

HIGHLANDS COVE SUBDIVISION NO. 2

CERTIFICATE OF OWNERS

A RE-SUBDIVISION OF LOT 28, BLOCK 2, HIGHLANDS COVE SUBDIVISION NO. 1 AND A PORTION OF THE SE1/4 OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BOISE CITY, ADA COUNTY, IDAHO, SAID SUBDIVISION FILED FOR RECORD IN BOOK 112 OF PLATS, AT PAGES 16235 THROUGH 16243, RECORDS OF ADA COUNTY, IDAHO, COMMENCING AT A BRASS CAP MARKING THE EAST ONE-QUARTER CORNER OF SAID SECTION 26; THENCE, ALONG THE EAST LINE OF SAID SECTION,

A) S.00°56'22"E., 1087.10 FEET; THENCE,

B) S.89°03'38"W., 69.89 FEET TO THE NORTHEAST CORNER OF LOT 26, BLOCK 2 OF SAID HIGHLANDS COVE SUBDIVISION NO. 1 AND THE POINT OF BEGINNING; THENCE, LEAVING SAID LINE, ALONG THE EXTERIOR BOUNDARY OF SAID HIGHLANDS COVE SUBDIVISION NO. 1,

1) N.65°41'22"W., 52.32 FEET; THENCE,

2) S.23°45'52"W., 165.10 FEET; THENCE,

3) N.61°56'34"W., 60.68 FEET; THENCE,

4) S.53°15'56"W., 105.89 FEET; THENCE,

5) S.35°34'53"W., 47.37 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, ALONG SAID BOUNDARY THE FOLLOWING COURSES:

6) S.81°25'12"W., 249.39 FEET; THENCE,

7) S.67°09'02"W., 444.60 FEET; THENCE,

8) S.26°24'03"W., 261.11 FEET; THENCE,

9) S.67°59'45"W., 342.43 FEET TO THE NORTH BOUNDARY OF LOT 30, BLOCK 2 OF SAID HIGHLANDS COVE NO. 1; THENCE, LEAVING SAID EXTERIOR BOUNDARY AND SAID HIGHLANDS COVE SUBDIVISION NO. 1 BOUNDARY, ALONG SAID NORTH BOUNDARY,

10) N.67°24'54"W., 479.94 FEET; THENCE,

11) S.78°45'51"W., 311.96 FEET TO THE EXTERIOR BOUNDARY OF SAID GOLF COURSE AND EXTERIOR BOUNDARY OF SAID HIGHLANDS COVE SUBDIVISION NO. 1; THENCE, LEAVING SAID NORTH BOUNDARY OF LOT 30,

12) S.88°45'04"W., 316.41 FEET TO THE NORTH BOUNDARY OF LOT 31, BLOCK 2 OF SAID HIGHLANDS COVE SUBDIVISION NO. 1; THENCE, LEAVING THE EXTERIOR BOUNDARIES OF SAID GOLF COURSE AND SAID SUBDIVISION, ALONG SAID NORTH BOUNDARY THE FOLLOWING COURSES:

13) S.88°19'36"W., 80.53 FEET; THENCE,

14) S.35°41'04"W., 237.09 FEET; THENCE,

15) S.65°44'55"W., 190.33 FEET TO THE EXTERIOR BOUNDARY OF SAID GOLF COURSE AND EXTERIOR BOUNDARY OF SAID HIGHLANDS COVE SUBDIVISION NO. 1; THENCE LEAVING SAID NORTH BOUNDARY OF LOT 31,

16) S.75°19'40"W., 607.76 FEET; THENCE,

17) 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 THE EXTERIOR BOUNDARY OF SAID GOLF COURSE, ALONG THE EXTERIOR BOUNDARY OF SAID SUBDIVISION,

18) 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 THE FOLLOWING COURSES:

19) N.79°20'37"E., 337.96 FEET; THENCE,

20) 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, LEAVING SAID THE HIGHLANDS - UNIT NO. 12 SUBDIVISION, ALONG THE SOUTH BOUNDARY OF SAID THE HIGHLANDS - UNIT NO. 14 SUBDIVISION, THE FOLLOWING COURSES:

21) S.78°31'56"E., 59.99 FEET; THENCE,

22) N.60°34'01"E., 182.11 FEET; THENCE,

23) N.47°00'39"E., 328.84 FEET TO THE EAST 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:

24) N.46°58'56"E., 200.58 FEET; THENCE,

25) N.50°52'05"E., 83.33 FEET; THENCE

26) N.58°12'31"E., 83.30 FEET; THENCE,

27) 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,

28) S.28°25'54"E., 267.23 FEET; THENCE, CONTINUING ALONG SAID SUBDIVISION BOUNDARY,

29) S.75°07'22"E., 154.80 FEET TO THE WEST LINE OF LOT 29, BLOCK 2 OF SAID HIGHLANDS COVE SUBDIVISION NO. 1; THENCE, ALONG THE EXTERIOR BOUNDARY OF SAID LOT 29 THE FOLLOWING COURSES:

30) S.13°38'36"W., 79.70 FEET; THENCE,

31) S.78°26'57"E., 216.23 FEET; THENCE,

32) N.12°28'09"E., 66.42 FEET TO THE SOUTHWEST CORNER OF LOT 3, BLOCK 1 OF CHARDIE SUBDIVISION, FILED FOR RECORD IN BOOK 44 OF PLATS, AT PAGES 3548 AND 3549, RECORDS OF ADA COUNTY, IDAHO; THENCE, LEAVING SAID EXTERIOR BOUNDARY OF SAID LOT 29, ALONG THE SOUTH BOUNDARY OF SAID CHARDIE SUBDIVISION THE FOLLOWING COURSES:

33) S.67°58'39"E., 161.02 FEET; THENCE,

34) N.81°56'01"E., 167.00 FEET; THENCE,

35) N.24°01'19"E., 129.03 FEET; THENCE, CONTINUING ALONG SAID EXTERIOR BOUNDARY AND ACROSS THE PUBLIC RIGHT-OF-WAY OF EAST CHARDIE ROAD,

36) N.09°28'08"W., 265.81 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST CHARDIE ROAD; THENCE, LEAVING SAID EXTERIOR BOUNDARY, ALONG SAID NORTH RIGHT-OF-WAY LINE,

37) S.80°21'19"W., 57.38 FEET; THENCE,

38) N.05°08'30"E., 168.51 FEET; THENCE,

39) N.59°35'58"E., 315.35 FEET TO AN ANGLE POINT IN THE SOUTH BOUNDARY OF LOT 745, BLOCK 4 OF THE HIGHLANDS - UNIT NO. 21 SUBDIVISION, FILED FOR RECORD IN BOOK 51 OF PLATS AT PAGE 4362, RECORDS OF ADA COUNTY, IDAHO; THENCE, ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION,

40) N.74°30'21"E., 123.51 FEET TO THE SOUTHWEST CORNER OF LOT 747, BLOCK 1 OF THE HIGHLANDS - UNIT NO. 24 SUBDIVISION, FILED FOR RECORD IN BOOK 52 AT PAGES 4480-4481, RECORDS OF ADA COUNTY, IDAHO; THENCE, ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION,

41) N.84°22'12"E., 107.61 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE,

42) S.08°09'21"E., 10.19 FEET; THENCE,

43) N.84°22'12"E., 115.21 FEET; THENCE,

44) N.75°27'36"E., 204.11 FEET; THENCE,

45) N.67°04'15"E., 228.03 FEET; THENCE,

46) N.22°04'22"W., 10.03 FEET TO THE SOUTH CORNER COMMON TO LOTS 752 AND 753, BLOCK 1 OF SAID THE HIGHLANDS - UNIT NO. 24 SUBDIVISION; THENCE,

47) N.63°13'05"E., 175.23 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID HIGHLANDS COVE SUBDIVISION NO. 1; THENCE, ALONG THE EXTERIOR BOUNDARY OF SAID SUBDIVISION THE FOLLOWING COURSES:

48) S.26°46'55"E., 222.35 FEET; THENCE,

49) S.65°41'22"E., 93.95 FEET; THENCE,

50) S.24°18'38"W., 120.00 FEET; THENCE,

51) S.65°41'22"E., 37.38 FEET; THENCE,

52) S.24°18'38"W., 42.00 FEET TO THE POINT OF BEGINNING. CONTAINING: 26.64 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 29 DAY OF January, 2019

HIGHLANDS COVE LLC, AN IDAHO LIMITED LIABILITY COMPANY

By: 
CHRIS L. CONNER, MEMBER, HIGHLANDS COVE LLC.

By: 
DAVID YORGASON, MEMBER, HIGHLANDS COVE LLC.

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } S.S.

ON THIS 29 DAY OF January 2019, 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


NOTARY PUBLIC FOR THE STATE OF IDAHO



ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } S.S.

ON THIS 28 DAY OF January 2019, 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


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. 6 OF 7