

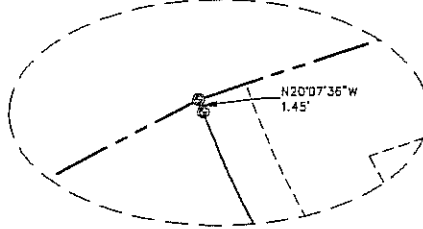
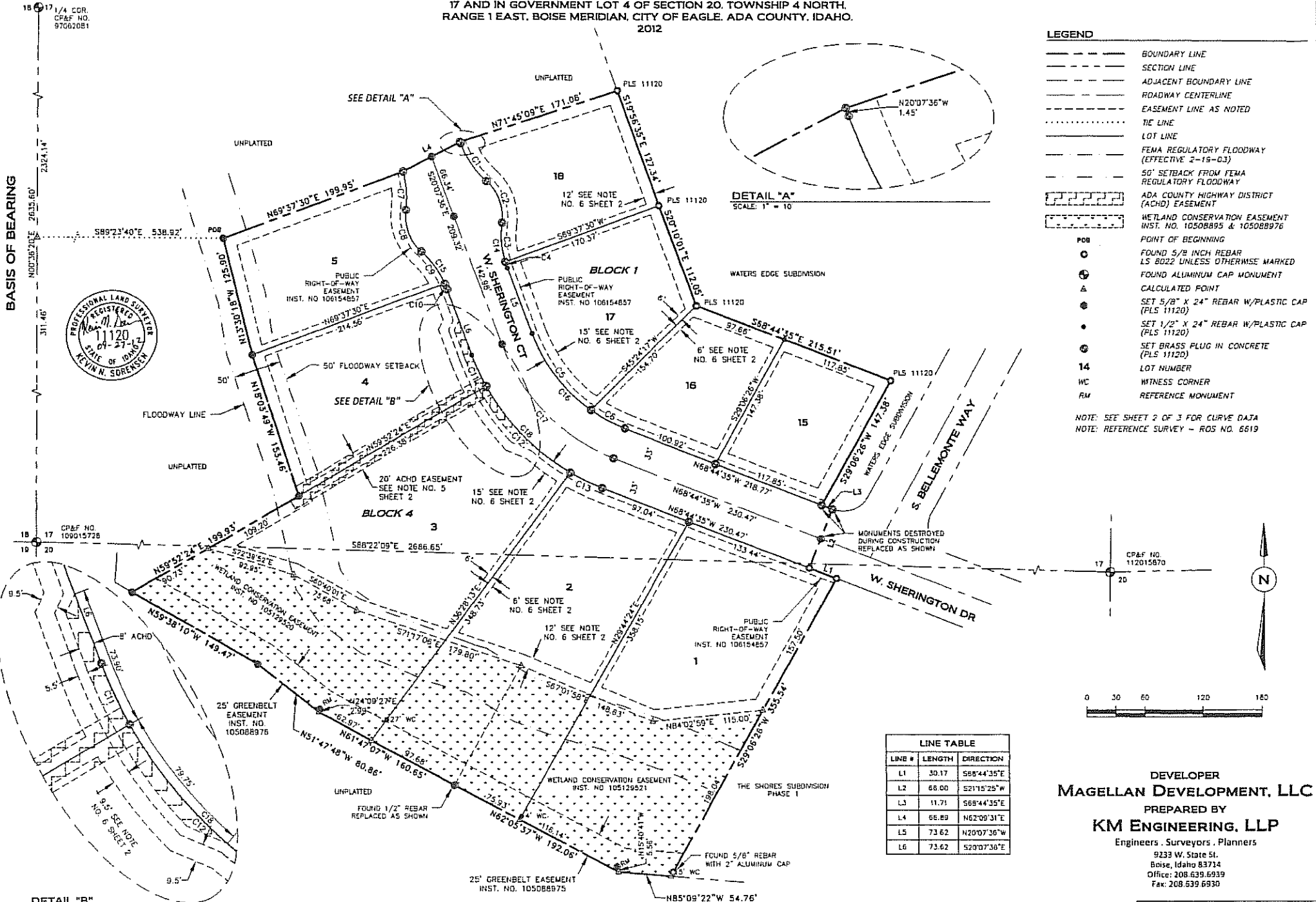
PLAT OF WATERS EDGE SUBDIVISION - PHASE 2

