

Delaware Park Subdivision No. 2, Unit No. 4 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.
2017

PLAT BOOK 46 PAGE 17

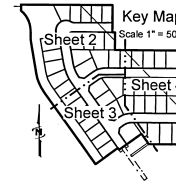


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US Hwy 20/26

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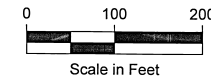
Curve Table - This Sheet					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	105.89'	235.00'	25°49'05"	N22°37'10"W	105.00'
C2	129.88'	150.00'	49°36'34"	N25°45'36"W	125.86'



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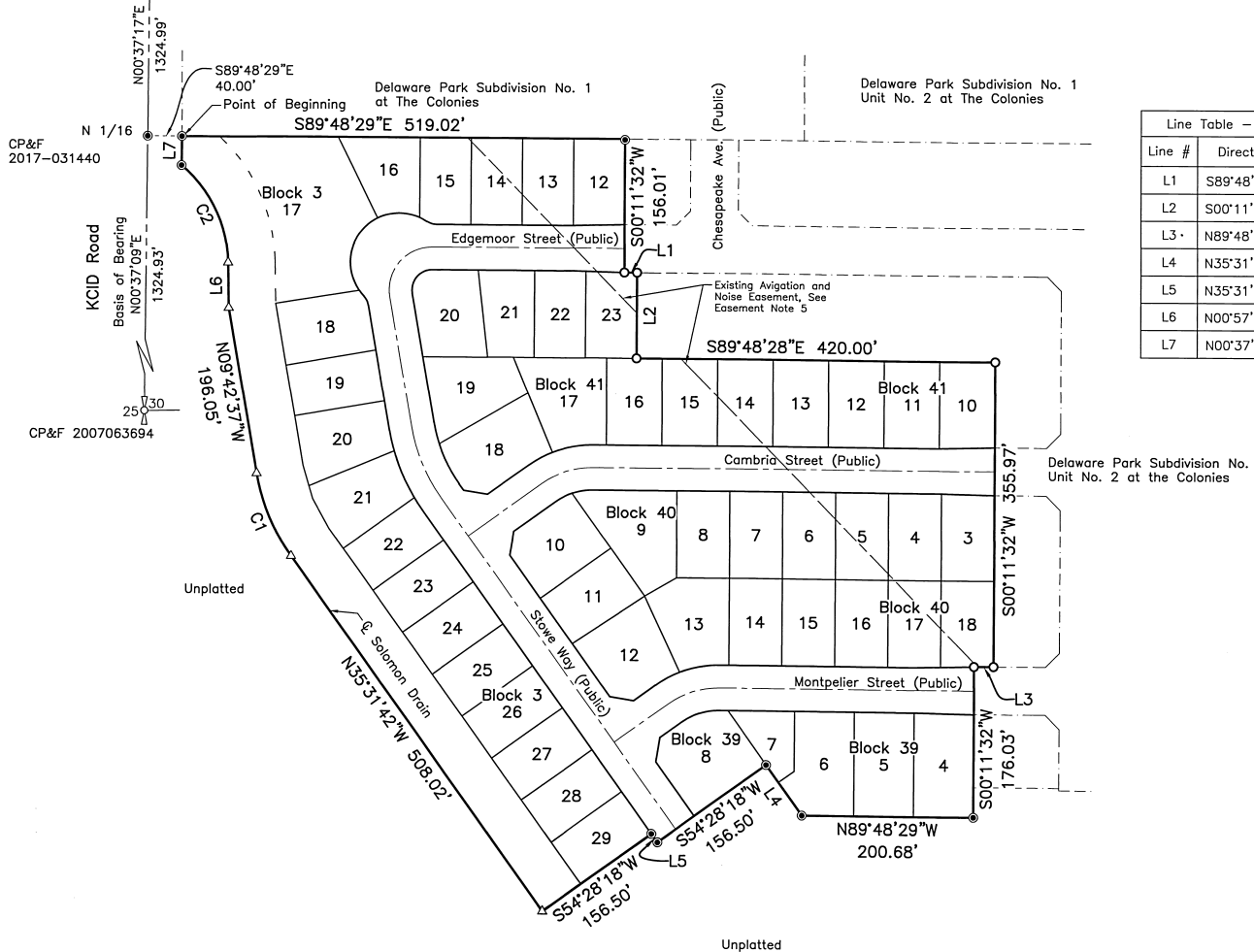
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pg#7 SDUPUIS \$11.00
PLAT
JUB ENGINEERS INC



Legend

- Subdivision Boundary Line
- Lot Line
- Section Line
- Center Line
- Right-of-Way Line
- Adjacent Property Line
- Match Line
- Tie Line
- Utility Easement Line
- Solomon Slough Drain Easement Line
- Avigation and Noise Easement Line
- Offsite Pressure Irrigation Easement Line
- Offsite Water Easement Line
- Offsite Sewer Easement Line
- Section Corner, Found Brass Cap
- Quarter-Section Corner, Found 5/8" Rebar
- Found 1/2" Rebar, with Plastic Cap Marked "JUB 11334", Unless Otherwise Noted
- Found 5/8" Rebar, with Plastic Cap Marked "JUB 11334", Unless Otherwise Noted
- Point Not Set or Found
- Found 1/2" Rebar, Reset with 5/8" 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 1/2"x24" Rebar, with Plastic Cap Marked "JUB 11334"
- Set 1-3/16" Bern'sen BP Cap, with Magnet, Marked "J-U-B 11334"
- C# - Curve Number (Typical)
- L# - Course Number (Typical)
- # - Lot Number (Typical)
- [####] - PLS Number Found on Monument
- WC - Witness Corner
- RM - Reference Monument
- sf - Square Feet

Line Table - This Sheet		
Line #	Direction	Length
L1	S89°48'28"E	14.86'
L2	S00°11'32"W	100.00'
L3	N89°48'28"W	23.00'
L4	N35°31'42"W	72.23'
L5	N35°31'42"W	12.01'
L6	N00°57'19"W	52.80'
L7	N00°37'09"E	34.04'



See Sheet 5 for Notes, Reference Documents, and Easement Notes.

