

PLAT S U B D I V I S I O N TWO RIVERS SUBDIVISION NO. 6

A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF SECTION 17
TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
EAGLE, ADA COUNTY, IDAHO
2003

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY WAS ESTABLISHED BY G.P.S., PROJECTED TO THE IDAHO WEST ZONE COORDINATE SYSTEM, NAD83 DATUM, REFERENCED TO THE ADA COUNTY H.A.R.N. DENSIFICATION SURVEY OF JUNE, 1997. ALL BEARINGS SHOWN ARE ON GRID AZIMUTH. THE CONVERGENCE ANGLE -00°25'02" WAS CALCULATED AT THE 1/4 CORNER COMMON TO SECTIONS 16 & 17, T 4 N, R 1 E, BM.

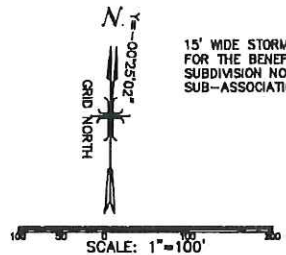
ALL DISTANCES SHOWN ARE AT GROUND.

LEGEND

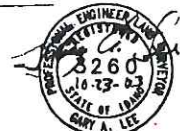
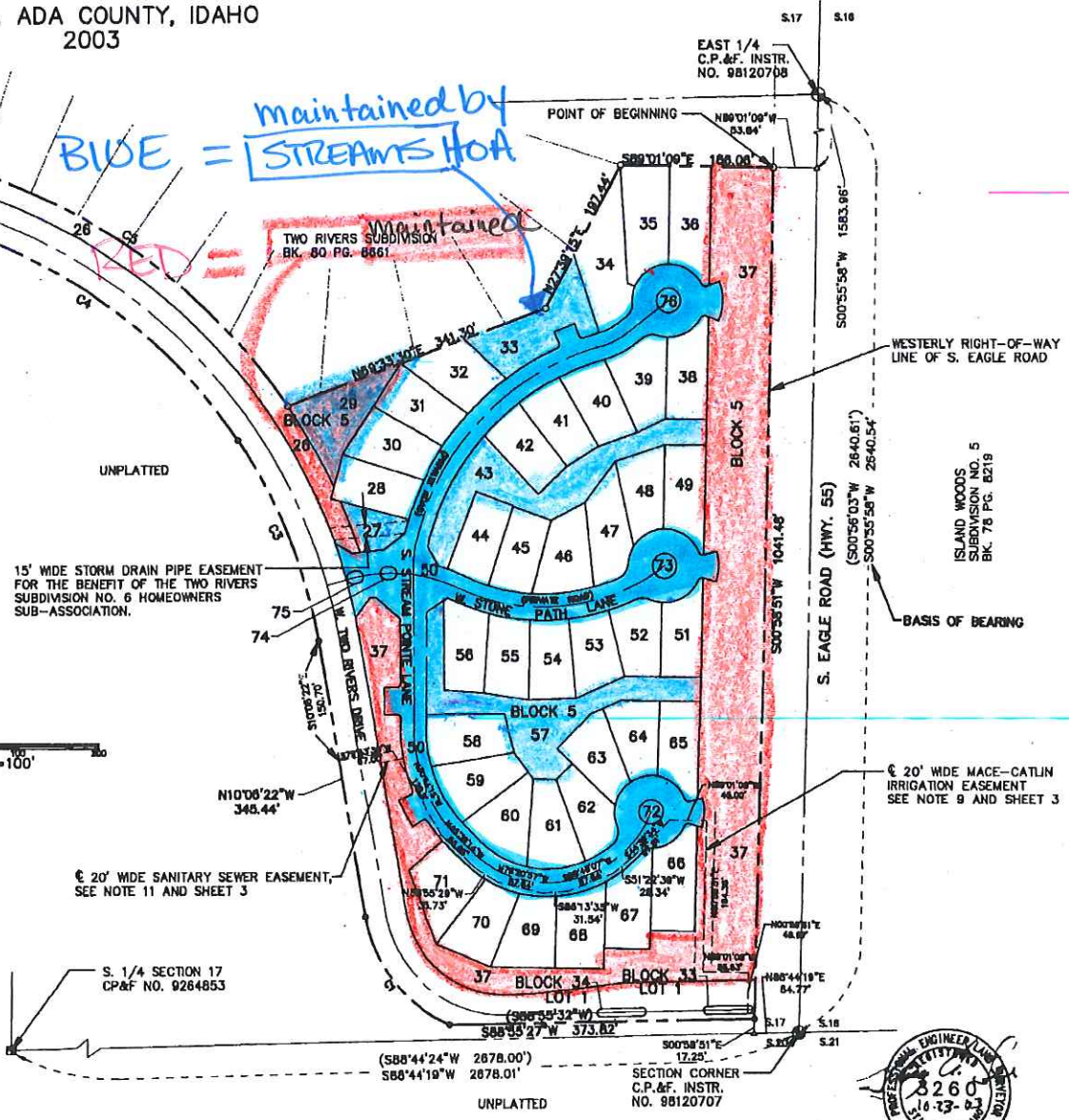
- Found Aluminum Cap Monument
- Found Brass Cap Monument
- Found 5/8" Iron Pin PE LS 3260 unless noted otherwise
- Set 5/8"x 30" Iron Pin with Plastic Cap PE LS 3260
- Set 1/2"x 24" Iron Pin with Plastic Cap PE LS 3260
- Calculated Point
- Boundary Line
- Centerline of Public & Private Street
- Lot Line
- Utility, Drainage and Irrigation Easement, dimensioned as shown
- Section Line
- Record Bearing / Distance Per Record of Survey No. 2817

