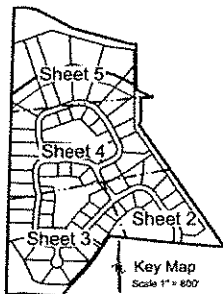
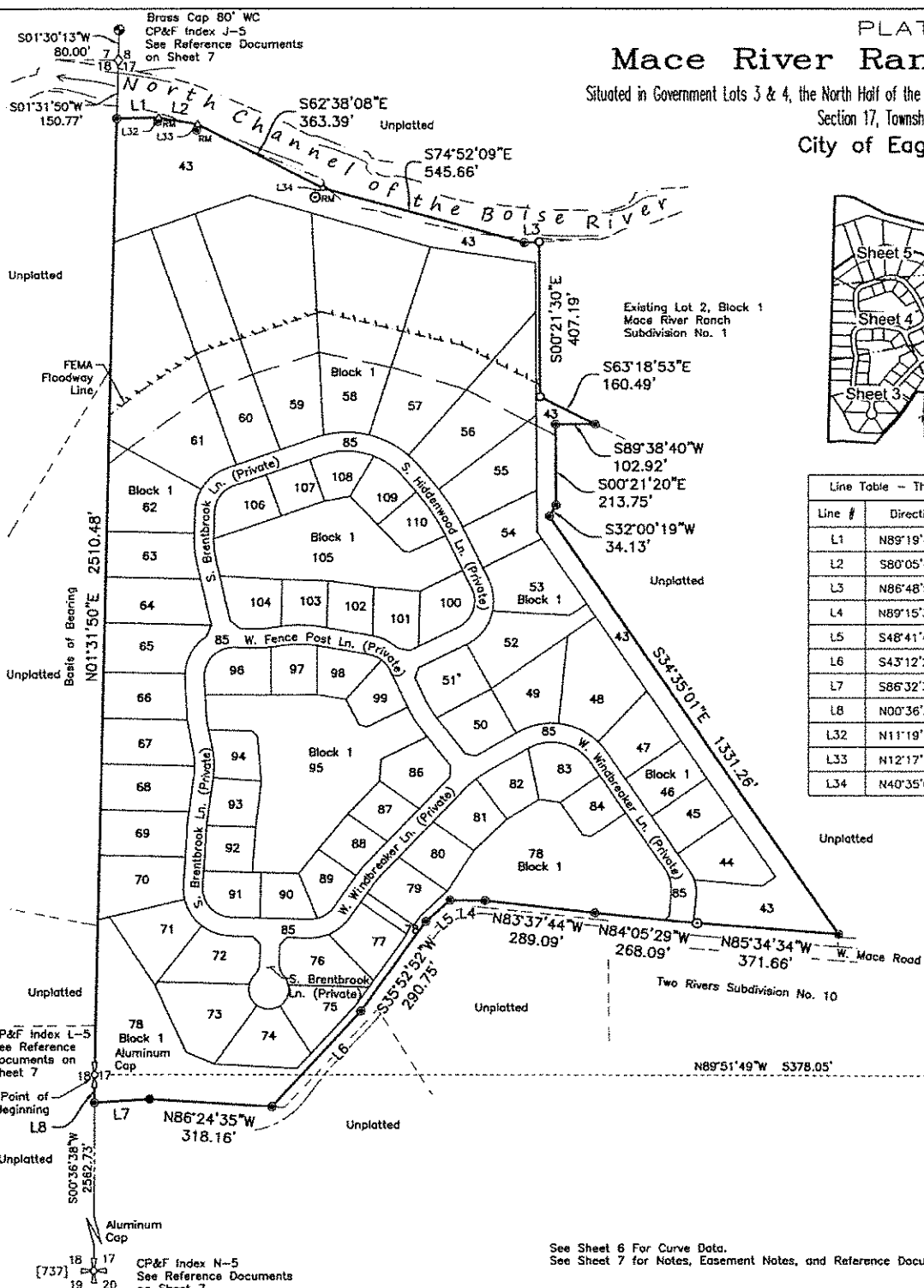
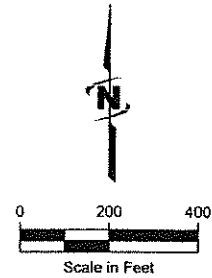


# Mace River Ranch Subdivision No. 4

Situated in Government Lots 3 & 4, 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. 2015

\* 2016068404  
Vacation of a portion of the public utility, drainage, and irrigation easements from Lot 51 Block 1



Line Table - This Sheet Only

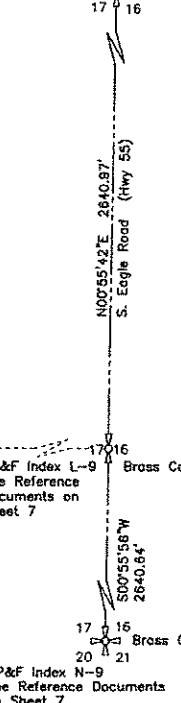
Line #	Direction	Length
L1	N89°19'42"E	106.73'
L2	S80°05'47"E	102.89'
L3	N86°48'53"E	38.99'
L4	N89°15'38"W	91.71'
L5	S48°41'49"W	84.68'
L6	S43°12'21"W	342.39'
L7	S86°32'35"W	144.28'
L8	N00°36'38"E	73.06'
L32	N11°19'14"E	10.05'
L33	N12°17'11"E	15.10'
L34	N40°35'03"E	30.15'

