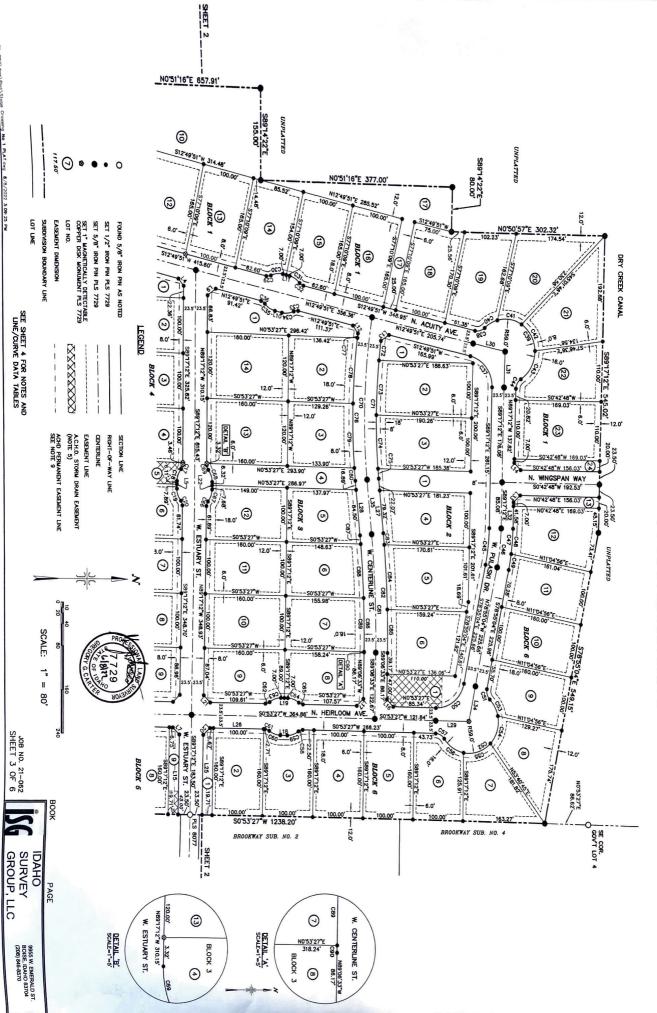


STAGS CROSSING SUBDIVISION NO. 1

9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570

STAGS CROSSING SUBDIVISION NO. 1



6.123 p. 19647

STAGS CROSSING SUBDIVISION NO. 1

6. 23 p.

34961

HAIS DEPLOMENT RECOGNIZES SECTION 22-0453 OF THE IDAHO CODE, RIGHT TO FAMILY OFF, WHICH STATES, "NO AGRICULTURAL PERPATURA AGRICULTURAL PERPATURA AGRICULTURAL PERPATURA AGRICULTURAL PERPATURA AGRICULTURA AGRICULTURAL FACILITY OR EDWANSON WAS NOT A AGRICULTURAL FACILITY OR EDWANSON HEREOF."

C81 2000.00 219.85 C82 2023.50 222.44

219.74

617'54" DELTA

CURVE TABLE CHORD DIST.

C83 2023.50

21.28

120.29 222.33

S86'53'54"W 3'24'24"

S89'44'46"W 2'17'21" S84'53'37"W 0'36'09" S87'44'30"W 617'54" S87'44'30"W CHORD BRG.

C88 1976.50 C87 1976.50 16.10 C86 1976.50 217.27 C85 2023.50 80.85 C84 2023.50 120.31

100.30

100.29

S87'44'30"W 6'17'54" S84'49'33"W 0'28'00" S86'30'46"W 2'54'28"

100.03 16.10 217.16 80.84 21.28

S89"25"00"W 2"54"00"

