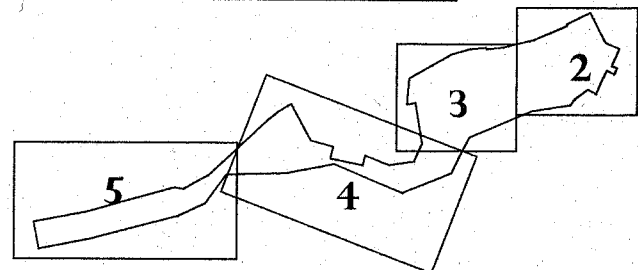


HIGHLANDS COVE SUBDIVISION NO. 2

LOCATED IN THE S1/2 OF SECTION 26,
TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN,
CITY OF BOISE, ADA COUNTY, IDAHO
2018



KEY MAP



REFERENCES

PLAT OF THE HIGHLANDS COVE NO. 1
PLAT OF THE HIGHLANDS - UNIT NO. 12
PLAT OF THE HIGHLANDS - UNIT NO. 14
PLAT OF THE HIGHLANDS - UNIT NO. 15
PLAT OF THE HIGHLANDS - UNIT NO. 17
PLAT OF THE HIGHLANDS - UNIT NO. 21
PLAT OF THE HIGHLANDS - UNIT NO. 24
PLAT OF BRAEMERE 100 SOUTH
PLAT OF CHARDIE SUBDIVISION

NOTES

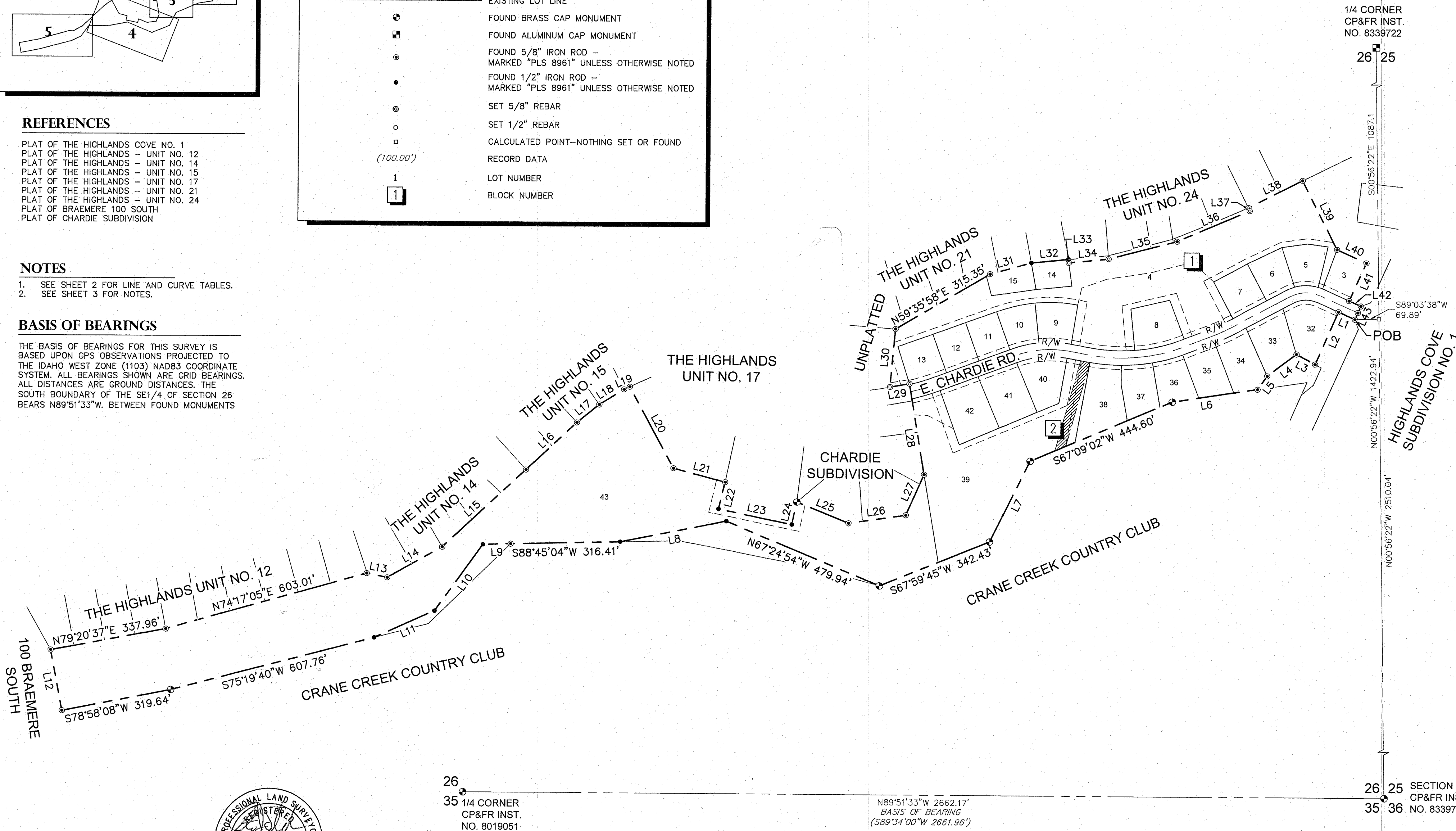
1. SEE SHEET 2 FOR LINE AND CURVE TABLES.
2. SEE SHEET 3 FOR NOTES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED UPON GPS OBSERVATIONS PROJECTED TO THE IDAHO WEST ZONE (1103) NAD83 COORDINATE SYSTEM. ALL BEARINGS SHOWN ARE GRID BEARINGS. ALL DISTANCES ARE GROUND DISTANCES. THE SOUTH BOUNDARY OF THE SE1/4 OF SECTION 26 BEARS N89°51'33"W. BETWEEN FOUND MONUMENTS

