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ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=1 LINDSAY WHEELER
ENGINEERING SOLUTIONS

2023-009977
02/17/2023 11:06 AM
AMOUNT \$16.00



PLAT RECORDING SHEET

Digital Plat Image Available in Separate System

BOOK

125

PAGE

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SURVEYOR

CLINTON W HANSEN

SUBDIVISION NAME

WHITEHURST SUBDIVISION NO 2

OWNERS

EVANS DEVELOPMENT LLC

AT THE REQUEST OF

ENGINEERING SOLUTIONS

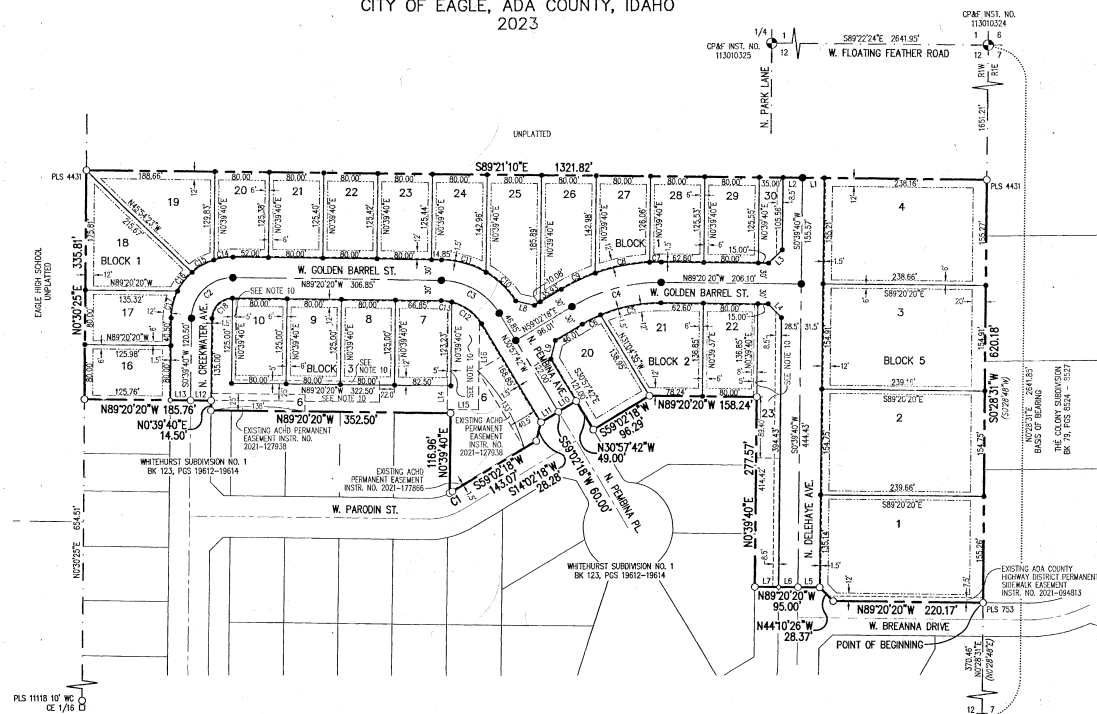
COMMENTS

SE ¼ NE ¼ SEC 12 T4N R1W

WHITEHURST SUBDIVISION NO. 2

BOOK 125, PAGE 2002K

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 12, T.4N., R.1W., B.M.
CITY OF EAGLE, ADA COUNTY, IDAHO
2023



- LEGEND**
- SUBDIVISION BOUNDARY
 - SECTION LINE
 - RIGHT-OF-WAY LINE
 - EXISTING EASEMENT
 - LOT LINE
 - EXISTING PARCEL LINE
 - PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
 - ADA COUNTY HIGHWAY DISTRICT PERMANENT SIDEWALK EASEMENT - INSTRUMENT NO. 2021-177866
 - OTHER EASEMENT LINE AS NOTED
 - FOUND BRASS CAP AS NOTED
 - FOUND ALUMINUM CAP AS NOTED
 - SET 5/8"X3/4" REBAR W/PLASTIC CAP
 - SET 1/2"X3/4" REBAR W/PLASTIC CAP
 - FOUND 1/2" REBAR, PLS 11118 OR AS NOTED
 - FOUND 5/8" REBAR, PLS 11118 OR AS NOTED
 - LOT NUMBER
 - RECORD BEARING

