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PLAT RECORDING SHEET

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PAGE

Thru

SURVEYOR

SUBDIVISION NAME

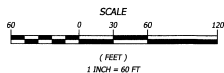
OWNERS

AT THE REQUEST OF

COMMENTS

BENARI ESTATES SUBDIVISION NO. 2

LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 7,
T. 4 N., R. 1 E., B.M., CITY OF EAGLE, ADA COUNTY, IDAHO
2025



POINT OF BEGINNING

1/4 CORNER

ELEGIBLE

CP# 101015788

VAN ENGELN ESTATES NO. 1
SUBDIVISION
BK 70, PG 7169-70

5 00°35'37" W 2665.77' - BASIS OF BEARING

5 00°35'37" W 1196.95'

CP# 108039891
80° WC
PLS 972

BADER'S ACRES SUBDIVISION
ZONED R-10
N 88°31'36" E 681.91'
N 88°31'36" E 1322.85'

N BALLANTYNE LANE

CE1/16 CORNER

PLS 12722

CP# 2024-002994



SEE SHEET 2 OF 4 FOR NOTES, LINE/CURVE TABLES, NARRATIVE & REFERENCES

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- EXISTING DEED/LOT LINE
- CENTERLINE
- EASEMENT
- SECTION LINE
- 1 LOT NUMBER
- ⊙ FOUND 5/8" REBAR/CAP PLS 11574 OR AS NOTED
- ⊙ FOUND ALUMINUM CAP
- ⊙ FOUND BRASS CAP
- ⊙ FOUND 1/2" REBAR/CAP PLS 11574
- ⊙ SET 5/8" REBAR/CAP PLS 11574
- ⊙ SET 1/2" REBAR/CAP PLS 11574
- ⊙ CALCULATED POINT
- STORM DRAINAGE EASEMENT, SEE NOTE 14
- ACHD SIDEWALK EASEMENT, SEE NOTE 13
- GRAVITY IRRIGATION EASEMENT, SEE NOTE 15



2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105

SHEET: 1 OF 4 DATE: 8/2025 DRAWN BY: AR CHECKED BY: JB JOB#: 123068 DWG#: 123068-PP

PLAT NOTES

1. EASEMENTS: A PERMANENT EASEMENT FOR PUBLIC UTILITIES AND PROPERTY DRAINAGE IS HEREBY RESERVED ALONG THE FOLLOWING:

- TEN (10') FOOT WIDE ADJACENT TO SUBDIVISION BOUNDARY
- TEN (10') FOOT WIDE ADJACENT TO PUBLIC RIGHT-OF-WAY OR AS DEPICTED
- FIVE (5') FOOT WIDE ADJACENT TO EITHER SIDE OF INTERIOR SIDE LOT LINES
- TEN (10') FOOT WIDE ADJACENT TO INTERIOR REAR LOT LINES

A PERMANENT EASEMENT FOR PRESSURE IRRIGATION IS HEREBY RESERVED ALONG THE FOLLOWING:
-TEN (10') FOOT WIDE ALONG SUBDIVISION BOUNDARY AND REAR LOT LINES OR AS DEPICTED
-FIVE (5') FOOT WIDE SIDE YARD

2. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, IF ANY CHANGED CONDITION IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FOR THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."

3. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH APPLICABLE ZONING AND SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.

4. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF EAGLE APPLICABLE ZONING AND SUBDIVISION REGULATIONS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED WITH CU-08-22/PPUD-05-22/PP-13-22.

5. LOT 25, BLOCK 1, LOTS 13 AND 18, BLOCK 2 AND LOT 5, BLOCK 4, ARE COMMON LOTS AND ARE OWNED AND MAINTAINED BY THE BENARI ESTATES COMMUNITY ASSOCIATION, INC. THE COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENT. DRIVEWAYS ARE PROHIBITED ACROSS ALL COMMON LOTS.

6. THE LANDS INCLUDED IN THIS PLAT ARE LOCATED IN NEW DRY CREEK ETOCH, CO. SERVICE AREA 208-250-8810. IRRIGATION WATER WILL BE PROVIDED TO ALL LOTS THROUGH A PRESSURE IRRIGATION DELIVERY SYSTEM WHICH HAS BEEN APPROVED PURSUANT TO SECTION 31-3805(4), IDAHO CODE. THE PURCHASER OF EACH LOT SHALL REMAIN SUBJECT TO ALL ASSESSMENTS LEVIED BY NEW DRY CREEK ETOCH, CO. ALL UNPAID IRRIGATION ENTITY ASSESSMENTS ARE A LIEN ON THE LAND.

