

**FIRST AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
For Silkwood Subdivision
Ada County, Idaho**

This First Amendment to the Declaration of Covenants, Conditions and Restrictions for Silkwood Subdivision ("First Amendment") hereby amends that certain Declaration of Covenants, Conditions & Restrictions for Silkwood Subdivision, as amended, recorded in the Ada County Recorder's Office on March 11, 2020 as Instrument No. 2020-029163 and is hereby executed by Providence Properties, LLC, being the "Grantor", "Class B Member" and "Developer" (hereinafter referred to as "Grantor") and made effective as of the date recorded in the Ada County Recorder's Office.

RECITALS:

A. This First Amendment affects and concerns the real property located in Ada County, Idaho, and more particularly described in the attached **Exhibit "A"** ("Property").

B. On or about February 25, 2020, the Plat Map for the Silkwood Subdivision was recorded in the Ada County Recorder's Office, as Instrument No. 2020-022291.

C. On or about March 11, 2020, the Declaration of Covenants, Conditions and Restrictions Silkwood Subdivision was recorded in the Ada County Recorder's Office, as Instrument No. 2020-029163, as amended ("Declaration").

D. The Subdivision remains in the Class B Member Period pursuant to Article 5.3.2.

E. Pursuant to Article 13.2.1, Grantor may amend this Declaration in its sole discretion within the Class B Member Period.

NOW, THEREFORE, pursuant to the foregoing, Grantor hereby makes and executes this First Amendment, which shall be effective as of its recording date.

COVENANTS, CONDITIONS AND RESTRICTIONS

1. **Recitals.** The above Recitals are incorporated herein by reference and made a part hereof.

2. **No Other Changes.** Except as otherwise expressly provided in this First Amendment, the Declaration, and subsequent amendments, remain in full force and effect without modification.

**FIRST AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
For Silkwood Subdivision
Ada County, Idaho**

This First Amendment to the Declaration of Covenants, Conditions and Restrictions for Silkwood Subdivision (“First Amendment”) hereby amends that certain Declaration of Covenants, Conditions & Restrictions for Silkwood Subdivision, as amended, recorded in the Ada County Recorder’s Office on March 11, 2020 as Instrument No. 2020-029163 and is hereby executed by Providence Properties, LLC, being the “Grantor”, “Class B Member” and “Developer” (hereinafter referred to as “Grantor”) and made effective as of the date recorded in the Ada County Recorder’s Office.

RECITALS:

A. This First Amendment affects and concerns the real property located in Ada County, Idaho, and more particularly described in the attached **Exhibit “A”** (“Property”).

B. On or about February 25, 2020, the Plat Map for the Silkwood Subdivision was recorded in the Ada County Recorder’s Office, as Instrument No. 2020-022291.

C. On or about March 11, 2020, the Declaration of Covenants, Conditions and Restrictions Silkwood Subdivision was recorded in the Ada County Recorder’s Office, as Instrument No. 2020-029163, as amended (“Declaration”).

D. The Subdivision remains in the Class B Member Period pursuant to Article 5.3.2.

E. Pursuant to Article 13.2.1, Grantor may amend this Declaration in its sole discretion within the Class B Member Period.

NOW, THEREFORE, pursuant to the foregoing, Grantor hereby makes and executes this First Amendment, which shall be effective as of its recording date.

COVENANTS, CONDITIONS AND RESTRICTIONS

1. Recitals. The above Recitals are incorporated herein by reference and made a part hereof.

2. No Other Changes. Except as otherwise expressly provided in this First Amendment, the Declaration, and subsequent amendments, remain in full force and effect without modification.

3. Authorization. The individuals signing below make the following representations: (i) he/she has read the First Amendment, (ii) he/she has authority to act for the entity designated below, and (iii) he/she shall execute the First Amendment acting in said capacity.

4. Conflicts. In the case of any conflict between the provisions of this First Amendment and the provisions of the Declaration, the provisions of this First Amendment shall in all respects govern and control. In the case of any existing provision with the Declaration, or prior amendments that could be interpreted as prohibiting the modifications set forth in this First Amendment, such provision is hereby modified in order to accomplish the purpose and intent of this First Amendment.

AMENDMENTS

5. Article 7.3 of the Declaration is hereby deleted in its entirety and replaced with the following:

7.3 Start-up Development Assessment. With the exception of the Grantor and the initial builder of a residential structure on a Building Lot, the first Owner of record (following the Grantor and initial builder) of a Building Lot shall pay to the Association at closing an initial, start-up fee of Two Hundred Fifty Dollars (\$250.00), unless a different amount is adopted by the Board of Directors. This fee shall be a one-time, initial start-up fee, shall not be prorated for any time left in the calendar year following closing, and is in addition to the prorated Regular Assessment. The Association shall utilize this fee to assist in the administration, legal, operations, maintenance, and other expenses and costs related to Association for the management of the affairs of the Association and the Common Areas for the benefit of the Association and its members.

