

Beet 58 Page 5568

PLAT OF RIVERSTONE TOWNHOUSES NO.2

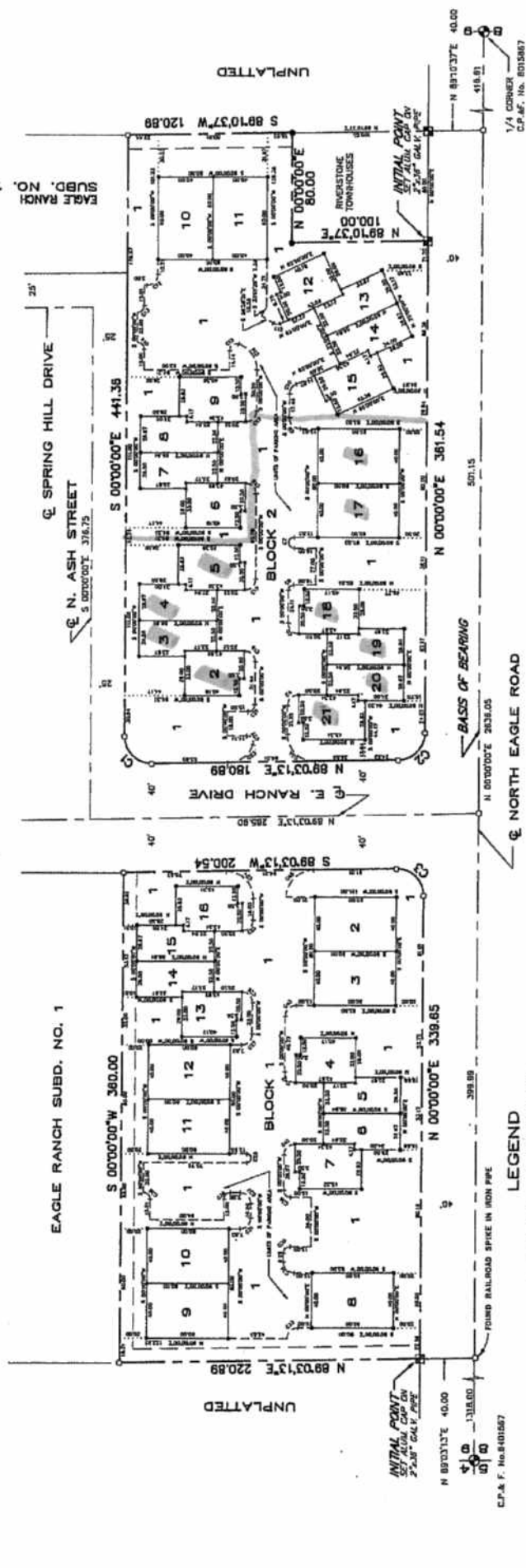
A PLANNED UNIT DEVELOPMENT
A RESUBDIVISION OF PORTIONS OF LOT 12, BLOCK 1, EAGLE RANCH SUBDIVISION,
A RESUBDIVISION OF LOT 1 AND ALL OF LOTS 2 THRU 18, BLOCK 2, RIVERSTONE TOWNHOUSES,
LYING IN THE NW 1/4, SECTION 9, T.4N., R.1E., B.M.,
EAGLE, ADA COUNTY, IDAHO

