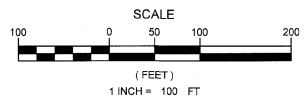
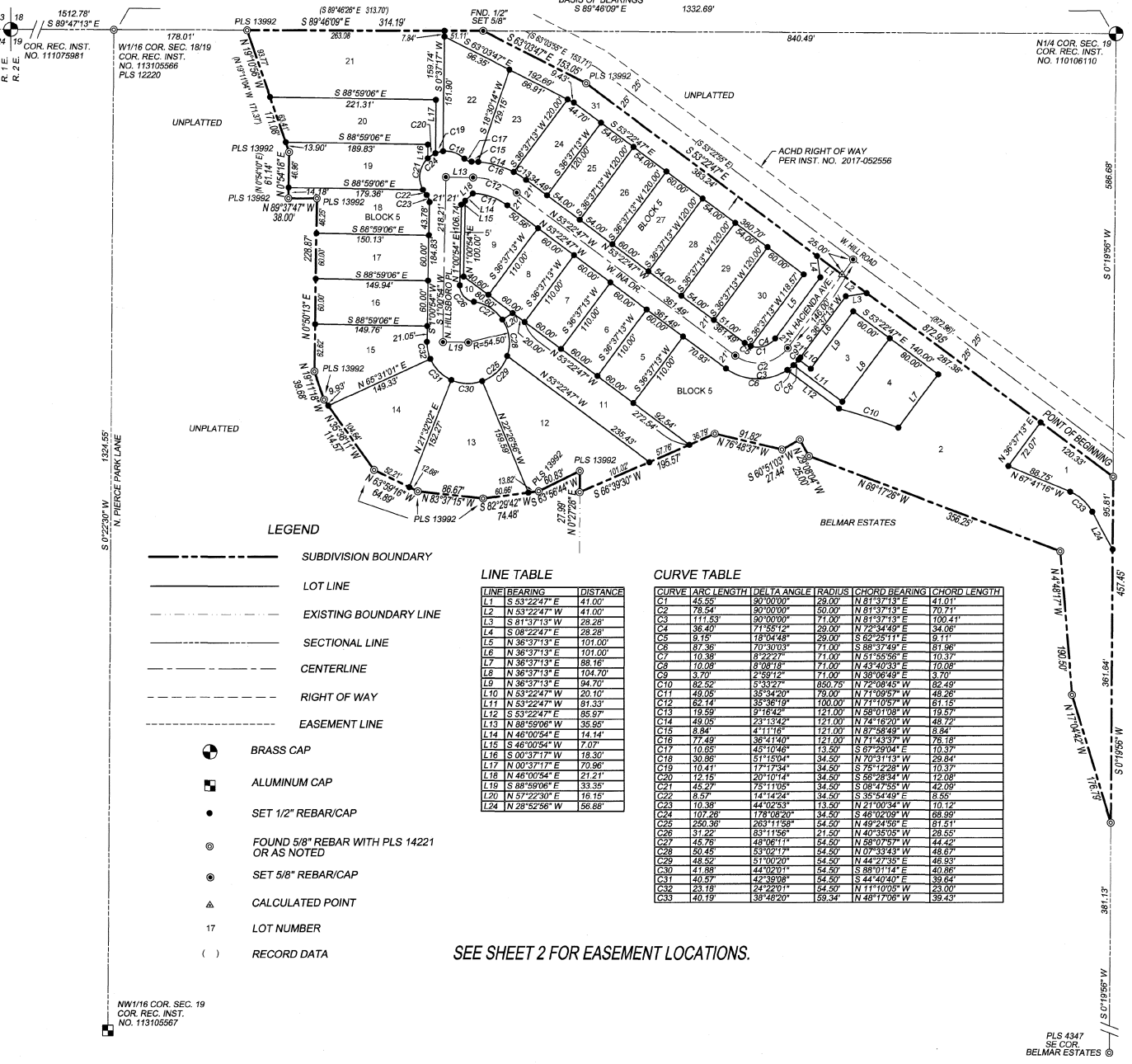


BELMAR ESTATES SUBDIVISION NO. 2
A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE NW 1/4, SECTION 19,
T. 4 N., R. 2 E., B.M., CITY OF BOISE, ADA COUNTY, IDAHO
2017