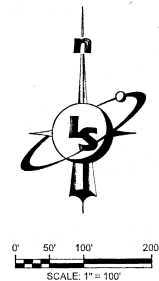
- NOTES**
- EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, WHITEHURST COMMUNITY ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE TWELVE (12) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
 - UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, WHITEHURST COMMUNITY ASSOCIATION PRESSURE IRRIGATION, AND LOT DRAINAGE OVER THE SIX (6) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY. THE TWELVE (12) FOOT PERMANENT EASEMENT ALONG THE REAR LOT LINES ON LOTS 16 THROUGH 19, BLOCK 1, AND THE TWENTY (20) FOOT PERMANENT EASEMENT ALONG THE REAR LOT LINES ON LOTS 1 THROUGH 4, BLOCK 5 IS ALSO DESIGNATED FOR WHITEHURST COMMUNITY ASSOCIATION GRAVITY IRRIGATION.
 - ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH CITY CODE IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
 - IRRIGATION WATER HAS BEEN PROVIDED TO EACH LOT BY THE BALDWIN, IDIOT COMPANY, LTD. IN COMPLIANCE WITH IDAHO CODE SECTION 31-3605(1)(b). ALL LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SAID IDIOT COMPANY. THE PRESSURIZED IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE WHITEHURST COMMUNITY ASSOCIATION, INC., OR ITS ASSIGNS.
 - MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT, OR AS SPECIFICALLY APPROVED AND/OR RECORDED.
 - MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSIGNED BY AN IRRIGATION/DRAINAGE ENTITY.
 - LOT 30, BLOCK 1, LOT 23, BLOCK 2, AND LOT 6, BLOCK 3 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE WHITEHURST COMMUNITY ASSOCIATION OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES AND WHITEHURST COMMUNITY ASSOCIATION PRESSURE IRRIGATION. ALL OTHER LOTS IN THIS SUBDIVISION ARE FOR SINGLE-FAMILY DWELLINGS.
 - THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT 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 PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLECTFUL OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
 - THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 2020-085698, RECORDS OF ADA COUNTY, DAVID, AND ANY SUBSEQUENT MODIFICATIONS OF THE DEVELOPMENT AGREEMENT.
 - LOTS 22 & 23, BLOCK 2 AND LOTS 6, 7, 8, 9 AND 10, BLOCK 3 OR PORTIONS OF SAID LOTS AS SHOWN HEREON ARE SERVANT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE EASEMENT. THESE LOTS ARE ENCUMBERED BY THAT FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-100256, 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 THE ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
 - THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. 2023-005236, RECORDS OF ADA COUNTY, DAVID.
 - THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WHITEHURST COMMUNITY ASSOCIATION, INC., RECORDED AS INSTRUMENT NO. 2022-065105, RECORDS OF ADA COUNTY, DAVID. THESE COVENANTS MAY NOT BE DISSOLVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF EAGLE.
 - DIRECT LOT ACCESS TO N. DELEVAY AVE. IS PROHIBITED, EXCEPT FOR LOTS 1 THROUGH 4 OF BLOCK 5.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	4.75'	70.00'	353.02°	S60°58'49"W	4.74'
C2	94.25'	60.00'	90°00'00"	S45°39'40"W	84.85'
C3	101.89'	100.00'	S89°22'38"	N60°09'01"W	97.54'
C4	137.95'	250.00'	313°32'22"	S74°50'39"W	136.24'
C5	91.33'	220.00'	234°07'07"	S78°46'06"W	90.67'
C6	30.09'	220.00'	75°01'55"	S62°57'25"W	30.07'
C7	17.41'	280.00'	373°48'	S88°52'46"W	17.41'
C8	82.07'	280.00'	16°47'37"	S78°42'03"W	81.78'
C9	55.06'	280.00'	11°55'37"	S64°40'16"W	54.97'
C10	61.06'	130.00'	26°54'49"	N45°48'27"W	60.50'
C11	68.24'	130.00'	30°04'28"	N74°18'06"W	67.46'
C12	55.54'	70.00'	42°27'41"	N53°41'32"W	54.10'
C13	15.78'	70.00'	12°54'57"	N82°52'51"W	15.75'
C14	28.47'	90.00'	18°07'34"	S81°35'53"W	28.35'
C15	37.27'	90.00'	21°43'27"	S80°40'22"W	37.00'
C16	34.74'	90.00'	22°06'53"	S37°45'13"W	34.52'
C17	40.90'	90.00'	26°02'06"	S13°40'43"W	40.54'
C18	47.12'	30.00'	90°00'00"	S45°39'40"W	42.43'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	31.50'	S89°21'10"E
L2	28.50'	S89°21'10"E
L3	28.28'	N45°39'40"E
L4	28.28'	N44°20'20"W
L5	31.50'	S89°20'20"E
L6	28.50'	S89°20'20"E
L7	35.00'	S89°20'20"E
L8	28.31'	S76°00'59"E
L9	28.28'	S14°02'18"W
L10	30.00'	N59°02'18"E
L11	30.00'	N59°02'18"E
L12	30.00'	S99°20'20"E
L13	30.00'	S99°20'20"E
L14	34.50'	S03°39'40"W
L15	45.70'	S89°20'20"E
L16	131.07'	N03°39'40"E



