ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=1 DAN RYALLS
BA ENGINEERS

2022-073992
08/23/2022 10:11 AM
AMOUNT:$21.00

01187644202200739920010010

PLAT RECORDING SHEET

Digital Plat Image Available in Separate System

BOOK 124

PAGE 19739

Thru 19742

SURVEYOR Joseph D. Canning

SUBDIVISION NAME Silver trail Subdivision No 7

OWNERS Challenger Development Inc

AT THE REQUEST OF B & A Engineers

COMMENTS W ½ NE ¼ Sec 11 T2N R1W

Bk 124 Pg 19739

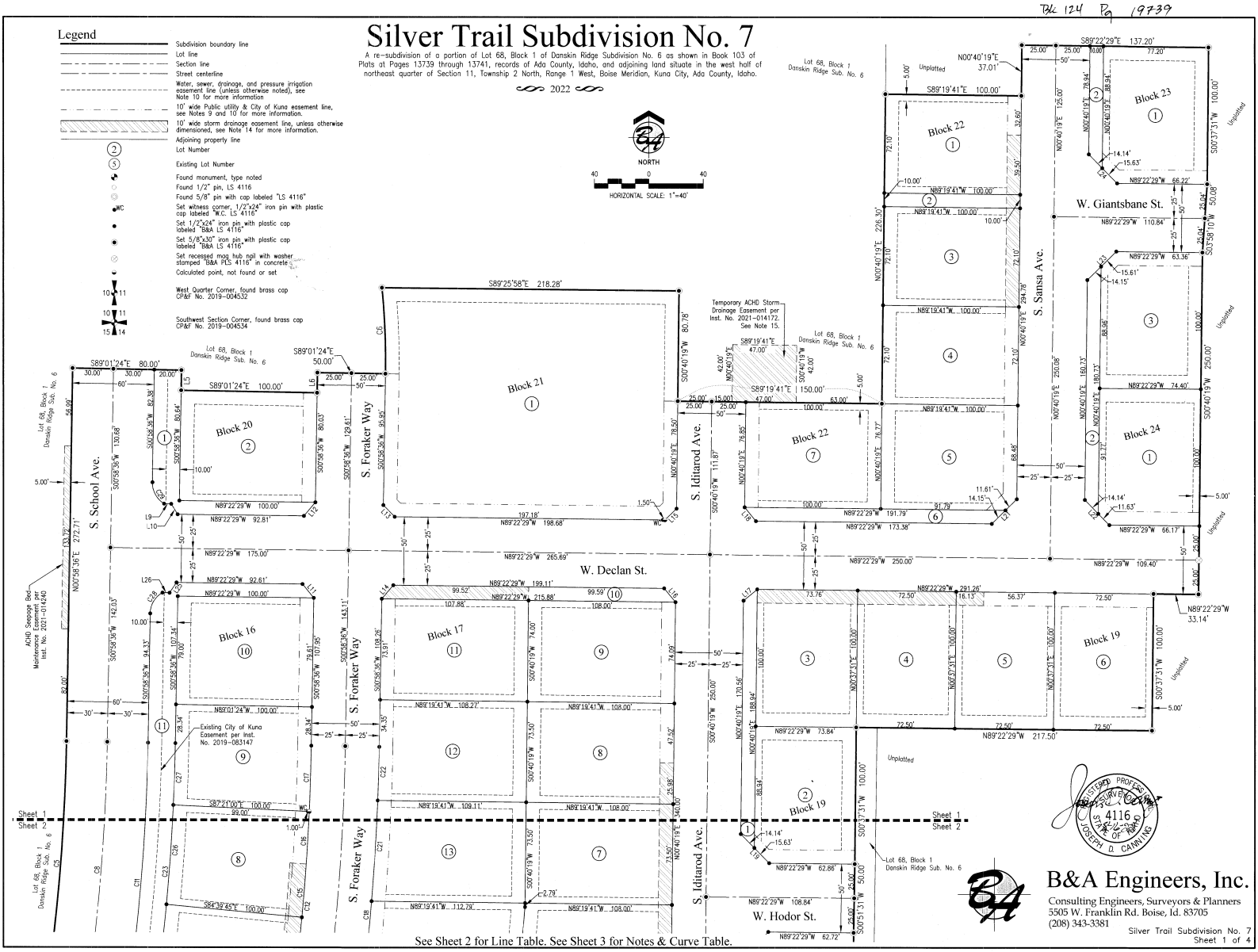
Silver Trail Subdivision No. 7

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 west half of northeast quarter of Section 11, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho.