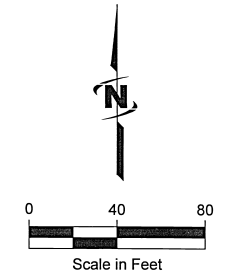
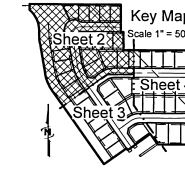


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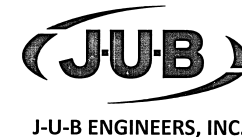
PLAT SHOWING Delaware Park Subdivision No. 2, Unit No. 4 at The Colonies

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Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	105.89'	235.00'	25°49'05"	N22°37'10"W	105.00'
C2	129.88'	150.00'	49°36'34"	N25°45'36"W	125.86'
C3	11.83'	20.00'	33°53'51"	N72°51'34"W	11.66'
C4	168.29'	57.50'	167°41'49"	S40°14'27"W	114.34'
C5	9.64'	57.50'	9°36'19"	S60°42'48"E	9.63'
C6	50.80'	57.50'	50°37'07"	N89°10'28"E	49.16'
C7	99.23'	57.50'	98°52'28"	N14°25'40"E	87.36'
C8	8.63'	57.50'	8°35'54"	N39°18'31"W	8.62'
C9	11.83'	20.00'	33°53'51"	S26°39'32"E	11.66'
C10	87.18'	50.00'	99°54'08"	S40°14'27"W	76.55'
C11	43.59'	50.00'	49°57'04"	S65°12'59"W	42.22'
C12	43.59'	50.00'	49°57'04"	S15°15'55"W	42.22'
C13	40.98'	23.50'	99°54'08"	N40°14'27"E	35.98'
C14	78.18'	173.50'	25°49'05"	N22°37'10"W	77.52'
C15	25.42'	173.50'	8°23'46"	S13°54'30"E	25.40'
C16	52.76'	173.50'	17°25'19"	S26°49'03"E	52.55'
C17	90.12'	200.00'	25°49'05"	S22°37'10"E	89.36'
C18	102.06'	226.50'	25°49'05"	S22°37'10"E	101.20'
C19	24.83'	226.50'	6°16'52"	N12°51'03"W	24.82'
C20	59.83'	226.50'	15°08'07"	N23°33'32"W	59.66'
C21	17.40'	226.50'	4°24'06"	N33°19'39"W	17.40'
C22	78.86'	126.50'	35°43'13"	S72°19'54"W	77.59'
C23	31.03'	126.50'	14°03'12"	N61°29'54"E	30.95'
C24	47.84'	126.50'	21°40'01"	N79°21'30"E	47.55'
C25	62.34'	100.00'	35°43'13"	S72°19'54"W	61.34'

Line #	Direction	Length
L7	N00°37'09"E	34.04'
L8	S35°31'42"E	8.99'
L9	S80°31'42"E	28.28'

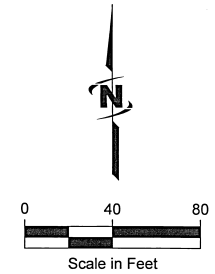
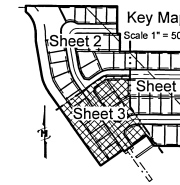


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See Sheet 1 for Legend and Boundary Information.
See Sheet 5 for Notes, Reference Documents, and Easement Notes.

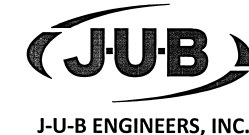
PLAT SHOWING Delaware Park Subdivision No. 2, Unit No. 4 at The Colonies

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Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C22	78.86'	126.50'	35°43'13"	S72°19'54"W	77.59'
C23	31.03'	126.50'	14°03'12"	N61°29'54"E	30.95'
C24	47.84'	126.50'	21°40'01"	N79°21'30"E	47.55'
C25	62.34'	100.00'	35°43'13"	S72°19'54"W	61.34'
C26	45.82'	73.50'	35°43'13"	N72°19'54"E	45.08'
C27	21.85'	73.50'	17°01'50"	S62°59'13"W	21.77'
C28	23.98'	73.50'	18°41'23"	S80°50'49"W	23.87'
C29	78.86'	126.50'	35°43'13"	S72°19'54"W	77.59'
C30	32.23'	126.50'	14°35'52"	N61°46'14"E	32.14'
C31	46.64'	126.50'	21°07'22"	N79°37'50"E	46.37'
C32	62.34'	100.00'	35°43'13"	S72°19'54"W	61.34'
C33	45.82'	73.50'	35°43'13"	N72°19'54"E	45.08'

Line #	Direction	Length
L5	N35°31'42"W	12.01'
L9	S80°31'42"E	28.28'
L10	S09°28'18"W	28.28'
L11	S80°31'42"E	28.28'
L12	S09°28'18"W	28.28'

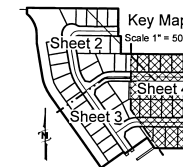
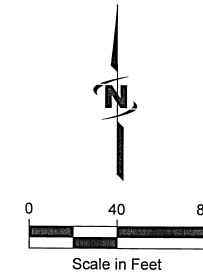
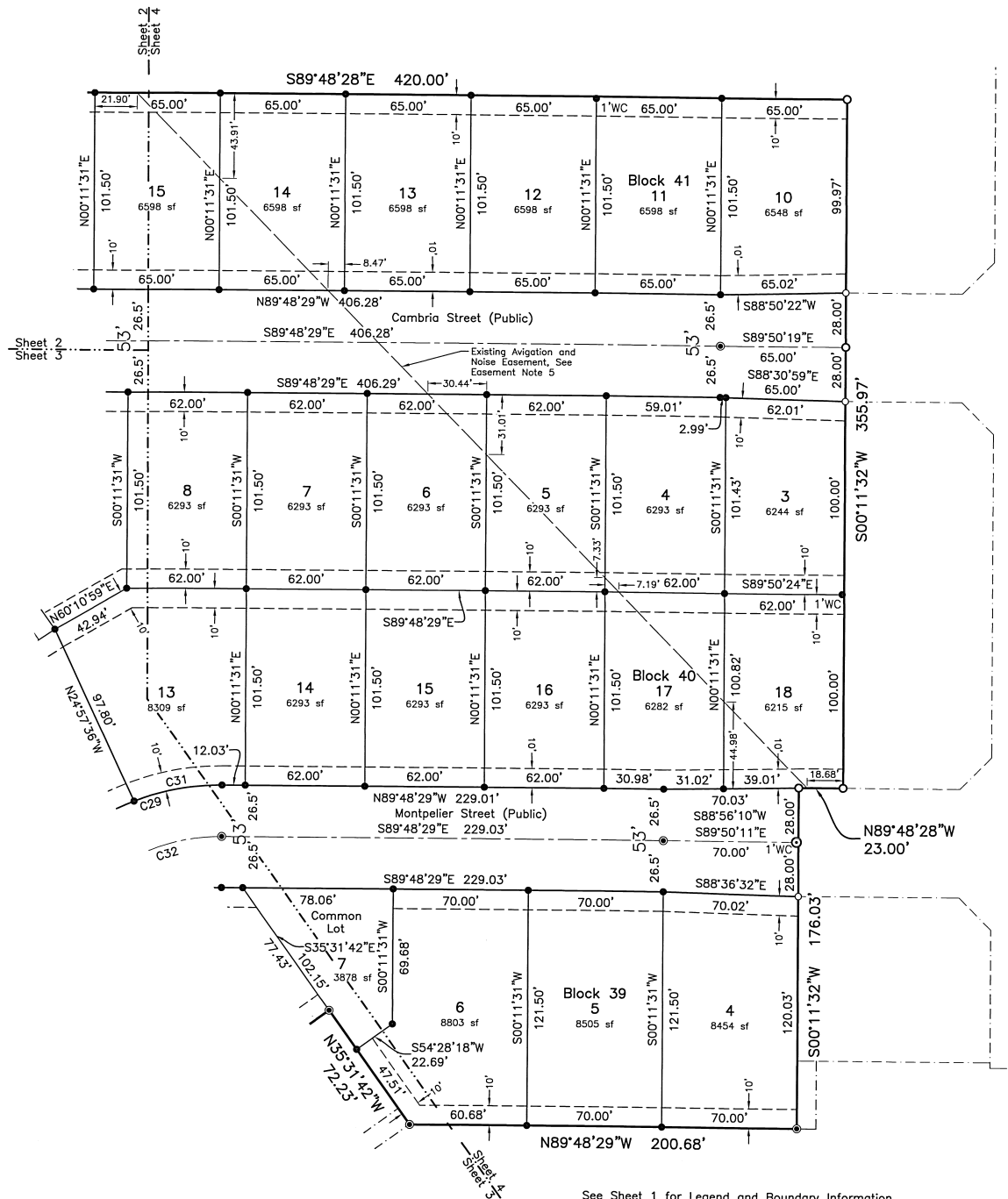


