

PLAT SHOWING
Lakemoor Commercial South Subdivision

PLAT BOOK 115 PAGE 17271

Certificate of Owners

Know all people by these presents: that PMAASP Stephens Lakemoor LLC, an Idaho Limited Liability Company; GRH Lakemoor LLC, an Idaho Limited Liability Company; and JAD Holdings, an Idaho Limited Liability Company, do hereby certify that they are the owners of that real property to be known as Lakemoor Commercial South Subdivision, and that they intend to include said real property, as described below, in this plat:

To wit:

A parcel of land situated in the northwest quarter of the southwest quarter of Section 21, Township 4 North, Range 1 East, Boise Meridian, City of Eagle, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of Section 21, Township 4 North, Range 1 East, Boise Meridian;

Thence S01°11'42"W, 2625.85 feet along the west line of the northwest quarter of Section 21 to the west quarter-section corner of Section 21;

Thence S89°29'05"E, 70.00 feet along the north line of the southwest quarter of Section 21 to the east right-of-way line of South Eagle Road, and the boundary of Lakemoor Commercial Subdivision (Book 111 of Plats at Pages 15996 through 16003, records of Ada County, Idaho);

Thence S01°11'42"W, 4.19 feet along the east right-of-way line of South Eagle Road and the boundary of Lakemoor Commercial Subdivision;

Thence S01°09'17"E, 690.08 feet along the east right-of-way line of South Eagle Road and the boundary of Lakemoor Commercial Subdivision to the southwest corner of Lakemoor Commercial Subdivision, the POINT OF BEGINNING:

Thence N90°00'00"E, 263.73 feet along the boundary of Lakemoor Commercial Subdivision;

Thence N00°07'26"W, 188.27 feet along the boundary of Lakemoor Commercial Subdivision;

Thence S90°00'00"E, 637.19 feet along the boundary of Lakemoor Commercial Subdivision to the boundary of Lakemoor Subdivision No. 4 (Book 106 of Plats at Pages 14621 through 14630, records of Ada County, Idaho) and the west right-of-way line of E. Colchester Dr.;

Thence 68.32 feet on a non-tangent curve to the left, concave northeasterly, having a radius of 423.00 feet, a central angle of 9°15'14", a chord bearing of S49°43'20"E, and a chord length of 68.25 feet, along the boundary of Lakemoor Subdivision No. 4 and the west right-of-way line of E. Colchester Dr.;

Thence 74.60 feet on a reverse curve to the right, having a radius of 77.50 feet, a central angle of 55°09'17", a chord bearing of S26°46'19"E, and a chord length of 71.76 feet, along the boundary of Lakemoor Subdivision No. 4 and the west right-of-way line of E. Colchester Dr.;

Thence 9.91 feet on a reverse curve to the left, having a radius of 77.50 feet, a central angle of 7°19'42", a chord bearing of S02°51'32"E, and a chord length of 9.91 feet, along the boundary of Lakemoor Subdivision No. 4 and the west right-of-way line of E. Colchester Dr. becoming the north right-of-way line of E. Eagles Gate Dr.;

Thence 85.60 feet on a reverse curve to the right, having a radius of 117.50 feet, a central angle of 41°44'30", a chord bearing of S14°20'52"W, and a chord length of 83.72 feet, along the boundary of Lakemoor Subdivision No. 4 and the north right-of-way line of E. Eagles Gate Dr.;

Thence S35°13'08"W, 205.74 feet along the boundary of Lakemoor Subdivision No. 4 and the north right-of-way line of E. Eagles Gate Dr. to the northeast corner of Lakemoor Subdivision No. 6 (Book 112 of Plats at Pages 16311 through 16313, records of Ada County, Idaho);

Thence 596.81 feet on a curve to the right, having a radius of 372.00 feet, a central angle of 91°55'19", a chord bearing of S81°10'47"W, and a chord length of 534.84 feet along the boundary of Lakemoor Subdivision No. 6 and the north right-of-way line of E. Eagles Gate Dr.;

Thence N52°51'34"W, 50.00 feet along the boundary of Lakemoor Subdivision No. 6 and the north right-of-way line of E. Eagles Gate Dr.;

Thence 219.14 feet on a curve to the left, having a radius of 328.00 feet, a central angle of 38°16'50", a chord bearing of N71°59'59"W, and a chord length of 215.09 feet, along the boundary of Lakemoor Subdivision No. 6 and the north right-of-way line of E. Eagles Gate Dr.;

Thence S88°51'36"W, 69.73 feet along the boundary of Lakemoor Subdivision No. 6 and the north right-of-way line of E. Eagles Gate Dr. to the east right-of-way line of South Eagle Road;

Thence N01°09'17"W, 165.78 feet along the east right-of-way line of South Eagle Road to the POINT OF BEGINNING.

