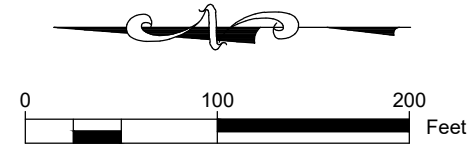


PLAT SHOWING ELKHORN RESERVE SUBDIVISION

LOCATED WITHIN THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO
2022



LEGEND

- SUBDIVISION BOUNDARY
- RECORD BOUNDARY
- LOT BOUNDARY
- RIGHT-OF-WAY
- EXISTING EASEMENT
- NEW EASEMENT
- SECTIONAL LINE
- EASEMENT CENTERLINE
- FOUND 5/8" REBAR, AS NOTED
- FOUND ALUMINUM CAP MONUMENT
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "LRG PLS 12464"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "LRG PLS 12464"
- CALCULATED POSITION ONLY
- LOT NUMBER
- BLOCK NUMBER

SURVEYOR NARRATIVE

THE PROPERTY DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 2020-055266 (D1), AND DEPICTED AS PARCEL "B" ON RECORD OF SURVEY NO. 1239 (R1), IS BEING PLATTED AS SHOWN HEREON. THIS SURVEYOR RETRACED THE BOUNDARY DESCRIBED IN SAID DEED, AND FOUND IT TO BE AS DEPICTED. EXTERIOR MONUMENTATION WAS UPGRADED WHERE NECESSARY TO MEET THE MINIMUM STANDARD FOR A FINAL PLAT. CORNER RECORDS HAVE BEEN FILED FOR ALL SECTIONAL MONUMENT TIES IN ACCORDANCE WITH IDAHO CODE REGARDING CORNER FILING AND PERPETUATION.

SEE REFERENCES BELOW FOR THE DOCUMENTS USED DURING THE COURSE OF THIS SURVEY.

REFERENCES

- D1. WARRANTY DEED I.N. 2020-055266; MAY 2020
- D2. QUITCLAIM DEED I.N. 2020-055267; MAY 2020
- D3. QUITCLAIM DEED I.N. 106024897; FEBRUARY 2006 (W. Homer Rd. Right-of-Way)
- R1. RECORD OF SURVEY NO. 1239 BY PORTER'S LAND SURVEYING; APRIL 1988
- P1. PLAT OF "GARRIGAN ESTATES", BK. 78, PG. 8320-21; AUGUST 1999
- P2. PLAT OF "GARRIGAN ESTATES NO. 2", BK. 111, PG. 16067-69; MARCH 2017

ABBREVIATIONS

- C.R. CORNER RECORD
- COR SEC CORNER OF SECTION NO.
- ESMT EASEMENT
- N,E,S,W NORTH, EAST, SOUTH, WEST
- I.N. INSTRUMENT NUMBER, ADA COUNTY RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT

BASIS OF BEARING

THE BASIS OF BEARING IS GRID NORTH, IDAHO SPCS WEST ZONE PROJECTION OF NAD83 (2011) 2010.00, BEING N88°55'13"W BETWEEN THE SOUTH QUARTER CORNER OF SECTION 26 AND THE SOUTHEAST SECTION CORNER OF 26.

NOTES

1. A 215-FOOT SETBACK FROM THE WESTERLY BOUNDARY WAS CREATED BY THE "AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS", RECORDED AS INSTRUMENT NO. 9009106, ADA COUNTY RECORDS.
2. THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, AND THE REQUIREMENTS IN I.C. 31-3805 ARE NOT APPLICABLE.
3. A THIRTY (30) FOOT WIDE INGRESS/EGRESS AND SLOPE MAINTENANCE EASEMENT SHALL BE RESERVED FOR LOT 1 OVER LOT 2 AS DEPICTED HEREON AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ELKHORN RESERVE SUBDIVISION. MAINTENANCE OF THE DRIVEWAY AND ANY CUT/FILL SLOPES WILL BE DETAILED IN SAID DECLARATION. THIS EASEMENT SHALL BE HELD IN PERPETUITY FOR LOT 1, AND CANNOT BE DISSOLVED BY ANY ENTITY WITHOUT THE EXPRESS CONSENT OF THE CITY OF EAGLE.
4. LOT 3 SHALL HAVE DIRECT ACCESS TO HOMER ROAD AT A LOCATION TO BE APPROVED BY THE ADA COUNTY HIGHWAY DISTRICT.
5. LOT 3 SHALL HAVE A PRIVATE PEDESTRIAN EASEMENT OVER LOTS 1 AND 2, AND LOT 2 SHALL HAVE A PRIVATE PEDESTRIAN EASEMENT OVER LOT 1, FOR INGRESS/EGRESS TO THE ADJOINING BLM LAND AS DEPICTED HEREON AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF ELKHORN RESERVE SUBDIVISION.
6. A PERMANENT EASEMENT IS RESERVED FOR PUBLIC UTILITIES AND PRIVATE DRAINAGE OVER THE 12-FOOT ADJACENT TO ANY PUBLIC

