

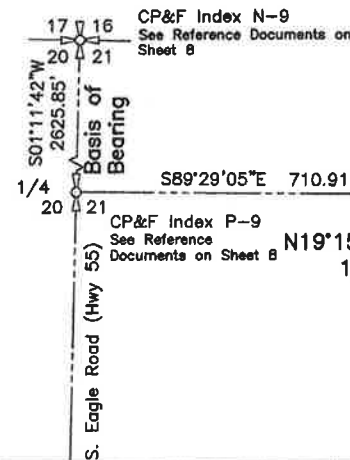
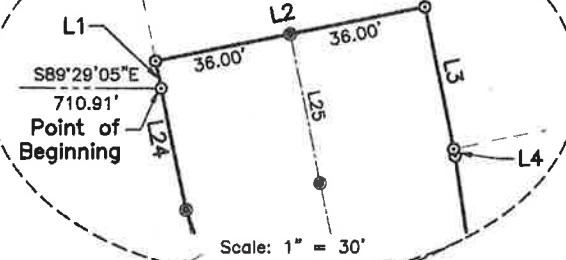
PLAT SHOWING Lakemoor Subdivision No. 4

Situated in the South Half & Government Lot 5 of
Section 21, Township 4 North, Range 1 East, Boise Meridian
City of Eagle, Ada County, Idaho
2013

PLAT BOOK 1060 PAGE 14621



Key Map
Scale: 1"=800'

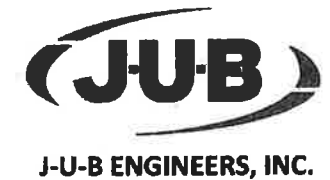
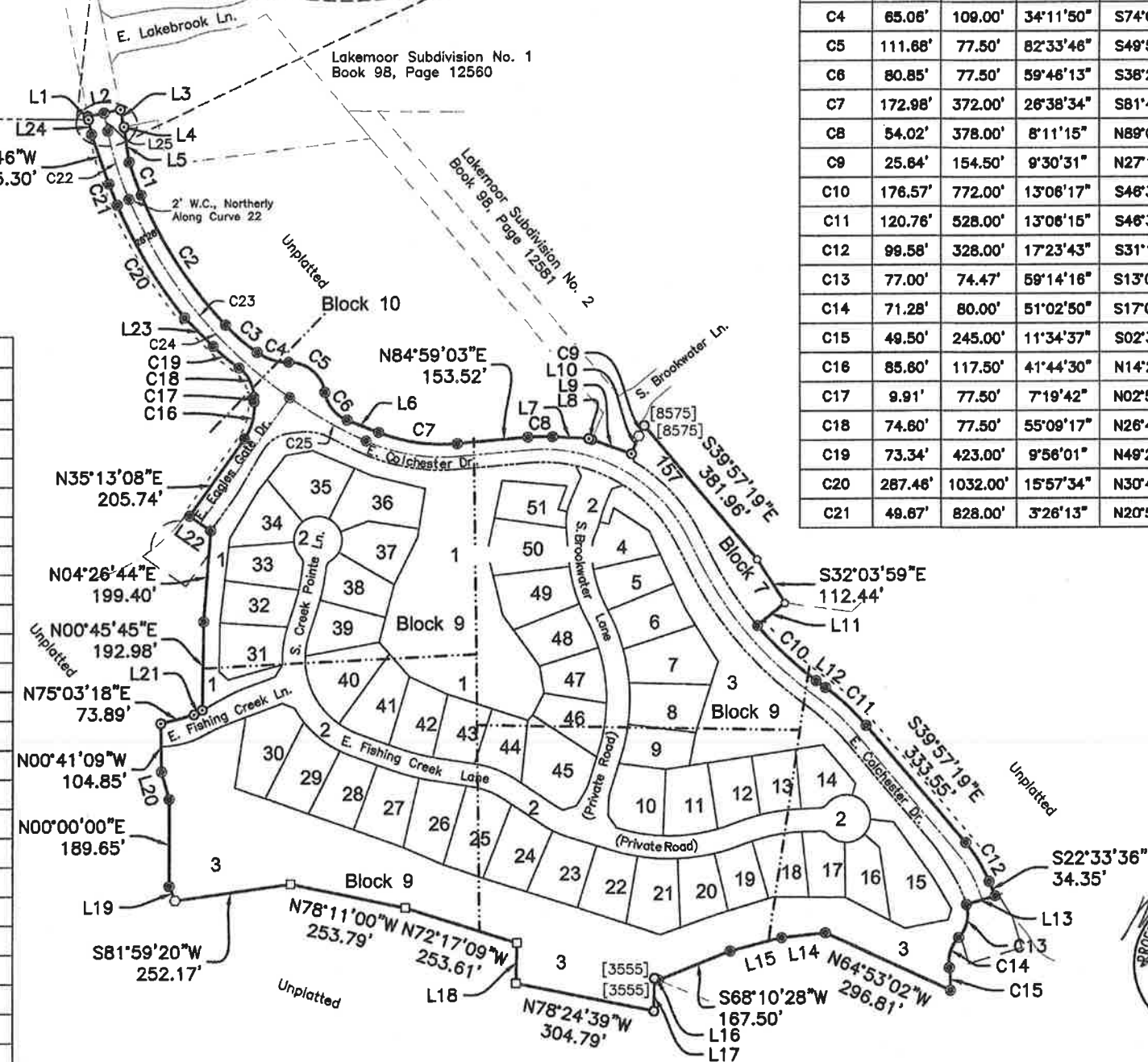


Line #	Direction	Length
L1	N11°20'08"W	7.37'
L2	N78°39'54"E	72.00'
L3	S11°20'08"E	38.33'
L4	S11°20'08"E	1.87'
L5	S08°06'21"E	75.94'
L6	S68°22'23"E	73.90'
L7	S86°48'42"E	78.18'
L8	S70°07'32"E	6.73'
L9	S70°07'32"E	91.10'
L10	N22°33'44"E	41.78'
L11	S50°05'54"W	77.08'
L12	S53°03'34"E	25.40'
L13	S73°25'06"W	65.28'
L14	S83°48'32"W	95.62'
L15	S75°28'50"W	115.35'
L16	N67°15'18"W	9.77'
L17	S01°07'21"W	70.95'
L18	N01°23'02"E	87.50'
L19	N22°20'50"W	34.16'
L20	N15°28'44"W	62.75'
L21	N60°47'44"E	20.32'
L22	N54°46'52"W	56.00'
L23	N44°24'56"W	87.80'
L24	N11°20'08"W	32.83'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	77.19'	772.00'	5°43'43"	S19°50'08"E	77.15'
C2	339.72'	976.00'	19°56'36"	S32°40'17"E	338.01'
C3	99.38'	397.50'	14°19'30"	S49°48'20"E	99.12'
C4	65.06'	109.00'	34°11'50"	S74°04'00"E	64.10'
C5	111.68'	77.50'	82°33'46"	S49°53'03"E	102.26'
C6	80.85'	77.50'	59°46'13"	S38°29'16"E	77.23'
C7	172.98'	372.00'	26°38'34"	S81°41'40"E	171.43'
C8	54.02'	378.00'	8°11'15"	N89°04'41"E	53.97'
C9	25.84'	154.50'	9°30'31"	N27°18'59"E	25.61'
C10	176.57'	772.00'	13°06'17"	S46°30'26"E	176.19'
C11	120.76'	528.00'	13°06'15"	S46°30'27"E	120.50'
C12	99.58'	328.00'	17°23'43"	S31°15'28"E	99.20'
C13	77.00'	74.47'	58°14'18"	S13°02'14"W	73.61'
C14	71.28'	80.00'	51°02'50"	S17°07'56"W	68.94'
C15	49.50'	245.00'	11°34'37"	S02°36'10"E	49.42'
C16	85.60'	117.50'	41°44'30"	N14°20'52"E	83.72'
C17	9.91'	77.50'	7°19'42"	N02°51'32"W	9.91'
C18	74.60'	77.50'	55°09'17"	N26°46'19"W	71.76'
C19	73.34'	423.00'	9°56'01"	N49°22'57"W	73.24'
C20	287.46'	1032.00'	15°57'34"	N30°40'46"W	286.53'
C21	49.67'	828.00'	3°26'13"	N20°58'52"W	49.68'

