

# EAGLENEST SUBDIVISION NO. 3

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 17 & 20 T14N, R4E, B1M VALLEY COUNTY, IDAHO, 2020

**CENTRAL DISTRICT HEALTH NOTES**

1. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.

2. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.

3. REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.

**SANITARY RESTRICTIONS**

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 59 CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HAS AGREED LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE CANCELLED BY THE HEALTH AUTHORITY WITH SECTION 59-1328 IDAHO CODE BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH DEPARTMENT, BHS  
 DATE 7/11/20  
 INST. NO. 430852

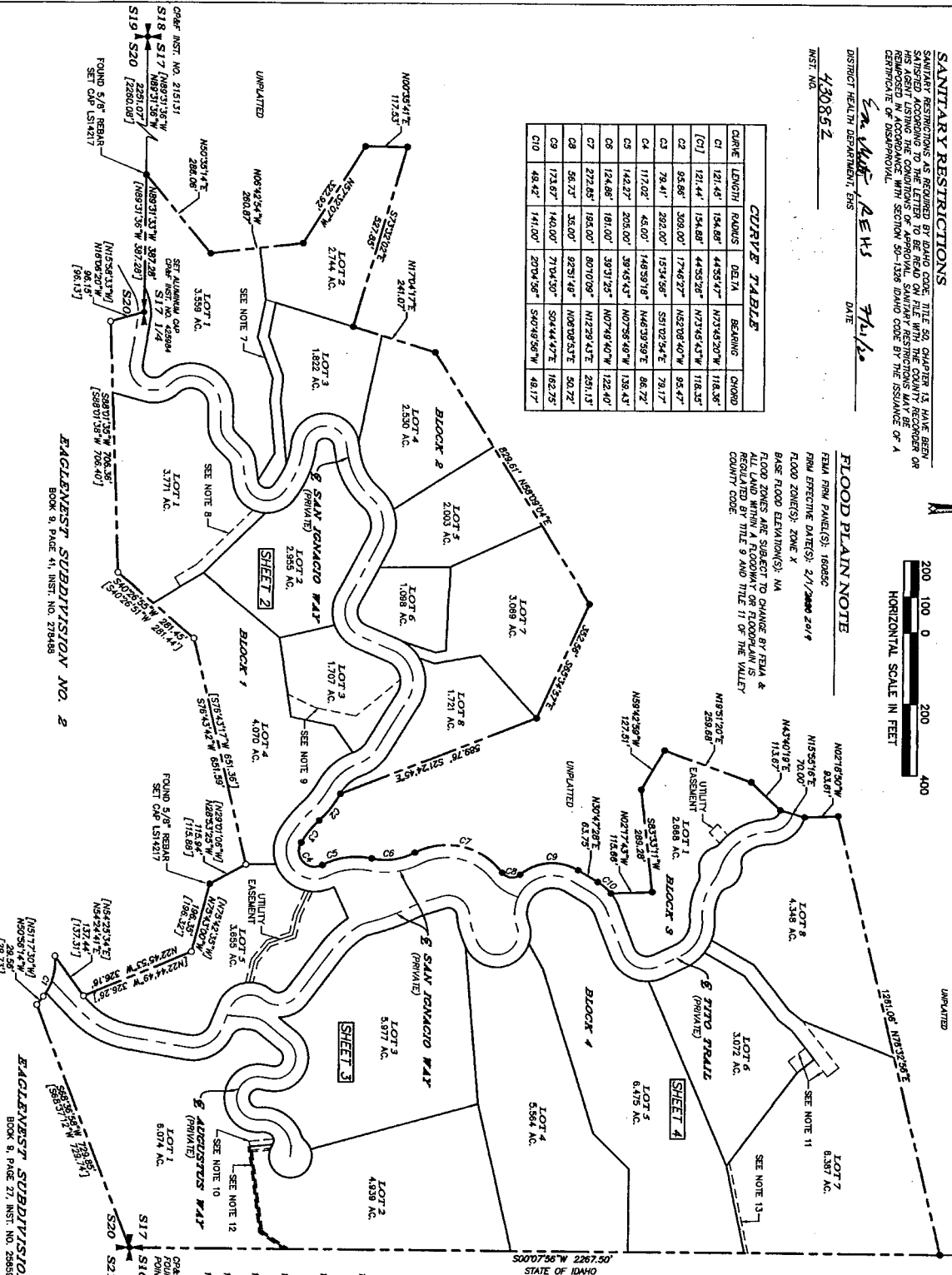
**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	121.44'	154.89'	44°55'47"	N73°43'20"W	118.38'
[C1]	121.44'	154.89'	44°55'47"	N73°43'20"W	118.38'
C2	95.66'	309.00'	17°46'57"	N57°08'40"W	95.47'
C3	78.41'	292.00'	15°34'56"	S51°02'54"E	78.17'
C4	112.02'	61.00'	148°39'18"	N46°39'59"E	86.72'
C5	142.27'	205.00'	39°45'43"	N07°56'49"W	135.43'
C6	124.68'	181.00'	39°31'25"	N07°56'49"W	122.40'
C7	272.85'	193.00'	80°10'59"	N12°29'43"E	251.13'
C8	95.23'	35.00'	82°51'49"	N08°08'53"E	50.27'
C9	173.87'	141.00'	71°04'30"	S04°44'47"E	182.75'
C10	48.42'	141.00'	20°04'56"	S04°09'56"W	48.17'



**FLOOD PLAIN NOTE**

FEMA FIRM PANEL(S) 16085C  
 FLOOD EFFECTIVE DATES: 2/1/2000 2004  
 FLOOD ZONE(S): ZONE X  
 BASE FLOOD ELEVATION(S): NA  
 FLOOD PLAIN: THE SUBJECT TO CHANGE BY FEMA & ALL LAND OWNERS TO BE ADVISED BY FEMA & REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.