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See Sheet 1 for Legend and Boundary Information.
See Sheet 5 for Notes, Reference Documents, and Easement Notes.

PLAT SHOWING
Delaware Park Subdivision No. 2, Unit No. 4 at The Colonies

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Curve Table - This Sheet					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C29	78.86'	126.50'	35°43'13"	S72°19'54"W	77.59'
C31	46.64'	126.50'	21°07'22"	N79°37'50"E	46.37'
C32	62.34'	100.00'	35°43'13"	S72°19'54"W	61.34'



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Delaware Park Subdivision No. 2, Unit No. 4 at The Colonies

Notes

1. Lot 17 of Block 3 and Lot 7 of Block 39, are common lots which shall be owned and maintained by the Delaware Park Subdivision Homeowner's Association.
2. Minimum building setback lines shall be in accordance with the City of Caldwell Zoning Ordinance at the time of issuance of the building permit. All lot, parcel, and tract sizes shall meet dimensional standards as established in the City of Caldwell Zoning Ordinance.
3. Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of re-subdivision.
4. To comply with Idaho Code Section 31-3805, Challenger Development, Inc. has agreed in writing to annex surface water into the Caldwell Municipal Irrigation System for this Subdivision.
5. The availability of building permits for this development may be limited pursuant to Caldwell City Code 11-02-06(1)(i) which limits the number of building permits that may be issued prior to final completion of the development. Applicant shall disclose to lot purchasers whether the issuance of building permits is in fact restricted by Caldwell City Building Department prior to closing.
6. 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, by any changed conditions 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 from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
7. Lots shall not be reduced in size without prior approval from the City of Caldwell.
8. The areas depicted hereon are for convenience and are subordinate to the dimensions depicted hereon.
9. The Front of Lot designators on corner lots indicate which street the lot will take access from and will be addressed to.

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
Delaware Park Subdivision No. 2, Unit No. 2
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, & 2016-042115.

Easements:

Instrument No.s 2016-037038, 2016-037039, 2016-037040, and 2016-037041.

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.
2. All Drainage Easements shown or designated hereon are non-exclusive, perpetual, and are hereby granted to the City of Caldwell for the installation, maintenance, operation, and use of drainage facilities.
3. Lot 17 of Block 3 is encumbered by the Existing Solomon Drain Easement.
4. All of Lot 7 of Block 39 and all of Lot 17 of Block 3, except the area encumbered by the Solomon Drain Easement, are encumbered by a Drainage Easement and a Utility Easement.
5. See Instrument No. 2016-037040 for Existing Avigation and Noise Easement.
6. No utility easement created hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping, parking, side & rear property line fences, or other such nonpermanent improvements.
7. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.



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PLAT SHOWING PLAT BOOK 46 PAGE 17

Delaware Park Subdivision No. 2, Unit No. 4 at The Colonies

Certificate of Owners

Know all people by these presents: that Challenger Development, Inc., an Idaho Corporation, does hereby certify that it is the owner of that real property to be known as Delaware Park Subdivision No. 2, Unit No. 4 at The Colonies, and that it intends to include said real property, as described below, in this plat:

To Wit:

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, 40.00 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, 519.02 feet along the north line of the south half of the northwest quarter and the south boundary of Delaware Park Subdivision No. 1 to the northwest corner of Delaware Park Subdivision No. 2, Unit No. 2 at The Colonies (Book 43 of Plats at Page 43, records of Canyon County, Idaho);

Thence S00°11'32"W, 156.01 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 2 at the Colonies;

Thence S89°48'28"E, 14.86 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 2 at the Colonies;

Thence S00°11'32"W, 100.00 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 2 at the Colonies;

Thence S89°48'28"E, 420.00 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 2 at the Colonies;

Thence S00°11'32"W, 355.97 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 2 at the Colonies;

Thence N89°48'28"W, 23.00 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 2 at the Colonies;

Thence S00°11'32"W, 176.03 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 2 at the Colonies and the southerly extension thereof;

Thence N89°48'29"W, 200.68 feet;

Thence N35°31'42"W, 72.23 feet;

Thence S54°28'18"W, 156.50 feet;

Thence N35°31'42"W, 12.01 feet;

Thence S54°28'18"W, 156.50 feet to the center of the Solomon Drain;

Thence N35°31'42"W, 508.02 feet along the center of the Solomon Drain;

Thence 105.89 feet on a curve to the right, having a radius of 235.00 feet, a central angle of 25°49'05", a chord bearing of N22°37'10"W, and a chord length of 105.00 feet, along the center of the Solomon Drain;

Thence N09°42'37"W, 196.05 feet along the center of the Solomon Drain;

Thence N00°57'19"W, 52.80 feet along the center of the Solomon Drain;

Thence 129.88 feet on a curve to the left, having a radius of 150.00 feet, a central angle of 49°36'34", a chord bearing of N25°45'36"W, and a chord length of 125.86 feet, along the center of the Solomon Drain;

Thence N00°37'09"E, 34.04 feet, parallel with and 40.00 from the west line of the south half of the northwest quarter of Section 30 to the POINT OF BEGINNING.

