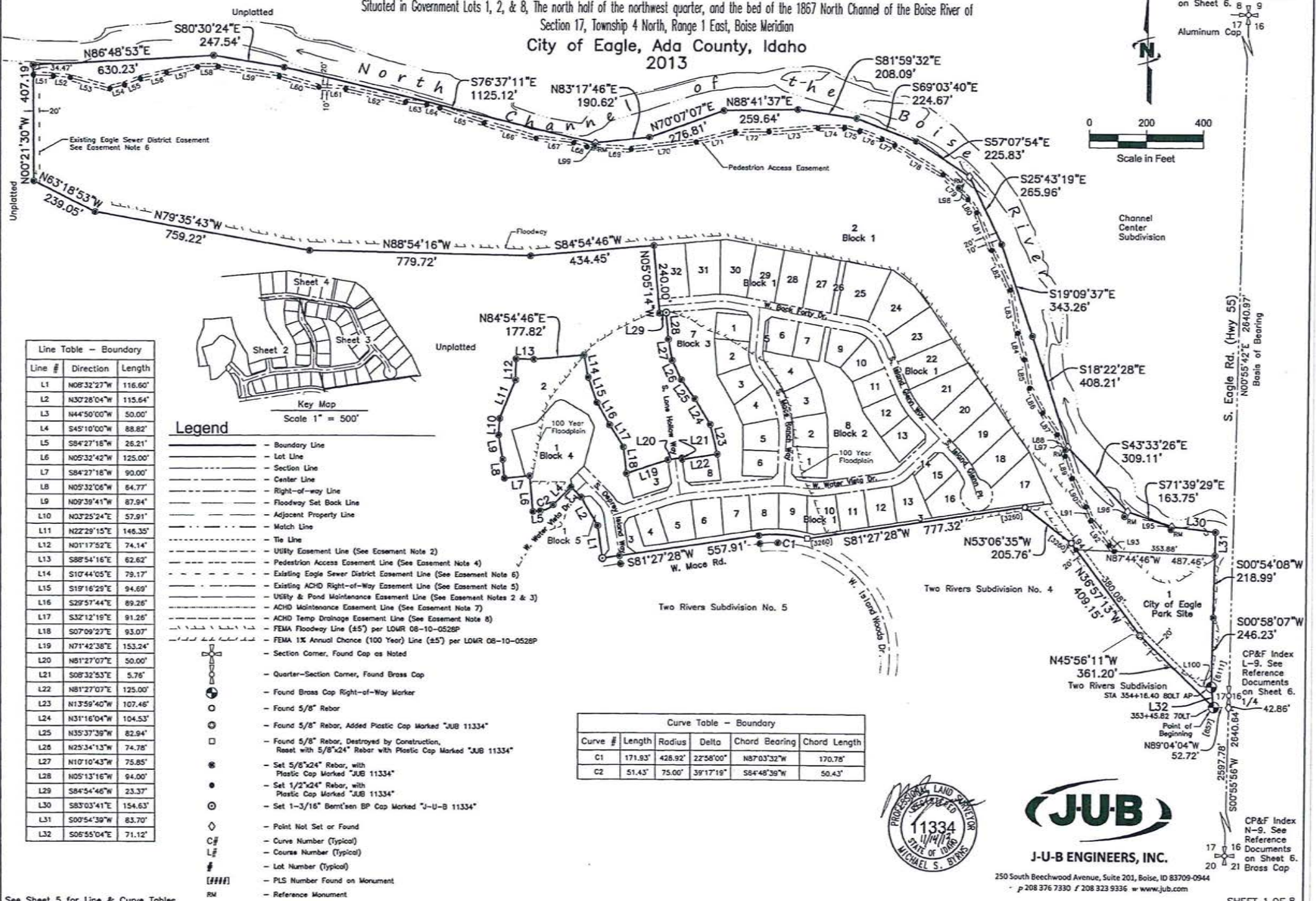
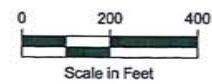


# Mace River Ranch Subdivision No. 1

Situated in Government Lots 1, 2, & 8, The north half of the northwest quarter, and the bed of the 1867 North Channel of the Boise River of Section 17, Township 4 North, Range 1 East, Boise Meridian  
 City of Eagle, Ada County, Idaho  
 2013

CP&F Index J-9.  
 See Reference Documents on Sheet 6.



Line #	Direction	Length
L1	N08°32'27"W	116.60'
L2	N30°28'04"W	115.64'
L3	N44°50'00"W	50.00'
L4	S45°10'00"W	88.82'
L5	S84°27'18"W	26.21'
L6	N05°32'42"W	125.00'
L7	S84°27'18"W	90.00'
L8	N05°32'06"W	54.77'
L9	N09°39'41"W	87.94'
L10	N03°25'24"E	57.91'
L11	N22°29'15"E	146.35'
L12	N01°17'52"E	74.14'
L13	S88°54'16"E	62.62'
L14	S10°44'05"E	79.17'
L15	S19°16'29"E	94.69'
L16	S29°57'44"E	89.26'
L17	S32°12'19"E	91.26'
L18	S07°09'27"E	93.07'
L19	N71°42'38"E	153.24'
L20	N81°27'07"E	50.00'
L21	S08°32'53"E	5.76'
L22	N81°27'07"E	125.00'
L23	N13°59'40"W	107.46'
L24	N31°16'04"W	104.53'
L25	N35°37'39"W	82.94'
L26	N25°34'13"W	74.78'
L27	N10°10'43"W	75.85'
L28	N05°13'16"W	94.00'
L29	S84°54'46"W	23.37'
L30	S83°03'41"E	154.63'
L31	S00°54'39"W	83.70'
L32	S06°55'04"E	71.12'

