INSTRUMENT #430852
VALLEY COUNTY, CASCADE, IDAHO
8-3-2020 01:35:17 PM No. of Pages: 5
Recorded for: CYNDA HERRICK
DOUGLAS A. MILLER Fee: 55.00
Ex-Officio Recorder Deputy
Index to: PLAT

EAGLENEST SUBDIVISION NO. 3

A SUBDIVISION LOCATED IN A PORTION OF
SECTIONS 17 & 20
T.14N., R.4E., B.M.
VALLEY COUNTY, IDAHO,
2020

BOOK 13 PAGE 66

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 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.

Em Mutt, REHS — 7/1/20
DISTRICT HEALTH DEPARTMENT, EHS — DATE

430852
INST. NO.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE 'GRID', IDAHO STATE PLANE (WEST ZONE) ESTABLISHED FROM A GPS NETWORK REFERENCED TO NAD 83 (2011) EPOCH:2010. TO ROTATE BEARINGS SHOWN HEREON TO "TRUE", ADD (+) -00°10'52" AT THE SOUTHWEST CORNER OF SECTION 17.

200 100 0 200 400
HORIZONTAL SCALE IN FEET

S17 1/4 S16 — FOUND STONE, SET ALUMINUM CAP MONUMENT CP&F INST. NO.

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- SET 5/8" X 24" REBAR WITH PLASTIC CAP
- FOUND 5/8" REBAR (LS5618) OR AS NOTE
- SECTION OR 1/4 CORNER (SEE CP&F)
- CALCULATED POINT (NO MONUMENT SET OR

FLOOD PLAIN NOTE

FEMA FIRM PANEL(S): 16085C
FIRM EFFECTIVE DATE(S): 2/1/2020 2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): NA

FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	121.45'	154.88'	44°53'47"	N73°45'20"W	118.36'
[C1]	121.44'	154.88'	44°55'26"	N73°45'43"W	118.35'
C2	95.86'	309.00'	17°46'27"	N52°08'40"W	95.47'
C3	79.41'	292.00'	15°34'56"	S51°02'54"E	79.17'
C4	117.02'	45.00'	148°59'18"	N46°39'59"E	88.72'
C5	142.27'	205.00'	39°45'43"	N07°56'49"W	139.43'
C6	124.86'	181.00'	39°31'25"	N07°49'40"W	122.40'
C7	272.85'	195.00'	80°10'09"	N12°29'43"E	251.13'
C8	56.73'	35.00'	92°51'49"	N06°08'53"E	50.72'
C9	173.87'	140.00'	71°04'30"	S04°44'47"E	162.75'
C10	49.42'	141.00'	20°04'56"	S40°49'55"W	49.17'

SURVEY NARRATIVE

THIS SURVEY WAS COMPLETED TO SUBDIVIDE THE PROPERTIES SHOWN H DEFINED BY THE VALLEY COUNTY SUBDIVISION ORDINANCE. ALL MONUME THE BOUNDARIES OF EAGLENEST SUBDIVISION NO'S 1 & 2 WHERE ACCEP HELD. THE DISTANCE LABELED ON THE PLAT OF EAGLENEST SUBDIVISI BETWEEN THE SOUTHWEST CORNER OF SECTION 17 AND THE NORTHWES LOT 12, BLOCK 1 SHOULD BE 2251.08'.

NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
2. THE ROADS AND ROAD RIGHTS-OF-WAY DEPICTED ON THIS PLAT ARE AFTER COMPLETION WILL BE OWNED AND MAINTAINED BY THE EAGLENE HOMEOWNERS ASSOCIATION, AS IS FURTHER PROVIDED IN THE PRIVATE DECLARATION, WHICH IS BEING RECORDED WITH THIS PLAT IN THE OFFI VALLEY COUNTY RECORDER AS INST. NO. 430854
3. UTILITY AND DRAINAGE EASEMENTS SHALL BE 20 FEET WIDE ON THE IN OF ALL LOT LINES ADJOINING ROADS AND SHALL FURTHER SERVE AS S AND REMOVAL. THE RIGHTS-OF-WAY OF ALL ROADS, TRAILS AND WAY FURTHER SERVE AS UTILITY AND DRAINAGE EASEMENTS.
4. THERE SHALL BE NO FURTHER DIVISION OF ANY LOT SHOWN ON THIS P
5. THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS IDAHO CODE 31-3805, AND THE REQUIREMENTS IN I.C. 31-3805 ARE APPLICABLE.
6. THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS RESTRICTIONS FOR EAGLENEST SUBDIVISION NO. 3 RECORDED AS INST. NO. 430855
7. SHARED DRIVEWAY EASEMENT FOR THE USE AND BENEFIT OF LOTS 1 & SEE SHARED DRIVEWAY AGREEMENT BETWEEN LOTS 1 & 2, BLOCK 2, INST. NO. 430856
8. SHARED DRIVEWAY EASEMENT FOR THE USE AND BENEFIT OF LOT 2 & SEE SHARED DRIVEWAY AGREEMENT BETWEEN LOTS 1, 2 & 4, BLOCK 1 INST. NO. 430857
9. SHARED DRIVEWAY EASEMENT FOR THE USE AND BENEFIT OF LOT 4, B SEE SHARED DRIVEWAY AGREEMENT BETWEEN LOTS 3 & 4, BLOCK 1, INST. NO. 430858
10. SHARED DRIVEWAY EASEMENT FOR THE USE AND BENEFIT OF LOTS 1 SEE SHARED DRIVEWAY AGREEMENT BETWEEN LOTS 1 & 2, BLOCK 4, INST. NO. 430859
11. SHARED DRIVEWAY EASEMENT FOR THE USE AND BENEFIT OF LOTS 6 SEE SHARED DRIVEWAY AGREEMENT BETWEEN LOTS 6 & 7, BLOCK 4, INST. NO. 430860
12. A 10' WIDE NON-MOTORIZED PEDESTRIAN EASEMENT IS HEREBY RESER USE AND BENEFIT OF THE EAGLENEST HOME OWNERS ASSOCIATION.
13. A 10' WIDE NON-MOTORIZED PEDESTRIAN EASEMENT IS HEREBY RESER USE AND BENEFIT OF LOT 6, BLOCK 4.
14. ONLY ONE WOOD BURNING DEVICE ALLOWED PER LOT.
15. EXTERIOR LIGHTING SHALL COMPLY WITH VALLEY COUNTY ORDINANCES.

CP&F INST. NO. 255630
FOUND BRASS CAP
POINT OF BEGINNING

SHEET 1 OF

25 COYOT
CASCADE,
PHONE: (208
WWW.DUNNLAN

dun
LAND SURVE

PROFESSIONAL LAND SURVEYOR LICENSED 14217 7-21-20 STATE OF IDAHO DANIEL T. DUNN

SHEET 2 SHEET 3 SHEET 4

EAGLENEST SUBDIVISION NO. 2
BOOK 9, PAGE 41, INST. NO. 278488

EAGLENEST SUBDIVISION NO. 1
BOOK 9, PAGE 27, INST. NO. 255594

$225,000