

BOULDER HEIGHTS ESTATES SUBDIVISION

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT J.H. WISE & SON, INC., AN IDAHO CORPORATION, AND CRAIG AND LYNNE MARCUS, HUSBAND AND WIFE, AND BARRY MARCUS, JENIFER MARCUS, MICHAEL CHRISTIAN, AND HANNAH CHRISTIAN, INDIVIDUALS, ARE THE OWNER'S OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 4, SECTION 18, T.3N., R.3E., B.M., AND ALSO PORTIONS OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ AND THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 18, T. 3N., R. 3E., B.M., AND ALSO A PORTION OF GOVERNMENT LOT 1, SECTION 19, T.3N., R.3E., B.M., AND ALSO A PORTION OF THE NE¼ OF THE NE¼ OF SECTION 24, T.3N., R.2E., B.M., AND ALSO PORTIONS OF GOVERNMENT LOTS 1 AND 2, SECTION 24, T.3N., R.2E., B.M., AND ALSO PORTIONS OF GOVERNMENT LOT 2 AND THE SW¼ OF THE SE¼ OF SECTION 13, T.3N., R.2E., B.M., BOISE, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER COMMON TO SECTIONS 18 AND 19, T.3N., R.3E., AND SECTIONS 13 AND 24, T.3N., R.2E., FROM WHICH THE 1/4 CORNER COMMON TO SAID SECTIONS 13 AND 24 BEARS NORTH 89°41'58" WEST, 2665.81 FEET; THENCE ALONG THE WEST LINE OF SAID GOVERNMENT LOT 4, SECTION 18 NORTH 00°11'26" WEST, 663.55 FEET TO THE EDGE OF A CERTAIN IRREGULAR BLUFF OF ROCKS; THENCE ALONG THE SAID EDGE OF A CERTAIN IRREGULAR BLUFF OF ROCKS THE FOLLOWING 4 COURSES: THENCE SOUTH 70°03'49" EAST, 177.00 FEET; THENCE NORTH 77°56'11" EAST, 332.00 FEET; THENCE NORTH 69°34'11" EAST, 139.00 FEET; THENCE NORTH 54°12'11" EAST, 583.87 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID GOVERNMENT LOT 4, SECTION 18; THENCE ALONG THE SAID EAST LINE SOUTH 00°15'13" EAST, 260.97 FEET TO A POINT BEING 500 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 18; THENCE ALONG A LINE PARALLEL WITH AND 500 FEET SOUTH OF THE SAID NORTH LINE SOUTH 89°00'02" EAST, 1310.43 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE SAID SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 18; THENCE ALONG SAID EAST LINE NORTH 00°18'58" EAST, 500.04 FEET TO THE NORTHEAST CORNER OF THE SAID SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 18; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 18, SOUTH 86°21'09" EAST, 475.11 FEET; THENCE SOUTH 00°02'55" EAST, 581.07 FEET; THENCE SOUTH 83°28'41" WEST, 1353.54 FEET; THENCE SOUTH 44°53'07" WEST, 382.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE 229.75 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 87°45'33", AND A CHORD BEARING AND DISTANCE OF NORTH 65°45'41" WEST, 207.94 FEET; THENCE SOUTH 70°21'32" WEST, 47.93 FEET; THENCE NORTH 55°14'46" WEST, 164.42 FEET; THENCE SOUTH 70°21'32" WEST, 307.48 FEET; THENCE SOUTH 39°35'45" WEST, 126.56 FEET; THENCE SOUTH 20°12'03" WEST, 75.53 FEET; THENCE SOUTH 01°07'53" WEST, 43.43 FEET; THENCE SOUTH 63°42'32" WEST, 120.00 FEET; THENCE SOUTH 75°38'17" WEST, 243.21 FEET; THENCE SOUTH 18°53'06" EAST, 173.74 FEET; THENCE SOUTH 08°25'53" EAST, 92.39 FEET; THENCE SOUTH 66°48'44" EAST, 118.80 FEET; THENCE SOUTH 32°45'09" EAST, 116.90 FEET; THENCE SOUTH 45°03'56" EAST, 202.18 FEET; THENCE SOUTH 36°31'20" WEST, 143.22 FEET; THENCE SOUTH 49°11'10" EAST, 24.00 FEET TO THE BOUNDARY OF BOULDER HEIGHTS NO. 3 SUBDIVISION, AS FILED IN BOOK 75 OF PLATS AT PAGE 7757 THEREIN, RECORDS OF ADA COUNTY, IDAHO; THENCE ALONG SAID BOUNDARY THE FOLLOWING FIVE COURSES: THENCE SOUTH 40°48'49" WEST, 50.00 FEET; THENCE SOUTH 49°11'10" EAST, 120.29 FEET; THENCE SOUTH 55°51'55" WEST, 328.48 FEET; THENCE SOUTH 34°08'05" EAST, 27.01 FEET; THENCE SOUTH 55°51'55" WEST, 124.18 FEET; THENCE LEAVING SAID BOULDER HEIGHTS NO. 3 SUBDIVISION BOUNDARY NORTH 85°07'28" WEST, 120.67 FEET; THENCE SOUTH 23°07'47" WEST, 183.80 FEET; THENCE SOUTH 03°18'56" EAST, 62.84 FEET; THENCE NORTH 89°39'33" WEST, 69.15 FEET; THENCE NORTH 00°20'27" EAST, 16.54 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE 45.91 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 21°02'29", AND A LONG CHORD WHICH BEARS NORTH 10°10'48" WEST, 45.65 FEET; THENCE NORTH 20°42'02" WEST, 29.04 FEET; THENCE NORTH 20°39'49" EAST, 15.13 FEET; THENCE NORTH 20°42'02" WEST, 82.95 FEET; TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE 68.79 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 29°11'45", AND A LONG CHORD WHICH BEARS NORTH 35°17'55" WEST, 68.05 FEET; THENCE NORTH 49°53'47" WEST, 85.65 FEET; THENCE NORTH 35°16'43" EAST, 148.52 FEET; THENCE NORTH 43°18'15" WEST, 86.31 FEET; THENCE NORTH 46°41'08" EAST, 46.28 FEET; THENCE NORTH 43°18'15" WEST, 160.90 FEET; THENCE SOUTH 53°50'24" WEST, 65.