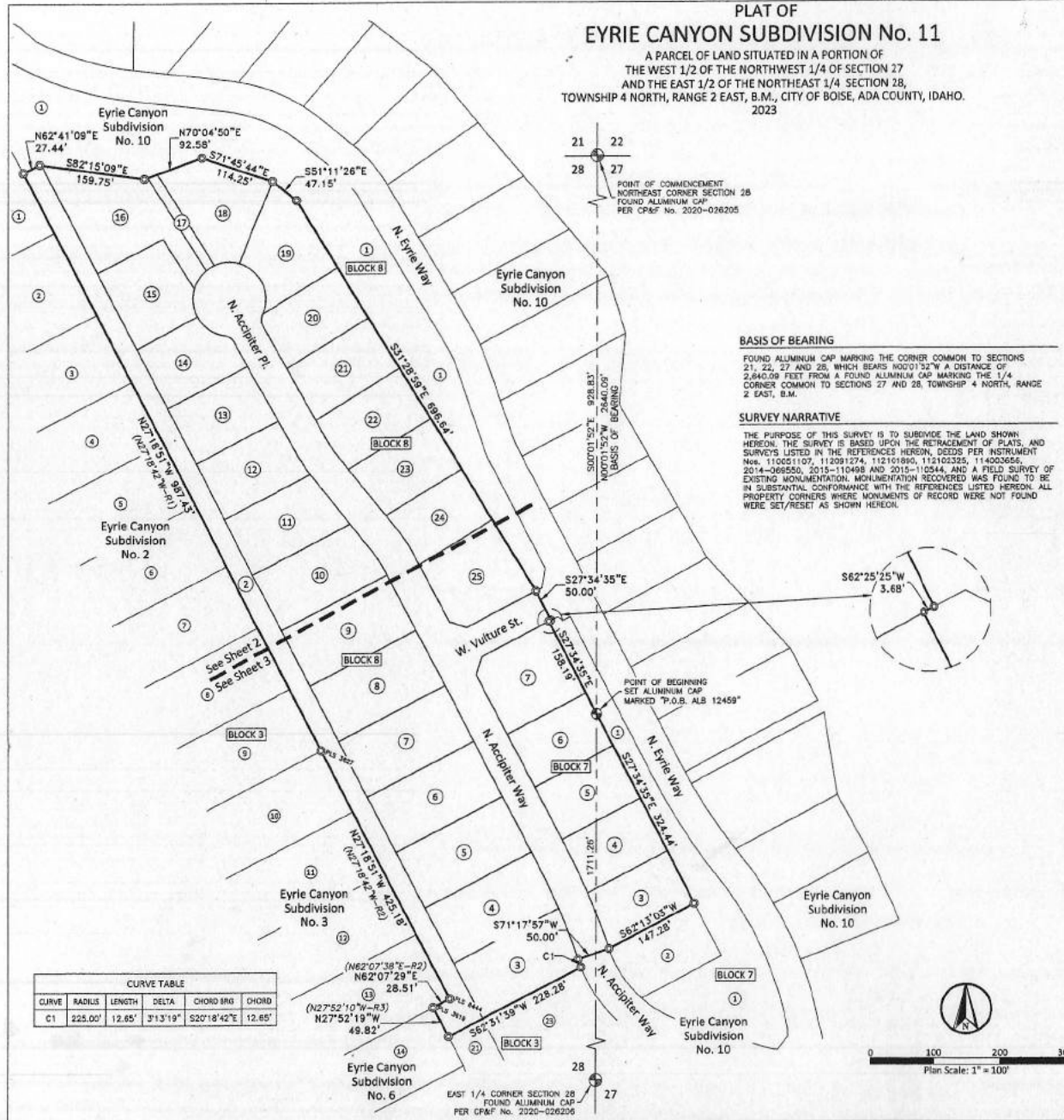


# PLAT OF EYRIE CANYON SUBDIVISION No. 11

A PARCEL OF LAND SITUATED IN A PORTION OF  
THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27  
AND THE EAST 1/2 OF THE NORTHEAST 1/4 SECTION 28,  
TOWNSHIP 4 NORTH, RANGE 2 EAST, B.M., CITY OF BOISE, ADA COUNTY, IDAHO.  
2023