### Legend

- Boundary Line
- Lot Line
- Section Line
- Center Line
- Right-of-way Line
- Floodway Set Back Line
- Adjacent Property Line
- Match Line
- Tie Line
- - - Utility Easement Line (See Easement Note 2)
- - - Pedestrian Access Easement Line (See Easement Note 4)
- - - Existing Eagle Sewer District Easement Line (See Easement Note 6)
- - - Existing ACHD Right-of-Way Easement Line (See Easement Note 5)
- - - Utility & Pond Maintenance Easement Line (See Easement Notes 2 & 3)
- - - ACHD Maintenance Easement Line (See Easement Note 7)
- - - ACHD Temp Drainage Easement Line (See Easement Note 8)
- - - FEMA Floodway Line (±5') per LOMR 08-10-0528P
- - - FEMA 1% Annual Chance (100 Year) Line (±5') per LOMR 08-10-0528P
- ⊕ — Section Corner, Found Cap as Noted
- ⊙ — Quarter-Section Corner, Found Brass Cap
- ⊙ — Found Brass Cap Right-of-Way Marker
- ⊙ — Found 5/8" Rebar
- ⊙ — Found 5/8" Rebar, Added Plastic Cap Marked "JUB 11334"
- ⊙ — Found 5/8" Rebar, Destroyed by Construction, Reset with 5/8"x24" Rebar with Plastic Cap Marked "JUB 11334"
- ⊙ — Set 5/8"x24" Rebar, with Plastic Cap Marked "JUB 11334"
- ⊙ — Set 1/2"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
- C# — Curve Number (Typical)
- L# — Course Number (Typical)
- # — Lot Number (Typical)
- #### — PLS Number Found on Monument
- RM — Reference Monument

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	171.93'	428.92'	22°58'00"	N87°03'32"W	170.78'
C2	51.43'	75.00'	39°17'19"	S84°48'39"W	50.43'



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S. Eagle Rd. (Hwy 55)  
 N00°55'42"E 2640.97'  
 Basis of Bearing

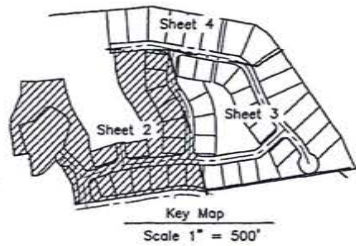
CP&F Index L-9. See Reference Documents on Sheet 6.  
 1/4 42.86'

CP&F Index N-9. See Reference Documents on Sheet 6.  
 17 16  
 20 21 Brass Cap



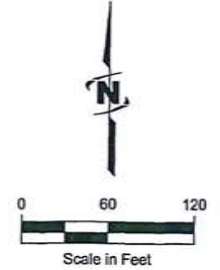
# PLAT SHOWING Mace River Ranch Subdivision No. 1

PLAT BOOK 106 PAGE 1454



## Legend

- Boundary Line
- Lot Line
- Section Line
- Center Line
- Right-of-way Line
- Floodway Set Back Line
- Adjacent Property Line
- Match Line
- Tie Line
- Utility Easement Line (See Easement Note 2)
- Pedestrian Access Easement Line (See Easement Note 4)
- Existing Eagle Sewer District Easement Line (See Easement Note 6)
- Existing ACHD Right-of-Way Easement Line (See Easement Note 5)
- Utility & Pond Maintenance Easement Line (See Easement Notes 2 & 3)
- ACHD Maintenance Easement Line (See Easement Note 7)
- ACHD Temporary Drainage Easement Line (See Easement Note 8)
- FEMA Floodway Line (±5') per LOMR 08-10-0528P
- FEMA 1% Annual Chance (100 Year) Line (±5') per LOMR 08-10-0528P
- Found 5/8" Rebar
- Set 1/2"x24" Rebar, with Plastic Cap Marked "JUB 11334"
- ⊗ Set 5/8"x24" Rebar, with Plastic Cap Marked "JUB 11334"
- Found 5/8" Rebar, Destroyed by Construction
- ⊕ Reset with 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
- RM Reference Monument