LEGEND

	PROPERTY BOUNDARY
	SECTION LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	LOT LINE
	EXISTING LOT LINE
	FOUND BRASS CAP MONUMENT
	FOUND ALUMINUM CAP MONUMENT
	FOUND 5/8" IRON ROD - MARKED "PLS 8961" UNLESS OTHERWISE NOTED
	FOUND 1/2" IRON ROD - MARKED "PLS 8961" UNLESS OTHERWISE NOTED
	SET 5/8" REBAR
	SET 1/2" REBAR
	CALCULATED POINT-NOTHING SET OR FOUND
	RECORD DATA
	LOT NUMBER
	BLOCK NUMBER



T-O ENGINEERS

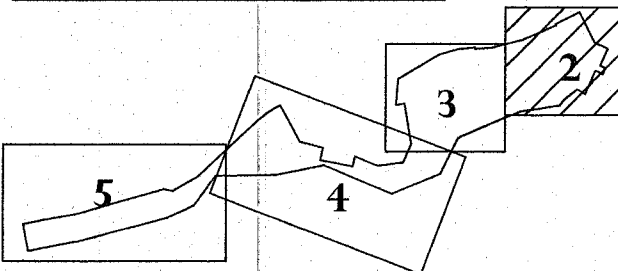
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SHEET NO. 1 OF 7