## SHEET INDEX

- SHEET 1 - PLAT MAP AND LEGEND
- SHEET 2 - DETAIL PLAT MAP AND CURVE AND LINE TABLES
- SHEET 3 - DETAIL PLAT MAP AND NOTES
- SHEET 4 - CERTIFICATE OF OWNERS
- SHEET 5 - CERTIFICATES AND APPROVALS

## REFERENCES

- R1. EYRIE CANYON SUBDIVISION No. 2, BOOK 86, PAGES 9637-9638, RECORDS OF ADA COUNTY, IDAHO
- R2. EYRIE CANYON SUBDIVISION No. 3, BOOK 96, PAGES 11908-11910, RECORDS OF ADA COUNTY, IDAHO
- R3. EYRIE CANYON SUBDIVISION No. 6, BOOK 105, PAGES 14416-14419, RECORDS OF ADA COUNTY, IDAHO
- R4. EYRIE CANYON SUBDIVISION No. 10, BOOK 118, PAGES 18160-18166, RECORDS OF ADA COUNTY, IDAHO
- R5. RECORD OF SURVEY No. 8382, RECORDS OF ADA COUNTY, IDAHO
- R6. RECORD OF SURVEY No. 10942, RECORDS OF ADA COUNTY, IDAHO
- R7. RECORD OF SURVEY No. 11947, RECORDS OF ADA COUNTY, IDAHO

## BASIS OF BEARING

FOUND ALUMINUM CAP MARKING THE CORNER COMMON TO SECTIONS 21, 22, 27 AND 28, WHICH BEARS N00°01'52"W A DISTANCE OF 2,840.00 FEET FROM A FOUND ALUMINUM CAP MARKING THE 1/4 CORNER COMMON TO SECTIONS 27 AND 28, TOWNSHIP 4 NORTH, RANGE 2 EAST, B.M.

## SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RE-TRACED PLATS, AND SURVEYS LISTED IN THE REFERENCES HEREIN, DEEDS PER INSTRUMENT Nos. 110051107, 112091274, 112101890, 112101325, 114003656, 2014-066550, 2015-110498 AND 2015-110544, AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.

## LEGEND

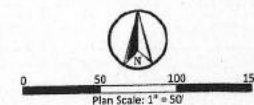
- FOUND ALUMINUM CAP
- FOUND 5/8" REBAR MARKED "ALB 12459" UNLESS NOTED OTHERWISE
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- FOUND 1/2" REBAR MARKED "ALB 12459"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- △ CALCULATED POINT
- ⑬ LOT NUMBER
- ⑬ EXISTING LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ROAD CENTERLINE
- ADJACENT LOT LINE
- SECTION LINE
- EASEMENT LINE
- SLOPE SETBACK LINE
- APPROXIMATE SLOPE LINE
- ACHD EASEMENT (SEE NOTE 15)



Developer  
North Valley  
Land LLC  
Boise, Idaho

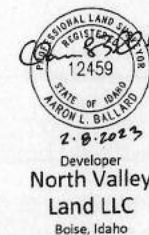
**km**  
ENGINEERING  
5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83713  
PHONE (208) 510-6038  
kmar@p.com

