

Silver Trail Subdivision No. 3

A re-subdivision of a portion of Lot 68, Block 1 of Danskinn Ridge Subdivision No. 6 as shown in Book 103 of Plats at Pages 13739 through 13741, records of Ada County, Idaho. Situate in the west half of Section 11, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho.

2018

Legend

- Subdivision boundary line
- Lot line
- Section line
- Street centerline
- Water, sewer, drainage, and pressure irrigation easement line, see Note 10 for more information
- Water, sewer, drainage, pressure and gravity irrigation easement line, see Note 10 for more information
- 10' wide Public utility easement line, see Note 9 for more information
- Storm drainage easement line, see Note 14 for more information
- ACHD sidewalk easement line
- Inst. No. 2018-005318
- Adjoining property line

Found 5/8" pin with cap labeled "LS 10782"
Set 1/2"x24" iron pin with plastic cap labeled "B&A LS 4116"
Set 5/8"x24" iron pin with plastic cap labeled "B&A LS 4116"
Calculated point, not found or set
Set nail and shiner stamped with "B&A LS 4116"
Witness corner

West Quarter Corner, found brass cap
CP&F No. 2016-034801

Southwest Section Corner, found brass cap
CP&F No. 2016-034798

Reference Documents

- Subdivision Plats
 - Danskinn Ridge Subdivision No. 2 Book 83, Pages 9208-9210
 - Danskinn Ridge Subdivision No. 6 Book 103, Pages 13739-13741
 - Pringle Clover Estates Subdivision Book 69, Pages 7074-7075
 - Silver Trail Subdivision No. 1 Book 108, Pages 15053-15056
- Deeds
 - Warranty Deed Instrument No. 2017-105705
 - Warranty Deed Instrument No. 110067390
 - Warranty Deed Instrument No. 2018-069723



B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

Silver Trail Subdivision No. 3

Notes

1. Irrigation water will be provided by the City of Kuna in compliance with Idaho Code Section §31-3805(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 hereon are to the Silver Trail Subdivision Homeowners' 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 19 & 31; Block 1; Lot 5, Block 5; Lot 1, Block 6; Lots 1 & 12, Block 7; Lots 1 & 8, Block 8; Lots 1 & 7, Block 9; and Lot 1, Block 10 are designated as common area lots to be owned and maintained by the Homeowners' Association. This ownership and maintenance commitment may not be dissolved without the express consent of the City of Kuna. The Homeowners' Association is responsible for payment of irrigation assessments. In the event the Homeowners' Association fails to pay assessments, each residential lot is responsible for a fractional share of the assessment as determined by the City of Kuna.
7. No easement shown or designated hereon 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 rights-of-ways.
10. Water, sewer, drainage, and irrigation easements are hereby reserved to the City of Kuna for the installation and maintenance of lines as shown hereon.
• 10-foot wide along public rights-of-ways, rear lot lines and the exterior boundary.
• 10-foot wide centered on inferior lot lines (unless otherwise dimensioned).
11. Direct lot access to W. Mason Creek St. 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 §22-4503, 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. All of Lot 31, Block 1 and portions of Lots 23-26, Block 1; Lot 1, Block 6; Lots 2-5, Block 7; Lots 12-14, Block 8; and Lots 3-4, Block 10 are servient to and contains the ACHD storm water drainage system. These lots are encumbered by that certain First Amended Master Perpetual Storm Water Drainage Easement, recorded on November 10, 2015 as Instrument No. 2015-103266, 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 §40-2302 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. 2018-043595 to benefit the Ada County Highway District.
16. Lot 12, Block 7 is subject to a blanket easement for public utilities and is hereby granted to the City of Kuna for the installation and maintenance of sanitary sewer, domestic water, and pressurized irrigation mainlines.
17. The existing Mason Creek Street west of the subdivision boundary, as shown hereon, was dedicated pursuant to Instrument No. 110067390, records of Ada County, Idaho.

