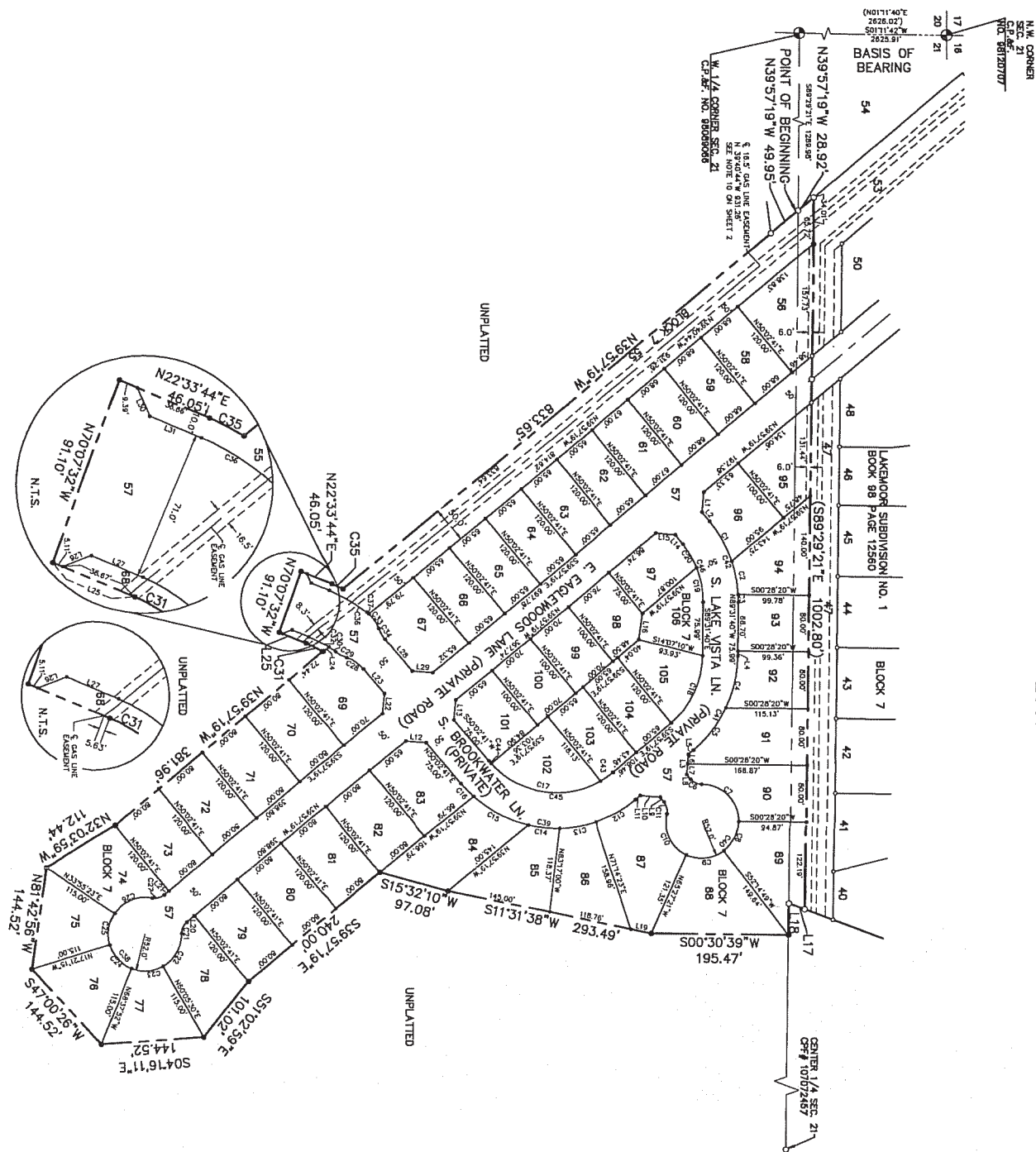


PLAT SHOWING LAKEMOOR SUBDIVISION NO. 2

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

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S. EAGLE ROAD (HWY. 55)



SCALE: 1"=100'



BASIS OF BEARING

The Basis of Bearing for this survey is between the West 1/4 Corner of the Lakemoor Subdivision No. 2 and the South 1/4 of Section 21, Township 4 North, Range 1 East, Boise Meridian, Idaho State Plane Coordinate System, West Zone, NAD83 Datum and referenced to the Idaho State Plane Coordinate System, West Zone, NAD83 Datum and referenced to the Idaho State Plane Coordinate System, West Zone, NAD83 Datum. All bearings shown are at Grid Azimuth.

All distances are ground values.

