

CHARTER POINTE 4-PLEX CONDOMINIUMS

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 ITS INTENTION TO CREATE A PROJECT INCLUDING SAID REAL PROPERTY IN THIS CONDOMINIUM PLAT. THE OWNER ALSO HEREBY CERTIFIES THAT THEY CONSENT TO THE RECORDATION OF DOCUMENTS PURSUANT TO CHAPTER 15, TITLE 55 OF THE IDAHO CODE AND THIS PLAT COMPLIES WITH IDAHO CODE 50-1334, (2). ALL UNITS IN THIS CONDOMINIUM WILL RECEIVE DOMESTIC WATER FROM AN EXISTING WATER SYSTEM AND UNITED WATER IDAHO, INC. HAS AGREED IN WRITING TO SERVE THE UNITS IN THIS CONDOMINIUM PROJECT.

A CONDOMINIUM PROJECT OF LOTS 1 AND 2, BLOCK 1, CHARTER POINTE 4-PLEX SUBDIVISION IN 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 CONDOMINIUM PROJECT;

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 DRIVE 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 CONDOMINIUM PROJECT, COMPRISING 5.35 ACRES, MORE OR 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 ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 20 DAY OF August, 2008.

S&D DEVELOPMENT, INC.

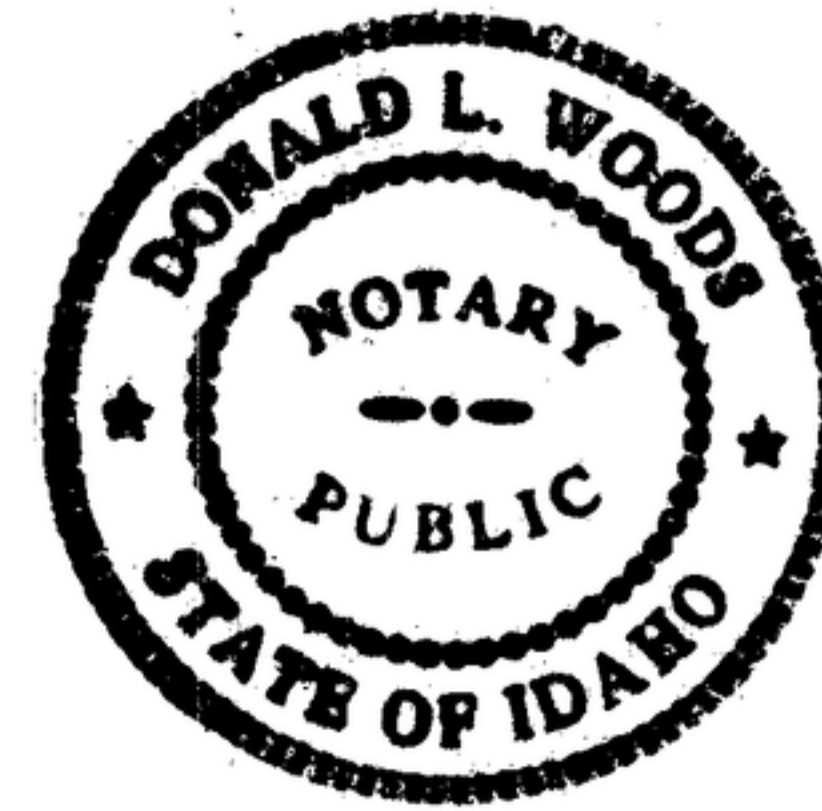
DAVID SCAGGS, PRESIDENT

ACKNOWLEDGMENT

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

ON THIS 20 DAY OF August, 2008, 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 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.



Donald L Woods
NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO
05-04-10
MY COMMISSION EXPIRES

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.

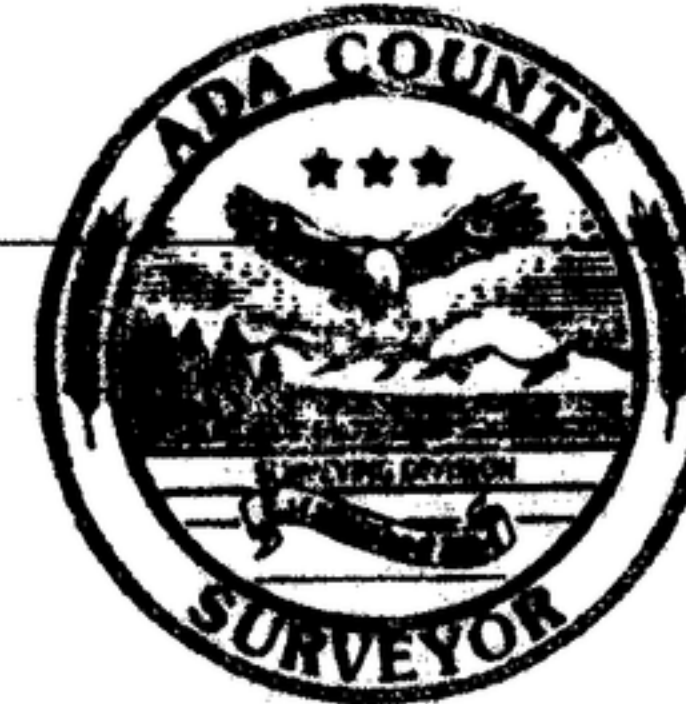
[Signature], R.E.H.S. 10-10-08
CENTRAL DISTRICT HEALTH DEPARTMENT



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, SURVEYS AND CONDOMINIUMS.

Jerry L. Hastings
COUNTY SURVEYOR
PLS 5359
2-16-2009



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, SURVEYS AND CONDOMINIUMS.

MICHAEL E. MARKS P.L.S.



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 8th DAY OF October, 2008.

Craig A. McKee
CHAIRPERSON



APPROVAL OF COUNTY COMMISSIONERS

THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO, ON THE 17 DAY OF February, 2009.

Fred S. Tilman
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 CONDOMINIUM PROJECT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

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



2/18/09
DATE

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 S & D Development AT 15 MINUTES PAST 4 O'CLOCK P.M.,

ON THIS 18th DAY OF February, 2009, IN BOOK 102 OF PLATS AT

PAGES 13536 THROUGH 13539. INSTRUMENT NO. 109018439

J. David Navarro
EX-OFFICIO RECORDER

A. Olson
Deputy

\$21.-
FEE