

PLAT SHOWING Mace River Ranch Subdivision No. 2

PLAT BOOK 107 PAGE 1496D

Situated in Government Lots 2 & 3, 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.
2014

Mace River Ranch
Subdivision No. 1

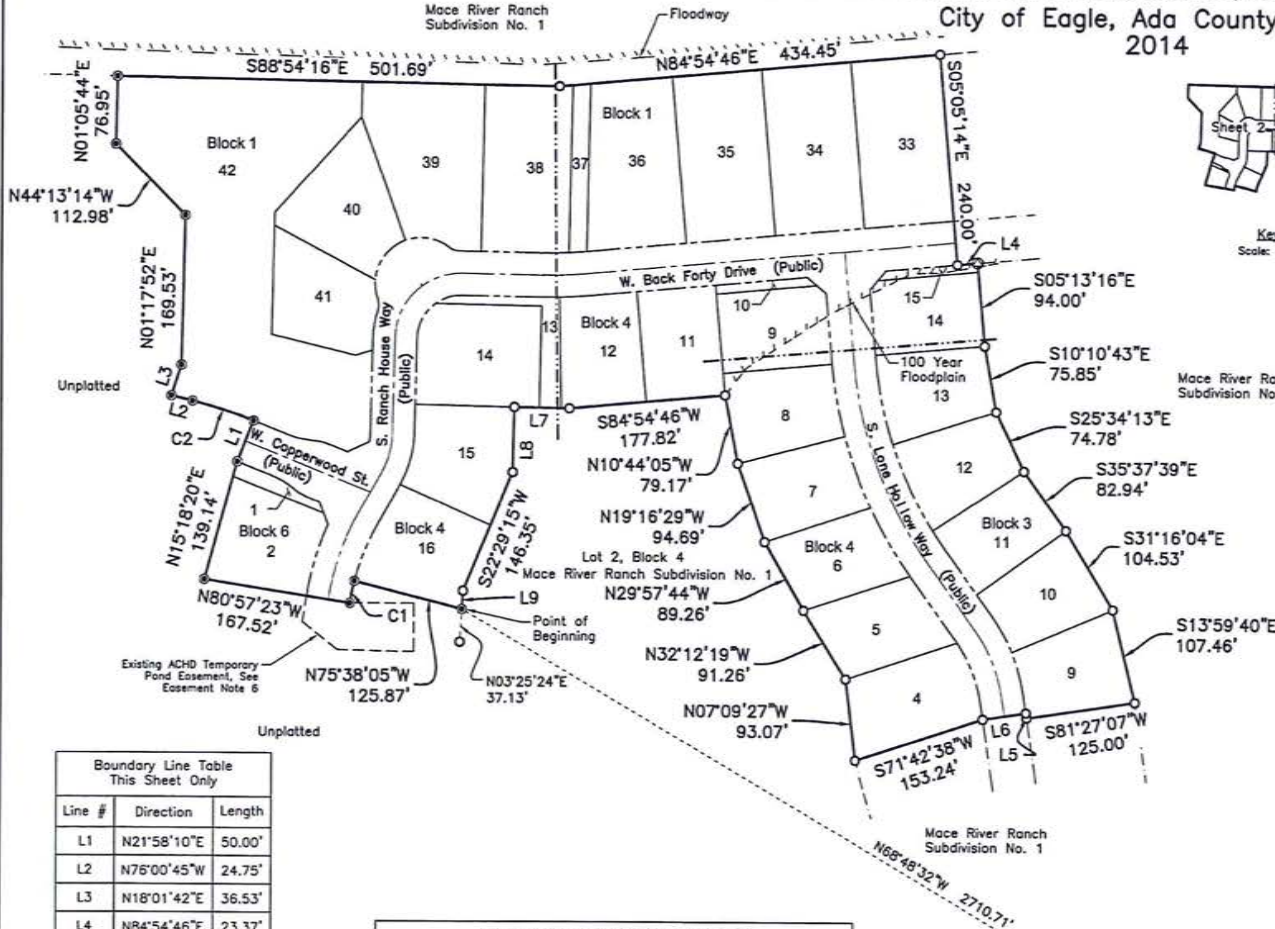
Floodway



Key Map
Scale: 1" = 500'

