

100058632 7/26/00

BK 8 Rq 8691 -
8693

BROOKWOOD SUBDIVISION NO. 2

A SUBDIVISION OF LOT 11, BLOCK 1 OF BROOKWOOD SUBDIVISION NO. 1, SITUATED IN THE SE 1/4 OF THE SW1/4 OF SECTION 4, T.4N., R.1E., B.M., CITY OF EAGLE, ADA COUNTY, IDAHO. 2000



LINE	BEARING	DISTANCE
L-1	S89°54'03.7"E	20.00
L-2	S89°54'03.7"E	53.12
L-3	S89°54'03.7"E	87.51
L-4	S89°54'03.7"E	121.90
L-5	S89°54'03.7"E	156.29
L-6	S89°54'03.7"E	190.68
L-7	S89°54'03.7"E	225.07
L-8	S89°54'03.7"E	259.46
L-9	S89°54'03.7"E	293.85
L-10	S89°54'03.7"E	328.24
L-11	S89°54'03.7"E	362.63
L-12	S89°54'03.7"E	397.02
L-13	S89°54'03.7"E	431.41
L-14	S89°54'03.7"E	465.80
L-15	S89°54'03.7"E	500.19
L-16	S89°54'03.7"E	534.58
L-17	S89°54'03.7"E	568.97
L-18	S89°54'03.7"E	603.36
L-19	S89°54'03.7"E	637.75
L-20	S89°54'03.7"E	672.14
L-21	S89°54'03.7"E	706.53
L-22	S89°54'03.7"E	740.92
L-23	S89°54'03.7"E	775.31
L-24	S89°54'03.7"E	809.70
L-25	S89°54'03.7"E	844.09
L-26	S89°54'03.7"E	878.48
L-27	S89°54'03.7"E	912.87
L-28	S89°54'03.7"E	947.26
L-29	S89°54'03.7"E	981.65
L-30	S89°54'03.7"E	1016.04
L-31	S89°54'03.7"E	1050.43
L-32	S89°54'03.7"E	1084.82
L-33	S89°54'03.7"E	1119.21
L-34	S89°54'03.7"E	1153.60
L-35	S89°54'03.7"E	1187.99
L-36	S89°54'03.7"E	1222.38
L-37	S89°54'03.7"E	1256.77
L-38	S89°54'03.7"E	1291.16
L-39	S89°54'03.7"E	1325.55
L-40	S89°54'03.7"E	1359.94
L-41	S89°54'03.7"E	1394.33
L-42	S89°54'03.7"E	1428.72
L-43	S89°54'03.7"E	1463.11
L-44	S89°54'03.7"E	1497.50
L-45	S89°54'03.7"E	1531.89
L-46	S89°54'03.7"E	1566.28
L-47	S89°54'03.7"E	1600.67
L-48	S89°54'03.7"E	1635.06
L-49	S89°54'03.7"E	1669.45
L-50	S89°54'03.7"E	1703.84
L-51	S89°54'03.7"E	1738.23
L-52	S89°54'03.7"E	1772.62
L-53	S89°54'03.7"E	1807.01
L-54	S89°54'03.7"E	1841.40
L-55	S89°54'03.7"E	1875.79
L-56	S89°54'03.7"E	1910.18
L-57	S89°54'03.7"E	1944.57
L-58	S89°54'03.7"E	1978.96
L-59	S89°54'03.7"E	2013.35
L-60	S89°54'03.7"E	2047.74
L-61	S89°54'03.7"E	2082.13
L-62	S89°54'03.7"E	2116.52
L-63	S89°54'03.7"E	2150.91
L-64	S89°54'03.7"E	2185.30
L-65	S89°54'03.7"E	2219.69
L-66	S89°54'03.7"E	2254.08
L-67	S89°54'03.7"E	2288.47
L-68	S89°54'03.7"E	2322.86
L-69	S89°54'03.7"E	2357.25
L-70	S89°54'03.7"E	2391.64
L-71	S89°54'03.7"E	2426.03
L-72	S89°54'03.7"E	2460.42
L-73	S89°54'03.7"E	2494.81
L-74	S89°54'03.7"E	2529.20
L-75	S89°54'03.7"E	2563.59
L-76	S89°54'03.7"E	2597.98
L-77	S89°54'03.7"E	2632.37
L-78	S89°54'03.7"E	2666.76
L-79	S89°54'03.7"E	2701.15
L-80	S89°54'03.7"E	2735.54
L-81	S89°54'03.7"E	2769.93
L-82	S89°54'03.7"E	2804.32
L-83	S89°54'03.7"E	2838.71
L-84	S89°54'03.7"E	2873.10
L-85	S89°54'03.7"E	2907.49
L-86	S89°54'03.7"E	2941.88
L-87	S89°54'03.7"E	2976.27
L-88	S89°54'03.7"E	3010.66
L-89	S89°54'03.7"E	3045.05
L-90	S89°54'03.7"E	3079.44
L-91	S89°54'03.7"E	3113.83
L-92	S89°54'03.7"E	3148.22
L-93	S89°54'03.7"E	3182.61
L-94	S89°54'03.7"E	3217.00
L-95	S89°54'03.7"E	3251.39
L-96	S89°54'03.7"E	3285.78
L-97	S89°54'03.7"E	3320.17
L-98	S89°54'03.7"E	3354.56
L-99	S89°54'03.7"E	3388.95
L-100	S89°54'03.7"E	3423.34
