

PLAT SHOWING Delaware Park Subdivision No. 2, Unit No. 5 at the Colonies

PLAT BOOK 49 PAGE 12



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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.
2019

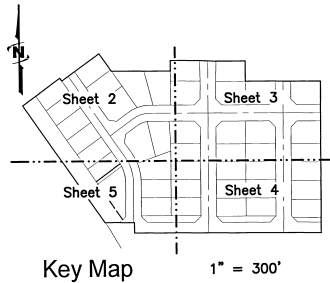
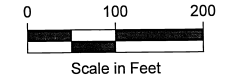
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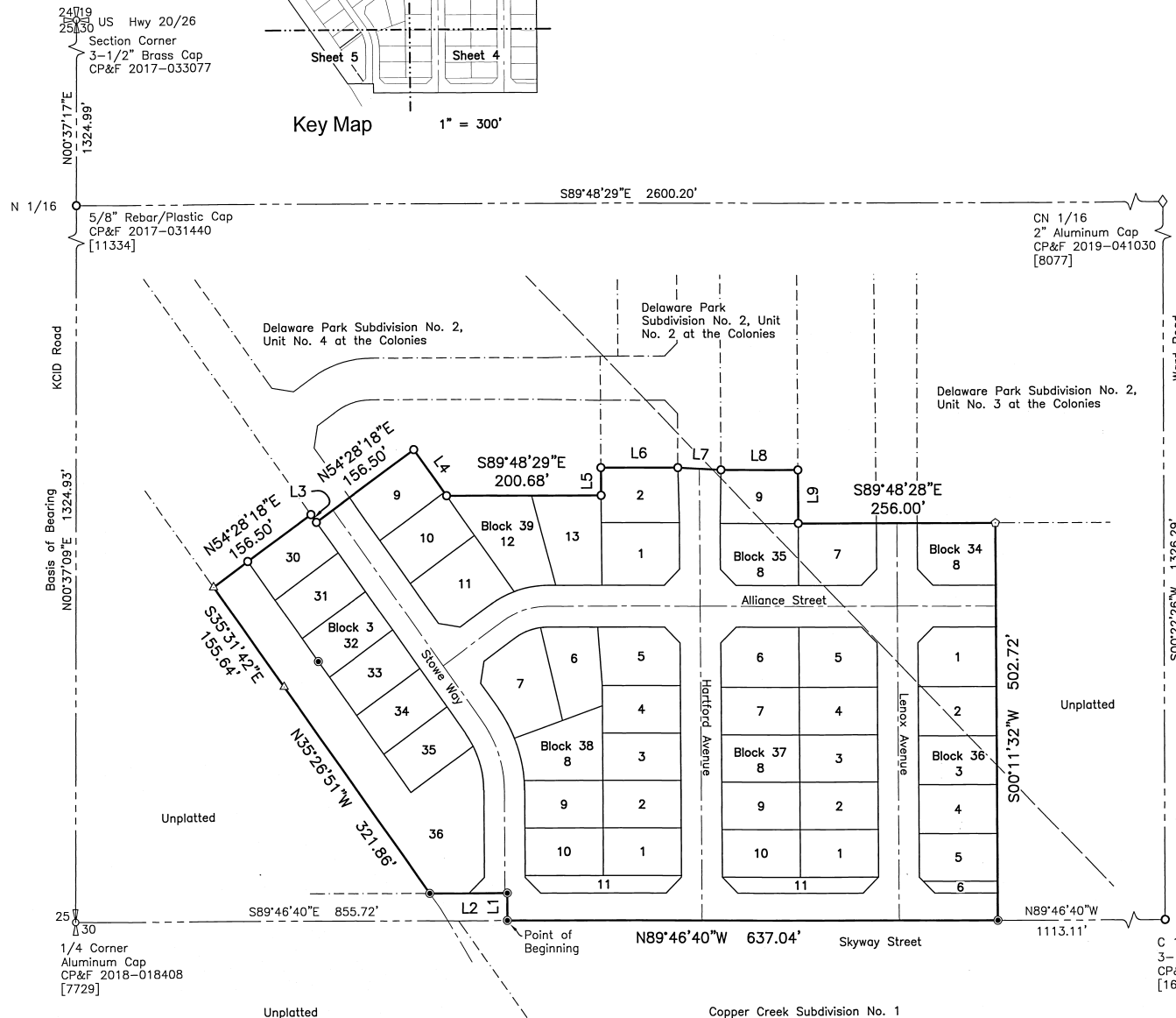


CHRIS YAMAMOTO
CANYON COUNTY RECORDER
PLAT
JUB ENGINEERS INC



Legend

- Subdivision Boundary Line
- Lot Line
- Right-of-way Line
- Section Line
- Center Line
- Adjacent Property Line
- Match Line
- Tie Line
- Utility Easement Line
- Drainage Easement Line
- Existing Aviation & Noise Easement Line
- ⊕ Section Corner
- ⊕ Quarter-Section Corner
- ⊕ Found 1/2" Rebar, with Plastic Cap Marked "J-U-B 11334" Re-Set with 5/8" Rebar and Plastic Cap Marked "J-U-B 8077"
- ⊕ Found 5/8" Rebar, with Plastic Cap Marked "J-U-B 11334" unless Otherwise Noted
- Set 1/2"x24" Rebar, with Plastic Cap Marked "J-U-B 8077"
- Set 5/8"x24" Rebar, with Plastic Cap Marked "J-U-B 8077"
- ⊕ Found Bare 5/8" Rebar, Set 2" Aluminum Cap Marked "J-U-B 8077"
- △ Point Not Set or Found
- C# Curve Number (Typical)
- L# Course Number (Typical)
- # Lot Number (Typical)
- [####] PLS Number Found on Monument



Line #	Direction	Length
L1	S00°11'39"W	35.00'
L2	S89°46'40"E	100.53'
L3	S35°31'42"E	12.01'
L4	S35°31'42"E	72.23'
L5	N00°11'32"E	35.03'
L6	S89°48'28"E	100.00'
L7	S86°52'31"E	56.07'
L8	S89°48'28"E	100.00'
L9	S00°11'32"W	67.13'

