

HIGHLANDS COVE SUBDIVISION NO. 1

8X 112 Pg 16242

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HEREINAFTER DESCRIBED: A PARCEL OF LAND LOCATED IN THE SW1/4 OF SECTION 25, S1/2 OF SECTION 26 AND THE NE1/4 OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, CITY OF BOISE, ADA COUNTY, IDAHO, BEGINNING AT A BRASS CAP MARKING THE CORNER COMMON TO SECTIONS 25, 26, 35, & 36, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BOISE CITY, ADA COUNTY, IDAHO; THENCE, ALONG THE LINE COMMON TO SAID SECTIONS 26 AND 35, 1. N.89°51'33"W., 603.42 FEET; THENCE, 2. S.61°31'40"E., 3.84 FEET; THENCE, 3. S.21°57'54"W., 90.24 FEET; THENCE, 4. S.18°46'42"W., 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE, 5. WESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 972.78 FEET, AN ARC LENGTH OF 93.15 FEET, THROUGH A CENTRAL ANGLE OF 5°29'12", AND A CHORD BEARING AND DISTANCE OF N.74°07'11"W., 93.12 FEET; THENCE, NON-TANGENT FROM SAID CURVE, 6. S.13°03'16"W., 144.95 FEET; THENCE, 7. N.74°25'49"W., 79.81 FEET; THENCE, 8. N.89°24'06"W., 240.88 FEET; THENCE, 9. S.62°34'00"W., 226.67 FEET TO THE SOUTHEAST CORNER OF LOT 778, BLOCK 2 OF THE HIGHLANDS - UNIT NO. 22 SUBDIVISION, FILED FOR RECORD IN BOOK 54 OF PLATS AT PAGES 4893-4894, RECORDS OF ADA COUNTY, IDAHO; THENCE, ALONG THE EASTERLY BOUNDARY OF SAID LOT, 10. N.17°23'40"W., 115.67 FEET TO THE NORTHEAST CORNER OF SAID LOT 778, BLOCK 2, ALSO BEING ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF EAST HIGHLAND VIEW DRIVE; THENCE, 11. N.03°48'03"W., 105.62 FEET TO THE SOUTHEAST CORNER OF LOT 777, BLOCK 1 OF SAID SUBDIVISION; THENCE, ALONG THE EAST LINE OF SAID LOT, 12. N.35°15'56"W., 126.17 FEET TO THE NORTH CORNER OF SAID LOT 777 ON THE SOUTHEASTERLY BOUNDARY OF LOT 12 OF CURLING COVE SUBDIVISION, FILED FOR RECORD IN BOOK 45 OF PLATS AT PAGES 3706-3707, RECORDS OF ADA COUNTY, IDAHO; THENCE, ALONG THE BOUNDARY OF SAID LOT 12, 13. N.44°34'04"E., 30.44 FEET TO THE NORTH LINE OF SAID NE1/4; THENCE, CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 12 THE FOLLOWING COURSES: 14. S.89°51'33"E., 13.08 FEET; THENCE, 15. N.71°47'54"E., 75.26 FEET; THENCE, 16. N.08°23'59"E., 99.88 FEET TO THE EXTERIOR BOUNDARY OF THE CRANE CREEK COUNTRY CLUB GOLF COURSE, PER THE DEED FILED FOR