See Sheet 5 for Line & Curve Tables

Two Rivers Subdivision No. 5

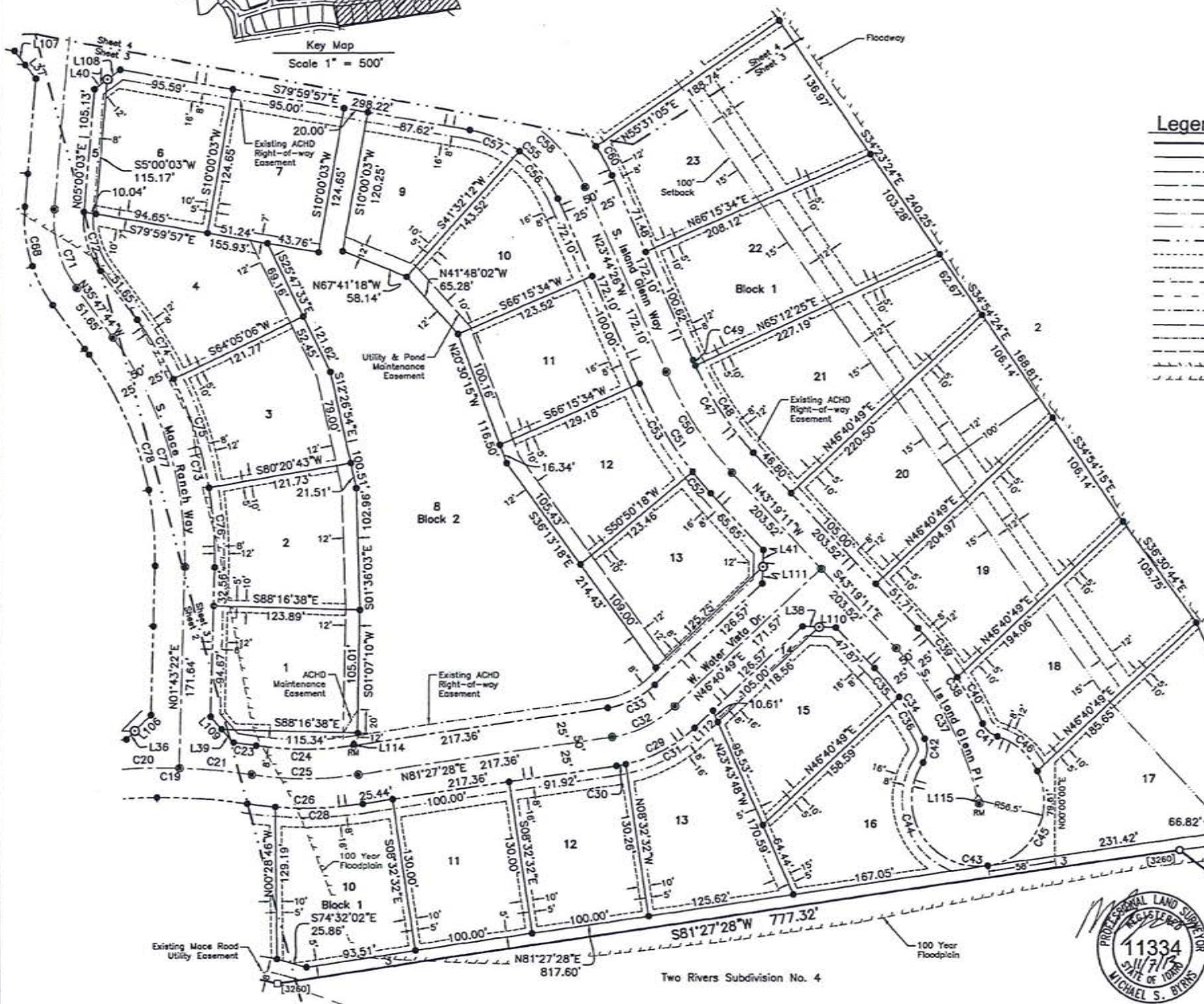
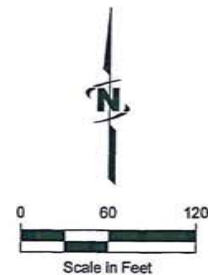
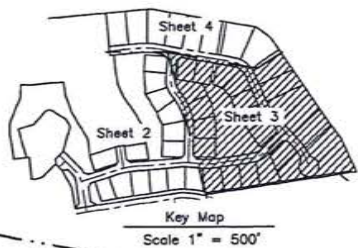


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# PLAT SHOWING Mace River Ranch Subdivision No. 1

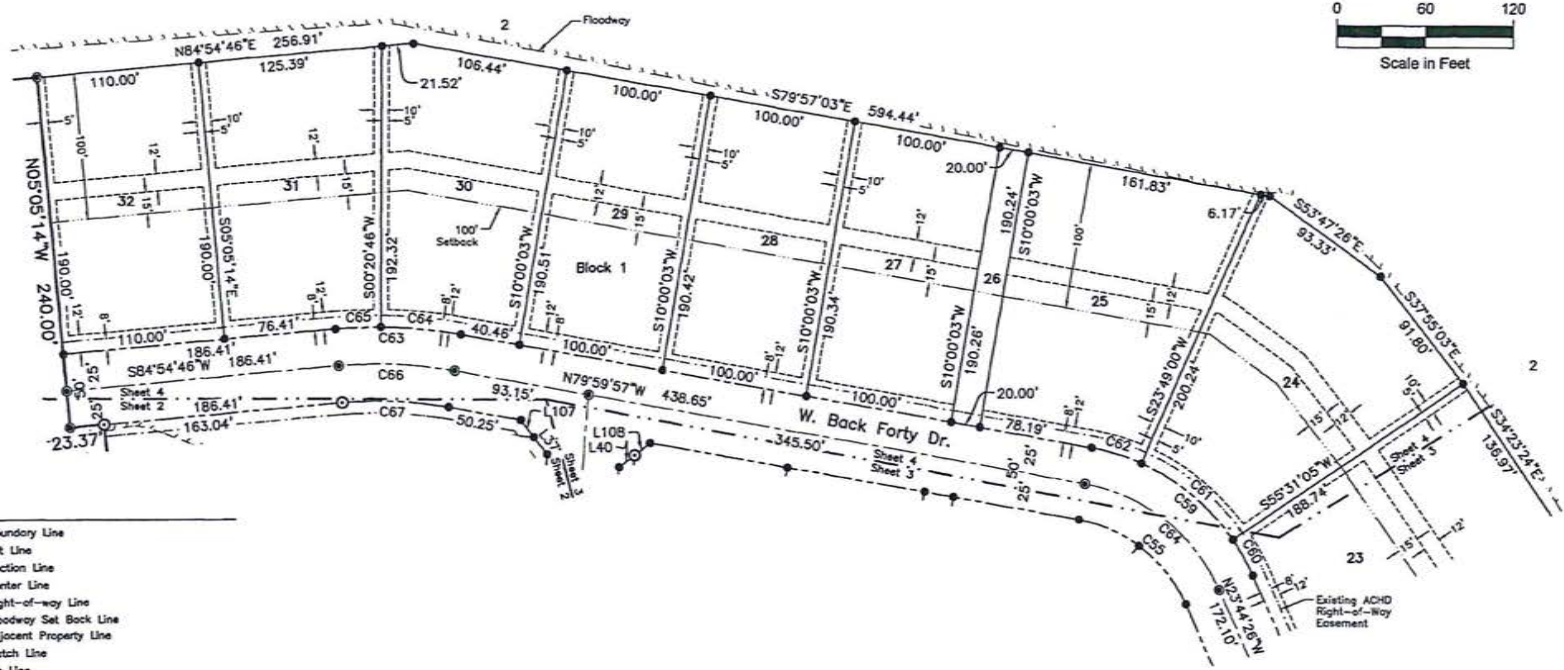
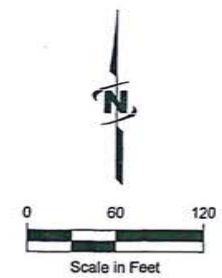
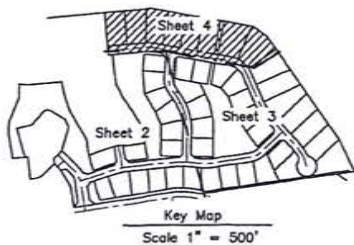