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)
- Existing ACHD Right-of-Way Easement Line (See Easement Note 4)
- Utility & Pond Maintenance Easement Line (See Easement Notes 2 & 3)
- Existing Gravity Irrigation Easement Line (See Easement Note 9)
- Existing Offsite Easement Line
- 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, with Plastic Cap Marked "JUB 11334"
- Found 1/2" Rebar, with Plastic Cap Marked "JUB 11334"
- Found 1-3/16" Bern'sen BP Cap Marked "J-U-B 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, with Magnet, Marked "J-U-B 11334"
- Point Not Set or Found
- Curve Number (Typical)
- Course Number (Typical)
- Lot Number (Typical)
- Lot Number Found on Monument



Boundary Line Table
This Sheet Only

Line #	Direction	Length
L1	N21°58'10"E	50.00'
L2	N76°00'45"W	24.75'
L3	N18°01'42"E	36.53'
L4	N84°54'46"E	23.37'
L5	N08°32'53"W	5.76'
L6	S81°27'07"W	50.00'
L7	N88°54'16"W	62.62'
L8	S01°17'52"W	74.14'
L9	S03°25'24"W	20.78'

Boundary Curve Table—This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	25.54'	275.00'	5°19'18"	S11°42'16"W	25.53'
C2	73.14'	525.00'	7°58'55"	N72°01'18"W	73.08'

CP&F Index J-9
See Reference Documents on Sheet 5

Aluminum Cap
17 16

Basis of Bearing
N00°55'42"E 2640.97'

CP&F Index L-9
See Reference Documents on Sheet 5

42.86'
[857]
N89°04'04"W 52.72'
2997.78'
S00°55'56"W 2640.64'
17 16
Brass Cap
20 21

See Sheet 5 for Notes, Easement Notes, and Reference Documents.

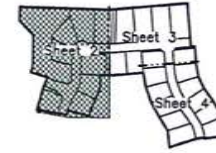
CP&F Index N-9
See Reference Documents on Sheet 5



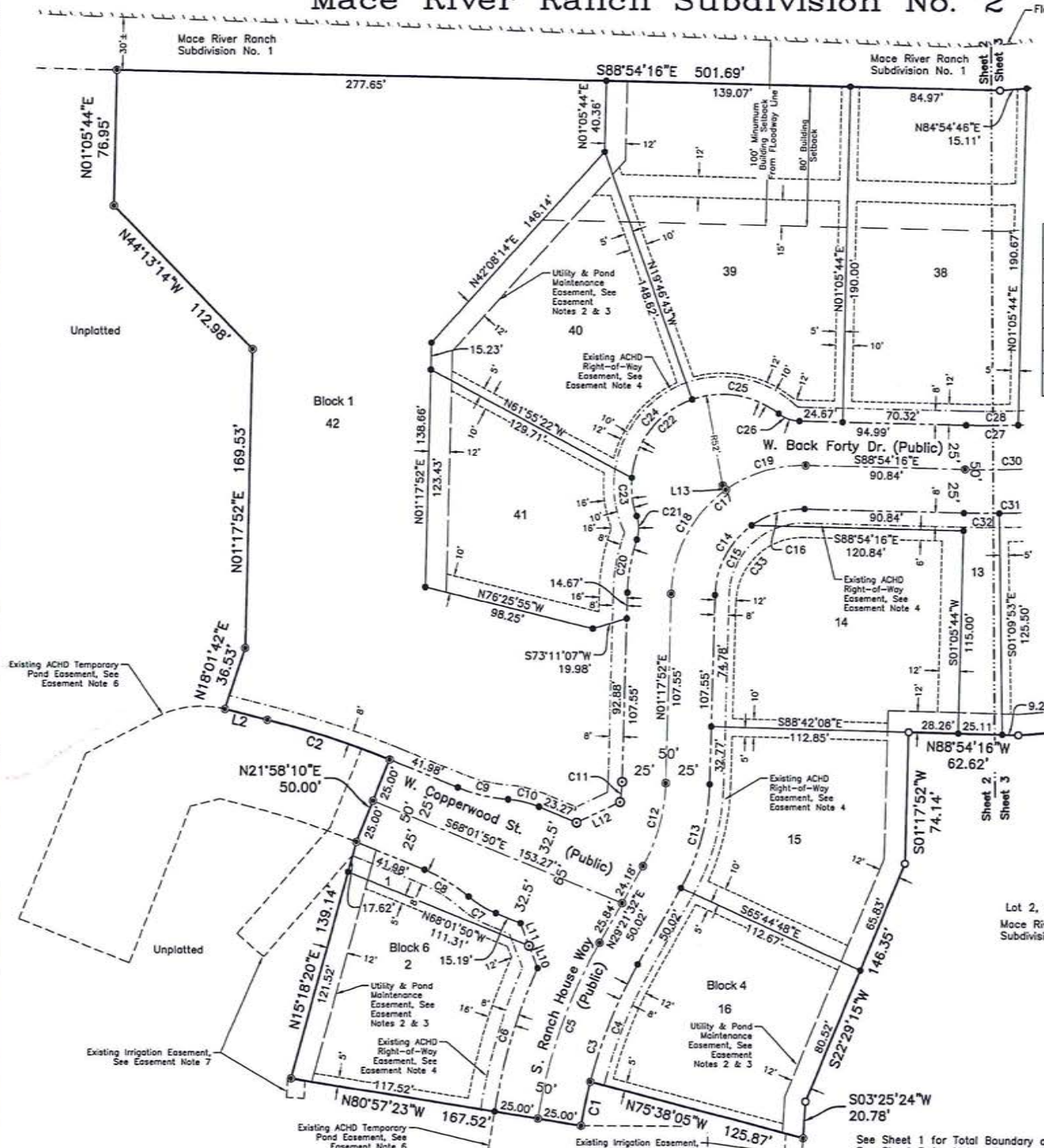
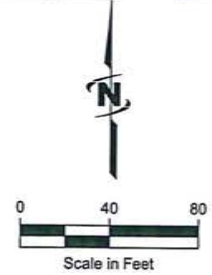
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PLAT SHOWING Mace River Ranch Subdivision No. 2