1991



CURVE DATA

CURVE	DELTA	RADIUS	ARC	CHORD BEG.	CHORD END.
1	80° 56' 17"	20.00	31.75	N 45° 28' 23" E	N 45° 28' 23" E
2	80° 56' 17"	20.00	31.75	S 45° 28' 23" W	S 45° 28' 23" W
3	80° 56' 17"	20.00	31.75	N 45° 28' 23" E	N 45° 28' 23" E
4	80° 56' 17"	20.00	31.75	S 45° 28' 23" W	S 45° 28' 23" W
5	80° 56' 17"	20.00	31.75	N 45° 28' 23" E	N 45° 28' 23" E
6	80° 56' 17"	20.00	31.75	S 45° 28' 23" W	S 45° 28' 23" W
7	80° 56' 17"	20.00	31.75	N 45° 28' 23" E	N 45° 28' 23" E
8	80° 56' 17"	20.00	31.75	S 45° 28' 23" W	S 45° 28' 23" W
9	80° 56' 17"	20.00	31.75	N 45° 28' 23" E	N 45° 28' 23" E
10	80° 56' 17"	20.00	31.75	S 45° 28' 23" W	S 45° 28' 23" W
11	80° 56' 17"	20.00	31.75	N 45° 28' 23" E	N 45° 28' 23" E
12	80° 56' 17"	20.00	31.75	S 45° 28' 23" W	S 45° 28' 23" W
13	80° 56' 17"	20.00	31.75	N 45° 28' 23" E	N 45° 28' 23" E
14	80° 56' 17"	20.00	31.75	S 45° 28' 23" W	S 45° 28' 23" W
15	80° 56' 17"	20.00	31.75	N 45° 28' 23" E	N 45° 28' 23" E
16	80° 56' 17"	20.00	31.75	S 45° 28' 23" W	S 45° 28' 23" W
17	80° 56' 17"	20.00	31.75	N 45° 28' 23" E	N 45° 28' 23" E
18	80° 56' 17"	20.00	31.75	S 45° 28' 23" W	S 45° 28' 23" W
19	80° 56' 17"	20.00	31.75	N 45° 28' 23" E	N 45° 28' 23" E
20	80° 56' 17"	20.00	31.75	S 45° 28' 23" W	S 45° 28' 23" W
21	80° 56' 17"	20.00	31.75	N 45° 28' 23" E	N 45° 28' 23" E
22	80° 56' 17"	20.00	31.75	S 45° 28' 23" W	S 45° 28' 23" W
23	80° 56' 17"	20.00	31.75	N 45° 28' 23" E	N 45° 28' 23" E



- ### LEGEND
- BOUNDARY LINE
 - FOUND ALUMINUM CAP
 - BUILDING FOUNDATION CORNER
 - SET 5/8" x 30" IRON PIN w/CAP
 - FOUND 5/8" IRON PIN
 - SET 1/2" x 24" IRON PIN
 - PUBLIC UTILITIES, DRAINAGE AND IRRIGATION
 - EASEMENT 10' WIDE WHERE NOT DIMENSIONED.
 - LIMITS OF PARKING AREA
 - BUILDING TIES

- ### NOTES
- BEARING METEAGES IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF EAGLE, IDAHO.
 - ANY RESUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
 - ALL LOTS ARE TO BE CONVEYED WITH DISBURSEMENT REQUIREMENTS OF SECTION 31-303 OF THE IDAHO CODE.
 - LOT 1, BLOCK 1 AND LOT 1, BLOCK 2 ARE COVERED BY A BLANKET EASEMENT AND UTILITY EASEMENT.
 - LOT 1, BLOCK 1 AND LOT 1, BLOCK 2 ARE HEREBY DESIGNATED AS AN PERPETUAL EASEMENT FOR HIGHWAY-EXCESS, AS SHOWN BY THE LIMITS OF THE PARKING AREA, AND SUCH EASEMENT SHALL RUN WITH THE LAND.
 - LOT 1 OF BLOCK 1 AND LOT 1 OF BLOCK 2 ARE TO BE OWNED AND MANAGED BY THE HOMEOWNERS ASSOCIATION.
 - ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT PUBLIC EASEMENT FOR UTILITY PURPOSES AS SHOWN BY THE LIMITS OF THE PARKING AREA, AND SUCH EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS TO EACH LOT.

MONUMENT CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS BEING RECORDED UNDER THE PROVISIONS OF THE IDAHO MONUMENT ACT AND THAT ALL INTERIOR MONUMENTS WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT.