The above-described parcel contains 8.29 acres, more or less.

The easements shown on this plat are not dedicated to the public, however the right to use said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated hereon, and no permanent structures, other than for such uses and purposes, are to be erected within the lines of said easements. All of the lots within this subdivision are eligible to receive water service from Suez Water Idaho, Inc. and Suez Water Idaho, Inc. has agreed in writing to serve all lots within the subdivision. Irrigation water has been provided from Warm Springs Ditch Company and Thurman Mill Ditch Company, in compliance with Idaho Code 31-3805(1)(b). Lots within this subdivision will be entitled to irrigation water rights, and will be obligated for assessments from Warm Springs Ditch Company and Thurman Mill Ditch Company.

In witness whereof, We have hereunto set our hands:

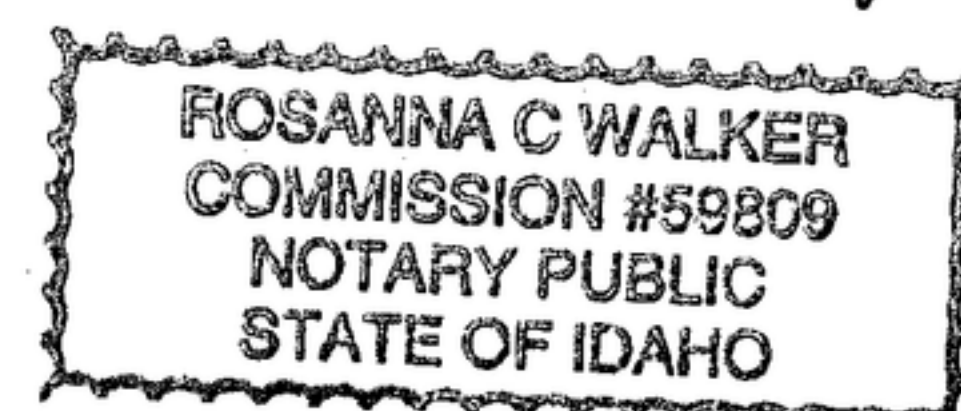

Paul Stephens, Manager
PMAASP Stephens Lakemoor LLC

Acknowledgment

State of Idaho }
County of Ada } ss.

On this 28th day of November, in the year 2018, before me, a Notary Public in and for the State of Idaho, personally appeared Paul Stephens, known or identified to me to be Manager of PMAASP Stephens Lakemoor, LLC, that executed the within instrument and acknowledged to me that PMAASP Stephens Lakemoor, LLC executed the same.


