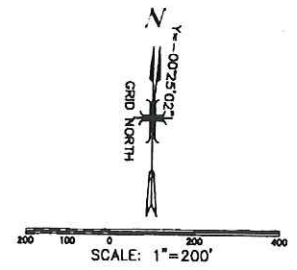


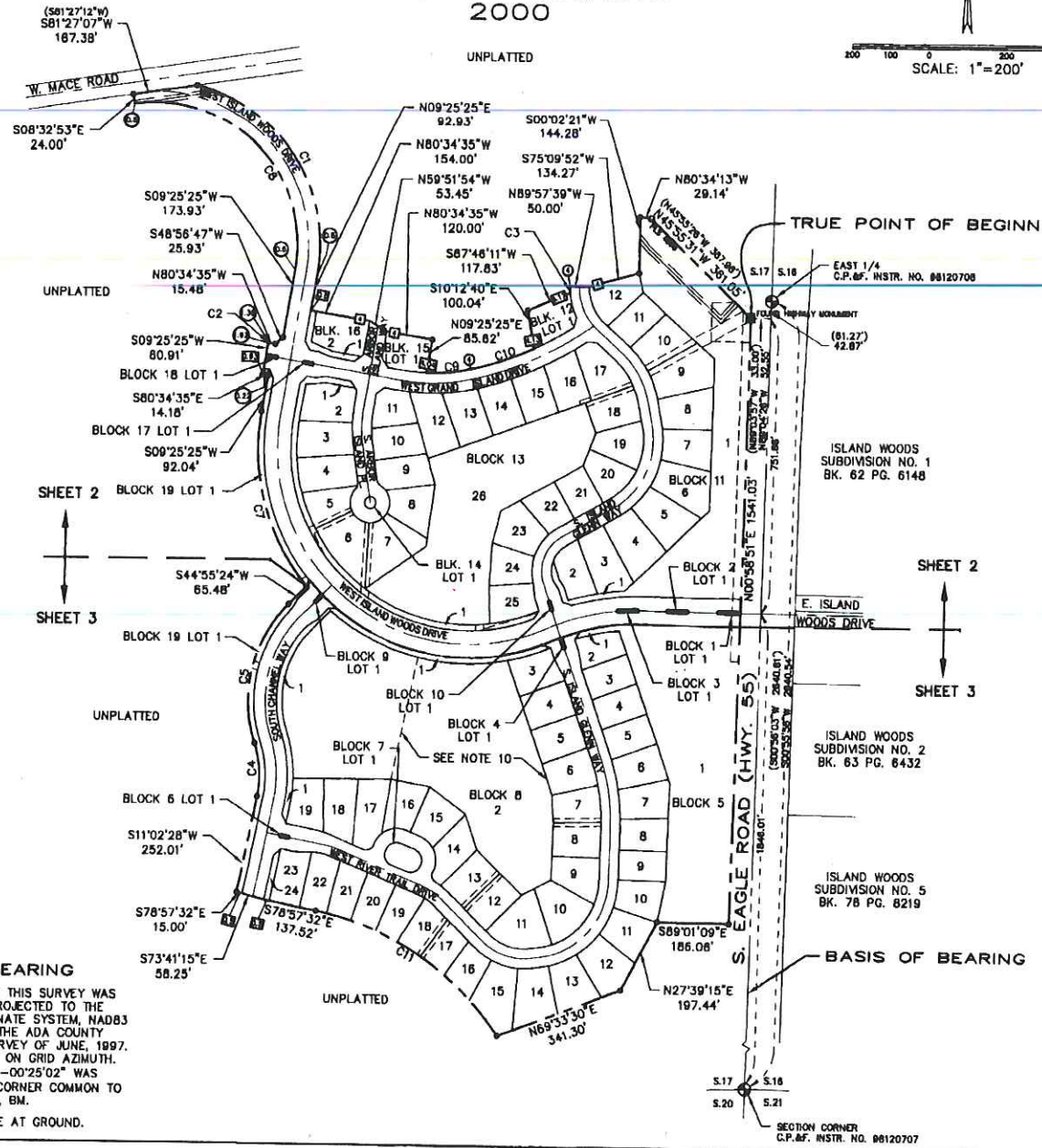
PLAT SHOWING
TWO RIVERS SUBDIVISION
 A SUBDIVISION OF
 A PORTION OF THE EAST 1/2 OF SECTION 17
 TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
 EAGLE, ADA COUNTY, IDAHO
 2000



LEGEND	
	Found Aluminum Cap Monument
	Found Brass Cap Monument
	Found 5/8" Iron Pin PE LS 4999 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
	Point Not Set
	Boundary Line
	Centerline of Public Street
	Lot Line
	Utility, Drainage and Irrigation Easement
	Match Line
	Record Bearing / Distance Per Record of Survey No. 2817
	Reference Marker - Set 1/2"x 24" Rebar with Plastic Cap on Angle Bisector or 90° Number in Circle is Distance in Feet
	Reference Marker - Set 5/8"x 30" Rebar with Plastic Cap on Angle Bisector or 90° Number in Circle is Distance in Feet
	Witness Corner - Set 1/2"x 24" Rebar with Plastic Cap on Property Line Number in Square is Distance in Feet
	Witness Corner - Set 5/8"x 30" Rebar with Plastic Cap on Property Line Number in Square is Distance in Feet

NOTES

- 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.
- 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.
- All lot lines common to public right-of-way, exterior boundaries and rear lot lines of Two Rivers Subdivision 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.
- A 12 foot wide Permanent Public Utilities, Drainage and Irrigation Easement is designated to be centered on interior lot lines unless dimensioned otherwise. However, this shall not preclude the construction of proper hard surfaced driveways for access to each individual lot.
- The Developer and/or Owner shall comply with Idaho Code, Section 31-3605 or its provisions that may apply to irrigation rights.
- 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.
- All lot lines common to public rights-of-way have a 12 foot wide Street Light Easement for the benefit of the City of Eagle.
- This subdivision is subject to the requirements of the Uniform Building Code (U.B.C.) as regulated by the City of Eagle.
- All lots within this Subdivision are single-family residential lots, except Lot 1, Block 1; Lot 1, Block 2; Lot 1, Block 3; Lot 1, Block 4; Lot 1, Block 5; Lot 1, Block 6; Lot 1, Block 7; Lot 1, Block 8; Lot 1, Block 9; Lot 1, Block 10; Lot 1, Block 11; Lot 1, Block 12; Lot 1, Block 13; Lot 1, Block 14; Lot 1, Block 15; Lot 1, Block 16; Lot 1, Block 17; Lot 1, Block 18; and Lot 1, Block 19 which are designated as common landscape and private recreation lots and will be owned and maintained by the Two Rivers Subdivision Homeowners Association.
- Lot 26, Block 13, and a portion of Lot 2, Block 8 as shown herein, have a blanket storm drainage maintenance easement granted to the Ada County Highway District. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect drainage or operation and maintenance of the facility.
- A storm drainage easement, dimensioned as shown, is hereby reserved for the benefit of the Ada County Highway District. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect drainage or operation and maintenance of the facility.
- An irrigation easement of the dimension shown is hereby reserved for the benefit of the Thomas Allen Ditch Company, Inc.
- Refer to Record of Survey No. 2817 filed as instrument No. 84030778 for additional survey information.
- A 30 foot wide sanitary sewer easement is hereby reserved for the benefit of the Eagle Sewer District and shall be recorded under a separate instrument.
- Lot 1, Block 7 and Lot 1, Block 14 shall have a blanket sanitary sewer easement for the benefit of the Eagle Sewer District.
- Commercial and agricultural traffic will be using the public streets within the Two Rivers Subdivision for access to and from Eagle Road to parcels not within the development.



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 18&17, T4N, R1E, 6M.
 ALL DISTANCES SHOWN ARE AT GROUND.

DEVELOPER
 T R COMPANY, L.L.C., an Idaho
 limited liability company
 250 S. Beechwood Ave., Suite 120
 Boise, Idaho 83709
 (208) 375-8888

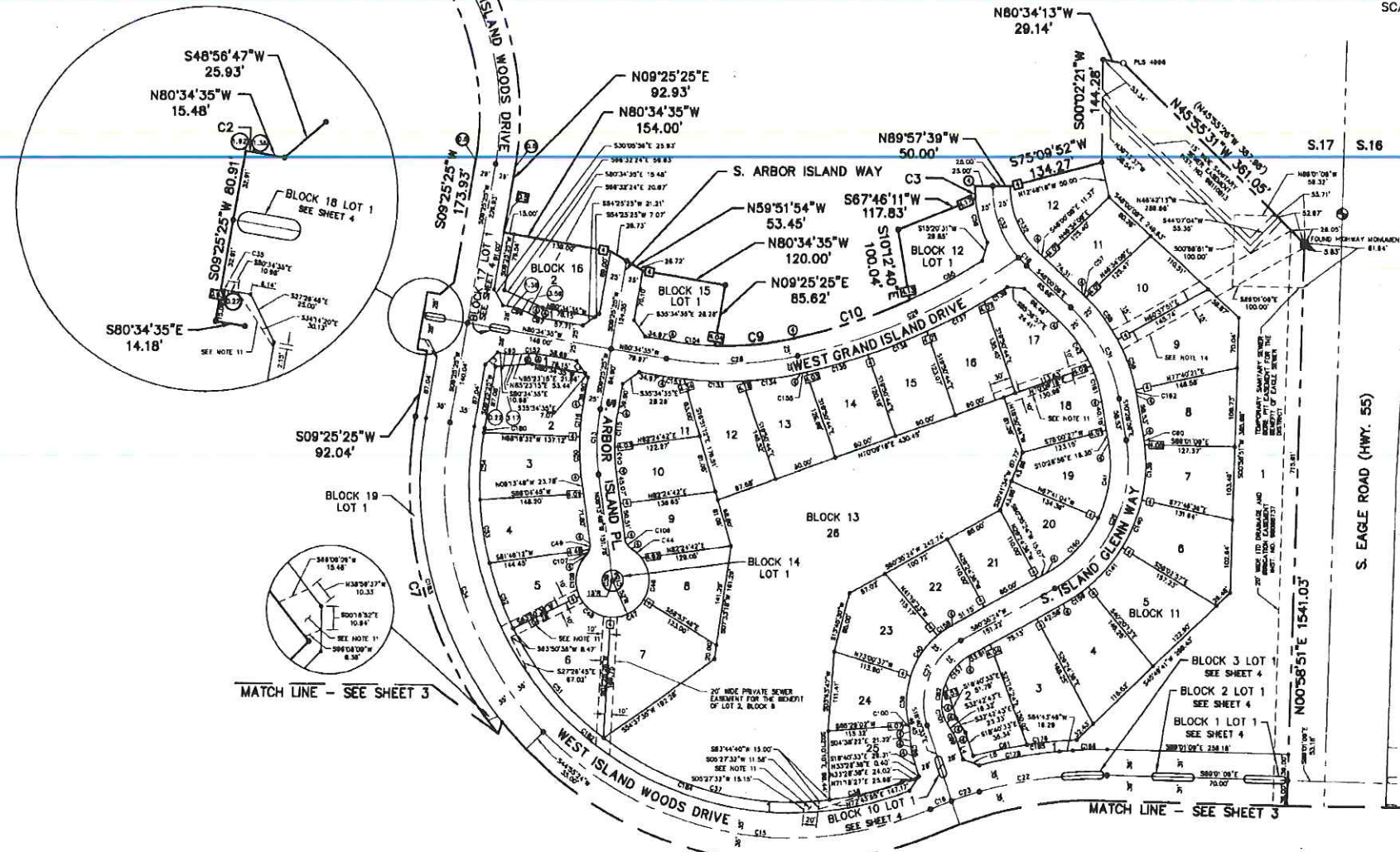
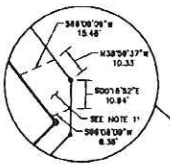
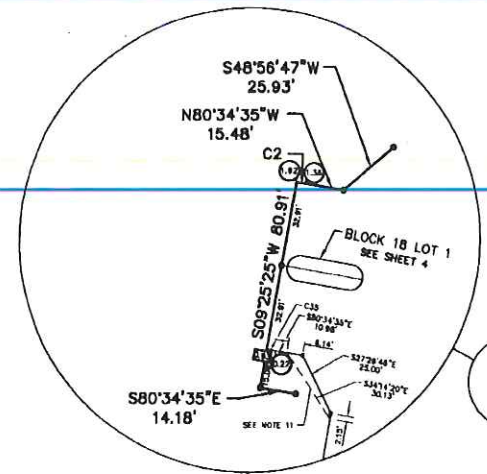
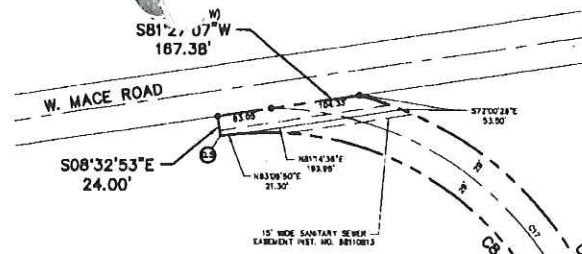
J-U-B ENGINEERS, INC.
 Engineers Surveyors Planners
 Boise, Idaho



PLAT SHOWING TWO RIVERS SUBDIVISION A PORTION OF THE EAST 1/2 OF SECTION 17 TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN EAGLE, ADA COUNTY, IDAHO 2000



SCALE: 1"=100'



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

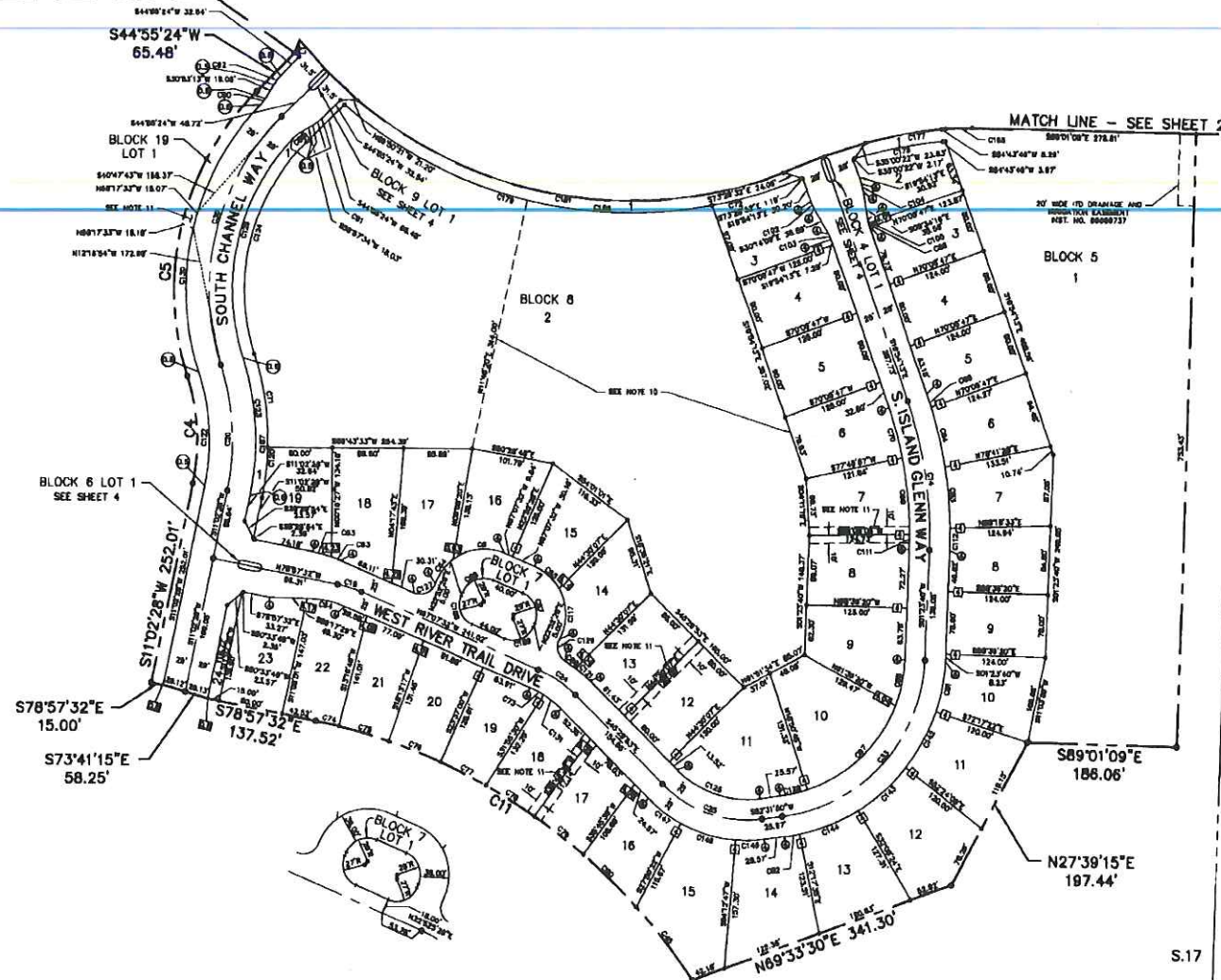
PLAT SHOWING
TWO RIVERS SUBDIVISION
A PORTION OF THE EAST 1/2 OF SECTION 17
TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
EAGLE, ADA COUNTY, IDAHO
2000



100 0 100 200
SCALE: 1"=100'

MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 2



S. EAGLE ROAD (HWY. 55)

S.17 S.16



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

PLAT SHOWING
TWO RIVERS SUBDIVISION
 A PORTION OF THE EAST 1/2 OF SECTION 17
 TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
 EAGLE, ADA COUNTY, IDAHO
 2000

CURVE TABLE						
CURVE NO.	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	836.49'	428.00'	393.16'	578.70'	N33°04'47"W	85°00'25"
C2	3.20'	87.00'	1.60'	3.20'	N82°11'02"W	0°31'55"
C3	17.25'	175.00'	8.63'	17.24'	S02°47'04"E	05°38'49"
C4	133.22'	234.00'	66.16'	133.22'	S03°22'08"E	29°49'08"
C5	392.44'	344.00'	213.71'	343.08'	S13°32'24"W	83°42'54"
C6	68.28'	65.00'	37.87'	65.19'	S82°48'11"W	80°21'54"
C7	478.12'	530.00'	235.95'	484.11'	S13°15'58"E	49°54'42"
C8	892.14'	371.00'	510.37'	800.16'	S44°33'44"E	107°58'18"
C9	114.02'	475.00'	57.29'	113.75'	S84°40'43"W	1°35'12"
C10	172.46'	816.00'	86.56'	172.14'	S71°44'23"W	12°07'28"
C11	592.17'	750.00'	306.64'	587.87'	S58°13'17"E	44°28'28"
C12	60.00'	600.00'	30.00'	59.87'	S87°33'07"W	0°43'48"
C13	82.43'	300.00'	48.59'	82.07'	S03°34'08"E	12°39'13"
C14	185.86'	500.00'	94.02'	184.78'	N08°18'18"W	21°17'43"
C15	597.63'	500.00'	340.33'	582.69'	S78°19'07"E	88°29'02"
C16	31.89'	800.00'	16.00'	31.89'	S87°28'01"W	0°30'17"
C17	680.47'	450.00'	487.54'	607.58'	N40°01'40"W	88°54'11"
C18	18.00'	150.00'	8.63'	18.04'	S43°30'11"E	08°07'54"
C19	30.88'	150.00'	15.55'	30.92'	N73°03'32"E	11°50'00"
C20	156.13'	300.00'	79.88'	154.38'	N03°52'08"E	28°49'08"
C21	4.78'	600.00'	2.40'	4.78'	N88°14'53"W	0°02'28"
C22	118.82'	600.00'	59.86'	118.73'	S78°06'55"W	11°21'23"
C23	41.82'	600.00'	20.95'	41.28'	S71°27'57"W	0°56'34"
C24	58.82'	150.00'	28.65'	58.29'	N88°18'54"W	21°37'38"
C25	136.06'	150.00'	73.11'	131.44'	N03°18'42"E	81°58'11"
C26	248.09'	200.00'	142.85'	232.49'	N43°03'11"E	71°04'20"
C27	138.34'	100.00'	82.82'	127.87'	S20°37'28"W	78°15'57"
C28	188.89'	500.00'	95.48'	187.57'	N88°38'48"E	21°37'18"
C29	343.70'	840.00'	174.29'	341.31'	S85°04'48"W	23°28'38"
C30	333.94'	500.00'	188.57'	316.82'	S13°04'22"W	83°42'04"
C31	147.34'	225.00'	78.42'	144.72'	N28°14'32"W	37°31'12"
C32	108.22'	150.00'	57.44'	107.29'	S10°34'58"E	41°34'37"
C33	283.22'	200.00'	171.23'	280.14'	N41°32'48"E	81°04'10"
C34	478.81'	500.00'	257.82'	457.88'	S17°49'38"E	54°30'02"
C35	3.20'	87.00'	1.60'	3.20'	S78°38'07"E	0°31'55"
C36	44.32'	160.12'	28.87'	44.28'	S02°52'41"E	18°17'47"
C37	343.50'	450.00'	180.61'	335.72'	S78°20'32"E	43°44'10"
C38	105.84'	450.00'	53.02'	103.32'	N78°31'10"E	13°28'28"
C39	88.73'	125.00'	38.80'	88.83'	S01°30'38"W	31°38'34"
C40	69.12'	125.00'	35.47'	68.25'	S32°30'00"W	31°04'14"
C41	108.44'	175.00'	58.02'	106.71'	N07°18'08"E	33°30'09"
C42	78.74'	200.00'	39.89'	78.23'	N38°43'25"W	22°33'28"
C43	35.01'	275.00'	17.53'	34.98'	S04°34'59"E	07°17'37"
C44	18.78'	60.00'	9.48'	18.66'	N49°12'04"W	20°41'37"
C45	114.83'	750.00'	57.59'	114.44'	N38°31'34"W	08°48'03"
C46	64.49'	52.00'	36.38'	64.62'	S82°31'11"E	08°27'49"
C47	55.70'	52.00'	30.86'	53.07'	N81°47'20"E	81°22'12"
C48	55.70'	52.00'	30.66'	53.07'	S58°30'28"E	81°22'12"
C49	8.32'	20.00'	4.22'	8.28'	N03°40'53"E	23°48'22"
C50	58.46'	325.00'	28.30'	58.39'	S03°15'10"E	08°37'18"
C51	204.87'	450.00'	103.08'	200.86'	S40°34'18"E	24°48'17"
C52	89.01'	450.00'	45.75'	88.81'	S41°21'87"E	14°38'25"
C53	91.18'	450.00'	45.75'	91.02'	S02°33'18"W	13°00'34"
C54	94.37'	450.00'	47.38'	94.19'	S02°33'18"W	13°00'34"
C55	118.32'	815.00'	58.28'	118.22'	N81°35'19"E	08°10'38"
C56	64.78'	175.00'	32.78'	64.41'	S16°12'43"E	21°12'30"
C57	5.94'	250.00'	2.97'	5.84'	N47°18'18"W	01°21'36"
C58	75.36'	250.00'	37.97'	75.08'	N30°00'19"W	17°18'20"
C59	74.38'	250.00'	37.48'	74.08'	N20°50'84"W	17°02'30"
C60	19.83'	225.00'	9.91'	19.83'	N08°39'27"W	07°48'37"
C61	78.14'	650.00'	38.12'	78.09'	S77°18'40"W	08°31'58"
C62	32.45'	75.00'	16.48'	32.20'	S06°41'01"W	24°47'28"
C63	23.60'	175.00'	11.82'	23.58'	N78°05'44"W	07°43'35"
C64	37.84'	85.00'	19.36'	37.12'	S38°05'31"W	33°10'48"
C65	41.22'	85.00'	21.61'	41.01'	N48°44'17"W	36°46'30"
C66	18.38'	175.00'	8.18'	18.35'	N55°34'84"W	05°21'17"
C67	154.70'	175.00'	82.81'	148.71'	N45°49'49"E	80°38'57"
C68	58.37'	175.00'	28.48'	58.10'	N10°37'01"E	30°38'39"
C69	84.25'	475.00'	47.28'	84.10'	N80°32'58"W	11°22'08"
C70	63.58'	475.00'	31.84'	63.54'	N18°04'07"W	07°40'11"
C71	117.02'	344.00'	59.10'	116.49'	N99°31'49"W	18°28'43"
C72	118.42'	350.00'	58.43'	116.20'	N73°32'38"E	12°07'38"
C73	19.82'	125.00'	9.91'	19.81'	N72°32'12"W	07°14'21"
C74	28.31'	750.00'	14.65'	28.31'	N74°45'55"W	08°43'13"
C75	85.85'	750.00'	32.38'	84.68'	N74°45'57"W	08°43'13"
C76	89.82'	750.00'	34.84'	89.60'	N88°07'88"W	05°19'07"
C77	83.83'	750.00'	31.94'	83.81'	N84°01'18"W	04°32'35"
C78	71.24'	750.00'	35.84'	71.20'	N88°31'46"W	05°28'30"
C79	27.17'	750.00'	13.82'	27.13'	N83°11'38"W	05°33'42"
C80	81.78'	750.00'	45.95'	81.73'	N48°42'77"W	07°00'42"
C81	84.07'	225.00'	32.25'	83.86'	N09°13'02"E	18°18'58"
C82	18.84'	225.00'	9.48'	18.84'	N80°07'08"E	04°49'28"
C83	75.07'	525.00'	37.80'	75.01'	N05°47'13"W	08°11'34"
C84	75.00'	525.00'	37.86'	74.93'	N13°08'32"W	08°11'05"
C85	18.82'	525.00'	8.41'	18.82'	N18°08'09"W	01°50'08"
C86	3.27'	43.00'	1.64'	3.27'	S17°43'22"E	0°41'43"
C87	45.85'	28.00'	29.00'	41.01'	S24°37'32"E	80°00'00"
C88	45.85'	28.00'	29.00'	41.01'	N87°22'21"E	80°00'00"
C89	12.04'	43.00'	6.06'	12.00'	S50°36'07"W	80°00'00"
C90	8.49'	43.00'	4.77'	8.40'	S13°12'42"E	12°38'57"
C91	13.88'	37.00'	7.02'	13.83'	N51°58'28"E	14°02'10"
C92	13.88'	37.00'	7.02'	13.83'	S17°34'18"W	14°02'10"
C93	12.84'	175.00'	6.27'	12.84'	N88°10'44"W	04°06'25"
C94	48.38'	125.00'	24.49'	48.08'	N78°12'30"W	22°09'57"

CURVE TABLE						
CURVE NO.	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C95	13.88'	37.00'	7.02'	13.83'	S87°35'40"E	14°02'10"
C96	13.88'	37.00'	7.02'	13.83'	N73°33'28"E	14°02'10"
C97	10.53'	43.00'	5.29'	10.51'	S73°33'28"E	14°02'10"
C98	13.88'	37.00'	7.02'	13.83'	S11°38'27"E	14°02'10"
C99	13.88'	37.00'	7.02'	13.83'	N23°41'38"W	14°02'10"
C100	8.02'	50.00'	4.52'	8.00'	N03°48'17"W	10°18'21"
C101	18.31'	50.00'	12.63'	18.04'	S13°12'12"E	88°00'00"
C102	10.28'	50.00'	5.15'	10.27'	S23°04'11"E	10°18'56"
C103	7.75'	43.00'	3.89'	7.74'	N23°04'11"W	10°18'56"
C104	10.28'	50.00'	5.15'	10.27'	N14°44'15"W	10°18'56"
C105	4.48'	43.00'	2.24'	4.48'	S12°33'23"E	05°50'14"
C106	17.91'	20.00'	9.81'	17.32'	S33°53'23"E	81°18'04"
C107	8.80'	52.00'	4.89'	8.81'	N49°20'28"E	27°28'42"
C108	82.84'	52.00'	38.90'	59.09'	S08°24'52"W	180°00'00"
C109	15.21'	5.00'	0.00'	10.00'	S09°29'25"W	180°00'00"
C110	15.21'	5.00'	0.00'	10.00'	N08°25'25"E	180°00'00"
C111	18.73'	475.00'	9.37'	18.73'	N00°15'53"E	82°15'34"
C112	28.27'	525.00'	14.14'	28.27'	N00°08'53"W	03°38'08"
C113	18.71'	18.00'	0.00'	10.00'	N70°59'47"E	180°00'00"
C114	16.71'	5.00'	0.00'	10.00'	N70°59'47"E	180°00'00"
C115	48.72'	275.00'	24.83'	48.88'	S05°24'27"W	07°41'57"
C116	43.87'	325.00'	21.87'	43.64'	S05°24'27"W	07°41'57"
C117	65.86'	65.00'	36.07'	63.08'	N01°18'21"W	58°03'22"
C118	18.71'	5.00'	0.00'	10.00'	S11°02'28"W	180°00'00"
C119	18.71'	5.00'	0.00'	10.00'	N11°02'28"E	180°00'00"
C120	81.88'	344.00'	41.08'	81.90'	N05°32'46"E	10°18'28"
C121	23.81'	175.00'	11.84'	23.81'	N49°22'04"W	28°48'08"
C122	141.04'	271.00'	72.18'	138.45'	N03°05'08"W	88°00'00"
C123	171.22'	329.00'	87.60'	169.30'	N03°05'08"W	88°00'00"
C124	284.82'	258.00'	159.04'	270.19'	S13°04'22"W	83°42'04"
C125	113.38'	125.00'	60.93'	109.54'	S71°28'01"E	51°58'17"
C126	281.78'	271.00'	181.83'	277.89'	N12°04'00"E	81°41'20"
C127	32.89'	175.00'	17.43'	34.62'	N88°11'18"E	83°22'20"
C128	34.71'	175.00'	17.35'	34.62'	N78°50'33"E	11°22'38"
C129	30.20'	20.00'	16.78'	27.38'	S19°28'38"E	88°12'58"
C130	357.82'	329.00'	198.91'	344.44'	S19°28'38"E	88°12'58"
C131	28.18'	125.00'	14.14'	28.10'	N91°37'08"W	14°34'28"
C132	104.81'	126.00'	58.71'	101.77'	S23°58'54"E	48°02'28"
C133	84.28'	325.00'	42.23'	84.19'	S88°24'59"E	09°11'54"
C134	84.14'	325.00'	42.18'	84.05'	N82°23'28"E	09°10'57"
C135	89.28'	865.00'	45.18'	89.23'	N74°17'14"E	05°58'47"
C136	80.89'	865.00'	45.08'	80.85'	N88°18'48"E	05°38'02"
C137	80.89'	865.00'	45.49'	80.85'	N88°18'48"E	05°38'02"
C138	58.33'	868.00'	19.17'	58.33'	N88°02'25"E	02°32'21"
C139	78.24'	225.00'	39.52'	77.84'	N02°15'42"E	18°53'23"
C140	73.54'	225.00'	37.10'	73.22'	N21°38'13"E	18°43'38"
C141	73.54'	225.00'	37.03'	73.16'	N40°18'23"E	18°42'44"
C142	78.10'	225.00'	39.45'	77.71'	N87°47'01"E	18°30'48"
C143	78.57'	225.00'	40.21'	78.16'	N87°49'15"E	18°31'14"
C144	77.84'	225.00'	39.38'	77.55'	N87°47'01"E	18°30'48"
C145	35.68'	175.00'	17.80'	35.62'	N88°22'18"E	11°40'57"
C146	72.18'	175.00'	36.80'	71.85'	S73°58'28"E	23°37'38"
C147	50.89'	175.00'	25.83'	50.71'	S53°48'45"E	18°39'45"
C148	19.21'	5.00'	0.00'	10.00'	N43°04'38"W	180°00'00"
C149	15.21'	5.00'	0.00'	10.00'	S45°14'36"E	180°00'00"
C						

TWO RIVERS DIVISION

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: That T R COMPANY, L.L.C., an Idaho Limited Liability Company, does hereby certify that it is the owner of a certain tract of land as shown on this plat and described as follows, and intend to include said land in this plat. A parcel of land being a portion of the East 1/4 of Section 17, T.4N., R.1E., B.M., Eagle, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap marking the East 1/4 corner of Section 17, T.4N., R.1E., B.M., Ada County, Idaho; thence South 00°55'58" West, 42.87 feet along the Easterly boundary of said Section 17 to a point; thence leaving said Easterly boundary, North 89°04'26" West, 52.55 feet to a point on the Westerly right-of-way of State Highway No. 55 (S. Eagle Road) as described in Warranty Deed Instrument No. 96098735; sold point being the TRUE POINT OF BEGINNING; thence North 45°55'31" West, 381.05 feet to a point; thence North 80°34'13" West, 29.14 feet to a point; thence South 00°02'21" West, 144.28 feet to a point; thence South 75°09'52" West, 134.27 feet to a point; thence North 89°57'39" West, 50.00 feet to a point on a non-tangent curve; thence along a curve to the left 17.25 feet, said curve having a radius of 175.00 feet, a central angle of 05°38'49", tangents of 8.83 feet and a chord of 17.24 feet which bears South 02°47'04" East to a point; thence South 67°46'11" West, 117.83 feet to a point; thence South 10°12'40" East 100.04 feet to a point on a non-tangent curve; thence along a curve to the right 172.46 feet, said curve having a radius of 815.00 feet, a central angle of 12°07'28", tangents of 86.56 feet and a chord of 172.14 which bears South 71°44'23" West to a point of curvature; thence along a curve to the right 114.02 feet, said curve having a radius of 475.00 feet, a central angle of 13°45'12", tangents of 57.29 feet and a chord of 113.75 feet which bears South 84°40'43" West to a point of non-tangency; thence North 09°25'25" East, 85.62 feet to a point; thence North 80°34'35" West, 120.00 feet to a point; thence North 59°51'54" West, 53.45 feet to a point; thence North 80°34'35" West, 154.00 feet to a point; thence North 09°25'25" East, 92.93 feet to a point of curvature; thence along a curve to the left 636.49 feet, said curve having a radius of 429.00 feet, a central angle of 85°00'25", tangents of 393.16 feet, and a chord of 578.70 feet, which bears North 33°04'47" West to a point of non-tangency on the Southerly right-of-way line of W. Mace Road; thence along the Southerly right-of-way line of said W. Mace Road South 81°27'07" West, 167.38 feet to a point; thence leaving said Southerly right-of-way line South 08°32'53" East 24.00 feet to a point on a non-tangent curve; thence along a curve to the right 699.14 feet, said curve having a radius of 371.00 feet, a central angle of 107°58'18", tangents of 510.37 feet and a chord of 600.18 feet which bears South 44°33'44" East to a point; thence South 09°25'25" West 173.93 feet to a point; thence South 48°56'47" West, 25.93 feet to a point; thence North 80°34'35" West, 15.48 feet to a point of curvature; thence along a curve to the left 3.20 feet, said curve having a radius of 57.00 feet, a central angle of 37°12'55", tangents of 1.60 feet, and a chord of 3.20 feet which bears North 82°11'02" West to a point of non-tangency; thence South 09°25'25" West, 80.91 feet to a point; thence South 80°34'35" East, 14.18 feet to a point; thence South 09°25'25" West, 92.04 feet to a point of curvature; thence along a curve to the left 479.12 feet, said curve having a radius of 550.00 feet, a central angle of 49°54'42", tangents of 255.95 feet, and a chord of 464.11 feet which bears South 15°31'56" East to a point of non-tangency; thence South 44°55'24" West, 65.48 feet to a point of curvature; thence along a curve to the left 382.48 feet, said curve having a radius of 344.00 feet, a central angle of 63°42'04", tangents of 213.71 feet, and a chord of 363.06 feet, which bears South 13°04'22" West to a point of reverse curvature; thence along a curve to the right 133.23 feet, said curve having a radius of 256.00 feet, a central angle of 29°49'08", tangents of 68.16 feet, and a chord of 131.73 feet, which bears South 03°52'06" East to a point; thence South 11°02'28" West, 252.01 feet to a point; thence South 78°57'32" East, 15.00 feet to a point; thence South 73°41'15" East, 58.25 feet to a point; thence South 78°57'32" East, 137.52 feet to a point of curvature; thence along a curve to the right 582.17 feet, said curve having a radius of 750.00 feet, a central angle of 44°28'29", tangents of 306.84 feet, and a chord of 567.87 feet which bears South 58°43'17" East to a point of non-tangency; thence North 89°33'30" East, 341.30 feet to a point; thence North 27°39'15" East, 197.44 feet to a point; thence South 89°01'09" East, 186.06 feet to a point on the Westerly right-of-way line of said State Highway 55 (S. Eagle Road); thence along the Westerly right-of-way line of said State Highway 55 (S. Eagle Road) North 00°58'51" East, 1,541.03 feet to the TRUE POINT OF BEGINNING. Said Parcel containing 47.92 acres, more or less.

