

BK 118 Pg 1799D

# PLAT SHOWING TRAMONTO SUBDIVISION

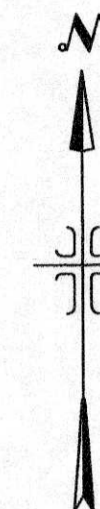
A RESUBDIVISION OF LOT 20, BLOCK 2 OF CORRENTE BELLO SUBDIVISION NO. 1  
LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 5  
T.4N., R.1E., B.M. EAGLE, ADA COUNTY, IDAHO  
2020

**NOTES:**

- A TWELVE (12) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND PRESSURE IRRIGATION EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY, ALONG SUBDIVISION BOUNDARY LINES, AND ALONG ALL REAR LOT LINES, EXCEPT FOR THE EAST LOT LINE OF LOT 14, BLOCK 1 WHERE A TWENTY-FIVE (25) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND PRESSURE IRRIGATION EASEMENT IS HEREBY DESIGNATED OR UNLESS OTHERWISE SHOWN OR DIMENSIONED. A TWELVE (12) FOOT EAGLE CITY STREET LIGHT EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY. A SIX (6) FOOT WIDE IRRIGATION, PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG EACH SIDE OF INTERIOR LOT LINES, UNLESS OTHERWISE SHOWN AND DIMENSIONED.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, 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 ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- IRRIGATION WATER HAS BEEN PROVIDED BY FARMERS UNION DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM FARMERS UNION DITCH COMPANY. THE CLOSED LOOP PRESSURIZED IRRIGATION SYSTEM LOCATED WITHIN TRAMONTO SUBDIVISION SHALL BE OWNED AND MAINTAINED BY THE TRAMONTO SUBDIVISION HOMEOWNER'S ASSOCIATION. TRAMONTO SUBDIVISION IS SUPPLIED BY A LARGER OFFSITE PRESSURIZED IRRIGATION SYSTEM THAT IS OWNED BY THE CORRENTE BELLO HOMEOWNER'S ASSOCIATION. ACCORDINGLY, THE CORRENTE BELLO HOMEOWNER'S ASSOCIATION SHALL HAVE A NON-EXCLUSIVE ACCESS EASEMENT THROUGH THIS SUBDIVISION FOR ACCESS TO ANY PORTION OF ITS IRRIGATION SYSTEM AS DESCRIBED IN THE WATER DELIVERY AGREEMENT INST. NO. 2019-003425
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED. LOTS 6, 7, 8 AND 9, BLOCK 1 SHALL RESPECT A FORTY (40') FOOT SETBACK AND LOT 15, BLOCK 1 SHALL RESPECT A FIFTY (50') FOOT SETBACK FROM THE WESTERLY SUBDIVISION BOUNDARY LINE
- LOTS 5 AND 10, BLOCK 1, ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. LOTS 5 AND 10, BLOCK 1 SHALL BE SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT, PRESSURE IRRIGATION, PROPERTY DRAINAGE, PEDESTRIAN PATHWAY AND INGRESS/EGRESS EASEMENT. LOTS 8, 9, 14 AND 15, BLOCK 1 SHALL TAKE ACCESS FROM THE SHARED DRIVEWAY ON LOT 10 AND SHALL BE MAINTAINED BY THE LOT OWNERS TAKING ACCESS FROM IT AS DIRECTED WITHIN THE CC&R'S RECORDED IN CONJUNCTION WITH THIS PLAT.
- AN EAGLE SEWER DISTRICT EASEMENT IS HEREBY DESIGNATED WITHIN A PORTION OF LOTS 10 AND 15, BLOCK 1 AS SHOWN ON THIS PLAT.
- DIRECT LOT ACCESS TO WEST FLOATING FEATHER ROAD IS PROHIBITED UNLESS SPECIFICALLY APPROVED BY ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF EAGLE.
- PORTIONS OF LOTS 1, 2, 3 AND 4, BLOCK 1 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM AS SHOWN HEREON. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT NO. 2015-103256, 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.
- ADA COUNTY HIGHWAY DISTRICT LICENSE AGREEMENT INST. NO. 2019-122043.
- A TEN (10) FOOT WIDE PERMANENT PROPERTY DRAINAGE AND GRAVITY IRRIGATION EASEMENT, IN FAVOR OF THE TRAMONTO SUBDIVISION HOMEOWNER'S ASSOCIATION IS HEREBY DESIGNATED AS SHOWN ON THIS PLAT. THIS EASEMENT REPLACES THAT PORTION OF A TEN (10) FOOT WIDE IRRIGATION AND DRAINAGE EASEMENT LOCATED WITHIN LOT 20, BLOCK 2 OF CORRENTE BELLO SUBDIVISION NO. 1.
- THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF THE DEVELOPMENT AGREEMENT RECORDED AS INST. NO. 2020-002588 AND ANY SUBSEQUENT MODIFICATIONS.
- ACHD RELEASE OF TEMPORARY EASEMENT INSTRUMENT NO. 2019-122038.