The above-described parcel contains 12.54 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 Caldwell Municipal Irrigation District, 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 Caldwell Municipal Irrigation District.

In witness whereof, I have hereunto set my hand:


Corey D. Barton, President
Challenger Development, Inc.

Acknowledgment

State of Idaho }
County of Ada } ss.

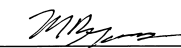
On this 9th day of June, in the year 2017, before me, a Notary Public in and for the State of Idaho, personally appeared Corey D. Barton, known or identified to me to the President of Challenger Development, Inc., that executed the within instrument and acknowledged to me that Challenger Development, Inc., executed the same.


Notary public for Idaho
My commission expires 6-05-22



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. 4 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, PL# 11334



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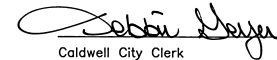
PLAT SHOWING

PLAT BOOK 46 PAGE 17

Delaware Park Subdivision No. 2, Unit No. 4 at The Colonies

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 19 day of June, 2017, this plat was duly accepted and approved.

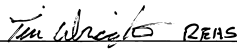

Caldwell City Clerk



County Recorder's Certificate

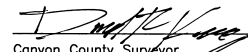
Approval of Southwest District Health Department

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 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.

 REAS 9/26/2017
Southwest District Health Department Date

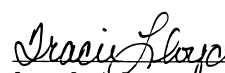
Certificate of County Surveyor

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.

 6/23/17
Canyon County Surveyor Date
DAVID R. KINZER PE/PLS 2659

Certificate of County Treasurer

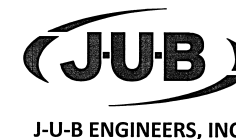
I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho, per requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this proposed subdivision have been paid in full. This certificate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

 8/18/17
Canyon County Treasurer Date
By R. Stephens

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.

 8/16/17
Caldwell City Engineer Date



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ACCOMMODATION

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

2017-038124
RECORDED
09/05/2017 10:17 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=13 MBROWN \$46.00
TYPE: MISC
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

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

DELAWARE PARK SUBDIVISION NO. 2, UNIT NO. 4
AT THE COLONIES

FOURTH SUPPLEMENTAL DECLARATION OF ANNEXATION
ESTABLISHING COVENANTS, CONDITIONS AND RESTRICTIONS FOR
DELAWARE PARK SUBDIVISION NO. 2, UNIT NO. 4
AT THE COLONIES

This Fourth Supplemental Declaration of Annexation Establishing Covenants, Conditions And Restrictions For Delaware Park Subdivision No. 2, Unit No. 4 At The Colonies (this "Fourth Supplement") is made this 31st day of August, 2017, by Challenger Development Inc., an Idaho corporation ("Grantor").

ARTICLE I: SUPPLEMENT AND AUTHORITY

1.1 Supplement to Declaration. This Fourth 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");

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");

3) That certain Second Supplemental Declaration of Annexation Establishing Covenants, Conditions and Restrictions for Delaware Park Subdivision No. 2, Unit No. 2 at the Colonies, recorded on the 26th day of March, 2014, as Canyon County, Idaho Instrument Number 2014-010621 ("Second Supplement"); and

4) That certain Third Supplemental Declaration of Annexation Establishing Covenants, Conditions and Restrictions for Delaware Park Subdivision No. 2, Unit No. 3 at the Colonies, recorded on the 21st day of November, 2016, as Canyon County, Idaho Instrument Number 2016-048497 ("Third Supplement").

This Fourth Supplement supplements the Master Declaration, First Supplement, Second Supplement and Third Supplement with respect to that certain real property legally described on the attached Exhibit A, which is made a part hereof ("Fourth Supplement Tract"). The Fourth Supplement Tract is shown on the Delaware Park Subdivision No. 2, Unit No. 4 at the Colonies final plat, a copy of which is attached hereto as Exhibit B, and made a part hereof ("Fourth Supplement Plat"). The covenants, conditions and restrictions contained in this Fourth Supplement are in addition to those covenants, conditions and restrictions contained in the Master Declaration, First Supplement, Second Supplement and Third Supplement, except insofar as the covenants, conditions and restrictions of the Master Declaration, First Supplement, Second Supplement and Third Supplement are hereinafter expressly modified hereby.

1.2 Grantor is Successor in Interest to Dyver Development, LLC. Grantor is the successor in interest to Corey Barton pursuant to that certain Assignment and Assumption of Grantor's Rights dated October 11, 2016, who was 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 Fourth Supplement.

1.3 Fourth 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 Fourth 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 Fourth 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, First Supplement, Second Supplement, Third Supplement and this Fourth Supplement. All Owners of Building Lots within the Fourth Supplement Tract shall be subject to all the terms, covenants, conditions and restrictions of the Master Declaration, First Supplement, Second Supplement, Third Supplement and this Fourth Supplement, including, without limitation, being voting members in the Association.

ARTICLE III: COMMON AREA AND RESIDENTIAL BUILDING LOTS

3.1 Common Area. Lot 17, Block 3, and Lot 7, Block 39, as shown on the Fourth Supplement Plat, are Common Area to be owned and maintained by the Association.

3.2 Residential Building Lots. All platted lots comprising the Fourth Supplement Tract, other than the Common Area, 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 Fourth 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. Invalidity 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 Fourth Supplement shall run with and bind the Fourth Supplement Tract for so long as the Master Declaration runs with and binds the Property. This Fourth 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 Fourth 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.

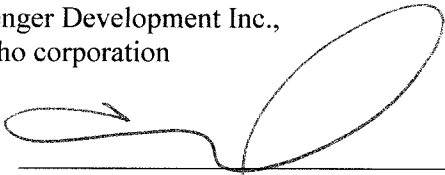
4.5 Governing Law. This Fourth Supplement shall be construed and interpreted in accordance with the laws of the State of Idaho.

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 Fourth Supplement as of the date first above written.

Challenger Development Inc.,
an Idaho corporation

By:

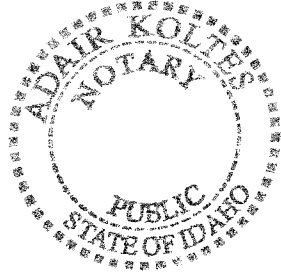


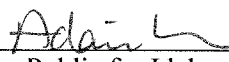
Corey D. Barton, President

STATE OF IDAHO)
) ss.
County of Ada)

On this 31st day of August, 2017, 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 President of Challenger Development Inc., the person who executed the foregoing instrument on behalf of said corporation and acknowledged to me that he executed the same on behalf of such corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.