S17 1/4  
 S16  
 S15  
 ROUND STONE CAP MONUMENT  
 INST. NO. 289594

**LEGEND**

- SUBDIVISION BOUNDARY
- - - LOT LINE
- - - EASEMENT LINE
- SET 5/8" x 24" REBAR WITH PLASTIC CAP L514217
- ROUND 5/8" REBAR (L55918) OR AS NOTED
- ⊕ SECTION OR 1/4 CORNER (SEE GRAF)
- ⊕ CALCULATED POINT (NO MONUMENT SET OR FOUND)

**SURVEY NARRATIVE**

THIS SURVEY WAS CONDUCTED TO SUBDIVIDE THE PROPERTIES SHOWN HEREON AS DEFINED BY THE VALLEY COUNTY SUBDIVISION ORDINANCE. ALL MONUMENTS FOUND ON THE BOUNDARIES OF EAGLENEST SUBDIVISION NO. 1 & 2 WERE ACCEPTED AND THE BOUNDARIES OF THIS SUBDIVISION ARE BASED ON THE PLAT OF EAGLENEST SUBDIVISION NO. 2 BETWEEN THE SOUTHWEST CORNER OF SECTION 17 AND THE NORTHWEST CORNER OF LOT 12, BLOCK 1 SHOULD BE 2291.06'

**NOTES**

1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
2. THE ROADS AND ROAD RIGHTS-OF-WAY DEPICTED ON THIS PLAN ARE PRIVATE AND AFTER CONSTRUCTION WILL BE OWNED AND MAINTAINED BY THE EAGLENEST DECLARATION ASSOCIATION, AS IS FURTHER PROVIDED IN THE PRIVATE ROAD VALLEY COUNTY RECORDER AS INST. NO. 430854
3. UTILITY AND DRAINAGE EASEMENTS SHALL BE THE USE OF THE UNDER-SIDE OF ALL LOT LINES ADJOINING ROADS AND SHALL FURTHER SERVE AS UTILITY AND DRAINAGE EASEMENTS PARTNER SERVE AS UTILITY AND DRAINAGE EASEMENTS
4. THERE SHALL BE NO FURTHER DIVISION OF ANY LOT SHOWN ON THIS PLAN.
5. THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IMPROVED ZONING DISTRICT AS DEFINED IN IDAHO CODE 51-3003, AND THE REQUIREMENTS IN I.C. 51-3003 ARE NOT APPLICABLE.
6. THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR EAGLENEST SUBDIVISION NO. 3 RECORDED AS INST. NO. 430855.
7. SHARED DRIVEWAY EASEMENT FOR THE USE AND BENEFIT OF LOTS 1 & 2, BLOCK 2. INST. NO. 430853.
8. SHARED DRIVEWAY EASEMENT FOR THE USE AND BENEFIT OF LOT 2 & 4, BLOCK 1. INST. NO. 430853.
9. SHARED DRIVEWAY EASEMENT FOR THE USE AND BENEFIT OF LOT 4, BLOCK 1. INST. NO. 430853.
10. SHARED DRIVEWAY EASEMENT FOR THE USE AND BENEFIT OF LOTS 1 & 2, BLOCK 4. INST. NO. 430853.
11. SHARED DRIVEWAY EASEMENT FOR THE USE AND BENEFIT OF LOTS 6 & 7, BLOCK 4. INST. NO. 430853.
12. A LOT WITH NON-ADJACENT PROPERTY EASEMENT IS HEREBY RESERVED FOR THE USE AND BENEFIT OF THE EAGLENEST HOME OWNERS ASSOCIATION.
13. A LOT WITH NON-ADJACENT PROPERTY EASEMENT IS HEREBY RESERVED FOR THE USE AND BENEFIT OF LOT 8, BLOCK 4.
14. ONLY ONE WOOD BURNING DEVICE ALLOWED PER LOT.
15. EXTENSION LIGHTING SHALL COMPLY WITH VALLEY COUNTY ORDINANCES.



**Sheet 1 of 5**

25 COVOTE TRAIL  
 CASCO, ID 83811  
 PHONE: (208) 634-6886  
 WWW.DUMMINSURVEYS.COM

Instrument # 430853  
 VALLEY COUNTY, CASCO, IDAHO  
 9181377 P.M. No. of Pages: 5  
 DONALD A. MILLER, METRIC Fee \$15.00  
 E-Commerce Revenue: Debit