RECORD AS INSTRUMENT NUMBER 586154, RECORDS OF ADA COUNTY, IDAHO; THENCE, LEAVING SAID EASTERLY LINE, ALONG SAID BOUNDARY THE FOLLOWING COURSES: 17. S.81°43'00"E., 427.23 FEET; THENCE, 18. N.29°16'56"E., 1117.41 FEET; THENCE, 19. N.23°45'52"E., 220.23 FEET; THENCE, 20. S.81°25'12"W., 394.21 FEET; THENCE, 21. S.67°09'02"W., 444.60 FEET; THENCE, 22. S.26°24'03"W., 261.11 FEET; THENCE, 23. S.67°59'45"W., 342.43 FEET; THENCE, 24. N.74°23'02"W., 191.43 FEET; THENCE, 25. N.79°05'56"W., 400.53 FEET; THENCE, 26. S.88°45'04"W., 487.90 FEET; THENCE, 27. S.45°30'04"W., 331.39 FEET; THENCE, 28. S.75°19'40"W., 768.98 FEET; THENCE, 29. S.78°58'08"W., 319.64 FEET TO THE SOUTHEAST CORNER OF 100 BRAEMERE SOUTH SUBDIVISION, FILED FOR RECORD IN BOOK 33 OF PLATS AT PAGES 1985-1986, RECORDS OF ADA COUNTY, IDAHO; THENCE, LEAVING SAID EXTERIOR BOUNDARY OF THE CRANE CREEK COUNTRY CLUB GOLF COURSE, ALONG THE EXTERIOR BOUNDARY OF SAID SUBDIVISION, 30. N.10°55'29"W., 178.10 FEET TO THE SOUTHWEST CORNER OF LOT 509, BLOCK 1 OF THE HIGHLANDS - UNIT NO. 12 SUBDIVISION, FILED FOR RECORD IN BOOK 21 OF PLATS AT PAGES 1362-1363, RECORDS OF ADA COUNTY, IDAHO; THENCE, ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION, 31. N.79°20'37"E., 337.96 FEET TO THE SOUTHWEST CORNER OF LOT 513, BLOCK 1 OF SAID SUBDIVISION; THENCE, CONTINUING ALONG SAID SOUTH BOUNDARY, 32. N.74°17'05"E., 603.01 FEET TO THE SOUTHEAST CORNER OF LOT 518, BLOCK 1 OF SAID SUBDIVISION, AND THE SOUTHWEST CORNER OF LOT 548, BLOCK 1 OF THE HIGHLANDS - UNIT NO. 14 SUBDIVISION, FILED FOR RECORD IN BOOK 24 OF PLATS AT PAGES 1504-1505, RECORDS OF ADA COUNTY, IDAHO; THENCE, ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION THE FOLLOWING COURSES: 33. S.78°31'56"E., 59.99 FEET; THENCE, 34. N.60°34'01"E., 182.11 FEET; THENCE, 35. N.47°00'39"E., 328.84 FEET TO THE SOUTHEAST CORNER OF LOT 552, BLOCK 1 OF SAID HIGHLANDS - UNIT NO. 14 SUBDIVISION AND ALSO THE SOUTHWEST CORNER OF LOT 580, BLOCK 1 OF THE HIGHLANDS - UNIT NO. 15 SUBDIVISION, FILED FOR RECORD IN BOOK 27 OF PLATS AT PAGES 1698-1699, RECORDS OF ADA COUNTY, IDAHO; THENCE, LEAVING SAID SOUTH BOUNDARY OF HIGHLANDS - UNIT NO. 14 SUBDIVISION, ALONG THE SOUTH BOUNDARY OF SAID HIGHLANDS UNIT - NO. 15 SUBDIVISION THE FOLLOWING COURSES:

CERTIFICATE OF OWNERS CONTINUED

36. N.46°58'56"E., 200.58 FEET; THENCE, 37. N.50°52'05"E., 83.33 FEET; THENCE, 38. N.58°12'31"E., 83.30 FEET; THENCE, 39. N.65°57'45"E., 18.47 FEET TO NORTHWEST CORNER OF LOT 659, BLOCK 5 OF THE HIGHLANDS - UNIT NO. 17 SUBDIVISION, FILED FOR RECORD IN BOOK 31 OF PLATS AT PAGES 1937-1938, RECORDS OF ADA COUNTY, IDAHO; THENCE, LEAVING SAID SOUTH BOUNDARY, ALONG THE EXTERIOR BOUNDARY OF SAID HIGHLANDS - UNIT NO. 17 SUBDIVISION THE FOLLOWING COURSES: 40. S.28°25'54"E., 267.23 FEET; THENCE, 41. S.75°07'22"E., 154.80 FEET; THENCE, 42. N.11°56'15"E., 237.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CHARDIE ROAD, ON A NON-TANGENT CURVE; THENCE, EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, 43. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET, AN ARC LENGTH OF 192.27 FEET, THROUGH A CENTRAL ANGLE OF 11°00'59", AND A CHORD BEARING AND DISTANCE OF S.84°00'57"E., 191.97 FEET, TO THE NORTHWEST CORNER OF CHARDIE SUBDIVISION, FILED FOR RECORD IN BOOK 44 OF PLATS AT PAGES 3548-3549, RECORDS OF ADA COUNTY, IDAHO; THENCE, LEAVING SAID HIGHLANDS - UNIT NO. 17 SUBDIVISION, ALONG THE EXTERIOR BOUNDARY OF SAID CHARDIE SUBDIVISION THE FOLLOWING COURSES: 44. S.06°56'02"W., 269.75 FEET; THENCE, 45. S.67°58'39"E., 161.02 FEET; THENCE, 46. N.81°56'01"E., 167.00 FEET; THENCE, 47. N.24°01'19"E., 129.03 FEET; THENCE, LEAVING SAID CHARDIE SUBDIVISION BOUNDARY, 48. S.09°28'08"E., 246.61 FEET; THENCE, 49. N.67°59'45"E., 153.17 FEET; THENCE, 50. N.26°24'03"E., 261.03 FEET; THENCE, 51. N.67°09'02"E., 449.56 FEET; THENCE, 52. N.81°25'12"E., 260.35 FEET; THENCE, 53. N.35°34'53"E., 33.43 FEET; THENCE, 54. N.53°15'56"E., 105.89 FEET; THENCE, 55. S.61°56'34"E., 60.68 FEET; THENCE, 56. N.23°45'52"E., 165.10 FEET; THENCE, 57. S.65°41'22"E., 52.32 FEET; THENCE, 58. N.24°18'38"E., 42.00 FEET; THENCE, 59. N.65°41'22"W., 37.38 FEET; THENCE, 60. N.24°18'38"E., 120.00 FEET; THENCE, 61. N.65°41'22"W., 93.95 FEET; THENCE, 62. N.26°46'55"W., 222.35 FEET TO A POINT ON THE SOUTH LINE OF LOT 754, BLOCK 1 OF THE HIGHLANDS - UNIT NO. 24 SUBDIVISION, FILED FOR RECORD IN BOOK 52 OF PLATS AT PAGES 4480-4481, RECORDS OF ADA COUNTY, IDAHO; THENCE, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH BOUNDARY OF THE HIGHLANDS - UNIT NO. 25 SUBDIVISION, FILED FOR RECORD IN BOOK 59 OF PLATS AT PAGES 5687-5689, RECORDS OF ADA COUNTY, IDAHO, THE FOLLOWING COURSES: 63. N.63°13'05"E., 26.11 FEET; THENCE, 64. N.65°57'20"E., 20.01 FEET; THENCE, 65. N.63°28'08"E., 270.10 FEET TO THE SOUTHWEST CORNER OF LOT 848, BLOCK 1, OF SAID SUBDIVISION; THENCE, CONTINUING, 66. N.57°23'51"E., 131.47 FEET TO NORTHWEST CORNER OF LOT 855, BLOCK 1, OF SAID SUBDIVISION; THENCE, ALONG THE WEST LINE OF SAID LOT THE FOLLOWING COURSES: 67. S.21°48'56"E., 138.30 FEET; THENCE, 68. S.03°28'06"W., 149.85 FEET; THENCE, 69. S.17°58'10"W., 427.85 FEET; THENCE, 70. S.09°26'12"W., 96.94 FEET TO THE SOUTHWEST CORNER OF SAID LOT 855; THENCE, LEAVING SAID SUBDIVISION BOUNDARY AND WEST LINE OF SAID LOT, 71. N.87°52'52"W., 62.65 FEET TO THE WEST LINE OF SAID SECTION 25; THENCE, ALONG SAID WEST LINE, 72. S.00°56'22"E., 1255.11 FEET TO THE POINT OF BEGINNING. CONTAINING: 38.96 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. 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 FOR SUCH OTHER USES AS DESIGNATED HEREON. ALL LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM SUEZ WATER IDAHO INC., AND SAID COMPANY HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION PER IDAHO CODE 50-1334.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 13 DAY OF July, 2017

HIGHLANDS COVE LLC, AN IDAHO LIMITED LIABILITY COMPANY By: [Signature] CHRIS L. CONNER, MEMBER, HIGHLANDS COVE LLC.