2022

Legend

- Subdivision boundary line
- Lot line
- Section line
- Street centerline
- Water, sewer, drainage, and pressure irrigation easement line (unless otherwise noted), see Note 10 for more information
- 10' wide Public utility & City of Kuna easement line, see Notes 9 and 10 for more information.
- 10' wide storm drainage easement line, unless otherwise dimensioned, see Note 14 for more information.
- Adjoining property line
- Lot Number
- Existing Lot Number
- Found monument, type noted
- Found 1/2" pin, LS 4116
- Found 5/8" pin with cap labeled "LS 4116"
- Set witness corner, 1/2"x24" iron pin with plastic cap labeled "W.C. LS 4116"
- Set 1/2"x24" iron pin with plastic cap labeled "B&A LS 4116"
- Set 5/8"x30" iron pin with plastic cap labeled "B&A LS 4116"
- Set recessed mag hub nail with washer stamped "B&A PLS 4116" in concrete
- Calculated point, not found or set
- West Quarter Corner, found brass cap CP&F No. 2019-004532
- Southwest Section Corner, found brass cap CP&F No. 2019-004534

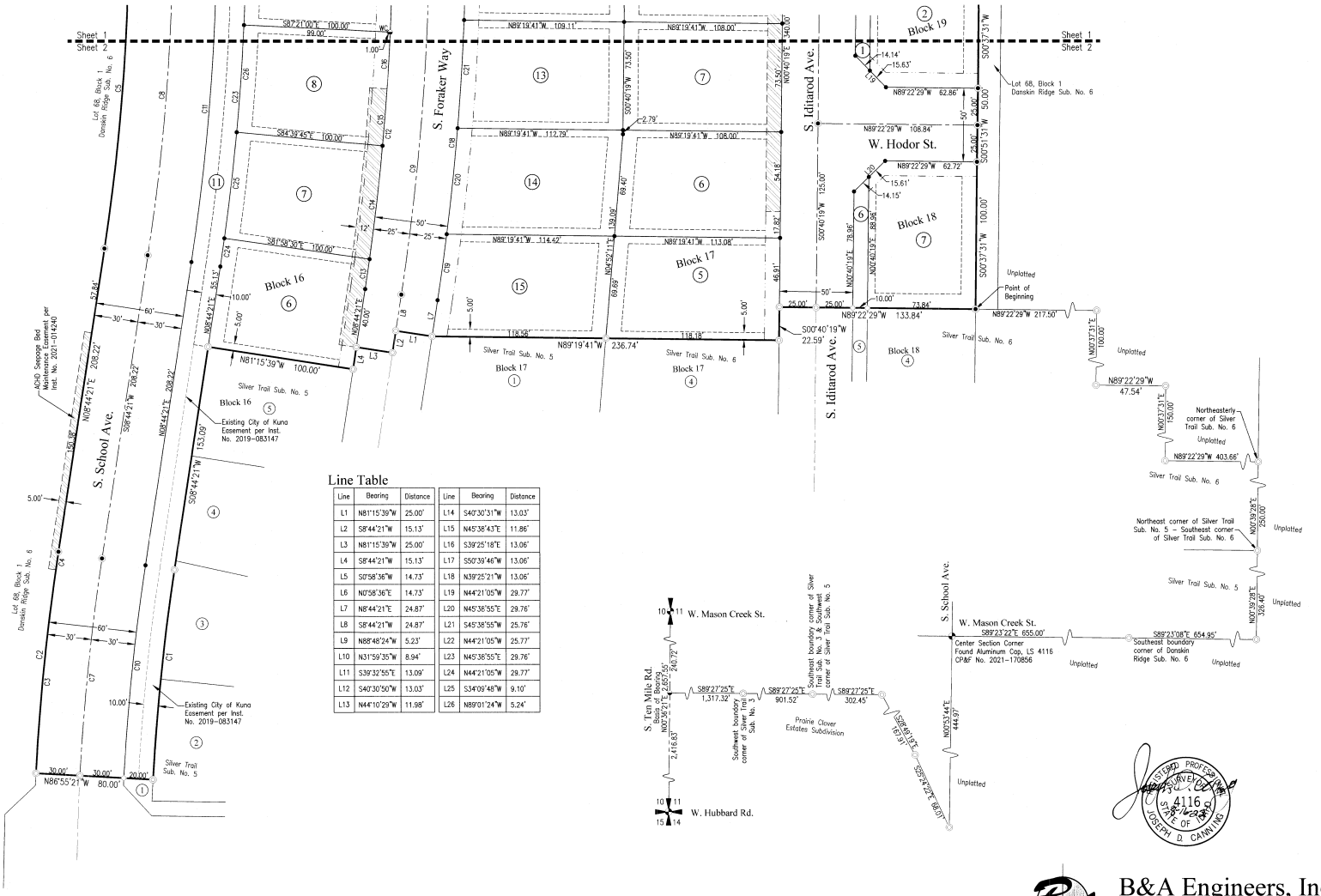


See Sheet 2 for Line Table. See Sheet 3 for Notes & Curve Table.

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

Blk 124 Pg 19740

Silver Trail Subdivision No. 7



Line Table

Line	Bearing	Distance	Line	Bearing	Distance
L1	N81°15'39"W	25.00'	L14	S40°30'31"W	13.03'
L2	S8°44'21"W	15.13'	L15	N45°38'43"E	11.86'
L3	N81°15'39"W	25.00'	L16	S39°25'18"E	13.06'
L4	S8°44'21"W	15.13'	L17	S50°39'46"W	13.06'
L5	S0°58'36"W	14.73'	L18	N39°25'21"W	13.06'
L6	N0°58'36"E	14.73'	L19	N44°21'05"W	29.77'
L7	N8°44'21"E	24.87'	L20	N45°38'55"E	29.76'
