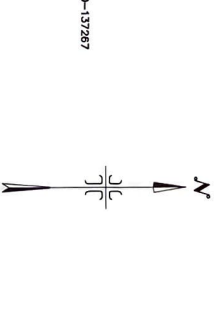
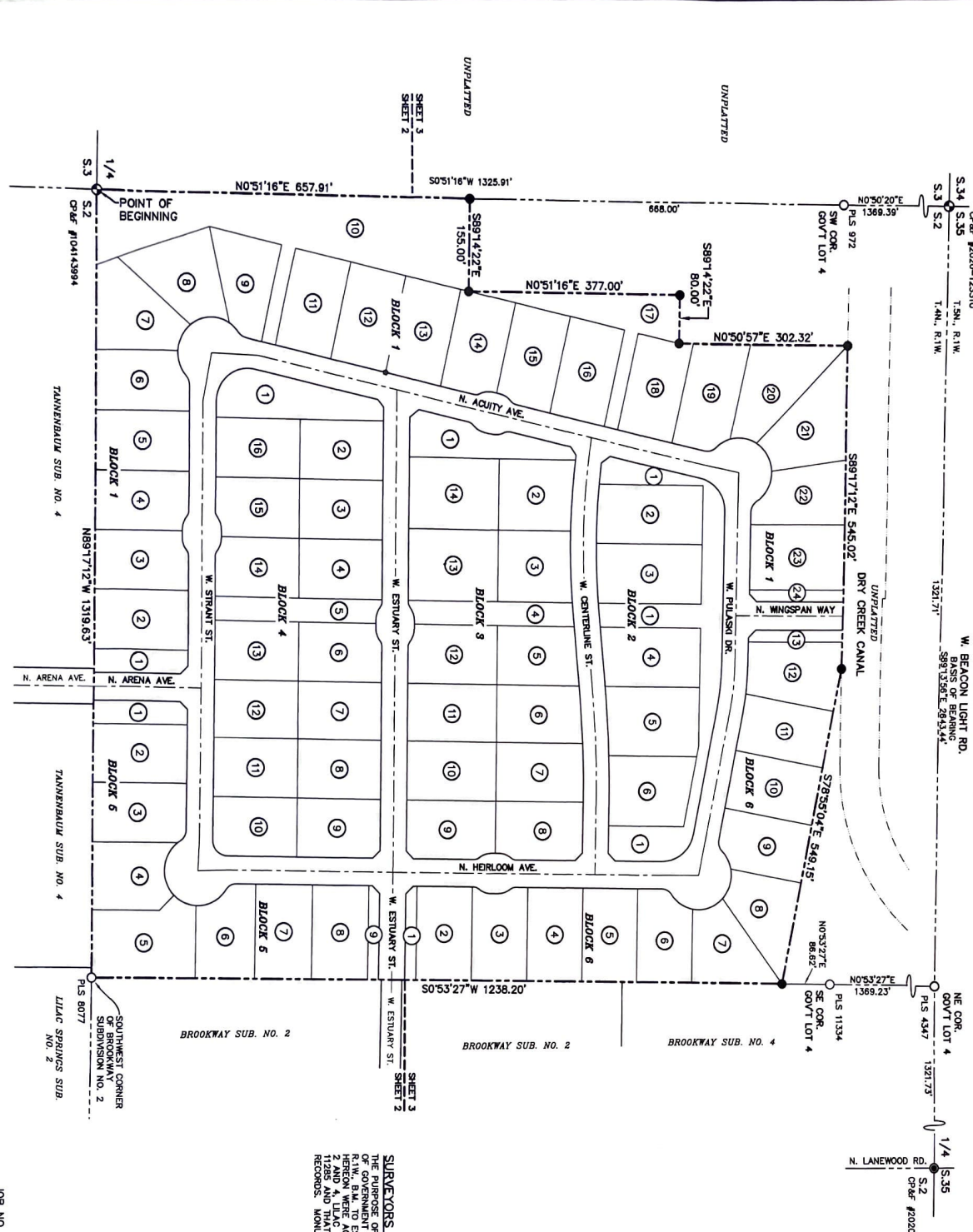


# STAGS CROSSING SUBDIVISION NO. 1

PLAT SHOWING  
 A PORTION OF GOVERNMENT LOT 4 AND A PORTION OF THE  
 SW 1/4 OF THE NW 1/4 OF SECTION 2, T.4N., R.1W., B.M.,  
 EAGLE, ADA COUNTY, IDAHO  
 2022



