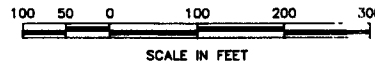


PLAT OF MELVIN'S EAGLE POINTE SUBDIVISION NO. 2

A RESUBDIVISION OF LOT 2, BLOCK 3, MELVIN'S EAGLE
POINTE SUBDIVISION NO.1 AND A PORTION OF THE NE 1/4
OF THE NE 1/4, SECTION 9, T.4N., R.1E., B.M.,
EAGLE, ADA COUNTY, IDAHO

1991



PLAT LEGEND

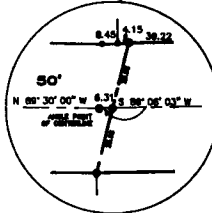
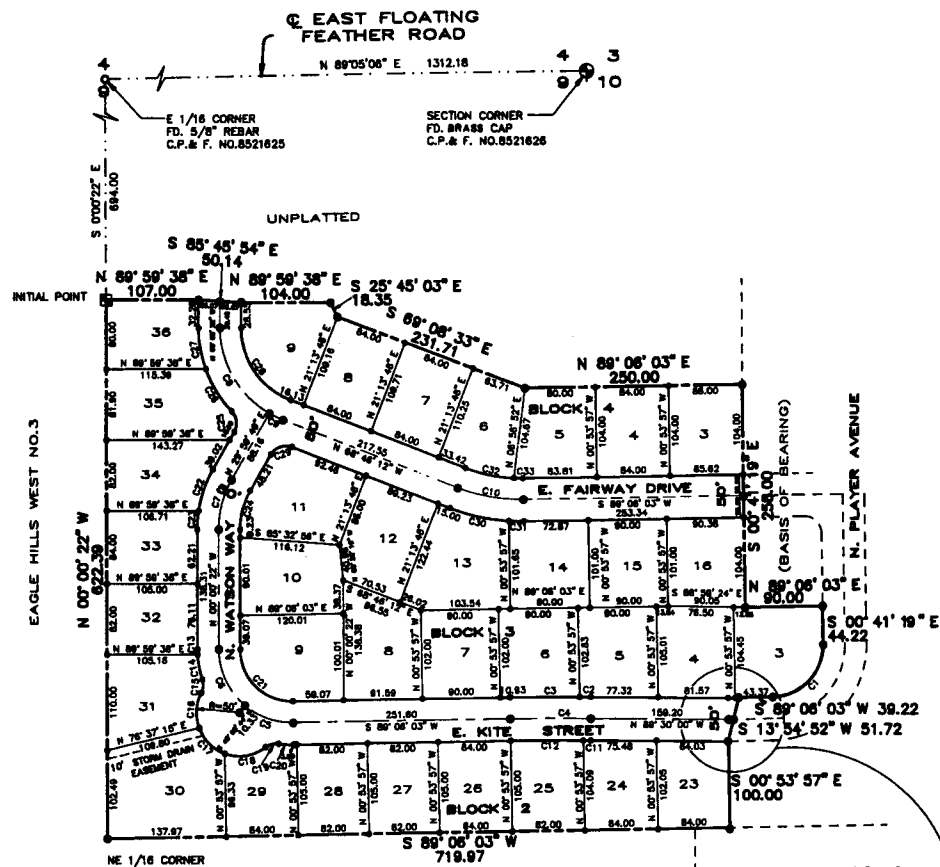
- Initial Point, Set 2" x 36" Galv. Pipe With Alum. Cap
- Found Brass or Alum. Cap, As Noted
- Set 5/8" x 30" Rebar with Plastic Cap
- Set 1/2" x 24" Rebar with Plastic Cap
- Found 5/8" x 30" Rebar
- Found 1/2" x 24" Rebar
- Boundary Line
- Right-Of-Way Line
- Lot Line
- Centerline