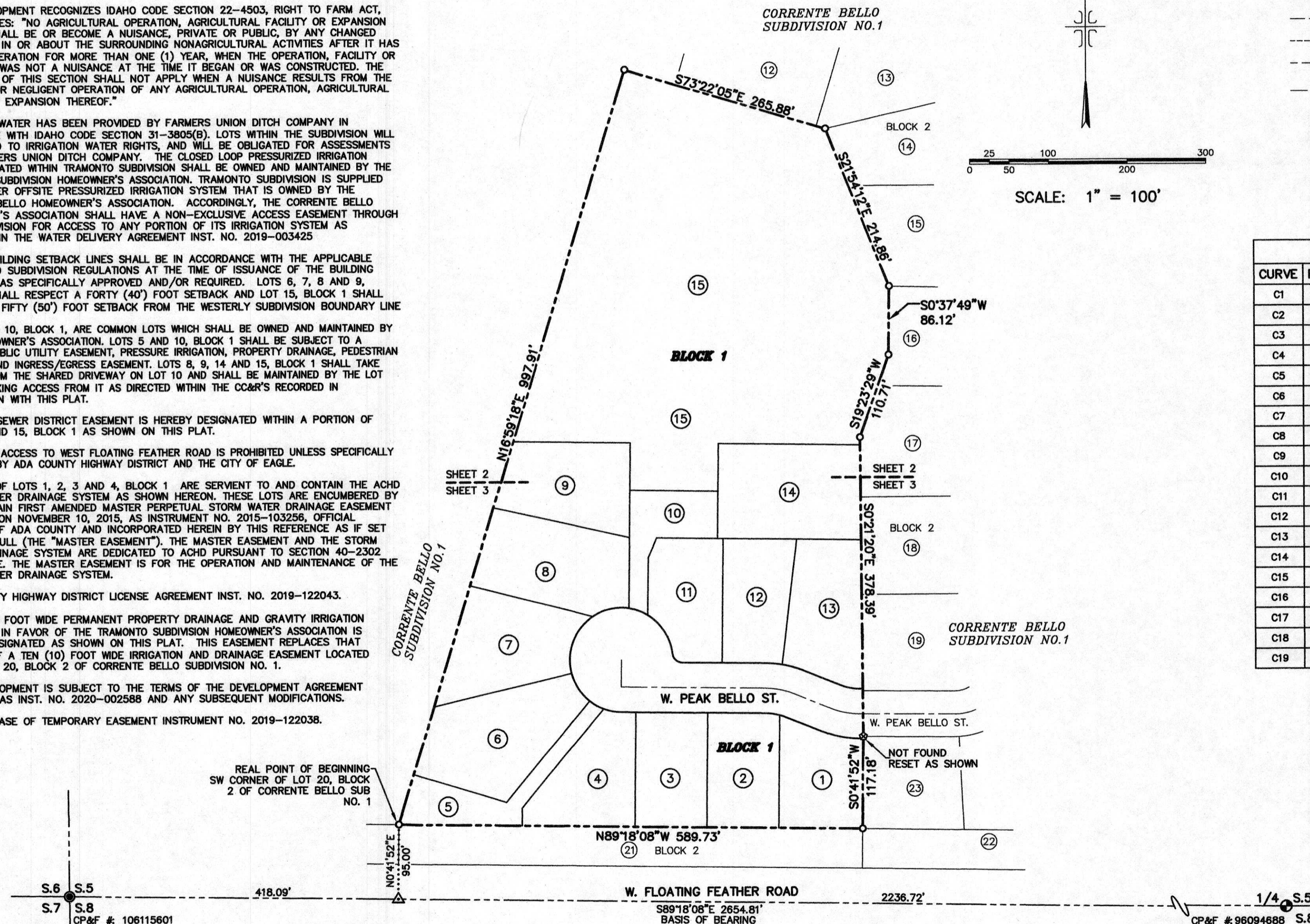
**LEGEND**

- ⊙ FOUND BRASS CAP MONUMENT
- ⊙ FOUND ALUMINUM CAP MONUMENT
- FOUND 1/2" IRON PIN PLS 4431  
REPLACE WITH 5/8" IRON PIN PLS 7729  
SET 1/2" IRON PIN WITH CAP PLS 7729
- SET 5/8" IRON PIN WITH CAP PLS 7729
- ⊙ SET 1" MAGNETICALLY DETECTABLE  
COPPER DISK MONUMENT
- △ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- \_\_\_ LOT LINE
- \_\_\_ SECTION LINE
- \_\_\_ RIGHT-OF-WAY LINE
- \_\_\_ CENTERLINE
- EASEMENT LINE-SEE NOTE 1
- EAGLE SEWER DISTRICT  
EASEMENT SEE NOTE 7
- IRRIGATION AND DRAINAGE  
EASEMENT LINE-SEE NOTE 11
- ⑦ LOT NO.



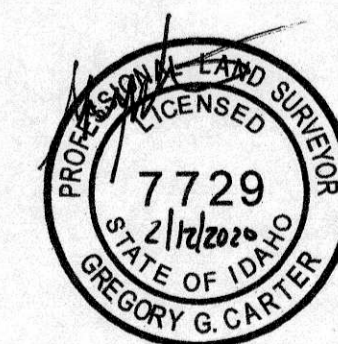
SCALE: 1" = 100'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	100.00	36.71	36.50	S78°47'10"E	21°01'57"
C2	100.00	36.71	36.50	N78°47'10"W	21°01'57"
C3	131.50	48.27	48.00	S78°47'10"E	21°01'57"
C4	68.50	25.15	25.00	N78°47'10"W	21°01'57"