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE 181.24 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 53°15'07", AND A LONG CHORD WHICH BEARS SOUTH 80°27'57" WEST, 174.78 FEET; THENCE NORTH 72°54'29" WEST, 134.48 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE 44.56 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 155.00 FEET, A CENTRAL ANGLE OF 16°28'22", AND A LONG CHORD WHICH BEARS NORTH 81°08'40" WEST, 44.41 FEET; THENCE NORTH 89°22'51" WEST, 382.38 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE 196.07 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 57°36'36", AND A LONG CHORD WHICH BEARS NORTH 60°34'33" WEST, 187.91 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE 33.83 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 25°50'38", AND A LONG CHORD WHICH BEARS SOUTH 45°03'08" WEST, 33.54 FEET; THENCE SOUTH 32°07'49" WEST, 190.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE 41.85 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 76.00 FEET, A CENTRAL ANGLE OF 31°33'15", AND A LONG CHORD WHICH BEARS SOUTH 16°21'12" WEST, 41.33 FEET; THENCE SOUTH 00°34'34" WEST, 107.53 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE 23.53 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 67°24'48", AND A LONG CHORD WHICH BEARS SOUTH 33°07'50" EAST, 22.20 FEET; THENCE SOUTH 80°39'59" EAST, 116.93 FEET; THENCE SOUTH 23°50'47" EAST, 132.02 FEET; THENCE SOUTH 11°56'09" WEST, 118.68 FEET; THENCE NORTH 81°14'23" WEST, 144.49 FEET; THENCE SOUTH 06°28'36" EAST, 33.70 FEET; THENCE SOUTH 20°25'40" WEST, 117.61 FEET; THENCE SOUTH 55°32'16" WEST, 121.60 FEET; THENCE SOUTH 58°27'04" WEST, 105.44 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF WARM SPRINGS AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FOUR COURSES: THENCE NORTH 31°32'56" WEST, 265.58 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE 252.77 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1095.92 FEET, A CENTRAL ANGLE OF 13°12'55", AND A LONG CHORD WHICH BEARS NORTH 24°47'15" WEST, 252.21 FEET; THENCE SOUTH 71°51'23" WEST, 17.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE 396.29 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3307.04 FEET, A CENTRAL ANGLE OF 06°51'57", AND A LONG CHORD WHICH BEARS NORTH 21°37'51" WEST, 396.05 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY NORTH 62°18'43" EAST, 88.95 FEET; THENCE NORTH 09°24'24" EAST, 68.13 FEET; THENCE NORTH 06°47'17" EAST, 125.68 FEET; THENCE NORTH 02°11'49" EAST, 48.01 FEET; THENCE NORTH 28°14'26" EAST, 127.14 FEET; THENCE NORTH 03°29'58" EAST, 122.47 FEET; THENCE NORTH 48°19'48" EAST, 188.40 FEET; THENCE SOUTH 88°30'42" EAST, 120.80 FEET; THENCE SOUTH 78°15'04" EAST, 127.25 FEET; THENCE NORTH 00°44'00" WEST, 26.01 FEET; THENCE NORTH 35°11'01" WEST, 42.98 FEET; THENCE NORTH 48°36'50" WEST, 142.15 FEET; THENCE NORTH 84°24'27" WEST, 110.78 FEET; THENCE NORTH 68°01'18" WEST, 82.21 FEET; THENCE NORTH 35°51'17" WEST, 96.18 FEET; THENCE NORTH 53°48'39" WEST, 37.51 FEET; THENCE NORTH 65°00'26" WEST, 130.85 FEET; THENCE NORTH 78°17'09" WEST, 145.55 FEET; THENCE NORTH 53°42'09" WEST, 267.04 FEET; THENCE SOUTH 87°16'57" WEST, 93.93 FEET; THENCE NORTH 61°44'37" WEST, 82.43 FEET; THENCE NORTH 45°45'03" WEST, 100.15 FEET; THENCE NORTH 20°42'19" WEST, 137.74 FEET; THENCE NORTH 05°47'55" WEST, 124.46 FEET; THENCE NORTH 89°23'57" WEST, 138.31 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF WARM SPRINGS AVENUE, BEING A NON-TANGENT CURVE TO THE RIGHT; THENCE FOLLOWING SAID EASTERLY RIGHT-OF-WAY 50.00 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1113.00 FEET, A CENTRAL ANGLE OF 02°34'26", AND A LONG CHORD WHICH BEARS NORTH 02°17'50" EAST, 50.00 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY SOUTH 89°26'19" EAST, 70.96 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 2 EAST, B.M.; THENCE SOUTH 89°29'00" EAST, 1333.34 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 13; THENCE SOUTH 00°12'48" EAST, 894.06 ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE SAID SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 13; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 13, SOUTH 89°41'58" EAST, 1332.82 FEET TO THE POINT OF BEGINNING, CONTAINING 96.78 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 ERRECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS IN 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 UNITED WATER IDAHO, INC. HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.