### Legend

- Subdivision Boundary Line
- Lot Line
- Right-of-way Line
- Section Line
- Center Line
- Building Set Back Line (See Note 8)
- Adjacent Property Line
- Tie Line
- Match Line
- Utility Easement Line (See Easement Note 3)
- Eagle Sewer District Easement Line (See Easement Note 8)
- Eagle Sewer District Lift Station Easement Line (See Easement Note 17)
- Utility & Pond Maintenance Easement Line (See Easement Notes 3 & 9)
- Pond Easement Line (See Easement Note 10)
- Pedestrian Access Easement Line (See Easement Note 4)
- Pedestrian Access & Existing Hort-Davis Canal Access Easement Line (See Easement Notes 4 & 14)
- Utility & Drainage Easement Line (See Easement Notes 3 & 7)
- Existing Techo/Chevron Pipeline Right-of-Way Easement Line (See Easement Note 12)
- Existing Emergency Access Easement Line (See Easement Note 19)
- Existing Hart-Davis Canal Easement Line (See Easement Note 13)
- Existing Hart-Davis Canal Access Easement Line (See Easement Note 14)
- Existing City of Eagle Greenbelt Easement Line (See Easement Note 16)
- Existing Eagle Sewer District Easement Line (See Easement Note 16)
- Existing ACHD Right-of-Way Easement Line (See Easement Note 15)
- Existing ACHD Drainage Easement Line (See Easement Note 11)
- Existing Offsite Irrigation Facilities Easement (See Easement Note 20)
- FEMA Floodway Line (±5') per LOMR 08-10-052BP
- Boise River Edge Per FEMA NPL 16001C-20140904

CP&F Index J-9  
See Reference Documents on Sheet 7

Aluminum Cap



- Section Corner, Found Cap as Noted
- Quarter-Section Corner, Found Cap as Noted
- Found Brass Cap, Marked "80 WC, LS 972"
- Found 5/8" Rebar, with Plastic Cap Marked "JUB 11334", Unless Otherwise Noted
- Found 1/2" Rebar, with Plastic Cap Marked "JUB 11334", Unless Otherwise Noted
- Found Bare 1/2" Rebar, Reset with 5/8"x24" Rebar with Plastic Cap Marked "J-U-B 11334"
- Set 5/8"x24" Rebar, with Plastic Cap Marked "J-U-B 11334"
- Set 1/2"x24" Rebar, with Plastic Cap Marked "J-U-B 11334"
- Set 1-3/16" Bern'teen 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
- Reference Monument



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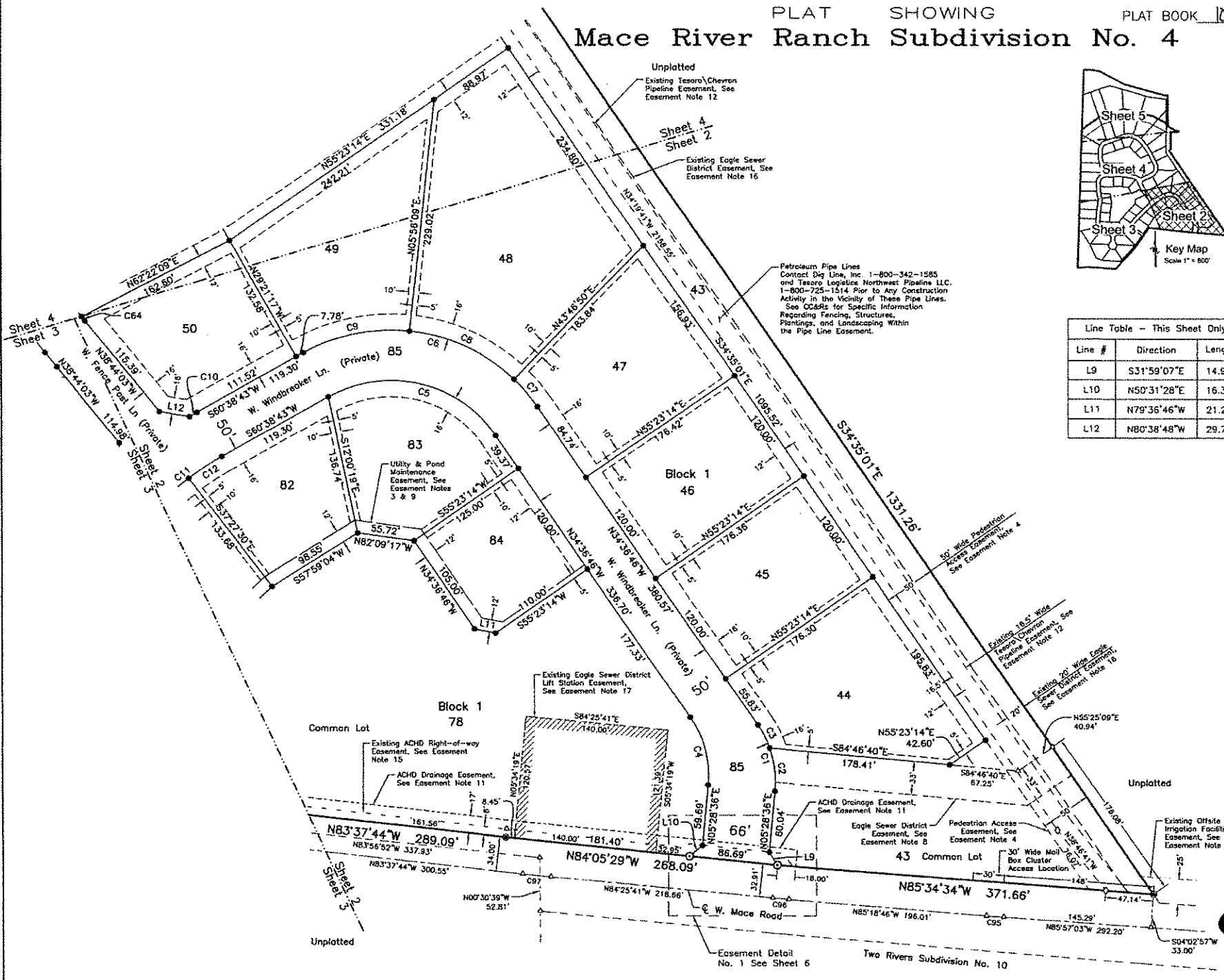
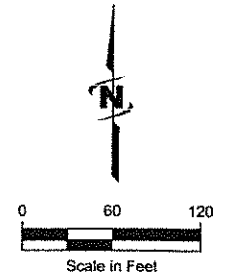
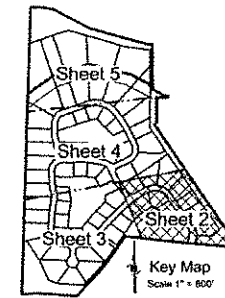
See Sheet 6 For Curve Data.  
See Sheet 7 for Notes, Easement Notes, and Reference Documents.