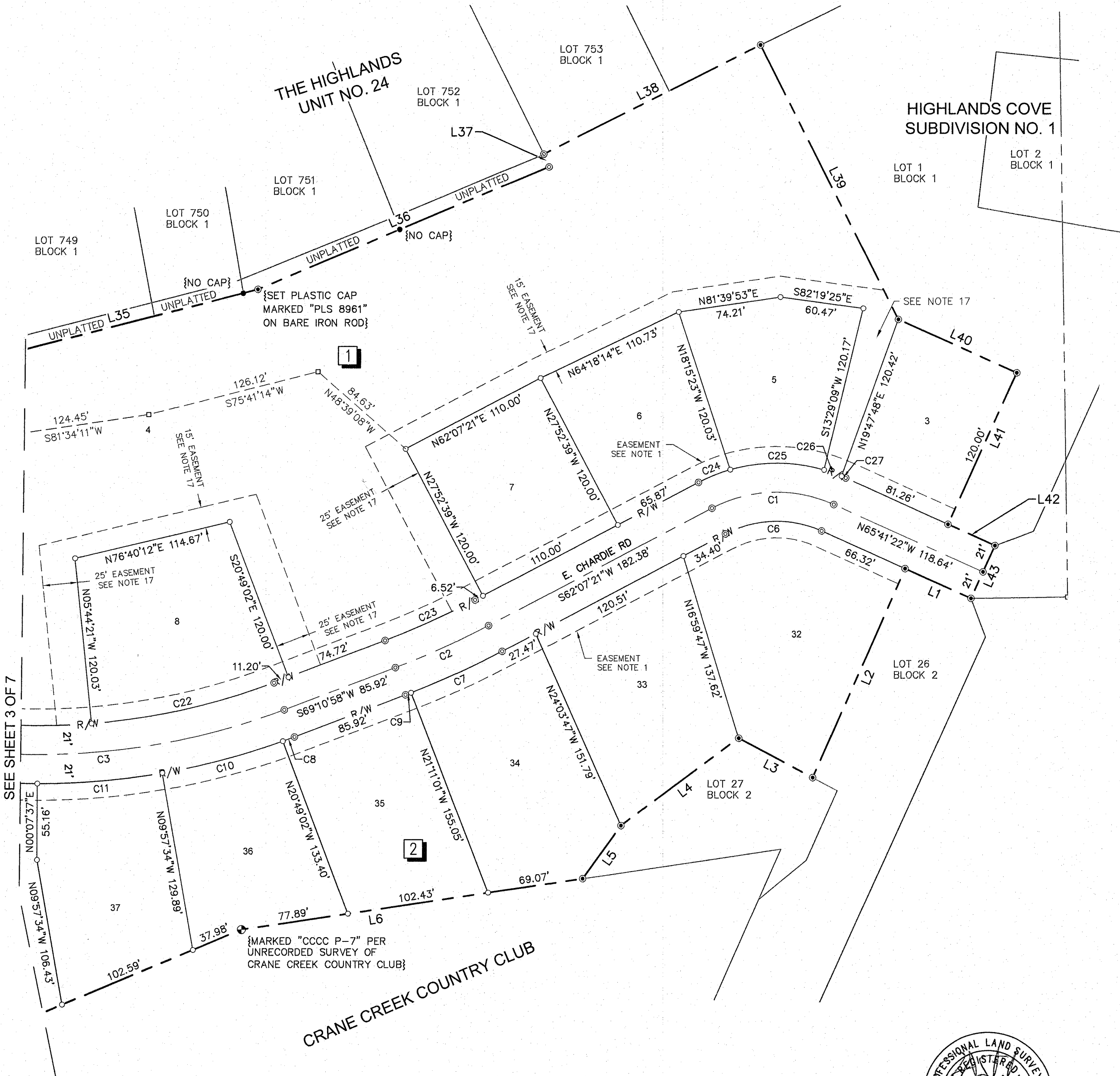
HIGHLANDS COVE SUBDIVISION NO. 2



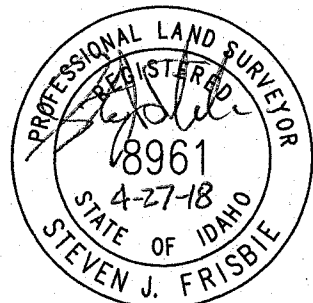
KEY MAP



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N65°41'22"W	52.32'
L2	S23°45'52"W	165.10'
L3	N61°56'34"W	60.68'
L4	S53°15'56"W	105.89'
L5	S35°34'53"W	47.37'
L6	S81°25'12"W	249.39'
L7	S26°24'03"W	261.11'
L8	S78°45'51"W	311.96'
L9	S88°19'36"W	80.53'
L10	S35°41'04"W	237.09'
L11	S65°44'55"W	190.33'
L12	N10°55'29"W	178.10'
L13	S78°31'56"E	59.99'
L14	N60°34'01"E	182.11'
L15	N47°00'39"E	328.84'
L16	N46°58'56"E	200.58'
L17	N50°52'05"E	83.33'
L18	N58°12'31"E	83.30'
L19	N65°57'45"E	18.47'
L20	S28°25'54"E	267.23'
L21	S75°07'22"E	154.80'
L22	S13°38'36"W	79.70'
L23	S78°26'57"E	216.23'
L24	N12°28'09"E	66.42'
L25	S67°58'39"E	161.02'
L26	N81°56'01"E	167.00'
L27	N24°01'19"E	129.03'
L28	N09°28'08"W	265.81'
L29	S80°21'19"W	57.38'
L30	N05°08'30"E	168.51'
L31	N74°30'21"E	123.51'
L32	N84°22'12"E	107.61'
L33	S08°09'21"E	10.19'
L34	N84°22'12"E	115.21'
L35	N75°27'36"E	204.11'
L36	N67°04'15"E	228.03'
L37	N22°04'22"W	10.03'
L38	N63°13'05"E	175.23'
L39	S26°46'55"E	222.35'
L40	S65°41'22"E	93.95'
L41	S24°18'38"W	120.00'
L42	S65°41'22"E	37.38'
L43	S24°18'38"W	42.00'
L44	N59°35'58"E	12.00'



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	100.00'	91.09'	52°11'17"	S88°13'00"W	87.97'
C2	600.00'	73.93'	7°03'37"	S65°39'09"W	73.89'
C3	500.00'	269.89'	30°55'37"	S84°38'46"W	266.62'
C4	300.00'	159.72'	30°30'14"	S84°51'27"W	157.84'
C5	750.07'	86.00'	6°34'10"	S72°53'25"W	85.95'
C6	79.00'	71.96'	52°11'17"	N88°13'00"E	69.50'
C7	621.00'	72.27'	6°40'06"	N65°27'24"E	72.23'
C8	521.00'	8.95'	0°59'02"	N69°40'28"E	8.95'
C9	621.00'	4.25'	0°23'31"	N68°59'12"E	4.25'
C10	521.00'	90.20'	9°55'12"	N75°07'35"E	90.09'
C11	521.00'	90.80'	9°59'10"	N85°04'46"E	90.69'
C12	521.00'	91.27'	10°02'13"	S84°54'32"E	91.15'
C13	279.00'	148.54'	30°30'14"	N84°51'27"E	146.79'
C14	771.00'	5.12'	0°22'49"	N69°47'44"E	5.12'
C15	771.00'	84.89'	6°18'30"	N73°08'24"E	84.85'
C16	729.00'	81.99'	6°26'39"	S72°49'39"W	81.95'
C17	321.00'	81.13'	14°28'53"	S76°50'47"W	80.92'
C18	441.00'	108.14'	14°03'01"	N77°19'57"E	107.87'
C19	321.00'	89.77'	16°01'21"	N87°54'06"W	89.47'
C20	441.00'	124.10'	16°07'26"	S87°34'50"E	123.69'
C21	479.00'	123.03'	14°42'59"	N87°14'55"W	122.69'
C22	479.00'	135.52'	16°12'38"	S77°17'16"W	135.07'
C23	579.00'	71.35'	7°03'37"	S65°39'09"W	71.30'
C24	121.00'	24.89'	11°47'15"	S68°00'58"W	24.85'
C25	121.00'	68.65'	32°30'24"	N89°50'12"W	67.73'
C26	121.00'	13.45'	6°22'08"	N70°23'56"W	13.44'
C27	121.00'	3.22'	1°31'30"	N66°27'07"W	3.22'



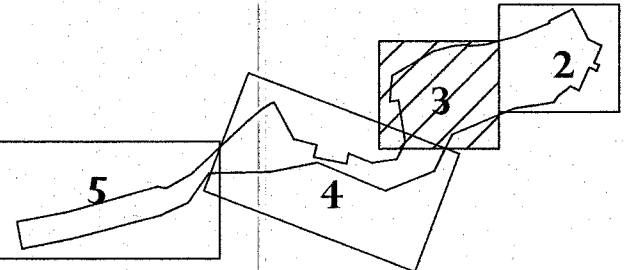
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HIGHLANDS COVE SUBDIVISION NO. 2

