



This document
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Delaware Park Subdivision No. 2, Unit No. 2 at The Colonies

Situated in the south half of the northwest quarter of
Section 30, Township 4 North, Range 2 West, Boise Meridian
City of Caldwell, Canyon County, Idaho
2014

PLAT SHOWING

PLAT BOOK 43 PAGE 43

2014-005153

RECORDED

02/11/2014 03:20 PM

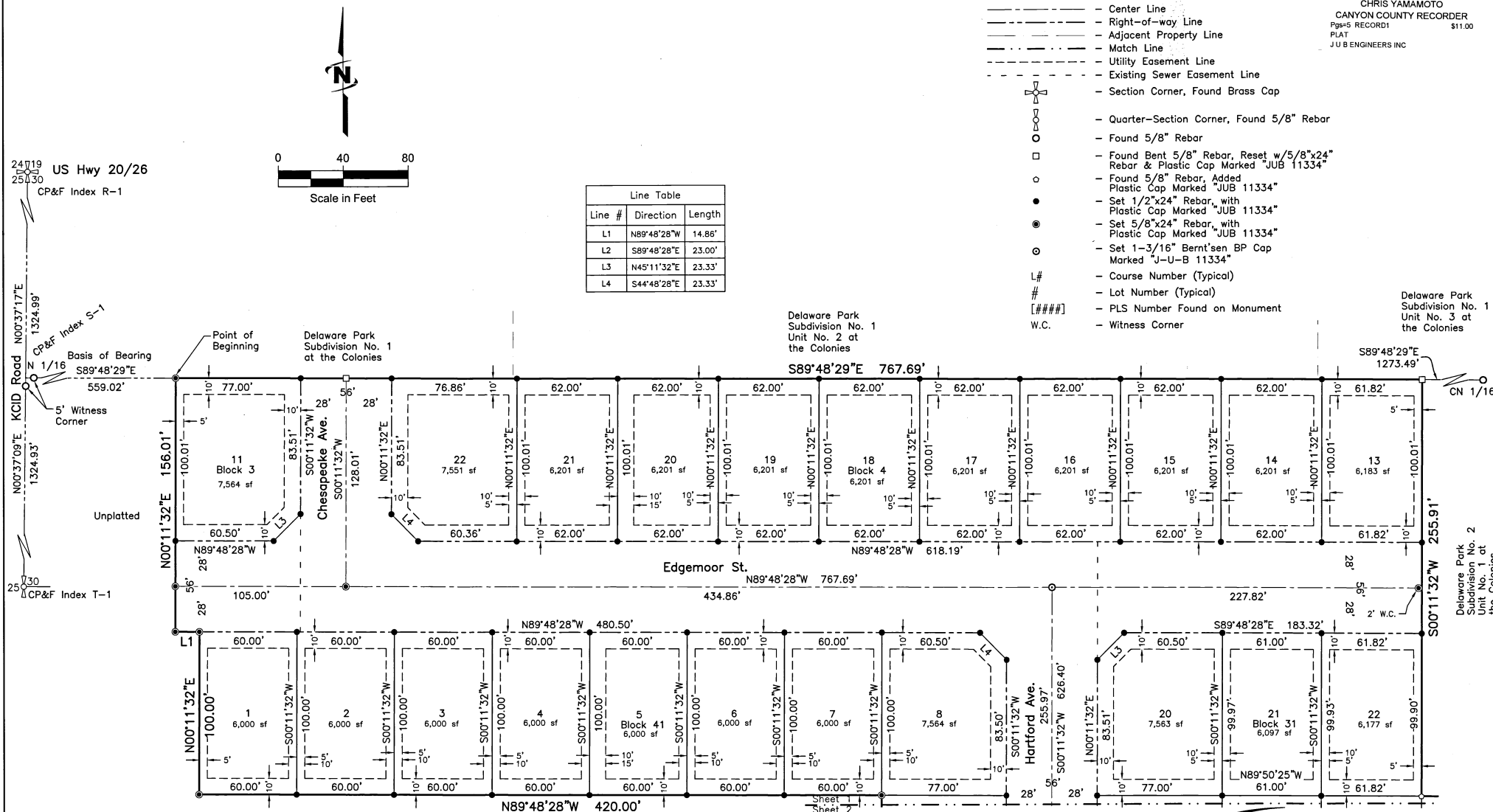


CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pg#5 RECORD1 \$11.00
PLAT
JUB ENGINEERS INC

