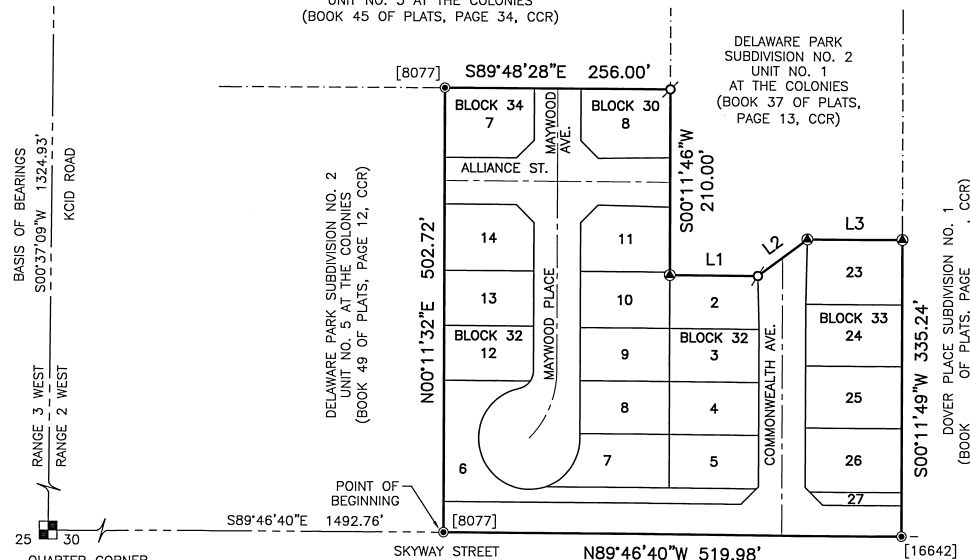


24  19 SECTION CORNER
3-1/2-INCH BRASS CAP [878]

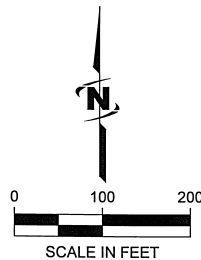
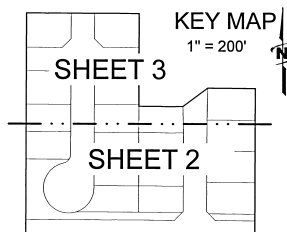
$$\frac{500^{\circ}37'17''W}{1324.99'}$$

DELAWARE PARK
SUBDIVISION NO. 2
UNIT NO. 1
AT THE COLONIES
(BOOK 37 OF PLATS,
PAGE 13, CCR)



COPPER CREEK SUBDIVISION NO. 1

LINE TABLE - THIS SHEET ONLY		
NO.	BEARING	DIST.
L1	S89°48'14"E	100.02'
L2	N53°08'54"E	70.16'
L3	S89°48'14"E	108.01'



_____ - SUBDIVISION BOUNDARY LINE
 _____ - LOT LINE
 _____ - RIGHT-OF-WAY LINE
 _____ - SECTION LINE
 _____ - CENTER LINE
 _____ - ADJACENT PROPERTY LINE
 _____ - MATCH LINE
 _____ - UTILITY EASEMENT LINE
 _____ - EXISTING AVIGATION & NOISE EASEMENT LINE

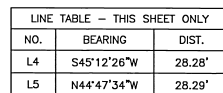
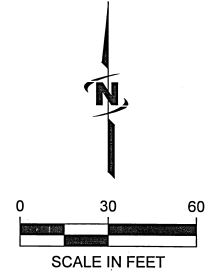
-  – SECTION CORNER
-  – QUARTER-SECTION CORNER
-  – FOUND 1/2-INCH REBAR WITH PLASTIC CAP MARKED "J-U-B 11334" UNLESS OTHERWISE NOTED
-  – FOUND 5/8-INCH REBAR WITH PLASTIC CAP MARKED "J-U-B 11334" UNLESS OTHERWISE NOTED
-  – FOUND 5/8-INCH REBAR WITH PLASTIC CAP MARKED " PLS 5461"
-  – SET 1-3/16-INCH BRASS PLUG IN CONCRETE MARKED "JUB 17665"
-  – SET 1/2-INCH x 24-INCH REBAR, WITH PLASTIC CAP MARKED "JUB PLS 17665"
-  – SET 5/8-INCH x 24-INCH REBAR, WITH PLASTIC CAP MARKED "JUB PLS 17665"
-  – DIMENSION POINT – NOTHING SET OR FOUND
-  – CURVE NUMBER (TYPICAL)
-  – COURSE NUMBER (TYPICAL)
-  – LOT NUMBER (TYPICAL)
-  – PLS NUMBER FOUND ON MONUMENT
-  – SQUARE FEET (MORE OR LESS)

SEE SHEET 4 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE



J-U-B ENGINEERS, INC.

