

12/11/3450 10/30/01

BK. 83 Pg. 9076-9081

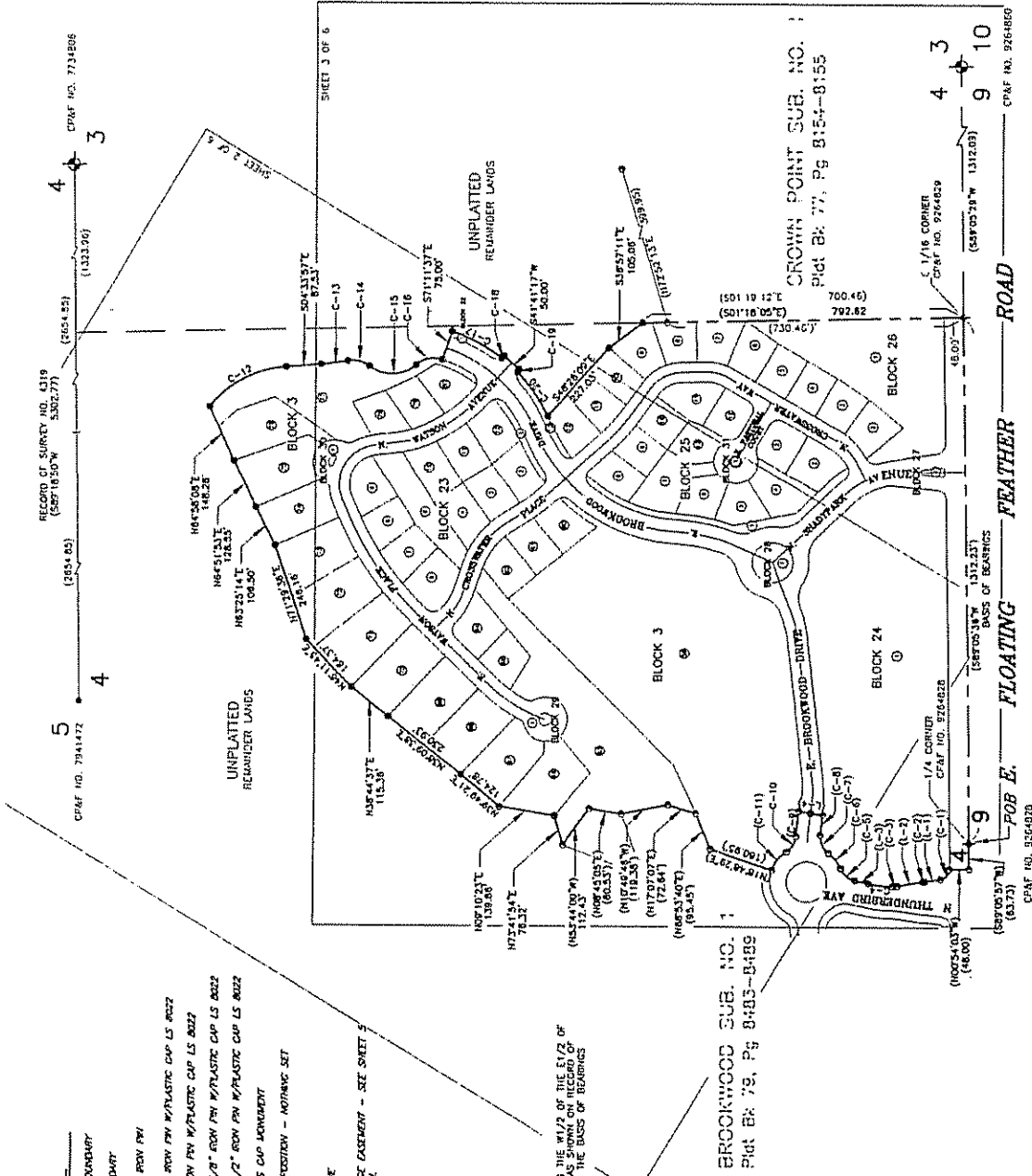
BROOKWOOD SUBDIVISION NO. 4

A PARCEL OF LAND SITUATED IN THE S1/2 OF SECTION 4,
T.4N., R.1E., B.M., CITY OF EAGLE, ADA COUNTY, IDAHO,
2001

LEGEND

- PROPERTY BOUNDARY
- PHASE BOUNDARY
- FOUND 5/8" IRON PIN
- FOUND 5/8" IRON PIN W/PLASTIC CAP LS 8022
- SET 5/8" IRON PIN W/PLASTIC CAP LS 8022
- TO BE SET 3/8" IRON PIN W/PLASTIC CAP LS 8022
- TO BE SET 1/2" IRON PIN W/PLASTIC CAP LS 8022
- FOUND BRASS CAP MONUMENT
- CALCULATED POSITION - MORNING SET
- (702.551) RECORD DATA
- CASHMENT LINE
- [] ACAD DRAINAGE EASEMENT - SEE SHEET 5 FOR LOCATION

