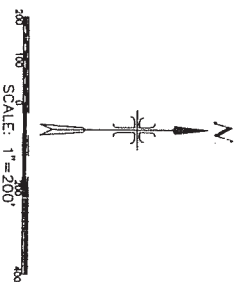


PLAT BOOK 98 PAGE 12560

N.W. CORNER  
SEC. 21  
C.P. & F. INSTR.  
NO. 98120707

COAST TO COAST SUBDIVISION  
BOOK 98 PAGE 11955-11963

The Base of Boaring for this survey is between the West 1/4 Corner and the Northwest Corner of Section 21 on South 0711142<sup>nd</sup> West, as established by G.P.S., projected to the Idaho State Plane Coordinate System West Zone NAD83 Datum and referenced to the Idaho H.A.R.N. Survey (1989 Adjustment). All bearings shown are of Grid Azimuth.

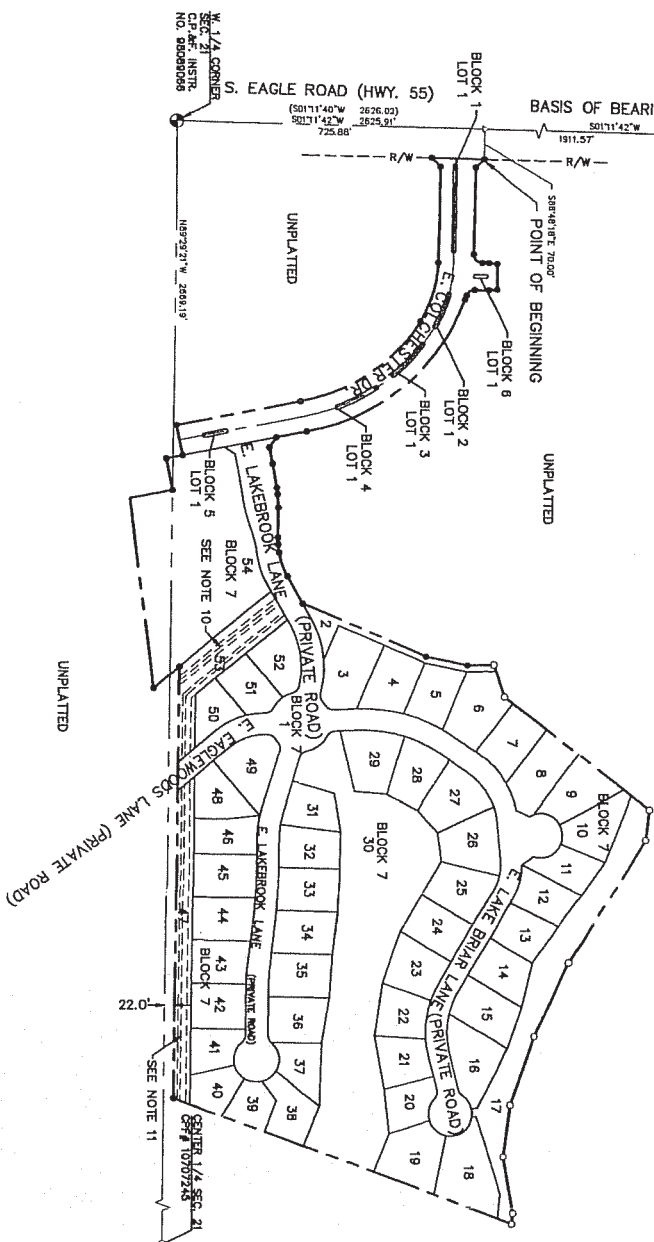
All distances are ground values.

