

CHARTER POINTE SUBDIVISION NO. 3

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT CHARTER POINTE DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 2 OF SECTION 2, T.2N., R.1E., B.M., ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE ¼ CORNER COMMON TO SECTION 35 OF T.3N., R.1E., AND THE SAID SECTION 2, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 2 BEARS NORTH 89°26'39" EAST, 2672.26 FEET; THENCE NORTH 89°26'39" EAST, 203.56 FEET; THENCE SOUTH 00°33'21" EAST, 78.00 FEET; THENCE SOUTH 47°36'41" WEST, 113.61 FEET; THENCE SOUTH 00°08'51" EAST, 123.41 FEET; THENCE NORTH 89°51'09" EAST, 98.49 FEET; THENCE 11.37 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 4°20'41" AND A LONG CHORD BEARING NORTH 21°08'08" EAST, 11.37 FEET; THENCE SOUTH 66°41'31" EAST, 50.00 FEET; THENCE 109.95 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 62°59'43", AND A LONG CHORD BEARING NORTH 54°48'20" EAST, 104.49 FEET; THENCE SOUTH 00°33'21" EAST, 99.85 FEET; THENCE NORTH 89°26'39" EAST, 432.00 FEET; THENCE SOUTH 00°33'21" EAST, 80.00 FEET; THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A LONG CHORD BEARING SOUTH 45°33'21" EAST, 28.28 FEET; THENCE SOUTH 00°33'21" EAST, 50.00 FEET; THENCE 31.42 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A LONG CHORD BEARING SOUTH 44°26'39" WEST, 28.28 FEET; THENCE SOUTH 00°33'21" EAST, 48.03 FEET; THENCE 30.73 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 88°01'26", AND A LONG CHORD BEARING SOUTH 44°34'04" EAST, 27.79 FEET; THENCE 7.07 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 3°14'23", AND A LONG CHORD BEARING SOUTH 86°57'35" EAST, 7.07 FEET; THENCE SOUTH 4°39'37" WEST, 50.00 FEET; THENCE 33.24 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 95°12'57", AND A LONG CHORD BEARING SOUTH 47°03'08" WEST, 29.54 FEET; THENCE SOUTH 00°33'21" EAST, 48.03 FEET; THENCE 39.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 10°01'59", AND A LONG CHORD BEARING SOUTH 4°27'39" WEST, 39.35 FEET; THENCE SOUTH 9°28'38" WEST, 10.57 FEET; THENCE SOUTH 76°26'35" EAST, 74.98 FEET; THENCE SOUTH 76°25'26" EAST, 42.38 FEET; THENCE SOUTH 79°01'19" EAST, 42.87 FEET; THENCE SOUTH 81°33'46" EAST, 40.50 FEET; THENCE SOUTH 84°01'27" EAST, 40.26 FEET; THENCE SOUTH 86°28'25" EAST, 40.10 FEET; THENCE SOUTH 88°54'56" EAST, 40.02 FEET; THENCE NORTH 89°27'14" EAST, 152.08 FEET TO AN ANGLE POINT ON THE EXTERIOR BOUNDARY OF LOT 1, BLOCK 1 OF CHARTER POINTE SUBDIVISION NO. 1, AS SAME IS RECORDED IN BOOK 88 OF PLATS AT PAGE 10,065, RECORDS OF ADA COUNTY, IDAHO; THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID SUBDIVISION SOUTH 00°33'21" EAST, 120.00 FEET; THENCE SOUTH 89°26'39" WEST, 179.04 FEET; THENCE NORTH 86°15'11" WEST, 77.36 FEET; THENCE NORTH 82°15'34" WEST, 81.24 FEET; THENCE NORTH 78°06'25" WEST, 79.50 FEET; THENCE NORTH 76°27'28" WEST, 75.18 FEET; THENCE NORTH 80°25'20" WEST, 30.00 FEET; THENCE NORTH 83°27'12" WEST, 70.93 FEET; THENCE NORTH 88°17'17" WEST, 75.17 FEET; THENCE SOUTH 89°26'39" WEST, 74.15 FEET TO THE NORTHWEST CORNER OF LOT 15, BLOCK 10 OF SAID CHARTER POINTE SUBDIVISION NO. 1; THENCE DEPARTING SAID NORTHERLY BOUNDARY OF CHARTER POINTE SUBDIVISION NO. 1 SOUTH 89°26'39" WEST, 210.00 FEET; THENCE NORTH 76°07'43" WEST, 72.28 FEET; THENCE SOUTH 89°26'39" WEST, 38.80 FEET; THENCE SOUTH 46°12'38" WEST, 73.26 FEET; THENCE NORTH 24°05'01" WEST, 19.06 FEET; THENCE SOUTH 65°54'59" WEST, 50.00 FEET; THENCE 26.76 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 76°39'27", AND A LONG CHORD BEARING NORTH 62°24'45" WEST, 24.81 FEET; THENCE 32.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 10°35'38", AND A LONG CHORD BEARING SOUTH 84°33'21" WEST, 32.31 FEET; THENCE SOUTH 89°51'09" WEST, 37.96 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE; THENCE ALONG SAID LINE NORTH 00°08'51" WEST, 973.46 FEET TO THE POINT OF BEGINNING. CONTAINING 14.13 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC, THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM AN EXISTING UNITED WATER IDAHO, INC., MAIN LINE LOCATED ADJACENT TO THE SUBJECT SUBDIVISION, AND THE UNITED WATER IDAHO, INC., HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