7. MAINTENANCE OF ANY IRRIGATION DETCH OR PIPE CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER, UNLESS SUCH RESPONSIBILITY IS ASSUMED BY THE IRRIGATION/DRAINAGE ENTITY OR BENARI ESTATES COMMUNITY ASSOCIATION, INC.

8. THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, INST. NO. 2024-01-0003 AND AMENDED INST. NO. 2024-050649. THE HOMEOWNER'S ASSOCIATION CANNOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF EAGLE.

9. THE BENARI ESTATES COMMUNITY ASSOCIATION, INC. SHALL OWN AND MAINTAIN THE PRESSURIZED IRRIGATION PUMP AND ALL APPURTENANCES ASSOCIATED WITH THE PRESSURIZED IRRIGATION SYSTEM.

10. ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE CONSISTENT WITH THE CONDITIONS OF THE DEVELOPMENT AGREEMENT, INST. NO. 2023-050498, AND ANY SUBSEQUENT MODIFICATIONS TO THE DEVELOPMENT AGREEMENT.

11. THIS SUBDIVISION IS SUBJECT TO ACHD LICENSE AGREEMENT NO. 2025-040717.

12. THIS DEVELOPMENT IS SUBJECT TO A PERMANENT ACHD SIDEWALK EASEMENT INST. NO. 2023-054067.

13. A PORTION OF LOT 25, BLOCK 1, LOT 18, BLOCK 2, AND LOT 5, BLOCK 4 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THE FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-100256, ADA COUNTY RECORDS, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 46-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.

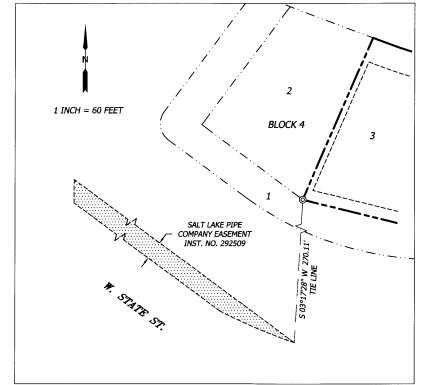
14. THIS DEVELOPMENT IS SUBJECT TO A GRAVITY IRRIGATION EASEMENT INST. NO. 2023-067158.