Notary Public for Idaho
Residing at: Nampa, ID
My commission expires: 6-05-22

EXHIBIT A
LEGAL DESCRIPTION OF FOURTH SUPPLEMENT TRACT

Lots 12 through 29, Block 3, Lots 4 through 8, Block 39, Lots 3 through 18, Block 40, and Lots 10 through 23, Block 41, Delaware Park Subdivision No. 2, Unit No. 4 at the Colonies, according to the official plat thereof, filed in Book 46 of plats at page 17, records of Canyon County, Idaho.

EXHIBIT B
DELAWARE PARK SUBDIVISION NO. 2, UNIT NO. 4 AT THE COLONIES FINAL PLAT

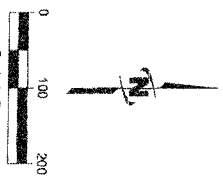
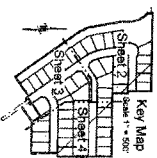
See attached.

PLAT SHOWING Delaware Park Subdivision No. 2, Unit No. 4 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.
 2017

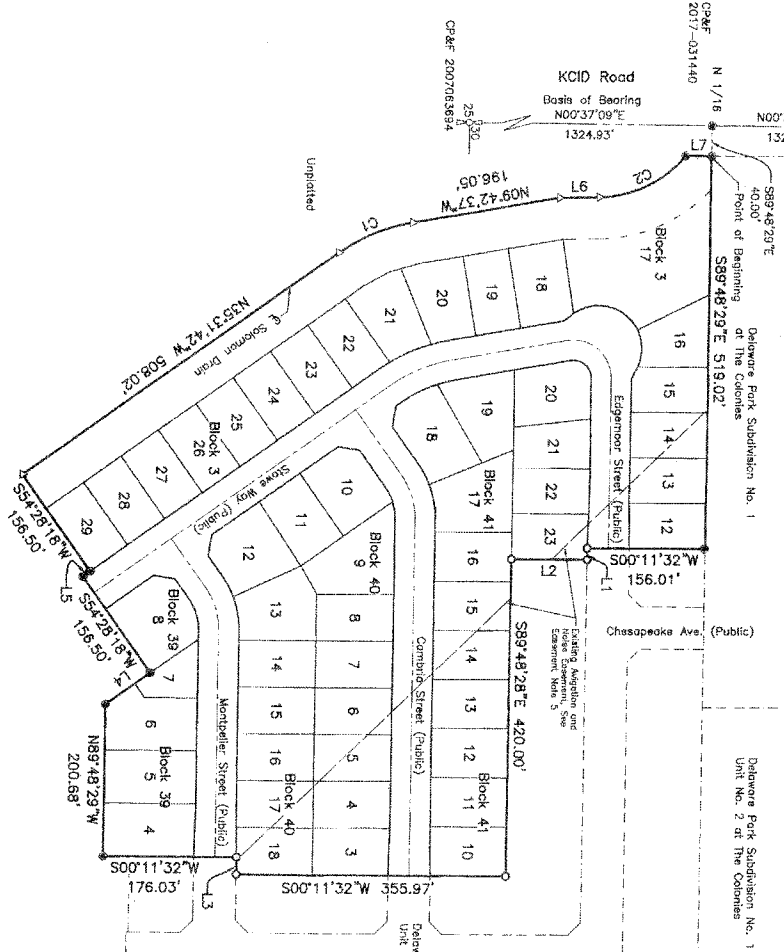
Curve Table - This Sheet

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	105.80'	235.00'	25°48'05"	N02°37'10"W	105.00'
C2	129.88'	150.00'	49°36'34"	N25°45'36"W	125.86'



Legend

- Subdivision Boundary Line
- Lot Line
- Section Line
- Center Line
- Right-of-Way Line
- Adjacent Property Line
- Easement Line
- Utility Easement Line
- Subdivision Boundary Line
- Section Line
- Center Line
- Right-of-Way Line
- Adjacent Property Line
- Easement Line
- Utility Easement Line
- Subdivision Boundary Line
- Section Line
- Center Line
- Right-of-Way Line
- Adjacent Property Line
- Easement Line
- Utility Easement Line



See Sheet 5 for Notes, Reference Documents, and Easement Notes.



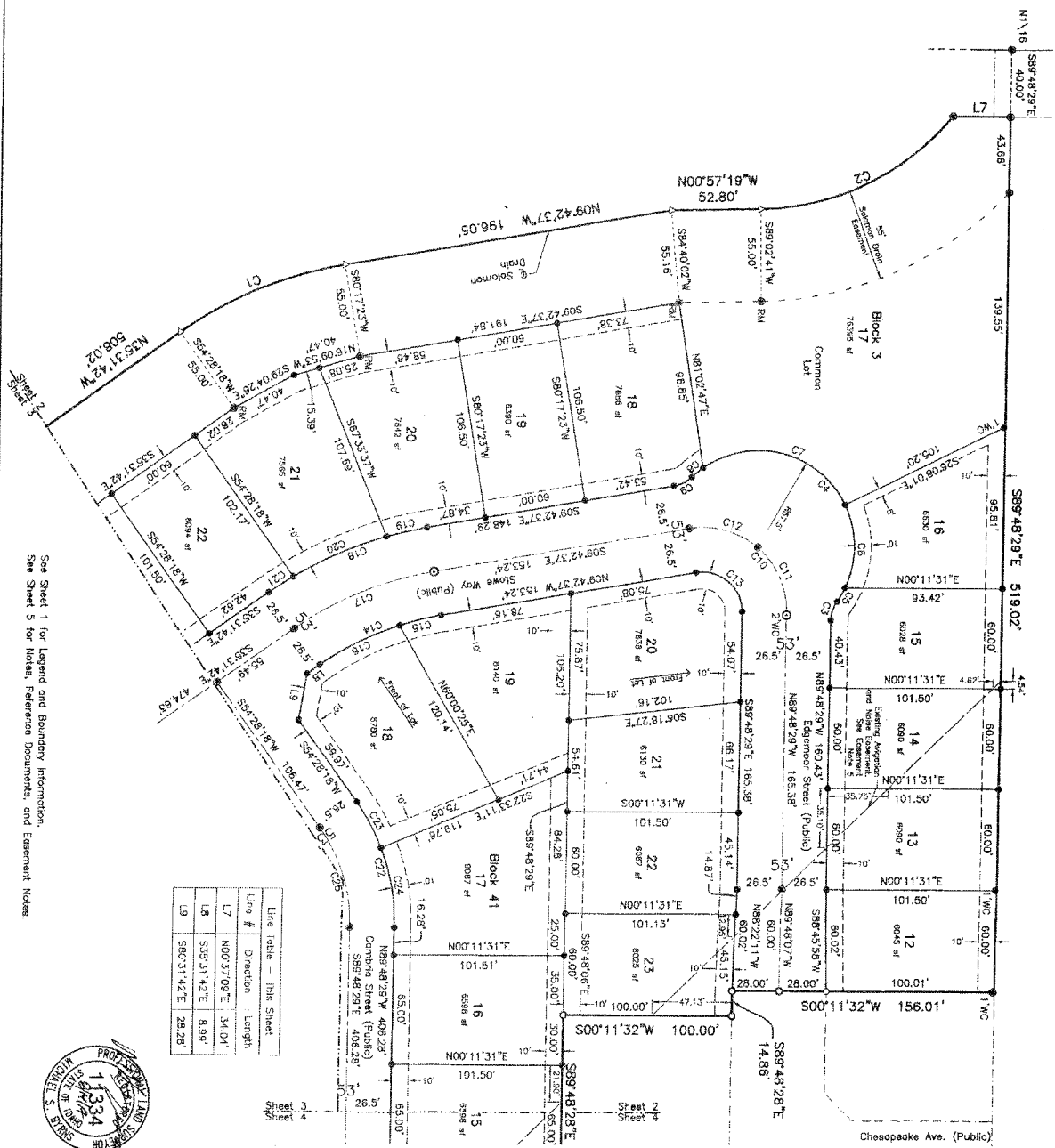
JUB ENGINEERS, INC.
 250 South Birchwood Avenue, Suite 202, Boise, ID 83709-4644
 P: 208 375 7300 F: 208 323 9336 W: www.jub.com