L-101	S89°54'03.7"E	3457.73
L-102	S89°54'03.7"E	3492.12
L-103	S89°54'03.7"E	3526.51
L-104	S89°54'03.7"E	3560.90
L-105	S89°54'03.7"E	3595.29
L-106	S89°54'03.7"E	3629.68
L-107	S89°54'03.7"E	3664.07
L-108	S89°54'03.7"E	3698.46
L-109	S89°54'03.7"E	3732.85
L-110	S89°54'03.7"E	3767.24
L-111	S89°54'03.7"E	3801.63
L-112	S89°54'03.7"E	3836.02
L-113	S89°54'03.7"E	3870.41
L-114	S89°54'03.7"E	3904.80
L-115	S89°54'03.7"E	3939.19
L-116	S89°54'03.7"E	3973.58
L-117	S89°54'03.7"E	4007.97
L-118	S89°54'03.7"E	4042.36
L-119	S89°54'03.7"E	4076.75
L-120	S89°54'03.7"E	4111.14
L-121	S89°54'03.7"E	4145.53
L-122	S89°54'03.7"E	4179.92
L-123	S89°54'03.7"E	4214.31
L-124	S89°54'03.7"E	4248.70
L-125	S89°54'03.7"E	4283.09
L-126	S89°54'03.7"E	4317.48
L-127	S89°54'03.7"E	4351.87
L-128	S89°54'03.7"E	4386.26
L-129	S89°54'03.7"E	4420.65
L-130	S89°54'03.7"E	4455.04
L-131	S89°54'03.7"E	4489.43
L-132	S89°54'03.7"E	4523.82
L-133	S89°54'03.7"E	4558.21
L-134	S89°54'03.7"E	4592.60
L-135	S89°54'03.7"E	4626.99
L-136	S89°54'03.7"E	4661.38
L-137	S89°54'03.7"E	4695.77
L-138	S89°54'03.7"E	4730.16
L-139	S89°54'03.7"E	4764.55
L-140	S89°54'03.7"E	4798.94
L-141	S89°54'03.7"E	4833.33
L-142	S89°54'03.7"E	4867.72
L-143	S89°54'03.7"E	4902.11
L-144	S89°54'03.7"E	4936.50
L-145	S89°54'03.7"E	4970.89
L-146	S89°54'03.7"E	5005.28
L-147	S89°54'03.7"E	5039.67
L-148	S89°54'03.7"E	5074.06
L-149	S89°54'03.7"E	5108.45
L-150	S89°54'03.7"E	5142.84
L-151	S89°54'03.7"E	5177.23
L-152	S89°54'03.7"E	5211.62
L-153	S89°54'03.7"E	5246.01
L-154	S89°54'03.7"E	5280.40
L-155	S89°54'03.7"E	5314.79
L-156	S89°54'03.7"E	5349.18
L-157	S89°54'03.7"E	5383.57
L-158	S89°54'03.7"E	5417.96
L-159	S89°54'03.7"E	5452.35
L-160	S89°54'03.7"E	5486.74
L-161	S89°54'03.7"E	5521.13
L-162	S89°54'03.7"E	5555.52
L-163	S89°54'03.7"E	5589.91
L-164	S89°54'03.7"E	5624.30
L-165	S89°54'03.7"E	5658.69
L-166	S89°54'03.7"E	5693.08
L-167	S89°54'03.7"E	5727.47
L-168	S89°54'03.7"E	5761.86
L-169	S89°54'03.7"E	5796.25
L-170	S89°54'03.7"E	5830.64
L-171	S89°54'03.7"E	5865.03
L-172	S89°54'03.7"E	5899.42
L-173	S89°54'03.7"E	5933.81
L-174	S89°54'03.7"E	5968.20
L-175	S89°54'03.7"E	6002.59
L-176	S89°54'03.7"E	6036.98
L-177	S89°54'03.7"E	6071.37
L-178	S89°54'03.7"E	6105.76
L-179	S89°54'03.7"E	6140.15
L-180	S89°54'03.7"E	6174.54
L-181	S89°54'03.7"E	6208.93
L-182	S89°54'03.7"E	6243.32
L-183	S89°54'03.7"E	6277.71
L-184	S89°54'03.7"E	6312.10
L-185	S89°54'03.7"E	6346.49
L-186	S89°54'03.7"E	6380.88
L-187	S89°54'03.7"E	6415.27
L-188	S89°54'03.7"E	6449.66
L-189	S89°54'03.7"E	6484.05
L-190	S89°54'03.7"E	6518.44
L-191	S89°54'03.7"E	6552.83
L-192	S89°54'03.7"E	6587.22
L-193	S89°54'03.7"E	6621.61
L-194	S89°54'03.7"E	6656.00
L-195	S89°54'03.7"E	6690.39
L-196	S89°54'03.7"E	6724.78
L-197	S89°54'03.7"E	6759.17
L-198	S89°54'03.7"E	6793.56
L-199	S89°54'03.7"E	6827.95
L-200	S89°54'03.7"E	6862.34
L-201	S89°54'03.7"E	6896.73
L-202	S89°54'03.7"E	6931.12
L-203	S89°54'03.7"E	6965.51
L-204	S89°54'03.7"E	7000.00

