

PLAT SHOWING

CASTLEBURY WEST SUBDIVISION NO. 3

A PORTION OF THE SE1/4 OF THE SW1/4 OF SECTION 19, AND A RESUBDIVISION OF LOT 22, BLOCK 2 & LOT 1, BLOCK 8 CASTLEBURY WEST SUBDIVISION NO. 2, ALL IN T.4N., R.1E., B.M. EAGLE, ADA COUNTY, IDAHO

Engineering NorthWest, LLC
BOISE, IDAHO

CASTLEBURY SUBDIVISION NO. 3

CASTLEBURY SUBDIVISION NO. 1

UNPLATTED

SEE SHEET 2 OF 4 FOR CURVE DATA & NOTES

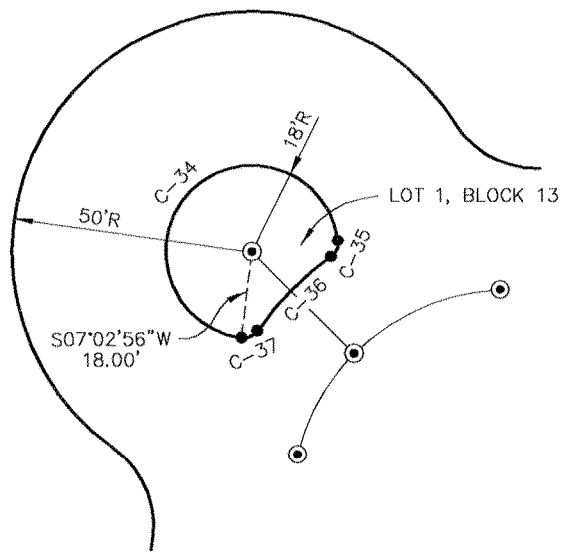
LINE	BEARING	LENGTH
L-1	N13°32'33"E	60.00'
L-2	S20°22'05"E	60.00'
L-3	N00°10'27"E	26.73'
L-4	S45°11'29"E	29.89'
L-5	S89°49'33"E	72.63'

CURVE	LENGTH	RADIUS	DELTA	CHORD DIST.	CHORD BRG.
C-1	17.45'	20.00'	49°59'41"	16.90'	S25°10'18"W
C-2	244.34'	50.00'	279°59'22"	64.29'	S89°49'33"E
C-3	17.45'	20.00'	49°59'41"	16.90'	N24°49'24"W
C-4	22.11'	793.52'	01°35'46"	22.11'	N89°12'28"W

