

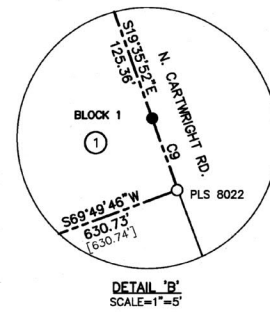
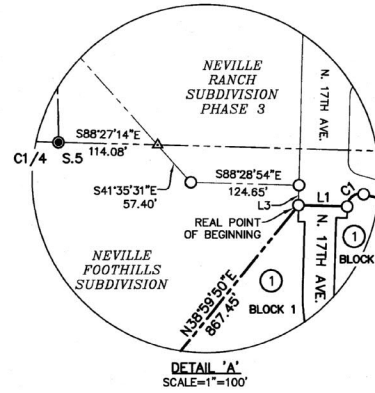
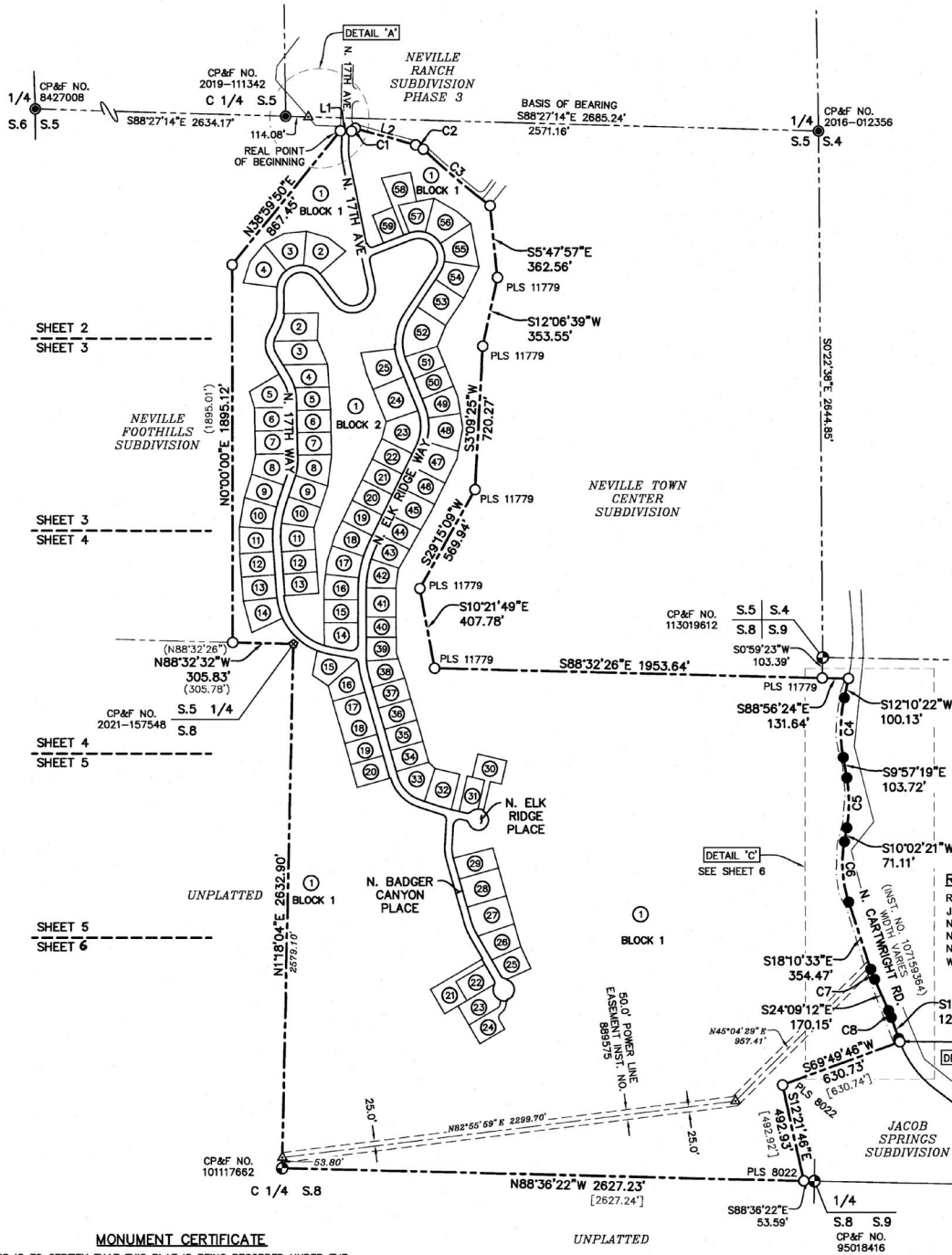