6. Article 7.4 of the Declaration is hereby deleted in its entirety and replaced with the following:

7.4 Transfer Special Assessment. With the exception of the Grantor, the initial builder of a residential structure on a Building Lot, and the first purchaser of the completed residential structure, each subsequent transfer of any Building Lot and the recording of a deed in connection with such transfer thereafter shall obligate the Owner of record to pay to the Association at closing a Special Transfer Assessment of Two Hundred Fifty Dollars (\$250.00), unless a different amount is adopted by the Board of Directors. The Association shall utilize this fee to assist in the administration, legal, operations, maintenance, and other expenses and costs related to Association for the management of the affairs of the Association and the Common Areas for the benefit of the Association and its members.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the year and date indicated below.

GRANTOR:

PROVIDENCE PROPERTIES, LLC

By:

Mitchell S. Armuth

Mitchell S. Armuth

Its: Authorized Agent

ACKNOWLEDGMENT

STATE OF IDAHO)
 : ss.
County of Ada)

On the 3rd day of November, 2020, before me, the undersigned Notary Public, personally appeared Mitchell S. Armuth, who being by me duly sworn, did say that he is an Authorized Agent of Providence Properties, LLC and that the within and foregoing instrument was signed on behalf of said limited liability company by authority and said member duly acknowledged to me that said limited liability company approved the same.

Penny Smith

Notary Public for Idaho

Residing at Mendon

Commission Expires: 2-16-2025

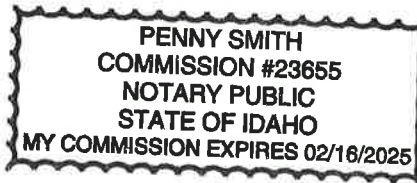


Exhibit A
Legal Description

PLAT SHOWING
SILKWOOD SUBDIVISION
 SITUATE IN GOVERNMENT LOT 3 OF
 SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
 CITY OF STAR, COUNTY OF ADA, STATE OF IDAHO
 2020

6 SECTION CORNER
 3.25" ALUM. CAP [1002]
 CP&F 2016-003581
 (BK 110 OF PLATS, PG 15893-15895, ACR)
 ALDERBROOK SUBDIVISION NO. 2
 S89°25'06"E 498.08'
 [7319]



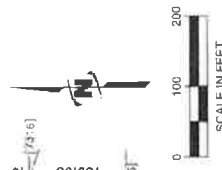
QUARTER CORNER
 3.25" ALUM. CAP [1002]
 CP&F 2016-003580
 (BK 97 OF PLATS, PG 12101-12106, ACR)
 SADDLEBROOK
 SUBDIVISION - PHASE 6
 S80°08'00"W 121.14'
 N88°25'32"W 498.11'
 [2316]

BEARING DIST.

NO.	BEARING	DIST.
1	S08°25'08"W	39.01'
2	S07°22'27"W	64.02'

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	ON BEARING	ON LENGTH
C1	332.00'	225°42'	121.14'	N87°31'00"W	191.4'
C2	288.00'	247°17'	13.04'	S87°00'29"W	13.64'



SECTION CORNER
 2.5" BRASS CAP [1000]
 CP&F 2008-09539
 UNPLATED
 N00°35'08"E 1282.91'
 N00°35'06"E 1231.92'
 N88°25'32"W 498.11'
 [2316]

- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - CENTER LINE
 - ADJACENT PROPERTY LINE
 - UTILITY LINE
 - UTILITY EASEMENT LINE
 - EX. PERMANENT ACHD EASEMENT LINE (2019-110087)
 - EX. DAHO POWER COMPANY EASEMENT LINE
 - EXISTING ADDITION MILL DITCH COMPANY, FLAKE LATERAL IRRIGATION EASEMENT
 - EXISTING DRAINAGE DISTRICT NO. 2 DRAIN NO. 9A EASEMENT
 - CENTERLINE OF EXISTING DRAINAGE DISTRICT NO. 2 DRAIN NO. 9A EASEMENT
 - EX. PERMANENT ACHD EASEMENT (2019-110088)
 - ACHD STORM DRAIN EASEMENT
 - SECTION CORNER
 - QUARTER-SECTION CORNER
 - FOUND 1/2" REBAR MARKED AS NOTED
 - FOUND 5/8" REBAR MARKED AS NOTED
 - FOUND 5/8" REBAR, NO CAP, ADDED
 - PLASTIC CAP MARKED "JUB PLS 17665"
 - SET 1/2" REBAR WITH PLASTIC CAP MARKED "JUB PLS 17665"
 - SET 5/8" REBAR WITH PLASTIC CAP MARKED "JUB PLS 17665"
 - SET 1-3/16" BERNIT-SEAL BP CAP MARKED "JUB PLS 17665"
 - DIMENSION POINT - NOT SET OR FOUND
 - CURVE NUMBER (TYPICAL)
 - COURSE NUMBER (TYPICAL)
 - LOT NUMBER (TYPICAL)
 - PLS NUMBER FOUND ON MONUMENT
 - ADA COUNTY RECORDS
 - WITNESS CORNER

SEE SHEET 5 FOR NOTES
 EASEMENT NOTES, REFERENCES,
 AND SURVEYOR'S NARRATIVE.



