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ADA COUNTY RECORDER Trent Tripple
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CENTURION ENGINEERS INC

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PLAT RECORDING SHEET

Digital Plat Image Available in Separate System

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SURVEYOR

SUBDIVISION NAME

OWNERS

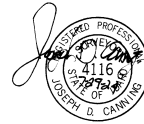
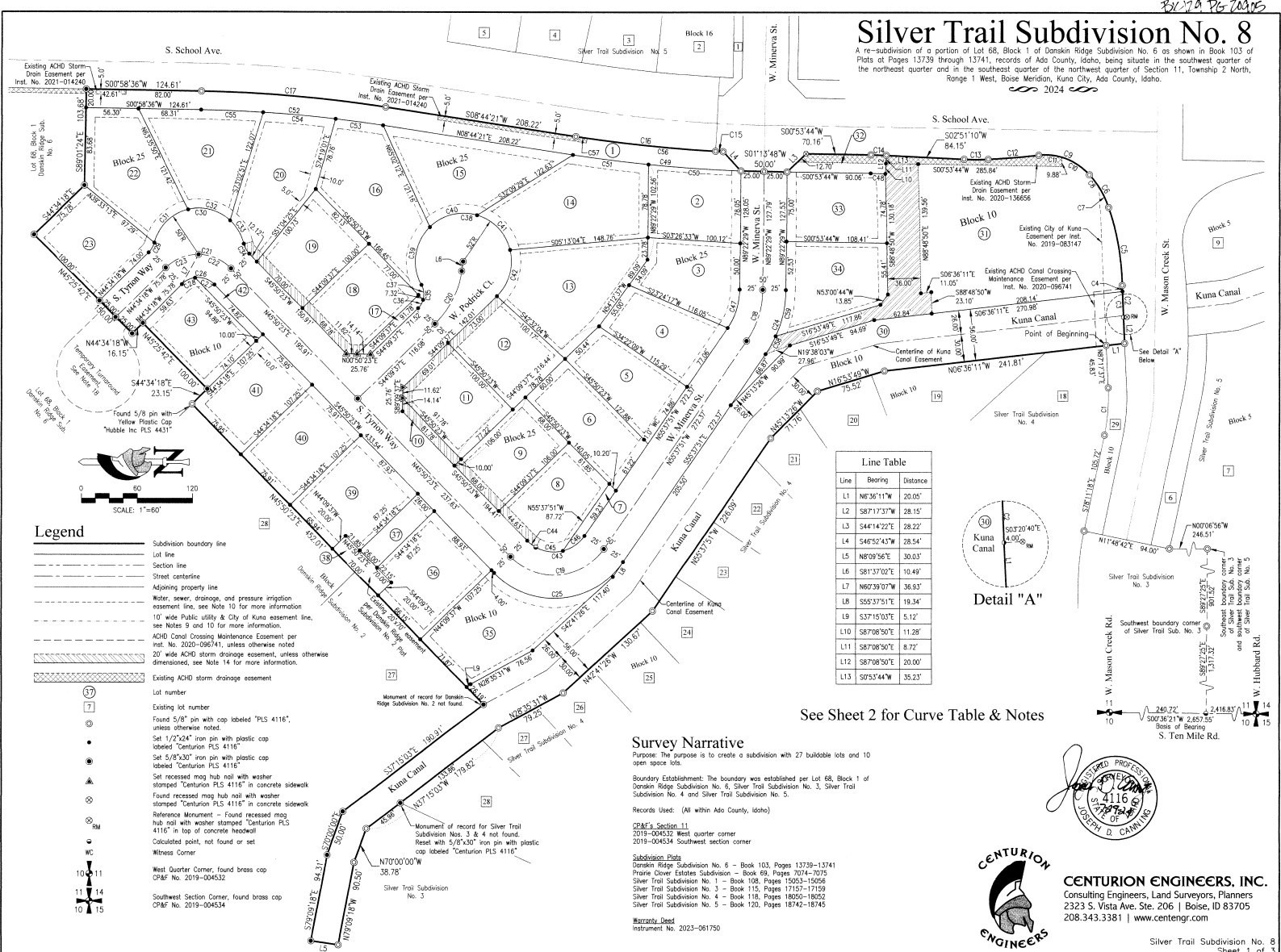
AT THE REQUEST OF

COMMENTS

Silver Trail Subdivision No. 8

A re-subdivision of a portion of Lot 68, Block 1 of Darskin Ridge Subdivision No. 6 as shown in Book 103 of Plats at Pages 13739 through 13741, records of Ada County, Idaho, being situate in the southwest quarter of the northeast quarter and in the southeast quarter of the northwest quarter of Section 11, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho.