L8	S8°44'21"W	24.87'	L21	S45°38'55"W	25.76'
L9	N88°48'24"W	5.23'	L22	N44°21'05"W	25.77'
L10	N31°59'35"W	8.94'	L23	N45°38'55"E	29.76'
L11	S39°32'55"E	13.09'	L24	N44°21'05"W	29.77'
L12	S40°30'50"W	13.03'	L25	S34°09'48"W	9.10'
L13	N44°10'29"W	11.98'	L26	N89°01'24"W	5.24'

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

See Sheet 1 for Legend. See Sheet 3 for Notes & Curve Table.

Silver Trail Subdivision No. 7

Notes

1. Irrigation water will be provided by the Kuna Municipal Irrigation System 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. Lot 11, Block 16; Lot 10, Block 17; Lot 6, Block 18; Lot 1, Block 19; Lot 1, Block 20; Lot 1, Block 21; Lots 2 and 6, Block 22; Lot 2, Block 23; and Lot 2, Block 24 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. Direct lot access to 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 §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. Portions of Lots 6-8, Block 16; Lots 6-8 and Lot 10, Block 17; Lots 3-5, Block 19; and Lots 1-3, Block 22 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. 2015-103756, 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 Temporary Storm Water Drainage Easement, Inst. No. 2021-014172 to benefit the Ada County Highway District.
16. This development is subject to a Seepage Bed Maintenance Easement, Inst. No. 2021-014240 to benefit the Ada County Highway District.
17. This development is subject to a License Agreement, Inst. No. 2021-155154 to benefit the Ada County Highway District.
18. Lot 6, Block 22 and Lot 2, Block 24 are subject to a blanket public utility and City of Kuna easement.