Legend

- Boundary Line
- Lot Line
- Section Line
- Center Line
- Right-of-way Line
- Adjacent Property Line
- Match Line
- Utility Easement Line
- Existing ACHD Right-of-Way Easement Line
- ACHD Drainage Easement Area
- Existing Pipe Line Easement
- Existing Drainage District No. 4 Easement
- Pathway Easement
- Private Road Drainage Easement
- Existing Water Easement
- Existing Temporary Turn-around Easement
- Section Corner, Found Brass Cap
- Quarter-Section Corner, Found Brass Cap
- Found 5/8" Rebar as Noted
- Found Bare 1/2" Rebar, Reset w/5/8"x24" Rebar & Plastic Cap Marked "JUB 11334"
- Found Bare 5/8" Rebar, Added Plastic Cap Marked "JUB 11334"
- Found Damaged 5/8" Rebar, Reset w/5/8"x24" Rebar, with Plastic Cap Marked "JUB 11334"
- Set 1/2"x24" Rebar, with Plastic Cap Marked "JUB 11334"
- Set 5/8"x24" Rebar, with Plastic Cap Marked "JUB 11334"
- Set 1-3/16" Bern'sen BP Cap Marked "J-U-B 11334"
- Point not Set or Found
- Curve Number (Typical)
- Course Number (Typical)
- Lot Number (Typical)
- PLS Number Found on Monument
- Witness Corner

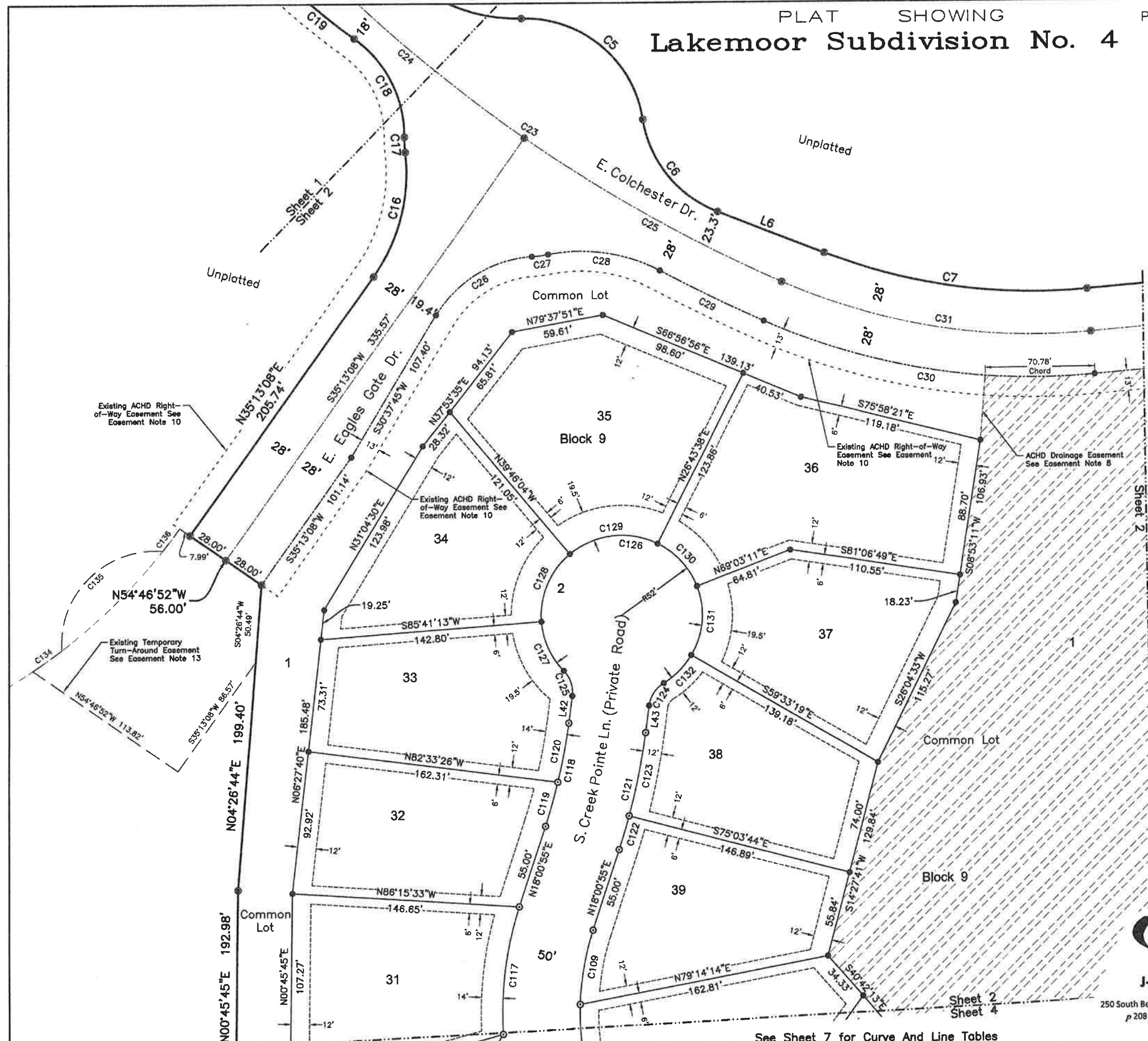
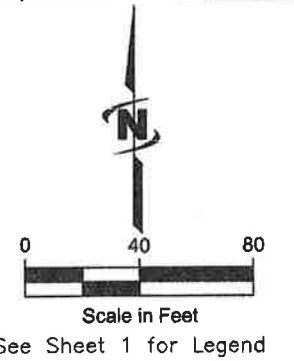


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See Sheet 7 for Curve And Line Tables

