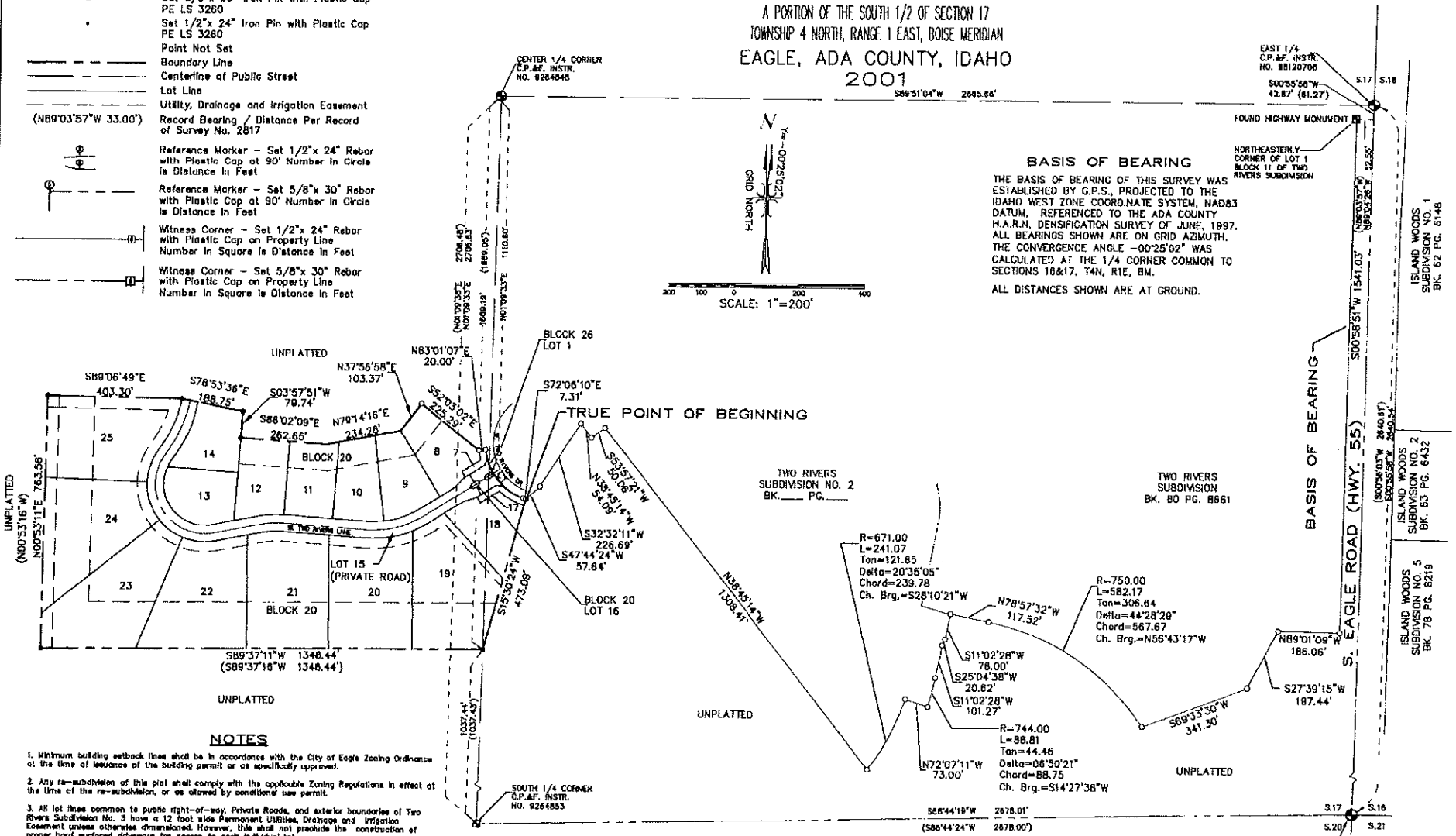
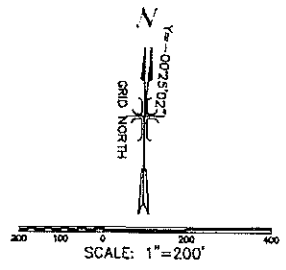


FLAT SHOWING TWO RIVERS SUBDIVISION NO. 3

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
-
-
-
-
-
-
-
-
-
-
-
-
-



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.