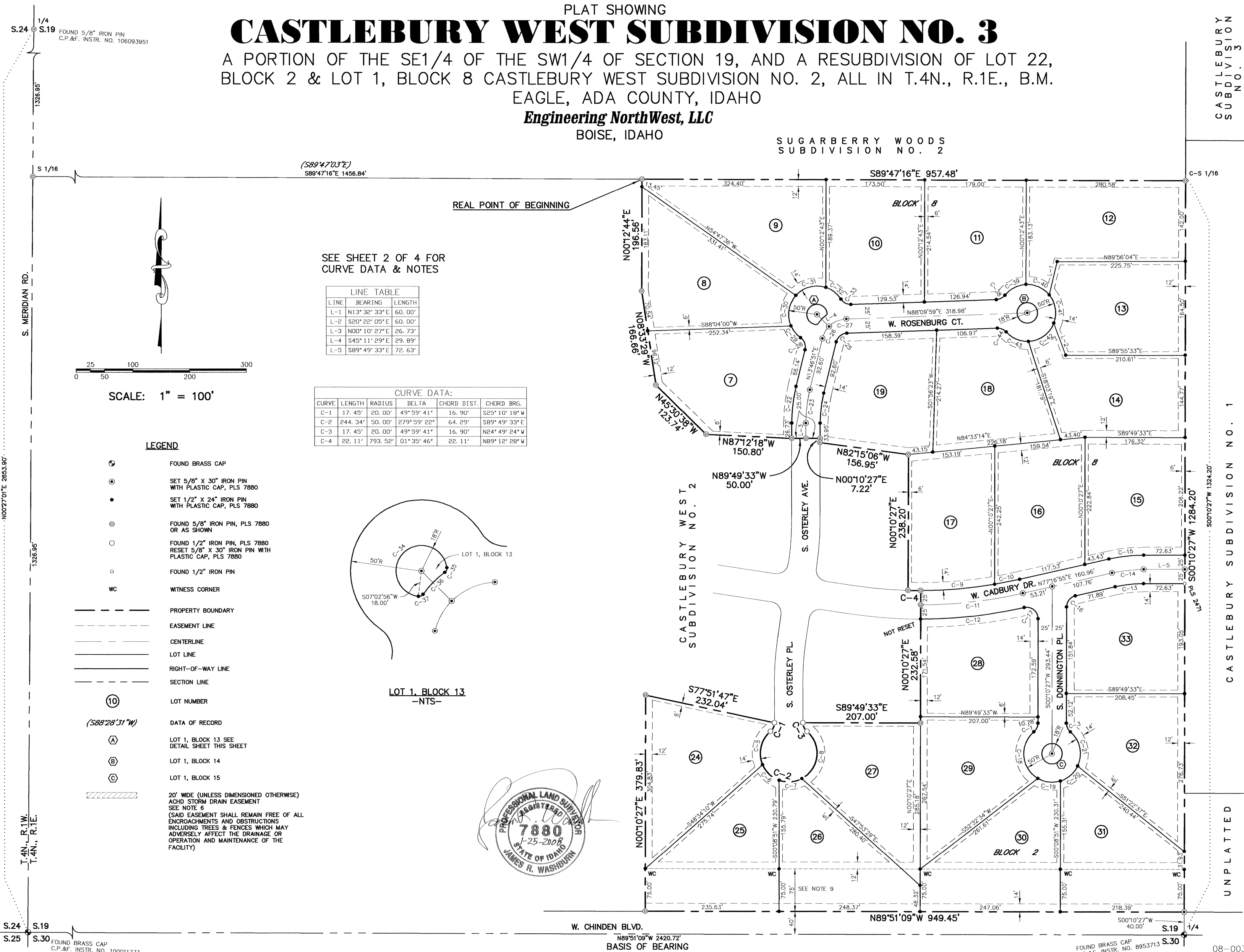


LEGEND

- FOUND BRASS CAP
- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP, PLS 7880
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP, PLS 7880
- FOUND 5/8" IRON PIN, PLS 7880 OR AS SHOWN
- FOUND 1/2" IRON PIN, PLS 7880
- RESET 5/8" X 30" IRON PIN WITH PLASTIC CAP, PLS 7880
- FOUND 1/2" IRON PIN
- WITNESS CORNER
- PROPERTY BOUNDARY
- EASEMENT LINE
- CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- LOT NUMBER
- DATA OF RECORD
- LOT 1, BLOCK 13 SEE DETAIL SHEET THIS SHEET
- LOT 1, BLOCK 14
- LOT 1, BLOCK 15
- 20' WIDE (UNLESS DIMENSIONED OTHERWISE) ACHD STORM DRAIN EASEMENT SEE NOTE 6 (SAID EASEMENT SHALL REMAIN FREE OF ALL ENCROACHMENTS AND OBSTRUCTIONS INCLUDING TREES & FENCES WHICH MAY ADVERSELY AFFECT THE DRAINAGE OR OPERATION AND MAINTENANCE OF THE FACILITY)