PLAT SHOWING
Lakemoor Subdivision No. 4

PLAT BOOK 106 PAGE 14622



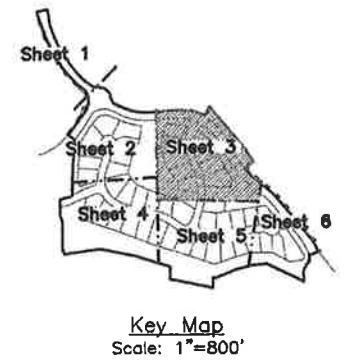
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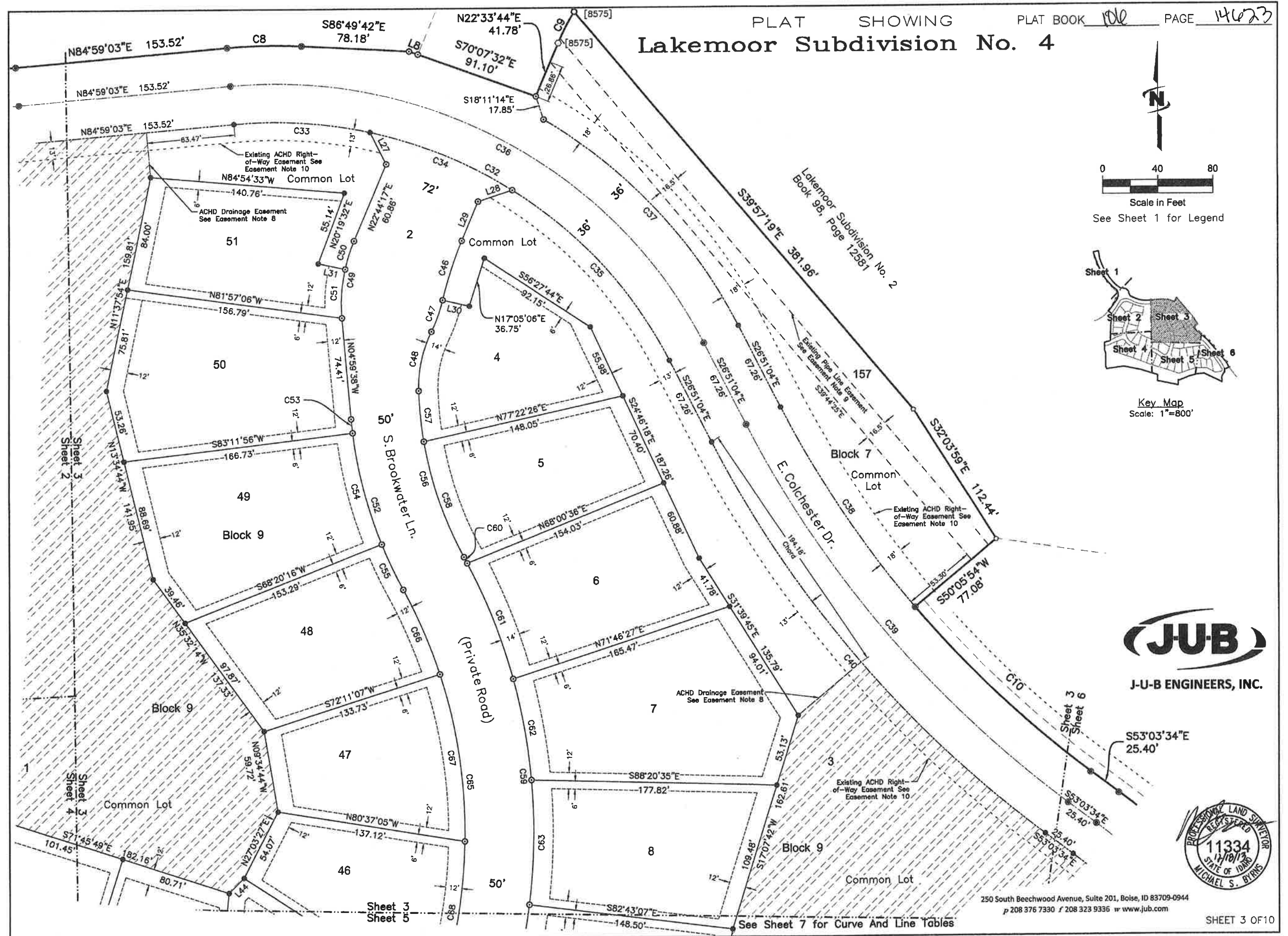
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See Sheet 7 for Curve And Line Tables

SHEET 2 OF 10

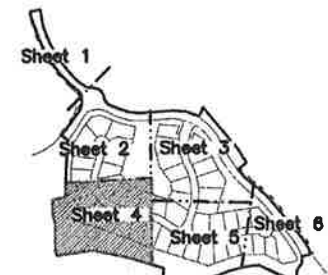
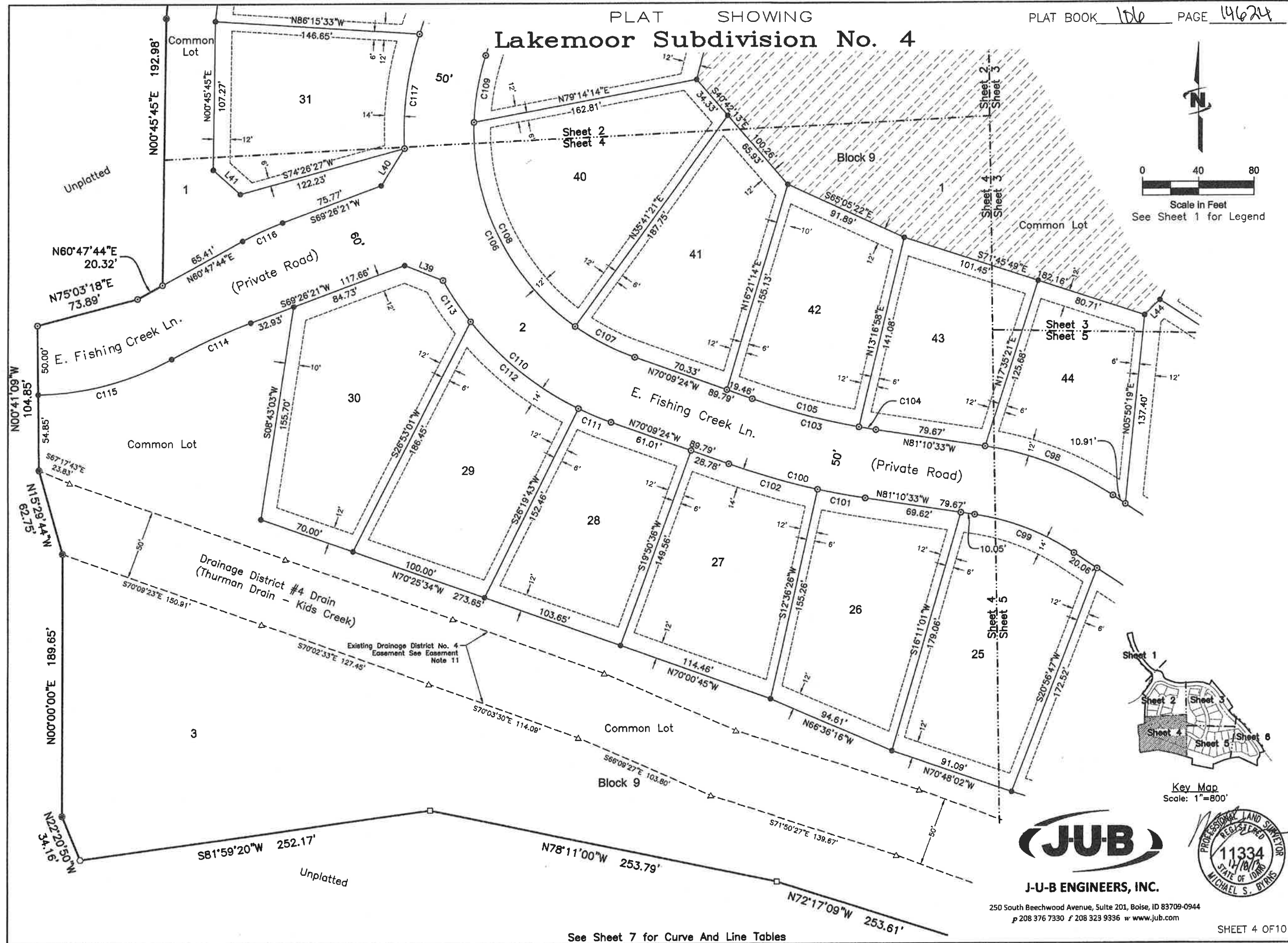
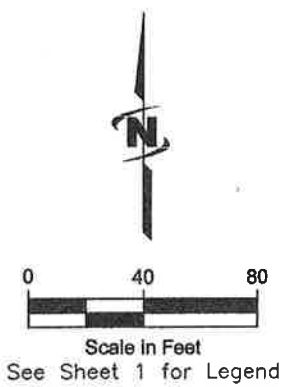


