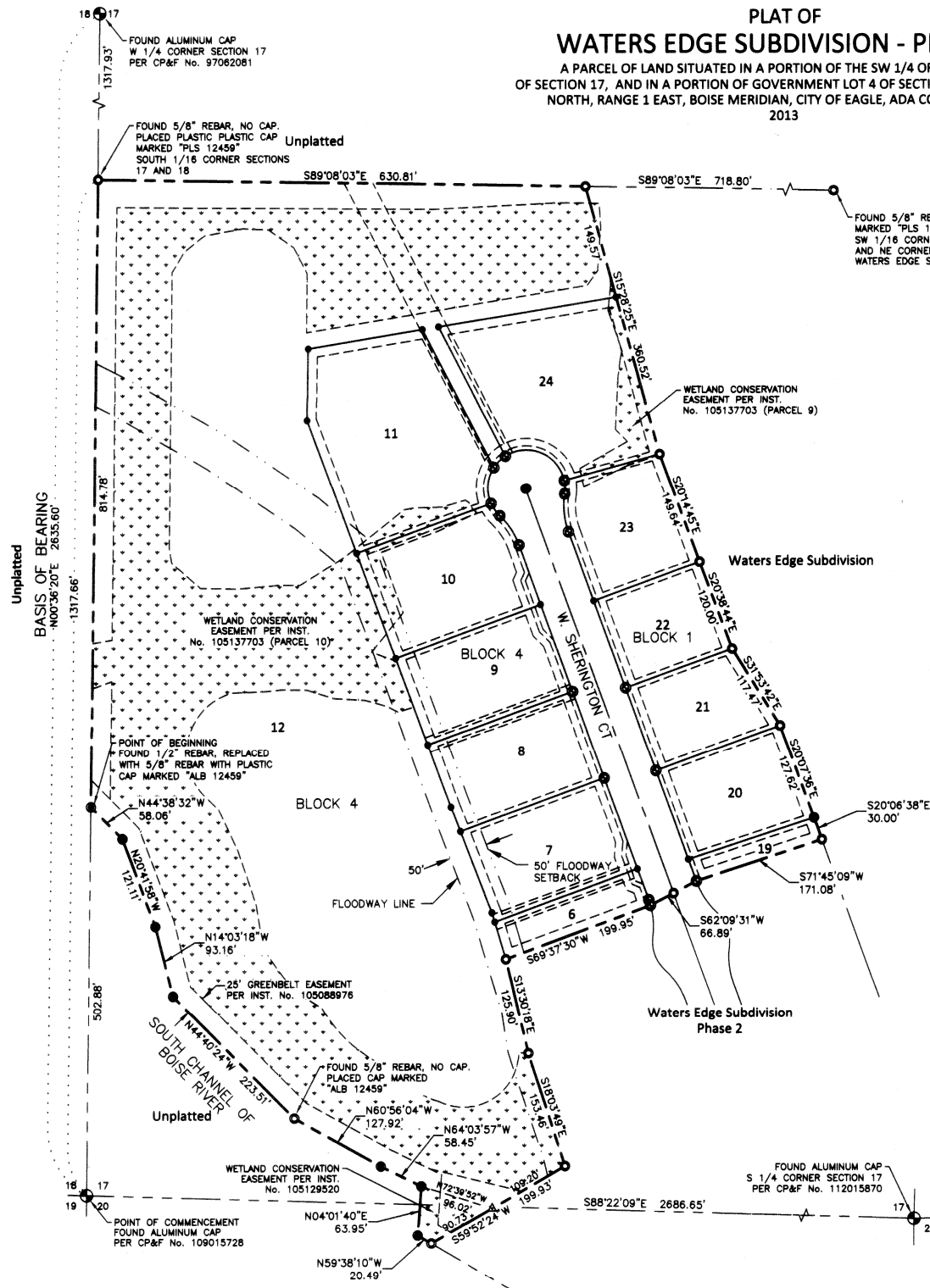


**PLAT OF
WATERS EDGE SUBDIVISION - PHASE 3**
A PARCEL OF LAND SITUATED IN A PORTION OF THE SW 1/4 OF THE SW 1/4
OF SECTION 17, AND IN A PORTION OF GOVERNMENT LOT 4 OF SECTION 20, TOWNSHIP 4
NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO.
2013