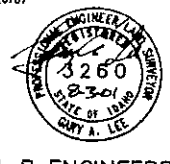
ALL DISTANCES SHOWN ARE AT GROUND.

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 otherwise dimensioned. 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 31-3805 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 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 28, which are designated as common landscape 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 this 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 Lines, and Eagle Sewer District sanitary sewer easement.
11. An irrigation easement of the dimension shown is hereby reserved for the benefit of the Mace-Catlin Mutual Ditch Company, Inc.
12. A 35' ingress/egress and irrigation easement is hereby reserved for the benefit of the Mace-Catlin Mutual Ditch Company, Inc. and the adjacent Westerly property owner.
13. Refer to Record of Survey No. 2817 filed as Instrument No. 84030776 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.

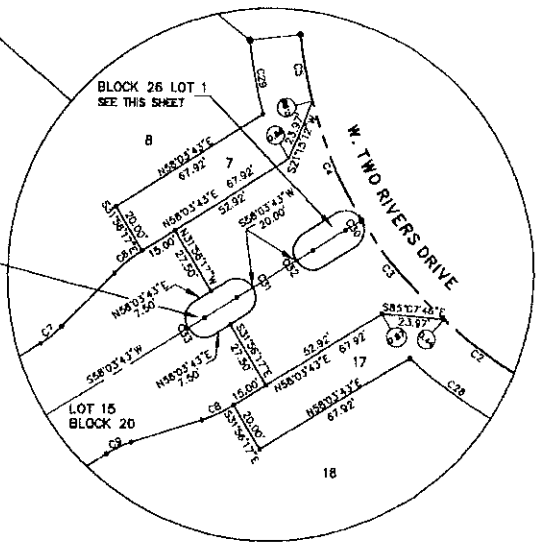
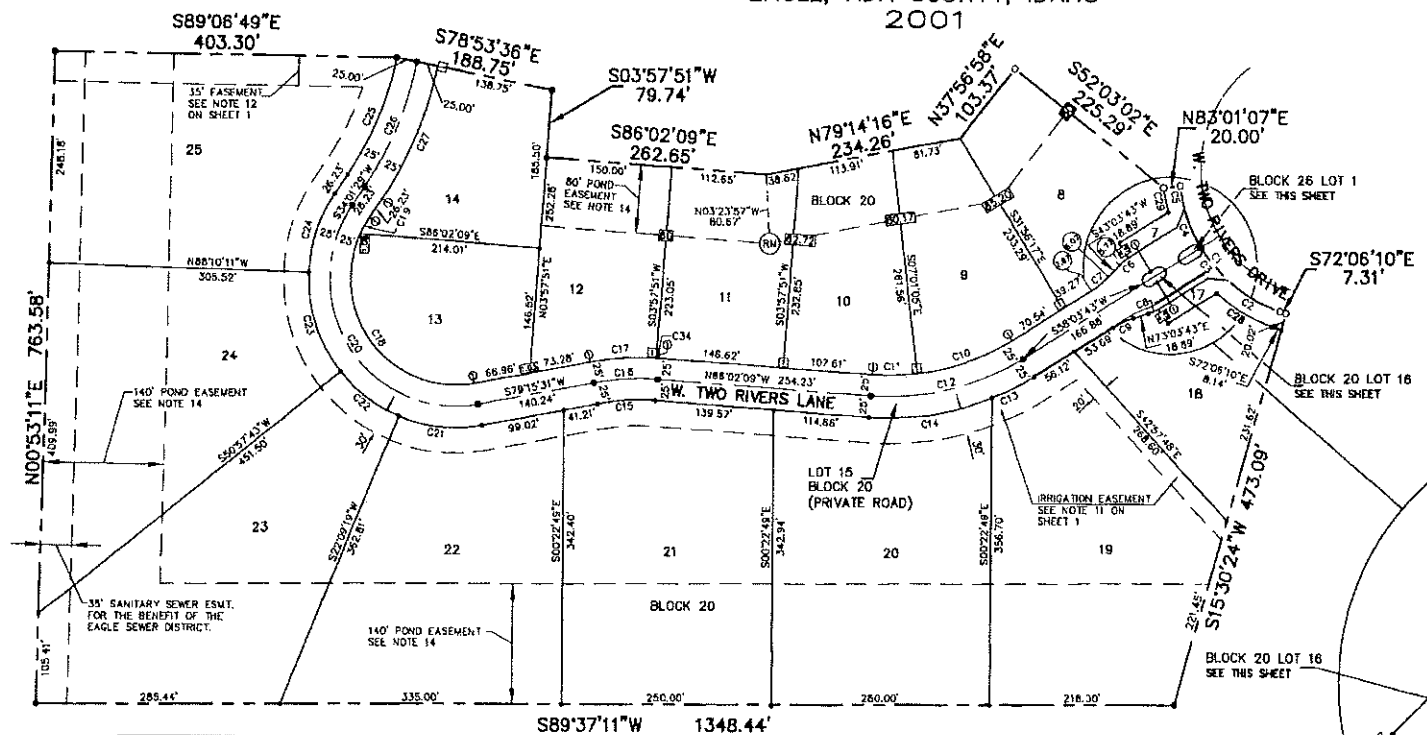
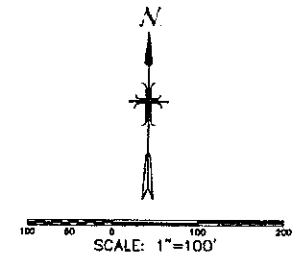
DEVELOPER
T R COMPANY, L.L.C., an Idaho
limited liability company
250 S. Beechwood Ave., Suite 120
Boise, Idaho 83709
(208) 375-6666