2760 W Excursion Lane, Suite 400, Meridian, ID 83642-5313
p 208 376 7330 w www.jub.com



CURVE TABLE – THIS SHEET ONLY					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	108.50'	44°24'55"	84.11'	N22°24'00"E	82.02'
C2	20.00'	78°27'47"	27.39'	N39°25'26"E	25.30'
C3	57.50'	258°27'47"	259.38'	S50°34'34"E	89.08'
C4	20.00'	45°01'42"	15.72'	N56°08'28"E	15.38'
C5	20.00'	33°26'05"	11.67'	N16°54'35"E	11.51'
C6	57.50'	187°16'38"	187.94'	S14°59'02"E	114.77'
C7	57.50'	71°11'09"	71.43'	N47°07'07"E	66.93'

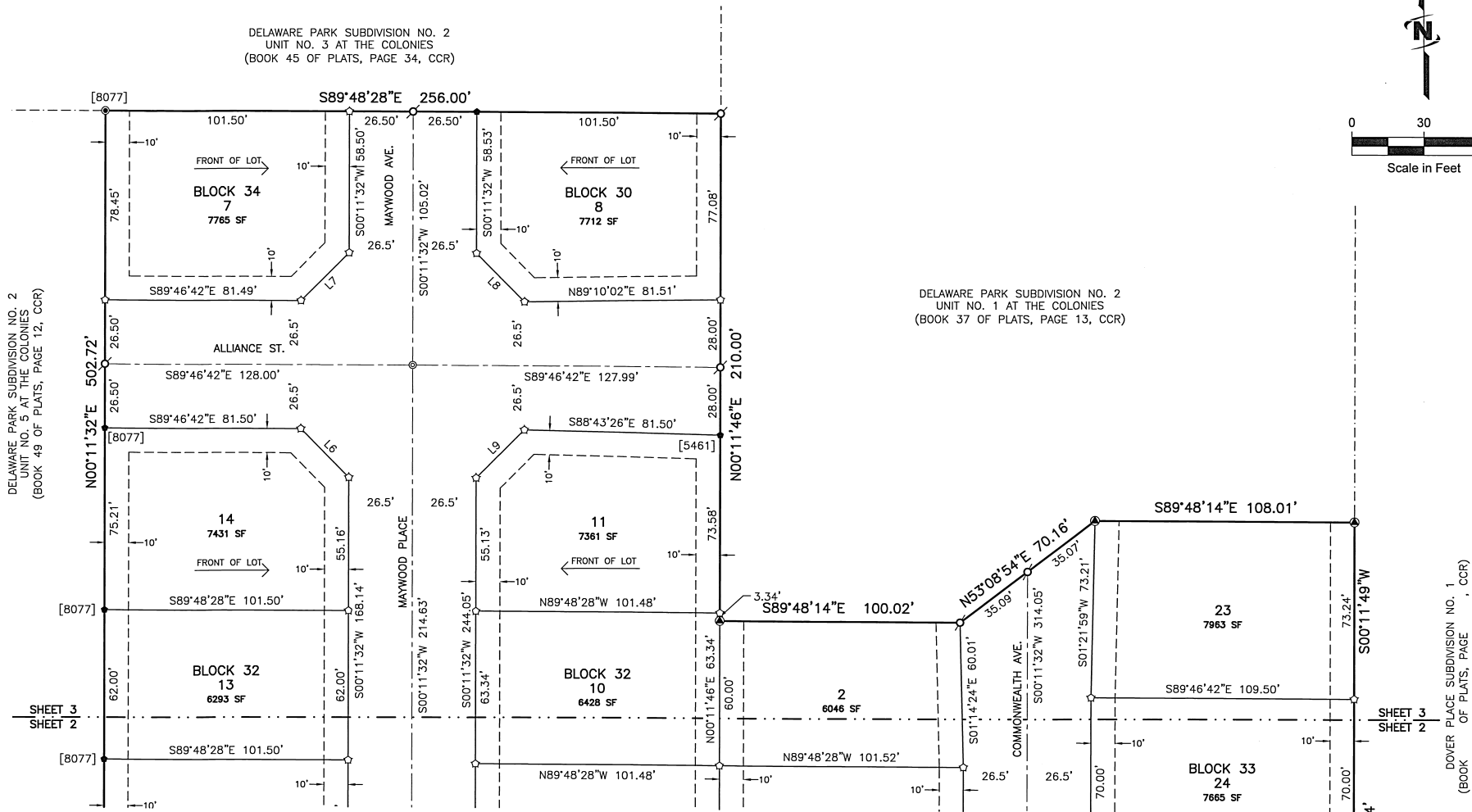
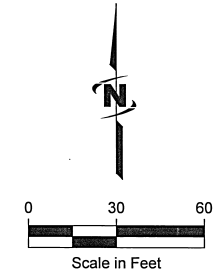


2760 W Excursion Lane, Suite 400, Meridian, ID 83642-5313
p 208 376 7330 w www.jub.com

PLAT SHOWING **DELAWARE PARK SUBDIVISION NO. 2, UNIT NO. 6 AT THE COLONIES**

PLAT BOOK 50 PAGE 43

DELAWARE PARK SUBDIVISION NO. 2
 UNIT NO. 3 AT THE COLONIES
 (BOOK 45 OF PLATS, PAGE 34, CCR)

