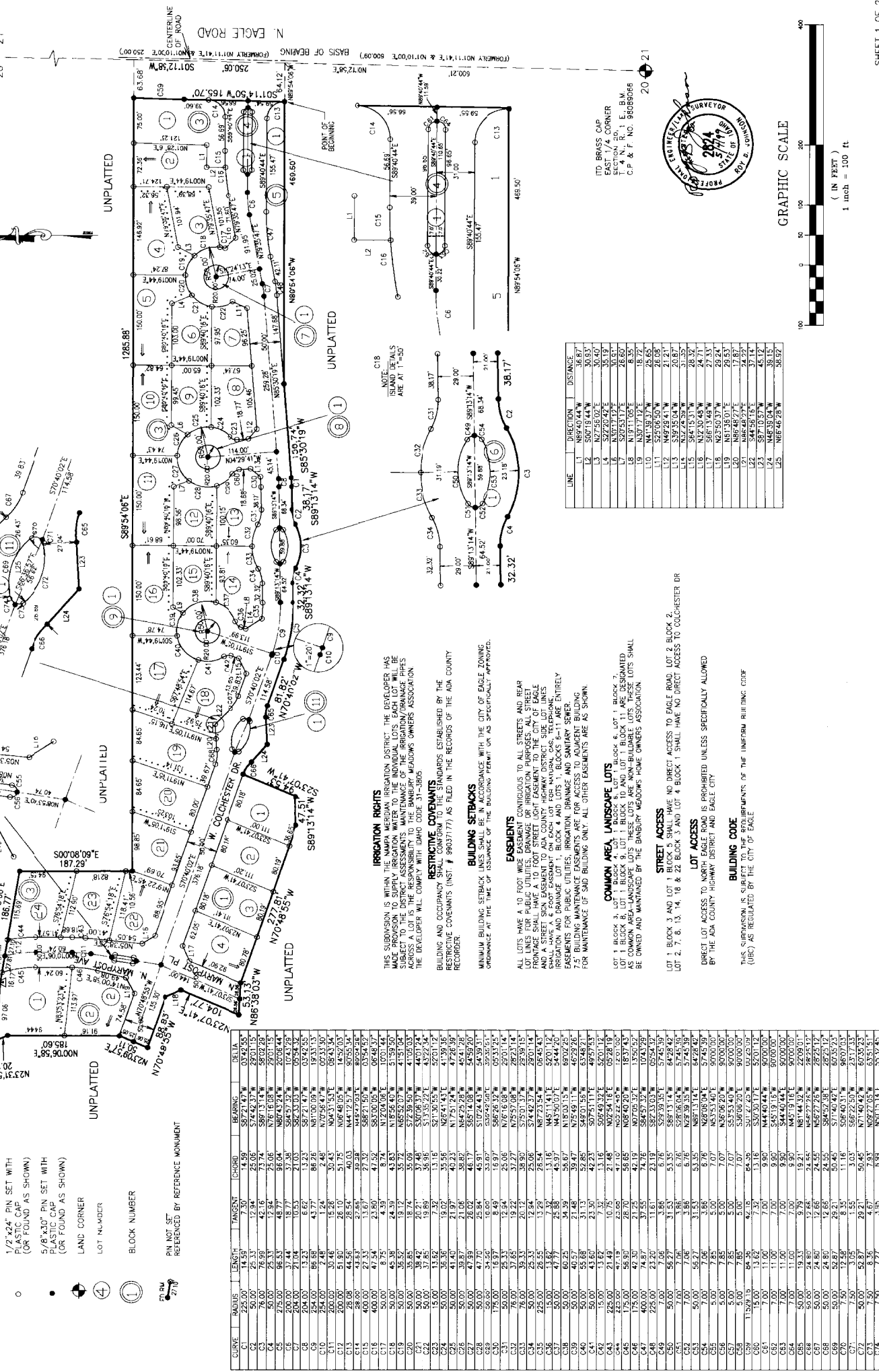


BANBURY MEADOWS SUBDIVISION NO. 1

A HOFF-PHILLIPS DEVELOPMENT
 A PORTION OF SECTION 20, T. 4 N., R. 1 E., BOISE MERIDIAN
 CITY OF EAGLE, ADA COUNTY, IDAHO
 JOHNSON ENGINEERING—
 BOISE, IDAHO
 1999

ITD BRASS CAP
 NORTHEAST CORNER
 SECTION 20,
 T. 4 N., R. 1 E., BM
 C.P. & F. NO. 98120709



CURVE	BEARING	LENGTH	TRANSIT	CHORD	BEARING	CHORD
C1	S25°00'W	11.50	11.50	4.50	S87°14'W	23.01
C2	S60°00'W	25.33	12.34	23.06	S74°42'W	23.01
C3	S76°00'W	78.99	42.16	73.74	S89°13'W	29.01
C4	S50°00'W	25.33	12.34	23.06	N76°16'25\"	29.01
C5	N75°00'W	98.53	48.77	95.04	N89°43'25\"	29.01
C6	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C7	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C8	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C9	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C10	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C11	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C12	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C13	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C14	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C15	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C16	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C17	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C18	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C19	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C20	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C21	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C22	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C23	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C24	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C25	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C26	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C27	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C28	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C29	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C30	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C31	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C32	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C33	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C34	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C35	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C36	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C37	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C38	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C39	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C40	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C41	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C42	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C43	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C44	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C45	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C46	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C47	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C48	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C49	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C50	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C51	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C52	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C53	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C54	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C55	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C56	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C57	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C58	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C59	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C60	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C61	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C62	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C63	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C64	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C65	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C66	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C67	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C68	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C69	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C70	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C71	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C72	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C73	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01
C74	N20°00'W	21.00	10.50	10.50	N89°43'25\"	29.01

LEGEND

- REAR OF LOT
- BOUNDARY LINE
- LOT OR RIGHT OF WAY LINE
- CENTER LINE
- 7.50' BUILDING MAINTENANCE EASEMENT FOR ADJACENT LOT
- UTILITY EASEMENT
- 1/2" x 24" PIN SET WITH PLASTIC CAP (OR FOUND AS SHOWN)
- 5/8" x 30" PIN SET WITH PLASTIC CAP (OR FOUND AS SHOWN)
- LAND CORNER
- LOT NUMBER
- BLOCK NUMBER
- PIN NOT SET REFERENCED BY REFERENCE MONUMENT

IRRIGATION RIGHTS
 THIS SUBDIVISION IS WITHIN THE IRRIGATION DISTRICT. THE DEVELOPER HAS MADE PROVISION TO SUPPLY IRRIGATION WATER TO INDIVIDUAL LOTS. EACH LOT WILL BE SUBJECT TO THE DISTRICT RESPONSIBILITY OF THE IRRIGATION/DRAINAGE PIPES. THE DEVELOPER WILL COMPLY WITH DADA CODE 31-3805.

RESTRICTIVE COVENANTS
 BUILDING AND OCCUPANCY SHALL BE LIMITED TO SINGLE-FAMILY DWELLINGS AS SHOWN ON THE RECORDS OF THE ADA COUNTY RECORDER.

BUILDING SETBACKS
 MINIMUM BUILDING SETBACK LINES SHALL BE AS SHOWN ON THE RECORDS OF THE ADA COUNTY RECORDER AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT UNLESS SPECIALLY APPROVED.

EASEMENTS
 ALL LOTS HAVE A 10 FOOT WIDE EASEMENT CONTIGUOUS TO ALL STREETS AND REAR LOT LINES FOR PUBLIC UTILITIES, DRAINAGE OR IRRIGATION PURPOSES. ALL STREET EASEMENTS SHALL BE 10 FEET WIDE. A STREET SIGN EASEMENT TO ADA COUNTY HIGHWAY DISTRICT SIDE LOT LINES SHALL HAVE A 6 FOOT EASEMENT ON EACH LOT FOR NATURAL GAS, TELEPHONE, CABLE AND UTILITY PURPOSES. IRRIGATION/DRAINAGE AND SANITARY SEWER EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION/DRAINAGE AND SANITARY SEWER FOR MAINTENANCE OF SAID BUILDING ONLY. ALL OTHER EASEMENTS ARE AS SHOWN.

COMMON AREA, LANDSCAPE LOTS
 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, LOT 1 BLOCK 19, LOT 1 BLOCK 20, LOT 1 BLOCK 21, LOT 1 BLOCK 22, LOT 1 BLOCK 23, LOT 1 BLOCK 24, LOT 1 BLOCK 25. THESE LOTS ARE NON-BUILDABLE LOTS. THESE LOTS SHALL BE OWNED AND MAINTAINED BY THE BANBURY MEADOWS HOME OWNERS ASSOCIATION.

STREET ACCESS
 LOT 1 BLOCK 3 AND LOT 1 BLOCK 5 SHALL HAVE NO DIRECT ACCESS TO EAGLE ROAD. LOT 2 BLOCK 2, LOT 2 BLOCK 3, LOT 2 BLOCK 4, LOT 2 BLOCK 5, LOT 2 BLOCK 6, LOT 2 BLOCK 7, LOT 2 BLOCK 8, LOT 2 BLOCK 9, LOT 2 BLOCK 10, LOT 2 BLOCK 11, LOT 2 BLOCK 12, LOT 2 BLOCK 13, LOT 2 BLOCK 14, LOT 2 BLOCK 15, LOT 2 BLOCK 16, LOT 2 BLOCK 17, LOT 2 BLOCK 18, LOT 2 BLOCK 19, LOT 2 BLOCK 20, LOT 2 BLOCK 21, LOT 2 BLOCK 22, LOT 2 BLOCK 23, LOT 2 BLOCK 24, LOT 2 BLOCK 25. THESE LOTS SHALL HAVE NO DIRECT ACCESS TO COLCHESTER DR.

LOT ACCESS
 DIRECT LOT ACCESS TO NORTH EAGLE ROAD IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE ADA COUNTY HIGHWAY DISTRICT AND EAGLE CITY.

BUILDING CODE
 THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC) AS REGULATED BY THE CITY OF EAGLE.

LINE	DIRECTION	DISTANCE
1	S	500.21
2	E	500.21
3	N	500.21
4	W	500.21
5	S	500.21
6	E	500.21
7	N	500.21
8	W	500.21
9	S	500.21
10	E	500.21
11	N	500.21
12	W	500.21
13	S	500.21
14	E	500.21
15	N	500.21
16	W	500.21
17	S	500.21
18	E	500.21
19	N	500.21
20	W	500.21
21	S	500.21
22	E	500.21
23	N	500.21
24	W	500.21
25	S	500.21

BANBURY MEADOWS SUBDIVISION NO. 1

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS: THAT BANBURY MEADOWS LLC IS THE OWNER OF THE REAL PROPERTY DESCRIBED BELOW IN EAGLE CITY, ADA COUNTY, IDAHO, AND THAT THEY INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS BANBURY MEADOWS SUBDIVISION NO. 1.

A PORTION OF SECTION 20, T.4N., R.1E., BOISE MERIDIAN, EAGLE CITY, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 20, T.4N., R.1E., BOISE MERIDIAN, ADA COUNTY, IDAHO, THENCE N 12°59' E 600.2 FEET ALONG THE SECTION LINE, THENCE N 89°31'41" W 483.50 FEET, THENCE S 156°74' FEET, THENCE

- ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 034°2'58", WHOSE RADIUS IS 2250.00 FEET, WHOSE LENGTH IS 14.59 FEET, AND WHOSE LONG CHORD BEARS S 77°11'15" W 14.59 FEET, THENCE S 89°31'41" W 381.7 FEET, THENCE ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 28°01'15", WHOSE RADIUS IS 50.00 FEET, WHOSE LENGTH IS 25.33 FEET, AND WHOSE LONG CHORD BEARS S 74°42'37" W 25.06 FEET, THENCE ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 08°02'29", WHOSE RADIUS IS 76.00 FEET, WHOSE LENGTH IS 76.89 FEET, AND WHOSE LONG CHORD BEARS S 89°13'14" W 73.74 FEET, THENCE ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 28°01'15", WHOSE RADIUS IS 50.00 FEET, WHOSE LENGTH IS 25.33 FEET, AND WHOSE LONG CHORD BEARS N 79°18'08" W 25.06 FEET, THENCE S 89°31'41" W 33.32 FEET, THENCE ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 20°09'44", WHOSE RADIUS IS 275.00 FEET, WHOSE LENGTH IS 96.53 FEET, AND WHOSE LONG CHORD BEARS N 80°43'24" W 96.04 FEET, THENCE N 70°40'02" W 81.82 FEET, THENCE ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 22°09'01", WHOSE RADIUS IS 50.00 FEET, WHOSE LENGTH IS 19.33 FEET, AND WHOSE LONG CHORD BEARS S 71°11'15" W 19.21 FEET, THENCE S 89°31'41" W 45.12 FEET, THENCE N 45°39'04" W 58.19 FEET, THENCE ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 28°25'12", WHOSE RADIUS IS 50.00 FEET, WHOSE LENGTH IS 24.60 FEET, AND WHOSE LONG CHORD BEARS S 71°11'15" W 24.39 FEET, THENCE S 53°07'41" W 94.63 FEET, THENCE S 89°31'41" W 47.51 FEET, THENCE N 70°48'55" W 277.84 FEET, THENCE N 86°36'03" W 53.19 FEET, THENCE N 23°07'41" E 104.77 FEET, THENCE N 23°50'37" W 29.24 FEET, THENCE N 70°48'55" W 86.83 FEET, THENCE N 23°09'57" E 50.11 FEET, THENCE N 00°06'36" E 165.60 FEET, THENCE N 23°31'52" W 20.14 FEET, THENCE S 86°24'50" E 97.06 FEET, THENCE S 80°18'00" E 188.77 FEET, THENCE S 00°06'36" E 194.85 FEET, THENCE S 89°31'41" E 1285.88 FEET, THENCE ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 00°29'09", WHOSE RADIUS IS 1155.00 FEET, WHOSE LENGTH IS 84.34 FEET, AND WHOSE LONG CHORD BEARS S 01°27'25" W 84.36 FEET, THENCE S 01°44'50" W 165.70 FEET TO THE POINT OF BEGINNING.

CONTAINS 9.82 ACRES

ALL OF THE LOTS IN THIS PLAT WILL RECEIVE WATER FROM UNITED WATER IDAHO, INC. WATER SYSTEM. UNITED WATER IDAHO, INC. HAS AGREED IN WRITING TO SERVICE THIS SUBDIVISION. PUBLIC STREETS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC. EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO AND USE OF THESE EASEMENTS AS REQUIRED IS PERPETUALLY RESERVED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND. BANBURY MEADOWS LIMITED LIABILITY COMPANY (LLC)

Harvey B. Hoff, MANAGER

Richard M. Phillips, MANAGER

ACKNOWLEDGMENTS

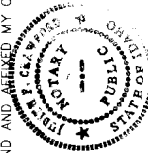
STATE OF IDAHO) SS COUNTY OF ADA)

ON THIS 08 DAY OF January, 1999, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED HARVEY B. HOFF AND RICHARD M. PHILLIPS, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGERS OF BANBURY MEADOWS LLC, THE LLC THAT EXECUTED THE WITHIN INSTRUMENT OR THE PERSONS WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LLC, AND ACKNOWLEDGED TO ME THAT SUCH LLC EXECUTED THE SAME.

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

MY NOTARY COMMISSION EXPIRES 12/19/2004 MY NOTARY BOND EXPIRES 12/10 10 2004

Judith J. Crawford, NOTARY PUBLIC FOR THE STATE OF IDAHO, RESIDING AT Boise, IDAHO



CERTIFICATE OF ENGINEER/LAND SURVEYOR

I, ROY B. JOHNSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER / LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE CERTIFICATE OF OWNERS, WAS DRAWN FROM AN ACTUAL 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.



ROY B. JOHNSON, HEALTH OFFICER, APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT, SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED, ACCORDING TO THE LETTER OF APPROVAL ON FILE WITH THE ADA COUNTY RECORDER OR HIS AGENT.

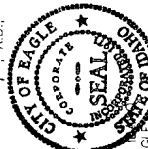
3/22/99, DATE, Thomas E. Abmayers, HEALTH OFFICER

ADA COUNTY HIGHWAY DISTRICT ACCEPTANCE, THIS PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 23 DAY OF December, 1998.



APPROVAL OF CITY COUNCIL, I, THE UNDERSIGNED CITY CLERK, IN AND FOR THE CITY OF EAGLE, ADA COUNTY, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON January 19, 1998, THIS PLAT OF BANBURY MEADOWS SUBDIVISION NO. 1 WAS ACCEPTED AND APPROVED.