C5	68.50	7.44	7.43	N71°22'50"W	61°3'18"
C6	68.50	17.71	17.66	N81°53'49"W	14°48'39"
C7	65.50	300.24	98.39	S42°00'53"W	262°38'03"
C8	65.50	22.46	22.35	S79°28'42"E	19°38'53"
C9	65.50	20.41	20.33	S60°43'39"E	17°51'13"
C10	65.50	41.77	41.06	S33°31'57"E	36°32'11"
C11	65.50	81.68	76.49	S20°27'44"W	71°27'09"
C12	65.50	48.47	47.37	S77°23'12"W	42°23'47"
C13	65.50	25.55	25.39	N70°14'18"W	22°21'13"
C14	65.50	59.90	57.83	N32°51'54"W	52°23'36"
C15	12.50	18.03	16.51	S47°59'07"E	82°38'03"
C16	131.50	48.27	48.00	N78°47'10"W	21°01'57"
C17	131.50	20.39	20.37	N84°51'34"W	8°53'08"
C18	131.50	27.88	27.83	N74°20'36"W	12°08'49"
C19	68.50	25.15	25.00	S78°47'10"E	21°01'57"



**SURVEYORS NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO RE-SUBDIVIDE LOT 20, BLOCK 2 OF CORRENTE BELLO SUBDIVISION NO. 1. THE ORIGINAL MONUMENTS SET FOR LOT 20, BLOCK 2 WERE RECOVERED AND ACCEPTED AS THE BOUNDARY CORNERS FOR THE PROPERTY.