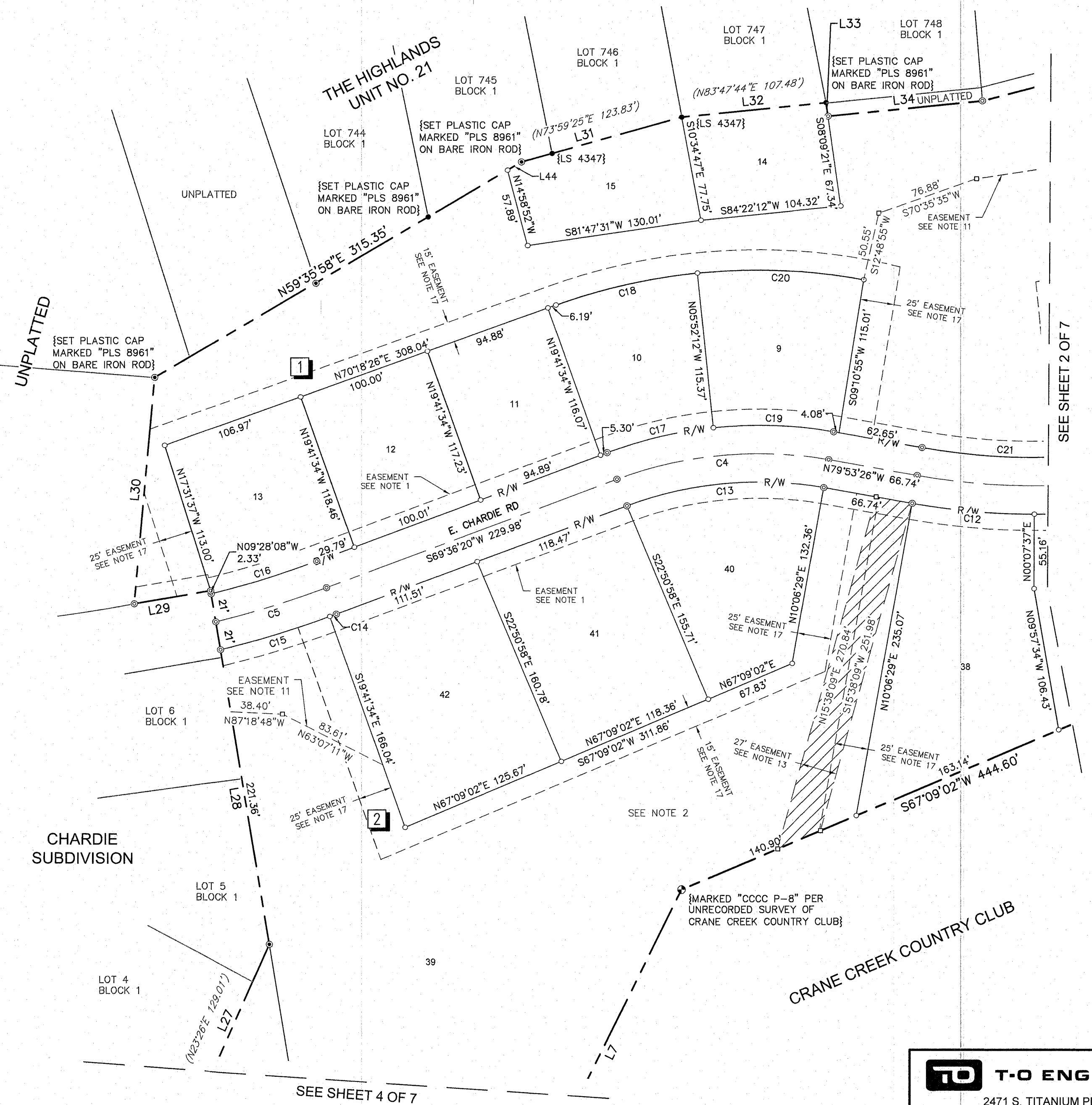


KEY MAP



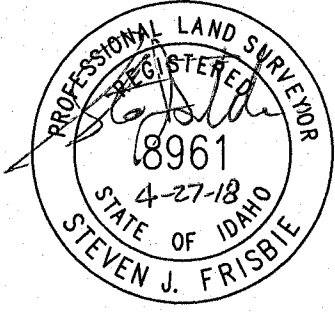
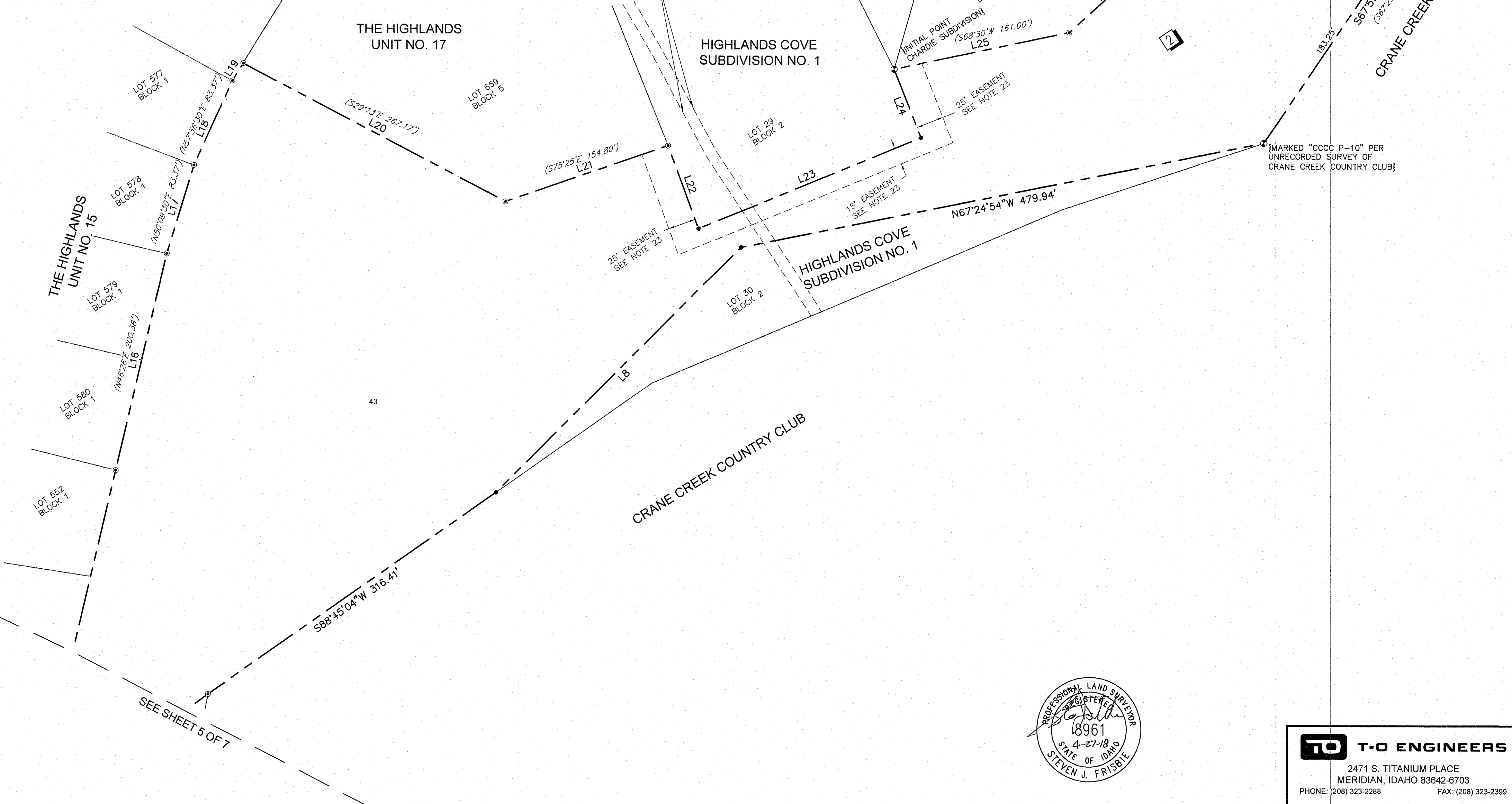
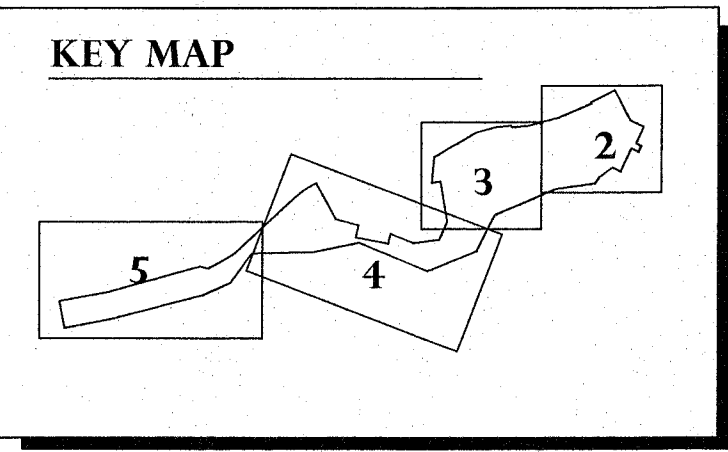
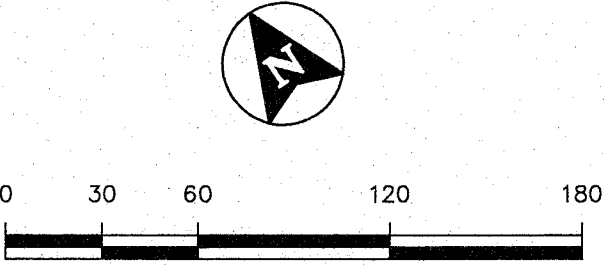
NOTES

- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A TWELVE FOOT (12') WIDE PERMANENT PUBLIC UTILITIES, CITY OF BOISE STREET LIGHT AND HIGHLANDS COVE HOMEOWNERS ASSOCIATION, INC. STORM DRAINAGE EASEMENT. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
- A PORTION OF LOT 39 BLOCK 2 IS SERVIENT TO AND CONTAINS THE ACHD STORM WATER DRAINAGE SYSTEM AS SHOWN HEREON. THIS LOT IS ENCUMBERED BY THAT FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BOISE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED BY PUD15-0004, CFH15-00020, AND SUB15-00020 OR AS SHOWN ON THIS PLAT.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- ALL LOTS IN THIS SUBDIVISION ARE SINGLE-FAMILY RESIDENTIAL LOTS, EXCEPT LOT 4 BLOCK 1, AND LOTS 39 AND 43 BLOCK 2 WHICH ARE DESIGNATED AS COMMON LOTS TO BE OWNED AND MAINTAINED BY HIGHLANDS COVE HOMEOWNERS' ASSOCIATION. LOTS 14 AND 15 BLOCK 1, ARE NOT COMMON LOTS AND ARE DESIGNATED AS NON-BUILDABLE LOTS.
- THIS PLAT IS SUBJECT TO A TEMPORARY LICENSE AGREEMENT WITH ADA COUNTY HIGHWAY DISTRICT FOR LANDSCAPING PER DOCUMENT RECORDED AS INSTRUMENT NO. 2017-027325.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- THIS DEVELOPMENT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) THAT PERTAIN TO THIS DEVELOPMENT, TO BE FILED AND RECORDED IN THE OFFICE OF THE RECORDER, ADA COUNTY.
- THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE CITY DEVELOPMENT CODE OR AS SPECIFICALLY APPROVED BY PUD15-00004 AND CFH15-00020.
- A PORTION OF LOT 4 BLOCK 1 AND LOT 39 BLOCK 2 CONTAIN A SLOPE EASEMENT AS SHOWN HEREON FOR THE BENEFIT OF ACHD, INSTRUMENT NO. _____.
- INDIVIDUAL LOT DEVELOPMENT SHALL COMPLY WITH THE BOISE CITY HILLSIDE AND FOOTHILLS AREA DEVELOPMENT ORDINANCE (B.C.C. 11-07-08 THROUGH 11-07-09), INTERNATIONAL BUILDING CODE CHAPTER 18 AND APPENDIX J AS MODIFIED BY BOISE CITY CODE CHAPTER 4-02 AND THE CONDITIONS OF APPROVAL OF CFH15-00020.
- A PORTION OF LOT 39 BLOCK 2 CONTAIN A SANITARY SEWER EASEMENT AS SHOWN HEREON FOR THE BENEFIT OF BOISE CITY SEWER.
- NO PARKING IS ALLOWED ON THE NORTH SIDE OF E. CHARDIE ROAD.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 31-3805, DELIVERY OF WATER. THIS SUBDIVISION CURRENTLY HAS NO SURFACE IRRIGATION RIGHTS AND IS NOT LOCATED WITHIN THE BOUNDARIES OF AN IRRIGATION DISTRICT, AND THE REQUIREMENTS OF SECTION 31-3805 ARE NOT APPLICABLE.
- THIS SUBDIVISION IS LOCATED IN AREA "A" OF THE WILDLAND URBAN INTERFACE CODE AND THE PROPERTY DEVELOPMENT AND CONSTRUCTION OF STRUCTURES SHALL COMPLY WITH THE REQUIREMENTS OF BOISE CITY CODE SECTION 7-01-69.
- A PORTION OF COMMON LOT 4 BLOCK 1 AND LOTS 39 AND 43 BLOCK 2 HAVE A DEFENSIBLE SPACE EASEMENT ADJACENT TO RESIDENTIAL LOTS FOR THE BENEFIT OF ADJACENT LOT OWNERS TO MAINTAIN A 30-FOOT DEFENSIBLE SPACE MEASURED FROM THE EXTERIOR OF BUILDING WALL FOR EACH RESIDENTIAL BUILDING.
- NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOTS IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 2017-045852 HAVE BEEN FULL FILLED AS DETERMINED BY THE CITY OF BOISE.



