

Boise River Flood Control District No. 10

RESOLUTION 05-2006

**FOR THE PURPOSE OF APPROVING COAST TO COAST
SUBDIVISION PLAT**

WHEREAS, Coast 2 Coast, LLC ("C2C"), has requested formal approval by the Boise River Flood Control District No. 10 ("FCD#10") of C2C's proposed access easements for its Coast to Coast Subdivision, a/k/a Laguna Point Subdivision as set forth in C2C's plat ("Plat");

WHEREAS, Steve Sweet, P.E., the District Engineer, reviewed the Plat and engaged in correspondence with C2C regarding the same;

WHEREAS, the District Engineer sent a letter ("Engineer's Letter") to the District on June 30, 2006, advising FCD#10 that the Plat as proposed meets FCD#10's policy concerning maintaining historic access to the banks of the Boise River. A copy of the Engineer's Letter is attached hereto as Exhibit A;

WHEREAS, C2C was administratively dissolved on July 6, 2006; and

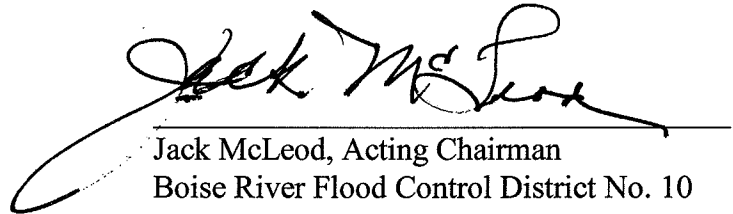
WHEREAS, after reviewing all relevant analysis from the District Engineer and considering all representations made by C2C during the course of its seeking approval of the Plat, FCD#10 finds that the Plat as proposed meets FCD#10's policy concerning maintaining historic access to the banks of the Boise River;

NOW, THEREFORE, BE IT RESOLVED, that in furtherance of its responsibilities, FCD#10 hereby approves the Plat as it relates to FCD#10's access to the Boise River;

NOW, THEREFORE, BE IT FURTHER RESOLVED, that FCD#10's approval as set forth herein is conditioned upon C2C reinstating its status as an Idaho limited liability company.

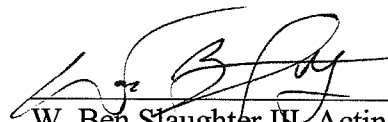
DATED this 11th day of July, 2006.

APPROVED:



Jack McLeod, Acting Chairman
Boise River Flood Control District No. 10

ATTEST:



W. Ben Slaughter III, Acting Secretary/Treasurer
Boise River Flood Control District No. 10

BOISE RIVER FLOOD CONTROL DISTRICT #10

PO Box 46
Star, Idaho 83669

June 30, 2006

Mr. William C. Clayton, Chairman
Boise River Flood Control District #10
PO Box 46
Star, ID 83669

Re: Coast to Coast Subdivision Plat Review

Dear Bill:

Boise River Flood Control District #10 (FCD10) has been requested to provide comments on the Coast to Coast Subdivision (aka Laguna Point) Plat. This office originally provided verbal comments on an electronic version of the plat dated June 23, 2006. An updated version was subsequently provided to this office on June 29, 2006.

The updated version of the plat designates FCD10 as holding access easements over a number of common lots (Note 6, Sheet 8 of 9). Based on: 1) The wording of Note 6, 2) The numerous designated accesses over private streets as listed on the individual plat sheets, and 3) Email representations by Mr. Sterling, I recommend to FCD10 that the plat as proposed meets FCD10's policy concerning maintaining historic access to the banks of the river.

I am unaware if other FCD10 priorities concerning Flood Control & Damage Prevention Actions (FCD10 Resolution 01-2003); including flood management plans and no adverse impact on adjacent properties have been met through the current plat approval process. For FCD10 purposes, that responsibility will be assumed to fall under the purview of the City of Eagle.

Sincerely,

FOR BOISE RIVER FLOOD CONTROL DISTRICT #10



Stephen H. Sweet, PE
District Engineer

cc: Mr. Michael Williams, CCD, Planner II, City of Eagle
Mr. David Sterling, Toothman-Orton Engineering Co.
Mr. Ben Slaughter, Elam & Burke

enc: Coast to Coast Subdivision plat, version dated June 29, 2006.

EXHIBIT A

COAST TO COAST SUBDIVISION

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOTS 2, 3 AND 4 OF SECTION 21;
A PORTION OF GOVERNMENT LOT 6; AND A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 16,
TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO.
2008

17 16
20 21
FD. BRASS CAP
C.P. & F. INSTRUMENT
NO. 98120707

NOTES

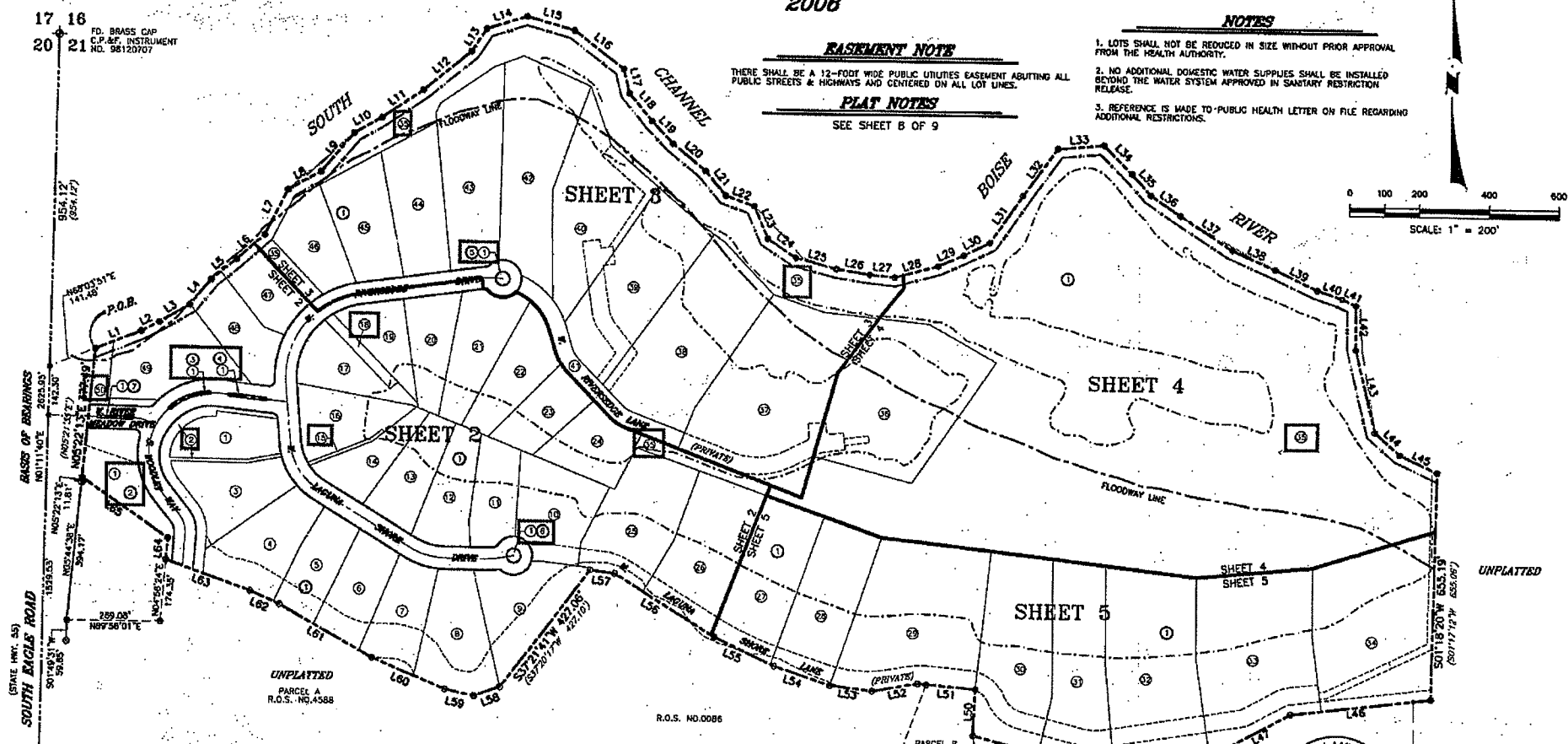
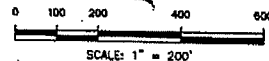
1. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
2. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
3. REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.

