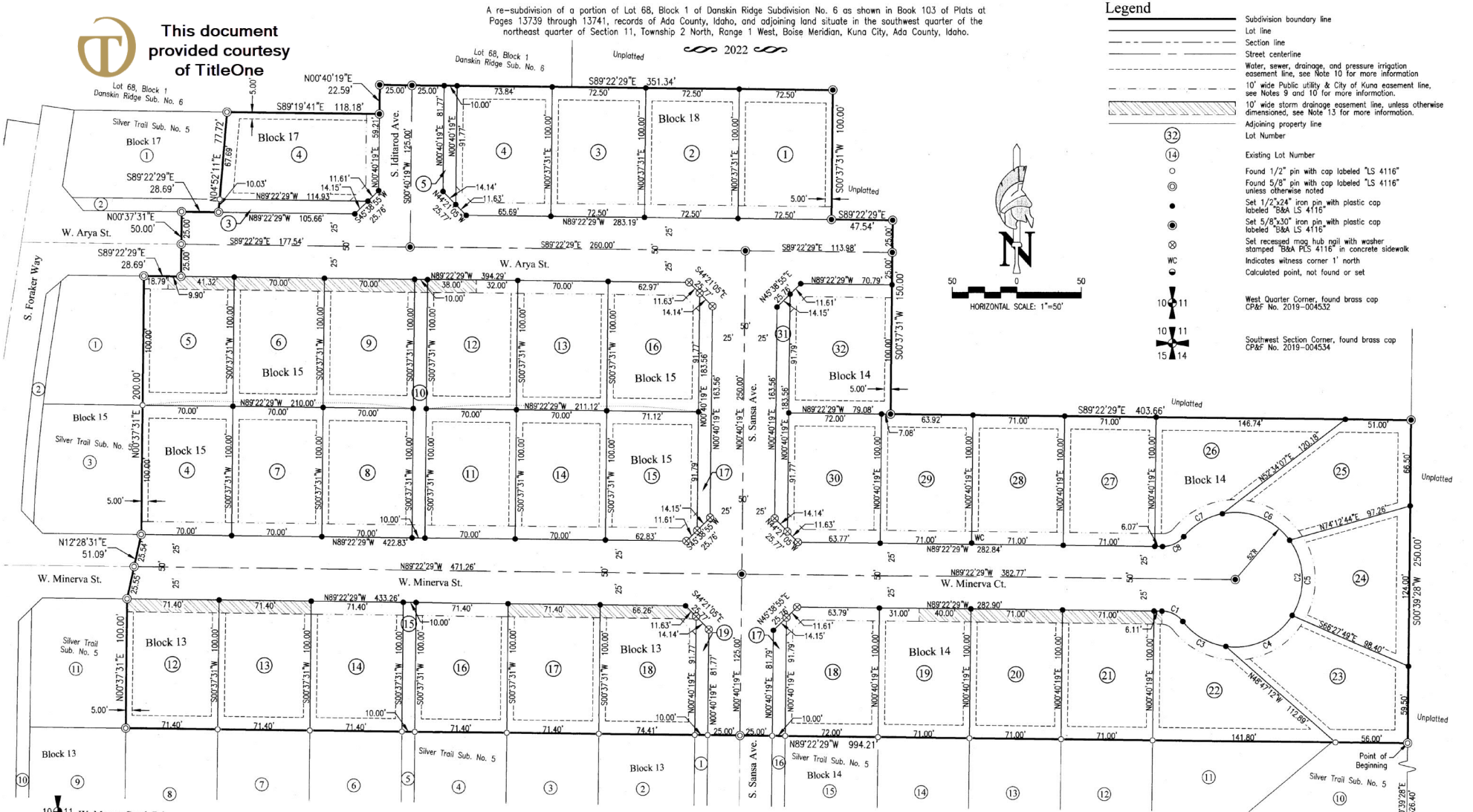
BK 122 Pg 19322

Silver Trail Subdivision No. 6

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, and adjoining land situate in the southwest quarter of the northeast quarter of Section 11, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho.

2022



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Silver Trail Subdivision No. 6
Sheet 1 of 3

See Sheet 2 For Notes & Curve Table

BK 122 PG 19323

Silver Trail Subdivision No. 6

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 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' 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 15 and 19, Block 13; Lots 17 and 31, Block 14; Lots 10 and 17, Block 15; Lot 3, Block 17; and Lot 5, Block 18 are designated as common area lots to be owned and maintained by the Homeowners' Association. The Homeowners' Association (HOA), it's ownership, 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 assessment 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.

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-feet wide along public right-of-ways.

10. Water, sewer, drainage, and irrigation easements are hereby dedicated to the City of Kuna for the installation and maintenance of lines as shown hereon (unless otherwise dimensioned).
    - 10-feet wide along public right-of-ways, rear lot lines, and the exterior boundary.
    - 10-feet wide along and centered on interior lot lines.