Legend

- Boundary Line
- Lot Line
- Section Line
- Center Line
- Right-of-way Line
- Adjacent Property Line
- Match Line
- Utility Easement Line
- Existing Sewer Easement Line
- Section Corner, Found Brass Cap
- Quarter-Section Corner, Found 5/8" Rebar
- Found 5/8" Rebar
- Found Bent 5/8" Rebar, Reset w/5/8"x24" Rebar & Plastic Cap Marked "JUB 11334"
- Found 5/8" Rebar, Added Plastic Cap Marked "JUB 11334"
- Set 1/2"x24" Rebar, with Plastic Cap Marked "JUB 11334"
- Set 5/8"x24" Rebar, with Plastic Cap Marked "JUB 11334"
- Set 1-3/16" Bern'sen BP Cap Marked "J-U-B 11334"
- L# — Course Number (Typical)
- # — Lot Number (Typical)
- [#####] — PLS Number Found on Monument
- W.C. — Witness Corner

Line Table		
Line #	Direction	Length
L1	N89°48'28"W	14.86'
L2	S89°48'28"E	23.00'
L3	N45°11'32"E	23.33'
L4	S44°48'28"E	23.33'



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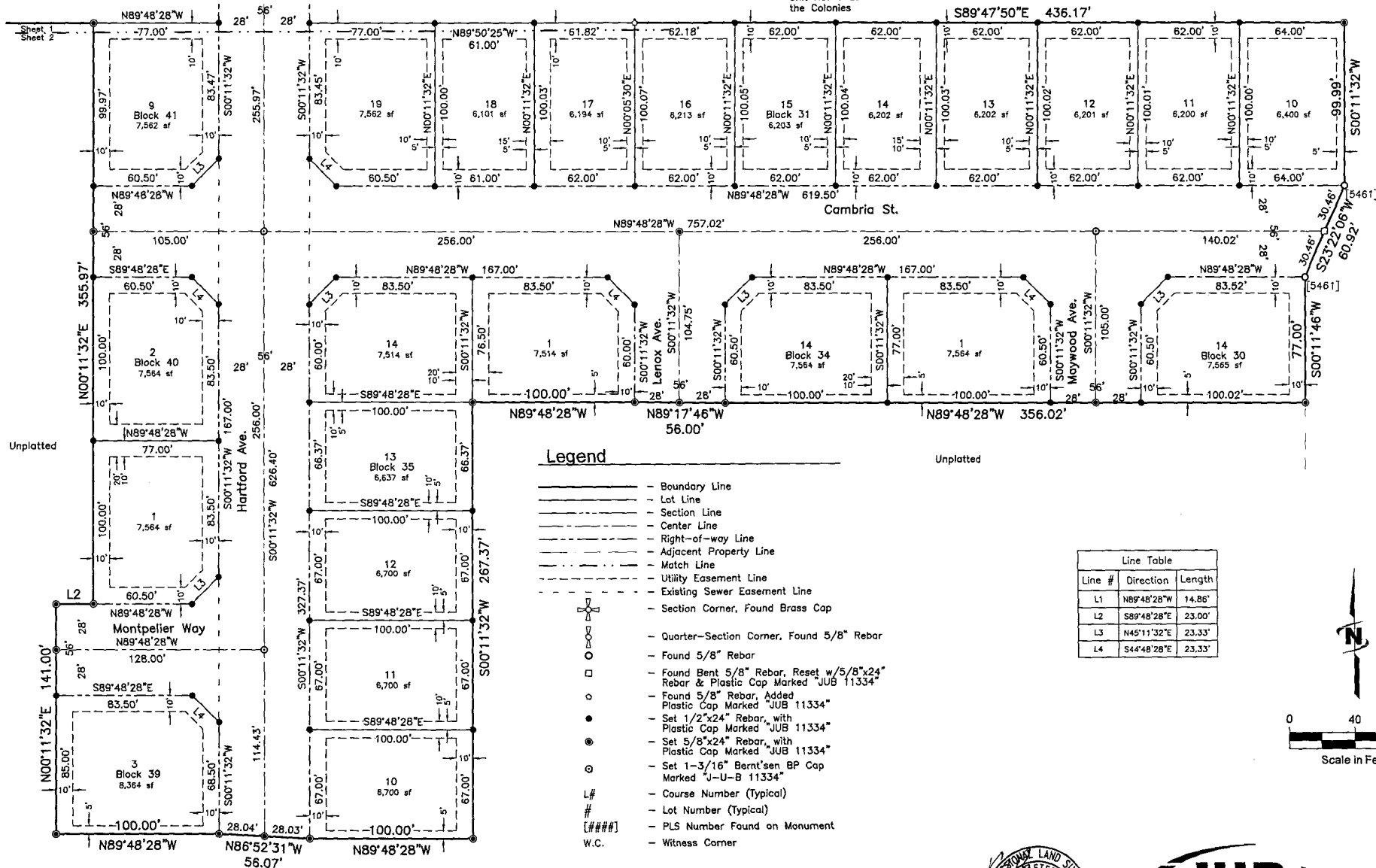
J-U-B ENGINEERS, INC.