EASEMENT NOTE

THERE SHALL BE A 12-FOOT WIDE PUBLIC UTILITIES EASEMENT ADJUTING ALL PUBLIC STREETS & HIGHWAYS AND CENTERED ON ALL LOT LINES.

PLAT NOTES

SEE SHEET B OF 9



LINE TABLE				LINE TABLE CONT'D				LINE TABLE CONT'D			
LINE	BEARING	LENGTH	RECORD	LINE	BEARING	LENGTH	RECORD	LINE	BEARING	LENGTH	RECORD
L1	N68°03'51"	143.90	(N88°04'05"E) (141.53)	L23	S83°20'08"E	100.81	NONE	L45	S85°27'24"E	119.96	(S94°28'44"E) (119.58)
L2	N67°29'01"E	59.77	(N62°35'07"E) (59.57)	L24	S86°13'45"E	92.92	NONE	L46	S83°11'19"W	405.08	(S83°11'10"W) (405.08)
L3	N58°49'39"E	101.41	(N58°45'02"E) (101.58)	L25	S74°59'31"E	120.47	NONE	L47	S87°12'14"W	207.90	(S87°08'30"W) (207.90)
L4	N59°02'56"E	95.80	(N38°37'09"E) (95.82)	L26	S80°50'21"E	96.37	(S81°09'07"E) (95.30)	L48	S87°46'25"W	293.37	(S87°50'11"W) (293.48)
L5	N50°12'34"E	33.22	(N50°14'01"E) (33.54)	L27	S84°01'21"E	72.41	(S83°36'56"E) (73.90)	L49	N79°02'03"W	382.21	(N79°06'55"W) (382.02)
L6	N48°19'28"E	108.52	(N48°19'30"E) (108.53)	L28	N74°49'21"E	128.65	(N74°48'46"E) (128.77)	L50	N02°31'37"E	136.79	(N02°34'22"E) (136.78)
L7	N27°15'15"E	144.52	(N27°18'02"E) (144.43)	L29	N48°40'58"E	80.21	(N48°42'39"E) (80.20)	L51	S82°11'32"W	132.62	(S82°12'05"W) (132.57)
L8	N60°31'27"E	108.31	NONE	L30	S67°46'24"W	84.52	(N63°42'00"E) (84.08)	L52	N82°22'11"W	124.14	(N82°27'06"W) (122.18)
L9	N40°35'06"E	148.63	NONE	L31	N34°44'35"E	164.90	(N34°50'58"E) (164.96)	L53	N82°22'11"W	124.14	(N82°27'06"W) (122.18)
L10	N60°22'42"E	81.62	(N60°17'49"E) (81.48)	L32	N38°10'28"E	168.53	(N36°09'58"E) (168.41)	L54	N70°50'49"W	188.34	(N70°50'11"W) (188.20)
L11	N55°45'15"E	143.71	(N55°45'23"E) (143.75)	L33	N84°37'08"E	133.89	(N84°58'02"E) (133.60)	L55	N84°33'12"W	189.85	(N84°34'35"W) (189.85)
L12	N50°13'55"E	178.69	(N50°20'34"E) (178.65)	L34	S42°23'11"E	113.33	(S49°30'53"E) (113.25)	L56	N50°33'08"W	335.86	(N50°33'59"W) (336.00)
L13	N53°24'55"E	27.85	(N53°27'53"E) (27.82)	L35	S41°52'20"E	81.62	(S41°51'03"E) (81.53)	L57	N87°16'51"W	70.71	(N83°21'33"W) (70.76)
L14	N71°50'37"E	142.78	(N71°48'21"E) (142.67)	L36	S38°08'10"E	102.47	(S38°03'58"E) (102.95)	L58	S70°15'41"W	79.45	(S70°13'27"W) (79.50)
L15	S74°48'37"E	142.78	(S74°48'23"E) (142.84)	L37	S57°08'38"E	178.85	NONE	L59	N77°23'41"W	85.81	(N77°14'54"W) (85.80)
L16	S82°47'44"E	178.18	(S82°45'38"E) (178.16)	L38	S68°28'22"E	138.92	NONE	L60	N66°43'35"W	229.53	(N66°44'35"W) (229.62)
L17	S13°20'20"E	22.01	(S13°21'15"E) (22.01)	L39	S61°13'24"E	134.29	NONE	L61	N62°39'03"W	305.31	(N60°30'38"W) (305.27)
L18	S26°53'42"E	102.52	(S26°53'02"E) (102.63)	L40	S71°08'38"E	24.29	NONE	L62	N66°55'28"W	91.88	(N66°52'17"W) (91.84)
L19	S43°51'39"E	88.11	(S43°57'24"E) (88.33)	L41	S82°26'45"E	44.85	(S71°06'31"E) (74.42)	L63	N70°38'15"W	236.39	(N70°39'34"W) (236.40)
L20	S31°11'01"E	118.53	(S31°11'04"E) (118.23)	L42	S00°26'41"E	129.79	NONE	L64	N04°54'24"E	60.93	(N04°55'27"E) (60.98)
L21	S40°02'22"E	90.92	(S40°01'07"E) (90.96)	L43	S13°08'14"E	248.47	NONE	L65	N53°46'23"W	300.82	(N53°43'49"W) (300.81)
L22	S71°11'38"E	86.48	(S70°46'04"E) (86.03)	L44	S48°03'47"E	86.42	(S48°02'01"E) (86.42)				

LEGEND

- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- CENTERLINE
- LOT LINE
- EASEMENT LINE
- FLOODWAY LINE
- SECTION LINE
- SURVEY RE LINE
- APPROX. EDGE FOND
- SHEET MATCH LINE

UNPLATTED
R.O.S. NO.0086



RESTRICTIVE COVENANTS

INSTRUMENT NUMBER _____
BUILDING AND OCCUPANCY IN THIS SUBDIVISION SHALL CONFORM TO THE STANDARDS ESTABLISHED BY THE RESTRICTIVE COVENANTS AS FILED IN BOOK _____ AT PAGE _____ MISCELLANEOUS RECORDS, ADA COUNTY, IDAHO.