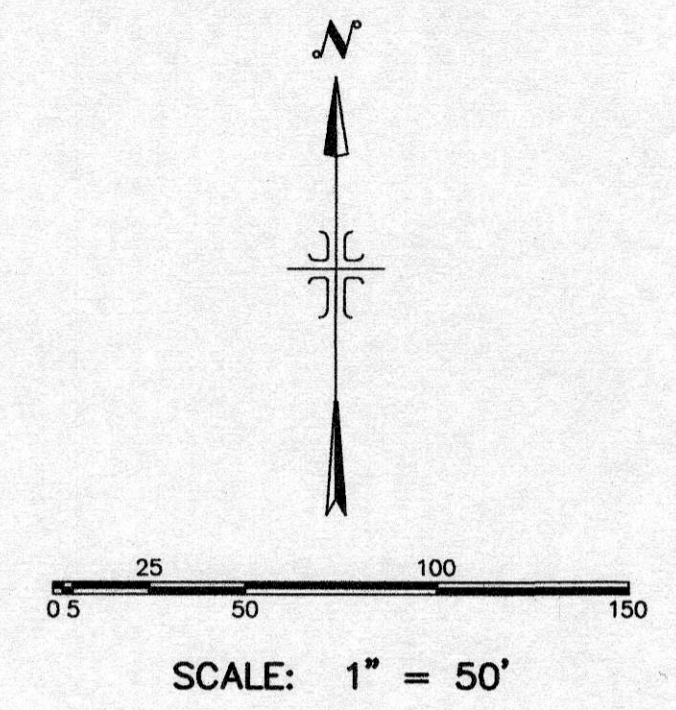
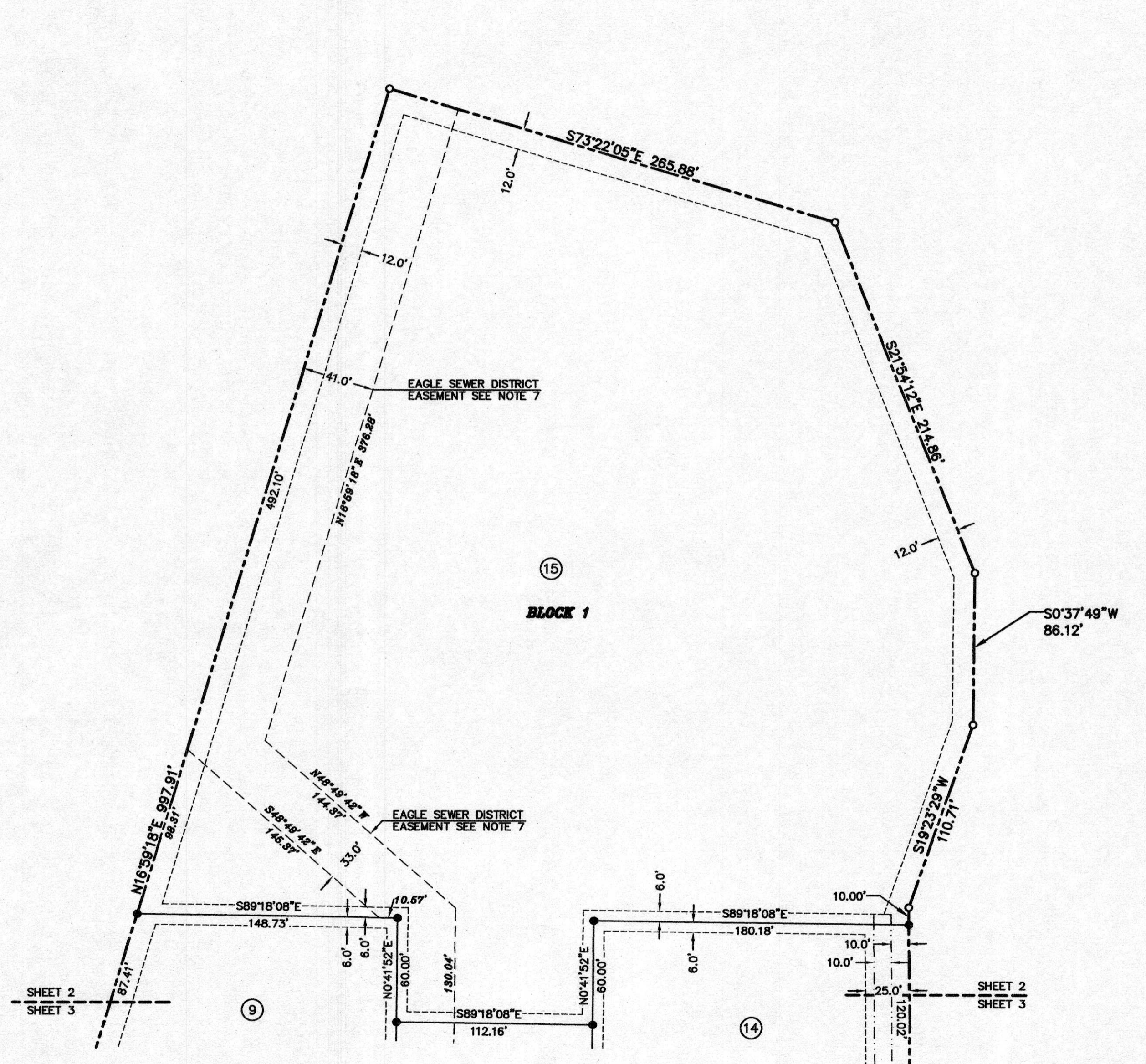