Key Map
Scale: 1" = 500'



Line Table
This Sheet Only

Line	Direction	Length
L2	N76°00'45"W	24.75'
L10	S21°06'46"E	13.63'
L11	S21°06'46"E	13.69'
L12	N64°47'50"E	27.19'
L13	N36°01'29"W	2.99'

Curve Table—This Sheet Only

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	25.54'	275.00'	5°19'18"	S11°42'16"W	25.53'
C2	73.14'	525.00'	7°58'55"	N72°01'18"W	73.08'
C3	97.50'	275.00'	20°18'54"	S19°12'04"W	97.00'
C4	71.96'	275.00'	14°59'36"	S21°51'43"W	71.76'
C5	106.37'	300.00'	20°18'54"	S19°12'05"W	105.81'
C6	85.08'	325.00'	14°59'54"	S16°32'34"W	84.83'
C7	18.10'	57.00'	18°11'42"	S58°55'59"E	18.02'
C8	29.53'	93.00'	18°11'42"	N58°55'59"W	29.41'
C9	29.53'	93.00'	18°11'42"	S77°07'41"E	29.41'
C10	18.10'	57.00'	18°11'42"	N77°07'41"W	18.02'
C11	11.34'	75.00'	8°39'54"	N05°37'48"E	11.33'
C12	48.98'	100.00'	28°03'40"	N15°19'42"E	48.49'
C13	61.22'	125.00'	28°03'40"	N15°19'42"E	60.61'
C14	78.36'	50.00'	89°47'52"	S46°11'48"W	70.59'
C15	46.19'	50.00'	52°55'40"	S27°45'42"W	44.56'
C16	32.17'	50.00'	36°52'12"	S72°39'38"W	31.62'
C17	117.55'	75.00'	89°47'52"	S46°11'48"W	105.88'
C18	68.96'	75.00'	52°40'39"	S27°38'11"W	66.55'
C19	48.59'	75.00'	37°07'13"	S72°32'07"W	47.74'
C20	30.54'	100.00'	17°29'46"	S10°02'44"W	30.42'
C21	13.48'	20.00'	38°36'59"	N00°30'53"W	13.23'
C22	133.87'	52.00'	147°30'17"	S53°55'46"W	99.85'
C23	22.13'	52.00'	24°23'17"	S07°37'44"E	21.97'
C24	59.59'	52.00'	65°39'22"	S37°23'36"W	56.38'
C25	52.15'	52.00'	57°27'38"	N81°02'54"W	49.99'
C26	12.77'	20.00'	36°35'11"	S70°36'41"E	12.56'
C27	49.77'	461.25'	6°10'57"	N88°00'15"E	49.75'
C28	29.69'	461.25'	3°41'19"	N89°15'04"E	29.69'
C30	52.47'	486.25'	6°10'57"	N88°00'15"E	52.44'
C31	55.17'	511.25'	6°10'57"	N88°00'15"E	55.14'
C32	20.17'	511.25'	2°15'36"	N89°57'56"E	20.17'
C33	59.56'	38.00'	89°47'52"	S46°11'48"W	53.65'