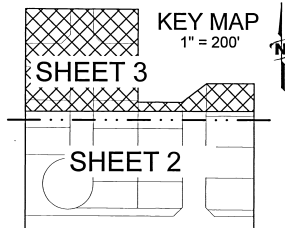


DELAWARE PARK SUBDIVISION NO. 2
 UNIT NO. 5 AT THE COLONIES
 (BOOK 49 OF PLATS, PAGE 12, CCR)

DELAWARE PARK SUBDIVISION NO. 2
 UNIT NO. 1 AT THE COLONIES
 (BOOK 37 OF PLATS, PAGE 13, CCR)

DOVER PLACE SUBDIVISION NO. 1
 (BOOK OF PLATS, PAGE , CCR)

SEE SHEET 1 FOR LEGEND.
 SEE SHEET 4 FOR NOTES,
 EASEMENT NOTES, REFERENCES,
 AND SURVEYOR'S NARRATIVE



LINE TABLE - THIS SHEET ONLY		
NO.	BEARING	DIST.
L6	S44°47'35"E	28.29'
L7	S45°12'25"W	28.28'
L8	N44°47'35"W	28.29'
L9	S45°12'25"W	28.28'



JUB
J-U-B ENGINEERS, INC.
 2760 W Excursion Lane, Suite 400, Meridian, ID 83642-5313
 P 208 376 7330 W www.jub.com

PLAT SHOWING

PLAT BOOK 50 PAGE 43

DELAWARE PARK SUBDIVISION NO. 2, UNIT NO. 6 AT THE COLONIES

NOTES

1. LOT 6 OF BLOCK 32, AND LOT 27 OF BLOCK 33, 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 11-04-07(4),(5) 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
 DELAWARE PARK SUBDIVISION NO. 2, UNIT NO. 5
 COPPER CREEK SUBDIVISION NO. 1
 DOVER PLACE 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. LOT 6 OF BLOCK 32, AND LOT 27 OF BLOCK 33, ARE HEREBY DESIGNATED AS BEING SUBJECT TO A BLANKET UTILITY EASEMENT OVER SAID LOTS.
4. SEE INSTRUMENT NO. 2016-037040 FOR EXISTING AVIGATION AND NOISE EASEMENT.
5. 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.
6. ALL EASEMENTS ARE PARALLEL (OR CONCENTRIC) TO THE LINES (OR ARCS) THAT THEY ARE DIMENSIONED FROM UNLESS OTHERWISE NOTED.

SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.
2. THE BOUNDARY LINES SHOWN HERE WERE ESTABLISHED BY HOLDING THE MONUMENTS FOUND ALONG THE EASTERLY LINE OF DELAWARE PARK SUBDIVISION NO. 2 UNIT NO. 5 AT THE COLONIES (BOOK 49 OF PLATS, PAGE 12, CCR), ALONG THE SOUTHERLY LINES OF DELAWARE PARK SUBDIVISION NO. 2 UNIT NO. 3 AT THE COLONIES (BOOK 45 OF PLATS, PAGE 34, CCR) AND DELAWARE PARK SUBDIVISION NO. 2 UNIT NO. 1 AT THE COLONIES (BOOK 37 OF PLATS, PAGE 13, CCR).



J-U-B ENGINEERS, INC.

2760 W Excursion Lane, Suite 400, Meridian, ID 83642-5313
 p 208 376 7330 w www.jub.com

PLAT SHOWING
DELAWARE PARK SUBDIVISION NO. 2, UNIT NO. 6 AT THE COLONIES

PLAT BOOK 50 PAGE 43

CERTIFICATE OF OWNERS

KNOW ALL MEN 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. 6 AT THE COLONIES, AND THAT IT INTENDS TO INCLUDE SAID REAL PROPERTY, AS DESCRIBED BELOW, IN THIS PLAT: TO WIT:

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE SOUTH 00°37'17" WEST, ALONG THE WEST LINE OF GOVERNMENT LOT 1 OF SAID SECTION 30, A DISTANCE OF 1,324.99 FEET TO THE NORTHWEST CORNER OF GOVERNMENT LOT 2 OF SAID SECTION 30;

THENCE SOUTH 00°37'09" WEST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 1,324.93 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 30;

THENCE SOUTH 89°46'40" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1,492.76 FEET TO THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN THE WARRANTY DEED TO CHALLENGER DEVELOPMENT, INC. RECORDED IN INSTRUMENT NO. 2019-016899, OFFICIAL RECORDS OF CANYON COUNTY, HEREINAFTER REFERRED TO AS THE CHALLENGER DEVELOPMENT PARCEL, SAID CORNER BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE FROM SAID POINT OF BEGINNING, NORTH 00°11'32" EAST, ALONG THE EASTERLY LINE OF SAID CHALLENGER DEVELOPMENT PARCEL, A DISTANCE OF 502.72 FEET TO THE NORTHEAST CORNER OF SAID CHALLENGER DEVELOPMENT PARCEL, BEING A POINT ON THE SOUTHERLY LINE OF DELAWARE PARK SUBDIVISION NO. 2, UNIT NO. 3 AT THE COLONIES (BOOK 45 OF PLATS, PAGE 34, CANYON COUNTY RECORDS), HEREINAFTER REFERRED TO AS DELAWARE PARK 2-3;