NOTES

- ANY RE-SUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
 - PER I.C. 31-3805(1)(b); THIS PLAT IS WITHIN THE FARMER'S UNION IRRIGATION DISTRICT, ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO FARMER'S UNION IRRIGATION DISTRICT ASSESSMENTS, AND WILL RECEIVE WATER FROM SAID DISTRICT. THE DEVELOPER/DISTRICT IS PROVIDING PRESSURE IRRIGATION TO ALL LOTS IN THIS SUBDIVISION.
 - EASEMENTS: A PERMANENT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE IS HERBY RESERVED ALONG THE FOLLOWING:
 - TEN (10) FOOT WIDE ALONG SUBDIVISION BOUNDARY EXCEPT AS NOTED
 - TEN (10) FOOT WIDE ALONG PUBLIC RIGHT OF WAY
 - FIVE (5) FOOT WIDE SIDE YARD EXCEPT LOTS AS NOTED
- A PERMANENT EASEMENT FOR IRRIGATION IS HERBY RESERVED ALONG THE FOLLOWING TO BE OWNED AND MAINTAINED BY THE BELMAR ESTATES COMMUNITY ASSOCIATION INC.:
- TEN (10) FOOT WIDE ALONG SUBDIVISION BOUNDARY AND REAR LOT LINES EXCEPT AS NOTED
 - FIVE (5) FOOT WIDE SIDE YARD AS NOTED
- THE OWNER OF EACH LOT ACROSS WHICH PASSES AN IRRIGATION/DRAINAGE DITCH OR PIPE, IS RESPONSIBLE FOR THE MAINTENANCE THEREOF, UNLESS SUCH RESPONSIBILITY HAS BEEN ASSUMED BY AN IRRIGATION/ DRAINAGE DISTRICT.
 - LOTS 2, 10 AND 31 OF BLOCK 5, ARE NON BUILDABLE COMMON AREA LOTS WITH BLANKET PUBLIC UTILITY, ACCESS, DRAINAGE, IRRIGATION AND LANDSCAPE EASEMENTS. THESE LOTS CANNOT BE DEVELOPED FOR RESIDENTIAL PURPOSES IN THE FUTURE. THE COMMON LOTS WILL BE OWNED AND MAINTAINED BY THE BELMAR ESTATES COMMUNITY ASSOCIATION INC.
 - THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE CITY DEVELOPMENT CODE OR AS SPECIFICALLY APPROVED BY PUD-16-00014.
 - COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION ARE TO BE AT THE ADA COUNTY RECORDERS OFFICE AS INST. NO. 2015-11879 ADA COUNTY RECORDERS OFFICE.
 - LOT 2, 5, 15, 16, 17 AND 18, BLOCK 5 OR A PORTION OF SAID LOTS ARE SERVIENT TO AND CONTAIN AN ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY FIRST AMENDED MASTER STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
 - DIRECT LOT OR PARCEL ACCESS TO W. HILL ROAD IS PROHIBITED.
 - THIS DEVELOPMENT IS SUBJECT TO AN ACHD LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. 2017-034639.
 - A PORTION OF LOTS 3, 4, 20 AND 21, BLOCK 5, SHALL BE SERVIENT TO AN INGRESS/EGRESS EASEMENT FOR THE PURPOSES OF A SHARED DRIVEWAY, THE RIGHTS, RESTRICTIONS AND RESPONSIBILITIES OF SAID SHARED DRIVEWAYS BEING DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION.
 - A PORTION OF LOTS 11 AND 22, BLOCK 5, SHALL BE SERVIENT TO A 10.00' WIDE (5 FOOT EACH SIDE OF LOT LINE) SEWER EASEMENT BENEFITING THE CITY OF BOISE.
 - FARMERS UNION DITCH COMPANY, LTD. HAS A FIFTY FOOT RIGHT OF WAY TO CLEAN, MAINTAIN AND REPAIR THE CANAL WITH PERSONNEL AND WITH EQUIPMENT COMMONLY USED OR REASONABLY ADAPTED TO THAT WORK. THE RIGHT OF WAY INCLUDES THE RIGHT TO DEPOSIT ON THE BANKS OF THE CANAL DEBRIS AND OTHER MATTER NECESSARILY REQUIRED TO BE TAKEN FROM THE CANAL TO PROPERLY CLEAN AND MAINTAIN IT.
 - LOT 1, BLOCK 5 SHALL BE OWNED AND MAINTAINED BY SUEZ WATER CO. FOR A WATER BOOSTER PUMP STATION, OR THE BELMAR ESTATES COMMUNITY ASSOCIATION INC. FOR A COMMON LOT.
 - LOT 2, BLOCK 5, IS RESERVED AS COMMON AREA, IS A NON-BUILDABLE LOT, AND SHALL BE OWNED AND MAINTAINED BY THE BELMAR ESTATES COMMUNITY ASSOCIATION INC.
 - THIS DEVELOPMENT IS SUBJECT TO A NON-BUILDING AGREEMENT UNTIL SUCH TIME AS THE BOISE CITY FIRE DEPARTMENT WATER AND ACCESS REQUIREMENTS HAVE BEEN COMPLIED WITH PER INSTRUMENT NUMBER 2017-024220.
 - THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE CITY CODE OR AS SPECIFICALLY APPROVED BY PUD16-00014.
 - W. HILL RD. PRESCRIPTIVE RIGHT OF WAY DEDICATED TO ACHD PER INSTRUMENT NO. 2017-052256.



LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING BOUNDARY LINE
- SECTIONAL LINE
- CENTERLINE
- RIGHT OF WAY
- EASEMENT LINE
- BRASS CAP
- ALUMINUM CAP
- SET 1/2" REBAR/CAP
- FOUND 5/8" REBAR WITH PLS 14221 OR AS NOTED
- SET 5/8" REBAR/CAP
- CALCULATED POINT
- LOT NUMBER
- RECORD DATA

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 53°22'47" E	41.00'
L2	N 53°22'47" W	41.00'
L3	S 81°37'13" W	28.28'
L4	S 08°22'47" E	28.28'
L5	N 36°37'13" E	101.00'
L6	N 36°37'13" E	101.00'
L7	N 36°37'13" E	88.16'
L8	N 36°37'13" E	104.70'
L9	N 36°37'13" E	94.70'
L10	N 53°22'47" W	20.10'
L11	N 53°22'47" W	81.33'
L12	S 53°22'47" E	85.97'
L13	N 88°59'06" W	35.95'
L14	N 46°00'54" E	14.14'
L15	N 46°00'54" W	7.07'
L16	S 00°37'17" W	18.30'
L17	N 00°37'17" E	70.96'
L18	N 46°00'54" E	21.21'
L19	S 88°59'06" E	33.35'
L20	N 57°22'30" E	16.15'
L24	N 28°52'56" W	56.68'

CURVE TABLE

CURVE	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	45.85'	90°00'00"	29.00'	N 81°37'13" E	41.01'
C2	78.54'	90°00'00"	50.00'	N 81°37'13" E	70.71'
C3	111.53'	90°00'00"	71.00'	N 81°37'13" E	100.41'
C4	36.40'	71°55'12"	29.00'	N 72°34'49" E	34.06'
C5	8.15'	18°04'48"	29.00'	S 82°28'17" E	8.11'
C6	82.36'	170°30'03"	71.00'	S 88°37'45" E	81.96'
C7	10.38'	8°22'27"	71.00'	N 51°58'56" E	10.37'
C8	70.08'	8°08'18"	71.00'	N 43°40'33" E	10.08'
C9	3.70'	2°59'12"	71.00'	N 38°04'49" E	3.70'
C10	82.52'	5°33'27"	850.75'	N 72°08'45" W	82.49'
C11	49.05'	35°34'20"	79.00'	N 71°08'57" W	48.26'
C12	82.14'	35°38'19"	100.00'	N 71°05'57" W	61.15'
C13	19.59'	9°16'42"	121.00'	N 58°01'08" W	19.57'
C14	49.05'	23°13'42"	121.00'	N 74°16'20" W	48.72'
C15	8.84'	4°11'19"	121.00'	N 87°38'49" W	8.84'
C16	72.49'	36°41'40"	121.00'	N 41°43'37" E	78.16'
C17	10.65'	45°10'46"	13.50'	S 67°29'04" E	10.37'
C18	30.88'	51°15'04"	34.50'	N 70°31'13" W	29.84'
C19	10.41'	11°17'34"	34.50'	S 78°12'28" W	10.37'
C20	12.15'	20°10'14"	34.50'	S 58°28'34" W	12.08'
C21	45.27'	75°11'05"	34.50'	S 08°47'55" W	42.09'
C22	6.57'	14°14'24"	34.50'	N 49°24'56" E	6.55'
C23	10.38'	44°02'53"	13.50'	N 21°00'34" W	10.12'
C24	107.26'	178°08'20"	34.50'	S 48°02'09" W	68.89'
C25	250.36'	263°11'58"	54.50'	N 49°24'56" E	81.51'
C26	31.22'	63°11'56"	54.50'	N 40°53'09" W	28.55'
C27	45.76'	48°06'11"	54.50'	N 88°07'57" W	44.42'
C28	50.45'	53°02'17"	54.50'	N 07°33'43" W	48.67'
C29	48.52'	63°10'20"	54.50'	N 82°37'53" W	46.39'
C30	41.88'	44°02'01"	54.50'	S 88°01'14" E	40.86'
C31	40.57'	42°39'08"	54.50'	S 44°40'40" E	39.64'
C32	23.18'	24°22'01"	54.50'	N 11°10'05" W	23.00'
C33	40.19'	38°46'20"	59.34'	N 48°17'06" W	39.42'