3-16-99, DATE, Kelly R. Moore, CITY CLERK



APPROVAL OF THE CITY ENGINEER, I DO HEREBY CERTIFY THAT I, THE CITY ENGINEER FOR THE CITY OF EAGLE, ADA COUNTY, AND THAT THIS SUBDIVISION IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF EAGLE. 2/23/99, DATE, Kenneth R. Rice, CITY ENGINEER

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT, AND IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

5-6-99, DATE, Lynn E. Brantner, ADA COUNTY SURVEYOR



CERTIFICATE OF COUNTY TREASURER

I, LYNDIA FISCHER, 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 AND INTEREST THEREON INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATE IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

5-6-99, DATE, Lynda Fischer, COUNTY TREASURER, Shelly Bell, Deputy



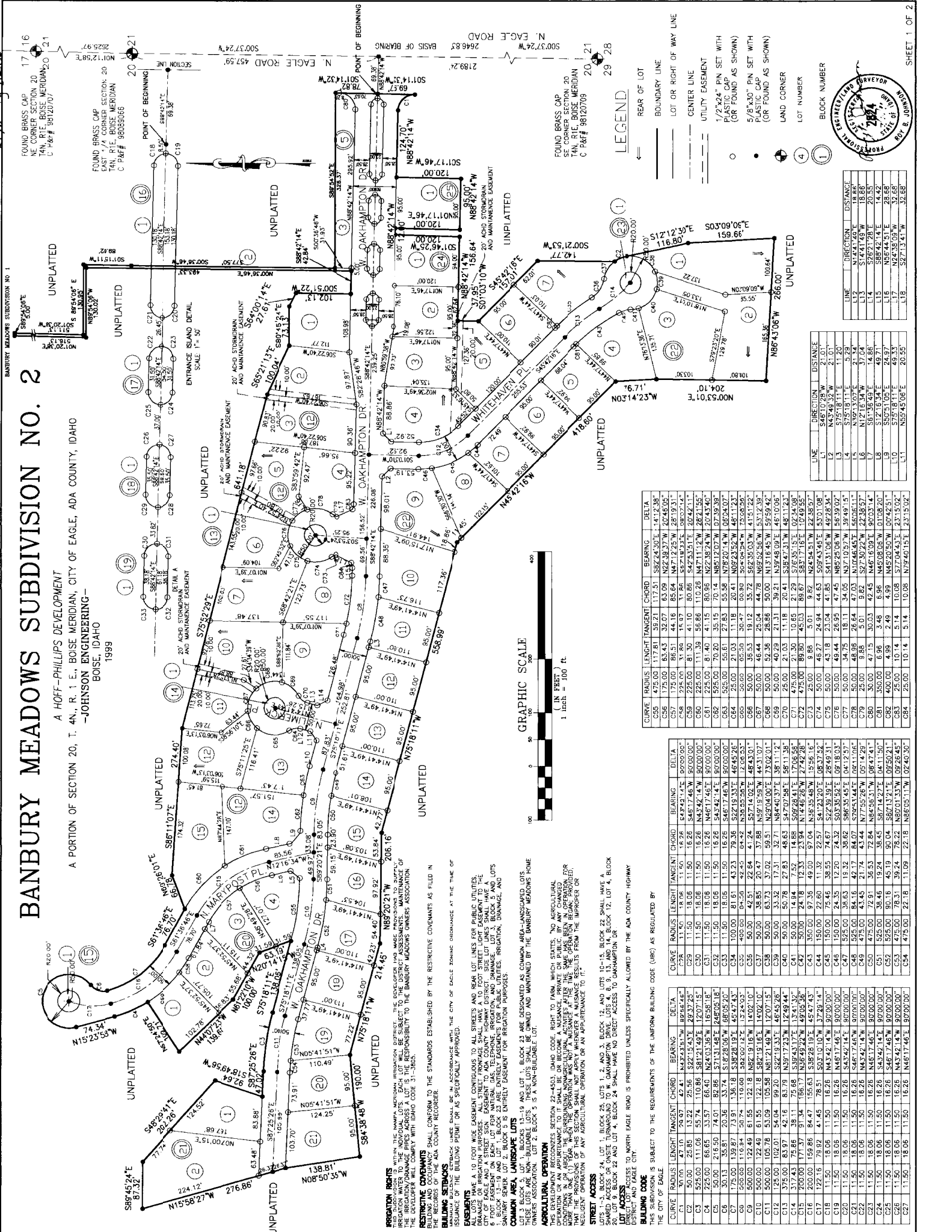
CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO) SS COUNTY OF ADA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF ROY JOHNSON AT 64 MINUTES PAST 2 O'CLOCK P.M. THIS 6 DAY OF May, 1999, AND WAS DULY RECORDED IN BOOK 78 OF PLATS AT PAGE 8204, AND 8205.

INSTRUMENT NO. 99046172

of Judith, BY DEPUTY, A. David Navarro, RECORDER



BANBURY MEADOWS SUBDIVISION NO. 2

A HOFF-PHILLIPS DEVELOPMENT
 A PORTION OF SECTION 20, T. 4N., R. 1. E., BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO
 -JOHNSON ENGINEERING-
 BOISE, IDAHO
 1998

IRRIGATION RIGHTS
 THE SUBDIVISION IS WITHIN THE NAVAJA, MEXICAN, AND SOUTHERN CALIFORNIA IRRIGATION DISTRICTS AND THE DEVELOPER HAS MADE PROVISIONS TO SUPPORT THE IRRIGATION/DRAINAGE PIPES ACROSS A LOT IS THE RESPONSIBILITY TO THE BANBURY MEADOWS OWNERS ASSOCIATION. THE DEVELOPER WILL COMPLY WITH IDAHO CODE 31-3805.

RESTRICTIVE COVENANTS
 SMALL COVENANTS TO THE STANDARDS ESTABLISHED BY THE RESTRICTIVE COVENANTS AS FILED IN THE RECORDS OF THE ADA COUNTY RECORDER.

BUILDING STRIPES
 UNIMPAVED BUILDING STRIPES SHALL BE IN ACCORDANCE WITH THE CITY OF EAGLE ZONING ORDINANCE AT THE TIME OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED.

EASEMENTS
 ALL LOTS HAVE A 10 FOOT WIDE EASEMENT CONTIGUOUS TO ALL STREETS AND REAR LOT LINES FOR PUBLIC UTILITIES, DRAINAGE OR IRRIGATION PURPOSES. ALL STREETS, FRONTAGE, REAR, SIDE AND REAR LOT LINES SHALL HAVE A 10 FOOT STREET LIGHT EASEMENT TO THE 6 FOOT EASEMENT ON EACH LOT FOR NATURAL GAS, TELEPHONE, IRRIGATION, AND DRAINAGE. LOTS 4, 8, 9, 13, 14, 15, 16 AND 17 SHALL BE ENTIRELY DEDICATED TO IRRIGATION PURPOSES.

COMMON AREA LANDSCAPE LOTS
 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, AND 20 ARE DESIGNATED AS COMMON AREA-LANDSCAPE LOTS. THESE LOTS ARE NON-BUILDABLE LOTS. THESE LOTS SHALL BE OWNED AND MAINTAINED BY THE BANBURY MEADOWS HOME OWNERS ASSOCIATION. LOT 2, BLOCK 3 IS A NON-BUILDABLE LOT.

AGRICULTURAL OPERATIONS
 OPERATIONS ON AN APPURTEINANCE TO IT SHALL BE OR BECOME A BUSINESS, PRIVATE OR PUBLIC, BY ANY CHANGED OR CHANGING USES OF THE LAND. NO AGRICULTURAL OPERATIONS SHALL BE CONDUCTED ON THE SUBJECT PROPERTY OR ON ANY APPURTEINANCE THEREOF UNLESS THE DEVELOPER HAS FIRST RECEIVED WRITTEN CONSENT FROM THE CITY OF EAGLE. THE RESTRICTIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR EXCESSIVE OPERATION OF ANY AGRICULTURAL OPERATION OR AN APPURTEINANCE TO IT.

STREET ACCESS
 A SHARED ACCESS OR ON-SITE TURNAROUND TO W. OAKHAMPTON DRIVE LOTS 4, 8, 9, 13, AND 14, BLOCK 2, LOT 4, BLOCK 20, LOT 9, BLOCK 22 AND LOT 4, BLOCK 24 SHALL HAVE NO DIRECT ACCESS TO OAKHAMPTON DRIVE.
 DIRECT ACCESS TO NORTH EAGLE ROAD IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE ADA COUNTY HIGHWAY DISTRICT AND EAGLE CITY.

BUILDING CODE
 THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE UNIFORM BUILDING CODE (UBC) AS REGULATED BY THE CITY OF EAGLE.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00	47.10	79.97	42.41	M47353.74°	89.5645°
C2	50.00	75.92	141.55	72.56	M52194.51°	89.5645°
C3	50.00	75.92	141.55	72.56	M52194.51°	127.0715°
C4	725.00	68.95	33.67	66.60	M58121.48°	127.0715°
C5	50.00	216.50	74.01	82.86	M45133.48°	245.9518°
C6	30.00	35.81	20.36	33.74	M12230.98°	68.0523°
C7	175.00	139.87	73.91	136.18	M58288.19°	45.4754°
C8	50.00	116.84	60.74	116.00	M49200.19°	12.5493°
C9	500.00	122.48	61.55	122.18	M62119.16°	14.0271°
C10	500.00	122.48	61.55	122.18	M62119.16°	17.0071°
C11	500.00	105.78	53.59	105.98	M6121.48°	17.0071°
C12	125.00	102.01	54.04	99.26	M45133.51°	46.7452°
C13	375.00	75.86	42.16	51.68	M39717.29°	12.4934°
C14	200.00	71.37	42.16	51.68	M45133.51°	46.7452°
C15	200.00	171.37	84.34	168.17	M45133.51°	46.7452°
C16	200.00	159.86	81.47	155.63	M39228.19°	45.4754°
C17	122.16	79.92	41.45	78.51	M0210.10°	37.9200°
C18	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C19	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C20	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C21	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C22	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C23	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C24	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C25	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C26	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C27	11.50	18.06	11.50	18.06	M45133.51°	90.0000°

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C28	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C29	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C30	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C31	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C32	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C33	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C34	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C35	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C36	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C37	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C38	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C39	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C40	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C41	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C42	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C43	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C44	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C45	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C46	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C47	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C48	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C49	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C50	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C51	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C52	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C53	11.50	18.06	11.50	18.06	M45133.51°	90.0000°
C54	11.50	18.06	11.50	18.06	M45133.51°	90.0000°

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C55	475.00	117.81	59.21	117.51	M82234.30°	141.2138°
C56	175.00	63.43	32.07	63.09	M82234.30°	20.4859°
C57	175.00	63.43	32.07	63.09	M4712.25°	28.1931°
C58	225.00	81.30	41.10	80.85	M5253.51°	39.8274°
C59	225.00	81.30	41.10	80.85	M5253.51°	20.4215°
C60	225.00	81.30	41.10	80.85	M8711.27°	28.2158°
C61	225.00	81.30	41.10	80.85	M8711.27°	40.9385°
C62	225.00	70.20	35.15	70.14	M8512.07°	47.9338°
C63	225.00	55.63	27.83	55.58	M8220.14°	50.0240°
C64	250.00	21.03	11.18	20.41	M6923.52°	48.1121°
C65	50.00	62.50	30.47	60.90	M5404.94°	70.0950°
C66	50.00	39.53	19.12	35.72	M5235.03°	41.5122°
C67	50.00	46.44	25.04	44.78	M8952.58°	55.1239°
C68	50.00	52.36	28.86	50.00	M1316.45°	59.5942°
C69	25.00	40.29	21.31	39.21	M3948.09°	45.1006°
C70	25.00	21.30	10.61	21.51	M3847.31°	48.1128°
C71	25.00	80.80	40.03	80.67	M8317.15°	104.6595°
C72	475.00	117.81	59.21	117.51	M82234.30°	141.2138°
C73	25.00	9.86	5.01	9.82	M2454.51°	22.3697°
C74	50.00	46.27	24.94	44.63	M50943.45°	53.0108°
C75	50.00	43.18	23.04	41.85	M41106.78°	49.2824°
C76	50.00	49.44	26.95	47.45	M8525.08°	56.3907°
C77	50.00	34.75	18.11	34.05	M3710.97°	39.4949°
C78	50.00	48.96	26.64	47.03	M1046.65°	56.0811°
C79	50.00	34.75	18.11	34.05	M3710.97°	39.4949°
C80	50.00	41.15	20.03	40.45	M5253.51°	26.3939°
C81	350.00	6.96	3.49	6.95	M4520.58°	10.0282°
C82	450.00	10.16	5.14	10.08	M4520.58°	10.0282°
C83	25.00	10.14	5.14	10.08	M7704.43°	23.1502°
C84	25.00	10.14	5.14	10.08	M7704.43°	23.1502°

FOUND BRASS CAP
NE CORNER SECTION 20
T4N., R1E., BOISE MERIDIAN
C P&# 98120709

FOUND BRASS CAP
EAST - 7/4 CORNER SECTION 20
T4N., R1E., BOISE MERIDIAN
C P&# 98120709

LEGEND

- ← REAR OF LOT
- BOUNDARY LINE
- LOT OR RIGHT OF WAY LINE
- CENTER LINE
- UTILITY EASEMENT
- 1/2"x24" PIN SET WITH (OR FOUND AS SHOWN)
- 5/8"x30" PIN SET WITH PLASTIC CAP (OR FOUND AS SHOWN)
- LAND CORNER
- 4 LAND NUMBER
- 1 BLOCK NUMBER

FOUND BRASS CAP
SE CORNER SECTION 20
T4N., R1E., BOISE MERIDIAN
C P&# 98120709

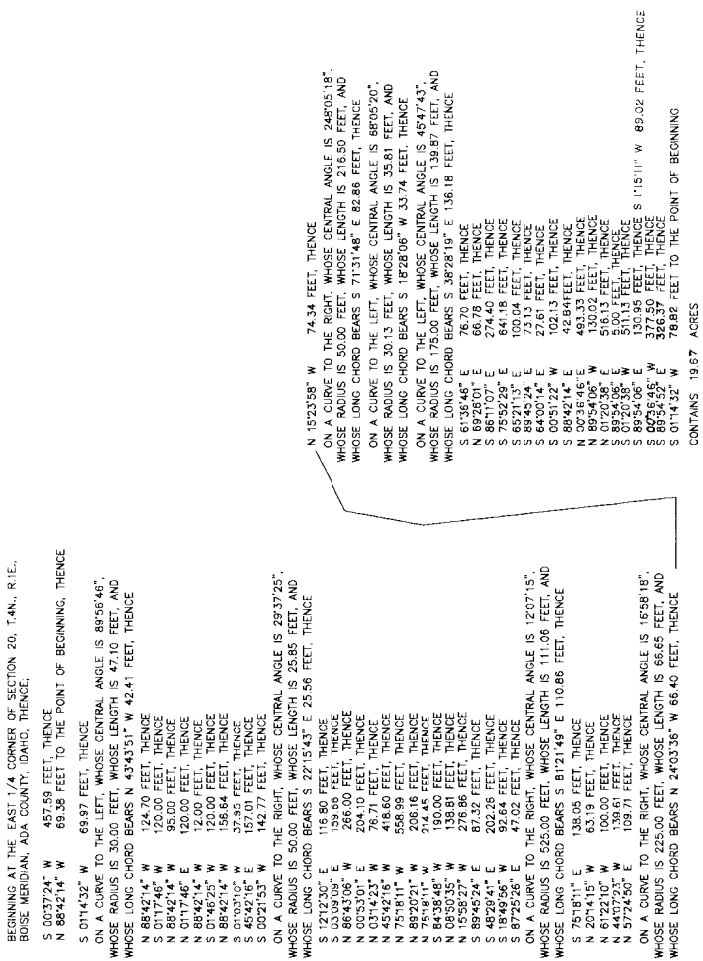
LINE	DIRECTION	DISTANCE
L1	N4524.120°	49.33'
L2	N4524.120°	21.01'
L3	S7518.11°	5.29'
L4	S7518.11°	20.55'
L5	N301.30°	31.34'
L6	S6145.58°	14.68'
L7	S7210.97°	20.55'
L8	S7210.97°	49.21'
L9	S5025.08°	24.97'
L10	S7518.11°	20.55'
L11	N5245.08°	49.33'
L12	N4524.120°	21.01'
L13	S7518.11°	5.29'
L14	S7518.11°	20.55'
L15	N301.30°	31.34'
L16	S6145.58°	14.68'
L17	S7210.97°	20.55'
L18	S7210.97°	49.21'
L19	S5025.08°	24.97'
L20	S7518.11°	20.55'
L21	N4524.120°	49.33'
L22	N4524.120°	21.01'
L23	S7518.11°	5.29'
L24	S7518.11°	20.55'
L25	N301.30°	31.34'
L26	S6145.58°	14.68'
L27	S7210.97°	20.55'
L28	S7210.97°	49.21'
L29	S5025.08°	24.97'
L30	S7518.11°	20.55'
L31	N4524.120°	49.33'
L32	N4524.120°	21.01'
L33	S7518.11°	5.29'
L34	S7518.11°	20.55'
L35	N301.30°	31.34'
L36	S6145.58°	14.68'
L37	S7210.97°	20.55'
L38	S7210.97°	49.21'
L39	S5025.08°	24.97'
L40	S7518.11°	20.55'

BANBURY MEADOWS SUBDIVISION NO. 2

CERTIFICATE OF OWNERS

THAT BANBURY MEADOWS, LLC IS THE OWNER OF THE REAL PROPERTY DESCRIBED BELOW IN EAGLE CITY, ADA COUNTY, IDAHO, AND THAT THE INTEREST TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS BANBURY MEADOWS SUBDIVISION NO. 2:

A PORTION OF SECTION 20, T.4N., R.1E., BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:



CERTIFICATE OF ENGINEER/LAND SURVEYOR

ROY B. JOHNSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER / LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE CERTIFICATE OF OWNERS, WAS DRAWN FROM AN ACTUAL 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.



ROY B. JOHNSON
 APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT
 SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER OF APPROVAL ON FILE WITH THE ADA COUNTY RECORDER OR HIS AGENT.

4/19/1999
 HEALTH OFFICER

ADA COUNTY HIGHWAY DISTRICT ACCEPTANCE
 THIS PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 12th DAY OF May, 1999.



Chairman R. Keller
 ADA COUNTY HIGHWAY DISTRICT, CHAIRMAN

APPROVAL OF CITY COUNCIL

DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON 23rd MARCH 1999, THIS PLAT OF BANBURY MEADOWS SUBDIVISION NO. 2 WAS ACCEPTED AND APPROVED.

March 23, 1999
 CITY CLERK



Christa K. Moore
 CITY CLERK

APPROVAL OF THE CITY ENGINEER

DO HEREBY CERTIFY THAT I AM THE CITY ENGINEER FOR THE CITY OF EAGLE, ADA COUNTY, IDAHO, AND THAT THIS SUBDIVISION IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF EAGLE.