CHARTER POINTE DEVELOPMENT, LLC

E. Don Hubble
HUBBLE GROUP, INC., MANAGING MEMBER
E. DON HUBBLE, PRESIDENT

ACKNOWLEDGEMENT

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

ON THIS 7th DAY OF January, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED E. DON HUBBLE, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF HUBBLE GROUP, INC., THE MANAGING MEMBER OF CHARTER POINTE DEVELOPMENT, LLC, THE PERSON WHO EXECUTED THIS INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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



Rebecca C. Winston
NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO

COUNTY RECORDER'S CERTIFICATE

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF Quincy Engineering AT 33 MINUTES PAST 4 O'CLOCK P.M., ON THIS 8th DAY OF June, 2004 IN BOOK 89 OF PLATS AT PAGES 10,278 AND 10,279 INSTRUMENT NO. 104071808.

K. Ance
DEPUTY

J. David Newman
EX-OFFICIO RECORDER

Fee: \$11.00

CERTIFICATE OF SURVEYOR

I, D. TERRY PEUGH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM 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 CODE RELATING TO PLATS AND SURVEYS.

D. TERRY PEUGH P.L.S.



IDAHO NO. 4431

APPROVAL OF CITY ENGINEER

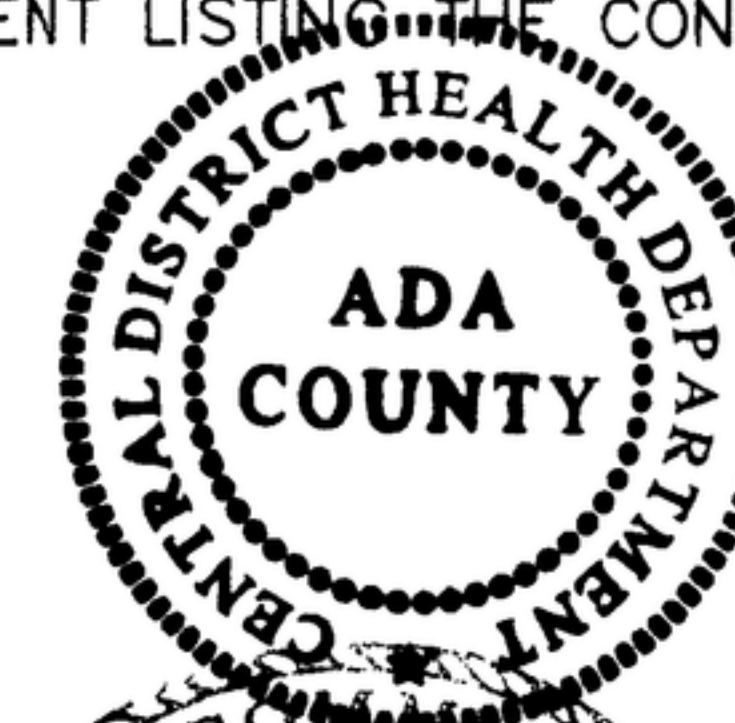
I, THE UNDERSIGNED BOISE CITY ENGINEER, HEREBY STATE THAT THE RECOMMENDED CONDITIONS OF BOISE CITY HAVE BEEN SATISFIED FOR CHARTER POINTE SUBDIVISION NO. 3.

John D. Jensen
BOISE CITY ENGINEER

5/4/04

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.