**ISG** IDAHO SURVEY GROUP, LLC  
9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570

JOB NO. 19-007  
SHEET 1 OF 5

BK 11877-1791

# TRAMONTO SUBDIVISION



### LEGEND

- ⊕ FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 1/2" IRON PIN PLS 4431  
REPLACE WITH 5/8" IRON PIN PLS 7729
- SET 1/2" IRON PIN WITH CAP PLS 7729
- SET 5/8" IRON PIN WITH CAP PLS 7729
- △ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE-SEE NOTE 1
- EAGLE SEWER DISTRICT  
EASEMENT-SEE NOTE 7
- IRRIGATION AND DRAINAGE  
EASEMENT LINE-SEE NOTE 11
- ⑦ LOT NO.

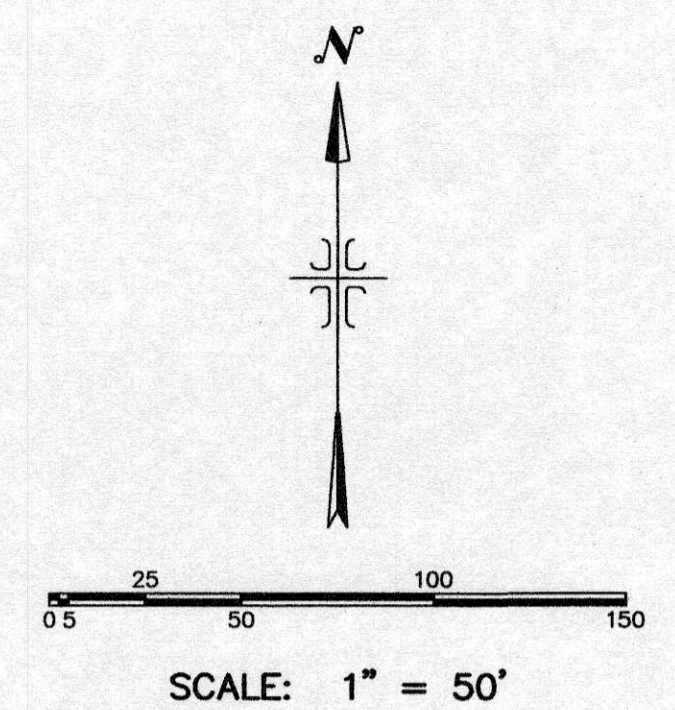
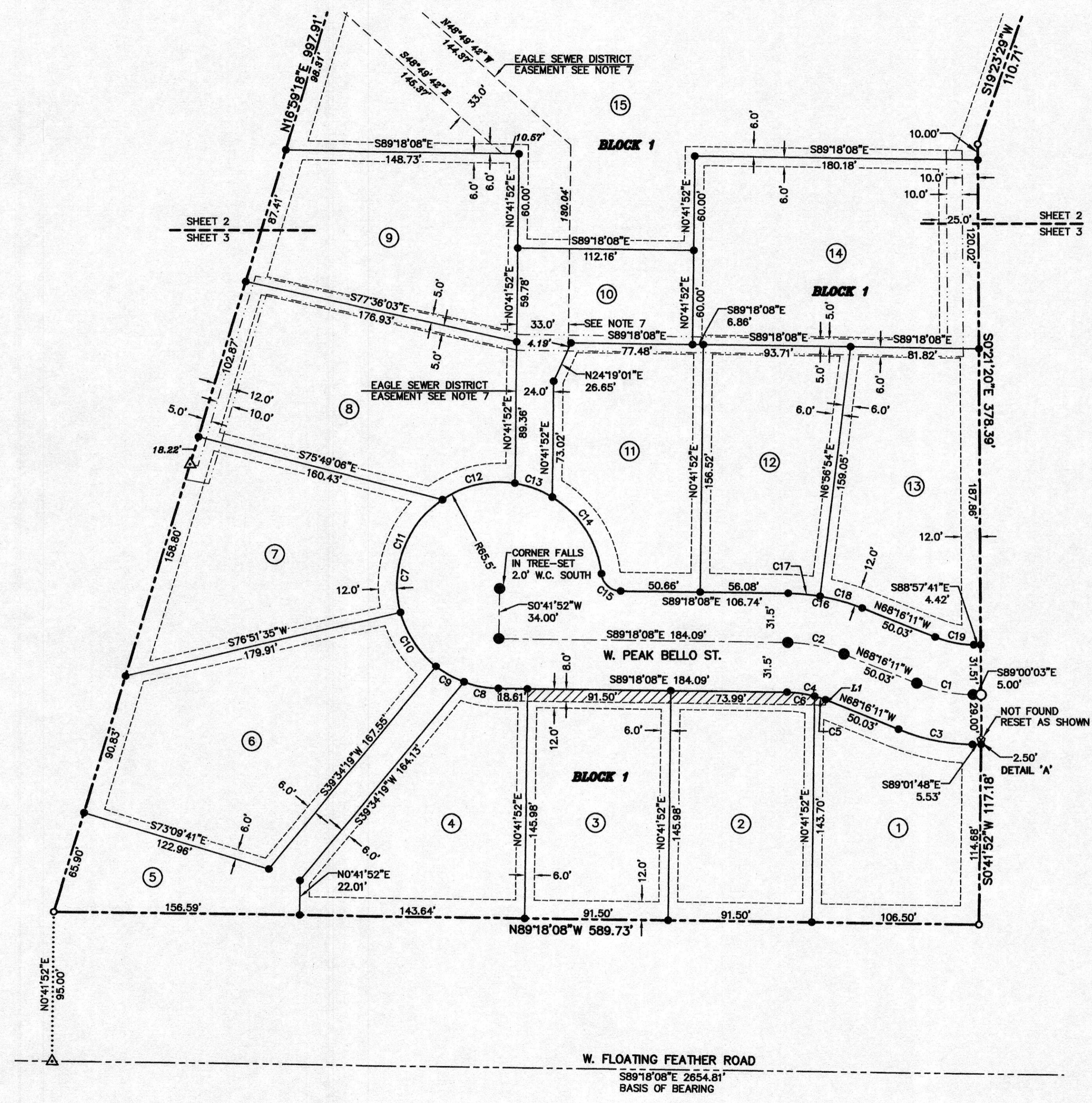