2017-035650
 RECORDED
 08/22/2017 08:48 AM
 CANYON COUNTY RECORDER
 1173
 JUB ENGINEERS, INC.

Delaware Park Subdivision No. 2, Unit No. 4 at The Colonies

PLAT SHOWING

PLAT BOOK 4c PAGE 17

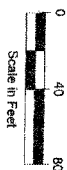
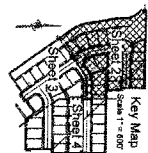


Line table - This Sheet

Line #	Direction	Length
L7	N00°37'09"E	34.04'
L8	S95°31'42"E	8.99'
L9	S80°31'42"E	28.28'

Curve Table - This Sheet

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	105.88'	235.00'	25°49'05"	N22°37'10"W	195.00'
C2	128.88'	150.00'	48°36'34"	N25°45'35"W	125.86'
C3	11.83'	20.00'	33°33'51"	N72°51'34"W	11.66'
C4	148.29'	57.50'	167°41'48"	S40°42'27"E	114.34'
C5	9.84'	57.50'	9°36'19"	S80°42'48"E	9.63'
C6	50.80'	57.50'	50°37'07"	N89°10'28"E	48.16'
C7	99.23'	57.50'	98°22'28"	N1°25'40"E	87.36'
C8	8.63'	57.50'	8°35'54"	N59°18'51"W	8.62'
C9	11.83'	20.00'	33°33'51"	S26°39'32"E	11.66'
C10	97.16'	50.00'	99°54'08"	S40°42'27"E	76.55'
C11	43.89'	50.00'	49°57'04"	S85°12'59"W	42.22'
C12	43.89'	50.00'	49°57'04"	S15°15'55"W	42.22'
C13	40.88'	23.50'	99°34'08"	N40°14'27"E	38.98'
C14	78.16'	173.50'	25°49'05"	N22°37'10"W	77.52'
C15	25.42'	173.50'	82°33'46"	S13°54'30"E	25.40'
C16	52.76'	173.50'	17°25'19"	S26°49'03"E	52.85'
C17	90.17'	200.00'	25°49'05"	S22°37'10"E	89.36'
C18	102.08'	228.50'	25°49'05"	S22°37'10"E	101.20'
C19	24.83'	228.50'	6°18'52"	N12°51'03"W	24.82'
C20	58.83'	228.50'	15°08'07"	N23°33'32"W	58.86'
C21	17.40'	228.50'	4°24'06"	N35°19'39"W	17.40'
C22	78.86'	128.50'	35°43'15"	S72°19'54"W	77.58'
C23	31.03'	128.50'	14°03'12"	N61°20'54"E	30.86'
C24	47.84'	128.50'	21°40'01"	N79°21'30"E	47.55'
C25	62.34'	100.00'	35°43'15"	S72°19'54"W	61.34'



See Sheet 1 for Legend and Boundary Information.
See Sheet 5 for Notes, Reference Documents, and Easement Notes.