Curve Table

Curve	Delta	Radius	Arc	Chord Bearing	Chord Distance
C1	5°39'42"	1,450.00'	143.28'	S5°54'30"W	143.22'
C2	5°39'42"	1,530.00'	151.19'	N5°54'30"E	151.13'
C3	5°12'00"	1,530.00'	138.86'	S5°40'39"W	138.81'
C4	0°27'42"	1,530.00'	12.33'	S8°30'30"W	12.33'
C5	7°45'45"	1,470.00'	199.16'	N4°51'29"E	199.01'
C6	6°34'30"	550.00'	63.12'	N2°18'39"W	63.08'
C7	5°39'42"	1,500.00'	148.22'	S5°54'30"W	148.16'
C8	7°45'45"	1,500.00'	203.22'	N4°51'29"E	203.07'
C9	7°45'45"	1,675.00'	226.93'	N4°51'29"E	226.76'
C10	5°39'42"	1,470.00'	145.26'	S5°54'30"W	145.20'
C11	7°45'45"	1,530.00'	207.29'	N4°51'29"E	207.13'
C12	7°45'45"	1,650.00'	223.54'	N4°51'29"E	223.37'
C13	0°42'51"	1,650.00'	20.56'	N8°22'56"E	20.56'
C14	2°41'15"	1,650.00'	77.40'	N6°40'53"E	77.39'
C15	1°13'37"	1,650.00'	35.33'	N4°43'27"E	35.33'
C16	1°27'39"	1,650.00'	42.07'	N3°22'49"E	42.06'
C17	1°40'24"	1,650.00'	48.18'	N1°48'48"E	48.18'
C18	7°45'45"	1,700.00'	230.32'	N4°51'29"E	230.14'
C19	1°31'29"	1,700.00'	45.24'	N7°58'36"E	45.24'
C20	2°26'14"	1,700.00'	72.32'	N5°59'44"E	72.31'
C21	2°28'50"	1,700.00'	73.60'	N3°32'12"E	73.59'
C22	1°19'11"	1,700.00'	39.16'	N1°38'12"E	39.16'
C23	7°45'45"	1,550.00'	210.00'	N4°51'29"E	209.84'
C24	0°42'51"	1,550.00'	19.32'	N8°22'56"E	19.32'
C25	2°41'15"	1,550.00'	72.71'	N6°40'53"E	72.70'
C26	2°41'15"	1,550.00'	72.71'	N3°59'37"E	72.70'
C27	1°40'24"	1,550.00'	45.26'	N1°48'48"E	45.26'
C28	58°45'29"	18.00'	18.46'	S3°21'20"W	17.66'
C29	59°16'10"	18.00'	18.62'	S28°39'29"E	17.80'

Survey Narrative

Purpose: The purpose is to create a subdivision with 30 buildable lots and 10 open space lots.

Boundary Establishment: The boundary was established per the boundary of Danskin Ridge Subdivision No. 6.

Records Used: (All within Ada County, Idaho)

CP&F's Section 11
2019-004532 West Quarter Corner
2019-004534 Southwest 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
Silver Trail Subdivision No. 6, Book 122, Pages 19322-19324

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. 7, 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 west half of 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 west quarter corner 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 and the southwest corner of Silver Trail Subdivision No. 5 as shown in Book 120 of Plats at Pages 18742 through 18745; 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 northeast corner of said Silver Trail Subdivision No. 5; thence continuing N00°39'28"E, 250.00 feet to the southeast corner of Silver Trail Subdivision No. 6 as shown in Book 122 of Plats at Pages 19322 through 19324; thence the following courses and distances along the northeasterly boundary of said Silver Trail Subdivision No. 6: N89°22'29"W, 403.66 feet, N00°37'31"E, 150.00 feet, N89°22'29"W, 47.54 feet, N00°37'31"E, 100.00 feet, and N89°22'29"W, 217.50 feet to the Point of Beginning;

Thence N89°22'29"W, 133.84 feet;
Thence S00°40'19"W, 22.59 feet;
Thence N89°19'41"W, 118.18 feet to the northeasterly corner of said Silver Trail Subdivision No. 5;

Thence the following courses and distances along the boundary of said Silver Trail Subdivision No. 5:
N89°19'41"W, 118.56 feet;
N81°15'39"W, 25.00 feet;
S08°44'21"W, 15.13 feet;
N81°15'39"W, 25.00 feet;
S08°44'21"W, 15.13 feet;
N81°15'39"W, 100.00 feet;
S08°44'21"W, 153.09 feet;
143.28 feet along a tangent curve deflecting to the left, having a radius of 1,450.00 feet, a central angle of 05°39'42", a long chord bearing of S05°54'30"W, and a long chord distance of 143.22 feet;
N86°55'21"W, 80.00 feet;

Thence 151.19 feet along a non-tangent curve deflecting to the right, having a radius of 1,530.00 feet, a central angle of 05°39'42", a long chord of N05°54'30"E, and a long chord distance of 151.13 feet;
Thence N08°44'21"E, 208.22 feet;
Thence 199.16 feet along a tangent curve deflecting to the left, having a radius of 1,470.00 feet; a central angle of 07°45'45", a long chord of N04°51'29"E, and a long chord distance of 199.01 feet;
Thence N00°58'36"E, 272.71 feet;
Thence S89°01'24"E, 80.00 feet;
Thence S00°58'36"W, 14.73 feet;
Thence S89°01'24"E, 100.00 feet;
Thence N00°58'36"E, 14.73 feet;
Thence S89°01'24"E, 50.00 feet
Thence 63.12 feet along a non-tangent curve deflecting to the left, having a radius of 550.00 feet; a central angle of 06°34'30", a long chord of N02°18'39"W, and a long chord distance of 63.08 feet;
Thence S89°25'58"E, 218.28 feet;
Thence S00°40'19"W, 80.78 feet;
Thence S89°19'41"E, 150.00 feet;
Thence N00°40'19"E, 226.30 feet;
Thence S89°19'41"E, 100.00 feet;
Thence N00°40'19"E, 37.01 feet;
Thence S89°22'29"E, 137.20 feet;
Thence S00°37'31"W, 100.00 feet;
Thence S03°58'10"W, 50.08 feet;
Thence S00°40'19"W, 250.00 feet;
Thence N89°22'29"W, 33.14 feet;
Thence S00°37'31"W, 100.00 feet;
Thence N89°22'29"W, 217.50 feet;
Thence S00°37'31"W, 100.00 feet;
Thence S00°51'31"W, 50.00 feet;
Thence S00°37'31"W, 100.00 feet to the Point of Beginning.

