

# PEPPERWOOD ESTATES NO. 2 PHASE 1

## CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: That NORTHWEST EQUITY, INC., SOUTH COUNTY WATER and HOUSEHOLD FINANCE CO., corporations organized and existing under the laws of the State of Idaho, and duly qualified to do business within the State of Idaho, Albert E. Blaser, a married man, dealing in his sole and separate property and Albert E. Blaser as Personal Representative of the Estate of Ruth L. Blaser, Bruce Blaser and Annalee Blaser, husband and wife, Ester C. Sherman, an individual, Floyd Sherman, (deceased), Olen O. Stewart and Betty J. Stewart, husband and wife, are the owners of a tract of land in the SW 1/4 of Section 22, T.3N., R.1E., B.M., Ada County, Idaho, being more particularly described as follows:

Commencing at the section corner common to Sections 21, 22, 27 and 28, T.3N., R.1E., B.M., Ada County, Idaho, thence N89°58'24"E along the section line common to said Sections 22 and 27, 2184.91 feet to a 2" pipe with brass cap, the Real Point of Beginning; thence N89°58'24"E along said section line, 179.32 feet to a steel pin which bears S89°58'24"W, 300.00 feet from the one-quarter corner common to said Sections 22 and 27; thence N0°02'36"W, 150.00 feet to a steel pin; thence N89°58'24"E, 150.00 feet to a steel pin; thence N0°02'36"W, 404.00 feet to a steel pin; thence N89°58'24"E, 150.63 feet to a steel pin on the north-south mid-section line of said Section 22; thence N0°01'19"E along said mid-section line, 501.10 feet to a steel pin which bears S0°01'19"W, 1603.98 feet from the center of said Section 22; thence WEST, 284.63 feet to a steel pin; thence South, 130.00 feet to a steel pin; thence West, 75.00 feet to a steel pin; thence along a curve to the right with a radius of 25.00 feet, a central angle of 90°00' and whose long chord bears N45°00'W, 35.36 feet to a steel pin; thence West, 60.00 feet to a steel pin; thence North, 706.53 feet to a steel pin; thence West, 181.42 feet to a steel pin; thence N40°00'W, 40.00 feet to a steel pin; thence along a curve to the left with a radius of 70.00 feet, a central angle of 50°00' and whose long chord bears N25°00'E, 59.17 feet to a steel pin; thence North, 166.45 feet to a steel pin; thence along a curve to the left with a radius of 80.00 feet, a central angle of 90°00' and whose long chord bears N45°00'W, 113.14 feet to a steel pin; thence West, 396.37 feet to a steel pin; thence along a curve to the left with a radius of 80.00 feet, a central angle of 32°00' and whose long chord bears S74°00'W, 44.10 feet to a steel pin; thence S58°00'W, 68.52 feet to a steel pin; thence N32°00'W, 40.00 feet to a steel pin; thence along a curve to the right with a radius of 20.00 feet, a central angle of 90°00' and whose long chord bears N77°00'W, 28.28 feet to a steel pin; thence N32°00'W, 112.00 feet to a steel pin; thence along a curve to the right with a radius of 80.00 feet, a central angle of 32°00' and whose long chord bears N16°00'W, 44.10 feet to a steel pin; thence North, 32.22 feet to a steel pin; thence along a curve to the right with a radius of 20.00 feet, a central angle of 90°00' and whose long chord bears N45°00'E, 28.28 feet to a steel pin; thence North, 60.00 feet to a steel pin; thence West, 337.93 feet to a steel pin; thence along a curve to the left with a radius of 310.00 feet, a central angle of 38°00' and whose long chord bears S71°00'W, 201.85 feet to a steel pin; thence S52°00'W, 255.85 feet to a steel pin; thence along a curve to the right with a radius of 236.54 feet, a central angle of 37°48'34" and whose long chord bears S70°54'17"W, 153.28 feet to a steel pin; thence S0°11'26"E, 5.00 feet to a steel pin; thence S89°48'34"W, 492.00 feet to a steel pin on the section line common to said Sections 21 and 22 which bears S0°11'26"E, 709.81 feet from the one-quarter corner common to said Sections 21 and 22; thence S0°11'26"E, along said section line, 50.00 feet to a steel pin which bears N0°11'26"W, 1900.00 feet from the section corner common to said Sections 21, 22, 27 and 28; thence N89°48'34"E, 600.00 feet to a steel pin; thence S0°11'26"E, 450.00 feet to a steel pin; thence S89°48'34"W, 300.00 feet to a steel pin; thence S0°11'26"E, 300.00 feet to a steel pin on the boundary line of PEPPERWOOD ESTATES, according to the official plat thereof on file in the Ada County Recorder's Office, Boise, Idaho; thence N89°48'34"E along said boundary line, 1025.00 feet to a steel pin; thence N0°11'26"W along said boundary line, 18.18 feet to a steel pin; thence N82°45'E along said boundary line, 65.00 feet to a steel pin; thence S70°18'E along said boundary line, 257.81 feet to a steel pin; thence S50°57'E along said boundary line, 87.54 feet to a steel pin; thence S37°32'E along said boundary line, 81.28 feet to a steel pin; thence S20°38'E along said boundary line, 181.42 feet to a steel pin; thence S14°07'E along said boundary line, 219.92 feet to a steel pin; thence S4°02'E along said boundary line, 179.78 feet to a steel pin; thence N89°58'24"E along said boundary line, 308.58 feet to a steel pin; thence S0°02'36"E, 411.00 feet to the Real Point of Beginning.

