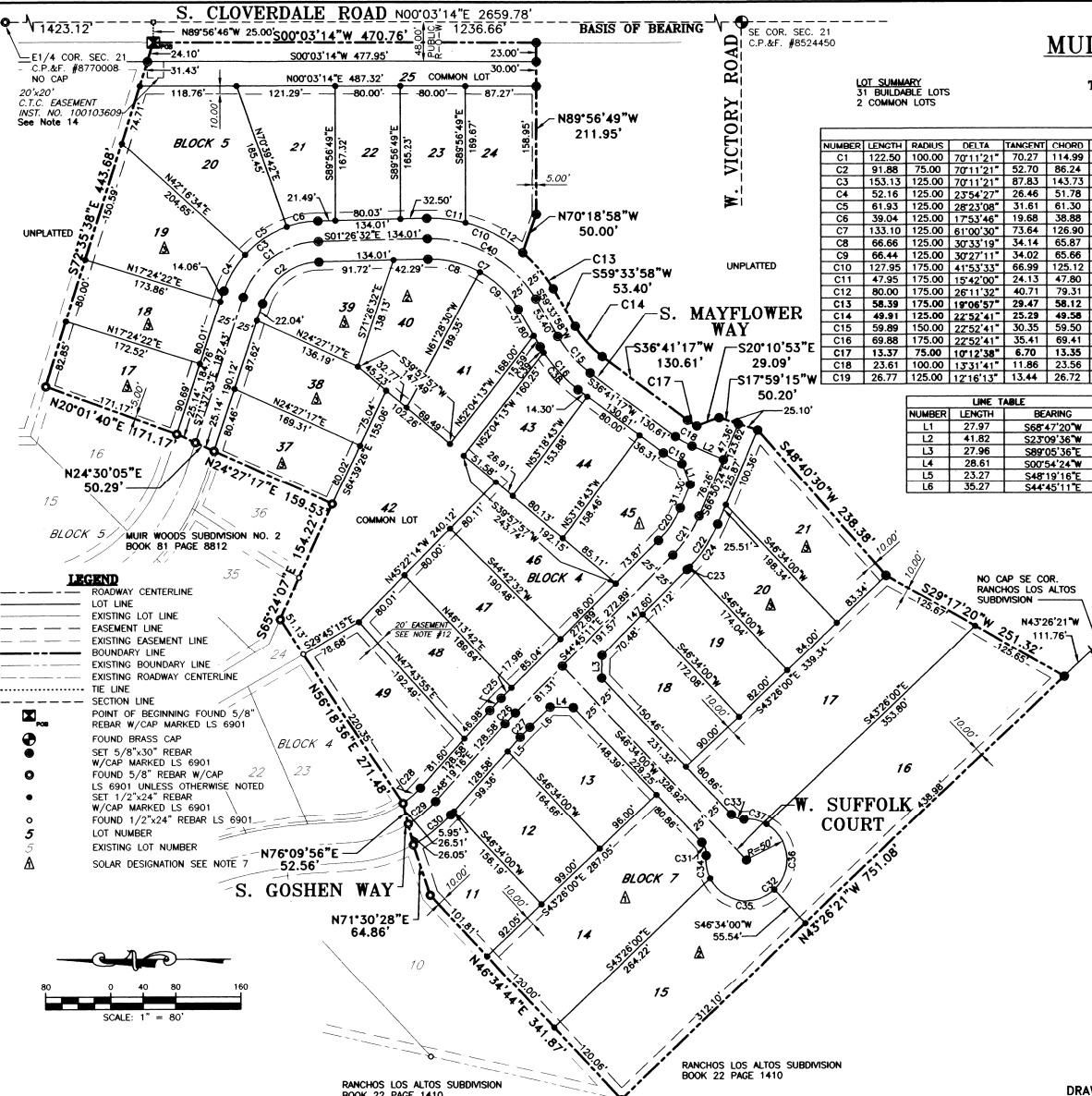


PLAT SHOWING MUIR WOODS SUBDIVISION NO. 3

A PORTION OF THE SE1/4 OF SECTION 21
TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN
ADA COUNTY, IDAHO
2001



LOT SUMMARY
31 BUILDABLE LOTS
2 COMMON LOTS

CURVE TABLE											
NUMBER	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEG.	CHORD END	NUMBER	LENGTH	RADIUS	DELTA
C1	122.50	100.00	70°11'21"	70.27	114.89	N89°32'21"W	C20	48.19	125.00	125.00	24.40
C2	91.88	75.00	70°11'21"	57.70	86.24	N36°32'12"W	C21	57.82	150.00	22°05'13"	29.28
C3	153.13	125.00	70°11'21"	82.83	143.73	N36°32'12"W	C22	67.46	175.00	22°05'13"	34.15
C4	52.16	125.00	23°54'27"	26.46	51.78	N89°40'39"W	C23	4.91	175.00	13°26'24"	2.45
C5	61.83	125.00	28°23'08"	31.61	61.30	N33°31'52"W	C24	62.55	175.00	20°28'48"	31.61
C6	39.04	125.00	17°53'44"	19.68	38.88	N10°23'24"W	C25	58.24	175.00	33°45'05"	10.12
C7	133.10	125.00	61°00'30"	73.64	126.90	N10°23'24"W	C26	18.68	300.00	33°45'05"	9.34
C8	66.66	125.00	30°33'19"	34.14	65.87	N13°50'08"E	C27	17.13	275.00	33°45'05"	8.57
C9	66.44	125.00	30°27'11"	34.02	65.66	N42°40'23"E	C28	28.89	125.00	13°06'38"	14.36
C10	127.95	175.00	41°53'33"	66.99	125.12	N19°30'15"E	C29	43.60	150.00	16°48'10"	22.15
C11	47.95	175.00	15°42'00"	24.13	47.80	N06°24'28"E	C30	58.24	175.00	19°23'41"	29.91
C12	80.00	175.00	26°11'32"	40.71	79.31	N27°11'15"E	C31	17.45	20.00	42°59'41"	9.33
C13	58.39	175.00	19°06'57"	29.47	58.12	S50°00'30"W	C32	244.34	50.00	27°59'23"	41.96
C14	49.91	125.00	22°52'41"	25.29	49.58	S48°07'38"W	C33	17.45	20.00	42°59'41"	9.33
C15	59.89	150.00	22°52'41"	30.35	59.50	S48°07'38"W	C34	28.50	50.00	33°09'23"	14.88
C16	69.88	175.00	22°52'41"	35.41	69.41	S48°07'38"W	C35	93.23	50.00	106°20'18"	87.30
C17	13.37	75.00	10°12'38"	6.70	13.35	S31°34'58"W	C36	53.23	50.00	106°20'18"	67.37
C18	23.61	100.00	13°31'41"	11.86	23.56	S29°55'27"W	C37	28.93	50.00	33°09'23"	14.88
C19	26.77	125.00	12°16'13"	13.44	26.72	S30°33'13"W	C38	61.87	175.00	20°15'29"	31.26
							C39	8.00	175.00	23°17'33"	4.00
							C40	159.72	150.00	61°00'30"	88.37

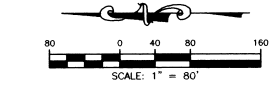
LINE TABLE	
NUMBER	LENGTH BEARING
L1	27.87 S68°47'20"W
L2	41.82 S27°09'36"W
L3	27.96 S89°05'36"E
L4	28.61 S00°54'24"W
L5	23.27 S48°19'16"E
L6	35.27 S44°45'11"E

NOTES

- Minimum building setback lines shall be in accordance with the zoning ordinance at the time of issuance of the building permit. All lot, parcel and tract sizes shall meet dimensional standards as established in the zoning ordinance.
