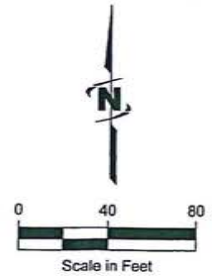
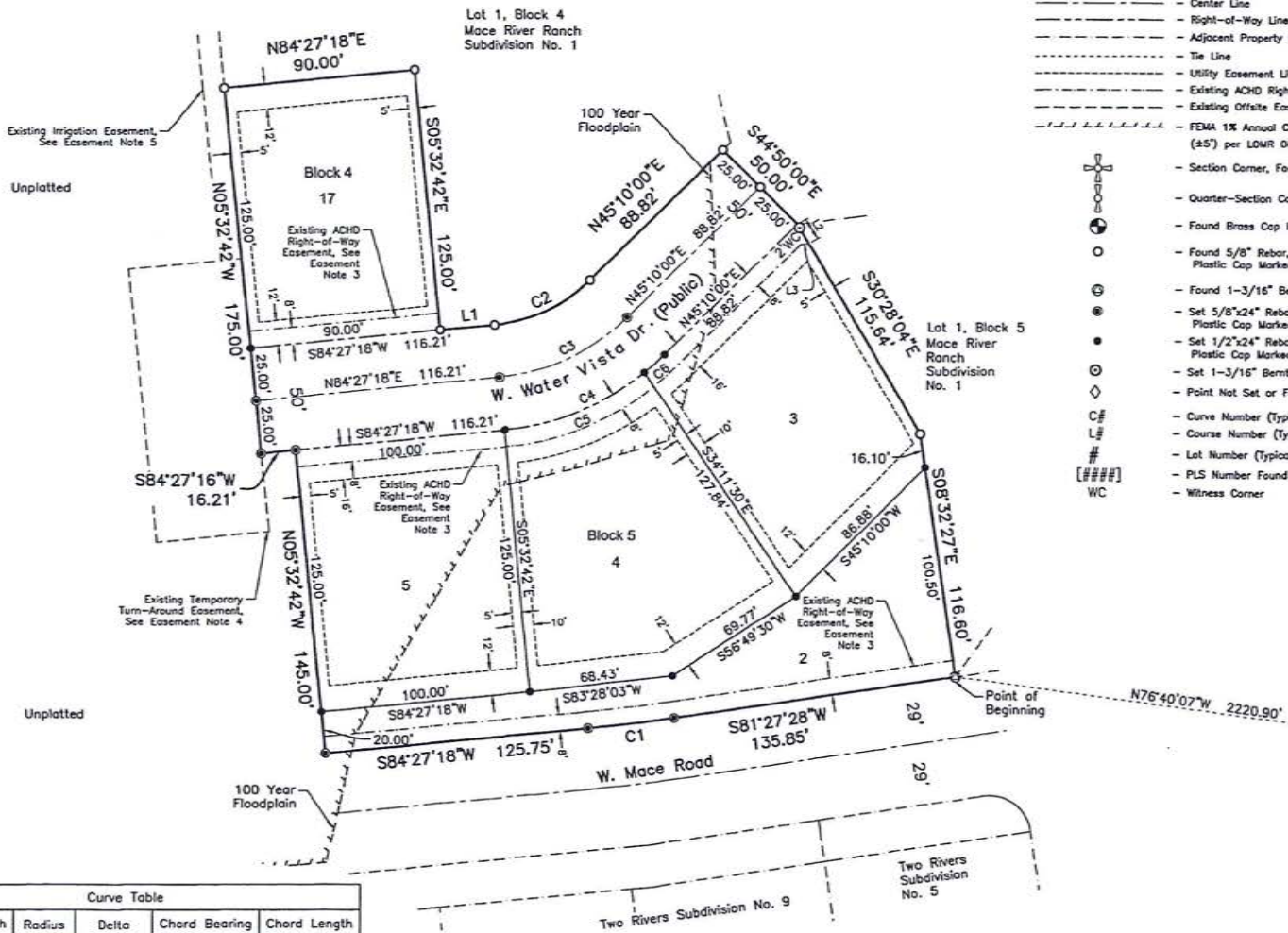


PLAT SHOWING Mace River Ranch Subdivision No. 3

Situated in the bed of the 1867 North Channel of the Boise River in the Northeast Quarter of Section 17,
Township 4 North, Range 1 East, Boise Meridian,
City of Eagle, Ada County, Idaho.
2015



- ### Legend
- Subdivision Boundary Line
 - Lot Line
 - Section Line
 - Center Line
 - Right-of-Way Line
 - Adjacent Property Line
 - Tie Line
 - Utility Easement Line (See Easement Note 2)
 - Existing ACHD Right-of-Way Easement Line (See Easement Note 3)
 - Existing Offsite Easement Line
 - 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 1-3/16" 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)
 - PLS Number Found on Monument
 - Witness Corner



CP&F Index J-9
See Reference Documents on Sheet 2



CP&F Index L-9
See Reference Documents on Sheet 2

CP&F Index N-9
See Reference Documents on Sheet 2

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	41.33'	790.00'	2°59'50"	S82°57'23"W	41.32'
C2	51.43'	75.00'	39°17'19"	N64°48'38"E	50.43'
C3	68.57'	100.00'	39°17'19"	N64°48'38"E	67.24'
C4	85.71'	125.00'	39°17'19"	N64°48'38"E	84.04'
C5	73.02'	125.00'	33°28'11"	N67°43'13"E	71.99'
C6	12.69'	125.00'	5°49'08"	N48°04'34"E	12.69'

Line Table		
Line #	Direction	Length
L1	N84°27'18"E	26.21'
L2	S30°28'04"E	10.88'
L3	S82°44'07"W	4.17'



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See Sheet 2 for Notes, Easement Notes, and Reference Documents.