CP&F Index N-9  
See Reference Documents on Sheet 7

CP&F Index L-5  
See Reference Documents on Sheet 7

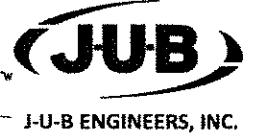
CP&F Index N-5  
See Reference Documents on Sheet 7

# Mace River Ranch Subdivision No. 4



Line Table - This Sheet Only

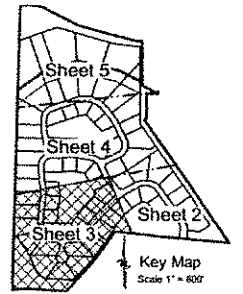
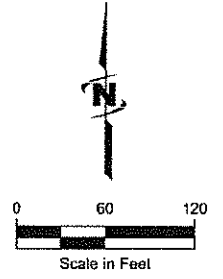
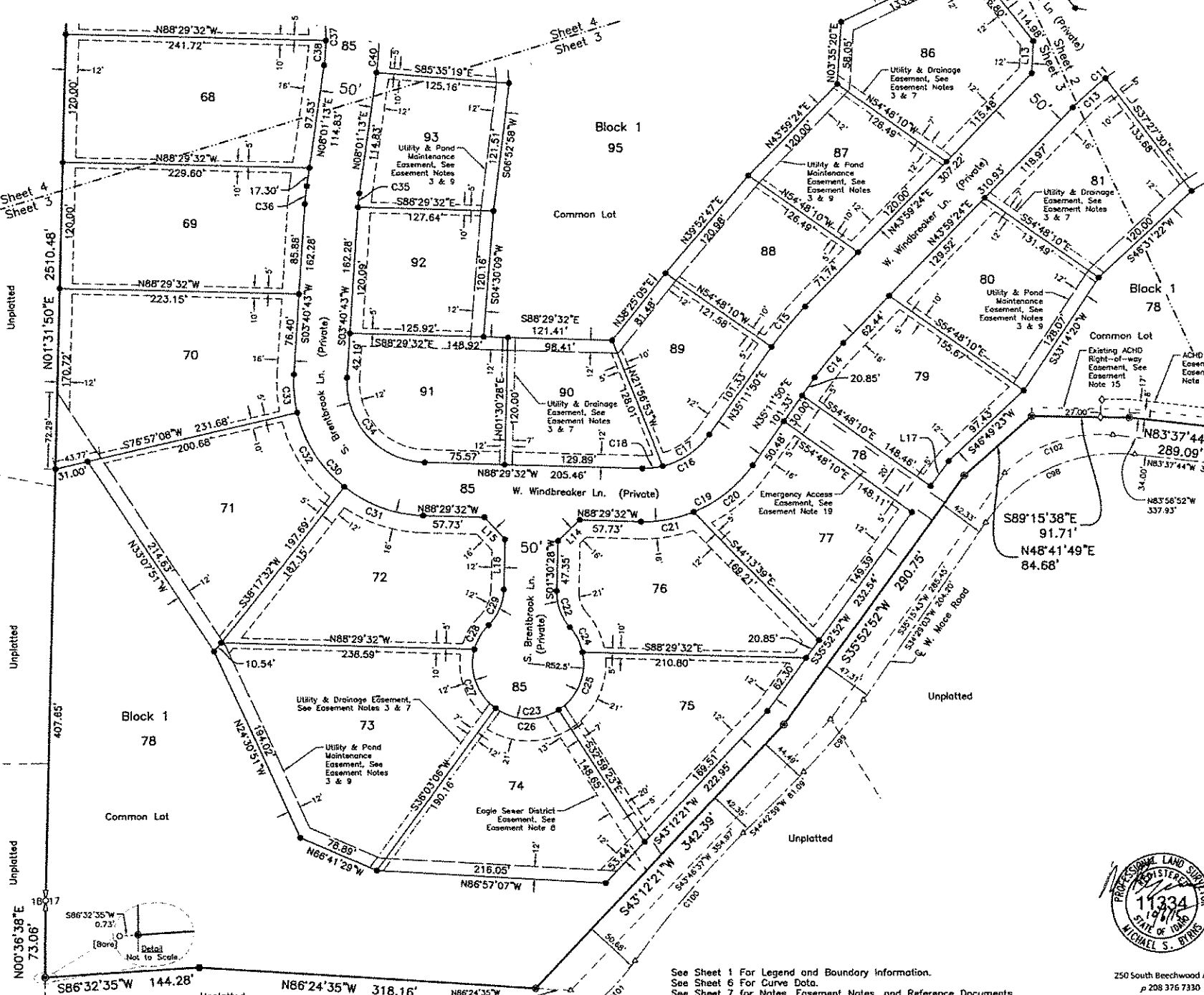
Line #	Direction	Length
L9	S31°59'07"E	14.96'
L10	N50°31'28"E	16.37'
L11	N79°36'46"W	21.21'
L12	N80°38'48"W	29.77'



See Sheet 1 For Legend and Boundary Information.  
 See Sheet 6 For Curve Data.  
 See Sheet 7 for Notes, Easement Notes, and Reference Documents.

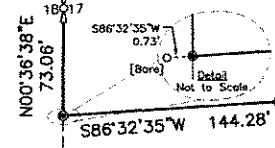
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# PLAT SHOWING Mace River Ranch Subdivision No. 4

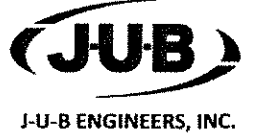


Line Table - This Sheet Only

Line #	Direction	Length
L13	N62°37'40"E	30.02'
L14	N46°30'28"E	28.28'
L15	S43°29'32"E	28.28'
L16	N01°30'28"E	47.35'
L17	S35°52'52"W	29.17'



See Sheet 1 For Legend and Boundary Information.  
See Sheet 6 For Curve Data.  
See Sheet 7 for Notes, Easement Notes, and Reference Documents.