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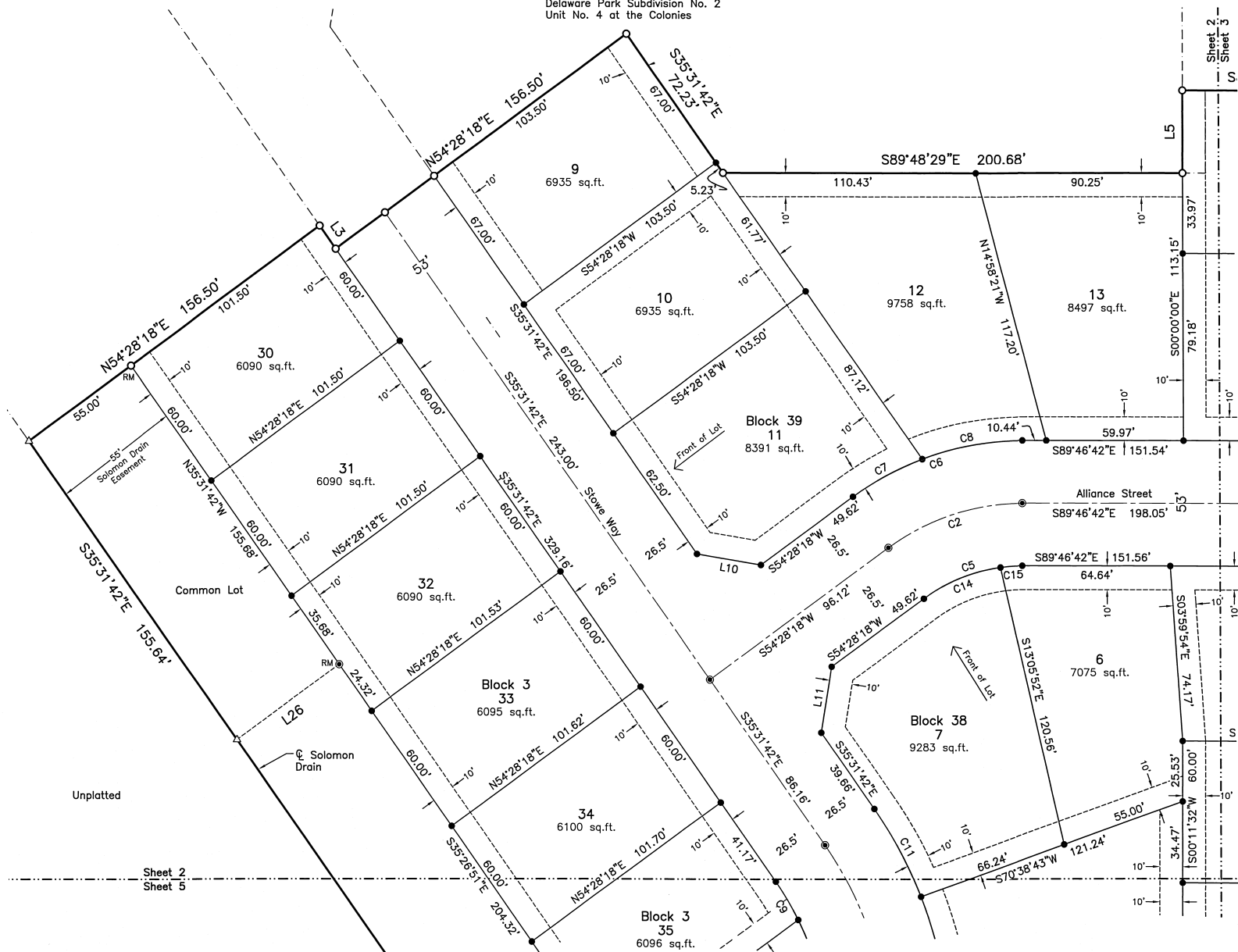
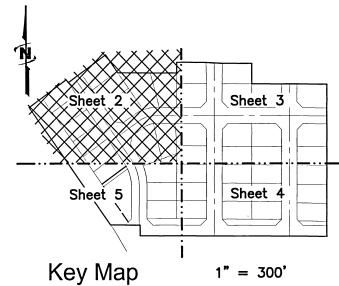
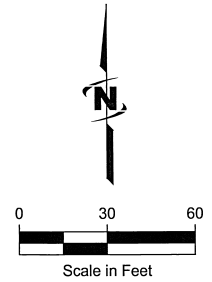


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JUB Project No. 10-18-018

PLAT SHOWING Delaware Park Subdivision No. 2, Unit No. 5 at the Colonies

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Delaware Park Subdivision No. 2
Unit No. 4 at the Colonies



Line Table - This Sheet Only		
Line #	Direction	Length
L3	S35°31'42"E	12.01'
L5	N00°11'32"E	35.03'
L10	S80°31'42"E	28.28'
L11	N09°28'18"E	28.28'
L26	N54°28'18"E	55.00'

Curve Table - This Sheet Only				
Curve #	Length	Radius	Delta	Chord Bearing
C2	62.40'	100.00'	35°45'00"	S72°20'48"W
C5	45.86'	73.50'	35°45'00"	S72°20'48"W
C6	78.93'	126.50'	35°45'00"	S72°20'48"W
C7	34.29'	126.50'	15°31'58"	S62°14'17"W
C8	44.64'	126.50'	20°13'02"	S80°06'47"W

Curve Table - This Sheet Only				
Curve #	Length	Radius	Delta	Chord Bearing
C9	18.90'	123.50'	8°46'05"	N31°08'40"W
C11	42.54'	176.50'	13°48'34"	N28°37'25"W
C14	36.35'	73.50'	28°20'21"	S68°38'28"W
C15	9.51'	73.50'	7°24'40"	S86°30'58"W

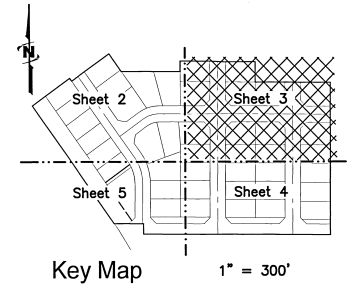
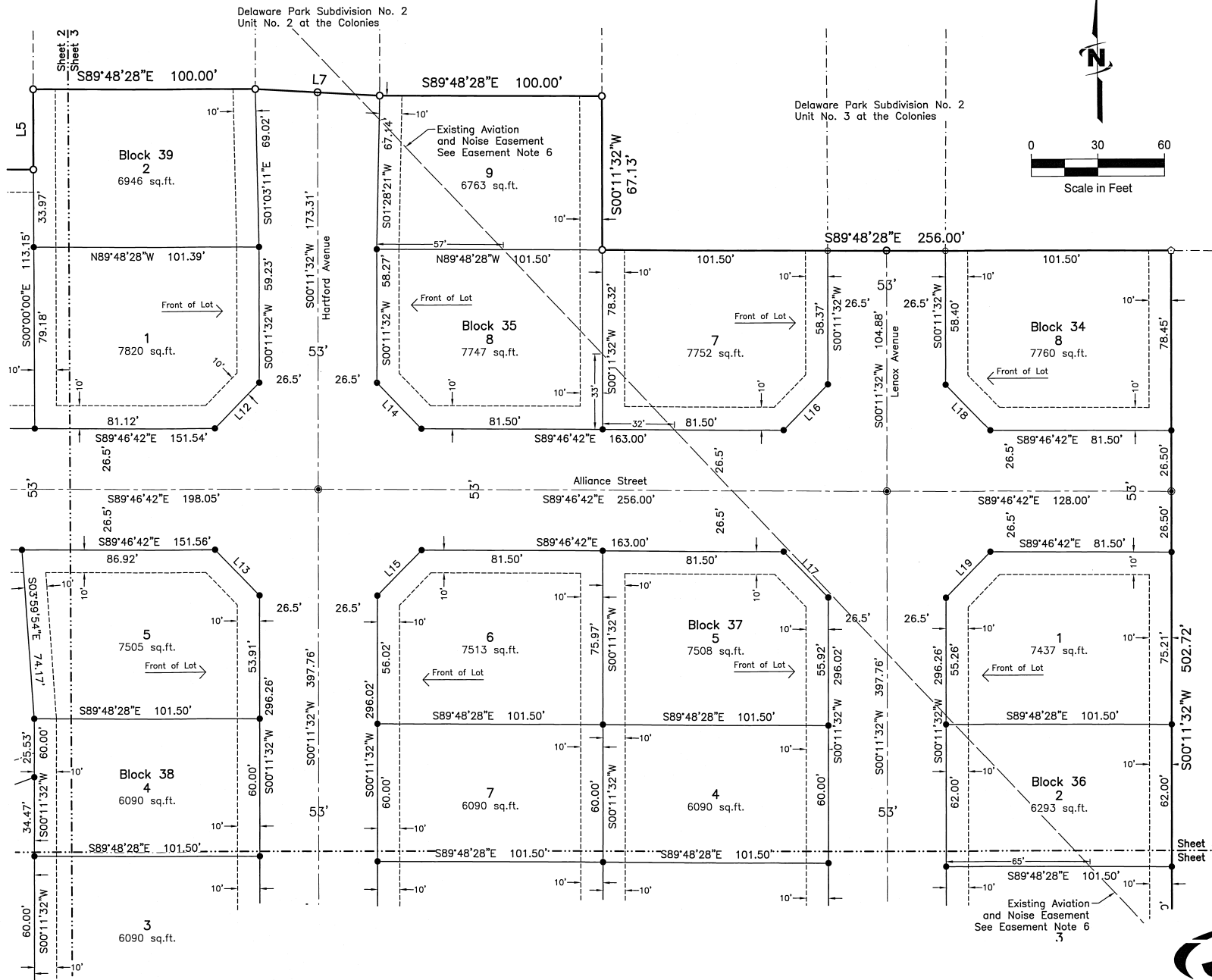