5/17/99
 CITY ENGINEER

Kenneth R. Rice
 CITY ENGINEER

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT, AND IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

John E. Ralston 7/17/99
 ADA COUNTY SURVEYOR PELS 3030



CERTIFICATE OF COUNTY TREASURER

I, LYNDIA FISCHER, 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 PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

7-12-99
 DATE

Spook Seach
 COUNTY TREASURER



CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO)
 COUNTY OF ADA) SS

INSTRUMENT NO. 99068934

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF ROY JOHNSON AT 2:50 MINUTES PAST 4 O'CLOCK P.M., THIS 12 DAY OF July, 1999, AND WAS DULY RECORDED IN BOOK 78 OF PLATS AT PAGE 8280, AND 8281

David Neave
 BY DEPUTY

David Neave
 EX OFFICIO RECORDER

ALL OF THE LOTS IN THIS PLAT WILL RECEIVE WATER FROM THE UNITED WATER IDAHO, INC. WATER SYSTEM. UNITED WATER IDAHO, INC. HAS AGREED IN WRITING TO SERVICE THIS SUBDIVISION.

PUBLIC STREETS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC. EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO AND USE OF THESE EASEMENTS AS REQUIRED IS PERPETUALLY RESERVED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND

BANBURY MEADOWS LIMITED LIABILITY COMPANY (LLC)

Harvey B. Hoff
 MANAGER

Richard M. Phillips
 MANAGER

ACKNOWLEDGMENTS

STATE OF IDAHO)
 COUNTY OF ADA) SS

ON THIS 27 DAY OF April, 1999, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONS UNDETERMINED CHARACTERS, HAVING MADE KNOWN TO ME AND TO THE PUBLIC THE MANAGER OF BANBURY MEADOWS LIMITED LIABILITY COMPANY, THE LLC, THAT EXECUTED THE WITHIN INSTRUMENT, AND TO BE THE MANAGER ON BEHALF OF SAID LLC, AND ACKNOWLEDGED TO ME THAT SUCH INSTRUMENT WAS EXECUTED BY THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL OF MY OFFICE, THIS 29th DAY OF April, 1999.

MY NOTARY COMMISSION EXPIRES 2-9-2001

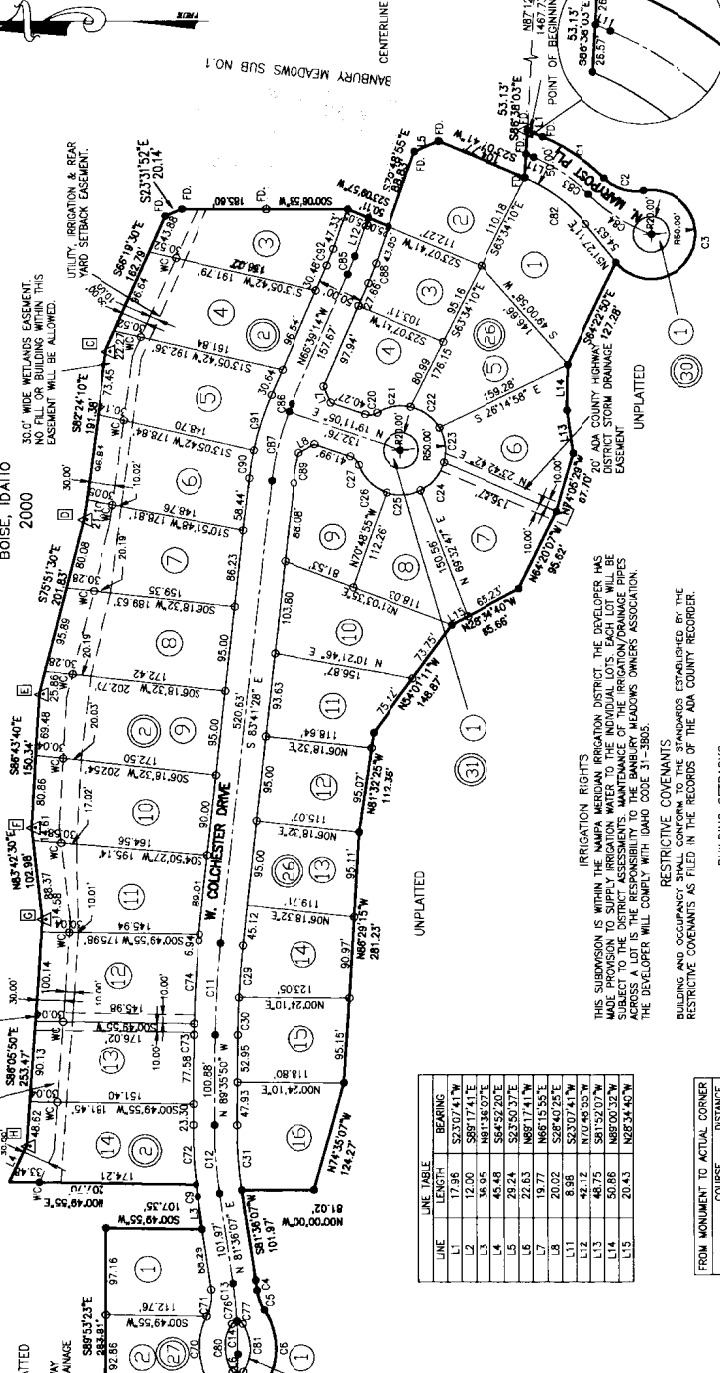
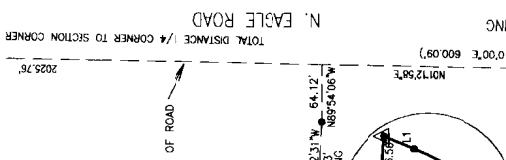
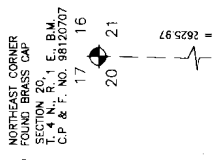
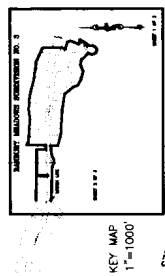
Whita Spicker
 NOTARY PUBLIC FOR THE STATE OF IDAHO.

RESIDING AT Eagle, IDAHO



BANBURY MEADOWS SUBDIVISION NO. 3

A PORTION OF SECTION 20, T. 4 N., R. 1 E., BOISE MERIDIAN
 A HOFF-PHILLIPS DEVELOPMENT
 CITY OF EAGLE, ADA COUNTY, IDAHO
 -JOHNSON ENGINEERING-
 BOISE, IDAHO



LINE	LENGTH	BEARING
L1	12.00	S 89°17'41" W
L2	12.00	S 89°17'41" W
L3	12.00	S 89°17'41" W
L4	12.00	S 89°17'41" W
L5	12.00	S 89°17'41" W
L6	12.00	S 89°17'41" W
L7	12.00	S 89°17'41" W
L8	12.00	S 89°17'41" W
L9	12.00	S 89°17'41" W
L10	12.00	S 89°17'41" W
L11	12.00	S 89°17'41" W
L12	12.00	S 89°17'41" W
L13	12.00	S 89°17'41" W
L14	12.00	S 89°17'41" W
L15	12.00	S 89°17'41" W

FROM MONUMENT TO ACTUAL CORNER	BEARING	DISTANCE
C	N 107°10'00" E	4.47
D	N 107°10'00" E	4.47
E	N 107°10'00" E	4.47
F	N 107°10'00" E	4.47
G	N 107°10'00" E	4.47
H	N 107°10'00" E	4.47

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	225.00	84.09	42.54	83.80	S 52°50'25" W	21°24'48"
C2	50.00	45.71	22.86	45.71	S 72°22'25" W	24°24'07"
C3	50.00	45.71	22.86	45.71	S 72°22'25" W	24°24'07"
C4	525.00	11.55	5.78	11.55	S 89°17'41" W	21°15'45"
C5	50.00	23.27	11.85	23.27	S 89°17'41" W	26°39'45"
C6	7.750	87.42	43.86	87.42	S 89°17'41" W	64°28'42"
C7	50.00	26.16	13.39	26.16	N 11°19'29" W	29°35'24"
C8	1025.00	12.41	6.28	12.41	N 85°49'24" W	08°57'15"
C9	525.00	13.72	6.86	13.72	N 85°49'24" W	08°57'15"
C10	1000.00	10.08	5.19	10.08	S 89°17'41" W	05°54'22"
C11	500.00	76.80	38.40	76.80	S 89°17'41" W	08°48'03"
C12	500.00	76.80	38.40	76.80	S 89°17'41" W	08°48'03"
C13	500.00	76.80	38.40	76.80	S 89°17'41" W	08°48'03"
C14	500.00	76.80	38.40	76.80	S 89°17'41" W	08°48'03"
C15	500.00	76.80	38.40	76.80	S 89°17'41" W	08°48'03"
C16	15.00	13.62	7.32	13.16	S 06°43'32" E	52°10'12"
C17	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C18	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C19	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C20	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C21	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C22	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C23	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C24	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C25	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C26	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C27	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C28	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C29	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C30	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C31	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C32	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C33	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C34	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C35	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C36	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C37	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C38	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C39	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C40	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C41	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C42	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C43	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C44	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C45	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C46	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C47	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C48	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C49	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C50	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C51	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C52	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C53	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C54	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C55	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C56	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C57	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C58	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C59	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C60	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C61	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C62	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C63	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C64	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C65	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C66	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C67	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C68	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C69	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C70	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C71	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C72	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C73	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C74	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C75	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C76	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C77	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C78	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C79	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C80	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C81	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C82	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C83	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C84	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C85	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C86	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C87	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C88	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C89	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C90	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C91	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C92	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C93	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C94	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C95	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C96	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C97	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C98	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C99	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"
C100	50.00	40.17	21.24	39.10	N 04°49'10" W	46°07'57"

LEGEND

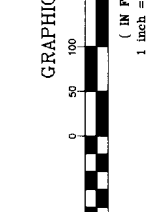
- REAR OF LOT
- BOUNDARY LINE
- LOT OR RIGHT OF WAY LINE
- CENTER LINE
- POINT OF BEGINNING
- UTILITY EASEMENT
- 5/8" PIN AND PLASTIC CAP
- 1/2" 24" PIN SET WITH PLASTIC CAP (OR FOUND AS SHOWN)
- WITNESS CORNER PIN
- 5/8" 30" PIN SET WITH PLASTIC CAP (OR FOUND AS SHOWN)
- EAST 1/4 CORNER SECTION 20, T. 4 N., R. 1 E., B.M. C.P. & F. NO. 98068066
- LOT NUMBER
- BLOCK NUMBER
- REFERENCE MONUMENT FOUND BY ALTIMETER CAP ON 5/8" PIN SET AT TRUE CORNER NO PIN SET AT TRUE CORNER

STREET ACCESS

LOTS 2, 4, 8, 12 AND 15, BLOCK 29 SHALL HAVE NO DIRECT ACCESS TO COLCHESTER DR.

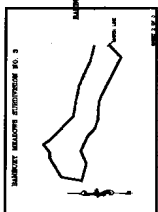
BUILDING CODE

THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE UNIFORM BUILDING CODE (UBC) AS REGULATED BY THE CITY OF EAGLE.

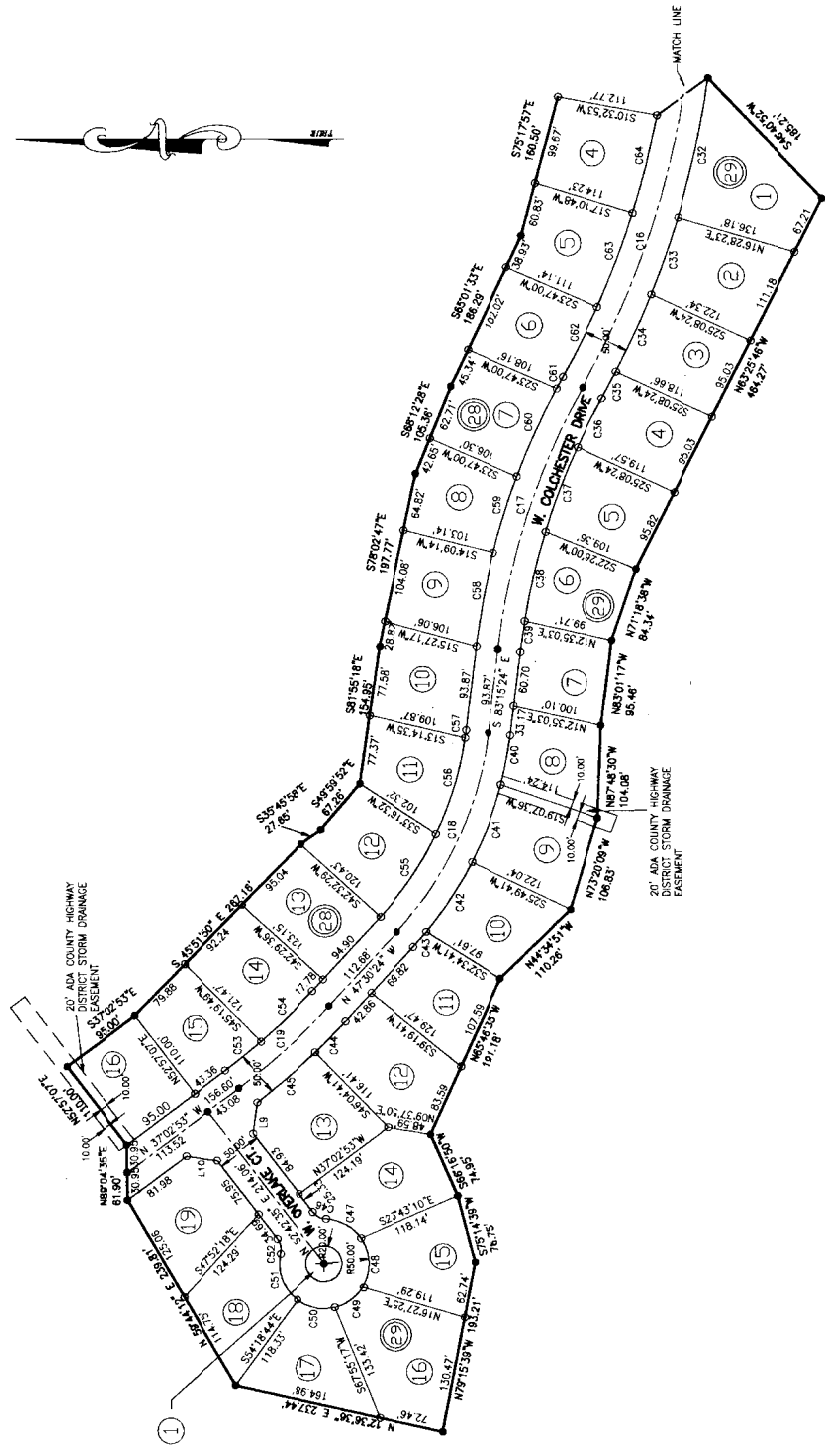


BANBURY MEADOWS SUBDIVISION NO. 3

A HOFF-PHILLIPS DEVELOPMENT
 CITY OF EAGLE, ADA COUNTY, IDAHO
 -JOHNSON ENGINEERING-
 BOISE, IDAHO
 2000



KEY MAP
 1" = 1000'



GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft.



LINE	LENGTH	BEARINGS
L9	35.27	S80°25'28"E
L10	55.26	N01°49'51"E

CURVE	RADIUS	LENGTH	CHORD	BEARINGS	DELTA
C16	1000.00	348.97	725.07	S44°48'	87°03'52"E
C17	800.00	308.40	635.57	S77°02'25"E	72°30'37"
C18	400.00	248.58	429.00	S45°55'	55°45'01"
C19	750.00	336.80	668.84	S42°16'35"	107°27'31"
C20	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C21	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C22	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C23	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C24	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C25	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C26	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C27	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C28	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C29	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C30	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C31	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C32	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C33	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C34	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C35	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C36	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C37	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C38	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C39	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C40	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C41	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C42	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C43	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C44	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C45	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C46	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C47	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C48	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C49	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C50	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C51	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C52	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C53	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C54	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C55	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C56	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C57	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C58	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C59	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C60	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C61	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C62	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C63	1025.00	451.16	891.13	S70°51'09"	150°20'32"
C64	1025.00	451.16	891.13	S70°51'09"	150°20'32"

BANBURY MEADOWS SUBDIVISION NO. 3

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT BANBURY MEADOWS LLC IS THE OWNER OF THE REAL PROPERTY DESCRIBED BELOW IN EAGLE CITY, ADA COUNTY, IDAHO, AND THAT THEY INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS BANBURY MEADOWS SUBDIVISION NO. 3, A PORTION OF SECTION 20, T.4N., R.1E., BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SECTION 20, T.4N., R.1E., BOISE MERIDIAN, ADA COUNTY, IDAHO, THENCE

N 01°12'58" E 600.21 FEET, THENCE N 89°54'06" W 64.12 FEET, THENCE N 87°12'31" W 1467.73 FEET TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 1 OF BANBURY MEADOWS SUBDIVISION, THE POINT OF BEGINNING, THENCE

S 23°07'41" W 17.96 FEET, THENCE

ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 212°4'48", WHOSE RADIUS IS 226.16 FEET, WHOSE CHORD BEARS S 89°00'00" W 102.00 FEET, AND

ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 54°24'07", WHOSE RADIUS IS 50.00 FEET, WHOSE LENGTH IS 47.47 FEET, AND

WHOSE LONG CHORD BEARS S 72°20'22" W 45.71 FEET, THENCE

WHOSE LONG CHORD BEARS S 72°20'22" W 45.71 FEET, THENCE

WHOSE LONG CHORD BEARS N 89°12'14" W 86.02 FEET, THENCE

S 84°29'50" W 137.28 FEET, THENCE N 89°00'33" W 60.88 FEET, THENCE

S 81°52'07" W 48.75 FEET, THENCE N 74°05'29" W 67.70 FEET, THENCE

S 81°52'07" W 48.75 FEET, THENCE N 74°05'29" W 67.70 FEET, THENCE

N 54°01'11" W 148.87 FEET, THENCE N 81°32'25" W 112.36 FEET, THENCE

N 86°29'15" W 281.23 FEET, THENCE N 74°35'07" W 124.27 FEET, THENCE

N 00°00'00" W 81.02 FEET, THENCE S 81°36'07" W 101.97 FEET, THENCE

ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 0°15'38", WHOSE RADIUS IS 50.00 FEET, WHOSE LENGTH IS 0.00 FEET, AND