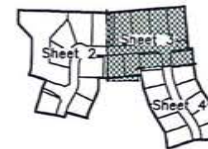
Lot 2, Block 4
Mace River Ranch
Subdivision No. 1



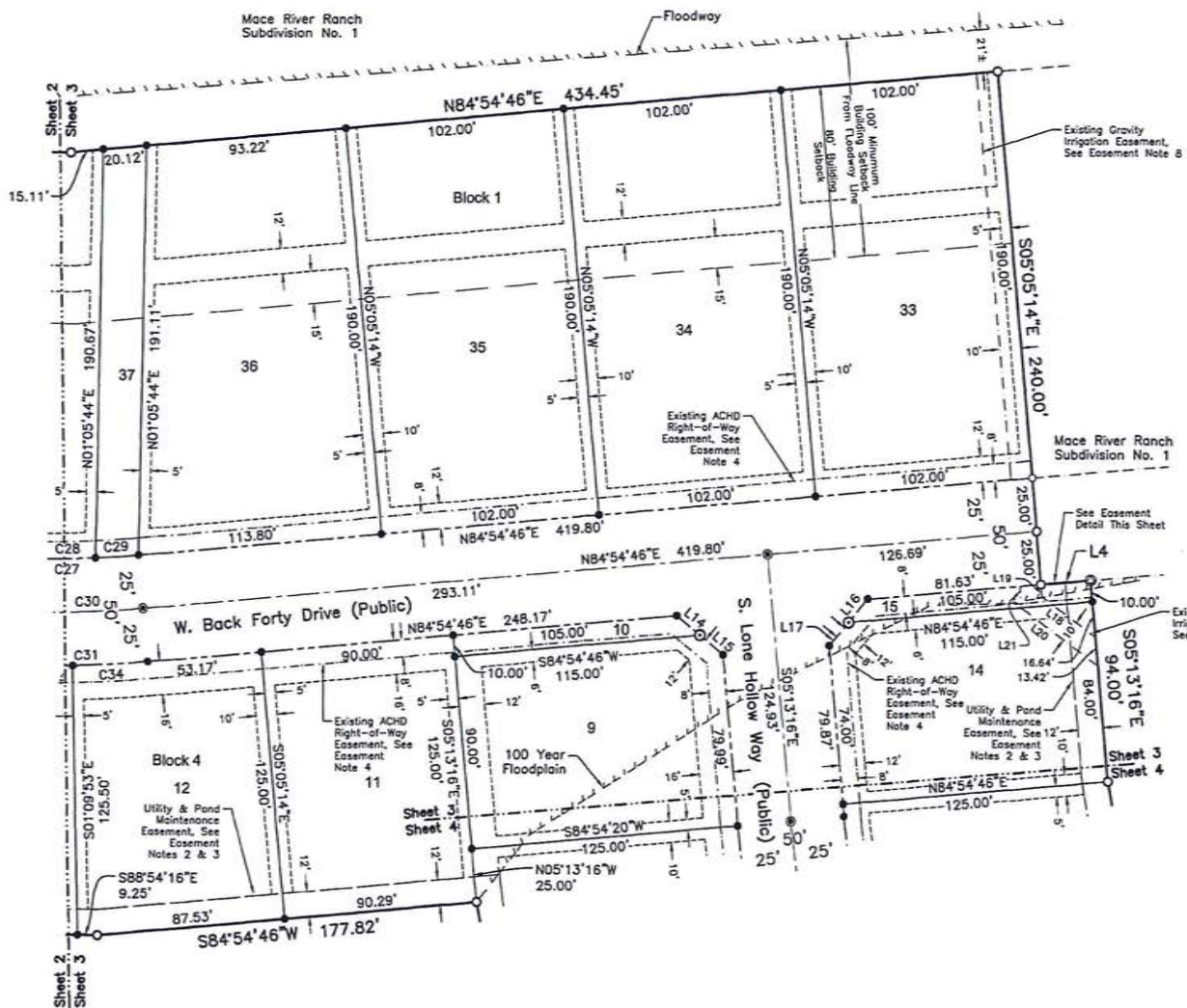
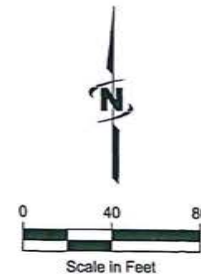
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See Sheet 1 for Total Boundary and Legend.
See Sheet 5 for Notes, Easement Notes, and Reference Documents.

