

A VIMOR TOWNHOMES NORTH SUBDIVISION

CERTIFICATE OF OWNERS

Know all men by these presents: That Avimor Development, LLC, an Idaho limited liability company is the owner of the property described as follows:

A parcel of land located in the NW 1/4 of the NE 1/4 of Section 7, T.5N., R.2E., B.M., Ada County, Idaho more particularly described as follows:

Commencing at the N1/4 corner of said Section 7 from which the NE corner of said Section 7 bears South 89°15'43" East, 2,609.32 feet;

thence along the North boundary line of said Section 7 South 89°15'43" East, 440.72 feet to a point on the easterly boundary line of Lot 1, Block 33 of Avimor Subdivision No. 8 as filed in Book 115 of Plats at Pages 17,313 through 17,318, records of Ada County, Idaho, said point also being the **REAL POINT OF BEGINNING**;

thence continuing along said North boundary line South 89°15'43" East, 363.23 feet to a point on the Ada County\Boise County Line;

thence leaving said North boundary line and along said Ada County\Boise County Line South 44°03'40" East, 640.69 feet to the NE corner of said Avimor Subdivision No. 8;

thence along the exterior boundary line of said Avimor Subdivision No. 8 the following courses and distances:

thence North 89°47'54" West, 130.49 feet;

thence North 00°12'06" East, 69.30 feet;

thence North 89°47'54" West, 59.00 feet;

thence South 00°12'06" West, 5.00 feet;

thence North 89°47'54" West, 570.88 feet;

thence North 44°47'54" West, 6.96 feet;

thence North 00°12'06" East, 8.52 feet;

thence North 89°47'54" West, 59.00 feet;

thence South 00°12'06" West, 8.52 feet;

thence South 45°12'06" West, 6.96 feet;

thence North 89°47'54" West, 117.58 feet;

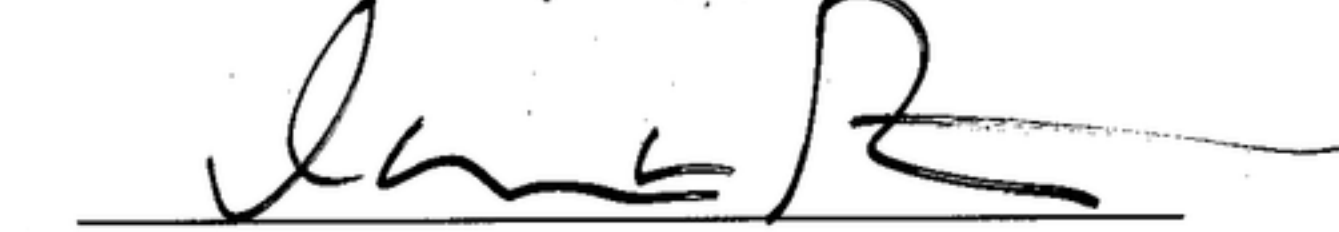
thence North 00°12'06" East, 240.49 feet;

thence 140.29 feet along the arc of a curve to the right, said curve having a radius of 135.00 feet, a central angle of 59°32'35" and a long chord which bears North 29°58'23" East, 134.07 feet;

thence North 59°44'41" East, 81.02 feet to the **REAL POINT OF BEGINNING**. Containing 6.26 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat. The private roads and easements as shown on this plat are not dedicated to the public. However the right to use said private roads and 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 of the lots in the plat will be eligible to receive water service from SUEZ Water Idaho and said SUEZ Water Idaho has agreed in writing to serve all of the lots in this subdivision.

Avimor Development, LLC



Daniel W. Richter, Member

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.



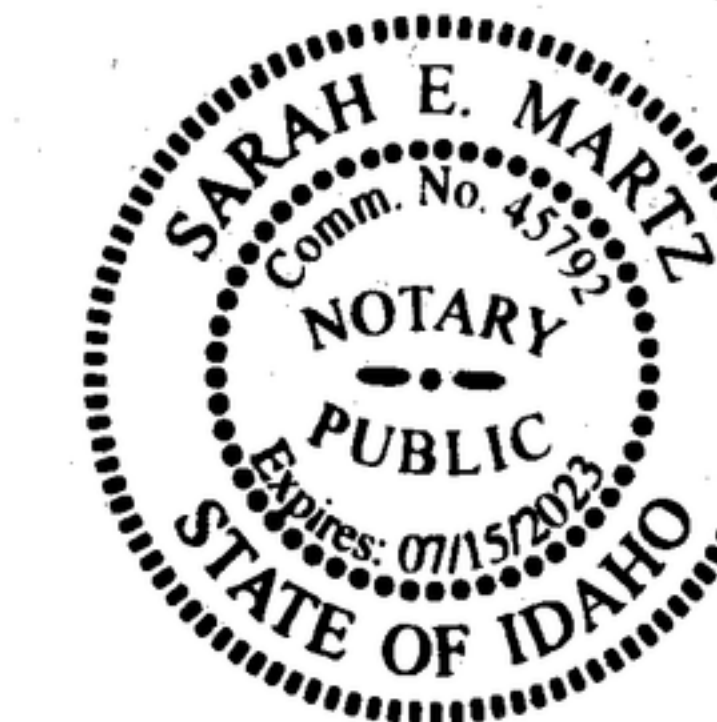
ACKNOWLEDGMENT

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

On this 23 day of November, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Daniel W. Richter, known or identified to me to be a member of Avimor Development, LLC., the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that said limited liability 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.

7/15/2023
My commission expires



Sarah Maritz
Notary Public for Idaho
Residing in Boise, Idaho

BOOK PAGE

JOB NO. 20-016
SHEET 3 OF 4



IDAHO
SURVEY
GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570