W., 37.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE 20.76 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 318.50 FEET, THROUGH A CENTRAL ANGLE OF 03°44'05", SUBTENDED BY A CHORD BEARING N. 70°55'41" W., 20.76 FEET;

THENCE N. 69°03'38" W., 14.45 FEET;

THENCE S. 23°05'46" W., 153.45 FEET;

THENCE S. 75°50'00" E., 83.34 FEET;

THENCE N. 88°47'37" E., PARALLEL WITH SAID NORTHERLY RIGHT OF WAY, 456.54 FEET;

THENCE S. 01°12'23" E., 70.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE 4.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 68.50 FEET, THROUGH A CENTRAL ANGLE OF 03°55'39", SUBTENDED BY A CHORD BEARING N. 86°49'48" E., 4.69 FEET;

THENCE S. 01°12'23" E., 133.16 FEET;

THENCE N. 88°47'37" E., 197.58 FEET TO SAID EAST LINE;

THENCE S. 00°35'37" W., COINCIDENT WITH SAID EAST LINE, 50.52 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 19.22 ACRES, MORE OR LESS.

Signature of Jim D. Conger, Authorized Agent

G20, LLC  
JIM D. CONGER, AUTHORIZED AGENT

ACKNOWLEDGMENT

STATE OF IDAHO }  
COUNTY OF ADA } SS

ON THIS 19 DAY OF June, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JIM D. CONGER, KNOWN OR IDENTIFIED TO ME TO BE AN AUTHORIZED AGENT OF G20, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THAT EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

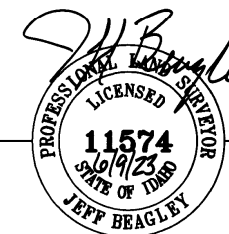


Signature of Camie Laney  
NOTARY PUBLIC FOR IDAHO  
RESIDING AT Boise  
MY COMMISSION EXPIRES 8-3-2026

CERTIFICATE OF SURVEYOR:

I, JEFF BEAGLEY, PLS, 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, SURVEYS AND CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

JEFF BEAGLEY



P.L.S. 11574

SAWTOOTH Land Surveying, LLC  
2030 S. WASHINGTON AVE.  
EMMETT, ID 83617  
(208) 398-8104  
FAX (208) 398-8105  
WWW.SAWTOOTHLS.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG#:
4 OF 5	12/2022	AR	JB	121054	121054-FP

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 Bodig REHS DISTRICT HEALTH, EHS 12/27/2023 ADA COUNTY

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 23 DAY OF May, 2023 THIS FINAL PLAT WAS DULY ACCEPTED AND APPROVED.

Nancy E. Orton CITY CLERK 12/26/2023 DATE



CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

Jerry L. Hastings COUNTY SURVEYOR 1-16-2024 DATE PLS 5359



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 16 DAY OF August, 2023.

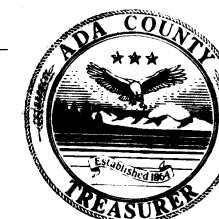
Andy Pulin PRESIDENT, ADA COUNTY HIGHWAY DISTRICT 8.16.2023 DATE



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 PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN "PAID IN FULL" THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Elizabeth Mahn COUNTY TREASURER Jan 16 '2024 DATE Signed by Deputy: Duane Russell Wyatt



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. Carter CITY ENGINEER PE 16745 10-24-2023 DATE

COUNTY RECORDERS CERTIFICATE

STATE OF IDAHO } COUNTY OF ADA }

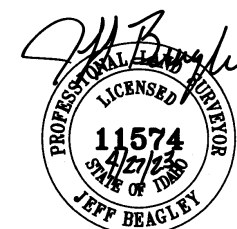
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC., AT 50 MINUTES PAST 9 O'CLOCK A.M. THIS 17 DAY OF Jan, 2023, A.D., AND WAS DULY RECORDED IN BOOK 127 OF PLATS AT PAGES 20571, THROUGH 20575, INSTRUMENT NUMBER 2024-002540.

Dan Ryalls DEPUTY Trent Ripple EX-OFFICIO RECORDER

APPROVAL OF EAGLE SEWER DISTRICT

I, THE UNDERSIGNED, GENERAL MANAGER OF EAGLE SEWER DISTRICT, DO HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN REVIEWED AND APPROVED AS MEETING DISTRICT PLAT REQUIREMENTS.

Neil John GENERAL MANAGER EAGLE SEWER DISTRICT 11/20/2023 DATE



2030 S. WASHINGTON AVE. EMMETT, ID 83617 (208) 398-8104 FAX (208) 398-8105 SAWTOOTH Land Surveying, LLC WWW.SAWTOOTHLS.COM

Table with 6 columns: SHEET, DATE, DRAWN BY, CHECKED BY, JOB#, DWG#. Values: 5 OF 5, 4/2023, AR, JB, 121054, 121054-FP