

PLAT SHOWING LAKEMOOR SUBDIVISION NO. 1

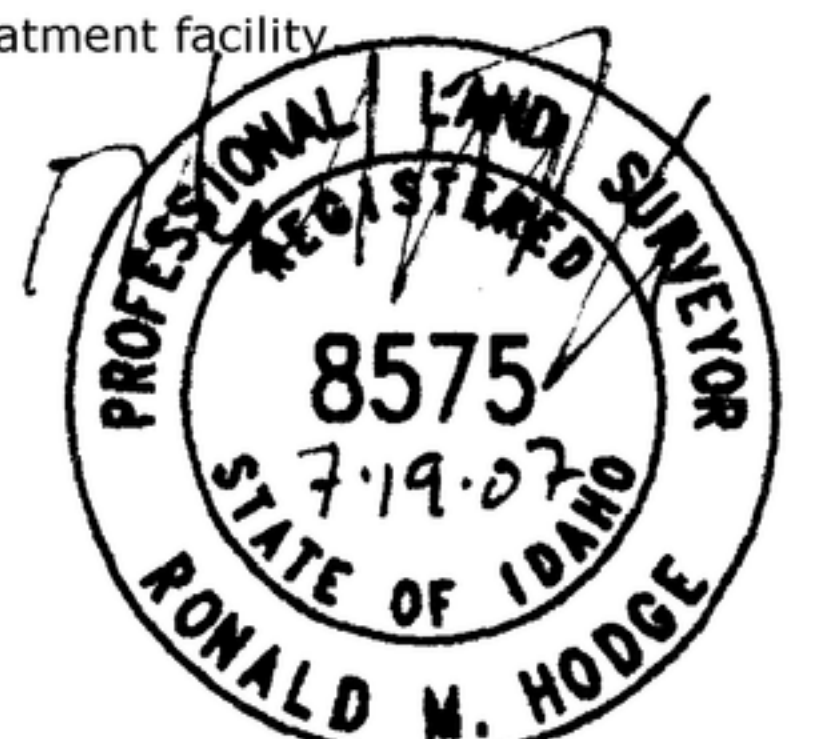
A PORTION OF NW 1/4, AND THE SW 1/4 OF SECTION 21
TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
EAGLE, ADA COUNTY, IDAHO
2007

NOTES

- Minimum building setback lines shall be in accordance with the City of Eagle Zoning Ordinance at the time of issuance of the building permit or as specifically approved.
- Any re-subdivision of this plat shall comply with the applicable Zoning Regulations in effect at the time of the re-subdivision, or as allowed by conditional use permit.
- This subdivision is subject to the requirements of the International Building Code (I.B.C.) as regulated by the City of Eagle.
- Irrigation water has been provided to this subdivision in accordance with Idaho code 31-3805(B). This subdivision is situated within the Warm Springs Ditch Company and the Thurman Mill Ditch Company jurisdiction. Irrigation water will be delivered to each lot by the Lakemoor Subdivision Homeowners Association. Each lot owner shall be responsible to pay irrigation assessments to said Lakemoor Subdivision Homeowners Association.
- All lot lines common to public right-of-way and private roads have a 12-foot wide street light easement for the benefit of the City of Eagle.
- All lot lines common to public right-of-way and private roads shall have a 14-foot wide permanent utilities, drainage and irrigation easement, and all exterior boundaries and rear lot lines shall have a 12-foot wide permanent utilities, drainage and irrigation easement unless otherwise dimensioned. However, this shall not preclude the construction of proper hard surfaced driveways for access to each individual lot.
- A 12-foot wide permanent public utilities, drainage, and irrigation easement is designated to be centered on the interior lot lines unless dimensioned otherwise. However, this shall not preclude the construction of proper hard surfaced driveways for access to each individual lot.
- All lots within this subdivision are single-family residential lots or commercial except Lot 1 of Block 1, Lot 1 of Block 2, Lot 1 of Block 3, Lot 1 of Block 4, Lot 1 of Block 5, and Lot 1 of Block 6 and Lots 2, 17, 30, 52,⁵³ and 54 of Block 7; which are designated as common landscape lots which will be owned and maintained by the Lakemoor Subdivision Homeowners Association. A blanket public utilities, drainage and irrigation easement is hereby reserved across all of the above mentioned common lots. Lot 53 of Block 7 is designated as a commercial lot. A ten-foot wide permanent public utilities, drainage and irrigation easement is centered over all interior lot lines. *NOTE CORRECTIONS PER AFFIDAVIT INST. # 107139533
- Lot 1 of Block 7 is designated as a private road to be owned and maintained by the Lakemoor Subdivision Homeowners Association. All lot owners in the subdivision have the perpetual right of ingress-egress over the described private road (Lot 1 of Block 7) and this right of ingress-egress shall run with the land. Lot 1 of Block 7 also has a blanket public utilities, drainage, United Water Idaho, Inc. water line easement, Eagle Sewer District sanitary sewer easement, Thurman Mill Ditch Company Irrigation line easement and Warm Springs Ditch Company Irrigation line easement. The restrictive covenants for maintenance of the private road cannot be modified and the homeowners association cannot be dissolved without the express consent of the City of Eagle.
- A 16.5-foot pipeline right-of-way for the transportation of liquid petroleum products has been granted through Instrument No. 292505, recorded October 17, 1949 in Book 21 of misc. records at Page 628, and through Instrument No. 292503, recorded October 17, 1949 in Book 21 of misc. records at Page 625 as filed for record in the office of the Ada County recorder, Idaho. Call Chevron Pipe Line Company, Boise area office at (208) 375-1463 prior to any construction activity in the vicinity of the pipeline. Centered over the base line as shown.
- A 20.0-foot sanitary sewer license agreement recorded as Instrument No. 98001672.
- Direct lot access to E. Colchester Drive is prohibited unless specifically approved by the Ada County Highway District and the City of Eagle.
- Refer to Record of Survey No. 4588 for additional survey information.
- This subdivision recognizes Section 22-4503 of the Idaho Code, Right-to-Farm Act which states: "No agricultural operation or an appurtenance to it shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after the same has been in operation for more than one (1) year, when the operations was not a nuisance at the time toe operation began; provided that the provisions of this section shall not apply whenever a nuisance results from the improper or negligent operation of any agricultural operation or appurtenance to it.