TOOTEMAN-ORTON ENGINEERING COMPANY

3777 CHIMNEY BOULEVARD
BOISE, IDAHO 83718
(208) 333-2288

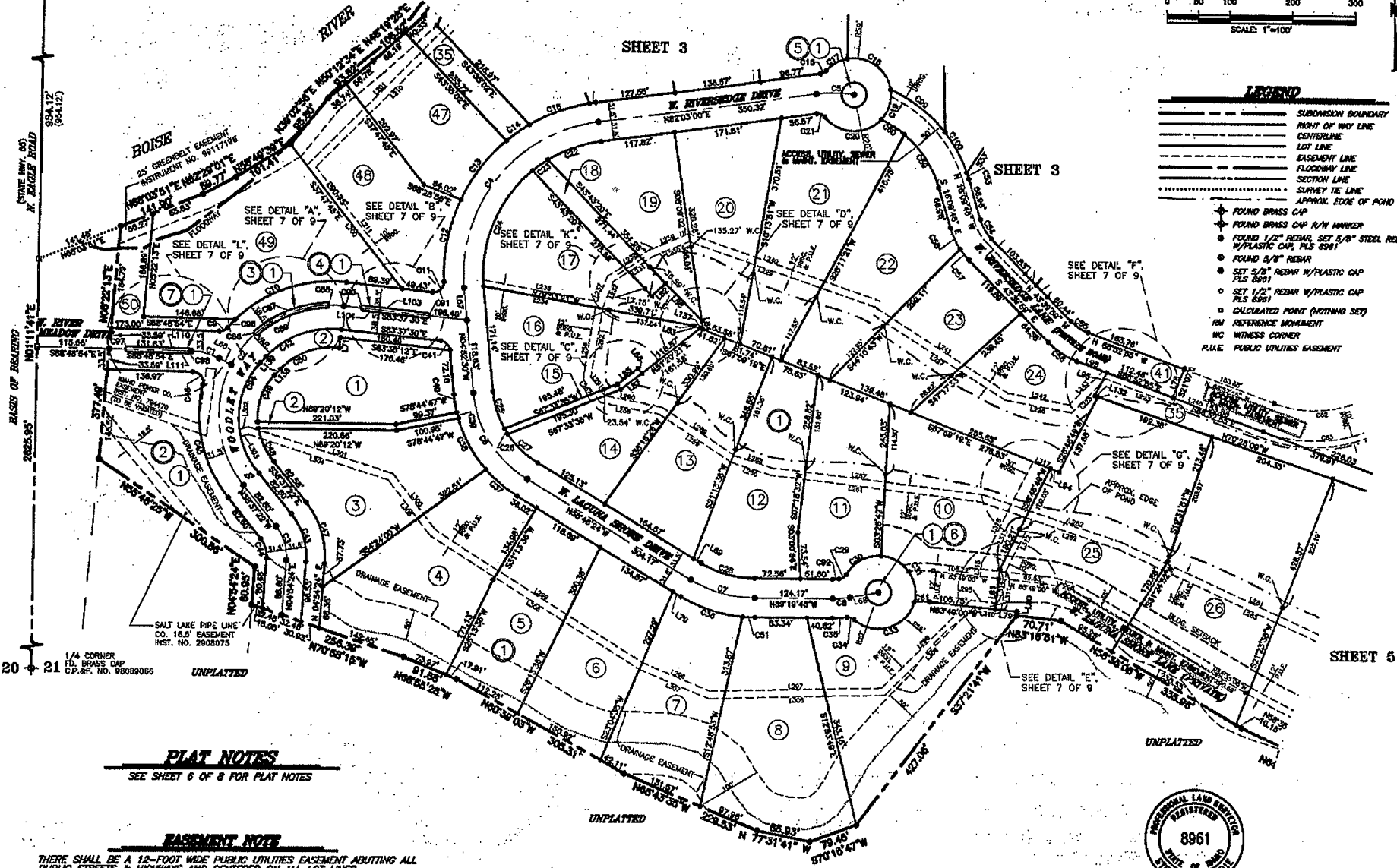
17 16
20 21

SECTION CORNER
FD. BRASS CAP
C.P. REF. NO. 98120707

COAST TO COAST SUBDIVISION



- LEGEND**
- SUBDIVISION BOUNDARY
 - RIGHT OF WAY LINE
 - CENTERLINE
 - LOT LINE
 - EASEMENT LINE
 - FLOODING LINE
 - SECTION LINE
 - SURVEY TIE LINE
 - APPROX. EDGE OF POND
- FOUND BRASS CAP
 - FOUND BRASS CAP R/W MARKER
 - FOUND 1/2" REBAR SET 5/8" STEEL REBAR W/PLASTIC CAP, PLS 8881
 - FOUND 5/8" REBAR
 - SET 5/8" REBAR W/PLASTIC CAP PLS 8881
 - SET 1/2" REBAR W/PLASTIC CAP PLS 8881
 - CALCULATED POINT (NOTHING SET)
 - RM REFERENCE MOVEMENT
 - WC WITNESS CORNER
 - PLAE PUBLIC UTILITIES EASEMENT



PLAT NOTES

SEE SHEET 6 OF 8 FOR PLAT NOTES

EASEMENT NOTE

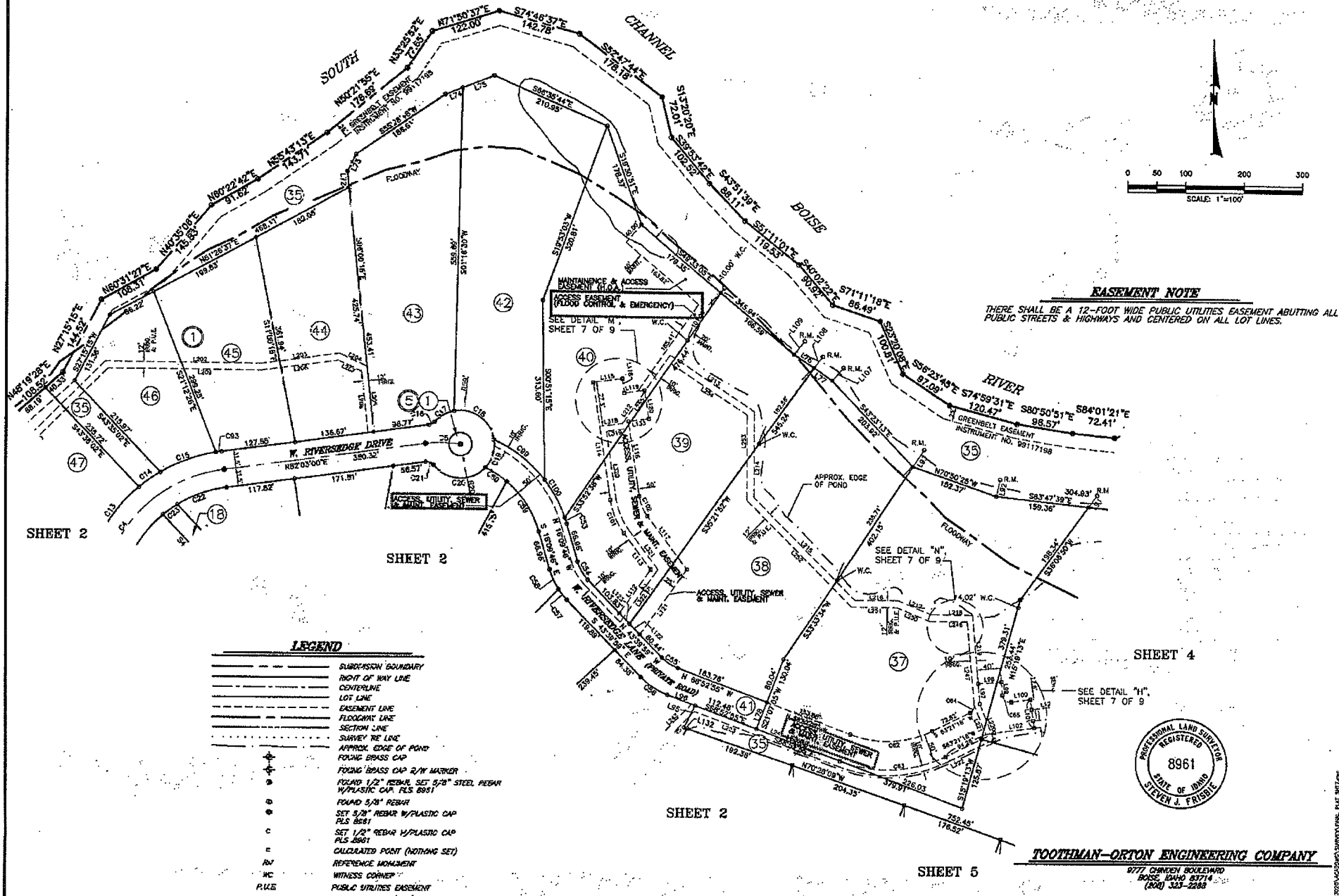
THERE SHALL BE A 12-FOOT WIDE PUBLIC UTILITIES EASEMENT ABUTTING ALL PUBLIC STREETS & HIGHWAYS AND CENTERED ON ALL LOT LINES.