Patrick A. Tealey P.L.S. No. 4347



TEALEY'S LAND SURVEYING
479 MAIN ST. BOISE, IDAHO 83720
208-335-0008

Boat 58 Page 568

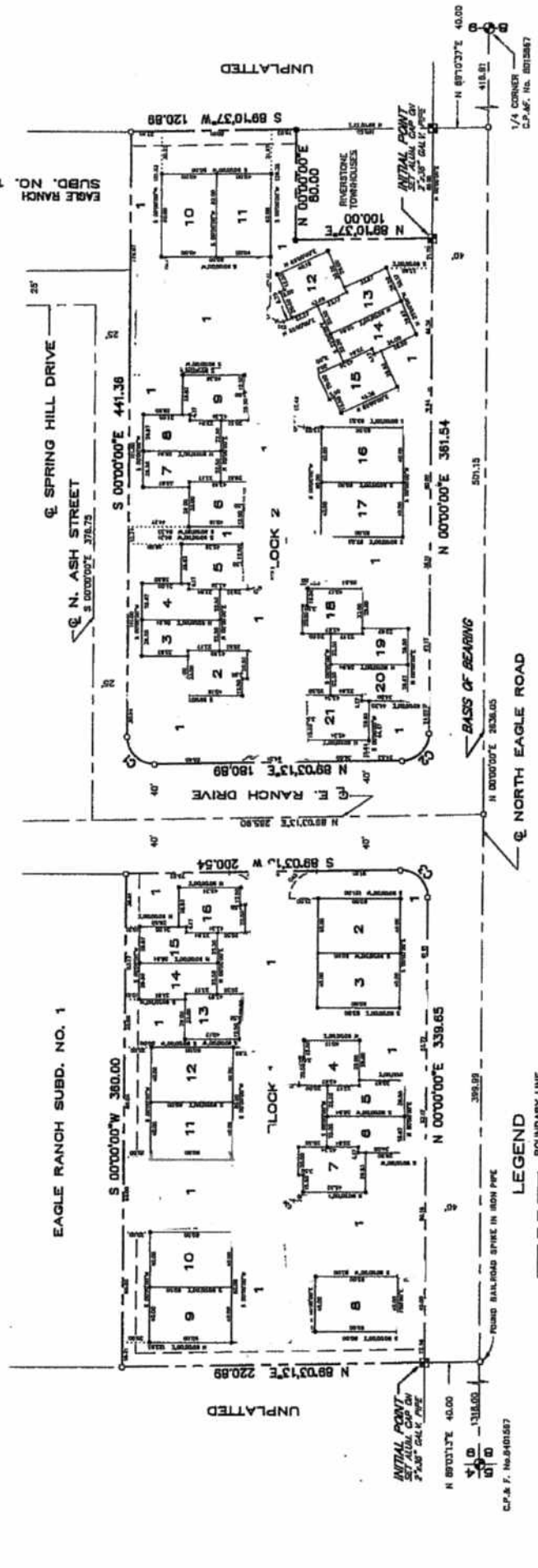
PLAT OF RIVERSTONE TOWNHOUSES NO.2

A PLANNED UNIT DEVELOPMENT
 A RESUBDIVISION OF PORTIONS OF LOT 12, BLOCK 1, EAGLE RANCH SUBDIVISION,
 LYING IN THE NW 1/4, SECTION 9, T.4N., R.1E., B.M.,
 EAGLE, ADA COUNTY, IDAHO
 1991