2024



CENTURION ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave. Ste. 206 | Boise, ID 83705
208.343.3381 | www.centengr.com

Silver Trail Subdivision No. 8

Notes

1. Irrigation water will be provided by the City of Kuna in compliance with Idaho Code Section 831-3002(1)(b). All lots within this subdivision will be entitled to irrigation water rights through Boise-Kuna Irrigation District, and will be obligated for assessments from the City of Kuna.

2. All references to Homeowners' Association herein are to the Silver Trail Subdivision Homeowners' Association and the owners of the lots within said subdivision, jointly pursuant to the Master Declaration of Covenants, Conditions, and Restrictions, recorded as Instrument No. 2015-010835, as amended and as may be amended from time to time.

3. Any resubdivision of this plat shall comply with the applicable zoning regulations in effect at the time of the resubdivision and may require amendment of the development agreement.

4. Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Kuna and conditions of the staff report for Silver Trail Subdivision.

5. Lots shall not be reduced in size without prior approval from the health authority.

6. Lots 30, 31, 32, 37, 38, and 42, Block 10 and Lots 1, 7, 10, and 17, Block 25 are designated as common area lots to be owned and maintained by the Homeowners' Association. The Homeowners' Association (HOA), if a warranty, and maintenance commitments cannot be dissolved without express written consent from the City of Kuna, Idaho. All improved individual lots are subject to the fractional share of the irrigation easement for each HOA common lot(s) that receive(s) municipal irrigation, as determined by the City of Kuna. If the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non-payment. And, said lots are subject to a blanket utility easement. Lot 36, Block 10, is also subject to an easement benefiting Danskin Ridge Subdivision No. 2.

7. No easement shown or designated herein shall preclude the construction and maintenance of hard-surfaced driveways, landscaping (except trees), parking, or other such non-permanent improvements.

8. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.

9. Public utility easement is hereby reserved as follows:
• 10-foot wide along public right-of-ways.

10. Water, sewer, drainage, and irrigation easements are hereby reserved for the City of Kuna for the installation and maintenance of lines as shown herein excepting Lot 36, Block 10.
• 10-foot wide along public right-of-ways, rear lot lines, and the exterior boundary.
• 10-foot wide along and centered on interior lot lines, unless shown and dimensioned otherwise.

11. Direct lot access to W. Mason Creek St. and S. School Ave. is prohibited unless specifically approved in writing by the Ada County Highway District and the City of Kuna.

12. Maintenance of any irrigation, drainage pipe, or ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage district.

13. This development recognizes Idaho Code Section 822-4503, 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 non-agricultural 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."

14. Portions of Lot 31, Block 10 and Lots 8, 9, 10, 11, 12, 18, 19, and 20, Block 25 are servant to and contain the ACHD storm water drainage system. These lots are encumbered by that certain Final Amended Master Perpetual Storm Water Drainage Easement, recorded on November 10, 2015 as instrument No. 2015-03256, Official Records of Ada County, and incorporated herein by this reference as if set forth in full (the "MASTER EASEMENT"). The Master Easement and the storm water drainage system are dedicated to ACHD pursuant to Section 840-2302 Idaho Code. The Master Easement is for the operation and maintenance of the storm water drainage system.

15. This development is subject to a License Agreement, Inst. No. 2023-070503 to benefit the Ada County Highway District.

16. All of Lot 30, Block 10 is subject to an existing 56-foot wide Boise Project Board of Control easement for the operation and maintenance of the Kuna Canal.

17. All of Lots 37 and 38, Block 10 are subject to a blanket easements benefiting the City of Kuna.

18. This subdivision is subject to an easement for a temporary turnaround easement Inst. No. 2023-063824.

19. The subdivision is located within zone X as shown on the FRM panel 1600102050A, revised October 2, 2003, Ada County, Idaho and incorporated Areas. A building permit shall not be issued for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit.