SHEET 3 OF 10



PLAT SHOWING Lakemoor Subdivision No. 4

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Key Map
Scale: 1"=800'



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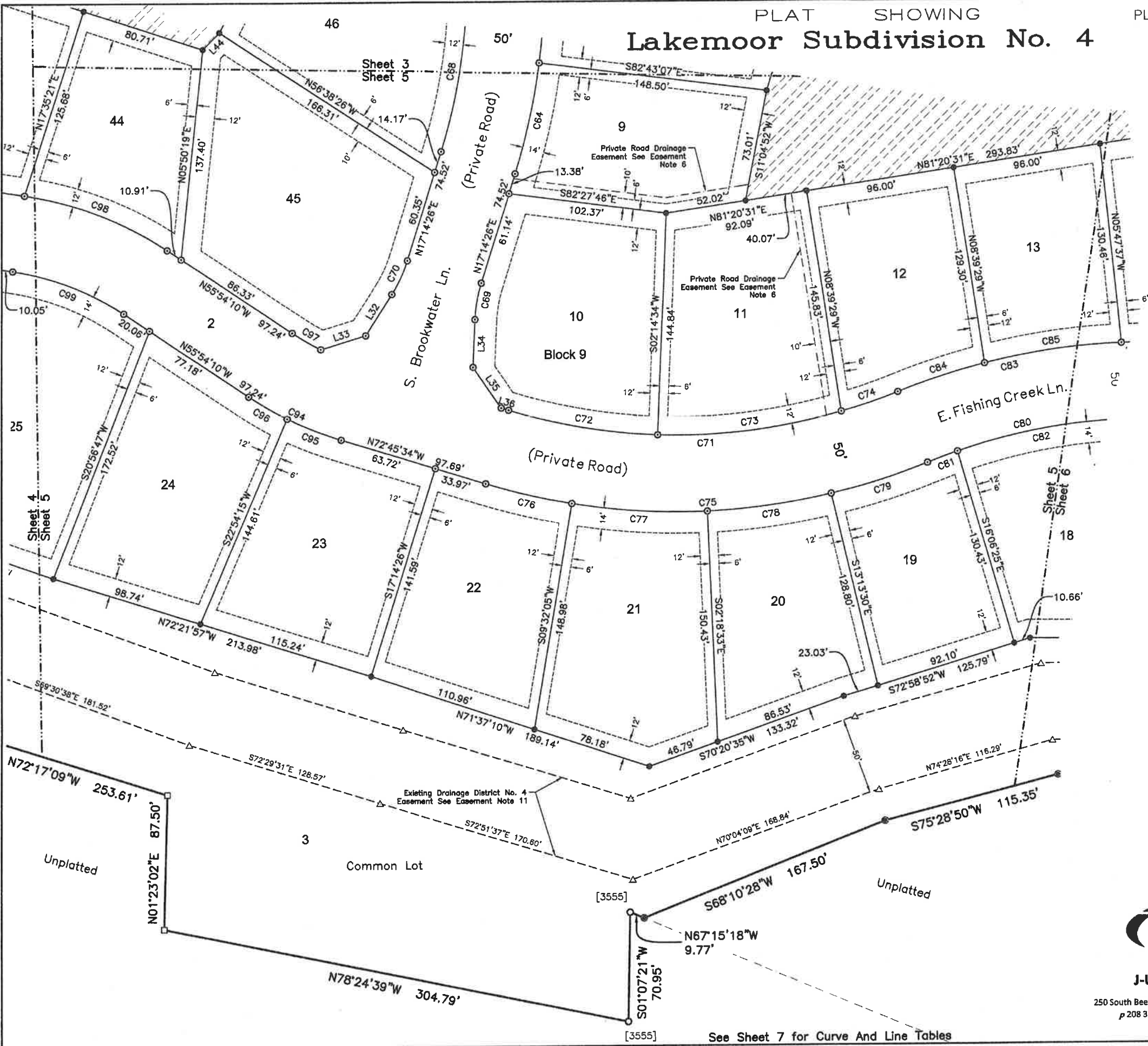
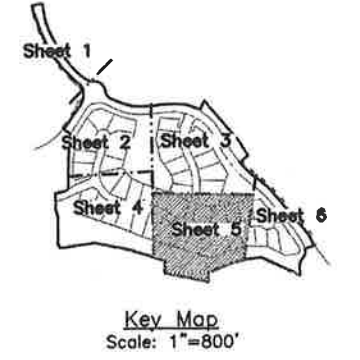
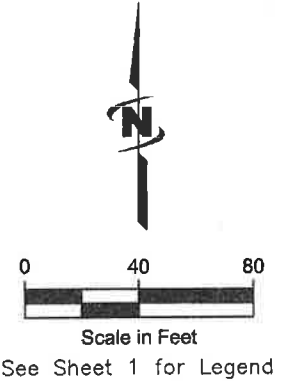