CURVE DATA

CURVE	CHORD BEARING	CHORD DIST.	RADIUS	ARC	AREA	CHORD BEARING	CHORD DIST.	RADIUS	ARC	AREA
1	S 89°03'13" W	11.31	8.00	12.57	0.00	S 89°03'13" W	11.31	8.00	12.57	0.00
2	S 89°03'13" W	23.00	8.00	25.14	0.00	S 89°03'13" W	23.00	8.00	25.14	0.00
3	S 89°03'13" W	34.70	8.00	37.71	0.00	S 89°03'13" W	34.70	8.00	37.71	0.00
4	S 89°03'13" W	46.40	8.00	49.28	0.00	S 89°03'13" W	46.40	8.00	49.28	0.00
5	S 89°03'13" W	58.10	8.00	60.85	0.00	S 89°03'13" W	58.10	8.00	60.85	0.00
6	S 89°03'13" W	69.80	8.00	72.42	0.00	S 89°03'13" W	69.80	8.00	72.42	0.00
7	S 89°03'13" W	81.50	8.00	83.99	0.00	S 89°03'13" W	81.50	8.00	83.99	0.00
8	S 89°03'13" W	93.20	8.00	95.56	0.00	S 89°03'13" W	93.20	8.00	95.56	0.00
9	S 89°03'13" W	104.90	8.00	107.13	0.00	S 89°03'13" W	104.90	8.00	107.13	0.00
10	S 89°03'13" W	116.60	8.00	118.70	0.00	S 89°03'13" W	116.60	8.00	118.70	0.00
11	S 89°03'13" W	128.30	8.00	120.27	0.00	S 89°03'13" W	128.30	8.00	120.27	0.00
12	S 89°03'13" W	140.00	8.00	121.84	0.00	S 89°03'13" W	140.00	8.00	121.84	0.00
13	S 89°03'13" W	151.70	8.00	123.41	0.00	S 89°03'13" W	151.70	8.00	123.41	0.00
14	S 89°03'13" W	163.40	8.00	124.98	0.00	S 89°03'13" W	163.40	8.00	124.98	0.00
15	S 89°03'13" W	175.10	8.00	126.55	0.00	S 89°03'13" W	175.10	8.00	126.55	0.00
16	S 89°03'13" W	186.80	8.00	128.12	0.00	S 89°03'13" W	186.80	8.00	128.12	0.00
17	S 89°03'13" W	198.50	8.00	129.69	0.00	S 89°03'13" W	198.50	8.00	129.69	0.00
18	S 89°03'13" W	210.20	8.00	131.26	0.00	S 89°03'13" W	210.20	8.00	131.26	0.00
19	S 89°03'13" W	221.90	8.00	132.83	0.00	S 89°03'13" W	221.90	8.00	132.83	0.00
20	S 89°03'13" W	233.60	8.00	134.40	0.00	S 89°03'13" W	233.60	8.00	134.40	0.00
21	S 89°03'13" W	245.30	8.00	135.97	0.00	S 89°03'13" W	245.30	8.00	135.97	0.00
22	S 89°03'13" W	257.00	8.00	137.54	0.00	S 89°03'13" W	257.00	8.00	137.54	0.00
23	S 89°03'13" W	268.70	8.00	139.11	0.00	S 89°03'13" W	268.70	8.00	139.11	0.00
24	S 89°03'13" W	280.40	8.00	140.68	0.00	S 89°03'13" W	280.40	8.00	140.68	0.00
25	S 89°03'13" W	292.10	8.00	142.25	0.00	S 89°03'13" W	292.10	8.00	142.25	0.00
26	S 89°03'13" W	303.80	8.00	143.82	0.00	S 89°03'13" W	303.80	8.00	143.82	0.00
27	S 89°03'13" W	315.50	8.00	145.39	0.00	S 89°03'13" W	315.50	8.00	145.39	0.00
28	S 89°03'13" W	327.20	8.00	146.96	0.00	S 89°03'13" W	327.20	8.00	146.96	0.00
29	S 89°03'13" W	338.90	8.00	148.53	0.00	S 89°03'13" W	338.90	8.00	148.53	0.00
30	S 89°03'13" W	350.60	8.00	150.10	0.00	S 89°03'13" W	350.60	8.00	150.10	0.00
31	S 89°03'13" W	362.30	8.00	151.67	0.00	S 89°03'13" W	362.30	8.00	151.67	0.00
32	S 89°03'13" W	374.00	8.00	153.24	0.00	S 89°03'13" W	374.00	8.00	153.24	0.00
33	S 89°03'13" W	385.70	8.00	154.81	0.00	S 89°03'13" W	385.70	8.00	154.81	0.00
34	S 89°03'13" W	397.40	8.00	156.38	0.00	S 89°03'13" W	397.40	8.00	156.38	0.00
35	S 89°03'13" W	409.10	8.00	157.95	0.00	S 89°03'13" W	409.10	8.00	157.95	0.00
36	S 89°03'13" W	420.80	8.00	159.52	0.00	S 89°03'13" W	420.80	8.00	159.52	0.00
37	S 89°03'13" W	432.50	8.00	161.09	0.00	S 89°03'13" W	432.50	8.00	161.09	0.00
38	S 89°03'13" W	444.20	8.00	162.66	0.00	S 89°03'13" W	444.20	8.00	162.66	0.00
39	S 89°03'13" W	455.90	8.00	164.23	0.00	S 89°03'13" W	455.90	8.00	164.23	0.00
40	S 89°03'13" W	467.60	8.00	165.80	0.00	S 89°03'13" W	467.60	8.00	165.80	0.00
41	S 89°03'13" W	479.30	8.00	167.37	0.00	S 89°03'13" W	479.30	8.00	167.37	0.00
42	S 89°03'13" W	491.00	8.00	168.94	0.00	S 89°03'13" W	491.00	8.00	168.94	0.00
43	S 89°03'13" W	502.70	8.00	170.51	0.00	S 89°03'13" W	502.70	8.00	170.51	0.00
44	S 89°03'13" W	514.40	8.00	172.08	0.00	S 89°03'13" W	514.40	8.00	172.08	0.00
45	S 89°03'13" W	526.10	8.00	173.65	0.00	S 89°03'13" W	526.10	8.00	173.65	0.00