The public streets, as shown on this plat, are hereby dedicated to the use of the public, and the easements indicated on said plat are not dedicated to the public, but the right to use said easements is hereby reserved for public utilities and for any other uses as designated hereon and no permanent structures are to be erected within the lines of said easements.

All lots shown on this plat are eligible to receive domestic water service from United Water, Idaho, Inc. Further, United Water, Idaho, Inc. has agreed in writing to serve all lots within this plat with domestic water.

IN WITNESS WHEREOF, we have hereunto set our hands this 28 day of March 2000

T R COMPANY, L.L.C., an Idaho Limited Liability Company
By: Dennis M. Baker
Dennis M. Baker, Member

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF IDAHO) ss.
COUNTY OF ADA) ss.
On this 28th day of March, 2000, before me, Paul Fisk Notary Public in and for said State, personally appeared Dennis M. Baker, known or identified to me to be manager or a member of 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 such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Paul Fisk
Notary Public for Idaho
Residing at Boise, ID
My Commission Expires 10-22-05

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. 50-130B, do hereby certify that any and all current and/or delinquent property taxes on the property included in this proposed subdivision have been paid in full. This certification is valid for the next thirty



Lynda Fischer
County Treasurer
Deputy
Date: June 29, 2000

CERTIFICATE OF SURVEYOR

I, Gary A. Lee, do hereby certify that I am a Professional Engineer and Land Surveyor, licensed by the State of Idaho, and that this plat, as described in the Certificate of Owners and 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 and the Corner Perpetuation and Filing Act, Idaho Code 55-1601 through 55-1612.



Gary A. Lee, P.E./L.S. License No. 3260

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for City of Eagle, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the 14th day of March, 2000, this plat was duly accepted and approved.

Sharon K Moore
City Clerk, Eagle, Idaho



ADA COUNTY HIGHWAY DISTRICT COMMISSIONER'S ACCEPTANCE

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 3rd day of May, 2000



Judith M. Priddy-Pass
Chairman

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor for Ada County, Idaho, hereby certify that I have checked this plat and find that it complies with the State of Idaho Code relating to plats and surveys.

By: John E. Priddy 6129100
Date: 5/17/00



APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for City of Eagle, Ada County, Idaho, hereby approve this plat.

By: Kenneth R. Rice
Date: 5/17/00

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

Sanitary restrictions of this plat are hereby removed according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval.

By: Michelle H. Hill
Central District Health Department
Date: 4/14/00



COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. 10005/264

STATE OF IDAHO) ss
County of Ada) ss

I hereby certify that this instrument was filed at the request of John E. Priddy at 38 minutes past 11 o'clock A.m., this 30th day of June, 2000, in my office and was duly recorded in Book 80 of Plats at pages 1661 and 1662

John E. Priddy
Deputy
Ex-Officio Recorder

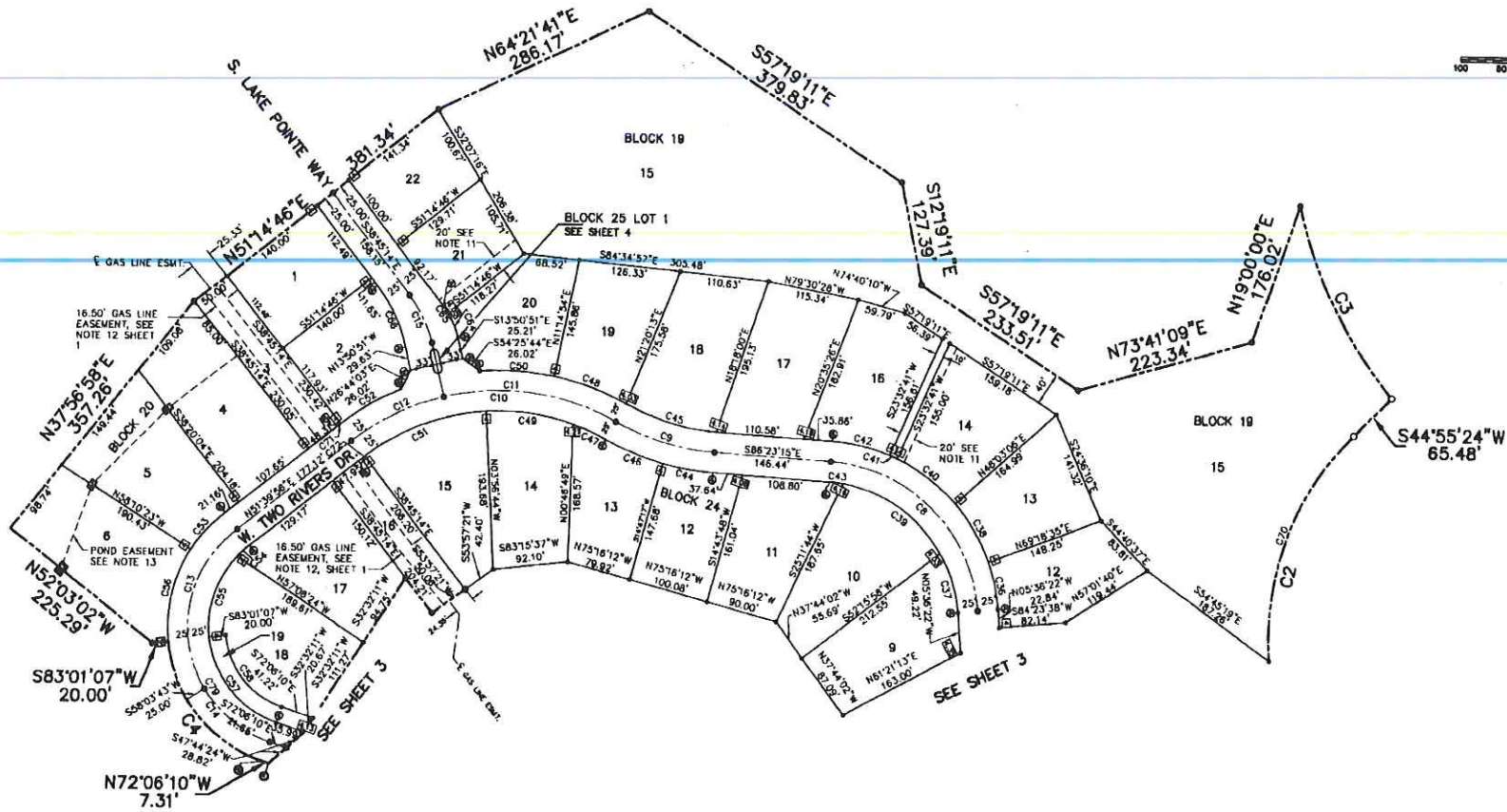
Fee \$26.00

PLAT SHOWING
TWO RIVERS SUBDIVISION NO. 2

A PORTION OF THE SOUTH 1/2 OF SECTION 17
 TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
 EAGLE, ADA COUNTY, IDAHO
 2001



SCALE: 1"=100'

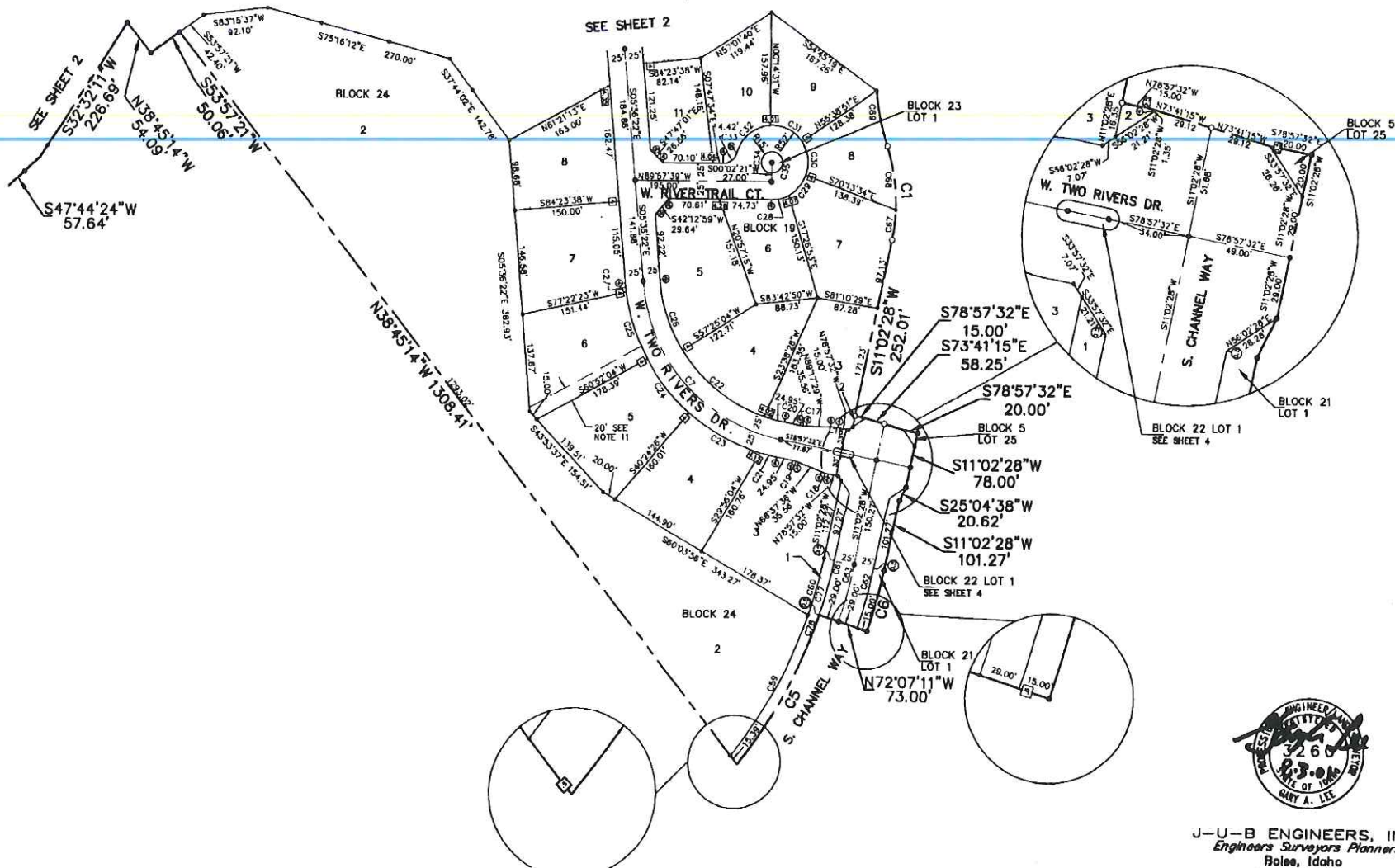


J-U-B ENGINEERS, INC.
 Engineers Surveyors Planners
 Boise, Idaho

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 TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
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 2001



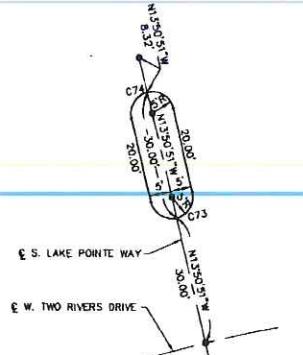
SCALE: 1"=100'



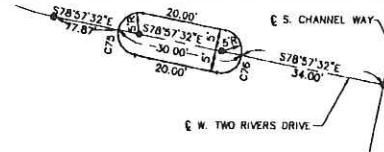
J-U-B ENGINEERS, INC.
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 EAGLE, ADA COUNTY, IDAHO
 2001

CURVE TABLE						
CURVE NO.	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	133.23'	256.00	68.16	131.73	S03°52'06"E	29°49'08"
C2	382.46'	344.00	213.71	363.06	S13°04'22"W	63°42'04"
C3	263.69'	550.00	134.43	261.18	S26°45'11"E	27°28'12"
C4	198.80'	175.00	111.75	168.37	N38°32'31"W	65°07'17"
C5	241.07'	871.00	121.85	238.78	S28°10'21"W	20°35'04"
C6	88.01'	744.00	44.46	88.75	S12°27'38"W	6°36'21"
C7	320.06'	250.00	186.18	298.65	S42°16'57"E	73°21'10"
C8	281.88'	200.00	170.18	259.20	N45°59'49"W	80°46'53"
C9	128.80'	300.00	65.46	127.81	S74°04'44"E	24°37'04"
C10	348.53'	300.00	196.93	329.26	S84°56'52"W	66°33'53"
C11	220.32'	300.00	115.39	215.40	N82°48'31"W	42°04'39"
C12	128.21'	300.00	65.10	127.24	S83°54'33"W	24°29'13"
C13	218.87'	150.00	134.12	199.97	S09°31'49"W	81°36'17"
C14	105.15'	150.00	54.84	103.01	S52°01'13"E	40°09'52"
C15	65.20'	150.00	33.13	64.69	N28°16'02"W	24°54'23"
C16	10.28'	57.00	5.15	10.27	N84°07'30"W	10°19'58"
C17	7.75'	43.00	3.89	7.74	S84°07'30"E	10°19'58"
C18	10.28'	57.00	5.15	10.27	S73°47'34"E	10°19'58"
C19	2.75'	43.00	3.89	7.74	N13°47'34"W	10°19'58"
C20	22.92'	225.00	14.73	29.40	S28°27'46"E	7°29'32"
C21	24.21'	275.00	12.11	24.20	S78°28'14"E	5°02'35"
C22	152.70'	225.00	79.42	149.79	S52°01'28"E	38°53'04"
C23	116.74'	275.00	59.26	115.87	S81°45'15"E	24°19'23"
C24	98.20'	275.00	49.63	97.68	S39°21'45"E	20°27'38"
C25	98.89'	275.00	50.50	99.34	S18°43'35"E	20°48'41"
C26	103.93'	225.00	53.97	104.88	S19°05'39"E	28°59'33"
C27	13.03'	275.00	6.52	13.03	S08°57'49"W	2°42'50"
C28	25.70'	52.00	13.12	25.44	N75°52'47"E	28°19'02"
C29	38.07'	52.00	19.93	37.22	N40°44'50"E	41°58'48"
C30	49.12'	52.00	26.57	47.32	N07°17'22"W	54°07'35"
C31	53.88'	52.00	29.82	51.48	N84°01'22"W	59°20'28"
C32	88.15'	52.00	37.64	80.98	S50°24'42"W	71°47'25"
C33	28.38'	20.00	15.49	24.49	N92°16'40"E	75°31'21"
C34	47.12'	15.00	INFINITE	30.00	S00°02'21"W	180°00'00"
C35	47.12'	15.00	INFINITE	30.00	N00°02'21"E	180°00'00"
C36	58.23'	225.00	29.79	59.06	N13°08'54"W	15°05'02"
C37	78.15'	175.00	38.69	75.55	N18°04'22"W	24°56'00"
C38	83.05'	225.00	42.00	82.58	N31°15'50"W	21°08'31"
C39	153.08'	175.00	81.81	148.23	N55°35'44"W	50°08'44"
C40	91.87'	225.00	48.48	91.04	N63°50'35"W	23°20'39"
C41	10.00'	225.00	5.00	10.00	N85°27'19"W	2°32'48"
C42	73.27'	225.00	36.98	72.95	N77°03'28"W	18°39'13"
C43	17.52'	175.00	8.77	17.51	N83°31'11"W	5°44'10"
C44	63.39'	325.00	31.80	63.29	S80°47'59"E	11°10'32"
C45	118.16'	275.00	60.00	117.25	S74°04'44"E	24°37'04"
C46	78.25'	325.00	38.30	76.07	S68°29'27"E	13°26'32"
C47	45.74'	275.00	22.83	45.69	N68°32'08"W	9°31'52"
C48	96.33'	325.00	48.52	95.97	N70°15'59"W	16°58'55"
C49	108.69'	275.00	55.06	107.98	N82°17'24"W	22°38'41"
C50	92.23'	325.00	46.42	91.92	N88°52'52"W	16°15'32"
C51	163.00'	275.00	83.97	160.63	S69°04'28"W	33°57'40"
C52	87.09'	325.00	43.81	86.83	S59°38'21"W	15°21'10"
C53	80.59'	175.00	30.60	80.29	S41°44'48"W	19°50'19"
C54	20.48'	125.00	10.25	20.44	S45°58'38"W	9°22'39"
C55	107.49'	125.00	57.32	104.21	S17°21'27"W	49°18'07"
C56	118.53'	175.00	61.64	116.28	S12°25'22"W	38°48'28"
C57	142.07'	125.00	79.82	134.55	S19°32'31"E	65°07'17"
C58	119.34'	105.00	67.05	113.02	S18°32'31"E	65°07'17"
C59	228.83'	858.00	114.56	226.70	N28°15'42"E	19°48'42"
C60	83.75'	858.00	41.93	83.89	N14°41'54"E	7°18'53"
C61	80.09'	871.00	40.09	80.05	N14°27'38"E	8°50'21"
C62	87.02'	728.00	43.56	86.97	N14°27'38"E	8°50'21"
C63	83.56'	780.00	41.83	83.51	N14°27'38"E	8°50'21"
C64	33.65'	107.00	16.88	33.51	N22°51'22"W	18°01'02"
C65	12.87'	107.00	6.44	12.86	N35°18'33"W	6°53'21"
C66	83.90'	193.00	42.82	83.24	N28°18'02"W	24°24'23"
C67	42.87'	256.00	21.53	42.82	N08°13'58"E	9°38'59"
C68	90.27'	256.00	45.61	89.80	N08°40'38"W	20°12'09"
C69	78.30'	344.00	39.87	78.20	S12°01'07"E	13°13'17"
C70	303.08'	344.00	162.17	283.37	S18°41'00"W	50°28'10"
C71	1.68'	325.00	0.84	1.69	S51°48'51"W	07°50'
C72	2.05'	275.00	1.03	2.05	S51°46'46"W	07°50'
C73	15.71'	5.00	INFINITE	10.00	S78°09'09"W	180°00'00"
C74	15.71'	5.00	INFINITE	10.00	N78°09'09"E	180°00'00"
C75	15.71'	5.00	INFINITE	10.00	S11°07'28"W	180°00'00"
C76	15.71'	5.00	INFINITE	10.00	N11°07'28"E	180°00'00"
C77	310.58'	656.00	158.26	307.68	N11°07'28"E	180°00'00"
C78	321.16'	671.00	163.72	318.11	S24°36'15"W	27°25'26"
C79	324.02'	150.00	280.74	284.80	S10°13'07"E	123°48'08"



BLOCK 25 LOT 1
1" = 20'



BLOCK 22 LOT 1
1" = 20'



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

TWO RIVERS SUBDIVISION NO. 2

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: That T R COMPANY, L.L.C., an Idaho Limited Liability Company, does hereby certify that it is the owner of a certain tract of land as shown on this plat and described as follows, and intend to include said land in this plat.

A parcel of land being a portion of the South 1/2 of Section 17, T.4N., R.1E., B.M., Eagle, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap marking the East 1/4 corner of Section 17, T.4N., R.1E., B.M., Eagle, Ada County, Idaho; thence South 00°58'58" West, 42.87 feet along the Easterly boundary of said Section 17 to a point; thence leaving said Easterly boundary, thence North 89°04'26" West, 52.55 feet to a point on the Westerly right-of-way of State Highway No. 55 (S. Eagle Road) as described in Warranty Deed Instrument No. 88088738; said point also being the northeasterly boundary corner of Two Rivers Subdivision as filed for record in the office of the Ada County Recorder, Boise, Idaho, in Book 80 of Plats at Pages 8661 thru 8665; thence running along the westerly right-of-way line of said State Highway No. 55, said line also being the easterly boundary of said Two Rivers Subdivision, South 00°58'51" West, 1541.03 feet to a point; thence leaving the westerly right-of-way line of said State Highway No. 55, and running along the southerly boundary of said Two Rivers Subdivision the following courses and distances: North 89°01'09" West, 186.06 feet to a point; South 27°39'15" West, 197.44 feet to a point; South 69°33'30" West, 341.30 feet to a point on a non-tangent curve; along said curve to the left 582.17 feet, said curve having a radius of 750.00 feet, a central angle of 44°28'29", tangents of 306.64 feet and a chord of 567.67 feet which bears North 56°43'17" West to a point; North 78°57'32" West, 117.52 feet to the TRUE POINT OF BEGINNING; thence leaving the southerly boundary of said Two Rivers Subdivision, South 11°02'28" West, 78.00 feet to a point; thence South 25°04'38" West, 20.82 feet to a point; thence South 11°02'28" West, 101.27 feet to a point of curvature; thence along said curve to the right 88.81 feet, said curve having a radius of 744.00 feet, a central angle of 08°50'21", tangents of 44.46 feet and a chord of 88.75 feet which bears South 14°27'38" West to a point of non-tangency; thence North 72°07'11" West, 73.00 feet to a point on a non-tangent curve; thence along said curve to the right 241.07 feet, said curve having a radius of 671.00 feet, a central angle of 20°35'04", tangents of 121.85 feet and a chord of 239.78 feet which bears South 28°10'21" West to a point of non-tangency; thence North 38°45'14" West, 54.09 feet to a point; thence South 53°57'21" West, 50.08 feet to a point; thence North 38°45'14" West, 54.09 feet to a point; thence South 32°32'11" West, 226.89 feet to a point; thence South 47°44'24" West, 57.84 feet to a point; thence North 72°06'10" West, 7.31 feet to a point of curvature; thence along said curve to the right 198.90 feet, said curve having a radius of 175.00 feet, a central angle of 85°07'17", tangents of 111.75 feet and a chord of 188.37 feet which bears North 39°32'31" West to a point of non-tangency; thence South 83°01'07" West, 20.00 feet to a point; thence North 52°03'02" West, 225.29 feet to a point of non-tangency; thence South 83°01'07" West, 20.00 feet to a point; thence North 51°14'48" East, 381.34 feet to a point; thence North 84°21'41" East, 288.17 feet to a point; thence South 57°19'11" East, 370.83 feet to a point; thence South 12°19'11" East, 127.39 feet to a point; thence South 57°19'11" East, 233.51 feet to a point; thence North 73°41'09" East, 223.34 feet to a point; thence North 19°00'00" East, 178.02 feet to a point on a non-tangent curve, said point also being on the westerly boundary of said Two Rivers Subdivision; thence along the westerly and southerly boundary of said Two Rivers Subdivision the following courses and distances: along said curve to the left 283.89 feet, said curve having a radius of 550.00 feet, a central angle of 27°28'12", tangents of 134.43 feet and a chord of 281.18 feet which bears South 26°45'11" East to a point of non-tangency; South 44°55'24" West, 85.48 feet to a point of curvature; along said curve to the left 382.46 feet, said curve having a radius of 344.00 feet, a central angle of 83°42'04", tangents of 213.71 feet and a chord of 383.06 feet which bears South 13°04'22" West to a point of reverse curvature; along said curve to the right 133.23 feet, said curve having a radius of 258.00 feet, a central angle of 29°49'08", tangents of 68.16 feet and a chord of 131.73 feet which bears South 03°52'08" East to a point of tangency; South 11°02'28" West, 252.01 feet to a point; South 78°57'32" East, 15.00 feet to a point; South 73°41'16" East, 58.25 feet to a point; South 78°57'32" East, 20.00 feet to the TRUE POINT OF BEGINNING; Said Parcel containing 31.20 acres, more or less.

The public streets, as shown on this plat, are hereby dedicated to the use of the public, and the easements indicated on said plat are not dedicated to the public, but the right to use said easements is hereby reserved for public utilities and for any other uses as designated hereon and no permanent structures are to be erected within the lines of said easements.

All lots shown on this plat are eligible to receive domestic water service from United Water, Idaho, Inc. Further, United Water, Idaho, Inc. has agreed in writing to serve all lots within this plat with domestic water.

IN WITNESS WHEREOF, we have hereunto set our hands this 22nd day of January, 2001.

T R COMPANY, L.L.C., an Idaho Limited Liability Company

By: Dennis M. Baker, Member

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF ADA)

On this 22nd day of January, 2001, before me, DANIEL A. JOSEPH, Notary Public in and for said State, personally appeared Dennis M. Baker, known or identified to me to be manager or a member of 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 such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Daniel A. Joseph
Notary Public for Idaho
Residing at Eagle, Idaho
My Commission Expires 11/19/2003

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of Idaho Code 43-08, do hereby certify that any and all current and/or delinquent property taxes for the property included in this plat have been paid in full. This certification is valid for the next thirty (30) days only.

J. David Navarro
County Treasurer
Deputy
Date 8-6-01



CERTIFICATE OF SURVEYOR

I, Gary A. Lee, do hereby certify that I am a Professional Engineer and Land Surveyor, licensed by the State of Idaho, and that this plat, as described in the Certificate of Owners and on the attached plat, was drawn from an actual survey, made on the ground under my direct supervision and accurately represents the points plotted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys and the Corner Perpetuation and Filing Act, Idaho Code 55-1601 through 55-1612.

Gary A. Lee, P.E./L.S.



License No. 3260

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for City of Eagle, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the 14th day of April, 2001, this plat was duly accepted and approved.

Sharon K. Moore
City Clerk, Eagle, Idaho



ADA COUNTY HIGHWAY DISTRICT COMMISSIONER'S ACCEPTANCE

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners, on the 27th day of June, 2001.

ADA COUNTY HIGHWAY DISTRICT

Judy M. Peavey - Boardman



CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor for Ada County, Idaho, hereby certify that I have checked this plat and find that it complies with the State of Idaho Code relating to plats and surveys.

By: John E. Hunter, 8/3/01



APPROVAL OF CITY ENGINEER

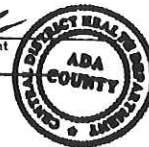
I, the undersigned, City Engineer in and for City of Eagle, Ada County, Idaho, hereby approve this plat.

By: Keith A. ...
Date: 6/15/01

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

Sanitary restrictions of this plat are hereby removed according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval.

By: ...
Central District Health Department
Date: 9/11/01



COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. 101079496

STATE OF IDAHO)
County of Ada)

I hereby certify that this instrument was filed at the request of Dan Tarfin at 15 minutes past 2 o'clock P.M. this 14th day of August, 2001, in my office and was duly recorded in Book 82 of Plats at pages 9972 and 9976.

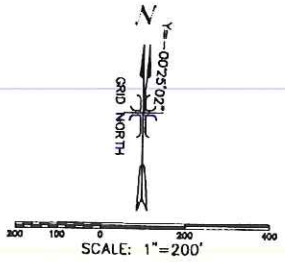
J. David Navarro
Ex-Officio Recorder

FEE \$28.00

PLAT SHOWING TWO RIVERS SUBDIVISION NO. 3

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
2001

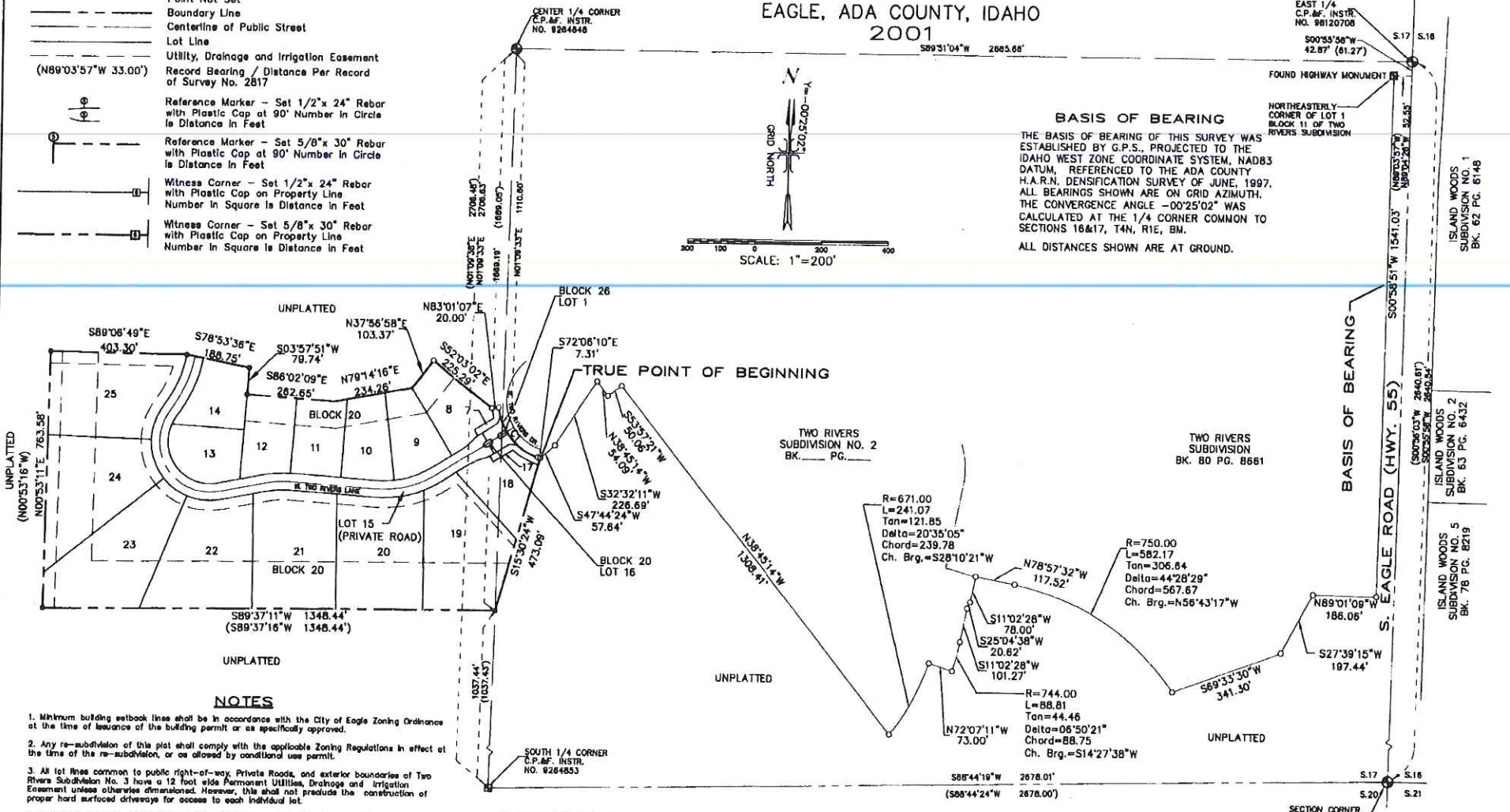
- LEGEND**
- Found Aluminum Cap Monument
 - Found Brass Cap Monument
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BASIS OF BEARING

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 $-00^{\circ}25'02''$ WAS CALCULATED AT THE 1/4 CORNER COMMON TO SECTIONS 16&17, T4N, R1E, BM.

