

Certificate of Owners

Falcon Crest Subdivision No. 1

Know all people by these presents: that M3 ID Falcon Crest, LLC, an Arizona limited liability company, does hereby certify that it is the owner of that real property to be known as Falcon Crest Subdivision No. 1, and that it intends to include said real property, as described below, in this plat:

That portion of the Southwest Quarter of Section 22, Township 2 North, Range 1 East, Boise Meridian, in the City of Kuna, Ada County, Idaho, particularly described as follows:

COMMENCING at the southwest corner of said Section 22, from which the south quarter-corner of said Section 22 bears South 89°57'42" East, 2,660.56 feet; Thence along the south line of said Section 22, South 89°57'42" East, 48.00 feet; Thence departing from said south line and along the easterly right-of-way line of South Cloverdale Road as described in that Warranty Deed to the Ada County Highway District recorded under Instrument No. 108003131, Ada County Records, North 00°42'47" East, 1,829.39 feet to the POINT OF BEGINNING;

Thence continuing N 00°42'47" E, 356.98 feet along said easterly right-of-way line; Thence S 89°17'33" E, 150.39 feet departing from said right-of-way to the beginning of a non-tangent curve; Thence along said non-tangent curve to the left an arc length of 182.17 feet, having a radius of 55.50 feet, a central angle of 188°04'05", a chord bearing of S 34°57'22" E and a chord length of 110.72 feet; Thence S 89°17'13" E, 135.05 feet; Thence N 00°42'47" E, 105.00 feet; Thence N 89°17'13" W, 5.00 feet; Thence N 00°42'47" E, 50.00 feet; Thence S 89°17'13" E, 120.00 feet; Thence N 00°42'47" E, 52.00 feet; Thence S 89°17'13" E, 254.00 feet; Thence S 83°34'35" E, 100.50 feet; Thence S 89°17'13" E, 286.00 feet; Thence S 00°42'47" W, 115.28 feet to the beginning of a non-tangent curve; Thence along said non-tangent curve to the right an arc length of 26.01 feet, having a radius of 180.00 feet, a central angle of 08°16'41", a chord bearing of S 81°57'00" E and a chord length of 25.98 feet; Thence S 77°48'40" E, 32.42 feet; Thence N 64°37'07" E, 31.70 feet to the beginning of a non-tangent curve; Thence along said non-tangent curve to the right an arc length of 24.79 feet, having a radius of 155.00 feet, a central angle of 09°09'43", a chord bearing of N 35°19'41" E and a chord length of 24.76 feet; Thence S 50°05'28" E, 60.00 feet to the beginning of a non-tangent curve; Thence along said non-tangent curve to the left an arc length of 33.63 feet, having a radius of 95.00 feet, a central angle of 20°16'50", a chord bearing of S 29°46'07" W and a chord length of 33.45 feet; Thence S 70°22'18" E, 10.00 feet; Thence S 10°12'21" W, 27.83 feet; Thence S 00°46'59" W, 82.61 feet; Thence S 44°35'22" E, 14.05 feet; Thence S 00°46'59" W, 45.00 feet; Thence S 45°24'38" W, 7.12 feet; Thence S 00°46'59" W, 230.02 feet; Thence S 44°35'22" E, 7.02 feet; Thence S 00°46'59" W, 45.00 feet; Thence S 00°46'59" W, 127.51 feet; Thence N 89°57'42" W, 709.58 feet; Thence N 00°42'47" E, 24.73 feet; Thence N 89°17'13" W, 193.75 feet; Thence N 00°42'47" E, 320.00 feet; Thence N 89°17'13" W, 132.35 feet to the beginning of a non-tangent curve; Thence along said non-tangent curve to the left an arc length of 132.23 feet, having a radius of 55.50 feet, a central angle of 136°30'44", a chord bearing of S 53°52'59" W and a chord length of 103.10 feet; Thence N 89°17'13" W, 131.37 feet to the POINT OF BEGINNING

The above-described parcel of land contains 16.90 acres, more or less. The public streets shown on this plat are hereby dedicated to the public. The private roads shown on this plat are not dedicated to the public. The easements shown on this plat are not dedicated to the public, however the right to use said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated hereon, and no permanent structures, other than for such uses and purposes, are to be erected within the lines of said easements. All of the lots within this subdivision are eligible to receive water service from the City of Kuna, and the City of Kuna has agreed in writing to serve all lots within the subdivision.

In witness whereof, I have hereunto set my hands:

M3 ID FALCON CREST, LLC, an Arizona limited liability company

By: M3 Builders, L.L.C., an Arizona limited liability company, its Manager

By: The M3 Companies, L.L.C., an Arizona limited liability company, its sole member

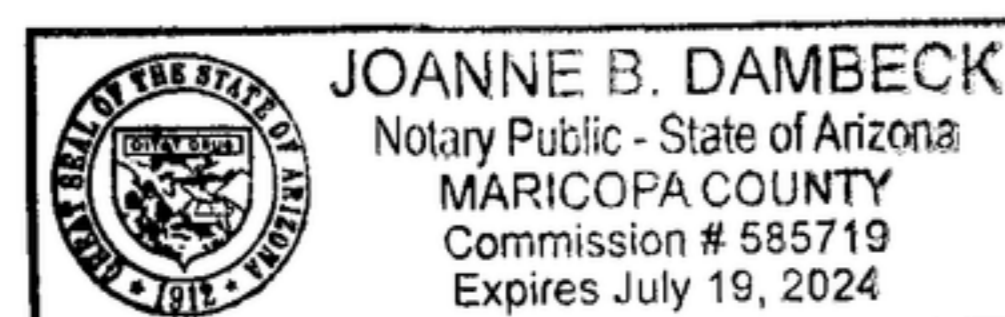
By: [Signature] William I. Brownlee, Manager

Acknowledgment

State of Arizona } ss. County of Maricopa }

On this 14 day of September, 2021, before me, the undersigned, a Notary Public in and for the State of Arizona, personally appeared William I. Brownlee, known or identified to me to be the Manager of M3 Companies, LLC, the limited liability company that is the Member of M3 Builders, LLC, the limited liability company that is the Manager of M3 ID Falcon Crest, LLC, the limited liability company that executed the within and foregoing instrument, or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

[Signature] Notary public for Idaho My commission expires 7.19.24



Certificate of Surveyor

I, Robert L. Kazarinoff, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of Falcon Crest Subdivision No. 1, as described in the Certificate of Owners and as shown on the attached plat is correct and was surveyed in accordance with Idaho Code relating to plats and surveys.

Robert L. Kazarinoff, PLS 16642



J-U-B ENGINEERS, INC.

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