**LEGEND**

- FOUND ALUMINUM CAP
- FOUND 5/8" REBAR MARKED "PLS 11120" UNLESS NOTED OTHER WISE
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 12459"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "PLS 12459"
- SET BRASS PLUG MARKED "PLS 12459"
- △ CALCULATED POINT
- 14 LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- ROAD CENTERLINE
- EASEMENT LINE
- FEMA REGULATORY FLOODWAY (EFFECTIVE 2-19-03 AND SUBJECT TO CHANGE)
- 50' SETBACK FROM FEMA REGULATORY FLOODWAY
- ADA COUNTY HIGHWAY DISTRICT EASEMENT (SEE NOTE 6, SHEET 3)
- WETLAND CONSERVATION EASEMENT PER INST. No. 105129520 AND 105137703 (SEE NOTE 19)

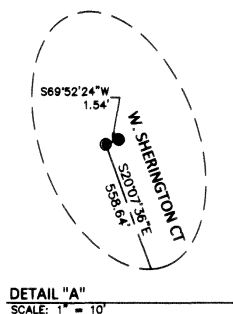
DEVELOPER
Magellan Development, LLC
EAGLE, IDAHO



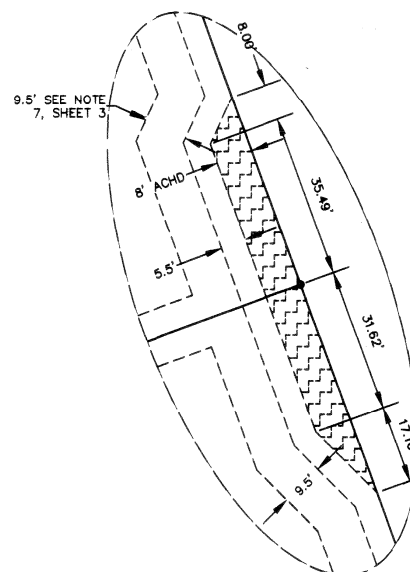
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PLAT OF WATERS EDGE SUBDIVISION - PHASE 3

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 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO.
 2013

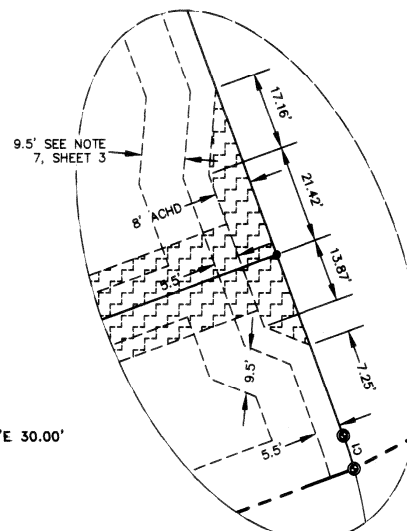


DETAIL "A"
 SCALE: 1" = 10'



DETAIL "B"
 SCALE: 1" = 20'

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	LENGTH
C1	100.00'	7.54'	4°19'04"	S17°58'04"E	7.53'
C2	100.00'	45.80'	26°14'28"	S33°14'50"E	45.40'
C3	50.00'	19.69'	22°33'43"	S35°05'13"E	19.56'
C4	50.00'	49.26'	56°27'12"	S4°25'15"W	47.30'
C5	50.00'	21.17'	24°15'39"	S44°46'40"W	21.01'
C6	50.00'	97.00'	111°06'23"	N67°30'49"W	82.49'
C7	50.00'	17.98'	20°35'55"	N1°38'10"W	17.88'
C8	100.00'	50.25'	28°47'24"	N5°43'54"W	49.72'



DETAIL "C"
 SCALE: 1" = 20'



DEVELOPER
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OF SECTION 17, AND IN A PORTION OF GOVERNMENT LOT 4 OF SECTION 20, TOWNSHIP 4
NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO.
2013