ALL DISTANCES SHOWN ARE AT GROUND.



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, and exterior boundaries of Two Rivers Subdivision No. 3 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. A 12 foot wide Permanent Public Utilities, Drainage and Irrigation Easement is designated to be centered on interior lot lines unless dimensioned otherwise. However, this shall not preclude the construction of proper hard surfaced driveways for access to each individual lot.
5. The Developer and/or Owner shall comply with Idaho Code, Section 31-3808 or its provisions that may apply to irrigation rights.
6. 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.
7. 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.
8. This subdivision is subject to the requirements of the Uniform Building Code (U.B.C.) as regulated by the City of Eagle.
9. All lots within this Subdivision are single-family residential lots, except Lots 7, 15, 16, and 17, Block 20; Lot 1, Block 26; which are designated as common landscapes and private recreation lots and will be owned and maintained by the Two Rivers Subdivision Homeowners Association.
10. Lot 15, Block 20 is designated as a private road to be owned and maintained by the Two Rivers Subdivision No. 3 Home Owners Association. All lot owners in the subdivision have the perpetual right of ingress-egress over the described private road (Lot 15) and the right of ingress-egress shall run with the land. Lot 15, Block 20 also has a blanket public utilities, drainage, United Water, Idaho, Inc. Water Line, and Eagle Sewer District sanitary sewer easement.
11. An irrigation easement of the dimension shown is hereby reserved for the benefit of the Meese-Cotlin Mutual Ditch Company, Inc.
12. A 35' ingress/egress and irrigation easement is hereby reserved for the benefit of the Meese-Cotlin Mutual Ditch Company, Inc. and the adjacent Westerly property owner.
13. Refer to Record of Survey No. 2817 filed as Instrument No. 84030778 for additional survey information.
14. A pond easement as shown is hereby reserved for the benefit of the Two Rivers Subdivision No. 3 Homeowners Association.

DEVELOPER

T R COMPANY, L.L.C., an Idaho limited liability company
250 S. Beachwood Ave., Suite 120
Boise, Idaho 83709
(208) 375-6666

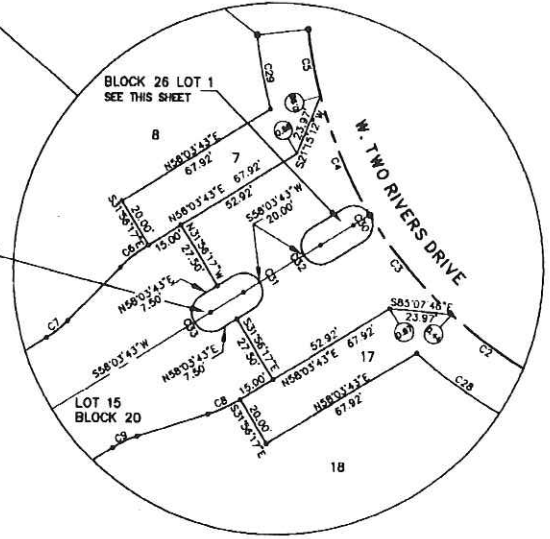
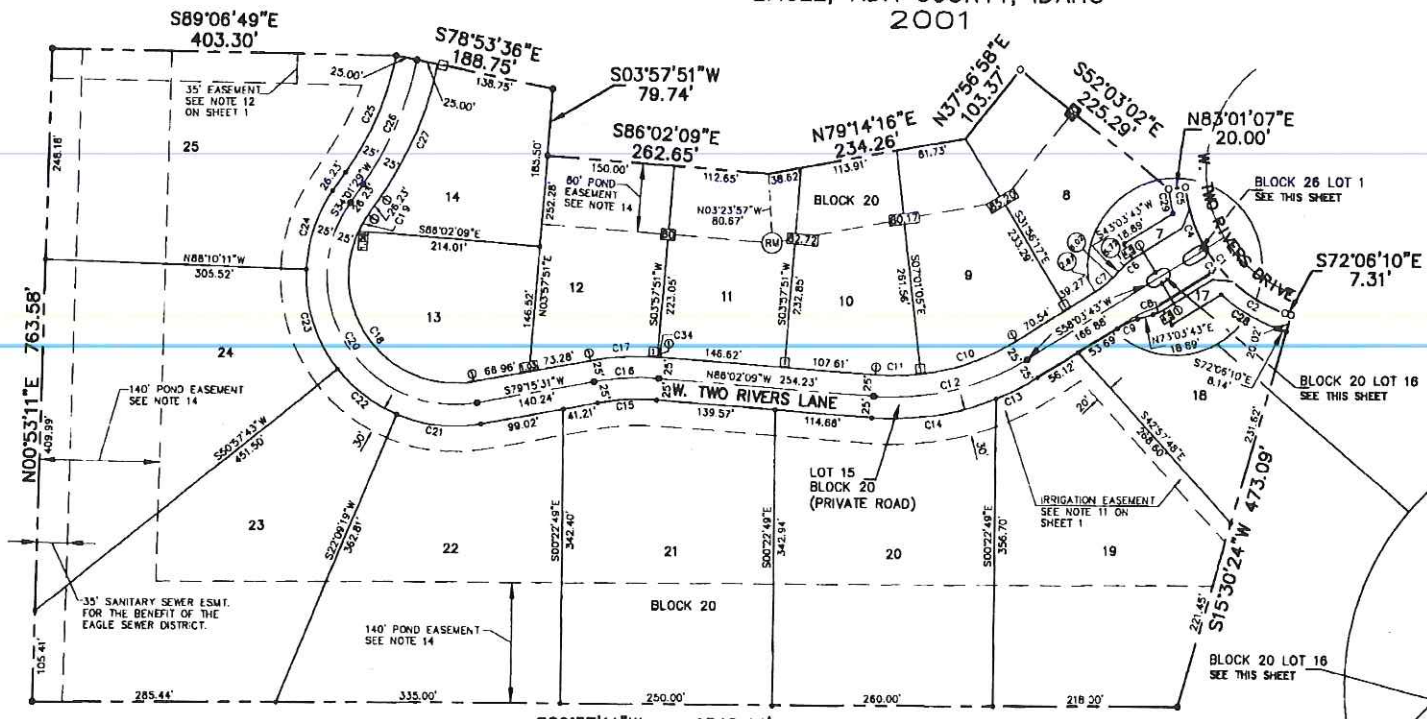
J-U-B ENGINEERS, INC.
Engineers Surveyors Planners
Boise, Idaho



PLAT SHOWING
TWO RIVERS SUBDIVISION NO 3
 A PORTION OF THE SOUTH 1/2 OF SECTION 17
 TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
 EAGLE, ADA COUNTY, IDAHO
 2001

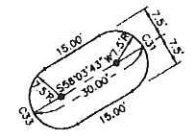


SCALE: 1"=100'

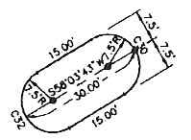


CURVE TABLE

CURVE NO.	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	188.80'	175.00	111.75	188.37	S38°32'31"E	85°07'17"
C2	72.64'	175.00	38.63	72.12	S60°12'42"E	23°48'55"
C3	50.04'	175.00	25.19	48.67	S40°07'46"E	18°22'58"
C4	50.04'	175.00	25.19	48.67	S23°44'48"E	18°22'58"
C5	26.19'	175.00	13.12	26.16	S11°16'06"E	8°34'27"
C6	13.09'	50.00	6.58	13.05	S50°33'43"W	15°00'00"
C7	26.18'	100.00	13.17	26.11	N50°33'43"E	15°00'00"
C8	13.09'	100.00	6.58	13.05	N69°33'43"E	15°00'00"
C9	26.18'	100.00	13.17	26.11	S65°33'43"W	15°00'00"
C10	119.61'	275.00	60.76	118.67	N70°31'19"E	24°25'12"
C11	52.71'	275.00	26.44	52.63	N88°28'23"E	10°28'56"
C12	187.98'	300.00	97.19	184.92	N76°00'47"E	35°54'08"
C13	54.97'	325.00	27.55	54.91	N82°24'27"E	9°41'28"
C14	148.88'	325.00	76.86	147.38	N80°51'31"E	28°12'40"
C15	70.58'	275.00	35.49	70.39	S88°38'41"W	14°42'20"
C16	77.00'	300.00	38.71	76.79	S86°36'41"W	14°42'20"
C17	80.03'	325.00	40.22	79.83	S86°18'40"W	14°02'35"
C18	271.82'	125.00	238.28	221.39	S88°25'20"E	124°38'18"
C19	22.10'	125.00	11.08	22.07	S28°37'39"W	10°07'41"
C20	352.82'	150.00	360.05	276.93	S33°21'30"E	134°45'58"
C21	100.48'	175.00	51.67	99.10	S84°17'35"E	32°53'48"
C22	87.98'	175.00	44.94	87.06	S53°76'28"E	28°48'24"
C23	124.83'	175.00	65.20	122.20	S19°38'14"E	40°52'06"
C24	88.33'	175.00	50.50	97.04	S17°59'19"W	32°11'40"
C25	150.00'	375.00	76.02	149.00	N22°33'56"E	22°55'05"
C26	160.00'	400.00	81.08	158.93	N22°33'56"E	22°55'05"
C27	170.00'	425.00	86.15	168.87	N22°33'56"E	22°55'05"
C28	80.94'	195.00	41.06	80.36	S60°12'42"E	23°48'55"
C29	29.18'	195.00	14.57	29.15	S11°18'08"E	8°34'27"
C30	23.56'	7.50	INFINITE	15.00	N31°56'17"E	180°00'00"
C31	23.56'	7.50	INFINITE	15.00	S31°56'17"E	180°00'00"
C32	23.56'	7.50	INFINITE	15.00	N31°56'17"E	180°00'00"
C33	23.56'	7.50	INFINITE	15.00	S31°56'17"E	180°00'00"
C34	3.38'	325.00	1.69	3.38	N88°20'02"W	0°38'45"



BLOCK 20 LOT 16
1"= 20'



BLOCK 26 LOT 1
1"= 20'



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

TWO RIVERS SUBDIVISION NO. 3

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: That T R COMPANY, L.L.C., an Idaho Limited Liability Company, does hereby certify that it is the owner of a certain tract of land as shown on this plat and described as follows, and intend to include said land in this plat.

A parcel of land being a portion of the South 1/2 of Section 17, T.4N., R.1E., B.M., Eagle, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap marking the East 1/4 corner of Section 17, T.4N., R.1E., B.M., Ada County, Idaho; thence South 00°55'58" West, 42.87 feet along the Easterly boundary of said Section 17 to a point; thence leaving said Easterly boundary, North 89°04'26" West, 52.55 feet to a point on the Westerly right-of-way of State Highway No. 55 (S. Eagle Road) as described in Warranty Deed Instrument No. 96098736; said point also being the northeasterly boundary corner of Two Rivers Subdivision as filed for record in the office of the Ada County Recorder, Boise, Idaho, in Book 82 of Plats at Pages 8661 thru 8665; thence running along the westerly right-of-way line of said State Highway No. 55, said line also being the easterly boundary of said Two Rivers Subdivision, South 00°58'51" West, 1541.03 feet to a point; thence leaving the westerly right-of-way line of said State Highway No. 55, and running along the southerly boundary of said Two Rivers Subdivision the following courses and distances: North 89°01'09" West, 186.06 feet to a point; South 27°39'15" West, 197.44 feet to a point; South 69°33'30" West, 341.30 feet to a point on a non-tangent curve; along said curve to the left 582.17 feet, said curve having a radius of 750.00 feet, a central angle of 44°28'29", tangents of 308.84 feet and a chord of 587.87 feet which bears North 56°43'17" West to a point; North 78°57'32" West, 117.52 feet to a point; said point also being the northeasterly boundary corner of Two Rivers Subdivision No. 2 as filed for record in the office of the Ada County Recorder, Boise, Idaho, in Book 82 of Plats at Pages 8661 thru 8665; thence leaving the southerly boundary of said Two Rivers Subdivision, and running along the Southerly Boundary of said Two Rivers Subdivision No. 2 the following courses and distances: South 11°02'28" West, 78.00 feet to a point; South 25°04'38" West, 20.62 feet to a point; South 11°02'28" West, 101.27 feet to a point of curvature; along said curve to the right 88.81 feet, said curve having a radius of 744.00 feet, a central angle of 06°50'21", tangents of 44.46 feet and a chord of 88.75 feet which bears South 14°27'38" West to a point of non-tangency; North 72°07'11" West, 73.00 feet to a point on a non-tangent curve; along said curve to the right 241.07 feet, said curve having a radius of 671.00 feet, a central angle of 20°35'05", tangents of 121.85 feet and a chord of 238.78 feet which bears South 28°10'21" West to a point of non-tangency; North 38°45'14" West, 1308.41 feet to a point; South 53°57'21" West, 50.06 feet to a point; North 38°45'14" West, 54.09 feet to a point; South 32°32'11" West, 226.69 feet to a point; Thence South 47°44'24" West, 57.84 feet to the TRUE POINT OF BEGINNING; thence leaving the southerly boundary of said Two Rivers Subdivision No. 2, South 15°30'24" West, 473.09 feet to a point on the easterly boundary line of the southwest 1/4 of said section 17, said point lying North 01°09'33" East, 1037.44 feet from the southeast corner of said southwest 1/4; thence South 89°37'11" West, 1348.44 feet to a point; thence North 00°53'11" East, 763.58 feet to a point; thence South 89°06'49" East, 403.30 feet to a point; thence South 78°53'36" East, 188.75 feet to a point; thence South 03°57'51" West, 79.74 feet to a point; thence South 88°02'09" East, 282.65 feet to a point; Thence North 79°14'16" East, 234.26 feet to a point; thence North 37°56'58" East, 103.37 feet to a point on the westerly boundary of said Two Rivers Subdivision No. 2; thence along the westerly boundary of said Two Rivers Subdivision No. 2 the following courses and distances: South 52°03'02" East, 225.29 feet to a point; North 83°01'07" East, 20.00 feet to a point on a non-tangent curve; along said curve to the left 198.90 feet, said curve having a radius of 175.00 feet, a central angle of 65°07'17", tangents of 111.75 feet and a chord of 188.37 feet which bears South 39°32'31" East to a point of tangency, South 72°06'10" East, 7.31 feet to the TRUE POINT OF BEGINNING.

Said Parcel containing 22.14 acres, more or less.

The public streets, as shown on this plat, are hereby dedicated to the use of the public. The easements and private road indicated on this plat are not dedicated to the public. However the right to use said easements is hereby reserved for public utilities and for any other uses as designated hereon and no permanent structures are to be erected within the lines of said easements.

All lots shown on this plat are eligible to receive domestic water service from United Water, Idaho, Inc. Further, United Water, Idaho, Inc. has agreed in writing to serve all lots within this plat with domestic water.

IN WITNESS WHEREOF, we have hereunto set our hands this 22nd day of January, 2001.

T R COMPANY, L.L.C., an Idaho Limited Liability Company

By: Dennis M. Baker
Dennis M. Baker, Member

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF IDAHO, ss.
COUNTY OF ADA)

On this 22nd day of January, 2001, before me, Daniel A. Toner, Notary Public in and for said State, personally appeared Dennis M. Baker, known or identified to me to be manager or a member of 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 such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Daniel A. Toner
Notary Public for Idaho
Residing at Eagle, Idaho
My Commission Expires 12/19/2003

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 property taxes for the property included in this proposed subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

Linda Seidman
County Treasurer
Deanna Jacobs
Deputy
Date: 8-6-01



FEES \$18.00

CERTIFICATE OF SURVEYOR

I, Gary A. Lee, do hereby certify that I am a Professional Engineer and Land Surveyor, licensed by the State of Idaho, and that this plat, as described in the Certificate of Owners and on the attached plat, was drawn from an actual survey, made on the ground under my direct supervision and accurately represents the points plotted thereon, and is in conformity with the State of Idaho Code relating to plate and surveys and the Corner Perpetuation and Filing Act, Idaho Code 55-1601 through 55-1612.

Gary A. Lee, P.E./L.S.



License No. 3260

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for City of Eagle, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the 14th day of April, 2001, this plat was duly accepted and approved.

Jason K. Moore
City Clerk, Eagle, Idaho



ADA COUNTY HIGHWAY DISTRICT COMMISSIONER'S ACCEPTANCE

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 22nd day of June, 2001.

ADA COUNTY HIGHWAY DISTRICT

Judy M. Weaver
Chairman



CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor for Ada County, Idaho, hereby certify that I have checked this plat and find that it complies with the State of Idaho Code relating to plate and surveys.

By: John E. Smith PELS 3030

Date: 8/3/01



APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for City of Eagle, Ada County, Idaho, hereby approve this plat.

By: Timothy J. Shaw

Date: 8/15/01

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

Sanitary restrictions of this plat are hereby removed according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval.

By: Patricia M. Hill
Central District Health Department

Date: 9/11/01



COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. 101080094

STATE OF IDAHO)
County of Ada) ss

I hereby certify that this instrument was filed at the request of TR COMPANY at 07 minutes past 2 o'clock P on this 14th day of August, 2001, in my office and was duly recorded in Book 82 of Plats at pages 8419 and 8420.

Neil L. ...
Deputy

Ex-Officio Recorder

PLAT / I N G TWO RIVERS SUBDIVISION NO. 5

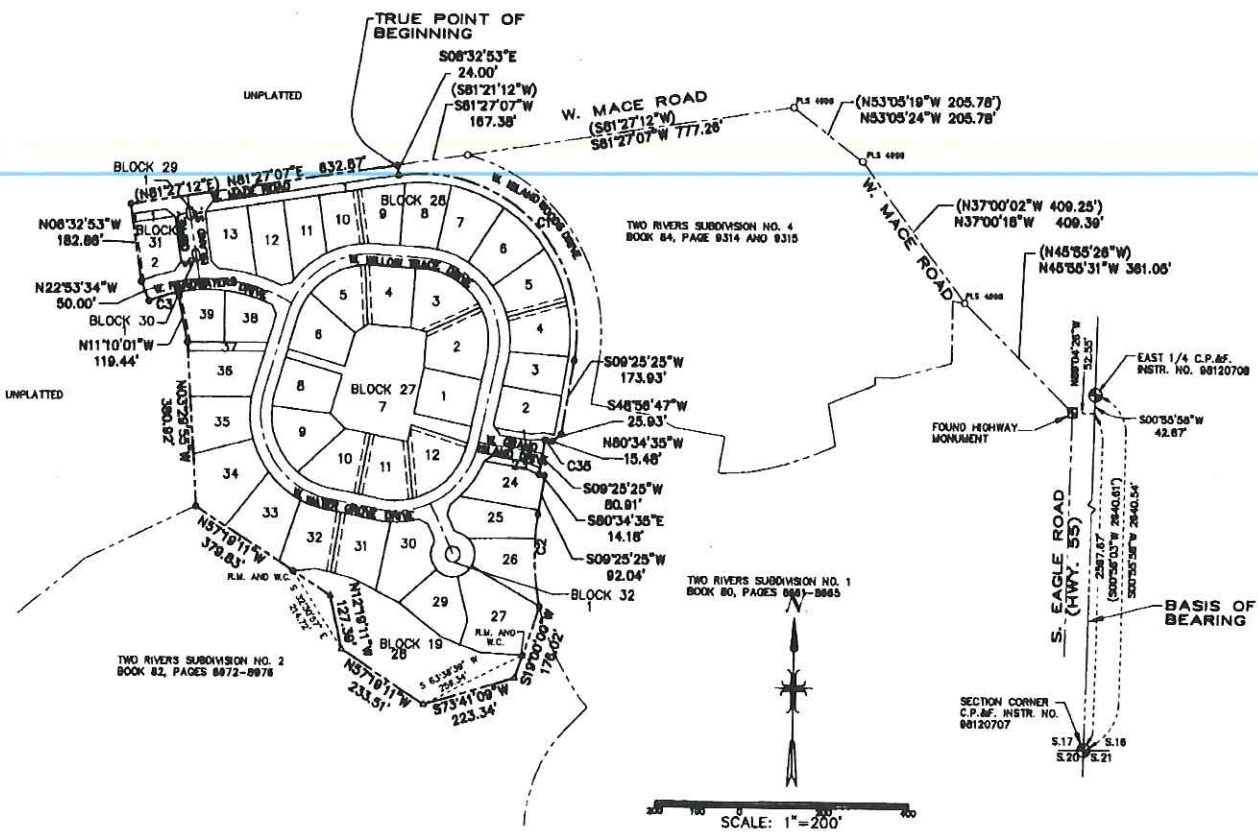
A PORTION OF THE EAST 1/2 OF SECTION 17
TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
EAGLE, ADA COUNTY, IDAHO
2002

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
---	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
W.C.	Witness Corner
R.M.	Reference Monument
Δ	Calculated Point, Pin Not Set

NOTES

- Minimum building setback lines shall be in accordance with the City of Eagle Zoning Ordinance in effect at the time of issuance of the building permit or as specifically approved.
- 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.
- All lot lines common to public right-of-way, and rear lot lines of Two Rivers Subdivision No. 5 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.
- A 12 foot wide Permanent Public Utilities, Drainage and Irrigation Easement is designated to be centered on interior lot lines unless dimensioned otherwise. However, this shall not preclude the construction of proper hard surfaced driveways for access to each individual lot.
- The Developer and/or Owner shall comply with Idaho Code, Section 31-3805 or its provisions that may apply to irrigation rights.
- The owner of each lot, access 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.
- All lot lines common to public right-of-way have a 12 foot wide Street Light Easement for the benefit of the City of Eagle.
- This subdivision is subject to the requirements of the Uniform Building Code (U.B.C.) as registered by the City of Eagle.
- All lots within this Subdivision are single-family residential lots, except Lot 23, 28 and 37 of Block 19; Lot 7 of Block 27; Lot 1 of Block 28; Lot 1 of Block 29; Lot 1 of Block 30; Lot 1 of Block 31 and Lot 1 of Block 32, which are designated as common landscape and private recreation lots and will be owned and maintained by the Two Rivers Subdivision Homeowners Association.
- Lot 7 of Block 27, and Lot 28 of Block 19, as shown hereon, has a blanket storm drainage maintenance easement granted to the Ada County Highway District. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect drainage or operation and maintenance of the facility.
- A storm drainage easement, dimensioned as shown, is hereby reserved for the benefit of the Ada County Highway District. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect drainage or operation and maintenance of the facility.
- Refer to Record of Survey No. 2817 filed on instrument No. 94030778 for additional survey information.
- Restricted Access - No lots in this subdivision shall be provided with an access to W. Mace Road and W. Island Woods Drive, unless said access is specifically approved by the Ada County Highway District and the City of Eagle.
- Commercial and agricultural traffic will be using the public streets within the development for access to and from Eagle Road to parcels not within the development.



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, 14N, R1E, BM. ALL DISTANCES SHOWN ARE AT GROUND.

SURVEYOR'S NOTE

THE BOUNDARY CORNERS DESIGNATED WITH THE "Δ" SYMBOL ALONG THE SOUTHERLY BOUNDARY OF LOT 28 OF BLOCK 19 LIE WITHIN A WATER FEATURE AND AN IRON PIN MONUMENT WAS NOT SET.



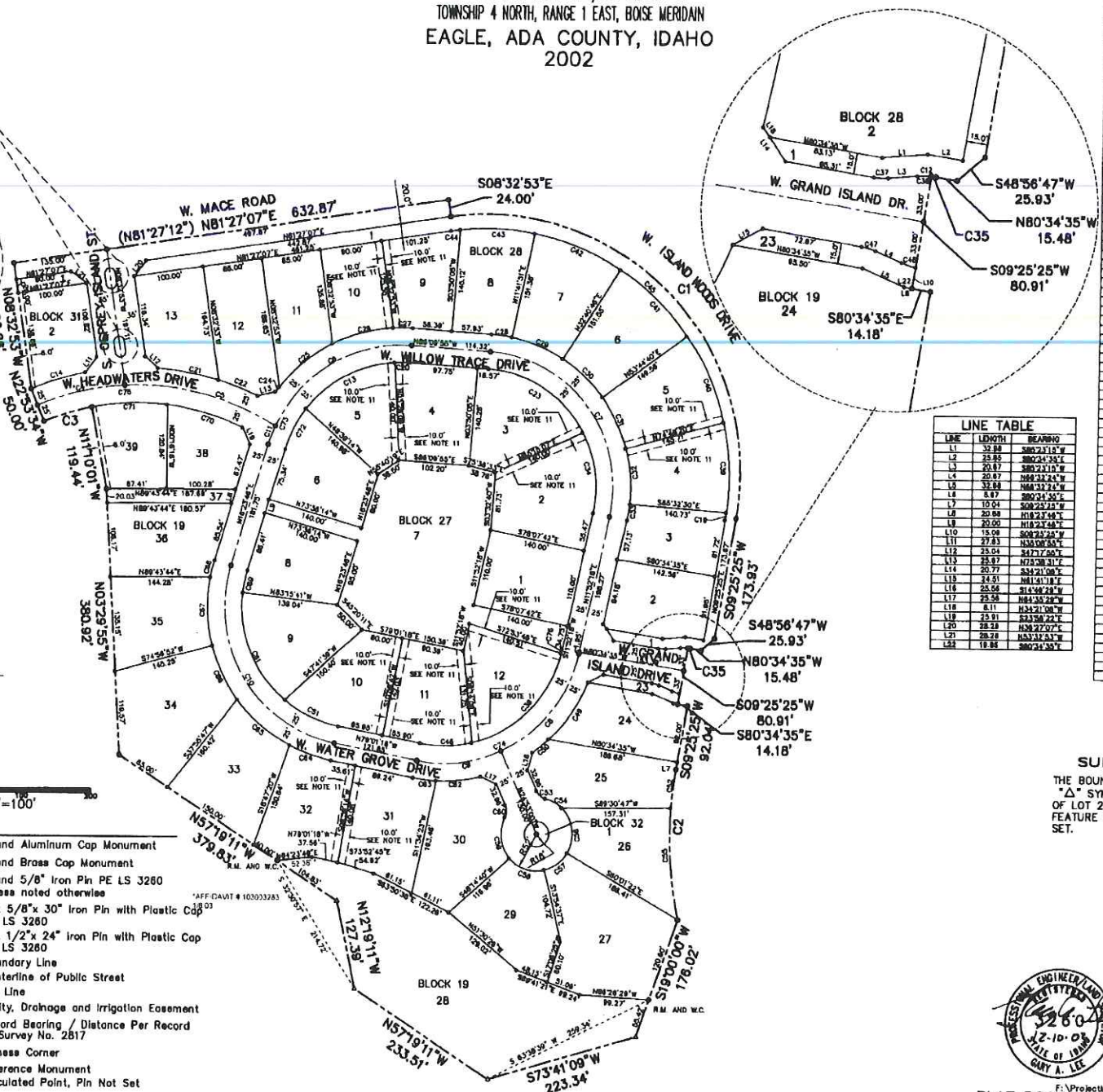
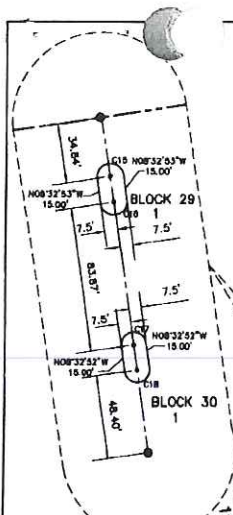
DEVELOPER:
T R COMPANY, L.L.C., an Idaho
Limited Liability Company
250 S. Beechwood Ave., Suite 120
Boise, Idaho 83709
(208) 375-8866

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

PLAT DIVISION

TWO RIVERS SUBDIVISION NO.5

A PORTION OF THE EAST 1/2 OF SECTION 17
 TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
 EAGLE, ADA COUNTY, IDAHO
 2002



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	895.14	371.00	510.37	600.18	S44°33'44"	107°38'11"
C2	218.43	550.00	108.11	214.05	S61°18'50"E	22°28'30"
C3	71.83	350.00	35.94	71.50	S72°08'12"W	11°43'33"
C4	129.84	375.00	63.58	129.19	S77°01'34"E	18°00'17"
C5	228.80	375.00	117.87	225.07	S77°01'34"E	18°00'17"
C6	342.36	200.00	138.59	237.82	S88°07'00"E	88°28'11"
C7	333.81	185.00	214.47	235.52	S87°08'58"W	88°01'23"
C8	184.88	200.00	100.25	178.24	S87°08'58"W	87°42'52"
C9	123.18	200.00	64.72	123.15	S87°08'58"W	50°31'45"
C10	333.07	200.00	219.87	288.88	S31°18'48"W	83°28'04"
C11	27.83	200.00	13.91	27.81	S20°23'00"E	13°00'00"
C12	31.88	87.00	7.02	31.83	S67°28'40"W	11°52'10"
C13	148.50	175.00	78.08	144.13	S62°27'45"W	48°38'12"
C14	81.88	400.00	41.92	81.80	S72°38'34"W	11°44'17"
C15	23.38	7.50	6.97	23.38	S67°28'40"W	11°52'10"
C16	23.38	7.50	6.97	23.38	S67°28'40"W	11°52'10"
C17	23.38	7.50	6.97	23.38	S67°28'40"W	11°52'10"
C18	23.38	7.50	6.97	23.38	S67°28'40"W	11°52'10"
C19	10.92	368.00	5.46	10.92	S61°27'00"E	18°00'00"
C20	22.31	173.00	11.17	22.29	S68°48'02"W	7°18'14"
C21	86.32	400.00	86.32	86.32	S78°38'08"W	12°47'38"
C22	81.87	400.00	81.87	81.87	S68°48'02"W	7°18'14"
C23	172.87	170.00	84.81	163.34	S57°01'04"W	60°11'49"
C24	8.48	225.00	4.24	8.48	S38°48'02"W	2°08'38"
C25	98.84	225.00	50.75	89.02	S50°30'33"W	25°23'22"
C26	98.84	225.00	50.75	89.02	S50°30'33"W	25°23'22"
C27	28.88	225.00	14.38	28.88	S68°48'02"W	7°18'14"
C28	10.92	368.00	5.46	10.92	S61°27'00"E	18°00'00"
C29	80.37	225.00	40.19	80.37	S68°48'02"W	7°18'14"
C30	80.88	225.00	40.44	80.43	S68°48'02"W	7°18'14"
C31	80.87	225.00	40.40	80.41	S68°48'02"W	7°18'14"
C32	80.87	225.00	40.40	80.41	S68°48'02"W	7°18'14"
C33	33.40	230.00	17.71	33.39	S64°34'31"W	20°36'17"
C34	118.21	170.00	61.81	118.86	S68°01'37"W	38°50'31"
C35	3.20	37.00	1.60	3.20	S68°11'02"W	31°23'43"
C36	181.08	178.00	109.32	181.33	S64°34'31"W	20°36'17"
C37	10.53	43.00	5.28	10.51	S67°35'40"E	14°02'10"
C38	10.77	87.00	5.40	10.75	S68°12'07"W	10°19'12"
C39	172.50	368.00	86.25	178.09	S62°48'48"W	20°32'27"
C40	158.14	350.00	79.07	154.43	S62°00'30"W	21°08'00"
C41	138.32	398.00	69.00	135.48	S68°37'42"W	21°08'21"
C42	58.10	398.00	29.05	57.27	S67°33'00"W	21°08'21"
C43	108.18	398.00	58.10	108.17	S67°33'00"W	21°08'21"
C44	13.28	398.00	6.64	13.29	S67°33'00"W	21°08'21"
C45	870.87	308.00	488.74	375.82	S44°33'44"	107°38'11"
C46	72.83	175.00	36.42	72.81	S68°33'52"E	24°48'41"
C47	10.53	43.00	5.28	10.51	S67°35'40"E	14°02'10"
C48	10.77	87.00	5.40	10.75	S68°12'07"W	10°19'12"
C49	89.83	225.00	44.92	89.04	S68°48'02"W	7°18'14"
C50	98.84	225.00	50.75	89.02	S50°30'33"W	25°23'22"
C51	87.58	173.00	44.73	89.87	S68°48'02"W	7°18'14"
C52	56.08	500.00	28.04	56.03	S68°30'14"W	5°30'24"
C53	17.81	20.00	8.91	17.32	S50°32'32"E	51°18'04"
C54	27.23	83.00	13.61	26.81	S74°30'00"W	4°00'00"
C55	158.37	350.00	80.23	158.81	S64°34'31"W	20°36'17"
C56	88.48	350.00	44.24	88.43	S64°34'31"W	20°36'17"
C57	41.42	83.00	21.88	40.33	S67°35'40"E	14°02'10"
C58	58.82	83.00	31.41	57.78	S63°08'12"E	45°38'08"
C59	81.89	52.00	35.20	58.30	S67°30'38"E	18°11'24"
C60	12.81	25.00	6.41	12.32	S67°30'38"E	18°11'24"
C61	171.77	173.00	85.82	164.88	S62°48'48"W	20°32'27"
C62	63.41	223.00	32.84	63.18	S64°31'42"E	18°18'07"
C63	33.88	225.00	18.96	33.83	S63°18'28"E	8°37'20"
C64	84.83	223.00	42.42	84.83	S70°45'32"E	18°30'37"
C65	100.84	223.00	50.48	100.00	S69°00'00"E	22°00'00"
C66	85.51	223.00	42.78	85.00	S62°28'47"E	24°08'40"
C67	88.74	223.00	50.18	87.80	S62°28'47"E	24°08'40"
C68	24.75	223.00	12.38	24.74	S71°21'45"W	17°28'34"
C69	32.08	173.00	16.09	32.04	S71°21'45"W	17°28'34"
C70	114.45	368.00	57.74	113.84	S72°32'33"W	18°43'00"
C71	311.04	205.00	181.81	110.04	S67°32'40"W	18°00'22"
C72	358.43	375.00	184.24	348.81	S62°30'30"E	34°48'50"
C73	85.08	173.00	33.32	85.28	S62°30'30"E	34°48'50"
C74	311.04	205.00	181.81	110.04	S67°32'40"W	18°00'22"
C75	358.43	375.00	184.24	348.81	S62°30'30"E	34°48'50"
C76	85.08	173.00	33.32	85.28	S62°30'30"E	34°48'50"

LINE TABLE		
LINE	LENGTH	BEARING
L1	32.88	S80°21'18"W
L2	23.85	S80°24'30"E
L3	20.87	S80°24'31"W
L4	20.87	S80°32'24"W
L5	32.88	S80°32'24"W
L6	8.87	S80°24'30"E
L7	10.04	S80°25'25"W
L8	20.88	S18°23'48"E
L9	20.88	S18°23'48"E
L10	15.08	S80°25'25"W
L11	27.83	S34°08'54"E
L12	23.04	S27°28'02"E
L13	24.31	S34°21'08"E
L14	20.77	S34°21'08"E
L15	23.04	S11°31'18"E
L16	25.56	S14°58'22"W
L17	25.56	S14°58'22"W
L18	8.11	S34°21'08"W
L19	23.31	S33°28'22"E
L20	28.23	S38°22'07"E
L21	28.23	S38°22'07"E
L22	18.88	S80°24'30"E

SURVEYOR'S NOTE
 THE BOUNDARY CORNERS DESIGNATED WITH THE "Δ" SYMBOL ALONG THE SOUTHERLY BOUNDARY OF LOT 28 OF BLOCK 19 LIE WITHIN A WATER FEATURE AND AN IRON PIN MONUMENT WAS NOT SET.