NOTE:
SEE SHEET 2 FOR NOTES
AND CURVE/LINE TABLES

LEGEND

- Brass Cap Monument
- Found 5/8" Iron Pin, HODGE PLS 8575 unless otherwise noted
- Found 1/2" Iron Pin, HODGE PLS 8575 unless otherwise noted
- Set 5/8" x 30" Iron Pin with Plastic Cap, HODGE PLS 8575
- Set 1/2" x 24" Iron Pin with Plastic Cap, HODGE PLS 8575
- Boundary Line
- Lot Line
- Center of Section Line
- Section Line
- Easement Line

(N0036°14'E 2646.93')

Date of Record from Record of Survey No. 4588

DEVELOPER:
D.M.B. INVESTMENTS, L.L.C.
2000 S. LAKEVIEW AVE., SUITE 120
BOISE, IDAHO 83708
(208) 375-0668



J-U-B ENGINEERS, INC.
Engineers Surveyors Planners
Boise, Idaho
1933 PINE PT
7/21/2007

SHEET 1 OF 4

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

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CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	64.28	175.00	23.51	2102.46°	S6034.04°W	63.92
C2	47.89	175.00	23.51	15406.91°	S7855.52°W	47.75
C3	21.50	175.00	3.65	3349.02°	S8837.18°W	11.30
C4	17.50	175.00	3.00	3349.02°	N5237.52°W	17.82
C5	26.42	175.00	3.65	3349.02°	N4232.08°E	17.32
C6	17.51	20.00	9.61	9119.04°	S4423.91°E	74.39
C7	82.89	52.00	53.23	9120.01°	N6350.42°W	45.74
C8	47.35	52.00	28.47	5217.02°	N6350.42°W	45.74
C9	56.54	52.00	31.43	6217.50°	N6350.42°W	53.79
C10	69.72	52.00	41.23	7849.06°	N6350.42°W	64.61
C11	64.74	175.00	32.74	5111.42°	N5237.52°W	64.33
C12	64.74	175.00	32.74	1709.35°	N1010.47°E	52.22
C13	52.42	175.00	28.41	1709.35°	N1010.47°E	45.00
C14	45.12	175.00	22.69	1446.27°	N4232.08°E	45.00
C15	87.53	175.00	44.70	2839.24°	N4232.08°E	86.62
C16	25.09	175.00	12.56	812.48°	N4232.08°E	25.06
C17	165.70	175.00	100.83	7747.04°	N6844.28°W	156.95
C18	108.15	175.00	57.72	4534.20°	N6844.28°W	106.81
C19	108.15	175.00	57.72	1243.12°	N5237.52°W	106.81
C20	38.45	175.00	19.38	1243.12°	N5237.52°W	38.36
C21	17.91	20.00	9.61	5119.04°	S6034.04°E	17.82
C22	55.69	52.00	30.65	6121.54°	N6035.92°W	53.07
C23	46.54	52.00	24.98	5116.38°	N6035.92°W	45.00
C24	46.54	52.00	24.98	5116.38°	N4700.26°E	45.00
C25	46.54	52.00	24.98	5116.38°	S8142.81°E	45.00
C26	17.31	20.00	9.61	5119.04°	N4700.26°E	17.32
C27	28.32	50.00	14.55	3278.56°	S3346.13°W	27.84
C28	17.35	50.00	8.76	1954.50°	N4232.08°E	17.29
C29	12.38	164.50	6.19	418.46°	S3211.11°W	12.38
C30	25.54	164.50	12.85	9230.30°	S2732.95°W	25.49
C31	20.53	164.50	10.21	1038.05°	S2732.95°W	20.49
C32	17.52	50.00	8.65	4302.15°	N4232.08°E	17.50
C33	17.50	245.50	8.65	4302.15°	N4232.08°E	17.50
C34	61.44	245.50	30.88	1456.50°	S3030.43°W	61.78
C35	3.49	50.00	1.75	4300.17°	S3030.43°W	3.49
C36	27.68	175.00	17.00	2823.03°	N6807.41°E	27.68
C37	151.41	175.00	80.81	4314.20°	N6844.28°W	146.73
C38	151.41	175.00	80.81	4314.20°	N6844.28°W	146.73
C39	151.41	175.00	80.81	4314.20°	N6844.28°W	146.73
C40	151.41	175.00	80.81	4314.20°	N6844.28°W	146.73
C41	151.41	175.00	80.81	4314.20°	N6844.28°W	146.73
C42	151.41	175.00	80.81	4314.20°	N6844.28°W	146.73
C43	151.41	175.00	80.81	4314.20°	N6844.28°W	146.73
C44	151.41	175.00	80.81	4314.20°	N6844.28°W	146.73
C45	151.41	175.00	80.81	4314.20°	N6844.28°W	146.73
C46	151.41	175.00	80.81	4314.20°	N6844.28°W	146.73

LINE	LENGTH	BEARING
L1	28.28	N8437.18°W
L2	17.15	S5002.41°W
L3	28.28	N8437.18°W
L4	17.15	S5002.41°W
L5	13.55	N8437.18°W
L6	13.55	N8437.18°W
L7	14.73	N8437.18°W
L8	8.80	S5002.41°W
L9	8.80	S5002.41°W
L10	28.28	S5002.41°W
L11	28.28	S5002.41°W
L12	17.15	N8437.18°W
L13	28.28	N8437.18°W
L14	17.15	N8437.18°W
L15	28.28	N8437.18°W
L16	37.16	N8437.18°W
L17	23.53	S1938.24°W
L18	23.53	S1938.24°W
L19	28.32	N8357.19°W
L20	11.80	N8357.19°W
L21	8.80	S5002.41°W
L22	28.28	N8437.18°W
L23	45.42	S5002.41°W
L24	10.46	S5002.41°W
L25	14.51	N8357.19°W
L26	28.28	N8437.18°W
L27	28.28	N8437.18°W
L28	28.28	N8437.18°W
L29	28.28	N8437.18°W
L30	14.51	S5002.41°W
L31	28.15	S2733.44°W