Certificate of Owners

KNOW ALL MEN BY THESE PRESENTS: That the undersigned does hereby certify that it is the owner of a certain tract of land to be known as SILVER TRAIL SUBDIVISION NO. 8, and that it intends to include the following described land in this plat:

A re-subdivision of a portion of Lot 68, Block 1 of Danskin Ridge Subdivision No. 6, as shown in Book 103 of Plats at Pages 13739 through 13741, records of Ada County, Idaho, situate in the southwest quarter of the northeast quarter, and in the southeast quarter of the northwest quarter of Section 11, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, and being more particularly described as follows:

Commencing at the southwest corner of said Section 11; thence N02°36'21"E, 2,416.83 feet along the westerly boundary of the southwest quarter of said Section 11 and along the centerline of South Ten Mile Road to a point which bears S00°36'21"W, 240.72 feet from the northwest corner of the southwest quarter of said Section 11; thence S89°27'25"E, 1,317.32 feet along a random line to the southwesterly corner of said Lot 68 and to the southwest corner of Silver Trail Subdivision No. 3, as shown in Book 115 of Plats at Pages 17157 through 17159, records of Ada County, Idaho; thence continuing S89°27'25"E, 901.52 feet along the southerly boundary of said Silver Trail Subdivision No. 3 to the southeast corner of said Silver Trail Subdivision No. 3 and to the southwest corner of Silver Trail Subdivision No. 5, as shown in Book 120 of Plats at Pages 18742 through 18745, records of Ada County, Idaho; thence N00°06'56"W, 246.51 feet along the westerly boundary of said Silver Trail Subdivision No. 5; thence continuing along said westerly boundary N11°48'42"E, 94.00 feet to the southerly boundary of Silver Trail Subdivision No. 4, as shown in Book 118 of Plats at Pages 18050 through 18052, records of Ada County, Idaho; thence along the boundary of said Silver Trail Subdivision No. 4 through the following courses and distances:

S78°11'18"E, 105.72 feet;
S144°44'18"E, 51.44 feet along a tangent curve deflecting to the left, having a radius of 203.00 feet, a central angle of 1°43'10", a long chord bearing of S85°26'50"E, and a long chord distance of 51.30 feet;
N87°13'17"E, 45.83 feet to the southwesterly boundary of the United States Kuna Canal Easement and to the Point of Beginning;

Thence continuing along the northeasterly boundary of said Silver Trail Subdivision No. 4 and along the southwesterly boundary of the United States Kuna Canal Easement the following courses and distances:

N06°36'11"W, 241.81 feet;
N16°53'49"W, 75.52 feet;
N45°13'26"W, 71.76 feet;
N55°37'51"W, 226.09 feet;
N42°41'26"W, 130.67 feet;
N26°36'31"W, 79.25 feet;
N37°15'03"W, 133.86 feet to the northwesterly corner of said Silver Trail Subdivision No. 3;

Thence continuing along the southwesterly boundary of the United States Kuna Canal Easement and along the northerly boundary of said Silver Trail Subdivision No. 3 the following courses and distances:

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See Sheet 3 for Certificate of Owners Signature



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Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave. Ste. 206 | Boise, ID 83705
208.343.3381 | www.centengr.com

Silver Trail Subdivision No. 8

Certificate of Owners Signature

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, but the right to use said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated hereon. The lots within this subdivision are eligible to receive water service from the City of Kuna; and the City of Kuna has agreed in writing to serve all of the lots within this subdivision.

IN WITNESS WHEREOF: I have hereunto set my hand on this 5th day of October, 2023

Corey D. Barton, President
Challenger Development, Inc.

Acknowledgment

State of Idaho)
County of Ada)

On this 5th day of October, in the year of 2023, 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 corporation that executed the instrument or the person who executed the instrument on behalf of said corporation and acknowledged to me that such corporation executed the same.

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

Notary Public for Idaho
Residing in Nampa, Idaho
My Commission Expires 6-05-2028



Certificate of Surveyor

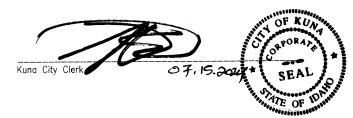
I, JOSEPH D. CANNING, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of SILVER TRAIL SUBDIVISION NO. 8, as described in the Certificate of Owners and as shown on the attached plat, was drawn from an actual survey made on the ground under my supervision, and accurately and correctly represents the points platted thereon, and is in conformance with the State of Idaho Code relating to plats and surveys.

Joseph D. Canning, P.L.S. No. 4116



Approval of City Council

I, the undersigned, City Clerk in and for the City of Kuna, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the 18th day of December, 2023, this plat was duly accepted and approved.