* 2015097251

- The property east of the park/school site is owned by Boise City, Public Works Department for use as a sewage treatment facility.



DEVELOPER:
D M B INVESTMENTS, LLC
250 S. Beechwood Ave., Suite 120
Boise, Idaho 83709
(208) 375-6666

J-U-B ENGINEERS, INC.
Engineers Surveyors Planners

Boise, Idaho 11933_PH1_FP4
LAST UPDATED: 7/12/2007

SHEET 5 OF 7

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	499.58	496.00	273.30	57°42'35"	S40°11'23"E	478.73
C2	57.14	1039.50	28.58	3°08'59"	N80°14'24"E	57.13
C3	31.42	200.00	15.74	9°00'00"	N86°18'53"E	31.38
C4	58.82	155.00	29.77	21°44'38"	N70°56'34"E	58.47
C5	340.37	424.00	179.95	45°59'41"	N34°19'56"W	331.31
C6	15.71	100.00	7.87	9°00'00"	N86°18'53"E	15.69
C7	369.27	460.00	195.23	44°59'41"	N34°19'56"W	359.43
C8	190.72	250.00	100.27	43°42'39"	S81°55'35"W	186.13
C9	60.69	70.00	32.40	49°40'37"	S38°12'19"E	58.81
C10	120.80	175.00	62.92	39°33'03"	S20°10'48"E	118.42
C11	63.35	225.00	31.88	16°07'51"	S80°58'21"E	63.14
C12	256.51	52.00	41.63	282°38'08"	N00°28'31"E	65.00
C13	41.51	425.00	20.77	5°35'45"	N86°14'24"W	41.49
C14	49.27	175.00	24.80	16°07'51"	S80°58'21"E	49.11
C15	203.78	325.00	105.36	35°55'31"	S15°03'20"W	200.46
C16	138.90	155.00	74.50	51°20'41"	S58°41'25"W	134.30
C17	78.29	125.00	40.48	35°53'11"	N77°41'39"W	77.02
C18	176.71	225.00	93.20	45°00'00"	S82°15'03"E	172.21
C19	164.80	300.00	84.54	31°28'31"	S73°04'03"E	162.74
C20	81.41	300.00	40.95	15°32'51"	N67°00'35"W	81.16
C21	40.03	460.00	20.03	4°59'11"	N54°50'12"W	40.02
C22	100.00	460.00	50.20	12°27'20"	N46°06'56"W	99.80
C23	50.01	460.00	25.03	6°13'46"	N36°46'23"W	49.99
C24	100.00	460.00	50.20	12°27'20"	N27°25'50"W	99.80
C25	79.22	460.00	39.71	9°52'05"	N16°16'08"W	79.13
C26	52.80	960.50	26.41	3°08'58"	S80°14'24"W	52.79
C27	31.42	200.00	15.74	9°00'00"	N77°18'53"E	31.38
C28	14.61	93.00	7.32	9°00'00"	N77°18'53"E	14.59
C29	77.80	205.00	39.37	21°44'38"	N70°56'34"E	77.33
C30	147.48	200.00	77.27	42°15'02"	S81°11'46"W	144.16
C31	22.45	20.00	12.57	64°18'43"	N45°31'22"W	21.29
C32	26.80	70.00	13.46	21°46'24"	S24°15'13"E	26.44
C33	34.09	70.00	17.39	27°54'13"	S49°05'31"E	33.75
C34	21.87	20.00	12.17	62°38'21"	N31°43'27"W	20.79
C35	42.92	175.00	21.57	14°03'05"	S07°25'49"E	42.81
C36	77.88	175.00	39.60	25°29'58"	S27°12'20"E	77.24
C37	110.10	250.00	55.96	25°13'58"	S72°41'14"W	109.21
C38	80.63	250.00	40.67	18°28'41"	N85°27'27"W	80.28
C39	19.90	20.00	10.86	57°01'11"	N75°16'19"E	19.09
C40	20.94	20.00	11.55	60°00'00"	N27°05'34"E	20.00
C41	12.62	70.00	6.33	10°19'51"	S51°55'39"W	12.60
C42	109.27	375.00	55.03	16°41'44"	S05°26'26"W	108.89
C43	100.20	375.00	50.40	15°18'36"	S21°26'36"W	99.91
C44	25.65	375.00	12.83	3°55'11"	S31°03'30"W	25.65
C45	94.41	205.00	48.06	26°23'10"	S46°12'40"W	93.58
C46	68.09	205.00	34.36	19°01'46"	S68°55'09"W	67.77