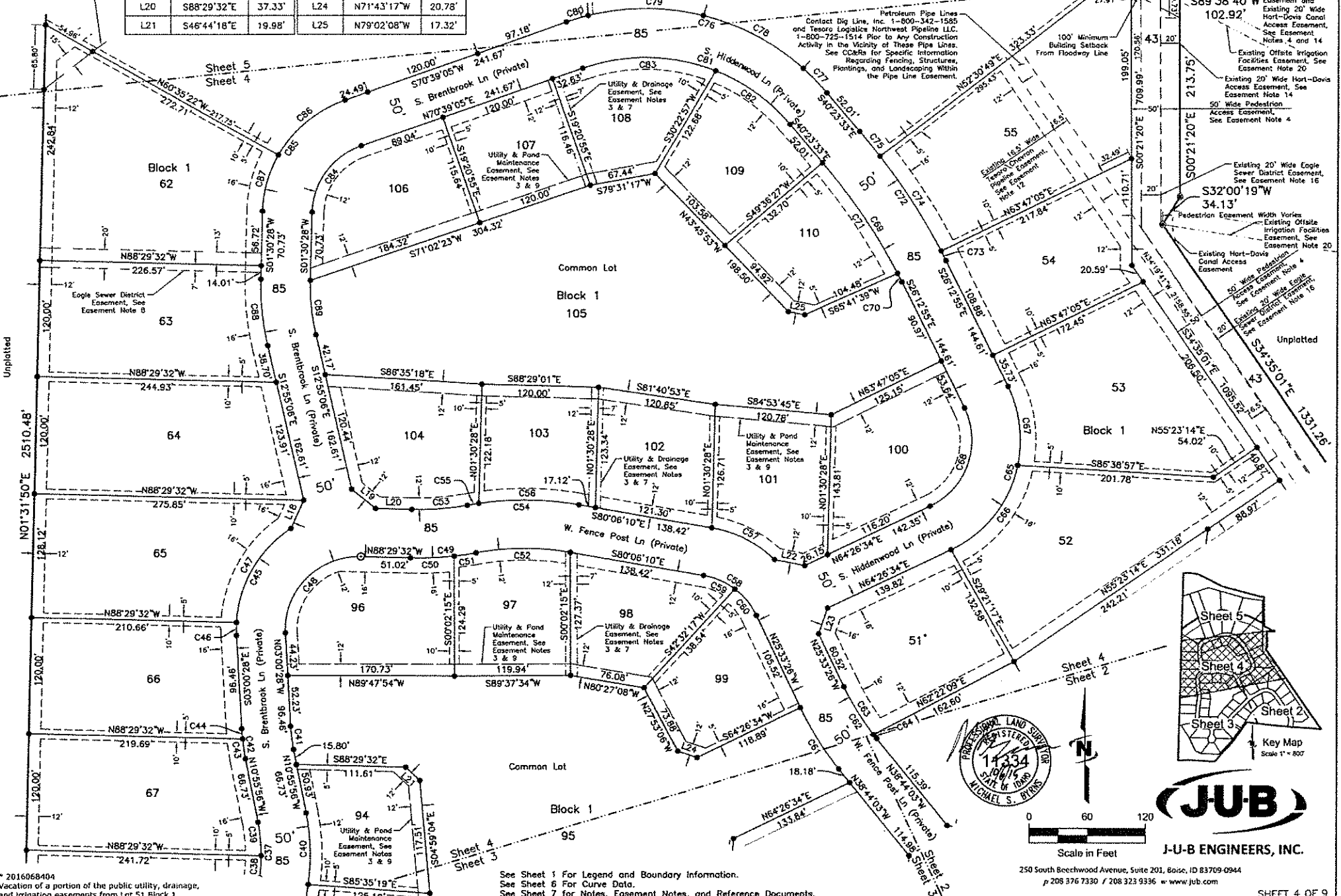


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# Mace River Ranch Subdivision No. 4

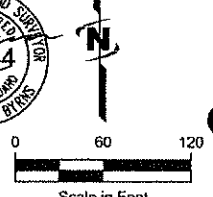
Line Table - This Sheet Only			Line Table - This Sheet Only		
Line #	Direction	Length	Line #	Direction	Length
L18	N24°01'08"E	31.97'	L22	S78°37'12"E	31.97'
L19	S50°55'58"E	31.51'	L23	N19°26'34"E	28.28'
L20	S88°29'32"E	37.33'	L24	N71°43'17"W	20.78'
L21	S46°44'18"E	19.98'	L25	N79°02'08"W	17.32'

100' Minimum Building Setback From Floodway Line



\* 2016068404  
 Vacation of a portion of the public utility, drainage, and irrigation easements from Lot 51 Block 1

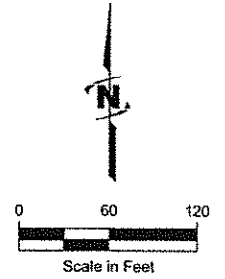
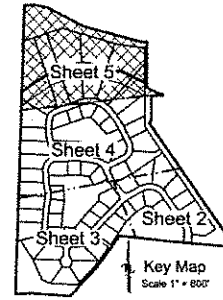
See Sheet 1 For Legend and Boundary Information.  
 See Sheet 6 For Curve Data.  
 See Sheet 7 for Notes, Easement Notes, and Reference Documents.