SURVEYOR'S NARRATIVE
THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, INFORMATION FROM THE AMENDED PLAT OF FLINT ESTATES, THE PLATS FOR THE CLONY SUBDIVISION AND WHITEHURST SUBDIVISION NO. 1, RECORD OF SURVEY NUMBERS 7849, 8323, 10167, 11744, AND 11863, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

EVANS DEVELOPMENT, LLC
BOISE, ID

ENGINEERING SOLUTIONS, LP
MERIDIAN, IDAHO

LandSolutions
235 E. 3rd St., Suite 200, Meridian, ID 83642
(208) 288-2004 • (208) 288-2007 fax

JOB NO. 19-14
SHEET 1 OF 3

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:

THAT EVANS DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, ARE THE OWNERS OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL LOCATED IN THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SOUTHEAST CORNER OF THE NE $\frac{1}{4}$ (E $\frac{1}{4}$ CORNER) OF SAID SECTION 12, FROM WHICH A BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 12 BEARS N $0^{\circ}28'31''$ E A DISTANCE OF 2641.85 FEET;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID NE $\frac{1}{4}$, ALSO BEING THE EASTERLY BOUNDARY OF WHITEHURST SUBDIVISION NO. 1, AS SHOWN IN BOOK 123 OF PLATS ON PAGES 19612 THROUGH 19614, RECORDS OF ADA COUNTY, IDAHO, AND THE WESTERLY BOUNDARY OF THE COLONY SUBDIVISION, AS SHOWN IN BOOK 79 OF PLATS AT PAGES 8524 THROUGH 8527, RECORDS OF ADA COUNTY, IDAHO, N $0^{\circ}28'31''$ E (FORMERLY N $0^{\circ}28'48''$ E) A DISTANCE OF 370.46 FEET TO THE NORTHEASTERLY CORNER OF SAID WHITEHURST SUBDIVISION NO. 1, THE POINT OF BEGINNING;

THENCE LEAVING SAID BOUNDARY LINE, AND ALONG THE NORTHERLY BOUNDARY OF SAID WHITEHURST SUBDIVISION NO. 1 THE FOLLOWING COURSES AND DISTANCES:

THENCE N $89^{\circ}20'20''$ W A DISTANCE OF 220.17 FEET TO A POINT;

THENCE N $44^{\circ}10'26''$ W A DISTANCE OF 26.37 FEET TO A POINT;

THENCE N $89^{\circ}20'20''$ W A DISTANCE OF 95.00 FEET TO A POINT;

THENCE N $0^{\circ}39'40''$ E A DISTANCE OF 277.57 FEET TO A POINT;

THENCE N $89^{\circ}20'20''$ W A DISTANCE OF 158.24 FEET TO A POINT;

THENCE S $59^{\circ}02'18''$ W A DISTANCE OF 96.29 FEET TO A POINT;

THENCE N $30^{\circ}57'42''$ W A DISTANCE OF 49.00 FEET TO A POINT;

THENCE S $59^{\circ}02'18''$ W A DISTANCE OF 60.00 FEET TO A POINT;

THENCE S $14^{\circ}02'18''$ W A DISTANCE OF 28.28 FEET TO A POINT;

THENCE S $59^{\circ}02'18''$ W A DISTANCE OF 143.07 FEET TO A POINT OF CURVATURE;

THENCE A DISTANCE OF 4.75 FEET ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF $353^{\circ}02'$ AND A LONG CHORD BEARING S $60^{\circ}58'49''$ W A DISTANCE OF 4.74 FEET TO A POINT;