250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944
p 208 376 7330 f 208 323 9336 w www.jub.com

PLAT SHOWING Delaware Park Subdivision No. 2, Unit No. 2 at The Colonies

PLAT BOOK _____ PAGE _____

Delaware Park
Subdivision No. 2
Unit No. 1 at
the Colonies

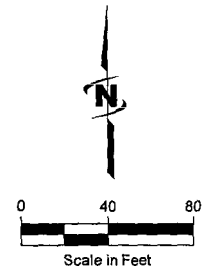


Delaware Park
Subdivision No. 2
Unit No. 1 at
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Easement Notes

1. All Utility Easements shown or designated hereon are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots shown hereon, and are hereby reserved for the installation, maintenance, operation, and use of public & private utilities, pressurized irrigation, sewer service, cable television/data; appurtenances thereto; and lot drainage.
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Reference Documents

Subdivisions:

Delaware Park Subdivision No. 1
Delaware Park Subdivision No. 1, Unit No. 2
Delaware Park Subdivision No. 1, Unit No. 3
Delaware Park Subdivision No. 2, Unit No. 1
Copper Creek Subdivision No. 1

Surveys:

Instrument No.s 200618392, 200623480

Deeds:

Instrument No.s 2008001999, 2010060474, 2010060475, 2010060478, 2010060569, 2010060586, 2011000906, 2010060568/2011003505, 2011000907, 2011000906, & 2010060479

Easements:

Instrument No.s 240606, 2007062095

CP&Fs:

R-1: Instrument No.s: 9508217, 200247483
S-1: Instrument No.: 200624391
T-1: Instrument No.s: 200254954, 200574836



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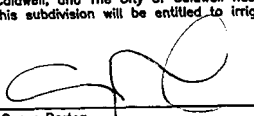
PLAT BOOK _____ PAGE _____

Certificate of Owners

Know all people by these presents: that Corey Barton, a married man as his sole and separate property, does hereby certify that he is the owner of that real property to be known as Delaware Park Subdivision No. 2, Unit No. 2 at The Colonies, and that he intends to include said real property, as described below, in this plat:

A parcel of land situated in the south half of the northwest quarter of Section 30, Township 4 North, Range 2 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, and being more particularly described as follows:
Commencing at the west quarter-section corner of Section 30, Township 4 North, Range 2 West, Boise Meridian;
Thence N00°37'09"E, 1324.93 feet along the west line of the south half of the northwest quarter of Section 30 to the northwest corner of the south half of the northwest quarter;
Thence S89°48'29"E, 559.02 feet along the north line of the south half of the northwest quarter of Section 30 and the south boundary of Delaware Park Subdivision No. 1 (Book 29 of Plats at Page 49, records of Canyon County, Idaho), to the POINT OF BEGINNING;
Thence continuing S89°48'29"E, 767.69 feet along the north line of the south half of the northwest quarter, the south boundaries of Delaware Park Subdivision No. 1, Delaware Park Subdivision No. 1, Unit No. 2 (Book 30 of Plats at Page 31, records of Canyon County, Idaho), and Delaware Park Subdivision No. 1, Unit No. 3 (Book 31 of Plats at Page 19, records of Canyon County, Idaho), to the northwest corner of Delaware Park Subdivision No. 2, Unit No. 1 (Book 37 of Plats at Page 13, records of Canyon County, Idaho);
Thence S00°11'32"W, 255.91 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 1;
Thence S89°47'50"E, 436.17 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 1;
Thence S00°11'32"W, 99.99 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 1;
Thence S23°22'06"W, 60.92 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 1;
Thence S00°11'46"W, 77.00 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 1;
Thence N89°48'28"W, 356.02 feet;
Thence N89°17'46"W, 56.00 feet;
Thence N89°48'28"W, 100.00 feet;
Thence S00°11'32"W, 267.37 feet;
Thence N89°48'28"W, 100.00 feet;
Thence N86°52'31"W, 56.07 feet;
Thence N89°48'28"W, 100.00 feet;
Thence N00°11'32"E, 141.00 feet;
Thence S89°48'28"E, 23.00 feet;
Thence N00°11'32"E, 355.97 feet;
Thence N89°48'28"W, 420.00 feet;
Thence N00°11'32"E, 100.00 feet;
Thence N89°48'28"W, 14.86 feet;
Thence N00°11'32"E, 156.01 feet to the POINT OF BEGINNING.
The above-described parcel contains 10.03 acres, more or less.

