

Certificate of Owners

Falcon Crest Clubhouse Subdivision

Know all people by these presents: that M3 ID Falcon Crest, L.L.C., an Arizona limited liability company, does hereby certify that it is the owner of that real property to be known as Falcon Crest Clubhouse Subdivision, and that it intends to include said real property, as described below, in this plat:

That portion of the Northwest 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 a random line, North 33°51'02" East, 3,342.62 feet to a point on the northeasterly line of Lot 106, Block 1 of Falcon Crest Subdivision No. 2 according to the official plat thereof filed in Book 122 of Plats at Pages 19367 through 19374, Ada County Records and the POINT OF BEGINNING;

Thence along the easterly and northeasterly boundary of said Falcon Crest Subdivision No. 2, N 50°05'28" W, 70.00 feet;

Thence departing from said northeasterly boundary and along said non-tangent curve to the left an arc length of 49.75 feet, having a radius of 85.00 feet, a central angle of 33°32'07", a chord bearing of N 23°08'28" E and a chord length of 49.04 feet;

Thence N 06°22'25" E, 49.71 feet to the beginning of a curve;

Thence along said curve to the left an arc length of 340.74 feet, having a radius of 250.00 feet, a central angle of 78°05'34", a chord bearing of N 32°40'22" W and a chord length of 314.97 feet;

Thence N 71°43'09" W, 115.00 feet to the beginning of a curve;

Thence along said curve to the right an arc length of 87.07 feet, having a radius of 190.00 feet, a central angle of 26°15'19", a chord bearing of N 58°35'30" W and a chord length of 86.31 feet;

Thence N 45°27'50" W, 76.26 feet to the beginning of a curve;

Thence along said curve to the left an arc length of 58.06 feet, having a radius of 385.00 feet, a central angle of 08°38'27", a chord bearing of N 49°47'03" W and a chord length of 58.01 feet;

Thence N 54°06'17" W, 50.03 feet to the beginning of a curve;

Thence along said curve to the left an arc length of 6.49 feet, having a radius of 13.00 feet, a central angle of 28°35'59", a chord bearing of N 68°24'16" W and a chord length of 6.42 feet to the beginning of a reverse curve;

Thence along said reverse curve to the right an arc length of 14.58 feet, having a radius of 27.00 feet, a central angle of 30°56'14", a chord bearing of N 67°14'09" W and a chord length of 14.40 feet to the beginning of a compound curve;

Thence along said compound curve to the right an arc length of 30.12 feet, having a radius of 170.50 feet, a central angle of 10°07'23", a chord bearing of N 46°42'21" W and a chord length of 30.08 feet;

Thence N 48°49'12" E, 18.00 feet;

Thence N 44°11'00" E, 48.25 feet to the beginning of a non-tangent curve;

Thence along said non-tangent curve to the right an arc length of 101.52 feet, having a radius of 49.50 feet, a central angle of 117°30'06", a chord bearing of N 20°04'15" E and a chord length of 84.64 feet;

Thence N 78°49'18" E, 48.70 feet;

Thence S 88°28'15" E, 402.51 feet to the beginning of a curve;

Thence along said curve to the left an arc length of 343.25 feet, having a radius of 555.00 feet, a central angle of 35°26'09", a chord bearing of N 73°48'41" E and a chord length of 337.81 feet;

Thence S 84°57'01" E, 30.65 feet;

Thence S 44°57'42" E, 41.37 feet to the beginning of a curve;

Thence along said curve to the left an arc length of 301.92 feet, having a radius of 535.00 feet, a central angle of 32°20'03", a chord bearing of S 61°07'43" E and a chord length of 297.93 feet;

Thence S 12°42'15" W, 86.90 feet;

Thence S 04°00'20" W, 178.93 feet to the beginning of a non-tangent curve;

Thence along said non-tangent curve to the left an arc length of 41.21 feet, having a radius of 38.54 feet, a central angle of 61°16'09", a chord bearing of S 34°55'32" W and a chord length of 39.28 feet;

Thence S 04°17'27" W, 64.39 feet to the beginning of a curve;

Thence along said curve to the right an arc length of 25.05 feet, having a radius of 16.00 feet, a central angle of 89°42'53", a chord bearing of S 49°08'54" W and a chord length of 22.57 feet;

Thence N 85°59'40" W, 192.83 feet;

Thence S 04°00'20" W, 27.73 feet to the beginning of a non-tangent curve;

Thence along said non-tangent curve to the right an arc length of 255.87 feet, having a radius of 76.00 feet, a central angle of 192°54'00", a chord bearing of S 49°22'07" W and a chord length of 151.04 feet;

Thence N 34°10'53" W, 54.77 feet to the beginning of a curve;

Thence along said curve to the left an arc length of 88.65 feet, having a radius of 44.50 feet, a central angle of 114°08'37", a chord bearing of S 88°44'49" W and a chord length of 74.70 feet;

Thence N 87°46'41" W, 23.89 feet to the beginning of a non-tangent curve;

Thence along said non-tangent curve to the right an arc length of 77.55 feet, having a radius of 299.10 feet, a central angle of 14°51'21", a chord bearing of S 02°32'48" W and a chord length of 77.33 feet to the beginning of a compound curve;

Thence along said compound curve to the right an arc length of 140.51 feet, having a radius of 306.93 feet, a central angle of 26°13'45", a chord bearing of S 23°05'21" W and a chord length of 139.29 feet to the beginning of a compound curve;

Thence along said compound curve to the right an arc length of 31.24 feet, having a radius of 62.00 feet, a central angle of 28°51'56", a chord bearing of S 50°38'12" W and a chord length of 30.91 feet to the beginning of a reverse curve;

Thence along said reverse curve to the left an arc length of 16.69 feet, having a radius of 38.00 feet, a central angle of 25°09'38", a chord bearing of S 52°29'21" W and a chord length of 16.55 feet to the POINT OF BEGINNING.