NOTES

1. All lots are hereby designated as having a permanent easement for public utilities, drainage, sewer and street lights over the ten (10) feet adjacent to any public street. This easement shall not preclude the construction of hard surfaced driveways and walkways to each lot. All lots are hereby designated as having a permanent utilities and drainage easement over the ten (10) feet adjacent to the rear lot lines.
2. A strip of land shall be reserved along each common interior property line within this subdivision for the purpose of transportation of property drainage. Said strip of land shall be a total of ten (10) feet in width, being five (5) feet on both sides of property lines.
3. Building setback dimensions in this subdivision shall conform to the applicable zoning regulations in effect at the time of issuance of a building permit, except as may be specifically modified by the granting of a variance by the City of Eagle.
4. Any resubdivision of this plat shall comply with the applicable zoning regulations in effect at the time of the resubdivision.
5. This subdivision is subject to compliance with the Idaho Code Section 31-3005.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BIC
1	89° 47' 22"	80.00	84.63	84.70	28.78	S 44° 12' 22" W
2	0° 11' 37"	3788.23	12.70	12.70	6.36	S 88° 38' 46" E
3	1° 12' 39"	3788.23	78.07	78.07	38.84	S 88° 42' 13" W
4	1° 12' 39"	3788.23	81.17	81.16	40.98	S 88° 48' 02" W
5	40° 57' 41"	80.00	84.77	84.48	31.78	S 70° 23' 07" E
6	48° 35' 54"	80.00	74.08	71.75	36.67	S 64° 58' 18" E
7	30° 07' 11"	118.00	80.33	88.53	30.82	S 14° 50' 44" W
8	88° 08' 48"	130.42	114.89	88.38	30° 00' 18" E	
9	8° 48' 01"	118.00	17.90	17.90	8.82	S 64° 23' 11" E
10	22° 07' 45"	200.00	77.35	76.77	38.11	S 78° 50' 04" E
11	0° 07' 85"	3788.23	6.96	6.96	4.27	N 88° 33' 58" W
12	1° 18' 02"	3788.23	82.01	82.01	41.01	N 88° 44' 04" E
13	3° 04' 11"	110.00	8.88	8.88	2.86	S 01° 32' 28" E
14	15° 08' 42"	110.00	28.11	28.02	14.84	S 10° 38' 24" E
15	48° 41' 30"	80.00	18.89	18.83	8.43	N 04° 28' 30" E
16	48° 03' 11"	80.00	41.88	40.88	22.28	S 83° 27' 08" W
17	48° 21' 21"	80.00	43.07	41.78	22.87	S 48° 13' 37" E
18	57° 38' 30"	80.00	60.11	48.64	27.38	N 81° 52' 58" E
19	48° 41' 30"	80.00	18.89	18.83	8.43	S 78° 50' 04" W
20	8° 15' 38"	110.00	17.78	17.78	8.81	S 88° 18' 07" E
21	08° 53' 35"	80.00	96.18	85.51	62.84	S 69° 27' 10" E
22	21° 02' 46"	140.00	51.43	51.14	28.01	S 19° 28' 25" W
23	8° 57' 22"	140.00	21.88	21.88	10.88	S 04° 28' 18" W
24	30° 05' 11"	80.00	47.13	46.58	24.81	S 14° 58' 44" W
25	73° 36' 05"	80.00	28.71	23.98	14.88	N 08° 50' 08" W
26	23° 43' 21"	140.00	67.87	67.98	38.40	S 31° 48' 25" E
27	18° 58' 22"	140.00	48.72	48.48	24.81	S 08° 50' 08" E
28	88° 45' 50"	80.00	108.01	101.85	81.58	S 34° 23' 17" E
29	81° 13' 38"	80.00	28.36	28.04	17.15	S 70° 38' 48" W
30	17° 45' 47"	225.00	68.78	68.36	36.18	S 77° 38' 05" E
31	4° 21' 38"	225.00	17.15	17.14	8.58	S 88° 45' 58" E
32	18° 41' 81"	178.00	97.11	88.88	58.81	S 78° 07' 07" E
33	3° 25' 54"	178.00	10.48	10.48	5.24	S 88° 11' 02" E



MAX A. BOESIGER, INC.
Developer
Boise, Idaho

BRIGGS ENGINEERING, INC.
Consulting Engineers
Boise, Idaho

MELVIN'S EAGLE POINTE SUBDIVISION NO. 2

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT MELVIN L. LINDSAY AND IDA M. LINDSAY, HUSBAND AND WIFE; FORREST M. PROHASKA, A MARRIED MAN, DEALING WITH HIS SOLE AND SEPARATE PROPERTY; DALE M. PROHASKA, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARGARET E. PROHASKA; AND MAX A. BOESIGER, INC., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF IDAHO AND DULY QUALIFIED TO DO BUSINESS WITHIN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS THEIR INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT;

A PARCEL OF LAND BEING A RESUBDIVISION OF LOT 2, BLOCK 3 OF MELVIN'S EAGLE POINTE SUBDIVISION NO.1 AND A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MARKING THE NE CORNER OF SECTION 9, T.4N., R.1E., B.M.; SAID BRASS CAP ALSO BEING A POINT ON THE CENTERLINE OF FLOATING FEATHER ROAD; THENCE SOUTH 89°05'06" WEST 1312.18 FEET ALONG THE NORTHERLY SECTION LINE TO A POINT; THENCE LEAVING THE SAID NORTHERLY SECTION LINE, SOUTH 00°00'22" EAST 894.00 FEET TO AN ALUMINUM CAP, SAID CAP BEING THE INITIAL POINT OF THIS DESCRIPTION;