SEE SHEET 2 FOR EASEMENT LOCATIONS.



2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105

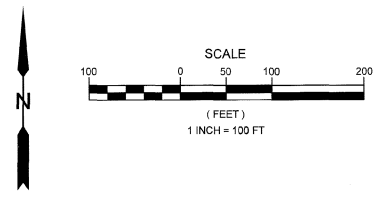
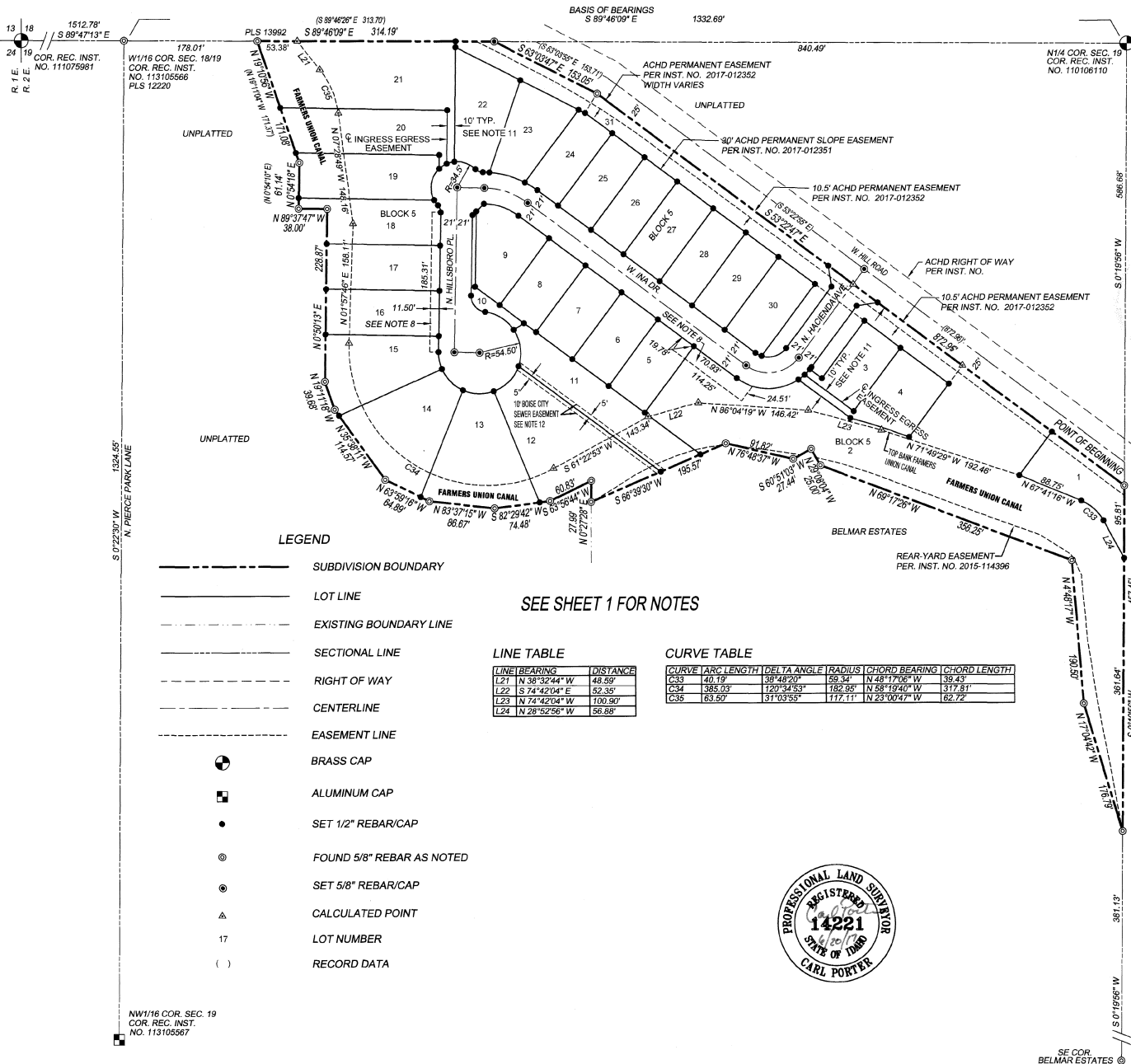
SAWTOOTH
Land Surveying, LLC
EMMETT, IDAHO