# PLAT OF EYRIE CANYON SUBDIVISION No. 11



| CURVE | RADIUS   | LENGTH  | DELTA     | CHORD BRG   | CHORD   |
|-------|----------|---------|-----------|-------------|---------|
| C1    | 225.00'  | 12.65'  | 3°13'19"  | S20°18'42"E | 12.65'  |
| C2    | 1000.00' | 154.91' | 8°52'33"  | S23°08'16"E | 154.76' |
| C3    | 200.00'  | 36.28'  | 11°15'15" | S33°12'13"E | 39.22'  |
| C4    | 200.00'  | 33.81'  | 9°41'05"  | S33°59'17"E | 33.77'  |
| C5    | 975.00'  | 82.98'  | 4°52'35"  | S21°08'20"E | 82.95'  |
| C6    | 975.00'  | 68.06'  | 3°50'58"  | S25°34'35"E | 68.05'  |
| C7    | 175.00'  | 34.37'  | 11°15'15" | S33°12'13"E | 34.32'  |
| C8    | 225.00'  | 2.28'   | 0°34'45"  | S38°32'27"E | 2.28'   |
| C9    | 225.00'  | 35.76'  | 9°06'19"  | S33°41'54"E | 35.72'  |
| C10   | 21.00'   | 19.54'  | 53°18'57" | S55°48'14"E | 18.84'  |
| C11   | 56.00'   | 52.80'  | 34°01'11" | S58°27'07"E | 50.88'  |
| C12   | 56.00'   | 43.61'  | 44°38'55" | S6°08'04"E  | 42.51'  |
| C13   | 56.00'   | 33.12'  | 33°53'00" | S33°06'53"W | 32.64'  |
| C14   | 56.00'   | 15.05'  | 15°23'36" | S57°45'11"W | 15.00'  |
| C15   | 56.00'   | 40.11'  | 41°02'21" | S89°58'10"W | 39.26'  |
| C16   | 56.00'   | 95.47'  | 97°40'52" | N24°40'14"W | 84.32'  |
| C17   | 21.00'   | 18.54'  | 53°18'57" | N2°29'16"W  | 18.84'  |
| C18   | 175.00'  | 29.58'  | 9°41'05"  | N33°59'17"W | 29.55'  |
| C19   | 225.00'  | 44.19'  | 11°15'15" | N33°12'13"W | 44.12'  |
| C20   | 1025.00' | 67.67'  | 3°46'57"  | N25°41'07"W | 67.66'  |
| C21   | 1025.00' | 91.11'  | 5°05'35"  | N21°14'50"W | 91.08'  |

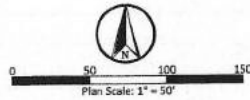
| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N57°25'29"W | 29.26'   |
| L2   | N23°59'22"W | 20.68'   |
| L3   | N0°01'23"E  | 55.25'   |
| L4   | N42°50'03"W | 36.74'   |
| L5   | N55°53'36"W | 37.49'   |
| L6   | N16°12'18"W | 24.17'   |
| L7   | N16°12'18"W | 40.63'   |
| L8   | N27°24'09"W | 54.56'   |
| L9   | N59°02'42"E | 74.19'   |
| L10  | N17°53'26"W | 32.24'   |
| L11  | N46°28'08"W | 45.74'   |
| L12  | N21°13'28"W | 52.05'   |
| L13  | N47°45'17"W | 21.58'   |
| L14  | N18°01'24"W | 35.46'   |
| L15  | N29°00'16"W | 27.05'   |
| L16  | N29°00'16"W | 66.20'   |
| L17  | N18°39'16"W | 69.10'   |



Developer  
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Land LLC  
Boise, Idaho