CRAIG MARCUS


BARRY MARCUS, A MARRIED MAN
DEALING WITH HIS SOLE AND
SEPERATE PROPERTY


MICHAEL CHRISTIAN


LYNNE MARCUS


JENIFER MARCUS, A MARRIED
WOMAN DEALING WITH HER SOLE
AND SEPERATE PROPERTY


JENIFER MARCUS, AS CUSTODIAN
FOR HANNAH CHRISTIAN

ACKNOWLEDGMENT

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

ON THIS 29th DAY OF July, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED HOMER F. WISE, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF J.H. WISE & SON INC., AN IDAHO CORPORATION, THE CORPORATION THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION 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.

03-13-08
MY COMMISSION EXPIRES

ACKNOWLEDGMENT

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

ON THIS 18th DAY OF August, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CRAIG MARCUS AND LYNNE MARCUS, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHO NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY 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.

10/8/04
MY COMMISSION EXPIRES

ACKNOWLEDGMENT

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

ON THIS 18th DAY OF August, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BARRY MARCUS, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND WHO ACKNOWLEDGED TO ME THAT HE 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.

10/8/04
MY COMMISSION EXPIRES

ACKNOWLEDGMENT

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

ON THIS 18th DAY OF August, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JENIFER MARCUS, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS AN INDIVIDUAL AND AS THE CUSTODIAN FOR HANNAH CHRISTIAN AND WHO ACKNOWLEDGED TO ME THAT SHE 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.

10/8/04
MY COMMISSION EXPIRES

ACKNOWLEDGMENT

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

ON THIS 18th DAY OF August, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MICHAEL CHRISTIAN, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE 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.

10/8/04
MY COMMISSION EXPIRES

CERTIFICATE OF SURVEYOR

I, PATRICK J. SCHEFFLER, 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.

PATRICK J. SCHEFFLER

L.S. NO. 7015


Bailey Engineering, Inc.

Civil Engineering | Planning | CADD
1117 E. PLAZA DR., SUITE F
EAGLE, ID 83616
TEL 208-938-0013
FAX 208-938-0516