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	345.00	189.53	96.73	187.62	S77°20'31.7"E	90.1720
C-2	545.00	64.86	32.47	64.82	N83°03'48.7"E	6.4907
C-3	355.00	78.42	39.26	78.27	N85°54'07.7"E	17.7297
C-4	445.00	71.38	35.78	71.30	N87°28'32.7"E	9.1174
C-5	355.00	6.91	3.45	6.91	S89°54'03.7"E	188.53
C-6	355.00	6.91	3.45	6.91	S89°54'03.7"E	188.53
C-7	110.00	14.18	7.10	14.38	S33°48'44.7"E	7.2540
C-8	30.00	28.88	15.87	27.77	S14°59'04.7"E	5.509700
C-9	378.00	81.72	41.83	81.35	S65°15'48.7"E	12.3917
C-10	45.50	6.47	3.24	6.47	S89°54'03.7"E	6.0908
C-11	184.50	4.29	2.15	4.29	S65°54'43.7"E	7.2117
C-12	5.00	7.77	4.45	6.05	S47°35'02.7"E	1.833150

COMMON AREA LOTS

COMMON AREA LOTS SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND SHALL CONTAIN A BRANDED ASSOCIATION DRAWING AND PUBLIC UTILITIES EASTMENT. COMMON AREA LOTS SHALL HAVE AN ADDITIONAL 10.00 FOOT WIDE MAINTENANCE EASTMENT AROUND THESE DRAINAGE FACILITIES. THE DESIGN OF ALL PROPOSED UTILITY AND DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER. OBSTRUCTIONS (INCLUDING FENCES AND TREES) WHICH MAY ADVERSELY AFFECT DRAINAGE OR OPERATION AND MAINTENANCE OF THE FACILITY. COMMON AREA LOTS INCLUDE LOT 31, BLOCK 1.