- Any re-subdivision of this plat shall conform to the applicable zoning regulations in effect at the time of re-subdivision.
- Subdivider will comply with the disclosure requirements of section 31-3805 of the Idaho Code.
- Lots shall not be reduced in size without prior approval from the health authority.
- No additional domestic water supplies shall be installed beyond the system approved in sanitary restrictions.
- Annexation to the City of Boise has been requested and the City of Boise may annex this subdivision at any time in the future.
- As defined by Boise City Subdivision Ordinance, solar designations are as follows:
 - ☀ solar lot
 - ☀ shade restricted
 - ☀ solar and shade restricted.
- All lots are hereby designated as having a permanent public utilities, irrigation and Boise City street light easement over the ten (10') feet adjacent to any public street. The easement shall not preclude the construction of hard surfaced driveways to each lot.
- A ten (10') foot public utilities and irrigation easement is located along the entire boundary shown thereon. The easement shall not preclude the construction for the same purpose is located adjacent to selected interior lot lines as shown on the plat drawing.
- Drain lot located to the north of S. Cloverdale Road is prohibited unless specifically allowed by the Highway District and Boise City.
- The fencing for all lots adjacent to pedestrian ingress-egress easements shall meet Boise City minimum-path standards.
- A twenty (20') foot A.C.H.D. storm drainage easement centered on the lot line common to Lots 48 and 49, Block 4, shall remain free of all encroachments (including fences and trees) and shall be maintained by the owner adversely affect drainage or operation and maintenance of the facility.
- Lot 25, Block 5, and Lot 42, Block 4 are common lots which shall be owned and maintained by the Muir Woods Homeowner's Association and may not be dissolved without the express consent of Boise City.
- An existing Cambridge Telephone Company easement is located within Lot 25, Block 5 as recorded Instrument No. 100103609.
- Lot 42, Block 4 is reserved as an A.C.H.D. storm drainage and pedestrian ingress/egress easement, for the use of the Muir Woods Home Owners Association, and is to be owned and maintained by the Homeowners Association. Ownership and maintenance responsibilities are set forth in articles of incorporation and the declaration of covenants, conditions, and restrictions for Muir Woods Subdivision. See instrument No. 100022122.