- ### LEGEND
- BOUNDARY LINE
 - FOUND ALUMINUM CAP
 - BUILDING FOUNDATION CORNER
 - SET 5/8" x 30" IRON PIN w/GAP
 - FOUND 5/8" IRON PIN
 - SET 1/2" x 24" IRON PIN
 - PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT 10' WIDE WHERE NOT DIMENSIONED.
 - LIMITS OF PARKING AREA
 - BUILDING TIES

- ### NOTES
- BEARING STRUCKS IN THE SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF EAGLE, IDAHO.
 - ANY REVISIONS TO THIS PLAT SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF REVISION.
 - THESE LOTS SHALL BE CONVEYED TO THE BUYER WITH DISSEMINATED RECORDS OF SECTION 3.
 - LOT 1, BLOCK 1 AND LOT 1, BLOCK 2 ARE COVERED BY A BLANKET DRAINAGE AND UTILITY EASEMENT. LOT 2, BLOCK 2 IS HEREBY RESERVATED AS A PERPETUAL EASEMENT FOR HORSE-CARRIAGES, AS SHOWN BY THE LIMITS OF THE PARKING AREA, AND SUCH EASEMENT SHALL RUN WITH THE LAND.
 - LOTS 1 AND 2 OF BLOCK 2 ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ALL LOTS ARE HEREBY OBSERVED AS HAVING A PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT OVER THE 10' (10' MINIMUM) WIDE STRIP OF LAND SHOWN BY THE LIMITS OF THE PARKING AREA. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HAND-SURFACED DRIVEWAYS TO EACH LOT.