CD	Braze Cap Mount
O	Found 5/8" Iron Pin, PLS 4889 Unless otherwise noted
A	Calculated Part - Nothing Set
E	Set 5/8"x 30" Iron Pin with Plastic Cap H0066 PLS 6073
*	Set 1/2"x 2 1/4" Iron Pin with Plastic Cap H0066 PLS 6075
WC	Witness Corner
RM	Reference Mount
(08/20/10)	Record Date

UNPLATTED

SEE SHEET 4 FOR PRIVATE ROAD CENTER  
LINE BEARINGS AND DISTANCES

SEE SHEET 5 FOR LINE TABLE, CURVE TABLE,  
AND NOTES



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

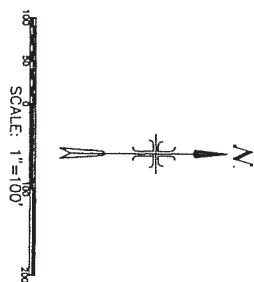
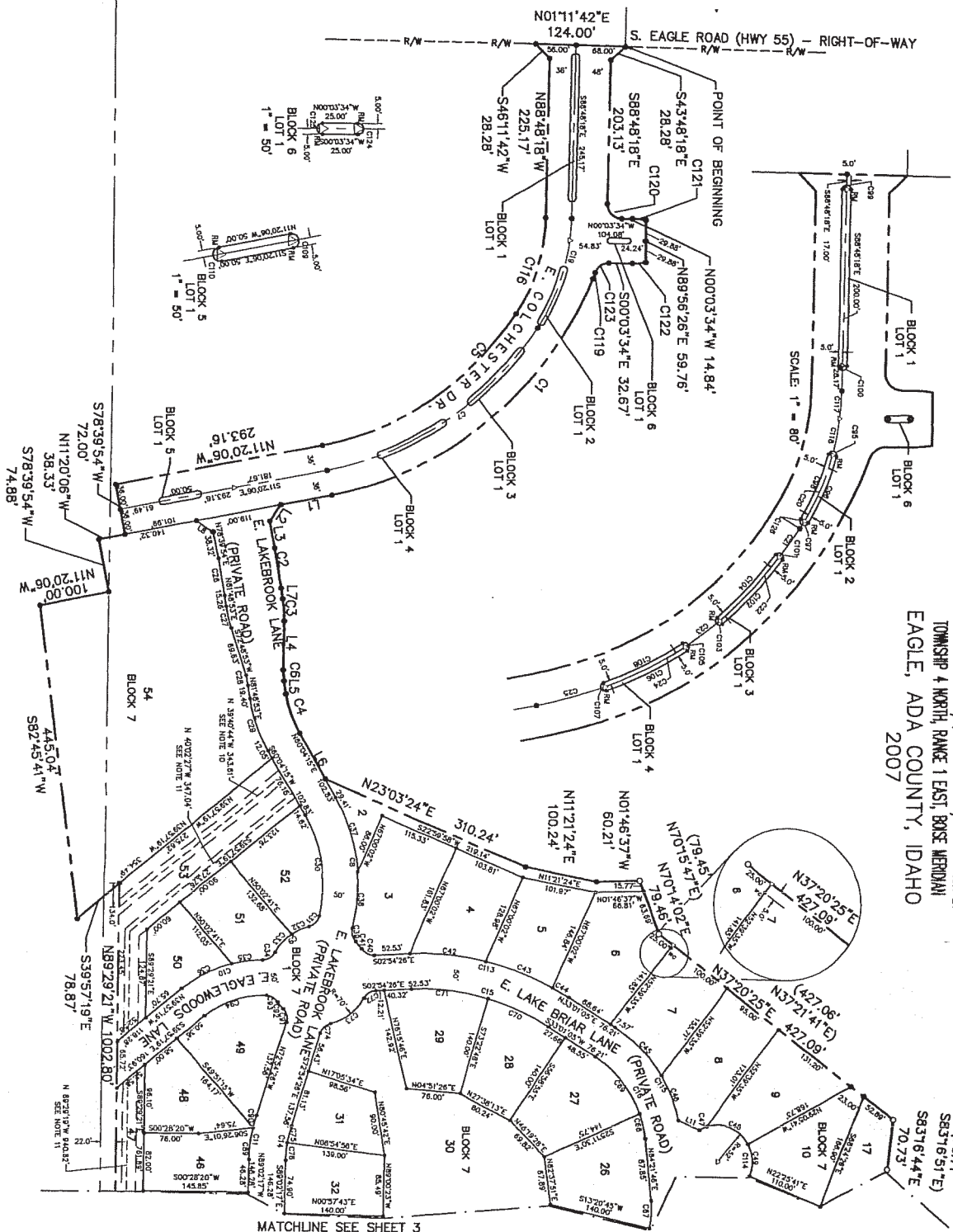
J-U-B ENGINEERS, INC.  
*Engineers Surveyors Planners*  
Boise, Idaho 1933