WWW.SAWTOOTHLS.COM

SHEET: 1 OF 4	DATE: 3/2017	DRAWN BY: CP	CHECKED BY: JB	JOB#: 16045	DWG#: 16045-FP
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NW1/16 COR. SEC. 19
COR. REC. INST.
NO. 113105567

PLS 4347
SEE COR.
BELMAR ESTATES



LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- ... EXISTING BOUNDARY LINE
- SECTIONAL LINE
- - - RIGHT OF WAY
- - - CENTERLINE
- - - EASEMENT LINE
- BRASS CAP
- ALUMINUM CAP
- SET 1/2" REBAR/CAP
- ⊙ FOUND 5/8" REBAR AS NOTED
- ⊙ SET 5/8" REBAR/CAP
- △ CALCULATED POINT
- 17 LOT NUMBER
- () RECORD DATA

SEE SHEET 1 FOR NOTES

LINE TABLE

LINE	BEARING	DISTANCE
L21	N 38°32'44" W	48.89'
L22	S 74°42'04" E	52.35'
L23	N 74°42'04" W	100.90'
L24	N 28°52'26" W	56.88'

CURVE TABLE

CURVE	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
C33	40.19'	38°48'20"	89.34'	N 48°17'06" W	39.43'
C34	385.03'	120°34'53"	782.95'	N 58°19'40" W	317.81'
C35	63.50'	31°03'55"	117.11'	N 23°00'47" W	62.72'



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FAX (208) 398-8105

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EMMETT, IDAHO

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SHEET: 2 OF 4	DATE: 3/2017	DRAWN BY: CP	CHECKED BY: JB	JOB#: 16045	DWG#: 16045-FF
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CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS:

THAT WE THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS OUR INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

THE OWNERS FURTHER CERTIFY, THAT ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM SUEZ WATER CO, INCORPORATED AND THAT SUEZ WATER CO., HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION. (I.C. 50-1334)

THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

THE PUBLIC STREETS, AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE PUBLIC.

A PARCEL OF LAND LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 19, T. 4 N., R. 2 E., B.M., CITY OF BOISE, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MARKING THE N1/4 CORNER OF SAID SECTION 19;

THENCE SOUTH 0°19'56" WEST, COINCIDENT WITH THE EAST LINE OF SAID NE1/4 OF THE NW1/4 OF SECTION 19, A DISTANCE OF 586.68 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 0°19'56" WEST, COINCIDENT WITH SAID EAST LINE OF THE NE1/4 OF THE NW1/4 OF SECTION 19, A DISTANCE OF 457.45 FEET TO THE NORTHEAST CORNER OF BELMAR ESTATES SUBDIVISION AS SHOWN ON FILE IN BOOK 109 OF PLATS AT PAGE 15443, ADA COUNTY RECORDS;

THENCE NORTH 17°04'42" WEST, COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID BELMAR ESTATES SUBDIVISION, 176.79 FEET;

THENCE NORTH 4°48'17" WEST, COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID BELMAR ESTATES SUBDIVISION, 190.50 FEET;

THENCE NORTH 69°17'26" WEST, COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID BELMAR ESTATES SUBDIVISION, 356.25 FEET;

THENCE NORTH 29°08'04" WEST, COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID BELMAR ESTATES SUBDIVISION, 25.00 FEET;