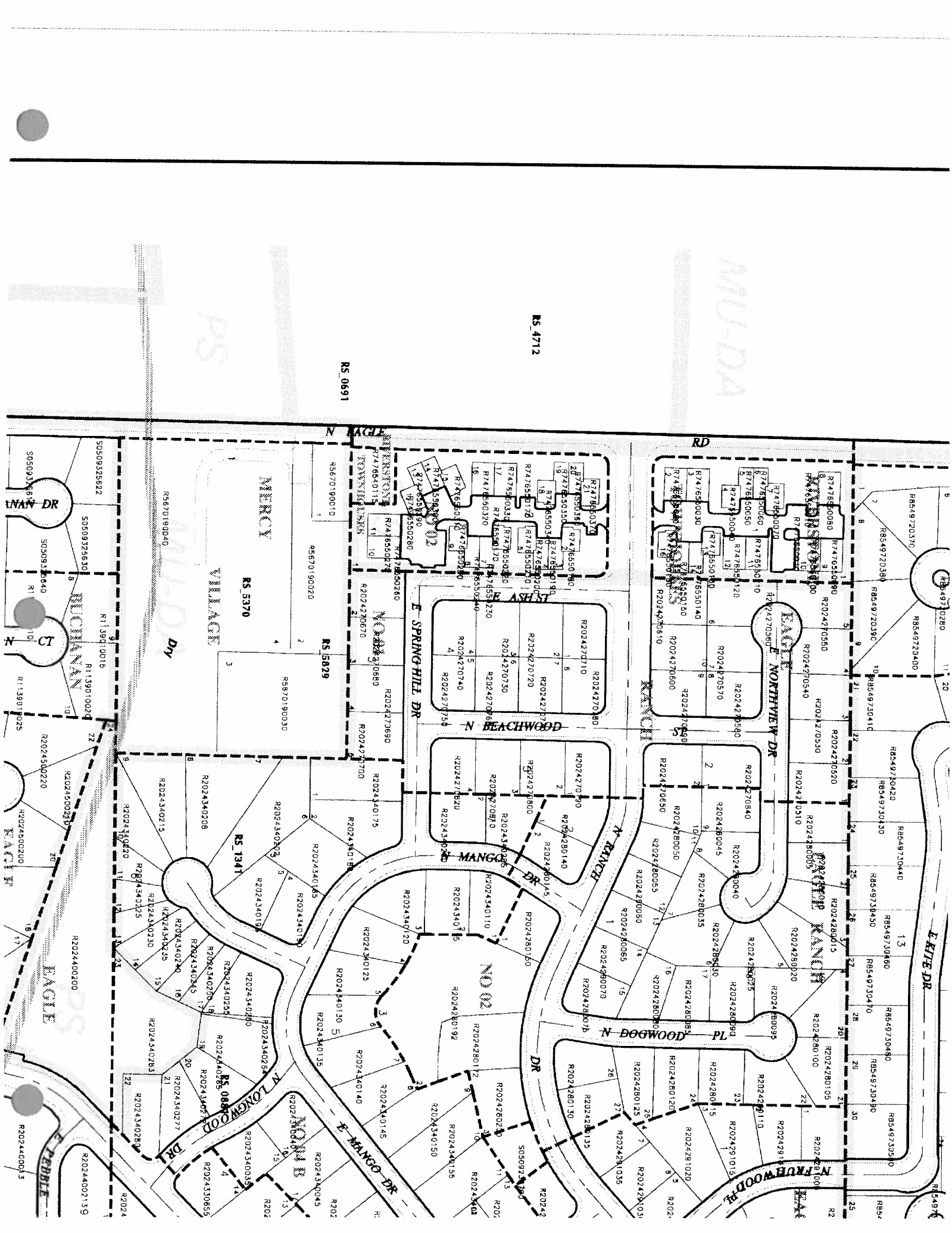
MONUMENT CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS BEING RECORDED UNDER THE PROVISIONS OF IDAHO CODE SECTIONS 55-1331 AND THAT ALL INTERIOR MONUMENTS WILL BE SET WITHIN 30 DAYS FROM THE RECORDING DATE OF THIS PLAT.