THENCE SOUTH 89°48'28" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 256.00 FEET TO THE SOUTHEAST CORNER OF SAID DELAWARE PARK 2-3, BEING A POINT ON THE WESTERLY LINE OF DELAWARE PARK SUBDIVISION NO. 2, UNIT NO. 1 AT THE COLONIES (BOOK 37 OF PLATS, PAGE 13, CANYON COUNTY RECORDS) HEREINAFTER REFERRED TO AS DELAWARE PARK 2-1;

THENCE ALONG SAID WESTERLY LINE AND ALONG THE SOUTHERLY LINES OF SAID DELAWARE PARK 2-1 THE FOLLOWING FOUR (4) CONSECUTIVE COURSES:

1. SOUTH 00°11'46" WEST, A DISTANCE OF 210.00 FEET,
2. SOUTH 89°48'14" EAST, A DISTANCE OF 100.02 FEET,
3. NORTH 53°08'54" EAST, A DISTANCE OF 70.16 FEET, AND
4. SOUTH 89°48'14" EAST, A DISTANCE OF 108.01 FEET TO THE SOUTHEAST CORNER OF SAID DELAWARE PARK 2-1;

THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 00°11'49" WEST, A DISTANCE OF 335.24 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30;

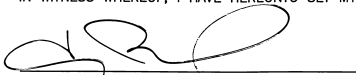
THENCE NORTH 89°46'40" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 519.98 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 4.86 ACRES OF LAND, MORE OR LESS.

END OF DESCRIPTION.

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 ERRECTED 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 10th DAY OF September, IN THE YEAR 2020, 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.

Adair
NOTARY PUBLIC FOR IDAHO
MY COMMISSION EXPIRES 6-05-22



CERTIFICATE OF SURVEYOR

I, TIMOTHY HARRIGAN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT OF DELAWARE PARK SUBDIVISION NO. 2, UNIT NO. 6 AT THE COLONIES IS TRUE AND CORRECT AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND AS SHOWN HEREON, AND WAS SURVEYED IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.


TIMOTHY HARRIGAN, PLS 17665

9/8/2020



J-U-B ENGINEERS, INC.

2760 W Excursion Lane, Suite 400, Meridian, ID 83642-5313
p 208 376 7330 w www.jub.com

PLAT SHOWING PLAT BOOK 50 PAGE 43

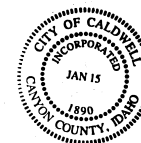
DELAWARE PARK SUBDIVISION NO. 2, UNIT NO. 6 AT THE COLONIES

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 20 DAY OF May, 2019, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Debbie Meyer
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 (QPE) REPRESENTING THE CITY OF CALDWELL AND THE QPE 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.

Tom West 2545 13 SEPTEMBER 2019
SOUTHWEST DISTRICT HEALTH DEPARTMENT 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 VAGATIONS. Surveys.

David R. Kinzer 3/5/20
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.

Gracie Haydel 9/10/2020
CANYON COUNTY TREASURER 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.

Robb C. MacDonald 14364 8-31-2020
CALDWELL CITY ENGINEER DATE



Tim Harrigan
8/15/2019



J-U-B ENGINEERS, INC.

250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944
P 208 376 7330 W www.jub.com

**ACCOMMODATION
RECORDING**

2020-054745

RECORDED

09/23/2020 09:18 AM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=13 PBRIDGES

\$46.00

TYPE: MISC

TITLEONE BOISE

ELECTRONICALLY RECORDED

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

DELAWARE PARK SUBDIVISION NO. 2, UNIT NO. 6
AT THE COLONIES

SIXTH SUPPLEMENTAL DECLARATION OF ANNEXATION
ESTABLISHING COVENANTS, CONDITIONS AND RESTRICTIONS FOR
DELAWARE PARK SUBDIVISION NO. 2, UNIT NO. 6
AT THE COLONIES

This Sixth Supplemental Declaration of Annexation Establishing Covenants, Conditions And Restrictions For Delaware Park Subdivision No. 2, Unit No. 6 At The Colonies (this "Sixth Supplement") is made this 22nd day of September, 2020, by Challenger Development Inc., an Idaho corporation ("Grantor").

ARTICLE I: SUPPLEMENT AND AUTHORITY

1.1 Supplement to Declaration. This Sixth 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");
- 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"); and
- 6) That certain Fifth Supplemental Declaration of Annexation Establishing Covenants, Conditions and Restrictions for Delaware Park Subdivision No. 2, Unit No. 5 at the Colonies, recorded on the 12th day of December, 2019, as Canyon County, Idaho Instrument Number 2019-060493 ("Fifth Supplement").

This Sixth Supplement supplements the Master Declaration, First Supplement, Second Supplement, Third Supplement, Fourth Supplement and Fifth Supplement with respect to that certain real property legally described on the attached Exhibit A, which is made a part hereof ("Sixth Supplement Tract"). The Sixth Supplement Tract is shown on the Delaware Park Subdivision No. 2, Unit No. 6 at the Colonies final plat, a copy of which is attached hereto as Exhibit B, and made a part hereof ("Sixth Supplement Plat"). The covenants, conditions and restrictions contained in this Sixth Supplement are in addition to those covenants, conditions and restrictions contained in the Master Declaration, First

Supplement, Second Supplement, Third Supplement, Fourth Supplement and Fifth Supplement, except insofar as the covenants, conditions and restrictions of the Master Declaration, First Supplement, Second Supplement, Third Supplement, Fourth Supplement and Fifth 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 3, 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 Sixth Supplement.