SHEET 4 OF 10

See Sheet 7 for Curve And Line Tables

PLAT SHOWING
Lakemoor Subdivision No. 4

PLAT BOOK 106 PAGE 14625



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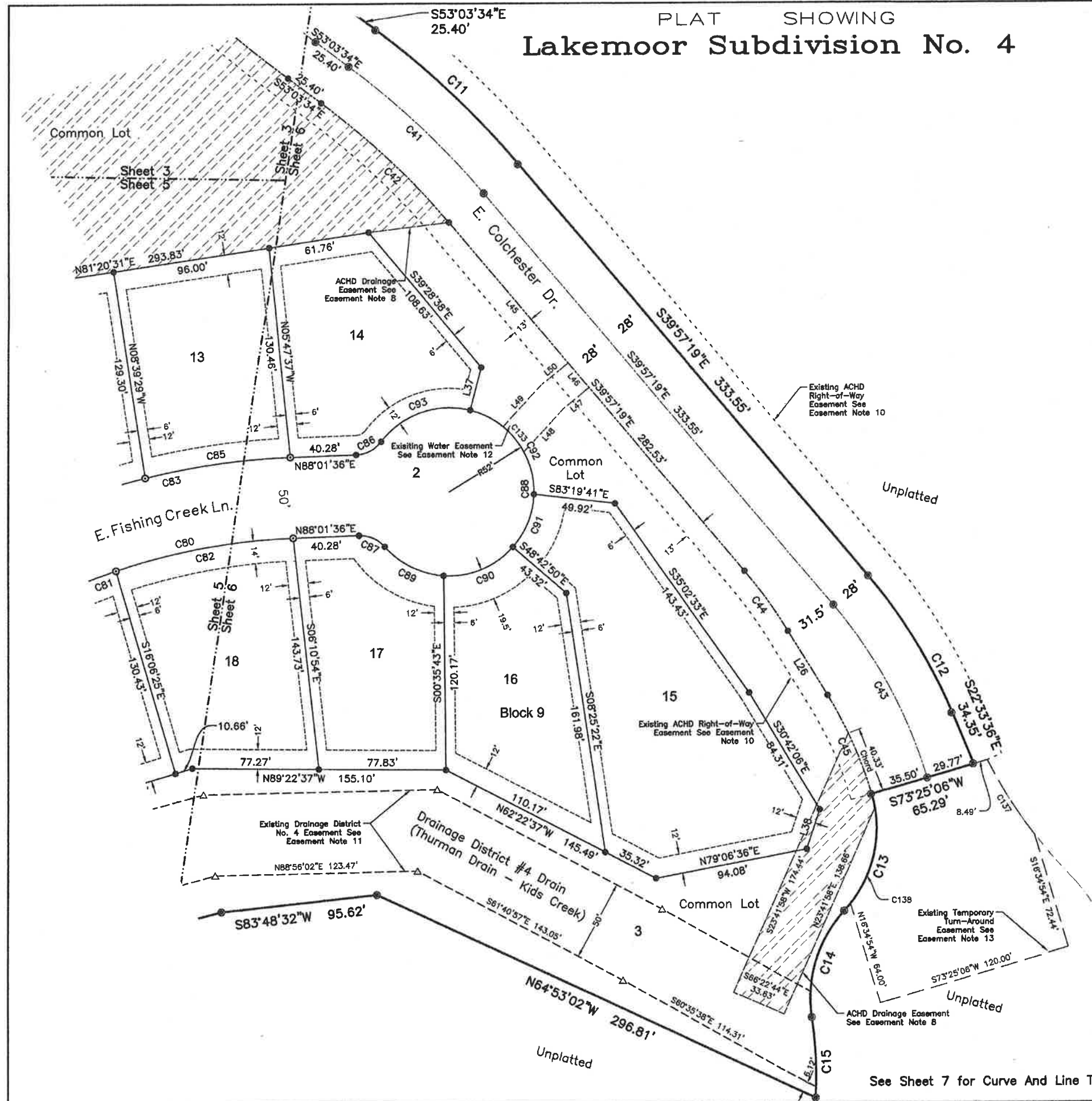
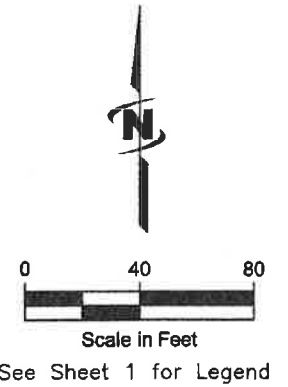
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See Sheet 7 for Curve And Line Tables