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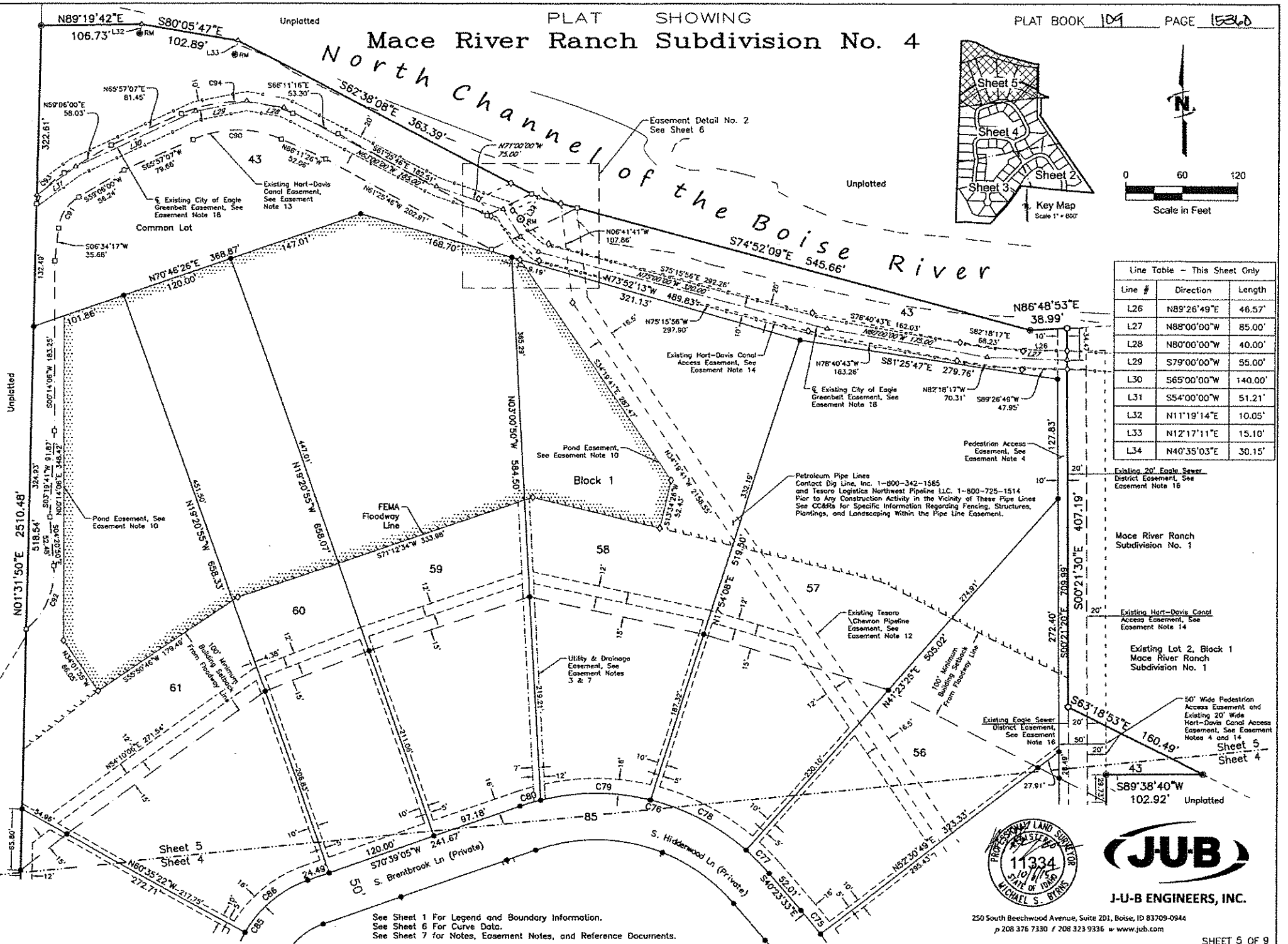
# Mace River Ranch Subdivision No. 4

## North Channel of the Boise River



Line Table - This Sheet Only

Line #	Direction	Length
L26	N89°26'49"E	46.57'
L27	N88°00'00"W	85.00'
L28	N80°00'00"W	40.00'
L29	S79°00'00"W	55.00'
L30	S65°00'00"W	140.00'
L31	S54°00'00"W	51.21'
L32	N11°19'14"E	10.05'
L33	N12°17'11"E	15.10'
L34	N40°35'03"E	30.15'



See Sheet 1 for Legend and Boundary Information.  
 See Sheet 6 for Curve Data.  
 See Sheet 7 for Notes, Easement Notes, and Reference Documents.

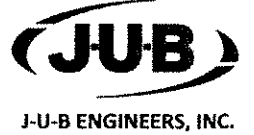
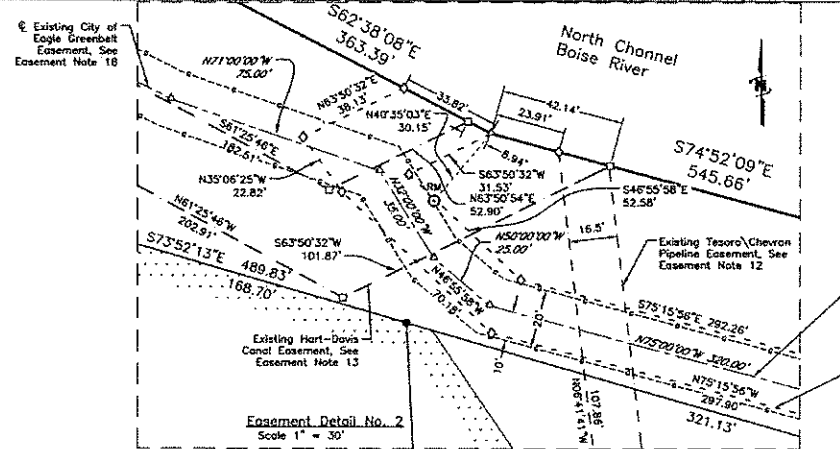
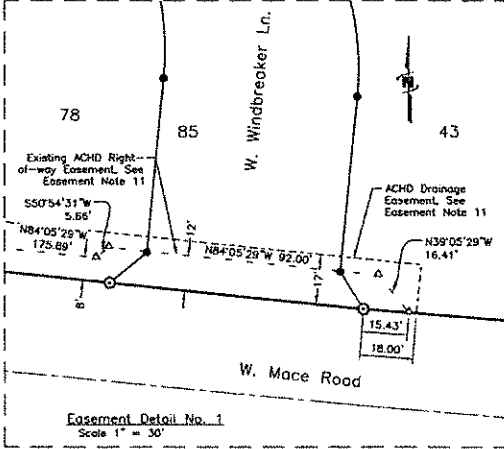
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# PLAT SHOWING Mace River Ranch Subdivision No. 4