WHOSE LONG CHORD BEARS S 81°36'07" W 101.97 FEET, THENCE

ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 26°39'45", WHOSE RADIUS IS 50.00 FEET, WHOSE LENGTH IS 23.27 FEET, AND

WHOSE LONG CHORD BEARS S 69°31'53" W 23.06 FEET, THENCE

ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 64°28'42", WHOSE RADIUS IS 50.00 FEET, WHOSE LENGTH IS 23.27 FEET, AND

WHOSE LONG CHORD BEARS S 88°28'22" W 82.69 FEET, THENCE

ON A CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 28°50'24", WHOSE RADIUS IS 50.00 FEET, WHOSE LENGTH IS 26.16 FEET, AND

WHOSE LONG CHORD BEARS S 74°18'28" W 25.86 FEET, THENCE

ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 0°57'15", WHOSE RADIUS IS 50.00 FEET, WHOSE LENGTH IS 0.00 FEET, AND

WHOSE LONG CHORD BEARS N 89°49'04" W 124.33 FEET, THENCE

S 49°40'52" W 185.21 FEET, THENCE N 87°25'45" W 464.27 FEET, THENCE

S 49°40'52" W 185.21 FEET, THENCE N 87°25'45" W 464.27 FEET, THENCE

N 87°48'30" W 104.08 FEET, THENCE N 23°20'08" W 106.83 FEET, THENCE

N 44°34'51" W 110.28 FEET, THENCE N 65°45'35" W 191.18 FEET, THENCE

S 66°16'50" W 74.85 FEET, THENCE S 75°14'39" W 76.75 FEET, THENCE

N 79°15'39" W 183.21 FEET, THENCE N 12°36'36" E 237.44 FEET, THENCE

N 59°44'12" E 239.81 FEET, THENCE N 89°04'35" E 61.90 FEET, THENCE

S 45°15'50" E 207.16 FEET, THENCE S 30°45'58" E 27.60 FEET, THENCE

S 48°59'52" E 67.26 FEET, THENCE S 81°55'18" E 154.95 FEET, THENCE

S 88°12'28" E 105.36 FEET, THENCE S 65°01'33" E 186.29 FEET, THENCE

S 75°17'57" E 160.50 FEET, THENCE S 75°17'57" E 17.65 FEET, THENCE

S 88°10'05" E 276.49 FEET, THENCE S 00°49'55" W 120.58 FEET, THENCE

S 88°53'21" E 283.81 FEET, THENCE N 00°49'55" W 107.35 FEET, THENCE

N 81°30'07" E 309.93 FEET, THENCE

ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 01°29'51", WHOSE RADIUS IS 525.00 FEET, WHOSE LENGTH IS 13.72 FEET, AND

WHOSE LONG CHORD BEARS S 75°17'57" E 17.65 FEET, THENCE

N 00°49'55" W 107.35 FEET, THENCE E 13°45'20" E 45.48 FEET, THENCE

S 86°05'50" E 253.47 FEET, THENCE N 83°42'30" E 102.98 FEET, THENCE

S 86°43'40" E 150.34 FEET, THENCE S 75°51'30" E 201.83 FEET, THENCE

S 82°24'10" E 101.38 FEET, THENCE S 66°10'30" E 162.70 FEET, THENCE

S 23°31'52" E 20.14 FEET, THENCE S 00°36'58" W 185.60 FEET, THENCE

S 23°50'37" E 29.24 FEET, THENCE S 23°37'41" W 104.77 FEET, THENCE

S 86°38'03" E 53.13 FEET TO THE POINT OF BEGINNING

CONTAINS 24.17 ACRES

ALL OF THE LOTS IN THIS PLAT WILL RECEIVE WATER FROM UNITED WATER IDAHO, INC. WATER SYSTEM UNITED WATER IDAHO, INC. HAS AGREED IN WRITING TO SERVICE THIS SUBDIVISION.

PUBLIC STREETS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC. EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO AND USE OF THESE EASEMENTS AS REQUIRED IS PERPETUALLY RESERVED. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND.

BANBURY MEADOWS LIMITED LIABILITY COMPANY (LLC)

Richard M. Phillips
RICHARD M. PHILLIPS
MANAGER

ACKNOWLEDGMENTS
STATE OF IDAHO } SS
COUNTY OF ADA }

ON THIS 11 DAY OF JANUARY, 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RICHARD M. PHILLIPS, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF BANBURY MEADOWS LLC, THE LLC THAT EXECUTED THE WITHIN INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LLC, AND ACKNOWLEDGED TO ME THAT SUCH LLC EXECUTED THE SAME.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

David Navato
NOTARY PUBLIC FOR THE STATE OF IDAHO.
RESIDING AT Eagle, IDAHO



CERTIFICATE OF ENGINEER/LAND SURVEYOR

I, ROY B. JOHNSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER / LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE CERTIFICATE OF OWNERS, WAS DRAWN FROM AN ACTUAL 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.



ROY B. JOHNSON
REGISTERED PROFESSIONAL ENGINEER
LAND SURVEYOR
STATE OF IDAHO
LICENSE NO. 2824

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED, ACCORDING TO THE LETTER OF APPROVAL ON FILE WITH THE ADA COUNTY RECORDER OR HIS AGENT.

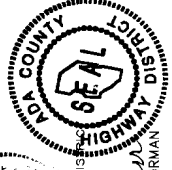
Health Officer
HEALTH OFFICER

2/19/2000
DATE

ADA COUNTY HIGHWAY DISTRICT ACCEPTANCE

THIS PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 2nd DAY OF February, 2000.

Stacy A. Pearson
ADA COUNTY HIGHWAY DISTRICT, CHAIRMAN



APPROVAL OF CITY COUNCIL
I, THE UNDERSIGNED CITY CLERK, IN AND FOR THE CITY OF EAGLE, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON 2000, THIS PLAT OF BANBURY MEADOWS SUBDIVISION NO. 3 WAS ACCEPTED AND APPROVED.

9/14/99
DATE

Marcy A. Obermeyer
CITY CLERK



APPROVAL OF THE CITY ENGINEER

I DO HEREBY CERTIFY THAT I AM THE CITY ENGINEER FOR THE CITY OF EAGLE, ADA COUNTY, IDAHO AND THAT THIS SUBDIVISION IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF EAGLE.

2/17/2000
DATE

Kenneth R. Rice
CITY ENGINEER

CERTIFICATE OF COUNTY SURVEYOR

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

John Bunker
ADA COUNTY SURVEYOR FELS 3030



CERTIFICATE OF COUNTY TREASURER

I, LYNDIA FISCHER, 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 PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

5-24-00
DATE

Lyndia Fischer
COUNTY TREASURER



CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO } SS
COUNTY OF ADA }

INSTRUMENT NO. 100059963

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF ROY JOHNSON AT 28 MINUTES PAST 12 O'CLOCK P.M., THIS 24 DAY OF May, 2000, AND WAS DULY RECORDED IN BOOK 80 OF PLATS AT PAGE 8622 AND 8621.

David Navato
BY DEPUTY
EX-OFFICIO RECORDER

BANBURY MEADOWS SUBDIVISION NO. 4

A PORTION OF SECTION 20, T. 4N., R. 1E., BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO
 --JOHNSON ENGINEERING--
 BOISE, IDAHO
 2002

IRRIGATION RIGHTS WITHIN THE BANBURY MEADOWS IRRIGATION DISTRICT. THE DEVELOPER HAS MADE PROVISIONS TO SUPPLY IRRIGATION WATER TO THE INDIVIDUAL LOTS. EACH LOT WILL BE SUBJECT TO THE DISTRICT ASSESSMENTS, MAINTENANCE OF THE IRRIGATION/DRAINAGE PIPES ACROSS A LOT IS THE RESPONSIBILITY TO THE BANBURY MEADOWS OWNERS ASSOCIATION. THE DEVELOPER WILL COMPLY WITH IDAHO CODE 31-1508C.

RESTRICTIVE COVENANTS SHALL CONFORM TO THE STANDARDS ESTABLISHED BY THE RESTRICTIVE COVENANTS AS FILED IN THE PUBLIC RECORDS OF ADA COUNTY RECORDER.

BUILDING AND OCCUPANCY SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF EAGLE ZONING ORDINANCE AT THE TIME OF MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH AS SPECIFICALLY APPROVED.

ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED.

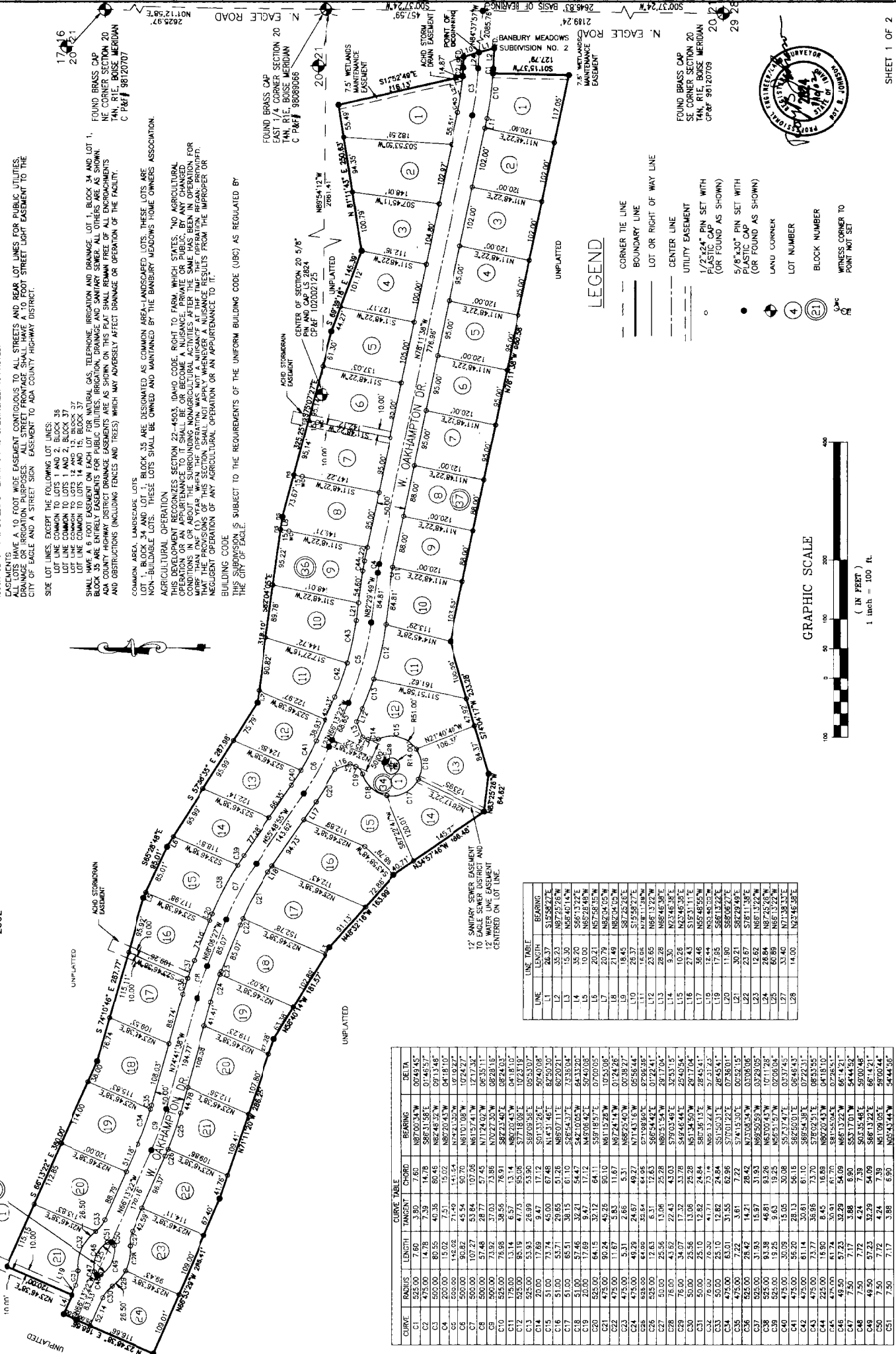
REMARKS: SEE PAGE 10, FOOT WIDE EASEMENT CONTIGUOUS TO ALL STREETS AND REAR LOT LINES FOR PUBLIC UTILITIES. IRRIGATION AND DRAINAGE PIPES SHALL BE INSTALLED TO ALL STREETS AND REAR LOT LINES AND TO FOOT STREET LIGHT EASEMENT TO THE CITY OF EAGLE AND A STREET SIGN EASEMENT TO ADA COUNTY HIGHWAY DISTRICT.

SIDE LOT LINES EXCEPT THE FOLLOWING LOT LINES:
 LOT LINE COMMON TO LOTS 1 AND 2, BLOCK 37
 LOT LINE COMMON TO LOTS 12 AND 13, BLOCK 37
 LOT LINE COMMON TO LOTS 14 AND 15, BLOCK 37
 SHALL BE SUBJECT TO THE BANBURY MEADOWS GAS, TELEPHONE, IRRIGATION AND DRAINAGE LOT 1, BLOCK 34 AND LOT 1, BLOCK 35 ARE ENTIRELY EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION, DRAINAGE AND SANITARY SEWER. ALL OTHERS ARE AS SHOWN. ADA COUNTY HIGHWAY DISTRICT DRAINAGE EASEMENTS ARE AS SHOWN ON THIS PLAN. SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS, EASEMENTS AND OBSTRUCTIONS (INCLUDING FENCES AND TREES) WHICH MAY ADVERSELY AFFECT DRAINAGE OR OPERATION OF THE FACILITY.

COMMON AREA, LANDSCAPE LOTS
 LOT, BLOCK 34 AND LOT 1, BLOCK 35 ARE DESIGNATED AS COMMON AREA-LANDSCAPED LOTS. THESE LOTS ARE NOT BULIDABLE LOTS. THESE LOTS SHALL BE OWNED AND MAINTAINED BY THE BANBURY MEADOWS HOME OWNERS ASSOCIATION.

AGRICULTURAL OPERATION
 ALL LOTS IN THIS SECTION 20-4683 IDAHO CODE (ROUT TO FIRM WHICH STATES "NO AGRICULTURAL OPERATION OR AN APURTENANCE TO IT SHALL BE OR BECOME A NUISANCE PRIVATE OR PUBLIC BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR THE ONLY ONE (1) YEAR WHEREIN THE OPERATION WAS NOT A NUISANCE" AT THE TIME THE OPERATION BEGAN. PROHIBIT. THIS PROHIBITION DOES NOT APPLY TO THE OPERATION OF ANY AGRICULTURAL OPERATION OR AN APURTENANCE TO IT.

BUILDING CODE
 THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE UNIFORM BUILDING CODE (UBC) AS REGULATED BY THE CITY OF EAGLE.