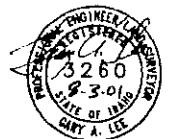
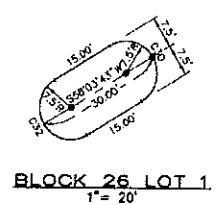
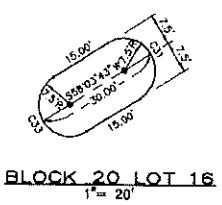
J-U-B ENGINEERS, INC.
Engineers Surveyors Planners
Boise, Idaho

PLAT SHOWING TWO RIVERS SUBDIVISION NO 3

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



CURVE TABLE						
CURVE NO.	LENG TH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	198.90'	175.00	111.75	188.37	S34°32'31"E	53°07'17"
C2	72.64'	175.00	38.85	72.12	S60°12'42"E	2°14'53"
C3	50.04'	175.00	25.19	48.87	S40°07'46"E	16°22'58"
C4	50.04'	175.00	25.19	48.87	S23°44'48"E	16°22'58"
C5	18.18'	175.00	13.12	28.18	S11°16'05"E	8°34'27"
C6	13.09'	50.00	6.58	13.05	S59°33'43"W	15°00'00"
C7	26.18'	100.00	13.17	26.11	S59°33'43"W	15°00'00"
C8	13.09'	50.00	6.58	13.05	N65°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°55'12"
C11	52.71'	275.00	26.44	52.83	N88°28'23"E	10°38'56"
C12	187.98'	300.00	87.19	184.92	N78°00'47"E	35°34'08"
C13	84.99'	325.00	27.55	84.97	N65°24'22"E	9°41'28"
C14	148.68'	325.00	75.68	147.38	N80°51'31"E	28°12'40"
C15	79.58'	275.00	35.49	79.39	S85°38'41"W	14°42'20"
C16	77.00'	300.00	38.71	76.78	S86°36'41"W	14°42'20"
C17	89.03'	325.00	40.22	79.83	S88°18'48"W	14°05'35"
C18	271.92'	125.00	238.28	221.39	S38°25'20"E	124°38'16"
C19	22.10'	125.00	11.05	22.07	S28°57'39"W	10°07'41"
C20	352.82'	150.00	350.65	276.93	S32°21'30"E	134°45'58"
C21	100.48'	175.00	51.67	99.10	S84°17'35"E	32°33'47"
C22	87.98'	175.00	44.94	87.06	S53°26'28"E	28°48'24"
C23	124.83'	175.00	65.20	122.20	S18°36'14"E	40°52'06"
C24	96.33'	175.00	50.50	97.04	S17°55'39"W	32°11'40"
C25	150.00'	375.00	76.02	149.00	N22°33'36"E	22°55'02"
C26	180.00'	400.00	81.00	178.93	N22°33'36"E	22°55'05"
C27	170.00'	425.00	86.15	168.87	N22°33'36"E	22°55'05"
C28	80.94'	193.00	41.06	80.36	S60°14'42"E	23°46'55"
C29	28.18'	195.00	14.62	29.15	S11°18'04"E	8°11'27"
C30	23.56'	7.50	INFINITE	15.00	N31°56'17"W	180°00'00"
C31	23.56'	7.50	INFINITE	15.00	S21°56'17"E	180°00'00"
C32	23.56'	7.50	INFINITE	15.00	N31°56'17"W	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	N66°20'02"W	0°35'45"



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

22.19.891

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 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 587.67 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 8132 thru 8136; 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 239.78 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, 57.64 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°53'38" East, 188.75 feet to a point; thence South 03°57'51" West, 79.74 feet to a point; thence South 86°02'09" East, 262.65 feet to a point; Thence North 79°14'18" 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 22 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 22 day of January, 2001, before me, Daniel A. Tonkin, 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. Tonkin
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 plat have been paid in full. This certification is valid for the next thirty (30) days only.

Lynda L. Laska
County Treasurer
Debra J. Fisher
Deputy
Date: 8-6-01



FEE \$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 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 10th 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 22nd day of June, 2001.

ADA COUNTY HIGHWAY DISTRICT

Judith M. Rowley
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 0615 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. ...
Date: 6/25/01

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



COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. 101080094

STATE OF IDAHO) ss
County of Ada)