THE BEARINGS SUBSTANTIAL TO THE W1/2 OF THE S1/2 OF SECTION 4 AS SHOWN ON RECORD OF THIS SURVEY WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY



CURVE	RADIUS	LENGTH	CHORD	DELTA	BEARING	CHORD
C-1	25.00	35.30	22.25	83°19'59"	N49°14'14"W	33.24
C-2	61.50	3.47	1.74	2°11'11"	N09°45'00"W	3.47
C-3	65.50	15.90	5.97	10°24'27"	N05°52'24"W	11.28
C-4	50.00	48.13	25.13	17°05'58"	N05°32'07"E	48.13
C-5	50.00	48.13	25.13	17°05'58"	N05°32'07"E	48.13
C-6	80.00	48.84	25.43	11°14'09"	N13°28'25"E	49.01
C-7	50.00	50.79	27.50	32°37'46"	N04°22'11"E	48.20
C-8	470.00	50.03	25.04	6°02'57"	S83°10'57"E	50.01
C-9	50.00	46.52	25.10	6°47'20"	N83°11'43"W	62.76
C-10	50.00	46.52	25.10	33°18'18"	N69°16'14"W	44.86
C-11	90.00	35.03	16.62	3°25'30"	N92°24'16"W	37.87
C-12	65.00	22.79	11.33	10°24'27"	S72°50'15"E	23.53
C-13	65.00	22.79	11.33	10°24'27"	S72°50'15"E	23.53
C-14	65.00	22.79	11.33	10°24'27"	S72°50'15"E	23.53
C-15	65.00	22.79	11.33	10°24'27"	S72°50'15"E	23.53
C-16	65.00	22.79	11.33	10°24'27"	S72°50'15"E	23.53
C-17	65.00	22.79	11.33	10°24'27"	S72°50'15"E	23.53
C-18	65.00	22.79	11.33	10°24'27"	S72°50'15"E	23.53
C-19	25.00	8.02	4.01	16°22'33"	N85°23'29"W	7.99
C-20	415.00	134.81	68.01	16°38'45"	S84°37'28"W	134.22

LINE	BEARING	LENGTH
L-1	N07°21'41"W	37.09
L-2	N17°55'32"W	33.11
L-3	N17°55'32"W	33.11
L-4	N82°22'01"E	60.00



MONUMENT CERTIFICATE
 THIS IS TO CERTIFY THAT THE PLAT IS BEING RECORDED
 IN ACCORDANCE WITH THE PROVISIONS OF THE
 IDAHO MONUMENT ACT AND THAT ALL NECESSARY MONUMENTS WILL BE SET

TOOTHMAN-ORTON ENGINEERING COMPANY
 1777 CROWN POINT ROAD
 BOISE, IDAHO 83714
 (208) 343-1188



BROOKWOOD SUBDIVISION NO. 4

A PARCEL OF LAND SITUATED IN THE S1/2 OF SECTION 4, T.4N., R.1E., B.M., CITY OF EAGLE, ADA COUNTY, IDAHO, 2001

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HERINAFTER DESCRIBED:

A parcel of land situated in the S1/2 of Section 4, T.4N., R.1E., B.M., City of Eagle, Ada County, Idaho, being a portion of said Section 4, T.4N., R.1E., B.M., as shown on a plat of said Section 4, T.4N., R.1E., B.M., Ada County, Idaho, more particularly described as follows:

- 1) Beginning at the south 1/4 corner of said Section 4, from which corner, the east line of said Section 4, T.4N., R.1E., B.M., 13172.33 feet; thence, along the south line of said Section, 9 bears N89°09'58.70" E, 13172.33 feet; thence, S61°07'05.57" W, 63.73 feet to the southeast corner of Brookwood Subdivision No. 3, according to the official plat thereof recorded in Book 79 of Plats of Pogs in Ada County, Idaho, and from said corner, along the easterly boundary of said subdivision through the following courses:
- 2) S1°02'54.93" W, 48.00 feet to a point on a non-tangent curve on the northerly right-of-way line of Floating Feather Road; thence,
- 3) northwesterly along said curve to the left having a radius of 28.00 feet, an arc length of 14.09'14.74", 33.24 feet; thence, tangent from said curve, and distance of 14.09'14.74", 33.24 feet; thence, tangent from said curve,
- 4) N1°07'35.24" W, 35.89 feet to the beginning of a tangent curve; thence,
- 5) northwesterly along said curve to the left having a radius of 84.50 feet, an arc length of 42.24'33.74", 94.50 feet; thence, tangent from said curve, and distance of 42.24'33.74", 94.50 feet; thence, tangent from said curve,
- 6) N1°02'55.55" W, 63.22 feet to the beginning of a tangent curve; thence,
- 7) northwesterly along said curve to the left having a radius of 63.50 feet, an arc length of 31.75'00.00", 69.50 feet; thence, tangent from said curve, and distance of 31.75'00.00", 69.50 feet; thence, tangent from said curve,
- 8) northwesterly along said curve to the left having a radius of 290.00 feet, an arc length of 147.99'29.00", 315.98 feet; thence, tangent from said curve, and distance of 147.99'29.00", 315.98 feet; thence, tangent from said curve,
- 9) S2°31'31.70" W, 35.11 feet to the beginning of a tangent curve; thence,
- 10) northwesterly along said curve to the left having a radius of 50.00 feet, an arc length of 48.13 feet, through a central angle of 35°09'00", and a chord bearing and distance of N4°02'35.00" E, 46.23 feet to a point of reverse curvature; thence,
- 11) northwesterly along said curve to the left having a radius of 60.00 feet, an arc length of 40.64 feet, through a central angle of 31°35'00", and a chord bearing and distance of N4°51'56.22" E, 49.01 feet to a point of reverse curvature; thence,
- 12) northwesterly along said curve to the right having a radius of 500 feet, an arc length of 50.00 feet, through a central angle of 3°37'46", and a chord bearing and distance of N4°53'31.11" E, 68.29 feet to a point of compound curvature; thence,
- 13) southeasterly along said curve to the right having a radius of 470.00 feet, an arc length of 50.03 feet, through a central angle of 0°05'57", and a chord bearing and distance of N4°53'31.11" E, 68.29 feet to a point of compound curvature; thence,
- 14) N0°02'50.10" E, 60.00 feet to a point on a non-tangent curve on the east curve,
- 15) northwesterly along said curve to the left having a radius of 530.00 feet, an arc length of 62.82 feet, through a central angle of 0°47'28", and a chord bearing and distance of N4°53'31.11" E, 68.29 feet to a point of reverse curvature; thence,
- 16) northwesterly along said curve to the left having a radius of 50.00 feet, an arc length of 46.52 feet, through a central angle of 5°18'26", and a chord bearing and distance of N4°53'31.11" E, 68.29 feet; thence,
- 17) northwesterly along said curve to the left having a radius of 300.00 feet, an arc length of 50.00 feet, through a central angle of 3°00'00", and a chord bearing and distance of N4°53'31.11" E, 68.29 feet; thence,
- 18) N1°06'48.29" E, 160.95 feet; thence,
- 19) N1°06'35.50" E, 75.45 feet; thence,
- 20) N1°02'49.46" W, 110.30 feet; thence,
- 21) N0°07'45.05" E, 80.53 feet; thence,
- 22) N1°02'49.46" W, 110.30 feet; thence,
- 23) N1°02'49.46" W, 110.30 feet; thence,
- 24) N1°02'49.46" W, 110.30 feet; thence,
- 25) N0°07'10.25" E, 139.88 feet; thence,
- 26) N1°32'49.21" E, 124.78 feet; thence,
- 27) N1°38'09.38" E, 250.93 feet; thence,
- 28) N1°35'44.37" E, 115.38 feet; thence,
- 29) N1°35'44.37" E, 115.38 feet; thence,
- 30) N1°35'44.37" E, 115.38 feet; thence,
- 31) N1°35'44.37" E, 115.38 feet; thence,
- 32) N1°35'44.37" E, 115.38 feet; thence,
- 33) N1°35'44.37" E, 115.38 feet; thence,
- 34) southeasterly along said curve to the right having a radius of 275.00 feet, an arc length of 50.00 feet, through a central angle of 4°12'37", and a chord bearing and distance of S1°02'49.46" W, 110.30 feet; thence,
- 35) S1°02'49.46" W, 110.30 feet; thence,
- 36) southeasterly along said curve to the left having a radius of 620.00 feet, an arc length of 67.70 feet, through a central angle of 0°47'28", and a chord bearing and distance of S1°02'49.46" W, 110.30 feet; thence,
- 37) southeasterly along said curve to the right having a radius of 65.50 feet, an arc length of 35.93 feet, through a central angle of 4°55'44", and a chord bearing and distance of S1°02'49.46" W, 110.30 feet; thence,
- 38) northwesterly along said curve to the left having a radius of 80.00 feet, an arc length of 125.35 feet, through a central angle of 7°24'04", and a chord bearing and distance of S1°02'49.46" W, 110.30 feet to a point of reverse curvature; thence,