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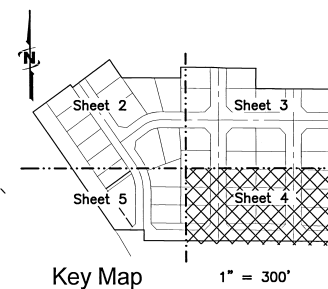
Line Table - This Sheet Only		
Line #	Direction	Length
L5	N00°11'32"E	35.03'
L7	S86°52'31"E	56.07'
L12	S45°12'25"W	28.28'
L13	S44°47'35"E	28.29'
L14	N44°47'35"W	28.29'
L15	N45°12'25"E	28.28'
L16	S45°12'25"W	28.28'
L17	S44°47'35"E	28.29'
L18	N44°47'35"W	28.29'
L19	N45°12'25"E	28.28'



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Line Table – This Sheet Only		
Line #	Direction	Length
L20	N45°12'26"E	28.28'
L21	S44°26'56"E	28.46'
L22	S44°51'46"W	28.45'
L23	N44°47'34"W	28.29'

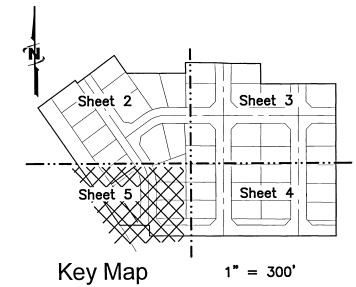
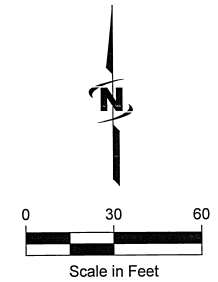
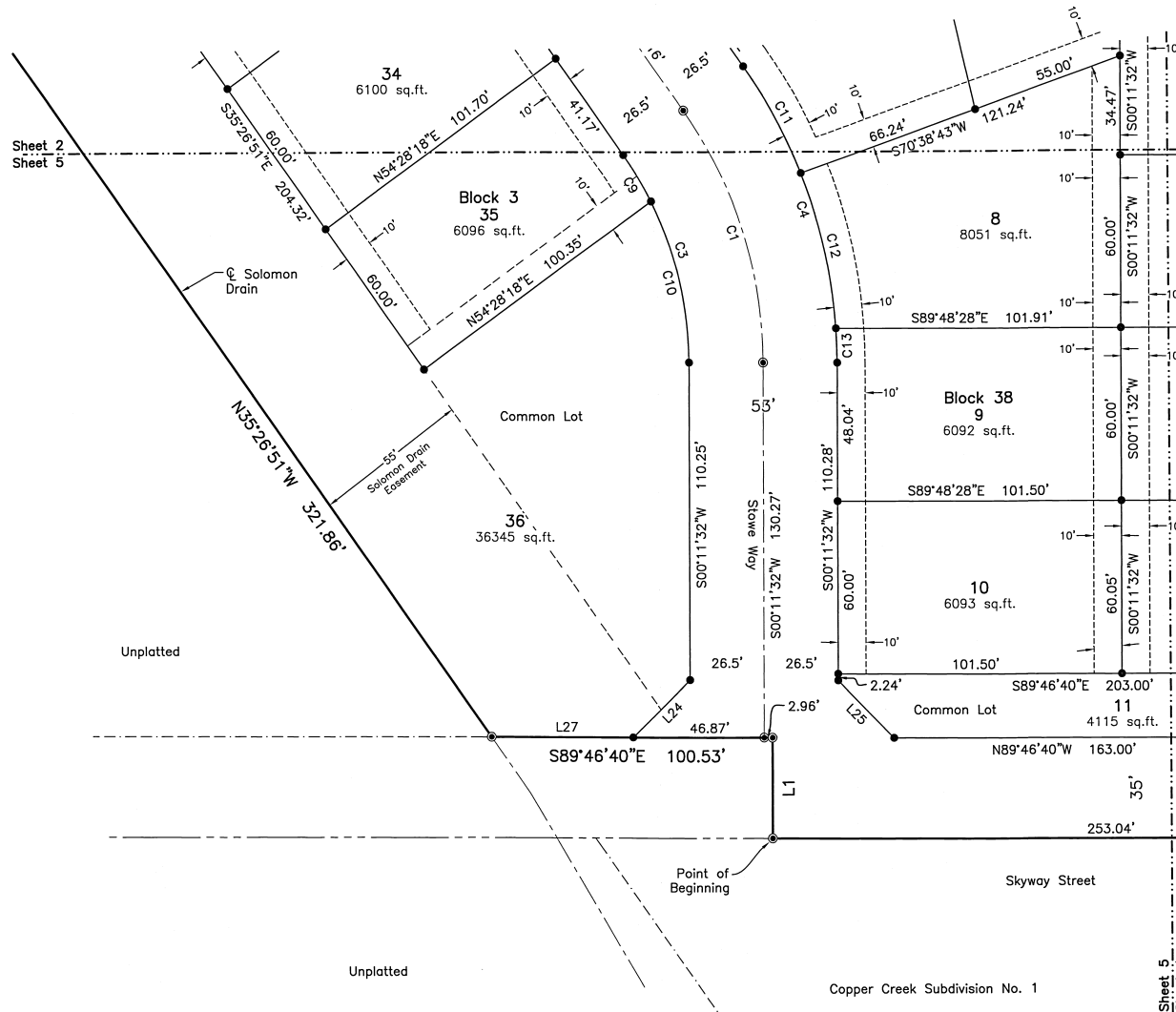