- APY RE-SUBDINSION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE APPLICABLE CITY OF EAGLE SUBDINSION REGULATIONS IN EFFECT AT THE SAME OF THE RE-SUBDINSION.
- MINIMUM BUILDING STRACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF EACLE ZONING CODE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED.
- LOTS 1, 10, 17, AND 24, BLOCK 1; LOT 1, BLOCK 2; LOTS 1 AND 4, BLOCK 3; LOTS 1 AND 4, BLOCK 4, LOTS 1 AND 5, BLOCK 6; LOTS 1 AND 5, BLOCK 6; BLOCK
- A PORTION OF LOT 1, BLOCK 2, LOTS 1 AND 5, BLOCK 4 AND LOTS 5 AND 9, BLOCK 5, AND 4, LOT LOT 1, BLOCK 5, AND 4, DELOTE WATER DRAWING SYSTEMS. THESE CONTROL TO AND CONTROL THE AGO EXPERIENCE SYSTEMS. THESE CONTROL TO STANDARD FOR A WATER DRAW AND ADDRESS OF HOLD MASTER PREPARED. SOM WE BE DRAW AS TOWNED ON HOUSEAST, 10, 2015, AS INSTRUMENT NO. 2015-10228, OPTION.

 SET OF THE SYSTEM AND ADDRESS OF THE SYSTEM AND THE AGO EXPENDED THE STORM WATER DRAWAGE SYSTEMS.
- AN EIGHTEIN (18.09) FOOT WIE FERMANDIT PUBLIC UTILITIES, LOT DRAINAGE, AND PRESSURE RREGLATION EXEMBENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-MAY DILLESS OTHER MSS SHOWN.
- A THELLY (1/2,00) FOOT WIDE PHIBLIC LITHINGS, LIOT DRAWAGE, AND PRESSURE IRRIGATION EASIEDHY IS HERBEY DESCAMIND LAWAY CHARLES MANAGONIDES AND OTHER THE EXTENSE SUBDIVISION BOUNDARY LIKE WHEES MANAGONIDES AND OTHERWESE. A PRELIXE (1/2,00) FOOT GRAWITY IRRIGATION EASIENT IS HERBEY DESCRIPTION OF THE PRESSURE IS HERBEY LITHINGS OF LOTS 6 AND 7, BLOCK I.
- A SIX (6.00) FOOT WIDE PUBLIC UTILITIES, LOT DRAINAGE, AND PRESSURE IRRIGATION EASEMENT IS HEREBY DESIGNATED ALONG EACH SIDE OF INTERIOR LOT LINES.
- ACHD PERMANENT EASEMENT INST. NO. 2022-016939.
- IO. ENSINO EASSAENT IN EAVOR OF IDANO POWER COMPANY FOR POWER LIKES AND MOREEN/EXCENSE TO SAID POWER LIKES PER INSTRUMENT NO. 82729. SAID LEASTAENT FALLS ENTRELY WHIMIN THE THEME (12-00) FOOT WICE FUNDED UTULITIES, LOT DANAMAE, AND PRESSURE REMOINTION EXSURENT ALMOST THE REAR LOT LIKES OF LOTS 14—21, BLOCK 1 AND ITS ENTENSION ACROSS A PORTION OF LOT 17, BLOCK 1.
- LOT 10, BLOCK 1 SHALL BE SUBJECT TO AN OPERATION AND MAINTENANCE EASSEMENT IN FAVOR OF THE NEW DRY CREEK DITCH COMPANY AND FARMERS UNION DITCH COMPANY.
- ALL LOTS WILL BE SUBJECT TO THE TIBMS AND CONDITIONS OF THE MISTER DECLARATION OF COMPANIAN, CONDITIONS, RESTRICTIONS AND EXPLIENTS, AS THEY MAY BE AMERICAD FROM THE TO THE FOR STAGS CREEK SUBDIVISION, THE HOMEOWNERS ASSOCIATION CAMBOILED BE DISSOLVED WITHOUT THE EXPRESS CONSISTS OF THE CITY OF EAGLE.
- 13. THE STAC'S CROSSING SUBDIVISION HOLEDWIRE'S ASSOCIATION SHALL OWN AND MAINTAIN ALL APPURTENANCES ASSOCIATED WITH THE PRESSURE IRRIGATION SYSTEM.
- 14. DEVELOPMENT OF THIS PROPERTY SHALL BE IN CONFORMANCE WITH THE DEVELOPMENT AGREEMENT ASSOCIATED WITH RZ-08-19 OR ANY SUBSEQUENT MODIFICATIONS.
- 15. IN COMPLIANCE WITH THE IDAID CODE SECTION 31—2005(1/5) THE OWNER OF THIS SHEWNER, WITH THE SHEWNER WITH THE SHEWNER WITH THE SHEWNERS WILL BE CREATED FOR ASSESSMENTS FROM THE NEW WITHIN THE CITY COMPLANT AND THE FARMERS UNION DITCH COMPANY FOR SAUDISCH WATER.
- 16. ACHD TEMPORARY LICENSE AGREEMENT INST. NO 2022-020756, AMENDMENT NO. 1 TO THE LICENSE AGREEMENT INST. NO. 2022-047825.
- 17. NEW DRY CREEK DITCH COMPANY LICENSE AGREEMENT INST. NO. 2021-045223.
- 18. NEW DRY CREEK CANAL EASEMENT INST. NO. 2021-045222.