11. 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.

12. 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.

13. Portions of Lots 12, 13, 17, and 18, Block 13; Lots 19-22, Block 14; and Lots 5, 6, 9, 10, & 12, Block 15 are servient to and contain 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. 2015-103256, 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.

14. Portions of the public utility easements reserved on Lot 54, Block 1 of Danskin Ridge Subdivision No. 5 have been relinquished per Instrument Number 2021-091360, records of Ada County, Idaho.

Curve Table

Curve	Delta	Radius	Arc	Chord Bearing	Chord Distance
C1	50°56'23"	21.00'	18.67'	N63°54'17"W	18.06'
C2	281°52'46"	52.00'	255.83'	N0°37'31"E	65.53'
C3	43°25'41"	52.00'	39.41'	S60°08'56"E	38.48'
C4	65°59'00"	52.00'	59.88'	N65°08'43"E	56.63'
C5	68°08'52"	52.00'	61.85'	N1°55'13"W	58.27'
C6	65°05'42"	52.00'	59.08'	N68°32'30"W	55.95'
C7	39°13'31"	52.00'	35.60'	S59°17'53"W	34.91'
C8	50°56'23"	21.00'	18.67'	N65°09'19"E	18.06'

Survey Narrative

Purpose: The purpose is to create a subdivision with 37 buildable lots and 8 open space lots.

Boundary Establishment: The boundary was established per the boundary of Danskin Ridge Subdivision No. 6, Silver Trail Subdivision Phase 1, Silver Trail Subdivision No. 3 and Silver Trail Subdivision No. 5, Ada County, Idaho, and monuments were found and accepted. Some deviation exists between the purported locations and found locations and these monuments were held and accepted.

Records Used: (All within Ada County, Idaho)

CP&F's Section 11
2019-004532 West Quarter Corner
2019-004534 Southwest Section Corner
2021-079769 Center East Sixteenth Corner
2021-170856 Center Section Corner

Subdivision Plats
Danskin Ridge Subdivision No. 6, Book 103, Pages 13739-13741
Prairie Clover Estates Subdivision, Book 69, Pages 7074-7075
Silver Trail Subdivision Phase 1, Book 108, Pages 15053-15056
Silver Trail Subdivision No. 3, Book 115, Pages 17157-17159
Silver Trail Subdivision No. 5, Book 120, Pages 18742-18745

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. 6, 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, and adjoining land situate in the southwest quarter of the northeast 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 N00°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, also being the northwest corner of Prairie Clover Estates Subdivision as shown in Book 69 of Plats at Pages 7074 through 7075, records of Ada County, Idaho; thence S89°27'25"E, 901.52 feet along the southerly boundary of said Lot 68 and said Silver Trail Subdivision No. 3 and the northerly boundary of said Prairie Clover Estates Subdivision to the southeast corner of said Silver Trail Subdivision No. 3; thence S89°27'25"E, 302.45 feet, continuing along the southerly boundary of said Lot 68 and the northerly boundary of said Prairie Clover Estates Subdivision; thence S28°49'19"E, 167.91 feet along said southerly boundary and the northeasterly boundary of said Prairie Clover Estates Subdivision; thence S25°24'22"E, 68.01 feet along said southerly boundary and said northeasterly boundary; thence N00°53'44"E, 444.97 feet along said southerly boundary to the center quarter corner of said Section 11; thence S89°23'22"E, 655.00 feet along said southerly boundary to the southeast corner of said Danskin Ridge Subdivision No. 6; thence S89°23'08"E, 654.95 feet; thence N00°39'28"E, 326.40 feet to the Point of Beginning:

Thence N89°22'29"W, 994.21 feet;
Thence N00°37'31"E, 100.00 feet;
Thence N12°28'31"E, 51.09 feet;
Thence N00°37'31"E, 200.00 feet;
Thence S89°22'29"E, 28.69 feet;
Thence N00°37'31"E, 50.00 feet;
Thence S89°22'29"E, 28.69 feet;
Thence N04°52'11"E, 77.72 feet;
Thence S89°19'41"E, 118.18 feet;
Thence N00°40'19"E, 22.59 feet;
Thence S89°22'29"E, 351.34 feet;
Thence S00°37'31"W, 100.00 feet
Thence S89°22'29"E, 47.54 feet;
Thence S00°37'31"W, 150.00 feet;
Thence S89°22'29"E 403.66 feet;
Thence S00°39'28"W, 250.00 feet to the Point of Beginning.

Comprising 8.66 acres, more or less.