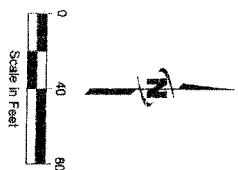
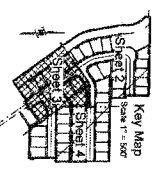
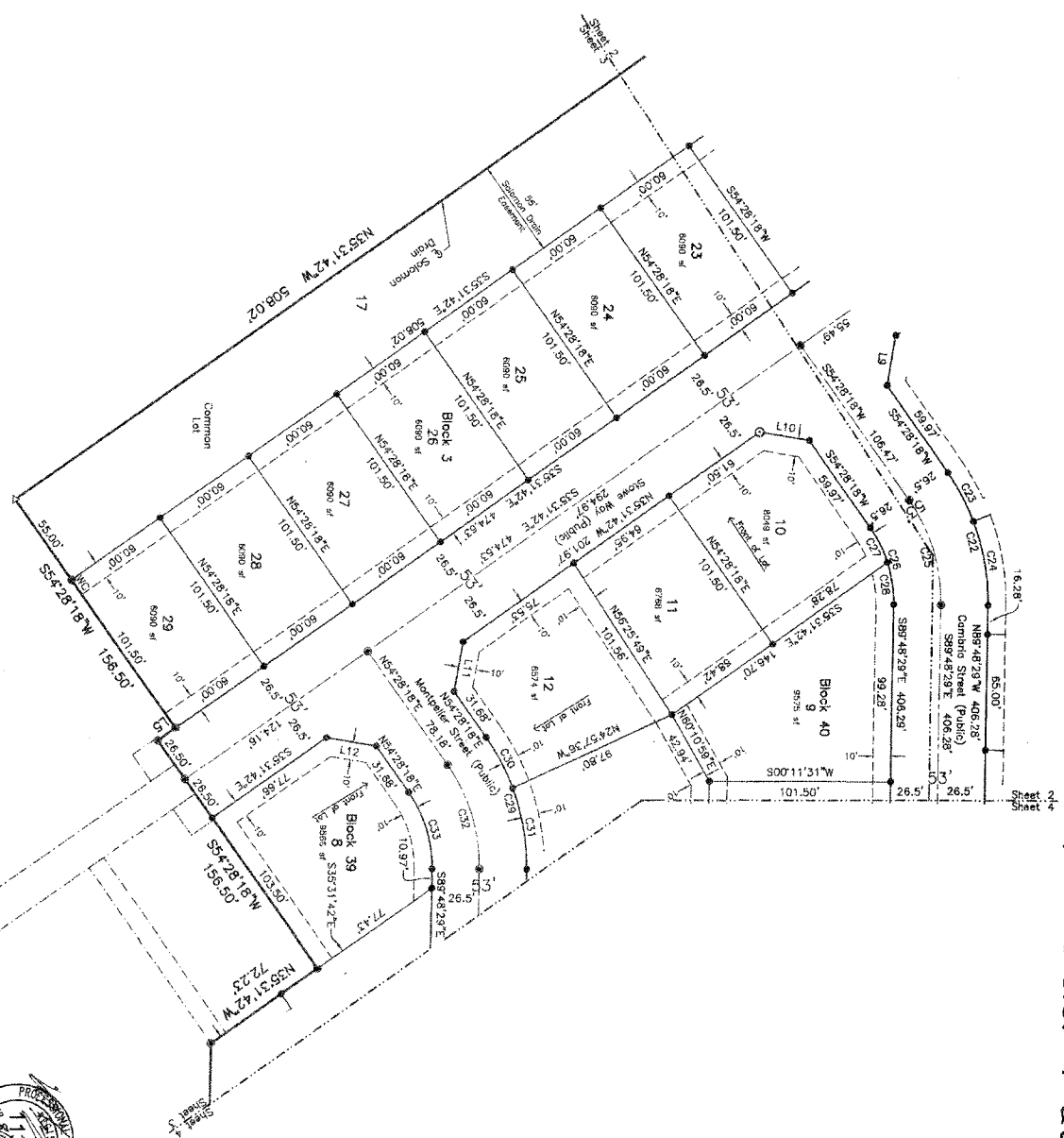


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Delaware Park Subdivision No. 2, Unit No. 4 at The Colonies

PLAT SHOWING

PLAT BOOK 46 PAGE 17



Curve Table - This Sheet				
Curve #	Length	Radius	Delta	Chord Bearing
C22	78.85'	126.50'	35°43'13"	S72°19'54"W
C23	31.03'	126.50'	14°03'12"	N61°28'54"E
C24	47.84'	126.50'	21°40'01"	N79°21'30"E
C25	62.34'	100.00'	35°43'13"	S72°19'54"W
C26	45.82'	73.50'	35°43'13"	N72°19'54"E
C27	21.85'	73.50'	17°01'50"	S62°59'13"W
C28	23.98'	73.50'	18°41'25"	S60°50'49"W
C29	78.86'	126.50'	35°43'13"	S72°19'54"W
C30	32.23'	126.50'	14°35'52"	N61°46'14"E
C31	48.64'	126.50'	21°07'22"	N79°37'50"E
C32	62.34'	100.00'	35°43'13"	S72°19'54"W
C33	45.82'	73.50'	35°43'13"	N72°19'54"E

Line Table - This Sheet			
Line #	Direction	Length	
L5	N 85° 31' 42" W	12.01'	
L9	S 80° 31' 42" E	28.28'	
L10	S 80° 28' 18" W	28.28'	
L11	S 80° 31' 42" E	28.28'	
L12	S 80° 28' 18" W	28.28'	

See Sheet 1 for Legend and Boundary Information.
See Sheet 5 for Notes, Reference Documents, and Easement Notes.

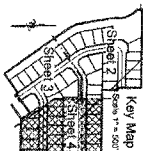
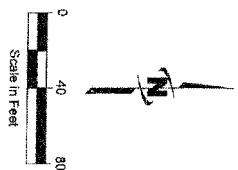
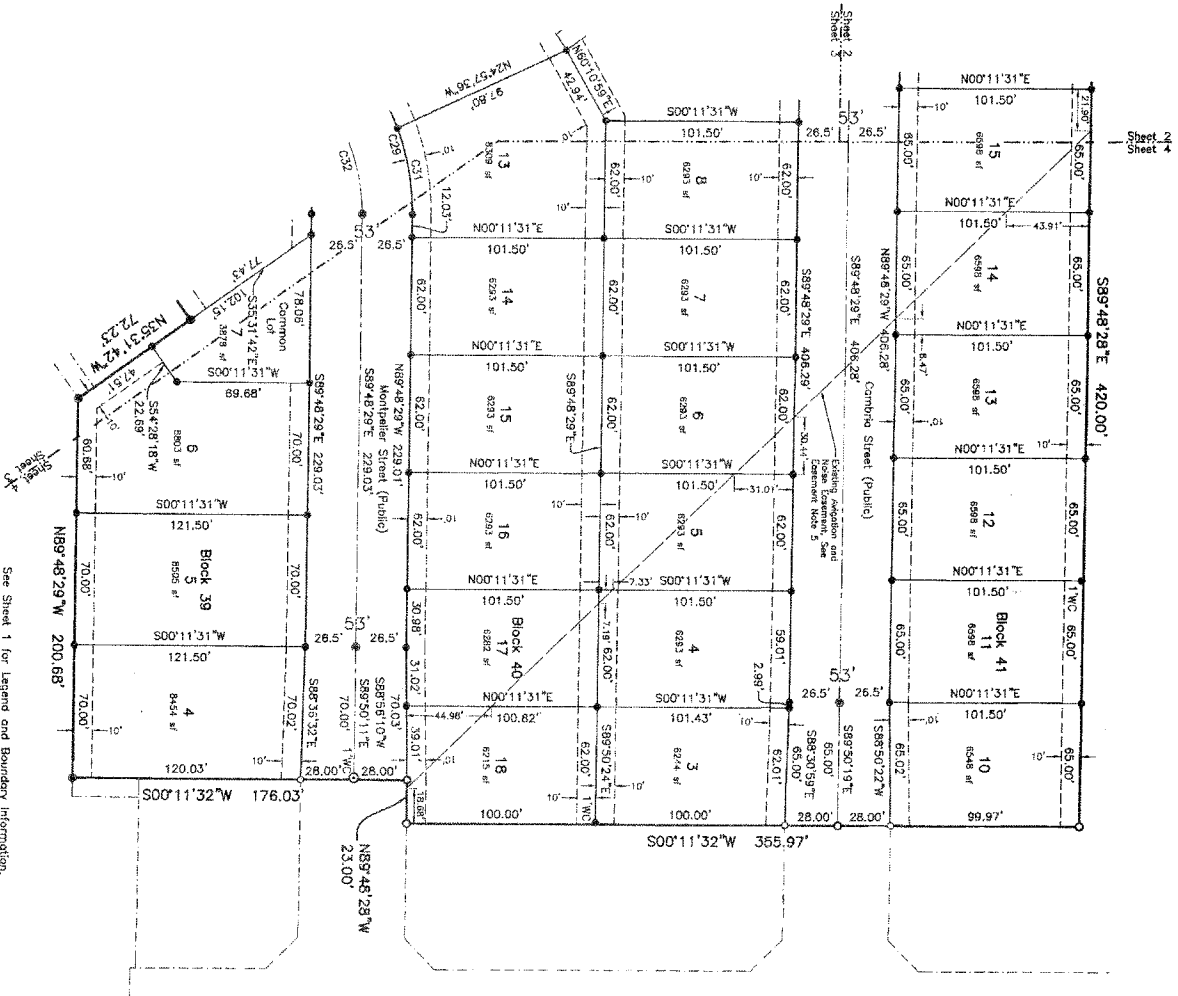