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Line #	Direction	Length
L24	N45°43'40"E	28.54'
L25	S44°47'34"E	28.29'
L27	N89°46'40"W	50.70'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	93.52'	150.00'	35°43'15"	N17°40'05"W	92.01'
C3	77.00'	123.50'	35°43'15"	N17°40'05"W	75.75'
C4	110.04'	176.50'	35°43'15"	N17°40'05"W	108.26'
C9	18.90'	123.50'	8°46'05"	N31°08'40"W	18.88'
C10	58.10'	123.50'	26°57'09"	N13°17'02"W	57.56'
C11	42.54'	176.50'	13°48'34"	N28°37'25"W	42.44'
C12	55.53'	176.50'	18°01'30"	N12°42'23"W	55.30'
C13	11.97'	176.50'	3°53'10"	N01°45'03"W	11.97'



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Notes

1. Lot 36 of Block 3, Lot 6 of Block 36, Lot 11 of Block 37, and Lot 11 of Block 38, 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
 Delaware Park Subdivision No. 2, Unit No. 3
 Delaware Park Subdivision No. 2, Unit No. 4
 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, and 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. A portion of Lot 36 of Block 3 is encumbered by the Existing Solomon Drain Easement.
4. Lot 36 of Block 3, except the area encumbered by the Solomon Drain Easement, is hereby designated as having a Drainage Easement and a Utility Easement co-situated (i.e. blanket easement) with that portion of said lot.
5. Lot 6 of Block 36, Lot 11 of Block 37, and Lot 11 of Block 38 are hereby designated as having a Utility Easement co-situated (i.e. blanket easement) with said lots.
6. See Instrument No. 2016-037040 for Existing Avigation and Noise Easement.
7. 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.
8. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.



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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. 5 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 which bears S00°37'09"W, 1324.93 feet from the northwest corner of the south half of the northwest quarter;

Thence S89°46'40"E, 855.72 feet along the south line of the south half of the northwest quarter to the POINT OF BEGINNING;

Thence N0°11'39"E, 35.00 feet to a point on the northerly Right-of-Way of Skyway Street;

Thence N89°46'40"W, 100.53 feet along said northerly Right-of-Way to the center of Solomon Drain;

Thence N35°26'51"W, 321.86 feet along the center of the Solomon Drain;

Thence N35°31'42"W, 155.64 feet along the center of the Solomon Drain to the southwest corner of Delaware Park Subdivision No. 2, Unit No. 4 at The Colonies (Book 46 of Plats at Page 17, records of Canyon County, Idaho);

Thence N54°28'18"E, 156.50 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 4 at The Colonies;

Thence S35°31'42"E, 12.01 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 4 at The Colonies;

Thence N54°28'18"E, 156.50 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 4 at The Colonies;

Thence S35°31'42"E, 72.23 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 4 at The Colonies;

Thence S89°48'29"E, 200.68 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 4 at The Colonies;

Thence N00°11'32"E, 35.03 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 4 at The Colonies to the southwest 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 S89°48'28"E, 100.00 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 2 at The Colonies;

Thence S86°52'31"E, 56.07 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 2 at The Colonies;

Thence S89°48'28"E, 100.00 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 2 at The Colonies to the boundary of Delaware Park Subdivision No. 2, Unit No. 3 at The Colonies (Book 45 at Page 34, records of Canyon County, Idaho);

Thence S00°11'32"W, 67.13 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 3 at The Colonies;

Thence S89°48'28"E, 256.00 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 3 at The Colonies;

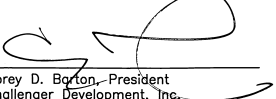
Thence S00°11'32"W, 502.72 feet to the south line of the south half of the northwest quarter;

Thence N89°46'40"W, 637.04 feet along the south line of the south half of the northwest quarter to the POINT OF BEGINNING.

The above-described parcel contains 10.84 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(1)(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.

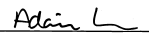
In witness whereof, I have hereunto set my hand:

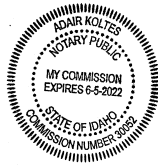

Corey D. Barton, President
Challenger Development, Inc.

Acknowledgment

State of Idaho }
County of Ada } ss.

On this 14th day of November, in the year 2019, 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.

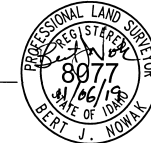

Notary public for Idaho
My commission expires 6-05-22



Certificate of Surveyor

I, Bert J. Nowak, 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. 5 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.

Bert J. Nowak, PLS 8077



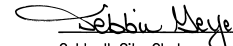
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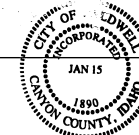
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Delaware Park Subdivision No. 2, Unit No. 5 At The Colonies

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 18 day of June, 2018, 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.

 REHS 30 JAN 2019
 Southwest District Health Department Date

Approval of Caldwell City Engineer

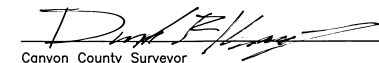
I, the undersigned, City Engineer, in and for the City of Caldwell, Canyon County, Idaho, do hereby approve this plat.


 Caldwell City Engineer

 10/21/19
 Date

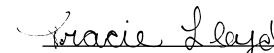
Certificate of County Surveyor

I, the undersigned, Professional Land 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: SURVEYS.

 5/17/19
 Canyon County Surveyor Date
DAVID R. KINZER PE/PLS 2659

Certificate of County Treasurer

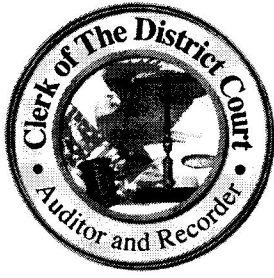
I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho, per requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this proposed subdivision have been paid in full. This certificate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

 11/20/2019
 Canyon County Treasurer Date
By Tara Lehman



(JUB)
J-U-B ENGINEERS, INC.

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Canyon County Recorder's Office Cover Page

2019-060493

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CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=14 DLSTEPHENS

\$49.00

TYPE: MISC

TITLEONE BOISE

ELECTRONICALLY RECORDED

ACCOMMODATION RECORDING

FIFTH SUPPLEMENTAL DECLARATION OF ANNEXATION ESTABLISHING COVENANTS, CONDITIONS AND RESTRICTIONS FOR DELAWARE PARK SUBDIVISION NO. 2, UNIT NO. 5 AT THE COLONIES

This Fifth Supplemental Declaration of Annexation Establishing Covenants, Conditions And Restrictions For Delaware Park Subdivision No. 2, Unit No. 5 At The Colonies (this "Fifth Supplement") is made this 11th day of December, 2019, by Challenger Development Inc., an Idaho corporation ("Grantor").