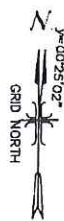
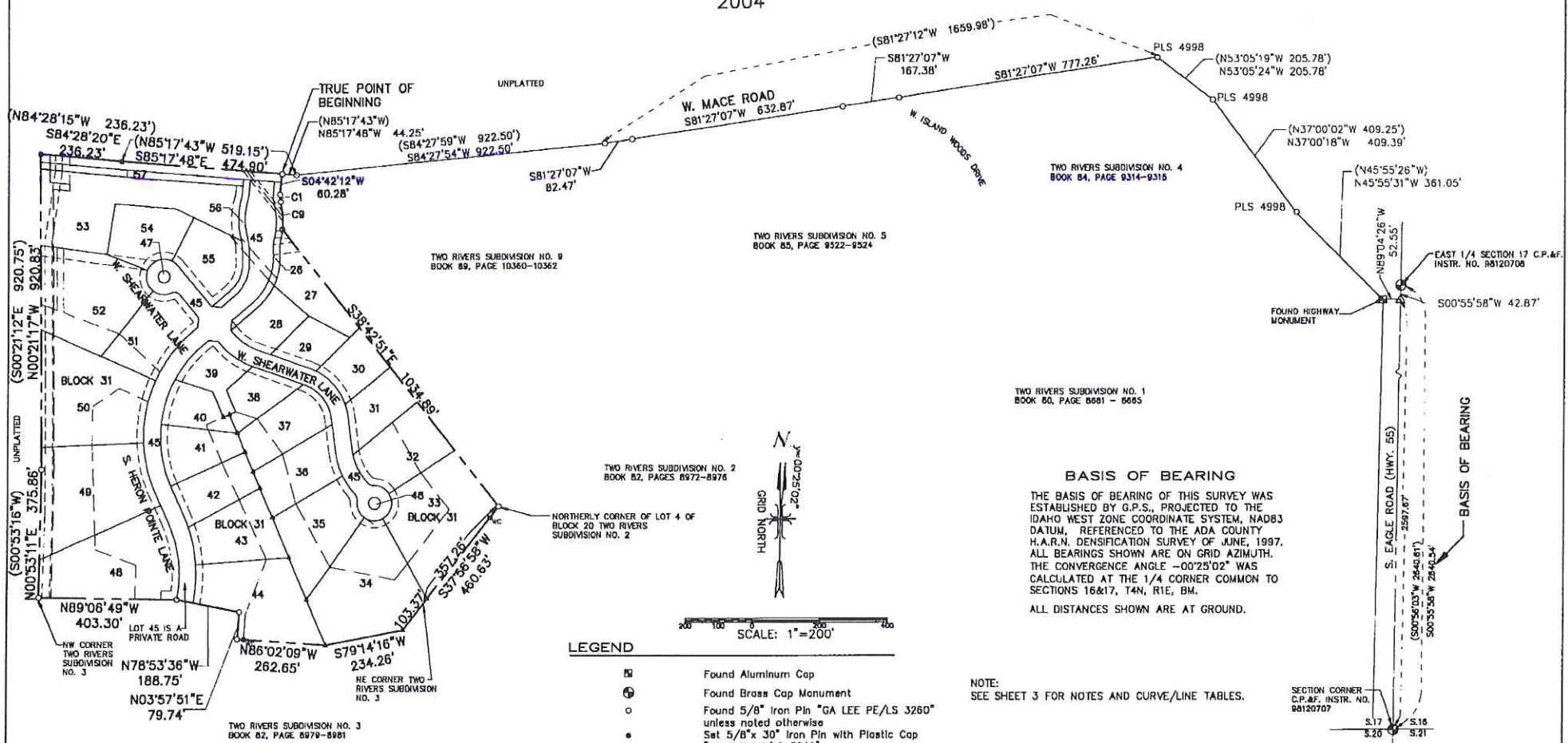
I hereby certify that this instrument was filed at the request of ADD TCR 10 at 07 minutes past 2 o'clock P on this 19th day of August, 2001, in my office and was duly recorded in Book 82 of Plats at pages 8919 and 8981.

Michael ...
Deputy

J. David ...
Ex-Officio Recorder

PLAT SHI NG 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



SCALE: 1"=200'

LEGEND

□	Found Aluminum Cap
⊕	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"
• _{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
---	Record Bearing / Distance Per Record of Survey No. 2817
---	Section Line

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.

