

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT **HUBBLE HOMES, LLC, AN IDAHO LIMITED LIABILITY COMPANY**, SURVIVING ENTITY OF THE MERGER WITH SELLWOOD PROPERTIES, LLC, AN IDAHO LIMITED LIABILITY COMPANY DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THAT REAL PROPERTY TO BE KNOWN AS **SELLWOOD PLACE SUBDIVISION NO. 2**, AND THAT IT INTENDS TO INCLUDE SAID REAL PROPERTY, AS DESCRIBED BELOW, IN THIS PLAT:
A TRACT OF LAND SITUATE IN THE EAST HALF OF THE WEST HALF OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, COUNTY OF ADA, STATE OF IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE FROM SAID POINT OF COMMENCEMENT, NORTH 00°56'28" EAST, COINCIDENT WITH THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 2,649.01 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 5; THENCE LEAVING SAID WEST LINE, SOUTH 88°59'21" EAST, COINCIDENT WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 1,317.28 FEET TO THE CENTER WEST SIXTEENTH CORNER OF SAID SECTION 5; THENCE LEAVING SAID NORTH LINE, SOUTH 00°53'55" WEST, COINCIDENT WITH THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 5, A DISTANCE OF 710.96 FEET TO A 5/8-INCH REBAR MARKING THE WESTERLY TERMINATION OF THE LINE DESCRIBED IN THE BOUNDARY AGREEMENT RECORDED AS INSTRUMENT NO. 113024490, OFFICIAL RECORDS OF ADA COUNTY; THENCE LEAVING SAID WEST LINE, COINCIDENT WITH SAID AGREEMENT LINE, THE FOLLOWING TWO (2) CONSECUTIVE COURSES AND DISTANCES:

1. SOUTH 89°08'22"EAST, A DISTANCE OF 136.81 FEET TO A 5/8-INCH REBAR MARKING AN ANGLE POINT IN SAID AGREEMENT LINE, AND
2. SOUTH 89°12'41"EAST, A DISTANCE OF 58.32 FEET TO A 5/8-INCH REBAR MARKING A POINT ON SAID AGREEMENT LINE, SAID POINT BEING THE **POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE FROM SAID POINT OF BEGINNING, CONTINUING COINCIDENT WITH SAID AGREEMENT LINE, THE FOLLOWING FOUR (4) CONSECUTIVE COURSES AND DISTANCES:

1. CONTINUING SOUTH 89°12'41"EAST, A DISTANCE OF 217.43 FEET,
2. SOUTH 88°40'34"EAST, A DISTANCE OF 48.98 FEET,
3. SOUTH 85°31'33"EAST, A DISTANCE OF 650.03 FEET TO A 1/2-INCH REBAR MARKING AN ANGLE POINT IN SAID AGREEMENT LINE, AND
4. NORTH 48°29'18"EAST, A DISTANCE OF 283.62 FEET TO A 5/8-INCH REBAR MARKING THE MOST EASTERLY END OF SAID AGREEMENT LINE, ALSO BEING A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5;

THENCE LEAVING SAID AGREEMENT LINE, NORTH 00°54'17"EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 286.72 FEET TO THE NORTHEASTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE QUITCLAIM DEED TO CRISTOBAL FLORIAN AND DENICE FLORIAN RECORDED AS INSTRUMENT NO. 9382150, OFFICIAL RECORDS OF ADA COUNTY, HEREINAFTER REFERRED TO AS THE FLORIAN TRACT;

THENCE LEAVING SAID EAST LINE AND COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID FLORIAN TRACT, THE FOLLOWING TWO (2) CONSECUTIVE COURSES AND DISTANCES:

1. NORTH 89°16'44" WEST, A DISTANCE OF 729.84 FEET TO A 5/8-INCH REBAR MARKING AN ANGLE POINT ON SAID NORTHERLY BOUNDARY, AND
2. SOUTH 00°53'55" WEST, A DISTANCE OF 90.01 FEET;