NOTES

- 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.
- 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.
- This subdivision is subject to the requirements of the International Building Code (I.B.C.) as regulated by the City of Eagle.
- Irrigation water has been provided to this subdivision in accordance with Idaho Code 31-3605(9). This subdivision is situated within the Warm Springs Ditch Company and the Thurmond 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.
- All lot lines common to the private roads have a 12-foot wide street light easement for the benefit of the City of Eagle.
- All lot lines common to private roads, exterior boundaries and rear lot lines of Lakemoor Subdivision No. 2 have a 12-foot wide permanent utility 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.
- A 12-foot wide permanent public utility, 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.
- All lots within this subdivision are single-family residential lots, except Lots 55 and 68 of Block 7, which are designated as commercial lots. The easements for utility drainage and irrigation, drainage and irrigation easement is hereby reserved across all of the above mentioned common lots.
- 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 the right of ingress-egress shall run with the land. Lot 57 of Block 7 also has a blanket public utility, drainage, and irrigation easement. The easement, Eagle-Sawyer Ditch, shall be owned and maintained by the Lakemoor Subdivision Homeowners Association. A blanket public utility, drainage and irrigation easement is hereby reserved across all of the above mentioned common lots.
- 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, Carl Chevron Pipe Line Company, Boise Area office at (208)375-1453 prior to any construction activity in the vicinity of the pipe line.
- Refer to Record of Survey No. 4588 for additional survey information.
- This subdivision recognizes Section 22-4503 of the Idaho Code, Right-to-Farm Act which states: "No agricultural operation or an apurtenance 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 apurtenance to it."



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

J-U-B ENGINEERS, INC.
Engineers/Surveyors/Planners
Boise, Idaho
1913 PM2.PT2
7/31/2007

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

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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 Southwest 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, 2,825.81 feet to the West 1/4 corner of Section 21; thence along the Northern boundary of the Southwest 1/4 of said section, South 89°29'21" East, 1,288.98 feet to the Southern boundary of Lakemoor Subdivision No. 1, the POINT OF BEGINNING; thence along said boundary, North 39°57'19" West, 28.92 feet; thence continuing along said boundary, South 89°29'21" East, 1,002.80 feet; thence South 19°58'24" West, 23.33 feet to the Northern boundary of the Southwest 1/4 of Section 21; thence along said boundary, South 89°29'21" East, 44.38 feet; thence South 00°30'39" East, 185.47 feet; thence South 11°31'38" West, 283.49 feet; thence South 15°32'10" West, 87.08 feet; thence South 39°57'19" East, 240.00 feet; thence South 51°02'59" East, 101.02 feet; thence South 04°16'11" East, 144.52 feet; thence South 47°00'26" West, 144.52 feet; thence North 81°42'56" West, 144.52 feet; thence North 32°03'59" West, 112.44 feet; thence North 39°57'19" West, 381.96 feet; thence along a non-tangent curve to the left, 25.84 feet, having a radius of 154.50 feet, a delta of 8°30'30" and a long chord which bears South 27°18'59" West, 25.81 feet; thence South 22°33'44" West, 41.78 feet; thence North 70°07'32" West, 91.10 feet; thence North 22°33'44" East, 46.05 feet; thence along a curve to the right, 17.30 feet, having a radius of 245.50 feet, a delta of 4°02'19" and a long chord which bears North 24°34'51" East, 17.30 feet; thence North 39°57'19" West, 833.85 feet to the POINT OF BEGINNING.

Containing 14.482 acres, more or less.

The assessments and private road indicated on said plat are not dedicated to the public, but the right to use said assessments is hereby 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 assessments.

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 21st day of July, 2007.

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

Dennis M. Baker
Dennis M. Baker, Manager

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF IDAHO,
COUNTY OF ADA,

On this 21st day of July, 2007, before me, Daniel E. Sells, a notary public in and for said State, personally appeared Dennis M. Baker, known or identified to me to be the manager of the limited liability company that 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 official seal the day and year first above written.

Notary Public for Idaho
Residing at Merida, ID
My Commission Expires 10-28-2011

CERTIFICATE OF SURVEYOR

I, Ronald M. Hodges, 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 surveys and the Corner Perpetuation and Filing Act, Idaho Code 55-1601 through 55-1612.

Ronald M. Hodges, P.L.S.

License No. 8575



DEVELOPER:
D M B INVESTMENTS, LLC
250 S. Broadway Ave., Suite 120
Boise, Idaho 83708
(208) 375-6666

J-U-B ENGINEERS, INC.
Engineers Surveyors Planners
11931 PH2, P3
Boise, Idaho
7/30/2007