# 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

PLAT BOOK 98 PAGE 12561



## LEGEND

●	Brass Cap Monument
○	Found 5/8" Iron Pin, PLS 4890
△	Unlabeled monument
•	Calculated Point - Nothing Set
•	Set 5/8" 30" Iron Pin with Plastic Cap, HOOK PLS 6075
•	Set 1/2" 24" Iron Pin with Plastic Cap, HOOK PLS 6075
•	Reference Monument
•	Whitewash Corner
•	Record Data
(---)	Boundary Line
---	Line for Existing Easement
---	Lot Line
---	Public Utilities, Irrigation, and Drains
---	Right of Way
---	Section Line
---	Street Center Line

SEE SHEET 4 FOR PRIVATE ROAD CENTER LINE BEARINGS AND DISTANCES  
SEE SHEET 5 FOR LINE TABLE, CURVE TABLE, AND NOTES



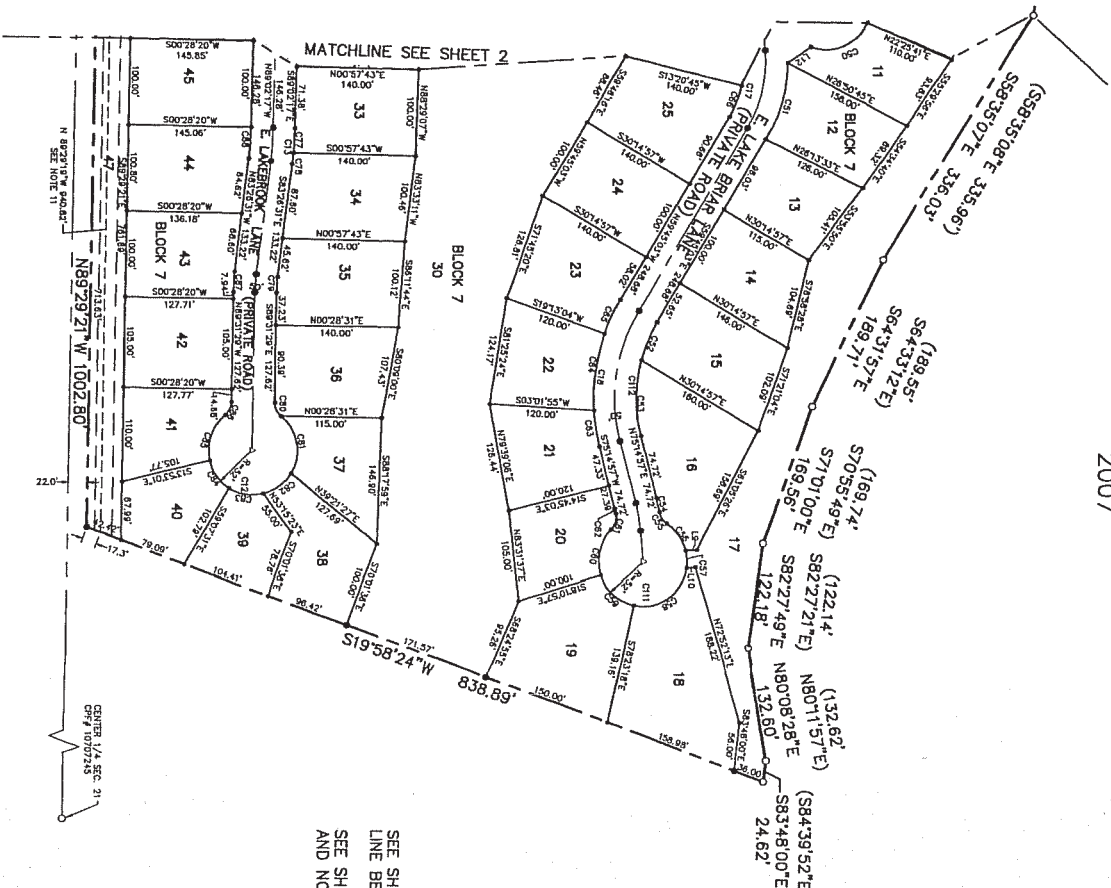
DEVELOPER:  
D & B INVESTMENTS, LLC  
200 S. Broadway Ave., Suite 120  
Boise, Idaho 83709  
(208) 375-8666