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kmenglp.com

# PLAT OF EYRIE CANYON SUBDIVISION No. 11



## NOTES

1. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BOISE APPLICABLE ZONING AND SUBDIVISION REGULATIONS, UNLESS OTHERWISE APPROVED BY CUP08-00011, CPH08-00003 AND CPH08-00008, AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF BOISE IN EFFECT AT THE TIME OF RESUBDIVISION.
3. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
4. LOTS 2 AND 17, BLOCK 8 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE EYRIE CANYON HOMEOWNERS' ASSOCIATION, INC. THESE LOTS CANNOT BE DEVELOPED FOR RESIDENTIAL PURPOSES IN THE FUTURE. SEE NOTES 15 AND 16 FOR ADDITIONAL DETAILS ON LOT 17, BLOCK 8.
5. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE CITY ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY CUP08-00011 AND MODIFIED BY CUP13-00006.
6. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE CITY ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY CPH08-00003 AND MODIFIED BY CPH13-00004.
7. THIS SUBDIVISION IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, AND THE REQUIREMENTS IN I.C. 31-3805 ARE NOT APPLICABLE.
8. INDIVIDUAL LOT DEVELOPMENT SHALL COMPLY WITH THE BOISE HILLSIDE AND FOOTHILLS DEVELOPMENT ORDINANCE (B.C.C. 11-07-08 THROUGH 11-07-09), INTERNATIONAL BUILDING CODE CHAPTER 18 APPENDIX J AS MODIFIED BY B.C.C. 9-1 AND THE CONDITIONS OF APPROVAL FOR CPH08-00003 AND CPH13-00004.
9. THIS SUBDIVISION IS LOCATED WITHIN THE WILDLAND URBAN FIRE INTERFACE - FOOTHILLS AREA AND SUBJECT TO THE REQUIREMENTS OF BOISE CITY CODE SECTION 7-01-89 FOR DEVELOPMENT AND CONSTRUCTION OF BUILDINGS AND STRUCTURES.
10. ALL FRONT LOT LINES COMMON TO THE RIGHT-OF-WAYS CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, BOISE CITY STREET LIGHTS AND EYRIE CANYON HOMEOWNERS' ASSOCIATION, INC. STORM DRAINAGE SYSTEM. ALL INTERIOR LOT LINES ARE SUBJECT TO A 5.00 FOOT WIDE DRAINAGE EASEMENT (EACH SIDE). THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
11. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
12. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
13. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
14. PER BOISE CITY FIRE PREVENTION CODE SECTION 7-01-32-503.3 (NO PARKING), FOR STREETS HAVING A WIDTH LESS THAN 36 FEET BACK OF CURB TO BACK OF CURB PARKING SHALL BE RESTRICTED ON (1) ONE SIDE; FOR STREETS HAVING A WIDTH LESS THAN 28 FEET BACK OF CURB TO BACK OF CURB PARKING SHALL BE RESTRICTED ON BOTH SIDES; AND FOR STANDARD ACHD CUL-DE-SAC PARKING SHALL BE RESTRICTED ON BOTH SIDES. THIS WILL BE ENFORCED BY THE BOISE POLICE DEPARTMENT.
15. ALL OF LOT 17, BLOCK 8 IS SERVIENT TO AND CONTAINS THE ACHD STORM WATER DRAINAGE SYSTEM AS SHOWN HEREON. THIS LOT IS ENCOMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103288, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL ("THE MASTER EASEMENT"). THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
16. LOT 17, BLOCK 1 IS A COMMON LOT THAT WILL BE UTILIZED AS THE MAINTENANCE ACCESS FOR AN ACHD STORM DRAINAGE PIPE UNDER SAID LOT. THIS MAINTENANCE ACCESS DRIVE CAN ONLY BE USED BY ACHD AND/OR ACHD CONTRACTORS. LOTS 16 AND 18, BLOCK 8 WILL NEED TO HAVE THEIR OWN SEPARATE DRIVEWAYS PROVIDED AND ARE PROHIBITED FROM USING SAID MAINTENANCE ACCESS DRIVE.
17. THIS PLAT IS SUBJECT TO ACHD TEMPORARY LICENSE AGREEMENTS PER INSTRUMENT Nos. 2021-164580 AND 2021-164982 OF ADA COUNTY RECORDS.
18. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS PER THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS OF EYRIE CANYON SUBDIVISION No. 11 FOR EYRIE CANYON HOMEOWNERS' ASSOCIATION, INC. THAT IS TO BE FILED FOR RECORD AT THE ADA COUNTY RECORDER'S OFFICE AND MAY BE AMENDED FROM TIME TO TIME.
19. WHERE SETBACK LINES ARE MONUMENTED AND SHOWN HEREON (LOTS 3-18, BLOCK 8), THE SETBACKS SHALL BE MAINTAINED 15'-FT FROM THE EDGE OF THE SLOPE, OR THE 30'-FT REQUIRED SETBACK OF THE ZONE, WHICHEVER IS GREATER. NO DAYLIGHT BASEMENTS SHALL BE ALLOWED ON THESE LOTS.
20. IN ACCORDANCE WITH THE GEOTECHNICAL / GEOLOGY EVALUATION, IN-GROUND POOLS ARE PROHIBITED ON ALL LOTS.
21. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE DEVELOPMENT CODE OR AS SPECIFICALLY APPROVED BY CUP08-00011, CPH08-00003 AND CPH13-00006.
22. THIS SUBDIVISION IS SUBJECT TO A PERMANENT OPERATION AND MAINTENANCE (O&M) AGREEMENT PER INSTRUMENT No. 2023-001220, RECORDS OF ADA COUNTY, IDAHO.