Curve Table						Curve Table						Curve Table						Curve 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	Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	69.23'	98.95'	40°05'22"	N14°34'05"W	67.83'	C34	120.65'	75.00'	92°10'15"	S42°24'24"E	108.06'	C66	114.97'	125.00'	52°41'47"	N38°05'41"E	110.96'	C98	162.02'	150.00'	61°53'13"	S65°25'40"W	154.26'
C2	43.22'	98.95'	25°01'38"	N07°02'13"W	42.88'	C35	13.26'	175.00'	4°20'30"	S05°50'56"W	13.26'	C67	82.82'	125.00'	37°57'42"	N07°14'04"W	81.31'	C99	88.40'	495.00'	10°13'56"	S39°36'01"W	88.28'
C3	26.01'	98.95'	15°03'44"	N27°04'54"W	25.94'	C36	17.05'	225.00'	4°20'30"	S05°50'56"W	17.05'	C68	118.67'	75.00'	90°39'29"	N19°06'50"E	106.67'	C100	158.65'	1005.00'	9°02'41"	S40°11'39"W	158.49'
C4	70.71'	101.05'	40°05'35"	N14°34'11"W	69.28'	C37	57.89'	175.00'	18°57'09"	N01°17'22"W	57.62'	C69	148.47'	600.00'	14°10'39"	N33°18'14"W	148.09'	C101	218.09'	218.40'	57°12'48"	S64°16'42"W	209.14'
C5	184.88'	125.00'	84°44'31"	N76°59'02"W	168.48'	C38	23.14'	175.00'	7°34'35"	N04°13'55"E	23.12'	C70	10.01'	600.00'	0°57'21"	N26°41'35"W	10.01'	C102	111.49'	125.00'	51°06'04"	S70°30'06"W	107.83'
C6	35.45'	175.00'	11°36'24"	N40°24'58"W	35.39'	C39	34.75'	175.00'	11°22'34"	N05°14'39"W	34.69'	C71	138.46'	600.00'	13°13'18"	N33°46'54"W	138.15'						
C7	115.59'	175.00'	37°50'41"	N65°08'30"W	113.50'	C40	74.43'	225.00'	18°57'09"	N01°17'22"W	74.09'	C72	160.84'	650.00'	14°10'39"	N33°18'14"W	160.43'						
C8	107.79'	175.00'	35°17'26"	S78°17'26"W	106.09'	C41	24.20'	175.00'	7°55'28"	S06°58'12"E	24.18'	C73	11.12'	650.00'	0°58'49"	N26°42'19"W	11.12'						
C9	8.18'	325.00'	1°26'29"	S59°55'29"W	8.18'	C42	31.12'	225.00'	7°55'28"	S06°58'12"E	31.09'	C74	116.75'	650.00'	10°17'27"	N32°20'28"W	116.59'						
C10	79.94'	275.00'	16°39'19"	S52°19'03"W	79.66'	C43	20.70'	225.00'	5°16'16"	S08°17'48"E	20.69'	C75	32.97'	650.00'	2°54'23"	N38°56'22"W	32.97'						
C11	38.89'	275.00'	8°06'12"	S56°35'37"W	38.86'	C44	10.42'	225.00'	2°39'12"	S04°20'04"E	10.42'	C76	294.86'	245.00'	68°57'21"	N74°52'14"W	277.38'						
C12	41.05'	275.00'	8°33'07"	S48°15'57"W	41.01'	C45	129.54'	125.00'	59°22'32"	S26°40'48"W	123.82'	C77	35.14'	245.00'	8°13'02"	N44°30'04"W	35.11'						
C13	42.20'	275.00'	8°47'33"	S39°35'37"W	42.16'	C46	13.49'	125.00'	6°10'58"	S00°05'00"W	13.48'	C78	117.63'	245.00'	27°30'36"	N62°21'54"W	116.51'						
C14	49.87'	325.00'	8°47'33"	S39°35'37"W	49.83'	C47	116.05'	125.00'	53°11'34"	S29°46'16"W	111.93'	C79	119.24'	245.00'	27°53'04"	S89°56'16"W	118.06'						
C15	73.71'	75.00'	56°18'38"	N63°21'09"E	70.78'	C48	123.72'	75.00'	94°30'57"	S44°15'00"W	110.16'	C80	22.85'	245.00'	5°20'39"	S73°19'24"W	22.84'						
C16	54.01'	75.00'	41°15'48"	N55°49'44"E	52.85'	C49	68.04'	325.00'	11°59'43"	N85°30'37"E	67.92'	C81	234.68'	195.00'	68°57'21"	N74°52'14"W	220.77'						
C17	19.70'	75.00'	15°02'50"	N83°59'03"E	19.64'	C50	45.17'	325.00'	7°57'49"	N67°31'34"E	45.14'	C82	95.56'	195.00'	28°04'45"	N54°25'56"W	94.61'						
C18	122.85'	125.00'	56°18'38"	N63°21'09"E	117.97'	C51	22.87'	325.00'	4°01'54"	N81°31'43"E	22.86'	C83	139.12'	195.00'	40°52'36"	N88°54'37"W	136.19'						
C19	71.71'	125.00'	32°52'17"	N51°37'59"E	70.73'	C52	97.84'	275.00'	20°23'04"	S89°42'18"W	97.32'	C84	90.51'	75.00'	69°08'37"	S36°04'47"W	85.12'						
C20	51.14'	125.00'	23°26'21"	N79°47'18"E	50.78'	C53	57.57'	275.00'	11°59'43"	N85°30'37"E	57.47'	C85	150.85'	125.00'	69°08'37"	S36°04'47"W	141.86'						
C21	37.50'	50.00'	42°58'13"	S19°58'38"E	36.63'	C54	115.63'	325.00'	20°23'04"	S89°42'18"W	115.02'	C86	89.97'	125.00'	41°14'26"	S50°01'51"W	88.04'						
C22	243.68'	52.50'	265°56'26"	S88°29'32"E	76.83'	C55	12.12'	325.00'	2°08'11"	S80°34'51"W	12.12'	C87	80.88'	125.00'	27°54'11"	S15°27'33"W	80.28'						
C23	27.05'	52.50'	29°31'00"	N26°42'14"W	26.75'	C56	103.51'	325.00'	18°14'53"	N89°13'37"W	103.07'	C88	69.24'	275.00'	14°25'34"	S05°42'19"E	69.06'						
C24	63.18'	52.50'	68°57'21"	N22°31'57"E	59.44'	C57	73.81'	125.00'	33°49'54"	N63°11'13"W	72.74'	C89	56.65'	225.00'	14°25'34"	S05°42'19"E	56.50'						
C25	63.26'	52.50'	69°02'29"	S88°28'08"E	59.50'	C58	71.40'	75.00'	54°32'44"	N52°49'48"W	68.73'	C90	96.06'	115.00'	47°51'37"	S89°52'55"W	93.29'						
C26	63.14'	52.50'	68°54'35"	S19°29'36"E	59.40'	C59	35.70'	75.00'	27°16'22"	N66°27'59"W	35.36'	C91	41.26'	45.00'	52°31'42"	S32°50'09"W	39.83'						
C27	27.05'	52.50'	29°31'01"	S29°43'11"W	26.75'	C60	35.70'	75.00'	27°16'22"	N39°11'37"W	35.36'	C92	77.28'	80.00'	55°20'48"	S23°19'34"W	74.31'						
C28	37.50'	50.00'	42°58'13"	N22°59'35"E	36.63'	C61	74.74'	325.00'	13°10'38"	S32°08'44"E	74.58'	C93	44.94'	75.00'	34°19'17"	N41°56'02"E	44.27'						
C29	201.09'	125.00'	92°10'15"	S42°24'24"E	180.09'	C62	63.25'	275.00'	13°10'38"	S32°08'44"E	63.11'	C94	121.12'	145.00'	47°51'37"	N89°52'56"E	117.63'						
C30	80.25'	125.00'	36°47'04"	S70°06'00"E	78.88'	C63	58.08'	275.00'	12°05'59"	S31°36'25"E	57.97'	C95	16.70'	1500.00'	0°38'17"	N85°37'54"W	16.70'						
C31	84.35'	125.00'	38°39'39"	S32°22'38"E	82.75'	C64	5.17'	275.00'	1°04'38"	S38°11'44"E	5.17'	C96	16.05'	1039.12'	0°53'05"	N84°52'13"W	16.05'						
C32	36.49'	125.00'	16°43'32"	S04°41'02"E	36.36'	C65	197.79'	125.00'	90°39'29"	N19°06'50"E	177.79'	C97	27.89'	2000.00'	0°47'57"	N84°01'42"W	27.89'						