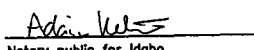
The public streets shown on this plat are hereby dedicated to the public. The easements shown on this plat are not dedicated to the public, however the right to use said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated hereon, and no permanent 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 water service from The City of Caldwell, and The City of Caldwell has agreed in writing to serve all lots within the subdivision. Irrigation water has been provided from Pioneer Irrigation District Via Caldwell Municipal Irrigation District, in compliance with Idaho Code 31-3805(b). Lots within this subdivision will be entitled to irrigation water rights, and will be obligated for assessments from Pioneer Irrigation District Via Caldwell Municipal Irrigation District.


Corey Barton

Acknowledgment

State of Idaho }
County of Ada } ss.

On this 23rd day of July, in the year 2013, before me, a Notary Public in and for the State of Idaho, personally appeared Corey Barton, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.


Notary public for Idaho

My commission expires 6-05-16



Certificate of Surveyor

I, Michael S. Byrns, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of Delaware Park Subdivision No. 2, Unit No. 2 at The Colonies, 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.


Michael S. Byrns, PLS 11334



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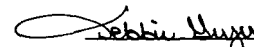
PLAT SHOWING PLAT BOOK PAGE

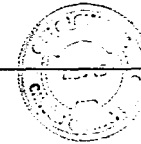
Delaware Park Subdivision No. 2, Unit No. 2 at The Colonies

County Recorder's Certificate

Approval of Caldwell City Council

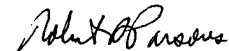
I, the undersigned, City Clerk in and for the City of Caldwell, Canyon County, Idaho, do hereby certify that at regular meeting of the City Council held on the 31st day of February, 2014, this plat was duly accepted and approved.


Caldwell City Clerk



Approval of Southwest District Health Department

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Caldwell and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfactions of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed, or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then the sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.



Southwest District Health Department

8/13/13

Date

Certificate of County Surveyor

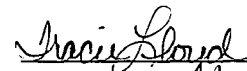
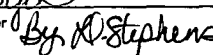
I, the undersigned, County Surveyor for Canyon County, Idaho, do hereby certify that I have checked this plat and find that it complies with the State of Idaho Code relating to plats and vacations.


Canyon County Surveyor
DAVID R. KINBER PE/PLS 2659

11/14/14
Date

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho, per requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.


Canyon County Treasurer
By: 

2/11/14
Date

Approval of Caldwell City Engineer

I, the undersigned, City Engineer, in and for the City of Caldwell, Canyon County, Idaho, do hereby approve this plat.


Caldwell City Engineer

8/13/14

Date



(JUB)
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p 208 376 7330 / 208 323 9336 www.jub.com

2014-010621

RECORDED

03/26/2014 02:14 PM

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=11 MBROWN

\$40.00

TYPE: MISC

TITLEONE BOISE

ELECTRONICALLY RECORDED

SECOND SUPPLEMENTAL DECLARATION OF ANNEXATION ESTABLISHING
COVENANTS, CONDITIONS AND RESTRICTIONS FOR

DELAWARE PARK SUBDIVISION NO. 2, UNIT NO. 2
AT THE COLONIES

SECOND SUPPLEMENTAL DECLARATION OF ANNEXATION
ESTABLISHING COVENANTS, CONDITIONS AND RESTRICTIONS FOR
DELAWARE PARK SUBDIVISION NO. 2, UNIT NO. 2
AT THE COLONIES

This Second Supplemental Declaration of Annexation Establishing Covenants, Conditions And Restrictions For Delaware Park Subdivision No. 2, Unit No. 2 At The Colonies (this "Second Supplement") is made this 24th day of March, 2014, by Corey Barton ("Grantor").