21-062\dwg\Plat\Stags Crossing No 1 PLAT.dwg 6/8/2022 3:36:27 PM

C18 C19 C19 C19 C20 C20 C20 C21 C21 C21 C22 C22 C23 C23 C23 C23 C23 C23 C23 C23	C18 C19 C21 C21 C22 C23 C23 C23 C23 C23 C23 C23 C23 C23						2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2				2 2 2 2 2 2 2 2 2 2 2	2 2 2 2 2 2 2 2 2 2	000000000000000000000000000000000000000	0 0 0 0 0 0 0 0	9 9 9 9 9 9 9	000000	00000	20000	0000	000	00	0	,	6	Τ,	Τ,	10	Τ,		T	0	T_	T.	T.	T_	T.	T.	T.	T_	T	ρ	Г
\vdash		+	+	+		_	-	+	+	+	+	+	-	-	_	C26	C25	⊢	+	+	2	2	+	+	97	26	-	+	CI3	C12	3	8	8	8	3	8	ß	2	ដ	23	3	W	
59.00	59.00	+	2 00.00	5	13.00	34.50	34.50	13.00	0.00		34.50	3	13.00	21.00	59.00	59.00	59.00	59.00	59.00	21.00	26.50	13.00	34.50	34.50	13.00	21.00	59.00	59.00	59.00	59.00	59.00	21.00	56.50	13.00	34.50	34.50	13.00	13.00	34.50	34.50	13.00	RADIUS	
28.96	196.84	20.76	/6.00	70 00	9.03	23.96	23.96	9.03	9.03	20.00	23.96	30 20	9.03	21.24	5.28	100.65	43.48	62.44	211.85	21.24	41.54	9.03	23.96	23.96	9.03	15.40	22.52	73.68	49.78	45.68	191.66	15.40	100.70	9.03	23.96	23.96	9.03	9.03	23.96	23.96	9.03	HENGTH	
28.67	117.44	19.92	71.02	2 2	8.85	23.48	23.48	8.85	8.85	04.02	24.00	97.70	8.85	20.35	5.28	88.88	42.50	59.57	115.04	20.35	37.42	8.85	23.48	23.48	8.85	15.05	22.39	68.99	48.32	14.54	117.83	15.05	87.89	8.85	23.48	23.48	8.85	8.85	23.48	23.48	8.85	CHORD DIST.	CURVE TABLE
S29'44'36"E	S51'46'20"W	N15'29'09"W	S51'46'20"W	# 87 C+ 70C	M.OC. 1.CLS	N32'43'29"E	N703'47W	5703'47"E	N32'43'29"E	M 67 C4 700	3/400 VE		MAC PACE	WEST BLOSN	\$33'53'41"E	S85'19'40"E	N24'41'22"E	N26'44'37"W	N45'48'08"E	S28"05"10"E	N45'48'08"E	\$70'49'10"W	N70'49'10"E	S69'23'34"E	N69"23"34"W	N33'49'58"E	S43'53'58"W	S2'48'48"E	S62'45'42"E	N70'53'18"E	S3813'40"E	S69'42'41"W	S3813'40"E	N70'49'10"E	S70"49"10"W	N69'23'34"W	S69'23'34"E	N69'23'34"W	S69"23"34"E	N70'49'10"E	S70'49'10"W	CHORD BRG.	Б