2-8-2023  
Developer  
North Valley  
Land LLC  
Boise, Idaho

**km**  
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kne@bo.com



PLAT OF  
EYRIE CANYON SUBDIVISION No. 11

**CERTIFICATE OF OWNERS**

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PARCEL OF LAND SITUATED IN A PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27 AND A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 2 EAST, B.M., CITY OF BOISE, ADA COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 28, WHICH BEARS N00°01'52"W A DISTANCE OF 2,540.09 FEET FROM AN ALUMINUM CAP MARKING THE EAST 1/4 CORNER OF SAID SECTION 28, THENCE FOLLOWING THE EASTERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, S00°01'52"E A DISTANCE OF 608.83 FEET TO AN ALUMINUM CAP ON THE BOUNDARY OF EYRIE CANYON SUBDIVISION No. 10 (BOOK 118 OF PLATS AT PAGES 18,160-18,166, RECORDS OF ADA COUNTY, IDAHO) AND BEING THE POINT OF BEGINNING.

THENCE LEAVING SAID EASTERLY LINE AND FOLLOWING THE BOUNDARY OF SAID EYRIE CANYON SUBDIVISION No. 10 THE FOLLOWING FIVE (5) COURSES:

1. S27°34'35"E A DISTANCE OF 324.44 FEET TO A FOUND 5/8-INCH REBAR;
2. S62°13'03"W A DISTANCE OF 147.28 FEET TO A FOUND 5/8-INCH REBAR;
3. S71°17'57"W A DISTANCE OF 50.00 FEET TO A FOUND 5/8-INCH REBAR;
4. 12.65 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A DELTA ANGLE OF 03°13'18", A CHORD BEARING OF S20°18'42"E AND A CHORD DISTANCE OF 12.65 FEET TO A FOUND 5/8-INCH REBAR;
5. S62°31'39"W A DISTANCE OF 228.28 FEET TO A FOUND 5/8-INCH REBAR ON THE BOUNDARY OF EYRIE CANYON SUBDIVISION No. 9 (BOOK 105 OF PLATS AT PAGES 14,416-14,418, RECORDS OF ADA COUNTY, IDAHO);

THENCE LEAVING THE BOUNDARY OF SAID EYRIE CANYON SUBDIVISION No. 10 AND FOLLOWING THE BOUNDARY OF SAID EYRIE CANYON SUBDIVISION No. 4, N27°52'19"W (FORMERLY N27°52'10"W) A DISTANCE OF 49.82 FEET TO A FOUND 5/8-INCH REBAR ON THE BOUNDARY OF EYRIE CANYON SUBDIVISION No. 3 (BOOK 96 OF PLATS AT PAGES 11,908-11,910, RECORDS OF ADA COUNTY, IDAHO);

THENCE LEAVING THE BOUNDARY OF SAID EYRIE CANYON SUBDIVISION No. 6 AND FOLLOWING THE BOUNDARY OF SAID EYRIE CANYON SUBDIVISION No. 3 THE FOLLOWING TWO (2) COURSES:

1. N62°07'29"E (FORMERLY N62°07'38"E) A DISTANCE OF 28.51 FEET TO A FOUND 5/8-INCH REBAR;
2. N27°18'51"W (FORMERLY N27°18'42"W) A DISTANCE OF 425.18 FEET TO A FOUND 5/8-INCH REBAR ON THE BOUNDARY OF EYRIE CANYON SUBDIVISION No. 2 (BOOK 86 OF PLATS AT PAGES 9,637-9,638, RECORDS OF ADA COUNTY, IDAHO);

THENCE LEAVING THE BOUNDARY OF SAID EYRIE CANYON SUBDIVISION No. 3 AND FOLLOWING THE BOUNDARY OF SAID EYRIE CANYON SUBDIVISION No. 5, S27°18'51"W (FORMERLY N27°18'42"W) A DISTANCE OF 967.43 FEET TO A FOUND 5/8-INCH REBAR ON THE BOUNDARY OF SAID EYRIE CANYON SUBDIVISION No. 10;