TOOTHMAN-OTTON ENGINEERING COMPANY

8777 CHERRY BOLLING
BOISE, IDAHO 83714
(208) 333-2288

COAST TO COAST SUBDIVISION



EASEMENT NOTE

THERE SHALL BE A 12-FOOT WIDE PUBLIC UTILITIES EASEMENT ABUTTING ALL PUBLIC STREETS & HIGHWAYS AND CENTERED ON ALL LOT LINES.

LEGEND

- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- CENTERLINE
- LOT LINE
- EASEMENT LINE
- FLOODWAY LINE
- SECTION LINE
- SURVEY RE LINE
- APPROX. EDGE OF POND
- FOUND BRASS CAP
- FOUND BRASS CAP 2 1/2" MARKER
- FOUND 1/2" REBAR, SET 5/8" STEEL REBAR W/PLASTIC CAP, PLS 8981
- FOUND 5/8" REBAR
- SET 5/8" REBAR W/PLASTIC CAP PLS 8981
- SET 1/2" REBAR W/PLASTIC CAP PLS 8981
- CALCULATED POINT (NOTHING SET)
- REFERENCE MONUMENT
- WITNESS CORNER
- PUBLIC UTILITIES EASEMENT

TOOTHMAN-ORTON ENGINEERING COMPANY

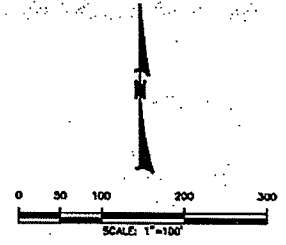
9777 GREEN BULEWARD
BOISE, IDAHO 83714
(208) 333-2238

SHEET NO. 3 OF 9

COAST TO COAST SUBDIVISION

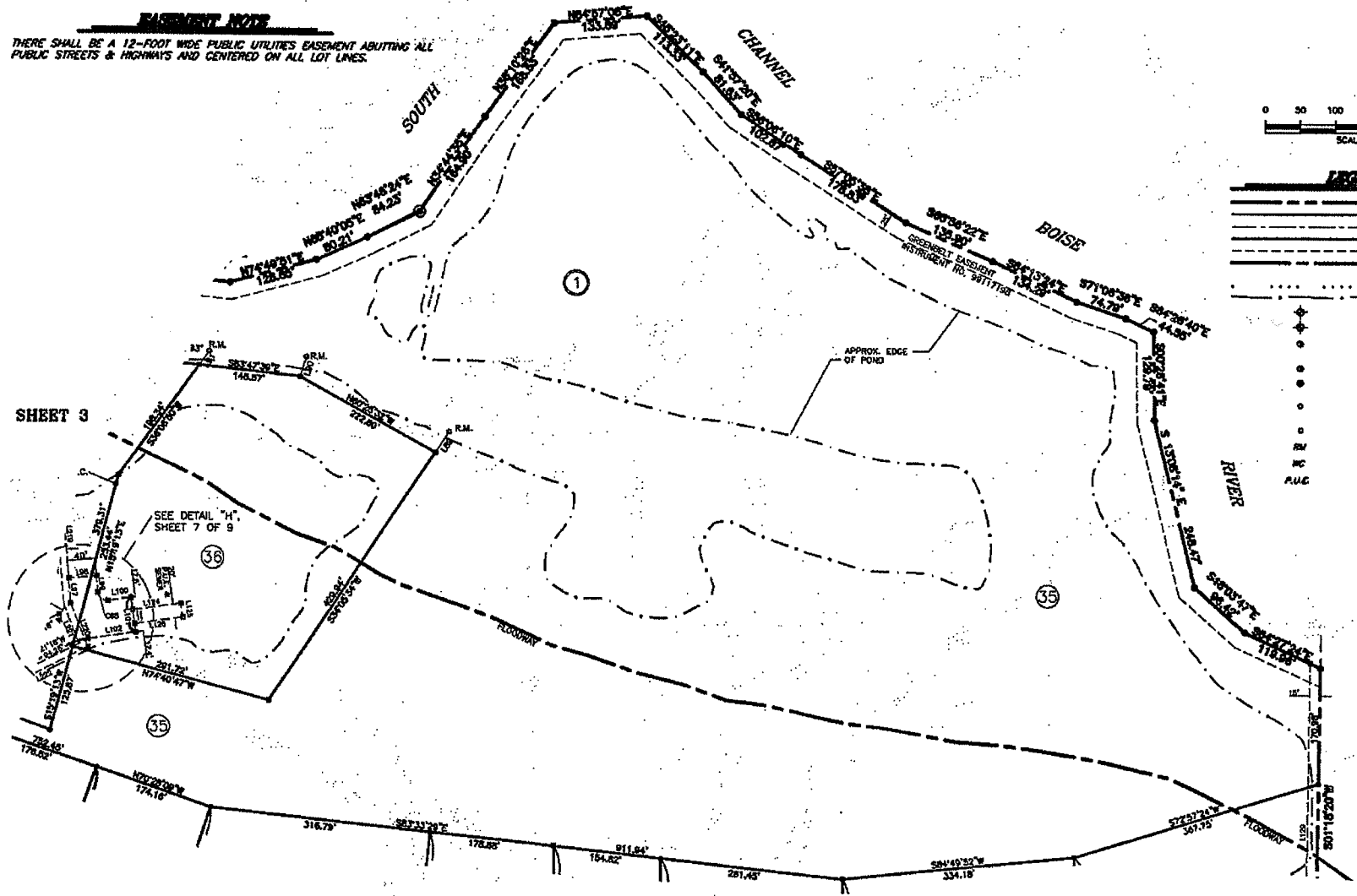
EASEMENT NOTE

THERE SHALL BE A 12-FOOT WIDE PUBLIC UTILITIES EASEMENT ABUTTING ALL PUBLIC STREETS & HIGHWAYS AND CENTERED ON ALL LOT LINES.



LEGEND

- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- CENTERLINE
- LOT LINE
- EASEMENT LINE
- FLOODWAY LINE
- SECTION LINE
- SURVEY TO LINE
- APPROX. EDGE OF POND
- FOUND BRASS CAP
- FOUND BRASS CAP W/ W MARKER
- FOUND 1/2\" REBAR, SET 3/8\" STEEL REBAR W/ PLASTIC CAP, PLS 8961
- FOUND 3/8\" REBAR
- SET 3/8\" REBAR W/ PLASTIC CAP PLS 8961
- SET 1/2\" REBAR W/ PLASTIC CAP PLS 8961
- CALCULATED POINT (NOTHING SET)
- REFERENCE MONUMENT
- WITNESS CORNER
- P.U.G. PUBLIC UTILITIES EASEMENT



SHEET 3

SEE DETAIL "H"
SHEET 7 OF 9

UNPLATTED



SHEET 5

FOOTMAN-ORION ENGINEERING COMPANY

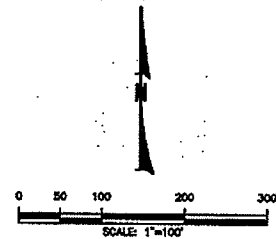
1777 CHRYSLER BUILDING
BOISE, IDAHO 83725
(208) 333-8877

SHEET NO. 4 OF 9

COAST TO COAST SUBDIVISION

EASEMENT NOTE

THERE SHALL BE A 12-FOOT WIDE PUBLIC UTILITIES EASEMENT ABUTTING ALL PUBLIC STREETS & HIGHWAYS AND CENTERED ON ALL LOT LINES.