THENCE SOUTH 60°51'03" WEST, COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID BELMAR ESTATES SUBDIVISION, 27.44 FEET;

THENCE NORTH 76°48'37" WEST, COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID BELMAR ESTATES SUBDIVISION, 91.82 FEET;

THENCE SOUTH 66°39'30" WEST, COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID BELMAR ESTATES SUBDIVISION, 195.57 FEET;

THENCE LEAVING SAID NORTHERLY BOUNDARY OF SAID BELMAR ESTATES SUBDIVISION, NORTH 0°27'28" EAST, 27.99 FEET;

THENCE SOUTH 63°56'44" WEST, 60.83 FEET;

THENCE SOUTH 82°29'42" WEST, 74.48 FEET;

THENCE NORTH 83°37'15" WEST, 86.67 FEET;

THENCE NORTH 63°59'16" WEST, 64.89 FEET;

THENCE NORTH 35°38'11" WEST, 114.57 FEET;

THENCE NORTH 19°11'18" WEST, 39.68 FEET;

THENCE NORTH 0°50'13" EAST, 228.87 FEET;

THENCE NORTH 89°37'47" WEST, 38.00 FEET;

THENCE NORTH 0°54'18" EAST, FORMERLY NORTH 0°54'10" EAST, 61.14 FEET;

THENCE NORTH 19°10'56" WEST, FORMERLY NORTH 19°10'56" WEST, 171.08 FEET FORMERLY 171.37 FEET, TO THE NORTHERLY LINE OF SAID NE1/4 OF THE NW1/4 OF SECTION 19;

THENCE SOUTH 89°46'09" EAST, FORMERLY SOUTH 89°11'04" EAST, COINCIDENT WITH SAID NORTHERLY LINE OF THE NE1/4 OF THE NW1/4 OF SECTION 19, A DISTANCE OF 314.19 FEET, FORMERLY 313.70 FEET, TO THE SOUTHERLY RIGHT OF WAY OF W. HILL ROAD;

THENCE SOUTH 83°03'47" EAST, FORMERLY SOUTH 83°03'55" EAST, COINCIDENT WITH SAID SOUTHERLY RIGHT OF WAY OF W. HILL ROAD, 153.05 FEET, FORMERLY 153.71 FEET;

THENCE SOUTH 53°22'47" EAST, FORMERLY SOUTH 53°22'55" EAST, COINCIDENT WITH SAID SOUTHERLY RIGHT OF WAY OF W. HILL ROAD, 872.95 FEET, FORMERLY 872.94, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 9.82 ACRES MORE OR LESS.


C15 LLC
JIM D. CONGER, MEMBER


ACKNOWLEDGEMENT

STATE OF IDAHO }
COUNTY OF ADA } SS

ON THIS 14th DAY OF June, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JIM D. CONGER, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF C15 LIMITED LIABILITY COMPANY, THAT EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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




NOTARY PUBLIC FOR IDAHO
RESIDING AT *Meridian*
MY COMMISSION EXPIRES *July 23, 2017*

CERTIFICATE OF SURVEYOR


I, CARL PORTER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

CARL PORTER



P.L.S. 14221

2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105



SAWTOOTH
Land Surveying, LLC
EMMETT, IDAHO

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SHEET: 3 OF 4	DATE: 3/2017	DRAWN BY: CP	CHECKED BY: JB	JOB#: 16045	DWG#: 16045-FP
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CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED, ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

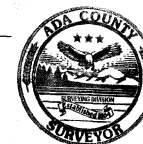
Paula Pook REHS 4.19.17
CENTRAL DISTRICT HEALTH DEPARTMENT, EHS DATE



APPROVAL OF COUNTY SURVEYOR

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

Jerry L. Hastings 6-21-2017
COUNTY SURVEYOR DATE
JERRY L. HASTINGS, PLS 5359



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 21 DAY OF April 2017.

Paul R. Wook 4/26/17
PRESIDENT, ADA COUNTY HIGHWAY DISTRICT DATE



CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Vicky McIntyre 6-21-2017
COUNTY TREASURER DATE
By Deputy Treasurer Sean Hankins



APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, BOISE CITY ENGINEER, HEREBY STATE THAT THE RECOMMENDED CONDITIONS OF BOISE CITY HAVE BEEN SATISFIED FOR BELMAR ESTATES SUBDIVISION No. 2.