ARTICLE I: SUPPLEMENT AND AUTHORITY

1.1 Supplement to Declaration. This Second Supplement is a supplement to 1) that certain Declaration Establishing Covenants, Conditions and Restrictions for Delaware Park At The Colonies Subdivision Phase II, recorded on the 27th day of February, 2002, as Canyon County, Idaho Instrument Number 200209365 ("Master Declaration"), and 2) that certain Supplemental Declaration of Annexation Establishing Covenants, Conditions and Restrictions for Delaware Park Subdivision No. 2 Unit No. 1 at the Colonies, recorded on the 31st day of March, 2006, as Canyon County, Idaho Instrument Number 200623763 ("First Supplement"). This Second Supplement supplements the Master Declaration and the First Supplement with respect to that certain real property legally described on the attached Exhibit A, which is made a part hereof ("Second Supplement Tract"). The Second Supplement Tract is shown on the Delaware Park Subdivision No. 2, Unit No. 2 at the Colonies final plat, a copy of which is attached hereto as Exhibit B, and made a part hereof. The covenants, conditions and restrictions contained in this Second Supplement are in addition to those covenants, conditions and restrictions contained in the Master Declaration and First Supplement, except insofar as the covenants, conditions and restrictions of the Master Declaration and First Supplement are hereinafter expressly modified hereby.

1.2 Grantor is Successor in Interest to Dyver Development, LLC. Grantor is the successor in interest to Dyver Development, LLC, an Idaho limited liability company, the original "Grantor" and "Declarant" under the Master Declaration, pursuant to that certain Assignment and Assumption of Grantor's Rights dated December 28, 2010. Accordingly, Grantor has the full and proper authority to execute this Second Supplement.

1.3 Second Supplement Tract is a Portion of Master Parcel. As contemplated in Sections 1.2, 3.12, 3.15 and 6.1 of the Master Declaration, the Second Supplement Tract is a portion of the Master Parcel, as that term is defined in the Master Declaration, and, as such, is subject to annexation into the Property, as that term is also defined in the Master Declaration.

ARTICLE II: DECLARATION

Pursuant to Sections 1.2, 3.12, 3.15 and 6.1 of the Master Declaration, Grantor hereby declares that the Second Supplement Tract and any parcel or portion thereof is hereby annexed into the Property and shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to all of the terms, covenants, conditions and restrictions of the Master Declaration, the First Supplement and this Second Supplement. All Owners of Building Lots within the Second Supplement Tract shall be subject to all the terms, covenants, conditions and restrictions of the Master Declaration, the First Supplement and this Second Supplement, including, without limitation, being voting members in the Association.

ARTICLE III: COMMON AREA AND RESIDENTIAL BUILDING LOTS

3.1 Common Area. There is no Common Area within the Second Supplement Tract.

3.2 Residential Building Lots. All platted lots comprising the Second Supplement Tract shall be used and developed as residential Building Lots.

ARTICLE IV: GENERAL PROVISIONS

4.1 Enforcement. The Association, Grantor and/or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all terms, covenants, conditions or restrictions imposed by the provisions of this Second Supplement. Failure by the Association, Grantor or any Owner to immediately enforce any such term, covenant, condition or restriction shall in no event be deemed a waiver of the right to do so in the future.

4.2 Severability. Invalidation of any one of these terms, covenants, conditions or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

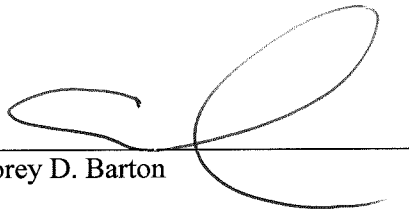
4.3 Term and Amendment. The terms, covenants, conditions and restrictions of this Second Supplement shall run with and bind the Second Supplement Tract for so long as the Master Declaration runs with and binds the Property. This Second Supplement may be amended pursuant to the same amendment terms contained in the Master Declaration.

4.4 Duration and Applicability to Successors. The terms, covenants, conditions, and restrictions set forth in this Second Supplement shall run with the land and shall inure to the benefit of and be binding upon the Grantor, the Association and all Owners and their successors in interest.

4.5 Governing Law. This Second Supplement shall be construed and interpreted in accordance with the laws of the State of Idaho.

4.6 Definitions. Terms not otherwise defined herein shall have the same meanings as are ascribed to them in the Master Declaration.

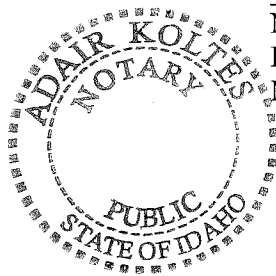
IN WITNESS WHEREOF, the undersigned has duly executed this Second Supplement this 24th day of March, 2014.