J-U-B ENGINEERS, INC.  
Engineers Surveyors Planners  
Boise, Idaho  
1003 N. 4th St.  
Last Updated: 7/12/2007  
SHEET 2 OF 7

# 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

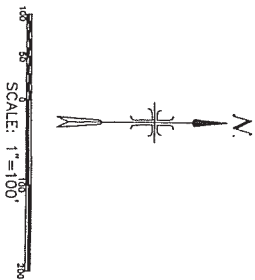
PLAT BOOK 98 PAGE 12562



SEE SHEET 4 FOR PRIVATE ROAD CENTER  
LINE BEARINGS AND DISTANCES  
SEE SHEET 5 FOR LINE TABLE, CURVE TABLE,  
AND NOTES

## LEGEND

⊙	Brown Cap Monument
○	Found 5/8" Iron Pin, P.L.S. 4999 unless otherwise noted
△	Calculated Point - Nothing Set
•	Set 5/8" 30" Iron Pin with Plastic Cap, MODE FILE 6575
•	Set 1/2" 24" Iron Pin with Plastic Cap, MODE FILE 6275
WC	Witness Corner
RM	Reference Monument
---	Boundary Line
---	Base Line for Easement
---	Let Line
---	Public Utility, Irrigation and Drainage easement delineated as shown.
---	Right of Way
---	Section Line
---	Street Center Line



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  
11833 PHJ, P33  
Last updated: 7/2/2007  
SHEET 3 OF 7

# PLAT SHOWING LAKEMOOR SUBDIVISION NO. 1

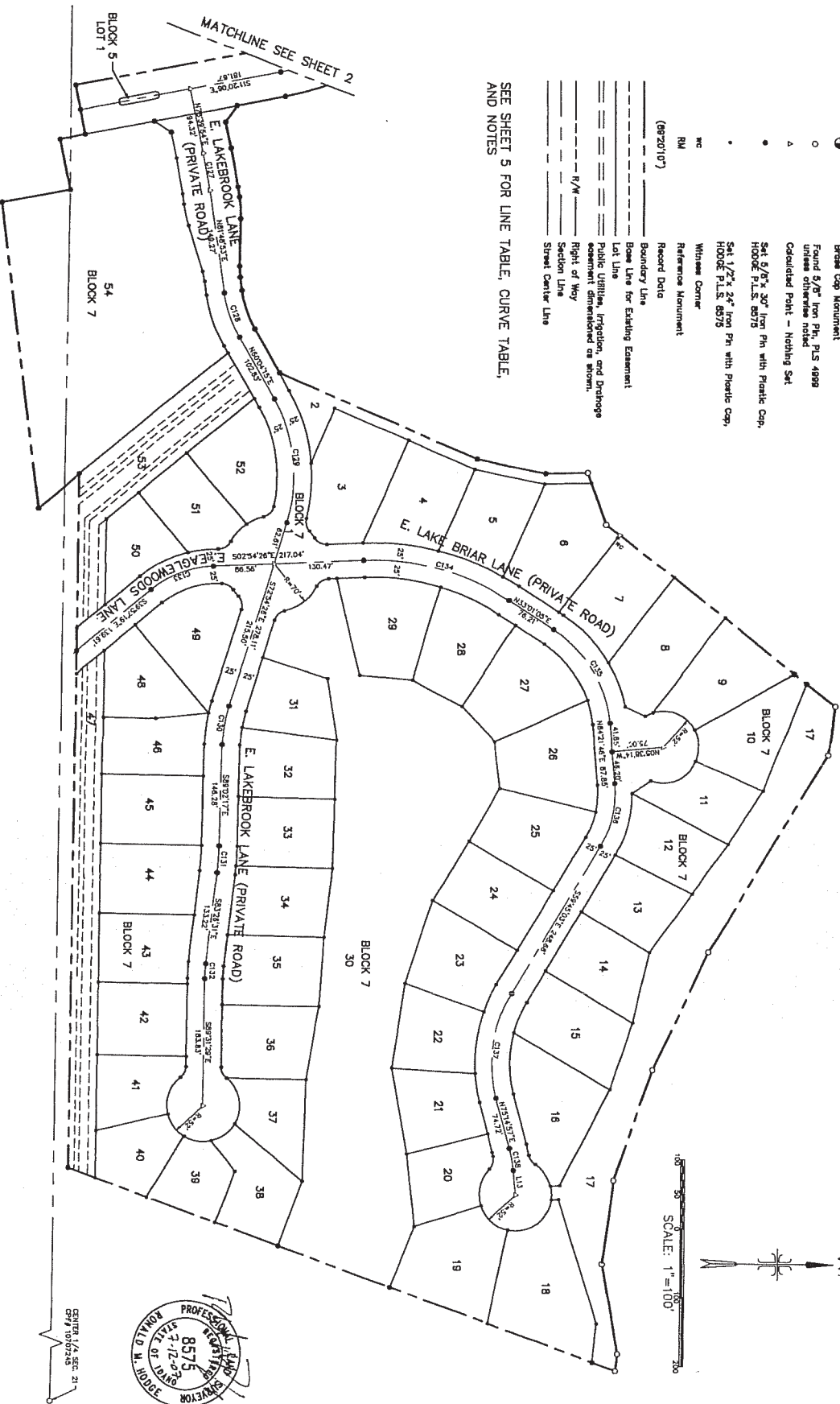
A PORTION OF NW 1/4, AND THE SW 1/4 OF SECTION 21  
TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN  
EAGLE, ADA COUNTY, IDAHO  
2007