Notary public for the State of Idaho
My commission expires 6/6/24

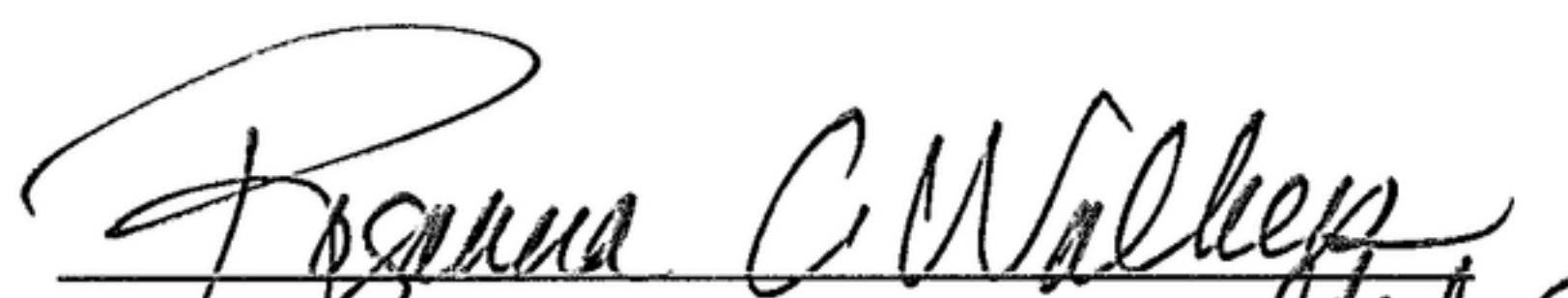


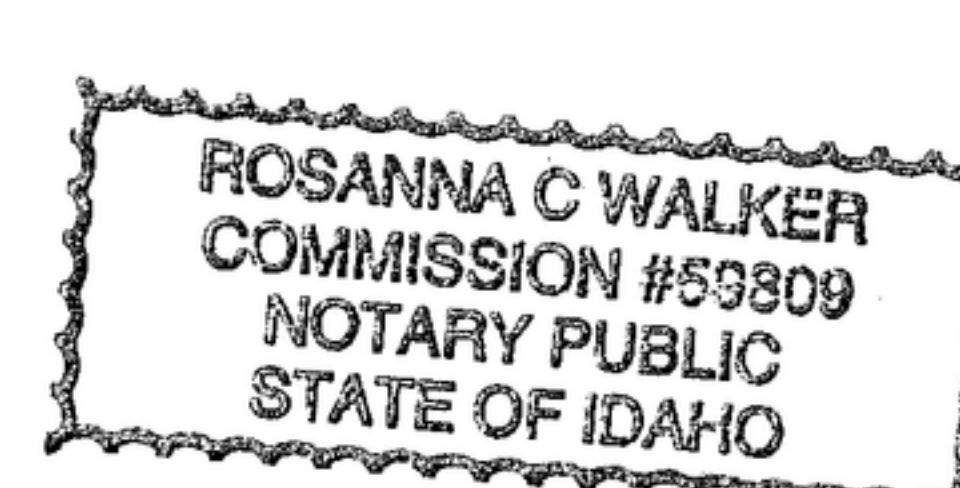

Gary R. Hawkins, Manager
GRH Lakemoor LLC

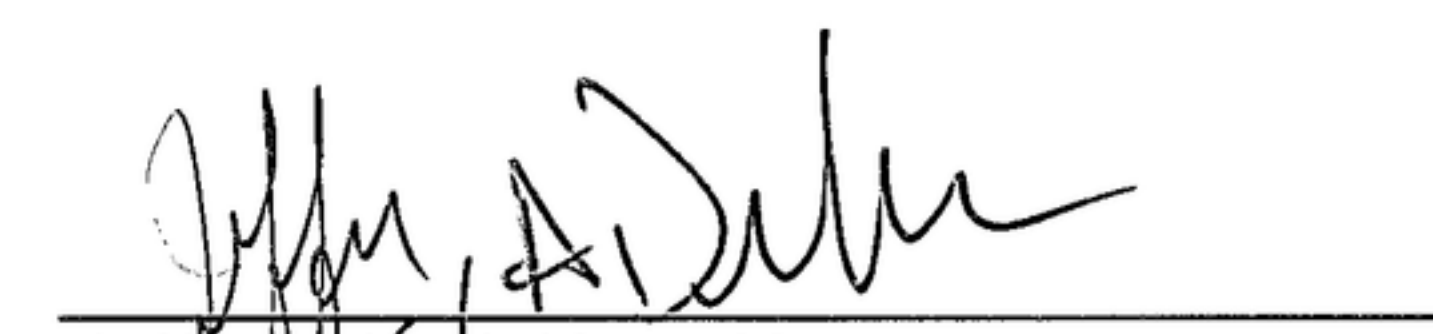
Acknowledgment

State of Idaho }
County of Ada } ss.

On this 28th day of November, in the year 2018, before me, a Notary Public in and for the State of Idaho, personally appeared Gary R. Hawkins, known or identified to me to be Manager of GRH Lakemoor LLC, that executed the within instrument and acknowledged to me that GRH Lakemoor, LLC executed the same.