Curve Table

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DISTANCE
C1	11°12'01"	297.00'	58.06'	S83°47'18"E	57.97'
C2	5°30'51"	500.00'	48.12'	N87°51'15"E	48.10'
C3	5°30'51"	750.00'	72.18'	S87°51'15"W	72.15'
C4	11°12'01"	250.00'	48.87'	N83°47'18"W	48.79'
C5	8°16'23"	50.00'	77.91'	S44°45'07"E	70.26'
C6	9°55'42"	50.00'	85.46'	S48°50'55"W	75.43'
C7	18°45'29"	125.00'	40.92'	N72°48'30"W	40.74'
C8	2°24'06"	473.00'	19.83'	N89°24'38"E	19.82'
C9	2°28'33"	527.00'	22.77'	N89°22'24"E	22.77'
C10	37°39'09"	20.00'	13.14'	N18°42'39"E	12.91'
C11	164°34'41"	50.00'	143.62'	S44°45'07"E	99.10'
C12	63°01'31"	50.00'	55.00'	S6°01'27"W	52.27'
C13	61°52'46"	50.00'	54.00'	S56°25'41"E	51.41'
C14	39°40'24"	50.00'	34.62'	N72°47'44"E	33.93'
C15	37°39'09"	20.00'	13.14'	S71°47'06"W	12.91'
C16	8°16'23"	29.00'	45.19'	S44°45'07"E	40.75'
C17	49°04'02"	29.00'	24.84'	S24°38'57"E	24.08'
C18	40°12'21"	29.00'	20.35'	S69°17'09"E	19.94'
C19	39°03'55"	20.00'	13.64'	N19°38'54"W	13.37'
C20	40°29'18"	20.00'	14.13'	S20°07'43"W	13.84'
C21	11°12'01"	203.00'	39.68'	N83°47'18"W	39.62'
C22	11°12'01"	223.00'	43.59'	N83°47'18"W	43.52'
C23	11°12'01"	277.00'	54.15'	N83°47'18"W	54.08'
C24	5°30'51"	723.00'	69.58'	S87°51'15"W	69.56'
C25	5°30'51"	777.00'	74.78'	S87°51'15"W	74.75'
C26	5°30'51"	703.00'	67.66'	S87°51'15"W	67.63'
C27	2°26'52"	703.00'	30.03'	S89°23'15"W	30.03'
C28	3°03'59"	703.00'	37.63'	S86°37'50"W	37.62'
C29	5°30'51"	797.00'	76.70'	S87°51'15"W	76.67'
C30	9°55'42"	75.00'	128.19'	S48°50'55"W	113.14'
C31	49°44'19"	75.00'	65.11'	S24°45'14"W	63.08'
C32	48°11'23"	75.00'	63.08'	S73°43'05"W	61.24'
C33	9°55'42"	25.00'	42.73'	S48°50'55"W	37.71'
C34	44°47'54"	25.00'	19.55'	S22°17'01"W	19.05'
C35	53°07'48"	25.00'	23.18'	S71°14'52"W	22.36'
C36	16°57'37"	150.00'	44.40'	N73°42'25"W	44.24'
C37	21°28'31"	100.00'	37.48'	N71°26'59"W	37.26'
C38	21°28'31"	90.00'	33.73'	N71°26'59"W	33.54'
C39	44°38'11"	50.00'	38.95'	S22°26'02"E	37.98'
C40	44°38'11"	50.00'	38.95'	S67°04'13"E	37.98'

Line Table

Line	Bearing	Distance	Line	Bearing	Distance
L1	S85°05'50"W	22.36'	L15	N45°14'53"E	25.85'
L2	N88°06'19"E	39.61'	L16	N44°45'07"W	25.68'
L3	S43°26'08"W	36.55'	L17	S45°14'53"W	25.85'
L4	N89°23'19"W	70.00'	L18	N44°45'07"W	25.68'
L5	N46°34'14"W	37.14'	L19	S41°09'06"E	24.93'
L6	S0°06'56"E	39.24'	L20	N48°50'55"E	26.79'
L7	S0°06'56"E	56.93'	L21	S82°11'14"E	63.63'
L8	N71°31'45"W	23.48'	L22	S82°11'14"E	54.93'
L9	S89°45'07"E	40.00'	L23	S45°14'53"W	27.26'
L10	N72°45'31"E	23.51'	L24	S44°45'07"E	27.10'
L11	N89°23'19"W	38.40'	L25	N10°29'29"E	35.74'
L12	N89°23'19"W	51.39'	L26	N89°23'19"W	70.25'
L13	N42°29'27"E	30.25'	L27	N89°23'19"W	69.31'
L14	S47°05'58"E	29.88'	L28	N00°06'56"W	85.52'