PLAT SHOWING Lakemoor Subdivision No. 4

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SHEET 6 OF 10

PLAT SHOWING Lakemoor Subdivision No. 4

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Curve Table						Curve Table						Curve Table						Line Table			Line Table		
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length	Curve #	Length	Radius	Delta	Chord Bearing	Chord Length	Curve #	Length	Radius	Delta	Chord Bearing	Chord Length	Line #	Direction	Length	Line #	Direction	Length
C1	77.19'	772.00'	5°43'43"	S19°50'08"E	77.15'	C47	24.53'	107.00'	13°08'09"	N19°24'17"E	24.48'	C93	61.38'	52.00'	67°37'59"	S70°31'32"W	57.88'	L1	N11°20'06"W	7.37'	L36	S72°45'34"E	4.98'
C2	339.72'	976.00'	19°56'36"	S32°40'17"E	338.01'	C48	44.80'	93.00'	27°35'52"	S12°10'26"W	44.36'	C94	66.20'	225.00'	16°51'23"	S64°19'52"E	65.96'	L2	N78°39'54"E	72.00'	L37	N14°20'32"E	27.38'
C3	99.38'	397.50'	14°19'30"	S48°48'20"E	99.12'	C49	57.75'	119.32'	27°43'55"	S08°52'19"W	57.19'	C95	37.42'	225.00'	9°31'47"	S67°59'40"E	37.38'	L3	S11°20'06"E	38.33'	L38	N18°07'07"E	25.49'
C4	65.06'	109.00'	34°11'50"	S74°04'00"E	64.10'	C50	21.77'	119.32'	10°27'13"	S17°30'41"W	21.74'	C96	28.78'	225.00'	7°19'39"	S59°33'57"E	28.76'	L4	S11°20'06"E	1.87'	L39	S68°28'08"E	29.67'
C5	111.68'	77.50'	82°33'46"	S49°53'03"E	102.26'	C51	35.98'	119.32'	17°16'43"	S03°38'43"W	35.85'	C97	21.34'	175.00'	6°59'14"	S59°23'47"E	21.33'	L5	S08°06'21"E	75.94'	L40	N31°47'52"E	31.67'
C6	80.85'	77.50'	59°46'13"	S38°29'16"E	77.23'	C52	131.22'	325.00'	23°08'02"	S16°33'39"E	130.33'	C98	99.25'	225.00'	25°16'23"	N68°32'22"W	98.44'	L6	S68°22'23"E	73.90'	L41	N47°42'22"W	26.17'
C7	172.98'	372.00'	26°38'34"	S81°41'40"E	171.43'	C53	10.25'	325.00'	1°48'26"	S05°53'51"E	10.25'	C99	77.19'	175.00'	25°16'23"	N68°32'22"W	76.57'	L7	S86°49'42"E	78.18'	L42	N07°29'38"E	17.71'
C8	54.02'	378.00'	8°11'15"	N89°04'41"E	53.97'	C54	84.30'	325.00'	14°51'40"	S14°13'54"E	84.06'	C100	100.97'	525.00'	11°01'09"	S75°39'59"E	100.81'	L8	S70°07'32"E	6.73'	L43	S07°29'38"W	17.71'
C9	25.64'	154.50'	9°30'31"	N27°18'59"E	25.61'	C55	36.67'	325.00'	6°27'56"	S24°53'42"E	36.66'	C101	34.67'	525.00'	3°47'00"	S79°17'04"E	34.66'	L9	S70°07'32"E	91.10'	L44	S44°53'13"W	15.31'
C10	176.57'	772.00'	13°06'17"	S46°30'26"E	176.19'	C56	127.20'	275.00'	26°30'10"	S14°52'35"E	126.07'	C102	66.30'	525.00'	7°14'10"	S73°46'29"E	66.26'	L10	N22°33'44"E	41.78'	L45	S39°57'19"E	113.94'
C11	120.76'	528.00'	13°06'15"	S46°30'27"E	120.50'	C57	37.29'	275.00'	7°46'09"	S05°30'35"E	37.26'	C103	91.35'	475.00'	11°01'09"	S75°39'59"E	91.21'	L11	S50°05'54"W	77.08'	L46	S39°57'19"E	20.00'
C12	99.58'	328.00'	17°23'43"	S31°15'28"E	99.20'	C58	89.91'	275.00'	18°44'01"	S18°45'40"E	89.51'	C104	12.24'	475.00'	1°28'35"	S80°26'16"E	12.24'	L12	S53°03'34"E	25.40'	L47	S50°11'56"W	20.11'
C13	77.00'	74.47'	59°14'16"	S13°02'14"W	73.61'	C59	336.53'	425.00'	45°22'06"	N05°26'37"W	327.80'	C105	79.11'	475.00'	9°32'34"	S74°55'41"E	79.02'	L13	S73°25'06"W	65.29'	L48	S42°23'53"W	36.26'
C14	71.28'	80.00'	51°02'50"	S17°07'56"W	68.94'	C60	5.06'	425.00'	0°40'57"	N27°47'12"W	5.06'	C106	269.31'	175.00'	88°10'19"	S26°04'15"E	243.51'	L14	S83°48'32"W	95.62'	L49	S42°23'53"W	34.71'
C15	49.50'	245.00'	11°34'37"	S02°36'10"E	49.42'	C61	91.31'	425.00'	12°18'33"	N21°17'27"W	91.13'	C107	48.40'	175.00'	15°50'45"	S62°14'02"E	48.24'	L15	S75°28'50"W	115.35'	L50	S50°11'56"W	21.42'
C16	85.60'	117.50'	41°44'30"	N14°20'52"E	83.72'	C62	75.15'	425.00'	10°07'51"	N10°04'14"W	75.05'	C108	171.86'	175.00'	56°16'01"	S26°10'38"E	165.03'	L16	N67°15'18"W	9.77'			
C17	9.91'	77.50'	7°19'42"	N02°51'32"W	9.91'	C63	91.14'	425.00'	12°17'12"	N01°08'17"E	90.96'	C109	49.05'	175.00'	16°03'32"	S09°59'09"W	48.89'	L17	S01°07'21"W	70.95'			
C18	74.60'	77.50'	55°09'17"	N26°46'19"W	71.76'	C64	73.87'	425.00'	9°57'33"	N12°15'40"E	73.78'	C110	162.18'	225.00'	41°17'57"	S49°30'26"E	158.69'	L18	N01°23'02"E	87.50'			
C19	73.34'	423.00'	9°56'01"	N49°22'57"W	73.24'	C65	296.94'	375.00'	45°22'06"	N05°26'37"W	289.24'	C111	25.47'	225.00'	6°29'07"	S66°54'51"E	25.45'	L19	N22°20'50"W	34.16'			
C20	287.46'	1032.00'	15°57'34"	N30°40'48"W	286.53'	C66	67.50'	375.00'	10°18'47"	N22°58'16"W	67.41'	C112	100.84'	225.00'	25°40'45"	S50°49'55"E	100.00'	L20	N15°29'44"W	62.75'			
C21	49.67'	828.00'	3°26'13"	N20°58'52"W	49.66'	C67	124.02'	375.00'	18°56'57"	N08°20'24"W	123.46'	C113	35.87'	225.00'	9°08'05"	S33°25'30"E	35.83'	L21	N60°47'44"E	20.32'			
C22	158.69'	800.00'	11°21'54"	S17°01'03"E	158.43'	C68	105.42'	375.00'	16°06'23"	N09°11'16"E	105.07'	C114	62.20'	412.28'	8°38'37"	S65°07'03"W	62.14'	L22	N54°46'52"W	56.00'			
C23	753.57'	1004.05'	43°00'08"	S44°12'06"E	736.01'	C69	24.23'	93.00'	14°55'40"	S09°46'36"W	24.16'	C115	99.55'	200.00'	28°31'07"	N75°03'18"E	98.52'	L23	N44°24'56"W	87.80'			
C24	562.16'	1004.05'	32°04'46"	S38°44'25"E	554.84'	C70	24.23'	93.00'	14°55'40"	N24°42'16"E	24.16'	C116	31.45'	208.44'	8°38'37"	S65°07'03"W	31.42'	L24	N11°20'06"W	32.83'			
C25	191.41'	1004.05'	10°55'22"	S60°14'29"E	191.12'	C71	256.81'	375.00'	39°14'16"	N87°37'18"E	251.82'	C117	83.69'	225.00'	21°18'42"	S07°21'34"W	83.21'	L25	N11°20'06"W	40.20'			
C26	75.76'	77.50'	56°00'38"	S58°38'04"W	72.78'	C72	98.16'	375.00'	14°59'52"	S80°15'30"E	97.88'	C118	68.86'	375.00'	10°31'18"	N12°45'16"E	68.76'	L26	S31°09'17"E	46.44'			
C27	10.57'	77.50'	7°48'45"	N82°44'00"E	10.56'	C73	120.05'	375.00'	18°20'30"	N83°04'19"E	119.53'	C119	29.69'	375.00'	4°32'10"	N15°44'50"E	29.68'	L27	S26°24'58"E	26.16'			
C28	74.37'	107.50'	39°38'26"	N81°21'09"W	72.90'	C74	38.60'	375.00'	5°53'54"	N70°57'07"E	38.59'	C120	39.17'	375.00'	5°59'07"	N10°29'12"E	39.16'	L28	N71°46'58"E	26.22'			
C29	75.15'	1032.00'	4°10'21"	S63°37'06"E	75.14'	C75	281.05'	425.00'	39°14'16"	N87°37'18"E	285.40'	C121	78.04'	425.00'	10°31'16"	N12°45'16"E	77.93'	L29	N22°44'17"E	31.15'			
C30	218.95'	428.00'	29°18'40"	S80°21'37"E	216.57'	C76	57.16'	425.00'	7°42'21"	S76°36'44"E	57.12'	C122	22.83'	425.00'	3°04'38"	N16°28'35"E	22.82'	L30	N78°49'42"W	20.03'			
C31	204.63'	400.00'	29°18'40"	S80°21'37"E	202.41'	C77	87.85'	425.00'	11°50'38"	S86°23'14"E	87.70'	C123	55.21'	425.00'	7°26'37"	N11°12'58"E	55.18'	L31	N77°42'56"W	19.99'			
C32	383.08'	322.00'	68°09'53"	N60°56'00"W	360.89'	C78	80.97'	425.00'	10°54'57"	N82°13'58"E	80.85'	C124	17.91'	20.00'	51°19'04"	S33°09'10"W	17.32'	L32	N32°10'06"E	31.78'			
C33	99.28'	322.00'	17°39'57"	N86°10'58"W	98.89'	C79	65.07'	425.00'	8°46'20"	N72°23'20"E	65.01'	C125	17.91'	20.00'	51°19'04"	N18°09'54"W	17.32'	L33	N73°00'04"E	30.26'			
C34	112.16'	322.00'	19°57'25"	N67°22'17"W	111.59'	C80	131.06'	375.00'	20°01'26"	S78°00'53"W	130.39'	C126	256.51'	52.00'	282°38'08"	N82°30'22"W	65.00'	L34	N02°18'46"E	31.22'			
C35	171.64'	322.00'	30°32'31"	N42°07'19"W	169.62'	C81	20.69'	375.00'	3°09'41"	S69°35'01"W	20.69'	C127	35.86'	52.00'	39°30'39"	S24°04'07"E	35.15'						

Tables Include Courses From Boundary Tables on Sheet 1



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SHEET 7 OF 10

PLAT SHOWING
Lakemoor Subdivision No. 4

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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 2 of Block 9 is designated as a private road and Lot 157 of Block 7 and Lots 1 and 3 of Block 9 are designated as common lots which shall be owned and maintained by the Lakemoor Subdivision Homeowner's Association.
3. Direct lot access to E. Colchester Drive and E. Eagles Gate Drive is prohibited unless specifically approved by ACHD and the City of Eagle.
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 MOD, Instrument No. 107155763.
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 No. 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 Development Agreement Instrument No. 105029058 and as amended by Instrument Numbers 107155763 & 113103020.
11. This development is subject to Covenants, Conditions, Restrictions, and Easements Instrument No. 108057338 as amended by Instrument No.s 108057339, 108057340, 108119557, 109003182, 112077356; & 112130495. The restrictive covenants for maintenance of the Private Road cannot be modified and the Homeowner's Association cannot be dissolved without the express consent of the City of Eagle.
12. This development is subject to ACHD License Agreement Instrument No. 112082493 and as amended by Instrument No. 113112116.
13. This development is subject to Drainage District No. 4 License Agreement Instrument No. 113095242 and as amended by Instrument No. 113128491.
14. See ROS 9607 for additional boundary information.