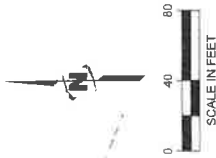
J-U-B ENGINEERS, INC.
 250 South Birchwood Avenue, Suite 203, Boise, ID 83709 0844
 P 208 376 7130 W www.jub.com
 JUB Project No. 10-18-124

PLAT SHOWING SILKWOOD SUBDIVISION

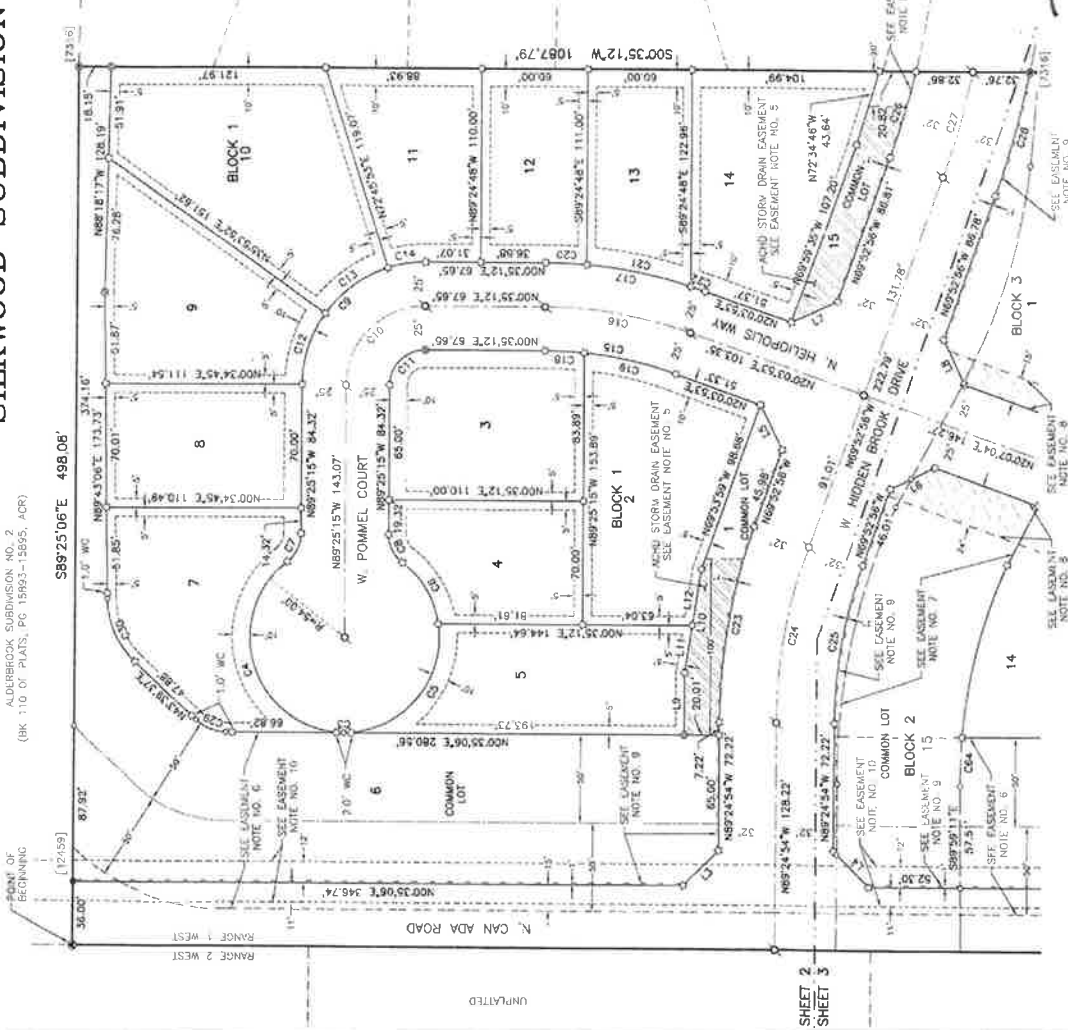
ALDRIBROOK SUBDIVISION NO. 2
(BK 110 OF PLATS, PG 15893-15895, ACR)

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	CHORD	ANGLE	CH. BEARING	CH. LENGTH
C1	54.00	283.0940	288.70	S89°24'45"W	89.69
C4	54.00	142.5220	144.34	S73°31'00"W	102.28
C5	54.00	82.5590	83.87	S48°24'45"	81.87
C6	54.00	43.7310	44.43	N60°00'41"E	60.42
C7	20.00	52.2950	18.34	S62°09'30"E	17.31
C8	20.00	52.2950	18.34	N48°18'00"W	17.31
C9	70.00	92.6027	109.37	N44°25'01"W	98.08
C10	45.00	96.0021	70.65	N44°25'01"W	63.54
C11	20.00	82.0027	31.42	N44°25'01"W	28.29
C12	20.00	39.1904	43.15	N74°54'24"E	42.47
C13	70.00	36.5701	69.84	N39°40'08"W	44.27
C14	70.00	17.9619	21.37	N05°19'28"E	21.69
C15	225.00	1929.40	76.49	N05°19'28"E	76.12
C16	225.00	1929.40	76.49	N10°19'20"E	84.58
C17	275.00	1929.40	84.89	N10°19'20"E	93.64
C18	225.00	5.4801	22.38	N32°28'13"E	22.38
C19	225.00	12.4029	54.10	N13°18'13"E	53.87
C20	275.00	4.5503	23.44	N03°01'45"E	23.44
C21	275.00	12.4623	54.37	N13°18'13"E	53.87
C22	275.00	1.6212	8.74	N10°00'18"E	8.74
C23	320.00	1931.38	107.37	N10°28'55"E	107.38
C24	320.00	1931.38	107.37	N15°28'55"E	107.38
C25	288.00	9.3159	81.38	N79°36'55"W	90.67
C26	494.00	958.45	51.02	S72°50'48"E	50.99
C27	545.00	849.22	82.08	S73°18'07"E	62.02
C28	551.00	731.01	74.08	S72°38'26"E	73.02
C29	75.00	43.9431	18.80	S20°07'21"W	18.80
C30	50.00	48.9330	40.16	S68°41'22"E	39.12
C34	797.42	191.98	27.32	S9°20'08"E	27.31