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. 3, 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 west half 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 N00°36'21"E, 2.65/55 feet along the westerly boundary of the southwest quarter of said Section 11 and along the centerline of South Ten Mile Road to the northwest corner of the southwest quarter of said Section 11; thence S89°23'19"E, 1,317.92 feet along the northerly boundary of the southwest quarter of said Section 11 and along a line 35-feet southerly of and parallel with the centerline of West Mason Creek Street to the westerly boundary of said Lot 68 and to the Point of Beginning;

Thence N00°06'56"W, 772.41 feet along the westerly boundary of said Lot 68;

Thence S82°11'14"E, 383.94 feet along the northerly boundary of said Lot 68;

Thence N76°26'44"E, 39.85 feet along the boundary of Warranty Deed Inst. No. 2018-069723 records of Ada County, Idaho;

Thence N50°01'20"E, 30.01 feet along the boundary of said Lot 68;

Thence N30°26'45"E, 20.02 feet along the boundary of said Lot 68;

Thence N08°09'56"E, 132.25 feet along the boundary of said Lot 68;

Thence S79°08'18"E, 90.50 feet;

Thence S70°00'00"E, 38.78 feet;

Thence S37°15'03"E, 45.96 feet;

Thence S24°46'23"W, 155.31 feet;

Thence S15°52'49"W, 50.92 feet;

Thence S29°17'17"W, 10.00 feet;

Thence S00°06'56"E, 380.86 feet;

Thence S07°43'29"W, 50.39 feet;

Thence S03°36'41"W, 100.00 feet;

Thence S89°23'19"E, 327.84 feet;

Thence 58.06 feet along a tangent curve deflecting to the right having a radius of 297.00 feet, a central angle of 11°12'01", a long chord bearing of S83°47'18"E, and a long chord distance of 57.97 feet;

Thence S11°48'42"W, 94.00 feet;

Thence S00°06'56"E, 246.51 feet to the northerly boundary of Prairie Clover Estates Subdivision as shown in Book 69 of Plats at Pages 7074 through 7075 records of Ada County, Idaho and to the southerly boundary of said Lot 68;

Thence N89°27'25"W, 901.52 feet along the southerly boundary of said Lot 68, and along the northerly boundary of said Prairie Clover Estates Subdivision to the northwest corner of said Prairie Clover Estates Subdivision, to the easterly boundary of Silver Trail Subdivision No. 1 as shown in Book 108 of Plats at Pages 15053 through 15056 records of Ada County, Idaho and to the westerly boundary of the northeast quarter of the southwest quarter of said Section 11;

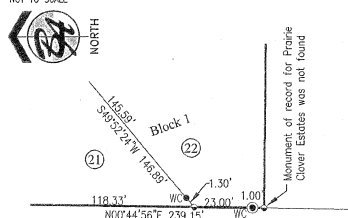
Thence N00°44'56"E, 239.15 feet along said boundary of Silver Trail Subdivision No. 1 and the westerly boundary of said Lot 68 and to the southerly right-of-way of West Mason Creek Street, which is the Point of Beginning.

Comprising 15.59 acres, more or less.

See Sheet 3 for Owners Signature

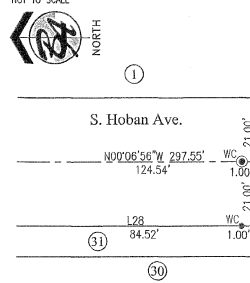
Detail A

NOT TO SCALE



Detail B

NOT TO SCALE



B&A Engineers, Inc.

Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381



Silver Trail Subdivision No. 3

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 25th day of January, 2018

Corey D. Barty, President
Challenger Development, Inc.

Acknowledgment

State of Idaho) ss.
County of Ada)

On this 25th day of January, in the year of 2018, before me the undersigned, a Notary Public in and for said state, personally appeared Corey D. Barty, known or identified to me to be the President of 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.

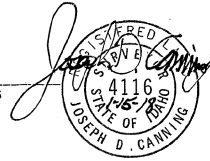
[Signature]
Notary Public for Idaho
Residing in Boise, Idaho
My Commission Expires 7/16/22



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. 3, 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

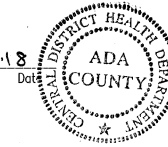


Approval of Central District Health Department

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.

[Signature] EHS
Central District Health Department, EHS

1-24-18



Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 6th day of June, 2018

[Signature]
Commissioner-President
Ada County Highway District



Approval of City Engineer

I, the undersigned, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this 11 day of SEPTEMBER 2018, hereby approve this plat.

[Signature]
Kuna City Engineer

8722

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 19th day of June, 2018, this plat was duly accepted and approved.