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

SECTION CORNER
C.P.A.F. INSTR. NO. 98120707



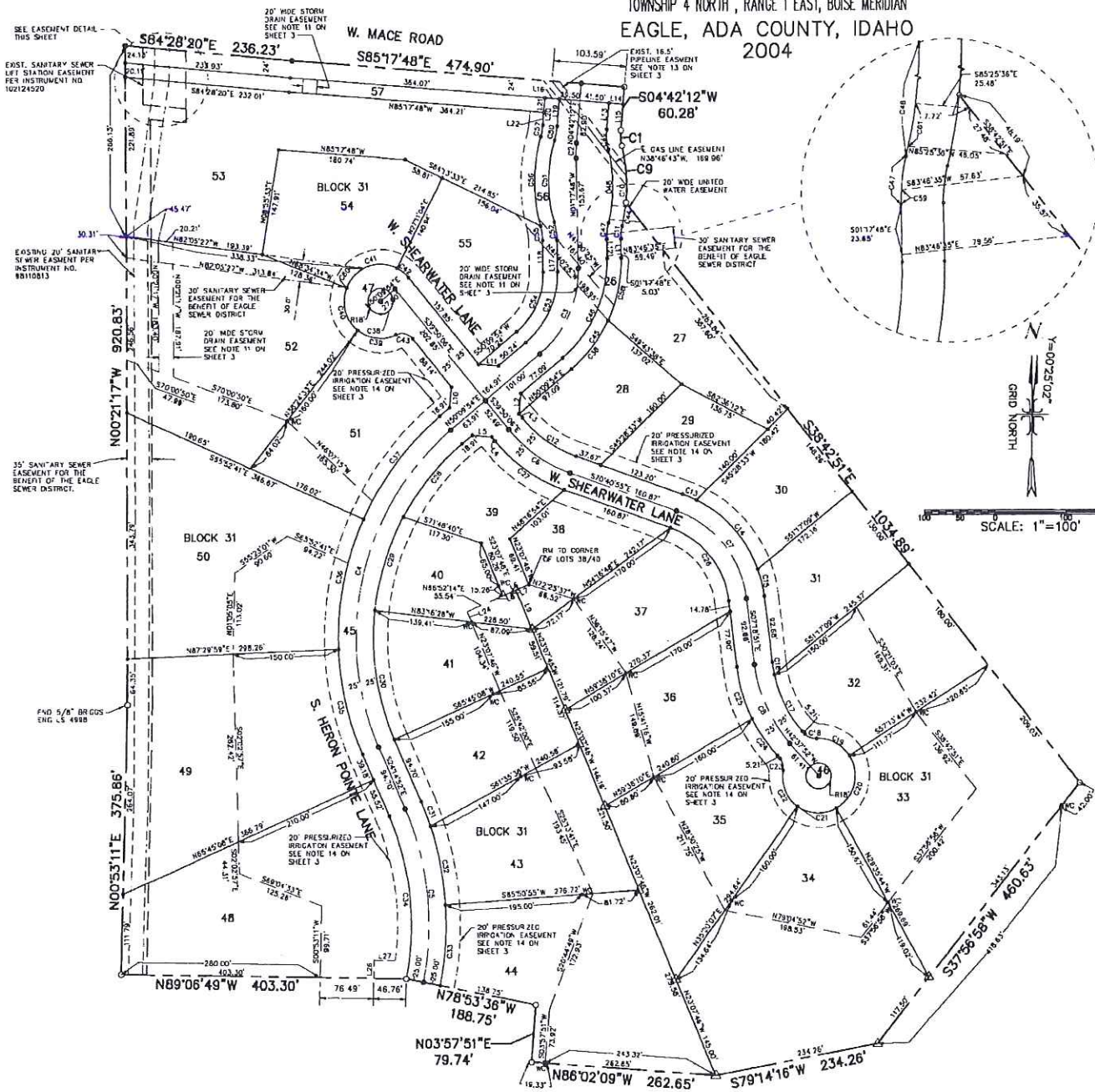
DEVELOPER:
T R COMPANY, L.L.C.,
an Idaho limited liability company
250 S. Beechwood Ave., Suite 120
Boise, Idaho 83709
(208) 375-6666

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

Storm Water Pond Easement, See Note 15

PLAT SHOWING TWO RIVERS SUBDIVISION NO. 10

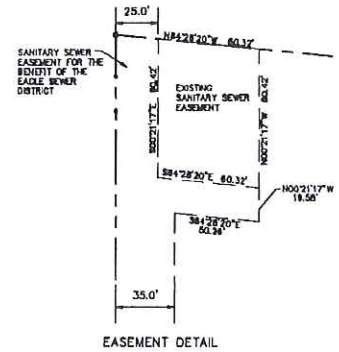
A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 17
TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
EAGLE, ADA COUNTY, IDAHO
2004