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 17 AND IN GOVERNMENT LOT 4 OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 17, WHICH BEARS S00°36'20"W A DISTANCE OF 2,635.60 FEET FROM A FOUND ALUMINUM CAP MARKING THE WEST ONE QUARTER CORNER OF SAID SECTION 17, THENCE FOLLOWING THE WESTERLY LINE OF SAID SW 1/4 OF THE SW 1/4, N00°36'20"E A DISTANCE OF 502.88 FEET TO A SET 5/8 INCH REBAR ON THE NORTH BANK OF THE SOUTH CHANNEL OF THE BOISE RIVER AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING SAID WESTERLY LINE, N00°36'20"E A DISTANCE OF 814.78 FEET TO A FOUND 5/8 INCH REBAR MARKING THE SOUTH 1/18 CORNER OF SAID SECTION 17;
THENCE LEAVING SAID WESTERLY LINE AND FOLLOWING THE NORTHERLY LINE OF SAID SW 1/4 OF THE SW 1/4, S89°08'03"E A DISTANCE OF 630.81 FEET TO A FOUND 5/8 INCH REBAR MARKING THE NORTHWEST CORNER OF WATERS EDGE SUBDIVISION, A SUBDIVISION ON FILE IN BOOK 104, PAGES 14,015 THROUGH 14,017, RECORDS OF ADA COUNTY, IDAHO;
THENCE LEAVING SAID NORTHERLY LINE AND FOLLOWING THE WESTERLY BOUNDARY LINE OF SAID WATERS EDGE SUBDIVISION, S15°28'25"E A DISTANCE OF 380.32 FEET TO A FOUND 5/8 INCH REBAR;
THENCE FOLLOWING SAID WESTERLY BOUNDARY LINE, S20°14'45"E A DISTANCE OF 149.64 FEET TO A FOUND 5/8 INCH REBAR;
THENCE FOLLOWING SAID WESTERLY BOUNDARY LINE, S20°36'44"E A DISTANCE OF 120.00 FEET TO A FOUND 5/8 INCH REBAR;
THENCE FOLLOWING SAID WESTERLY BOUNDARY LINE, S31°53'42"E A DISTANCE OF 117.47 FEET TO A FOUND 5/8 INCH REBAR;
THENCE FOLLOWING SAID WESTERLY BOUNDARY LINE, S20°07'36"E A DISTANCE OF 127.62 FEET TO A SET 5/8 INCH REBAR;
THENCE FOLLOWING SAID WESTERLY BOUNDARY LINE, S20°06'38"E A DISTANCE OF 30.00 FEET TO A FOUND 5/8 INCH REBAR MARKING THE NORTHEAST CORNER OF WATERS EDGE SUBDIVISION - PHASE 2, A SUBDIVISION ON FILE IN BOOK 104, PAGES 14,171 THROUGH 14,173, RECORDS OF ADA COUNTY, IDAHO;
THENCE LEAVING SAID WESTERLY BOUNDARY LINE AND FOLLOWING THE NORTHERLY BOUNDARY LINE OF SAID WATERS EDGE SUBDIVISION - PHASE 2, S71°45'09"W A DISTANCE OF 171.08 FEET TO A SET BRASS PLUG;
THENCE FOLLOWING SAID NORTHERLY BOUNDARY LINE, S62°09'31"W A DISTANCE OF 66.89 FEET TO A SET BRASS PLUG;
THENCE FOLLOWING SAID NORTHERLY BOUNDARY LINE, S68°37'30"W A DISTANCE OF 199.95 FEET TO A FOUND 5/8 INCH REBAR;
THENCE LEAVING SAID NORTHERLY BOUNDARY LINE AND FOLLOWING THE WESTERLY BOUNDARY LINE OF SAID WATERS EDGE SUBDIVISION - PHASE 2, S13°30'18"E A DISTANCE OF 123.90 FEET TO A FOUND 5/8 INCH REBAR;
THENCE FOLLOWING SAID WESTERLY BOUNDARY LINE, S18°03'49"E A DISTANCE OF 153.46 FEET TO A FOUND 5/8 INCH REBAR;
THENCE LEAVING SAID WESTERLY BOUNDARY LINE AND FOLLOWING THE SOUTHWESTERLY BOUNDARY LINE OF SAID WATERS EDGE SUBDIVISION - PHASE 2, S59°52'24"W A DISTANCE OF 199.93 FEET TO A FOUND 5/8 INCH REBAR ON THE ON THE NORTH BANK OF THE SOUTH CHANNEL OF THE BOISE RIVER;
THENCE LEAVING SAID SOUTHWESTERLY BOUNDARY LINE AND FOLLOWING THE SAID NORTH BANK THE FOLLOWING COURSES:

- 1) N59°36'10"W A DISTANCE OF 20.49 FEET TO A SET 5/8 INCH REBAR;
- 2) N04°01'40"E A DISTANCE OF 63.95 FEET TO A SET 5/8 INCH REBAR;
- 3) N64°03'57"W A DISTANCE OF 58.45 FEET TO A SET 5/8 INCH REBAR;
- 4) N80°56'04"W A DISTANCE OF 127.92 FEET TO A FOUND 5/8 INCH REBAR;
- 5) N44°40'24"W A DISTANCE OF 223.51 FEET TO A SET 5/8 INCH REBAR;
- 6) N14°03'18"W A DISTANCE OF 93.16 FEET TO A SET 5/8 INCH REBAR;
- 7) N20°41'58"W A DISTANCE OF 121.11 FEET TO A SET 5/8 INCH REBAR;
- 8) N44°38'32"W A DISTANCE OF 58.06 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 19.99 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM UNITED WATER IDAHO, INC. UNITED WATER IDAHO, INC. HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.



DONALD NEWELL
MANAGER
MAGELLAN DEVELOPMENT, LLC

ACKNOWLEDGMENT

STATE OF IDAHO } SS
ADA COUNTY }

ON THIS 19 DAY OF NOVEMBER IN THE YEAR 2013 A.D., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DONALD NEWELL, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF MAGELLAN DEVELOPMENT, LLC AND THE PERSON WHO EXECUTED THIS INSTRUMENT ON BEHALF OF SAID LLC AND ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.


NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT Star, ID

MY COMMISSION EXPIRES 2-20-18

**NOTES**

1. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF A BUILDING PERMIT AS SPECIFICALLY APPROVED AND/OR REQUIRED BY THE APPROPRIATE REGULATORY AGENCIES. LOTS ARE SUBJECT TO BUILDING SETBACKS BASED ON FLOODWAY LOCATION AS DETERMINED BY THE CITY OF EAGLE.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
3. THIS PLAT IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-3805. IRRIGATION WATER WILL BE DELIVERED BY THE SHORES SUBDIVISION HOMEOWNER'S ASSOCIATION THROUGH A PRESSURE IRRIGATION SYSTEM TO ALL LOTS. IRRIGATION WATER IS PROVIDED TO THIS DEVELOPMENT THROUGH SHARES IN THE MACE-CATLIN MUTUAL DITCH COMPANY IN COMBINATION WITH WATER RIGHTS APPURTENANT TO THE PROPERTY. LOTS IN THIS DEVELOPMENT ARE SUBJECT TO ASSESSMENT FOR THE MACE-CATLIN DITCH SHARES AND OPERATING COSTS FOR THE IRRIGATION SYSTEM AS ADMINISTERED BY THE SHORES SUBDIVISION HOMEOWNER'S ASSOCIATION.
4. 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 (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 WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
5. LOT 19, BLOCK 1, LOTS 6 AND 12, BLOCK 4 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SHORES SUBDIVISION HOMEOWNER'S ASSOCIATION AND SHALL BE ENCUMBERED BY A MUTUAL MAINTENANCE AND ACCESS EASEMENT BENEFITING THE HOA.
6. A PORTION OF LOTS 6, 7, 9 AND 10 OF BLOCK 4 ARE SERVIENT TO AND CONTAIN THE ACHO STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY 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 ACHO PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
7. ALL FRONT LOT LINES CONTAIN A 15.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS AND HOMEOWNER'S ASSOCIATION IRRIGATION AND DRAINAGE. ALL REAR LOT LINES CONTAIN A 12.00 FOOT WIDE PUBLIC UTILITIES EASEMENT AND HOMEOWNER'S ASSOCIATION IRRIGATION AND DRAINAGE EASEMENT. ALL COMMON SIDE LOT LINES CONTAIN A 6.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND HOMEOWNER'S ASSOCIATION IRRIGATION AND DRAINAGE UNLESS OTHERWISE SHOWN.
8. LOTS WITHIN THIS SUBDIVISION CONTAIN ACCESS RESTRICTIONS. DRIVEWAYS ARE PERMITTED ONLY WHERE SIDEWALKS ARE DIRECTLY ATTACHED TO THE ROADWAY CURB. THESE LOTS INCLUDE LOTS 22 AND 23 OF BLOCK 1 AND LOTS 7, 9 AND 10 OF BLOCK 4.
9. LOT 12 OF BLOCK 6, CONTAINS WETLAND CONSERVATION EASEMENTS TO PROTECT EXISTING AND CREATED WETLAND AREAS. THESE AREAS ARE CONSIDERED NON-BUILDABLE AREAS AND ARE TO BE LEFT UNDISTURBED PER THE REQUIREMENTS OF THE EXISTING U.S. ARMY CORPS OF ENGINEERS PERMIT NO. NWM--042100139.
10. NOT USED.
11. NOT USED.
12. LANDSCAPING AND CONSTRUCTION IN THE PUBLIC RIGHT OF WAY AND WITHIN ADA COUNTY HIGHWAY DISTRICT (ACHO) EASEMENTS INCLUDING PORTIONS OF LOTS 22 AND 23 OF BLOCK 1 AND LOTS 6, 7, 9 AND 10 OF BLOCK 6 WITHIN ACHO EASEMENTS ARE ENCUMBERED BY AN ACHO LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. 113112109.
13. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
14. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
15. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
16. THIS PLAT IS SUBJECT TO AND BEING ANNEXED INTO THE SHORES SUBDIVISION HOMEOWNER'S ASSOCIATION UNDER THE "SIXTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE SHORES SUBDIVISION", INSTRUMENT NO. 113126377.
17. A TWENTY FOOT WIDE SANITARY SEWER EASEMENT IN FAVOR OF THE EAGLE SEWER DISTRICT IS HEREBY RESERVED ON LOT 12, BLOCK 1, AS SHOWN HEREON.
18. LOTS ARE LOCATED ON FEMA MAP NUMBER 16001C0161 H.
19. THE BEARINGS AND DISTANCES FOR THE WETLAND CONSERVATION EASEMENTS ARE NOT SHOWN HEREON. REFER TO THE INSTRUMENTS OF RECORD ON FILE AT THE ADA COUNTY RECORDER'S OFFICE.