Existing City of Eagle Greenbelt Easement, See Easement Note 10  
 Existing Tesoro/Chevron Pipeline Easement, See Easement Note 12  
 Existing City of Eagle Greenbelt Easement, See Easement Note 10  
 Existing Hart-Davis Canal Access Easement, See Easement Note 14

Mace River Ranch Subdivision No. 4

Notes

1. Lot 85 of Block 1 is designated as a private road and Lots 43, 78, 95, and 105 of Block 1 are designated as common lots, to be owned by Mace River Ranch Homeowner's Association.
2. Mace River Ranch Homeowner's Association is responsible for all maintenance of the common landscape areas, common lots, and private roads in Mace River Ranch Subdivision No. 4.
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 Instrument Number 113029195 associated with RZ-05-12 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 as determined by the City of Eagle based on floodway location. The building setback lines depicted hereon are established as straight lines between the intersections of the 100-foot floodway setback with the side lot lines.
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 2015-053119 for ACHD landscaping license agreement.
15. Direct lot access to W. Mace Road is allowed only by Lot 43 of Block 1 (mail box cluster), Lot 84 of Block 1 (Eagle Sewer District sewer pump station), and Lot 85 of Block 1 (W. Windbreaker Lane).

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, and Mace River Ranch Subdivision No. 3.

Surveys: ROS-Book B of Surveys Page 154, 306, 425, 729, 1780, 2118, 2376, 2500, 2696, 2710, 2763, 2764, 3472, 3851, 4674, 5237, 5589, and 7200.

Deeds: 8658959, 8709454, 8312942, 94087326, 94087327, 95034589, 96014247, 98076971, 98086864, 99054882, 108054134, 99058777, 112138110, 112138111, 113018933, 113060017 113062806, 113080320, 113120666, 113123784, 2014-094802, and 2015-030861.

Easements: 292503, 317700, 113070724, 113074621, 101123188, 114031477, 114034583, 114034584, 2015-030865, 2015-065964, and 2015-074171.

Authorization: 2014-086313.

Resolution: 113060016.

Contract: Book 17 of Contracts at Page 495.

CP&Fs: Index J-5: 8213535 and 108039891.  
 Index J-9: 8015866, 8213552, 96100670, 97039889, 108039892, and 114016981.  
 Index L-5: 8521498, 9264847 and 97062081.  
 Index L-9: 8213548, 8521501, 98120708, 108039893, and 113077816.  
 Index N-5: 8521496, 9264852, and 109015728.  
 Index N-8: 8213544, 8504608, 9264854, 9304878, 98120707, and 113077815.