EASEMENTS

ALL LOTS HAVE TWELVE (12) FOOT WIDE EASEMENTS CONTIGUOUS TO THE FRONT LOT LINES AND SIX (6) FOOT WIDE EASEMENTS CONTIGUOUS TO THE SIDE LOT LINES FOR POWER LINES, AND SIX (6) FOOT WIDE EASEMENTS CONTIGUOUS TO THE REAR LOT LINES FOR ERECTION PURPOSES UNLESS SHOWN OTHERWISE.

NOTES

THIS PLAN IS SUBJECT TO COMPLIANCE WITH ZONING CODE SECTION 31-303. ANY VIOLATION WILL BE PROSECUTED TO ALL LOTS.

RESTRICTIVE COVENANTS

BUILDING AND OCCUPANCY BY THIS SUBDIVISION SHALL CONFORM TO THE STANDARDS ESTABLISHED BY THE RESTRICTIVE COVENANTS AS FOLLOWS AS INSTRUMENT NO. 100010374, ADA COUNTY, IDAHO.

BUILDING SETBACK

UNLESS OTHERWISE SPECIFIED, ALL BUILDINGS SHALL BE CONSTRUCTED WITH THE FOLLOWING SETBACKS FROM THE FRONT, SIDE AND REAR LOT LINES AS SPECIALLY APPROVED AND/OR REQUIRED PERMIT OF AS SURVEYOR.

COMMON AREA LOTS

COMMON AREA LOTS SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL CONTRIBUTE TO THE MAINTENANCE OF THE COMMON AREAS. ALL COMMON AREAS SHALL BE MAINTAINED AND KEPT OPEN AND ACCESSIBLE TO ALL HOMEOWNERS. COMMON AREA LOTS SHALL HAVE AN ADDITIONAL 10.00 FOOT WIDE MAINTENANCE EASEMENT AROUND THESE COMMON AREAS (INCLUDING FENCES AND TREES) WHICH MAY ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE FACILITY. COMMON AREA LOTS 50, 51, 52, 53 AND 54, BLOCK 21 LOT 5 AND BLOCK 28 LOT 1, BLOCK 3 LOTS 50, 51, 52, 53 AND 54, BLOCK 21 LOT 5 AND BLOCK 28 LOT 1.



TOOTHMAN-ORTON ENGINEERING COMPANY
8777 CHERRY BLVD., SUITE 100
BOISE, IDAHO 83726

- 39) northwesterly along said curve to the right having a radius of 65.50 feet, an arc length of 35.93 feet, through a central angle of 4°55'44", and a chord bearing and distance of S1°02'49.46" W, 110.30 feet; thence,
- 40) S1°02'49.46" W, 110.30 feet; thence, non-tangent from said curve,
- 41) northwesterly along said curve to the left having a radius of 415.00 feet, an arc length of 139.14 feet, through a central angle of 1°15'00", and a chord bearing and distance of S2°02'55.55" W, 138.99 feet to a point on a non-tangent curve; thence,
- 42) southeasterly along said curve to the left having a radius of 25.00 feet, an arc length of 8.02 feet, through a central angle of 10°22'33", and a chord bearing and distance of S2°02'55.55" W, 138.99 feet; thence, non-tangent from said curve,
- 43) S1°02'49.46" W, 110.30 feet; thence, non-tangent from said curve,
- 44) northwesterly along said curve to the left having a radius of 25.00 feet, an arc length of 8.02 feet, through a central angle of 10°22'33", and a chord bearing and distance of S2°02'55.55" W, 138.99 feet to a point on a non-tangent curve; thence,
- 45) northwesterly along said curve to the right having a radius of 415.00 feet, an arc length of 139.14 feet, through a central angle of 1°15'00", and a chord bearing and distance of S2°02'55.55" W, 138.99 feet; thence, non-tangent from said curve,
- 46) S1°02'49.46" W, 110.30 feet; thence,
- 47) S1°02'49.46" W, 110.30 feet to a point on the easterly line of the SW1/4 of the SE1/4 of said Section 4; thence, along said easterly line,
- 48) S01°16'05" E, 792.82 feet to the E1/16 corner common to Sections 4 and 8; thence, along the south line of said Section 4,
- 49) S18°00'30.74" W, 1012.13 feet to the POINT OF BEGINNING.