Notary public for the State of Idaho
My commission expires 6/6/24

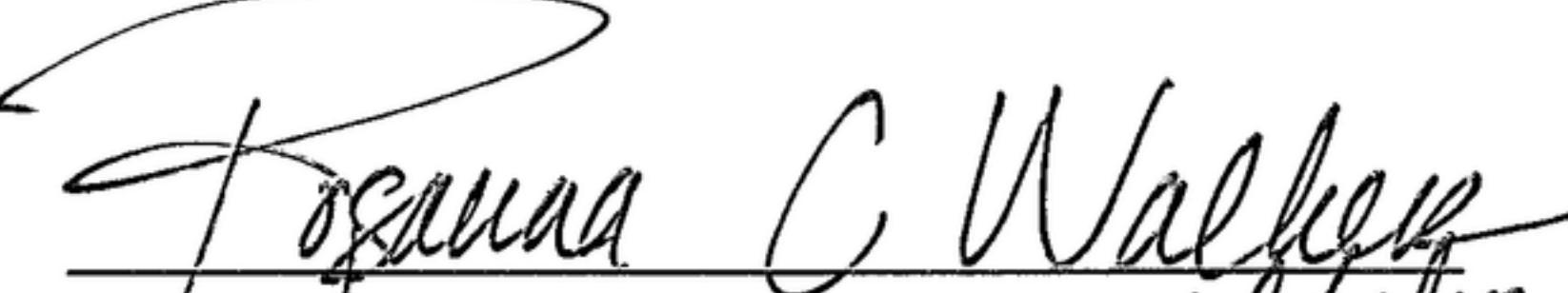


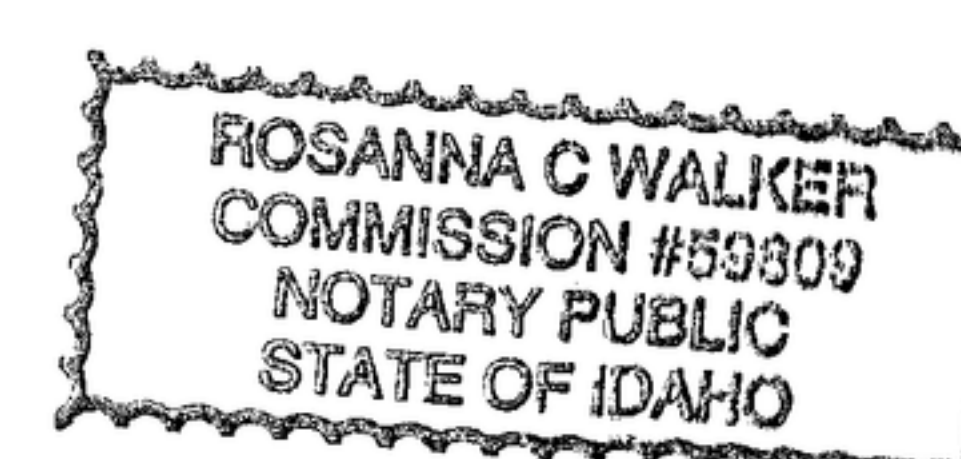

Jeffrey A. DeVoe, Manager
JAD Holdings LLC

Acknowledgment

State of Idaho }
County of Ada } ss.

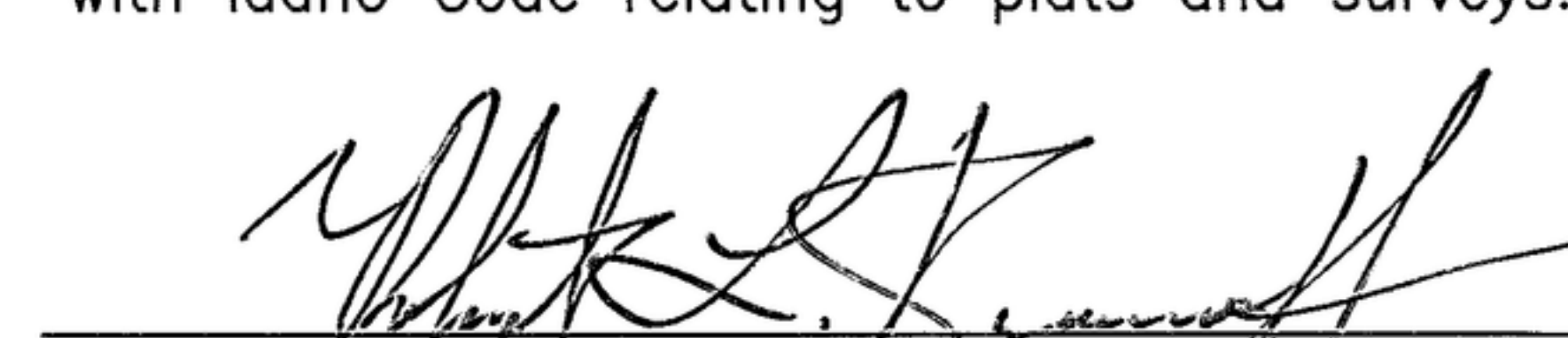
On this 28th day of November, in the year 2018, before me, a Notary Public in and for the State of Idaho, personally appeared Jeffrey A. DeVoe, known or identified to me to be Manager of JAD Holdings LLC, that executed the within instrument and acknowledged to me that JAD Holdings LLC executed the same.


Notary public for the State of Idaho
My commission expires 6/6/24



Certificate of Surveyor

I, Robert L. Kazarinoff, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of Lakemoor Commercial South Subdivision, as described in the Certificate of Owners and as shown on the attached plat is correct and was surveyed in accordance with Idaho Code relating to plats and surveys.


Robert L. Kazarinoff, PLS 16642



11/27/2018



J-U-B ENGINEERS, INC.

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