PLAT SHOWING Mace River Ranch Subdivision No. 2

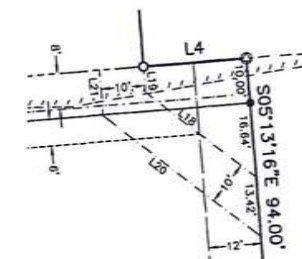


Key Map
Scale: 1" = 500'



Line Table This Sheet Only		
Line	Direction	Length
L4	N84°54'46"E	23.37'
L14	S50°09'15"E	14.16'
L15	S50°09'15"E	14.16'
L16	N39°50'45"E	14.13'
L17	N39°50'45"E	14.12'
L18	N53°22'44"W	31.39'
L19	N05°05'14"W	5.76'
L20	N53°22'44"W	44.83'
L21	N05°05'14"W	10.24'

Curve Table—This Sheet Only					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C27	49.77'	461.25'	6°10'57"	N88°00'15"E	49.75'
C28	29.69'	461.25'	3°41'19"	N89°15'04"E	29.69'
C29	20.08'	461.25'	2°29'38"	N86°09'35"E	20.07'
C30	52.47'	486.25'	6°10'57"	N88°00'15"E	52.44'
C31	55.17'	511.25'	6°10'57"	N88°00'15"E	55.14'
C34	35.00'	511.25'	3°55'21"	N86°52'27"E	34.99'



Easement Detail
1" = 20'

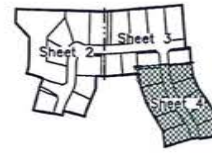


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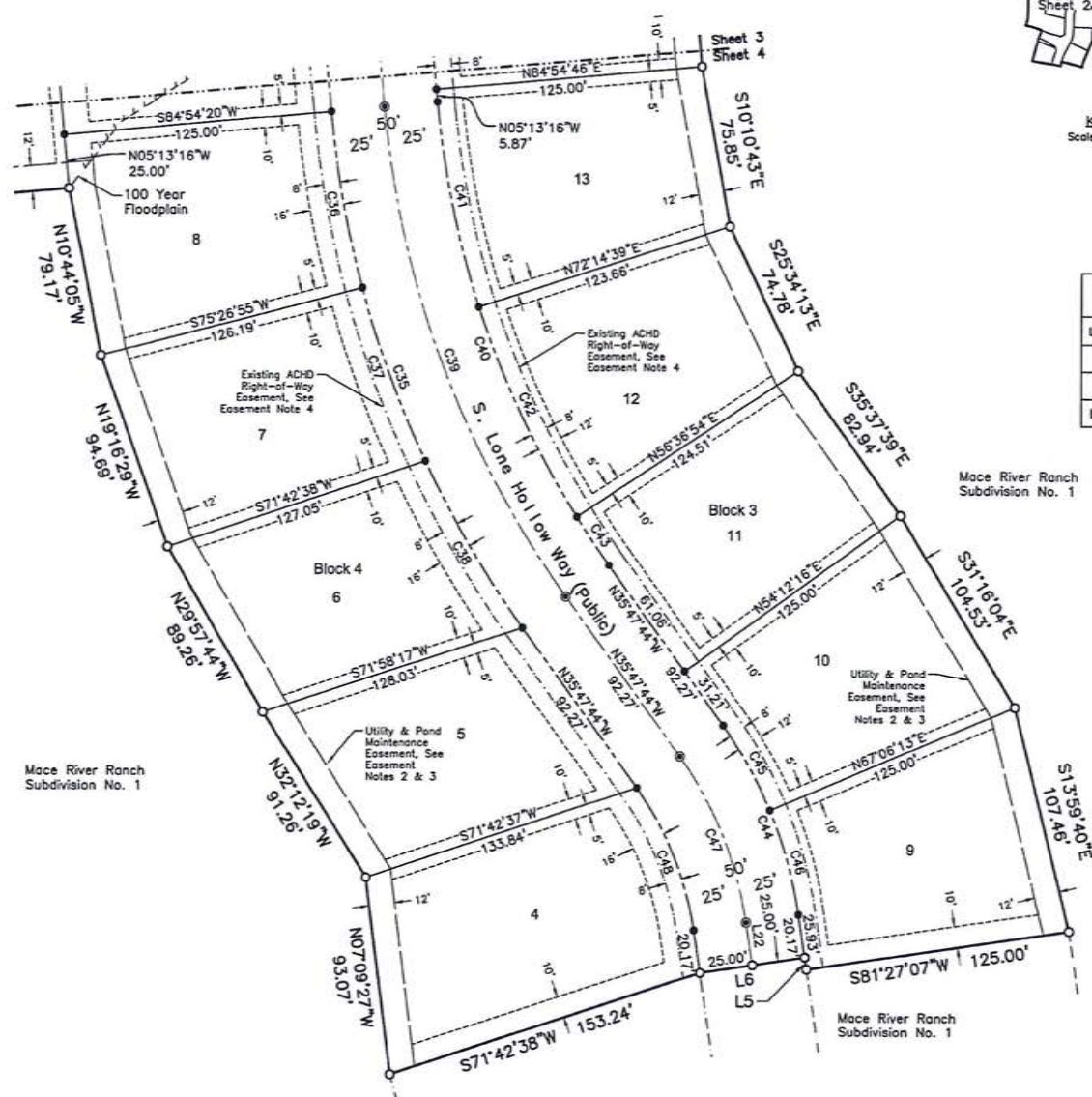
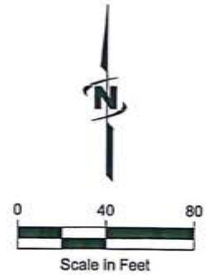
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See Sheet 1 for Total Boundary and Legend.
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PLAT SHOWING Mace River Ranch Subdivision No. 2