DEVELOPER:
 T R COMPANY, L.L.C., an Idaho
 Limited Liability Company
 250 S. Birchwood Ave., Suite 120
 Boise, Idaho 83709
 (208) 375-8666

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



TWO RIVERS SUBDIVISION NO. 5
CERTIFICATE OF SURVEYOR

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: That T R COMPANY, L.L.C., an Idaho Limited Liability Company, does hereby certify that it is the owner of a certain tract of land as shown on this plat and described as follows, and intend to include said land in this plat.


A parcel of land being a portion of the East 1/4 of Section 17, T.4N. R.1E., B.M., Eagle, Ada County, Idaho, and being more particularly described as follows: Commencing at a Brass Cap marking the East 1/4 corner of said Section 17; thence South 00°55'58" West, 42.87 feet along the Easterly boundary of said Section 17, also being the center line of South Eagle Road (State Highway 55); thence leaving the Easterly boundary of said Section 17, North 89°04'28" West, 52.55 feet to a Highway Monument marking the Northeastly corner of Two Rivers Subdivision No. 1 as shown on the official plat thereof in Book 80 of Plats at pages 8861 through 8865 in the records of Ada County, Idaho; also being the Westerly right-of-way of said South Eagle Road; thence along the Northeastly boundary of said Two Rivers Subdivision, North 45°55'31" West, 361.05 feet to the Southeastly corner of Two Rivers Subdivision No. 4 as shown on the official plat thereof in Book 84 of Plats at pages 9314 and 9315 in the records of Ada County, Idaho; thence along the Easterly and Northerly boundary of said Two Rivers Subdivision No. 4 the following courses and distances: North 37°00'18" West, 409.39 feet; North 53°05'24" West, 205.78 feet; South 81°27'07" West, 777.28 feet to a 5/8" iron pin marking the Northeastly boundary of said Two Rivers Subdivision; thence leaving the Northerly boundary of said Two Rivers Subdivision No. 4 and running along the Northerly boundary of said Two Rivers Subdivision South 81°27'07" West, 187.38 feet to the TRUE POINT OF BEGINNING; thence along the Westerly boundary of said Two Rivers Subdivision the following successive courses: South 08°32'53" East, 24.00 feet to a point on a non-tangent curve; along said curve to the right 899.14 feet, said curve having a radius of 371.00 feet, a central angle of 107°58'18", tangents of 510.37 feet, and a chord of 600.18 feet which bears South 44°33'44" East to a point of tangency; South 09°25'25" West, 173.93 feet; South 48°58'47" West, 25.93 feet; North 80°34'35" West, 15.48 feet to a point of curvature; along said curve to the left 3.20 feet, said curve having a radius of 57.00 feet, a central angle of 03°12'55", tangents of 1.80 feet, and a chord of 3.20 feet which bears North 82°11'02" West to a point of non-tangency; South 09°25'25" West, 80.91 feet; South 80°34'35" East, 14.18 feet; South 09°25'25" West, 92.04 feet to point of curvature; along said curve to the left 215.42 feet, said curve having a radius of 580.00 feet, a central angle of 22°26'30", tangents of 109.11 feet, and a chord of 214.05 feet which bears South 01°47'50" East to a point of non-tangency and the Northeastly corner of Two Rivers Subdivision No. 2 as shown on the Official Plat thereof in Book 82 of Plats at pages 8972 through 8976 in the records of Ada County, Idaho; thence along the Northerly boundary of said Two Rivers Subdivision No. 2 the following successive courses and distances: South 19°00'00" West, 178.02 feet; South 73°41'09" West, 223.34 feet; North 57°19'11" West, 233.51 feet; North 12°19'11" West, 127.39 feet; North 57°19'11" West, 379.83 feet to the most Northerly corner of said Two Rivers Subdivision No. 2, thence leaving the Northerly boundary of said Two Rivers Subdivision No. 2, North 03°29'55" West, 380.02 feet; thence North 11°10'01" West, 119.44 feet to a point on a non-tangent curve; thence along said curve to the left 71.63 feet, said curve having a radius of 350.00 feet, a central angle of 11°43'33", tangents of 35.94 feet, and a chord of 71.50 feet which bears South 72°58'12" West to a point of non-tangency; thence North 22°53'34" West, 50.00 feet; thence North 08°32'53" West, 182.86 feet; thence North 81°27'07" East, 832.87 feet to the TRUE POINT OF BEGINNING. Said parcel contains 20.82 acres, more or less.

I, Gary A. Lee, do hereby certify that I am a Professional Engineer and Land Surveyor, licensed by the State of Idaho, and that this plat, as described in the Certificate of Owners and 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 and the Corner Perpetuation and Filing Act, Idaho Code 55-1801 through 55-1812.

Gary A. Lee, P.E./L.S. License No. 3260



APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for City of Eagle, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the 16th day of October, 2002, this plat was duly accepted and approved.


Susan K. Moore
City Clerk, Eagle, Idaho


ADA COUNTY HIGHWAY DISTRICT COMMISSIONER'S ACCEPTANCE

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 2 day of January, 2002.


Chairman

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor for Ada County, Idaho, hereby certify that I have checked this plat and find that it complies with the State of Idaho Code relating to plats and surveys.


BY: Daniel J. Cook PLS 370
Date: 12-11-02


APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for City of Eagle, Ada County, Idaho, hereby approve this plat.

BY: Timothy K. Stein
Date: 10/17/02

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

Sanitary restrictions of this plat are hereby removed according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval.

BY: Bill Hill
Central District Health Department
Date: 11/25/02


COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. 102119489

STATE OF IDAHO)
) SS
County of Ada)

I hereby certify that this instrument was filed at the request of Don Torfin, at 39 minutes past o'clock 2 Am., this 18 day of December, 2002, in my office and was duly recorded in Book 85 of Plats at pages 9822 and 9824.

David Navarro
Deputy
Ex Officio Recorder

FEE \$1000
16.27

The public streets, as shown on this plat, are hereby dedicated to the use of the public, and the easements indicated on said plat are not dedicated to the public, but the right to use said easements is hereby reserved for public utilities and for any other uses as designated hereon and no permanent structures are to be erected within the lines of said easements.

All lots shown on this plat are eligible to receive domestic water service from United Water, Idaho, Inc. Further, United Water, Idaho, Inc. has agreed in writing to serve all lots within this plat with domestic water.

IN WITNESS WHEREOF, we have hereunto set our hands this 20 day of August, 2002

T R COMPANY, L.L.C., an Idaho Limited Liability Company

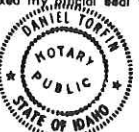
By: Dennis M. Baker
Dennis M. Baker, Member

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF IDAHO)
) ss.
COUNTY OF ADA)


On this 20th day of August, 2002, before me, Daniel A. Torfin, Notary Public in and for said State, personally appeared Dennis M. Baker, known or identified to me to be manager or a member of 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 such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.


Daniel A. Torfin
Notary Public for Idaho
Residing at Eagle, Idaho
My Commission Expires 12/19/2005

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 property taxes for the property included in this proposed subdivision have been paid in full. This certification is valid for the next three (3) years.


David Fischer
County Treasurer
Don Torfin
Deputy
Date: 12/12/02

PLAT SURVEYING 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.

TWO RIVERS SUBDIVISION NO. 2
BK. 82 PG. 6972

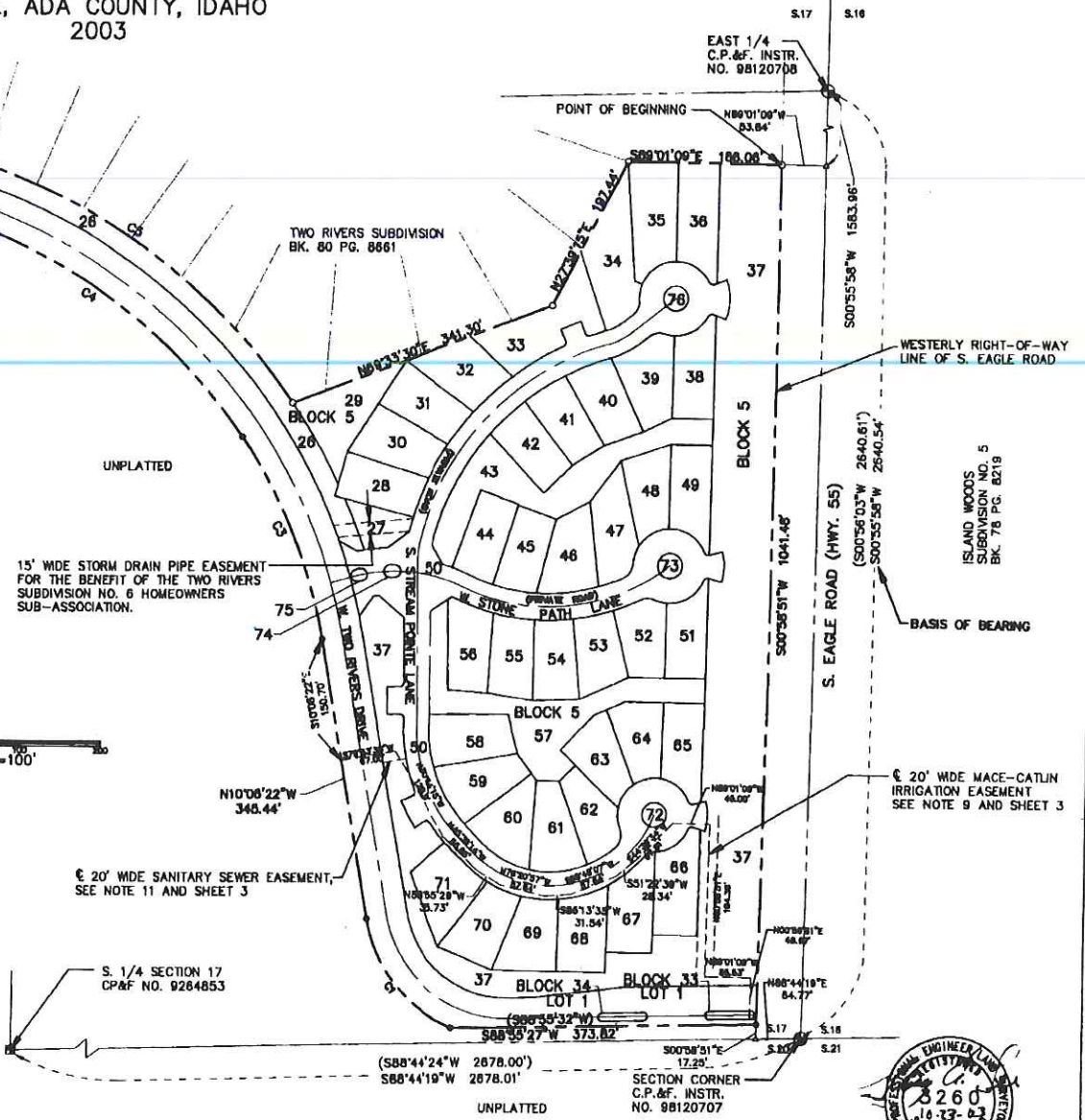
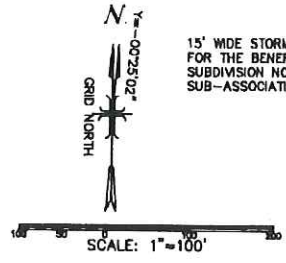
EAST 1/4
C.P.&F. INSTR.
NO. 98120708

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, 29, 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 landscapes, 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 6 is designated as a private road to be owned and maintained by the Two Rivers Subdivision No. 6 Homeowners Sub-Association. All lot owners in the subdivision have the perpetual right of ingress-egress over the described private road (Lot 50) and this 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. 5890 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 31-3806 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.



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

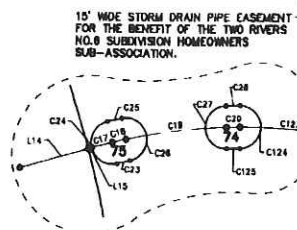
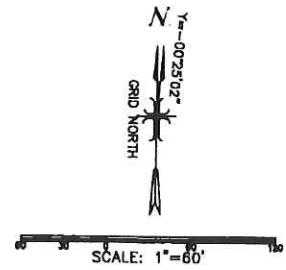
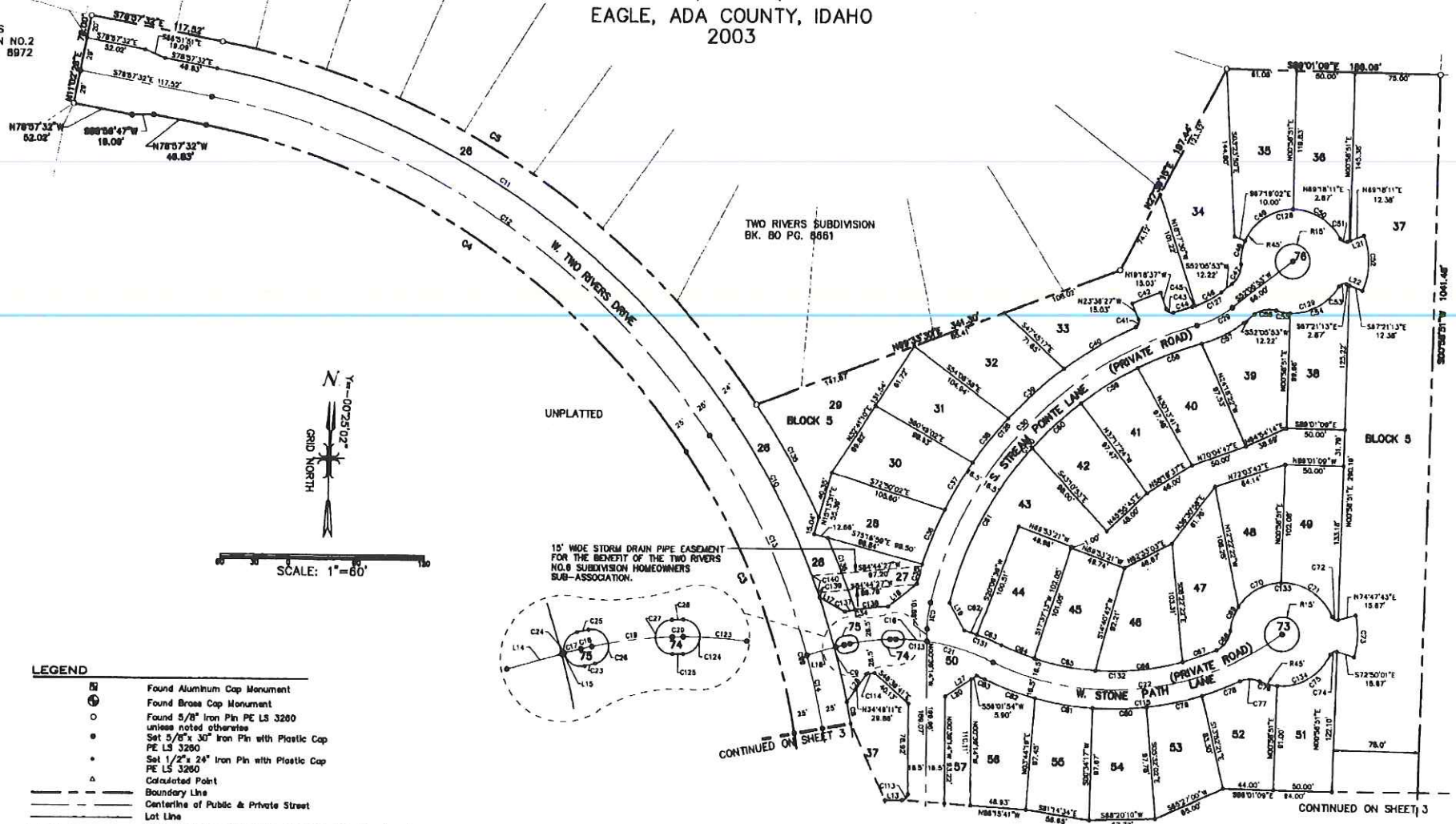
J-U-B ENGINEERS, INC.
Engineers Surveyors Planners
Boise, Idaho

PLAT SHOWING TWO RIVERS SUBDIVISION NO. 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

TWO RIVERS
SUBDIVISION NO. 2
BK. 82 PG. 8972

TWO RIVERS SUBDIVISION
BK. 80 PG. 8861



- 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
- (N89°13'57"W 33.00')

NOTE:
SEE SHEET 4 FOR CURVE AND LINE TABLES

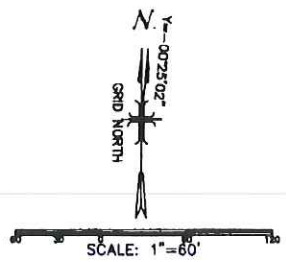
DEVELOPER:
TR COMPANY, L.L.C.,
an Idaho limited liability company
250 S. Beschwood Ave., Suite 120
Boise, Idaho 83709
(208) 376-8888



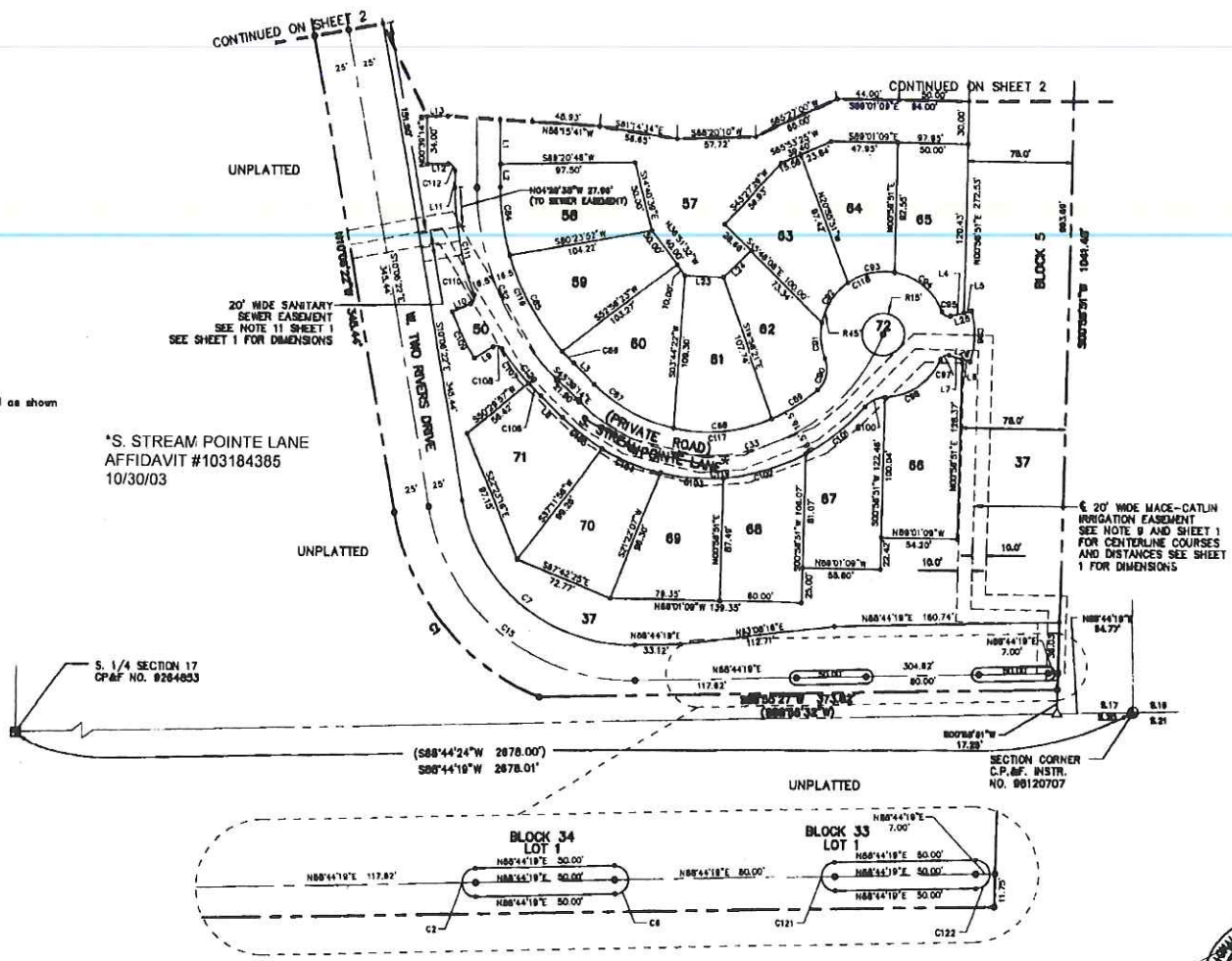
J-U-B ENGINEERS, INC.
Engineers Surveyors Planners
Boise, Idaho

PLAT LING 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



- LEGEND**
- ⊠ Found Aluminum Cap Monument
 - ⊙ Found Brass Cap Monument
 - Found 5/8" Iron Pin PE LS 3280 unless noted otherwise
 - Set 5/8" x 30" Iron Pin with Plastic Cap PE LS 3280
 - Set 1/2" x 24" Iron Pin with Plastic Cap PE LS 3280
 - △ Calculated Point
 - Boundary Line
 - Centerline of Public Street
 - Lot Line
 - Utility, Drainage and Irrigation Easement, dimensioned as shown
 - Section Line
 - (N89°03'57"W 33.00')
 - Record Bearing / Distance Per Record of Survey No. 2817



*S. STREAM POINT LANE
AFFIDAVIT #103184385
10/30/03

DEVELOPER:
T R COMPANY, L.L.C.
an Idaho limited liability company
250 S. Beechwood Ave., Suite 120
Boise, Idaho 83709
(208) 375-6868



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

NOTE:
SEE SHEET 4 FOR CURVE AND LINE TABLES.

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

BK 81 2922

CURVE TABLE						
CURVE NO.	LENGTH	RADIUS	TANGENT	CHORD	DELTA	
C1	176.22'	175.00	96.40	168.67	N38°57'16"W	57°41'47"
C2	14.71'	5.00	INFINITE	10.00	S01°15'41"E	180°00'00"
C3	288.44'	875.00	135.28	264.44	N27°19'11"W	24°25'37"
C4	524.18'	875.00	276.05	511.72	N56°44'46"W	44°25'33"
C5	582.17'	750.00	308.64	567.87	S38°43'17"E	44°25'28"
C6	15.71'	5.00	INFINITE	10.00	N01°15'41"W	180°00'00"
C7	177.05'	175.00	107.03	162.62	S50°41'02"E	81°08'19"
C8	19.39'	875.00	9.70	19.39	N10°30'45"W	1°38'46"
C9	94.54'	875.00	47.35	94.48	N15°45'33"W	8°01'30"
C10	173.84'	875.00	87.40	173.36	N27°09'19"W	14°48'21"
C11	562.92'	728.00	286.47	548.93	N58°44'46"W	44°25'33"
C12	643.54'	701.00	286.28	530.02	N56°44'46"W	44°25'33"
C13	211.59'	850.00	106.74	210.65	N25°12'28"W	18°39'03"
C14	65.53'	850.00	32.78	65.50	N12°56'39"W	5°48'34"
C15	212.46'	150.00	128.46	195.14	S50°41'02"E	81°08'19"
C16	143.34'	200.00	74.90	140.29	N85°21'01"W	41°03'50"
C17	7.30'	200.00	3.75	7.50	S75°21'01"W	2°06'55"
C18	5.00'	200.00	2.50	5.00	S78°58'57"W	1°25'55"
C19	36.00'	200.00	18.05	35.45	S82°51'09"W	10°18'49"
C20	5.00'	200.00	2.50	5.00	S88°43'41"W	1°25'58"
C21	81.73'	200.00	31.11	81.48	N73°39'38"W	17°41'03"
C22	287.21'	245.00	148.84	254.16	N83°56'13"E	82°28'21"
C23	4.81'	192.50	2.41	4.81	S78°58'57"W	1°25'55"
C24	28.08'	7.50	INFINITE	15.00	S13°44'01"E	180°00'00"
C25	23.58'	207.50	2.59	5.19	S78°58'57"W	1°25'55"
C26	23.58'	7.50	INFINITE	15.00	N121°00'00"W	180°00'00"
C27	23.58'	7.50	INFINITE	15.00	S00°59'57"E	180°00'00"
C28	5.19'	207.50	2.59	5.19	S88°43'41"W	1°25'58"
C29	34.88'	90.00	17.72	34.76	N83°14'02"E	22°16'18"
C30	351.58'	328.00	183.07	334.79	S43°28'26"W	81°47'28"
C31	23.06'	100.00	11.60	23.04	S68°37'44"W	13°13'55"
C32	152.81'	184.00	80.71	149.28	S23°09'14"E	45°00'00"
C33	282.32'	135.00	205.73	225.74	N72°27'05"E	10°21'21"
C34	38.41'	228.50	19.25	38.35	S82°46'15"W	9°27'58"
C35	17.56'	342.50	8.78	17.57	S161°55'50"W	2°58'12"
C36	51.33'	342.50	25.71	51.26	S21°58'41"W	8°35'12"
C37	47.75'	342.50	23.81	47.71	S30°18'24"W	7°39'15"
C38	80.08'	25.00	50.02	50.02	S38°27'46"W	8°22'28"
C39	84.88'	342.50	42.44	84.98	S48°03'39"W	10°49'35"
C40	72.37'	342.50	36.24	72.24	S38°21'09"E	8°27'58"
C41	7.78'	5.00	4.83	7.02	N20°38'08"E	1°08'28"
C42	27.00'	360.00	13.51	28.89	S88°32'28"W	41°50'00"
C43	7.78'	5.00	4.83	7.02	S63°43'30"E	8°11'49"
C44	17.19'	342.50	8.60	17.19	S72°35'54"W	2°52'33"
C45	2.88'	73.50	1.44	2.88	N73°14'42"E	21°45'7"
C46	24.88'	12.50	12.57	25.55	N82°06'33"E	53°50'18"
C47	18.49'	20.00	10.80	18.73	N24°10'45"E	45°50'18"
C48	20.75'	45.00	10.56	20.52	S09°28'17"W	28°38'01"
C49	52.54'	45.00	29.73	49.81	S58°07'46"W	68°53'43"
C50	50.25'	45.00	28.11	47.88	N58°29'44"W	83°58'08"
C51	7.35'	5.00	4.52	8.71	S88°33'59"E	84°13'39"
C52	48.17'	65.00	25.83	48.01	N00°38'51"E	43°20'38"
C53	7.35'	5.00	4.52	8.71	S70°30'57"W	84°13'39"
C54	56.26'	45.00	28.12	47.88	N62°23'04"E	83°38'53"
C55	12.21'	45.00	6.15	12.18	S78°02'25"E	15°23'07"
C56	18.49'	20.00	10.80	18.73	S55°01'6"W	55°50'18"
C57	41.40'	106.50	20.98	41.14	N83°14'02"E	22°16'18"
C58	80.09'	309.50	30.14	80.00	S88°48'28"W	11°07'50"
C59	59.09'	309.50	29.13	58.00	S57°52'05"W	10°46'11"
C60	58.09'	309.50	28.13	58.00	S47°08'55"W	10°45'11"
C61	153.89'	309.50	76.57	153.31	S27°29'41"W	28°28'17"
C62	11.73'	216.50	5.87	11.73	N72°33'31"E	33°38'15"
C63	23.38'	216.50	11.70	23.37	S67°54'45"W	81°17'7"
C64	31.06'	228.50	15.56	31.04	S88°42'47"E	74°27'22"
C65	84.84'	228.50	27.62	84.85	S78°30'04"E	13°47'10"
C66	77.23'	228.50	38.99	78.86	N83°58'28"E	19°21'53"
C67	31.43'	218.50	15.74	31.41	N70°18'02"E	7°52'55"
C68	21.87'	20.00	12.24	20.88	N13°51'00"E	82°38'49"
C69	22.03'	45.00	11.24	21.81	S71°28'12"W	88°08'42"
C70	44.10'	45.00	24.00	42.35	S88°32'00"W	88°08'42"
C71	58.48'	45.00	32.63	52.83	S58°27'04"W	71°53'10"
C72	6.69'	4.50	4.14	6.09	S83°08'13"E	88°11'28"
C73	36.88'	65.00	18.95	36.38	N00°58'51"E	32°30'18"
C74	6.69'	4.50	4.14	6.09	S85°03'58"W	88°11'28"
C75	58.88'	45.00	32.63	52.83	N98°24'47"E	71°53'10"
C76	15.91'	45.00	8.04	15.83	S75°30'58"E	80°19'52"
C77	17.51'	20.00	9.36	16.86	S88°31'47"W	80°19'52"
C78	35.78'	281.50	17.92	35.78	N88°22'06"E	7°50'31"
C79	48.78'	281.50	24.97	49.71	N77°44'38"E	18°24'33"
C80	47.38'	281.50	23.75	47.31	N88°23'20"E	18°22'52"