NOTES

1. Minimum building setback lines shall be in accordance with the City of Eagle Zoning Ordinance at the time of issuance of the building permit or as specifically approved.
2. Any re-subdivision of this plat shall comply with the applicable Zoning Regulations in effect at the time of the re-subdivision, or as allowed by conditional use permit.
3. The owner of each lot, across which passes an irrigation/drainage ditch or pipe, is responsible for the maintenance thereof unless such responsibility has been assumed by an irrigation/drainage district.
4. All lot lines common to public right-of-way, private roads, and exterior boundaries of Two Rivers Subdivision No. 6 have a 12-foot wide Permanent Utilities, Drainage and Irrigation Easement unless otherwise dimensioned. All rear lot lines of Two Rivers No. 6 Subdivision have a 10 foot wide permanent utilities, drainage and irrigation easement, unless otherwise dimensioned. However, this shall not preclude the construction of proper hard surfaced driveways for access to each individual lot.
5. All lot lines common to public rights-of-way, and private roads have a 12 foot wide Street Light Easement for the benefit of the City of Eagle.
6. This subdivision is subject to the requirements of the International Building Code (I.B.C.) as regulated by the City of Eagle.
7. All lots within this Subdivision are single-family residential lots, except Lots 26, 27, 28, 33, 37, 43, 50, 57, 72, 73, 74, 75, and 78, Block 5; Lot 1, Block 33; and Lot 1, Block 34; which are designated as common landscape, recreation, and access lots and will be owned and maintained by the Two Rivers Subdivision No. 6 Homeowners Sub-Association and/or Master Association.
8. Lot 50, Block 5 is designated as a private road to be owned and maintained by the Two Rivers Subdivision No. 6 Homeowners Sub-Association. All lot corners in the subdivision have the perpetual right of ingress-egress over the described private road (Lot 50) and the right of ingress-egress shall run with the land. Lot 50, Block 5 also has a blanket public utilities, drainage, United Water, Idaho, Inc. water line, and Eagle Sewer District sanitary sewer easement. The restrictive covenants for maintenance of the private roads cannot be modified and the homeowners association cannot be dissolved without the express consent of the City of Eagle.
9. A 20-foot wide irrigation easement, 10 feet on each side of the easement centerline as shown hereon, is hereby reserved for the benefit of the Mace-Catlin Mutual Ditch Company, Inc.
10. Refer to Records of Survey No. 2817 and No. 5690 for additional survey information.
11. A 20-foot wide sanitary sewer easement is hereby reserved for the benefit of Eagle Sewer District.
12. Direct lot access to W. Two Rivers Drive is prohibited unless specifically approved by the Ada County Highway District and the City of Eagle.
13. Commercial and agricultural traffic will be using the public streets within this subdivision for access to and from Eagle Road to parcels not within this subdivision.
14. The Owner shall comply with the Idaho Code, Section 31-3808 or its provisions that may apply to irrigation rights.
15. All side lot lines adjacent to buildable lots have a six foot (6') wide easement centered on said lot line for the purpose of access and maintenance of exterior building walls and landscaping.



maintained by BLUE = STREAMS HOA



DEVELOPER:
TR COMPANY, L.L.C.
an Idaho limited liability company
250 S. Beechwood Ave., Suite 120
Boise, Idaho 83709
(208) 375-8666