1.3 Sixth 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 Sixth 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 Sixth 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, Fifth Supplement and this Sixth Supplement. All Owners of Building Lots within the Sixth 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, Fifth Supplement and this Sixth Supplement, including, without limitation, being voting members in the Association.

ARTICLE III: COMMON AREA/RESIDENTIAL BUILDING LOTS/LANDSCAPING

3.1 Common Area. Lot 6, Block 32 and Lot 27, Block 33, as shown on the Sixth Supplement Plat, are Common Area to be owned and maintained by the Association.

3.2 Residential Building Lots. All platted lots comprising the Sixth Supplement Tract, other than the Common Area, shall be used and developed as residential Building Lots.

3.3 Initial Back and Side Yard Landscaping. Each Owner of a Building Lot originally purchased from Grantor shall complete his/her back and side yard landscaping within six (6) months from the closing date thereof. **Such landscaping shall be accordance with the landscaping plan(s) approved by the Architectural Committee and must adequately address on-site drainage and erosion control.**

In the event any such Owner violates either of the back yard or side yard landscaping time requirements contained herein, said Owner shall pay to the Association a fine of \$100/day for as long as the violation persists. Any fine, or fines, shall be due and payable within thirty (30) days of receiving an invoice therefore.

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 Sixth 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 Sixth Supplement shall run with and bind the Sixth Supplement Tract for so long as the Master Declaration runs with and binds the Property. This Sixth 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 Sixth 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 Sixth Supplement shall be construed and interpreted in accordance with the laws of the State of Idaho.

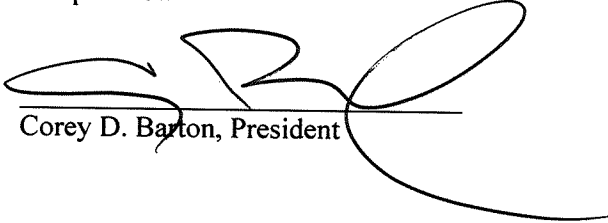
4.6 Definitions. Terms not otherwise defined herein shall have the same meanings as are ascribed to them in the Master Declaration.

[End of Text]

IN WITNESS WHEREOF, the undersigned has duly executed this Sixth 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 September 22nd, 2020, by Corey D. Barton as the President of Challenger Development Inc.



Signature of Notary Public

My commission expires: 6-5-22

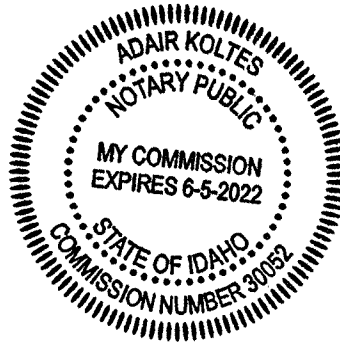


EXHIBIT A
LEGAL DESCRIPTION OF SIXTH SUPPLEMENT TRACT

Lot 8, Block 30, Lots 2 through 14, Block 32, Lots 23 through 27, Block 33 and Lot 7, Block 34, Delaware Park Subdivision No. 2, Unit No. 6 at the Colonies, according to the official plat thereof, filed in Book 50 of plats at page 43, records of Canyon County, Idaho.

EXHIBIT B
DELAWARE PARK SUBDIVISION NO. 2, UNIT NO. 6 AT THE COLONIES FINAL PLAT

See attached.

DELAWARE PARK SUBDIVISION NO. 2, UNIT NO. 6 AT THE COLONIES

SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, STATE OF IDAHO 2020

2020-053191
REC-2020-053191

09/16/2020 02:13 PM

CHANCE + HANAUZ
CANYON COUNTY REGISTER
727 W. 3RD ST
IDAHO FALLS, ID 83401

19 SECTION CORNER
50 CHAIN 2017-033077

NEW CORNER CORNER (LOT 2)
N. SIXTEENTH CORNER
5/8-INCH REBAR W/ PLASTIC CAP [11334]
C-98 2017-031440

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 3 AT THE COLONIES
(BOOK 45 OF PLATS, PAGE 34, C&H)

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 5 AT THE COLONIES
(BOOK 45 OF PLATS, PAGE 34, C&H)

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 6 AT THE COLONIES
(BOOK 45 OF PLATS, PAGE 34, C&H)

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 7 AT THE COLONIES
(BOOK 45 OF PLATS, PAGE 34, C&H)

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 8 AT THE COLONIES
(BOOK 45 OF PLATS, PAGE 34, C&H)

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 9 AT THE COLONIES
(BOOK 45 OF PLATS, PAGE 34, C&H)

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 10 AT THE COLONIES
(BOOK 45 OF PLATS, PAGE 34, C&H)

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 11 AT THE COLONIES
(BOOK 45 OF PLATS, PAGE 34, C&H)

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 12 AT THE COLONIES
(BOOK 45 OF PLATS, PAGE 34, C&H)