Comprising 10.45 acres, more or less.

See Sheet 4 for Certificate of Owners Signature

REGISTERED PROFESSIONAL SURVEYOR 4116 STATE OF IDAHO JOSEPH Q. CANNING

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

Silver Trail Subdivision No. 7

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 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 23rd day of March, 2021 February 17, 2022 CB 2/17/22

Corey D. Barton, President
Challenger Development, Inc

Acknowledgment

State of Idaho)
)ss.
County of Ada) February 17, 2022 AK

On this 23rd day of March, in the year of 2021, 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 6-05-22

ADAIR KOLTES NOTARY PUBLIC MY COMMISSION EXPIRES 6-5-2022 STATE OF IDAHO COMMISSION NUMBER 38589

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. 7, 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 S. 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.

BKS 8-7-21
Central District Health, EHS Date

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 2nd day of August, 2022

Commission President
Ada County Highway District

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 11 day of AUGUST 2022, hereby approve this plat.

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 1st day of June, 2021, 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 8-19-2022
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 Mahn 8-22-2022
Ada County Treasurer Date
Signed by Deputy: Alexandra Myatt

ADA COUNTY TREASURER

Certificate of County Recorder

State of Idaho)
)ss. Instrument No. 2022-073992
County of Ada)

I hereby certify that this instrument was filed at the request of B&A Engineers
at 11 minutes past 16 o'clock A M.,
this 23 day of August, 2022
in my office, and was recorded in Book 124 of Plats
at Pages 19739 through 19742
Fee: 22

Ex-Officio Recorder: Phil McGrane

Deputy: Dan Ryalls

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=8 BONNIE OBERBILLIG
TYREE BAUER PLLC

2022-084134
10/04/2022 01:09 PM
$31.00

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. 7

THIS SUPPLEMENTAL DECLARATION for Silver Trail Subdivision No. 7 is made effective this 30th day of September, 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. 7 according to the official plat thereof recorded on the 23d day of August, 2022, as instrument 2022-073992, in Book 124 of Plats at Pages 19739 through 19742, 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. 7 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. 7 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: Lot 11, Block 16; Lot 10, Block 17; Lot 6, Block 18; Lot 1, Block 19; Lot 1, Block 20; Lot 1, Block 21; Lots 2 and 6, Block 22; Lot 2, Block 23; and Lot 2, Block 24

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 30th day of ~~9/30/2022, 9/30/2022~~ September, 2022 Ah, 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.