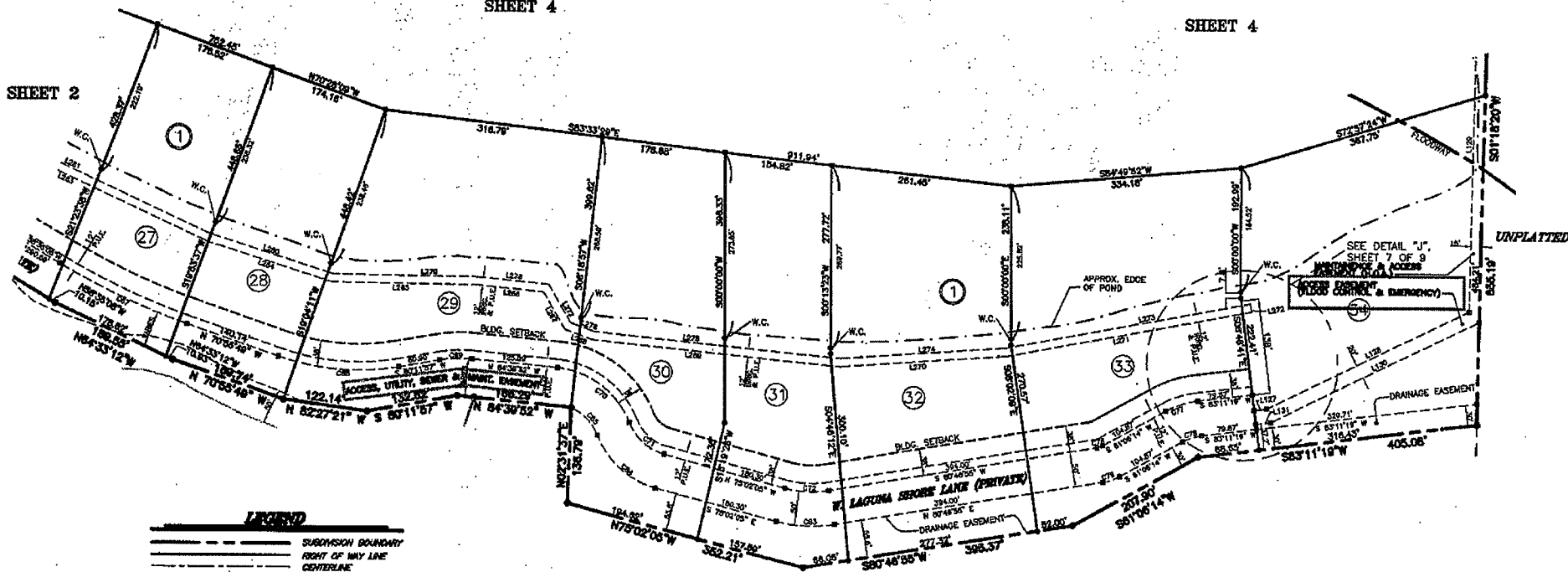


SHEET 3

SHEET 4

SHEET 4

SHEET 2



LEGEND

- | | |
|--------|--|
| ----- | SUBDIVISION BOUNDARY |
| ----- | RIGHT OF WAY LINE |
| ----- | CENTERLINE |
| ----- | LOT LINE |
| ----- | EASEMENT LINE |
| ----- | FLOODWAY LINE |
| ----- | SECTION LINE |
| ----- | SURVEY TIE LINE |
| ----- | APPROX. EDGE OF POND |
| ◆ | FOUND BRASS CAP |
| ◆ | FOUND BRASS CAP W/IN MARKER |
| ● | FOUND 1/2" REBAR, SET 3/8" STEEL REBAR W/PLASTIC CAP, PLS 8901 |
| ● | FOUND 3/8" REBAR |
| ● | SET 3/8" REBAR W/PLASTIC CAP PLS 8901 |
| ● | SET 1/2" STEEL REBAR W/PLASTIC CAP PLS 8901 |
| □ | CALCULATED POINT (NOTHING SET) |
| RM | REFERENCE MONUMENT |
| WC | WITNESS CORNER |
| P.U.E. | PUBLIC UTILITIES EASEMENT |



TOOTHMAN-ORTON ENGINEERING COMPANY

8777 GORDON BOLLING
ROSE BLDG B3714
(301) 283-2244

COAST TO COAST SUBDIVISION

LINE AND CURVE TABLES

LINE TABLE		
LINE	LENGTH	BEARING
L66	22.09	S52°22'02"E
L67	52.51	S62°21'30"E
L68	45.18	N78°54'59"E
L69	14.48	N58°48'24"E
L70	14.58	S58°48'24"E
L71	16.72	N05°49'31"E
L72	20.67	N06°50'15"W
L73	32.54	N87°18'02"E
L74	32.12	S68°15'43"W
L75	59.17	N68°15'43"E
L76	41.81	S55°49'40"E
L77	38.05	S44°38'09"E
L78	50.00	S41°02'05"W
L79	55.25	N87°49'00"W
L80	8.39	N06°43'08"E
L81	65.58	S08°43'09"W
L82	30.00	N45°16'40"E
L83	11.47	S87°59'19"E
L84	14.25	S92°02'02"E
L85	41.28	N51°20'21"E
L86	10.00	S39°39'39"E
L87	42.71	S51°20'21"W
L88	82.81	S45°41'20"E
L89	36.00	S34°05'34"E
L90	30.00	S17°53'25"E
L91	25.00	S38°08'50"E
L92	30.00	S12°40'58"W
L93	35.00	S33°31'34"W
L94	18.14	S82°29'29"E
L95	42.89	S28°48'29"W
L96	51.27	S68°02'55"E
L97	35.42	N04°37'19"E
L98	40.00	N85°22'41"E
L99	22.84	S04°31'10"E
L100	33.58	N82°21'10"E
L101	50.00	S01°50'50"E
L102	69.35	S82°21'10"E
L103	103.28	S83°37'30"E
L104	103.28	S83°37'30"E
L105	30.00	S40°59'19"W
L106	25.00	S32°21'52"W
L108	30.00	S17°16'37"W
L110	98.01	S88°48'54"E
L111	98.01	N88°48'54"W
L112	82.78	N43°21'52"E
L113	28.33	N36°44'19"W
L114	206.12	N88°19'21"E
L115	30.00	N81°40'38"E
L116	131.12	S08°19'21"E
L117	112.92	S38°44'19"E
L118	25.00	S88°11'43"E
L119	35.00	N81°40'38"E
L120	50.00	S08°19'21"E
L121	38.84	S38°21'52"E
L122	25.47	N43°39'58"W
L123	25.47	N43°39'58"W
L124	70.00	N82°21'10"E
L125	30.00	S01°50'50"E
L126	70.00	S82°21'10"E
L127	18.06	N63°11'18"E
L128	325.05	N63°51'18"E
L129	487.83	N01°18'20"E
L130	34.82	S83°51'18"W
L131	21.48	S83°11'18"W
L132	8.04	N78°28'09"W
L133	35.00	S81°40'38"W
L137	16.33	S67°59'19"E
L138	13.78	N42°49'38"E
L139	13.30	N42°41'09"E