LEGEND

- ◻ Found Aluminum Cap
- ◻ 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"
- 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) 375-6666



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

PLAT SHI ING 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 (.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 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.
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	DELTA
C1	21.65	67.90	10.92	21.95	S04°33'10"E	18°30'44"
C2	20.44	60.46	10.46	20.93	S01°42'07"W	20°00'00"
C3	134.73	150.00	72.29	130.24	N24°28'03"E	51°27'42"
C4	487.03	375.00	284.71	453.52	S12°57'31"W	74°24'46"
C5	246.82	400.00	127.48	242.92	N05°34'14"W	35°21'15"
C6	107.68	200.00	55.18	106.38	S55°15'30"E	30°50'50"
C7	165.90	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	218.00	40.27	79.42	S04°27'18"E	19°17'28"
C10	113.09	238.00	57.63	112.03	N00°11'47"W	27°13'28"
C11	17.20	67.00	8.65	17.16	S06°03'34"W	14°42'44"
C12	94.22	175.00	48.28	93.08	S55°15'30"E	30°50'50"
C13	21.06	175.00	10.55	21.05	N87°14'01"W	8°53'48"
C14	133.41	175.00	70.14	130.21	N41°56'42"W	43°40'50"
C15	39.07	175.00	19.61	38.99	N13°42'34"W	12°47'26"
C16	17.71	350.00	8.88	17.70	S01°02'49"E	6°47'55"
C17	80.16	175.00	46.10	89.16	S27°52'19"E	29°31'05"
C18	17.91	20.00	9.61	17.32	S68°17'24"E	5°11'04"
C19	55.52	52.00	30.74	52.92	N63°21'36"W	61°10'41"
C20	84.56	52.00	54.06	75.55	N13°49'00"E	93°19'31"
C21	58.93	52.00	33.08	55.83	S87°07'49"E	64°53'51"
C22	57.50	52.00	32.08	54.61	S22°58'21"E	63°21'05"
C23	171.91	200.00	91.61	171.32	N16°58'20"W	51°17'00"
C24	62.95	225.00	31.68	62.75	S34°58'58"E	19°23'52"
C25	75.73	225.00	38.23	75.38	S16°57'28"E	19°17'09"
C26	138.25	125.00	77.15	131.31	N38°59'53"W	63°22'04"
C27	121.14	225.00	62.07	119.68	S55°15'30"E	30°50'50"
C28	132.68	350.00	67.15	131.89	S39°18'18"W	21°43'13"
C29	137.39	350.00	69.59	136.51	S17°11'58"W	22°29'27"
C30	184.49	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°09'28"
C32	111.92	425.00	56.29	111.60	N11°41'44"W	15°05'19"
C33	113.18	425.00	56.93	112.84	N03°28'40"E	15°15'28"
C34	23.39	375.00	119.51	227.74	N06°34'14"W	35°21'15"
C35	151.83	400.00	78.84	150.92	S13°22'28"E	21°44'51"
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	28°02'38"
C38	85.63	195.00	43.52	84.94	S37°35'07"W	25°03'14"
C39	57.87	52.00	32.34	54.93	S83°28'37"E	63°45'41"
C40	66.27	52.00	38.51	61.89	S15°04'28"E	73°32'37"
C41	86.91	52.00	57.51	77.14	S69°16'15"W	85°45'38"
C42	20.85	52.00	10.57	20.71	N51°19'12"W	22°58'12"
C43	26.35	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°00'58"
C45	176.14	195.00	93.98	169.32	N24°26'03"E	51°27'42"
C46	157.18	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	52.78	102.61	N00°11'47"W	27°13'28"
C49	28.11	87.00	14.18	27.99	S04°33'10"E	18°30'44"
C50	19.74	99.00	9.80	19.71	N10°24'55"E	11°25'28"
C51	115.54	208.00	59.33	114.03	S00°03'33"W	32°08'10"
C52	25.42	99.00	12.78	25.35	N08°39'10"W	14°42'44"
C53	112.27	125.00	60.24	108.54	N24°26'03"E	51°27'42"
C54	94.31	105.00	50.60	91.17	N24°26'03"E	51°27'42"
C55	20.29	79.00	10.20	20.23	N08°39'10"W	14°42'44"
C56	76.76	226.00	65.10	125.10	S00°03'33"W	32°08'10"
C57	15.75	78.00	7.90	15.73	N10°24'55"E	11°25'28"
C58	89.52	195.00	45.56	88.73	S11°51'18"W	26°18'08"
C59	6.45	99.00	3.25	6.49	S00°50'24"W	4°27'42"
C60	36.90	52.00	19.26	36.13	S41°46'19"W	40°32'19"
C61	20.08	218.00	10.05	20.08	N09°35'35"E	5°16'43"