C47	11.78	52.00	5.92	12°58'46"	S24°49'48"E	11.75
C48	71.92	52.00	43.05	79°14'44"	S21°16'57"W	66.32
C49	46.76	52.00	25.09	51°31'22"	S86°40'00"W	45.20
C50	79.28	52.00	49.66	87°21'31"	N23°53'33"W	71.82
C51	92.69	175.00	47.46	30°20'49"	N74°55'28"W	91.61
C52	47.95	175.00	24.12	15°41'53"	S67°36'00"E	47.80
C53	89.50	175.00	45.75	29°18'07"	N89°54'00"E	88.53
C54	16.88	225.00	8.44	4°17'51"	S77°23'52"W	16.87
C55	16.49	20.00	8.75	47°14'49"	N55°55'23"E	16.03
C56	38.92	52.00	20.42	42°52'44"	S53°44'21"W	38.01
C57	20.13	52.00	10.19	22°10'30"	S86°15'58"W	20.00
C58	85.55	52.00	56.02	94°15'30"	N35°31'03"W	76.22
C59	54.64	52.00	30.15	60°12'21"	N41°42'53"E	52.16
C60	56.98	52.00	31.73	62°46'47"	S76°47'33"E	54.17
C61	20.01	20.00	10.93	57°19'24"	N74°03'52"W	19.19
C62	6.18	175.00	3.09	2°01'29"	S76°15'41"W	6.18
C63	42.34	225.00	21.23	10°46'58"	N80°38'26"E	42.28
C64	91.05	225.00	46.16	23°11'10"	S82°22'31"E	90.43
C65	43.32	225.00	21.73	11°01'52"	S65°16'00"E	43.25
C66	39.15	125.00	19.73	17°56'35"	N68°43'21"W	38.99
C67	39.15	125.00	19.73	17°56'35"	N86°39'56"W	38.99
C68	35.81	155.00	17.99	13°14'14"	S77°44'39"W	35.73
C69	103.09	155.00	53.53	38°06'27"	S52°04'19"W	101.20
C70	93.01	325.00	46.83	16°23'53"	S24°49'09"W	92.70
C71	110.76	325.00	55.92	19°31'38"	S06°51'23"W	110.23
C72	20.94	20.00	11.55	60°00'00"	S32°54'26"E	20.00
C73	61.09	70.00	32.64	50°00'00"	N37°54'26"W	59.17
C74	20.94	20.00	11.55	60°00'00"	S42°54'26"E	20.00
C75	24.17	175.00	12.10	7°54'47"	S76°51'49"E	24.15
C76	25.10	175.00	12.57	8°13'04"	S84°55'45"E	25.08
C77	28.64	425.00	14.33	3°51'40"	N87°06'27"W	28.64
C78	12.87	425.00	6.43	1°44'05"	N84°18'34"W	12.87
C79	18.58	175.00	9.30	6°04'58"	S86°29'00"E	18.57
C80	17.91	20.00	9.61	51°19'04"	N64°48'59"E	17.32
C81	73.95	52.00	44.79	81°28'35"	S79°53'44"W	67.87
C82	41.06	52.00	21.67	45°14'23"	N36°44'47"W	40.00
C83	40.84	52.00	21.54	45°00'05"	N08°22'27"E	39.80
C84	41.06	52.00	21.67	45°14'30"	N53°29'44"E	40.00
C85	59.61	52.00	33.56	65°40'36"	S71°02'43"E	56.40
C86	17.91	20.00	9.61	51°19'04"	N63°51'57"W	17.32
C87	23.89	225.00	11.95	6°04'58"	S86°29'00"E	23.88
C88	36.63	375.00	18.33	5°35'45"	N86°14'24"W	36.61
C89	45.17	225.00	22.66	11°30'04"	S83°17'15"E	45.09
C90	18.18	225.00	9.10	4°37'47"	S75°13'19"E	18.18
C91	20.94	20.00	11.55	60°00'00"	S77°05'34"W	20.00
C92	11.88	70.00	5.96	9°43'33"	N51°57'21"E	11.87
C93	19.16	20.00	10.39	54°53'51"	S29°22'12"W	18.44
C94	91.36	125.00	47.83	41°52'36"	S19°01'02"E	89.34
C95	15.71	5.00	INFINITE	180°00'00"	S15°13'00"W	10.00
C96	82.76	305.00	41.64	15°32'51"	N67°00'35"W	82.51
C97	15.71	5.00	INFINITE	180°00'00"	N30°45'51"E	10.00
C98	80.05	295.00	40.27	15°32'51"	N67°00'35"W	79.80
C99	15.71	5.00	INFINITE	180°00'00"	S01°11'42"W	10.00
C100	15.71	5.00	INFINITE	180°00'00"	S01°11'42"W	10.00