James J. Peery 5-22-17
CITY ENGINEER DATE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
COUNTY OF ADA } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SAWTOOTH LAND SURVEYING, AT 3 MINUTES PAST 3 O'CLOCK P.M. ON THIS 21ST DAY OF JUNE 2017, IN BOOK 112 OF PLATS, AT PAGES 1617 THROUGH 1620 INSTRUMENT NO. 2017-056753

Carla Porter Christopher D. Rich
DEPUTY EX-OFFICIO RECORDER
Fee \$ 21.00



APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF BOISE, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 15TH DAY OF April 2017 THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Carla Porter 5-5-2017
CITY CLERK DATE
(Chief Deputy)



2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105

SAWTOOTH H
Land Surveying, LLC
EMMETT, IDAHO

WWW.SAWTOOTHLS.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG#:
4 OF 4	3/2017	CP	JB	16045	16045-FP

After recording, please return to:

Belmar LLC
Attn: Dianne Jossis
4824 W. Fairview Ave.
Boise, Idaho 83706

ADA COUNTY RECORDER Christopher D Rich
BOISE IDAHO Pgs=6 BONNIE OBERBILLIG
C15 LLC

2017-074740
08/11/2017 12:37 PM
AMOUNT:\$25.00



**FIRST SUPPLEMENT AND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS FOR THE BELMAR ESTATES COMMUNITY**

THIS FIRST SUPPLEMENT AND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE BELMAR ESTATES COMMUNITY (this “**First Supplement and Amendment**”) is made effective as of the date this First Supplement and Amendment is recorded in the real property records of Ada County, Idaho by Belmar LLC, an Idaho limited liability company (“**Grantor**”), and C15 LLC, an Idaho limited liability company (“**Landowner**”).

RECITALS

A. Reference is made to that certain Declaration of Covenants, Conditions, Restrictions and Easements for the Belmar Estates Community dated effective December 7, 2015, and recorded by Grantor (under the name Belmar Estates, LLC) on December 9, 2015 in the real property records of Ada County, Idaho as Instrument No. 2015-111879, as amended by that certain First Amendment thereto dated effective March 2, 2016 and recorded by Grantor (under the name Belmar Estates, LLC) in the real property records of Ada County, Idaho on the same date as Instrument No. 2016-017440 (collectively, the “**Declaration**”). Capitalized terms not otherwise defined herein will have the meaning ascribed to them in the Declaration.

B. Although Grantor has conveyed one or more Lots in the Community, Grantor still owns one or more Lots therein, and Grantor has not terminated its rights under the Declaration. The Community is therefore still in the Initial Development Period.

C. Section 9.2 of the Declaration provides that during the Initial Development Period, each Owner appoints Grantor as its proxy with respect to its membership interest in the Association (including voting rights).

D. Landowner owns the real property legally described as follows: (collectively, the “**Belmar 2 Lots**”):

Lots 1 through 31 in Block 5 of the Belmar Estates Subdivision No. 2, according to the official plat thereof recorded in the real property records of Ada County, Idaho in Book 112 of Plats at Pages 16197 through 16200, Instrument No. 2017-05653 (the “**Belmar 2 Plat**”).

E. Pursuant to Article 11 and Article 12 of the Declaration, Grantor desires to annex the Belmar 2 Lots into the Community and to otherwise supplement and amend the Declaration as hereinafter set forth, and Landowner desires to consent to such annexation as hereinafter set forth.

AGREEMENT

1. Incorporation by Reference. All recitals to this First Supplement and Amendment are hereby incorporated by reference as if set forth in this Section 1.

2. Annexation. Grantor hereby annexes the Belmar 2 Lots into the Community.

3. Consent. Landowner hereby consents to the annexation of the Belmar 2 Lots into the Community, and further consents to subjecting the Belmar 2 Lots to the Declaration, including this First Supplement and Amendment.

4. Effect of Annexation. Each Belmar 2 Lot is hereinafter a “Lot” as defined in and under the Declaration. Owners of the Belmar 2 Lots are now Owners in the Community on equal footing with the current Owners in the Community, and have the same rights, privileges and obligations as the current Owners in the Community.