SCALE IN FEET
SERIES ON - 245E 6
(BK 97 OF PLATS, PG 12101-12106, ACR)



DEPT TABLE - THIS SHEET ONLY

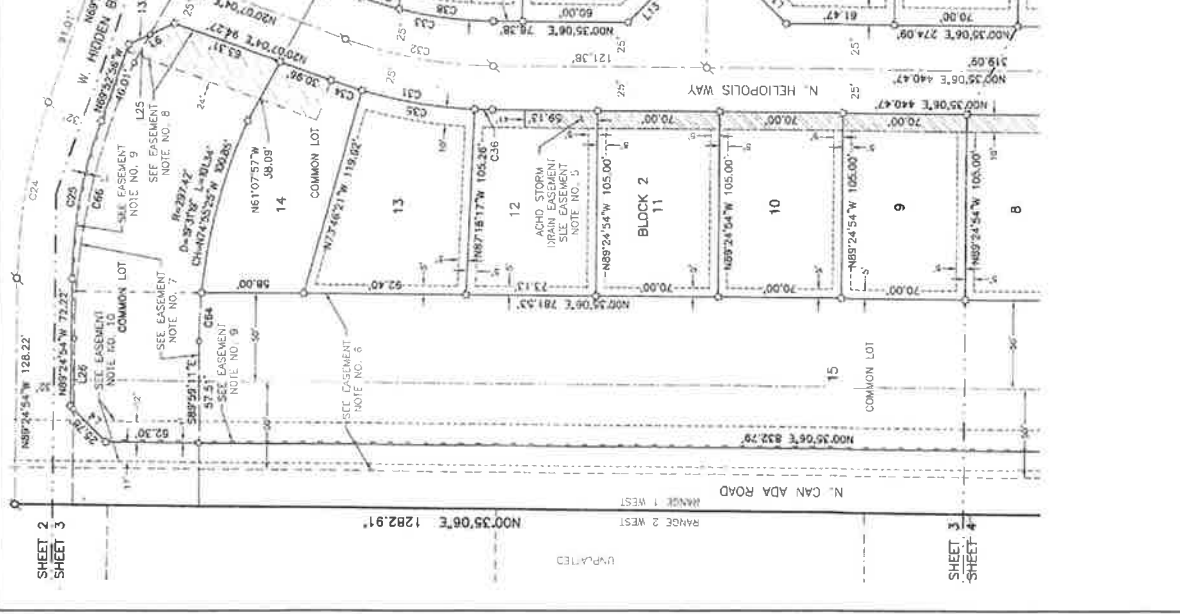
NO.	BEARING	DIST
L3	N46°24'54"W	28.28
L4	S42°35'08"W	28.28
L5	N00°07'42"E	88.37
L6	S24°52'34"W	28.28
L7	N72°54'32"W	28.28
L8	N03°03'54"E	28.28
L9	N09°19'31"E	35.07
L10	S89°27'03"E	59.72
L11	S89°27'03"E	27.33
L12	S89°27'03"E	32.39

SEE SHEET 1 FOR LEGEND,
SEE SHEET 5 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE

KEY MAP

2/19/20

PLAT SHOWING
SILKWOOD SUBDIVISION



NO.	BEARING	DIST.	AREA	AREA	AREA
10	N89°24'54"W	128.22	16407.8	16407.8	16407.8
11	N89°24'54"W	105.00	11025.0	11025.0	11025.0
12	N87°18'17"W	105.36	11025.0	11025.0	11025.0
13	N87°18'17"W	105.36	11025.0	11025.0	11025.0
14	N89°24'54"W	102.05	10500.0	10500.0	10500.0
15	N89°24'54"W	102.05	10500.0	10500.0	10500.0
16	N89°24'54"W	102.05	10500.0	10500.0	10500.0
17	N89°24'54"W	84.31	7100.0	7100.0	7100.0
18	N89°24'54"W	84.31	7100.0	7100.0	7100.0
19	N89°24'54"W	84.31	7100.0	7100.0	7100.0

NO.	BEARING	DIST.	AREA	AREA	AREA
16	N82°52'56"W	28.28	245.0	245.0	245.0
17	N85°07'51"W	28.28	245.0	245.0	245.0
18	N44°24'51"W	28.28	245.0	245.0	245.0
19	S84°15'07"E	28.28	245.0	245.0	245.0
20	S84°15'07"E	28.28	245.0	245.0	245.0
21	S84°15'07"E	28.28	245.0	245.0	245.0
22	S84°15'07"E	28.28	245.0	245.0	245.0
23	S84°15'07"E	28.28	245.0	245.0	245.0
24	S84°15'07"E	28.28	245.0	245.0	245.0
25	S84°15'07"E	28.28	245.0	245.0	245.0

