



PLAT RECORDING SHEET

Digital Plat Image Available in Separate System

BOOK

PAGE

Thru

SURVEYOR

SUBDIVISION NAME

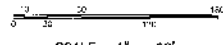
OWNERS

AT THE REQUEST OF

COMMENTS

PLAT SHOWING BELLEMEADE SUBDIVISION

A RE-SUBDIVISION OF LOTS 1 & 2, BLOCK 1 OF THE AMENDED PLAT OF FLINT ESTATES
LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 12, T.4N., R.1W., B.M.,
CITY OF EAGLE, ADA COUNTY, IDAHO
2023



SCALE: 1" = 60'

LEGEND

- FOUND 5/8" IRON PIN PLS 7729
- FOUND 1/2" IRON PIN NO DAP REPLACED WITH 5/8" IRON PIN PLS 7729
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- SET 5/8" IRON PIN PLS 7729
- SET 1" MAGNETICALLY ESTERIFIED COPPER DISK MONUMENT PLS 7729
- △ CALCULATED POINT
- ⑦ LOT NO.
- SUBDIVISION BOUNDARY LNL
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- 10' WIDE CASUALTY PLS AMENDED PLAT OF FLINT ESTATES FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE
- EASEMENT LNL-SEE NOTE 12
- EASEMENT LNL-SEE NOTE 13
- EASEMENT LNL-SEE NOTE 14
- EASEMENT LNL-SEE NOTE 15
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- EASEMENT LNL-SEE NOTE 100

SEE SHEET 2 FOR NOTES AND LINE AND CURVE TABLES

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY SHOWN HEREON, WHICH CONSISTS OF LOTS 1 AND 2 IN BLOCK 1 OF THE AMENDED PLAT OF FLINT ESTATES, ACCORDING TO THE ORIGINAL PLAT THEREOF, FILED IN BOOK 45 OF PLATS AT PAGES 2713 THROUGH 2714, ADA COUNTY, IDAHO.

TO RE-ESTABLISH THE PROPERTY BOUNDARY LINES OF SAID LOTS 1 AND 2, RECORD INFORMATION FOR SAID AMENDED PLAT OF FLINT ESTATES, R.D.S. 1087, R.D.S. 11863 AND WALKER PARK SUBDIVISION WERE USED IN CONJUNCTION WITH HOLDING THE FOUND MONUMENTS SHOWN HEREON.