See Sheet 3 for Certificate of Owners Signature

REGISTERED PROFESSIONAL SURVEYOR 4116 STATE OF IDAHO JOSEPH D. CANNING 11-9-23

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BK 122 Pg 19324

Silver Trail Subdivision No. 6

Certificate of Owners Signature (Continued)

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 used 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 21 day of September 2020

Corey D. Barton, President
Challenger Development, Inc

Acknowledgment

State of Idaho)
)ss.
County of Ada)

On this 21 day of September, in the year of 2020, 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 Boise, Idaho
My Commission Expires 7/16/22

TANYA A. LAMPMAN NOTARY PUBLIC MY COMMISSION EXPIRES 7-16-2022 STATE OF IDAHO COMMISSION NUMBER 38871

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. 6, 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

REGISTERED PROFESSIONAL ENGINEER 4116 STATE OF IDAHO JOSEPH D. CANNING

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.

Central District Health, EHS — Date 9-23-2020

CENTRAL DISTRICT HEALTH ADA COUNTY

Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 7 day of October, 2021.

Commission President
Ada County Highway District
Signed by Bruce S. Gong, Director for President

ADA COUNTY HIGHWAY DISTRICT SEAL

Approval of City Engineer

I, the undersigned, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this 13th day of DECEMBER, 2021, hereby approve this plat.

Kuna City Engineer — P.E. 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 1st day of September, 2020, this plat was duly accepted and approved.

Chris Engels
Kuna City Clerk

CITY OF KUNA CORPORATE SEAL STATE OF IDAHO

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.

Jerry L. Hastings — 1-20-2022
County Surveyor — Date
PLS 5359

ADA COUNTY SURVEYOR

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 Moore — 1-24-2022
Ada County Treasurer — Date
Signed by Cindy Stewart Deputy Treasurer

ADA COUNTY TREASURER

Certificate of County Recorder

State of Idaho)
)ss.
County of Ada)

Instrument No. 2022-008383

I hereby certify that this instrument was filed at the request of B&A Engineers, Inc at 6 minutes past 11 o'clock A.M., this 25th day of JAN, 2022 in my office, and was recorded in Book 122 of Plats at Pages 19322 through 19324.

Fee: $16.00

Ex-Officio Recorder: Phil McGrane

Deputy:

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

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=7 CHE FOWLER
TYREE BAUER PLLC

2022-014333
02/10/2022 10:18 AM
$28.00

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. 6

THIS SUPPLEMENTAL DECLARATION for Silver Trail Subdivision No. 6 is made effective this 2nd day of February, 2022, 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. 6 according to the official plat thereof recorded on the 25th day of January, 2022, as instrument 2022-008383, in Book 122 of Plats at Pages 19322 through 19324, 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. 5 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. 6 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. 6 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 15 and 19, Block 13, Lots 17 and 31, Block 14; Lots 10 and 17, Block 15; Lot 5, Block 18.

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 2nd day of ~~2/1/2022, 2/1/2022,~~ February, 2022 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.

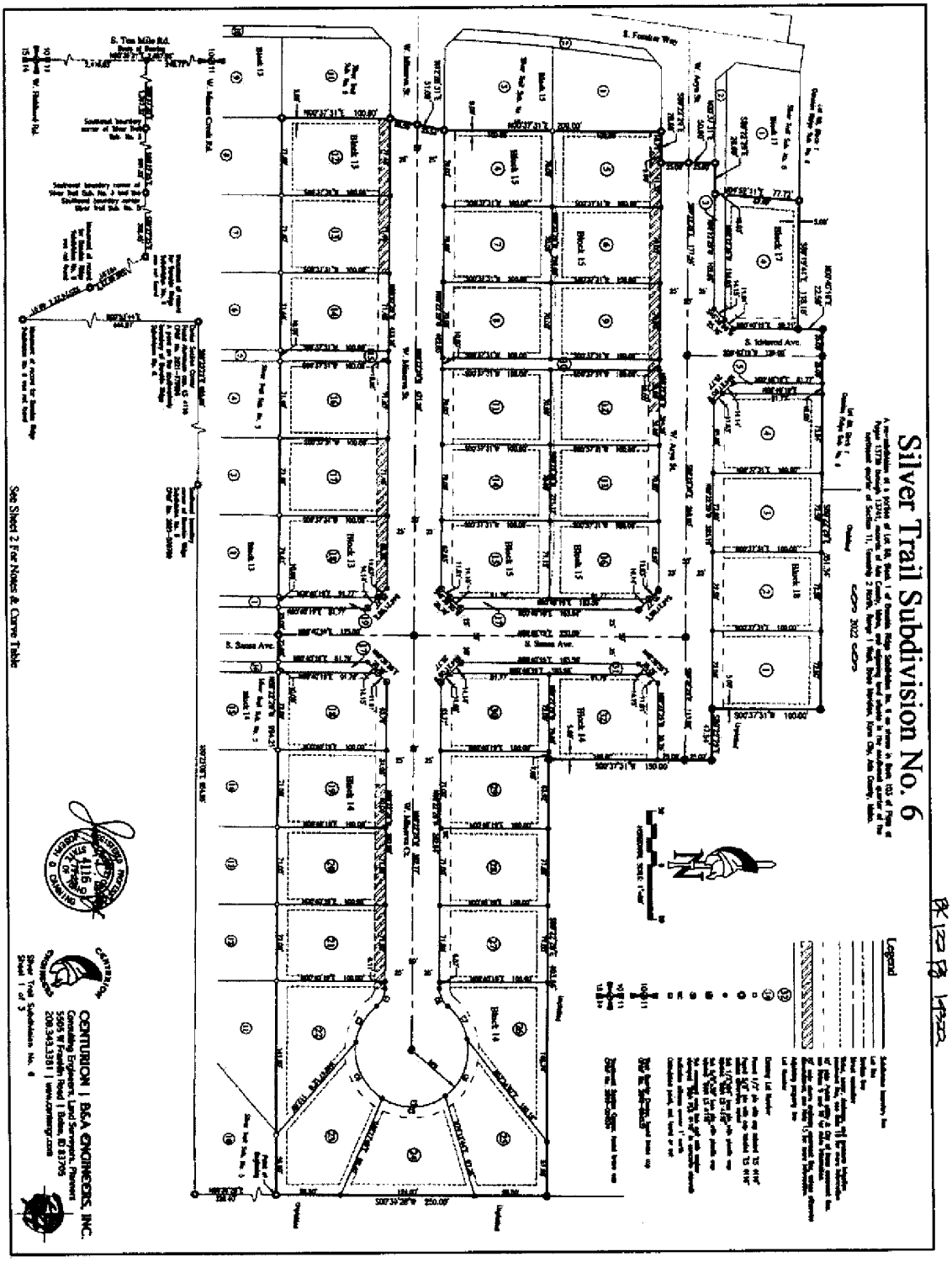
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