LINE	LENGTH	BEARING
L1	35.37	S15°58'22"E
L2	35.23	N87°25'26"W
L3	15.30	N58°45'12"W
L4	15.00	S86°37'22"E
L5	15.00	N72°34'36"E
L6	10.26	N88°16'38"E
L7	36.46	N55°45'55"W
L8	21.49	N82°24'05"W
L9	18.45	N87°26'26"E
L10	26.37	S15°58'27"E
L11	16.06	N78°11'38"W
L12	23.05	N89°12'22"W
L13	28.28	N88°16'38"E
L14	30.21	S82°29'49"E
L15	10.26	N88°16'38"E
L16	27.43	S15°58'11"E
L17	36.46	N55°45'55"W
L18	21.49	N82°24'05"W
L19	17.85	S86°13'22"E
L20	11.90	S86°13'22"E
L21	30.21	S82°29'49"E
L22	23.05	N89°12'22"W
L23	28.28	N88°16'38"E
L24	30.21	S82°29'49"E
L25	60.88	N87°26'26"E
L26	33.40	N71°38'13"E
L27	14.00	N23°46'38"E
L28	14.00	N23°46'38"E

CURVE	RADIUS	LENGTH	CHORD	BEARINGS	DELTA
C1	475.00	7.60	7.59	N87°00'15"E	0°04'04"
C2	475.00	14.78	14.78	S87°00'15"E	0°14'53"
C3	500.00	80.55	40.35	N82°48'32"E	0°41'18"
C4	200.00	15.02	7.51	N80°20'43"W	0°41'18"
C5	500.00	146.02	71.49	N44°41'54"E	10°19'22"
C6	500.00	90.82	45.54	N61°01'08"W	10°19'22"
C7	500.00	107.27	53.94	N61°01'08"W	17°17'33"
C8	500.00	57.48	29.77	N71°24'02"W	0°35'11"
C9	500.00	23.92	12.03	N82°23'41"E	0°24'03"
C10	375.00	13.94	6.57	N87°18'08"E	0°24'03"
C11	325.00	36.19	17.75	S77°18'08"E	10°23'19"
C12	525.00	53.83	26.99	S89°09'58"E	0°53'07"
C13	24.00	17.69	9.47	S01°33'26"E	50°40'08"
C14	51.00	73.74	45.00	N43°31'46"E	82°59'30"
C15	51.00	65.71	29.85	N67°20'21"E	82°59'30"
C16	51.00	65.71	29.85	N67°20'21"E	82°59'30"
C17	51.00	65.71	29.85	N67°20'21"E	82°59'30"
C18	51.00	65.71	29.85	N67°20'21"E	82°59'30"
C19	51.00	65.71	29.85	N67°20'21"E	82°59'30"
C20	51.00	65.71	29.85	N67°20'21"E	82°59'30"
C21	475.00	64.15	32.12	S49°18'57"E	0°20'05"
C22	475.00	80.24	45.25	N61°15'28"W	10°25'08"
C23	475.00	11.67	5.83	N87°24'14"W	0°12'42"
C24	475.00	5.31	2.66	N89°25'40"W	0°03'39"
C25	475.00	49.28	24.67	N71°43'16"W	0°58'34"
C26	825.00	64.09	35.54	S71°08'50"E	0°29'36"
C27	51.00	12.63	6.31	S66°54'42"E	0°22'41"
C28	51.00	25.56	12.63	N89°13'54"W	28°17'04"
C29	51.00	43.92	21.98	N79°03'49"E	32°33'15"
C30	51.00	43.92	21.98	N79°03'49"E	32°33'15"
C31	51.00	25.56	12.63	N89°13'54"W	28°17'04"
C32	51.00	25.56	12.63	N89°13'54"W	28°17'04"
C33	51.00	25.56	12.63	N89°13'54"W	28°17'04"
C34	51.00	25.56	12.63	N89°13'54"W	28°17'04"
C35	51.00	25.56	12.63	N89°13'54"W	28°17'04"
C36	475.00	63.01	31.55	S77°01'22"E	0°24'54"
C37	475.00	7.22	3.61	S71°15'30"E	0°52'15"
C38	525.00	26.42	14.21	N73°08'34"W	0°30'06"
C39	525.00	15.97	31.93	N89°50'53"W	0°28'30"
C40	475.00	43.25	9.63	N65°51'47"W	0°20'05"
C41	475.00	30.08	15.05	S57°37'47"E	0°37'45"
C42	475.00	35.20	28.13	S82°50'01"E	0°46'43"
C43	475.00	61.14	30.81	S89°54'38"E	0°22'31"
C44	475.00	73.77	36.96	S73°02'51"E	0°43'35"
C45	225.00	16.80	6.45	N80°20'43"W	0°41'18"
C46	475.00	61.74	30.91	S81°05'04"E	0°28'51"
C47	475.00	37.23	32.29	N65°13'22"W	86°42'21"
C48	7.50	7.12	4.38	S53°01'17"W	54°44'38"
C49	49.50	57.23	54.09	S68°13'22"E	66°14'21"
C50	7.50	7.12	4.38	N61°08'05"E	56°00'44"
C51	7.50	7.17	3.88	N05°43'44"W	54°44'36"

BANBURY MEADOWS SUBDIVISION NO. 4

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT BANBURY MEADOWS LLC IS THE OWNER OF THE REAL PROPERTY DESCRIBED BELOW IN EAGLE CITY, ADA COUNTY, IDAHO, AND THAT THEY INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS BANBURY MEADOWS SUBDIVISION NO. 4, A PORTION OF SECTION 20, T.4N., R.1E., BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SECTION 20, T.4N., R.1E., BOISE MERIDIAN, ADA COUNTY, IDAHO, THENCE:

S 0037'24" W 457.59 FEET, THENCE
 N 2085.76 FEET TO A POINT ON THE CENTERLINE OF W. DAKHAMPTON DRIVE OF BANBURY MEADOWS SUBDIVISION NO. 2, THE POINT OF BEGINNING, THENCE

S 15°58'27" E 26.37 FEET, THENCE
 N 87°25'26" W 39.23 FEET, THENCE
 ON A CURVE TO THE RIGHT WHOSE CENTRAL ANGLE IS 00°49'45", WHOSE RADIUS IS 525.00 FEET, WHOSE LENGTH IS 77.80 FEET, AND WHOSE CHORD BEARS S 87°25'26" W 77.80 FEET, THENCE

S 01°15'37" W 97.79 FEET, THENCE
 N 88°05'58 FEET, THENCE
 S 74°04'17" W 233.28 FEET, THENCE
 N 83°29'26" W 84.82 FEET, THENCE
 N 48°32'16" W 183.98 FEET, THENCE
 N 59°40'14" W 181.87 FEET, THENCE
 N 71°11'20" W 286.25 FEET, THENCE
 N 66°53'28" W 285.41 FEET, THENCE
 N 23°46'38" E 186.66 FEET, THENCE
 S 05°14'22" E 135.20 FEET, THENCE
 S 65°13'22" E 380.00 FEET, THENCE
 S 74°10'46" E 287.77 FEET, THENCE
 S 65°28'48" E 85.01 FEET, THENCE
 S 27°58'35" E 287.98 FEET, THENCE
 S 82°04'05" E 318.10 FEET, THENCE
 S 68°39'18" E 142.39 FEET, THENCE
 N 81°11'43" E 250.63 FEET, THENCE
 S 17°52'49" E 218.13 FEET, THENCE
 ON A CURVE TO THE LEFT WHOSE CENTRAL ANGLE IS 01°46'57", WHOSE RADIUS IS 100.00 FEET, WHOSE LENGTH IS 14.78 FEET, THENCE
 S 87°25'26" E 18.45 FEET, THENCE
 S 15°58'27" E 26.37 FEET TO THE POINT OF BEGINNING.

CONTAINS 16.207 ACRES

ALL OF THE LOTS IN THIS PLAT WILL RECEIVE WATER FROM UNITED WATER IDAHO, INC. WATER SYSTEM. UNITED WATER IDAHO, INC. HAS AGREED IN WRITING TO SERVICE THIS SUBDIVISION.

PUBLIC STREETS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC. EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO AND USE OF THESE EASEMENTS AS REQUIRED IS PERPETUALLY RESERVED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND.

BANBURY MEADOWS LIMITED LIABILITY COMPANY (LLC)

Richard M. Phillips
 RICHARD M. PHILLIPS
 MANAGER

ACKNOWLEDGMENTS
 STATE OF IDAHO } SS
 COUNTY OF ADA }

ON THIS 6 DAY OF Sept., 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RICHARD M. PHILLIPS, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF BANBURY MEADOWS LLC, THE LLC THAT EXECUTED THE WITHIN INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LLC, AND ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

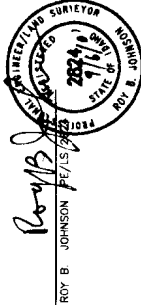
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.



Laura Stricker
 LAURA STRICKER
 NOTARY PUBLIC FOR THE STATE OF IDAHO
 RESIDING AT Eagle, IDAHO

CERTIFICATE OF ENGINEER/LAND SURVEYOR

I, ROY B. JOHNSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER / LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE CERTIFICATE OF OWNERS, BEING DRAWN FROM AN ORIGINAL SURVEY MADE IN THE FIELD IN ACCORDANCE WITH THE SURVEYING AND ACCURACY REQUIREMENTS OF THE IDAHO PROFESSIONAL ENGINEERING AND SURVEYING ACT, CHAP. 54, I.D.C., AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



ROY B. JOHNSON
 9/14/01



APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT
 SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER OF APPROVAL ON FILE WITH THE ADA COUNTY RECORDER ON HIS AGENT.

DATE: 9/14/01
 Health Officer: *Heidi K. Lane*

ADA COUNTY HIGHWAY DISTRICT ACCEPTANCE
 THIS PLAT WAS ACCEPTED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 19th DAY OF September, 2001.

Gregory M. Bauer, Sr.
 ADA COUNTY HIGHWAY DISTRICT, CHAIRMAN

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED CITY CLERK, IN AND FOR THE CITY OF EAGLE, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON 13th of February, 2001, THIS PLAT OF BANBURY MEADOWS SUBDIVISION NO. 4 WAS ACCEPTED AND APPROVED.

DATE: 1/14-01
 City Clerk: *Sharon K. Moore*



APPROVAL OF THE CITY ENGINEER
 I DO HEREBY CERTIFY THAT I AM THE CITY ENGINEER FOR THE CITY OF EAGLE, ADA COUNTY, IDAHO AND THAT THIS SUBDIVISION IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF EAGLE.

DATE: 10-18-01
 City Engineer: *David E. Stone*

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT, AND IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

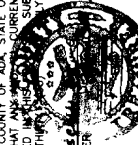
John E. Prickett
 ADA COUNTY SURVEYOR #116102



CERTIFICATE OF COUNTY TREASURER

I, LYNDA FISCHER, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ALL CURRENT AND/OR PENDING COUNTY PROPERTY TAXES DUE TO THE COUNTY OF ADA FOR THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THREE (3) YEARS.

DATE: 10-18-01
 County Treasurer: *Lynda Fischer*



CERTIFICATE OF COUNTY RECORDER

COUNTY OF ADA } SS

AT 5:33 P.M. THIS INSTRUMENT WAS FILED AT THE REQUEST OF ROY JOHNSON, THIS DAY OF September, 2001, AND WAS DULY RECORDED IN BOOK 83 OF PLATS AT PAGES 9151 AND 9152.

BY: *J. Davila Nava*
 EX-OFFICIO RECORDER
 Cu: \$11.00

INSTRUMENT NO. 102005905

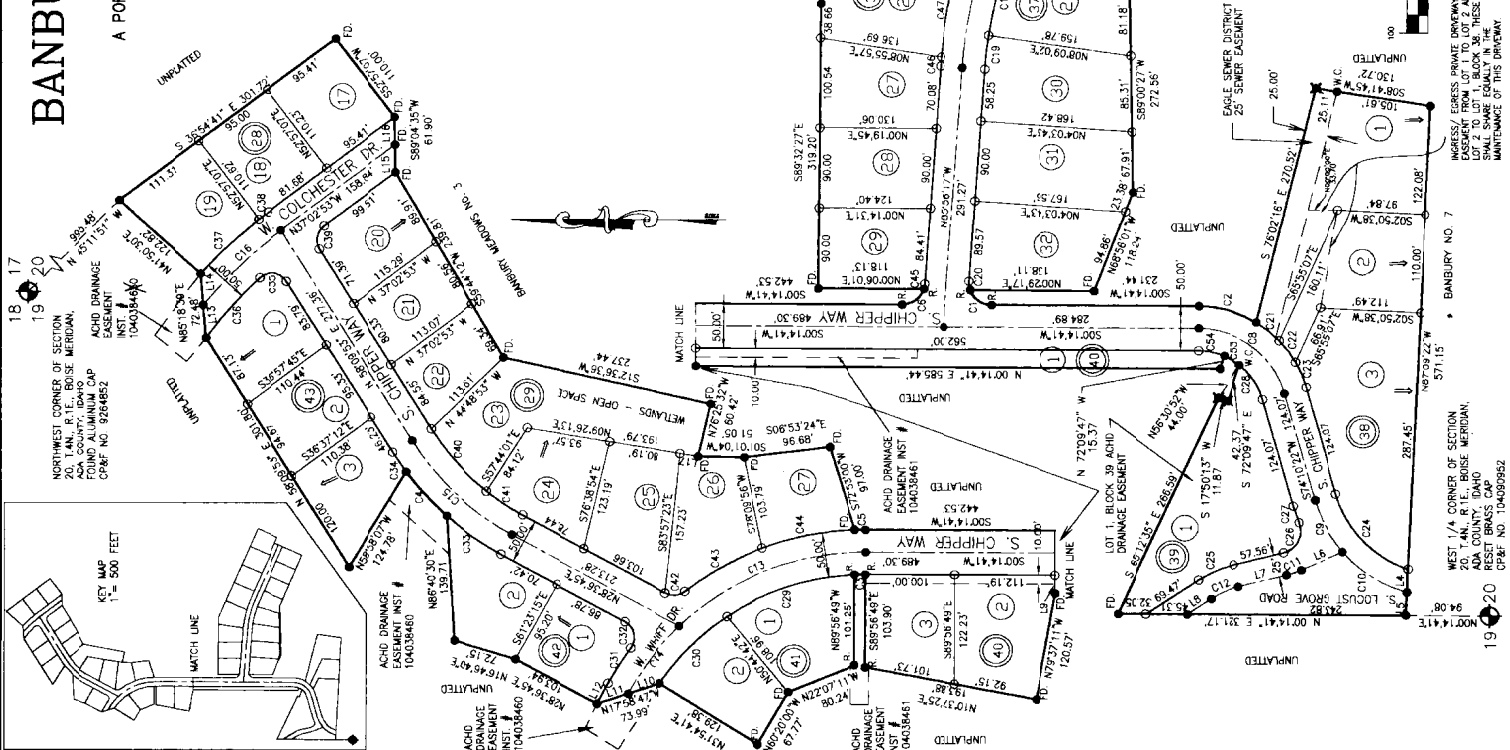
BANBURY MEADOWS SUBDIVISION NO. 5

A HOFF-PHILLIPS DEVELOPMENT
 A PORTION OF SECTION 20, T. 4N., R. 1E., BOISE, MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO
 -JOHNSON ENGINEERING-
 BOISE, IDAHO
 2004

LINE	LENGTH	BEARING
1	35.20	N86°13'22"W
2	25.00	N23°48'38"E
3	25.00	N23°48'38"E
4	25.84	N87°09'22"W
5	25.78	N87°09'22"W
6	51.14	S23°38'01"E
7	54.77	S13°41'12"E
8	31.69	S33°14'42"E
9	20.14	N92°59'58"E
10	37.95	N17°58'47"W
11	28.01	N17°58'47"W
12	37.74	N17°58'47"W
13	37.74	N17°58'47"W
14	35.74	N89°18'33"E
15	35.74	N89°18'33"E
16	30.95	S89°04'33"W
17	20.05	N89°26'09"E

LEGEND

- ← REAR OF LOT
- BOUNDARY LINE
- LOT OR RIGHT OF WAY LINE
- CENTER LINE
- UTILITY EASEMENT
- FD
- FD, R
- ✱ PIN NOT SET
- ✱ 5/8" X 30" PIN SET WITH PLASTIC CAP (WITNESS CORNER)
- ✱ 5/8" X 30" PIN SET WITH PLASTIC CAP (OR FOUND/RESET AS SHOWN)
- ✱ 5/8" X 30" PIN SET WITH PLASTIC CAP (OR FOUND/RESET AS SHOWN)
- ④ LAND CORNER
- ④ LOT NUMBER
- ① BLOCK NUMBER



CURVE	RADIUS	LENGTH	CHORD	BEARING	DETA	
C1	25.00	30.92	17.78	28.98	S35°40'22"W	70.9171
C2	125.00	67.88	34.85	67.14	S15°49'27"W	31.70932
C3	275.00	12.00	6.00	12.00	N01°00'20"W	62.20032
C4	325.00	66.77	33.50	66.85	N67°40'43"E	11.54815
C5	25.00	32.02	18.93	29.86	S87°49'43"E	62.98443
C6	25.00	32.02	18.93	29.86	S87°49'43"E	62.98443
C7	100.00	125.00	75.38	130.36	N76°04'49"W	17.92328
C8	150.00	65.56	33.64	66.02	S17°37'34"E	32.25330
C9	150.00	65.56	33.64	66.02	S17°37'34"E	32.25330
C10	150.00	65.56	33.64	66.02	S17°37'34"E	32.25330
C11	100.00	17.30	8.67	17.86	S18°36'36"E	67.54489
C12	100.00	34.14	17.24	33.97	N63°47'29"W	18.33350
C13	300.00	300.11	121.05	274.51	N21°33'44"W	4.75650
C14	300.00	95.50	48.16	95.10	N52°49'20"W	18.14422
C15	300.00	154.73	79.13	153.03	S43°23'19"W	28.33086
C16	300.00	121.01	60.80	120.71	N43°58'53"W	13.51388
C17	475.00	67.63	48.89	67.62	N67°53'27"W	33.29107
C18	475.00	67.63	48.89	67.62	N67°53'27"W	33.29107
C19	475.00	67.63	48.89	67.62	N67°53'27"W	33.29107
C20	25.00	10.02	5.06	9.95	S82°24'53"W	22.57411
C21	125.00	32.71	16.45	32.62	N63°54'02"E	14.97937
C22	125.00	32.71	16.45	32.62	N63°54'02"E	14.97937
C23	125.00	32.71	16.45	32.62	N63°54'02"E	14.97937
C24	125.00	32.71	16.45	32.62	N63°54'02"E	14.97937
C25	125.00	32.71	16.45	32.62	N63°54'02"E	14.97937
C26	125.00	32.71	16.45	32.62	N63°54'02"E	14.97937
C27	125.00	32.71	16.45	32.62	N63°54'02"E	14.97937
C28	275.00	47.35	24.48	46.57	N45°05'09"W	35.10077
C29	275.00	47.35	24.48	46.57	N45°05'09"W	35.10077
C30	275.00	47.35	24.48	46.57	N45°05'09"W	35.10077
C31	325.00	46.74	23.41	46.70	N57°49'20"W	60.14322
C32	325.00	46.74	23.41	46.70	N57°49'20"W	60.14322
C33	325.00	46.74	23.41	46.70	N57°49'20"W	60.14322
C34	325.00	46.74	23.41	46.70	N57°49'20"W	60.14322
C35	325.00	46.74	23.41	46.70	N57°49'20"W	60.14322
C36	325.00	46.74	23.41	46.70	N57°49'20"W	60.14322
C37	325.00	46.74	23.41	46.70	N57°49'20"W	60.14322
C38	325.00	46.74	23.41	46.70	N57°49'20"W	60.14322
C39	325.00	46.74	23.41	46.70	N57°49'20"W	60.14322
C40	275.00	47.35	24.48	46.57	N45°05'09"W	35.10077
C41	275.00	47.35	24.48	46.57	N45°05'09"W	35.10077
C42	20.00	23.30	13.18	22.01	S04°45'02"E	66.64534
C43	325.00	99.88	50.34	99.49	N87°20'33"W	17.96330
C44	325.00	105.72	53.33	105.25	N11°13'10"W	16.98166
C45	325.00	105.72	53.33	105.25	N11°13'10"W	16.98166
C46	325.00	105.72	53.33	105.25	N11°13'10"W	16.98166
C47	325.00	105.72	53.33	105.25	N11°13'10"W	16.98166
C48	325.00	105.72	53.33	105.25	N11°13'10"W	16.98166
C49	325.00	105.72	53.33	105.25	N11°13'10"W	16.98166
C50	325.00	105.72	53.33	105.25	N11°13'10"W	16.98166
C51	325.00	105.72	53.33	105.25	N11°13'10"W	16.98166
C52	325.00	105.72	53.33	105.25	N11°13'10"W	16.98166
C53	75.00	20.54	10.33	20.47	N30°09'17"E	15.41116
C54	75.00	20.54	10.33	20.47	N30°09'17"E	15.41116

IRRIGATION RIGHTS WITHIN THE BANBURY MEADOWS IRRIGATION DISTRICT. THE OWNER HAS MADE PROVISIONS TO SUPPLY IRRIGATION WATER TO THE INDIVIDUAL LOTS. EACH LOT WILL BE SUBJECT TO THE RESPONSIBILITY OF THE BANBURY MEADOWS OWNERS ASSOCIATION. THE OWNER WILL COMPLY WITH IDAHO CODE § 31-3806.