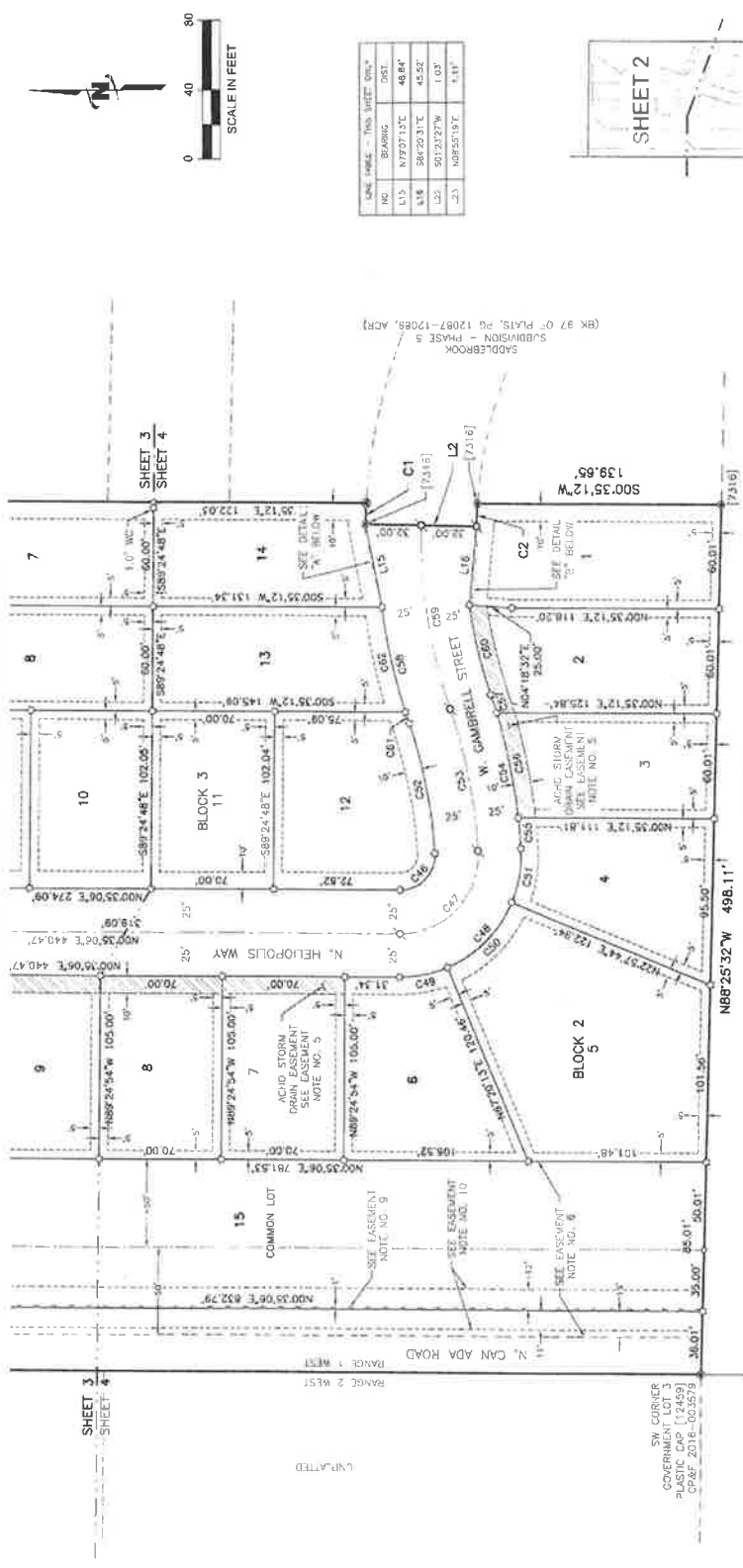


SEE SHEET 1 FOR LEGEND
SEE SHEET 5 FOR NOTES
EASEMENT NOTES, REFERENCES
AND SURVEYOR'S NARRATIVE



JUB ENGINEERS, INC.
210 South Breckwood Avenue, Suite 201, Boonville, MO 64609-0944
P: 208.375.7330 W: www.jub.com

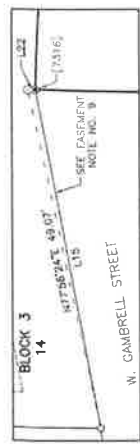
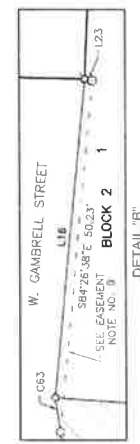
PLAT SHOWING
SILKWOOD SUBDIVISION



LINE	BEARING	DIST.
L15	N73°07'15"E	48.84'
L16	S84°20'31"E	45.52'
L22	S01°23'07"W	1.03'
L23	N08°55'19"E	1.11'