ARTICLE I: SUPPLEMENT AND AUTHORITY

1.1 Supplement to Declaration. This Fifth 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");
- 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"); and
- 5) That certain Fourth Supplemental Declaration of Annexation Establishing Covenants, Conditions and Restrictions for Delaware Park Subdivision No. 2, Unit No. 4 at the Colonies, recorded on the 5th day of September, 2017, as Canyon County, Idaho Instrument Number 2017-038124 ("Fourth Supplement").

This Fifth Supplement supplements the Master Declaration, First Supplement, Second Supplement, Third Supplement and Fourth Supplement with respect to that certain real property legally described on the attached Exhibit A, which is made a part hereof ("Fifth Supplement Tract"). The Fifth Supplement Tract is shown on the Delaware Park Subdivision No. 2, Unit No. 5 at the Colonies final plat, a copy of which is attached hereto as Exhibit B, and made a part hereof ("Fifth Supplement Plat"). The covenants, conditions and restrictions contained in this Fifth Supplement are in addition to those covenants, conditions and restrictions contained in the Master Declaration, First Supplement, Second Supplement, Third Supplement and Fourth Supplement, except insofar as the covenants, conditions and restrictions of the Master Declaration, First Supplement, Second Supplement, Third Supplement and Fourth 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 March 20, 2019, 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 Fifth Supplement.

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

ARTICLE III: COMMON AREA AND RESIDENTIAL BUILDING LOTS

3.1 Common Area. Lot 36, Block 3, Lot 6, Block 36, Lot 11, Block 37 and Lot 11, Block 38, as shown on the Fifth Supplement Plat, are Common Area to be owned and maintained by the Association.

3.2 Residential Building Lots. All platted lots comprising the Fifth 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 Fifth 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 Fifth Supplement shall run with and bind the Fifth Supplement Tract for so long as the Master Declaration runs with and binds the Property. This Fifth 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 Fifth 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.

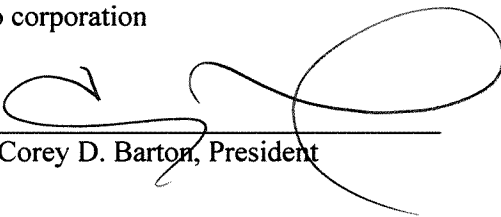
4.5 Governing Law. This Fifth Supplement shall be construed and interpreted in accordance with the laws of the State of Idaho.

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 Fifth Supplement as of the date first above written.

Challenger Development Inc.,
an Idaho corporation

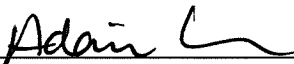
By:



Corey D. Barton, President

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on December 11, 2019, by Corey D. Barton as the President of Challenger Development Inc.



Signature of Notary Public

My commission expires: 6-05-22

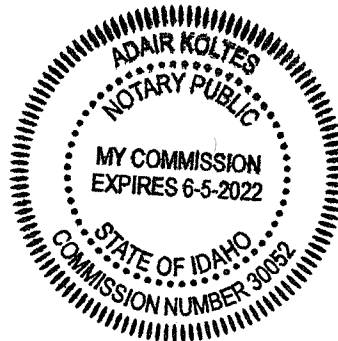


EXHIBIT A
LEGAL DESCRIPTION OF FIFTH SUPPLEMENT TRACT

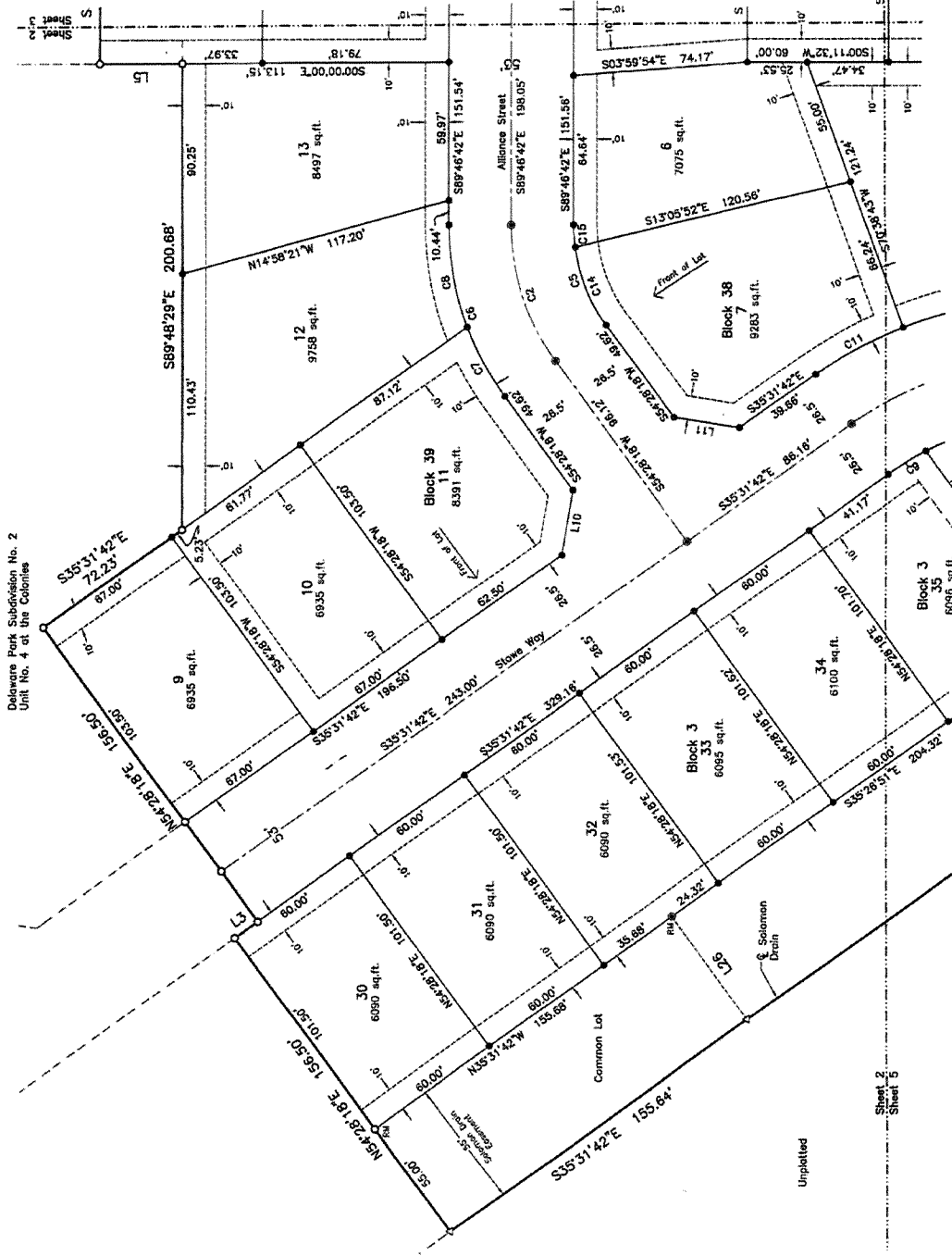
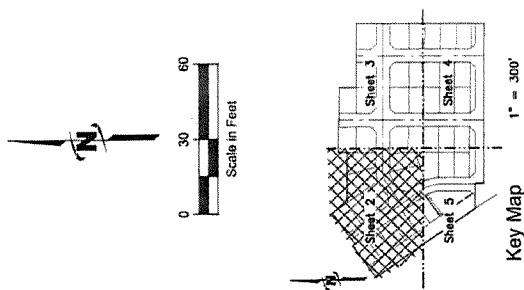
Lots 30 through 36, Block 3, Lot 8, Block 34, Lots 7 through 9, Block 35, Lots 1 through 6, Block 36, Lots 1 through 11, Block 37, Lots 1 through 11, Block 38 and Lots 1, 2 and 9 through 13, Block 39, Delaware Park Subdivision No. 2, Unit No. 5 at the Colonies, according to the official plat thereof, filed in Book 49 of plats at page 12, records of Canyon County, Idaho.