Corey D. Barton

STATE OF IDAHO)
) ss.
County of Ada)

On this 24th day of March, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Corey D. Barton, known or identified to me to be the person who executed the foregoing instrument and acknowledged to me he 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.



Adair Koltes
Notary Public for Idaho
Residing at: Nampa, ID
My commission expires: 6-05-16

EXHIBIT A
LEGAL DESCRIPTION OF SECOND SUPPLEMENT TRACT

Lot 11, Block 3, Lots 13 through 22, Block 4, Lot 14, Block 30, Lots 10 through 22, Block 31, Lots 1 and 14, Block 34, Lots 1, and 10 through 14, Block 35, Lot 3, Block 39, Lots 1 and 2, Block 40, and Lots 1 through 9, Block 41, Delaware Park Subdivision No. 2, Unit No. 2 at the Colonies, according to the official plat thereof, filed in Book 43 of plats at page 43, records of Canyon County, Idaho.

EXHIBIT B

DELAWARE PARK SUBDIVISION NO. 2, UNIT NO. 2 AT THE COLONIES FINAL PLAT

See attached.



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CANYON COUNTY RECORDER
CHRIS YAMAMOTO
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\$11.00
JUB ENGINEERS INC

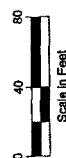
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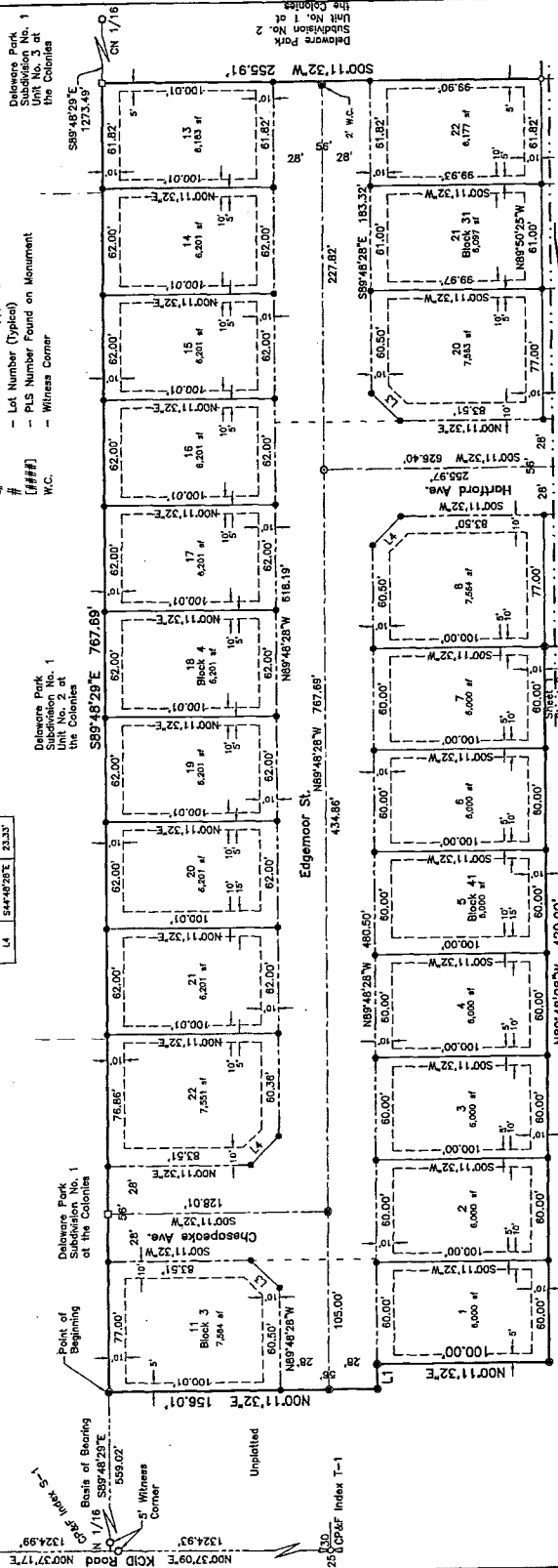
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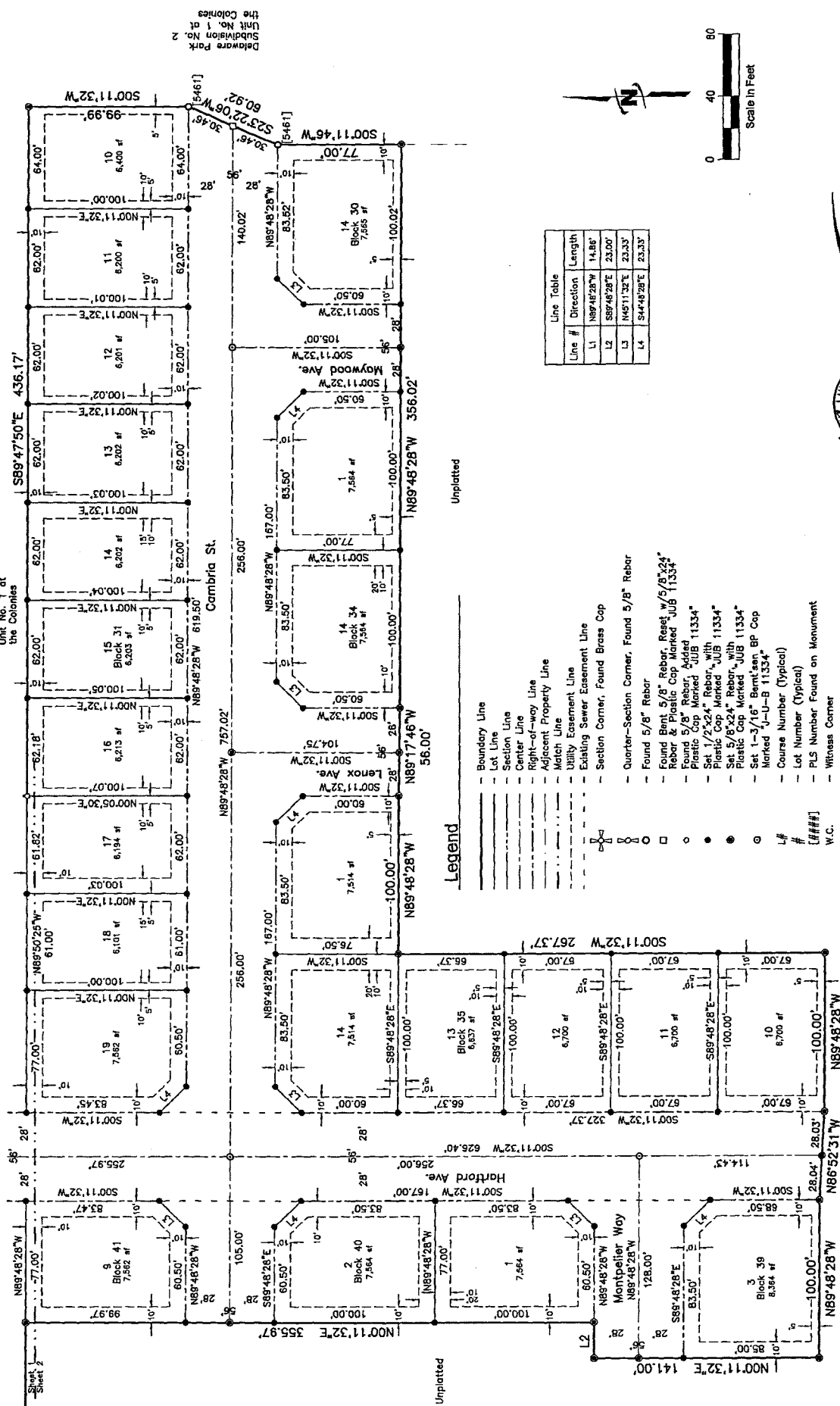
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- Deeds:**
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Delaware Park Subdivision No. 2, Unit No. 2 at The Colonies

Certificate of Owners

Know all people by these presents that Corey Barton, a married man as his sole and separate property, does hereby certify that he is the owner of that real property to be known as Delaware Park Subdivision No. 2, Unit No. 2 at The Colonies, and that he intends to include said real property, as described below, in this plat:

A parcel of land situated in the south half of the northwest quarter of Section 30, Township 4 North, Range 2 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, and being more particularly described as follows:

Commencing at the west quarter-section corner of Section 30, Township 4 North, Range 2 West, Boise Meridian;
Thence N00°37'09"E, 1324.93 feet along the west line of the south half of the northwest quarter of Section 30 and the south boundary of Delaware Park Subdivision No. 1 (Book 28 of Plats at Page 48, records of Canyon County, Idaho), to the POINT OF BEGINNING;
Thence S89°48'29"E, 559.02 feet along the north line of the south half of the northwest quarter of Section 30 and the south boundary of Delaware Park Subdivision No. 1 (Book 28 of Plats at Page 48, records of Canyon County, Idaho), to the POINT OF BEGINNING;