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.96	S01°14'48"E
L2	28.28	N05°09'54"E
L3	7.48	N39°50'06"W
L4	7.48	N39°50'06"W
L5	28.28	N84°50'06"W
L6	40.00	N66°52'14"E
L7	20.00	N66°52'14"E
L8	20.00	N66°52'14"E
L9	59.11	N23°07'46"W
L10	28.28	N05°09'54"E
L11	28.28	S84°50'06"E
L12	26.96	N01°17'48"W
L13	36.28	N84°42'12"E
L14	20.00	S85°17'48"E
L15	36.28	S84°42'12"W
L16	20.00	N85°17'48"W
L17	43.68	N01°17'48"W
L18	43.68	S01°17'48"E
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°07'46"E
L24	15.75	S23°07'46"E
L25	39.45	S15°11'47"W
L26	25.00	S00°53'11"W
L27	30.27	S89°08'49"E



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

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

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, 2,840.54 feet; thence along the Easterly boundary of Section 17, South 00°55'58" West, 42.87 feet; thence North 89°04'26" 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 4998", marking the Southeasterly 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 3260", 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, 167.38 feet to a found 5/8" iron pin with cap "GA LEE PE\LS 3260", 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 3260", 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 81°27'07" West, 82.47 feet; South 84°27'54" West, 922.50 feet; North 85°17'48" West, 44.25 feet; to the POINT OF BEGINNING; thence along the Westerly boundary of Two Rivers Subdivision No. 9, the following courses and distances: South 04°42'12" West, 80.28 feet; along a curve to the left 21.65 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 3260", 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°56'58" West, 357.26 feet to a found 5/8" iron pin with cap "GA LEE PE\LS 3260", 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 79°14'18" West, 234.26 feet; North 86°02'09" West, 262.65 feet; North 03°57'51" East, 79.74 feet; North 78°53'36" West, 188.75 feet; North 88°06'49" West, 403.30 feet to a found 5/8" iron pin with cap "GA LEE PE\LS 3260", marking a point on the Northwesterly boundary corner of said Two Rivers Subdivision No. 3; North 00°53'11" East, 375.88 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 30th day of MARCH, 2004.

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 30th 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 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 10-18-05

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.



Junda Fischer
 County Treasurer
Dei Visambert
 Deputy
 Date: 8-13-04

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 55-1801 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 23 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.

John C. Goff
 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. Hartup PLS 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 J. Givins
 Date: 6/23/04

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

Sanitary restrictions of this plat are hereby approved 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.H.S.
 Central District Health Department
 Date: 4-9-04



COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. 104104204

STATE OF IDAHO)
 County of Ada) SS

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 10373

David M. Morris
 Deputy
 Ex-Officio Recorder