EXHIBIT B
DELAWARE PARK SUBDIVISION NO. 2, UNIT NO. 5 AT THE COLONIES FINAL PLAT

See attached.

Delaware Park Subdivision No. 2, Unit No. 5 at the Colonies

Delaware Park Subdivision No. 2
Unit No. 4 at the Colonies



Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C9	18.80'	123.50'	84.00°	S81°08'40"W	18.88'
C11	42.54'	176.50'	134°53'34"	N62°37'25"W	42.44'
C14	56.35'	73.50'	28°50'21"	S68°38'28"W	30.98'
C15	9.51'	73.50'	7°24'40"	S68°30'58"W	9.50'

Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C2	62.40'	100.00'	35°45'00"	S72°20'40"W	61.30'
C5	45.88'	73.50'	35°45'00"	S72°20'40"W	45.12'
C6	78.53'	128.50'	35°45'00"	S72°20'40"W	77.69'
C7	34.28'	128.50'	15°31'58"	S62°14'17"W	34.19'
C8	44.64'	128.50'	20°13'02"	S80°56'47"W	44.41'

Line Table - This Sheet Only

Line #	Direction	Length
L3	S35°31'42"E	12.01'
L5	N67°11'32"E	35.03'
L10	S50°31'42"E	28.28'
L11	N69°28'18"E	28.28'
L26	N54°28'18"E	55.00'

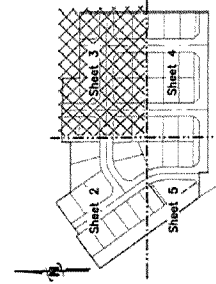


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Delaware Park Subdivision No. 2, Unit No. 5 at the Colonies

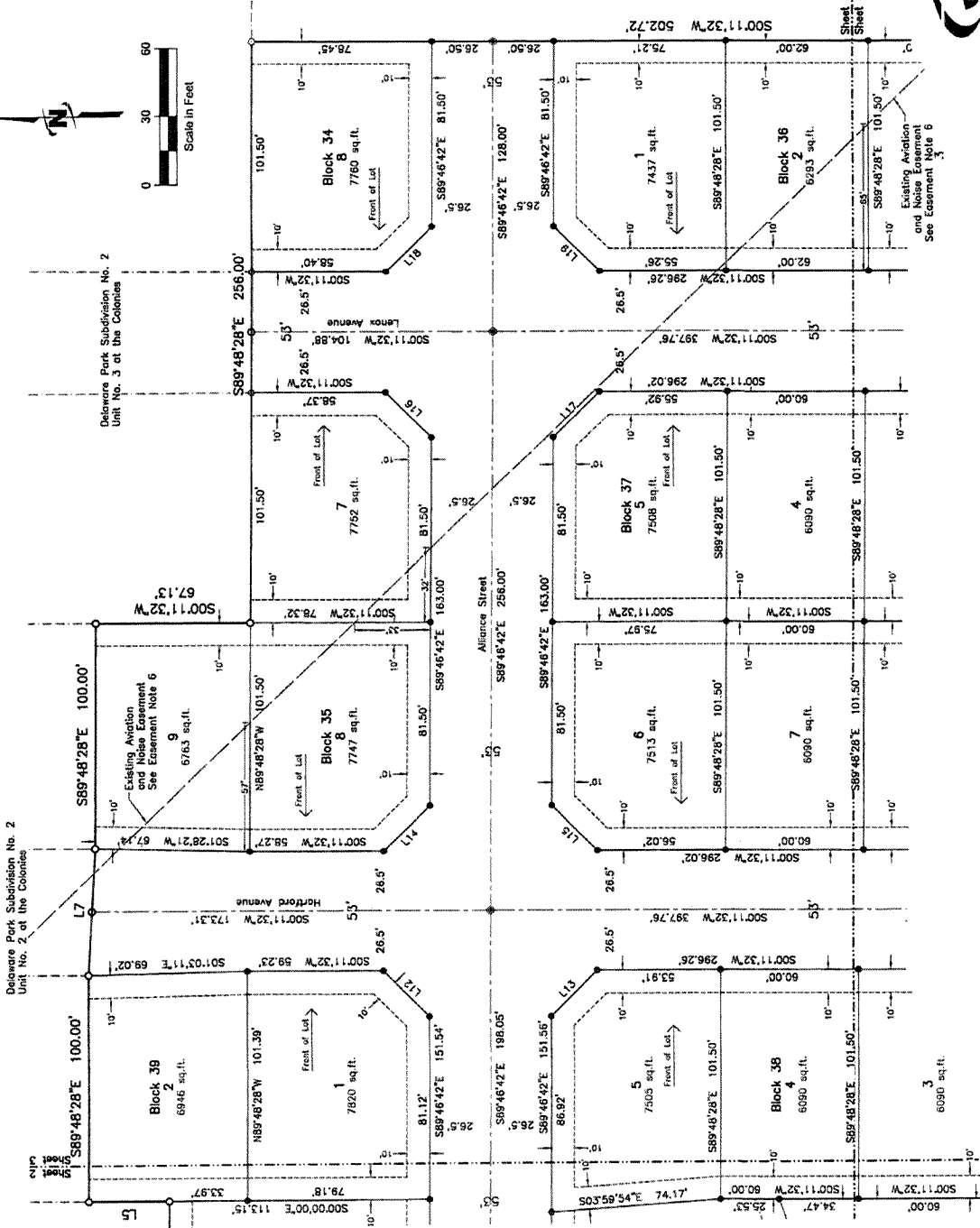
Delaware Park Subdivision No. 2
Unit No. 2 at the Colonies

