RANCH
DRY CREEK SUBDIVISION NO. 1

CERTIFICATE OF OWNERS

Know all men by these presents: That Brookside Developers, Inc., is the owner of record of the property described as follows:

A parcel of land located in the SW1/4 corner of Section 25, the NE1/4 of Section 35 and NW1/4 of Section 36, T.5N., R.1E., B.M., Ada County, Idaho more particularly described as follows:

BEGINNING at the section corner common to Sections 25, 26, 35 and Section 36, T.5N., R.1E., B.M., from which the 1/4 corner common to said Sections 26 and 35 bears North 89°19'03" West, 2642.81 feet;

thence along the West boundary line of said Section 25 North 00°06'52" East, 25.46 feet; thence South 88°10'32" East, 63.13 feet;

thence South 06°07'37" West, 51.88 feet; thence South 45°42'50" West, 15.91 feet; thence South 00°21'48" East, 184.34 feet;

thence South 44°50'42" East, 28.54 feet; thence South 00°21'48" East, 42.01 feet; thence South 45°09'52" West, 28.03 feet;

thence South 00°21'48" East, 3.65 feet; thence South 89°38'12" West, 74.00 feet; thence South 00°21'48" East, 169.79 feet;

thence 182.80 feet along the arc of a curve to the right, said curve having a radius of 299.16 feet, a central angle of 35°00'35" and a long chord of 179.97 feet which bears South 17°08'30" West;

thence South 34°38'48" West, 316.08 feet;

thence 135.76 feet along the arc of a curve to the left, said curve having a radius of 334.00 feet, a central angle of 23°17'20" and a long chord of 134.83 feet which bears South 23°00'07" West;

thence South 11°21'27" West, 28.08 feet; thence South 78°38'33" East, 68.00 feet; thence South 11°21'27" West, 7.26 feet;

thence South 33°50'41" East, 28.18 feet; thence South 11°21'27" West, 42.00 feet; thence South 56°09'19" West, 28.38 feet;

thence South 11°21'27" West, 2.31 feet; thence North 78°38'33" West, 68.00 feet; thence South 11°21'27" West, 182.02 feet;

thence South 89°25'32" West, 227.68 feet; thence North 48°41'07" West, 324.71 feet; thence South 84°13'48" West, 202.01 feet;

thence North 87°46'40" West, 465.55 feet; thence South 85°01'37" West, 55.69 feet; thence North 00°00'00" East, 120.58 feet;

thence North 44°06'19" East, 162.71 feet;

thence 137.26 feet along the arc of a non-tangent curve to the right, said curve having a radius of 171.00 feet, a central angle of 45°59'23" and a long chord of 133.60 feet which bears North 50°43'17" West to a point of compound curve;

thence 77.70 feet along the arc of said compound curve, said compound curve having a radius of 9,691.10 feet, a central angle of 00°27'34" and a long chord of 77.70 feet which bears North 27°29'49" West;

thence North 71°48'16" West, 28.48 feet; thence North 27°01'30" West, 42.00 feet; thence North 18°22'44" East, 28.18 feet;

thence 296.59 feet along the arc of a non-tangent curve to the right, said curve having a radius of 9,691.10 feet, a central angle of 01°45'13" and a long chord of 296.58 feet which bears North 25°54'21" West to a point of compound curve;

thence 202.24 feet along the arc of said compound curve, said compound curve having a radius of 121.00 feet, a central angle of 95°46'00" and a long chord of 179.51 feet which bears North 22°51'16" East

thence North 62°38'31" West, 91.51 feet; thence North 00°40'57" East, 209.17 feet;

thence South 89°19'03" East, 1,765.12 feet to the **REAL POINT OF BEGINNING**. Containing 42.87 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 in this plat will be eligible to receive water service from an existing Dry Creek Water Company, LLC main line located adjacent to the subject subdivision, and the Dry Creek Water Company, LLC has agreed in writing to serve all the lots in this subdivision.

Brookside Developers, Inc.

James H. Hunter, President

CERTIFICATE OF SURVEYOR

I, Gregory G. Carter, 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.

PROFESSIONAL LAND SURVEYOR LICENSED 7729 7/20/18 STATE OF IDAHO GREGORY G. CARTER

Gregory G. Carter — P.L.S. No. 7729

ACKNOWLEDGMENT

State of Idaho)
) s.s.
County of Ada)

On this 20 day of July, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared James H. Hunter, known or identified to me to be the president of Brookside Developers, 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.

March 2, 2024
My commission expires

SHAILA GILLEY NOTARY PUBLIC STATE OF IDAHO

Notary Public for Idaho
Residing in Nampa, Idaho

JOB NO. 17-049
SHEET 8 OF 9

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