RESTRICTIVE COVENANTS SHALL CONFORM TO THE STANDARDS ESTABLISHED BY THE RESTRICTIVE BUILDING AND OCCUPANCY IN THE REGIONS OF THE ADA COUNTY REORDERING BOARD'S ESTABLISHED 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.

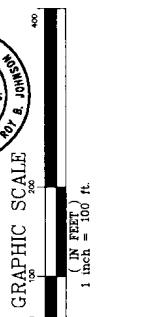
EASEMENTS: A 10 FOOT WIDE EASEMENT CONTIGUOUS TO ALL STREETS AND REAR LOT LINES FOR PUBLIC UTILITIES, DRAINAGE OR IRRIGATION PURPOSES. ALL STREET FRANCHISE SHALL HAVE A 10 FOOT HIGHWAY DISTRICT EASEMENT TO THE CITY OF EAGLE AND A STREET SIGN EASEMENT TO ADA COUNTY. ALL EASEMENTS SHALL BE 10 FEET WIDE UNLESS OTHERWISE SPECIFIED. ALL EASEMENTS SHALL BE SUBJECT TO THE UTILITIES DISTRICT DRAINAGE ADA COUNTY HIGHWAY DISTRICT AND SANITARY SERVICES. AS SHOWN, ADA COUNTY HIGHWAY DISTRICT DRAINAGE EASEMENTS ARE AS SHOWN ON THE PLAN. THESE ADA COUNTY HIGHWAY DISTRICT EASEMENTS SHALL REMAIN PART OF ALL EASEMENTS AND UTILITIES (INCLUDING FENCES AND TREES) WHICH MAY ADVERSELY AFFECT DRAINAGE OR OPERATION OF THE FACILITY.

COMMON AREA, LANDSCAPE LOTS
 LOT 1 BLOCK 38, LOT 1 BLOCK 40 AND LOT 23, BLOCK 29 ARE DESIGNATED AS COMMON AREA - UNDEVELOPED LOTS. THESE LOTS ARE NON-BUILDABLE LOTS. THESE LOTS SHALL BE OWNED AND MAINTAINED BY THE BANBURY MEADOWS HOME OWNERS ASSOCIATION.

AGRICULTURAL OPERATION
 THIS DEVELOPMENT RECOGNIZES SECTION 22-4903, IDAHO CODE, RIGHT TO FARM, WHICH STATES, "NO PERSON SHALL BE DEEMED TO BE ENGAGED IN AN AGRICULTURAL OPERATION BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING COMMERCIAL ACTIVITIES OR NOT A NUISANCE AT THE TIME THE OPERATION BEGAN, PROVIDED, THAT THE OPERATION OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AN IMPROVEMENT TO IT."

BUILDING CODE
 THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE (IRC) AS REGULATED BY THE CITY OF EAGLE, CENTRAL DISTRICT HEALTH DEPARTMENT

GENERAL NOTES:
 1. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL OF THE HEALTH AUTHORITY.
 2. NO ADDITIONAL WATER CAPACITY SHALL BE ACCRUED UNLESS THE APPROPRIATELY ASSOCIATED WATER SYSTEMS NETWORK IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.



BANBURY MEADOWS SUBDIVISION NO. 5

A PORTION OF SECTION 20, T.4N., R.1E., BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO.

CERTIFICATE OF OWNERS
 KNOW ALL MEN BY THESE PRESENTS: THAT BANBURY MEADOWS LLC IS THE OWNER OF THE REAL PROPERTY DESCRIBED BELOW IN EAGLE CITY, ADA COUNTY, IDAHO, AND THAT THEY INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS BANBURY MEADOWS SUBDIVISION NO. 5.

A PORTION OF SECTION 20, T.4N., R.1E., BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE EAST CORNER OF SECTION 20, T.4N., R.1E., BOISE MERIDIAN, ADA COUNTY, IDAHO, THENCE S 00°00'00" W 230.00 FEET TO THE POINT OF BEGINNING, THENCE
 S 00°00'00" W 457.59 FEET ALONG THE SECTION LINE, THENCE
 N 84°37'24" W 208.56 FEET TO A POINT ON THE BOUNDARY OF BANBURY MEADOWS NO. 2 & 4, THENCE
 N 23°46'38" W 116.66 FEET, THENCE
 N 66°53'29" W 311.73 FEET, THENCE
 S 88°00'21" W 274.56 FEET, THENCE
 N 00°29'07" E 138.11 FEET, THENCE
 ON A CURVE (C1) TO THE LEFT, WHOSE CENTRAL ANGLE IS 70°51'21", WHOSE RADIUS IS 26.00 FEET, WHOSE LENGTH IS 30.02 FEET, AND WHOSE LONG CHORD BEARS S 35°40'22" W 28.98 FEET, THENCE
 ON A CURVE (C2) TO THE RIGHT, WHOSE CENTRAL ANGLE IS 31°09'32", WHOSE RADIUS IS 125.00 FEET, WHOSE LENGTH IS 87.98 FEET, AND WHOSE LONG CHORD BEARS S 15°49'27" W 67.14 FEET, THENCE
 WHOSE LONG CHORD BEARS S 27°02'16" E 270.52 FEET, THENCE
 N 07°10'22" W 321.17 FEET TO A POINT ON THE SECTION LINE, THENCE ALONG SAID SECTION LINE
 N 00°14'41" E 321.17 FEET, THENCE LEAVING SAID SECTION LINE
 S 85°12'35" E 266.59 FEET, THENCE
 S 17°50'13" W 11.87 FEET, THENCE
 S 72°09'47" E 42.37 FEET, THENCE
 WHOSE LONG CHORD BEARS S 72°09'47" E 42.37 FEET, THENCE
 WHOSE RADIUS IS 71.00 FEET, WHOSE LENGTH IS 20.54 FEET, AND WHOSE LONG CHORD BEARS N 30°09'17" E 20.97 FEET, THENCE
 N 00°14'41" E 585.44 FEET, THENCE
 N 79°37'18" W 120.87 FEET, THENCE
 S 89°56'48" E 103.80 FEET, THENCE
 N 72°09'47" W 15.37 FEET, THENCE
 ON A CURVE (C3) TO THE LEFT, WHOSE CENTRAL ANGLE IS 02°30'03", WHOSE RADIUS IS 276.00 FEET, WHOSE LENGTH IS 12.00 FEET, AND WHOSE LONG CHORD BEARS N 01°00'20" W 12.00 FEET, THENCE
 N 22°07'11" W 80.24 FEET, THENCE
 N 60°20'00" W 67.77 FEET, THENCE
 N 31°54'41" E 129.38 FEET, THENCE
 N 17°58'47" W 74.59 FEET, THENCE
 N 28°18'45" E 103.94 FEET, THENCE
 N 66°40'30" E 138.71 FEET, THENCE
 ON A CURVE (C4) TO THE RIGHT, WHOSE CENTRAL ANGLE IS 11°46'15", WHOSE RADIUS IS 325.00 FEET, WHOSE LENGTH IS 86.77 FEET, AND WHOSE LONG CHORD BEARS N 47°40'43" E 66.65 FEET, THENCE
 N 58°58'07" W 124.78 FEET, THENCE
 N 85°18'39" E 72.48 FEET, THENCE
 N 41°50'30" E 122.82 FEET, THENCE
 S 36°54'41" E 301.72 FEET TO THE NORTHWEST CORNER OF BANBURY MEADOWS SUBDIVISION NO. 3, THENCE ALONG SAID SUBDIVISION BOUNDARY
 S 22°57'07" W 110.00 FEET, THENCE
 N 00°14'41" E 110.00 FEET, THENCE
 S 89°44'12" E 53.98 FEET, THENCE
 S 12°18'35" W 237.44 FEET, THENCE LEAVING SAID BOUNDARY
 S 00°42'02" W 60.42 FEET, THENCE
 S 01°01'04" W 51.09 FEET, THENCE
 S 08°53'24" E 96.88 FEET, THENCE
 ON A CURVE (C5) TO THE RIGHT, WHOSE CENTRAL ANGLE IS 02°08'43", WHOSE RADIUS IS 325.00 FEET, WHOSE LENGTH IS 12.17 FEET, THENCE
 S 00°42'02" W 211.98 FEET, THENCE
 S 00°14'41" E 110.00 FEET, THENCE
 ON A CURVE (C6) TO THE LEFT, WHOSE CENTRAL ANGLE IS 73°37'29", WHOSE RADIUS IS 25.00 FEET, WHOSE LENGTH IS 32.02 FEET, AND WHOSE LONG CHORD BEARS S 36°27'03" E 29.88 FEET, THENCE
 N 00°06'01" E 118.13 FEET, THENCE
 S 89°32'27" E 319.20 FEET, THENCE
 S 23°46'38" W 120.00 FEET, THENCE
 N 86°13'22" W 35.20 FEET, THENCE
 S 23°46'38" W 50.00 FEET TO THE POINT OF BEGINNING
 CONTAINS 18.27 ACRES

ALL OF THE LOTS IN THIS PLAT WILL RECEIVE WATER FROM UNITED WATER IDAHO, INC. WATER SYSTEM. UNITED WATER IDAHO, INC. HAS AGREED IN WRITING TO SERVICE THIS SUBDIVISION. PUBLIC STREETS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC. EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO AND USE OF THESE EASEMENTS AS REQUIRED IS PERPETUALLY RESERVED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND.
BANBURY MEADOWS LIMITED LIABILITY COMPANY (LLC)
 RICHARD M. PHILLIPS
 MANAGER



ON THIS 23 DAY OF JUNE 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RICHARD M. PHILLIPS, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF BANBURY MEADOWS LLC, THE LLC THAT EXECUTED THE WITHIN INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LLC, AND ACKNOWLEDGED TO ME THAT SUCH LLC EXECUTED THE SAME.
 IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN.
 MY NOTARY COMMISSION EXPIRES 2/19/07
Richard M. Phillips
 NOTARY PUBLIC FOR THE STATE OF IDAHO,
 RESIDING AT Eagle, IDAHO

CERTIFICATE OF ENGINEER/LAND SURVEYOR
 I, ROY B. JOHNSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER / LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE CERTIFICATE OF OWNERS, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE TRUE AND CORRECT LOCATION OF THE BOUNDARIES, LINES, AND SURVEYS RELATING TO PLATS AND SURVEYS.

ROY B. JOHNSON, P.E./LS 280
 4/15/04
 2824
 STATE OF IDAHO
 PROFESSIONAL ENGINEER / LAND SURVEYOR



APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT
 SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER OF APPROVAL ON FILE WITH THE ADA COUNTY RECORDER OR HIS AGENT.

7-2-04
 Melinda McKeig
 HEALTH OFFICER



ADA COUNTY HIGHWAY DISTRICT ACCEPTANCE
 THIS PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 25 DAY OF June 2004.

John E. Fisher
 ADA COUNTY SURVEYOR



APPROVAL OF THE CITY COUNCIL
 I, THE UNDERSIGNED CITY CLERK, IN AND FOR THE CITY OF EAGLE, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 13 DAY OF June 2004, THIS PLAT OF BANBURY MEADOWS SUBDIVISION NO. 5 WAS ACCEPTED AND APPROVED.

12-04
 Kelly E. Steady
 CITY CLERK



APPROVAL OF THE CITY ENGINEER
 I, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT, AND IT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF EAGLE.

7/1/04
 John E. Fisher
 CITY ENGINEER



CERTIFICATE OF COUNTY SURVEYOR
 I, LINDA FISCHER, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1306, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY 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.

7-5-2004
 Linda Fischer
 COUNTY TREASURER



CERTIFICATE OF COUNTY RECORDER
 STATE OF IDAHO) SS
 COUNTY OF ADA)
 I, DAVIDSON, COUNTY RECORDER, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT 10:00 AM ON JUNE 23, 2004, AND WAS DULY RECORDED IN BOOK 105 OF PLATS AT PAGES 10555.

DAVIDSON
 COUNTY RECORDER
 PW: 5/11/04



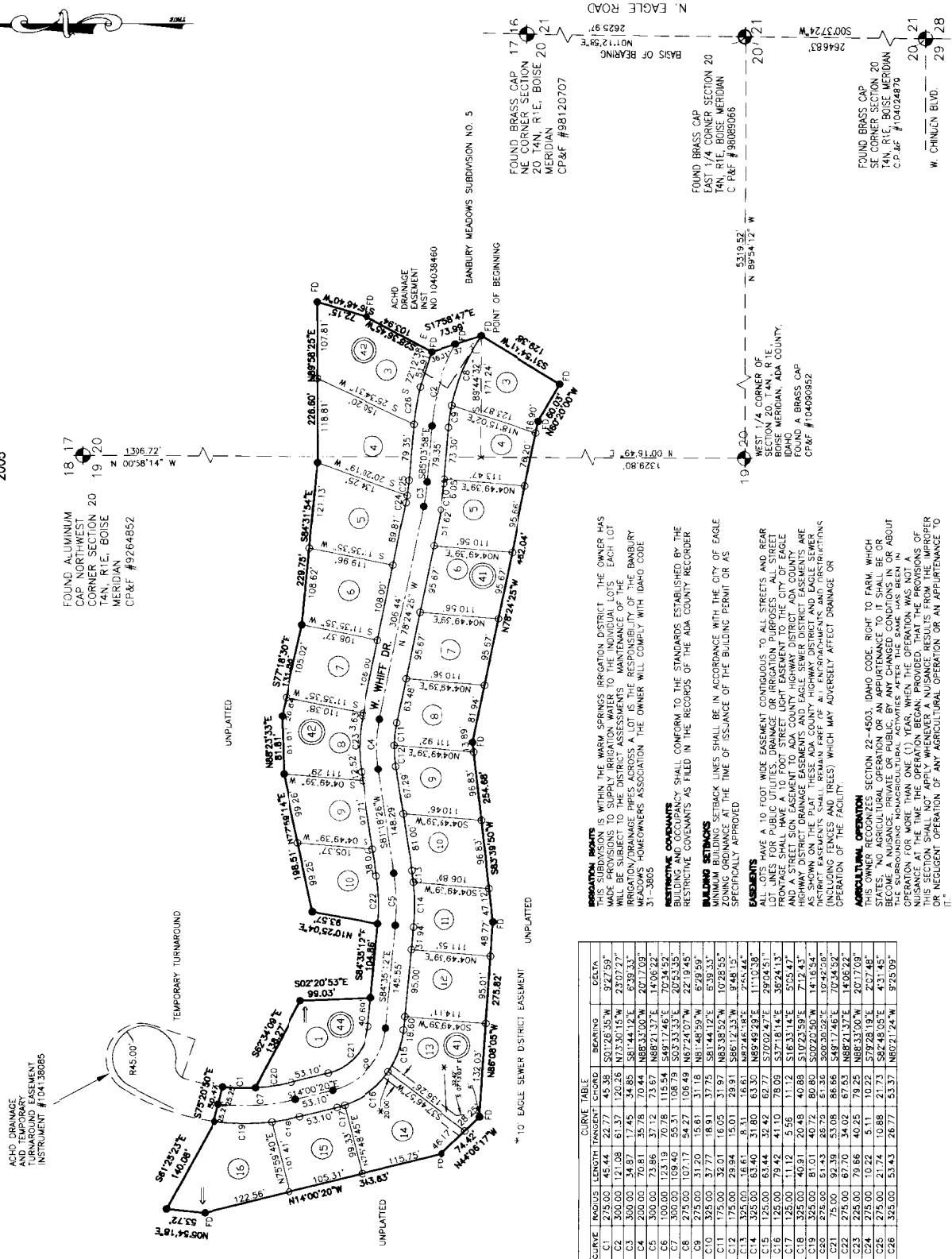
INSTRUMENT NO. DA100850
 I, DAVIDSON, COUNTY RECORDER, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT 10:00 AM ON JUNE 23, 2004, AND WAS DULY RECORDED IN BOOK 105 OF PLATS AT PAGES 10555.

