

A VIMOR VILLAGE CENTER SUBDIVISION NO. 1

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 re-subdivision of a portion of Lot 3 and all of Lots 4 and 5, Block 13 of Avimor Subdivision No. 5 as filed in Book 111 of Plats at Pages 15,933 through 15,939, records of Ada County, Idaho located in the SW 1/4 of the NE 1/4 of Section 18, T.5N., R.2E., B.M., Ada County, Idaho more particularly described as follows:

Commencing at the C1/4 corner of said Section 18 from which the N1/4 corner of said Section 18 bears North 00°18'40" West, 2,659.41 feet:

thence North 39°37'35" East, 818.30 feet to the southerly most corner of said Lot 5, Block 13, point also being the **REAL POINT OF BEGINNING**;

thence along the exterior boundary line of said Lots 5, 4 and 3, Block 13 for the following 5 courses and distances:

thence North 39°20'27" West, 29.68 feet;

thence North 05°41'20" East, 57.15 feet;

thence 130.99 feet along the arc of curve to the right, said curve having a radius of 468.00 feet, a central angle of 16°02'14" and a long chord which bears North 13°42'27" East, 130.57 feet;

thence North 21°43'34" East, 465.87 feet;

thence North 87°10'43" East, 136.23 feet to the SE corner of Lot 2, Block 13 of said Avimor Subdivision No. 5, said point also being the SW corner of Lot 15, Block 13 of Avimor Subdivision No. 7 as filed in Book 115 of Plats at Pages 17,216 through 17,220, records of Ada County Idaho;

thence along the exterior boundary line of said Avimor Subdivision No. 7 for the following 4 courses and distances:

thence North 87°32'38" East, 14.03 feet;

thence 316.36 feet along the arc of a non-tangent curve to the left, said curve having a radius of 421.50 feet, a central angle of 43°00'13" and a long chord which bears South 21°24'42" East, 308.98 feet;

thence South 42°54'49" East, 73.81 feet.

thence 32.62 feet along the arc of curve to the right, said curve having a radius of 20.00 feet, a central angle of 93°26'49" and a long chord which bears South 03°48'36" West, 29.12 feet to a point on the southeasterly boundary line of said Lot 3, Block 13 of said Avimor Subdivision No. 5;

thence along the southeasterly boundary line of said Lot 3 and Lot 5, Block 13 of said Avimor Subdivision No. 5 the following 2 courses and distances:

thence South 50°32'00" West, 304.44 feet;

thence 286.03 feet along the arc of curve to the right, said curve having a radius of 368.00 feet, a central angle of 44°31'58" and a long chord which bears South 72°47'59" West, 278.88 feet to the **REAL POINT OF BEGINNING**.
Containing 4.44 acres, more or less.

It is the intention of the undersigned to and they do hereby include said land in this plat. The easements indicated on said 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 of the lots in the plat will be eligible to receive water service from _____ Water Idaho and said Water Company has agreed in writing to serve all of the lots in this Subdivision.

Volia

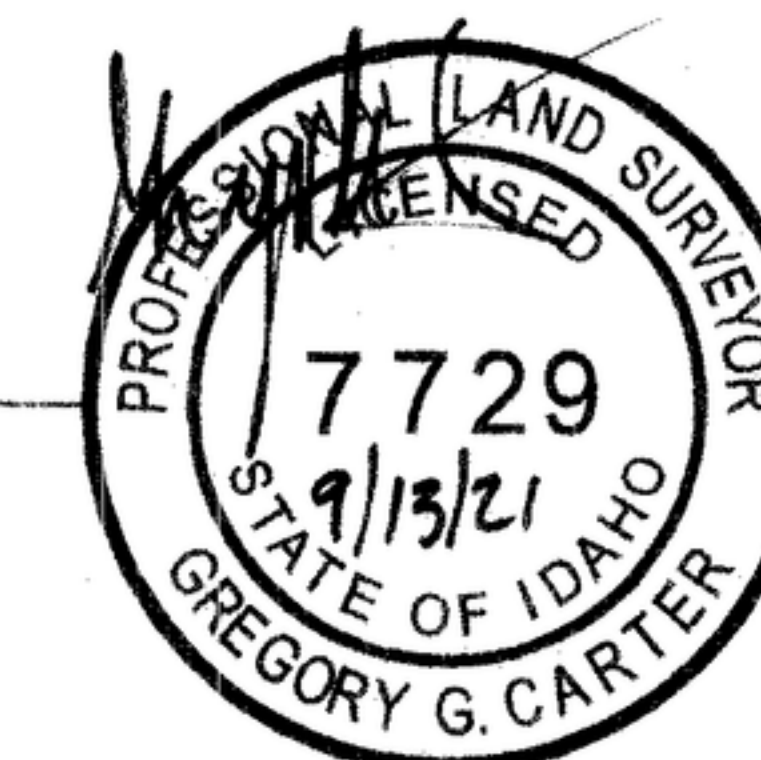
Avimor Development, LLC


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.

Gregory G. Carter



P.L.S. No. 7729

ACKNOWLEDGMENT

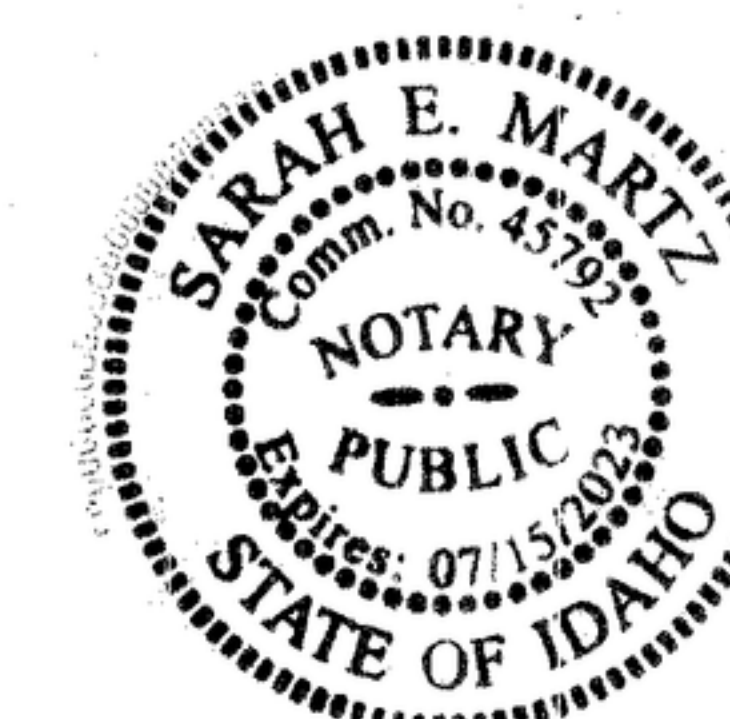
State of Idaho)
) s.s.
County of Ada)

On this 16 day of September, 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

Notary Public for Idaho
Residing in _____, Idaho



BOOK

PAGE

JOB NO. 19-408
SHEET 4 OF 5

ISG IDAHO
SURVEY
GROUP, LLC

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