DATE: 11/14/91

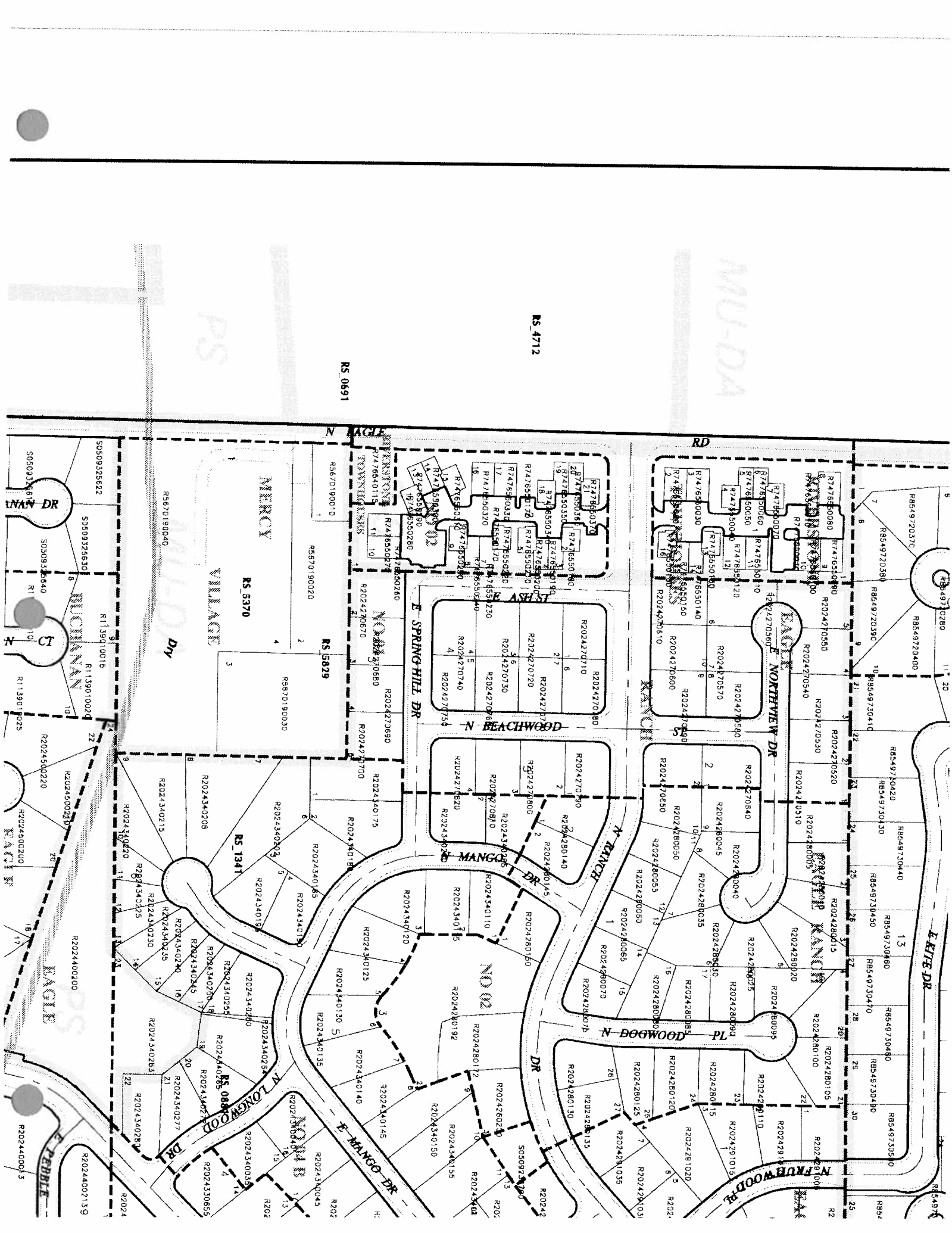
PATRICK A. TEALEY P.L.S. NO. 4347





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