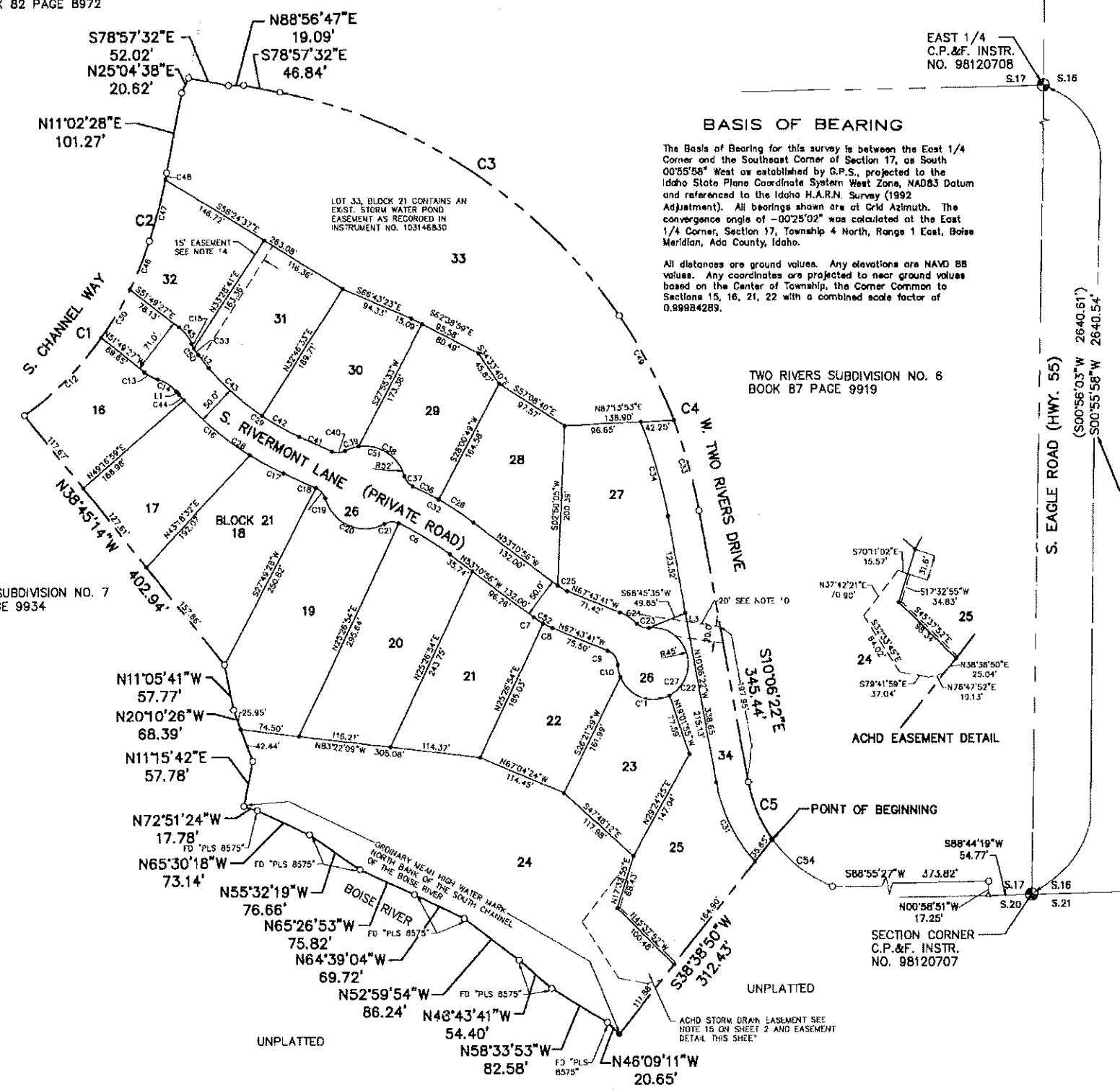


PLAT SHOWING
TWO RIVERS SUBDIVISION NO. 11
 A SUBDIVISION OF A PORTION OF THE SE 1/4 OF SECTION 17 AND A PORTION OF GOVERNMENT LOT 1 OF SECTION 20
 TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
 EAGLE, ADA COUNTY, IDAHO
 2005