[Signature]
Kuna City Clerk



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.

[Signature]
County Surveyor
PLS 5359



10-15-2018
Date

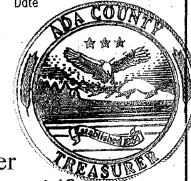
Certificate of County Treasurer

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.

[Signature]
Ada County Treasurer

10/15/2018
Date

For Deputy Treasurer [Signature]



Certificate of County Recorder

State of Idaho) ss.
County of Ada) Instrument No. 2018-099242

I hereby certify that this instrument was filed at the request of B&A Engineers, Inc. at 31 minutes past 3 o'clock P.M., this 18th day of October, 2018 in my office, and was recorded in Book 115 of Plats at Pages 17157 through 17159. Fee: \$110.00

Ex-Officio Recorder: Christopher D. Rich

Deputy: [Signature]



B&A Engineers, Inc.

Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381



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

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

**SECOND SUPPLEMENTAL DECLARATION
FOR
SILVER TRAIL SUBDIVISION NO. 3**

THIS SECOND SUPPLEMENTAL DECLARATION for Silver Trail Subdivision No. 3 is made effective this 18th day of January, 2019, 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. 3 according to the official plat thereof recorded on the 18th day of October, 2018 official records of Ada County, Idaho, a copy of which is attached hereto as Exhibit A (the "Plat"); and

WHEREAS, this Second Supplemental Declaration for Silver Trail Subdivision No. 3 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 supplemented by that Supplemental Declaration for Silver Trail Subdivision No. 2 recorded on the first day of February, 2017 in the official records of Ada County, Idaho, as Instrument Number 2017-010115 and Supplemental Declaration for Walkabout Creek Subdivision into Silver Trail Subdivision 2 recorded on the 29th day of June, 2018 in the official records of Ada County, Idaho, as Instrument Number 2018-060963; and

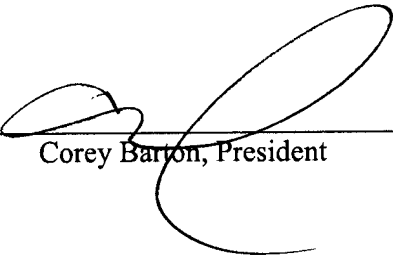
NOW, THEREFORE, Grantor hereby declares as follows:

1. The property contained in Silver Trail Subdivision No. 3 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. 3 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. 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.

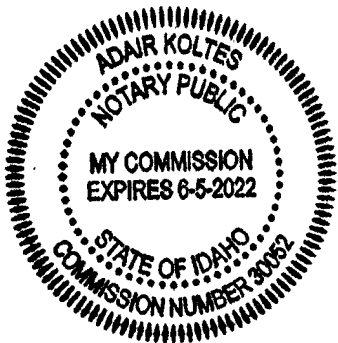
CHALLENGER DEVELOPMENT INC.

By: 
Corey Barton, President

STATE OF IDAHO)
) ss.
County of Ada)