NO.	RADIUS	CHORD	CH. BEARING	CH. LENGTH	
C1	532.00'	230.42'	S2.84'	N67.21°04'W	12.14'
C2	268.00'	279.73'	13.04'	S57.09'28"E	18.04'
C4	20.00'	9.241'26"	37.30'	S47.51'28"W	29.10'
C47	45.00'	8.241'26"	73.56'	S46.15'28"E	85.66'
C48	70.00'	5.241'26"	114.46'	S48.15'31"E	102.15'
C49	100.00'	2.241'26"	164.40'	S119°22'15"E	184.21'
C50	70.00'	4.222'26"	51.21'	S44°3'10"E	52.82'
C51	70.00'	2.674'05"	31.85'	S80°04'18"E	31.57'
C53	300.00'	175.103'	84.00'	N78°56'08"E	92.73'
C54	425.00'	151.103'	89.81'	N78°56'08"E	99.62'
C56	335.00'	105.020'	81.48'	N102°22'15"E	17.61'
C57	335.00'	134.927'	10.82'	N17°09'49"E	10.02'
C58	325.00'	170.672'	88.40'	S77°54'39"E	85.36'
C59	300.00'	203.757'	127.50'	S61°18'37"W	106.93'

CURVE	RADIUS	CHORD	CH. BEARING	CH. LENGTH	
C50	275.00'	110.224'	93.03'	S78°24'00"W	55.90'
C51	425.00'	119.231'	8.61'	S11°24'00"W	6.93'
C52	325.00'	102.928'	61.65'	S72°24'00"W	81.26'
C53	275.00'	107.218'	4.92'	S61°54'46"W	4.32'



SEE SHEET 1 FOR LEGEND.
SEE SHEET 5 FOR NOTES.
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE.

JUB
J-U-B ENGINEERS, INC.
230 South Birchwood Avenue, Suite 201, Boonville, MO 64604
P 268 376 7350 W www.jub.com

PLAT SHOWING
SILKWOOD SUBDIVISION

NOTES

1. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAN.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
3. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF DAHO CODE, 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 ACTIVITIES AFTER OPERATIONS OR EXPANSION OF THE FACILITY OR OPERATIONS HAS BEEN INITIATED. THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM 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."
4. LOTS 1, 5, AND 15 OF BLOCK 1, LOTS 14 AND 15 OF BLOCK 2, AND LOTS 1 AND 2 OF BLOCK 3 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE SILKWOOD SUBDIVISION HOMEOWNERS ASSOCIATION.
5. DIRECT LOT ACCESS TO N. CAN ADA ROAD AND W. HIDDEN BROOK DRIVE IS PROHIBITED.
6. THIS SUBDIVISION IS SUBJECT TO A LICENSE AGREEMENT WITH DRAINAGE DISTRICT NO. 9 DATED APRIL 13, 2005 AND RECORDED AS INSTRUMENT NO. 1062712028 AND AS AMENDED BY INSTRUMENT NO. 1070844988 AND INSTRUMENT NO. 2019-110087.
7. THIS SUBDIVISION IS SUBJECT TO AN AGREEMENT WITH MIDDLETON HILL DITCH COMPANY, MIDDLETON IRRIGATION ASSOCIATION, INC., AND THE FLAKE LATERAL DATED FEBRUARY 9, 2004 AND RECORDED AS INSTRUMENT NO. 104015203 AND AS AMENDED BY INSTRUMENT NO. 106058877, A NEW LICENSE AGREEMENT WAS ENTERED INTO DATED JANUARY 12, 2019 AND RECORDED IN INSTRUMENT NO. 2019-056030.
8. THIS SUBDIVISION IS SUBJECT TO A LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. 2019-126886 WITH ADA COUNTY HIGHWAY DISTRICT.
9. THIS SUBDIVISION IS SUBJECT TO A DEVELOPMENT AGREEMENT WITH ACHD RECORDED AS INSTRUMENT NO. 2019-110801.