28'07'11"	19109'03"	56'38'06"	7752'57	34/10	20.474.05	39.47.16	39'47'16"	39'47'16"	39'47'16"	39.4716	39.4/16	10 17 60	20,07,10	575710	507'33"	97'44'25"	42"13'32"	60'38'26"	205'43'55"	57'57'19"	89'49'21"	39'47'16"	39'47'16"	39'47'16"	39'47'16"	42'00'14"	21'52'16"	71'33'16"	48'20'32"	44'21'28"	186'07'32"	42'00'14"	102'07'03"	39'47'16"	39'47'16"	39'47'16"	39'47'16"	39'47'16"	39'47'16"	39'47'16"	39'47'16"	DELTA	
C80	C79	C78	C77	6/6	3	C75	C74	c73	C72	C71	C70	8	8	3	287	086	085	C64	C63	C62	C61	C60	C59	C58	C57	C56	C55	C54	C53	C52	651	C50	2	C48	C47	2	2	2	2	242	2	CURVE	
1223.50	1223.50	1223.50	1223.50	1223.50		1176.50	1176.50	1176.50	1176.50	1176.50	1200.00	10.00	9.00	3	5	13.00	13.00	34.50	34.50	13.00	13.00	34.50	34.50	13.00	21.00	59.00	59.00	59.00	59.00	59.00	21.00	56.50	423.50	423.50	423.50	400.00	376.50	21.00	59.00	59.00	59.00	RADIUS	
23.33	120.15	120.24	8.03	271.76	1	18.15	100.17	100.09	35.79	254.19	299.65	9.00	23.96	20.00	30.20	9.03	9.03	23.96	23.96	9.03	9.03	23.96	23.96	9.03	20.41	47.59	59.41	54.83	35.03	196.86	20.41	78.70	29.75	\rightarrow	-	\rightarrow	-	20.76	60.82	57.38		LENGTH	
23.33	120.10	120.19	8.03	271.20	0.10	18 15	100.13	100.06	35.79	253.70	298.87	8.85	23.48	23.40	2000	8.85	8.85	23.48	23.48	8.85	8.85	23.48	23.48	8.85	19.61	46.31	56.93	52.87	34.52	117.44	19.61	72.49	29.74	46.87	76.54	72.29	68.04	19.92	58.17	55.14	\rightarrow		CURVE TABLE
NRS'DR'20"E	N88"29"55"E	S85'52'22"E	S82'52'09"E	S89'02'40"E	40 ZO CON	No.	N87'54'56"F	S87"12"30"E	S83'53'59"E	S8913'04"E	S8815'14"E	N70'49'10"E	S70'49'10"W	N69723'34"W	3 40 07 600	J. F. L. C. O. S.	N20'47'05"F	S20'47'05"W	3,11,00,61S	M_11,00,61N	S20'47'05"W	N20"47"05"E	W_11,00.61N	S19'00'11"E	S28'43'53"W	N33'27'49"E	N18'29'28"W	N73'57'30"W	S62"24"39"W	N39700'49"W	N73"14"30"E	N39700'49"W	N80'55'49"W	W.25,90.98N	W-80,90.48N	W-80,90.48N	N84"06'08"W	S60'58'12"E	N6271709"W	S60'25'14"W	S8'26'	CHORD BRG.	
+	\dashv	5'37'51"	0'22'34"	12'43'35"	053.03	1	14,03,7	4.52'27"	1.44,34.	12"22"45"	1418'25"	39'47'16"	39'47'16"	39'47'16"	+	101710	\rightarrow	-	39.47'16"	-		-	\rightarrow	_	\rightarrow	\rightarrow	\rightarrow	\rightarrow	-	_	_		-	-	-	\rightarrow	\rightarrow	-	-	-		DELTA	