THENCE LEAVING THE BOUNDARY OF SAID EYRIE CANYON SUBDIVISION No. 2 AND FOLLOWING THE BOUNDARY OF SAID EYRIE CANYON SUBDIVISION No. 10 THE FOLLOWING NINE (9) COURSES:

1. N62°41'09"E A DISTANCE OF 27.44 FEET TO A FOUND 5/8-INCH REBAR;
2. S62°15'09"E A DISTANCE OF 199.75 FEET TO A FOUND 5/8-INCH REBAR;
3. N70°04'50"E A DISTANCE OF 92.58 FEET TO A FOUND 5/8-INCH REBAR;
4. S71°45'44"E A DISTANCE OF 114.25 FEET TO A FOUND 5/8-INCH REBAR;
5. S31°11'20"E A DISTANCE OF 47.15 FEET TO A FOUND 5/8-INCH REBAR;
6. S31°28'59"E A DISTANCE OF 689.64 FEET TO A FOUND 5/8-INCH REBAR;
7. S27°34'35"E A DISTANCE OF 50.00 FEET TO A FOUND 5/8-INCH REBAR;
8. S62°25'23"W A DISTANCE OF 3.88 FEET TO A FOUND 5/8-INCH REBAR;
9. S27°34'35"E A DISTANCE OF 198.19 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS A TOTAL OF 12.027 ACRES, MORE OR LESS.

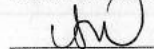
IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM VEGOLIA WATER IDAHO, INC. (FORMERLY SUZZ WATER IDAHO, INC.) AND HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

  
COLIN CONNELL, MANAGING MEMBER  
AERIE TERRACES LLC

**ACKNOWLEDGMENT**

STATE OF IDAHO }  
ADA COUNTY } SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON February 9<sup>th</sup>, 2023, BY COLIN CONNELL, AS MANAGING MEMBER OF AERIE TERRACES LLC.

  
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 9.28.2028



**CERTIFICATE OF SURVEYOR**

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF EYRIE CANYON SUBDIVISION No. 11 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

AARON L. BALLARD, P.L.S. 12459



Developer  
North Valley  
Land LLC  
Boise, Idaho

**km**  
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PHONE (208) 639-6939  
enr@kmp.com

JOB NO. 19-034

SHEET 4 OF 5

PLAT OF  
EYRIE CANYON SUBDIVISION No. 11

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 23 DAY OF Sept, 2022

Mary May  
PRESIDENT  
ADA COUNTY HIGHWAY DISTRICT



APPROVAL OF BOISE CITY ENGINEER

I, THE UNDERSIGNED, BOISE CITY ENGINEER HEREBY STATE THAT THE RECOMMENDED CONDITIONS OF BOISE CITY HAVE BEEN SATISFIED.

Ann P. Ray  
BOISE CITY ENGINEER PE#11185  
DATE 2/24/2023

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF BOISE, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 4<sup>TH</sup> DAY OF May, A.D. 2021, THIS PLAT WAS DULY ACCEPTED AND APPROVED.



Janice Haigney  
CITY CLERK  
BOISE, IDAHO

CERTIFICATE OF COUNTY SURVEYOR

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

ADA COUNTY SURVEYOR

DATE

HEALTH CERTIFICATE

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 REMOVED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

Paula Boyd  
HEALTH OFFICER PE#5



DATE 12-8-2021

CERTIFICATE OF ADA COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER

DATE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }  
ADA COUNTY } SS

I HEREBY CERTIFY THAT THIS PLAT OF EYRIE CANYON SUBDIVISION No. 11 WAS FILED AT THE REQUEST OF \_\_\_\_\_ AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK \_\_\_\_\_ OF PLATS AT PAGES \_\_\_\_\_ THRU \_\_\_\_\_.

INSTRUMENT NUMBER \_\_\_\_\_

DEPUTY

EX-OFFICIO RECORDER

FEE:



Developer  
North Valley  
Land LLC  
Boise, Idaho

**km**  
ENGINEERING  
5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83715  
PHONE (208) 658-6935  
kmenr@ip.com

JOB NO. 19-034

SHEET 5 OF 5