THENCE N $0^{\circ}39'40''$ E A DISTANCE OF 116.96 FEET TO A POINT;

THENCE N $89^{\circ}20'20''$ W A DISTANCE OF 352.50 FEET TO A POINT;

THENCE N $0^{\circ}39'40''$ E A DISTANCE OF 14.50 FEET TO A POINT;

THENCE N $89^{\circ}20'20''$ W A DISTANCE OF 185.76 FEET TO THE NORTHWESTERLY CORNER OF SAID WHITEHURST SUBDIVISION NO. 1, SAID POINT BEING ON THE WESTERLY BOUNDARY OF THE SE $\frac{1}{4}$ OF SAID NE $\frac{1}{4}$ OF SECTION 12;

THENCE LEAVING SAID SUBDIVISION BOUNDARY, AND ALONG SAID WESTERLY BOUNDARY N $0^{\circ}30'25''$ E A DISTANCE OF 335.81 FEET TO A POINT;

THENCE LEAVING SAID WESTERLY BOUNDARY S $89^{\circ}21'10''$ E A DISTANCE OF 1321.82 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$, ALSO BEING THE WESTERLY BOUNDARY OF SAID THE COLONY SUBDIVISION;

THENCE ALONG SAID BOUNDARY S $0^{\circ}28'31''$ W (FORMERLY S $0^{\circ}28'48''$ W) A DISTANCE OF 620.18 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 12.72 ACRES MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE-DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC; HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT, AND NO PERMANENT STRUCTURES ARE TO BE ERRECT WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER FROM AN EXISTING WATER SYSTEM, AND THE SUEZ WATER COMPANY HAS AGREED, IN WRITING, TO SERVE ALL THE LOTS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 17th DAY OF February, 2023

William D. Evans
WILLIAM D. EVANS
MANAGER, EVANS DEVELOPMENT, LLC

ACKNOWLEDGEMENT

STATE OF IDAHO } SS

COUNTY OF ADA }

ON THIS 17th DAY OF February, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WILLIAM D. EVANS, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF EVANS DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID LIMITED LIABILITY COMPANY'S NAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Shirley J. McKey
NOTARY PUBLIC FOR IDAHO
RESIDING AT EAGLE, IDAHO
MY COMMISSION EXPIRES: 8-14-2024



CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CLINTON W. HANSEN
PLS 11118



EVANS DEVELOPMENT, LLC
DEVELOPER
BOISE, ID



JOB NO. 19-14
SHEET 2 OF 3

ACCEPTANCE OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

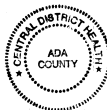
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 27 DAY OF January 2023



Mauritay
PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

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.



Roni Baker CEHS 12-22-2021
CENTRAL DISTRICT HEALTH

CERTIFICATE OF COUNTY TREASURER

I, Elizabeth Meacham, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE 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 SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.



Elizabeth Meacham
COUNTY TREASURER
Signed by Elizabeth Meacham
City Clerk
DATE 2-16-2023

CERTIFICATE OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF EAGLE, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS FINAL PLAT AND THAT THE EAGLE CITY REQUIREMENTS REGARDING FINAL PLATS HAVE BEEN MET.

Chris M. Cook 8-22-2022
EAGLE CITY ENGINEER PE16745

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

R. P. P. P.
COUNTY SURVEYOR
PLS # 12553
15 February 2023



APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF EAGLE, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 13 DAY OF October, 2022, THIS PLAT WAS DULY APPROVED AND ACCEPTED.



Tracy E. Ostorn
CITY CLERK for Tracy E. Ostorn

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. 2023-009777

STATE OF IDAHO)
COUNTY OF ADA) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF Engineering Solutions AT 16 MINUTES PAST 11 O'CLOCK AM, THIS 17th DAY OF February 2023, IN MY OFFICE AND WAS DULY RECORDED IN BOOK 125 OF PLATS AT PAGES 200816-200820

DEPUTY Madison Wheeler EX-OFFICIO RECORDER Trent Triple



EVANS DEVELOPMENT, LLC
DEVELOPER
BOISE, ID

JOB NO. 19-14
SHEET 3 OF 3



Recording requested by, and please return to:

Evans Development LLC
c/o Conger Management Group LLC
4824 W Fairview Ave
Boise, Idaho 83706

**FIRST ANNEXATION SUPPLEMENT
TO
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR
THE WHITEHURST COMMUNITY**

This First Annexation Supplement to Declaration of Covenants, Conditions, Restrictions and Easements for the Whitehurst Community (this “**First Annexation Supplement**”) is made effective as of the date this First Annexation Supplement is recorded in the real property records of Ada County, Idaho (the “**First Supplement Date**”), by Evans Development LLC, an Idaho limited liability company (“**Developer**”).