Reference Documents

Subdivisions:

Lakemoor Subdivision No. 1 (Book 98 of Plats, Pages 12560 through 12566),
Lakemoor Subdivision No. 2 (Book 98 of Plats, Pages 12581 through 12584), and
Lakemoor Subdivision No. 3 (Book 104 of Plats, Pages 14114 through 14114).

Surveys:

ROSs 86, 3008, 3304, 3656, 3921, 4150, 4496, 4588, 8019, and 9607.

Deeds:

Correction Warranty Deed 107088433,
Warranty Deeds 101032279, 101032280, 102039411, and 113098355.

Easements:

Pipe Line 297544 & 317701.
ACHD 113121211 and 113121212.
Temporary Turn-Around 113121208 and 113121210.

CP&Fs:

Index N-9: 8213544, 8504608, 9264854, 9304878, 98120707, and 113077815.
Index P-9: 7513741, 98089066, and 113077814.

Easement Notes

1. Lots 1, 2, & 3 of Block 9, and Lot 157 of Block 7, are hereby designated as having a Utility Easement co-situate with said lots.
2. Lot 2 of Block 9 is hereby designated as having a Street Light Easement, a Private Road Easement, and an Eagle Sewer Easement co-situate with said lot.
3. 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 and private utilities, pressurized irrigation, sewer service, cable television/data; appurtenances thereto; and lot drainage.
4. All Street Light Easements shown or designated hereon are non-exclusive, perpetual, and are hereby granted to the City of Eagle for the installation, maintenance, operation, and use of street lights and appurtenances thereto.
5. The Private Road Easement designated hereon is non-exclusive, perpetual, shall run with the land, is appurtenant to the lots shown hereon, and is hereby reserved for ingress and egress; the installation, maintenance, operation, and use of roadways and driveways; emergency services access; and appurtenances thereto.
6. The Private Road Drainage Easements shown or designated hereon are hereby reserved for the installation, maintenance, operation, and use of ditches, swales, pipes, and boxes for transportation of storm water runoff from the private roads hereon; and appurtenances thereto.
7. The Eagle Sewer Easement designated hereon is non-exclusive, perpetual, and is hereby granted to the Eagle Sewer District for the installation, maintenance, operation, and use of sewer lines, manholes, services, cleanouts; and appurtenances thereto.
8. Those portions of Lots 1, 3 and 15 of Block 9, identified as ACHD Drainage Easements are servient to and contain the ACHD storm water drainage system. These lots are encumbered by that certain Master Perpetual Storm Water Drainage Easement recorded on May 8, 2009 as Instrument No. 109053259, official records of Ada County, and incorporated herein by this reference as if set forth in full (the "Master Easement"). The Master Easement and the storm water drainage system are dedicated to ACHD pursuant to Section 40-2302 Idaho Code. The Master Easement is for the operation and maintenance of the storm water drainage system.
9. See Instrument Numbers 297544 and 317701 for Existing Pipe Line Easement.
10. See Instrument Numbers 113121211 and 113121212 for Existing ACHD Right-of-Way Easements.
11. Existing Drainage District No. 4 Easement, 50-foot wide per Drainage District No. 4.
12. See Instrument Number 113134282 for Existing Water Easement.
13. See Instrument Numbers 113121208 & 113121210 for Temporary Turn-Around Easements.
14. No easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping, parking, side and rear property line fences, or other such nonpermanent improvements.
15. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.



J-U-B ENGINEERS, INC.

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Certificate of Owners

Lakemoor Subdivision No. 4

Know all people by these presents: that DMB Development, LLC, an Idaho Limited Liability Company, does hereby certify that it is the owner of that real property to be known as Lakemoor Subdivision No. 4, and that it intends to include said real property, as described below, in this plat:

A parcel of land situated in the south half and Government Lot 5 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, 710.91 feet along the north line of the southwest quarter of Section 21 to the POINT OF BEGINNING;

Thence N11°20'06"W, 7.37 feet to the southerly boundary of Lakemoor Subdivision No. 1, Book 98 of Plats at Pages 12560 through 12566, records of Ada County, Idaho, at the south end of the East Colchester Drive;

Thence N78°39'54"E, 72.00 feet along the boundary of Lakemoor Subdivision No. 1;

Thence S11°20'06"E, 38.33 feet along the boundary of Lakemoor Subdivision No. 1;

Thence continuing S11°20'06"E, 1.87 feet;

Thence S08°06'21"E, 75.94 feet;

Thence 77.19 feet on a non-tangent curve to the left, concave east, having a radius of 772.00 feet, a central angle of 05°43'43", a chord bearing of S19°50'08"E, and a chord length of 77.15 feet;

Thence 339.72 feet on a compound curve to the left, having a radius of 978.00 feet, a central angle of 19°56'36", a chord bearing of S32°40'17"E, and a chord length of 338.01 feet;

Thence 99.38 feet on a compound curve to the left, having a radius of 397.50 feet, a central angle of 14°19'30", a chord bearing of S49°48'20"E, and a chord length of 99.12 feet;

Thence 65.06 feet on a compound curve to the left, having a radius of 109.00 feet, a central angle of 34°11'50", a chord bearing of S74°04'00"E, and a chord length of 64.10 feet;

Thence 111.68 feet on a reverse curve to the right, having a radius of 77.50 feet, a central angle of 82°33'46", a chord bearing of S49°53'03"E, and a chord length of 102.26 feet;

Thence 80.85 feet on a reverse curve to the left, having a radius of 77.50 feet, a central angle of 59°46'13", a chord bearing of S38°29'16"E, and a chord length of 77.23 feet;

Thence S68°22'23"E, 73.90 feet;

Thence 172.98 feet on a curve to the left, having a radius of 372.00 feet, a central angle of 26°38'34", a chord bearing of S81°41'40"E, and a chord length of 171.43 feet;

Thence N84°59'03"E, 153.52 feet;

Thence 54.02 feet on a curve to the right, having a radius of 378.00 feet, a central angle of 8°11'15", a chord bearing of N89°04'41"E, and a chord length of 53.97 feet;

Thence S86°49'42"E, 78.18 feet;

Thence S70°07'32"E, 6.73 feet to the southerly boundary of Lakemoor Subdivision No. 2, Book 98 of Plats at Pages 12581 through 12584, records of Ada County, Idaho, at the south end of South Brookwater Lane, Lot 57 of Block 7;