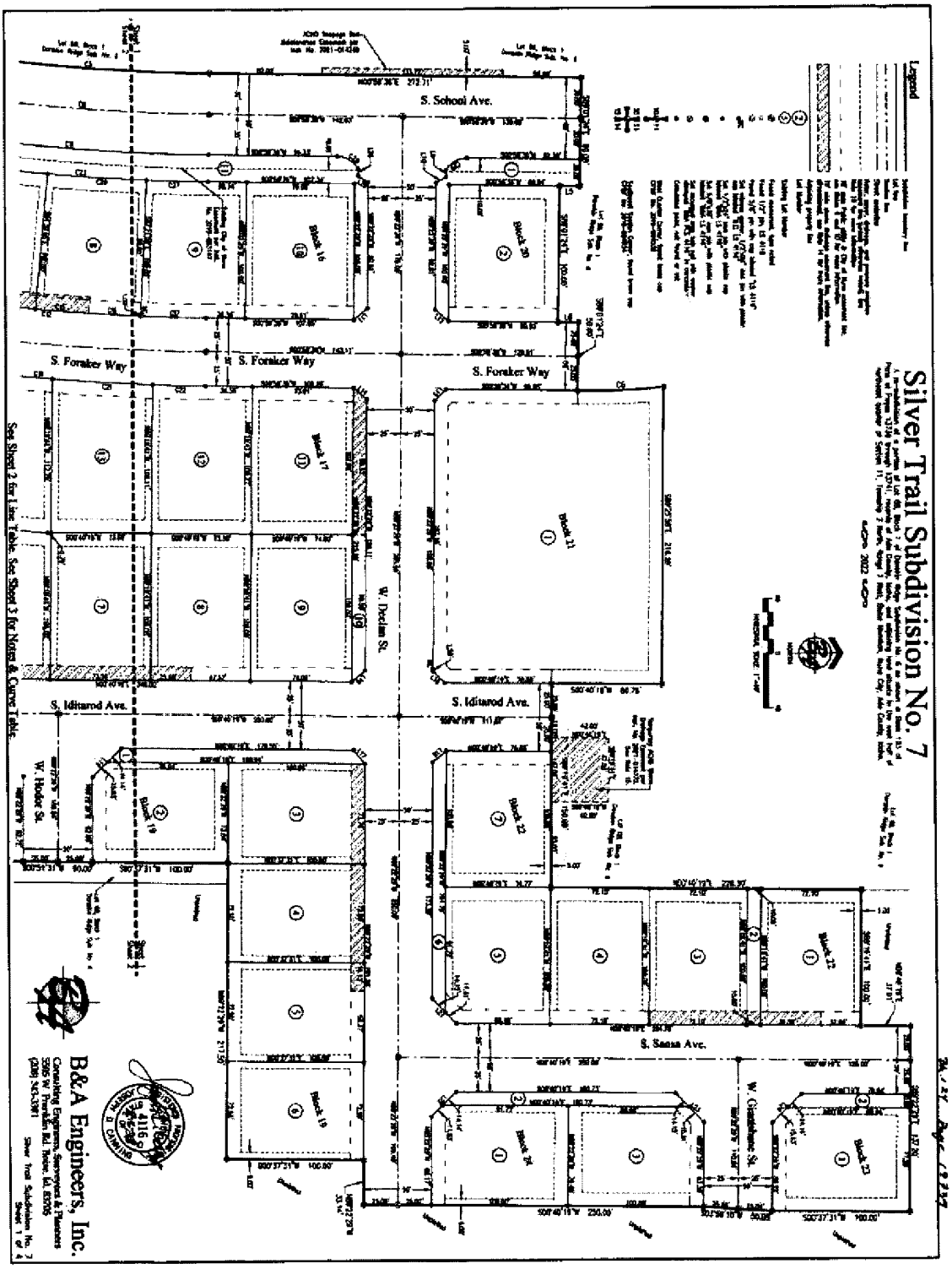
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