5. Amendment to Article 1. The definition of “Common Area” as set forth in Article 1 of the Declaration is hereby amended by adding the following to the end thereof: “‘Common Area’ will also mean: (d) Lots 1, 2, 10, and 31 in Block 5 of the Belmar 2 Plat. Notwithstanding anything to the contrary in this Declaration, Grantor, Landowner, and/or the Association may sell, without first having to obtain the approval or consent of the Owners, Lot 1 in Block 5 of the Belmar 2 Plat to the public water utility that owns the irrigation equipment on such Lot, in which event such Lot: (i) shall cease being Common Area; and (ii) shall be maintained by such public water utility.”

6. Amendment to Section 3.22. Section 3.22 of the Declaration is deleted in its entirety and replaced with the following:

Section 3.22. Common Driveway. There is hereby established a perpetual ingress/egress easement for the purpose of a common driveway under Boise City Code § 11-07-02.1.C (the “Common Driveway(s)”) over, under, upon and through the following (collectively, the “Common Driveway Lots”): (i) Lots 1, 2, 3, 5, 6, 7, 8, 9, 32, 33, and 34 in Block 1 of the Belmar Estates Subdivision, according to the official plat thereof recorded in the real property records of Ada County, Idaho in Book 109 of Plats at Pages 15443 through 15447, Instrument No. 2015-108172 (the “Belmar 1 Plat”); and (ii) Lots 3, 4, 20, and 21 in Block 5 of the Belmar 2 Plat. The Common Driveways are for the benefit of the Common Driveway Lots. All Common Driveway Lots will take access to the adjoining public street through the Common Driveway abutting such Common Driveway Lots. The Association will maintain, repair and replace the Common Driveways (including the surface paving thereon) as required by Boise City Code § 11-6C-3D. The Association will also maintain Lot 1 in Block 1 of the Belmar 1 Plat as

the five (5) foot wide landscape common lot required by Boise City Code § 11-07-02.1.C.

7. **Storm Water Drainage System.** Lots 44, 45, 55, 56, 57, and 58 in Block 1 of the Belmar 2 Plat are servient to and contain the Ada County Highway District Storm Water Drainage System (the “**Storm Water Drainage System**”), and is encumbered by that certain First Amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015 as Instrument No. 2015-103256, official records of Ada County, Idaho and incorporated herein by this reference as if set forth in full (the “**Storm Water Easement**”). The Storm Water Easement and the Storm Water Drainage System are dedicated to the Ada County Highway District (“**ACHD**”) pursuant to Section 40-2302, Idaho Code. The Storm Water Easement is for the operation and maintenance of the Storm Water Drainage System.

8. **Effect of First Supplement and Amendment.** Except as expressly provided in this First Supplement and Amendment, all of the terms and conditions of the Declaration remain in full force and effect. Upon recordation hereof, this First Supplement and Amendment will: (i) become a part of the Declaration; (ii) run with the land and be binding upon any person or entity having or acquiring any right, title, or interest in any Lot, parcel, or portion of the Community; (iii) inure to the benefit of every Lot, parcel, or portion of the Community; and (iv) inure to the benefit of and is binding upon Declarant and each Owner having or holding any right, title or interest in any Lot, parcel, or portion of the Community, and their successors, heirs and assigns. To the extent there is a conflict between the terms and conditions of the Declaration and the terms and conditions of this First Supplement and Amendment, the terms and conditions of this First Supplement and Amendment will control.

[Remainder of page intentionally left blank.]

STATE OF IDAHO)
)ss.
County of Ada)

On this 4 day of August, 2017, before me, a Notary Public in and for said State, personally appeared **James D. Conger**, known or identified to me to be a **Member of C15 LLC**, an Idaho limited liability company, the person 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 affixed my official seal the day and year in this certificate first above written.




Dianne Jossis
NOTARY PUBLIC FOR IDAHO
Residing at Bowle
My Commission Expires 8/1/2019

CERTIFICATION OF ASSOCIATION

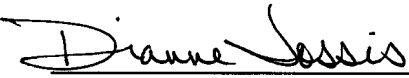
Pursuant to Section 9.2 and Section 12.3 of the Declaration, the undersigned President and Secretary of the Association hereby certify and attest that the foregoing Supplement and Amendment was approved by the vote or written consent, in person or by proxy, of Owners representing more than sixty-five percent (65%) of the total voting power in the Association.

IN WITNESS WHEREOF, this Certification of Association is executed effective as of this 11th day of August, 2017.

CERTIFIED/APPROVED:

By: 
James D. Conger, Association President

ATTEST:

By: 
Dianne Jossis, Association Secretary