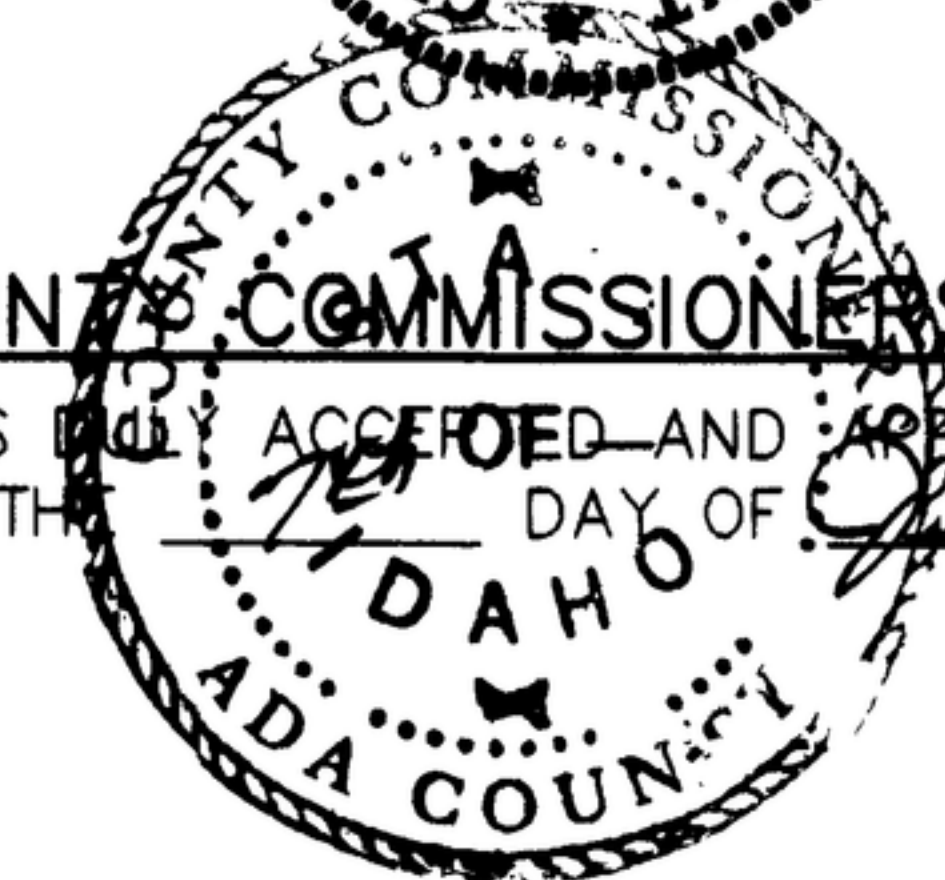


Malcolm McHarg REHS
CENTRAL DISTRICT HEALTH DEPARTMENT

01-14-04

APPROVAL OF COUNTY COMMISSIONERS

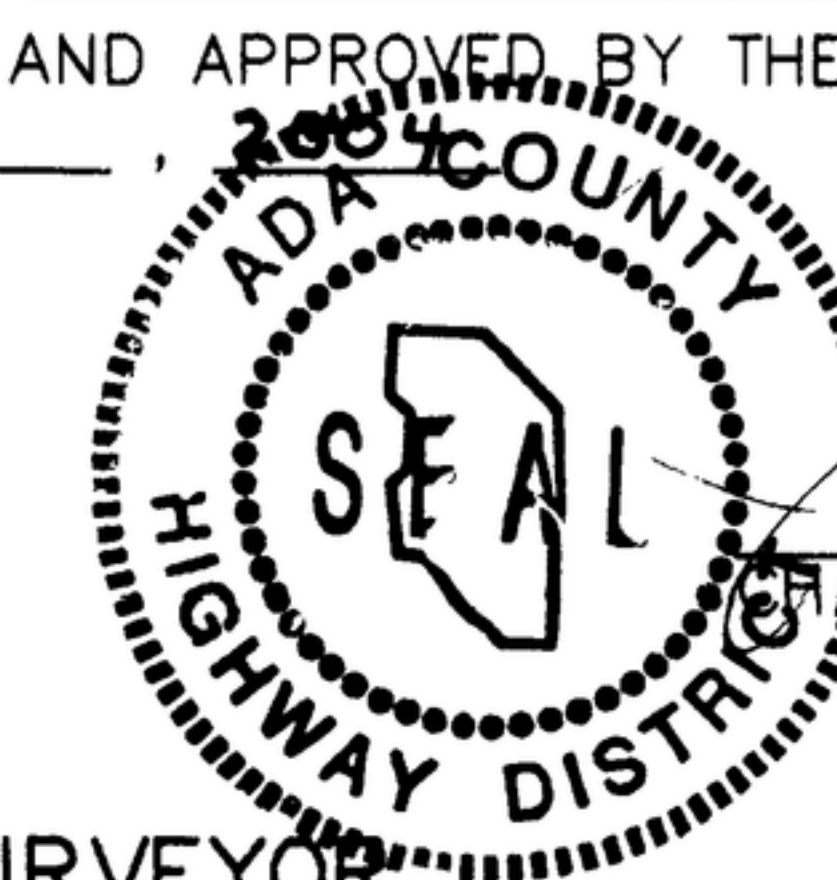
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO, ON THE 17th DAY OF June, 2004.



Judith M. Peavey-Dow
CHAIRPERSON

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 28th DAY OF January, 2004.



John A. Hance
CHAIRMAN ACHD

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR, IN AND 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.



John E. Rueter
COUNTY SURVEYOR

6/1/04

CERTIFICATE OF THE COUNTY TREASURER

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



6/8/2004
DATE

Lynda Fischer By Donaghy Robinson
COUNTY TREASURER