BANBURY MEADOWS SUBDIVISION NO. 6

A HOFF-PHILLIPS DEVELOPMENT
 PORTIONS OF SECTIONS 19 AND 20, T. 4N., R. 1 E., BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO
 -JOHNSON ENGINEERING-
 DOISC, IDAHO
 2005

LEGEND

- INDICATES REAR OF LOT FOR EASEMENT PURPOSES ONLY
- BOUNDARY LINE
- LOT OR RIGHT OF WAY LINE
- UTILITY EASEMENT
- 1/2" x 24" PIN SET WITH PLASTIC CAP
- 5/8" x 30" PIN SET WITH PLASTIC CAP (OR FOUND AS SHOWN)
- LAND CORNER
- LOT NUMBER
- BLOCK NUMBER



FOUND ALUMINUM CAP NORTHWEST CORNER SECTION 20 T4N, R1E, BOISE MERIDIAN, CP&F #9264852

FOUND BRASS CAP NE CORNER SECTION 20 T4N, R1E, BOISE MERIDIAN, CP&F #98120707

FOUND BRASS CAP SE CORNER SECTION 20 T4N, R1E, BOISE MERIDIAN, CP&F #104024870

FOUND BRASS CAP WEST 1/4 CORNER OF SECTION 20 T4N, R1E, BOISE MERIDIAN, ADA COUNTY, CP&F #104090852

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	275.00	45.44	22.77	45.38	N0728.35°W	97.2759°
C2	300.00	121.09	61.37	120.26	N7330.15°W	230.727°
C3	300.00	34.87	17.45	34.85	S8154.12°E	67.9333°
C4	200.00	70.81	35.78	70.44	N8853.00°W	207.1709°
C5	300.00	73.85	37.12	73.67	N8821.37°E	14.0622°
C6	300.00	109.40	55.31	108.78	S0353.53°E	205.5135°
C7	275.00	107.17	54.27	106.49	N6724.02°W	221.9145°
C8	275.00	31.20	15.61	31.18	N8148.95°W	67.9359°
C9	325.00	37.77	18.81	37.75	S8154.12°E	67.9333°
C10	175.00	29.84	15.01	29.91	S8617.33°W	97.4815°
C11	175.00	29.84	15.01	29.91	S8617.33°W	97.4815°
C12	175.00	29.84	15.01	29.91	S8617.33°W	97.4815°
C13	325.00	66.61	33.31	66.61	N8746.19°E	77.6544°
C14	325.00	66.61	33.31	66.61	N8746.19°E	77.6544°
C15	325.00	66.61	33.31	66.61	N8746.19°E	77.6544°
C16	125.00	79.42	41.10	78.09	S7709.44°E	89.9211°
C17	125.00	11.12	5.56	11.12	S1633.14°E	57.0547°
C18	325.00	40.81	20.48	40.80	S1023.95°E	71.2443°
C19	325.00	80.01	40.72	80.00	S0202.50°W	141.6354°
C20	275.00	51.43	25.72	51.36	S00830.92°E	107.4250°
C21	75.00	92.39	53.09	85.65	S4577.46°E	70.3459°
C22	275.00	67.70	34.02	67.53	N8821.37°E	14.0622°
C23	275.00	79.86	40.25	79.25	N8853.00°W	207.1709°
C24	275.00	79.86	40.25	79.25	N8853.00°W	207.1709°
C25	275.00	79.86	40.25	79.25	N8853.00°W	207.1709°
C26	325.00	53.43	26.97	53.37	N8821.37°E	14.0622°

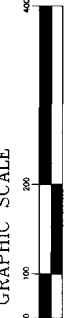
REGULATORY IS WITHIN THE WARM SPRINGS IRRIGATION DISTRICT. THE OWNER HAS MADE PROVISIONS TO SUPPLY IRRIGATION WATER TO THE INDIVIDUAL LOTS. EACH LOT WILL BE SUBJECT TO THE DISTRICT ASSESSMENTS, MAINTENANCE OF THE IRRIGATION/DRAINAGE PIPES ACROSS A LOT IS THE RESPONSIBILITY OF THE BANBURY MEADOWS HOMEOWNERS ASSOCIATION. THE OWNER WILL COMPLY WITH IDAHO CODE 31-30865.

RESTRICTIVE COVENANTS SHALL CONFORM TO THE STANDARDS ESTABLISHED BY THE RESTRICTIVE COVENANTS AS FILED IN THE RECORDS OF THE ADA COUNTY RECORDER.

BUILDING SETBACKS SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF EAGLE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED.

EASEMENTS ALL LOTS HAVE A 10 FOOT WIDE EASEMENT CONTIGUOUS TO ALL STREETS AND REAR LINES FOR PUBLIC UTILITIES, DRAINAGE OR IRRIGATION PURPOSES. ALL STREET FRONTAGE SHALL HAVE A 10 FOOT STREET LIGHT EASEMENT TO THE CITY OF EAGLE. HIGHWAY DISTRICT DRAINAGE EASEMENTS AND EAGLE STREET DISTRICT EASEMENTS ARE AS SHOWN ON THE PLAT. THESE ADA COUNTY HIGHWAY DISTRICT AND EAGLE SEWER DISTRICT EASEMENTS SHALL REMAIN PERPETUALLY IN EFFECT AND SHALL NOT BE SUBJECT TO ANY CHANGES (NO TREES) WHICH MAY ADVERSELY AFFECT DRAINAGE OR OPERATION OF THE FACILITY.

AGRICULTURAL OPERATION SECTION 20-4653, IDAHO CODE (SOIL TO FARM, WHICH STATES THAT AGRICULTURE IS AN APPROPRIATE USE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT IN COMPLIANCE WITH THE REQUIREMENTS OF SECTION 20-4653, IDAHO CODE. THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT.



GRAPHIC SCALE

BUILDING CODE THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC) AS REGULATED BY THE CITY OF EAGLE.

CENTRAL DISTRICT HEALTH DEPARTMENT

- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL OF THE HEALTH AUTHORITY.
- NO ADDITIONAL WATER SUPPLIES SHALL BE INSTALLED BEYOND THE ORIGINALLY APPROVED WATER SYSTEM.
- REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.

BANBURY MEADOWS SUBDIVISION NO. 6

A PORTION OF SECTIONS 19 & 20, T.4N., R.1E., BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO.

- JOHNSON ENGINEERING - 2005

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT BANBURY MEADOWS LLC IS THE OWNER OF THE REAL PROPERTY DESCRIBED BELOW IN EAGLE CITY, ADA COUNTY, IDAHO, AND THAT THEY INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS BANBURY MEADOWS SUBDIVISION NO. 6.

A PORTION OF SECTION 19 & 20, T.4N., R.1E., BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE W.C. 1/4 CORNER OF SECTION 20, T.4N., R.1E., BOISE MERIDIAN, ADA COUNTY, IDAHO, THENCE

N 00°15'49" E 1329.80 feet (the basis of bearings for this plat is the line between the East X corner of Section 20 T 4 N, R 1 E and the East X corner of Section 20 T 4 N, R 1 E, B.M.) thence along said boundary S 89°44'32" E 171.24 feet to a point on Banbury Meadows Subdivision No. 5, the point of beginning thence along the boundary of Banbury Meadows Subdivision No. 5, thence along said boundary N 82°20'00" E 50.47 feet to a point on the West right of way of Whiff Drive, thence along said right of way S 82°34'09" E 138.27 feet, thence S 82°20'00" E 50.47 feet to a point on the East right of way of Whiff Drive, whose central angle is 92°7'59", and whose long chord bears S 126°35' W 45.38 feet, thence along said right of way S 82°34'09" E 138.27 feet, thence S 82°20'00" E 50.47 feet to a point on the North right of way of Whiff Drive, thence along said right of way S 86°35'12" E 102.26 feet, thence along said boundary S 82°20'00" E 50.47 feet, thence along said boundary N 102°5'04" E 93.57 feet, thence N 77°59'14" E 198.51 feet, thence S 77°19'30" E 131.86 feet, thence S 89°44'32" E 171.24 feet to a point on the boundary of Banbury Meadows Subdivision No. 5, thence along said boundary S 16°45'40" W 72.15 feet, thence S 28°38'45" W 103.94 feet, thence S 17°58'47" E 73.99 feet to the Point of Beginning. Sold parcel contains 7.74 acres

ALL OF THE LOTS IN THIS PLAT WILL RECEIVE WATER FROM UNITED WATER IDAHO, INC. WATER SYSTEM. UNITED WATER IDAHO, INC. HAS AGREED IN WRITING TO SERVICE THIS SUBDIVISION.

PUBLIC STREETS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC. EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO AND USE OF THESE EASEMENTS AS REQUIRED IS PERPETUALLY RESERVED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND, BANBURY MEADOWS LIMITED LIABILITY COMPANY (LLC)

Richard M. Phillips, Manager

ACKNOWLEDGMENTS

STATE OF IDAHO } SS

COUNTY OF ADA } SS

ON THIS DAY OF July, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RICHARD M. PHILLIPS, MANAGER OF BANBURY MEADOWS LIMITED LIABILITY COMPANY, THAT EXECUTED THE WITHIN INSTRUMENT, OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LLC, AND ACKNOWLEDGED TO ME THAT SUCH LLC EXECUTED THE SAME.

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

MY NOTARY COMMISSION EXPIRES 2/16/07



Richard M. Phillips, Notary Public, State of Idaho, Residing at Eagle, Idaho

CERTIFICATE OF ENGINEER / LAND SURVEYOR

I, ROY B. JOHNSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER / LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE CERTIFICATE OF OWNERS, WAS DRAWN FROM AN ACTUAL 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.

Roy B. Johnson, Health Officer



APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY REGULATIONS OF THIS PLAT ARE HEREBY REVIEWED ACCORDING TO THE LETTER OF APPROVAL ON FILE WITH THE ADA COUNTY RECORDER OR HIS AGENT.

03-23-05, Health Officer



ADA COUNTY HIGHWAY DISTRICT ACCEPTANCE

THIS PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 16th DAY OF March, 2005.

Health Officer



APPROVAL OF CITY COUNCIL

I DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 17th DAY OF March, 2005, THIS PLAT OF BANBURY MEADOWS SUBDIVISION NO. 6 WAS ACCEPTED AND APPROVED.

City Clerk

APPROVAL OF THE CITY ENGINEER

I DO HEREBY CERTIFY THAT I AM THE CITY ENGINEER FOR THE CITY OF EAGLE, ADA COUNTY, IDAHO AND THAT THIS SUBDIVISION IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF EAGLE.

City Engineer

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT, AND IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

John E. Brubaker, Ada County Surveyor



CERTIFICATE OF COUNTY TREASURER

UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, DO HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAS BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

County Treasurer



CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO } SS

COUNTY OF ADA } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF ROY JOHNSON ON THIS DAY OF July, 2005, AND WAS DULY RECORDED IN BOOK 92 OF PLATS AT PAGES 10008

Recorder

EX-OFFICIO RECORDER

BK 93 PH 115A

BANBURY MEADOWS SUBDIVISION NO. 7

PORTIONS OF SECTIONS 19 AND 20, T. 4N., R. 1 E., BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO
 A HOFF-PHILLIPS DEVELOPMENT
 -JOHNSON ENGINEERING-
 BOISE, IDAHO 2005

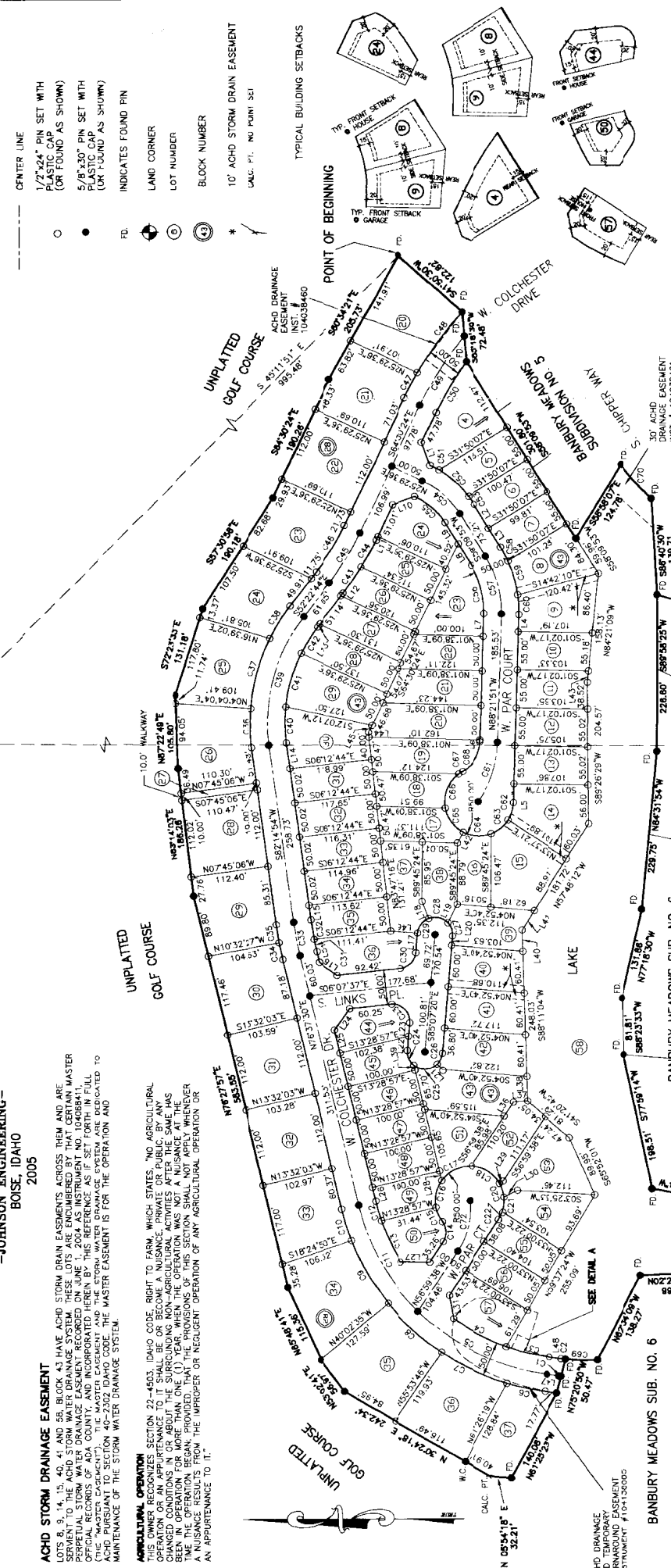
ACHD STORM DRAINAGE EASEMENT

LOTS 8, 9, 14, 15, 40, 41 AND 58. BLOCK 43 HAVE ACHD STORM DRAIN EASEMENTS ACROSS THEM AND ARE SUBJECT TO THE ACHD STORM DRAIN EASEMENT RECORDED ON PLAT 2004 AS INSTRUMENT NO. 104009951. THIS EASEMENT IS FOR THE ACHD STORM DRAINAGE SYSTEM AND IS NOT A NUISANCE AS THAT TERM IS DEFINED IN THE OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN, BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER AGREEMENT"). THE MASTER AGREEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO AND MAINTAINED BY THE CITY OF EAGLE AND THE MASTER AGREEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.

AGRICULTURAL OPERATION
 THIS OWNER RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT TO FARM, WHICH STATES, "NO AGRICULTURAL OPERATION OR AN APPOINTMENT TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY APPLICABLE FEDERAL, STATE, COUNTY OR LOCAL LAW, ORDINANCE, REGULATION, RULE, ORDER, DECREE, COURT ORDER OR COURT DECISION IF SUCH OPERATION OR APPOINTMENT WAS IN EXISTENCE AT THE TIME THE OPERATION BEGAN, PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AN APPOINTMENT TO IT."

LEGEND

 INDICATES REAR OF LOT FOR EASEMENT PURPOSES ONLY
 BOUNDARY LINE
 LOT OR RIGHT-OF-WAY LINE
 CENTER LINE
 1/2"x24" PIN SET WITH PLASTIC CAP (OR FOUND AS SHOWN)
 5/8"x30" PIN SET WITH PLASTIC CAP (OR FOUND AS SHOWN)
 INDICATES FOUND PIN
 LAND CORNER
 LOT NUMBER
 BLOCK NUMBER
 10' ACHD STORM DRAIN EASEMENT
 SCALE: 1" = 100' POINT SET



TYPICAL BUILDING SETBACKS

Diagrams illustrating setbacks:

- THE FRONT SETBACK HOUSE:** Shows a house with setbacks from the street and rear.
- TP. FRONT SETBACK GARAGE:** Shows a garage with setbacks from the street and rear.
- FRONT SETBACK HOUSE:** Another view of a house setback.
- FRONT SETBACK GARAGE:** Another view of a garage setback.

FOUND BRASS CAP NE CORNER SECTION 20 14N, 17E, BOISE MERIDIAN C P&R# 98267007

FOUND BRASS CAP EAST 1/4 CORNER SECTION 20 14N, 17E, BOISE MERIDIAN C P&R# 98039806

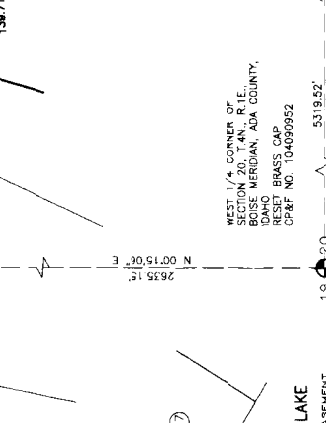
WEST 1/4 CORNER OF SECTION 20, T. 4N., R. 1E., BOISE MERIDIAN, ADA COUNTY, RESET BRASS CAP C P&R# 104099952

FOUND BRASS CAP EAST 1/4 CORNER SECTION 20 14N, 17E, BOISE MERIDIAN C P&R# 98039806

FOUND BRASS CAP NE CORNER SECTION 20 14N, 17E, BOISE MERIDIAN C P&R# 98267007

FOUND BRASS CAP EAST 1/4 CORNER SECTION 20 14N, 17E, BOISE MERIDIAN C P&R# 98039806

Various bearings and distances are shown, such as 'N 01°15'04"E 2635.16'' and 'N 61°12'58"E 142.41''.



IRREGULAR RIGHTS IS WITHIN THE WARM SPRINGS IRRIGATION DISTRICT. THE OWNER HAS MADE PROVISIONS TO SUPPLY IRRIGATION WATER TO THE INDIVIDUAL LOTS. EACH LOT WILL BE SUBJECT TO THE DISTRICT ASSESSMENTS MAINTENANCE OF THE IRRIGATION/DRAINAGE PIPES ACROSS A LOT IS THE RESPONSIBILITY OF THE BANBURY MEADOWS HOMEOWNER ASSOCIATION. THE OWNER WILL COMPLY WITH IDAHO CODE 31-3805.