LEGEND

- ROADWAY CENTERLINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EXISTING ROADWAY CENTERLINE
- THE LINE
- SECTION LINE
- POINT OF BEGINNING FOUND 5/8" REBAR W/CAP MARKED LS 6901
- FOUND BRASS CAP
- SET 5/8"x30" REBAR W/CAP MARKED LS 6901
- FOUND 5/8" REBAR W/CAP LS 6901 UNLESS OTHERWISE NOTED
- SET 1/2"x24" REBAR W/CAP MARKED LS 6901
- FOUND 1/2"x24" REBAR LS 6901
- LOT NUMBER
- EXISTING LOT NUMBER
- SOLAR DESIGNATION SEE NOTE 7



RANCHOS LOS ALTOS SUBDIVISION
BOOK 22 PAGE 1410

RANCHOS LOS ALTOS SUBDIVISION
BOOK 22 PAGE 1410

PINNACLE
Engineers, Inc.
12552 W. Executive Dr., Suite B, Boise, Idaho 83713
(208) 887-7760

PLAT OF MUIR WOODS SUBDIVISION NO. 3

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT W & S INVESTMENTS INC., AN IDAHO CORPORATION, IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED:

A Parcel of land situated in the SE1/4 of Section 21, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho and described as follows:

Commencing at a brass cap monument marking the SE corner of said Section, thence along the East line of said Section N00°03'14"E a distance of 1236.66 feet to a point from which the 5/8 inch rebar marking the NE corner of said SE1/4 bears N00°03'14"E a distance of 1423.12 feet, thence leaving said East line N89°56'49"W a distance of 25.00 feet to the POINT OF BEGINNING.

Thence parallel with said East line S00°03'14"W a distance of 470.76 feet to a 5/8 inch rebar;

Thence N89°56'49"W a distance of 211.95 feet to a 5/8 inch rebar;

Thence N70°18'58"W a distance of 50.00 feet to a 5/8 inch rebar;

Thence along the arc of a curve to the right having a radius of 175.00 feet, an arc length of 58.30 feet, a central angle of 19°06'57", and a chord bearing S50°00'30"W a distance of 58.12 feet to a 5/8 inch rebar;

Thence S59°33'58"W a distance of 53.40 feet to a 5/8 inch rebar;

Thence along the arc of a curve to the left having a radius of 126.00 feet, an arc length of 49.91, a central angle of 22°52'41", and a chord bearing S48°07'38"W a distance of 49.58 feet to a 5/8 inch rebar;

Thence S36°41'17"W a distance of 130.61 feet to a 5/8 inch rebar;

Thence along the arc of a curve to the left having a radius of 75.00 feet, an arc length of 13.37 feet, a central angle of 10°12'38", and a chord bearing S31°34'59"W a distance of 13.35 feet to a 5/8 inch rebar;

Thence S20°10'53"E a distance of 29.00 feet to a 5/8 inch rebar;

Thence S17°59'15"W a distance of 50.20 feet to a 5/8 inch rebar;

Thence S48°40'30"W a distance of 238.38 feet to a 5/8 inch rebar;

Thence S29°17'20"W a distance of 251.32 feet to a 5/8 inch rebar on the easterly boundary of the Rancho Los Altos Subdivision, Book 22 at Page 1410 of Plats as recorded in Ada County;

Thence along said boundary of said Subdivision N43°26'21"W a distance of 751.08 feet to a 5/8 inch rebar;

Thence leaving said boundary and along the southerly boundary of Muir Woods Subdivision Number 2, Book 81 at Page 8812 of Plats, as it is recorded in Ada County the following courses:

N43°34'4"E a distance of 341.87 feet to a 5/8 inch rebar;