LOT 1, BLOCK 13
-NTS-



S.24 S.19
S.25 S.30
FOUND BRASS CAP
C.P.&F. INSTR. NO. 100011773

FOUND BRASS CAP
C.P.&F. INSTR. NO. 8953713

W. CHINDEN BLVD.
N89°51'09"W 2420.72'
BASIS OF BEARING

PLAT SHOWING CASTLEBURY WEST SUBDIVISION NO. 3

Engineering NorthWest, LLC
BOISE, IDAHO

CURVE DATA:					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIST.	CHORD BRG.
C-1	17.45'	20.00'	49°59'41"	16.90'	S25°10'18"W
C-2	244.34'	50.00'	279°59'22"	64.29'	S89°49'33"E
C-3	17.45'	20.00'	49°59'41"	16.90'	N24°49'24"W
C-4	22.11'	793.52'	01°35'46"	22.11'	N89°12'28"W
C-5	64.23'	50.00'	73°36'02"	59.90'	S13°22'07"W
C-6	41.15'	50.00'	47°09'23"	40.00'	S47°00'35"E
C-7	41.15'	50.00'	47°09'23"	40.00'	N85°50'02"E
C-8	97.81'	50.00'	112°04'35"	82.94'	N06°13'03"E
C-9	130.98'	793.52'	09°27'27"	130.83'	N85°15'55"E
C-10	45.08'	793.52'	03°15'17"	45.07'	N78°54'34"E
C-11	181.68'	818.52'	12°43'04"	181.31'	N83°38'27"E
C-12	184.13'	843.52'	12°30'25"	183.76'	N83°45'05"E
C-13	50.63'	225.00'	12°53'32"	50.52'	S83°43'41"W
C-14	56.25'	250.00'	12°53'32"	56.13'	S83°43'41"W
C-15	61.88'	275.00'	12°53'32"	61.75'	S83°43'41"W
C-16	26.92'	20.00'	77°06'28"	24.93'	S38°43'41"W
C-17	35.84'	20.00'	102°40'35"	31.23'	N51°09'50"W
C-18	96.20'	50.00'	110°14'06"	82.03'	S04°56'55"E
C-19	41.15'	50.00'	47°09'23"	40.00'	S83°38'39"E
C-20	41.15'	50.00'	47°09'23"	40.00'	N49°11'58"E
C-21	65.84'	50.00'	75°26'31"	61.18'	N12°05'59"W
C-22	65.31'	275.00'	13°36'24"	65.15'	S06°58'39"W
C-23	59.37'	250.00'	13°36'24"	59.23'	S06°58'39"W
C-24	53.43'	225.00'	13°36'24"	53.31'	S06°58'39"W
C-25	25.97'	20.00'	74°23'08"	24.18'	S50°58'25"W
C-26	24.37'	45.00'	31°01'40"	24.07'	S29°17'41"W
C-27	34.05'	45.00'	43°21'28"	33.25'	S66°29'15"W
C-28	23.86'	20.00'	68°21'03"	22.47'	N20°23'41"W
C-29	27.26'	50.00'	31°14'10"	26.92'	S38°57'08"E
C-30	57.04'	50.00'	65°22'02"	54.00'	S09°20'58"W
C-31	57.97'	50.00'	66°25'40"	54.78'	S75°14'49"W
C-32	34.20'	50.00'	39°11'10"	33.53'	N51°56'46"W
C-33	20.76'	20.00'	59°28'50"	19.84'	S62°05'36"E
C-34	80.27'	18.00'	255°31'11"	28.46'	S44°48'31"W
C-35	3.79'	3.50'	62°05'30"	3.61'	N23°36'52"E
C-36	21.84'	63.50'	19°42'11"	21.73'	S44°48'31"W
C-37	3.79'	3.50'	62°05'30"	3.61'	N66°00'10"E
C-38	17.45'	20.00'	49°59'41"	16.90'	N63°10'08"E
C-39	43.08'	50.00'	49°21'39"	41.76'	S62°51'07"W
C-40	46.68'	50.00'	53°29'15"	45.00'	N65°43'26"W
C-41	52.36'	50.00'	60°00'00"	50.00'	N08°58'49"W
C-42	58.34'	50.00'	66°50'59"	55.08'	N54°26'41"E
C-43	43.89'	50.00'	50°17'29"	42.49'	S66°59'05"E
C-44	17.45'	20.00'	49°59'41"	16.90'	N66°50'11"W

NOTES:

- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE ARE HEREBY DESIGNATED AS HAVING A FOURTEEN (14) FOOT WIDE PUBLIC UTILITIES AND FACILITIES EASEMENT, UNLESS DIMENSIONED OTHERWISE. THIS EASEMENT SHALL BE FOR THE FOLLOWING PURPOSES: UTILITIES, AND EAGLE CITY STREET LIGHTS. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACED DRIVEWAYS FROM THE PUBLIC RIGHT-OF-WAY TO EACH LOT.
- ALL REAR LOT LINES ARE HEREBY DESIGNATED AS HAVING A TWELVE (12) FOOT WIDE PUBLIC UTILITIES, PROPERTY DRAINAGE & PROPERTY IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE. EACH SIDE OF THE INTERIOR LOT LINES HAVE A SIX (6) FOOT WIDE PUBLIC UTILITIES, PROPERTY DRAINAGE & PROPERTY IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- LOT 1, BLOCKS 13 THROUGH 15 ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE CASTLEBURY WEST NEIGHBORHOOD HOMEOWNER'S ASSOCIATION. SAID LOTS ALSO HAVE A BLANKET PUBLIC UTILITY EASEMENT.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.
- A PORTION OF THE FOLLOWING LOTS: LOT xx, BLOCK xx; LOTS xx, xx, xx & xx, BLOCK xx AND LOT xx, BLOCK xx; AS SHOWN ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON JUNE 1, 2004 AS INSTRUMENT NO. 104068411, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- DIRECT LOT ACCESS TO W. CHINDEN BLVD. IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF EAGLE.
- IN COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 THE OWNER OF THIS SUBDIVISION HAS PROVIDED AN UNDERGROUND IRRIGATION SYSTEM. LOTS WITHIN THE SUBDIVISION WILL BE OBLIGATED FOR ASSESSMENTS FROM ZINGER LATERAL USERS ASSOCIATION FOR SAID IRRIGATION WATER.
- DIMENSIONED EASEMENT AS SHOWN ALONG W. CHINDEN BLVD. IS DESIGNATED AS A LANDSCAPE EASEMENT FOR THE BENEFIT OF AND MAINTAINED BY THE CASTLEBURY WEST NEIGHBORHOOD HOMEOWNER'S ASSOCIATION.
- ALL LOTS COMMON TO PUBLIC RIGHT-OF-WAY LINES HAVE AN EXISTING ADA COUNTY HIGHWAY DISTRICT SIDEWALK EASEMENT RECORDED AS INSTRUMENT NO. OF ADA COUNTY RECORDS.