Thence S70°07'32"E, 91.10 feet along the boundary of Lakemoor Subdivision No. 2;

Thence N22°33'44"E, 41.78 feet along the boundary of Lakemoor Subdivision No. 2;

Thence 25.64 feet on a curve to the right, having a radius of 154.50 feet, a central angle of 9°30'31", a chord bearing of N27°18'59"E, and a chord length of 25.61 feet, along the boundary of Lakemoor Subdivision No. 2;

Thence S39°57'19"E, 381.96 feet, on a non-tangent line, along the boundary of Lakemoor Subdivision No. 2;

Thence S32°03'59"E, 112.44 feet along the boundary of Lakemoor Subdivision No. 2;

Thence S50°05'54"W, 77.08 feet;

Thence 176.57 feet on a non-tangent curve to the left, concave northeast, having a radius of 772.00 feet, a central angle of 13°06'17", a chord bearing of S46°30'26"E, and a chord length of 176.19 feet;

Thence S53°03'34"E, 25.40 feet;

Thence 120.76 feet on a curve to the right, having a radius of 528.00 feet, a central angle of 13°06'15", a chord bearing of S46°30'27"E, and a chord length of 120.50 feet;

Thence S39°57'19"E, 333.55 feet;

Thence 99.58 feet on a curve to the right, having a radius of 328.00 feet, a central angle of 17°23'43", a chord bearing of S31°15'28"E, and a chord length of 99.20 feet;

Thence S22°33'36"E, 34.35 feet;

Thence S73°25'08"W, 65.29 feet;

Thence 77.00 feet on a perpendicular curve to the right, concave westerly, having a radius of 74.47 feet, a central angle of 59°14'16", a chord bearing of S13°02'14"W, and a chord length of 73.61 feet;

Thence 71.28 feet on a reverse curve to the left, having a radius of 80.00 feet, a central angle of 51°02'50", a chord bearing of S17°07'56"W, and a chord length of 66.94 feet;

Thence 49.50 feet on a reverse curve to the right, having a radius of 245.00 feet, a central angle of 11°34'37", a chord bearing of S02°36'10"E, and a chord length of 49.42 feet;

Thence N64°53'02"W, 296.81 feet, on a non-tangent line;

Thence S83°48'32"W, 95.62 feet;

Thence S75°28'50"W, 115.35 feet;

Thence S68°10'28"W, 167.50 feet;

Thence N67°15'18"W, 9.77 feet;

Thence S01°07'21"W, 70.95 feet;

Thence N78°24'39"W, 304.79 feet;

Thence N01°23'02"E, 87.50 feet;

Thence N72°17'09"W, 253.61 feet;

Thence N78°11'00"W, 253.79 feet;

Thence S81°59'20"W, 252.17 feet;

Thence N22°20'50"W, 34.16 feet;

Thence N00°00'00"E, 189.65 feet;

Thence N15°29'44"W, 62.75 feet;

Thence N00°41'09"W, 104.85 feet;

Thence N75°03'18"E, 73.89 feet;

Thence N60°47'44"E, 20.32 feet;

Thence N00°45'45"E, 192.98 feet;

Thence N04°26'44"E, 199.40 feet;

Thence N54°46'52"W, 56.00 feet;

Thence N35°13'08"E, 205.74 feet;

Thence 85.60 feet on a curve to the left, having a radius of 117.50 feet, a central angle of 41°44'30", a chord bearing of N14°20'52"E, and a chord length of 83.72 feet;

Thence 9.91 feet on a reverse curve to the right, having a radius of 77.50 feet, a central angle of 07°19'42", a chord bearing of N02°51'32"W, and a chord length of 9.91 feet;

Thence 74.60 feet on a reverse curve to the left, having a radius of 77.50 feet, a central angle of 55°09'17", a chord bearing of N26°46'19"W, and a chord length of 71.76 feet;

Thence 73.34 feet on a reverse curve to the right, having a radius of 423.00 feet, a central angle of 09°56'01", a chord bearing of N49°22'57"W, and a chord length of 73.24 feet;

Thence N44°24'56"W, 87.80 feet;

Thence 287.46 feet on a non-tangent curve to the right, concave northeast, having a radius of 1032.00 feet, a central angle of 15°57'34", a chord bearing of N30°40'46"W, and a chord length of 286.53 feet;

Thence 49.67 feet on a compound curve to the right, having a radius of 828.00 feet, a central angle of 3°26'13", a chord bearing of N20°58'52"W, and a chord length of 49.66 feet;

Thence N19°15'46"W, 115.30 feet;

Thence N11°20'06"W, 32.83 feet to the POINT OF BEGINNING.

The above-described parcel contains 36.72 acres, more or less.

The public streets shown on this plat are hereby dedicated to the public. The private roads shown on this plat are not dedicated to the public. 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 United Water Idaho, Inc., and United 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(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 on this 19th day of December, 2012.

Acknowledgment

State of Idaho }
County of Ada } ss.

Dennis M. Baker
Dennis M. Baker, Manager
DMB Development, LLC

On this 19th day of December, in the year 2012, before me, a Notary Public in and for the State of Idaho, personally appeared Dennis M. Baker, known or identified to me to be a Manager of DMB Development, LLC, that executed the within instrument and acknowledged to me that DMB Development, LLC executed the same.

Notary public for Idaho

My commission expires 10-18-2017



Certificate of Surveyor

I, Michael S. Byrns, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of Lakemoor Subdivision No. 4, 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.

Michael S. Byrns, PLS 11334



J-U-B ENGINEERS, INC.

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PLAT SHOWING
Lakemoor Subdivision No. 4

PLAT BOOK 106 PAGE 14630


Approval of Central District Health Department

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Will H. Rens  9/5/13
Central District Health Department Date

Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 12th day of November, 2013.

Bake
Commission Chairman
Ada County Highway District 



Certificate of Eagle City Engineer

I, the undersigned, City Engineer, in and for the City of Eagle, Ada County, Idaho, do hereby certify that I have checked this final plat and that the Eagle City requirements regarding final plats have been met.

K. K. K. K. 12-10-2013
Eagle City Engineer Date

Approval of Eagle City Council

I, the undersigned, City Clerk in and for the City of Eagle, Ada County, Idaho, do hereby certify that at regular meeting of the City Council held on the 25th day of June, 2013, this plat was duly accepted and approved.

Shari Hartman for
Eagle City Clerk  


Certificate of County Surveyor

I, the undersigned, County Surveyor for Ada County, Idaho, do hereby certify that I have checked this plat and find that it complies with the State of Idaho Code relating to plats and surveys.

Jerome L. Hastings  12-24-2013
Ada County Surveyor Date
PLS 5359

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

Vicki J. McIntyre 12/26/2013
Ada County Treasurer By Jon Tracy, Deputy Date 

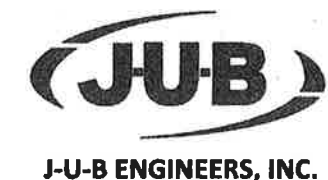
County Recorder's Certificate

State of Idaho } ss. Instrument No. 113136881
County of Ada }

I hereby certify that this instrument was filed at the request of J-U-B Engineers, Inc. at

2 minutes past 2 o'clock P.M.,
this 26 day of December, 2013, in my office, and was recorded in
Book 106 of Plats at Pages 14621 Through 14630
Fee: 51.00

J. Bart Christopher D. Rich
Deputy Ex-Officio Recorder



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