- ### Legend
- Boundary Line
  - Lot Line
  - - - Section Line
  - - - Center Line
  - - - Right-of-way Line
  - - - Floodway Set Back Line
  - - - Adjacent Property Line
  - - - Match Line
  - - - Tie Line
  - - - Utility Easement Line (See Easement Note 2)
  - - - Pedestrian Access Easement Line (See Easement Note 4)
  - - - Existing Eagle Sewer District Easement Line (See Easement Note 6)
  - - - Existing ACHD Right-of-Way Easement Line (See Easement Note 5)
  - - - Utility & Pond Maintenance Easement Line (See Easement Notes 2 & 3)
  - - - ACHD Maintenance Easement Line (See Easement Note 7)
  - - - ACHD Temporary Drainage Easement Line (See Easement Note 8)
  - - - FEMA Floodway Line (45') per LOMR 08-10-0528P
  - - - FEMA 1% Annual Chance (100 Year) Line (45') per LOMR 08-10-0528P
  - Found 5/8" Rebar
  - Set 1/2"x24" Rebar, with Plastic Cap Marked "JUB 11334"
  - ⊙ Set 5/8"x24" Rebar, with Plastic Cap Marked "JUB 11334"
  - Found 5/8" Rebar, Destroyed by Construction, Reset with 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
  - C# Curve Number (Typical)
  - L# Lane Number (Typical)
  - # Lot Number (Typical)
  - #### PLS Number Found on Monument
  - RM Reference Monument



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PLAT SHOWING  
Mace River Ranch Subdivision No. 1



Legend

- Boundary Line
- Lot Line
- - - Section Line
- - - Center Line
- - - Right-of-way Line
- - - Floodway Set Back Line
- - - Adjacent Property Line
- - - Match Line
- - - Tie Line
- - - Utility Easement Line (See Easement Note 2)
- - - Pedestrian Access Easement Line (See Easement Note 4)
- - - Existing Eagle Sewer District Easement Line (See Easement Note 6)
- - - Existing ACHD Right-of-Way Easement Line (See Easement Note 5)
- - - Utility & Pond Maintenance Easement Line (See Easement Notes 2 & 3)
- - - ACHD Maintenance Easement Line (See Easement Note 7)
- - - ACHD Temporary Drainage Easement Line (See Easement Note 8)
- - - FEMA Floodway Line (±5') per LOMR 08-10-0528P
- - - FEMA 1% Annual Chance (100 Year) Line (±5') per LOMR 08-10-0528P
- - Found 3/8" Rebar
- - Set 1/2"x24" Rebar, with Plastic Cap Marked "JUB 11334"
- ⊙ - Set 5/8"x24" Rebar, with Plastic Cap Marked "JUB 11334"
- - Found 5/8" Rebar, Destroyed by Construction, Reset with 5/8"x24" Rebar with Plastic Cap Marked "JUB 11334"
- ⊖ - Set 1-3/16" Bemt'san BP Cap Marked "J-U-B 11334"
- ◇ - Point Not Set or Found
- C# - Curve Number (Typical)
- L# - Course Number (Typical)
- # - Lot Number (Typical)
- #### - PLS Number Found on Monument
- RM - Reference Monument



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PLAT SHOWING  
Mace River Ranch Subdivision No. 1

Line Table		
Line #	Direction	Length
L1	N08°32'27"W	116.80'
L2	N30°28'04"W	115.64'
L3	N44°50'00"W	50.00'
L4	S45°10'00"W	88.82'
L5	S84°27'18"W	26.21'
L6	N05°32'42"W	125.00'
L7	S84°27'18"W	90.00'
L8	N05°32'06"W	64.77'
L9	N09°39'41"W	87.94'
L10	N03°25'24"E	57.91'
L11	N22°29'15"E	146.35'
L12	N01°17'52"E	74.14'
L13	S88°54'16"E	62.62'
L14	S10°44'05"E	79.17'
L15	S19°16'29"E	94.69'
L16	S29°57'44"E	89.26'
L17	S32°12'19"E	91.26'
L18	S07°09'27"E	93.07'
L19	N71°42'38"E	153.24'
L20	N81°27'07"E	50.00'
L21	S08°32'53"E	5.76'
L22	N81°27'07"E	125.00'
L23	N13°58'40"W	107.46'
L24	N31°16'04"W	104.53'
L25	N35°37'39"W	82.94'
L26	N25°34'13"W	74.78'
L27	N10°10'43"W	75.85'
L28	N05°13'16"W	94.00'
L29	S84°54'48"W	23.37'
L30	S83°03'41"E	154.63'
L31	S00°54'39"W	83.70'
L32	S08°55'04"E	71.12'
L33	S68°52'25"E	25.90'
L34	N33°04'02"E	16.47'
L35	S53°06'30"E	15.37'
L36	N44°48'45"E	10.00'
L37	S37°29'57"E	14.69'
L38	S88°19'11"E	14.14'
L39	N41°22'00"W	15.07'
L40	N52°30'03"E	13.56'
L41	S01°40'49"W	14.14'
L42	N82°44'07"E	32.80'
L43	N45°10'00"E	50.00'

