CHARTER POINTE 4-PLEX SUBDIVISION

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:
THAT S&D DEVELOPMENT, INC., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF IDAHO AND DULY QUALIFIED TO DO BUSINESS IN THE STATE OF IDAHO, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS IT'S INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT. THE OWNER ALSO HEREBY CERTIFIES THAT THIS PLAT COMPLIES WITH IDAHO CODE 50-1334, (2). ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM AN EXISTING WATER SYSTEM AND UNITED WATER IDAHO, INC. HAS AGREED IN WRITING TO SERVE THE LOTS IN THIS SUBDIVISION.

A PARCEL OF LAND BEING A PORTION OF THE NE 1/4 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 2, T.2 N., R.1 E., B.M., THENCE S 00°10'52" E 672.35 FEET ALONG THE EAST LINE OF THE NE 1/4 OF SAID SECTION 2 TO A POINT;

THENCE S 89°49'08" W 48.00 FEET TO A POINT ON THE WEST RIGHT OF WAY OF S. MAPLE GROVE ROAD, THE REAL POINT OF BEGINNING OF THIS SUBDIVISION;

THENCE S 00°10'52" E 1045.72 FEET ALONG SAID RIGHT OF WAY TO A POINT;

THENCE N 54°31'05" W 270.98 FEET TO A POINT;

ALONG THE BOUNDARY OF CHARTER POINTE SUBDIVISION NO.8 THE FOLLOWING;

THENCE N 02°14'20" W 273.58 FEET TO A POINT;

THENCE N 17°43'20" W 112.47 FEET TO A POINT;

THENCE N 02°15'00" W 94.93 FEET TO A POINT;

THENCE N 08°08'00" E 100.00 FEET TO A POINT;

THENCE N 28°44'00" W 136.00 FEET TO A POINT ON A CURVE;

LEAVING THE BOUNDARY OF CHARTER POINTE SUBDIVISION NO.8 AND ALONG THE SOUTH RIGHT OF WAY OF W. BROGAN STREET THE FOLLOWING;

THENCE 114.75 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 230.00 FEET, A DELTA ANGLE OF 28°35'08", A TANGENT OF 58.60 FEET AND A CHORD BEARING N 51°28'37" E 113.56 FEET TO A POINT OF TANGENCY;

THENCE N 37°11'03" E 98.01 FEET TO A POINT OF CURVATURE;

THENCE 141.33 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 170.00 FEET, A DELTA ANGLE OF 47°38'04", A TANGENT OF 75.04 FEET AND A CHORD BEARING N 61°00'06" E 137.30 FEET TO A POINT OF TANGENCY;

THENCE N 84°49'08" E 24.19 FEET TO A POINT;

THENCE S 47°40'52" E 33.78 FEET TO THE REAL POINT OF BEGINNING OF THIS SUBDIVISION, COMPRISING 5.35 ACRES, MORE OF LESS.

THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT 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.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 7th DAY OF May, 2007.

S&D DEVELOPMENT, INC.

DAVID SCAGGS, PRESIDENT

ACKNOWLEDGMENT

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

ON THIS 7th DAY OF May, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID SCAGGS, KNOWN OR IDENTIFIED TO ME THE PRESIDENT OF S&D DEVELOPMENT, INC., OR THE PERSON WHO EXECUTED THIS INSTRUMENT ON BEHALF OF SAID CORPORATION COMPANY AND ACKNOWLEDGED TO ME THAT SUCH A CORPORATION 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.

Pam White
NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO
9-16-2010
MY COMMISSION EXPIRES

PAM WHITE NOTARY PUBLIC STATE OF IDAHO

HEALTH CERTIFICATE

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 RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

RHS 6/6/07
CENTRAL DISTRICT HEALTH DEPARTMENT

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.

Jerry L. Hastings
COUNTY SURVEYOR
PLS 5359
4-22-2008

ADA COUNTY SURVEYOR

CERTIFICATE OF SURVEYOR

I, MICHAEL E. MARKS, 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.

MICHAEL E. MARKS P.L.S.

PROFESSIONAL LAND SURVEYOR REGISTERED 4998 5/2/07 STATE OF IDAHO MICHAEL E. MARKS

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED BOISE CITY ENGINEER, HEREBY STATE THAT THE RECOMMENDED CONDITIONS OF BOISE CITY HAVE BEEN SATISFIED FOR THIS SUBDIVISION.

John P. Tomsen 9/5/08
BOISE CITY ENGINEER

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 8 DAY OF August, 2007.

CHAIRPERSON

ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF COUNTY COMMISSIONERS

THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO, ON THE 6 DAY OF MAY, 2008.

CHAIRPERSON

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.

Cecil D. Ingram, by
COUNTY TREASURER
Shelly Beller, Deputy

5-6-08
DATE

COUNTY RECORDER'S CERTIFICATE

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF S & D Development AT 34 MINUTES PAST 4 O'CLOCK P.M., ON THIS 6 DAY OF May, 2008, IN BOOK 100 OF PLATS AT PAGES 13125 THROUGH 13126. INSTRUMENT NO. 108053361

J. David Navarro
EX-OFFICIO RECORDER

$11.00
FEE

Deputy