THENCE NORTH 89°59'38" EAST 107.00 FEET TO AN IRON PIN;
 THENCE SOUTH 85°45'54" EAST 50.14 FEET TO AN IRON PIN;
 THENCE NORTH 89°59'38" EAST 104.00 FEET TO AN IRON PIN;
 THENCE SOUTH 25°45'03" EAST 18.35 FEET TO AN IRON PIN;
 THENCE SOUTH 89°08'33" EAST 231.71 FEET TO AN IRON PIN;
 THENCE NORTH 89°08'03" EAST 250.00 FEET TO AN IRON PIN;
 THENCE SOUTH 00°41'19" EAST 258.00 FEET TO AN IRON PIN;
 THENCE NORTH 89°08'03" EAST 80.00 FEET TO AN IRON PIN;
 THENCE SOUTH 00°41'19" EAST 44.22 FEET TO AN IRON PIN;
 THENCE ALONG A CURVE TO THE RIGHT 84.03 FEET, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 86°47'22", TANGENTS OF 56.78 FEET AND A CHORD OF 84.70 FEET WHICH BEARS SOUTH 44°12'22" WEST TO A IRON PIN;
 THENCE SOUTH 89°08'03" WEST 36.22 FEET TO AN IRON PIN;
 THENCE SOUTH 133°45'52" WEST 51.72 FEET TO AN IRON PIN;
 THENCE SOUTH 00°53'57" EAST 100.00 FEET TO AN IRON PIN;
 THENCE SOUTH 89°08'03" WEST 718.97 FEET TO AN IRON PIN;
 THENCE NORTH 00°00'22" WEST 622.30 FEET TO THE INITIAL POINT;
 COMPRISING 9.88 ACRES MORE OR LESS.

THE STREETS SHOWN ON THIS PLAT OF MELVIN'S EAGLE POINTE SUBDIVISION NO. 2 ARE HEREBY DEDICATED TO THE PUBLIC, AND THE EASEMENTS INDICATED ON SAID PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESCRIBED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 15 DAY OF July, 1991

MELVIN L. AND IDA M. LINDSAY, HUSBAND AND WIFE

Melvin L. Lindsay
MELVIN L. LINDSAY

Ida M. Lindsay
IDA M. LINDSAY

FORREST M. PROHASKA

Forrest M. Prohaska
FORREST M. PROHASKA

DALE M. PROHASKA

Dale M. Prohaska
DALE M. PROHASKA, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARGARET E. PROHASKA

MAX A. BOESIGER, INC.

Richard Boesiger
RICHARD BOESIGER, VICE PRESIDENT

STATE OF IDAHO } ss
COUNTY OF ADA

ON THIS 15th DAY OF July, 1991, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MELVIN L. LINDSAY AND IDA M. LINDSAY, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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



Lawrence R. Sale
NOTARY PUBLIC FOR IDAHO
RESIDING AT BOISE, IDAHO
MY COMMISSION EXPIRES: 6/1/95

STATE OF IDAHO } ss
COUNTY OF ADA

ON THIS 16th DAY OF July, 1991, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED FORREST M. PROHASKA AND DALE M. PROHASKA, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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



Lawrence R. Sale
NOTARY PUBLIC FOR IDAHO
RESIDING AT BOISE, IDAHO
MY COMMISSION EXPIRES: 6/1/95

STATE OF IDAHO } ss
COUNTY OF ADA

ON THIS 16th DAY OF July, 1991, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RICHARD BOESIGER, KNOWN TO ME TO BE PRESIDENT OF MAX A. BOESIGER, INC. THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

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



Lawrence R. Sale
NOTARY PUBLIC FOR IDAHO
RESIDING AT BOISE, IDAHO
MY COMMISSION EXPIRES: 6/1/95

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR EAGLE CITY, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT OF MELVIN'S EAGLE POINTE SUBDIVISION NO. 2.

CITY ENGINEER



CERTIFICATE OF COUNTY ENGINEER

I, JOHN E. PRIESTER, P.E., REGISTERED PROFESSIONAL ENGINEER/LAND SURVEYOR FOR ADA COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT OF MELVIN'S EAGLE POINTE SUBDIVISION NO. 2, AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

JOHN E. PRIESTER, P.E., COUNTY ENGINEER



CERTIFICATE OF SURVEY

I, MICHAEL E. MARKS, P.L.S., DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF MELVIN'S EAGLE POINTE SUBDIVISION NO. 2 AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON; AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1801 THROUGH 55-1812.

MICHAEL E. MARKS, P.L.S. NO. 4988



APPROVAL OF CITY COUNCIL

I, BARBARA MONTGOMERY, CITY CLERK IN AND FOR EAGLE CITY, ADA COUNTY, IDAHO DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL, HELD ON THE 23rd DAY OF JULY, 1991, THIS PLAT OF MELVIN'S EAGLE POINTE SUBDIVISION NO. 2 WAS DULY ACCEPTED AND APPROVED.