IRRIGATION EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L200	248.32	N37°47'45"W
L201	367.85	N45°04'28"E
L202	280.32	N83°35'32"W
L203	135.97	N81°49'28"E
L204	52.30	S42°23'27"E
L205	114.80	S08°00'19"E
L206	107.01	N05°00'15"W
L207	44.60	N64°23'27"E
L208	133.19	S81°49'28"W
L209	265.22	N68°15'43"E
L210	354.50	S45°04'28"W
L211	242.49	S37°47'45"W
L212	145.41	N33°52'39"E
L213	174.85	S56°03'38"E
L214	149.85	S00°07'40"W
L215	246.55	S44°52'26"E
L216	74.98	S89°52'02"E
L217	61.81	S72°22'01"E
L218	71.13	S89°52'02"E
L219	120.45	S04°37'19"E
L220	60.37	S21°25'47"E
L221	88.72	N61°08'47"E
L222	86.80	S63°21'18"W
L223	264.47	N68°22'55"W
L224	78.21	S44°03'07"E
L225	107.88	S72°23'24"E
L226	232.22	N56°53'26"W
L228	91.43	N88°04'00"W
L229	234.82	N58°10'07"W
L230	59.78	S88°48'51"W
L231	62.63	S21°49'52"W
L232	32.82	S78°04'52"W
L233	23.65	S44°19'52"W
L234	187.85	N88°04'00"W
L235	192.62	S78°43'21"E
L236	31.67	N44°19'52"E
L237	30.04	N78°04'32"E
L238	61.18	N21°49'52"E
L239	58.72	N68°49'51"E
L240	238.89	S88°10'07"W
L241	251.11	S58°53'24"E
L242	99.03	S78°23'24"E
L243	77.53	N44°03'07"E
L244	92.27	S88°04'00"E
L245	213.08	S68°52'39"E
L246	64.48	N89°52'20"W
L247	146.88	N04°37'19"W
L250	61.81	N67°22'20"W
L251	77.58	N89°52'20"W
L252	236.48	N44°52'20"W
L253	148.41	N00°07'40"E
L254	158.53	N56°03'38"E
L255	137.84	S33°32'38"W
L256	114.78	S08°50'25"W
L257	40.90	S36°09'35"E
L258	93.81	S78°49'28"E
L259	138.95	S58°12'50"E
L260	65.05	S60°48'24"E
L261	337.82	S82°13'09"E
L262	244.45	S78°05'49"E
L263	439.31	S64°38'09"E
L264	168.88	S78°43'21"E
L265	210.26	S89°22'07"E
L266	103.42	S67°03'19"E
L267	63.78	S29°48'37"E
L268	36.79	S76°00'24"E
L269	355.25	S89°52'02"E
L270	238.81	N88°40'28"E
L271	355.44	N78°03'25"E
L272	12.00	N11°56'35"W
L273	354.54	S76°03'25"W
L274	238.88	S88°40'28"W
L275	353.90	N88°28'30"E
L276	30.88	N70°00'24"W
L277	65.40	N28°48'37"E
L278	110.10	N87°03'19"W
L279	208.95	N88°22'07"W

IRRIGATION EASEMENT LINE TABLE (CONT'D.)		
LINE	LENGTH	BEARING
L280	183.28	N70°39'35"W
L281	449.78	N64°38'09"W
L282	246.30	N75°05'48"W
L287	336.85	N82°13'09"W
L288	62.21	N88°48'24"W
L289	140.14	N55°12'50"W
L290	31.12	N35°01'35"W
L291	31.12	N35°01'35"W
L292	111.45	N08°50'22"E
L293	41.18	N83°48'00"W
L294	205.41	S45°07'08"W
L297	273.48	N78°49'25"W
L298	113.53	N68°55'25"W
L299	303.67	N57°28'57"W
L300	112.44	N47°16'38"W
L301	242.80	N72°07'55"W
L302	15.02	S72°03'07"W
L303	12.29	N72°03'07"E
L304	236.19	S72°07'58"E
L305	110.81	S37°16'38"E
L306	327.00	S67°22'57"E
L307	117.08	S65°58'25"E
L308	280.88	N88°58'19"E
L309	204.51	N44°37'08"E
L310	43.71	S83°49'00"W
L311	63.72	N68°43'09"E
L312	97.38	N68°46'49"E
L313	97.02	S28°48'49"W
L314	33.58	S08°43'09"W
L315	20.57	N08°43'09"E
L316	183.89	N28°48'49"E
L317	28.80	S67°58'19"E
L318	39.37	N81°40'39"E
L319	33.80	S81°40'39"W
L320	118.85	S08°19'21"E
L321	83.81	S36°44'19"E
L322	112.15	S32°21'52"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	43.88	100.00	20°00'37"	23.19	45.18	S78°43'26"E
C2	424.11	180.00	134°59'52"	434.53	336.60	N08°53'34"E
C3	55.88	60.00	67°31'46"	29.94	55.62	N16°51'23"W
C4	379.28	250.00	85°53'30"	238.83	143.94	N38°35'16"E
C5	60.32	200.00	17°16'45"	30.39	60.09	S89°18'37"E
C6	189.35	150.00	33°23'25"	91.51	184.15	N31°49'27"W
C7	156.66	200.00	30°33'22"	56.68	106.40	N70°00'05"W
C8	28.15	150.00	10°45'15"	14.12	28.11	S88°17'37"W
C9	14.58	160.00	5°03'21"	7.81	14.12	S65°51'25"W
C10	184.24	218.50	50°58'01"	104.08	187.01	S70°54'20"W
C11	28.43	15.80	88°42'21"	18.23	28.04	S47°00'18"W
C12	136.24	281.50	27°43'49"	69.48	134.97	S11°00'38"W
C13	120.63	260.00	26°33'21"	61.26	119.72	S37°38'38"W
C14	45.51	281.50	9°15'48"	22.80	45.46	S54°31'11"W
C15	102.18	281.50	20°47'38"	51.60	101.83	S69°32'03"W
C16	10.21	16.50	41°31'33"	5.60	10.28	S61°17'14"W
C17	28.74	59.00	36°38'22"	20.88	39.04	S59°20'38"W
C18	65.90	59.00	82°32'42"	81.68	85.27	N54°33'54"W
C19	52.13	59.00	50°37'40"	27.91	50.45	N17°01'12"E
C20	102.47	59.00	98°30'43"	69.71	90.07	S87°54'27"E
C21	15.13	16.50	59°47'54"	8.35	14.48	S88°03'03"E
C22	90.28	218.50	23°48'18"	46.05	90.13	N70°08'51"E
C23	50.32	218.50	15°16'11"	30.28	50.11	N51°01'12"E
C24	210.39	218.50	58°10'11"	114.15	202.38	N24°23'36"E
C25	63.54	168.50	24°31'02"	32.27	63.06	N17°08'01"W
C26	10.12	168.50	2°34'22"	3.05	10.19	N31°20'43"W
C27	86.03	168.50	23°28'30"	33.37	85.48	N48°02'08"W
C28	89.88	168.50	92°32'27"	46.67	88.80	N24°03'03"W
C29	14.33	14.50	56°36'24"	7.81	14.75	S67°11'05"W
C30	88.87	59.00	65°35'01"	37.54	63.34	S81°40'53"W
C31	103.91	59.00	100°54'35"	71.46	80.89	N35°21'48"W
C33	119.91	59.00	118°28'42"	95.24	100.31	N73°16'51"E
C34	12.21	14.50	48°14'57"	6.49	11.85	S72°37'16"E
C35	21.48	161.50	7°24'59"	11.76	21.48	N86°27'45"E
C36	104.30	231.50	26°48'52"	53.00	104.42	S71°40'58"E
C37	85.05	231.50	17°37'15"	32.78	64.78	S49°57'46"E
C38	94.14	211.50	28°30'14"	47.87	93.07	S28°24'01"E
C39	100.01	211.50	24°42'47"	50.01	100.01	S14°17'30"E
C40	28.25	211.50	6°03'37"	14.00	28.17	S08°51'16"E
C41	22.88	160.00	78°05'00"	13.54	20.93	S44°13'00"E
C42	134.59	141.50	53°41'21"	71.51	127.79	N69°31'50"E
C43	80.97	108.32	43°38'32"	42.53	78.98	N16°51'29"W
C44	33.05	43.50	43°31'48"	17.37	32.26	S16°51'29"E
C45	192.74	211.50	52°12'51"	103.85	186.14	S12°20'57"E
C46	28.48	160.00	102°24'23"	20.52	28.72	S37°10'42"E
C47	103.78	134.62	44°10'10"	58.82	101.23	S16°51'28"E
C48	88.34	118.77	28°43'20"	30.41	58.92	S24°11'48"E
C49	82.78	101.75	46°35'51"	43.83	80.52	S18°31'11"W
C50	104.43	111.45	53°41'50"	58.42	100.88	N89°40'32"E
C51	18.18	231.50	44°43'30"	9.58	18.18	S87°27'11"E
C53	10.82	225.00	24°19'19"	5.41	10.81	N17°32'24"W
C54	36.00	75.00	27°30'13"	18.33	36.88	N28°54'52"W
C55	33.01	75.00	29°12'56"	16.78	32.74	N58°18'27"E
C56	50.01	125.00	29°12'56"	27.96	54.57	S58°18'27"E
C57	22.99	125.00	102°11'17"	11.39	22.88	S82°20'20"E
C58	31.41	125.00	17°08'56"	16.88	32.41	S84°44'14"E
C59	102.80	175.00	33°41'54"	52.59	101.42	S33°00'28"E
C60	43.97	175.00	14°23'42"	22.10	43.85	S87°03'01"E
C61	24.23	100.00	14°10'14"	12.43	24.67	N89°05'33"E
C62	145.88	175.00	47°45'46"	77.48	141.70	S87°14'11"W
C63	181.93	225.00	47°45'46"	92.82	182.18	S87°14'11"W
C64	15.42	13.00	87°58'37"	8.78	14.53	S29°22'00"W
C65	21.11	13.00	83°01'34"	13.71	13.80	S3