RECITALS

- A. Reference is made to that certain Declaration of Covenants, Conditions, Restrictions, and Easements for the Whitehurst Community recorded in the real property records of Ada County, Idaho as Instrument No. 2022-065705, as previously supplemented and amended (the “**Declaration**”). Capitalized terms not otherwise defined herein will have the meaning given to them in the Declaration.
- B. Article 12 of the Declaration allows Developer to annex additional lands into the Community by recording of a Supplemental Declaration declaring that such additional lands to be a part of the Community and subject to the Declaration.
- C. Declarant owns the real property legally described as follows (“**Phase 2 Property**”):

All of Whitehurst Subdivision No. 2, according to the official plat thereof recorded in the real property records of Ada County, Idaho as Instrument No. 2023-009977, a reduced size copy of which is attached hereto as Exhibit A.
- D. Developer desires to annex the Phase 2 Property into the Community, pursuant and subject to the terms and conditions hereinafter set forth.

AGREEMENT

NOW, THEREFORE, Developer hereby declares as follows:

- 1. **Incorporation by Reference.** All recitals to this First Annexation Supplement are hereby incorporated by reference as if set forth in this Section 1.
- 2. **Annexation.** The Phase 2 Property is hereby annexed into the Community as set forth in Article 12 of the Declaration, and is hereby subject to all of the terms and conditions of the Declaration. The

term “Lot” as defined in the Declaration shall also include each Lot within the Phase 2 Property, and the term “Community” shall include the Phase 2 Property.

3. **Common Area.** Lot 30 in Block 1, Lot 23 in Block 2 and 6 in Block 3 of , Whitehurst Subdivision No. 2, according to the official plat thereof recorded in the real property records of Ada County, Idaho as Instrument No. 2023-009977, is are hereby designated as Common Area.
4. **Effect of First Annexation Supplement.** Except as expressly provided in this First Annexation Supplement, all of the terms and conditions of the Declaration remain in full force and effect. First Annexation Supplement

[Remainder of page intentionally left blank; signature page follows.]

IN WITNESS WHEREOF, Developer has executed this First Annexation Supplement effective as of the First Annexation Supplement Date.

DEVELOPER:

EVANS DEVELOPMENT LLC, an Idaho limited liability company

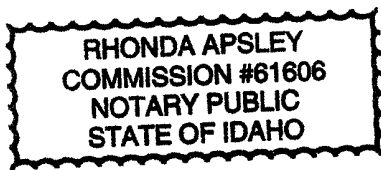
By: 

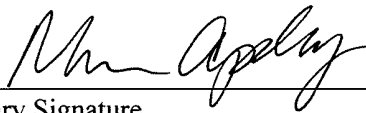
Name: Benjamin Evans

Title: Manager

STATE OF IDAHO)
)ss.
County of Ada)

This record was acknowledged before me on July 24, 2023 by Benjamin Evans as Manager of Evans Development LLC.





Notary Signature
EXP - 5/14/2025
Residing in Boise, Idaho

EXHIBIT A
WHITEHURST NO. 2 PLAT

[8 1/2" x 11" reduced size copy attached; 3 pages]

[illegible]

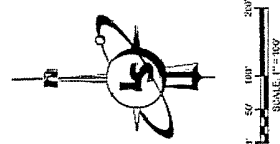
SUBJECTOR'S NARRATIVE

THE EVIDENCE FOR THIS SUBJECTOR WAS OBTAINED FROM SUBJECTED HIS TO CENSORED SUCH CENSORED INFORMATION, OF INFORMATION FROM THE NAMED CENSORED OF THE CENSORED, THE PLANTS FOR THE CENSORED CENSORED AND CENSORED CENSORED ON 1, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 83

EVANS DEVELOPMENT, LLC
DEVELOPER
HOSP. ID#

ENGINEERING SOLUTIONSTM
MURRAY, KANSAS

JOB NO. 12-14
SHEET 1 OF 3



USE TABLE		
LINE #	LENGTH	OPERATION
1	340	START WORK
2	345	START WORK
3	345	START WORK
4	345	START WORK
5	345	START WORK
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8	345	START WORK
9	345	START WORK
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97	345	START WORK
98	345	START WORK
99	345	START WORK
100	345	START WORK

[illegible]

ACKNOWLEDGEMENT

STATE OF IDAHO } 55

ON THIS 17th DAY OF February 20 19 BETWEEN ME, THE UNDERSIGNED,
A HONORABLE PUBLIC NOTARY AND FOR SAID STATE, PERSONALLY APPEARED WILLIAM O. EVANS,
KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF EVANS DEVELOPMENT, LLC, AN
ILLINOIS LIMITED LIABILITY COMPANY, WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S
NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED
THE SAME IN SAID LIMITED LIABILITY COMPANY'S NAME.