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LINE T	TABLE	_		LINE TA	TABLE
LENGTH	BEARING	ы	E	LENGTH	BEARING
18.40	N4474'16"W		L19	14.00	N0'53'27"E
14.00	S89"7"12"E	_	120	18.41	S4411'52"E
14.00	N897712"W	_	2	18.36	S45'48'08"W
16.34	S51'46'20"W	_	122	14.00	S89"7"12"E
14.00	S89"7"12"E	_	123	51.93	W.21,10.28N
18.41	S44'11'52"E	_	124	51.93	S1"22"28"E
18.36	S45"48"08"W	_	125	146.96	S8977'12"E
18.37	S45'45'44"W	_	126	109.38	S0'53'27"W
20.22	S3813'40"E	_	27	101.39	N84'35'33"E
14.00	N12'49'51"E	_	128	101.39	N84'35'33"E
14.00	S12'49'51"W	_	129	66.40	S0'22'12"W
17.48	S55'04'29"W	_	130	65.05	N12"23"22"E
19.30	S35'05'55"E	_	弡	65.05	S88'50'42"E
18.38	N45'42'48"E	_	132	48.58	S8917'12"E
147.04	S89"17"12"E	_	133	18.38	S4417'12"E
18.38	S45'53'27"W	-	Į.	66.40	S78"23"50"E
18.38	S44'06'33"E	_	135	101.39	N84'35'33"E

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DISTANCES	
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FEET.	

L18 14.00 S0'53'27"W



GROUP, LLC SURVEY IDAHO

9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570

JOB NO. 21-062 SHEET 4 OF 6

PAGE

p. 123 p. 15649

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:

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

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 said 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 1/1 of Plats at Pages 17752 through 17759, records of Ada County, Idaho South 00*53'27" West, 1,238 20 feet to the SW comer of said Brookway Subdivision No. 2, said point also being on the North boundary line Llac 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 Lilac Springs Subdivision No. 2 and the North boundary line of Tannenbaum 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 36.93 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 indevent; the right to use said easements is hereby perpetually reserved for public ultimes 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

Cottonwood Creek, LLC., an Idaho Limited Liability Company



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 a ctual 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.



ACKNOWLEDGMENT

State of California) s.s.

County of Orange)

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

My commission expires Oct. 13, 2025

Notary Fublic for Calf Residing in Anaheim _, California

BOOK

SURVEY GROUP, LLC IDAHO

9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570

JOB NO. 21-062 SHEET 5 OF 6

STAG S CROSSING SUBDIVISION NO. 1

D- 123 p.

2596

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 re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 7th day of March. 20 22



APPROVAL OF CITY ENGINEER

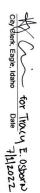
I, the undersigned, City Engineer in and for the City of Eagle, Ada County, Idaho, do hereby certify that I have checked this final plat and that the Eagle City requirements regarding final plats have been met.



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 12 day of 3VNA 20 21 this plat was approved and accepted.







CERTIFICATE OF COUNTY SURVEYOR

P62FESSUPVAL.

I, the undersigned_LAND. 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.



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.







COUNTY RECORDER'S CERTIFICATE

State of Idaho)

County of Ada)) S.S.

Thereby certify that this instrument was filed for record at the request of \landback \surface for face \frac{1}{20.22} \text{, in Book} \frac{1}{20.22} \text{, in Book}

Instrument No. 2022 - 062692

Hume

Ex-Officio Recorder

BOOK

GROUP, LLC SURVEY DAHO

9955 W. EMERAD ST. BOISE, IDAHO 8704 (208) 846-8570

JOB NO. 21-062 SHEET 6 OF 6