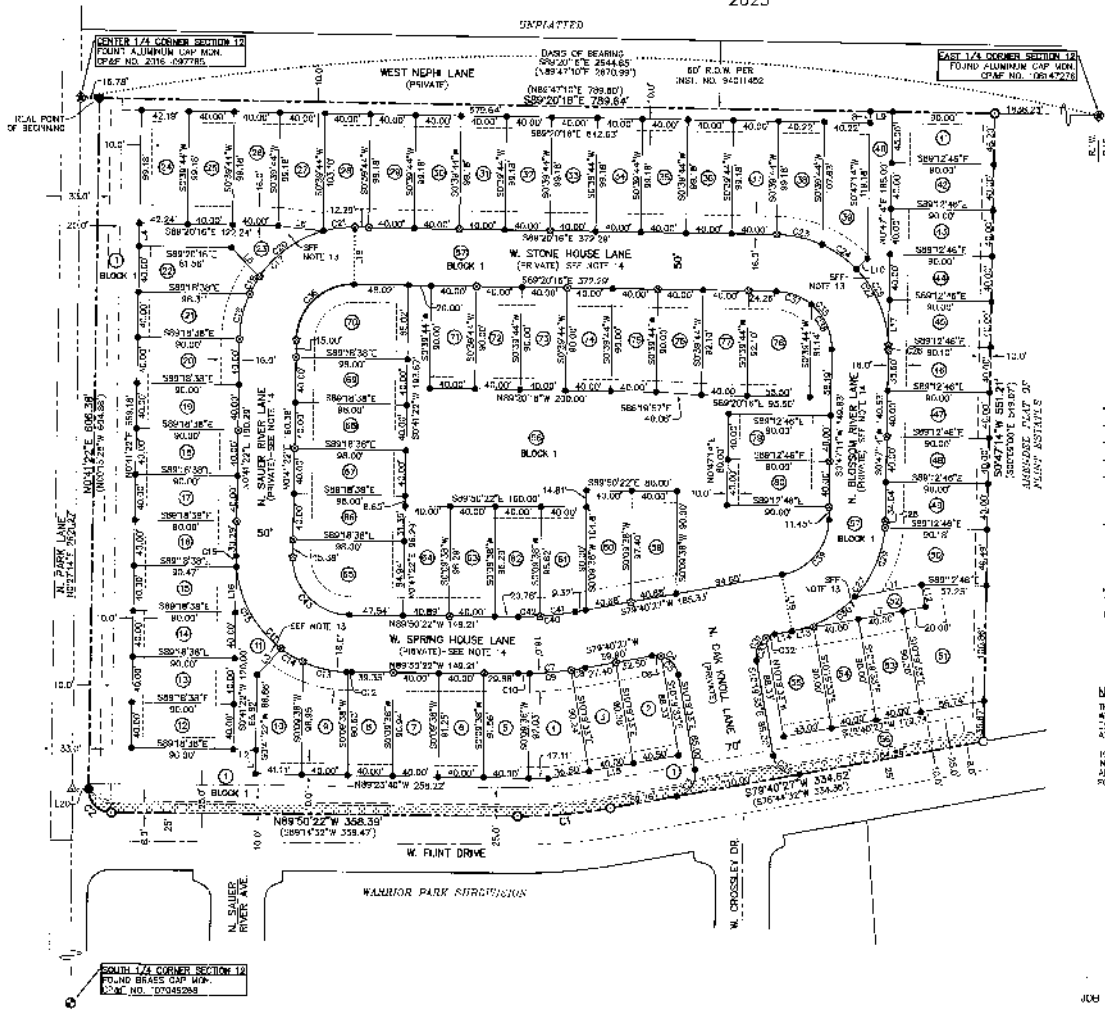
BOOK PAGE

7729 4/15/23

IDAHO SURVEY GROUP, L.L.C.