ADAIR KOLTES
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-5-2022
STATE OF IDAHO
COMMISSION NUMBER 30052

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

EXHIBIT A

(Plat of Silver Trail Subdivision No. 6)


Silver Trail Subdivision No. 6
Legend
See Sheet 2 For Notes & Curve Table
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Silver Trail Subdivision No. 6
Sheet 1 of 3

BK 122 Pg 19323

Silver Trail Subdivision No. 6

Notes

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]

Curve Table

Curve	Delta	Radius	Arc	Chord Bearing	Chord Distance
C1	[illegible]	21.00'	19.67'	[illegible]	19.00'
C2	[illegible]	52.00'	206.62'	[illegible]	93.53'
C3	[illegible]	54.00'	20.41'	[illegible]	20.48'
C4	[illegible]	53.00'	39.88'	[illegible]	38.83'
C5	[illegible]	53.00'	83.20'	[illegible]	74.77'
C6	[illegible]	53.00'	39.88'	[illegible]	38.88'
C7	[illegible]	53.00'	20.88'	[illegible]	20.81'
C8	[illegible]	21.00'	19.67'	[illegible]	18.98'

Survey Narrative

[illegible]

Certificate of Owners

[illegible]

See Sheet 3 for Certificate of Owners Signature

CENTURION | B&A ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
5905 W Franklin Road | Boise, ID 83705
208.343.3381 | www.centengr.com

Silver Trail Subdivision No. 6
Sheet 2 of 3

Exhibit to Supplemental Declaration, Page 6

BK 122 PG 14324

Silver Trail Subdivision No. 6

Certificate of Owners Signature (Continued)

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 dedicated 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 21 day of September 2020

Corey D. Barton, President
Challenger Development, Inc.

Acknowledgment

State of Idaho)
)ss
County of Ada)

On this 21 day of September, in the year of 2020, 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 Boise, Idaho
My Commission Expires 7/14/22

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. 6, 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

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.

Central District Health, EHS

Approval of Ada County Highway District

This foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the ___ day of October 2020

Commission President
Ada County Highway District
Signed by Bruce S. Gray, President
for President

Approval of City Engineer

I, the undersigned, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this 13th day of September, 2020, hereby approve this plat.

Kuna City Engineer

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 1st day of September, 2020, this plat was duly accepted and approved.

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.

County Surveyor
PLS 5359

1-28-2022
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.

1-28-2022
Date

Ada County Treasurer
Signed by Elizabeth Steele
Deputy Treasurer

Certificate of County Recorder

State of Idaho)
)ss
County of Ada)

Instrument No. 2022-009263

I hereby certify that this instrument was filed at the request of B&A Engineers, Inc.
at 4 minutes past 8 o'clock PM.
this 25th day of Jan 2022
in my office, and was recorded in Book 122 of Plats at Pages 14322 through 14324
Fee: $16.00

Ex-Officio Recorder: Phil McGrane
Deputy

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
3505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3361