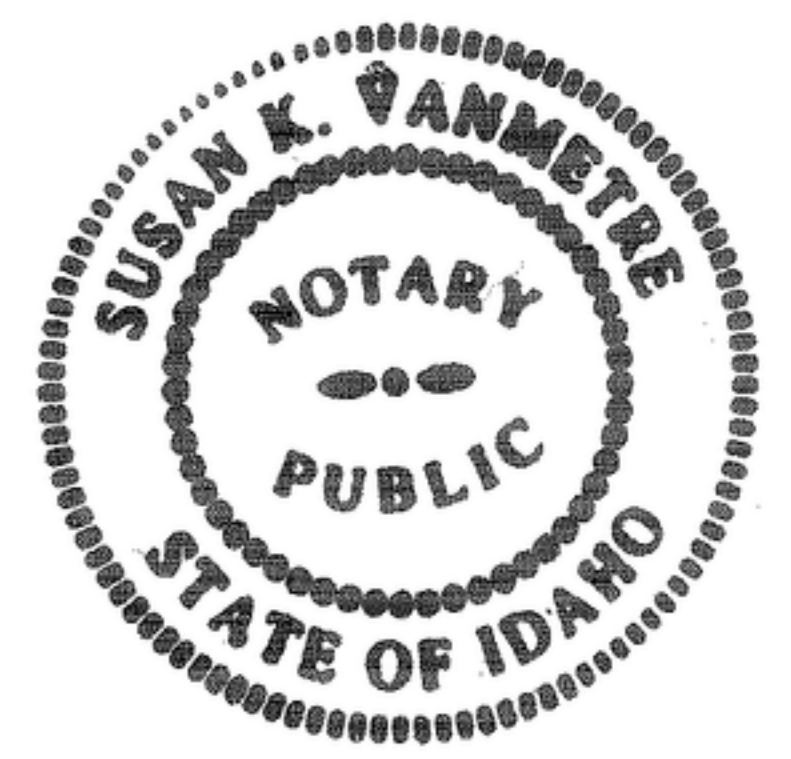
By: [Signature] DAVID YORGASON, MEMBER, HIGHLANDS COVE LLC.

ACKNOWLEDGMENT

STATE OF IDAHO } S.S. COUNTY OF ADA } ON THIS 13 DAY OF July, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CHRIS L. CONNER, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF HIGHLANDS COVE LLC, WHO EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID 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.

MY COMMISSION EXPIRES 7-23-20 [Signature] NOTARY PUBLIC FOR THE STATE OF IDAHO

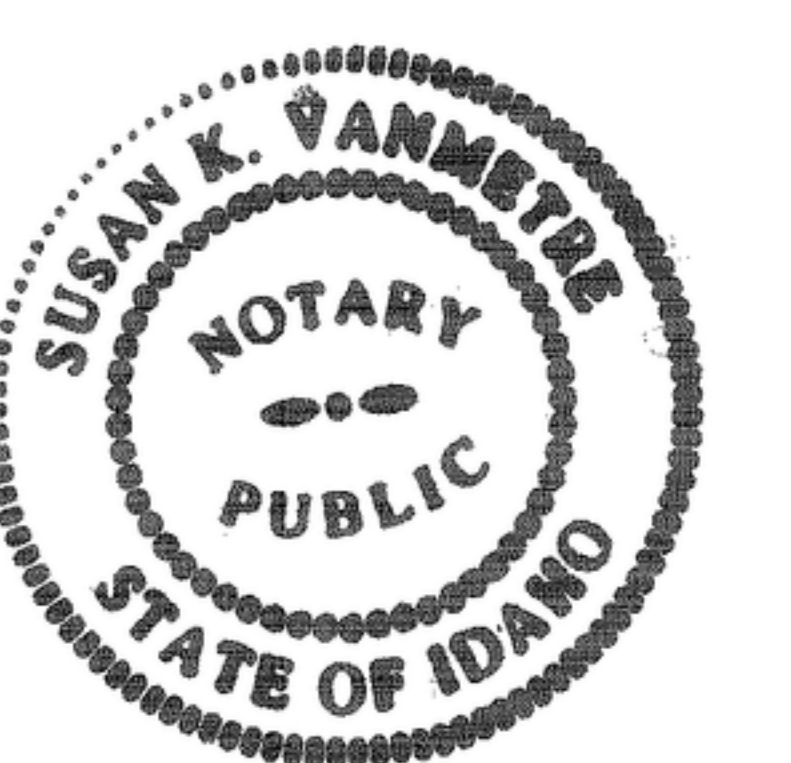


ACKNOWLEDGMENT

STATE OF IDAHO } S.S. COUNTY OF ADA } ON THIS 13 DAY OF July, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID YORGASON, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF HIGHLANDS COVE LLC, WHO EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID 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.

MY COMMISSION EXPIRES 7-23-20 [Signature] NOTARY PUBLIC FOR THE STATE OF IDAHO



CERTIFICATE OF SURVEYOR

I, STEVEN J. FRISBIE, 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 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 AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.



T-O ENGINEERS 2471 S. TITANIUM PLACE MERIDIAN, IDAHO 83642-6703 PHONE: (208) 323-2288 FAX: (208) 323-2399 SHEET NO. 8 OF 9