CURVE TABLE						
CURVE NO.	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C81	81.35'	281.50	25.76	81.27	S80°47'42"E	11°18'04"
C82	47.24'	281.50	23.69	47.18	S89°58'38"E	10°21'04"
C83	7.80'	183.50	3.95	7.80	N88°03'09"E	42°22'58"
C84	48.93'	178.50	24.62	48.78	S08°02'57"E	1°42'22"
C85	79.47'	178.50	40.40	78.81	S28°08'50"E	29°30'28"
C86	11.80'	178.50	5.90	11.79	S48°45'39"E	34°17'10"
C87	86.15'	118.50	33.96	85.29	S81°38'48"E	31°38'03"
C88	73.72'	118.50	37.82	72.08	N84°38'38"E	35°24'00"
C89	28.49'	20.00	18.83	39.31	N57°24'42"E	18°02'44"
C90	24.57'	20.00	14.31	23.05	N124°00'00"E	70°43'21"
C91	28.08'	45.00	13.42	28.72	S02°40'00"E	180°00'00"
C92	35.00'	45.00	18.44	34.12	S32°58'25"W	44°33'48"
C93	35.00'	45.00	18.44	34.12	S77°52'13"W	44°33'48"
C94	48.47'	45.00	23.55	44.43	N50°38'42"W	58°10'18"
C95	7.35'	5.00	4.52	8.71	S83°08'27"E	84°13'39"
C96	38.08'	45.00	18.83	36.38	N00°38'51"E	32°30'18"
C97	7.35'	5.00	4.52	8.71	S85°08'09"W	84°13'39"
C98	50.70'	45.00	28.42	48.08	N15°24'00"E	84°13'39"
C99	277.11'	650.00	140.69	275.02	N22°18'11"W	24°25'37"
C100	18.15'	20.00	8.54	15.72	S84°23'07"W	46°18'04"
C101	54.36'	151.50	27.48	54.07	N51°31'50"E	20°33'31"
C102	83.87'	151.50	35.10	82.81	N74°48'28"E	23°58'41"
C103	48.08'	151.50	24.21	45.69	S83°33'05"E	17°25'18"
C104	48.08'	151.50	24.21	45.69	S88°10'07"E	17°20'41"
C105	38.60'	151.50	19.38	36.51	S54°34'30"E	13°59'33"
C106	12.71'	211.50	6.38	12.71	S43°28'58"E	5°28'35"
C107	31.40'	211.50	15.73	31.37	S37°57'28"E	8°30'21"
C108	7.74'	5.00	4.88	6.88	N78°04'12"W	88°43'50"
C109	37.25'	228.00	18.67	37.21	S27°48'29"E	9°18'16"
C110	7.74'	5.00	4.88	6.88	N22°31'14"E	88°43'50"
C111	78.27'	211.50	39.58	77.78	S11°14'57"E	21°17'27"
C112	7.85'	5.00	5.00	7.07	N45°38'14"W	90°00'00"
C113	7.85'	5.00	5.00	7.07	N44°20'48"E	90°00'00"
C114	7.39'	171.50	3.70	7.39	S83°58'48"W	2°28'07"
C115	231.35'	281.50	123.89	224.06	N88°48'52"E	50°44'03"
C116	140.18'	178.50	73.94	136.82	S23°09'14"E	45°00'00"
C117	178.86'	178.50	111.44	182.38	S88°53'47"E	80°28'52"
C118	142.28'	45.00	INFINITE	88.88	S88°33'58"E	181°30'04"
C119	248.18'	151.50	158.91	219.99	N82°47'58"E	82°08'41"
C120	44.11'	211.50	22.13	44.03	S39°40'48"E	11°56'58"
C121	15.71'	5.00	INFINITE	10.00	S01°15'41"E	180°00'00"
C122	15.71'	5.00	INFINITE	10.00	N01°15'41"W	180°00'00"
C123	28.11'	200.00	14.08	28.09	N86°31'45"W	8°13'12"
C124	23.56'	7.50	INFINITE	15.00	N00°33'21"W	180°00'00"
C125	4.81'	192.50	2.41	4.81	S88°43'41"W	1°25'58"
C126	303.25'	342.50	182.88	293.60	S80°10'17"W	50°48'50"
C127	28.57'	73.50	14.47	28.38	N83°14'02"E	22°16'18"
C128	123.55'	45.00	224.22	88.24	S74°54'43"W	15°18'13"
C129	82.48'	45.00	37.46	87.58	N85°09'38"E	79°33'01"
C130	330.15'	309.50	182.74	314.72	S43°48'36"W	81°07'08"
C131	35.11'	216.50	17.59	35.07	N89°27'52"W	9°17'32"
C132	194.71'	228.50	103.71	188.87	S89°13'48"E	48°49'10"
C133	124.39'	45.00	212.43	88.05	S81°27'08"W	158°04'43"
C134	79.37'	45.00	48.71	84.82	N80°00'00"E	82°08'41"
C135	113.44'	760.00	58.83	113.33	N00°00'04"W	81°58'54"
C136	86.84'	750.00	33.49	86.92	N21°45'59"W	5°06'49"
C137	8.83'	228.50	4.46	8.83	S79°04'20"W	21°41'8"
C138	28.49'	228.50	14.76	28.47	S83°53'24"W	7°23'38"
C139	4.83'	875.00	2.31	4.83	S19°36'25"E	02°23'34"
C140	15.57'	875.00	7.79	15.57	S20°49'42"W	01°19'18"

LINE TABLE		
LINE	LENGTH	BEARING
L1	31.55	N00°39'14"W
L2	18.40	N60°39'14"W
L3	21.90	N49°39'14"W
L4	8.63	N74°43'43"E
L5	5.72	N74°43'43"E
L6	6.72	S72°48'01"E
L7	8.53	S72°48'01"E
L8	21.80	N45°39'14"W
L9	21.80	S45°39'14"W
L10	15.04	S89°20'48"W
L11	11.87	S00°38'04"E
L12	15.00	S89°20'48"W
L13	15.00	S89°20'48"W
L14	25.00	N74°07'04"E
L15	1.73	N74°07'04"E
L16	26.23	N74°07'04"E
L17	25.42	S61°14'43"E
L18	32.05	N51°03'02"E
L19	27.83	S30°25'48"E
L20	27.52	S8

AK 89 29923

CERTIFICATE OF OWNERS

TWO RIVERS SUBDIVISION NO. 6

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS: That T R COMPANY, L.L.C., an Idaho Limited Liability Company, does hereby certify that it is the owner of a certain tract of land as shown on this plat and described as follows, and intend to include said land in this plat.

A parcel of land being a portion of the South 1/4 of Section 17, T.4N., R.1E., B.M., Eagle, Ada County, Idaho, said parcel being more particularly described as follows:

Commencing at a Brass Cap marking the East 1/4 corner of said Section 17; thence along the Easterly boundary of said Section 17, South 00°55'58" West, 1583.96 feet to a point; thence leaving said Easterly boundary, North 89°01'09" West, 53.84 feet to a point on the Westerly Right-of-Way line of S. Eagle Road (State Hwy. 55), said point being the Southeast corner of Two Rivers Subdivision as shown on the Official Plat thereof recorded in Book 80 of Plats at pages 8681 thru 8685 in the records of Ada County, Idaho; said point also being the POINT OF BEGINNING; thence along said Westerly Right-of-Way line, South 00°58'51" West, 1041.48 feet to a point on the Northerly line of Quit Claim Deed Instrument No. 9389377; thence along the Northerly boundary of said Quit Claim Deed, South 88°55'27" West, 373.82 feet to a point of non-tangent curve; thence along said curve to the right 178.22 feet, having a radius of 175.00 feet, a central angle of 57°41'47", tangents of 96.40 feet, and a long chord of 188.87 feet which bears North 38°57'16" West to a point of tangency; thence North 10°06'22" West, 345.44 feet to a point of curvature; thence along said curve to the left 286.46 feet, having a radius of 825.00 feet, a central angle of 24°25'37", tangents of 135.26 feet, and a long chord of 284.44 feet which bears North 22°19'11" West to a point of curvature; thence along said curve to the left 524.16 feet, having a radius of 878.00 feet, a central angle of 44°25'33", tangents of 276.05 feet, and a long chord of 511.12 feet which bears North 56°44'46" West to a point of tangency; thence North 78°57'32" West, 52.02 feet to a point on the Easterly boundary of Two Rivers Subdivision No. 2 as shown on the Official Plat thereof recorded in Book 82 of Plats at pages 8972 thru 8978 in the records of Ada County, Idaho; thence along said Easterly boundary, North 11°02'28" East, 78.00 feet to a point on the Southerly boundary of said Two Rivers Subdivision; thence along said Southerly boundary the following successive courses and distances: South 78°57'32" East, 117.52 feet to a point of curvature; along said curve to the right 582.17 feet, said curve having a radius of 750.00 feet, a central angle of 44°28'29", tangents of 308.84 feet, and a long chord of 587.87 feet which bears South 58°43'17" East to a point of non-tangency; North 69°33'30" East, 341.30 feet; North 27°39'15" East, 197.44 feet; South 89°01'09" East, 186.06 feet to the POINT OF BEGINNING;

Said parcel containing 12.50 acres, more or less.

The public streets, as shown on this plat, are hereby dedicated to the use of the public. The easements and private roads indicated on this plat are not dedicated to the public. However the right to use said easements is hereby reserved for public utilities and for any other uses as designated hereon and no permanent structures are to be erected within the lines of said easements.

All lots shown on this plat are eligible to receive domestic water service from United Water, Idaho, Inc. Further, United Water, Idaho, Inc. has agreed in writing to serve all lots within this plat with domestic water.

IN WITNESS WHEREOF, we have hereunto set our hands this 19th day of July, 2007.

T R COMPANY, L.L.C., an Idaho Limited Liability Company

Dennis M. Baker, Manager

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF ADA)

On this 17th day of July, in the year 2007, before me, Larry D. Wisby, Notary Public in and for said State, personally appeared Dennis M. Baker, known or identified to me to be the manager of 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 such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Larry D. Wisby
Notary Public for Idaho
Residing at Boise, Idaho
My Commission Expires 2/10/10

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 property taxes for the property included in this proposed subdivision have been paid in full. This certification is valid for the next thirty (30) days only.



Ronda Fischer
County Treasurer
Barbara Matheson
Deputy
Date 10/27/03

I, Gary A. Lee, do hereby certify that I am a Professional Engineer and Land Surveyor, licensed by the State of Idaho, and that this plat, as described in the Certificate of Owners and 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 and the Corner Perpetuation and Filing Act, Idaho Code 55-1601 through 55-1612.



Gary A. Lee, P.E./L.S. License No. 3260

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for City of Eagle, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the 27th day of August, 2007, this plat was duly accepted and approved.



Jason K. Moore
City Clerk, Eagle, Idaho

ADA COUNTY HIGHWAY DISTRICT COMMISSIONER'S ACCEPTANCE

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 27th day of August, 2007.



ADA COUNTY HIGHWAY DISTRICT
Chairman

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor for Ada County, Idaho, hereby certify that I have checked this plat and find that it complies with the State of Idaho Code relating to plats and surveys.

John E. Reister
Date 10/27/03



APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for City of Eagle, Ada County, Idaho, hereby approve this plat.

Timothy J. Spivey
Date 8/14/03

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

Sanitary restrictions of this plat are hereby removed according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval.



Malcolm McHugh REHS
Central District Health Department
Date 8-7-03

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. 103182179

STATE OF IDAHO)
County of Ada) ss

I hereby certify that this instrument was filed at the request of Dan Jordan, at 12 minutes past 4 o'clock, P.M., this 27th day of October, 2007, in my office and was duly recorded in Book 57 of Plats at pages 9919 thru 9921.

J. David Navarro
Deputy
Ex-Officio Recorder

Fee \$ 26.00

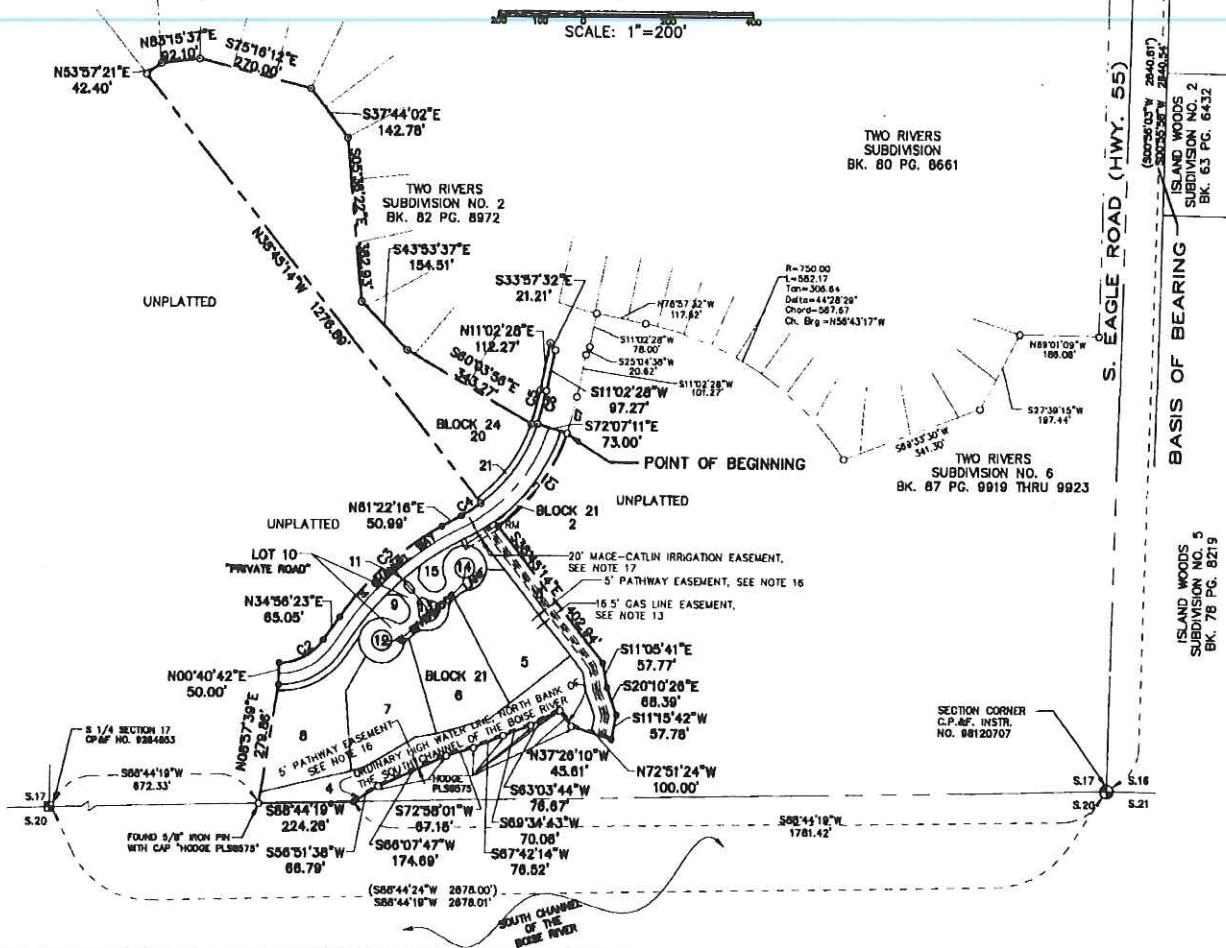
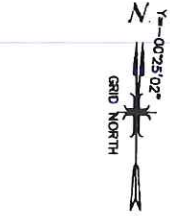
PLAT SHOWING TWO RIVERS SUBDIVISION NO. 7

A RE-SUBDIVISION OF LOTS 1 AND 2 OF BLOCK 24 OF TWO RIVERS SUBDIVISION NO. 2,
BOOK 82 OF PLATS AT PAGE 8972, ADA COUNTY RECORDS AND
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, T4N, R1E, BM.

ALL DISTANCES SHOWN ARE AT GROUND.



LEGEND

- ⊕ Found Aluminum Cap Monument
- ⊙ Found Brass Cap Monument
- Found 5/8" Iron Pin "GA LEE PE/LS 3260" unless noted otherwise
- Set 1/2"x 30" Iron Pin with Plastic Cap PE LS 3260
- Set 5/8"x 30" Iron Pin with Plastic Cap PE LS 3260
- ⊙ Found and Removed 1/2"x 24" Iron Pin with Plastic Cap "GA LEE PE/LS 3260"
- Set 5/8"x 30" Iron Pin "GA LEE PE/LS 3260"
- △ Point not set
- Boundary Line
- Centerline of Public Street
- Lot Line
- Utility, Drainage and Irrigation Easement
- Section Line
- (N89°03'57"W 33.00')
- RM Set 5/8"x30" Iron Pin with plastic cap "GA LEE PE/LS 3260" Reference Monument.

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 altered 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. 7 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. The owner shall comply with the Idaho Code, Section 31-3800 or its provisions that may apply to irrigation rights.
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 rights-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 20, and 21, Block 24; Lots 2, 3, 4, 9, 10, 11, 12, 13, 14 and 15, Block 21; which are designated as common landscape, private recreation, and lot access lots will be owned and maintained by the Two Rivers Subdivision No. 7 Homeowners Sub-Association. A Blanket Public Utilities, Drainage and Irrigation Easement is hereby reserved across all of the above mentioned Common Lots.
9. Lot 10, Block 21 is designated as a private road to be owned and maintained by the Two Rivers Subdivision No. 7 Homeowners Sub-Association. All lot owners in the subdivision have the perpetual right of ingress-egress over the described private road (Lot 10) and the right of ingress-egress shall run with the land. Lot 10, Block 21 also has a blanket 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.
10. A blanket storm drainage easement, over all of Lots 20 and 21 of Block 24, is hereby reserved for the benefit of the Ada County Highway District. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect drainage or operation and maintenance of the facility.
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. A 16.5 foot plowable right-of-way for the transportation of liquid petroleum products has been granted through instrument No. 292505, recorded October 17, 1948 in Book 21 of Misc. records at page 628, and through instrument No. 282503, recorded Oct. 17, 1948 in Book 21 of Misc. records at page 628 as filed for record in the office of the Ada County Recorder, Idaho. Call Chevron Pipe Line Company, Boise Area Office at (208) 375-1463 prior to any construction activity in the vicinity of the pipeline.
14. 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.
15. Direct lot access to South Channel Way is prohibited unless specifically approved by the Ada County Highway District.
16. A five foot wide multipurpose non-motorized pathway easement in favor of the City of Eagle see instrument No. 103167302
17. A 20-foot wide Irrigation Easement is hereby reserved for the benefit of the Mace-Catlin Mutual Ditch Company, Inc.
18. The Utility, Drainage and Irrigation Easements reserved on the official Plat of Two Rivers Subdivision No. 2, as may affect Lots 20 and 21 of Block 24, shall remain in effect along with additional easements reserved herein.

DEVELOPER:
TR COMPANY LLC.
an Idaho limited liability company
250 S. Beechwood Ave., Suite 120
Boise, Idaho 83709
(208) 375-6666

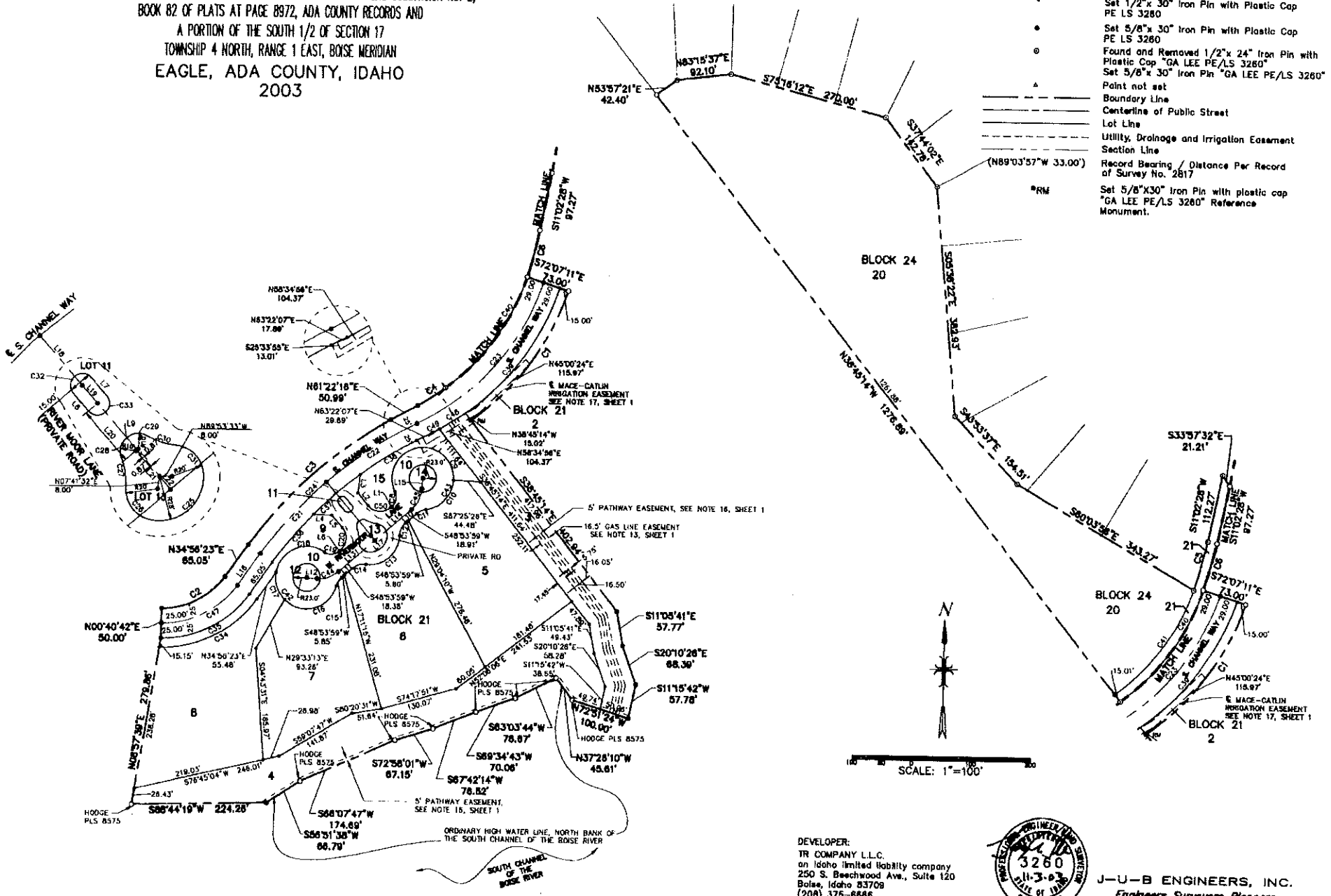


J-U-B ENGINEERS, INC.
Engineers Surveyors Planners
Boise, Idaho

PLAT SHOWING TWO RIVERS SUBDIVISION NO. 7

A RE-SUBDIVISION OF LOTS 1 AND 2 OF BLOCK 24 OF TWO RIVERS SUBDIVISION NO. 2,
BOOK 82 OF PLATS AT PAGE 8972, ADA COUNTY RECORDS AND
A PORTION OF THE SOUTH 1/2 OF SECTION 17
TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
EAGLE, ADA COUNTY, IDAHO
2003

LEGEND	
⊕	Found Aluminum Cap Monument
⊙	Found Brass Cap Monument
○	Found 5/8" Iron Pin "GA LEE PE/LS 3260" unless noted otherwise
•	Set 1/2"x 30" Iron Pin with Plastic Cap PE LS 3260
•	Set 5/8"x 30" Iron Pin with Plastic Cap PE LS 3260
⊙	Found and Removed 1/2"x 24" Iron Pin with Plastic Cap "GA LEE PE/LS 3260"
•	Set 5/8"x 30" Iron Pin "GA LEE PE/LS 3260"
△	Point not set
---	Boundary Line
---	Centerline of Public Street
---	Lot Line
---	Utility, Drainage and Irrigation Easement
---	Section Line
---	Record Bearing / Distance Per Record of Survey No. 2817
*RM	Set 5/8"x30" Iron Pin with plastic cap "GA LEE PE/LS 3260" Reference Monument.



DEVELOPER:
TR COMPANY LLC
an Idaho limited liability company
250 S. Beechwood Ave., Suite 120
Boise, Idaho 83709
(208) 376-8686



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

PLAT SHOWING
TWO RIVERS SUBDIVISION NO. 7

A RE-SUBDIVISION OF LOTS 1 AND 2 OF BLOCK 24 OF TWO RIVERS SUBDIVISION NO. 2,
 BOOK 82 OF PLATS AT PAGE 8972, ADA COUNTY RECORDS AND
 A PORTION OF THE SOUTH 1/2 OF SECTION 17
 TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
 EAGLE, ADA COUNTY, IDAHO
 2003

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	274.67'	430.00	142.20	270.03	S36°10'47"W	36°35'58"
C2	121.60'	125.00	66.10	116.86	N62°48'32"E	55°44'19"
C3	320.61'	695.00	163.21	317.78	N48°09'19"E	26°25'53"
C4	55.55'	380.00	27.82	55.50	N57°11'00"E	8°22'32"
C5	83.75'	656.00	41.93	83.89	N14°41'54"E	7°18'53"
C6	80.09'	671.00	40.09	80.05	S14°27'38"W	6°50'21"
C7	88.81'	744.00	44.46	88.75	S14°27'38"W	6°50'21"
C8	26.36'	20.00	15.49	24.49	N11°08'19"E	75°31'21"
C9	189.86'	52.00	199.64	100.64	S77°58'36"W	209°11'56"
C10	73.27'	52.00	44.20	67.36	N42°56'37"E	80°44'07"
C11	16.82'	28.00	8.67	16.57	S66°06'20"W	34°24'41"
C12	24.23'	28.00	12.93	23.48	S24°06'41"W	49°34'36"
C13	84.80'	49.00	57.53	74.61	N48°53'59"E	99°09'13"
C14	24.23'	28.00	12.93	23.48	S73°41'18"W	49°34'36"
C15	16.82'	28.00	8.67	16.57	S31°41'39"W	34°24'41"
C16	109.03'	52.00	90.31	90.13	N74°33'19"E	120°08'03"
C17	49.54'	52.00	26.83	47.69	S18°05'07"E	54°35'05"
C18	104.57'	52.00	81.96	87.82	S66°48'53"W	115°12'54"
C19	26.36'	20.00	15.49	24.49	N86°39'40"E	75°31'21"
C20	43.20'	27.50	27.50	38.89	N03°53'59"E	90°00'00"
C21	163.25'	670.00	82.03	162.84	S41°55'11"W	13°57'37"
C22	181.66'	670.00	91.39	181.10	S56°40'02"W	15°32'06"
C23	325.01'	400.00	172.08	316.15	N41°09'27"E	46°33'16"
C24	344.91'	670.00	176.37	341.11	S49°41'14"W	29°29'42"
C25	47.69'	28.00	31.98	42.13	N48°53'59"E	97°35'05"
C26	29.44'	20.00	18.12	26.86	S40°07'58"E	84°21'01"
C27	19.97'	48.50	10.13	19.83	N09°46'23"W	23°35'51"
C28	12.30'	10.00	7.06	11.54	S13°40'20"W	70°27'18"
C29	12.30'	10.00	7.06	11.54	S84°07'38"W	70°27'18"
C30	19.97'	48.50	10.13	19.83	S72°26'38"E	23°35'51"
C31	29.44'	20.00	18.12	26.86	N42°04'03"W	84°21'01"
C32	23.56'	7.50	INFINITE	15.00	S48°53'59"W	180°00'00"
C33	23.56'	7.50	INFINITE	15.00	N48°53'59"E	180°00'00"
C34	187.02'	190.00	101.87	179.56	N63°08'17"E	56°23'48"
C35	170.24'	175.00	92.54	163.61	N62°48'32"E	55°44'19"
C36	105.73'	645.00	52.98	105.61	S39°38'08"W	9°23'31"
C37	102.85'	645.00	51.54	102.74	S48°53'59"W	9°08'11"
C38	111.45'	645.00	55.87	111.32	S58°28'06"W	9°54'02"
C39	265.94'	415.00	137.71	261.41	N36°14'17"E	36°42'57"
C40	232.89'	380.00	120.23	229.27	N35°26'16"E	35°08'55"
C41	218.71'	365.20	112.75	215.46	N35°54'21"E	34°18'50"
C42	263.14'	52.00	36.46	59.70	S20°32'41"E	289°56'02"
C43	263.14'	52.00	36.46	59.70	N61°39'20"W	289°56'02"
C44	39.27'	50.00	20.71	38.27	N71°23'59"E	45°00'00"
C45	39.27'	50.00	20.71	38.27	N26°23'59"E	45°00'00"
C46	43.20'	27.50	27.50	38.89	S66°06'01"E	90°00'00"
C47	145.92'	150.00	79.32	140.24	N62°48'32"E	55°44'19"
C48	50.39'	415.00	25.23	50.36	N58°04'28"E	06°57'24"
C49	13.15'	415.00	6.58	13.15	S62°27'38"W	01°48'57"
C50	43.20	27.50	27.50	38.39	N86°06'01"W	90°00'00"

LINE TABLE

LINE	LENGTH	BEARING
L1	2.82	S48°53'59"W
L2	27.46	N41°06'01"W
L3	31.00	S06°28'57"W
L4	31.00	S68°38'58"E
L5	27.46	N41°06'01"W
L6	2.35	S48°53'59"W
L7	15.00	N41°06'01"W
L8	15.00	N41°06'01"W
L9	1.74	N48°53'59"E
L10	24.71	S48°53'59"W
L11	24.23	S48°53'59"W
L12	17.47	S86°06'01"E
L13	80.35	N48°53'59"E
L14	80.82	N48°53'59"E
L15	17.47	N03°53'59"E
L16	65.05	N34°56'23"E
L17	161.17	N48°53'59"E
L18	41.50	S41°06'01"E
L19	15.00	S41°06'01"E
L20	38.50	S41°06'01"E
L21	22.00	S41°06'01"E
L22	10.93	S41°06'01"E

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for City of Eagle, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the 21st day of August, 2003 this plat was duly accepted and approved.



Jason K Moore
 City Clerk, Eagle, Idaho

ADA COUNTY HIGHWAY DISTRICT COMMISSIONER'S ACCEPTANCE

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 21st day of August, 2003



ADA COUNTY HIGHWAY DISTRICT
Sherry R. Kibler
 Chairman

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for City of Eagle, Ada County, Idaho, hereby approve this plat.

By: *T. Smith et al.*
 Date: 8/4/03

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

Sanitary restrictions of this plat are hereby removed according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval.



By: *Malinda McLean REHS*
 Central District Health Department
 Date: 8-2-03



DEVELOPER:
 TR COMPANY L.L.C.
 an Idaho limited liability company
 250 S. Beechwood Ave., Suite 120
 Boise, Idaho 83709
 (208) 375-8886

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

CERTIFICATE OF OWNERS

TWO RIVERS SUBDIVISION NO. 7

KNOW ALL MEN BY THESE PRESENTS: That T R COMPANY, L.L.C., an Idaho Limited Liability Company AND Two Rivers Homeowners Association, Inc. an Idaho corporation, do hereby certify that they are the owners of a certain tract of land as shown on this plat and described as follows, and intend to include said land in this plat.