COAST TO COAST SUBDIVISION

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HERINAFTER DESCRIBED.

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOTS 2, 3, AND 4, OF SECTION 21, A PORTION OF GOVERNMENT LOT 6, AND A PORTION OF THE SW1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, SAID PARCEL OF LAND BEING A RESURVEY OF THAT CERTAIN 117.31 ACRE PARCEL OF LAND AS SHOWN ON RECORD OF SURVEY NO. 3921, ADA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21, FROM WHICH CORNER, THE QUARTER CORNER COMMON TO SECTIONS 21 AND 22 BEARS, S.01°11'40"W, 2625.95 FEET; THENCE, ALONG THE WESTERLY LINE OF SAID SECTION 21,

- 1) S.01°11'40"W, 954.12 FEET; THENCE,
- 2) N.68°03'51"E, 141.90 FEET; THENCE,
- 3) N.62°29'01"E, 59.77 FEET; THENCE,
- 4) N.58°49'39"E, 101.41 FEET; THENCE,
- 5) N.39°02'56"E, 95.80 FEET; THENCE,
- 6) N.50°12'34"E, 93.52 FEET; THENCE,
- 7) N.48°19'28"E, 108.52 FEET; THENCE,
- 8) N.27°15'45"E, 144.52 FEET; THENCE,
- 9) N.60°31'27"E, 108.31 FEET; THENCE,
- 10) N.40°35'06"E, 145.83 FEET; THENCE,
- 11) N.00°22'42"E, 91.62 FEET; THENCE,
- 12) N.05°43'13"E, 143.71 FEET; THENCE,
- 13) N.50°21'55"E, 178.69 FEET; THENCE,
- 14) N.33°25'52"E, 77.65 FEET; THENCE,
- 15) N.71°50'37"E, 122.00 FEET; THENCE,
- 16) S.74°46'37"E, 142.78 FEET; THENCE,
- 17) S.52°47'44"E, 178.18 FEET; THENCE,
- 18) S.13°20'20"E, 72.01 FEET; THENCE,
- 19) S.39°53'42"E, 102.52 FEET; THENCE,
- 20) S.43°51'39"E, 88.11 FEET; THENCE,
- 21) S.51°11'01"E, 118.53 FEET; THENCE,
- 22) S.40°02'22"E, 90.92 FEET; THENCE,
- 23) S.71°11'18"E, 86.49 FEET; THENCE,
- 24) S.23°20'08"E, 100.81 FEET; THENCE,
- 25) S.56°23'45"E, 97.09 FEET; THENCE,
- 26) S.74°59'31"E, 120.47 FEET; THENCE,
- 27) S.80°50'51"E, 96.57 FEET; THENCE,
- 28) S.84°01'21"E, 72.41 FEET; THENCE,
- 29) N.74°49'31"E, 128.65 FEET; THENCE,
- 30) N.65°40'05"E, 80.21 FEET; THENCE,
- 31) N.63°46'24"E, 84.23 FEET; THENCE,
- 32) N.34°44'35"E, 164.90 FEET; THENCE,
- 33) N.36°10'26"E, 168.53 FEET; THENCE,
- 34) N.04°57'08"E, 133.69 FEET; THENCE,
- 35) S.45°23'11"E, 113.33 FEET; THENCE,
- 36) S.41°57'20"E, 81.67 FEET; THENCE,
- 37) S.56°06'10"E, 102.87 FEET; THENCE,
- 38) S.65°08'38"E, 178.83 FEET; THENCE,
- 39) S.65°56'22"E, 135.90 FEET; THENCE,
- 40) S.64°13'24"E, 134.29 FEET; THENCE,
- 41) S.71°06'36"E, 74.29 FEET; THENCE,
- 42) S.64°26'40"E, 44.55 FEET; THENCE,
- 43) S.00°26'41"E, 129.79 FEET; THENCE,
- 44) S.13°08'14"E, 248.47 FEET; THENCE,
- 45) S.48°03'47"E, 96.42 FEET; THENCE,
- 46) S.64°27'24"E, 119.96 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2, THENCE, LEAVING SAID SOUTH BANK, ALONG SAID LINE,

CONT'D

- 46) S.01°18'20"W, 655.19 FEET; THENCE,
- 47) S.83°11'19"W, 405.08 FEET; THENCE,
- 48) S.61°06'55"W, 207.90 FEET; THENCE,
- 49) S.80°46'55"W, 395.37 FEET; THENCE,
- 50) N.75°02'05"W, 352.21 FEET; THENCE,
- 51) N.02°31'37"E, 136.79 FEET; THENCE,
- 52) N.84°39'52"W, 166.29 FEET; THENCE,
- 53) S.80°11'57"W, 132.62 FEET; THENCE,
- 54) N.82°27'21"W, 122.14 FEET; THENCE,
- 55) N.70°55'49"W, 169.74 FEET; THENCE,
- 56) N.64°33'12"W, 189.55 FEET; THENCE,
- 57) N.58°35'08"W, 335.90 FEET; THENCE,
- 58) N.83°16'51"W, 70.71 FEET; THENCE,
- 59) S.37°21'41"W, 427.06 FEET; THENCE,
- 60) S.70°15'47"W, 79.45 FEET; THENCE,
- 61) N.77°31'41"W, 85.93 FEET; THENCE,
- 62) N.66°43'35"W, 229.53 FEET; THENCE,
- 63) N.60°39'03"W, 305.31 FEET; THENCE,
- 64) N.66°59'28"W, 91.88 FEET; THENCE,
- 65) N.70°59'15"W, 256.39 FEET; THENCE,
- 66) N.04°34'24"E, 60.95 FEET; THENCE,
- 67) N.58°46'25"W, 300.86 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF EAGLE ROAD; THENCE, ALONG SAID LINE,
- 68) N.05°22'13"E, 377.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 117.23 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AND PRIVATE ROADS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON.