Line Table		
Line #	Direction	Length
L44	N31°35'05"E	25.93'
L45	S79°59'57"E	50.25'
L46	N36°27'30"E	38.18'
L47	N53°32'30"W	38.18'
L48	N44°50'00"W	37.08'
L49	N13°52'11"W	23.32'
L50	N45°10'00"E	5.00'
L51	N87°00'00"W	69.38'
L52	N85°00'00"W	59.00'
L53	N75°00'00"W	144.00'
L54	S76°00'00"W	52.00'
L55	S68°00'00"W	59.00'
L56	S77°00'00"W	94.00'
L57	S79°00'00"W	111.00'
L58	N90°00'00"W	72.00'
L59	N81°00'00"W	214.00'
L60	N74°00'00"W	142.00'
L61	N87°00'00"W	95.00'
L62	N78°00'00"W	215.00'
L63	N83°00'00"W	75.98'
L64	N76°37'11"W	47.44'
L65	N72°00'00"W	164.37'
L66	N74°00'00"W	191.00'
L67	N83°00'00"W	134.00'
L68	N73°00'00"W	48.00'
L69	N87°00'00"W	155.00'
L70	S83°00'00"W	229.00'
L71	S76°00'00"W	143.00'
L72	S89°00'00"W	118.00'
L73	S85°00'00"W	172.00'
L74	S89°00'00"W	92.00'
L75	N78°00'00"W	55.00'
L76	N70°00'00"W	83.00'
L77	N65°00'00"W	50.00'
L78	N59°00'00"W	199.00'
L79	N46°00'00"W	124.00'
L80	N34°00'00"W	58.00'
L81	N22°00'00"W	145.00'
L82	N26°00'00"W	155.00'
L83	N10°00'00"W	155.00'
L84	N15°00'00"W	98.00'
L85	N11°00'00"W	102.00'
L86	N29°00'00"W	98.00'