Key Map
Scale: 1" = 500'



Line Table This Sheet Only		
Line	Direction	Length
L5	N08°32'53"W	5.76'
L6	S81°27'07"W	50.00'
L22	S08°32'53"E	20.17'

Curve Table—This Sheet Only					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C35	260.25'	487.71'	30°34'28"	S20°30'30"E	257.18'
C36	83.48'	487.71'	9°48'25"	S10°07'29"E	83.36'
C37	86.61'	487.71'	10°10'30"	S20°06'56"E	86.50'
C38	90.16'	487.71'	10°35'33"	S30°29'57"E	90.04'
C39	246.91'	462.71'	30°34'28"	S20°30'30"E	243.99'
C40	233.57'	437.71'	30°34'28"	S20°30'30"E	230.81'
C41	97.63'	437.71'	12°46'50"	S11°36'41"E	97.43'
C42	108.81'	437.71'	14°14'34"	S25°07'23"E	108.53'
C43	27.13'	437.71'	3°33'04"	S34°01'12"E	27.12'
C44	96.06'	201.98'	27°15'00"	N22°10'14"W	95.16'
C45	45.47'	201.98'	12°53'58"	N29°20'45"W	45.38'
C46	50.59'	201.98'	14°21'02"	N15°43'15"W	50.46'
C47	84.17'	176.98'	27°15'00"	N22°10'14"W	83.38'
C48	72.28'	151.98'	27°15'00"	N22°10'14"W	71.60'

Mace River Ranch
Subdivision No. 1

Mace River Ranch
Subdivision No. 1

Mace River Ranch
Subdivision No. 1



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PLAT SHOWING
Mace River Ranch Subdivision No. 2

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Notes

1. Lots 37 and 42 of Block 1, Lot 15 of Block 3, Lots 10 and 13 of Block 4, and Lot 1 of Block 6 are common lots which shall be owned and maintained by the Mace River Ranch Subdivision Homeowner's Association.
2. Mace River Ranch Homeowner's Association is responsible for all maintenance of the common landscape areas in Mace River Ranch Subdivision No. 2.
3. Any re-subdivision of this plat shall comply with the applicable subdivision regulations in effect at the time of re-subdivision.
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, development agreement Instrument Number 113029195, and any subsequent modifications to the development agreement.
6. This development is subject to Covenants, Conditions, & Restrictions Instrument Numbers 113127412, and 2014-088473.
7. The lots within this subdivision are located on FEMA map numbers 16001C0153H and 16001C0161H. See LOMR 08-10-0528P for map revisions.
8. Lots are subject to building setbacks based on floodway location as determined by the City of Eagle.
9. Sheet flooding can and will occur and floods of greater magnitude may inundate areas outside identified floodway and floodplain boundary lines.
10. Lots shall not be reduced in size without prior approval from the health authority.
11. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
12. Reference is made to the public health letter on file with Ada County Recorder regarding additional restrictions.
13. 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."
14. See Instrument Number 113093212 for ACHD landscaping license agreement; and as Amended by Instrument Numbers 114024737, and 2014-074379.