Thence N71°30'28"E a distance of 64.86 feet to a 5/8 inch rebar;

Thence N78°09'56"E a distance of 52.56 feet to a 5/8 inch rebar;

Thence N58°18'36"E a distance of 271.48 feet to a 5/8 inch rebar;

Thence S85°24'07"E a distance of 154.22 feet to a 5/8 inch rebar;

Thence N24°27'17"E a distance of 159.53 feet to a 5/8 inch rebar;

Thence N24°30'05"E a distance of 50.29 feet to a 5/8 inch rebar;

Thence N20°01'40"E a distance of 171.17 feet to a 5/8 inch rebar;

Thence leaving said southerly boundary S72°35'38"E a distance of 443.68 feet to the POINT OF BEGINNING.

Said Land contains 17.05 acres and is subject to all existing easements and rights-of-ways of record or implied.

That it is the intention of the undersigned and they hereby include said land in this plat. The easements indicated on said plat are not dedicated to the public but the right to use said easements is perpetually reserved for public utilities and for such other uses as designated hereon and no structure other than for such utility purposes are to be erected within the limits of said easements. The undersigned, by these presents, dedicates to the public use forever all public streets as shown on this plat. All of the lots in this subdivision will receive water service from the UNITED WATER IDAHO, INC. which has agreed in writing to serve all lots.

In witness whereof, I have set my hand this 15th day of May, year of 2001

W&S INVESTMENTS, INC.

Lisa A. Wanner
LISA A. WANNER, PRESIDENT

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF IDAHO), S.S.
COUNTY OF ADA)

On this 15th day of May, in the year of 2001, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared LISA A. WANNER, known or identified to me to be the PRESIDENT OF W&S INVESTMENTS, the corporation that executed the foregoing instrument, and acknowledged to me that he executed such instrument for and on behalf of said corporation and said corporation executed the same.

John G. Carpenter
Notary Public in Idaho
Residing at: Boise ID
My Commission Expires on 12-31-07



CERTIFICATE OF SURVEYOR

I, Craig R. McCullough, do hereby certify that I am a Registered Professional 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 supervision and that this plat accurately represents the points thereon and is in conformity with the State of Idaho Code relating to Land Surveys.

Craig R. McCullough
Craig R. McCullough, P.L.S. 6801



SANITARY RESTRICTIONS

Sanitary restrictions of this plat are hereby approved according to the letter of approval on file with the County Recorder or his agent stating the conditions of approval, signed by the Central District Health Department.

Smillie H. Orr
Health Officer
Date 5/24/01



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on this 17th day of July, year of 2001

ADA COUNTY HIGHWAY DISTRICT
Judy M. Peasey-Dun
Chairman



APPROVAL OF CITY OF BOISE ENGINEER

The foregoing plat was accepted and approved by the City Engineer of Boise, Ada County, Idaho on this 28th day of Sept, Year of 2001

Walter M.
City Engineer

APPROVAL OF CITY OF BOISE CITY COUNCIL

The foregoing plat was accepted and approved this 21 day of April by the City of Boise, Ada County, Idaho.

Janette P. Moroney 9-20-01
City Clerk



APPROVAL OF ADA COUNTY COMMISSIONERS

The foregoing plat was accepted and approved by the Board of Commissioners of Ada County, Idaho on this 16th day of April, year of 2001

Charles A. ...
Board Chairman - OF -

CERTIFICATE OF ADA COUNTY SURVEYOR

I, the undersigned, County Surveyor for Ada County, Idaho, do hereby certify that I have checked this plat and the record with the State of Idaho Code relating to Plats and Surveys.

Donald J. Couch 10-31-01
Ada County Surveyor PLS 970



CERTIFICATE OF THE ADA COUNTY TREASURER

This is to certify that the undersigned, per the requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this plat have been paid in full. This certification is valid for the next thirty (30) days only.

Lynette ...
Ada County Treasurer
Date 11-6-01



CERTIFICATE OF ADA COUNTY RECORDER

INSTRUMENT No. 101116486

STATE OF IDAHO) S.S.
COUNTY OF ADA)

I hereby certify that this plat was filed at the request of W&S INVESTMENTS, INC., at 4:5 minutes past 9 o'clock P.m. this 14th day of November, 2001 in my office and was duly recorded in Book 83 of Plats at Pages 16, 17, and 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

A. Olson
Deputy
Fee: \$ 11.-
J. David ...
Ex-officio Recorder

PINNACLE
Engineers, Inc.

12552 W. Executive Dr., Suite 8, Boise, Idaho 83713
(208) 887-7760