ERATO LIMITED LIABILITY COMPANY, WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID LIMITED LIABILITY COMPANY'S NAME.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL THE DAY AND YEAR IN 1995 CHRISTMAS FIRST ABOVE WRITTEN.

¹⁹1995 CENSUS FIRST ABOVE NOTED.

NOTARY PUBLIC FOR IDAHO
RESIDING AT CAGLE, IDAHO
MY COMMISSION EXPIRES 8-14-2024

INSTRUMENT
NO. 9000000000



A
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O

I, CLYTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IOWA AND THAT THIS IS AN ACCURATE REPRODUCTION OF THE ORIGINAL RECORD.

"CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IOWA CODE RELATING TO

STATISTICS ON SYRIA



CLINTON W. HANSEN
11118
02/16/23

CLINICAL INQUIRY

1

EVANS

ENGINEERING

QUESTIONS
 WEDNESDAY, 12/17/14
 SHEET 2 OF 3
 JOB NO. 19-14

I, CLYDE W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAN AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE PLANTS PLANTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLANTS AND SURVEYS.

11118
22/12/23

William D. Evans
Manager, Evans Development LLC

JCB NO. 19-14
 SHEET 2 OF 3

WHITEHURST SUBDIVISION NO. 2

BOOK 125, PAGE 200X

ACCEPTANCE OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 20 DAY OF SEPTEMBER 2023



David P. Adams
PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF CENTRAL DISTRICT HEALTH

SUBDIVISION ASSIGNMENTS AS REQUIRED BY BMD CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE REQUIREMENTS OF BMD CODE (A) 1304. THE RECORDOR OR THE AGENT LISTING THE CONDITIONS OF APPROVAL, SANITARY RESTROOMS, SHALL BE MAINTAINED IN ACCORDANCE WITH SECTION 50-1304, BMD CODE, BY THE SIGNATURE OF A CERTIFICATE OF APPROVAL



David P. Adams DEPT. 12-22-2021
CENTRAL DISTRICT HEALTH

CERTIFICATE OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF EAGLE, ADA COUNTY, RUMBLE, DO HEREBY CERTIFY THAT THE ENGINEER HAS REVIEWED THIS FINAL PLAT AND THAT THE EAGLE CITY REQUIREMENTS REGARDING FINAL PLATS HAVE BEEN MET.

Nathan Oak 8-22-24
EAGLE CITY ENGINEER

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, DO HEREBY CERTIFY THAT THE REQUIREMENTS OF BMD CODE (A) 1304, DO NOT APPLY TO THIS PLAT AND ALL THE REQUIREMENTS OF BMD CODE (A) 1304, HAVE BEEN MET. THIS CERTIFICATE IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.



Elizabeth M. Adams 2-16-2023
COUNTY TREASURER
City of Eagle

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. 2023-204977

STATE OF IDAHO)
COUNTY OF ADA) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF EVANS DEVELOPMENT, LLC AT 10 MINUTES PAST 11 O'CLOCK A.M. THIS 11 DAY OF February 2023. IN MY OFFICE AND WAS ONLY RECORDED IN BOOK 125 OF PLATS AT PAGES 20014-20018

David P. Adams DEPUTY COUNTY RECORDER

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, RUMBLE, DO HEREBY CERTIFY THAT THE INSTRUMENT HAS BEEN REVIEWED AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



David P. Adams 12-22-2021
COUNTY SURVEYOR

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF EAGLE, ADA COUNTY, RUMBLE, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL, HELD ON THE 11 DAY OF February, 2023, THE PLAT WAS ONLY APPROVED AND ACCEPTED.



David P. Adams for Tracy E. Osborn
CITY CLERK



EVANS DEVELOPMENT, LLC
DEVELOPER
DOSE, ID



SHEET 3 OF 3