The owners do hereby plat this tract as "PEPPERWOOD ESTATES NO. 2 PHASE 1," and dedicate to the public, for public use forever, the streets and public ways as shown on said plat. The easements indicated on said plat are not dedicated to the public, but the use of said easements is hereby perpetually reserved for public utilities and such other uses as designated hereon, and no structures, other than for such utility purposes, or other designated use are to be erected within the lines of said easements. South Gatewood Lane is a private street and not dedicated to the public.

IN WITNESS WHEREOF, we have hereunto set our hands this 12<sup>th</sup> day of December, 1983, and the 4<sup>th</sup> day of February, 1985.

<u>Albert E. Blaser</u> Albert E. Blaser, A married man, dealing in his sole and separate property.	<u>Bruce Blaser</u> Bruce Blaser - Owner	<u>Olen O. Stewart</u> Olen O. Stewart - Owner	<u>Esther C. Sherman</u> Esther C. Sherman - Owner
<u>Albert E. Blaser</u> Albert E. Blaser as Personal Representative of the Estate of Ruth L. Blaser.	<u>Annalee Blaser</u> Annalee Blaser - Owner	<u>Betty J. Stewart</u> Betty J. Stewart - Owner	<u>Delmer F. Sherman</u> As Successor to Delmer F. Sherman

NORTHWEST EQUITY, INC.  
Albert E. Blaser  
Albert E. Blaser - Chairman

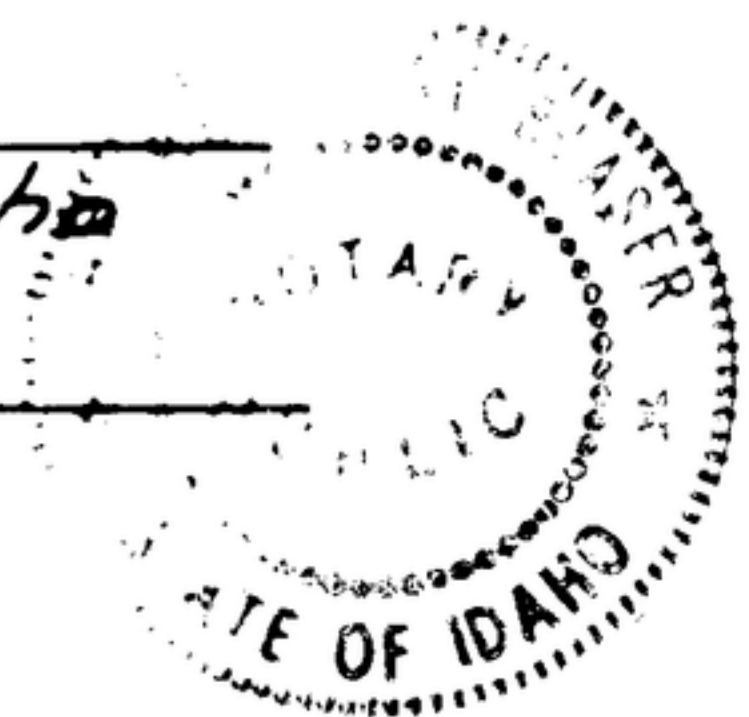
SOUTH COUNTY WATER  
Keith E. Stokes  
Keith E. Stokes - President