A parcel of land being all of Lots 1 and 2 of Block 24 of Two Rivers Subdivision No. 2, Book 82 of Plate at pages 8972 thru 8978, as filed for record in the office Ada County Recorder, Boise, Idaho and a portion of the South 1/4 of Section 17, T.4N., R.1E., B.M., Eagle, Ada County, Idaho, said parcel being more particularly described as follows:

Commencing at a Brass Cap marking the East 1/4 corner of said Section 17; thence South 00°55'58" West, 42.87 feet along the Easterly boundary of said Section 17 to a point; thence leaving said Easterly boundary, North 89°04'28" West, 52.55 feet to a point on the Westerly right-of-way of State Highway No. 55 (South Eagle Road) as described in Warranty Deed Instrument No. 96098736; said point also being the Northeastly boundary corner of Two Rivers Subdivision as filed for record in the office of the Ada County Recorder, Boise, Idaho, in Book 80 of Plate at pages 8661 thru 8665; thence southerly along said Westerly right-of-way line and Easterly boundary of said Two Rivers Subdivision, South 00°56'51" West, 1541.03 feet to the Southeast corner of said Two Rivers Subdivision; thence leaving said Westerly right-of-way line and running along the Southerly boundary of said Two Rivers Subdivision the following courses and distances: North 89°01'09" West, 186.06 feet; South 27°39'15" West, 197.44 feet; South 69°33'30" West, 341.30 feet to a point on non-tangent curve; along said non-tangent curve to the left 582.17 feet, having a radius of 750.00 feet, a central angle of 44°28'29", tangents of 306.64 feet and a long chord of 567.67 feet which bears North 56°43'17" West to a point; North 78°57'32" West, 117.52 feet to a point on the Easterly boundary of said Two Rivers Subdivision No. 2; thence along said Easterly boundary the following successive courses and distances: South 11°02'28" West, 78.00 feet; South 25°04'38" West, 20.82 feet; South 11°02'28" West, 101.27 feet to a point of curvature; along said curve to the right 88.81 feet, having a radius of 744.00 feet, a central angle of 08°50'21", tangents of 44.48 feet and a long chord of 88.75 feet which bears South 14°27'38" West to a point of curvature, said point being the POINT OF BEGINNING; thence leaving said Easterly boundary along said curve to the right 274.87 feet, having a radius of 430.00 feet, a central angle of 38°35'58", tangents of 142.20 feet and a long chord of 270.03 feet which bears South 38°10'47" West to a point of non-tangency; thence South 38°45'14" East, 402.94 feet to a point; thence South 11°05'41" East, 57.77 feet to a point; thence South 20°10'26" East, 68.39 feet to a point; thence South 11°15'42" West, 57.78 feet to a point on the Ordinary High Water Line of the North bank of the South Channel of the Boise River; thence along said Ordinary High Water Line the following successive courses and distances: North 72°51'24" West, 100.00 feet; North 37°28'10" West, 45.81 feet; South 63°03'44" West, 76.67 feet; South 69°34'43" West, 70.06 feet; South 67°42'14" West, 76.52 feet; South 72°58'01" West, 67.15 feet; South 88°07'47" West, 174.89 feet; South 56°51'38" West, 65.79 feet to a point on the Southerly boundary of said Section 17; thence leaving said Ordinary High Water Line along said Southerly boundary, South 88°44'19" West, 224.26 feet to a point; thence leaving said Southerly boundary, North 08°57'39" East, 279.86 feet to a point; thence North 00°40'42" East, 50.00 feet to a point of non-tangent curve; thence along said non-tangent curve to the left 121.60 feet, having a radius of 125.00 feet, a central angle of 55°44'19", tangents of 68.10 feet and a long chord of 116.88 feet which bears North 62°48'32" East to a point of tangency; thence North 34°58'23" East, 65.05 feet to a point of curvature; thence along said curve to the right 320.61 feet, said curve having a radius of 695.00 feet, a central angle of 28°25'53", tangents of 163.21 feet and a long chord of 317.78 feet which bears North 48°09'19" East to a point of tangency; thence North 61°22'16" East, 50.99 feet to a point of curvature; thence along said curve to the left 55.55 feet, having a radius of 380.00 feet, a central angle of 08°22'32", tangents of 27.82 feet and a long chord of 55.50 feet which bears North 57°11'00" East to a point of non-tangency on the Southwesterly boundary of said Two Rivers Subdivision No. 2; thence along said boundary, North 38°45'14" West, 1278.89 feet, to a point, said point also being the Northwest corner of said Lot 2 of Block 24 of Two Rivers Subdivision No. 2; thence along said boundary of Lot 2 of Block 24 the following successive courses and distances: North 53°57'21" East, 42.40 feet; North 83°15'37" East, 92.10 feet; South 75°16'12" East, 270.00 feet; South 37°44'02" East, 142.78 feet; South 05°38'22" East, 382.93 feet; South 43°33'37" East, 154.51 feet; South 60°03'56" East, 343.27 feet to a point on the Westerly boundary of said Lot 1 of Block 24 of Two Rivers Subdivision No. 2, said point also being a point of non-tangent curve; thence along said boundary of Lot 1 of Block 24 the following successive courses and distances: along said non-tangent curve to the left 83.75 feet, having a radius of 656.00 feet, a central angle of 07°18'53", tangents of 41.93 feet and a long chord of 83.69 feet which bears North 14°41'54" East to a point of tangency; along said curve to the right 80.09 feet, having a radius of 671.00 feet, a central angle of 08°50'21", tangents of 40.09 feet and a long chord of 80.05 feet which bears South 14°27'38" West to a point of non-tangency; South 72°07'11" East, 73.00 feet to the POINT OF BEGINNING; Said parcel containing 12.95 acres, more or less.

The public streets, as shown on this plat, are hereby dedicated to the public. The easements and private road indicated on this plat are not dedicated to the public. However the right to use said easements is hereby reserved for public utilities and for any other uses as designated hereon and no permanent structures are to be erected within the lines of said easements.

All lots shown on this plat are eligible to receive domestic water service from United Water, Idaho, Inc. Further, United Water, Idaho, Inc. has agreed in writing to serve all lots within this plat with domestic water.

IN WITNESS WHEREOF, we have hereunto set our hands this 12th day of July, 2003.

T R COMPANY, L.L.C., an Idaho Limited Liability Company
By: Dennis M. Baker
Dennis M. Baker, Manager

Two Rivers Homeowners Association, Inc.
By: Dennis M. Baker
Dennis M. Baker, President

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF ADA)
On this 17th day of July, 2003, before me, Larry D. Wisby Notary Public in and for said State, personally appeared Dennis M. Baker, known or identified to me to be the manager of 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 such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Larry D. Wisby
Notary Public for Idaho
Residing at Boise, Idaho
My Commission Expires 2/11/04

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF ADA)
On this 17th day of July, 2003, before me, Larry D. Wisby Notary Public in and for said State, personally appeared Dennis M. Baker, known or identified to me to be the president, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Larry D. Wisby
Notary Public for Idaho
Residing at Boise, Idaho
My Commission Expires 2/11/04

CERTIFICATE OF SURVEYOR

I, Gary A. Lee, do hereby certify that I am a Professional Engineer and Land Surveyor, licensed by the State of Idaho, and that this plat, as described in the Certificate of Owners and 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 and the Corner Perpetuation and Filing Act, Idaho Code 55-1601 through 55-1612.

Gary A. Lee, P.E./L.S. License No. 3260



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 property taxes for the property included in this proposed subdivision have been paid in full. This certification is valid for 30 days only.



Junda Fischer
County Treasurer
By: Paula Sigmont
Deputy
Date 11/5/03

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor for Ada County, Idaho, hereby certify that I have checked this plat and find that it complies with the State of Idaho Code relating to plats and surveys.



By: John E. Reinhart
Date 11/9/03

PUBLIC RECORDER'S CERTIFICATE

INSTRUMENT NO. 163:88698
STATE OF IDAHO)
County of Ada)
I hereby certify that this instrument was filed at the request of San Jordan at 30 minutes past 12 o'clock PM, this 17th day of November, 2003, in my office and was duly recorded in Book 87 of Plats at pages 8834 thru 8839.
K. Zuber
Deputy
Ex-Officio Recorder

PLAT SHOWING TWO RIVERS SUBDIVISION NO. 8

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

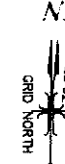
EAST 1/4
C.P.&F. INSTR.
NO. 98120706

500'55'68"W
42.87'

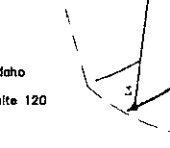
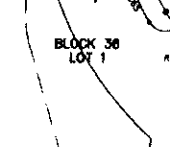
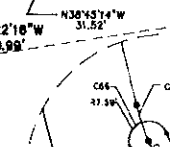
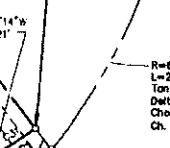
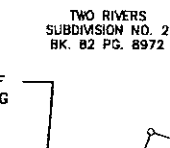
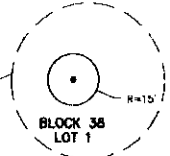
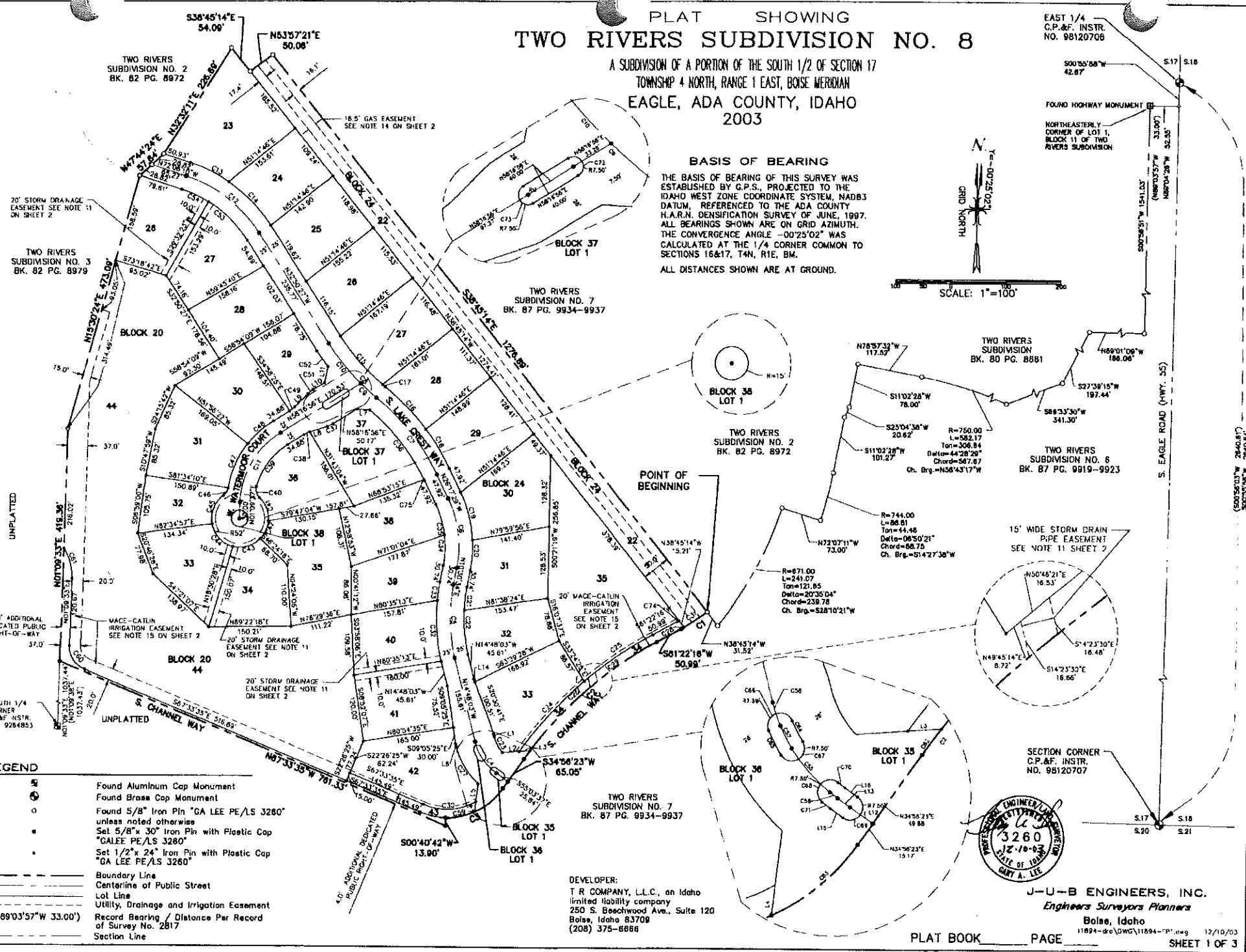
FOUND HIGHWAY MONUMENT
NORTHEASTERLY
CORNER OF LOT 1,
BLOCK 11 OF TWO
RIVERS SUBDIVISION

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, T4N, R1E, 6M. ALL DISTANCES SHOWN ARE AT GROUND.



SCALE: 1"=100'



LEGEND

- Found Aluminum Cap Monument
- Found Brass Cap Monument
-

DEVELOPER:
T R COMPANY, L.L.C., an Idaho
limited liability company
250 S. Beechwood Ave., Suite 120
Boise, Idaho 83709
(208) 375-8886



J-U-B ENGINEERS, INC.
Engineers Surveyors Planners
Boise, Idaho
11894-ds\DWG\11894-TP.dwg 12/10/03

PLAT SHOWING
TWO RIVERS SUBDIVISION NO. 8
 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

CURVE TABLE						
CURVE NO.	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	55.55'	380.00	27.82	55.55	N57°11'00"E	62°22'32"
C2	120.61'	665.00	163.21	317.78	S44°39'19"W	26°28'53"
C3	121.60'	125.00	66.10	116.86	S62°28'39"W	55°41'09"
C4	70.27'	100.00	36.69	68.83	S54°53'50"E	40°15'14"
C5	132.52'	300.00	67.38	131.45	S02°08'45"E	28°18'37"
C6	128.46'	200.00	68.53	126.26	N07°53'28"W	34°46'03"
C7	172.33'	400.00	90.15	175.88	N38°59'30"W	72°24'03"
C8	131.81'	400.00	68.40	131.01	S42°15'58"E	18°51'04"
C9	38.85'	400.00	19.34	38.85	S48°03'28"E	5°32'07"
C10	92.88'	400.00	46.69	92.75	S39°28'50"E	13°18'57"
C11	148.54'	150.00	81.65	143.43	S29°43'18"W	62°02'18"
C12	171.31'	250.00	89.17	167.98	N52°28'18"W	39°15'42"
C13	77.84'	275.00	39.23	77.67	N83°58'02"W	16°14'16"
C14	110.31'	275.00	56.01	109.77	N44°21'10"W	73°01'28"
C15	112.12'	375.00	59.04	116.81	S41°47'16"E	17°23'38"
C16	106.06'	425.00	53.31	103.76	N44°32'34"W	14°17'56"
C17	8.28'	375.00	3.13	8.28	S51°12'49"E	02°27'28"
C18	62.30'	425.00	41.30	62.22	N31°50'32"W	11°06'01"
C19	89.02'	225.00	45.10	86.44	N14°57'26"W	22°40'08"
C20	55.50'	225.00	27.89	55.36	N03°26'35"E	14°07'57"
C21	41.08'	275.00	20.58	41.04	S06°13'47"W	8°33'34"
C22	39.00'	40.00	40.49	80.11	S06°25'32"E	18°45'03"
C23	39.00'	64.50	18.33	31.67	S09°00'49"E	28°28'23"
C24	172.84'	710.00	86.85	172.41	S42°28'42"W	13°56'17"
C25	148.32'	710.00	74.43	148.05	S55°23'12"W	11°58'06"
C26	321.18'	710.00	183.37	318.42	S48°24'45"W	25°24'59"
C27	78.34'	135.50	40.64	78.21	S31°34'28"E	33°32'48"
C28	5.28'	360.00	2.64	5.28	N80°38'23"E	0°47'45"
C29	301.88'	685.00	163.41	299.61	S48°55'24"W	24°51'43"
C30	88.12'	110.00	53.21	85.80	S66°37'29"W	51°37'52"
C31	50.27'	360.00	25.17	50.23	S58°47'07"W	7°24'22"
C32	108.92'	325.00	55.48	108.40	S05°06'42"E	19°22'42"
C33	33.65'	325.00	16.84	33.63	S07°32'36"W	5°35'55"
C34	84.80'	175.00	27.63	84.58	N01°32'17"E	17°56'34"
C35	57.80'	175.00	29.06	57.34	N16°51'44"W	18°51'29"
C36	180.80'	375.00	81.70	178.68	N36°50'51"W	24°34'58"
C37	11.21'	50.00	5.68	11.69	N64°09'25"E	13°23'18"
C38	11.21'	50.00	5.68	11.69	S64°09'25"W	13°23'18"
C39	93.82'	125.00	50.47	93.60	S30°17'44"W	13°58'23"
C40	21.50'	20.00	11.92	20.48	S16°28'31"E	61°36'07"
C41	47.05'	92.00	25.28	45.47	N21°22'11"W	51°50'47"
C42	35.43'	52.00	18.44	34.75	N24°04'28"E	39°02'30"
C43	53.82'	52.00	29.67	51.54	N73°18'05"E	59°24'36"
C44	59.65'	52.00	33.60	56.44	S44°02'28"E	63°44'13"
C45	59.65'	52.00	33.59	56.43	S31°38'10"W	63°33'37"
C46	15.75'	20.00	8.31	15.35	N31°54'17"E	45°08'03"
C47	87.23'	175.00	44.61	86.01	S23°41'57"W	28°47'23"
C48	61.78'	175.00	31.21	61.44	S48°10'17"W	20°13'18"
C49	11.21'	50.00	5.68	11.69	N51°34'16"E	13°23'18"
C50	NOT USED					
C51	11.21'	50.00	5.68	11.69	S51°34'16"W	13°23'18"
C52	33.89'	425.00	17.00	33.98	S33°07'55"E	42°32'52"
C53	100.74'	225.00	51.23	99.90	N45°10'04"W	23°38'14"
C54	53.44'	225.00	26.85	53.31	N65°17'55"W	13°36'28"
C55	35.00	100.00	17.68	34.82	S41°47'30"E	20°03'18"
C56	5.66	100.00	2.83	5.66	S53°28'23"E	3°14'28"
C57	15.00	100.00	7.51	14.88	S72°28'02"E	8°39'38"
C58	14.61	100.00	7.32	14.88	S16°38'06"E	4°37'10"
C59	102.27'	125.00	54.19	98.44'	S63°02'38"W	48°57'33"
C60	55.97'	45.00	30.77	50.78	N33°12'01"W	68°43'08"
C61	57.72'	95.00	29.78	56.83	N16°14'44"W	34°48'35"
C62	18.93'	695.00	9.32	18.63	S33°42'27"W	13°20'58"
C63	66.81'	125.00	34.23	66.08	N50°16'07"E	30°37'28"
C64	13.87'	92.50	6.94	13.68	S72°28'02"E	8°39'38"
C65	18.12'	102.50	9.08	18.11	S72°28'02"E	8°39'38"
C66	23.58'	7.50	INFINITE	15.00	S68°18'41"W	180°00'00"
C67	23.58'	7.50	INFINITE	15.00	N58°14'08"E	180°00'00"
C68	23.58'	7.50	INFINITE	15.00	S38°10'52"W	180°00'00"
C69	23.58'	7.50	INFINITE	15.00	N34°56'23"E	180°00'00"
C70	8.23'	92.50	2.62	8.23	S53°28'23"E	3°14'28"
C71	6.08	102.50	3.04	6.08	S53°28'23"E	3°14'28"
C72	23.58'	7.50	INFINITE	15.00	N31°43'04"W	180°00'00"
C73	23.58'	7.50	INFINITE	15.00	S31°43'04"E	180°00'00"
C74	2.60'	365.00	1.30	2.60	N61°10'00"E	02°41'31"
C75	1.73'	375.00	0.87	1.73	S26°28'25"E	01°52'32"

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00	N14°48'03"W
L2	30.84	N88°08'59"E
L3	19.54	N88°08'59"E
L4	17.88	S08°13'50"W
L5	32.60	S08°13'50"W
L6	5.00	N14°48'03"W
L7	23.11	S85°25'42"E
L8	33.47	N71°42'14"E
L9	33.47	N44°51'27"E
L10	24.45	N88°18'58"W
L11	28.86	S10°28'48"W
L12	16.50	S55°33'77"E
L13	9.34	S20°33'17"E
L14	5.01'	S20°30'41"E
L15	8.34	S55°03'37"E
L16	9.34'	S05°03'37"E

NOTES

- 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.
- 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.
- All lot lines common to public right-of-way, exterior boundaries and rear lot lines of Two Rivers Subdivision No. 8 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.
- A 12-foot wide permanent public utilities, drainage and irrigation easement is designated to be centered on interior lot lines unless dimensioned otherwise. However, this shall not preclude the construction of proper hard surfaced driveways for access to each individual lot.
- The Owner shall comply with Idaho Code, Section 31-3805 or its provisions that may apply to irrigation rights.
- 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.
- All lot lines common to public rights-of-way have a 12-foot wide street light easement for the benefit of the City of Eagle.
- This subdivision is subject to the requirements of the International Building Code (I.B.C.) as regulated by the City of Eagle.
- All lots within this subdivision are single-family residential lots, except Lots 43 and 44, Block 20; Lots 22, 34, and 35, Block 24; Lot 1, Block 35; Lot 1, Block 37; and Lot 1, Block 38; which are designated as common landscape and private recreation lots and will be owned and maintained by the Two Rivers Subdivision No. 8 Homeowners Association. Utility, drainage and irrigation easement is hereby reserved for all the above-mentioned common lots.
- Lot 44 of Block 20 and Lot 35 of Block 24; as shown hereon, have a blanket storm drainage maintenance easement granted to the Ada County Highway District. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect drainage or operation and maintenance of the facility.
- A storm drainage easement, dimensioned as shown, is hereby reserved for the benefit of the Ada County Highway District. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect drainage or operation and maintenance of the facility.
- Refer to Records of Survey Nos. 2817 and 5690 for additional survey information.
- Direct lot access to South Channel Way is prohibited unless specifically approved by the Ada County Highway District.
- A 16.5-foot pipeline right-of-way for the transportation of liquid petroleum products has been granted through instrument No. 292505, recorded October 17, 1949 in Book 21 of misc. records at Page 628, and through instrument No. 292503, recorded October 17, 1949 in Book 21 of misc. records at Page 625 as filed for record in the office of the Ada County recorder, Idaho. Call Chevron Pipe Line Company, Boise area office at (208) 375-1463 prior to any construction activity in the vicinity of the pipeline.
- An irrigation easement dimensioned as shown hereon, is hereby reserved for the benefit of the Mace-Collin Mutual Ditch Company, Inc.
- 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.

DEVELOPER:
 T R COMPANY, L.L.C., an Idaho
 limited liability company
 250 S. Beechwood Ave., Suite 120
 Boise, Idaho 83709
 (208) 375-6888



J-U-B ENGINEERS, INC.
 Engineers Surveyors Planners
 Boise, Idaho
 11894-drc/DWG/11894-FP2.dwg 12/08/03

TWO RIVERS SUBDIVISION NO. 8

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: That T R COMPANY, L.L.C., an Idaho Limited Liability Company, does hereby certify that it is the owner of a certain tract of land as shown on this plat and described as follows, and intend to include said land in this plat. A parcel of land being a portion of the South 1/4 of Section 17, T.4N., R.1E., B.M., Eagle, Ada County, Idaho, and being more particularly described as follows: Commencing at a Brass Cap marking the East 1/4 corner of said Section 17; thence South 00°55'58" West, 42.87 feet along the Easterly boundary of said Section 17 to a point; thence leaving said Easterly boundary, North 89°04'28" West, 52.55 feet to a point on the Westerly right-of-way of State Highway No. 55 (South Eagle Road) as described in Warranty Deed Instrument No. 96098736; said point also being the Northeastery boundary corner of Two Rivers Subdivision as filed for record in the office of the Ada County Recorder, Boise, Idaho, in Book 80 of Plats at pages 8861 thru 8865; thence Southerly along said Westerly right-of-way line and Easterly boundary of said Two Rivers Subdivision, South 00°58'51" West, 1,541.03 feet to the Southeast corner of said Two Rivers Subdivision; thence leaving said Westerly right-of-way line and running along the Southerly boundary of said Two Rivers Subdivision the following courses and distances: North 89°01'09" West, 188.06 feet; South 27°39'15" West, 197.44 feet; South 69°33'30" West, 341.30 feet to a point of non-tangent curve; along said curve to the left 582.17 feet, said curve having a radius of 750.00 feet, a central angle of 44°28'29", tangents of 306.84 feet and a long chord of 587.87 feet which bears North 58°43'17" West to a point of tangency; North 78°57'32" West, 117.52 feet to a point on the Easterly boundary of Two Rivers Subdivision No. 2 as filed for record in the office of the Ada County Recorder, Boise, Idaho, in Book 82 of Plats at pages 8972 thru 8976; thence along said Easterly boundary the following successive courses and distances: South 11°02'28" West, 78.00 feet; South 29°04'38" West, 20.62 feet; South 11°02'28" West, 101.27 feet to a point of curvature; along said curve to the right 88.81 feet, said curve having a radius of 744.00 feet, a central angle of 06°50'21", tangents of 44.46 feet and a long chord of 88.75 feet which bears South 14°27'38" West to a point of non-tangency; North 72°07'11" West, 73.00 feet to a point of non-tangent curve; along said curve to the right 241.07 feet, said curve having a radius of 671.00 feet, a central angle of 20°35'04", tangents of 121.85 feet and a long chord of 239.78 feet which bears South 28°10'21" West to a point of non-tangency; said point also being the Southeastery boundary corner of said Two Rivers Subdivision No. 7; thence along said boundary North 38°45'14" West, 31.52 feet to a point of non-tangent curve, said point being the Southerly boundary corner of Lot 1 of Block 24 of Two Rivers Subdivision No. 7 as filed for record in the office of the Ada County Recorder in Book 81 of Plats at pages 9034 thru 9037; said point also lying on the Northwestery right-of-way line of South Channel Way as shown on said plat of Two Rivers Subdivision No. 7, said point also being the POINT OF BEGINNING; thence along said right-of-way line and plot boundary of Two Rivers Subdivision No. 7 the following successive courses and distances: along said curve to the right 55.55 feet, said curve having a radius of 380.00 feet, a central angle of 08°22'32", tangents of 27.82 feet and a long chord of 55.50 feet which bears South 57°11'00" West to a point of tangency; South 81°22'16" West, 50.99 feet to a point of curvature; along said curve to the left 320.81 feet, said curve having a radius of 695.00 feet, a central angle of 28°25'53", tangents of 163.21 feet and a long chord of 317.78 feet which bears South 48°09'19" West to a point of tangency; South 34°58'23" West, 85.05 feet to a point of curvature; along said curve to the right 121.60 feet, said curve having a radius of 125.00 feet, a central angle of 55°44'19", tangents of 66.10 feet and a long chord of 116.86 feet which bears South 62°48'32" West to a point of non-tangency; South 00°40'42" West, 13.90 feet to a point on the Northerly right-of-way line of South Channel Way; thence leaving said boundary of Two Rivers Subdivision No. 7 and along said right-of-way, North 67°33'35" West, 781.33 feet to a point on the Southeasterly boundary corner of Two Rivers Subdivision No. 3 as filed for record in the office of the Ada County Recorder, Boise, Idaho, in Book 82 of Plats at pages 8978 thru 8981; thence along the Easterly boundary of said Two Rivers Subdivision No. 3, North 15°30'24" East, 473.09 feet to a point on the Southerly boundary of said Two Rivers Subdivision No. 2; thence along said Southerly boundary the following successive courses and distances: North 47°44'24" East, 57.84 feet; North 32°32'11" East, 228.69 feet; South 38°45'14" East, 54.09 feet; North 53°57'21" East, 50.08 feet; South 38°45'14" East, 1,276.89 feet to the POINT OF BEGINNING. Said parcel containing 21.63 acres, more or less.

The public streets, as shown on this plat, are hereby dedicated to the public, and the easements indicated on said plat are not dedicated to the public, but the right to use said easements is hereby reserved for public utilities and for any other uses as designated hereon and no permanent structures are to be erected within the lines of said easements.

All lots shown on this plat are eligible to receive domestic water service from United Water, Idaho, Inc. Further, United Water, Idaho, Inc. has agreed in writing to serve all lots within this plat with domestic water.

IN WITNESS WHEREOF, we have hereunto set our hands this 12th day of August, 2003.

T R COMPANY, L.L.C., an Idaho Limited Liability Company

By: Dennis M. Baker
Dennis M. Baker, Manager

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF ADA)

On this 12th day of August, 2003, before me, DANIEL A. TORFIN, Notary Public in and for said State, personally appeared Dennis M. Baker, known or identified to me to be manager of 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 such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Daniel A. Torfin
Notary Public for Idaho
Residing at Eagle, Idaho
My Commission Expires DEC 12, 2005

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 property taxes for the property included in this proposed subdivision have been paid in full. This certification is valid for the next thirty (30) days only.



Lynnda Fischer
County Treasurer
Macey Everett
Deputy
Date: 12-16-03

CERTIFICATE OF SURVEYOR

I, Gary A. Lee, do hereby certify that I am a Professional Engineer and Land Surveyor, licensed by the State of Idaho, and that this plat, as described in the Certificate of Owners and on the attached plat, was drawn from an actual survey, made on the ground under my direct supervision and accurately represents the points plotted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys and the Corner Perpetuation and Filing Act, Idaho Code 55-1801 through 55-1812.

Gary A. Lee, P.E./L.S.



License No. 3260

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for City of Eagle, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the 12th day of August, 2003, this plat was duly accepted and approved.

Sharon K. Moore
City Clerk, Eagle, Idaho



ADA COUNTY HIGHWAY DISTRICT COMMISSIONER'S ACCEPTANCE

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 24th day of September, 2003.



ADA COUNTY HIGHWAY DISTRICT

Sherry R. Reider
Chairman

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor for Ada County, Idaho, hereby certify that I have checked this plat and find that it complies with the State of Idaho Code relating to plats and surveys.

By: John E. Smith, PLS 33060
Date: 12/16/03

APPROVAL OF CITY ENGINEER

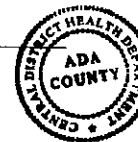
I, the undersigned, City Engineer in and for City of Eagle, Ada County, Idaho, hereby approve this plat.

By: Kimberly R. Grier
Date: 12/16/03

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

Sanitary restrictions of this plat are hereby removed according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval.

By: Will R. Lewis
Central District Health Department
Date: 8/15/03



COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. 103207686

STATE OF IDAHO)
County of Ada) SS

I hereby certify that this instrument was filed at the request of Sam Torfin at 20 minutes past 10 o'clock A m., this 16 day of Dec, 2003, in my office and was duly recorded in Book 87 of Plats at pages 16,005 thru 16,007.