Thence continuing S89°48'29"E, 767.69 feet along the north line of the south half of the northwest quarter, the south boundaries of Delaware Park Subdivision No. 1, Delaware Park Subdivision No. 1, Unit No. 1 (Book 37 of Plats at Page 13, records of Canyon County, Idaho), and Delaware Park Subdivision No. 1, Unit No. 3 (Book 31 of Plats at Page 19, records of Canyon County, Idaho), to the northwest corner of Delaware Park Subdivision No. 2, Unit No. 1;
Thence S00°11'32"W, 255.91 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 1;
Thence S89°47'50"E, 58.17 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 1;
Thence S00°11'32"W, 68.89 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 1;
Thence S23°22'08"W, 80.25 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 1;
Thence S00°18'55"W, 70.00 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 1;
Thence N89°48'28"W, 358.02 feet;
Thence N89°48'28"W, 56.00 feet;
Thence S89°48'28"W, 100.00 feet;
Thence S00°11'32"W, 287.37 feet;
Thence N89°48'28"W, 100.00 feet;
Thence N86°52'31"W, 56.07 feet;
Thence N89°48'28"W, 100.00 feet;
Thence N00°11'32"E, 141.00 feet;
Thence S89°48'28"E, 23.00 feet;
Thence N00°11'32"E, 355.97 feet;
Thence N89°48'28"W, 420.00 feet;
Thence N00°11'32"E, 100.00 feet;
Thence N89°48'28"W, 14.86 feet;
Thence N00°11'32"E, 156.01 feet to the POINT OF BEGINNING.

The above-described parcel contains 10.03 acres, more or less.

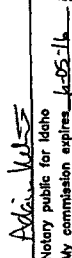
The public streets shown on this plat are hereby dedicated to the public. The easements shown on this plat are not dedicated to the public, however, the right to use said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated hereon, and no 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 water service from The City of Caldwell, and The City of Caldwell has agreed in writing to serve all lots within the subdivision. Irrigation water has been provided from Pioneer Irrigation District Via Caldwell Municipal Irrigation District. Lots within this subdivision will be entitled to irrigation water rights, and will be obligated for assessments from Pioneer Irrigation District Via Caldwell Municipal Irrigation District.


Corey Barton

Acknowledgment

State of Idaho }
County of Ada } ss.
On this 23rd day of July, in the year 2013, before me, a Notary Public in and for the State of Idaho, personally appeared Corey Barton, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.




Notary Public for Idaho
My commission expires 6-05-16

Certificate of Surveyor

I, Michael S. Byrns, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of Delaware Park Subdivision No. 2, Unit No. 2 at The Colonies, as described in the Certificate of Owners and shown on the attached plat is correct and was surveyed in accordance with Idaho Code relating to plats and surveys.




Michael S. Byrns, PLS-11334



J-U-B ENGINEERS, INC.

250 South Redwood Avenue, Suite 201, Boise, ID 83709-0944
P 208.378.7350 F 208.323.9336 www.jub.com

Delaware Park Subdivision No. 2, Unit No. 2 at The Colonies

County Recorder's Certificate

Approval of Southwest District Health Department

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Caldwell and the QLPE approval of the design plans and specifications and the conditions imposed on the line of this approval. No drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed, or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then the sanitary restrictions may be re-imposed, in accordance with Section 50-1328, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

John H. Adams 8/13/13 Date
Southwest District Health Department

Approval of Caldwell City Engineer

I, the undersigned, City Engineer, in and for this City of Caldwell, Canyon County, Idaho, do hereby approve this plat.

David Stephens 8/13/13 Date
Caldwell City Engineer

Approval of Caldwell City Council

I, the undersigned, City Clerk in and for the City of Caldwell, Canyon County, Idaho, do hereby certify that at regular meeting of the City Council held on the 30th day of ~~September~~ 2014 this plat was duly accepted and approved.

Debbie Dunn
Caldwell City Clerk

Certificate of County Surveyor

I, the undersigned, County Surveyor for Canyon 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 vacations.

David Te. Kimerer 1/14/14 Date
Canyon County Surveyor
DAVID TE. KIMERER PE/PLS 2659

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho, per requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

David Stephens 2/11/14 Date
Canyon County Treasurer *By David Stephens*



J-U-B ENGINEERS, INC.

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