HOUSEHOLD FINANCE CO.  
Larry A. DeFratis  
Larry A. DeFratis - Branch Manager

## ACKNOWLEDGMENT

STATE OF IDAHO }  
COUNTY OF ADA } S.S.  
On this 12 day of December, 1983, before me the undersigned, a Notary Public in and for said State, personally appeared Albert E. Blaser, an individual, Bruce Blaser and Annalee Blaser, husband and wife, Olen O. Stewart and Betty J. Stewart, husband and wife, known to me to be the persons whose names are subscribed to the foregoing "CERTIFICATE OF OWNERS" and acknowledged to me that they did execute the same.

Albert E. Blaser  
Notary Public for the State of Idaho  
My Commission expires: Dec 1984



## ACKNOWLEDGMENT

STATE OF IDAHO }  
COUNTY OF ADA } S.S.  
On this 12 day of December, 1983, before me the undersigned, a Notary Public in and for said State, personally appeared Albert E. Blaser, known to me to be the Chairman of the corporation that executed the within instrument, and acknowledged to me that such corporation did execute the same.

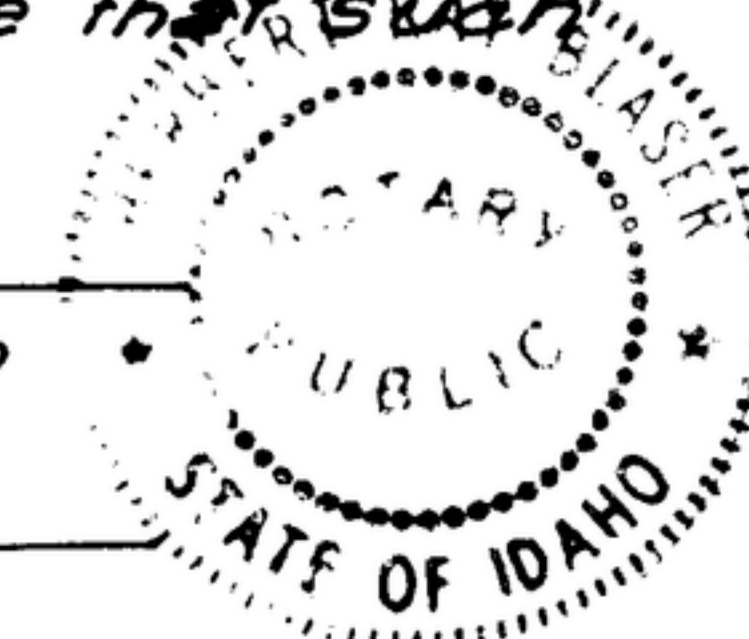
Albert E. Blaser  
Notary Public for the State of Idaho  
My Commission expires: Nov 84



## ACKNOWLEDGMENT

STATE OF IDAHO }  
COUNTY OF ADA } S.S.  
On this 12 day of December, 1983, before me the undersigned, a Notary Public in and for said State, personally appeared Larry A. DeFratis, known to me to be the Branch Manager of the corporation that executed the within instrument, and acknowledged to me that such corporation did execute the same.