A PARCEL OF LAND SITUATED IN THE SW1/4 OF THE SW1/4 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, 2012

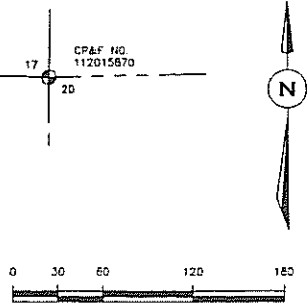
LEGEND

- BOUNDARY LINE
- SECTION LINE
- ADJACENT BOUNDARY LINE
- ROADWAY CENTERLINE
- EASEMENT LINE AS NOTED
- DE LINE
- LOT LINE
- FEMA REGULATORY FLOODWAY (EFFECTIVE 2-19-03)
- 50' SETBACK FROM FEMA REGULATORY FLOODWAY
- ADA COUNTY HIGHWAY DISTRICT (ACHD) EASEMENT
- WETLAND CONSERVATION EASEMENT INST. NO. 10508895 & 10508896
- POINT OF BEGINNING
- FOUND 5/8" INCH REBAR LS 8022 UNLESS OTHERWISE MARKED
- FOUND ALUMINUM CAP MONUMENT
- CALCULATED POINT
- SET 5/8" X 24" REBAR W/PLASTIC CAP (PLS 11120)
- SET 1/2" X 24" REBAR W/PLASTIC CAP (PLS 11120)
- SET BRASS PLUG IN CONCRETE (PLS 11120)
- LOT NUMBER
- WITNESS CORNER
- REFERENCE MONUMENT

NOTE: SEE SHEET 2 OF 3 FOR CURVE DATA
NOTE: REFERENCE SURVEY - ROS NO. 6619



BASIS OF BEARING



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.17	S88°44'35"E
L2	66.00	S21°15'25"W
L3	11.71	S68°44'35"E
L4	66.89	N62°09'31"E
L5	73.62	N20°07'36"W
L6	73.62	S20°07'36"E

DEVELOPER
MAGELLAN DEVELOPMENT, LLC

PREPARED BY
KM ENGINEERING, LLP
Engineers - Surveyors - Planners
9233 W. State St.
Boise, Idaho 83714
Office: 208.639.6939
Fax: 208.639.6930

PLAT OF WATERS EDGE SUBDIVISION - PHASE 2

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 SW1/4 OF THE SW1/4 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 AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 17, THENCE ALONG THE WEST LINE OF SAID SECTION 17 N00°36'20"E A DISTANCE OF 311.46 FEET TO A POINT, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF THE SW1/4 (SW1/4 CORNER) OF SAID SECTION 17 BEARS N00°36'20"E A DISTANCE OF 2324.14 FEET, THENCE LEAVING SAID WEST LINE S89°23'46"E A DISTANCE OF 838.92 FEET TO A 5/8 INCH REBAR MARKING THE POINT OF BEGINNING;