SEE SHEET 1 OF 6 FOR CURVE TABLE AND NOTES


**IDAHO SURVEY GROUP, LLC**  
 9955 W. EMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-8570

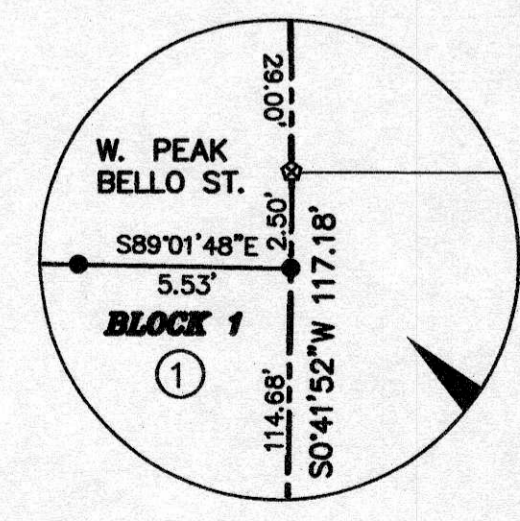
BK 118 Pg 1792

# TRAMONTO SUBDIVISION

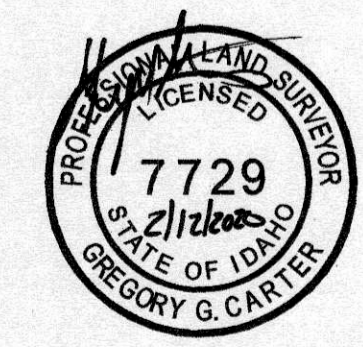


- LEGEND**
- FOUND BRASS CAP MONUMENT
  - FOUND ALUMINUM CAP MONUMENT
  - FOUND 1/2" IRON PIN PLS 4431
  - FOUND 5/8" IRON PIN W/ PLS 4431
  - SET 1/2" IRON PIN WITH CAP PLS 7729
  - SET 5/8" IRON PIN WITH CAP PLS 7729
  - ⊛ SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT
  - △ CALCULATED POINT
  - SUBDIVISION BOUNDARY LINE
  - LOT LINE
  - SECTION LINE
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - EASEMENT LINE--SEE NOTE 1
  - EAGLE SEWER DISTRICT EASEMENT SEE NOTE 7
  - IRRIGATION AND DRAINAGE EASEMENT LINE--SEE NOTE 11
  - ⑦ LOT NO.
  - ▨ ACHD STORM DRAIN EASEMENT SEE NOTE 9
  - 10.00' EASEMENT DIMENSION
  - 2.0' W.C. WITNESS CORNER