PLAT BOOK 98 PAGE 12563

## LEGEND

●	Brass Cap Monument
○	Found 5/8" Iron Pin, PLS 1099
△	unless otherwise noted
•	Calculated Point - Nothing Set
•	Set 5/8" x 30" Iron Pin with Plastic Cap, HOODE PLS 6575
•	Set 1/2" x 24" Iron Pin with Plastic Cap, HOODE PLS 6575
•	Witness Corner
RM	Reference Monument
(0820107)	Record Data
---	Boundary Line
---	Base Line for Existing Easement
---	Lot Line
---	Public Utilities, Irrigation, and Drainage easement dimensioned as shown.
---	Right of Way
---	Section Line
---	Street Center Line

SEE SHEET 5 FOR LINE TABLE, CURVE TABLE,  
AND NOTES



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  
11033 PH1, P23A  
LAST UPDATED 7/12/2007  
SHEET 4 OF 7



## NOTES

[illegible]

3. This subdivision is subject to the requirements of the International Building Code (I.B.C.) as regulated by the City of Engle.
4. Irrigation water has been provided to this subdivision in accordance with Idaho code 31-3803(d). 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 Lakenoor Subdivision Homeowners Association. Each lot owner shall be responsible to pay irrigation assessments to said Lakenoor Subdivision Homeowners Association.
5. 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 Engle.
6. 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 driveway 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 or commercial except Lot 1 of Block 6, 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, 32, and 54 of Block 7, which are designated as common landscape lots which will be owned and maintained by the Lakenoor 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.
9. Lot 1 of Block 7 is designated as a private road to be owned and maintained by the Lakenoor Subdivision Homeowners Association. All lot owners in the subdivision have the perpetual right of ingress egress shall run with the land. Lot 1 of Block 2, Lot 1 of Block 3 and Lot 1 of Block 7 are designated as private roads. The Lakenoor Subdivision Homeowners Association, Thurman Mill Ditch Company Jurisdiction line easement and Warm Springs Ditch Company Jurisdiction line easement shall be shown on the subdivision map.