EASEMENTS

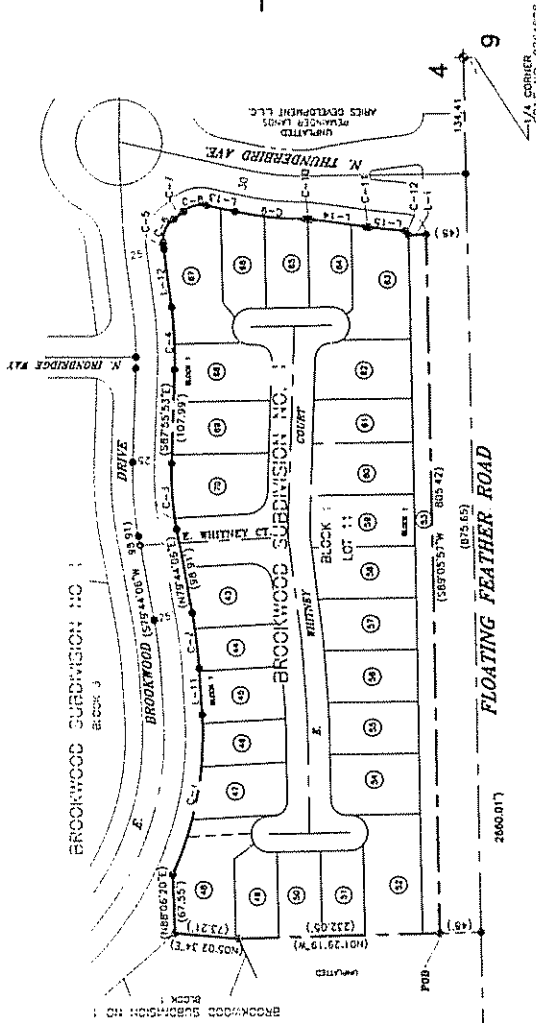
ALL LOTS HAVE TWELVE (12) FOOT WIDE EASEMENTS CONGRUOUS TO THE FRONT AND REAR LOT LINES FOR PUBLIC UTILITIES, STREET LIGHT INSTALLATION AND MAINTENANCE AND DRAINAGE PURPOSES UNLESS SHOWN OTHERWISE. ALL REAR LOT LINES HAVE A TWELVE (12) FOOT WIDE EASEMENT CONGRUOUS TO THE REAR LOT LINES FOR IRRIGATION PURPOSES.

NOTES

THIS PLAN IS SUBJECT TO COMPLIANCE WITH IDAHO CODE, SECTION 31-1005 ASSOCIATION RULES WILL BE PROVIDED TO ALL LOTS. EXCEPT LOT ACCESS TO FLOATING FEATHER ROAD, E. BROOKWOOD DRIVE AND N. THUNDERBIRD AVENUE IS PROHIBITED.

RESTRICTIVE COVENANTS

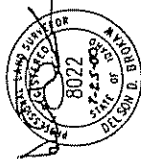
THE BUYERS AND OCCUPANTS IN THIS SUBDIVISION SHALL COMPLY TO THE RESTRICTIVE COVENANTS AND CONDITIONS AS FILED AS INSTRUMENT NO. 100011414, ADA COUNTY, IDAHO.



BAISIS OF BEARINGS
THE BEARING SE89°54'03.7"E ALONG THE SOUTH LINE OF THE SUBDIVISION IS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGEND

- SUBDIVISION BOUNDARY
- - - EASEMENT LINE
- FOUND BRASS CAP MONUMENT
- SET 5/8" IRON PIN AND LS 8022.
- SET 1/2" IRON PIN AND LS 8022.
- (100.00) RECORD DATA



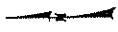
BUILDING SETBACK

MINIMUM BUILDING SETBACKS ARE AS NOTED WITHIN THE CITY ORDINANCE. FINISH OF FACT DOCUMENT DATED APRIL 24, 2004 FOR THE FINAL DEVELOPMENT PLAN AND FINAL PLAT FOR BROOKWOOD SUBDIVISION NO. 2, DVY FILED AT THE CITY OF EAGLE.