5850 W. LIME-VALLEY BL., BOISE, IDAHO 83724
PH: 208-385-0688
FAX: 208-385-0888

JOB NO. 20 261
SHEET 1 OF 4



PLAT INFORMATION: JOB NO. 20 261, SHEET 1 OF 4, DATE 4/15/23, BY JSG

BELLEMEADE SUBDIVISION

NOTES

- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF EARLE APPLICABLE ZONING AND SUBDIVISION REGULATIONS OR AS SPECIFICALLY APPROVED WITH THE DEVELOPER'S AGREEMENT ASSOCIATED WITH RZ-54-18 OR ANY SUBSEQUENT MODIFICATIONS, AT THE TIME OF ISSUANCE OF A BUILDING PERMIT. AMENDS AND RESTATED DEVELOPMENT AGREEMENT INSTR. NO. 2019-00991.
- ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE IN CONFORMANCE WITH THE CONDITIONS OF DEVELOPMENT OF THE DEVELOPMENT AGREEMENT ASSOCIATED WITH RZ-54-18 OR ANY SUBSEQUENT MODIFICATIONS.
- ANY RE-DEMARCATION OF THIS PLOT SHALL COMPLY WITH ALL APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-DEMARCATION.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED UNDER THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- REFERENCE IS MADE TO THE PUBLIC HEALTH DEPARTMENT LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
- THE DEVELOPMENT RETAINS ALL RIGHTS RESERVED OF THE EARTH CODE RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A VIOLATION OF ANY ZONING OR ANY CHANGED CONDITIONS IN OR ABOUT THE SUBSEQUENT NON-AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATIONAL FACILITY OR EXPANSION WAS NOT A VIOLATION AT THE TIME IT BEGAN OR WAS CONSIDERED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY UNLESS A NUISANCE RESULTS FROM THE IMPROPER OR NEGLECTFUL OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- IRRIGATION WATER HAS BEEN PROVIDED FROM BALANTINE DITCH COMPANY IN COMPLIANCE WITH DAHO CODE SECTION 21-305(2)(C). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM BALANTINE DITCH COMPANY.
- TEN (10) FOOT WIDE IRRIGATION EASEMENT IN FAVOR OF BALANTINE DITCH COMPANY PER LICENSE AGREEMENT RECORDED AS INSTR. NO. 2020-017475.
- TEN (10) FOOT WIDE IRRIGATION EASEMENT IN FAVOR OF GRANFORD DISTRICT NO. 2 PER LICENSE AGREEMENT RECORDED AS INSTR. NO. 2020-039147.
- LOTS 1, 11, 21, 31, 41, 51, 61, 71 AND 81 (BLOCK 1) ARE COMMON LOTS WHICH SHALL BE OWNED BY THE BELLEMEADE SUBDIVISION HOMEOWNERS ASSOCIATION AND SHALL BE SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT FOR THE BALANTINE DITCH COMPANY AND LOT DRIVE EASEMENT. THE LOCATION AND WIDTHS OF THE COMMON LOTS SHALL BE AS PROVIDED FOR IN THE OWNER'S RECORDS IN CONJUNCTION WITH THIS PLAN.
- EXCEPT FOR THOSE LOTS IDENTIFIED AS COMMON LOTS IN NOTE #11 THE FOLLOWING EASEMENTS SHALL APPLY: A SEVEN (7) FOOT WIDE PERMANENT PUBLIC UTILITY EASEMENT SERVING THE VEDA WATER IDAHO INC. PROPERTY DRAINAGE AND BELLEMEADE SUBDIVISION HOMEOWNERS ASSOCIATION STREET LIGHT AND PRESSURE IRRIGATION EASEMENT IS HEREBY DESIGNATED ALONG ALL FRONT LOT LINES. A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITY EASEMENT SERVING THE VEDA WATER IDAHO INC. PROPERTY DRAINAGE AND BELLEMEADE SUBDIVISION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION EASEMENT IS HEREBY DESIGNATED ALONG ALL REAR LOT LINES. THE ABOVE EASEMENTS ARE AS SHOWN ON THIS PLAN.
- LOT 14, BLOCK 1 SHALL BE SUBJECT TO A COMMON DRIVEWAY EASEMENT IN FAVOR OF LOTS 12, 13, 14 AND 15, BLOCK 1. LOT 23, BLOCK 1 SHALL BE SUBJECT TO A COMMON DRIVEWAY EASEMENT IN FAVOR OF LOTS 24, 25, 26 AND 27, BLOCK 1. LOT 42, BLOCK 1 SHALL BE SUBJECT TO A COMMON DRIVEWAY EASEMENT IN FAVOR OF LOTS 43, 44, 45, 46 AND 47, BLOCK 1. LOT 52, BLOCK 1 SHALL BE SUBJECT TO A COMMON DRIVEWAY EASEMENT IN FAVOR OF LOTS 53, 54, 55 AND 56, BLOCK 1. THE OWNERS OF THE LOTS BENEATH EACH SAID COMMON DRIVEWAY SHALL MAINTAIN, REPAIR, REPLACE AND PERFORM SAID COMMON DRIVES AT THEIR OWN COST AND EXPENSE AS PROVIDED FOR IN THE OWNER'S RECORDS IN CONJUNCTION WITH THIS PLAN.
- LOT 54, BLOCK 1 SHALL BE A PRIVATE ROAD AND ANY TENURE OF SAID LOT SHALL BE AS PROVIDED FOR IN THE OWNER'S RECORDS IN CONJUNCTION WITH THIS SUBDIVISION. THE RESTRICTIVE COVENANT FOR MAINTENANCE OF THE PRIVATE ROAD CANNOT BE ENFORCED AND THE BELLEMEADE SUBDIVISION HOMEOWNERS ASSOCIATION CANNOT BE OBLIGATED WITHOUT THE EXPRESS CONSENT OF THE CITY OF EARLE. LOT OWNERS WITHIN THIS SUBDIVISION HAVE THE PERPETUAL RIGHT OF ACCESS AND EGRESS OVER SAID LOT 54, BLOCK 1 AND SAID PERPETUAL EASEMENT SHALL RUN WITH THE LAND.
- THIS SUBDIVISION SHALL BE SUBJECT TO THE OWNER'S TO BE RECORDED IN CONJUNCTION WITH THIS PLAN.
- DIRECT LOT ACCESS TO PLANT DRIVE AND PARK LANE IS PROHIBITED UNDER SPECIFICITY APPROVED BY THE ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF EARLE.
- NO 40' TEMPORARY LICENSE AGREEMENT NET NO. 2019-009423.
- LOT 40, BLOCK 1 SHALL HAVE ACCESS TO W. NEPHI LANE AND SHALL BE SUBJECT TO A BLANKET PERPETUAL ADDRESS EASEMENT AS DEFINED IN THE OWNER'S RECORDS IN CONJUNCTION WITH THIS PLAN. NO OTHER LOT ACCESS TO W. NEPHI LANE IS ALLOWED.