10. A 18.5-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 miles records at Page 626, and through Instrument No. 292503, recorded October 17, 1949 in Book 21 of miles records at Page 625 as filed for record in the office of the Ad County Recorder Idaho, Call Chevron Pipe Line Company, Boise area office at (208) 375-1453 prior to any construction activity in the vicinity of the pipeline. Centered over the base line as shown.
11. A 20.0-foot sanitary sewer license agreement recorded as Instrument No. 98001672.
12. Direct lot access to E. Colchester Drive is prohibited unless specifically approved by the Ad County Highway District and the City of Eagle.
13. Refer to Record of Survey No. 4588 for additional survey information.
14. This subdivision recognizes Section 22-4503 of the Idaho Code, Right-to-Farm Act which

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 plot 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 Thurman Mill Ditch Company Homeowners Association. Each lot owner shall be responsible to pay irrigation assessments to said Lakeview Subdivision Homeowners Association.
5. 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.
6. 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.
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 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, and 54 of Block 7, which are designated as common landscape lots which will be owned and maintained by the Lakeview 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.
9. Lot 1 of Block 7 is designated as a private road to be owned and maintained by the Lakeview Subdivision Homeowners Association. All lot owners in this 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 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. 2922505, recorded October 17, 1949 in Block 1, Book 21 of misc. records at Page 625, and through Instrument No. 292503, recorded October 17, 1949 in Block 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) 375-1453 prior to any construction activity in the vicinity of the pipeline. Centered over the base line as shown.
11. A 200-foot sanitary sewer license agreement recorded as Instrument No. 98001872.
12. Direct lot access to E Colchester Drive is prohibited unless specifically approved by the Ada County Highway District and the City of Eagle.
13. Refer to Record of Survey No. 4588 for additional survey information.
14. 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 were not a nuisance at the time the 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."

**J-U-B ENGINEERS, INC.**  
*Engineers Surveyors Planners*  
Boise, Idaho 11923

PROFESSIONAL  
8575  
7.19.07  
STATE OF IDAHO  
RONALD M. HODGSON

# 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

PLAT BOOK 98 PAGE 12565

## CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, That D M B INVESTMENTS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, does hereby certify that it is the owner of a certain tract of land as shown on this plat and described as follows, and intend to include said land in this plat:

That portion of the Northwest 1/4 and Southeast 1/4 of Section 21, Township 4 North, Range 1 East, Boise Meridian, Eagle, Ada County, Idaho, and more particularly described as follows:

Commencing at the Northwest corner of Section 21; thence along the westerly boundary of the Northwest 1/4 of said section, South 01°11'42" West, 1,911.57 feet; thence South 88°48'18" East, 70.00 feet to the Easterly right-of-way of South Eagle Road, the POINT OF BEGINNING;

thence South 43°48'18" East, 28.28 feet;

thence South 88°48'18" East, 203.13 feet;

thence along a curve to the left 31.85 feet, having a radius of 91°15'16", and a long chord which bears North 45°34'04" East, 28.59 feet;

thence North 00°03'34" West, 14.84 feet;

thence along a curve to the right 18.59 feet, having a radius of 106.50 feet, a delta of 10°00'00", and a long chord which bears North 04°56'26" East, 18.56 feet;

thence North 89°56'26" East, 59.78 feet;

thence along a non-tangent curve to the right 18.59 feet, having a radius of 106.50 feet, a delta of 10°00'00", and a long chord which bears South 05°03'34" East, 18.56 feet;

thence South 00°03'34" East, 32.67 feet;

thence along a curve to the left 24.71 feet, having a radius of 20.00 feet, a delta of 70°47'56", and a long chord which bears South 35°27'32" East, 23.17 feet;

thence along a reverse curve to the right 9.50 feet, having a radius of 300.00 feet, a delta of 01°46'49", and a long chord which bears South 88°57'05" East, 9.50 feet;

thence along a compound curve to the right 499.58 feet, having a radius of 495.00 feet, a delta of 57°42'35", and a long chord which bears South 40°11'23" East, 478.73 feet;

thence South 11°20'06" East, 72.17 feet;

thence South 56°20'06" East, 28.28 feet;

thence North 78°39'54" East, 38.32 feet;

thence along a curve to the right 57.14 feet, having a radius of 1,039.50 feet, a delta of 03°08'59", and a long chord which bears North 80°14'24" East, 57.13 feet;

thence North 81°48'53" East, 15.26 feet;

thence along a curve to the right 31.42 feet, having a radius of 200.00 feet, a delta of 09°00'00", and a long chord which bears North 86°18'53" East, 31.38 feet;