RESTRICTIVE COVENANTS
 BUILDING AND OCCUPANCY SHALL CONFORM TO THE STANDARDS ESTABLISHED BY THE RESTRICTIVE COVENANTS AS FILED IN THE RECORDS OF THE ADA COUNTY RECORDER.

MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF EAGLE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS. THIS SHALL BE SUBJECT TO THE CITY OF EAGLE ZONING ORDINANCE. LOTS 96, 97, 98, 99, AND 100 SHALL BE SUBJECT TO THE CITY OF EAGLE ZONING ORDINANCE.

FRONT YARD LIVING SETBACK
 15 FEET EXCEPT AS FOLLOWS:
 5 FEET EXCEPT AS FOLLOWS:
 LOT LINES COMMON TO LOTS 88, 144, 15, 29, 30, 40, 41, 53, 54 AND THE NORTH LINE OF LOT 37, BLOCK 43 THAT HAVE 10' SETBACKS ON EACH LOT.
 20 FEET
 10 FEET
 20 FEET

FRONT YARD DRIVEWAY
 10 FEET
 10 FEET
 20 FEET
 20 FEET

FRONT YARD SIDEWALK
 5 FEET
 10 FEET
 20 FEET

EASEMENTS
 ALL LOTS HAVE A 10' FOOT WIDE EASEMENT CONTIGUOUS TO ALL STREETS AND REAR LOT LINES FOR PUBLIC UTILITIES, DRAINAGE OR IRRIGATION PURPOSES. ALL STREET FRONTAGE SHALL HAVE A 10' FOOT STREET LIGHT EASEMENT TO THE CITY OF EAGLE AND A STREET EASEMENT TO ADA COUNTY HIGHWAY DISTRICT ADA COUNTY, IDAHO. THE MASTER AGREEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO AND MAINTAINED BY THE CITY OF EAGLE AND THE MASTER AGREEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.

BUILDING CODE
 THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC) AS REGULATED BY THE CITY OF EAGLE.



BANBURY MEADOWS SUBDIVISION NO. 7

A PORTION OF SECTION 20, T. 4N., R. 1 E., BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO
 A HOFF-PHILLIPS DEVELOPMENT
 - JOHNSON ENGINEERING -
 BOISE, IDAHO
 2005



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00	3.14	1.57	3.14	S07°11'15"W	0°36'02"
C2	275.00	6.29	3.15	6.29	S08°49'56"W	1°18'42"
C3	298.37	64.45	32.35	64.32	S13°40'34"W	12°27'35"
C4	298.37	86.64	43.63	86.34	S28°11'00"W	16°38'16"
C5	323.37	211.17	109.50	207.44	S26°11'46"W	37°24'59"
C6	348.37	56.43	28.28	56.37	S12°07'42"W	9°16'50"
C7	348.37	105.40	53.11	105.00	S25°26'10"W	17°20'08"
C8	348.37	105.40	53.11	105.00	S42°46'18"W	17°20'08"
C9	348.37	105.40	53.11	105.00	S60°06'26"W	17°20'08"
C10	348.37	47.73	23.90	47.69	S72°42'00"W	7°51'00"
C11	323.37	179.02	91.87	176.75	S60°45'53"W	31°43'14"
C12	298.37	29.51	14.77	29.50	S73°47'29"W	5°40'01"
C13	298.37	66.07	33.17	65.94	S64°36'50"W	12°41'16"
C14	25.00	30.77	17.68	28.87	N87°44'31"E	70°31'44"
C15	50.00	22.84	11.62	22.64	S65°33'50"W	26°10'21"
C16	50.00	40.90	21.67	39.77	N77°54'50"W	46°59'19"
C17	50.00	50.74	27.80	48.59	N25°24'18"W	58°08'45"
C18	50.00	49.18	26.79	47.23	N31°50'55"E	56°21'41"
C19	364.00	7.93	3.97	7.93	N19°06'10"E	1°14'45"
C20	50.00	21.46	10.90	21.30	N72°19'29"E	24°35'27"
C21	50.00	21.46	10.90	21.30	S83°05'02"E	24°35'27"
C22	50.00	12.04	6.05	12.01	S63°53'29"E	13°47'43"
C23	25.00	44.07	30.33	38.58	N44°22'31"E	101°00'18"
C24	25.00	24.58	13.38	23.60	S66°42'49"W	56°19'42"
C25	25.00	36.9	22.09	33.11	S02°55'01"E	82°55'59"
C26	25.00	17.70	9.28	17.40	S64°45'10"E	40°44'19"
C27	25.00	20.88	11.09	20.28	N70°57'09"E	47°51'03"
C28	25.00	28.69	16.88	27.98	N 3°00'12"E	58°02'49"
C29	25.00	27.97	15.65	26.53	N53°04'16"W	64°06'07"
C30	25.00	34.47	20.51	31.60	S45°37'29"E	78°59'42"
C31	475.00	17.87	8.93	17.87	S77°42'09"W	2°08'19"
C32	475.00	28.75	14.38	28.75	S80°30'51"W	3°28'06"
C33	500.00	49.07	24.56	49.05	S79°26'2"W	5°37'24"
C34	525.00	24.82	12.41	24.82	S77°58'46"W	2°42'52"
C35	525.00	26.70	13.36	26.70	S80°47'28"W	2°54'52"
C36	275.00	56.73	28.47	56.63	S88°09'29"W	11°49'10"
C37	275.00	105.72	53.52	105.08	N74°55'07"W	22°01'39"
C38	275.00	55.32	27.75	55.23	N58°08'31"W	11°31'53"
C39	250.00	197.98	104.51	192.84	N75°03'55"W	45°22'22"
C40	250.00	52.30	26.27	52.18	S88°54'28"W	13°19'07"
C41	225.00	81.06	40.97	80.92	N74°06'44"W	20°38'29"
C42	225.00	44.82	22.48	44.74	N58°05'07"W	11°24'45"
C43	425.00	45.85	22.95	45.63	S55°28'11"E	6°10'54"
C44	425.00	44.11	22.07	44.09	S61°32'01"E	5°56'46"
C45	400.00	84.67	42.49	84.51	S88°26'34"E	12°02'40"
C46	375.00	79.38	39.84	79.23	S88°26'34"E	2°07'40"
C47	525.00	41.01	20.52	41.00	N62°16'07"W	4°28'33"
C48	525.00	108.99	54.69	108.80	N54°05'00"W	11°53'41"
C49	500.00	118.61	59.59	118.34	N57°42'38"W	13°35'32"
C50	475.00	85.74	43.01	85.66	N54°19'54"W	10°20'50"
C51	151.35	14.52	7.27	14.52	N28°14'33"E	5°29'54"
C52	151.35	57.64	29.17	57.29	N41°54'06"E	21°49'12"
C53	151.35	14.14	7.08	14.14	N65°29'18"E	5°21'11"
C54	126.35	72.05	37.03	71.08	N41°49'45"E	32°40'17"
C55	101.35	57.29	29.77	57.07	N44°49'45"E	32°40'17"
C56	125.00	73.02	37.59	71.99	N74°54'01"E	33°28'16"
C57	150.00	87.63	45.10	86.39	N74°54'01"E	33°28'16"
C58	175.00	92.74	46.39	92.72	N61°53'13"E	7°26'40"
C59	175.00	50.92	25.64	50.74	N73°56'40"E	6°40'12"
C60	175.00	28.58	14.32	28.55	N00°57'27"E	9°21'23"
C61	162.50	91.34	46.91	90.14	S72°15'44"E	32°12'15"
C62	50.00	26.67	13.66	26.35	S73°05'04"E	30°33'34"
C63	50.00	31.73	16.42	31.20	S39°37'19"E	36°21'56"
C64	50.00	43.08	22.98	43.00	S03°14'37"W	49°21'56"
C65	50.00	44.67	23.90	43.20	S93°31'12"W	51°11'13"
C66	50.00	55.92	31.29	53.05	N68°50'57"W	64°04'30"
C67	50.00	7.37	3.69	7.37	N32°35'17"W	8°28'51"
C68	50.00	52.36	28.87	50.00	S88°21'51"E	60°00'00"
C69	275.00	45.44	22.77	45.36	N01°26'35"E	9°27'59"
C70	275.00	66.77	33.50	66.65	S47°40'43"W	11°46'15"
C71	274.51	18.21	9.11	18.20	N16°35'35"E	3°48'01"
C72	1-2.50	76.46	39.77	75.00	S76°27'54"E	38°56'33"

LINE	LENGTH	BEARING
L1	35.36	S70°29'36"W
L2	40.88	S58°09'53"W
L3	32.33	S58°09'53"W
L4	24.98	N88°21'51"W
L5	27.14	S65°21'51"E
L6	2.56	S88°21'51"E
L7	32.97	S88°21'51"E
L8	37.16	N58°09'53"E
L9	36.05	N58°09'53"E
L10	35.36	N19°30'24"W
L11	5.97	N64°30'24"W
L12	4.85	N52°22'44"W
L13	5.66	N52°22'44"W
L14	37.35	S82°11'54"W
L15	21.31	S62°14'54"W
L16	33.05	S35°14'56"W
L17	28.51	S85°07'20"E
L18	26.42	N68°58'48"E
L19	29.60	S63°36'29"E
L20	13.74	S45°07'20"E
L21	10.56	N45°36'59"E
L22	20.56	S65°07'20"E
L23	19.59	S85°07'20"E

LINE	LENGTH	BEARING
L24	37.52	N54°45'04"W
L25	34.23	S76°37'30"W
L26	42.23	S76°37'30"W
L27	42.23	S00°38'18"W
L28	14.12	N76°57'30"E
L29	6.13	S29°58'14"E
L30	21.82	S27°17'57"E
L31	34.26	N79°45'15"E
L32	24.21	S66°59'38"E
L33	20.45	S04°04'34"E
L34	35.71	N88°11'04"E
L35	7.23	N76°10'19"E
L36	31.09	N88°11'04"E
L37	32.78	S57°48'12"E
L38	17.66	S62°14'25"E
L39	6.55	S84°21'09"E
L40	7.38	N83°47'16"E
L41	10.82	S64°30'24"E
L42	40.42	N04°27'01"E
L43	17.77	S07°29'17"W
L44	17.77	S07°29'17"W
L45	15.99	N76°37'30"E

BANBURY MEADOWS SUBDIVISION NO. 7

PORTIONS OF SECTIONS 19 & 20, 1-4N., 1-1E.,
BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO,
- JOHNSON ENGINEERING -
2005

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT BANBURY MEADOWS LLC IS THE OWNER OF THE REAL PROPERTY DESCRIBED BELOW, TO-WIT: BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO, THE FOLLOWING DESCRIBED PROPERTY IN THIS BANBURY MEADOWS SUBDIVISION NO. 7:

PORTIONS OF SECTIONS 19 & 20, 1-4N., 1-1E., BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE EAST A CORNER OF SECTION 20, T. 4 N., R. 1 E., B.M. AND THE NORTHEAST CORNER OF SECTION 20, T. 4 N., R. 1 E., B.M., WHICH BEARS N 01°19'58" E 100.00 FEET TO THE WESTERLY CORNER OF SECTION 20, T. 4 N., R. 1 E., B.M., THENCE S 01°19'58" E 95.74 FEET TO A POINT ON THE BOUNDARY OF BANBURY MEADOWS NO. 5 SUBDIVISION, THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF BANBURY MEADOWS SUBDIVISION NO. 5
S 41°50'30" W 122.82 FEET; THENCE
S 87°16'35" W 72.48 FEET; THENCE
S 59°58'07" E 124.78 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF S. CHIPPER WAY; THENCE
ON A CURVE TO THE LEFT WHOSE RADIUS IS 232.00', WHOSE LENGTH IS 66.77 FEET, WHOSE CENTRAL ANGLE IS 11°46'15", AND
WHOSE LONG CHORD BEARS S 47°40'43" W 66.65 FEET; THENCE LEAVING SAID RIGHT OF WAY AND CONTINUING ALONG THE
BOUNDARY OF BANBURY MEADOWS SUBDIVISION NO. 5; THENCE ALONG THE BOUNDARY OF BANBURY MEADOWS SUBDIVISION NO. 6
S 89°58'25" W 226.60 FEET; THENCE
N 84°31'52" W 259.75 FEET; THENCE
N 71°18'30" W 131.86 FEET; THENCE
S 72°59'14" W 196.51 FEET; THENCE
S 102°50'4" W 93.57 FEET TO A POINT OF THE NORTH RIGHT OF WAY OF W. WHIFF DRIVE; THENCE ALONG SAID RIGHT OF
WAY
N 84°35'12" W 104.86 FEET; THENCE LEAVING SAID RIGHT OF WAY
N 62°30'09" W 339.27 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF W. WHIFF DRIVE; THENCE
ON A CURVE TO THE RIGHT WHOSE RADIUS IS 275.00 FEET, WHOSE LENGTH IS 45.44 FEET, WHOSE CENTRAL ANGLE IS 8°27'59",
AND WHOSE LONG CHORD BEARS N 128°35' E 45.38 FEET; THENCE
N 79°20'50" W 50.47 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF N. WHIFF DRIVE; THENCE LEAVING SAID RIGHT OF
WAY AND CONTINUING ALONG THE BOUNDARY OF BANBURY MEADOWS SUBDIVISIONS NO. 6
N 08°54'18" E 32.21 FEET; THENCE
N 30°24'19" E 244.24 FEET; THENCE
N 53°02'41" E 56.97 FEET; THENCE
N 69°48'41" E 115.35 FEET; THENCE
N 67°17'03" E 98.35 FEET; THENCE
N 87°22'49" E 105.80 FEET; THENCE
S 72°23'33" E 131.18 FEET; THENCE
S 67°50'68" E 100.18 FEET; THENCE
S 84°30'24" E 190.26 FEET; THENCE
S 60°34'21" E 205.73 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 20.08 ACRES.

ALL OF THE LOTS IN THIS PLAT WILL RECEIVE WATER FROM UNITED WATER IDAHO, INC. WATER SYSTEM. UNITED WATER IDAHO, INC. HAS AGREED IN WRITING TO SERVICE THIS SUBDIVISION.

PUBLIC STREETS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC. EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO AND USE OF THESE EASEMENTS AS REQUIRED IS PERPETUALLY RESERVED.

IN WITNESS WHEREOF, I HAVE HERETO UNTO SET MY HAND,
Richard M. Phillips
RICHARD M. PHILLIPS
MANAGER

ACKNOWLEDGMENTS
STATE OF IDAHO) SS
COUNTY OF ADA)

ON THIS 20 DAY OF MAY, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RICHARD M. PHILLIPS, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF BANBURY MEADOWS LLC, THE LLC THAT EXECUTED THE WITHIN INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LLC, AND ACKNOWLEDGED TO ME THAT SUCH LLC EXECUTED THE SAME.

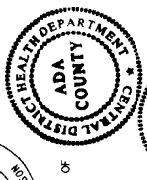
IN WITNESS WHEREOF I HAVE HERETO UNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY NOTARY COMMISSION EXPIRES 11/15/11
[Signature]
NOTARY PUBLIC FOR THE STATE OF IDAHO,
RESIDING AT Eagle, IDAHO

NOTARY PUBLIC
STATE OF IDAHO

CERTIFICATE OF ENGINEER/LAND SURVEYOR
BY THE HAND OF THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AS PREPARED BY THE ENGINEER/LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, IS AN ACCURATE REPRESENTATION OF THE ACTUAL 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.

ROY B. JOHNSON PE/LS 28817
STATE OF IDAHO
NOVEMBER 15, 2004
ROY B. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR



APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT
SANITARY RESTRICTIONS OF THIS PLAT, AS HEREBY REQUESTED, ACCORDING TO THE LETTER OF APPROVAL ON FILE WITH THE ADA COUNTY RECORDER OR HIS AGENT.

05-25-05
Mackenzie J. Nees
HEALTH OFFICER



ADA COUNTY HIGHWAY DISTRICT ACCEPTANCE
THIS PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 20th DAY OF JULY, 2005.

Shirley R. Huber
ADA COUNTY HIGHWAY DISTRICT, CHAIRMAN

APPROVAL OF CITY COUNCIL
I DO HEREBY CERTIFY THAT THIS PLAT, AS PREPARED BY THE ENGINEER/LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, IS AN ACCURATE REPRESENTATION OF THE ACTUAL 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.

7-13-05
Alissa K. Bergman
CITY CLERK



APPROVAL OF THE CITY ENGINEER
I DO HEREBY CERTIFY THAT I AM THE CITY ENGINEER FOR THE CITY OF EAGLE, ADA COUNTY, IDAHO AND THAT THIS SUBDIVISION IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF EAGLE

6/29/05
Dorothy L. Shaw
CITY ENGINEER

CERTIFICATE OF COUNTY SURVEYOR
I, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT, AND IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

John Striata 7/19/05
ADA COUNTY SURVEYOR PE/LS 3030

CERTIFICATE OF COUNTY TREASURER
I, THE UNDERSIGNED, COUNTY TREASURER, IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY 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.

9-17-05
Suzanne Fischer by Jodi Wagoner
COUNTY TREASURER Deputy

CERTIFICATE OF COUNTY RECORDER
STATE OF IDAHO) SS
COUNTY OF ADA)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF ROY B. JOHNSON, JOHNSON ENGINEERING, AT 87 MINUTES PAST 10 O'CLOCK A.M., THIS 14 DAY OF MAY, 2005, AND WAS DULY RECORDED IN BOOK 43 OF PLATS AT PAGES 1154

10513300
J. Scott Navarro
EX-OFFICIO RECORDER



NOTARY PUBLIC FOR THE STATE OF IDAHO,
RESIDING AT Eagle, IDAHO