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 13 AT THE COLONIES
(BOOK 45 OF PLATS, PAGE 34, C&H)

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 14 AT THE COLONIES
(BOOK 45 OF PLATS, PAGE 34, C&H)

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 15 AT THE COLONIES
(BOOK 45 OF PLATS, PAGE 34, C&H)

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 16 AT THE COLONIES
(BOOK 45 OF PLATS, PAGE 34, C&H)

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 17 AT THE COLONIES
(BOOK 45 OF PLATS, PAGE 34, C&H)

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 18 AT THE COLONIES
(BOOK 45 OF PLATS, PAGE 34, C&H)

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 19 AT THE COLONIES
(BOOK 45 OF PLATS, PAGE 34, C&H)

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 20 AT THE COLONIES
(BOOK 45 OF PLATS, PAGE 34, C&H)

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 21 AT THE COLONIES
(BOOK 45 OF PLATS, PAGE 34, C&H)

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 22 AT THE COLONIES
(BOOK 45 OF PLATS, PAGE 34, C&H)

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 23 AT THE COLONIES
(BOOK 45 OF PLATS, PAGE 34, C&H)

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 24 AT THE COLONIES
(BOOK 45 OF PLATS, PAGE 34, C&H)

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 25 AT THE COLONIES
(BOOK 45 OF PLATS, PAGE 34, C&H)

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 26 AT THE COLONIES
(BOOK 45 OF PLATS, PAGE 34, C&H)

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 27 AT THE COLONIES
(BOOK 45 OF PLATS, PAGE 34, C&H)

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 28 AT THE COLONIES
(BOOK 45 OF PLATS, PAGE 34, C&H)

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 29 AT THE COLONIES
(BOOK 45 OF PLATS, PAGE 34, C&H)

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 30 AT THE COLONIES
(BOOK 45 OF PLATS, PAGE 34, C&H)

Legend

- SUBDIVISION BOUNDARY LINE
- LOT BOUNDARY LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- CENTER LINE
- ADJACENT PROPERTY LINE
- ADJACENT PLAT BOUNDARY LINE
- UTILITY EASEMENT LINE
- EXISTING AVIGATION & NOISE EASEMENT LINE
- SECTION CORNER
- QUARTER-SECTION CORNER
- FOUND 1/2-INCH REBAR WITH PLASTIC CAP MARKED "J-U-B 11334" UNLESS OTHERWISE NOTED
- FOUND 5/8-INCH REBAR WITH PLASTIC CAP MARKED "J-U-B 11334" UNLESS OTHERWISE NOTED
- FOUND 3/4-INCH REBAR WITH PLASTIC CAP MARKED "J-U-B 11334" UNLESS OTHERWISE NOTED
- SET 1-3/4-INCH BRASS PLUG IN CONCRETE MARKED "JUB 17865"
- SET 1-3/4-INCH BRASS PLUG WITH PLASTIC CAP MARKED "JUB 17865"
- SET 5/8-INCH 24-INCH REBAR WITH PLASTIC CAP MARKED "JUB 17865"
- DIRECTION POINT - NOTHING SET OR FOUND
- CORNER NUMBER (TYPICAL)
- LOT NUMBER (TYPICAL)
- PLS NUMBER FOUND ON MONUMENT
- SQUARE FEET (MORE OR LESS)

SEE SHEET 4 FOR NOTES, EASEMENT NOTES, REFERENCES, AND SURVEYOR'S NARRATIVE

KEY MAP

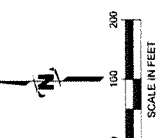
1" = 200'

SHEET 3

SHEET 2

SCALE IN FEET

ONE PAGE - THIS SHEET ONLY	ONE PAGE - THIS SHEET ONLY
11 589'46" E	11 589'46" E
12 589'46" E	12 589'46" E
13 589'46" E	13 589'46" E
14 589'46" E	14 589'46" E



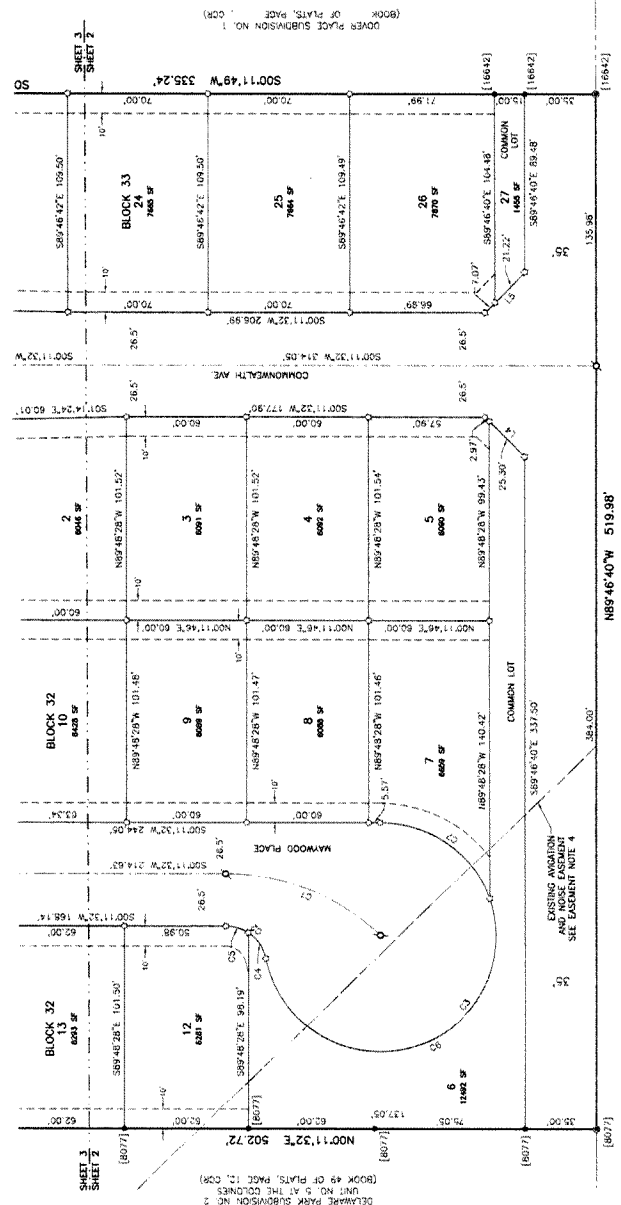
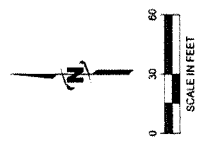
J-U-B ENGINEERS, INC.