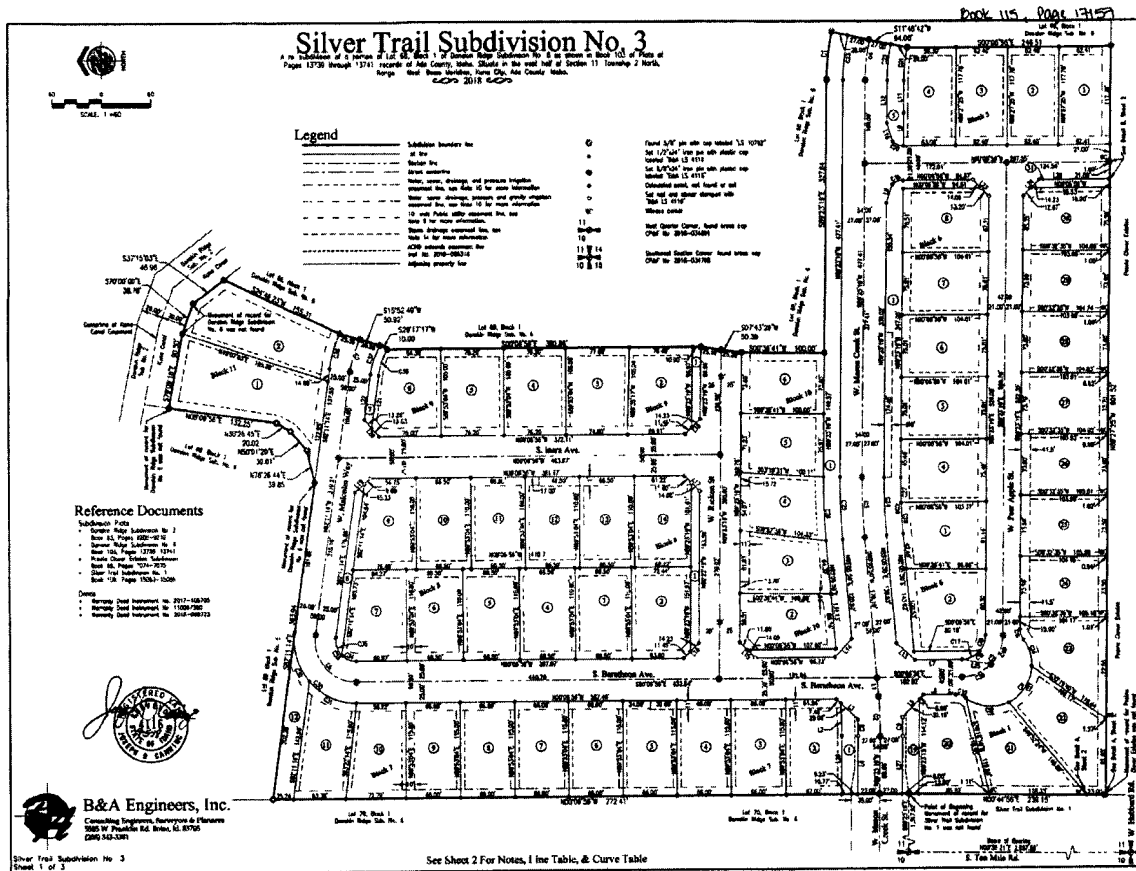
On this 18th day of January, 2019, before me, Adair Koltes, a Notary Public in and for said State, personally appeared Corey Barton, known or identified to me to be the President of CHALLENGER DEVELOPMENT, INC., the corporation that executed the within instrument or the person who executed the instrument 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.




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

(Plat of Silver Trail Subdivision No. 3)



BOOK 15, Page 17138

Notes

- [illegible]

Curve Table

[illegible]

Line Table

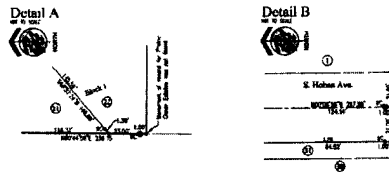
Line	Revised	Line	Revised
11	5470000000 22.30	112	5470000000 25.86
12	5470000000 26.01	113	5470000000 25.86
13	5470000000 26.00	117	5470000000 25.85
14	5470000000 27.11	118	5470000000 25.85
15	5470000000 27.11	119	5470000000 25.85
16	5470000000 26.24	120	5470000000 26.97
17	5470000000 26.67	121	5470000000 26.82
18	5470000000 23.48	122	5470000000 27.88
19	5470000000 46.60	123	5470000000 27.88
110	5470000000 23.51	124	5470000000 27.88
111	5470000000 36.49	125	5470000000 26.26
112	5470000000 31.20	126	5470000000 26.26
113	5470000000 31.20	127	5470000000 26.21
114	5470000000 26.80	128	5470000000 26.80

Certificate of Owners

THINK ALL MEN OF THESE PRESIDENTS That the undersigned does hereby certify that it is the owner of a certain tract of land in its town of SILVER SPRING, THUNDERBOLT CO., and that it intends to include the following described tract in this job

As a result of the purchase of Lot 88, Block 11 of Greater Maple Subdivision No. 8, it is shown in Page 162 of Page 13278 through 13244 meters of Ash County, North Dakota in the west half of Section 11 Township 4 North, Range 1 West, State northeast, North Dakota, and being more particularly described as follows:

Commencing at the southeast corner of said Section 11, Towns 4N/27E, 100.00' N. along the westerly boundary of the southeast quarter of said Section 11 and along the southeast corner of said Section 11 to the northeast corner of the southeast quarter of said Section 11, 132.73' N. along the westerly boundary of the southeast quarter of said Section 11 and along the 30-foot width of the paved walk the southeast of the western boundary of the western boundary of said Lot 88 and to the Point of Beginning.

[illegible]

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5905 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