Easement Notes

1. Lots 43, 95, and 105 of Block 1, are hereby designated as having a Utility Easement and a Drainage Easement co-situate with said lot.
2. Lot 85, of Block 1 is hereby designated as having a Utility Easement, a Street Light Easement, a Private Road Easement, a Drainage Easement, and an Eagle Sewer District 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 unto the Mace River Ranch Homeowner's Association for the installation, maintenance, operation, and use of public & private utilities, pressurized irrigation, sewer service, cable television/data; appurtenances thereto; and lot drainage.
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. The Street Light Easement designated hereon are non-exclusive, perpetual, and is hereby granted to the City of Eagle for the installation, maintenance, operation, and use of street lights, and appurtenances thereto.
6. 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 unto the Mace River Ranch Homeowner's Association for ingress and egress; the installation, maintenance, operation, and use of roadways and driveways; emergency services access; and appurtenances thereto.
7. The Drainage 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 unto the Mace River Ranch Homeowner's Association for the installation, maintenance, operation, and use of: ditches, swales, ponds, seepage beds, pipes, weirs, valves, boxes, and pumps for the transportation, storage, infiltration, and re-use of storm water runoff from the private roads hereon; pipes, weirs, and boxes for the transportation of surface water between ponds; and appurtenances thereto.
8. The Eagle Sewer District Easements designated hereon are exclusive, perpetual, and are hereby granted to the Eagle Sewer District for the installation, maintenance, operation, and use of sewer lines, manholes, services, cleanouts; and appurtenances thereto.
9. The 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 unto the Mace River Ranch Homeowner's Association for access to and maintenance of ponds within the common lots.
10. The Pond Easement shown hereon is non-exclusive, perpetual, shall run with the land, is appurtenant to the lots shown hereon, and is hereby reserved unto the Mace River Ranch Homeowner's Association for the installation, maintenance, operation, and use of: a pond for the storage, transportation, and supply of surface water; pumps, pipes, ditches, weirs, and boxes for control, regulation, distribution, and delivery of water to and from the pond; for access for the purposes herein described; and for appurtenances thereto. The Pond Easement is not open to recreational use for the lots within this subdivision nor by the public, however the burdened lots may use the pond for recreational purposes and landscape the pond frontage, within the burdened lot, in a manner that does not interfere with the installation, maintenance, operation, or use of the pond.
11. Portions of Lots 43, 78, and 85 of Block 1, 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.
12. See Instrument numbers 292503, 317700, 113070724, and 113074621 for existing Tesoro/Chevron pipeline right-of-way easement. The location of the easement is approximate, based on the sign posts, as pot-holing has not been performed.
13. See Instrument Number 114034584 for Hart-Davis Canal Easement.
14. See Instrument Number 114034583 for Hart-Davis Canal Access Easement.
15. See Instrument Number 2015-030865 for Existing ACHD Right-of-way Easement.
16. See Instrument Number 101123188 for Eagle Sewer District Easement.
17. See Instrument Number 114031477 for Existing Eagle Sewer District Lift Station Easement, the temporary easement has terminated per the terms of the easement evidenced by the Executed Certification of Final Completion dated May 11, 2015, on file with Eagle Sewer District.
18. See Instrument Number 2015-074171 for Existing City of Eagle Greenbelt Easement.
19. The Emergency Access Easement shown hereon is non-exclusive, perpetual, is appurtenant to the lots shown hereon, and is hereby reserved unto the Mace River Ranch Homeowner's Association for emergency ingress and egress; the installation, maintenance, operation, and use of an emergency access driveway and gates; and appurtenances thereto.
20. See Instrument Number 2015-065964 for Existing Offsite Irrigation Easements.
21. 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.
22. 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. 4

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. 4, and that it intends to include said real property, as described below, in this plat:

To Wit:

A parcel of land situated in Government Lots 3 & 4, the north half of the northwest quarter, and the bed of the 1887 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 west quarter-section corner of Section 17, Township 4 North, Range 1 East, Boise Meridian, the POINT OF BEGINNING:

Thence N01°31'50"E, 2510.48 feet along the west line of Section 17 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 N89°19'42"E, 106.73 feet along said left bank;

Thence S80°05'47"E, 102.89 feet along said left bank;

Thence S62°38'08"E, 363.39 feet along said left bank;

Thence S74°52'09"E, 545.66 feet along said left bank;

Thence N86°48'53"E, 38.99 feet along said left bank to the boundary of Mace River Ranch Subdivision No. 1 (Book 106 of Plats at Pages 14540 through 14547, records of Ada County, Idaho);

Thence S00°21'30"E, 407.19 feet along the boundary of Mace River Ranch Subdivision No. 1;

Thence S63°18'53"E, 160.49 feet along the boundary of Mace River Ranch Subdivision No. 1;

Thence S89°38'40"W, 102.92 feet;

Thence S00°21'20"E, 213.75 feet;

Thence S32°00'19"W, 34.13 feet;

Thence S34°35'01"E, 1331.26 feet to the northerly right-of-way line of West Mace Road;

Thence N85°34'34"W, 371.66 feet along the northerly right-of-way line of West Mace Road;

Thence N84°05'29"W, 268.09 feet along the northerly right-of-way line of West Mace Road;

Thence N83°37'44"W, 289.09 feet along the northerly right-of-way line of West Mace Road;

Thence N89°15'38"W, 91.71 feet along the northerly right-of-way line of West Mace Road;

Thence S48°41'49"W, 84.68 feet along the northerly right-of-way line of West Mace Road;

Thence S35°52'52"W, 290.75 feet along the northerly right-of-way line of West Mace Road;

Thence S43°12'21"W, 342.39 feet along the northerly right-of-way line of West Mace Road to the boundary of the Rambo parcel (Warranty Deed Instrument Number 8708454, and the aforementioned Record of Survey 425, records of Ada County, Idaho);

Thence N86°24'35"W, 318.16 feet along the boundary of the Rambo parcel;

Thence S86°32'35"W, 144.28 feet along the boundary of the Rambo parcel to the west line of Section 17;

Thence N00°36'38"E, 73.06 feet along the west line of Section 17 to the POINT OF BEGINNING.

The above-described parcel contains 67.31 acres, more or less.

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 services 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:

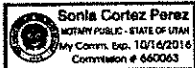
*Christian Gardner*  
Christian Gardner, Member  
SJTC Nampa, L.C.

Acknowledgment

State of UTAH ss.  
County of SALT LAKE

On this 28 day of APRIL, 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.

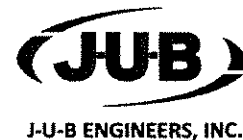
*Sonia Cortez Perez*  
Notary public for UTAH  
My commission expires 10-16-16



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. 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*  
Michael S. Byrns, PLS 11334





PLAT SHOWING  
Mace River Ranch Subdivision No. 4

PLAT BOOK 109 PAGE 15264

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.

Steve Dalglish REHS  
Central District Health Department Date 5-19-15



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.

Johnny L. Hastings  
Ada County Surveyor PLS 5359 Date 9-6-2015



Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 24 day of JUNE, 2015.

Jim Heman  
Commission Chairman  
Ada County Highway District



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.

Nicky McEntyre  
Ada County Treasurer  
by deputy Kate Wiley Date 10-16-15



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 Date 8-12-15

County Recorder's Certificate

State of Idaho } ss. Instrument No. 2015 092951  
County of Ada }

I hereby certify that this instrument was filed at the request of J-U-B Engineers, Inc. at 42 minutes past 9 o'clock A.M., this 7th day of Oct 2015 in my office, and was recorded in Book 109 of Plats at Pages 15264 through 15264. Fee: \$46.00

GENE R  
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 14 day of April, 2015, this plat was duly accepted and approved.

Tracy E. Orman  
Eagle City Clerk



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