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C101	15.71	5.00	INFINITE	180°00'00"	S37°39'24"W	10.00
C102	101.09	465.00	50.74	12°27'20"	N46°06'56"W	100.89
C103	15.71	5.00	INFINITE	180°00'00"	N50°06'44"E	10.00
C104	98.91	455.00	49.65	12°27'20"	N46°06'56"W	98.72
C105	15.71	5.00	INFINITE	180°00'00"	S56°20'30"W	10.00
C106	101.09	465.00	50.74	12°27'20"	N27°25'50"W	100.89
C107	15.71	5.00	INFINITE	180°00'00"	N68°47'50"E	10.00
C108	98.91	455.00	49.65	12°27'20"	N27°25'50"W	98.72
C109	15.71	5.00	INFINITE	180°00'00"	S78°39'54"W	10.00
C110	15.71	5.00	INFINITE	180°00'00"	N78°39'54"E	10.00
C111	256.21	52.00	41.89	282°17'51"	N06°33'06"W	65.24
C112	137.44	175.00	72.49	45°00'00"	S82°15'03"E	133.94
C113	235.13	375.00	121.57	35°55'31"	S15°03'20"W	231.30
C114	209.75	52.00	108.76	231°06'23"	S84°14'01"W	93.83
C115	162.49	205.00	85.79	45°24'57"	S55°43'33"W	158.27
C116	145.03	264.00	74.39	31°28'31"	N73°04'03"W	143.21
C117	31.05	300.00	15.54	5°55'50"	N85°50'23"W	31.04
C118	42.36	300.00	21.22	8°05'28"	S78°49'44"E	42.33
C119	9.50	300.00	4.75	1°48'49"	S69°57'05"E	9.50
C120	31.85	20.00	20.44	91°15'16"	N45°34'04"E	28.59
C121	18.59	106.50	9.32	10°00'00"	N04°56'26"E	18.56
C122	18.59	106.50	9.32	10°00'00"	S05°03'34"E	18.56
C123	24.71	20.00	14.21	70°47'56"	S35°27'32"E	23.17
C124	12.57	4.00	NONE	180°00'00"	N89°56'26"E	8.00
C125	12.57	4.00	NONE	180°00'00"	S89°56'26"W	8.00
C126	9.99	300.00	4.99	1°54'22"	S58°16'58"E	9.98
C127	54.97	1000.00	27.49	3°08'58"	S80°14'24"W	54.96