Certificate of County Surveyor

I, the undersigned, Professional Land Surveyor for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.



Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, 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.

Elizabeth Mahr, 8-8-2024
Ada County Treasurer
Signed by Deputy: Alexandra Wyath

Certificate of County Recorder

State of Idaho) ss. Instrument No. 2024-043658
County of Ada)

I hereby certify that this instrument was filed at the request of Centurion Engineers Inc. at 55 minutes past 12 o'clock P.M., this 8th day of August, 2024

in my office, and was recorded in Book 129 of Plats at Pages 2985 through 2987
Fee: \$16.00

Ex-Officio Recorder: Trent Tripple

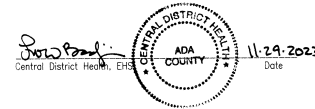
Signature of Ex-Officio Recorder



CENTURION ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave. Ste. 206 | Boise, ID 83705
208.343.3381 | www.centengr.com

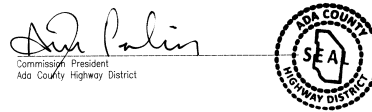
Approval of Central District Health

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.



Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 14th day of April, 2024



Approval of City Engineer

I, the undersigned, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this 1 day of July, 2024, hereby approve this plat.

Signature of City Engineer, P.E. 12524

After Recording Return To:
Corey Barton Homes, Inc.
1977 E. Overland Rd
Meridian ID 83642

_____[SPACE ABOVE THIS LINE FOR RECORDING DATA]_____

**SUPPLEMENTAL DECLARATION
FOR
SILVER TRAIL SUBDIVISION NO. 8**

THIS SUPPLEMENTAL DECLARATION for Silver Trail Subdivision No. 8 is made effective this 11th day of September, 2024, by Challenger Development Inc., an Idaho corporation (hereinafter referred to as "Grantor").

WHEREAS, Grantor is the owner of the property contained in Silver Trail Subdivision No. 8 according to the official plat thereof recorded on the 8th day of August, 2024, as instrument 2024-043658, in Book 129 of Plats at Pages 20905 through 20907, records of Ada County, Idaho, a copy of which is attached hereto as Exhibit A (the "Plat"); and

WHEREAS, this Supplemental Declaration for Silver Trail Subdivision No. 8 is authorized by Article XI of the Declaration of Covenants, Conditions and Restrictions for Silver Trail Subdivision recorded on the 11th day of February, 2015 in the official records of Ada County, Idaho, as Instrument Number 2015-010835, as amended or supplemented from time to time (the "Declaration"); and

NOW, THEREFORE, Grantor hereby declares as follows:

1. The property contained in Silver Trail Subdivision No. 8 according to the official plat thereof is hereby expressly made subject to the Declaration described hereinabove, as amended. All owners of property in Silver Trail Subdivision No. 8 shall be entitled to membership in Silver Trail Subdivision Homeowners Association, Inc., and shall be entitled to all the rights and responsibilities associated with ownership of property under the Declaration and membership in Silver Trail Subdivision Homeowners Association, Inc.

2. Grantor hereunder shall be a Class B Member in the Silver Trail Subdivision Homeowners Association, Inc. (the "Association") as provided for in Section 5.3.2 of the Declaration and shall be entitled to cast ten (10) votes for each Building Lot owned by Grantor on any matter submitted to the members of the Association.

3. Designation of Common Area. Pursuant to Section 6.2 of the Master Declaration, Grantor does hereby designate the following lots as depicted on the Plat as Common Area: Lots 30, 31, 32, 37, 38 and 42; Block 10 and Lots 1,7, 10, and 17; Block 25

4. Except as specifically provided for herein, each and every provision of the Declaration, as heretofore amended and supplemented shall remain in full force and effect, including but not limited to the obligations under the Silver Trail Subdivision Recommended Minimum Stormwater System Operations & Maintenance Procedures, which is amended to include the property reflected on the plat attached as an exhibit to the Master Declaration .Except as specifically provided for herein, each and every provision of the Declaration, as heretofore amended and supplemented shall remain in full force and effect.

CHALLENGER DEVELOPMENT INC.