DEVELOPER
Magellan Development, LLC
EAGLE, IDAHO



km
ENGINEERING
ENGINEERS SURVEYORS PLANNERS
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NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO.
2013

CERTIFICATE OF 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.

Frank K. K... 10-22-2013
EAGLE CITY ENGINEER

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR CITY OF EAGLE, ADA COUNTY, IDAHO DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 27 DAY OF August, 2013 THIS FINAL PLAT WAS APPROVED AND ACCEPTED.

Tracy E. Olson
CITY CLERK
EAGLE, IDAHO


ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 22 DAY OF Oct, 2013.




Bob
CHAIRMAN
ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

James P. Hastings
ADA COUNTY SURVEYOR
PLS 5359



DATE: 11-19-2013

CERTIFICATE OF SURVEYOR

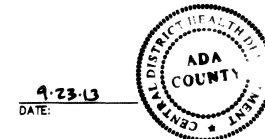
I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF WATERS EDGE SUBDIVISION - PHASE 3 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

AARON L. BALLARD, P.L.S. 12459

**HEALTH CERTIFICATE**

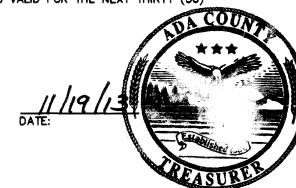
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1328, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

Don Bady 2013 9-23-13
HEALTH OFFICER

**CERTIFICATE OF THE COUNTY TREASURER**

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Vickie McIntyre by
COUNTY TREASURER
Angela Taylor, Deputy

**CERTIFICATE OF COUNTY RECORDER**

STATE OF IDAHO }
ADA COUNTY } SS

I HEREBY CERTIFY THAT THIS PLAT OF WATERS EDGE SUBDIVISION - PHASE 3 WAS FILED AT THE REQUEST OF Magellan Development AT 6 MINUTES PAST 3 O'CLOCK P.M., THIS 19 DAY OF Nov, 2013 A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK 106 OF PLATS AT PAGES 14549 THRU 14551.

INSTRUMENT NUMBER 113126373

T. Olson
DEPUTY

Christopher D. Reeb
EX-OFFICIO RECORDER

FEE: \$21.-

DEVELOPER
Magellan Development, LLC
EAGLE, IDAHO

km
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