15. LOT 1, BLOCK 1, IS SUBJECT TO PRESSURE IRRIGATION EASEMENT INST. NO. 2023-067159.

16. GRAVITY IRRIGATION EASEMENTS IN FAVOR OF BALLANTYNE IRRIGATION DISTRICT ARE HEREBY RESERVED AS BLANKET EASEMENTS, AS SHOWN AND DIMENSIONED IN LOT 25, BLOCK 1 AND LOTS 13-18, BLOCK 2. EASEMENTS WILL BE MAINTAINED BENARI ESTATES COMMUNITY ASSOCIATES, INC.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 69°03'38" E	14.45'
L2	N 1°12'17" E	37.00'
L3	N 03°34'46" W	37.00'
L4	S 89°24'23" E	38.96'
L5	S 89°23'46" E	47.04'
L6	N 44°12'25" E	23.53'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	4.78'	68.50'	3°55'39"	S 88°49'48" W
C2	20.32'	318.50'	1°44'05"	S 85°05'11" E
C3	35.55'	768.50'	2°39'01"	S 85°03'42" W
C4	26.23'	18.00'	83°30'17"	S 42°11'22" W
C5	17.17'	18.00'	10°25'28"	S 80°49'00" E
C6	64.68'	750.00'	4°56'22"	N 63°54'58" E
C7	45.18'	750.00'	3°26'59"	N 79°43'12" E
C8	276.80'	680.00'	16°53'10"	N 86°28'12" E
C9	77.00'	768.50'	2°44'26"	N 80°51'58" E
C10	171.25'	561.50'	16°53'10"	N 86°28'12" E
C11	12.37'	581.50'	1°13'08"	N 79°36'19" E
C12	90.72'	581.50'	8°56'20"	N 83°41'03" E
C13	68.32'	581.50'	10°43'23"	S 80°20'11" E
C14	182.25'	618.50'	16°53'10"	S 86°28'12" W
C15	136.28'	618.50'	12°13'22"	N 84°18'29" E
C16	45.98'	618.50'	4°15'31"	S 87°13'01" E
C17	18.56'	18.00'	59°03'49"	S 63°20'51" W
C18	275.78'	53.00'	288°07'39"	N 04°52'46" E
C19	88.60'	53.00'	9°46'38"	N 67°42'12" E
C20	48.32'	53.00'	49°00'02"	S 23°54'24" E
C21	45.32'	53.00'	49°00'02"	S 23°54'24" E
C22	96.53'	53.00'	104°20'56"	N 78°13'53" W
C23	18.56'	18.00'	59°03'49"	N 55°35'30" W
C24	NOT USED			
C25	NOT USED			
C26	122.83'	318.50'	2°40'59"	N 81°11'21" E
C27	36.04'	318.50'	1°12'25"	S 83°13'58" W
C28	26.79'	318.50'	4°49'09"	S 72°33'01" W
C29	116.22'	300.00'	2°21'54"	S 81°14'24" W
C30	109.63'	281.50'	2°18'49"	S 81°17'56" W
C31	37.01'	318.50'	6°39'22"	N 72°28'10" E
C32	28.32'	18.00'	67°46'22"	S 34°54'42" W
C33	122.92'	300.00'	2°23'00"	N 81°53'00" E
C34	67.46'	300.00'	1°23'04"	S 76°24'59" W
C35	55.50'	300.00'	0°10'02"	S 68°19'22" W
C36	26.32'	18.00'	83°46'22"	N 48°51'40" W
C37	115.38'	281.50'	2°19'00"	S 81°53'06" W
C38	16.41'	281.50'	1°12'52"	S 79°42'53" W
C39	58.52'	281.50'	1°20'10"	S 87°32'29" W
C40	24.31'	318.50'	4°22'25"	N 88°32'39" W
C41	4.89'	318.50'	1°14'21"	S 88°23'39" W
C42	17.42'	318.50'	3°08'04"	N 87°58'28" W
C43	18.50'	18.00'	59°03'49"	S 64°03'59" W
C44	275.78'	53.00'	288°07'39"	N 03°33'33" E
C45	18.56'	18.00'	59°03'49"	N 56°50'12" W
C46	74.12'	53.00'	60°12'16"	S 74°39'32" W
C47	42.62'	53.00'	46°04'22"	N 42°11'49" W
C48	35.08'	53.00'	37°55'22"	N 00°11'55" W
C49	53.67'	53.00'	38°31'38"	N 38°10'28" E
C50	82.84'	53.00'	89°33'02"	S 77°50'06" E
C51	5.38'	53.00'	5°48'50"	S 30°13'02" E
C52	101.51'	768.50'	2°34'06"	S 03°11'26" E
C53	18.47'	768.50'	1°22'39"	S 06°17'10" E
C54	83.04'	768.50'	0°11'22"	S 02°08'00" E
C55	99.01'	750.00'	2°34'06"	S 03°11'26" E
C56	96.63'	731.50'	2°34'06"	S 03°11'26" E
C57	17.21'	18.00'	68°12'00"	S 44°41'32" W
C58	28.84'	18.00'	91°48'00"	S 45°18'23" E
C59	48.49'	31.50'	88°12'00"	S 44°41'32" W
C60	76.52'	50.00'	88°12'00"	S 44°41'32" W
C61	100.75'	68.50'	84°16'21"	S 42°43'42" W
C62	32.72'	68.50'	44°08'00"	S 22°28'27" W
C63	46.03'	68.50'	49°12'21"	S 64°46'47" W
C64	30.46'	281.50'	18°24'40"	N 82°00'03" W
C65	36.40'	300.00'	18°24'40"	S 82°00'03" E
C66	102.34'	318.50'	18°24'40"	S 82°00'03" E
C67	66.52'	318.50'	11°58'01"	N 85°13'22" W
C68	15.67'	318.50'	0°25'39"	N 76°00'12" W
C69	31.21'	731.50'	2°36'42"	N 85°09'51" E



REFERENCES:

- R1) BAKER'S ACRES SUBDIVISION, BOOK 36, PAGE 3072
- R2) VAN ENGELN ESTATES NO. 1, SUBDIVISION, BOOK 70, PAGE 7169
- R3) RECORD OF SURVEY NO. 12897
- R4) BENARI ESTATES SUBDIVISION NO. 1, BOOK 127, PAGES 20571-75
- R5) WARRANTY DEED INST. NO. 2021-052062
- R6) WARRANTY DEED INST. NO. 2025-024421

SURVEYOR NARRATIVE

THIS SURVEY IS BEING COMPLETED AT THE REQUEST OF THE PROPERTY OWNERS TO SUBDIVIDE INTO RESIDENTIAL LOTS. BOUNDARY IS ESTABLISHED WITH RECORD OF SURVEY NO. 12897 (R3).