Reference Documents

Subdivisions: Two Rivers Subdivision, Two Rivers Subdivision No. 4, Two Rivers Subdivision No. 5, Two Rivers Subdivision No. 9, Two Rivers Subdivision No. 10, & Mace River Ranch Subdivision No. 1.

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, 95034589, 96014247, 98076971, 98086864, 99054882, 108054134, 99058777, 112138110, 112138111, 113018933, 113060017, 113062806, 113120666, & 113123784.

Easements: 114035154, 114035156, 114035157, 113115091, 2014-092672, & 2014-092673.

(Temporary Easements) and Releases: (113084083)/2014-092409, & (113084084)/2014-092407.

Authorization: 2014-086313.

Resolution: 113060016.

CP&Fs: Index J-9: 8015866, 8213552, 96100670, 97039889, 108039892, and 114016981.
Index L-9: 8213548, 8521501, 98120708, 108039893, and 113077816.
Index N-9: 8213544, 8504608, 9264854, 9304878, 98120707, and 113077815.

Easement Notes

1. Lots 37 and 42 of Block 1, Lot 15 of Block 3, Lots 10 and 13 of Block 4, and Lot 1 of Block 6 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 & gravity 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. See Instrument Number 114035154 for existing ACHD right-of-way easements.
5. Lot 42 of Block 1, is servient to and contains the ACHD storm water drainage system. This lot is encumbered by that certain Master Perpetual Storm Water Drainage Easement recorded on May 8, 2009 as Instrument Number 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.
6. See Instrument Numbers 114035156 and 114035157 for existing ACHD Temporary Pond Easements.
7. See Instrument Number 2014-087414 for existing Irrigation Easements.
8. See Instrument Numbers 113115091, 2014-092672, and 2014-092673 for existing Gravity Irrigation Easement.
9. No Utility or Pond maintenance 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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PLAT SHOWING
Mace River Ranch Subdivision No. 2

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Certificate of Owners

Know all people by these presents: that SJTC Nampo, 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. 2, and that it intends to include said real property, as described below, in this plat:

A parcel of land situated in Government Lots 2 & 3, 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); 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; Record of Survey 425 Instrument Number 8251977, records of Ada County, Idaho); the boundary of Two Rivers Subdivision (Book 80 of Plats at Pages 8661 thru 8665, records of Ada County, Idaho) and the boundary of Mace River Ranch Subdivision No. 1 (Book 106 of Plats at Pages 14540 through 14547, records of Ada County, Idaho);

Thence N68°48'32"W, 2710.71 feet along a random line to a point, on the westerly boundary of Lot 2 of Block 4 of Mace River Ranch Subdivision No. 1, which bears N03°25'24"E, 37.13 feet from the west most corner of said Lot 2, the POINT OF BEGINNING;