ALL OF THE LOTS IN THE PLAT WILL BE ELIGIBLE TO RECEIVE DOMESTIC, NON-IRRIGATION WATER SERVICE FROM THE CITY OF EAGLE, AND SAID CITY HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2006.

COAST 2 COAST, L.L.C., an Idaho limited liability company

BY: CRESTON THORNTON, MANAGER

ACKNOWLEDGMENT

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

ON THIS _____ DAY OF _____, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, CRESTON THORNTON, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OF THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

NOTARY PUBLIC FOR THE STATE OF IDAHO

DATE _____ MY COMMISSION EXPIRES _____

PLAT NOTES

1. THERE SHALL BE NO PARKING ALLOWED WITHIN 26' AND VARIABLE WIDTH PRIVATE ROADWAYS (W. RIVERSEDGE LANE & W. LAGUNA SHORE LANE).
2. EACH LOT OWNER THAT ABUTS THE PRIVATE ROADWAYS HAS A PERPETUAL RIGHT OF INGRESS AND EGRESS OVER THE PRIVATE ROADWAYS, AND THE PERPETUAL RIGHT SHALL RUN WITH THE LAND.
3. THE RESTRICTIVE COVENANT FOR MAINTENANCE OF THE 26' AND VARIABLE WIDTH PRIVATE ROADWAYS CANNOT BE MODIFIED AND THE HOMEOWNERS' ASSOCIATION CANNOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF EAGLE.
4. THE 25'-FOOT WIDE GREENBELT EASEMENT (INSTRUMENT NO. 99117198), BORDERING THE NORTHERN BOUNDARY OF THIS SUBDIVISION, IS FOR THE USE BY THE GENERAL PUBLIC FOR PEDESTRIAN, EQUESTRIAN AND OTHER NON-MOTORIZED ACCESS IN FAVOR OF THE CITY OF EAGLE.
5. ALL COMMON LOTS ARE TO BE OWNED AND MAINTAINED BY THE COAST TO COAST HOMEOWNERS' ASSOCIATION.
6. ALL COMMON LOTS 2, 15, 18, 35, 41, AND 50 OF BLOCK 1, LOT 1 BLOCK 2, LOT 1 BLOCK 3, LOT 1 BLOCK 4, LOT 1 BLOCK 5, LOT 1 BLOCK 6, AND LOT 1 BLOCK 7, SHALL BE ENCUMBERED BY A BLANKET PUBLIC UTILITIES EASEMENT, SEWER EASEMENT, CITY OF EAGLE STREET LIGHT EASEMENT, IRRIGATION EASEMENT, AND FLOOD CONTROL DISTRICT NO. 10 ACCESS EASEMENT.
7. THERE IS A PRIVATE CROSS ACCESS EASEMENT OVER THE WATER SURFACE OF THE PONDS BETWEEN ALL LOTS FOR THE BENEFIT OF ALL LOT OWNERS IN THIS SUBDIVISION.
8. THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE 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 MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS IN THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT".
9. LOT 2, BLOCK 1; LOT 41, BLOCK 1; THE PRIVATE EASEMENT OVER LOTS 37 & 38, BLOCK 1 AND W. LAGUNA ISLE DRIVE ARE ENCUMBERED BY A BLANKET PUBLIC UTILITIES, SEWER AND MAINTENANCE EASEMENT.
10. THE PUBLIC SHALL HAVE ACCESS TO THE BOISE RIVER OVER LOT 49, BLOCK 1, IN ADDITION, THERE ARE 10 (TEN) PARKING STALLS WITHIN LOT 49, BLOCK 1, FOR THE PURPOSE OF PUBLIC ACCESS.
11. THE FIVE (5) LOTS (LOTS 30-34, BLOCK 1) ARE LOCATED ADJACENT TO LAND THAT IS OWNED BY THE CITY OF BOISE. THE LAND IS PLANNED FOR POSSIBLE FUTURE EXPANSION OF THE BOISE CITY WASTEWATER TREATMENT FACILITY.
12. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
13. THE FLOODWAY BOUNDARY SHOWN IS BASED ON FEMA FLOOD INSURANCE RATE MAPS, NUMBERS 16001C0161 AND 16001C0162, MAPS REVISED, DATED: FEBRUARY 19, 2003.
14. NO BUILDINGS OR OTHER STRUCTURES SHALL BE BUILT WITHIN 50 FEET OF THE CURRENT FEMA FLOODWAY BOUNDARY.
15. THE IDAHO TRANSPORTATION DEPARTMENT HAS IN ITS CONSTRUCTION PROGRAM A PROJECT TO CONSTRUCT A MEDIAN IN THE CENTER OF EAGLE RD. (STATE HIGHWAY 55) WHICH WILL RESULT IN ONLY RIGHT TURNS INTO AND OUT OF THIS SUBDIVISION.



TOOTHMAN-ORTON ENGINEERING COMPANY

9777 CHIMDEN BOULEVARD
BOISE, IDAHO 83714
(208) 383-2288

SHEET 8 OF 9

COAST TO COAST SUBDIVISION

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF EAGLE, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT OF "COAST TO COAST SUBDIVISION".

CITY ENGINEER - EAGLE, IDAHO

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE _____ DAY OF _____, 2006.

ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF COUNTY SURVEYOR

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

ADA COUNTY PROFESSIONAL SURVEYOR

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF EAGLE, ADA COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, 2006, THIS PLAT OF "COAST TO COAST SUBDIVISION" WAS DULY ACCEPTED AND APPROVED.

DATE _____

CITY CLERK - EAGLE, IDAHO

CERTIFICATE OF COUNTY TREASURER

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

DATE _____

COUNTY TREASURER

CERTIFICATE OF SURVEYOR

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

STEVEN J. FRISBIE
IDAHO PLS NO. 8961



HEALTH CERTIFICATES

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

HEALTH OFFICER: _____

DATE _____

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO } s.s.
COUNTY OF ADA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF COAST 2 COAST L.L.C., AT _____ HOURS PAST _____ O'CLOCK _____ M. ON THIS _____ DAY OF _____, 2006, AND WAS DULY RECORDED IN BOOK _____ OF PLATS AT PAGES _____ THROUGH _____.

INSTRUMENT NUMBER _____

DEPUTY _____

EX OFFICIO RECORDER

TOOTHMAN-ORTON ENGINEERING COMPANY

9777 CHINDEN BOULEVARD
BOISE, IDAHO 83714
(208) 323-2288

SHEET 9 OF 9

Subject: Updated Coast to Coast Final Plat
From: "Sterling, Dave" <dsterling@toengrco.com>
Date: Thu, 29 Jun 2006 14:49:48 -0600
To: <steve@quadrant.cc>

Steve,

Attached is a PDF of the updated Final Plat. I have added "FLOOD CONTROL DISTRICT NO. 10 ACCESS EASEMENT" to note 6 on sheet 8 of the final plat. Also find on sheet 3 and 5 there is a Flood Control and Emergency Access Easement across lots 34 and 40. This gives the Flood Control District access at 4 points along the project site. One at the Eagle Road Crossing, one across common lot 35, and then accesses across lot 40 and 34. The original updated Mylar's will be submitted to the county after the City returns the Signature sheet.

Please forward a letter of approval to the City of Eagle so that they will sign the plat.

If you have any additional questions or concerns please let me know.

Thank you for your help.

David Sterling, E.I.T.
Toothman-Orton Engineering Co.
P: (208) 323-2288
F: (208) 323-2399
E-Mail: dsterling@toengrco.com

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