Delaware Park Subdivision No. 2
Unit No. 3 at the Colonies



Key Map

1" = 300'



Unplotted

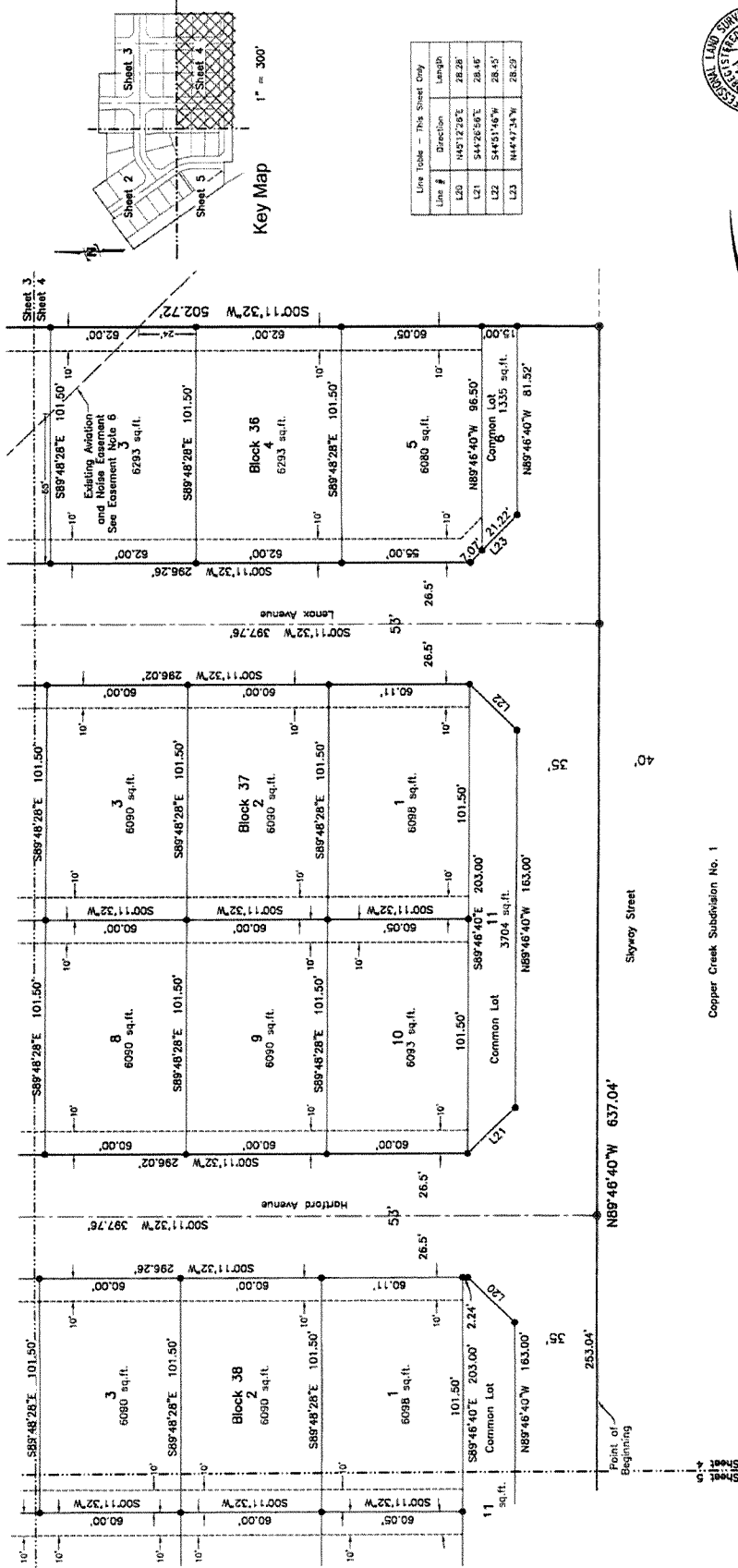
Line #	Direction	Length
L1	N89°48'28"E	35.03'
L2	S89°48'28"W	56.07'
L3	S45°12'25"W	28.28'
L4	S44°47'35"W	28.29'
L5	S44°47'35"W	28.29'
L6	S45°12'25"W	28.28'
L7	S44°47'35"E	28.29'
L8	S44°47'35"E	28.29'
L9	N45°12'25"E	28.28'



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Line Table - This Sheet Only		
Line #	Direction	Length
L20	N45°12'26"E	28.28'
L21	S44°26'56"E	28.46'
L22	S44°51'46"W	28.45'
L23	N44°47'34"W	28.29'

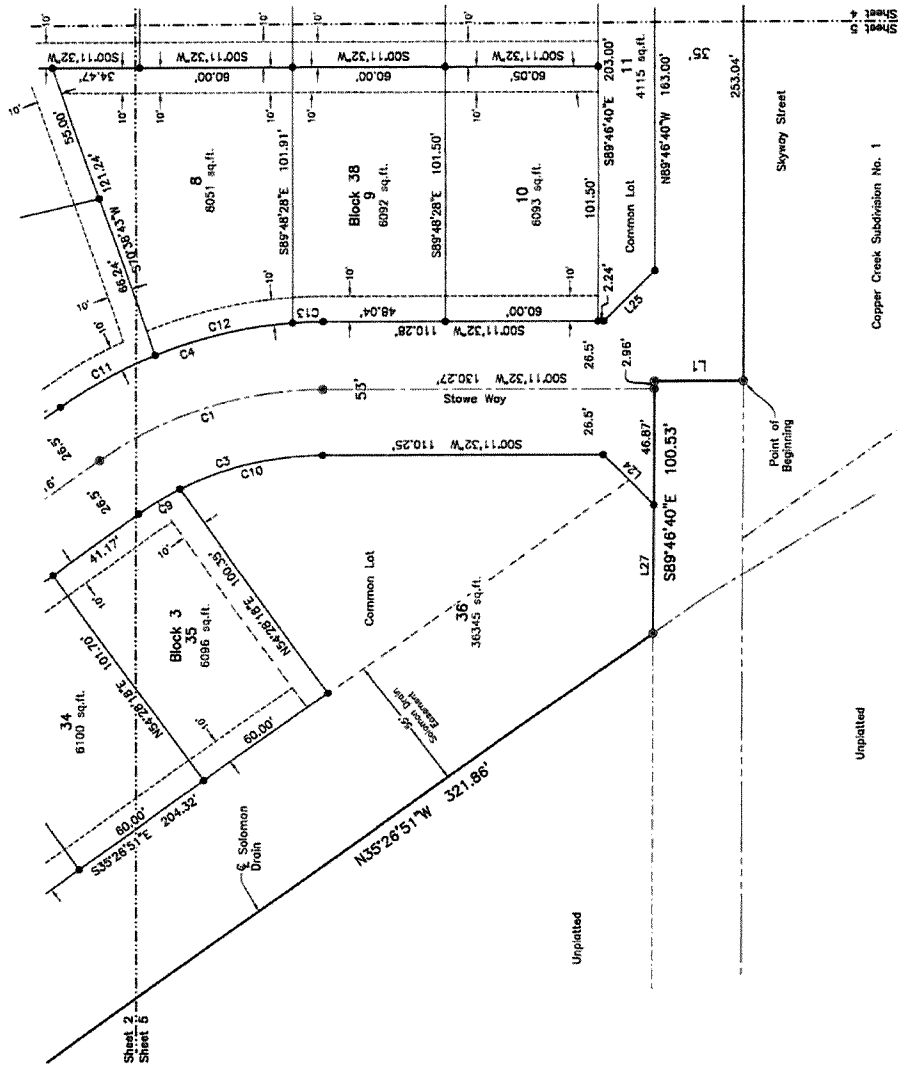


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Delaware Park Subdivision No. 2, Unit No. 5 at the Colonies