THENCE N69°37'30"E A DISTANCE OF 199.95 FEET TO A BRASS PLUG IN CONCRETE;
 THENCE N62°09'31"E A DISTANCE OF 86.86 FEET TO A BRASS PLUG IN CONCRETE;
 THENCE N71°45'09"E A DISTANCE OF 171.08 FEET TO A 5/8 INCH REBAR ON THE WESTERLY LINE OF WATERS EDGE SUBDIVISION AS RECORDED IN THE OFFICIAL RECORDS OF SAID ADA COUNTY IN PLAT BOOK 104 AT PAGES 14015 THROUGH 14017;
 THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FIVE COURSES, S19°56'35"E A DISTANCE OF 127.34 FEET TO A 5/8 INCH REBAR;
 THENCE S20°10'01"E A DISTANCE OF 112.05 FEET TO A 5/8 INCH REBAR;
 THENCE S88°44'35"E A DISTANCE OF 218.51 FEET TO A 5/8 INCH REBAR;
 THENCE S20°08'26"W A DISTANCE OF 147.38 FEET TO A 5/8 INCH REBAR;
 THENCE S88°44'35"E A DISTANCE OF 11.71 FEET TO A 5/8 INCH REBAR MARKING THE INTERSECTION OF SAID WESTERLY LINE AND THE WESTERLY LINE OF THE SHORES SUBDIVISION - PHASE 1 AS RECORDED IN THE OFFICIAL RECORDS OF SAID ADA COUNTY IN PLAT BOOK 94 AT PAGES 11424 THROUGH 11432;
 THENCE LEAVING SAID WESTERLY LINE AND ALONG SAID WESTERLY LINE OF THE SHORES SUBDIVISION - PHASE 1 THE FOLLOWING COURSES, S21°15'25"W A DISTANCE OF 88.00 FEET TO A 5/8 INCH REBAR;
 THENCE S88°44'35"E A DISTANCE OF 30.17 FEET TO A 5/8 INCH REBAR;
 THENCE S22°08'26"W A DISTANCE OF 355.34 FEET TO A POINT, FROM WHICH A 5/8 INCH REBAR WITNESS CORNER BEARS N28°06'26"E A DISTANCE OF 5.00 FEET;
 THENCE LEAVING SAID WESTERLY LINE N85°09'22"W A DISTANCE OF 54.76 FEET TO A 5/8 INCH REBAR;
 THENCE N42°05'37"W A DISTANCE OF 192.06 FEET TO A 5/8 INCH REBAR;
 THENCE N81°47'07"W A DISTANCE OF 160.85 FEET TO A 5/8 INCH REBAR;
 THENCE N51°47'48"W A DISTANCE OF 80.88 FEET TO A 5/8 INCH REBAR;
 THENCE N59°38'10"W A DISTANCE OF 149.47 FEET TO A 5/8 INCH REBAR;
 THENCE N59°52'24"E A DISTANCE OF 199.93 FEET TO A 5/8 INCH REBAR;
 THENCE N18°03'49"W A DISTANCE OF 153.46 FEET TO A 5/8 INCH REBAR;
 THENCE N13°30'18"W A DISTANCE OF 125.90 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 8.40 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
 MEMBER
 MACELLAN DEVELOPMENT, LLC

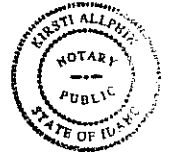
ACKNOWLEDGMENT

STATE OF IDAHO }
 ADA COUNTY } 55

ON THIS 20th DAY OF September IN THE YEAR 2012 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 A MEMBER OF MACELLAN DEVELOPMENT, LLC AND THE PERSON WHO EXECUTED THIS INSTRUMENT ON BEHALF OF SAID LLC AND ACKNOWLEDGED TO ME THAT SUCH 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