The above-described parcel of land contains 11.65 acres, more or less.

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 hand:

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

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

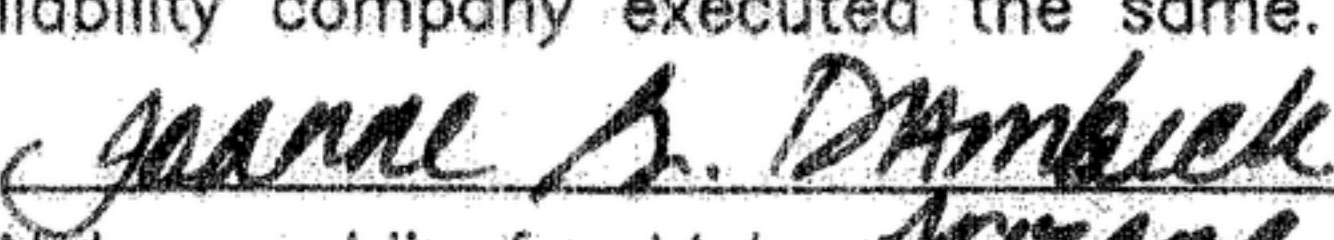
By: The M3 Companies, L.L.C.,
an Arizona limited liability company,
its sole member

By: 
William I. Brownlee, Manager

Acknowledgment

State of Arizona } ss.
County of Maricopa

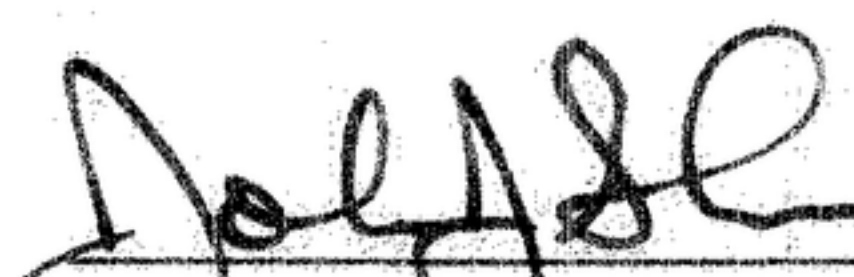
On this 1st day of JUNE, 2023, before me, the undersigned, a Notary Public in and for the State of Arizona, personally appeared William I. Brownlee, known or identified to me to be the Manager of M3 Companies, LLC, the limited liability company that is the Member of M3 Builders, LLC, the limited liability 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.


Notary public for Arizona
My commission expires 7-19-24

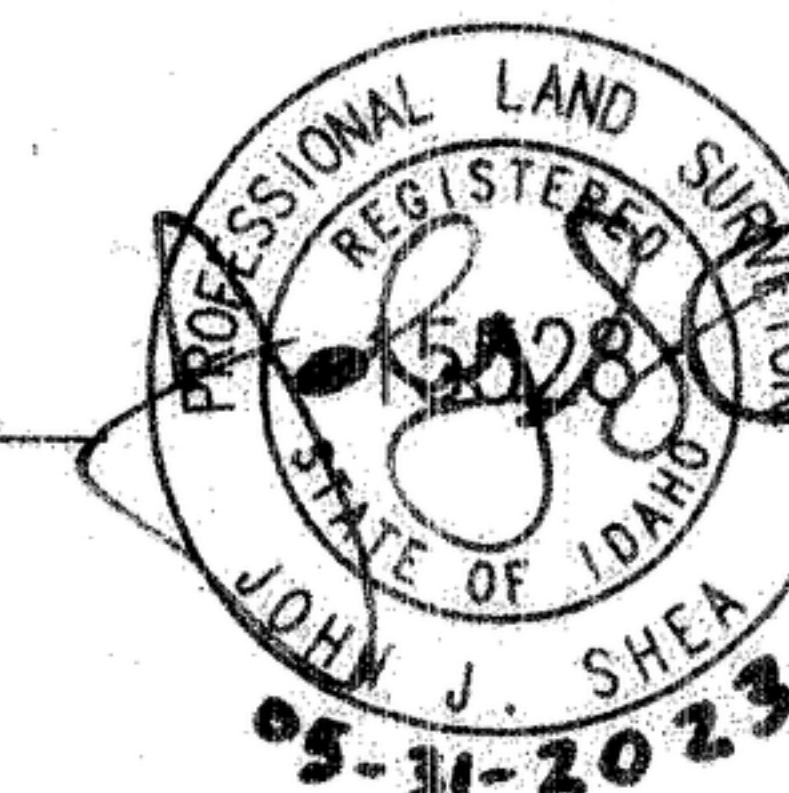


Certificate of Surveyor

I, John J. Shea, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of Falcon Crest Clubhouse Subdivision, 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.


John J. Shea, PLS 15528

05-31-2023



J-U-B ENGINEERS, INC.

2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5313

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SHEET 4 OF 5