2300 W. Executive Lane, Suite 400, Meridian, ID 83448-5113
208.318.7100 • www.jub.com
All Project No. 10-18-208

DELAWARE PARK SUBDIVISION NO. 2, UNIT NO. 6 AT THE COLONIES

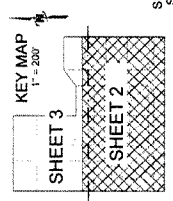
PLAT BOOK 50 PAGE 43

PLAT SHOWING



DELAWARE PARK SUBDIVISION NO. 2 (BOOK 49 OF PLATS, PAGE 12, CDR)

DELAWARE PARK SUBDIVISION NO. 2 (BOOK 49 OF PLATS, PAGE 12, CDR)



LINE TABLE - THIS SHEET ONLY

NO.	BEARING	LENGTH	CH. BEARING	CH. DIST.
C1	N4°25'00"E	84.11'	N72°10'00"E	87.00'
C2	S89°48'28"W	27.58'	N89°23'38"E	25.00'
C3	S89°48'28"W	27.58'	N89°23'38"E	25.00'
C4	S89°48'28"W	27.58'	N89°23'38"E	25.00'
C5	S89°48'28"W	27.58'	N89°23'38"E	25.00'
C6	S89°48'28"W	27.58'	N89°23'38"E	25.00'
C7	S89°48'28"W	27.58'	N89°23'38"E	25.00'

CURVE TABLE - THIS SHEET ONLY

NO.	ARC/RS	CH. BEARING	CH. DIST.
C1	108.50'	N4°25'00"E	87.00'
C2	20.00'	S89°48'28"W	25.00'
C3	20.00'	S89°48'28"W	25.00'
C4	20.00'	S89°48'28"W	25.00'
C5	20.00'	S89°48'28"W	25.00'
C6	20.00'	S89°48'28"W	25.00'
C7	20.00'	S89°48'28"W	25.00'