CONTAINING 45.50 Acres, more or less.
SUBJECT TO all Easements, Rights, Right-of-Way and Easements of Record.
IT IS THE INTENTION OF THE UNDERSIGNED TO AID THAT DO HEREBY INCLUDE SAID LAND IN THIS PLAN; HOWEVER, THE UNDERSIGNED MAKE NO WARRANTY AS TO THE ACCURACY OF THE SURVEY, BUT THE RIGHT TO USE SAID EASEMENTS INDICATED ON SAID PLAN ARE NOT RESTRICTED TO THE PUBLIC, BUT SUCH OTHER USES AS DESIGNATED HEREON.
ALL OF THE LOTS IN THIS PLAN WILL BE ELIGIBLE TO RECEIVE DOMESTIC, NON-IRRIGATION WATER SERVICE UNDER THE PROVISIONS OF THE IDAHO WATER CODE, AND SAID CITY HAS AGREED BY WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND THIS 17th DAY OF October, 2001

Attest: Michael T. Hommesdach, Member.

Notary Public, State of Idaho



ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF ADA

ON THIS 17th DAY OF October, 2001, before me, Michael T. Hommesdach, a Notary Public in and for said State, personally appeared MICHAEL B. HORNBERGER, who is known to me to be a member of the LIMITED LIABILITY COMPANY THAT OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.
IN WITNESS WHEREOF, I HAVE ASSURED SET MY HAND AND AFFIRMED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Michael B. Hornberger
Notary Public for the State of Idaho
10/23/14
BY COMMISSION EXPIRES

BROOKWOOD SUBDIVISION NO. 4

A PARCEL OF LAND SITUATED IN THE S1/2 OF SECTION 4,
T.4N., R.1E., B.M., CITY OF EAGLE, ADA COUNTY, IDAHO,
2001

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF EAGLE, ADA COUNTY, IDAHO,
HEREBY APPROVE THIS PLAT OF BROOKWOOD SUBDIVISION NO. 4.

John E. Brundage
CITY ENGINEER - EAGLE, IDAHO

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY
DISTRICT COMMISSIONERS ON THE 25th DAY OF July, 2001.

Judy M. Peasey-Olsen
ADA COUNTY HIGHWAY DISTRICT



CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED REGISTERED SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY
THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLES WITH THE STATE OF IDAHO CODE
RELATING TO PLATS AND SURVEYS.

John E. Brundage
ADA COUNTY SURVEYOR FEB 6 20 20

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF EAGLE, ADA COUNTY, IDAHO,
HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 25th DAY
OF JULY, 2001, THIS PLAT OF BROOKWOOD SUBDIVISION NO. 4 WAS DULY ACCEPTED
AND APPROVED.

Alison K. Meets
CITY CLERK - EAGLE, IDAHO



CERTIFICATE OF COUNTY TREASURER

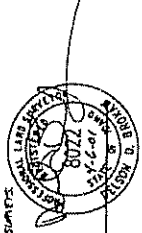
I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF ADA STATE OF IDAHO,
PER THE REQUIREMENTS OF I.C. 50-1-106 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT
AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS
SUBDIVISION HAVE BEEN PAID TO THE COUNTY TREASURER'S OFFICE AND THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY
(30) DAYS ONLY.

DATE 10/29/01
County Treasurer by *Dee-Randy*



CERTIFICATE OF SURVEYOR

DELEON D. BRUNDAGE, DO HEREBY CERTIFY THAT I, AM A REGISTERED LAND SURVEYOR IN THE
STATE OF IDAHO AND THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLES WITH THE
STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



DELEON D. BRUNDAGE
SURVEYOR NO. 8027

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER TO
BE READ ON FILE WITH THE COUNTY RECORDER ON HIS AGENT LISTING THE CONDITIONS OF
APPROVAL.

Michelle E. Seal
CENTRAL DISTRICT HEALTH DEPARTMENT



CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO
COUNTY OF ADA } S.S.
PLAT COPY
INSTRUMENT NUMBER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF
AREES DEVELOPMENT LLC, AT 11:40 AM, OCTOBER 2, 2001, AND THIS FILE IS RECORDED IN BOOK 83
OF PLATS AT PAGES 2076 THROUGH 2081.

INSTRUMENT NUMBER 10113450
DATE 10/2/01
J. David Navarro
COUNTY RECORDER