Barbara Montgomery
CITY CLERK

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 12th DAY OF AUGUST, 1991.

Thomas J. Edwards
CHAIRMAN
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL.

Thomas J. Edwards 8/29/91
CENTRAL DISTRICT HEALTH DEPARTMENT

CERTIFICATE OF COUNTY TREASURER

I, BARBARA BOWEN, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 90-1308, 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.

Barbara Bowen Deputy
COUNTY TREASURER DATE 9-10-91

COUNTY RECORDERS CERTIFICATE

INSTRUMENT NO. 9150425

STATE OF IDAHO } ss
COUNTY OF ADA

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF Bevogs ENGINEERING AT 47 MINUTES PAST 3 O'CLOCK P. M., THIS 10 DAY OF SEPTEMBER, 1991, IN MY OFFICE AND WAS DULY RECORDED IN BOOK 59 OF PLATS AT PAGES 5692 AND 5693.

Bevogs
DEPUTY
Edmund M. Evans
CO-OFFICE RECORDER

MASTER

133400110
59/5692

SUPPLEMENTAL DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
MELVIN'S EAGLE POINTE SUBDIVISION - PHASE 2

(Annexation of Melvin's Eagle Pointe #2)

This Supplemental Declaration ("Supplement") is made effective as of the 12th day of Sept., 1991, by MAX A. BOESIGER, INC., an Idaho corporation, or "Declarant," and shall be incorporated into and supplement that certain Declaration of Covenants, Conditions and Restrictions for Melvin's Eagle Point Subdivision - Phase 1, recorded as Instrument No. 9114059, records of Ada County, as to the Phase 2 Property hereby covered as described below.

ARTICLE I.

GENERAL

1.1 Property Covered. Grantor/Declarant is the Owner for the real property in the County of Ada, State of Idaho, describe as:

Melvin's Eagle Pointe Subdivision #2, a portion of the N.E. 1/4 of the N.E. 1/4, Sec. 9, T.4 N., R.1 E. BM, Eagle, Ada County, Idaho, according to the official plat thereof recorded as Instrument No. 9150425, records of Ada County, Idaho. ("Phase 2 Property" and "Phase 2 Lots" as to the lots therein).

1.2 Purpose. The purpose of this Supplemental Declaration is to annex the Phase 2 Property to the Property covered by the Declaration, and to include the Owners of Phase 2 Lots in the Association.

1.3 Annexation. Grantor, pursuant to the provisions of Article VIII of the Declaration, does hereby annex the Phase 2 Property to the Property covered by the Declaration and said Phase 2 Property hereby becomes subject to the Declaration and encompassed within the general plans and scheme of covenants, conditions, restrictions, and reservations of easements and equitable servitudes and other terms and conditions therein, except as otherwise specified herein. Unless otherwise provided, all defined terms as contained in the Declaration shall have the same meaning in this Supplement as are applicable to the Declaration.

1.5 Association Membership. Article IV general and Section 4.2 specifically, is hereby supplemented to provide that each Owner of a Phase 2 Lot shall be a member of the EAGLE POINTE HOMEOWNERS ASSOCIATION.

ARTICLE II

DECLARATION

Grantor hereby declares that the Phase 2 property, and each Lot, parcel, or portion hereof, is and shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the Declaration, as supplemented hereunder, and the restrictions, covenants, limitations, conditions ad equitable servitudes contained therein, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement and sale of the Phase 2 property, or any lot, parcel or portion thereof, and to enhance the value, desirability and attractiveness of the Property. The covenants, conditions and restrictions set forth in the Declaration, as supplemented hereunder, shall run with the land (described as the Property including the Phase 2 Property), and each estate therein and shall be binding upon all persons having or acquiring any right, title or interest in the property, including the Phase 2 Property, or any Lot, parcel or portion hereof shall inure to the benefit of and be binding upon Grantor, its successors in interest and each Grantee and his respective successors in interest, and may be enforced by Grantor, by any Grantee or Owner or his successors in interest, or by the Association as described in the Declaration.

ARTICLE III

SUPPLEMENTS AND MODIFICATIONS

3.1 Plat Conditions. Article 1, Section 1.19 is hereby supplemented to provide that "Plat" as the Phase 2 property shall refer to the recorded plat of Melvin's Eagle Pointe No. 2. All conditions of the Plat are hereby incorporated herein by reference and notice is hereby given of the same.

IN WITNESS WHEREOF, the Grantor has executed and acknowledged this Supplemental Declaration effective as of the day and year first written above.

MAX A. BOESIGER, INC., an Idaho Corporation

By Richard Boesiger
Richard D. Boesiger, Vice-President