THENCE LEAVING SAID NORTHERLY BOUNDARY, ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES OF SELLWOOD PLACE SUBDIVISION NO. 1 RECORDED AS INSTRUMENT #2023-072171 OFFICIAL RECORD OF ADA COUNTY, THE FOLLOWING TWELVE (12) CONSECUTIVE COURSES AND DISTANCES:

1. NORTH 89°06'05" WEST, A DISTANCE OF 107.41 FEET TO A 5/8-INCH REBAR,
2. SOUTH 00°53'55" WEST, A DISTANCE OF 9.00 FEET TO A 5/8-INCH REBAR,
3. NORTH 89°06'05" WEST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH REBAR,
4. NORTH 00°53'55" EAST, A DISTANCE OF 9.00 FEET TO A 5/8-INCH REBAR,
5. NORTH 89°06'05" WEST, A DISTANCE OF 107.50 FEET TO A 5/8-INCH REBAR,
6. SOUTH 00°53'55" WEST, A DISTANCE OF 190.00 FEET TO A 5/8-INCH REBAR,
7. NORTH 89°12'41" WEST, A DISTANCE OF 61.46 FEET TO A 5/8-INCH REBAR,
8. SOUTH 00°47'19" WEST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH REBAR,
9. NORTH 89°12'41" WEST, A DISTANCE OF 26.00 FEET TO A 5/8-INCH REBAR
10. ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 18°30'52", AN ARC LENGTH OF 22.62 FEET, AND A CHORD BEARING NORTH 79°57'15" WEST, A DISTANCE OF 22.52 FEET TO A 5/8-INCH REBAR,
11. SOUTH 50°15'10" WEST, A DISTANCE OF 26.95 FEET TO A 5/8-INCH REBAR, AND
12. SOUTH 00°47'19" WEST, A DISTANCE OF 91.11 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 9.82 ACRES OF LAND, MORE OR LESS.

END OF DESCRIPTION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY 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 SEWER AND WATER SERVICE FROM STAR SEWER AND WATER DISTRICT, WHICH HAS AGREED IN WRITING TO SERVE ALL LOTS WITHIN THE SUBDIVISION. IRRIGATION WATER HAS BEEN PROVIDED FROM FARMERS UNION DITCH CO., LTD., IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(B). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM FARMERS UNION DITCH CO., LTD..

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND:

Mitchell S. Armuth

MITCHELL S. ARMUTH, AUTHORIZED AGENT
HUBBLE HOMES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, SURVIVING ENTITY OF THE MERGER WITH SELLWOOD PROPERTIES, LLC, AN IDAHO LIMITED LIABILITY COMPANY.

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } ss.

ON THIS 3rd DAY OF December, IN THE YEAR 2024, Penny Smith
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF Idaho
PERSONALLY APPEARED **MITCHELL S. ARMUTH**, KNOWN OR IDENTIFIED TO ME
TO BE AN **AUTHORIZED AGENT** OF **HUBBLE HOMES, LLC**, AN IDAHO LIMITED
LIABILITY COMPANY, SURVIVING ENTITY OF THE MERGER WITH SELLWOOD
PROPERTIES, LLC, AN IDAHO LIMITED LIABILITY COMPANY THAT EXECUTED THE
INSTRUMENT WITHIN AND ACKNOWLEDGED TO ME THAT **HUBBLE HOMES, LLC**
EXECUTED THE SAME.

Penny Smith

NOTARY PUBLIC FOR IDAHO
MY COMMISSION EXPIRES 2-14-2025

State of Idaho
Commission No. 23655



CERTIFICATE OF SURVEYOR

I, BERT J. NOWAK, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT OF **SELLWOOD PLACE SUBDIVISION NO. 2** IS TRUE AND CORRECT AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND AS SHOWN HEREON, AND WAS SURVEYED IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.

Bert J. Nowak

BERT J. NOWAK, PLS 8077



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