L. Anna
Deputy

J. Daniel Newman
Ex-Officio Recorder

FEE \$16.00

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	71.63	150.00	35.84	71.50	N72°58'12"E	114°33'33"
C2	79.78	238.00	40.27	79.42	N04°21'18"W	181°32'32"
C3	6.54	375.00	3.27	6.54	S66°36'26"W	100°00'00"
C4	151.98	150.00	8.00	151.97	N89°33'35"E	83°00'19"
C5	77.98	150.00	39.89	77.70	N82°58'27"E	284°47'04"
C6	93.86	150.00	48.58	92.43	N84°03'07"E	355°51'21"
C7	41.35	150.00	20.80	41.21	N85°33'59"W	194°47'34"
C8	163.79	150.00	81.13	156.77	S34°52'24"W	62°33'42"
C9	84.31	200.00	44.89	87.59	N79°00'25"W	257°17'55"
C10	259.90	50.00	175.30	271.94	S25°48'15"E	98°53'37"
C11	121.89	115.00	61.05	115.75	N43°30'35"E	82°28'12"
C12	70.66	50.00	35.02	70.01	S25°58'27"E	289°47'04"
C13	6.98	400.00	3.49	6.98	N86°36'26"E	100°00'00"
C14	78.30	125.00	40.48	77.03	N84°03'07"E	355°51'21"
C15	48.24	175.00	24.27	48.08	N85°33'59"W	194°47'34"
C16	100.83	175.00	51.75	99.25	N09°31'24"E	327°06'49"
C17	26.45	175.00	13.25	26.42	N38°34'37"E	83°39'34"
C18	67.93	175.00	34.67	67.73	N14°22'12"W	161°01'50"
C19	18.46	325.00	9.23	18.45	N84°33'58"W	424°29'01"
C20	6.58	20.00	3.29	6.58	N83°18'24"E	473°07'27"
C21	62.31	50.00	31.16	62.31	N73°53'32"W	88°39'22"
C22	59.94	50.00	30.00	59.94	N38°53'33"E	88°02'28"
C23	66.51	50.00	33.26	62.07	N30°53'05"W	73°16'48"
C24	87.49	50.00	39.45	82.85	N75°17'16"E	74°21'54"
C25	18.87	325.00	9.44	18.87	N83°18'24"E	181°36'30"
C26	56.84	175.00	28.67	56.59	N75°32'12"W	181°36'30"
C27	36.64	175.00	18.39	36.58	N04°18'05"E	11°59'51"
C28	88.15	175.00	45.03	87.22	N16°07'38"W	285°13'36"
C29	99.79	175.00	51.29	98.44	N46°53'34"W	324°40'15"
C30	36.72	175.00	18.43	36.63	N69°44'32"W	121°01'23"
C31	24.17	175.00	12.17	24.09	N87°06'20"W	181°37'29"
C32	70.02	85.00	37.13	69.05	N23°21'14"W	474°18'48"
C33	82.44	175.00	42.00	81.66	N25°15'30"W	255°58'27"
C34	58.08	125.00	30.00	58.34	N25°15'30"W	265°39'27"
C35	16.00	20.00	8.00	15.57	N11°08'58"E	45°48'31"
C36	105.20	50.00	63.07	88.15	N23°53'33"W	115°24'33"
C37	11.23	52.00	5.64	11.21	N89°01'57"W	122°21'19"

PLAT SHOWING
TWO RIVERS SUBDIVISION NO. 9
 A SUBDIVISION OF A PORTION OF SECTION 17
 TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
EAGLE, ADA COUNTY, IDAHO
2004

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C38	13.89	20.00	7.27	13.87	N74°14'23"W	39°37'23"
C39	48.46	135.00	25.01	49.18	N64°45'23"W	20°28'22"
C40	163.60	125.00	85.89	152.17	N37°45'28"W	74°39'12"
C41	52.16	125.00	26.46	51.78	N11°41'20"E	235°47'25"
C42	13.22	125.00	6.61	13.21	N87°37'07"E	83°32'28"
C43	123.27	125.00	62.17	118.34	N26°40'17"E	83°32'28"
C44	34.45	125.00	17.34	34.38	N85°33'59"W	194°47'34"
C45	31.67	175.00	15.83	31.53	N83°10'17"W	102°10'27"
C46	33.57	20.00	22.26	29.76	N40°15'25"W	96°09'27"
C47	80.72	50.00	34.35	57.33	N25°37'28"W	86°34'08"
C48	59.00	50.00	33.14	55.69	N84°29'03"E	65°00'48"
C49	42.99	24.00	21.56	42.93	S08°38'04"E	102°00'56"
C50	35.00	50.00	18.19	34.34	N83°33'52"E	16
C51	51.15	50.00	27.86	49.11	N10°52'00"E	17
C52	36.69	20.00	20.12	31.78	N13°32'50"E	105°07'12"
C53	77.74	350.00	39.03	77.58	N72°28'12"E	124°33'31"
C54	21.65	87.00	10.92	21.55	N04°33'10"W	183°40'14"
C55	11.40	87.00	5.72	11.39	N00°10'22"W	94°05'08"
C56	10.24	87.00	5.13	10.23	N89°29'44"W	84°52'32"
C57	31.15	175.00	15.62	31.12	N03°15'51"E	101°15'51"
C58	42.99	238.00	21.55	42.93	S08°38'04"E	102°00'56"

CURVE	LENGTH	RAD US	TANGENT	CHORD	CHORD BEARING	DELTA
C59	20.37	50.00	10.32	20.24	S02°33'53"W	22°26'31"
C60	30.55	50.00	15.73	30.11	S10°04'22"E	33°39'21"
C61	20.42	50.00	10.34	20.29	S29°30'15"E	22°30'06"

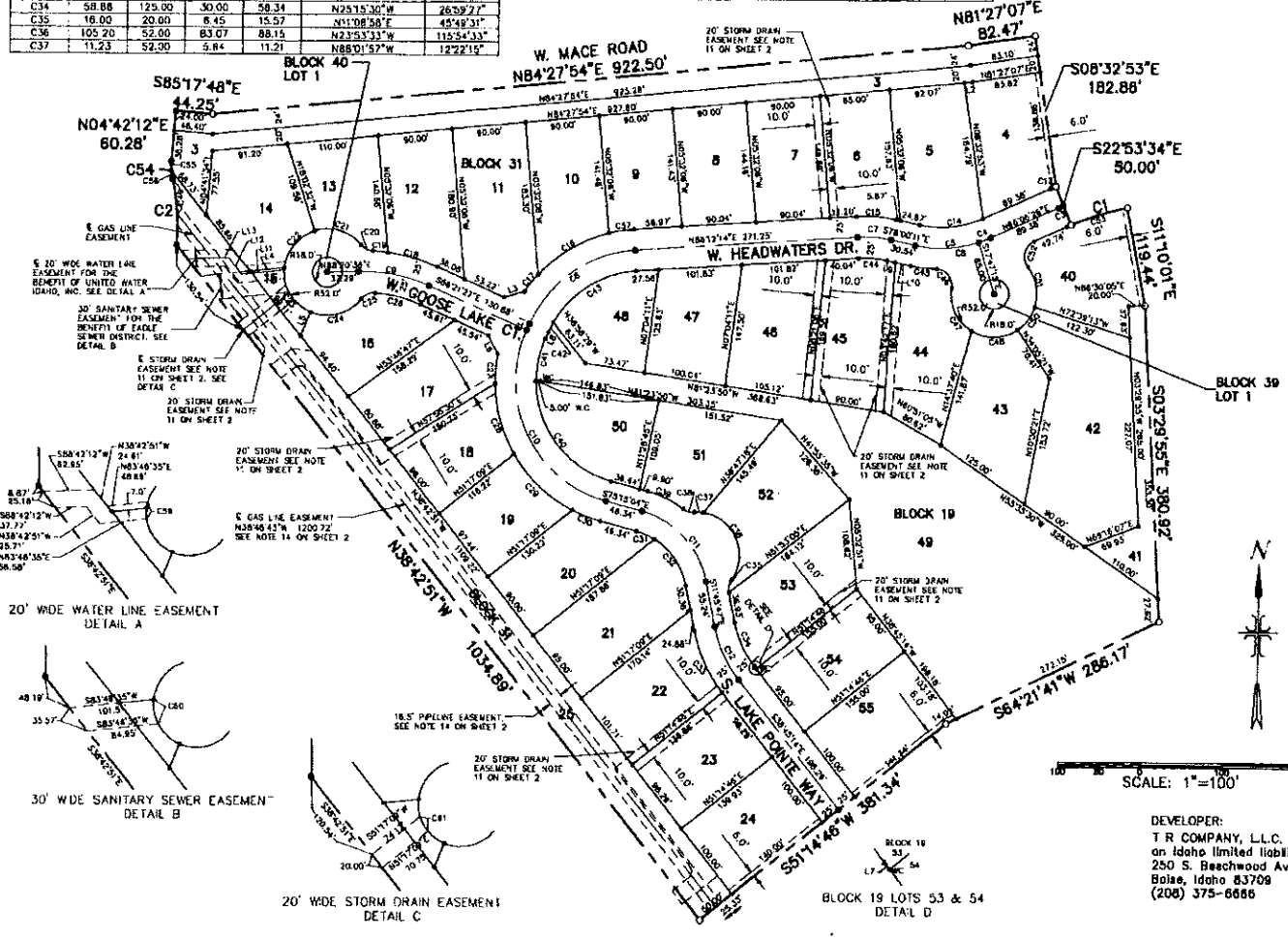
LINE	LENGTH	BEARING
L1	8.61'	N23°38'33"E
L2	9.33'	N84°27'54"E
L3	26.51'	N74°01'14"E
L4	42.23'	N82°46'35"E
L5	31.00'	N22°28'31"E
L6	24.81'	N28°01'43"W
L7	3.22'	N38°54'14"W
L8	8.61'	N23°38'33"E
L9	10.82'	N28°00'11"W
L10	19.87'	N78°00'11"W
L11	51.63'	N81°46'35"E
L12	25.18'	S38°42'51"E
L13	50.36'	N88°42'12"E

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"
- *MC Witness Corner
- △ Calculated Point (No Monument Set)
- 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

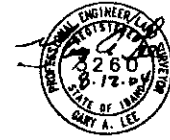
NOTES

- 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.
- 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.
- All lot lines common to public right-of-way, exterior boundaries and rear lot lines of Two Rivers Subdivision No. 9 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.
- A 12-foot wide permanent public utilities, drainage and irrigation easement is designated to be centered on interior lot lines unless dimensioned otherwise. However, this shall not preclude the construction of proper hard surfaced driveways for access to each individual lot.
- The Owner shall comply with Idaho Code, Section 31-3805 or its provisions that may apply to irrigation rights.
- 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.
- All lot lines common to public rights-of-way have a 12-foot wide street light easement for the benefit of the City of Eagle.
- This subdivision is subject to the requirements of the International Building Code (I.B.C.) as regulated by the City of Eagle.
- All lots within this subdivision are single-family residential lots, except Lots 3, 15, and 25, Block 31; Lots 41, and 49, Block 19; Lot 1, Block 39; and Lot 1, Block 40; which are designated as common landscape and private recreation lots and will be owned and maintained by the Two Rivers Subdivision No. 9 Homeowners Association. Utility, Drainage and Irrigation Easement is hereby reserved for all the above-mentioned common lots.
- Lot 49 of Block 19; as shown hereon, has a blanket storm drainage maintenance easement granted to the Ada County Highway District. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect drainage or operation and maintenance of the facility in accordance with instrument No. 104055507.
- A storm drainage easement, dimensioned as shown, is hereby reserved for the benefit of the Ada County Highway District. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect drainage or operation and maintenance of the facility in accordance with instrument No. 104055507.
- Refer to Records of Survey No. 2817 for additional survey information.
- Direct lot access to W. Mace Road is prohibited unless specifically approved by the Ada County Highway District.
- A 18.5-foot pipeline right-of-way for the transportation of liquid petroleum products has been granted through instrument No. 292505, recorded October 17, 1949 in Book 21 of misc. records at page 628, and through instrument No. 292503, recorded October 17, 1949 in Book 21 of misc. records at Page 625 as filed for record in the office of the Ada County Recorder, Idaho. Call Chevron Pipe Line Company, Boise area office at (208) 375-1483 prior to any construction activity in the vicinity of the pipeline.
- Center 1/4 Corner Monument will be destroyed during construction and not re-monumented.
- 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.



SCALE: 1"=100'

DEVELOPER:
 T R COMPANY, L.L.C.
 an Idaho limited liability company
 250 S. Beeshood Ave., Suite 120
 Boise, Idaho 83709
 (208) 375-6666



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

TWO RIVERS SUBDIVISION NO. 9
CERTIFICATE OF SURVEYOR

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: That T R COMPANY, L.L.C., an Idaho Limited Liability Company, does hereby certify that it is the owner of a certain tract of land as shown on this plat and described as follows, and intend to include said land in this plat:

That portion of Section 17, Township 4 North, Range 1 East, Boise Meridian, Eagle, Ada County, Idaho, more particularly described as follows:
Commencing at the East 1/4 corner of said Section 17, marked by a brass cap, from which the Southeast corner of said Section 17, marked by a brass cap, bears South 00°55'58" West, 2,640.54 feet; thence along the Easterly boundary of said Section 17, South 00°55'58" West, 42.87 feet; thence North 88°04'28" West, 52.55 feet to a found highway monument marking the Westerly right-of-way of State Highway No. 55 (South Eagle Road) as described in Warranty Deed Instrument No. 88098738, said point being the Northeastery boundary corner of Two Rivers Subdivision No. 1, as shown in Book 80 of Plats at pages 8881 thru 8885, Ada County Records, Boise, Idaho; thence along the Northerly boundary of said subdivision, North 45°55'31" West, 381.05 feet to the Northeastery boundary corner of Two Rivers Subdivision No. 4 as shown in Book 84 of Plats at pages 9314 thru 9315, Ada County Records; thence along the Northerly boundary of said subdivision the following courses and distances: North 37°00'18" West, 409.39 feet; North 53°05'24" West, 205.78 feet; South 81°27'07" West, 777.28 feet to a point on the Northerly boundary of said Two Rivers Subdivision No. 1; thence along the Northerly boundary of said subdivision, South 81°27'07" West, 167.38 feet to a point marking the Northeastery boundary corner of Two Rivers Subdivision No. 5 as shown in Book 85 of Plats at pages 9522 thru 9524, Ada County Records; thence along the Northerly boundary of said subdivision, South 81°27'07" West, 632.87 feet to the POINT OF BEGINNING; thence along the Westerly boundary of said Two Rivers Subdivision No. 5, the following courses and distances: South 08°32'53" East, 182.88 feet; South 22°53'34" East, 50.00 feet; along a non-tangent curve to the right 71.83 feet, having a radius of 350.00 feet, tangents of 35.84 feet, a delta of 11°43'33", and a long chord which bears North 72°58'12" East, 71.50 feet; South 11°0'01" East, 119.44 feet; South 03°29'55" East, 380.92 feet to the Northeastery boundary corner of Two Rivers Subdivision No. 2, as shown in Book 82 of Plats at pages 8972 thru 8976, Ada County Records, Boise, Idaho; thence along the Northerly boundary of said subdivision, South 64°21'41" West, 286.17 feet; thence continuing along said boundary, South 51°14'48" West, 381.34 feet to a point on the Westerly boundary of the Southeast 1/4 of Section 17; thence North 38°42'51" West, 1,034.89 feet; thence along a non tangent curve to the left 79.79 feet, having a radius of 238.00 feet, tangents of 40.27 feet, a delta of 19°12'32", and a long chord which bears North 04°12'16" West, 79.42 feet; thence along a reverse curve to the right 21.85 feet, having a radius of 87.00 feet, tangents of 10.92 feet, a delta of 18°30'44", and a long chord which bears North 04°33'10" West, 21.55 feet; thence North 04°42'12" East, 80.28 feet; thence South 85°17'48" East, 44.25 feet; thence North 84°27'54" East, 822.50 feet; thence North 81°27'07" East, 82.47 feet to the POINT OF BEGINNING.
Said described parcel containing 18.64 acres, more or less.

I, Gary A. Lee, do hereby certify that I am a Professional Engineer and Land Surveyor, licensed by the State of Idaho, and that this plat, as described in the Certificate of Owners and 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 and the Corner Perpetuation and Filing Act, Idaho Code 55-1801 through 55-1812.



Gary A. Lee, P.E./L.S. License No. 3260

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for City of Eagle, Ada County, Idaho, do hereby certify that at a regular meeting of Council held on the 23 day of March, 2004, this plat was duly accepted and approved.

Sharon K. Desjardins
City Clerk, Eagle, Idaho



ADA COUNTY HIGHWAY DISTRICT COMMISSIONER'S ACCEPTANCE

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 5th day of May, 2004.

John Strand
Chairman



The public streets, as shown on this plat, are hereby dedicated to the public, and the easements indicated on said plat are not dedicated to the public, but the right to use said easements is hereby reserved for public utilities and for any other uses as designated hereon and no permanent structures are to be erected within the lines of said easements.

All lots shown on this plat are eligible to receive domestic water service from United Water, Idaho, Inc. Further, United Water, Idaho, Inc. has agreed in writing to serve all lots within this plat with domestic water.

IN WITNESS WHEREOF, we have hereunto set our hands this 20th day of March, 2004.

T R COMPANY, L.L.C., an Idaho Limited Liability Company

By: Dennis M. Baker, Manager

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor for Ada County, Idaho, hereby certify that I have checked this plat and find that it complies with the State of Idaho Code relating to plats and surveys.

By: David E. Sells, PLS 970
Date: 8-12-04

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for City of Eagle, Ada County, Idaho, hereby approve this plat.

By: Timothy Z. Hain
Date: 6/2/04

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

Sanitary restrictions of this plat are hereby removed according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval.

By: Malcolm McEwen REHS
Central District Health Department
Date: 4-9-04



CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF IDAHO, ss
COUNTY OF ADA)

On this 20th day of March, 2004, before me, David E. Sells, Notary Public in and for said State, personally appeared Dennis M. Baker, known or identified to me to be the manager of 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 such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



David E. Sells
Notary Public for Idaho
Residing at Meridian, ID
My Commission Expires 10-28-05

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 property taxes for the property included in this proposed subdivision have been paid in full. This certification is valid for the next thirty (30) days only.



Janda Fischer
County Treasurer
Deputy
Date: 8/12/04

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. 104183654

STATE OF IDAHO, ss
County of Ada)

I hereby certify that this instrument was filed at the request of Dan Tartan, at 55 minutes past 2 o'clock P.M., this 12th day of August, 2004, in my office and was duly recorded in Book 67 of Plats at pages 10360 thru 10362.

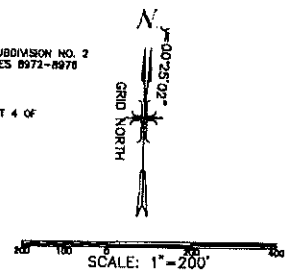
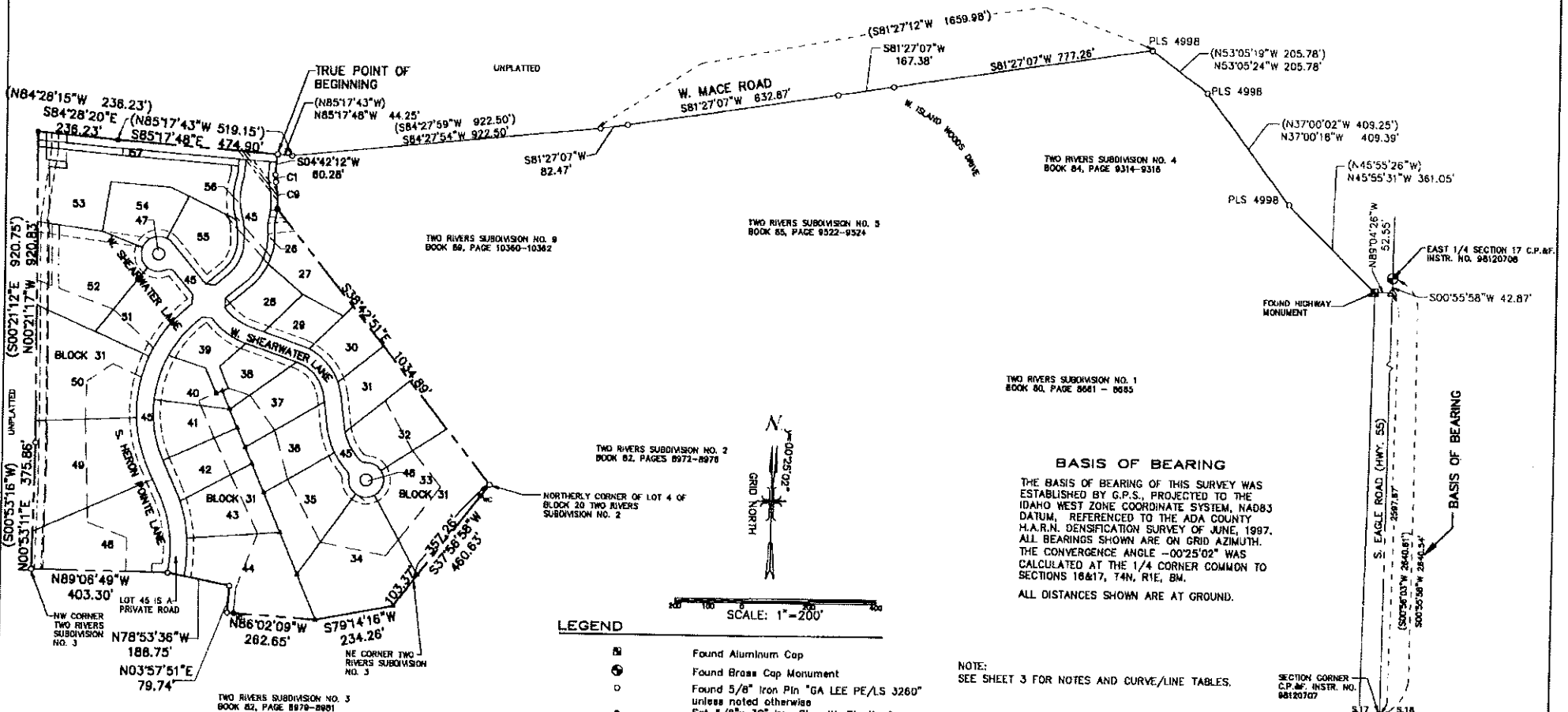
Deputy
Date: 8/12/04

David Navarro
Ex-Officio Recorder

Fee: \$16.00

PLAT S I N G TWO RIVERS SUBDIVISION NO. 10

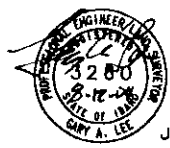
A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 17
TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
EAGLE, ADA COUNTY, IDAHO
2004



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 18&17, 74N, R1E, 6M.
ALL DISTANCES SHOWN ARE AT GROUND.

- LEGEND**
- Found Aluminum Cap
 - Found Brass Cap Monument
 - Found 5/8" Iron Pin "GA LEE PE/LS 3260" unless noted otherwise
 - Set 3/8" 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"
 - *wc Set 5/8" Witness Corner
 - *wc Set 1/2" Witness Corner
 - *RM Set 1/2" Reference Monument
 - △ Calculated Point (No Monument Set)
 - 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

NOTE:
SEE SHEET 3 FOR NOTES AND CURVE/LINE TABLES.



DEVELOPER:
T R COMPANY, L.L.C.,
an Idaho limited liability company
250 S. Beechwood Ave., Suite 120
Boise, Idaho 83709
(208) 375-6868

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

TWO RIVERS SUBDIVISION NO. 10

A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 17
TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
EAGLE, ADA COUNTY, IDAHO
2004

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. 10 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. A 12-foot wide permanent public utilities, drainage and irrigation easement is designated to be centered on interior lot lines unless dimensioned otherwise. However, this shall not preclude the construction of proper hard surfaced driveways for access to each individual lot.

5. The Owner shall comply with Idaho Code, Section 31-3805 or its provisions that may apply to irrigation rights.

6. 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.

7. 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.

8. This subdivision is subject to the requirements of the International Building Code (I.B.C.) as regulated by the City of Eagle.

9. All lots within this subdivision are single-family residential lots, except Lots 26, 27, 46, 47, 53, 56, and 57, Block 31; which are designated as common landscape and private recreation lots and will be owned and maintained by the Two Rivers Subdivision No. 10 Homeowners Association. Utility, Drainage and Irrigation Easement is hereby reserved for all the above-mentioned common lots.

10. Lot 45, Block 31 is designated as a private road to be owned and maintained by the Two Rivers Subdivision No. 10 Homeowners Association. All lot owners in the subdivision have the perpetual right of ingress-egress over the described private road (Lot 45) and this right of ingress-egress shall run with the land. Lot 45, Block 31 also has a blanket public utilities, drainage, United Water, Idaho, Inc. water line, and Eagle Sewer District sanitary sewer easement.

11. Storm drainage easements, as shown hereon are reserved for the benefit of the Ada County Highway District. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect drainage or operation and maintenance of the facility in accordance with Instrument No. 104055508.

12. Refer to Records of Survey No. 2817 for additional survey information.

13. A 16.5-foot pipeline right-of-way for the transportation of liquid petroleum products has been granted through Instrument No. 292505, recorded October 17, 1949 in Book 21 of misc. records at Page 828, and through Instrument No. 292503, recorded October 17, 1949 in Book 21 of misc. records at Page 825 as filed for record in the office of the Ada County recorder, Idaho. Call Chevron Pipe Line Company, Boise area office at (208) 375-1463 prior to any construction activity in the vicinity of the pipeline.

14. A pressurized irrigation easement of the dimension shown hereon is hereby reserved for the benefit of the Two Rivers Subdivision No. 10 Homeowners Association.

15. A stormwater pond easement as shown hereon is hereby reserved for the benefit of the Two Rivers Subdivision No. 10 Homeowners Association.

16. A blanket storm drainage easement is hereby reserved over all of lots 27, and 53 of block 31 for the benefit of the Ada County Highway District. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect drainage or operation and maintenance of the facility in accordance with Instrument No. 104055508.

17. 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.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DEL. A
C1	21.65	67.90	10.92	21.55	S04°33'10"E	18°30'44"
C2	20.94	200.00	10.48	20.93	S01°42'12"W	6°00'00"
C3	134.73	150.00	79.29	130.24	N24°26'03"E	51°27'42"
C4	487.03	370.00	284.71	453.92	S12°37'31"W	74°27'46"
C5	246.82	400.00	127.48	242.92	N08°34'11"W	35°31'18"
C6	107.68	200.00	55.18	106.38	S55°15'30"E	30°50'58"
C7	185.90	150.00	92.58	157.57	N38°59'53"W	63°22'04"
C8	123.28	200.00	63.67	121.34	S24°58'22"E	35°19'01"
C9	79.79	238.00	40.27	79.42	S04°17'21"E	19°12'32"
C10	113.09	238.00	57.63	112.93	N00°11'47"W	27°13'28"
C11	17.20	67.00	8.65	17.16	S06°53'34"W	14°47'44"
C12	94.22	175.00	48.28	93.08	S55°15'30"E	30°50'58"
C13	21.06	175.00	10.55	21.05	N67°14'01"W	6°53'48"
C14	133.41	175.00	70.14	130.21	N41°58'42"W	44°40'20"
C15	39.07	175.00	19.61	38.99	N13°42'34"W	12°47'26"
C16	17.71	175.00	8.88	17.70	S10°12'49"E	5°47'55"
C17	90.16	175.00	44.10	89.76	S27°52'19"E	20°3'05"
C18	17.91	20.00	9.61	17.32	S88°17'24"E	3°19'04"
C19	55.52	52.00	30.74	52.92	N83°21'36"W	8°10'41"
C20	84.56	52.00	54.86	75.55	N13°49'00"E	33°10'31"
C21	58.93	52.00	33.08	55.83	S87°07'49"E	84°55'51"
C22	57.50	52.00	32.08	54.61	S22°59'21"E	63°21'05"
C23	17.91	20.00	9.61	17.32	N16°58'42"W	3°19'04"
C24	62.85	225.00	31.59	62.75	S34°38'36"E	16°01'52"
C25	75.73	225.00	38.23	75.38	S18°52'28"E	30°50'58"
C26	138.25	125.00	77.15	131.31	N39°29'53"W	63°22'04"
C27	121.14	225.00	62.07	119.68	S55°15'30"E	30°50'58"
C28	132.88	350.00	67.13	131.69	S47°18'18"W	21°41'13"
C29	137.39	350.00	69.59	136.51	S17°11'58"W	22°28'27"
C30	184.48	350.00	94.44	182.36	S09°08'49"E	30°12'06"
C31	37.15	425.00	18.59	37.13	N21°44'38"W	5°00'28"
C32	111.92	425.00	56.29	111.80	N14°14'44"W	15°05'19"
C33	113.18	425.00	58.93	112.84	N02°28'40"E	13°15'28"
C34	23.39	375.00	118.51	227.74	N08°34'11"W	35°31'18"
C35	151.83	400.00	76.84	150.92	S13°22'28"E	21°41'13"
C36	185.86	400.00	94.64	184.19	S10°48'39"W	28°37'20"
C37	181.81	400.00	92.51	180.25	S37°08'37"W	48°02'39"
C38	85.63	195.00	43.52	84.94	S37°35'07"W	25°09'14"
C39	57.87	92.00	28.34	54.93	S83°28'37"E	63°40'41"
C40	66.27	52.00	38.51	61.89	S18°34'28"E	7°32'37"
C41	86.91	52.00	57.51	77.14	S69°18'15"W	65°15'38"
C42	20.85	52.00	10.57	20.71	N51°19'12"W	22°28'12"
C43	26.36	20.00	15.49	24.49	S77°35'48"E	75°31'21"
C44	33.30	238.00	16.68	33.27	N09°24'28"E	8°00'56"
C45	175.14	195.00	93.98	169.32	N21°28'03"E	51°27'42"
C46	157.16	175.00	84.34	151.95	N24°26'03"E	51°27'42"
C47	22.34	87.00	11.23	22.28	S06°03'34"W	14°42'44"
C48	103.58	218.00	52.79	102.61	N00°11'47"W	27°13'28"
C49	28.11	67.00	14.18	27.99	S04°33'10"E	18°30'44"
C50	19.74	99.00	9.90	19.71	N10°24'55"E	11°25'28"
C51	115.54	208.00	59.33	114.03	S00°33'33"W	32°08'10"
C52	23.42	48.00	12.78	23.35	N08°39'10"W	14°42'44"
C53	112.27	125.00	60.24	108.84	N24°26'03"E	51°27'42"
C54	94.31	105.00	50.80	91.31	N08°39'10"W	14°42'44"
C55	20.29	79.00	10.20	20.23	S00°33'33"W	32°08'10"
C56	26.76	226.00	65.10	125.10	S00°33'33"W	32°08'10"
C57	16.75	79.00	7.89	15.73	N10°24'55"E	11°25'28"
C58	89.52	195.00	45.56	88.73	S11°51'16"W	26°18'08"
C59	6.49	87.00	3.25	6.49	S00°50'24"W	4°16'24"
C60	36.90	92.00	18.26	36.13	S41°46'19"W	49°39'19"
C61	20.08	218.00	10.55	20.08	N08°35'55"E	5°16'43"

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.86	S01°17'48"E
L2	28.28	N55°09'54"E
L3	7.49	N39°50'08"W
L4	7.49	N39°50'08"W
L5	28.28	N84°50'06"W
L6	40.00	N65°52'14"E
L7	20.00	N68°52'14"E
L8	20.00	N68°52'14"E
L9	59.11	N23°07'48"W
L10	28.28	N65°09'54"E
L11	28.28	S84°50'06"E
L12	26.86	N01°17'48"W
L13	36.28	N04°42'12"E
L14	20.00	S85°17'48"E
L15	36.28	S04°42'12"W
L16	20.00	N85°17'48"W
L17	43.68	N01°17'48"W
L18	43.68	S01°17'48"W
L19	37.90	N04°42'12"E
L20	37.90	S04°42'12"W
L21	20.00	N04°42'12"E
L22	17.90	N04°42'12"E
L23	36.78	S23°07'48"E
L24	19.75	S23°07'48"E
L25	39.45	S10°17'47"W
L26	28.00	S00°33'11"W
L27	30.27	S89°08'49"E



DEVELOPER:
T R COMPANY LLC
an Idaho limited liability company
250 S. Beachwood Ave., Suite 120
Boise, Idaho 83709
(208) 375-6686

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

Boise, Idaho
11004-Drafting/dwg/11004-FP3.dwg 01/19/04
SHEET 3 OF 4

TWO RIVERS SUBDIVISION NO. 10
CERTIFICATE OF SURVEYOR

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: That T R COMPANY, L.L.C., an Idaho Limited Liability Company, does hereby certify that it is the owner of a certain tract of land as shown on this plat and described as follows, and intend to include said land in this plat:

That portion of the West 1/2 of Section 17, Township 4 North, Range 1 East, Boise Meridian, Eagle, Ada County, Idaho, more particularly described as follows:

Commencing at an East 1/4 corner of Section 17, marked by a brass cap, from which the Southeast corner of Section 17, marked by a brass cap, bears South 00°55'58" West, 2,040.54 feet; thence along the Easterly boundary of Section 17, South 00°55'58" West, 42.87 feet; thence North 89°04'28" West, 52.55 feet to a found Highway Monument marking the Westerly right-of-way of State Highway No. 55 (South Eagle Road) as described in Warranty Deed Instrument No. 96098736, and the Northeasterly boundary corner of Two Rivers Subdivision No. 1, in Book 80 of Plats at pages 8661 thru 8665, Ada County Records, Boise, Idaho; thence along the Northerly boundary of said subdivision, North 45°55'31" West, 361.05 feet to a found 5/8" iron pin with cap "PLS 4988", marking the Southeastery boundary corner of Two Rivers Subdivision No. 4 in Book 84 of Plats at pages 9314 thru 9315, Ada County Records; thence along the Northerly boundary of said subdivision the following courses and distances: North 37°00'18" West, 409.39 feet; North 53°05'24" West, 205.78 feet; South 81°27'07" West, 777.26 feet to a found 5/8" iron pin with cap "GA LEE PE\LS 3280", marking a point on the Northerly boundary of Two Rivers Subdivision No. 1; thence along the Northerly boundary of said subdivision, South 81°27'07" West, 187.38 feet to a found 5/8" iron pin with cap "GA LEE PE\LS 3280", marking the Northeasterly boundary corner of Two Rivers Subdivision No. 5 in Book 85 of Plats at pages 9522 thru 9524, Ada County Records, Boise, Idaho; thence along the Northerly boundary of said subdivision, South 81°27'07" West, 632.87 feet to a found 5/8" iron pin with cap "GA LEE PE\LS 3280", marking a point on the Northeasterly boundary corner Two Rivers Subdivision No. 9 in Book 89 of Plats at pages 10360 thru 10362, Ada County Records, Boise, Idaho; thence along the Northerly boundary of said subdivision the following courses and distances: South 04°42'12" West, 60.28 feet; along a curve to the left 21.85 feet, having a radius of 67.00 feet, tangents of 10.92 feet, a delta of 18°30'44", and a long chord which bears South 04°33'10" East, 21.55 feet; along a curve to the right 79.79 feet, having a radius of 238.00 feet, tangents of 40.27 feet, a delta of 19°12'32", and a long chord which bears South 04°12'16" East, 79.42 feet to a point of non-tangency; South 38°42'51" East, 1,034.89 feet to a found 5/8" iron pin with cap "GA LEE PE\LS 3280", marking the Northerly boundary corner of Two Rivers Subdivision No. 2 in Book 82 of Plats at pages 8972 thru 8976, Ada County Records, Boise, Idaho; thence along the Northerly boundary of said subdivision, South 37°58'58" West, 357.26 feet to a found 5/8" iron pin with cap "GA LEE PE\LS 3280", marking a point on the Northeasterly boundary corner of Two Rivers Subdivision No. 3 in Book 82 of Plats at pages 8979 thru 8981, Ada County Records, Boise, Idaho; thence along the Northerly boundary of Two Rivers Subdivision No. 3, the following courses and distances: South 37°56'58" West, 103.37 feet; South 78°14'18" West, 234.26 feet; North 86°02'09" West, 282.65 feet; North 03°57'51" East, 79.74 feet; North 78°53'36" West, 188.75 feet; North 89°06'49" West, 403.30 feet to a found 5/8" iron pin with cap "GA LEE PE\LS 3280", marking a point on the Northwesterly boundary corner of said Two Rivers Subdivision No. 3; North 00°53'11" East, 375.86 feet; North 00°21'17" West, 920.83 feet; South 84°28'20" East, 236.23 feet; South 85°17'48" East, 474.90 feet the POINT OF BEGINNING. Containing 31.49 acres, more or less.