Line Table		
Line #	Direction	Length
L87	N35°00'00"W	92.00'
L88	N21°00'00"W	81.00'
L89	N18°00'00"W	81.00'
L90	N26°00'00"W	111.00'
L91	N22°00'00"W	51.00'
L92	N37°00'00"W	108.00'
L93	N38°00'00"W	27.74'
L94	N36°57'13"W	29.05'
L95	N12°25'38"E	10.04'
L96	N32°18'31"E	20.13'
L97	N43°03'43"E	12.87'
L98	N42°08'43"E	54.98'
L99	N03°29'46"E	10.06'
L100	N86°00'00"W	38.49'
L101	N44°50'00"W	33.00'
L102	S45°10'00"W	51.00'
L103	S44°50'00"E	33.00'
L104	N33°04'02"E	13.44'
L105	S53°06'30"E	13.13'
L106	N44°48'45"E	19.21'
L107	S37°29'57"E	14.80'
L108	N52°30'03"E	13.46'
L109	N41°22'00"W	14.14'
L110	S88°19'11"E	14.14'
L111	S01°40'49"W	14.14'
L112	N46°40'49"E	21.57'
L113	N08°32'32"W	10.00'
L114	S08°32'32"E	1.00'
L115	N13°28'56"W	3.00'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	171.93'	428.82'	22°58'00"	N87°03'32"W	170.78'
C2	51.43'	75.00'	39°17'19"	S64°48'39"W	50.43'
C3	95.01'	150.00'	36°17'33"	N28°41'14"W	93.43'
C4	25.52'	150.00'	9°44'55"	N13°24'55"W	25.49'
C5	69.49'	150.00'	26°32'36"	N31°33'41"W	68.87'
C6	50.43'	78.61'	36°17'33"	N28°41'14"W	49.59'
C7	42.97'	183.00'	13°27'14"	N38°08'23"W	42.87'
C8	17.23'	525.00'	1°52'50"	S72°39'03"W	17.23'
C9	15.69'	525.00'	1°42'43"	S84°16'44"W	15.69'
C10	117.15'	500.00'	13°25'28"	N78°25'22"E	116.88'
C11	58.05'	500.00'	6°39'09"	S75°02'12"W	58.02'
C12	59.09'	500.00'	6°46'18"	S81°44'56"W	59.05'
C13	111.29'	475.00'	13°25'28"	S78°25'22"W	111.04'
C14	89.64'	475.00'	10°46'44"	S77°07'00"W	89.50'
C15	21.66'	475.00'	2°36'44"	S83°49'44"W	21.65'
C16	112.95'	475.00'	13°37'30"	N88°03'10"W	112.69'
C17	36.36'	475.00'	4°23'09"	S87°19'40"W	36.35'
C18	78.60'	475.00'	9°14'21"	N85°51'39"W	78.51'
C19	118.90'	500.00'	13°37'30"	S88°03'10"E	118.62'
C20	57.49'	500.00'	6°35'17"	S88°25'44"W	57.46'
C21	81.41'	500.00'	7°02'13"	N84°45'31"W	81.37'
C22	15.26'	525.00'	1°40'33"	S85°58'22"W	15.35'
C23	19.47'	525.00'	2°07'29"	N82°18'09"W	19.47'
C24	83.04'	275.00'	17°18'08"	S89°53'28"E	82.73'
C25	90.59'	300.00'	17°18'08"	S89°53'28"E	90.25'
C26	98.14'	325.00'	17°18'08"	S89°53'28"E	97.77'
C27	23.93'	325.00'	4°13'05"	S83°20'57"E	23.92'
C28	74.22'	325.00'	13°05'03"	N87°59'59"E	74.06'
C29	75.87'	125.00'	34°46'39"	N64°04'08"E	74.71'
C30	8.09'	125.00'	3°42'26"	N79°36'15"E	8.09'
C31	67.79'	125.00'	31°04'14"	N62°12'55"E	66.95'
C32	60.70'	100.00'	34°46'39"	N64°04'08"E	59.77'
C33	45.52'	75.00'	34°46'40"	N64°04'08"E	44.83'
C34	73.67'	259.84'	16°14'39"	N35°11'52"W	73.42'
C35	32.21'	259.84'	7°06'10"	N39°46'06"W	32.19'
C36	41.46'	259.84'	9°08'29"	N31°38'46"W	41.41'
C37	148.33'	284.84'	29°50'16"	N28°24'03"W	146.66'
C38	98.71'	309.84'	18°15'13"	N34°11'39"W	98.29'
C39	53.55'	309.84'	9°54'11"	N38°22'06"W	53.49'
C40	45.16'	309.84'	8°21'02"	N29°14'29"W	45.12'
C41	16.89'	20.00'	48°23'19"	S49°15'37"E	16.39'
C42	21.31'	20.00'	61°03'26"	N03°27'11"E	20.32'
C43	283.44'	56.50'	287°26'11"	N70°15'49"E	66.87'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C44	130.69'	56.50'	132°31'42"	S32°16'57"E	103.44'
C45	108.23'	56.50'	107°43'17"	N27°35'33"E	91.26'
C46	46.53'	56.50'	47°11'11"	N49°51'41"W	45.23'
C47	93.97'	275.00'	19°34'46"	S33°31'46"E	93.52'
C48	88.92'	275.00'	16°31'37"	S34°03'23"E	88.54'
C49	5.05'	275.00'	1°03'09"	S24°16'00"E	5.05'
C50	102.52'	300.00'	19°34'46"	N33°31'48"W	102.02'
C51	111.06'	325.00'	19°34'46"	S33°31'48"E	110.52'
C52	23.59'	325.00'	4°09'29"	S41°14'26"E	23.56'
C53	87.47'	325.00'	15°25'16"	S31°27'04"E	87.21'
C54	64.20'	290.00'	12°41'04"	N04°37'09"W	64.07'
C55	98.19'	100.00'	58°15'32"	N51°52'11"W	94.29'
C56	52.35'	100.00'	29°59'42"	N38°44'16"W	51.76'
C57	45.84'	100.00'	28°15'50"	N86°52'02"W	45.44'
C58	122.74'	125.00'	58°15'32"	N51°52'11"W	117.87'
C59	147.29'	150.00'	58°15'32"	N51°52'11"W	141.44'
C60	28.12'	150.00'	10°44'29"	N29°06'40"W	28.06'
C61	82.99'	150.00'	31°42'05"	N50°19'57"W	81.84'
C62	36.17'	150.00'	13°48'58"	N73°05'28"W	36.08'
C63	85.58'	325.00'	15°05'16"	N87°32'35"W	85.34'
C64	54.76'	325.00'	9°39'16"	N84°49'35"W	54.70'
C65	30.82'	325.00'	5°26'00"	S87°37'46"W	30.81'
C66	79.00'	300.00'	15°05'16"	N87°32'35"W	78.77'
C67	72.42'	275.00'	15°05'16"	N87°32'35"W	72.21'
C68	89.00'	125.00'	40°47'47"	S15°23'51"E	87.14'
C69	51.58'	125.00'	23°38'54"	S06°49'14"E	51.22'
C70	37.42'	125.00'	17°09'12"	S27°13'08"E	37.28'
C71	71.20'	100.00'	40°47'47"	N15°23'51"W	69.71'
C72	53.40'	75.00'	40°47'47"	S15°23'51"E	52.28'
C73	222.64'	340.00'	37°31'06"	N17°02'11"W	218.68'
C74	58.63'	340.00'	9°52'50"	N30°51'19"W	58.56'
C75	96.49'	340.00'	16°15'37"	N17°47'05"W	96.17'
C76	67.52'	340.00'	11°22'39"	N03°57'57"W	67.41'
C77	206.27'	315.00'	37°31'06"	N17°02'11"W	202.60'
C78	189.90'	290.00'	37°31'06"	N17°02'11"W	186.52'
C79	125.70'	290.00'	24°50'03"	N23°22'43"W	124.71'



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PLAT SHOWING  
Mace River Ranch Subdivision No. 1

PLAT BOOK 106 PAGE 19545

### Notes

1. Any re-subdivision of this plat shall comply with the applicable subdivision regulations in effect at the time of re-subdivision.
2. Lots 2, 3, 14, and 26 of Block 1, Lots 5 and 8 of Block 2, Lot 7 of Block 3, Lots 1 and 2 of Block 4, and Lot 1 of Block 5 are common lots which shall be owned and maintained by the Mace River Ranch Subdivision Homeowner's Association.
3. Lot 1 of Block 4 is designated as a Clubhouse Lot.
4. Minimum building setback lines shall be in accordance with the applicable zoning and subdivision regulations at the time of issuance of the building permit or as specifically approved and/or required.
5. All development within this subdivision shall be consistent with the conditions of development within the development agreement associated with RZ-05-12 and any subsequent modifications to the development agreement.
6. Sheet flooding can and will occur and floods of greater magnitude may inundate areas outside identified floodway and floodplain boundary lines.
7. Mace River Ranch Homeowner's Association is responsible for all maintenance of the common landscape areas in Mace River Ranch Subdivision No. 1.
8. Lots shall not be reduced in size without prior approval from the health authority.
9. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
10. Reference is made to the public health letter on file with Ada County Recorder regarding additional restrictions.
11. This development recognizes Section 22-4503 of the 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 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."
12. See Instrument number 113093212 for ACHD landscaping license agreement.
13. Direct lot access to W. Mace Road is prohibited.
14. This development is subject to Covenants, Conditions, & Restrictions.
15. The lots within this subdivision are located on FEMA map numbers 16001C0153H and 16001C0161H. See LDMR 08-10-0528P for map revisions.
16. Lots are subject to building setbacks based on floodway location as determined by the City of Eagle.