TOOTHMAN-ORTON ENGINEERING COMPANY
9777 CHERRY

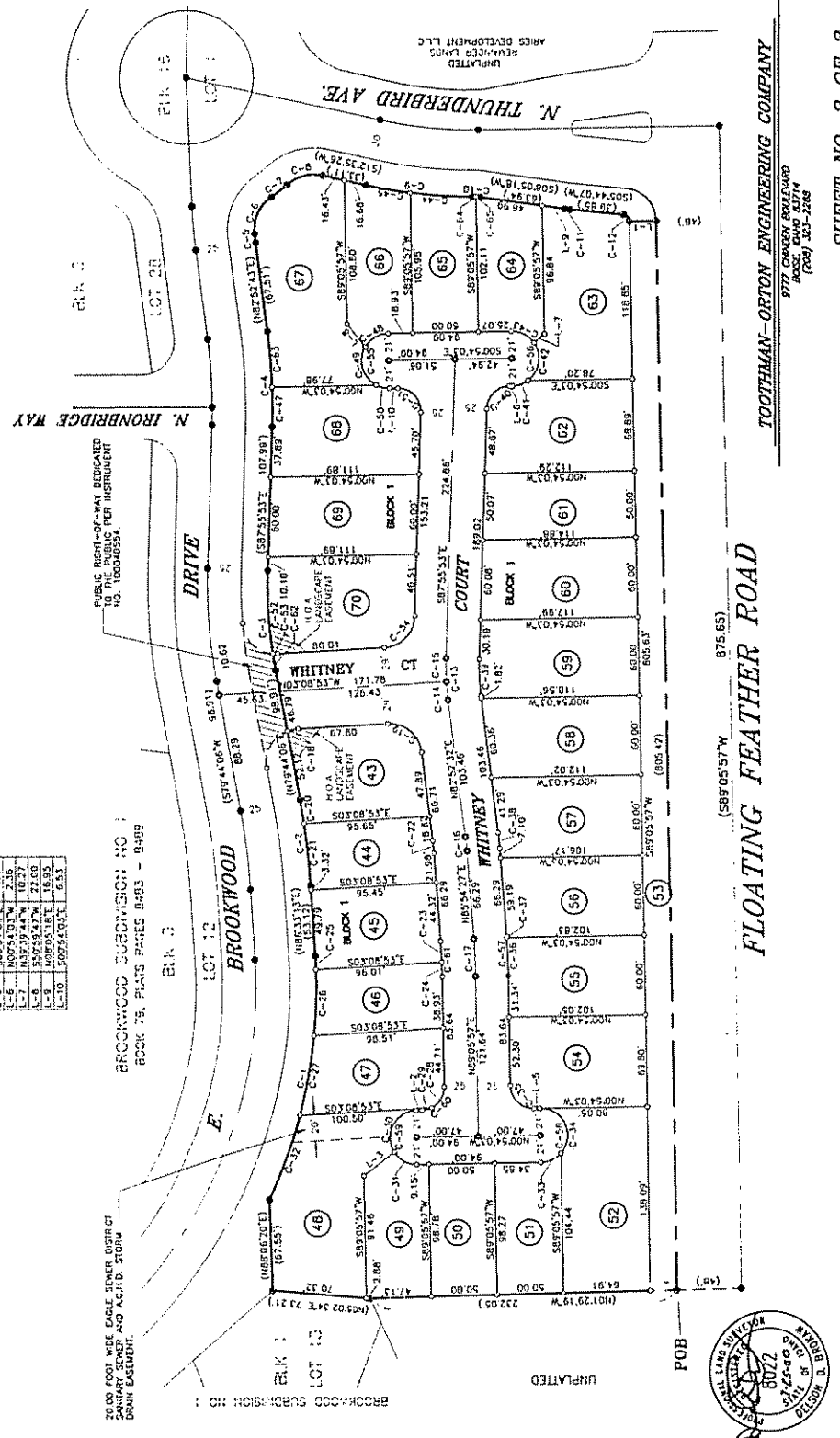
BROOKWOOD SUBDIVISION NO. 2

A SUBDIVISION OF LOT 11, BLOCK 1 OF BROOKWOOD SUBDIVISION NO. 1, SITUATED IN THE SE 1/4 OF THE SW1/4 OF SECTION 4, T.4N., R.1E., B.M., CITY OF EAGLE, ADA COUNTY, IDAHO. 2000



LINE	BEARING	DISTANCE
L-1	S06°54'03"E	20.00
L-2	S06°54'03"W	4.50
L-3	S17°16'45"E	29.07
L-4	S06°54'03"E	4.50
L-5	N06°54'03"W	2.50
L-6	S06°54'03"W	22.00
L-7	S06°54'03"E	16.95
L-8	S06°54'03"E	6.53

CURVE	POINTS	LENGTH	CHORD	ANGLE	BEARING	DELTA
C-1	105.00	100.33	86.53	107.65	S75°20'31"E	78.1270
C-2	154.00	64.86	32.47	64.82	N83°08'40"E	6.4907
C-3	325.00	75.42	38.38	76.37	N85°34'07"E	17.7901
C-4	445.00	71.38	35.76	71.30	N87°28'23"E	9.1124
C-5	355.00	69.91	34.5	69.91	N89°25'10"E	1.0653
C-6	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-7	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-8	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-9	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-10	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-11	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-12	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-13	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-14	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-15	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-16	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-17	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-18	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-19	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-20	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-21	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-22	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-23	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-24	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-25	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-26	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-27	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-28	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-29	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-30	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-31	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-32	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-33	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-34	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-35	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-36	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-37	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-38	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-39	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-40	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-41	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-42	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-43	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-44	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-45	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-46	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-47	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-48	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-49	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-50	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-51	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-52	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-53	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-54	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530
C-55	300.00	31.91	17.65	39.43	S65°33'09"E	69.5530



TOOTHMAN-ORTON ENGINEERING COMPANY
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