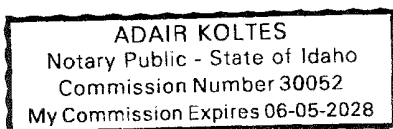
By: _____

Corey Barton, President

STATE OF IDAHO)
) ss.
County of Ada)

On this 11th day of September, 2024, before me, Adair Koltes, a Notary Public in and for said State, personally appeared Corey Barton, known or identified to me to be the President of CHALLENGER DEVELOPMENT, INC., the corporation that executed the within instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

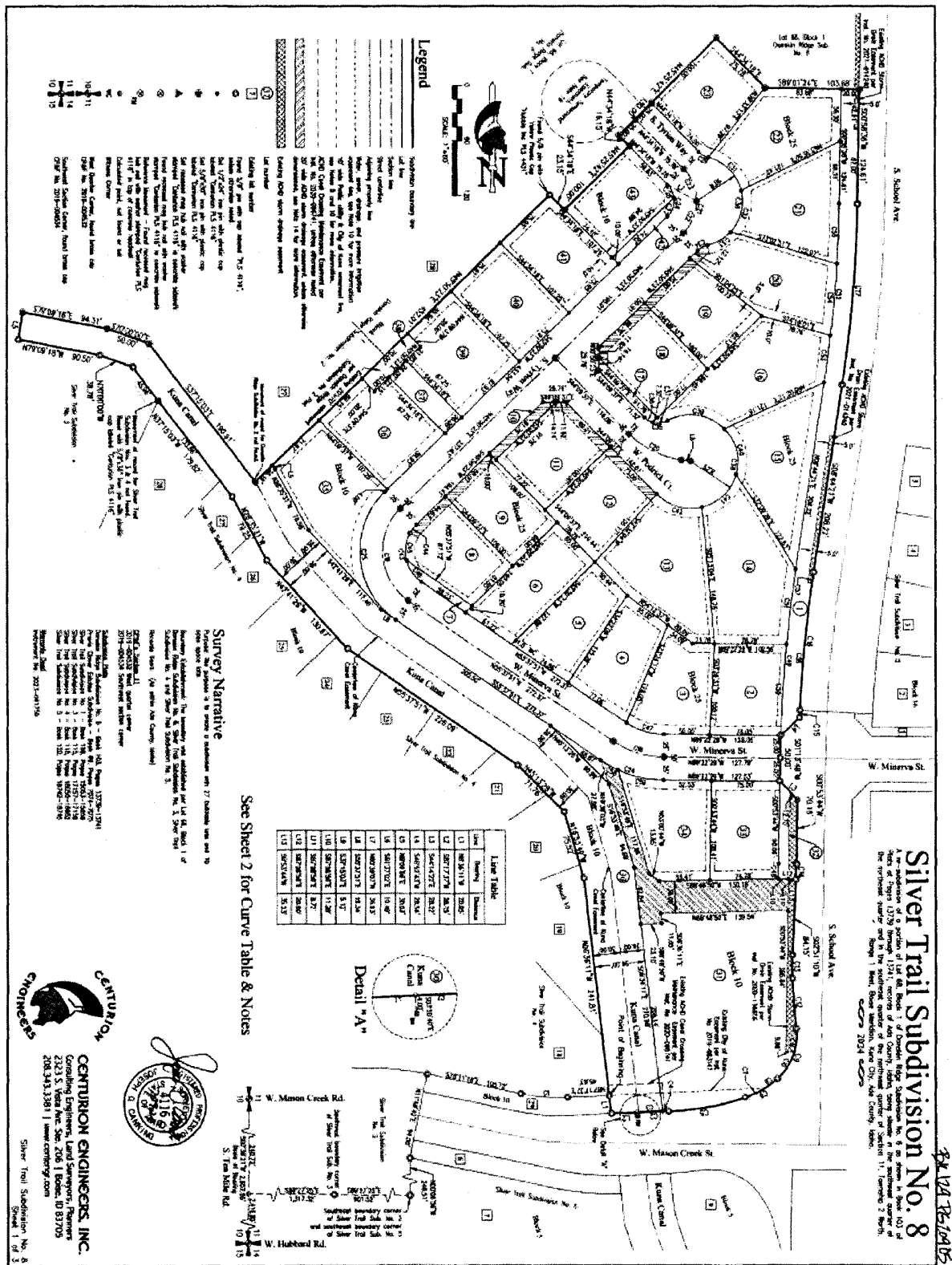
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Adair Koltes
Notary Public for Idaho
Residing at Nampa, ID
My commission expires 6-05-2028