PLAT SHOWING
Mace River Ranch Subdivision No. 3

PLAT BOOK 106 PAGE 15061

Notes

1. Lot 2 of Block 5, is a common lot 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. 3.
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 16001C0161H. See LDMR 08-10-0528P for map revisions.
8. Sheet flooding can and will occur and floods of greater magnitude may inundate areas outside identified floodway and floodplain boundary lines.
9. Lots shall not be reduced in size without prior approval from the health authority.
10. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
11. Reference is made to the public health letter on file with Ada County Recorder regarding additional restrictions.
12. 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."
13. See Instrument Number 113093212 for ACHD landscaping license agreement; and as Amended by Instrument Numbers 114024737, and 2014-074379.
14. Direct lot access to W. Mace Road is prohibited.

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 & Mace River Ranch Subdivision No. 2.

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, 114035155, 2014-063855, & 2014-087414.

(Temporary Easements) and Releases: (113084085)/2014-092410, & (113084086)/2014-092408.

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. Lot 2 of Block 5, is 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. See Instrument Numbers 114035154 and 2014-063855 for existing ACHD right-of-way easements.
4. See Instrument Number 114035155 for existing Temporary Turn-Around Easement.
5. See Instrument Number 2014-087414 for existing Irrigation Easement.
6. No Utility easement created hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping, parking, fencing, or other such nonpermanent improvements.
7. 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. 3

PLAT BOOK 109 PAGE 15082

Certificate of Owners

Know all people by these presents: that SJTC Nampa, 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. 3, and that it intends to include said real property, as described below, in this plat:

A parcel of land situated in the bed of the 1867 North Channel of the Boise River in the northeast Quarter 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 N76°40'07"W, 2220.90 feet along a random line to the southwest corner of Lot 1 of Block 5 of Mace River Ranch Subdivision No. 1, the POINT OF BEGINNING:

Thence S81°27'28"W, 135.85 feet along the northerly right-of-way line of W. Mace Road;

Thence 41.33 feet on a curve to the right, having a radius of 790.00 feet, a central angle of 02°59'50", a chord bearing of S82°57'23"W, and a chord length of 41.32 feet, along the northerly right-of-way line of West Mace Road;

Thence S84°27'18"W, 125.75 feet along said northerly right-of-way line of W. Mace Road;

Thence N05°32'42"W, 145.00 feet;

Thence S84°27'16"W, 16.21 feet;

Thence N05°32'42"W, 175.00 feet to the boundary of Mace River Ranch Subdivision No. 1;

Thence N84°27'18"E, 90.00 feet along the boundary of Mace River Ranch Subdivision No. 1;

Thence S05°32'42"E, 125.00 feet along the boundary of Mace River Ranch Subdivision No. 1;

Thence N84°27'18"E, 26.21 feet along the boundary of Mace River Ranch Subdivision No. 1;

Thence 51.43 feet on a curve to the left, having a radius of 75.00 feet, a central angle of 39°17'19", a chord bearing of N64°48'38"E, and a chord length of 50.43 feet, along the boundary of Mace River Ranch Subdivision No. 1;

Thence N45°10'00"E, 88.82 feet along the boundary of Mace River Ranch Subdivision No. 1;

Thence S44°50'00"E, 50.00 feet along the boundary of Mace River Ranch Subdivision No. 1;

Thence S30°28'04"E, 115.64 feet along the boundary of Mace River Ranch Subdivision No. 1;

Thence S08°32'27"E, 116.60 feet along the boundary of Mace River Ranch Subdivision No. 1 to the POINT OF BEGINNING.

The above-described parcel contains 1.70 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:


 Christian Gardner, Member
 SJTC Nampa, L.C.

Acknowledgment

State of UTAH } ss.
 County of SALT LAKE

On this 10 day of FEBRUARY, in the year 2015, 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 Nampa, L.C., that executed the within instrument and acknowledged to me that SJTC Nampa, L.C. executed the same.


 Notary public for UTAH
 My commission expires 10.16.16



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. 3, 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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PLAT SHOWING
Mace River Ranch Subdivision No. 3

PLAT BOOK 108 PAGE 15083

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.

David Brady REHS
Central District Health Department
Date 11-24-14



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.

Janey A. Hastings
Ada County Surveyor
PLS 5359
Date 2-18-2015



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, 2014.

John J. Grand
Commission Chairman
Ada County Highway District
Date 12-3-14



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
Date 2-19-15
Signed by Greg Stevens for Vicky
Deputy Treasurer



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. Davi
Eagle City Engineer
Date 12-3-14

County Recorder's Certificate

State of Idaho } ss. Instrument No. 2015-012125
County of Ada }

I hereby certify that this instrument was filed at the request of J-U-B Engineers, Inc. at 27 minutes past 11 o'clock A.M., this 10th day of February, 2015, in my office, and was recorded in Book 108 of Plats at Pages 15080 through 15084.
Fee: 21.00

[Signature]
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.

Shara K. Bergman
Eagle City Clerk
Date 12-3-14



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