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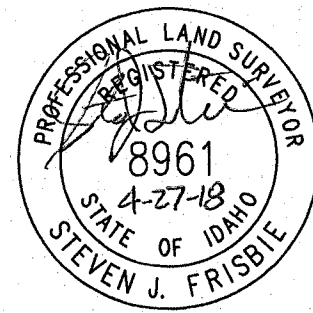
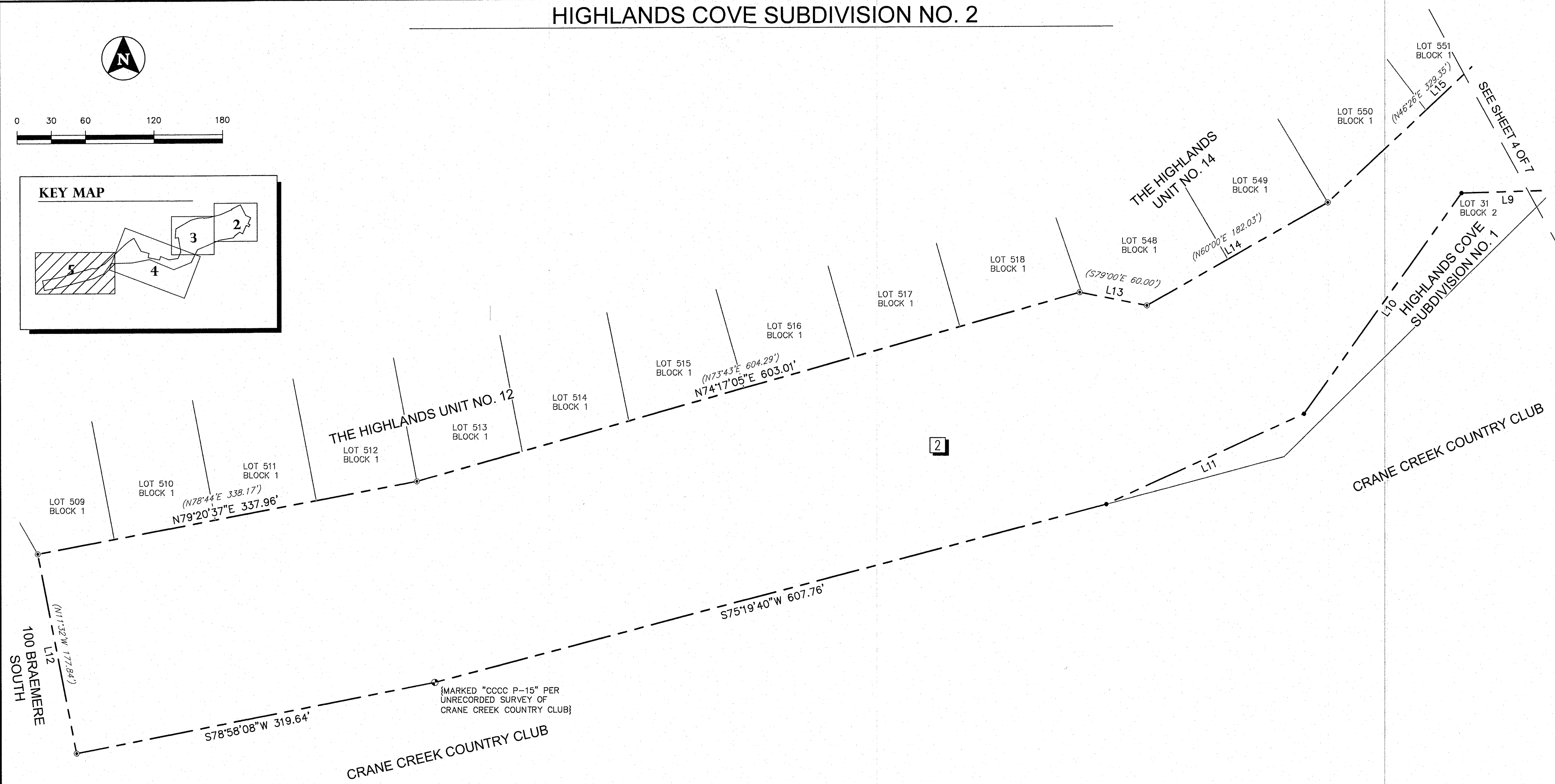
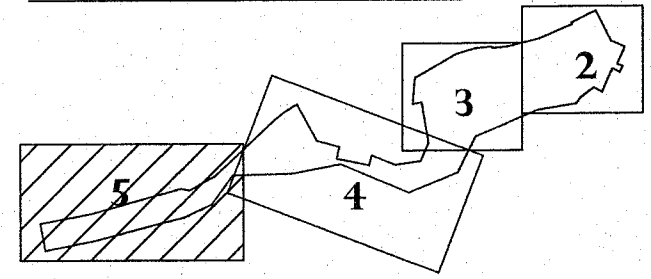
HIGHLANDS COVE SUBDIVISION NO. 2



HIGHLANDS COVE SUBDIVISION NO. 2



KEY MAP



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MERIDIAN, IDAHO 83642-6703
PHONE: (208) 323-2288 FAX: (208) 323-2399
SHEET NO. 5 OF 7

