

PLAT SHOWING
Lakemoor Commercial South Subdivision

PLAT BOOK 115 PAGE 17270

Notes

1. Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of re-subdivision.
2. Lot 4 of Block 1 is a common lot which shall be owned and maintained by the Lakemoor Subdivision Homeowners' Association.
3. Direct lot access to E. Colchester Drive and E. Eagles Gate Drive is prohibited except at approved access points.
4. 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 by the conditions of development for RZ-05-02 MOD2, Instrument Number 113103020 and subsequent modifications.
5. Lots shall not be reduced in size without prior approval from the health authority.
6. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
7. Reference is made to the public health letter on file with Ada County Recorder regarding additional restrictions.
8. 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 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 when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
9. This development is subject to Use Restriction Agreement Instrument Number 101032281. The property east of the park/school site is owned by Boise City, Public Works Department for use as a sewage treatment facility.
10. This development is subject to the Second Amended and Restated Development Agreement Instrument Number 113103020 and subsequent modifications.
11. This development is subject to ACHD License Agreements Instrument Numbers 2016-036315 & 2016-040586.
12. This development is subject to Covenants, Conditions, Restrictions and Easements per Instrument Number 2016-043048 and as amended by Instrument Number 2017-034732.
13. This development is subject to that Common Area Maintenance Agreement Instrument Number 2017-005856.

Reference Documents

Subdivisions:
Lakemoor Subdivision No.s 4 & 6
Lakemoor Commercial Subdivision

Surveys:
ROSs 86, 3008, 3304, 3656, 3921, 4150, 4588, 8019, 9607 & 11523.

Highway Plans:
STP-NH-3270 (103) Sheets 71-77

Deeds:
113112283, 113112284, 2015-099548, and 2016-114833.

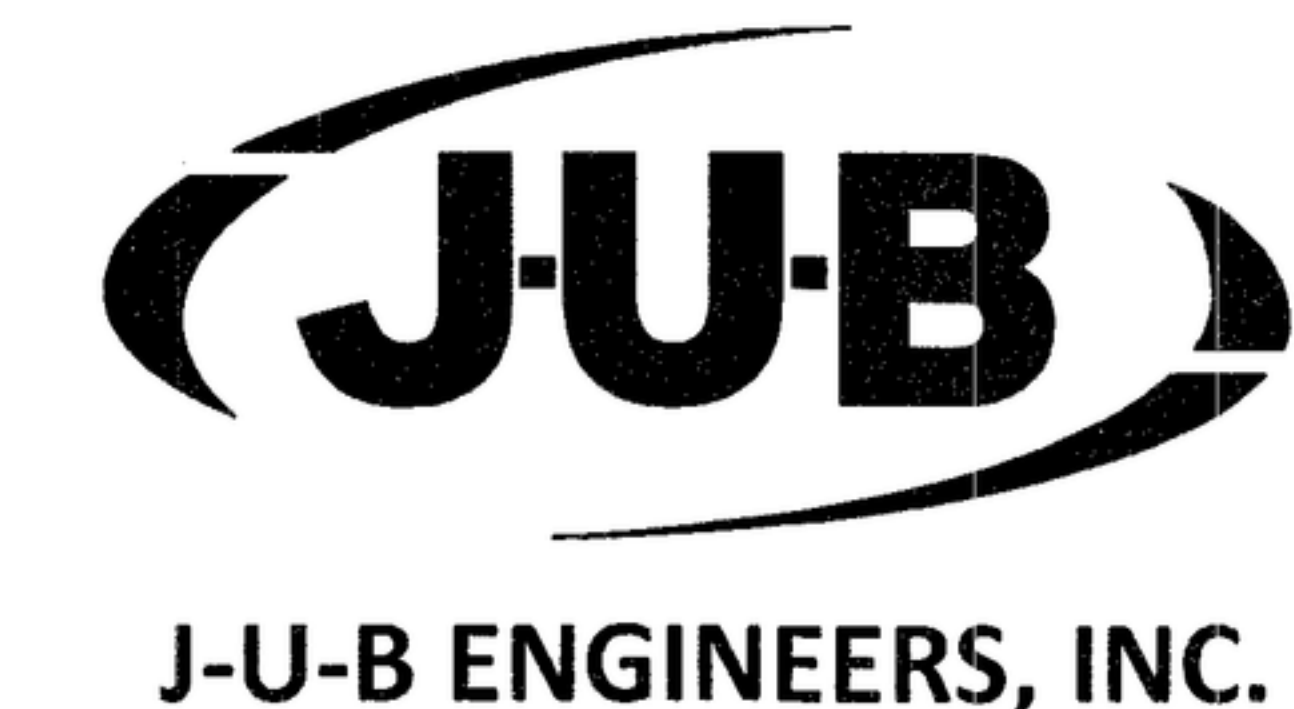
Easements:
113121211, 2016-034298, 2016-060553, 2016-030835, 2016-043048 and 2018-110287.

Release of Easements:
2017-058619 (113121208) and 2017-058619 (113121209)

Affidavit:

Easement Notes

1. Lot 4 of Block 1 is hereby designated as having a Utility Easement co-situated with said lot.
2. All Utility Easements shown or designated hereon are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots shown hereon, and are hereby reserved for the installation, maintenance, operation, and use of public & private utilities, pressurized irrigation, sewer service, cable television/data; appurtenances thereto; and lot drainage.
3. See Instrument Number 2016-034298 for Existing Eagle Sewer Easement and Instrument Number 2016-060553 for Existing Suez Water Easement.
4. See Instrument Numbers 113121211 and 2016-030835 for Existing ACHD Right-of-Way Easements.
5. See Instrument Number 2016-043048 for Reciprocal Access Easement (Blanket).
6. See Instrument Number 2018-110287 for Existing Suez Water Easement.
7. No easement created hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping, parking, side & rear property line fences, or other such nonpermanent improvements.
8. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.



250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944
p 208 376 7330 w www.jub.com