SEE SHEET 1 OF 6 FOR CURVE TABLE AND NOTES



DETAIL 'A'  
SCALE 1"=5'



LINE TABLE		
LINE	LENGTH	BEARING
L1	3.44	N0°41'52"E

JOB NO. 19-007  
SHEET 3 OF 5

**ISG** IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570

# TRAMONTO SUBDIVISION

## CERTIFICATE OF OWNERS

Know all men by these presents: D&N Investments LLC., an Idaho Limited Liability Company and James B. Axelson are the owners of the property described as follows:

A re-subdivision of Lot 20, Block 2 of Corrente Bello Subdivision No. 1 as filed in Book 95 of Plats at Pages 11,790 through 11,794, records of Ada County, Idaho located in the SW 1/4 of the SW 1/4 of Section 5, T.4N., R.1E., B.M., Eagle, Ada County, Idaho, more particularly described as follows:

Commencing at the SW corner of said Section 5 from which the S1/4 corner said Sections 5 bears South 89°18'08" East, 2654.81 feet;

thence along the South boundary line of said Section 5 South 89°18'08" East, 418.09 feet;

thence leaving said South boundary line North 00°41'52" East, 95.00 feet to the SW corner of said Lot 20, said point also being to the **REAL POINT OF BEGINNING**;

thence along the exterior boundary line of said Lot 20 for the following courses and distances:

thence North 16°59'18" East, 997.91 feet;

thence South 73°22'05" East, 265.88 feet;

thence South 21°54'12" East, 214.86 feet;

thence South 00°37'49" West, 86.12 feet;

thence South 19°23'29" West, 110.71 feet;

thence South 00°21'20" East, 378.39 feet;

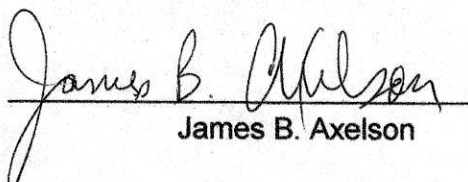
thence South 00°41'52" West, 117.18 feet;

thence North 89°18'08" West, 589.73 feet to the **REAL POINT OF BEGINNING**. Containing 9.58 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water service from an existing SUEZ Water Idaho main line located adjacent to the subject subdivision, and SUEZ Water Idaho has agreed in writing to serve all the lots in this subdivision.

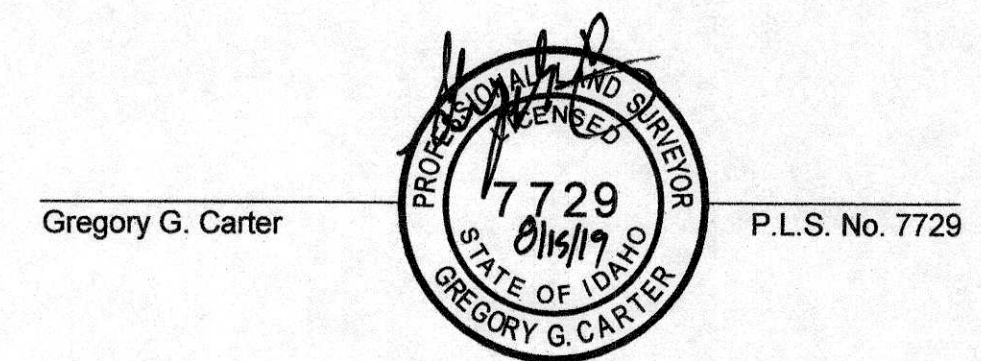
D&N Investments LLC., an Idaho Limited Liability Company

  
David Buich, Member

  
James B. Axelson

## CERTIFICATE OF SURVEYOR

I, Gregory G. Carter, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" 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.