HIGHLANDS COVE SUBDIVISION NO. 2

CERTIFICATE OF OWNERS

A PARCEL OF LAND LOCATED IN THE SE1/4 OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BOISE CITY, ADA COUNTY, IDAHO, COMMENCING AT A BRASS CAP MARKING THE EAST ONE-QUARTER CORNER OF SAID SECTION 26; THENCE, ALONG THE EAST LINE OF SAID SECTION, A) S.00°56'22"E., 1087.10 FEET; THENCE, B) S.89°03'38"W., 69.89 FEET TO THE NORTHEAST CORNER OF LOT 26, BLOCK 2 OF HIGHLANDS COVE SUBDIVISION PHASE 1, FILED FOR RECORD IN BOOK 112 OF PLATS, AT PAGES 16235 THROUGH 16243, OFFICIAL RECORDS OF ADA COUNTY, IDAHO AND THE POINT OF BEGINNING; THENCE, LEAVING SAID LINE, ALONG THE EXTERIOR BOUNDARY OF SAID HIGHLANDS COVE PHASE 1, 1) N.65°41'22"W., 52.32 FEET; THENCE, 2) S.23°45'52"W., 165.10 FEET; THENCE, 3) N.61°56'34"W., 60.68 FEET; THENCE, 4) S.53°15'56"W., 105.89 FEET TO THE EXTERIOR BOUNDARY OF THE CRANE CREEK COUNTRY CLUB GOLF COURSE PER THE DEED FILED FOR RECORD AS INSTRUMENT NUMBER 586154, RECORDS OF ADA COUNTY, IDAHO; THENCE, ALONG SAID BOUNDARY THE FOLLOWING COURSES: 5) S.35°34'53"W., 47.37 FEET; THENCE, 6) S.81°25'12"W., 249.39 FEET; THENCE, 7) S.67°09'02"W. 444.60 FEET; THENCE, 8) S.26°24'03"W., 261.11 FEET; THENCE, 9) S.67°59'45"W. 342.43 FEET TO THE NORTH BOUNDARY OF LOT 30, BLOCK 2 OF SAID HIGHLANDS COVE PHASE 1; THENCE, LEAVING SAID EXTERIOR BOUNDARY AND SAID HIGHLANDS COVE PHASE 1 BOUNDARY, ALONG SAID NORTH BOUNDARY, 10) N.67°24'54"W., 479.94 FEET; THENCE, 11) S.78°45'51"W., 311.96 FEET TO THE EXTERIOR BOUNDARY OF SAID GOLF COURSE AND EXTERIOR BOUNDARY OF SAID HIGHLANDS COVE PHASE 1; THENCE LEAVING SAID NORTH BOUNDARY, 12) S.88°45'04"W., 316.41 FEET TO THE NORTH BOUNDARY OF LOT 31, BLOCK 2 OF SAID HIGHLANDS COVE PHASE 1; THENCE, LEAVING THE EXTERIOR BOUNDARIES SAID GOLD COURSE AND SAID HIGHLANDS COVE PHASE 1, ALONG SAID NORTH BOUNDARY, 13) S.88°19'36"W., 80.53 FEET; THENCE, 14) S.35°41'04"W., 237.09 FEET; THENCE, 15) S.65°44'55"W., 190.33 FEET TO THE EXTERIOR BOUNDARY OF SAID GOLF COURSE AND EXTERIOR BOUNDARY OF SAID HIGHLANDS COVE PHASE 1; THENCE LEAVING SAID NORTH BOUNDARY, 16) S.75°19'40"W., 607.76 FEET; THENCE, 17) S.78°58'08"W., 319.64 FEET TO THE SOUTHEAST CORNER OF 100 BRAEMERE SOUTH SUBDIVISION, FILED FOR RECORD IN BOOK 33 OF PLATS AT PAGES 1985-1986, RECORDS OF ADA COUNTY, IDAHO; THENCE, LEAVING THE EXTERIOR BOUNDARY OF SAID GOLF COURSE, ALONG THE EXTERIOR BOUNDARY OF SAID SUBDIVISION, 18) N.10°55'29"W., 178.10 FEET TO THE SOUTHWEST CORNER OF LOT 509, BLOCK 1 OF THE HIGHLANDS - UNIT NO. 12 SUBDIVISION, FILED FOR RECORD IN BOOK 21 OF PLATS AT PAGES 1362-1363, RECORDS OF ADA COUNTY, IDAHO; THENCE, ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION, 19) N.79°20'37"E., 337.96 FEET TO THE SOUTHWEST CORNER OF LOT 513, BLOCK 1 OF SAID SUBDIVISION; THENCE, CONTINUING ALONG SAID SOUTH BOUNDARY, 20) N.74°17'05"E., 603.01 FEET TO THE SOUTHEAST CORNER OF LOT 518, BLOCK 1 OF SAID SUBDIVISION, AND THE SOUTHWEST CORNER OF LOT 548, BLOCK 1 OF THE HIGHLANDS - UNIT NO. 14 SUBDIVISION, FILED FOR RECORD IN BOOK 24 OF PLATS AT PAGES 1504-1505, RECORDS OF ADA COUNTY, IDAHO; THENCE, ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION THE FOLLOWING COURSES: 21) S.78°31'56"E., 59.99 FEET; THENCE, 22) N.60°34'01"E., 182.11 FEET; THENCE,