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Delaware Park Subdivision No. 2, Unit No. 4 at The Colonies

PLAT SHOWING

PLAT BOOK 46 PAGE 17



Curve Table - This Sheet				
Curve #	Length	Radius	Chord Bearing	Chord Length
C29	78.86'	126.50'	S5°43'13" W	77.58'
C31	46.64'	126.50'	N79°37'50"E	46.37'
C32	82.34'	100.00'	S5°43'13" W	61.34'



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See Sheet 1 for Legend and Boundary Information.
 See Sheet 5 for Notes, Reference Documents, and Easement Notes.

PLAT BOOK 46 PAGE 17
Colonies

Easement Notes

1. All Utility Easements shown or designated herein are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots shown herein, and are hereby reserved for the installation, maintenance, operation, and use of public and private utilities, power lines, gas lines, water lines, cable television/digital, telecommunications, fiber optic, and hot drainage.
2. All Driveway Easements shown or designated herein are non-exclusive, perpetual, and are hereby granted to the City of Chicago for the installation, maintenance, operation, and use of drainage facilities.
3. Lot 17 of Block 3 is encumbered by the Existing Solomon Drain Easement.
4. All of Lot 7 of Block 39 and all of Lot 17 of Block 3, except the area encumbered by the Solomon Drain Easement, are encumbered by a Driveway Easement and a Utility Easement.
5. See Instrument No. 2016-037040 for Existing Arroyo and Noble Easement.
6. No utility easement created herein shall preclude the contribution and maintenance of improvements, such as, but not limited to, sidewalks, curbs, gutters, drainage, lighting, fire hydrants, manholes, telephones, telegraphs, televisions, parking, sidewalks and rear property line fences, or other such improvements, improvements.
7. All easements are prorate (or concentric) to the lines (or area) that they are dimensioned from unless otherwise noted.

Subdivisions:

- Surveys:
Instrument No.s 200618392, 200623480

Deeds:

Instrument Nos. 2018-037038, 2016-037039, 2016-037040, and 2016-037041.



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PLAT BOOK 46 PAGE 17

include said real property, as described below, in this plot:

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:

Thence S89°48'29"E., 40.00 feet along the north line of the south half of the northwest quarter of Section 30 and the northwest corner of the south half of the northwest quarter of Section 30 to the northwest corner of the south half of the northwest quarter of Section 30 and the south boundary of Delaware Park Subdivision No. 1 (Book 22 BEGINNING;

quarter of section 20 and the south boundary of Westgate Park Subdivision No. 1 (Book 28 of Plate at Page 45, records of Canyon County, Idaho) to the POINT OF BEGINNING;

Book 43 of Plats at Page 42, records of Canyon County, Idaho.

Thence S89°48'28"E, 14.86 feet along the boundary of Delaware Park Subdivision No. 2 Unit No. 2 at the Colonies,

thence S89°48'28"E, 420.00 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 2 of the Colony;

Thence 500'11'32"W 176.03 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 2 of the Colonies;

Thence N55°31'42"W, 72.23 feet.

Thence N35.31'42"W, 12.01 feet

Thence 105.89 feet on a course to the right bearing a deflection of 27° 00' 13" 42" W, SUB.02 feet along the center of the Solomon Drain,

Thence N00°57'19"W, 52.80 feet along the center of the Solomon drain,

The above-described parcel contains 12.54 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 users specifically depicted on the plat, and for any other purposes depicted hereon, and no permanent structures, other than for such uses and purposes, are to be erected within the lines of said easements. This subdivision is eligible to receive water service from the City of Caldwell. Caldwell has agreed in writing to serve all lots within the subdivision. Irrigation water has been designated from Caldwell Municipal Irrigation District, in compliance with Idaho Code §1-356C(1)(b). Data within this subdivision will be entitled to irrigation water rights, and will be obligated for easements from Caldwell Municipal Irrigation District.

In witness whereof, I have hereunto set my hand,

Corey D. Barton, President
Challenger Development, Inc.

State of Idaho }
County of Ada }

On this 1 day of June in the year 2011, before me, a Notary Public in and for the State of Idaho, personally appeared Corey D. Barton, known or identified to me to be the President of Challenger Development, Inc., that executed the within instrument and acknowledged to me that Challenger Development, Inc., executed the same.

Notary public for Idaho
My commission expires 6-05-22



I, Michael S. Syme, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plot of Dolanville Park Subdivision No. 2, Unit No. 4 at the Colonias as described in the Certificate of Owners and as shown on the attached plot is correct and was surveyed in accordance with Idaho Code relating to plots and surveys.

Michael S. Byrne, PhD 11334



I-U-B ENGINEERS, INC

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P 208 376 7330 / 208 323 5356 www.jub.com

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 19 day of June, 2017, this plan was duly accepted and approved.

Certificate of County Surveyor
I, the undersigned, County Surveyor for Canyon County, Idaho, do hereby certify that I have checked this plot and find that it complies with the State of Idaho Code relating to plots and subdivisions.

6/29/17
Canyon County Supervisor
DRAVIS T. KINCAID T61PUS 24659
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 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.

Received of _____
 Canyon County Treasurer
 Pay to _____
 Date 8/8/17



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