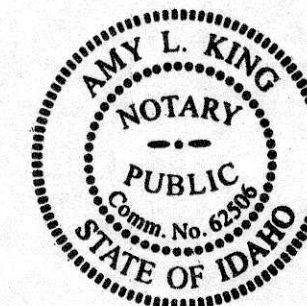
## ACKNOWLEDGMENT

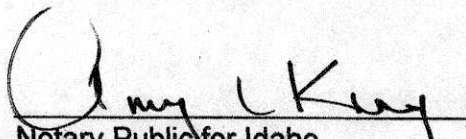
State of Idaho )  
) s.s.  
County of Ada )

On this 15<sup>th</sup> day of August, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Dave Buich, known or identified to me to be a member of D&N Investments LLC., an Idaho Limited Liability Company, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that said limited liability company executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

10/28/2019  
My commission expires



  
Notary Public for Idaho  
Residing in Boise, Idaho

## ACKNOWLEDGMENT

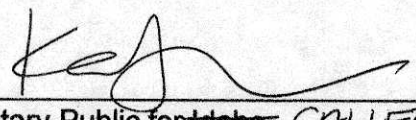
CALIFORNIA  
State of Idaho)  
) s.s.  
County of Ada) ORANGE

On this 20 day of August, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared James B. Axelson, known or identified to me to be the person whose name is subscribed within and who acknowledged to me that he executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

April 2, 2021  
My commission expires

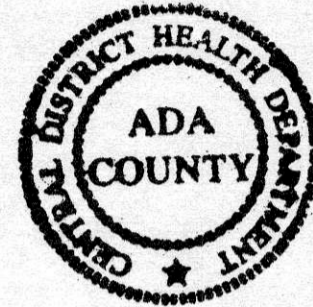


  
Notary Public for Idaho CALIFORNIA  
Residing in ORANGE, Idaho  
CALIFORNIA

# TRAMONTO SUBDIVISION

### HEALTH CERTIFICATE

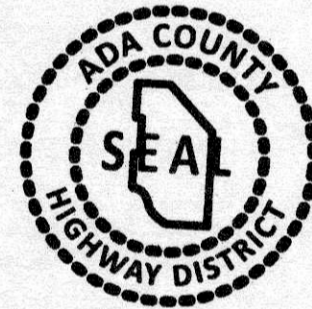
Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing Eagle Sewer District and SUEZ Water Idaho and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a Certificate of Disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.



*Roni Padilla*  
Central District Health Department Date 9.11.19

### APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 4th day of October, 2019.



*Juliana W. Arnold*  
President ACHD

### CERTIFICATE OF CITY ENGINEER

I, the undersigned, City Engineer in and for the City of Eagle, Ada County, Idaho, do hereby certify that I have checked this final plat and that the Eagle City requirements regarding final plats have been met.

*Chad Cook*  
Eagle City Engineer PE16745 Date 10-9-2019

### 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 28th day of May, 2019, this plat was duly accepted and approved.

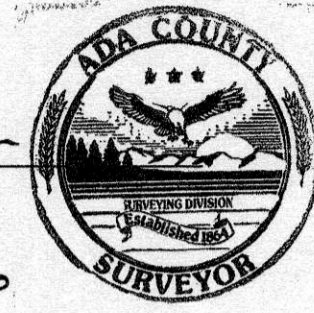


*Lacey E. Olson for Sharon K. Bergmann*  
City Clerk, Eagle, Idaho 1/14/2020

### 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.

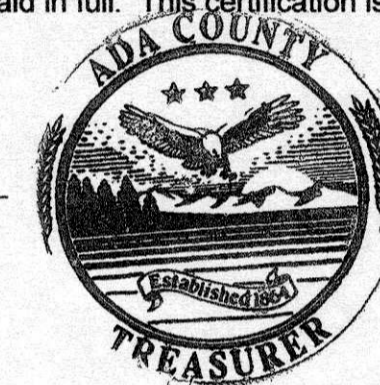
*D.P. May*  
County Surveyor  
PLS # 13553  
12 February 2020



### 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.50-1308 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.

2-13-2020  
Date



*Elizabeth Mohr*  
County Treasurer  
Signed by *Exp. Smith*  
Deputy Treasurer

### COUNTY RECORDER'S CERTIFICATE

State of Idaho )  
                          ) s.s.  
County of Ada )

I hereby certify that this instrument was filed for record at the request of Idaho Survey Group at 44 Minutes past 3 O'clock P.M. on this 13th day of FEB, 2020, in Book 118 of plats at Pages 1799 thru 17994.

Instrument No. 2020-18500

*Gregory G. Carter*  
Deputy

Fee \$26.00

*Phil McGowan*  
Ex-Officio Recorder