PLAT SHOWING



Curve Table - This Sheet Only				
Curve #	Length	Radius	Bearing	Chord Length
C1	93.52'	150.00'	S89°46'40"E	92.01'
C3	77.20'	123.50'	S89°46'40"E	75.25'
C4	110.04'	176.50'	S89°46'40"E	108.26'
C8	18.80'	123.50'	S89°46'40"E	18.88'
C10	58.10'	123.50'	S89°46'40"E	57.56'
C11	42.54'	176.50'	S89°46'40"E	42.44'
C12	55.53'	176.50'	S89°46'40"E	55.30'
C13	11.97'	176.50'	S89°46'40"E	11.97'

Line Table - This Sheet Only		
Line #	Direction	Length
L24	S89°46'40"E	28.54'
L25	S44°47'54"E	28.29'
L27	S89°46'40"W	50.70'



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Delaware Park Subdivision No. 2, Unit No. 5 at the Colonies

Notes

1. Lot 36 of Block 3, Lot 6 of Block 36, Lot 11 of Block 37, and Lot 11 of Block 38, 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 plot shall comply with the applicable zoning regulations in effect at the time of re-subdivision.
4. To comply with Idaho Code Section 31-3605, 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 area, including but not limited to, the construction of a new building or structure, 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, Unit No. 2
 Delaware Park Subdivision No. 1, Unit No. 3
 Delaware Park Subdivision No. 1, Unit No. 4
 Delaware Park Subdivision No. 2, Unit No. 1
 Delaware Park Subdivision No. 2, Unit No. 2
 Delaware Park Subdivision No. 2, Unit No. 3
 Delaware Park Subdivision No. 2, Unit No. 4
 Copper Creek Subdivision No. 1

Surveys:
 Instrument Nos 200518392, 200825480

Deeds:
 Instrument Nos 2008001999, 2010060474, 2010060475, 2010060569, 2010060586, 2010090906, 2010090568/2011003505, 2011000907, 2011000906, 2010060476, and 2016-042115.

Easements:
 Instrument Nos 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 reserved to the City of Caldwell for the installation, maintenance, operation, and use of drainage facilities.
3. A portion of Lot 36 of Block 3 is encumbered by the Existing Solomon Drain Easement.
4. Lot 36 of Block 3, except the area encumbered by the Solomon Drain Easement, is hereby designated as having a Drainage Easement and a Utility Easement co-situated (i.e. blanket easement) with that portion of said lot.
5. Lot 6 of Block 36, Lot 11 of Block 37, and Lot 11 of Block 38 are hereby designated as having a Utility Easement co-situated (i.e. blanket easement) with said lots.
6. See Instrument No. 2016-037040 for Existing Avigation and Noise Easement.
7. No utility easement created hereon shall preclude the construction and maintenance of new power, water, landscaping, parking, side & rear property line fences, or other such nonpermanent improvements.
8. All easements are parallel (or concentric) to the lines (or area) that they are dimensioned from unless otherwise noted.



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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. 5 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 which bears S007°37'09"W, 1324.83 feet from the northwest corner of the south half of the northwest quarter;

Thence S89°46'40"E, 855.72 feet along the south line of the south half of the northwest quarter to the POINT OF BEGINNING;

Thence N07°11'39"E, 35.00 feet to a point on the northerly Right-of-Way of Skyway Street;

Thence N89°46'40"W, 100.53 feet along said northerly Right-of-Way to the center of Solomon Drain;

Thence N25°26'51"W, 321.86 feet along the center of the Solomon Drain;

Thence N25°31'42"E, 155.64 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 4 at The Colonies;

Thence N54°28'18"E, 158.50 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 4 at The Colonies;

Thence S35°31'42"E, 12.01 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 4 at The Colonies;

Thence N54°28'18"E, 158.50 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 4 at The Colonies;

Thence S35°31'42"E, 72.23 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 4 at The Colonies;

Thence S89°46'29"E, 200.68 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 4 at The Colonies;

Thence N00°11'32"E, 35.03 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 4 at The Colonies to the southwest corner of Delaware Park Subdivision No. 2, Unit No. 2 at The Colonies;

Thence S89°48'28"E, 100.00 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 2 at The Colonies;

Thence S89°52'31"E, 56.07 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, 67.13 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 3 at The Colonies;

Thence S00°11'32"W, 256.00 feet along the boundary of Delaware Park Subdivision No. 2, Unit No. 3 at The Colonies;

Thence S00°11'32"W, 502.72 feet to the south line of the northwest quarter;

Thence N89°46'40"W, 637.04 feet along the south line of the northwest quarter to the POINT OF BEGINNING.

The above-described parcel contains 10.84 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 31-3803(1)(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.

In witness whereof, I have hereunto set my hand:


Corey D. Bigham, President
Challenger Development, Inc.

Acknowledgment

State of Idaho } ss.
County of Ada }

On this 14th day of November, in the year 2019, before me, a Notary Public in and for the State of Idaho, personally appeared Corey D. Bigham, 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 6-05-23



Bert J. Nowak, PLS 8077



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Delaware Park Subdivision No. 2, Unit No. 5 At The Colonies

PLAT SHOWING

Approval of Southwest District Health Department

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the findings of the City of Caldwell and the City of Boise. The City of Caldwell and the City of Boise have approved the design plans and specifications and the conditions imposed on the developer for continued satisfaction 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 are constructed. 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.

[Signature] **RENS** 30 JAN 2019
Southwest District Health Department 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.

[Signature]
Caldwell City Engineer
14364
PROFESSIONAL ENGINEER
STATE OF IDAHO
R008 C. 10/21/19 Date

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 18 day of June, 2018, this plat was duly accepted and approved.

[Signature]
Caldwell City Clerk
CITY OF CALDWELL
IDAHO
JAN 15
CANYON COUNTY

Certificate of County Surveyor

I, the undersigned, Professional Land 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 recordings, *subdivers*.

[Signature] 5/17/19 Date
Canyon County Surveyor
DAVID E. KINSEY 75/PCS 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.

[Signature] 11/20/2019 Date
Canyon County Treasurer
TREASURER'S SEAL OF
CANYON COUNTY, IDAHO
CORPORATE
SEAL



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