2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105
WWW.SAWTOOTHLS.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	DOB#:	DWG#:
2 OF 4	8/2025	AR	JB	123068	123068-PP

CERTIFICATE OF OWNER:

KNOW ALL MEN BY THESE PRESENTS:

THAT I THE UNDERSIGNED DO HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS MY INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

THE OWNER FURTHER CERTIFIES, THAT ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM VEOLIA WATER AND THAT VEOLIA WATER HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION. (I.C. 50-1334)

THE OWNER(S) HEREBY CERTIFY THAT SURFACE WATER FOR IRRIGATION IS REASONABLY AVAILABLE, PER SECTION 67-6537, IDAHO CODE, AND THAT THEY ARE IN COMPLIANCE WITH SECTION 31-3805, IDAHO CODE.

THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

THE PUBLIC ROADS AS SHOWN HEREON ARE DEDICATED TO THE PUBLIC.

BASIS OF BEARINGS IS S. 00°35'37" W. BETWEEN A FOUND ILLEGIBLE BRASS CAP, MARKING THE 1/4 CORNER COMMON TO SECTIONS 7 AND 8 AND A FOUND 30-FOOT WITNESS CORNER BRASS CAP PLS 972, MARKING THE SOUTHEAST CORNER OF SECTION 7, T. 4 N., R. 1 E., S. 8 N. A PARCEL OF LAND LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE 1/4 CORNER COMMON TO SAID SECTIONS 7 AND 8;

THENCE S. 00°35'37" W., COINCIDENT WITH THE EAST LINE OF SAID NE1/4 OF THE SE1/4 AND THE WEST BOUNDARY OF VAN ENGELN ESTATES NO. 1, AS SHOWN IN BOOK 70 OF PLATS, AT PAGES 7169-7170, ADA COUNTY RECORDS, 1198.95 FEET TO THE EASTERLY CORNER OF BENARI ESTATES SUBDIVISION NO.1, AS SHOWN IN BOOK 127 OF PLATS, AT PAGES 20571-20575, ADA COUNTY RECORDS, MARKED BY A 5/8" REBAR WITH CAP PLS 11574;

THENCE S. 88°47'37" W., COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID BENARI ESTATES SUBDIVISION NO. 1, A DISTANCE OF 197.58 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE N. 1°12'23" W., COINCIDENT WITH THE EASTERLY BOUNDARY OF SAID BENARI ESTATES SUBDIVISION NO. 1, A DISTANCE OF 133.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, MARKED BY A 5/8" REBAR WITH CAP PLS 11574;

THENCE COINCIDENT WITH SAID NORTHERLY BOUNDARY, 4.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 68.50 FEET, THROUGH A CENTRAL ANGLE OF 3°53'39", SUBTENDED BY A CHORD BEARING S. 86°49'48" W., 4.69 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE N. 1°12'23" W., COINCIDENT WITH SAID EASTERLY BOUNDARY, 70.00 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE S. 88°47'37" W., COINCIDENT WITH SAID NORTHERLY BOUNDARY, 456.54 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE N. 75°50'00" W., COINCIDENT WITH SAID NORTHERLY BOUNDARY, 83.34 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE N. 23°05'46" E., COINCIDENT WITH SAID EASTERLY BOUNDARY, 153.45 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE S. 69°03'38" E., COINCIDENT WITH SAID NORTHERLY BOUNDARY, 14.45 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, MARKED BY A 5/8" REBAR WITH CAP PLS 11574;

THENCE COINCIDENT WITH SAID NORTHERLY BOUNDARY, 20.76 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 318.50 FEET, THROUGH A CENTRAL ANGLE OF 3°44'05", SUBTENDED BY A CHORD BEARING S. 70°55'41" E., 20.76 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE N. 17°12'17" E., COINCIDENT WITH SAID EASTERLY BOUNDARY, 37.00 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE N. 0°26'14" E., COINCIDENT WITH SAID EASTERLY BOUNDARY, 246.98 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE N. 01°56'37" E., COINCIDENT WITH SAID EASTERLY BOUNDARY, 76.07 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE N. 00°26'14" E., COINCIDENT WITH SAID EASTERLY BOUNDARY, 266.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, MARKED BY A 5/8" REBAR WITH CAP PLS 11574;