EXHIBIT A

(Plat of Silver Trail Subdivision No. 8)



Curve Table					
Curve	Radius	Station	Offset	Distance	Station
C1	100.00	100.00	0.00	100.00	100.00
C2	100.00	100.00	0.00	100.00	100.00
C3	100.00	100.00	0.00	100.00	100.00
C4	100.00	100.00	0.00	100.00	100.00
C5	100.00	100.00	0.00	100.00	100.00
C6	100.00	100.00	0.00	100.00	100.00
C7	100.00	100.00	0.00	100.00	100.00
C8	100.00	100.00	0.00	100.00	100.00
C9	100.00	100.00	0.00	100.00	100.00
C10	100.00	100.00	0.00	100.00	100.00
C11	100.00	100.00	0.00	100.00	100.00
C12	100.00	100.00	0.00	100.00	100.00
C13	100.00	100.00	0.00	100.00	100.00
C14	100.00	100.00	0.00	100.00	100.00
C15	100.00	100.00	0.00	100.00	100.00
C16	100.00	100.00	0.00	100.00	100.00
C17	100.00	100.00	0.00	100.00	100.00
C18	100.00	100.00	0.00	100.00	100.00
C19	100.00	100.00	0.00	100.00	100.00
C20	100.00	100.00	0.00	100.00	100.00
C21	100.00	100.00	0.00	100.00	100.00
C22	100.00	100.00	0.00	100.00	100.00
C23	100.00	100.00	0.00	100.00	100.00
C24	100.00	100.00	0.00	100.00	100.00
C25	100.00	100.00	0.00	100.00	100.00
C26	100.00	100.00	0.00	100.00	100.00
C27	100.00	100.00	0.00	100.00	100.00
C28	100.00	100.00	0.00	100.00	100.00
C29	100.00	100.00	0.00	100.00	100.00
C30	100.00	100.00	0.00	100.00	100.00
C31	100.00	100.00	0.00	100.00	100.00
C32	100.00	100.00	0.00	100.00	100.00
C33	100.00	100.00	0.00	100.00	100.00
C34	100.00	100.00	0.00	100.00	100.00
C35	100.00	100.00	0.00	100.00	100.00
C36	100.00	100.00	0.00	100.00	100.00
C37	100.00	100.00	0.00	100.00	100.00
C38	100.00	100.00	0.00	100.00	100.00
C39	100.00	100.00	0.00	100.00	100.00
C40	100.00	100.00	0.00	100.00	100.00
C41	100.00	100.00	0.00	100.00	100.00
C42	100.00	100.00	0.00	100.00	100.00
C43	100.00	100.00	0.00	100.00	100.00
C44	100.00	100.00	0.00	100.00	100.00
C45	100.00	100.00	0.00	100.00	100.00
C46	100.00	100.00	0.00	100.00	100.00
C47	100.00	100.00	0.00	100.00	100.00
C48	100.00	100.00	0.00	100.00	100.00
C49	100.00	100.00	0.00	100.00	100.00
C50	100.00	100.00	0.00	100.00	100.00
C51	100.00	100.00	0.00	100.00	100.00
C52	100.00	100.00	0.00	100.00	100.00
C53	100.00	100.00	0.00	100.00	100.00
C54	100.00	100.00	0.00	100.00	100.00
C55	100.00	100.00	0.00	100.00	100.00
C56	100.00	100.00	0.00	100.00	100.00
C57	100.00	100.00	0.00	100.00	100.00
C58	100.00	100.00	0.00	100.00	100.00
C59	100.00	100.00	0.00	100.00	100.00
C60	100.00	100.00	0.00	100.00	100.00
C61	100.00	100.00	0.00	100.00	100.00
C62	100.00	100.00	0.00	100.00	100.00
C63	100.00	100.00	0.00	100.00	100.00
C64	100.00	100.00	0.00	100.00	100.00
C65	100.00	100.00	0.00	100.00	100.00
C66	100.00	100.00	0.00	100.00	100.00
C67	100.00	100.00	0.00	100.00	100.00
C68	100.00	100.00	0.00	100.00	100.00
C69	100.00	100.00	0.00	100.00	100.00
C70	100.00	100.00	0.00	100.00	100.00
C71	100.00	100.00	0.00	100.00	100.00
C72	100.00	100.00	0.00	100.00	100.00
C73	100.00	100.00	0.00	100.00	100.00
C74	100.00	100.00	0.00	100.00	100.00
C75	100.00	100.00	0.00	100.00	100.00

Notes

- [illegible]

[illegible]

Comprising 14,000 acres, more or less

See Sheet 3 for Certificate of Owners Signature



CENTURION ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
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208.343.3381 | www.centengr.com

Silver Trail Subdivision No. 1
Sheet 2 of 2

File # 75-100107

IN WITNESS WHEREOF, I have hereunto set my hand and the 5th day of October, 2003

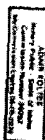

Corey D. Burton, Director
Customer Development, Inc.