thence South 89°11'07" East, 69.08 feet;

thence along a curve to the left 15.71 feet, having a radius of 100.00 feet, a delta of 08°00'00", and a long chord which bears North 86°18'53" East, 15.89 feet;

thence North 81°48'53" East, 18.85 feet;

thence along a curve to the left 58.82 feet, having a radius of 155.00 feet, a delta of 21°44'38", and a long chord which bears North 70°56'34" East, 58.47 feet;

thence North 60°04'15" East, 73.43 feet;

thence North 23°03'24" East, 310.24 feet;

thence North 11°21'24" East, 100.24 feet;

thence North 01°46'37" West, 60.21 feet;

thence North 70°14'02" East, 79.46 feet;

thence North 37°02'25" East, 427.09 feet;

thence South 83°19'44" East, 70.73 feet;

thence South 58°35'07" East, 336.03 feet;

thence South 64°31'57" East, 189.71 feet;

thence South 71°01'00" East, 169.56 feet;

thence South 82°27'49" East, 122.18 feet;

thence North 80°08'28" East, 132.80 feet;

thence South 83°48'00" East, 24.62 feet;

thence South 19°58'24" West, 838.89 feet;

thence North 89°29'21" East, 1,002.80 feet;

thence South 39°57'19" East, 78.87 feet;

thence North 82°45'41" West, 445.04 feet;

thence North 11°20'06" West, 100.00 feet;

thence North 11°20'06" West, 38.33 feet;

thence North 78°39'54" West, 74.88 feet;

thence North 11°20'06" West, 38.33 feet;

thence South 78°39'54" West, 72.00 feet;

thence North 11°20'06" West, 28.316 feet;

thence along a curve to the left 340.37 feet, having a radius of 424.00 feet, a delta of 45°58'41", and a long chord which bears North 34°19'56" West, 331.31 feet;

thence along a compound curve to the left 145.03 feet, having a radius of 284.00 feet, a delta of 31°28'31", and a long chord which bears North 73°04'03" West, 143.21 feet;

thence North 88°48'18" West, 225.17 feet;

thence North 45°11'42" West, 28.28 feet to the Easterly right-of-way of South Eagle Road;

thence along said right-of-way, North 01°11'42" East, 124.00 feet to the POINT OF BEGINNING.

Containing 30.231 acres, more or less.

The public streets, as shown on this plat, are hereby dedicated to the public. The easements and private road indicated on said plat are not dedicated to the public, but the right to use said easements and private road is reserved for public utilities and for any other uses as designated hereon and no permanent structures are to be erected within the lines of said easements.

All lots shown on this plat are eligible to receive domestic water service from United Water Idaho, Inc. Further, United Water Idaho, Inc. has agreed in writing to serve all lots within this plat with domestic water.

IN WITNESS WHEREOF, we have hereunto set our hand this 12<sup>TH</sup> day of July, 2007.

D M B INVESTMENTS, LLC, AN IDAHO LIMITED LIABILITY COMPANY

*Dennis M. Baker, Manager*

## CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF IDAHO) ss.  
COUNTY OF ADA)

On this 12<sup>TH</sup> day of July, 2007, before me, Daniel E. Sells, a Notary Public in and for said state, personally appeared Dennis M. Baker, known to me to be the manager of the limited liability company that executed the instrument, or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Notary Public for Idaho  
Residing at Boise, ID  
My Commission Expires 12-28-2011

## CERTIFICATE OF SURVEYOR

I, Ronald M. Hodge, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat, as described in the Certificate of Owners and on the attached plat, was drawn from an actual survey, made on the ground under my direct supervision and accurately represents the points plotted thereon, and is in conformity with the State of Idaho Code relating to plats and vocations and the Corner Reestablishment and Filing Act, Idaho Code 55-1601 through 55-1612.

Ronald M. Hodge, P.L.S.



License No. 8575

DEVELOPER:

J-U-B ENGINEERS, INC.

D M B INVESTMENTS, LLC  
250 S. Broadway Ave., Suite 120  
Boise, Idaho 83708  
(208) 375-6866  
11333-941-FPS  
LAST UPDATED: 7/12/2007  
SHEET 6 OF 7