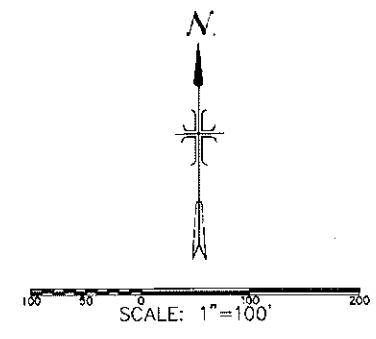
TWO RIVERS SUBDIVISION NO. 2
 BOOK 82 PAGE B972

TWO RIVERS SUBDIVISION NO. 7
 BOOK 87 PAGE 9934



LEGEND

- △ Calculated Point, Nothing Set
- ⊙ 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
- Lot Line
- Utility, Drainage and Irrigation Easement
- (S00°56'03"W 2640.61')
- Record Bearing / Distance Per Record of Survey No. 2817
- Section Line



ISLAND WOODS
 SUBDIVISION NO. 5
 BK. 78 PG. 8219

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_PH11-FP1
 11/1/2005

PLAT SHOWING
TWO RIVERS SUBDIVISION NO. 11
 A SUBDIVISION OF A PORTION OF THE SE 1/4 OF SECTION 17 AND A PORTION OF GOVERNMENT LOT 1 OF SECTION 20
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 2005