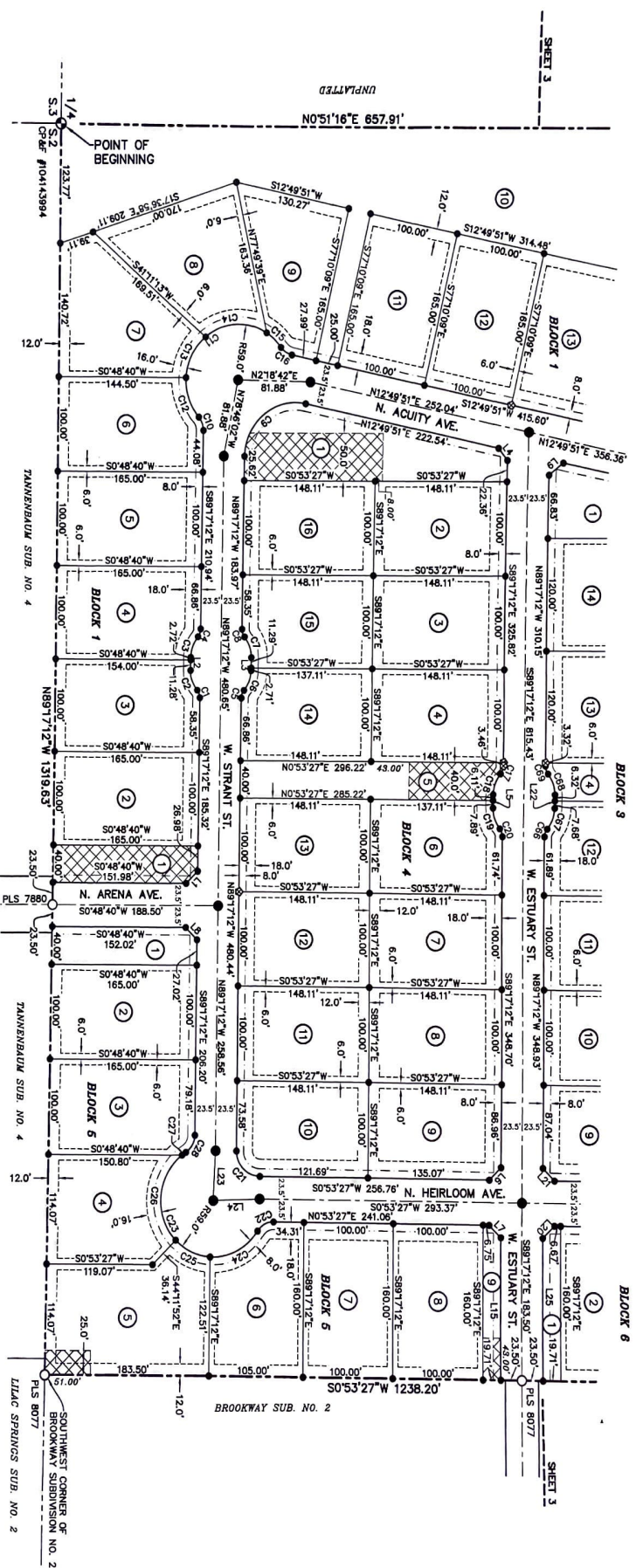
- LEGEND**
- FOUND 5/8" IRON PIN AS NOTED.
  - FOUND BRASS CAP MONUMENT
  - SET 5/8" IRON PIN W/ "PLS 7729" CAP.
  - FOUND ALUMINUM CAP MONUMENT
  - LOT NO.
  - SUBDIVISION BOUNDARY LINE
  - LOT LINE
  - SECTION LINE
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - DRY CREEK CANAL EASEMENT
  - SET NOTE 1B

**SURVEYORS NARRATIVE:**  
 THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY SHOWN HERON, BEING A PORTION OF GOVERNMENT LOT 4 AND A PORTION OF THE SW 1/4 OF SECTION 2, T.4N., R.1W., B.M., EAGLE, ADA COUNTY, IDAHO, AND A PORTION OF THE NW 1/4 OF SECTION 2, T.4N., R.1W., B.M., EAGLE, ADA COUNTY, IDAHO, AS SHOWN ON RECORDS. MONUMENTS OF RECORD NOT FOUND WERE RESET AS SHOWN HERON.

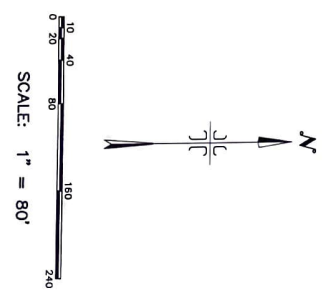


b. 123 p. 19445

# STAGS CROSSING SUBDIVISION NO. 1



- LEGEND**
- FOUND 5/8" IRON PIN AS NOTED
  - FOUND BRASS CAP MONUMENT
  - SET 1/2" IRON PIN PLUS 7729
  - SET 5/8" IRON PIN PLUS 7729
  - SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT PLUS 7729
  - SUBDIVISION BOUNDARY LINE
  - LOT LINE
  - SECTION LINE
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - EASEMENT LINE
  - A.C.H.D. STORM DRAIN EASEMENT (NOTE 5)
  - SIDEWALK EASEMENT LINE, SEE NOTE 9
  - LOT NO.
  - EASEMENT DIMENSION