The public streets, as shown on this plat, are hereby dedicated to the public. The easements and Private Road indicated on said plat are not dedicated to the public, but the right to use said easements is hereby reserved for public utilities and for any other uses as designated hereon and no permanent structures are to be erected within the lines of said easements.

All lots shown on this plat are eligible to receive domestic water service from United Water, Idaho, Inc. Further, United Water, Idaho, Inc. has agreed in writing to serve all lots within this plat with domestic water.

IN WITNESS WHEREOF, we have hereunto set our hands this 28th day of March, 2004.

T R COMPANY, L.L.C., an Idaho Limited Liability Company

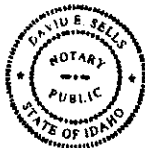
By Dennie M. Baker
Dennie M. Baker, Manager

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF IDAHO) ss.
COUNTY OF ADA)

On this 30th day of March, 2004, before me, David E. Sells, Notary Public in and for said State, personally appeared Dennie M. Baker, known or identified to me to be the manager of 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 such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



David E. Sells
Notary Public for Idaho
Residing at Meridian, ID
My Commission Expires 10-22-05

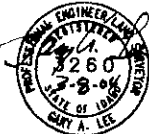
CERTIFICATE OF COUNTY TREASURER

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 property taxes for the property included in this proposed subdivision have been paid in full. This certification is valid for the next thirty (30) days only.



Judith Fischer
County Treasurer
Dei Wagmont
Deputy
Date 8-13-04

I, Gary A. Lee, do hereby certify that I am a Professional Engineer and Land Surveyor, licensed by the State of Idaho, and that this plat, as described in the Certificate of Owners and on the attached plat, was drawn from an actual survey, made on the ground under my direct supervision and accurately represents the points plotted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys and the Corner Perpetuation and Filing Act, Idaho Code 55-1801 through 55-1812.



Gary A. Lee, P.E./L.S. License No. 3260

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for City of Eagle, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the 23rd day of March, 2004, this plat was duly accepted and approved.



Sharon K. Bergman
City Clerk, Eagle, Idaho

ADA COUNTY HIGHWAY DISTRICT COMMISSIONER'S ACCEPTANCE

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 26th day of May, 2004.



ADA COUNTY HIGHWAY DISTRICT
Tim J. Amel
Chairman

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor for Ada County, Idaho, hereby certify that I have checked this plat and find that it complies with the State of Idaho Code relating to plats and surveys.

BY: George L. Anthony MS 5359
Date: 8-13-2004

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for City of Eagle, Ada County, Idaho, hereby approve this plat.

BY: Timothy Z. Grier
Date: 6/23/04

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

Sanitary restrictions of this plat are hereby removed according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval.



By: Madeline McLean R.E.H.S.
Central District Health Department
Date: 4-9-04

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. 104104204

STATE OF IDAHO) ss
County of Ada)

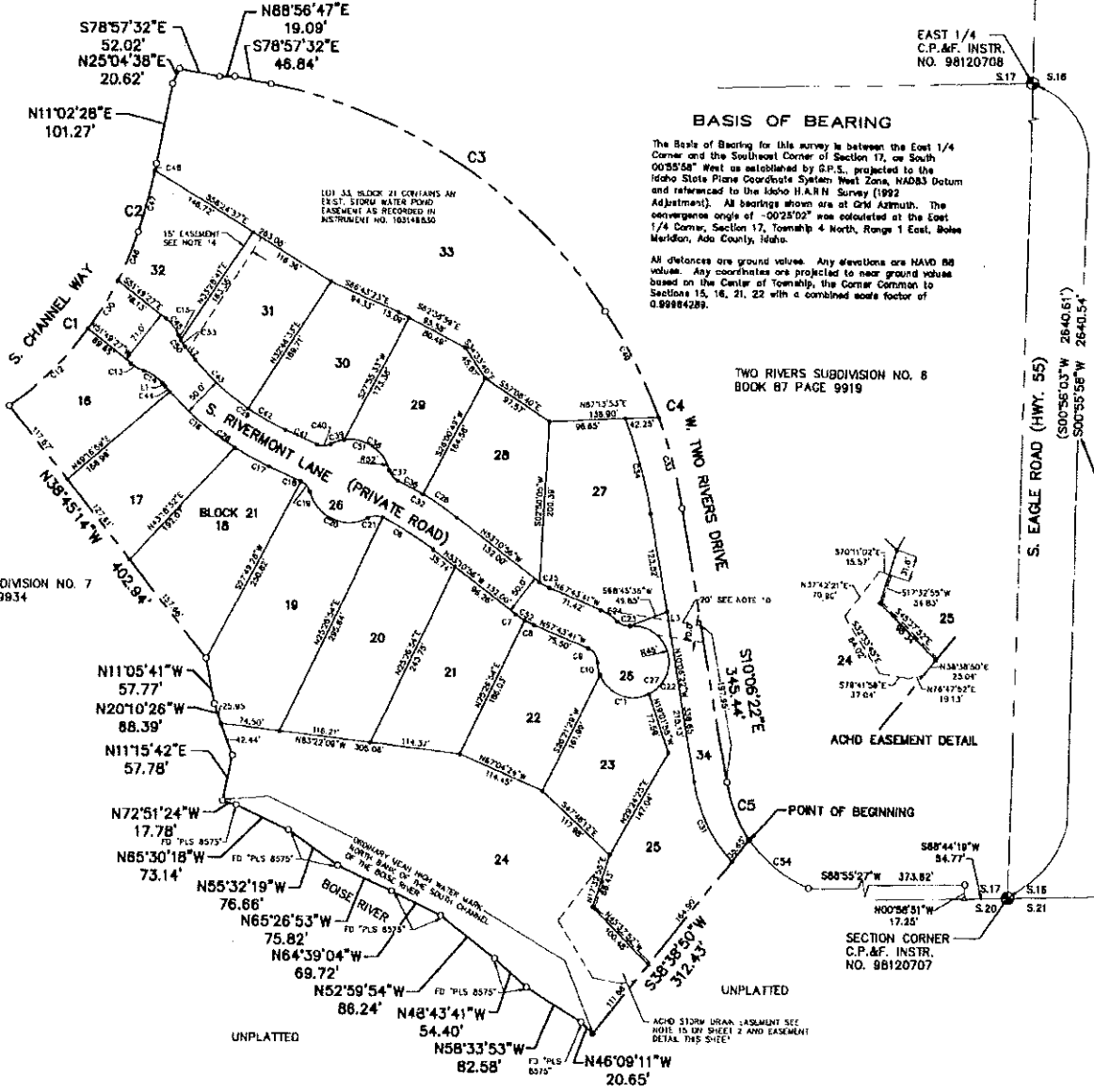
I hereby certify that this instrument was filed at the request of JUB ENGINEERS at 14 minutes past 4 o'clock P m this 13th day of AUGUST, 2004 in my office and was duly recorded in Book 89 of Plats at pages 10370 thru 10379.

Daniel H. ...
Deputy Ex-Officio Recorder

FEE \$

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

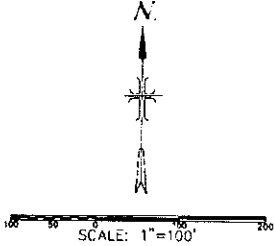
TWO RIVERS SUBDIVISION NO. 2
 BOOK 82 PAGE 8972



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
- Record Bearing / Distance Per Record of Survey No. 2817
- Section Line

ISLAND WOODS
 SUBDIVISION NO. 5
 BK. 78 PC. B219



TWO RIVERS SUBDIVISION NO. 7
 BOOK 87 PAGE 9934

DEVELOPER:
 T.R. COMPANY, L.L.C.
 an Idaho Limited Liability Company
 250 S. Beachwood Ave., Suite 120
 Boise, Idaho, 83709
 (208) 375-6886



J-U-B ENGINEERS, INC.
 Engineers Surveyors Planners
 Boise, Idaho 10-05-027_P011-FP1
 11/11/2005

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
 TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
 EAGLE, ADA COUNTY, IDAHO
 2005

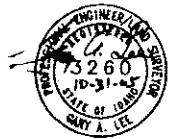
NOTES

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- This subdivision is subject to the requirements of the International Building Code (I.B.C.) as regulated by the City of Eagle.
- 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.
- 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.
- 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.
- A 12-foot wide permanent public utilities, drainages, 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.
- Refer to Records of Survey Nos. 2817 and 5690 for additional survey information.
- 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.
- A 15-foot wide permanent storm drainage pipe and access easement is hereby reserved for the Two Rivers Subdivision No. 11 Homeowners Sub Association.
- 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	274.87	430.00	142.20	36.3956°	N36°10'47"E	276.03
C2	88.81	744.00	44.46	6.5927°	N4°27'38"E	86.75
C3	524.16	678.00	276.03	14.7511°	S26°44'46"E	511.12
C4	269.46	625.00	135.26	24.2813°	S22°19'11"E	284.44
C5	78.43	175.00	39.88	23.4019°	S22°58'41"E	77.77
C6	75.45	375.00	37.85	11.3138°	N58°56'45"W	75.32
C7	14.03	107.00	7.02	7.3637°	S56°56'15"E	14.02
C8	131.4	107.00	0.58	7.0208°	S54°2'37"E	13.13
C9	22.90	20.50	12.89	65.3552°	N24°50'46"W	2.57
C10	15.76	45.00	7.96	20.0346°	S22°09'43"E	15.68
C11	74.78	45.00	49.29	85°2'45"	S89°47'58"E	66.47
C12	137.67	436.00	69.43	18.7639°	N45°18'25"E	137.08
C13	18.71	50.30	9.47	21.7628°	S62°32'41"E	18.60
C14	28.79	50.30	14.81	32.5930°	S55°46'10"E	28.39
C15	8.74	55.00	3.37	7.2415°	S25°08'33"E	6.73
C16	109.37	375.00	55.00	16.4239°	S20°03'16"E	108.98
C17	48.71	375.00	24.39	7.2632°	S62°07'31"E	48.68
C18	44.82	4707.16	22.41	0.3244°	S56°07'28"E	44.82
C19	17.79	20.00	9.53	50.5835°	N45°04'33"W	17.71
C20	93.33	52.00	65.19	102.5025°	S65°50'28"E	81.30
C21	8.69	20.00	7.09	33.3307°	S88°30'53"W	18.02
C22	124.70	45.00	240.19	184.4626°	N88°47'34"W	86.46
C23	7.27	20.00	8.22	49.2922°	S11°28'15"E	16.34
C24	25.70	70.00	12.99	21.0159°	N57°12'42"W	25.55
C25	4.47	57.00	7.27	14.3245°	N60°27'18"W	14.43
C26	52.29	425.00	26.18	7.0250°	N56°42'24"W	52.25
C27	215.24	45.00	41.83	274.0257°	N40°50'41"E	61.35
C28	167.41	375.00	85.12	25.3442°	S53°03'46"E	166.02
C29	145.09	325.00	73.77	25.3442°	S53°03'47"E	143.89
C30	71.59	430.00	35.88	9.3219°	N31°21'35"E	71.50
C31	111.86	200.00	57.44	32.0245°	S26°07'45"E	110.41
C32	88.90	425.00	44.61	11.5806°	N59°10'28"W	88.74
C33	118.00	625.00	59.17	10.4901°	N15°30'53"W	117.82
C34	123.61	365.00	62.04	12.0674°	S18°09'34"E	123.36
C35	52.25	425.00	26.18	7.0256°	N56°42'24"W	52.25
C36	36.61	425.00	18.32	4.5610°	N52°41'57"W	36.60
C37	17.27	20.00	9.22	49.2934°	S40°25'30"E	16.74
C38	75.45	52.60	46.12	83.0816°	N57°15'08"W	69.01
C39	17.46	52.60	8.81	18.1432°	S71°33'42"E	17.37
C40	18.03	20.00	9.68	31.9951°	N87°46'32"E	17.43
C41	43.80	465.26	21.90	30.3220°	S65°17'27"E	43.80
C42	54.47	325.00	27.30	09.3607°	S81°03'51"E	54.40
C43	80.62	325.00	45.61	15.5836°	S48°12'43"E	90.33
C44	9.33	375.00	4.66	1.2531°	S40°59'11"E	9.33
C45	26.68	50.00	13.67	29.3431°	N38°32'11"W	26.37
C46	85.47	430.00	32.77	8.4258°	N22°14'18"E	85.35
C47	79.74	744.00	39.91	6.0482°	N4°48'38"E	79.70
C48	9.07	744.00	4.54	0.4155°	N11°23'25"E	9.07
C49	148.46	625.00	74.56	13.3836°	N27°43'42"W	148.11
C50	16.60	50.00	8.38	19.0129°	S30°45'40"E	16.53
C51	92.91	52.00	64.64	102.2220°	S66°52'08"E	81.44
C52	27.16	107.30	13.66	14.3245°	N50°27'19"W	27.09
C53	9.85	50.00	4.95	11.0814°	S34°32'08"E	9.85
C54	97.80	175.00	50.21	32.0109°	N81°47'34"W	98.53

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

DEVELOPER:
 T.R. COMPANY, L.L.C.
 an Idaho Limited Liability Company
 250 S. Beechwood Ave., Suite 120
 Boise, Idaho, 83709
 (208) 375-6668



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

TWO RIVERS SUBDIVISION NO. 11

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: That T R COMPANY, L.L.C., an Idaho Limited Liability Company, does hereby certify that it is the owner of a certain tract of land as shown on this plat and described as follows, and intend to include said land in this plot:

That portion of the Southeast 1/4 of Section 17, and that portion of Government Lot No. 1 of Section 20, Township 4 North, Range 1 East, Boise Meridian, Eagle, Ada County, Idaho, more particularly described as follows:

Commencing at the East 1/4 corner of Section 17; thence along the Easterly boundary of the Southeast 1/4 of Section 17, South 00°55'58" West, 2,840.54 feet to the Southeast corner of said section; thence along the Southerly boundary of the Southeast 1/4 of Section 17, South 88°44'19" West, 54.77 feet; thence North 00°58'51" West, 17.25 feet to the Southerly boundary of Two Rivers Subdivision No. 8; thence along said boundary, South 88°55'27" West, 373.82 feet; thence continuing along said boundary, along a non-tangent curve to the right 97.80 feet, having a radius of 175.00 feet, and a long chord which bears North 51°47'34" West, 96.53 feet to the POINT OF BEGINNING; thence South 38°38'50" West, 312.43 feet to the Ordinary Mean High Water Mark of the South Channel of the Boise River; thence along said High Water Mark, the following courses and distances: North 46°09'11" West, 20.65 feet; North 58°33'53" West, 82.58 feet; North 48°44'41" West, 54.40 feet; North 52°59'54" West, 86.24 feet; North 64°39'04" West, 69.72 feet; North 69°26'53" West, 75.82 feet; North 55°32'19" West, 76.56 feet; North 65°30'18" West, 73.14 feet; North 72°51'24" West, 17.78 feet to the Easterly boundary of Two Rivers Subdivision No. 7; thence along said boundary, the following courses and distances: North 11°54'2" East, 57.78 feet; North 20°10'26" West, 68.39 feet; North 11°05'41" West, 57.77 feet; North 38°45'14" West, 402.94 feet; Along a non-tangent curve to the left 207.19 feet, having a radius of 175.00 feet, and a long chord which bears North 14°27'38" East 88.75 feet; thence continuing along said boundary, North 11°02'28" East, 101.27 feet; thence North 25°04'38" East, 20.62 feet to the Southerly boundary of Two Rivers Subdivision No. 6; thence along said boundary, the following courses and distances: South 78°57'32" East, 52.02 feet; North 88°56'47" East, 19.09 feet; South 78°57'32" East, 46.84 feet; along a curve to the right 524.16 feet, having a radius of 676.00 feet, and a long chord which bears South 56°44'46" East, 511.12 feet; along a compound curve to the right 266.46 feet, having a radius of 625.00 feet, and a long chord which bears South 22°19'11" East, 264.44 feet; South 10°08'22" East, 345.44 feet; along a curve to the left 78.43 feet, having a radius of 175.00 feet, and a long chord which bears South 22°56'41" East, 77.77 feet to the POINT OF BEGINNING. Containing 14.845 acres, more or less.

The public streets, as shown on this plat, are hereby dedicated to the public. The easements and private road indicated on said plat are not dedicated to the public, but the right to use said easements is hereby reserved for public utilities and for any other uses as designated hereon and no permanent structures are to be erected within the lines of said easements.

All lots shown on this plat are eligible to receive domestic water service from United Water Idaho, Inc. Further, United Water Idaho, Inc. has agreed in writing to serve all lots within this plot with domestic water.

IN WITNESS WHEREOF, we have hereunto set our hands this 9th day of July, 2005.

T R COMPANY, L.L.C., an Idaho Limited Liability Company
By: Dennis M. Baker
Dennis M. Baker, Manager

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF IDAHO,
COUNTY OF ADA)

On this 9th day of July, 2005, before me, David B. Sells, Notary Public in and for said State, personally appeared Dennis M. Baker, known or identified to me to be the manager of 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 such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



David B. Sells
Notary Public for Idaho
Residing at Meridian, ID
My Commission Expires 10-27-05

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, have been satisfied based on the State of Idaho, Department of Environmental Quality (DEQ) 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 or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, 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.



By: Melinda McLean REHS
Central District Health Department
Date: 08-08-05

CERTIFICATE OF SURVEYOR

I, Gary A. Lee, do hereby certify that I am a Professional Engineer and Land Surveyor, licensed by the State of Idaho, and that this plat, as described in the Certificate of Owners and 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 plate and surveys and the Corner Perpetuation and Filing Act, Idaho Code 55-1801 through 55-1612.



Gary A. Lee, P.E./L.S. License No. 3260

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for City of Eagle, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the 11th day of August, 2005, was duly accepted and approved.



[Signature]
City Clerk, Eagle, Idaho

ADA COUNTY HIGHWAY DISTRICT COMMISSIONER'S ACCEPTANCE

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 13th day of July, 2005.



ADA COUNTY HIGHWAY DISTRICT
[Signature]
Chairman

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor for Ada County, Idaho, hereby certify that I have checked this plat and find that it complies with the State of Idaho Code relating to plats and surveys.

By: Jerry L. Hastings PLS 5359
Date: 11-14-2005

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for City of Eagle, Ada County, Idaho, hereby approve this plat.

By: [Signature]
Date: 9/29/05

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 property taxes for the property included in this proposed subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

[Signature]
County Treasurer
[Signature]
Deputy
Date: 11/14/05

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. 105173213

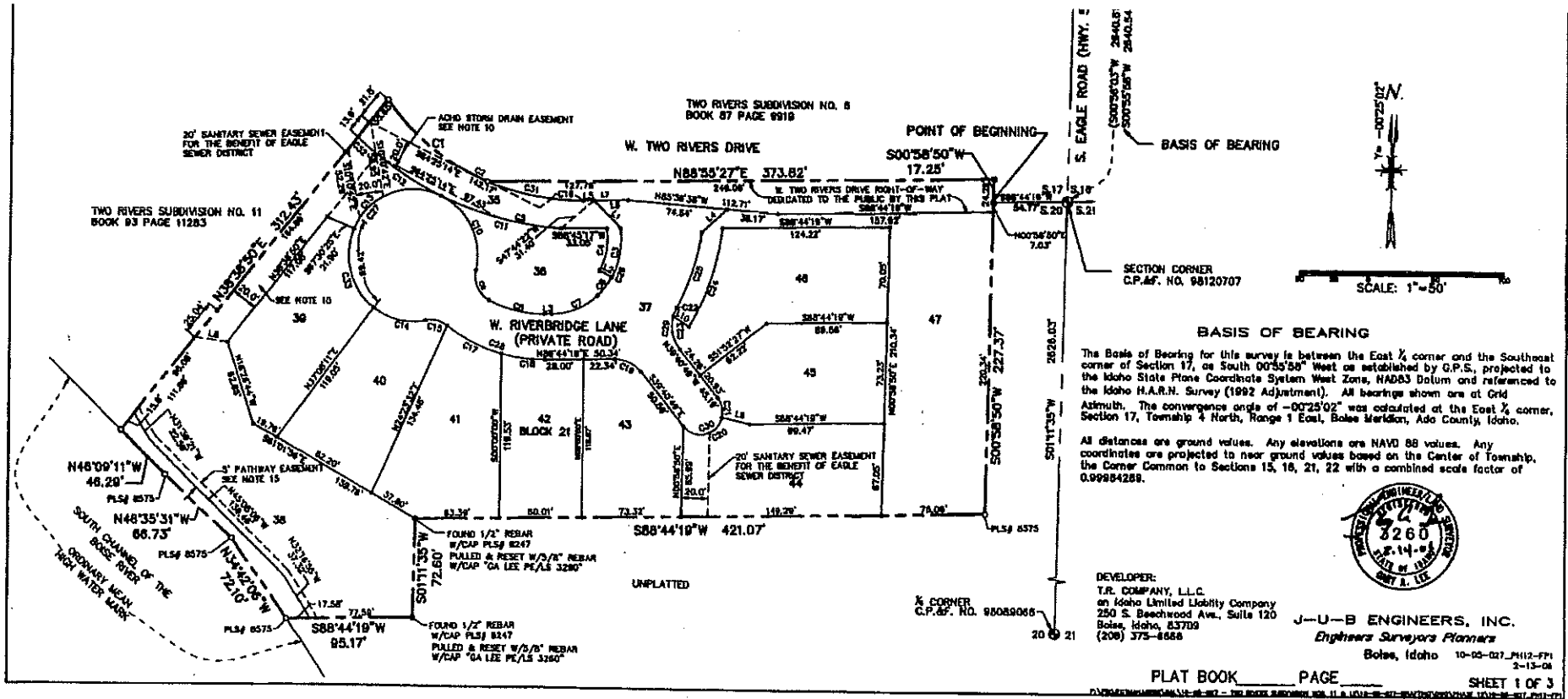
STATE OF IDAHO)
County of Ada) SS

I hereby certify that this instrument was filed at the request of TR COMPANY at 22 minutes past 12 o'clock P m., this 15 day of November, 2005 in my office and was duly recorded in Book 93 of Plats at pages 11283 thru 11285.

[Signature]
Deputy

[Signature]
Ex-Officio Recorder

FEE \$16.00



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

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. 12 have a 12-foot wide permanent utility, 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 31-3505(b). This subdivision is situated within the Mac-Cutler Mutual Ditch Co. Irrigation water will be delivered to each lot by said ditch company. Each lot owner shall be responsible to pay irrigation assessments to said ditch 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 rights-of-way and private roads have a 12-foot wide street right 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 35, 36 and 46 of Block 21 which are designated as common landscape and private recreation lots, and lots will be owned and maintained by the Two Rivers Subdivision No. 12 Homeowners Sub-Association.
9. Lot 47, Block 21, is designated as a private road to be owned and maintained by the Two Rivers Subdivision No. 12 Homeowners Sub-Association. All lot owners in the subdivision have the perpetual right of ingress-egress over the described private road (Lot 47) and the right of ingress-egress shall run with the land. Lot 47, Block 21, also has a blanket 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.
10. A portion of Lots 35, and 36 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 40-3302 Idaho Code. The Master Easement is for the operation and maintenance of the Storm Water Drainage System.
11. A 5-foot wide permanent public utility, drainage, and irrigation easement is designated to be centered on the interior lot line 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. 2517 and 5690 for additional survey information.
13. Direct lot access to W. Two Rivers Drive is prohibited, except for Lot 47 of Block 21, unless specifically approved by the Ada County Highway District.
14. All side lot lines adjacent to buildable lots have a six foot (6') side easement centered on said lot line for the purpose of access and maintenance of exterior building walls and landscaping.
15. A 5 foot wide gravel pathway easement in favor of the City of Eagle Recorded as Instrument No. 106021494 as shown across Lot 38, Block 21.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	87.80	175.00	50.30	320.00°	S152°24'37"	88.33
C2	169.43	175.00	82.03	302°41'	S63°21'17"	162.81
C3	36.99	58.12	18.13	302°20'	N08°14'32"	36.34
C4	31.87	63.12	16.35	312°21'	N08°05'07"	31.33
C5	118.50	118.50	59.37	305°41'3"	S86°22'13"	104.72
C6	17.06	58.12	5.80	183°20'	N52°28'37"	17.05
C7	36.71	66.00	18.31	67°46'15"	S78°27'05"	35.82
C8	42.84	83.50	21.80	281°13'	N62°21'3"	42.18
C9	25.83	25.00	12.07	77°30'00"	S45°00'11"	24.07
C10	15.07	42.50	38.48	215°21'28"	N32°28'28"	80.30
C11	82.76	244.50	46.98	115°11'14"	S72°27'26"	81.22
C12	58.81	244.50	28.33	131°18'35"	S62°11'07"	60.22
C13	78.41	48.50	50.77	81°31'30"	S68°42'22"	75.14
C14	41.46	48.50	22.11	88°01'1"	S77°28'07"	40.21
C15	17.20	50.00	8.17	48°11'33"	S77°28'11"	16.87
C16	22.30	175.00	11.16	7°18'30"	S77°28'42"	22.36
C17	45.77	118.50	23.16	222°28'30"	S62°27'27"	44.47
C18	22.52	118.50	18.37	105°25'08"	S61°21'17"	22.23
C19	22.51	25.00	11.26	81°25'52"	N45°21'07"	21.75
C20	36.78	18.00	33.96	127°38'46"	N72°28'42"	28.81
C21	15.07	18.00	8.11	142°21'10"	N12°21'17"	14.54
C22	8.45	27.00	3.34	150°44'27"	N15°44'32"	8.43
C23	25.80	27.00	13.89	84°20'10"	N15°22'57"	24.53
C24	78.80	178.01	38.02	45°38'44"	N10°28'37"	76.11
C25	55.98	181.04	28.83	47°28'28"	N10°28'37"	64.66
C26	54.01	84.11	22.16	83°18'30"	N10°28'37"	52.11
C27	248.87	48.50	31.42	265°37'13"	S42°28'11"	225.74
C28	78.10	118.50	40.58	300°28'30"	S70°21'27"	78.64
C29	32.28	37.00	18.37	162°28'34"	S66°27'24"	30.37
C30	81.83	18.80	--	180°00'00"	N60°11'17"	33.00
C31	71.65	178.00	36.33	281°27'32"	N78°13'47"	71.16
C32	30.02	244.50	10.71	43°27'28"	S62°11'07"	30.01
C33	83.94	48.50	37.82	72°33'48"	N12°21'17"	84.45

LINE TABLE

LINE	LENGTH	BEARING
L1	28.37	S45°21'07"
L2	16.00	N15°44'32"
L3	8.17	S66°45'19"
L4	22.36	N45°21'07"
L5	7.87	N66°45'19"
L6	22.22	N66°45'19"
L7	33.17	S66°45'19"
L8	23.35	S72°28'11"
L9	21.84	S77°28'11"
L10	14.00	S62°11'07"

DEVELOPER:
 T.R. COMPANY, L.L.C.
 an Idaho Limited Liability Company
 250 S. Beechwood Ave., Suite 120
 Boise, Idaho, 83708
 (208) 375-8466



J-U-B ENGINEERS, INC.
 Engineers Surveyors Planners
 Boise, Idaho 10-05-021_P412-FP2
 2-15-06

TWO RIVERS SUBDIVISION NO. 12

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: That T R COMPANY, L.L.C., an Idaho Limited Liability Company, does hereby certify that it is the owner of a certain tract of land as shown on this plat and described as follows, and intend to include said land in this plat:

A parcel of land being a portion of the Southeast 1/4 of Section 17, and a portion of Government Lot No. 1 of Section 20, Township 4 North, Range 1 East, Boise Meridian, Eagle, Ada County, Idaho, said parcel being more particularly described as follows: Commencing at the East 1/4 corner of Section 17; thence along the Easterly boundary of the Southeast 1/4 of Section 17, South 00°33'59" West, 2,840.54 feet to the Southeast corner of said section; thence along the Southerly boundary of the Southeast 1/4 of Section 17, South 88°44'19" West, 84.77 feet to the POINT OF BEGINNING; thence South 00°56'50" West, 227.37 feet; thence South 88°44'19" West, 421.07 feet; thence South 01°11'35" West, 72.60 feet; thence South 88°44'19" West, 85.17 feet to the Ordinary Mean High Water Mark of the South Channel of the Boise River, as defined by the Department of Lands on December 14, 2001; thence along said high water mark, the following courses and distances: North 34°42'08" West, 72.10 feet; North 46°35'31" West, 68.73 feet; North 48°09'11" West, 48.29 feet to the Easterly boundary of Two Rivers Subdivision No. 11; thence along said boundary, North 38°38'50" East, 312.43 feet to the Southerly boundary of Two Rivers No. 8; thence along said boundary, along a non-tangent curve to the left 87.60 feet, having a radius of 175.60 feet, and a long chord which bears South 31°47'34" East, 88.63 feet; thence continuing along said boundary, North 88°55'27" East, 373.82 feet to the Westerly right-of-way of South Eagle Road (Hwy 55); thence along said right-of-way, South 00°56'50" West, 17.25 feet to the POINT OF BEGINNING. Containing 3.548 acres, more or less.

The public streets, as shown on this plat, are hereby dedicated to the public. The easements and private road indicated on said plat are not dedicated to the public, but the right to use said easements is hereby reserved for public utilities and for any other uses as designated hereon and no permanent structures are to be erected within the lines of said easements.

All lots shown on this plat are eligible to receive domestic water service from United Water Idaho, Inc. Further, United Water Idaho, Inc. has agreed in writing to serve all lots within this plat with domestic water.

IN WITNESS WHEREOF, we have hereunto set our hands this 21st day of September, 2005.

T R COMPANY, L.L.C., an Idaho Limited Liability Company

By: Dennis M. Baker, Manager

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF ADA)

On this 21st day of September, 2005, before me, Deborah L. Spencer, Notary Public in and for said State, personally appeared Dennis M. Baker, known or identified to me to be the manager of 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 such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Deborah L. Spencer
Notary Public for Idaho
Residing at Boise, Idaho
My Commission Expires March 7, 2011

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

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 United Water, 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 the sanitary restrictions may be reimposed, in accordance with Section 50-1325, 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.



By: [Signature]
Central District Health Department
Date: 10/20/05

CERTIFICATE OF SURVEYOR

I, Gary A. Lee, do hereby certify that I am a Professional Engineer and Land Surveyor, licensed by the State of Idaho, and that this plat, as described in the Certificate of Owners and on the attached plat, was drawn from an actual survey, made on the ground under my direct supervision and accurately represents the points plotted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys and the Corner Perpetuation and Filing Act, Idaho Code 55-1601 through 55-1612.

Gary A. Lee, P.E./L.S. License No. 3280
[Professional Engineer Seal]

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for City of Eagle, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the 21st day of September, 2005, this plat was duly accepted and approved.

[Signature] Deputy Clerk
City of Eagle, Idaho
[City of Eagle Seal]

ADA COUNTY HIGHWAY DISTRICT COMMISSIONER'S ACCEPTANCE

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 21st day of September, 2005.

[ADA County Highway District Seal]
[Signature] Chairman

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor for Ada County, Idaho, hereby certify that I have checked this plat and find that it complies with the State of Idaho Code relating to plats and surveys.

By: [Signature] PLS 970
Date: 2-16-06

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for City of Eagle, Ada County, Idaho, hereby approve this plat.

By: [Signature]
Date: 11/2/05

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 property taxes for the property included in this proposed subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

[County Treasurer Seal]
Lynnda Fischer by
County Treasurer
Cheryl Staught
Deputy
Date: February 21, 2006

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. 10628195

STATE OF IDAHO)
County of Ada)

I hereby certify that this instrument was filed at the request of Dan Torpin at 39 minutes past 12 o'clock P.M. on this 23rd day of February, 2006, in my office and was duly recorded in Book 27 of Plats at pages 11579 thru 11584.

[Signature] Deputy
[Signature] Ex-Officio Recorder

FE 11600