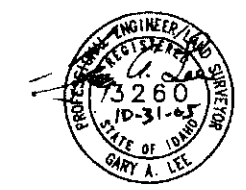
NOTES

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. All lot lines common to public right-of-way, private roads, exterior boundaries and rear lot lines of Two Rivers Subdivision No. 11 have a 12-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.
4. Irrigation water has been provided to this subdivision in accordance with Idaho code 31-3805(B). This subdivision is situated within the Mace-Catlin Mutual Irrigation Company. Irrigation water will be delivered to each lot by said irrigation company. Each lot owner shall be responsible to pay irrigation assessments to said irrigation company.
5. 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.
6. All lot lines common to public right-of-way and private roads have a 12-foot wide street light easement for the benefit of the City of Eagle.
7. This subdivision is subject to the requirements of the International Building Code (I.B.C.) as regulated by the City of Eagle.
8. All lots within this subdivision are single-family residential lots, except Lots 24, 33 and 34 of Block 21; which are designated as common landscape and private recreation, lots which will be owned and maintained by the Two Rivers Subdivision No. 11 Homeowners Sub Association. A blanket public utilities, drainage and irrigation easement is hereby reserved across all of the above mentioned common lots.
9. Lot 26, Block 21 is designated as a private road to be owned and maintained by the Two Rivers Subdivision No. 11 Homeowners Sub Association. All lot owners in the subdivision have the perpetual right of ingress-egress over the described private road (Lot 26) and this right of ingress-egress shall run with the land. Lot 26, Block 21, also has a blanket United Water Idaho, Inc. water line, Eagle Sewer District sanitary sewer easement, and Mace-Catlin Mutual Irrigation Company irrigation pipe line easement. The restrictive covenants for maintenance of the private road cannot be modified and the homeowners association cannot be dissolved without the express consent of the City of Eagle.
10. A sanitary sewer easement for the benefit of Eagle Sewer district and an irrigation easement for the benefit of the Mace-Catlin Mutual Irrigation Company is hereby reserved.
11. A 12-foot wide permanent public utilities, drainage, and irrigation easement is designated to be centered on the interior lot lines unless dimensioned otherwise. However, this shall not preclude the construction of proper hard surfaced driveways for access to each individual lot.
12. Refer to Records of Survey Nos. 2817 and 5690 for additional survey information.
13. Direct lot access to South Channel Way, except for Lot 26 of Block 21, is prohibited unless specifically approved by the Ada County Highway District.
14. A 15-foot wide permanent storm drainage pipe and access easement is hereby reserved for the Two Rivers Subdivision No. 11 Homeowners Sub Association.
15. A portion of Lots 24, and 25 of Block 21, dimensioned 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.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	274.67	430.00	142.20	36°35'56"	N36°10'47"E	270.03
C2	88.81	744.00	44.46	6°50'2"	N°42'38"E	88.75
C3	524.16	678.00	278.05	44°25'33"	S56°44'46"E	511.12
C4	266.46	625.00	135.28	24°25'37"	S22°19'11"E	264.44
C5	78.43	175.00	39.88	29°40'38"	S22°56'41"E	77.77
C6	75.45	375.00	37.85	11°31'38"	N58°56'45"W	75.32
C7	14.03	107.00	7.02	7°30'37"	S56°56'15"E	14.02
C8	13.14	107.00	6.58	7°02'08"	S64°12'37"E	13.13
C9	22.90	20.00	12.89	85°35'52"	N34°55'46"W	2.67
C10	15.76	45.00	7.96	20°03'46"	S12°09'43"E	15.68
C11	74.78	45.00	49.29	95°12'45"	S89°47'59"E	66.47
C12	137.67	430.00	68.43	18°20'39"	N45°18'25"E	137.08
C13	18.71	50.00	9.47	21°26'28"	SE2°32'41"E	18.60
C14	28.79	50.00	14.81	32°58'30"	S56°46'10"E	28.39
C15	8.74	50.00	3.37	7°43'5"	S25°06'33"E	8.73
C16	109.37	375.00	55.08	16°42'39"	S90°03'16"E	108.98
C17	48.71	375.00	24.39	7°26'32"	S62°07'51"E	48.68
C18	44.82	4707.18	22.41	0°32'44"	S66°07'29"E	44.82
C19	17.79	20.00	9.53	50°58'35"	N40°54'33"W	17.21
C20	93.33	52.00	65.19	102°50'25"	S68°50'28"E	81.30
C21	8.89	20.00	0.09	53°33'07"	S88°30'53"W	18.02
C22	124.70	45.00	240.15	158°46'26"	N16°47'34"W	88.46
C23	7.27	20.00	9.22	49°29'05"	S71°26'15"E	16.74
C24	25.70	70.00	12.99	21°01'59"	N57°12'42"W	25.55
C25	4.47	57.00	7.27	14°32'45"	N60°27'19"W	14.43
C26	52.29	425.00	26.18	7°02'56"	N56°42'24"W	52.25
C27	215.24	45.00	41.93	274°02'57"	N40°50'41"E	61.35
C28	167.41	375.00	85.12	25°34'42"	S53°03'48"E	166.02
C29	145.09	325.00	73.77	25°34'43"	S53°03'47"E	143.89
C30	71.59	430.00	35.88	9°32'19"	N31°21'56"E	71.50
C31	111.86	200.00	57.44	32°02'45"	S26°07'45"E	110.41
C32	88.90	425.00	44.61	11°59'06"	N59°10'29"W	88.74
C33	118.00	625.00	59.17	10°49'01"	N15°30'53"W	117.82
C34	123.61	565.00	62.04	12°06'24"	S°09'34"E	123.38
C35	52.29	425.00	26.18	7°02'56"	N56°42'24"W	52.25
C36	36.61	425.00	18.32	4°36'10"	N62°41'57"W	36.60
C37	17.27	20.00	9.22	49°29'04"	S40°25'30"E	16.74
C38	75.45	52.00	46.12	83°08'19"	N57°13'08"W	89.01
C39	17.46	52.00	8.81	19°14'9"	S71°33'42"W	17.37
C40	18.03	20.00	9.68	51°39'51"	N82°48'37"E	17.43
C41	43.80	4657.26	21.90	0°32'20"	S66°07'7"E	43.80
C42	54.47	325.00	27.30	09°36'07"	S61°03'05"E	54.40
C43	90.82	325.00	45.61	15°58'36"	S48°15'43"E	90.33
C44	9.33	375.00	4.66	1°25'31"	S40°59'11"E	9.33
C45	26.68	50.00	13.67	30°34'31"	N36°32'11"W	26.37
C46	65.41	430.00	32.77	8°42'58"	N22°14'18"E	65.35
C47	79.74	744.00	39.91	6°08'26"	N°44'38"E	79.70
C48	9.07	744.00	4.54	0°41'55"	N11°23'26"E	9.07
C49	148.46	625.00	74.58	13°36'36"	N27°43'42"W	148.11
C50	16.60	50.00	6.38	19°01'29"	S30°45'40"E	16.53
C51	97.91	52.00	64.64	102°22'20"	S66°52'08"E	81.04
C52	27.16	107.00	13.66	14°32'45"	N60°27'19"W	27.09
C53	9.86	50.00	4.95	11°18'14"	S34°37'6"E	9.85
C54	97.80	175.00	50.21	32°01'09"	N51°47'34"W	96.53

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.88'	N40°18'25"W
L2	20.93'	S40°16'23"E
L3	133.55'	S81°33'20"E

DEVELOPER:
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