[illegible]

On this 3rd day of October, in the year of 1968, before me, the undersigned, a Notary Public, and one of my assistants, personally appeared Donald J. Gorman, known to me to be the President of California Associated Builders, the corporation that executed the instrument or the person who provided the instrument on behalf of said corporation and acknowledged to me that such corporation executed the same.

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

Address: Honey Park, 1st drive
Residing in Normal, Idaho
by Corrections Dept. Expires 11-05-2008



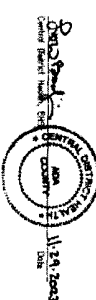
1. JUSTIN D. DOWNEY, do hereby certify that I am a Professional Land Surveyor, licensed by the State of North Carolina, and that the seal of SA 4287 TRAVIS STEVENSON NO. 1 is recorded in the Certificate of Survey and is shown on the official plat, and that there has been no actual survey made on the ground under my supervision, and accurately and correctly represents the points plotted thereon, and is in conformity with the State of North Carolina relating to plats and surveys.

Joseph B. Corning, PLS No. 4116



Sanitary restrictions are required by Idaho Code, Title 20, Chapter 13. There have not been any orders according to the letter to the state that County Prosecutor or the court fitting the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 20-1204, Idaho Code, by the issuance of a certificate of disapproval.

Sanitary restrictions are required by Idaho Code, Title 20, Chapter 13. There have not been any orders according to the letter to the state that County Prosecutor or the court fitting the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 20-1204, Idaho Code, by the issuance of a certificate of disapproval.



The foregoing page was accepted by the Board of
Church Highway District Commissioners on the 24th day of
April 1964

The foregoing page was accepted by the Board of
Church Highway District Commissioners on the 24th day of
April 1964

Commercial President
Auto Quality Highway Trustee



1. two underground, the City Engineer is paid for the City of Santa Ana County, both, on this day of July 2003, hereby separate this post.

1. two underground, the City Engineer is paid for the City of Santa Ana County, both, on this day of July 2003, hereby separate this pool.

Date 12/11/11
 Printed By Engineering

1. The undersigned, City Clerk in and for the City of Miami, Ada County, Idaho, do hereby certify that on a regular meeting of the City Council held on the 20th day of December, ~~2013~~ 2014, said act was duly accepted and approved.

1. The undersigned, City Clerk in and for the City of Miami, Ada County, Idaho, do hereby certify that on a regular meeting of the City Council held on the 20th day of December, ~~2013~~ 2014, said act was duly accepted and approved.

of 15



I, the undersigned, Professional Land Surveyor for And County, Ohio, do hereby certify that I have checked this plat and that it complied with the State of Ohio Code relating to plats and surveys.

I, the undersigned, Professional Land Surveyor for And County, Ohio, do hereby certify that I have checked this plat and that it complied with the State of Ohio Code relating to plats and surveys.

Day of Meeting _____
 County Sequester _____
 PLS 5359 _____
 Date 8-7-2007

Stalls of barns, per measurements of Idaho Code 50-1135b, do hereby certify that any one of current one/or delinquent county property taxes for the property included in the proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

Stalls of horses, per measurements of Table Code 50-11150, do hereby certify that only one of current one/or subsequent county property taxes for the property included in the proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

Elizabeth Plahn 8.8.2024
Ms Clarey Inverness
Signed by Deputy: Shivarindha Wiyattha

Instrument No. 201A-043462

Instrument No. 201A-04346

1. Number of Days that individual was listed at the
 residence of the **Continental Airlines Inc**
 at the mountain peak is **12** days. **12**
 the **12** day at **August 2007**
 at my office, and was recovered in book **129** of photos
 at pages **24905** through **24907**
 1. **129**

8



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Silver Trail Subdivision No. 1
Sheet 3 of 4