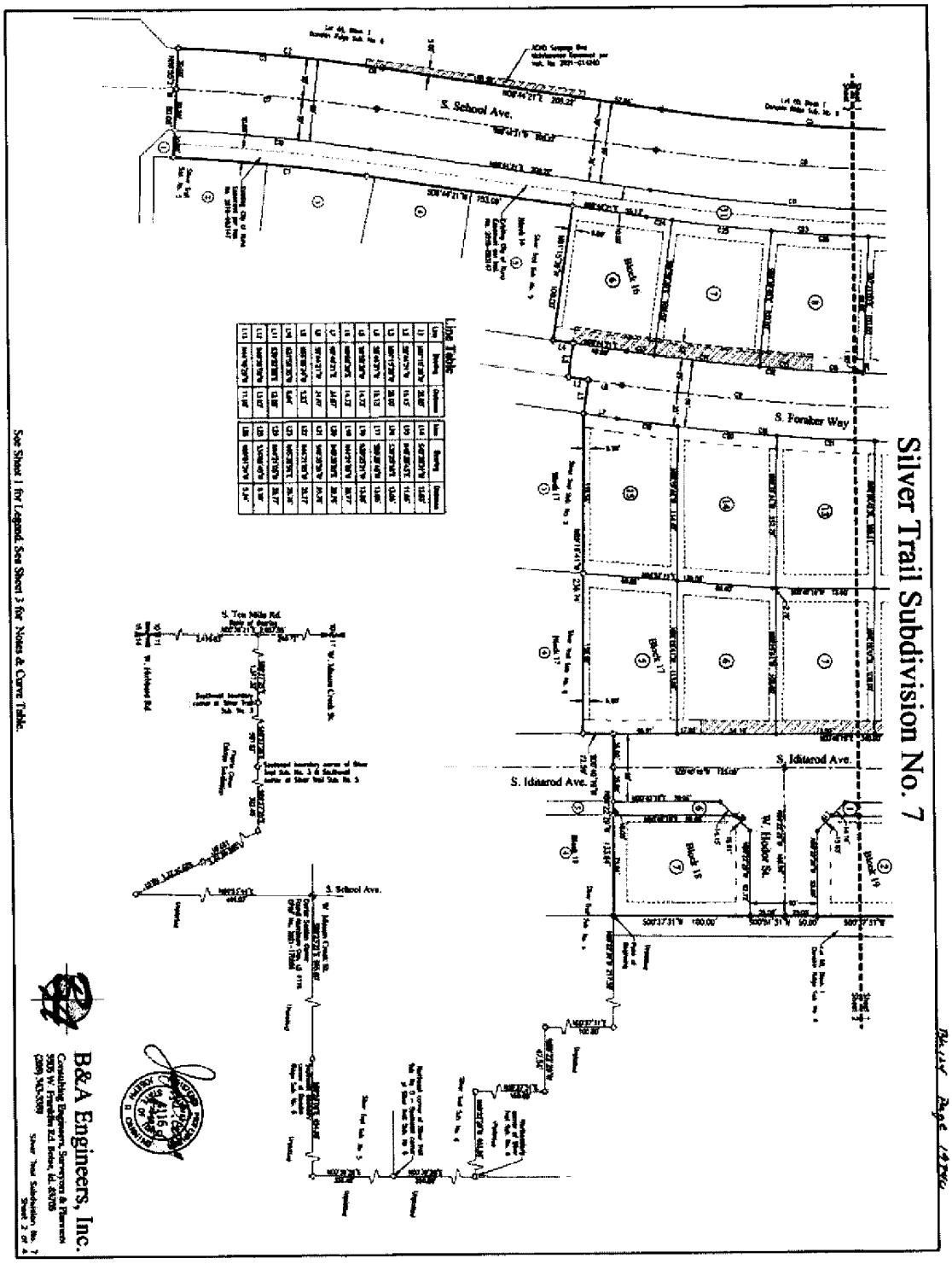
ADAIR KOLTES
Notary Public - State of Idaho
Commission Number 30052
My Commission Expires 06-05-2028

_____
Notary Public for Idaho
Residing at Nampa, ID
My commission expires 6-05-28

EXHIBIT A

(Plat of Silver Trail Subdivision No. 7)


Silver Trail Subdivision No. 7
Legend
S. School Ave.
S. Forsker Way
S. Iditarod Ave.
W. Declan St.
W. Hooker St.
S. Sassa Ave.
W. Chinkelnee St.
Block 16
Block 20
Block 17
Block 21
Block 18
Block 22
Block 19
Block 24
Block 23
See Sheet 2 for Line Table. See Sheet 3 for Notes & Curve Table.
B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
3305 W. Pratt St., Rd. Tucson, AZ 85705
(520) 743-3361
Silver Trail Subdivision No. 7
Sheet 1 of 4


Silver Trail Subdivision No. 7
S. School Ave.
S. Forsker Way
S. Idiarod Ave
S. Idiarod Ave.
W. Hadley St.
S. Tea Mile Rd.
W. Mount Crest St.
Block 15
Block 16
Block 17
Block 18
Line Table
See Sheet 1 for Legend. See Sheet 3 for Notes & Curve Table.
B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
3505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3589
Silver Trail Subdivision No. 7
Sheet 2 of 3