SEE SHEET 4 FOR NOTES AND LINE/CURVE DATA TABLES



BOOK PAGE

**ISG**  
IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 946-6570

2-25 Pg. 14 of 46









# STAGGS CROSSING SUBDIVISION NO. 1

b. 123 p. 19649

### CERTIFICATE OF OWNERS

Know all men by these presents, That Cottonwood Creek, LLC, an Idaho Limited Liability Company is the owner of the property described as follows:

A portion of Government Lot 4 and a portion of the SW 1/4 of the NW 1/4 of Section 2, T. 4N., R. 1W., B.M., Eagle, Ada County, Idaho, being more particularly described as follows:

**BEGINNING** at the W1/4 corner of said Section 2 from which the SW corner of said Government Lot 4 bears North 00°51'16" East, 1325.91 feet;

thence along West boundary line of said Section 2 North 00°51'16" East, 657.91 feet;

thence leaving said West boundary line South 89°14'22" East, 155.00 feet;

thence North 00°51'16" East, 377.00 feet;

thence South 89°14'22" East, 80.00 feet;

thence North 00°50'57" East, 302.32 feet;

thence South 89°17'12" East, 545.02 feet;

thence South 78°55'04" East, 549.15 feet to a point on the East boundary line of the SW 1/4 of the NW 1/4 of Section 2 and the West boundary line of Brookway Subdivision No. 4 as filed in Book 122 of Plats at Pages 19203 through 19211, records of Ada County, Idaho.

thence along said East boundary line of the SW 1/4 of the NW 1/4 of said Section 2 and the West boundary line of said Brookway Subdivision No. 4 and Brookway Subdivision No. 2 as filed in Book 117 of Plats at Pages 17752 through 17759, records of Ada County, Idaho, South 153°27' West, 1,238.20 feet to the SW corner of said Brookway Subdivision No. 2, said point also being the North boundary line Liliac Springs Subdivision No. 2 as filed in Book 113 of Plats at Pages 16568 through 16570, records of Ada County, Idaho.

thence along the North boundary line of said Liliac Springs Subdivision No. 2 and the North boundary line of Tarnelbaum Subdivision No. 4 as filed in Book 112 of Plats at Pages 16427 through 16430, records of Ada County, Idaho North 89°17'12" West, 1,319.63 feet to the **POINT OF BEGINNING**. Containing 36.83 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water service from the City of Eagle municipal water system and the City of Eagle Water Department has agreed in writing to serve all the lots in this subdivision.

Cottonwood Creek, LLC, an Idaho Limited Liability Company

*Charles Albano, Manager*  
Charles Albano, manager

### CERTIFICATE OF SURVEYOR

I, Gregory G. Carter, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" 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.

Gregory G. Carter



P.L.S. No. 7729

### ACKNOWLEDGEMENT

State of California )  
County of **Orange** ) s.s.

On this 26 day of May, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Charles Albano, known or identified to me to be the manager of Cottonwood Creek, LLC, an Idaho limited liability company, the limited liability company that executed the instrument on behalf of said limited liability company, and acknowledged to me that said limited liability company 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.

Oct. 13, 2025  
My commission expires



*Ana Victoria Juretz*  
Notary Public for California  
Residing in Anaheim, California

BOOK PAGE

JOB NO. 21-062  
SHEET 5 OF 6

**ISG**  
IDAHO SURVEY GROUP, LLC

8955 W EMERALD ST.  
BOISE, IDAHO 83744  
(208) 546-8770



# STAG S CROSSING SUBDIVISION NO. 1

p. 123 p. 19650

**HEALTH CERTIFICATE**

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on the 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.



*Stella Borkin* RCHS  
Central District Health  
Date 10-20-2021

**APPROVAL OF ADA COUNTY HIGHWAY DISTRICT**

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 7<sup>th</sup> day of MARCH, 2022

*Mary M. King*  
President CHD



**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.

*Scott M. Clark*  
Eagle City Engineer PE 16745  
Date 6-27-2022

**APPROVAL OF CITY COUNCIL**

I, the undersigned, City Clerk in and for the City of Eagle, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the 21<sup>st</sup> day of JULY, 2021, this plat was approved and accepted.



*Troy E. Osborn*  
for Troy E. Osborn  
City Clerk, Eagle, Idaho  
Date 7/11/2022

**CERTIFICATE OF COUNTY SURREYOR**

I, the undersigned, Patricia Sander 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.

*Patricia Sander*  
County Surveyor  
725# 13553  
8 July 2022



**CERTIFICATE OF 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.

*Elizabeth Mahn*  
Date July 8, 2022



*Elizabeth Mahn*  
County Treasurer  
Signed by Deputy: *Alexandra Caputo*

**COUNTY RECORDER'S CERTIFICATE**

State of Idaho ) s.s.  
County of Ada )

I hereby certify that this instrument was filed for record at the request of Stag Survey Corp at 59 Minutes past 2 O'clock P M. on this 17<sup>th</sup> day of July, 2022, in Book 123 of plats at Pages 1945-1960.  
Instrument No. 2022-062192

*Phil McEvine*  
Deputy  
Date 7/21/22  
Fee \$1.00

*Phil McEvine*  
Ex-Officio Recorder