7. STREET, THE EXTERIOR SUBDIVISION BOUNDARY, CENTERED ON EACH INTERIOR LOT BOUNDARY, AND 10-FOOT ADJACENT TO THE EASEMENT DESCRIBED IN NOTE 3, AS DEPICTED HEREON. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACE DRIVEWAYS, WALKWAYS, LANDSCAPE, PARKING, FENCING OR OTHER SUCH NON-PERMANENT STRUCTURES.
7. LOT 3 SHALL BE SUBJECT TO AN EASEMENT FOR HISTORICAL DRAINAGE FROM LOT 2 AND PRIVATE STORMWATER DETENTION, AS CREATED BY THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF ELKHORN RESERVE SUBDIVISION, AND ANY AMENDMENTS THERETO. LOT 3 SHALL ACCEPT A CONCENTRATED STORM WATER FLOW PATH FROM LOT 2 AS APPROVED AND CONSTRUCTED.
8. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
9. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF A THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
10. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
11. ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE CONSISTENT WITH THE CONDITIONS WITHIN THE DEVELOPMENT AGREEMENT (INSTRUMENT NO. 2021-097720) AND ANY SUBSEQUENT MODIFICATIONS TO THE DEVELOPMENT AGREEMENT.
12. THIS DEVELOPMENT IS SUBJECT TO A DECLARATION OF COVENANTS,

13. CONDITIONS, RESTRICTIONS, (INSTRUMENT NO. _____) AND ANY FURTHER AMENDMENTS THERETO. THE RESTRICTIVE COVENANTS FOR MAINTENANCE OF THE PRIVATE ROAD CANNOT BE MODIFIED AND THE ELKHORN RESERVE HOMEOWNER'S ASSOCIATION CANNOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF EAGLE.
13. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES THAT "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."
14. NO FORMALIZED TRAIL AND/OR PATHWAY ACCESS TO THE BUREAU OF LAND MANAGEMENT PROPERTY SHALL BE PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE BUREAU OF LAND MANAGEMENT.
15. LOT SETBACKS SHALL BE DETERMINED BY SITE DESIGN, IN CONFORMANCE WITH EAGLE CITY CODE SECTION 9-5-3-5.
16. PER THE CITY OF EAGLE HILLSIDE ORDINANCE, A PERMIT WILL NEED TO BE ACQUIRED BY ANY LOT TO CHANGE EXISTING SLOPES.
17. A VEGETATIVE AND MAINTENANCE PLAN IS REQUIRED PER EAGLE CITY CODE SECTION 9-5-3-5.

BUILDING & GRADING RESTRICTION

BUILDING PERMITS WILL NOT BE ISSUED UNTIL THE CONDITIONS OF EAGLE CITY CODE HAVE BEEN SATISFIED IN REGARDS TO HILLSIDE DEVELOPMENT.

LINE TABLE		
TAG	LENGTH	DIRECTION
L1	295.29'	S73° 29' 37"W
L2	91.76'	S73° 29' 37"W
L3	52.32'	N16° 30' 23"W
L4	91.76'	N73° 29' 37"E
L5	52.32'	S16° 30' 23"E
L6	49.38'	S00° 32' 10"W
L7	77.37'	S16° 43' 43"E
L8	77.06'	N67° 07' 58"E



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