THENCE COINCIDENT WITH SAID NORTHERLY BOUNDARY, 25.55 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 768.50 FEET, THROUGH A CENTRAL ANGLE OF 2°59'01", SUBTENDED BY A CHORD BEARING S. 87°05'42" W., 35.54 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE N. 3°36'48" W., COINCIDENT WITH SAID EASTERLY BOUNDARY, 37.00 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE N. 0°26'14" E., COINCIDENT WITH SAID EASTERLY BOUNDARY, 182.05 FEET TO THE NORTH LINE OF SAID NE1/4 OF THE SE1/4 AND THE SOUTH BOUNDARY OF BAKER'S ACRES SUBDIVISION, AS SHOWN IN BOOK 36 OF PLAT, AT PAGES 3072-3073, ADA COUNTY RECORDS, MARKED BY A 5/8" REBAR WITH CAP PLS 11574;

THENCE N. 88°31'36" E., COINCIDENT WITH SAID NORTH LINE, 681.99 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 16.08 ACRES, MORE OR LESS.

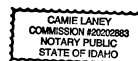
F111, LLC
JIM CONGER, MANAGER

ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF ADA

ON THIS 21st DAY OF August, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JIM CONGER, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF F111, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THAT EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



Camie Laney
NOTARY PUBLIC FOR IDAHO
RESIDING AT *Bowl*
MY COMMISSION EXPIRES *8-3-2026*

CERTIFICATE OF SURVEYOR:

I, JEFF BEAGLEY, PLS, 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, SURVEYS AND CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1801 THROUGH 55-1812.

JEFF BEAGLEY



P.L.S.11574

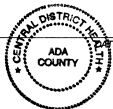
**SAWTOOTH**
Land Surveying, LLC
2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105
WWW.SAWTOOTHLS.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG#:
3 OF 4	8/2025	AR	JB	123068	123068-PP

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

Paula J. Smith EPHS 5-28-25
DISTRICT HEALTH OFFICER DATE



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 28th DAY OF July, 2025.

Myra L. Smith 7-28-2025
PRESIDENT, ADA COUNTY HIGHWAY DISTRICT DATE



CERTIFICATE OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF EAGLE, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS FINAL PLAT AND THAT THE EAGLE CITY REQUIREMENTS REGARDING FINAL PLATS HAVE BEEN MET.

Christi M. Cook 9-3-2025
CITY ENGINEER PE 16745 DATE



EAGLE SEWER DISTRICT

I, THE UNDERSIGNED, GENERAL MANAGER OF EAGLE SEWER DISTRICT, DO HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN REVIEWED AND IS APPROVED AS MEETING DISTRICT PLAT REQUIREMENTS.

Nick J. Smith 9-2-2025
GENERAL MANAGER DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF EAGLE, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 10 DAY OF October, 2025 THIS FINAL PLAT WAS DULY ACCEPTED AND APPROVED.

[Signature] 9/19/25
CITY CLERK DATE



CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

[Signature] 26 SEPTEMBER 2025
COUNTY SURVEYOR DATE
PLS # 20920



CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN "PAID IN FULL." THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Elizabeth Mahan 9/26/2025
COUNTY TREASURER
Corinne J. Smith
Deputy Treasurer



COUNTY RECORDERS CERTIFICATE

STATE OF IDAHO }
COUNTY OF ADA } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC., AT 59 MINUTES PAST 10 O'CLOCK PM THIS 29 DAY OF Sept, 2025, A.D., AND WAS DULY RECORDED IN BOOK 131 OF PLATS AT PAGES 76 THROUGH 75, INSTRUMENT NUMBER 2025-073222.

Dan Ryalls Trist Tripple
DEPUTY EX-OFFICIO RECORDER



2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105

SAWTOOTH
Land Surveying, LLC WWW.SAWTOOTHLS.COM

SHEET: 4 OF 4	DATE: 4/2025	DRAWN BY: AR	CHECKED BY: JB	JOB#: 123068	DWG#: 123068-PP
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After recording, please return to:

F111 LLC
Attn: Camie Laney
4824 W. Fairview Ave.
Boise, Idaho 83706

ACCOMMODATION

FIRST SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR THE BENARI ESTATES COMMUNITY

THIS FIRST SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR THE BENARI ESTATES COMMUNITY (this “**First Supplement**”) is made as of November 18, 2025 (the “**First Supplement Date**”), by G20 LLC, an Idaho limited liability company (“**Developer**”), and F111 LLC, an Idaho limited liability company (“**Landowner**”).