### Reference Documents

Subdivisions: Channel Center Subdivision, Two Rivers Subdivision, Two Rivers Subdivision No. 4, Two Rivers Subdivision No. 5, Two Rivers Subdivision No. 9, Two Rivers Subdivision No. 10, & Waters Edge Subdivision.

Surveys: ROS-Book B of Surveys Page 154, 306, 425, 729, 1780, 2116, 2376, 2500, 2696, 2710, 2763, 2764, 3472, 3851, 4674, 5237, 5589, & 7200.

Deeds: 8658959, 8709454, 8312942, 94087326, 94087327, 98076971, 98068664, 99054882, 108054134, 99058777, 112138110, 112138111, 113060017, 113062806, 113120666, & 113123784.

Easements: 317700, 8304787, 110003209, 95034589, 96012755, 101123188, 101129436, 8658959, 8709454, 96014247, 113084083, 113084084, 113084085, 113084086, & 113084087.

Resolution: 113060016.

CP&Fs: Index J-9: 8015866, 8213552, 96100670, 97039889, and 108039892.  
Index L-9: 8213548, 8521501, 98120708, 108039893, and 113077816.  
Index N-9: 8213544, 8504608, 9264854, 9304878, 98120707, and 113077815.

### Easement Notes

1. Lots 2, 3, 14, and 26 of Block 1, Lot 5 and 8 of Block 2, Lot 7 of Block 3, and Lot 2 of Block 4 are hereby designated as having a Utility Easement co-situate with said lot.
2. 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 & private utilities, pressurized irrigation, sewer service, cable television/data; appurtenances thereto; and lot drainage.
3. Pond maintenance easements shown or designated hereon are non-exclusive, shall run with the land, are appurtenant to the adjoining common lot, and are hereby reserved for access to and maintenance of ponds within the common lots.
4. The Pedestrian Access Easement shown hereon is non-exclusive, perpetual, and is hereby granted to the City of Eagle for the installation, maintenance, operation, and use of a pedestrian and bicycle pathway and appurtenances thereto.
5. See instrument number 113084087 for existing ACHD right-of-way easements.
6. See instrument number 101123788 for existing Eagle Sewer District easement.
7. Lot 8 of Block 2, Lot 7 of Block 3, Lot 2 of Block 4, and portions of Lot 1 of Block 2, Lot 1 of Block 3, and Lot 3 of Block 4 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.
8. See instrument number 113084086 for existing temporary ACHD Drainage Easement.
9. No easement created hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping, parking, fencing, or other such nonpermanent improvements.
10. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.



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# Mace River Ranch Subdivision No. 1

## Certificate of Owners

Know all people by these presents: that Gardner Mace Ranch, L.C., a Utah limited liability company, does hereby certify that it is the owner of that real property to be known as Mace River Ranch Subdivision No. 1, and that it intends to include said real property, as described below, in this plat:


A parcel of land situated in Government Lots 1, 2, & 8; the north half of the northwest quarter; and the bed of the 1867 North Channel of the Boise River of Section 17; Township 4 North; Range 1 East; Boise Meridian; City of Eagle; Ada County; Idaho; and being more particularly described as follows:

Commencing at the east quarter-section corner of Section 17, Township 4 North, Range 1 East, Boise Meridian, from which the northeast corner of Section 17 bears N00°55'42"E, 2640.97 feet;  
 Thence S00°55'56"W, 42.86 feet along the east line of Government Lot 8;  
 Thence, at a right angle, N89°04'04"W, 52.72 feet to the west right-of-way line of South Eagle Road (Highway 55) and the Mace/Warren property line per agreement (Record of Survey 306 Instrument Number 8151134, Quitclaim Deed Instrument Number 98076971, Record of Survey 2500 Instrument Number 9342159, and Record of Survey 425 Instrument Number 8251977, records of Ada County, Idaho) and the boundary of Two Rivers Subdivision (Book 80 of Plats at Pages 8661 thru 8665, records of Ada County, Idaho), the POINT OF BEGINNING:  
 Thence N45°56'11"W, 361.20 feet (formerly N45°55'31"W, 361.05 feet) along said Mace/Warren property line and said boundary of Two Rivers Subdivision to the boundary of Two Rivers Subdivision No. 4 (Book 84 of Plats at Pages 9314 & 9315, records of Ada County, Idaho);  
 Thence N36°57'13"W, 409.15 feet (formerly N37°00'18"W, 409.39 feet) along said Mace/Warren property line and said boundary of Two Rivers Subdivision No. 4;  
 Thence N53°06'35"W, 205.76 feet (formerly N53°05'24"W, 205.78 feet) along said Mace/Warren property line and said boundary of Two Rivers Subdivision No. 4;  
 Thence S81°27'28"W, 777.32 feet (formerly S81°27'07"W, 777.26 feet) along said Mace/Warren property line and said boundary of Two Rivers Subdivision No. 4 to the northerly right-of-way line of W. Mace Road (Warranty Deed Instrument Number 113062806, records of Ada County, Idaho);  
 Thence 171.93 feet on a non-tangent curve to the left, concave southwesterly, having a radius of 428.92 feet, a central angle of 22°58'00", a chord bearing of N87°03'32"W, and a chord length of 170.78 feet along said northerly right-of-way line of W. Mace Road;  
 Thence S81°27'28"W, 557.91 feet along said northerly right-of-way line of W. Mace Road;  
 Thence N08°32'27"W, 116.60 feet; Thence N30°28'04"W, 115.64 feet; Thence N44°50'00"W, 50.00 feet; Thence S45°10'00"W, 88.82 feet;  
 Thence 51.43 feet on a curve to the right having a radius of 75.00 feet, a central angle of 39°17'19", a chord bearing of S64°48'39"W, and a chord length of 50.43 feet;  
 Thence S84°27'18"W, 26.21 feet; Thence N05°32'42"W, 125.00 feet; Thence S84°27'18"W, 90.00 feet; Thence N05°32'06"W, 64.77 feet; Thence N09°39'41"W, 87.94 feet; Thence N03°25'24"E, 57.91 feet; Thence N22°29'15"E, 146.35 feet; Thence N01°17'52"E, 74.14 feet;  
 Thence S88°54'16"E, 62.62 feet; Thence N84°54'46"E, 177.82 feet; Thence S10°44'05"E, 79.17 feet; Thence S19°16'29"E, 94.69 feet; Thence S29°57'44"E, 89.26 feet; Thence S32°12'19"E, 91.26 feet; Thence S07°09'27"E, 93.07 feet; Thence N71°42'38"E, 153.24 feet;  
 Thence N81°27'07"E, 50.00 feet; Thence S08°32'53"E, 5.76 feet; Thence N81°27'07"E, 125.00 feet; Thence N13°59'40"W, 107.46 feet; Thence N31°16'04"W, 104.53 feet; Thence N35°37'39"W, 82.94 feet; Thence N25°34'13"W, 74.78 feet; Thence N10°10'43"W, 75.85 feet;  
 Thence N05°13'16"W, 94.00 feet; Thence S84°54'46"W, 23.37 feet; Thence N05°05'14"W, 240.00 feet; Thence S84°54'46"W, 434.45 feet; Thence N88°54'16"W, 779.72 feet; Thence N79°35'43"W, 759.22 feet; Thence N63°18'53"W, 239.05 feet;  
 Thence N00°21'30"W, 407.19 feet to the left bank of the North Channel of the Boise River as established in 1982 (Record of Survey 425 Instrument Number 8251977 and Quitclaim Deed Instrument Number 8312942, records of Ada County, Idaho);  
 Thence N86°48'53"E, 630.23 feet (formerly N85°53'28"E) along said left bank; Thence S80°30'24"E, 247.54 feet (formerly S81°25'49"E, 247.54 feet) along said left bank; Thence S76°37'11"E, 1125.12 feet (formerly S77°32'36"E, 1125.12 feet) along said left bank;  
 Thence N83°17'46"E, 190.62 feet (formerly N82°22'21"E, 190.65 feet) along said left bank; Thence N70°07'07"E, 276.81 feet (formerly N69°11'27"E, 277.24 feet) along said left bank; Thence N88°41'37"E, 259.64 feet (formerly N87°45'57"E, 259.64 feet) along said left bank;  
 Thence S81°59'32"E, 208.09 feet (formerly S82°55'11"E, 208.09 feet) along said left bank; Thence S69°03'40"E, 224.67 feet (formerly S69°59'20"E, 224.67 feet) along said left bank; Thence S57°07'54"E, 225.83 feet (formerly S58°03'34"E, 225.83 feet) along said left bank;  
 Thence S25°43'19"E, 265.96 feet (formerly S26°38'59"E, 265.96 feet) along said left bank; Thence S19°09'37"E, 343.26 feet (formerly S20°05'17"E, 343.26 feet) along said left bank; Thence S18°22'28"E, 408.21 feet (formerly S19°18'08"E, 408.21 feet) along said left bank;  
 Thence S43°33'26"E, 309.11 feet (formerly S44°29'06"E, 309.11 feet) along said left bank; Thence S71°39'29"E, 163.75 feet (formerly S72°35'09"E, 163.75 feet) along said left bank;  
 Thence S83°03'41"E, 154.63 feet (formerly S83°59'21"E) along said left bank to the west right-of-way line of South Eagle Road (Highway 55) (State of Idaho Easement No. 5946, records of Idaho Department of Lands);  
 Thence S00°54'39"W, 83.70 feet (formerly S00°54'40"W) along the west right-of-way line of South Eagle Road (Highway 55);  
 Thence S00°54'08"W, 218.99 feet (formerly S00°54'40"W 218.99 feet) along the west right-of-way line of South Eagle Road (Highway 55) (Affidavit Instrument Number 99054882, records of Ada County, Idaho);  
 Thence S00°58'07"W, 246.23 feet (formerly S00°58'39"W, 246.23 feet) along the west right-of-way line of South Eagle Road (Highway 55);  
 Thence S06°55'04"E, 71.12 feet (formerly S07°05'11"E, 71.29 feet) along the west right-of-way line of South Eagle Road (Highway 55) to the POINT OF BEGINNING.

The above-described parcel contains 77.70 acres, more or less.

The public streets shown on this plat are hereby 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. The land within this plat is not within an Irrigation District as defined in Idaho Code 31-3805, and the requirements in Idaho Code 31-3805 are not applicable.

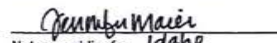
In witness whereof: I have hereunto set my hand on this 6<sup>th</sup> day of November, 2013.

  
 J. Thomas Ahlquist, Authorized Person  
 KC Gardner Company, L.C., Sole Manager  
 Gardner Mace Ranch, L.C.

## Acknowledgment

State of Idaho }  
 County of Ada } ss.

On this 6 day of November, in the year 2013, before me, a Notary Public in and for the State of Idaho, personally appeared J. Thomas Ahlquist, known or identified to me to be an Authorized Person to execute plats for KC Gardner Company, L.C., a Utah limited liability company, Sole Manager of Gardner Mace Ranch, L.C., a Utah limited liability company, that executed the within instrument and acknowledged to me that KC Gardner Company, L.C. executed the same on behalf of Gardner Mace Ranch, L.C.

  
 Notary public for Idaho  
 My commission expires 7/25/2017



## 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 Mace River Ranch Subdivision No. 1, 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



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