J-U-B ENGINEERS, INC.
Engineers Surveyors Planners
Boise, Idaho

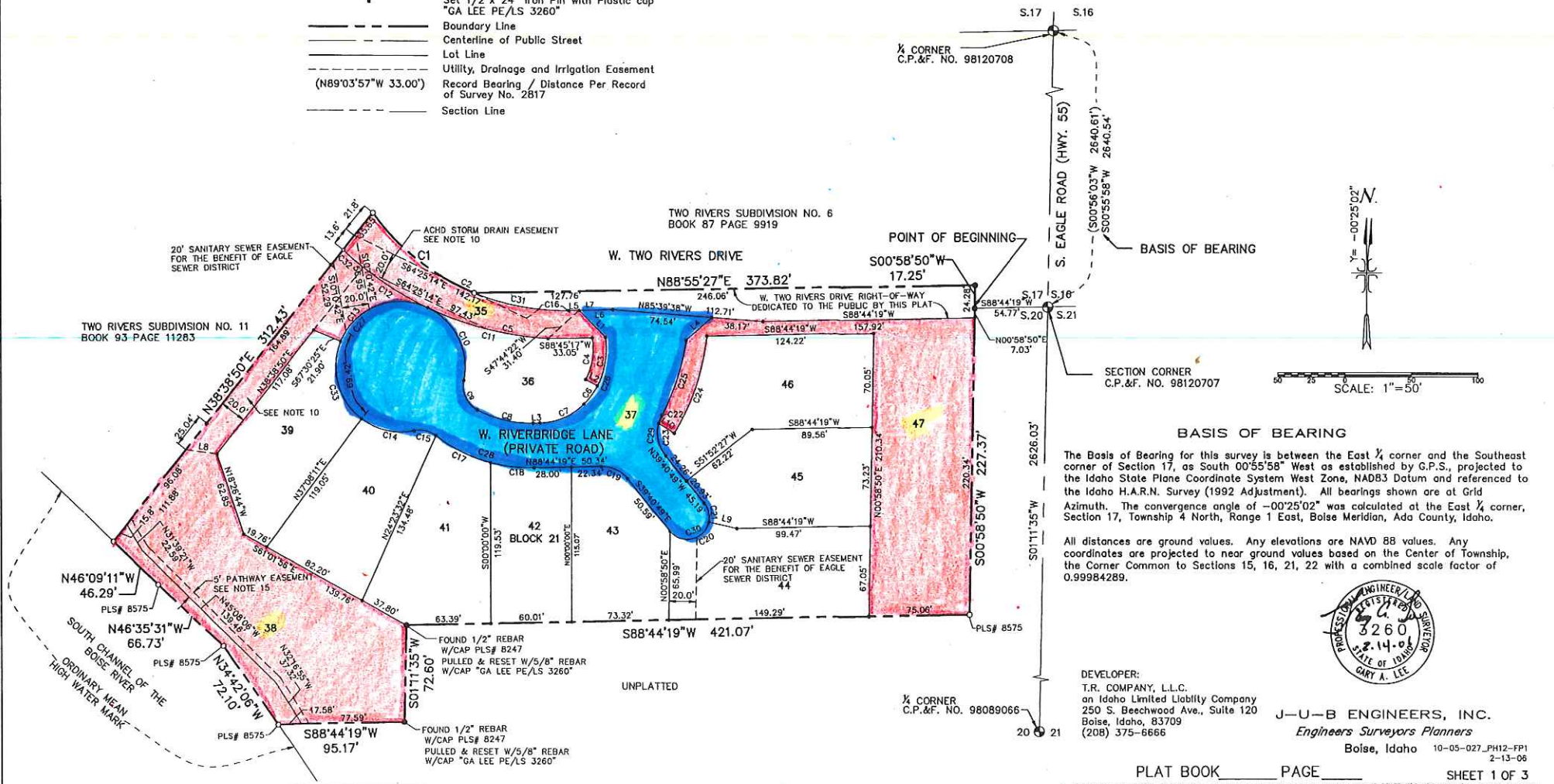
PLAT SHOWING TWO RIVERS SUBDIVISION NO. 12

A SUBDIVISION OF A PORTION OF THE SE 1/4 OF SECTION 17 AND A PORTION OF GOVERNMENT LOT 1 OF SECTION 20
TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
EAGLE, ADA COUNTY, IDAHO
2006

→ TO BE MAINTAINED BY THE STREAMS
→ TO BE MAINTAINED BY THE MASTER

LEGEND

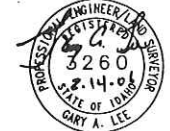
- ⊙ Found Brass Cap Monument
- Found 5/8" Iron Pin "GA LEE PE/LS 3260" unless noted otherwise
- Set 5/8" x 30" Iron Pin with Plastic cap "GA LEE PE/LS 3260"
- Set 1/2" x 24" Iron Pin with Plastic cap "GA LEE PE/LS 3260"
- Boundary Line
- Centerline of Public Street
- Lot Line
- Utility, Drainage and Irrigation Easement (N89°03'57"W 33.00')
- Record Bearing / Distance Per Record of Survey No. 2817
- Section Line



BASIS OF BEARING

The Basis of Bearing for this survey is between the East 1/4 corner and the Southeast corner of Section 17, as South 00°55'58" West as established by G.P.S., projected to the Idaho State Plane Coordinate System West Zone, NAD83 Datum and referenced to the Idaho H.A.R.N. Survey (1992 Adjustment). All bearings shown are at Grid Azimuth. The convergence angle of -00°25'02" was calculated at the East 1/4 corner, Section 17, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho.

All distances are ground values. Any elevations are NAVD 88 values. Any coordinates are projected to near ground values based on the Center of Township, the Corner Common to Sections 15, 16, 21, 22 with a combined scale factor of 0.99984289.



DEVELOPER:
T.R. COMPANY, L.L.C.
an Idaho Limited Liability Company
250 S. Beechwood Ave., Suite 120
Boise, Idaho, 83709
(208) 375-6666

J-U-B ENGINEERS, INC.
Engineers Surveyors Planners
Boise, Idaho 10-05-027_PH12-FP1
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