RECITALS

A. Reference is made to that certain Declaration of Covenants, Conditions, Restrictions, and Easements for the Benari Estates Community, recorded by Developer on March 20, 2024, in the official records of Ada County, Idaho as Instrument No. 2024-014063, as amended by that certain First Amendment to Declaration of Covenants, Conditions, Restrictions, and Easements for the Benari Estates Community, recorded by Developer on September 12, 2024, in the official records of Ada County, Idaho as Instrument No. 2024-050649 (collectively, the “**Declaration**”). Capitalized terms not otherwise defined herein will have the meaning ascribed to them in the Declaration.

B. Article 12 of the Declaration allows for the recording of a Supplemental Declaration, pursuant to which additional lands are annexed into the Community and become subject to the Declaration.

C. Landowner owns the real property legally described as follows (“**Phase 2 Property**”):

All of Benari Subdivision No. 2, according to the official plat thereof recorded in the official records of Ada County, Idaho on September 29, 2025, as Instrument No. 2025-063222, Book 131 of Plats at Pages 20 through 23 (the “**Phase 2 Plat**”).

D. Pursuant to Article 12 of the Declaration, Developer desires to annex the Phase 2 Property into the Community, pursuant and subject to the terms and conditions hereinafter set forth.

AGREEMENT

NOW, THEREFORE, Developer and Landowner hereby declare and agree as follows:

1. **Incorporation by Reference.** All recitals to this First Supplement are hereby incorporated by reference as if set forth in this Section 1.

2. **Annexation.** The Phase 2 Property, and each Lot, parcel, and portion thereof, is hereby annexed into the Community and is hereby subject to all of the terms and conditions of the Declaration. The term “Lot” as defined in the Declaration shall also include each Lot within the Phase 2 Property, and the term “Community” shall include the Phase 2 Property.

3. **Common Area.** Lot 25 in Block 1, Lots 13 and 18 in Block 2, and Lot 9 in Block 4 of the Phase 2 Property are hereby designated as Common Area.

4. **Storm Water Drainage System.** A portion of Lot 25 in Block 1, Lot 8 in Block 2, and Lot 9 in Block 4 of the Phase 2 Property is servient to and contains a portion of the storm water drainage system, and is subject to the Master Easement. Operation and maintenance of the storm water drainage facilities within such Lots will be governed by the O&M Manual.

5. **Consent.** Landowner hereby consents to the annexation of the Phase 2 Property into the Community, and further consents to the terms and conditions of this First Supplement.

6. **Effect of First Supplement.** Except as expressly provided in this First Supplement, all of the terms and conditions of the Declaration remain in full force and effect. Upon recordation hereof, this First Supplement will: (a) become a part of the Declaration; (b) run with the land and be binding upon any person or entity having or acquiring any right, title, or interest in any Lot, parcel, or portion of the Community; (c) inure to the benefit of every Lot, parcel, or portion of the Community; and (d) inure to the benefit of and is binding upon Developer and each Owner having or holding any right, title, or interest in any Lot, parcel, or portion of the Community, and their successors, heirs, and assigns. To the extent there is a conflict between the terms and conditions of the Declaration and the terms and conditions of this First Supplement, the terms and conditions of this First Supplement will control.

[Remainder of page intentionally left blank; signature page follows.]

IN WITNESS WHEREOF, Developer and Landowner have executed this First Supplement effective as of the First Supplement Date.

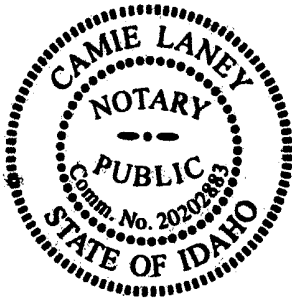
DEVELOPER:

G20 LLC,
an Idaho limited liability company

By: *James Neylan*
Name: James Neylan
Its: Authorized Signatory

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on this 18th day of November, 2025, by James Neylan as Authorized Signatory of G20 LLC.



Camie Laney
My Commission Expires: 8-3-2026

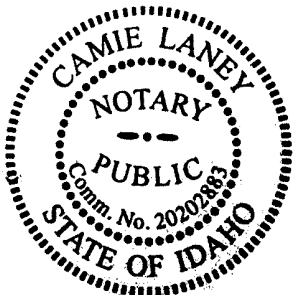
LANDOWNER:

F111 LLC,
an Idaho limited liability company

By: *James Neylan*
Name: James Neylan
Its: Authorized Signatory

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on this 18th day of November, 2025, by James Neylan as Authorized Signatory of F111 LLC.



Camie Laney
My Commission Expires: 8-3-2026