- Thence N75°38'05"W, 125.87 feet;
- Thence 25.54 feet on a non-tangent curve to the left, concave east, having a radius of 275.00 feet, a central angle of 05°19'18", a chord bearing of S11°42'16"W, and a chord length of 25.53 feet;
- Thence N80°57'23"W, 167.52 feet;
- Thence N15°18'20"E, 139.14 feet;
- Thence N21°58'10"E, 50.00 feet;
- Thence 73.14 feet on a non-tangent curve to the left, concave south, having a radius of 525.00 feet, a central angle of 07°58'55", a chord bearing of N72°01'18"W, and a chord length of 73.08 feet;
- Thence N76°00'45"W, 24.75 feet;
- Thence N18°01'42"E, 36.53 feet;
- Thence N01°17'52"E, 169.53 feet;
- Thence N44°13'14"W, 112.98 feet;
- Thence N01°05'44"E, 76.95 feet to the boundary of Mace River Ranch Subdivision No. 1;
- Thence S88°54'16"E, 501.69 feet along the boundary of Mace River Ranch Subdivision No. 1;
- Thence N84°54'46"E, 434.45 feet along the boundary of Mace River Ranch Subdivision No. 1;
- Thence S05°05'14"E, 240.00 feet along the boundary of Mace River Ranch Subdivision No. 1;
- Thence N84°54'46"E, 23.37 feet along the boundary of Mace River Ranch Subdivision No. 1;
- Thence S05°13'16"E, 84.00 feet along the boundary of Mace River Ranch Subdivision No. 1;
- Thence S10°10'43"E, 75.85 feet along the boundary of Mace River Ranch Subdivision No. 1;
- Thence S25°34'13"E, 74.78 feet along the boundary of Mace River Ranch Subdivision No. 1;
- Thence S35°37'39"E, 82.94 feet along the boundary of Mace River Ranch Subdivision No. 1;
- Thence S31°16'04"E, 104.53 feet along the boundary of Mace River Ranch Subdivision No. 1;
- Thence S13°59'40"E, 107.46 feet along the boundary of Mace River Ranch Subdivision No. 1;
- Thence S81°27'07"W, 125.00 feet along the boundary of Mace River Ranch Subdivision No. 1;
- Thence N08°32'53"W, 5.76 feet along the boundary of Mace River Ranch Subdivision No. 1;
- Thence S81°27'07"W, 50.00 feet along the boundary of Mace River Ranch Subdivision No. 1;
- Thence S71°42'38"W, 153.24 feet along the boundary of Mace River Ranch Subdivision No. 1;
- Thence N07°09'27"W, 93.07 feet along the boundary of Mace River Ranch Subdivision No. 1;
- Thence N32°12'19"W, 91.26 feet along the boundary of Mace River Ranch Subdivision No. 1;
- Thence N29°57'44"W, 89.26 feet along the boundary of Mace River Ranch Subdivision No. 1;
- Thence N19°16'29"W, 94.69 feet along the boundary of Mace River Ranch Subdivision No. 1;
- Thence N10°44'05"W, 79.17 feet along the boundary of Mace River Ranch Subdivision No. 1;
- Thence S84°54'46"W, 177.82 feet along the boundary of Mace River Ranch Subdivision No. 1;
- Thence N88°54'16"W, 62.62 feet along the boundary of Mace River Ranch Subdivision No. 1;
- Thence S01°17'52"W, 74.14 feet along the boundary of Mace River Ranch Subdivision No. 1;
- Thence S22°29'15"W, 146.35 feet along the boundary of Mace River Ranch Subdivision No. 1;
- Thence S03°25'24"W, 20.78 feet along the boundary of Mace River Ranch Subdivision No. 1 to the POINT OF BEGINNING.

The above-described parcel contains 12.11 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.

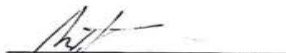
In witness whereof: I have hereunto set my hand on this _____ day of _____, 20____.


Christian Gardner, Member
SJTC Nampo, L.C.

Acknowledgment

State of UTAH }
County of MILLER } ss.

On this 18 day of NOVEMBER, in the year, 2014, before me, a Notary Public in and for the State of UTAH, personally appeared Christian Gardner, known or identified to me to be a Member of SJTC Nampo, L.C., that executed the within instrument and acknowledged to me that SJTC Nampo, L.C. executed the same.


Notary public for STATE OF UTAH
My commission expires 10-14-16



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. 2, 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.

250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944
P 208 376 7330 F 208 323 9336 www.jub.com

PLAT SHOWING
Mace River Ranch Subdivision No. 2

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.

Scott Radwin REHS
 Central District Health Department
 11-7-14
 Date



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.

Joseph L. Hastings
 Ada County Surveyor PLS 57359
 11-26-2014
 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 24th day of SEPTEMBER, 2014.

John J. Stand
 Commission Chairman
 Ada County Highway District
 11-19-14
 Date



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.

Vicky McIntyre
 Ada County Treasurer
 Deputy
 11/26/2014
 Date



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.

Michael W. Davis
 Eagle City Engineer
 11-19-14
 Date

County Recorder's Certificate

State of Idaho } ss. Instrument No. 2014-096344
 County of Ada }

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

33 minutes past 2 o'clock P.M.,
 this 26 day of November 2014 in my office, and was recorded in
 Book 107 of Plats at Pages 149d through 149d
 Fee: 3.00

Robert
 Deputy
Christopher D. Rich
 Ex-Officio Recorder

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 11th day of February, 2014, this plat was duly accepted and approved.

Melissa K. Bergmann
 Eagle City Clerk
 11-19-14
 Date



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