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	LENGTH
C1	100.00'	48.07'	27°32'34"	N33°53'53"W	47.61'
C2	50.00'	48.07'	55°05'07"	N20°07'36"W	46.24'
C3	100.00'	41.58'	23°49'38"	N4°29'51"W	41.29'
C4	100.00'	6.49'	3°42'57"	N18°16'07"W	6.48'
C5	167.00'	101.41'	34°47'33"	N37°31'23"W	99.66'
C6	167.00'	40.29'	13°49'26"	N61°49'52"W	40.19'
C7	100.00'	40.54'	23°33'30"	S47°11'47"E	40.26'
C8	50.00'	48.07'	55°05'07"	S20°07'36"E	46.24'
C9	100.00'	41.87'	23°59'31"	S35°40'24"E	41.57'
C10	100.00'	6.20'	3°33'03"	S21°54'07"E	6.20'
C11	233.00'	35.31'	8°40'59"	S24°28'06"E	35.28'
C12	233.00'	125.58'	30°52'46"	S44°14'58"E	124.06'
C13	233.00'	36.82'	9°03'14"	S64°12'56"E	36.78'
C14	100.00'	48.07'	27°32'34"	S6°21'19"E	47.61'
C15	100.00'	48.07'	27°32'34"	N33°53'53"W	47.61'
C16	167.00'	141.70'	48°38'59"	N44°26'05"W	137.49'
C17	200.00'	169.70'	48°38'59"	S44°26'05"E	164.88'
C18	233.00'	197.70'	48°38'59"	N44°26'05"W	191.63'

NOTES

- 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.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 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.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN, PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
- A PORTION OF LOTS 3 AND 4 OF BLOCK 4 ARE SERVED 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. 18053259. 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.
- 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 UNLESS OTHERWISE SHOWN. 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.
- LOTS WITHIN THIS SUBDIVISION CONTAIN ACCESS RESTRICTIONS. DRIVEWAYS ARE PERMITTED ONLY WHERE SIDEWALKS ARE DIRECTLY ATTACHED TO THE ROADWAY CURB. THESE LOTS INCLUDE LOT 17 OF BLOCK 1 AND LOTS 3 AND 4 OF BLOCK 4.
- LOTS 1, 2 AND 3 OF BLOCK 4, CONTAIN 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. HWW-042100139.
- LANDSCAPING AND CONSTRUCTION IN THE PUBLIC RIGHT OF WAY AND WITHIN ADA COUNTY HIGHWAY DISTRICT (ACHD) EASEMENTS INCLUDING ON PORTIONS OF LOT 17 OF BLOCK 1 AND LOTS 3 AND 4 OF BLOCK 4 WITHIN ACHD EASEMENTS ARE ENCUMBERED BY AN ACHD LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. 11201854.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
- THIS PLAT IS SUBJECT TO AND BEING ANNEXED INTO THE SHORES SUBDIVISION HOMEOWNER'S ASSOCIATION UNDER THE "FIFTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE SHORES SUBDIVISION", INSTRUMENT NO. 11201854




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PLAT OF WATERS EDGE SUBDIVISION - PHASE 2

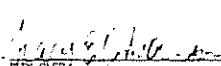
APPROVAL OF CITY ENGINEER


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.


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 13 DAY OF December, 2011, THIS FINAL PLAT WAS APPROVED AND ACCEPTED.



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 5th DAY OF September, 2012.


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 COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



ADA COUNTY SURVEYOR
PLS 5359


DATE: 10-1-2012

CERTIFICATE OF SURVEYOR

I, KEVIN N. SORENSEN, DO HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF WATERS EDGE SUBDIVISION - PHASE 2 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.

KEVIN N. SORENSEN, P.L.S. 11120




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 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

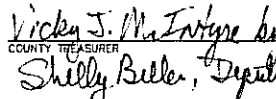

HEALTH OFFICER

DATE: 2-2-12




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.


COUNTY TREASURER

DATE: 10/1/12




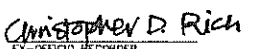
CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
ADA COUNTY } SS

I HEREBY CERTIFY THAT THIS PLAT OF WATERS EDGE SUBDIVISION - PHASE 2 WAS FILED AT THE REQUEST OF Magellan Development AT 29 MINUTES PAST 11 O'CLOCK A.M., THIS 2 DAY OF Oct, 2012 A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK 104 OF PLATS AT PAGES 1411 THRU 1413.

INSTRUMENT NUMBER 112101837


RECORDER


EX-OFFICIO RECORDER

FEES \$ 16.00

KM ENGINEERING, LLP

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