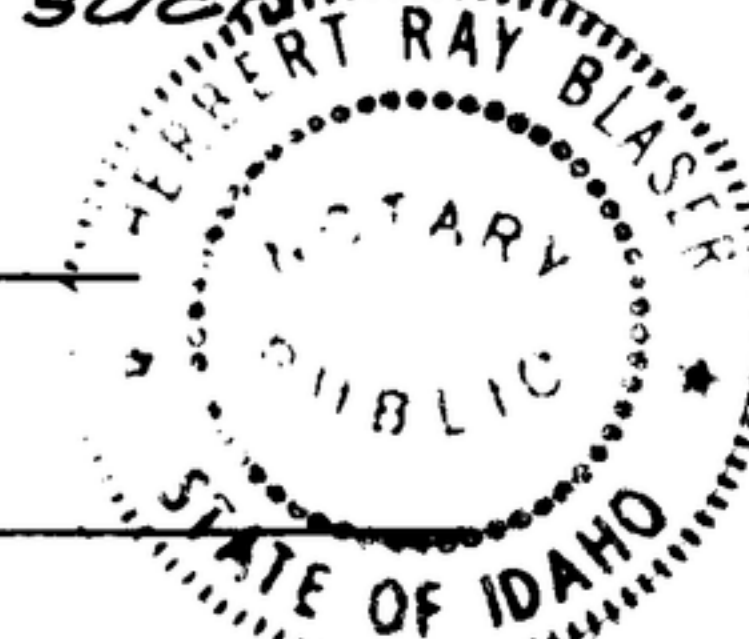
Larry A. DeFratis  
Notary Public for the State of Idaho  
My Commission expires: Nov 84



## ACKNOWLEDGMENT

STATE OF IDAHO }  
COUNTY OF ADA } S.S.  
On this 12 day of December, 1983, before me the undersigned, a Notary Public in and for said State, personally appeared Keith E. Stokes known to me to be the President of the corporation that executed the within instrument, and acknowledged to me that such corporation did execute the same.

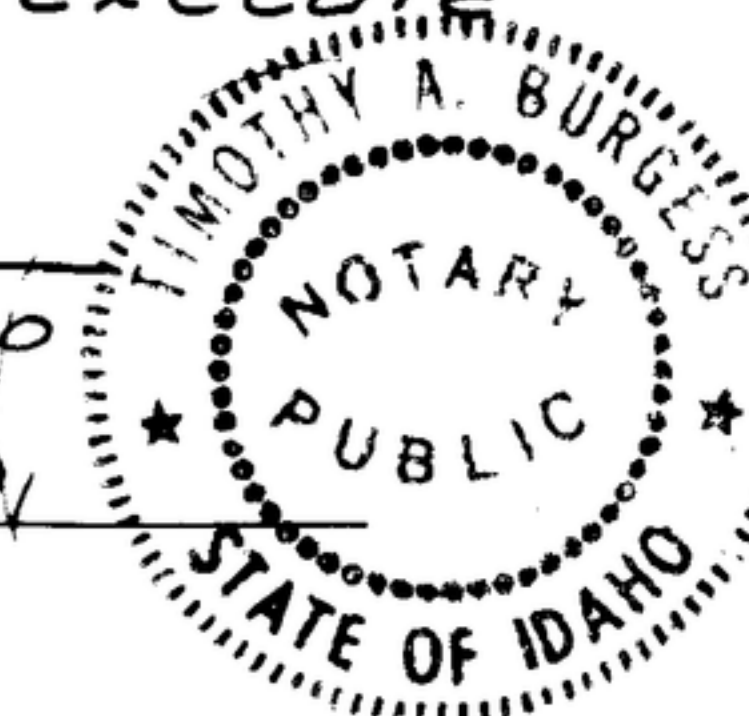
Keith E. Stokes  
Notary Public for the State of Idaho  
My Commission expires: Nov 84



## ACKNOWLEDGMENT

STATE OF IDAHO }  
COUNTY OF ADA } S.S.  
On this 4 day of February, 1985, before me the undersigned, a Notary Public in and for said State of Idaho, personally appeared Esther C. Sherman, an individual, known to me to be the person whose name is subscribed to the foregoing "CERTIFICATE OF OWNERS" and acknowledged to me that she did execute the same.

Timothy A. Burgess  
Notary Public for the State of Idaho  
My Commission expires: Jan 28, 1991



Sanitary restriction in force under Title 50, Chapter 13, Idaho Code.