

PLAT SHOWING
LAKEMOOR SUBDIVISION NO. 2

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

NOTES

1. 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.
2. 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.
3. This subdivision is subject to the requirements of the International Building Code (I.B.C.) as regulated by the City of Eagle.
4. 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 Homeowners Association. Each lot owner shall be responsible to pay irrigation assessments to said Homeowners Association.
5. All lot lines common to the private roads have a 12-foot wide street light easement for the benefit of the City of Eagle.
6. All lot lines common to private roads, exterior boundaries and rear lot lines of Lakemoor Subdivision No. 2 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.
7. 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.
8. All lots within this subdivision are single-family residential lots, except Lots 55 and 68 of Block 7; which is designated as a common landscape and private recreation 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.
9. Lot 57 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 57) and this right of ingress-egress shall run with the land. Lot 57 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.
10. 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 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 pipe line.
11. Refer to Record of Survey No. 4588 for additional survey information.
12. 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 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.

* 2015097250

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

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	64.28	175.00	32.51	21°02'46"	S60°34'04"W	63.92
C2	47.89	175.00	24.10	15°40'51"	S78°55'52"W	47.75
C3	11.30	175.00	5.65	3°42'02"	S88°37'19"W	11.30
C4	74.99	175.00	38.08	24°33'05"	N77°15'07"W	74.42
C5	76.42	175.00	38.83	25°01'15"	N52°27'57"W	75.82
C6	17.91	20.00	9.61	51°19'04"	N24°23'09"E	17.32
C7	82.89	52.00	53.23	91°20'10"	S44°23'41"W	74.39
C8	47.36	52.00	25.47	52°11'02"	N63°50'42"W	45.74
C9	56.54	52.00	31.43	62°17'50"	N06°36'16"W	53.79
C10	69.72	52.00	41.23	76°49'06"	N62°57'12"E	64.61
C11	17.91	20.00	9.61	51°19'04"	S75°42'13"W	17.32
C12	64.74	175.00	32.74	21°11'42"	N29°21'28"W	64.37
C13	52.42	175.00	26.41	17°09'39"	N10°10'47"W	52.22
C14	45.12	175.00	22.69	14°46'27"	N05°47'16"E	45.00
C15	87.53	175.00	44.70	28°39'24"	N27°30'11"E	86.62
C16	25.09	175.00	12.56	8°12'48"	N45°56'17"E	25.06
C17	169.70	125.00	100.83	77°47'04"	N08°51'36"E	156.96
C18	108.15	125.00	57.72	49°34'20"	N64°44'29"W	104.81
C19	49.75	125.00	25.21	22°48'14"	S79°04'14"W	49.42
C20	38.45	125.00	19.38	17°37'26"	S58°51'24"W	38.30
C21	17.91	20.00	9.61	51°19'04"	S65°36'51"E	17.32
C22	55.69	52.00	30.85	61°21'54"	N60°35'27"W	53.07
C23	46.54	52.00	24.96	51°16'38"	N04°16'11"W	45.00
C24	46.54	52.00	24.96	51°16'38"	N47°00'26"E	45.00
C25	46.54	52.00	24.96	51°16'38"	S81°42'56"E	45.00
C26	61.21	52.00	34.71	67°26'22"	S22°21'26"E	57.73
C27	17.91	20.00	9.61	51°19'04"	N14°17'47"W	17.32
C28	28.32	50.00	14.55	32°26'56"	S33°49'13"W	27.94
C29	17.38	50.00	8.78	19°54'50"	N27°33'09"E	17.29
C30	12.38	164.50	6.19	4°18'46"	S35°21'11"W	12.38
C31	25.64	154.50	12.85	9°30'30"	S27°18'59"W	25.61
C32	30.53	164.50	15.31	10°38'05"	S27°52'46"W	30.49
C33	24.97	50.00	12.75	28°36'35"	S55°49'09"W	24.71
C34	17.52	50.00	8.85	20°04'46"	N60°05'04"E	17.43
C35	17.30	245.50	8.65	4°02'15"	N24°34'51"E	17.30
C36	61.44	235.50	30.89	14°56'50"	S30°02'09"W	61.26
C37	3.49	50.00	1.75	4°00'17"	S39°30'43"W	3.49
C38	256.51	52.00	41.63	282°38'08"	N50°02'41"E	65.00
C39	274.89	175.00	175.00	90°00'00"	N05°02'41"E	247.49
C40	256.51	52.00	41.63	282°38'08"	N39°57'19"W	65.00
C41	151.41	175.00	80.81	49°34'20"	N64°44'29"W	146.73
C42	123.48	175.00	64.44	40°25'40"	S70°15'31"W	120.93
C43	21.65	125.00	10.85	9°55'23"	N34°59'38"W	21.62
C44	5.00	125.00	2.50	2°17'33"	N48°53'54"E	5.00
C45	196.35	125.00	125.00	90°00'00"	N05°02'41"E	176.78
C46	88.20	125.00	46.03	40°25'40"	S70°15'31"W	86.38

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.28'	N84°57'19"W
L2	17.15'	S50°02'41"W
L3	28.28'	N84°57'19"W
L4	7.29'	N89°31'40"W
L5	9.23'	N39°57'19"W
L6	13.56'	N84°57'19"W
L7	14.73'	N84°57'19"W
L8	8.80'	S50°02'41"W
L9	8.80'	S50°02'41"W
L10	28.28'	S05°02'41"W
L11	9.23'	S39°57'19"E
L12	28.28'	N05°02'41"E
L13	28.28'	N84°57'19"W
L14	17.15'	N50°02'41"E
L15	28.28'	N05°02'41"E
L16	37.16'	N82°13'53"W
L17	23.33'	S19°58'24"W
L18	44.38'	S89°29'21"E
L19	29.72'	N11°31'38"E
L20	13.80'	N39°57'19"W
L21	8.80'	S39°57'19"E
L22	28.28'	N84°57'19"W
L23	45.22'	S50°02'41"W
L24	10.48'	S39°57'19"E
L25	41.78'	S22°33'44"W
L26	14.51'	N20°59'47"W
L27	26.16'	N22°33'44"E
L28	58.25'	S50°02'41"W
L29	28.28'	S05°02'41"W
L30	14.51'	S66°07'47"W
L31	26.15'	S22°33'44"W



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

J—U—B ENGINEERS, INC.
Engineers Surveyors Planners
Boise, Idaho