SEE SHEET 1 FOR LEGEND
SEE SHEET 1 FOR NOTES
EASEMENT NOTES REFERENCES
AND SURVEYOR'S NARRATIVE



JUB ENGINEERS, INC.
2300 W. EXETER ROAD, SUITE 400, MARIETTA, GA 30067-5311
770.438.7300 • www.jub.com

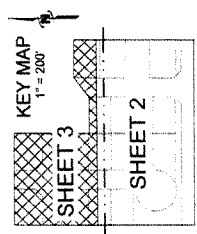
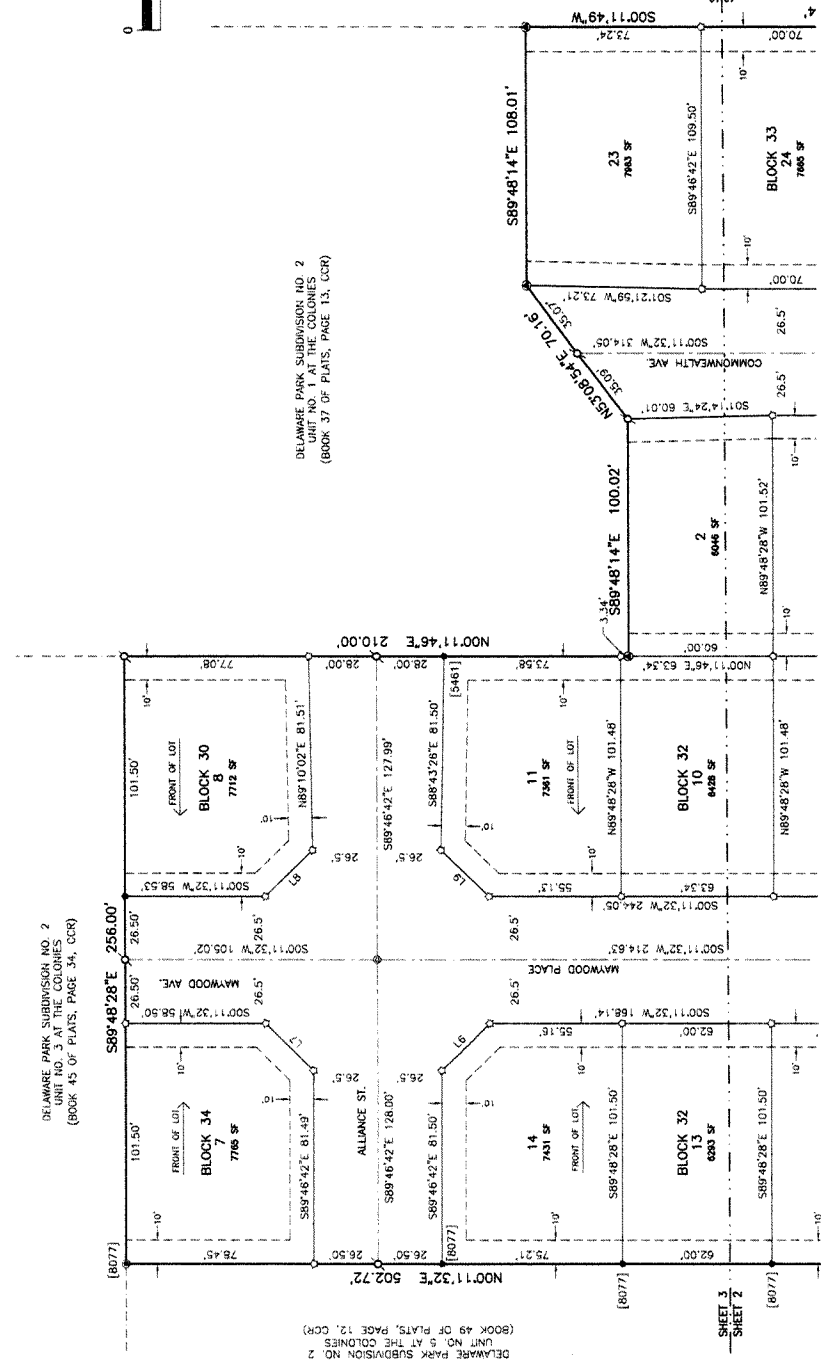
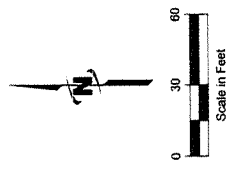
PLAT SHOWING

DELAWARE PARK SUBDIVISION NO. 2, UNIT NO. 6 AT THE COLONIES

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 3 AT THE COLONIES
(BOOK 45 OF PLATS, PAGE 34, CCR)

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 5 AT THE COLONIES
(BOOK 49 OF PLATS, PAGE 12, CCR)

DELAWARE PARK SUBDIVISION NO. 2
UNIT NO. 1 AT THE COLONIES
(BOOK 37 OF PLATS, PAGE 13, CCR)



LINE TABLE - THIS SHEET ONLY			
NO.	BEARING	DIST.	
1	S89°48'28\"E	26.50'	
2	S89°48'28\"E	26.50'	
3	S89°48'28\"E	26.50'	
4	S89°48'28\"E	26.50'	
5	S89°48'28\"E	26.50'	
6	S89°48'28\"E	26.50'	
7	S89°48'28\"E	26.50'	
8	S89°48'28\"E	26.50'	
9	S89°48'28\"E	26.50'	
10	S89°48'28\"E	26.50'	

SEE SHEET 1 FOR LEGEND.
SEE SHEET 4 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE



J-U-B ENGINEERS, INC.
2760 W. Excursion Lane, Suite 400, Meridian, ID 83642-5313
P 208.376.7330 W www.jub.com

COUNTY RECORDER'S CERTIFICATE

[illegible]

DATE 13 SEPTEMBER 2019

APPROVAL OF CALDWELL CITY ENGINEER

THE UNDERSIGNED, CITY ENGINEER, IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDAHO,
DO HEREBY APPROVE THIS PLAN.


 PROFESSIONAL ENGINEER
 LICENSED
 14364
 STATE OF OREGON
 ROBERT C. GIVENS

8-31-2020 DATE

ALDWELL CITY ENGINEER

APPROVAL OF CALDWELL CITY COUNCIL

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 20 DAY OF May 2019, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Robert Meyer
CALDWELL CITY CLERK



CERTIFICATE OF COUNTY SURVEYOR

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 VAGATIONS. SURVEYS.

DATE 3/5/20

D. R. King
CANYON COUNTY SURVEYOR

CERTIFICATE OF COUNTY TREASURER

THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF IDAHO, STATE OF IDAHO, DOES HEREBY CERTIFY THAT ANY AND ALL CURRENT REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT TAXES ON DELINQUENT COUNTY PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATE IS VALID FOR THE NEXT THIRTY (30) DAYS.

Tracey Ward
ANYON COUNTY TREASURER
9/16/2020



J-U-B ENGINEERS, INC.

50 South Breckwood Avenue, Suite 201, Boise, ID 83709-0944
p 208 376 7130 w www.jub.com

3/15/2019