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	480.00	82.22	82.23	5843328°W	1026162°
C2	20.00	21.60	20.41	8443430°W	903144°
C3	20.00	41.42	38.28	8443430°W	878398°
C4	20.00	31.42	28.28	8501933°W	808038°
C5	20.00	33.19	21.01	8453221°W	067519°
C6	20.00	8.22	8.17	8833913°W	733441°
C7	325.00	58.49	58.40	5843303°W	1026162°
C8	325.00	18.01	18.03	5804719°W	213728°
C9	325.00	36.73	36.72	5808934°W	878398°
C10	325.00	10.42	10.14	5804600°W	19117°
C11	100.00	188.00	142.01	8443430°W	903144°
C12	100.00	0.85	0.85	8893912°W	732719°
C13	100.00	41.41	40.82	8773826°W	232646°
C14	100.00	22.22	22.17	8629291°W	124350°
C15	100.00	91.20	81.72	8582811°W	481100°
C16	100.00	4.72	4.72	870547°W	83419°
C17	100.00	157.12	141.43	8453302°W	803128°
C18	100.00	1.14	1.14	8622528°W	233425°
C19	100.00	17.22	17.19	8392835°W	93150°
C20	100.00	20.88	20.22	8641820°W	482931°
C21	100.00	28.08	24.99	8627703°W	180823°
C22	100.00	157.33	141.58	8441813°W	903007°
C23	100.00	41.23	41.10	8773848°W	232653°
C24	100.00	37.98	37.04	8845637°W	712652°
C25	100.00	74.20	75.80	8338288°W	423222°
C26	100.00	4.40	4.40	892821°W	23123°
C27	100.00	137.88	123.68	8401551°W	783112°
C28	100.00	5.67	5.67	822846°W	375169°
C29	100.00	87.37	88.17	8223319°W	383591°
C30	130.00	64.20	63.25	867142°W	383212°
C31	20.00	31.42	28.28	8344027°W	803000°
C32	20.00	6.23	6.17	8673306°W	223111°
C33	20.00	23.18	21.91	8223306°W	887518°
C34	20.00	31.40	28.28	8501933°W	803000°
C35	50.00	78.60	70.73	8117610°W	303130°
C36	50.00	78.62	70.68	8454033°W	885822°
C37	50.00	33.74	32.10	8703019°W	383953°
C38	50.00	7.81	7.81	8243814°W	812151°
C39	50.00	68.84	63.83	8421131°W	383132°
C40	275.00	60.33	60.28	5843303°W	1026162°
C41	275.00	31.13	31.08	8893912°W	878443°
C42	275.00	18.23	18.23	5803925°W	430227°
C43	20.00	79.30	71.04	8443430°W	903144°

LINE	LENGTH	BEARING
L1	21.04	N04122°E
L2	20.00	S8916°06"E
L3	31.40	S4234°18"E
L4	20.00	N01122°E
L5	35.96	S4439°46"E
L6	46.19	S8314°13"E
L7	118.97	S7840°27"E
L8	10.00	S0417°12"E
L9	23.00	S8920°16"E
L10	13.26	N4343°29"E
L11	53.57	N7940°27"E
L12	23.00	S1019°50"E
L13	18.57	S7840°27"E
L14	15.13	N7940°27"E
L15	17.00	N7440°37"E
L16	43.00	S121°09"E
L17	43.00	S935°34"E
L18	50.00	S030°44"E
L19	30.00	S1019°50"E
L20	14.30	S8920°48"E

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
(C1)	(480.00)	82.47	82.33	(5843328°W)	(1026162°)



BELLEMEADE SUBDIVISION

CERTIFICATE OF OWNERS

Know all men by these presents That Madera Development, Inc. is the owner of the property described as follows:

A fee subdivision of Lots 1 and 2, Block 1 of the Amended Plat of Field Estates Subdivision as filed in Book 46 of Plats at Pages 3712 and 3714 located in the NW 1/4 of the SE 1/4 of Section 12, T4N, R1W, B1M, Tager, Ada County, Idaho more particularly described as follows:

Commencing at the NW corner of said Section 12 from which the SW corner of said Section 12 bears South 69°29'46" East 2644.45 feet;

thence along the East-West centerline of said Section 12 South 80°20'19" East 167.78 feet to the NW corner of said Lot 1 said point also being the REAL POINT OF BEGINNING;

thence along the North boundary line of said Lot 1 and 2 South 20°22'01" East 769.54 feet to the NE corner of said Lot 1;

thence along the East boundary line of said Lot 2 South 00°47'41" West 551.21 feet to the SE corner of said Lot 2;

thence along the southerly boundary line of said Lot 2 the following 2 courses and distances:

thence South 79°40'27" West 334.62 feet

thence 82.22 feet along the arc of curve to the right, said curve having a radius of 450.02 feet, a central angle of 102°25'05" and a long chord which bears South 64°53'06" West, 82.12 feet to the South lot corner common to said Lots 1 and 2;

thence along the easterly boundary line of said Lot 1 the following 5 courses and distances:

thence North 65°30'22" West 358.39 feet;

thence 31.62 feet along the arc of curve to the right, said curve having a radius of 25.00 feet, a central angle of 80°33'46" and a long chord which bears North 44°54'00" West, 28.41 feet;

thence North 02°41'22" East 828.26 feet to the REAL POINT OF BEGINNING. Containing 10.59 Acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat. The private roads and easements as shown on this plat are not dedicated to the public. However the right to use said private roads and easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat and no petroleum product is to be stored within the lines of said easements. All lots in this plat will be eligible to receive water service from Vectra Water Idaho, Inc. and Vectra Water Idaho, Inc. has agreed in writing, as a condition to the lots in this subdivision.

Thomas Ricks, President
Madera Development, Inc.

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, claims, distances, etc. in conformity with the State of Idaho Code relating to plats and surveys.



Gregory G. Carter

P.L.S. No. 7729

ACKNOWLEDGMENT

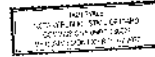
State of Idaho)

County of Ada)

On this 19 day of May, 2022, before me the undersigned a Notary Public in and for said State, personally appeared Thomas Ricks, known and identified to me to be the president of Madera Development, Inc., an Idaho Corporation that executed the foregoing instrument, and acknowledged to me that he executed such instrument for and on behalf of said corporation and that said corporation 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.

7/7/22
My commission expires



Gregory G. Carter
Notary Public for Idaho
Residing in Eagle, Idaho

JOB NO. 20 26
SHEET 3 OF 4

	IDAHO SURVEY GROUP, L.L.C.	9855 W. LAMAR BLVD. SUITE 100 BOISE, IDAHO 83724 PH: (208) 853-8270 FAX: (208) 854-0829

BELLEMEADE SUBDIVISION

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (Q.L.P.E.) representing Eagle Sewer District and SUEZ Water Idaho and the Q.L.P.E.'s approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. It is stated that as the time of this approval, no drinking water extensions or sewer extensions were anticipated. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, the sanitary restrictions may be re-assessed in accordance with Section 50-1323, Idaho Code. By the issuance of a Certificate of Disapproval, and the construction of any building or structure requiring drinking water or sewer/septic facilities shall be allowed.



Steve Deakin PEHS 4-13-2022
County Director of Health Date

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned Professional 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.

Bob Panning
County Surveyor
PLS# 13553
4 April 2023



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 19th day of April, 2023.

Maureen
President ADHD



CERTIFICATE OF COUNTY TREASURER

I, the undersigned County Treasurer in and for the County of Ada, State of Idaho, 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.

4-4-2023
Date



Elizabeth Moten
County Treasurer
Signed by Elizabeth Moten
County Treasurer

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 reviewed this final plat and that the Eagle City requirements regarding final plats have been met.

Justin Cook 7-20-2022
Eagle City Engineer PE16745 Date

COUNTY RECORDER'S CERTIFICATE

State of Idaho) S.E.
County of Ada)

I hereby certify that this instrument was filed for record at the request of SUNNY GROUP at 11
Mingren Road, Culver, ID, on this 19th day of April, 2023. It Book
126 of Plate of Pages 20157-20162.

Instrument No. 2023-020396

Gregg
Deputy
For \$21.00

Trent Triple
Co. of Co. Recorder

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 19th day of January, 2024, this plat was approved and accepted.



Tracy S. Osborn 1-30-23
for City Clerk, Eagle, Idaho Date