23) N.47°00'39"E., 328.84 FEET TO THE SOUTHEAST CORNER OF LOT 552, BLOCK 1 OF SAID HIGHLANDS - UNIT NO. 14 SUBDIVISION AND ALSO THE SOUTHWEST CORNER OF LOT 580, BLOCK 1 OF THE HIGHLANDS - UNIT NO. 15 SUBDIVISION, FILED FOR RECORD IN BOOK 27 OF PLATS AT PAGES 1698-1699, RECORDS OF ADA COUNTY, IDAHO; THENCE, LEAVING SAID SOUTH BOUNDARY OF HIGHLANDS -UNIT NO. 14 SUBDIVISION, ALONG THE SOUTH BOUNDARY OF SAID HIGHLANDS UNIT - NO. 15 SUBDIVISION THE FOLLOWING COURSES: 24) N.46°58'56"E., 200.58 FEET; THENCE, 25) N.50°52'05"E., 83.33 FEET; THENCE, 26) N.58°12'31"E., 83.30 FEET; THENCE, 27) N.65°57'45"E., 18.47 FEET TO NORTHWEST CORNER OF LOT 659, BLOCK 5 OF THE HIGHLANDS - UNIT NO. 17 SUBDIVISION, FILED FOR RECORD IN BOOK 31 OF PLATS AT PAGES 1937-1938, RECORDS OF ADA COUNTY, IDAHO; THENCE, LEAVING SAID SOUTH BOUNDARY, ALONG THE EXTERIOR BOUNDARY OF SAID HIGHLANDS - UNIT NO. 17 SUBDIVISION THE FOLLOWING COURSES: 28) S.28°25'54"E., 267.23 FEET; THENCE, 29) S.75°07'22"E., 154.80 FEET TO THE WEST LINE LOT 29, BLOCK 2 OF SAID HIGHLANDS COVE SUBDIVISION PHASE 1; THENCE ALONG SAID LOT 29 BOUNDARY, 30) S.13°38'36"W., 79.70 FEET; THENCE, 31) S.78°26'57"E., 216.23 FEET; THENCE, 32) N.12°28'09"E., 66.42 FEET TO THE SOUTHWEST CORNER OF LOT , BLOCK 1 OF CHARDIE SUBDIVISION, FILED FOR RECORD IN BOOK 44 OF PLATS, AT PAGES 3548 AND 3549, OFFICIAL RECORDS OF ADA COUNTY, IDAHO; THENCE, LEAVING SAID LOT 29 BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID CHARDIE SUBDIVISION, 33) S.67°58'39"E., 161.02 FEET; THENCE, 34) N.81°56'01"E., 167.00 FEET; THENCE, 35) N.24°01'19"E., 129.03 FEET; THENCE, 36) N.09°28'08"W., 265.81 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST CHARDIE ROAD; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, 37) S.80°21'19"W., 57.38 FEET; THENCE, LEAVING SAID NORTH RIGHT-OF-WAY LINE, 38) N.05°08'30"E., 168.51 FEET; THENCE, 39) N.59°35'58"E., 315.35 FEET TO AN ANGLE POINT IN THE SOUTH BOUNDARY OF LOT 745, BLOCK 4 OF THE HIGHLANDS - UNIT NO. 21 SUBDIVISION, FILED FOR RECORD IN BOOK 51 OF PLATS AT PAGE 4362, RECORDS OF ADA COUNTY, IDAHO; THENCE, ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION, 40) N.74°30'21"E., 123.51 FEET TO THE SOUTHWEST CORNER OF LOT 747, BLOCK 1 OF THE HIGHLANDS - UNIT NO. 24 SUBDIVISION, FILED FOR RECORD IN BOOK 52 AT PAGES 4480-4481, RECORDS OF ADA COUNTY, IDAHO; THENCE, ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION, 41) N.84°22'12"E., 107.61 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE, 42) S.08°09'21"E., 10.19 FEET; THENCE, 43) N.84°22'12"E., 115.21 FEET; THENCE, 44) N.75°27'36"E., 204.11 FEET; THENCE, 45) N.67°04'15"E., 228.03 FEET; THENCE, 46) N.22°04'22"W., 10.03 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID HIGHLANDS COVE PHASE 1; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID HIGHLANDS COVE PHASE 1, 47) N.63°13'05"E., 175.23 FEET; THENCE, 48) S.26°46'55"E., 222.35 FEET; THENCE, 49) S.65°41'22"E., 93.95 FEET; THENCE, 50) S.24°18'38"W., 120.00 FEET; THENCE, 51) S.65°41'22"E., 37.38 FEET; THENCE, 52) S.24°18'38"W., 42.00 FEET TO THE POINT OF BEGINNING. CONTAINING: 26.64 ACRES

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON. ALL LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM SUEZ WATER IDAHO INC., AND SAID COMPANY HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION PER IDAHO CODE 50-1334.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS_____DAY OF_____, 20_____

HIGHLANDS COVE LLC, AN IDAHO LIMITED LIABILITY COMPANY

By: _____ By: _____
CHRIS L. CONNER, MEMBER, HIGHLANDS COVE LLC. DAVID YORGASON, MEMBER, HIGHLANDS COVE LLC.

ACKNOWLEDGMENT

STATE OF IDAHO} S.S.
COUNTY OF ADA }

ON THIS_____ DAY OF _____, 20_____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CHRIS L. CONNER, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF HIGHLANDS COVE LLC, WHO EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC FOR THE STATE OF IDAHO

ACKNOWLEDGMENT

STATE OF IDAHO} S.S.
COUNTY OF ADA }

ON THIS_____ DAY OF _____, 20_____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID YORGASON, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF HIGHLANDS COVE LLC, WHO EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

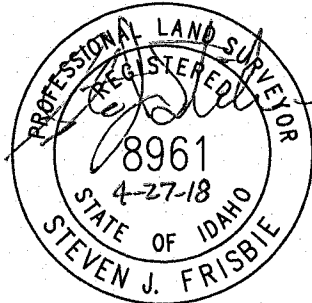
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, STEVEN J. FRISBIE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, 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.



T-O ENGINEERS

2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642-6703
PHONE: (208) 323-2288 FAX: (208) 323-2399

SHEET NO. 6 OF 7

HIGHLANDS COVE SUBDIVISION NO. 2

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50 CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITION OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

R.E.H.S. DISTRICT HEALTH DEPARTMENT

DATE

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE _____ DAY OF _____, 20____.

ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF BOISE, ADA COUNTY, IDAHO, HEREBY APPROVE THE FOREGOING PLAT.

CITY ENGINEER ~ BOISE, IDAHO

DATE

APPROVAL OF THE CITY COUNCIL

I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF BOISE, ADA COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, 20____, THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK ~ BOISE, IDAHO

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

ADA COUNTY SURVEYOR

DATE

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER

DATE

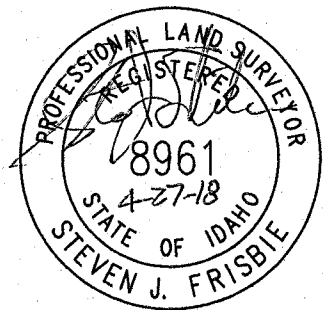
CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
COUNTY OF ADA } S.S.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____ AT _____ MINUTES OF _____ PAST _____ O'CLOCK _____ M. ON THIS _____ DAY OF _____, 20____, IN BOOK _____ OF PLATS, AT PAGES _____ THROUGH _____ AS INSTRUMENT NO. _____.

DEPUTY

EX OFFICIO RECORDER



T-O ENGINEERS

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SHEET NO. 7 OF 7