Silver Trail Subdivision No. 7

Notes

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. Lot 11, Block 16; Lot 18, Block 17; Lot 1, Block 18; Lot 1, Block 19; Lot 1, Block 20; Lot 1, Block 21; Lots 2 and 8, Block 22; Lot 2, Block 23; and Lot 2, Block 24 are designated as additional land, to be owned and maintained by the Homeowner's Association, the Homeowner's Association (HOA), its successors and assigns, notwithstanding normal or standard offsets requires setback relief from the City of Hailey, since the proposed individual lots are subject to the Preliminary plans of the Hillside development for each HOA individual lot(s) that essentially mandatory mitigation as determined by the City of Hailey. If the determination is not paid to the HOA, the individual impacted lots are subject to a tax lien assessment.
7. [illegible]
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, power, drainage, and irrigation easements are hereby dedicated to the City of Hailey for the installation and maintenance of lines and shall include (unless otherwise designated)
    - 5.0-foot wide along public right-of-ways, one on each side of the exterior boundary.
    - 10-foot wide along and centered on interior lot lines.
11. Street lot access to S. Colorado Ave. is prohibited unless specifically approved in writing by the Ada County Highway District and the City of Hailey.
12. Maintenance of any irrigation, drainage ditch, or ditch crossing is not in the responsibility of the Ada County Highway District and shall be owned by an irrigation/drainage district.
13. The development complies with Idaho Code Section 22-4504, Right to Farm Act, which states: "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, for 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 established, but the provisions of this section shall not apply when a proximate cause of the nuisance is the negligent operation of an agricultural operation, agricultural facility or expansion thereof."
14. Portions of Lots 6-8, Block 19; Lots 6-8 and Lot 10, Block 17; Lots 3-5, Block 18; and Lots 1-3, Block 22 are exempt to and subject to the HOA storm water drainage system. These lots are encumbered by and subject to the HOA storm water drainage easement, recorded on September 3, 2021 as Instrument No. 2021-[illegible], Official Records of Ada County, and incorporated herein by this reference as if set forth in full herein. Therefore, Section 2 of the Hailey Ordinance, and the storm water drainage system are dedicated to HOA pursuant to Section 8-2-[illegible] Idaho Code. The Owner Department is for the operation and maintenance of the storm water drainage system.
15. This development is subject to a Temporary Storm Water Drainage Easement, Inst. No. 2021-[illegible] to benefit the Ada County Highway District.
16. This development is subject to a Drainage Bond Maintenance Easement, Inst. No. 2021-[illegible] to benefit the Ada County Highway District.
17. This development is subject to a License Agreement, Inst. No. 2021-[illegible] to benefit the Ada County Highway District.
18. Lot 6, Block 23 and Lot 2, Block 24 are subject to a blanket public utility and City of Hailey easement.

Curve Table

Curve	Delta	Radius	Arc	Chord Bearing	Chord Distance
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C13	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C16	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C17	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C18	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C19	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C20	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C21	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C22	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C23	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C24	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C25	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C26	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C27	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C28	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C29	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Survey Narrative

Purpose: The purpose is to create a subdivision with 24 buildable lots, and 10 open space lots.

Boundary Establishment: The boundary was established per the boundary of Dorothy Ridge Subdivision No. 6

Records used: (All within Ada County, Idaho)

CP&F's, Section 11
[illegible] West Quarter Corner
[illegible] Southwest Section Corner

Subdivisions Plats:
Dorothy Ridge Subdivision No. 6, Book 105, Pages 13709–13941
Prairie Clover Estates Subdivision, Book 96, Pages 9974–9975
Silver Trail Subdivision Phase 1, Book 108, Pages 10263–10264
Silver Trail Subdivision No. 3, Book 115, Pages 11753–11758
Silver Trail Subdivision No. 5, Book 120, Pages 12748–12749
Silver Trail Subdivision No. 6, Book 122, Pages 12522–12524

Certificate of Owners

[illegible]

See Sheet 4 for Certificate of Owners Signature

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

Silver Trail Subdivision No. 7

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 herein. 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 03rd day of March 2021 February 17, 2022 CB 8/11/22

Corey D. Barton, President
Challenger Development, Inc.

Acknowledgment

State of Idaho)
) ss.
County of Ada)

On this 03rd day of March in the year of 2021 February 17, 2022 (CB) 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 the certificate first above written.

Notary Public for Idaho
Residing in Boise, Idaho
My Commission Expires 6-05-2022

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. 7, 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

8-7-21
Date

Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 23rd day of August 2022.

Commission 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 August, 2022, hereby approve this plat.

P.E.
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 15th day of June 2021, this plat was duly accepted and approved.

Chris Engels
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.

Jerry L. Hastings
County Surveyor
PLS 5359

8-19-2022
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.

Elizabeth Mahn 8-22-2022
Ada County Treasurer
Signed by Deputy: Alexandra Myatt

Certificate of County Recorder

State of Idaho)
) ss. Instrument No. 2022-073972
County of Ada)

I hereby certify that this instrument was filed at the request of B&A Engineers
at 11 minutes past 10 o'clock A.M.,
this 23 day of August, 2022
in my office, and was recorded in Book 124 of Plats
at Pages 19739 through 19742
Fee $22

Ex-Officio Recorder, Phil McGrane

Deputy

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
3505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381