EASEMENT NOTES

1. ALL UTILITY EASEMENTS SHOWN OR DESIGNATED HEREON ARE NON-EXCLUSIVE. PEDESTALIAN, SHALL RUN AND BE MAINTAINED BY THE ADJOINING PROPERTY OWNER. THE UTILITY EASEMENTS SHALL INCLUDE THE INSTALLATION, MAINTENANCE, OPERATION AND USE OF PUBLIC, PRIVATE, & PRESERVICED UTILITIES, PRESEVICED UTILITIES, CABLE TELEVISION/DATA, APPLIANCE/ANCES THEREOF; AND LOT DRAINAGE.
2. LOTS 1, 5, AND 15 OF BLOCK 1, LOTS 14 AND 15 OF BLOCK 2, AND LOTS 1 AND 2 OF BLOCK 3 ARE HEREBY DESIGNATED AS BEING SUBJECT TO A BLANKET UTILITY EASEMENT OVER SAID LOTS.
3. NO UTILITY EASEMENT SHOWN OR DESIGNATED HEREON SHALL PRECLUDE THE CONSTRUCTION AND MAINTENANCE OF SIDEWALKS, DRIVEWAYS, PARKING, FENCING, SIDE AND REAR PROPERTY LINE FENCES, OR OTHER SUCH NON-PERMANENT IMPROVEMENTS.
4. ALL EASEMENTS ARE PARALLEL OR CONCENTRIC TO THE LINES OR CURVES THAT THEY ARE DIMENSIONED FROM UNLESS OTHERWISE NOTED.
5. PORTIONS OF LOTS 1 AND 15 OF BLOCK 1, AND LOTS 2, 3, AND 7 THROUGH 12 INCLUSIVE, OF BLOCK 2 ARE SERVED BY AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE INCORPORATED INTO THE ACHD STORM WATER DRAINAGE SYSTEM BY INSTRUMENT NO. 1070844988 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 MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
6. A PORTION OF LOT 6, BLOCK 1, AND A PORTION OF LOT 15, BLOCK 2 ARE ENCUMBERED BY A 54' SIDEWALK EASEMENT EFFECT ON EACH SIDE OF THE CENTERLINE AS SHOWN HEREON FOR DRAIN NO. 94 OF DRAINAGE DISTRICT NO. 2.
7. A PORTION OF LOT 15, BLOCK 2, AND A PORTION OF LOT 1 BLOCK 3 ARE ENCUMBERED BY A DESCRIPTIVE EASEMENT FOR THE FLAKE LATERAL OF MIDDLETON HILL DITCH COMPANY AS SHOWN HEREON.
8. SEE INSTRUMENT NO. 2019-110086, OFFICIAL RECORDS OF ADA COUNTY FOR EXISTING PERMANENT ACHD EASEMENT.
9. SEE INSTRUMENT NO. 2019-110087, OFFICIAL RECORDS OF ADA COUNTY FOR EXISTING PERMANENT ACHD EASEMENT.
10. SEE INSTRUMENT NO. 105051133, OFFICIAL RECORDS OF ADA COUNTY FOR EXISTING IDAHO POWER COMPANY EASEMENT.

SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.
2. THE BOUNDARY LINES SHOWN HEREON WERE ESTABLISHED BY HOLDING MONUMENTS FOUND MARKING THE GOVERNMENT CORNERS AND THE MONUMENTS FOUND MARKING THE ADJOINING SUBDIVISION CORNERS.

REFERENCE DOCUMENTS

SUBDIVISIONS:
SADDLEBROOK SUBDIVISION PHASE 5 (BK 97, PG 12087-12088, ACR)
SADDLEBROOK SUBDIVISION PHASE 6 (BK 97, PG 20012105, ACR)
SADDLEBROOK SUBDIVISION NO 2 (BK 110, PG 13983-13985, ACR)
DEEDS:
2019-100188
EASEMENTS:
104015203
105051133
106058877
2019-110087
2019-110086



JUB
ENGINEERS, INC.
256 South Redwood Avenue, Suite 201, Boise, ID 83709-5944
P. 208.776.7310 W. www.jub.com

PLAT SHOWING SILKWOOD SUBDIVISION

CERTIFICATE OF OWNERS

NOW ALL PEOPLE BY THESE PRESENTS, THAT PROVIDENCE PROPERTIES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT THE FOLLOWING IS THE TRUE AND CORRECT COPY OF THE PLAT AS KNOWN AS SILKWOOD SUBDIVISION, AND THAT IT INTENDS TO INCLUDE SAID REAL PROPERTY, AS DESCRIBED BELOW, IN THIS PLAT:

A TRACT OF LAND SITUATE IN GOVERNMENT LOT 3, OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, LYING IN THE CITY OF STARK, COUNTY OF ADA, STATE OF IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE FROM SAID POINT OF COMMENCEMENT, COINCIDENT WITH THE WEST LINE OF SAID SECTION 7, THE FOLLOWING TWO (2) CONSECUTIVE COURSES AND DISTANCES:

- 1. SOUTH 00°37'01" WEST, A DISTANCE OF 2,644.86 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 7, AND
- 2. SOUTH 00°35'06" WEST, A DISTANCE OF 39.01 FEET TO A 5/8-INCH REBAR MARKING THE SOUTHWEST CORNER OF ADLERBROOK SUBDIVISION NO. 2 (BOOK 110 OF PLATS, PAGES 15983-15985, ADA COUNTY RECORDS) SAID CORNER BEING THE POINT OF BEGINNING OF THIS DESCRIPTION.

THENCE FROM SAID POINT OF BEGINNING, SOUTH 89°25'06" EAST, COINCIDENT WITH THE SOUTHERLY LINE OF SAID ADLERBROOK SUBDIVISION NO. 2, A DISTANCE OF 498.08 FEET TO A 5/8-INCH REBAR MARKING THE NORTHWEST CORNER OF THE SADDLEBROOK SUBDIVISION PHASE 5 (BOOK 97 OF PLATS, PAGES 12087-12089, ADA COUNTY RECORDS), COINCIDENT WITH THE WESTERLY LINE OF SAID SADDLEBROOK SUBDIVISION PHASE 5 (BOOK 97 OF PLATS, PAGES 12087-12089, ADA COUNTY RECORDS), A DISTANCE OF 1,097.79 FEET TO A 5/8-INCH REBAR MARKING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF W. GAMBRELL STREET; THENCE CONTINUING COINCIDENT WITH THE WESTERLY LINE OF SAID SADDLEBROOK SUBDIVISION PHASE 5, THE FOLLOWING FOUR (4) CONSECUTIVE COURSES AND DISTANCES:

- 1. COINCIDENT WITH THE NORTHERLY RIGHT-OF-WAY LINE OF W. GAMBRELL STREET, ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 332.00 FEET, THROUGH A CENTRAL ANGLE OF 105°27' 48" 1/2, AN ARC LENGTH OF 647.00 FEET TO AN IRON NAIL MARKING POINT ON SAID RIGHT-OF-WAY LINE,
- 2. LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 01°23'27" WEST, A DISTANCE OF 64.00 FEET TO A 5/8-INCH REBAR MARKING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF W. GAMBRELL STREET,
- 3. COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 13.94 FEET, THROUGH A CENTRAL ANGLE OF 171° 17' 48" 1/2, AN ARC LENGTH OF 13.94 FEET TO A CHORD BEARING SOUTH 87°09'30" EAST, A DISTANCE OF 13.94 FEET TO A 5/8-INCH REBAR MARKING A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE, AND
- 4. LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 00°35'12" WEST, A DISTANCE OF 139.65 FEET TO A 5/8-INCH REBAR MARKING THE SOUTHWEST CORNER OF SAID SADDLEBROOK SUBDIVISION PHASE 5 SAID CORNER BEING A POINT ON THE SOUTH LINE OF GOVERNMENT LOT 3 OF SAID SECTION 7.

THENCE NORTH 88°25'42" WEST, COINCIDENT WITH SAID SOUTHERLY LINE, A DISTANCE OF 488.11 FEET TO A 5/8-INCH REBAR MARKING THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE NORTH 00°35'08" EAST, COINCIDENT WITH THE WESTERLY LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 1,282.91 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 14.70 ACRES OF LAND, MORE OR LESS.

END OF DESCRIPTION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. OTHER THAN FOR SUCH USES AND PURPOSES, ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS. ALL OF THE LOTS WITHIN THIS SUBDIVISION ARE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE MIDDLETON WATER TREATMENT PLANT AND DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE 31-3806(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM MIDDLETON WILL DITCH COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND:

Mitchell S. Arnauld
MITCHELL S. ARNAULD, AUTHORIZED AGENT
PROVIDENCE PROPERTIES, LLC

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA }
SS: }
ON THIS 15th DAY OF February, IN THE YEAR 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, MY COMMISSION EXPIRES 2-16-2025, THE ABOVE-NAMED PERSONS HAVE APPEARED PERSONALLY AND KNOWN TO ME TO BE AN AUTHORIZED AGENT OF PROVIDENCE PROPERTIES, LLC, THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT PROVIDENCE PROPERTIES, LLC EXECUTED THE SAME.



Erin Smith
NOTARY PUBLIC FOR IDAHO
MY COMMISSION EXPIRES 2-16-2025

CERTIFICATE OF SURVEYOR

I, TIMOTHY HARRIGAN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT OF SILKWOOD SUBDIVISION IS TRUE, AND CORRECT AS SHOWN THEREON, AND WAS SURVEYED IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.



Timothy Harrigan
2/15/2020
TIMOTHY HARRIGAN, License 17665



J-U-B ENGINEERS, INC.
250 South Birchwood Avenue, Suite 201, Boise, ID 83729 0944
P. 208.376.7130 W. www.jub.com

PLAT SHOWING
SILKWOOD SUBDIVISION

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'S OFFICE IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.



Donna M. Condit
CENTRAL DISTRICT HEALTH DEPARTMENT
DATE 8-19-19

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THIS 8th DAY OF August, 2019.



Donna M. Condit
COMMISSIONER PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF CITY ENGINEER
I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS 11th DAY OF February, 2019, HEREBY APPROVE THIS PLAT.

Ann Z. Johnson
CITY ENGINEER
P.E. 11621

APPROVAL OF CITY COUNCIL
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED THIS 11th DAY OF April, 2019, BY THE CITY OF STAR, IDAHO.



William J. ...
CITY CLERK

CERTIFICATE OF COUNTY SURVEYOR
I, THE UNDERSIGNED, PROFESSIONAL AND SUPERIOR IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT THE PLAT AND TRIM THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



Chad P. ...
ADA COUNTY SURVEYOR
REG # 13523
DATE 28 February 2020

CERTIFICATE OF COUNTY TREASURER
I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER REQUIREMENTS OF IDAHO CODE 50-2-308 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.



Christine ...
ADA COUNTY TREASURER
DATE 2-28-2020

COUNTY RECORDER'S CERTIFICATE
STATE OF IDAHO }
COUNTY OF ADA } SS. INSTRUMENT NO. 2019-022291

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF JUB ENGINEERS, INC. AT 5:17 MINUTES PAST 10 O'CLOCK A.M. THIS 28th DAY OF February, 2019, IN MY OFFICE, AND WAS RECORDED IN BOOK 118 OF PLATS AT PAGES 11017 THROUGH 15014.

FILE.
Christine ...
COUNTY RECORDER



...
17665
6/11/2019



JUB ENGINEERS, INC.
290 South Birchwood Avenue, Suite 201, Boise, ID 83709 8944
P 208.375.7330 W www.jub.com