This document provided courtesy of TitleOne

BK 122 Pg 19174

# NEVILLE HIGHLANDS SUBDIVISION

LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4, THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5, THE NORTHEAST 1/4 OF SECTION 8, AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO 2021



SCALE: 1" = 400'

### LEGEND

- FOUND 5/8" IRON PIN, PLS 7729 UNLESS OTHERWISE NOTED
- ⊙ FOUND BRASS CAP MONUMENT
- ⊗ FOUND BRASS CAP MONUMENT, REMOVED BY CONSTRUCTION, RESET 5/8" IRON PIN WITH ALUMINUM CAP, PLS 11779
- FOUND ALUMINUM CAP MONUMENT
- ⊙ SET 5/8" IRON PIN WITH CAP, PLS 11779
- △ CALCULATED POINT, NOTHING FOUND OR SET
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- ADJOINING SUBDIVISION BOUNDARY CENTERLINE
- RIGHT-OF-WAY LINE
- ADJOINING RIGHT-OF-WAY LINE
- MATCH LINE
- ACHD SLOPE EASEMENT INST. NO. 107105878
- EASEMENT LINE, AS NOTED
- LOT NO.
- EASEMENT DIMENSION
- RECORD DATA (NEVILLE FOOTHILLS SUB.)
- RECORD DATA (JACOB SPRINGS SUB.)

### SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY SHOWN HEREON. THE PROPERTY IS ADJACENT TO JACOB SPRINGS SUBDIVISION AS FILED IN BOOK 100 OF PLATS AT PAGES 12898 THROUGH 12900, NEVILLE FOOTHILLS SUBDIVISION AS FILED IN BOOK 113 OF PLATS AT PAGES 16722 THROUGH 16732, NEVILLE RANCH SUBDIVISION-PHASE 3 AS FILED IN BOOK 115 OF PLATS AT PAGES 17083 THROUGH 17090, AND NEVILLE TOWN CENTER SUBDIVISION AS FILED IN BOOK 117 OF PLATS AT PAGES 17908 THROUGH 17914, RECORDS OF ADA COUNTY, IDAHO. THE RECORD BEARING OF S88°27'14"E AS SHOWN ON THE ABOVE MENTIONED PLAT OF NEVILLE TOWN CENTER SUBDIVISION WAS HELD FOR THE AND THE BASIS OF BEARING FOR THIS PLAT. THE MONUMENTS FOUND PER THE ABOVE MENTIONED PLATS ARE IN SUBSTANTIAL AGREEMENT AND WERE HELD AS CONTROLLING CORNERS. A PORTION OF THE EASTERLY SUBDIVISION BOUNDARY LINE ADJACENT TO N. CARWRIGHT ROAD RIGHT-OF-WAY BEING AS DESCRIBED IN A WARRANTY DEED RECORDED ON NOVEMBER 30, 2007 AS INSTRUMENT NO. 107159364, RECORDS OF ADA COUNTY, IDAHO.

### REFERENCE DOCUMENTS

ROS: 648, 807, 1609, 5601, 8399, 11048, AND 11072  
 JACOB SPRINGS SUB., BOOK 100, PAGES 12898-12900.  
 NEVILLE FOOTHILLS SUB., BOOK 113, PAGES 16722-16732.  
 NEVILLE RANCH SUB.-PHASE 3, BOOK 115, PAGES 17083-17090.  
 NEVILLE TOWN CENTER SUB., BOOK 117, PAGES 17908-17914.  
 WARRANTY DEED: 107159364 AND 2019-056796

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°28'54"E	56.00
L2	S74°42'51"E	315.05
L3	S1°31'06"W	22.96

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	27.17	15.00	103°46'03"	N53°24'08"E	23.60
C2	44.33	90.00	281°3'06"	S60°36'18"E	43.88
C3	439.38	3660.00	6°52'42"	S49°56'06"E	439.11
C4	299.31	775.00	22°07'41"	S1°06°31"W	297.45
C5	253.00	725.00	19°59'40"	S0°02'31"W	251.72
C6	307.78	625.00	28°12'54"	S4°04'06"E	304.68
C7	54.77	525.00	5°58'39"	S21°09'52"E	54.75
C8	37.77	475.00	4°33'20"	S21°52'32"E	37.76
C9	4.37	525.00	0°28'35"	S19°50'10"E	4.37

SEE SHEET 7 FOR NOTES



### MONUMENT CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS BEING RECORDED UNDER THE PROVISIONS OF IDAHO CODE 50-1331 THROUGH 50-1333 AND THAT ALL INTERIOR MONUMENTS WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT.

BOOK PAGE

IDAHO SURVEY GROUP, LLC

9555 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570

BK122 P 19175

# PLAT SHOWING NEVILLE HIGHLANDS SUBDIVISION

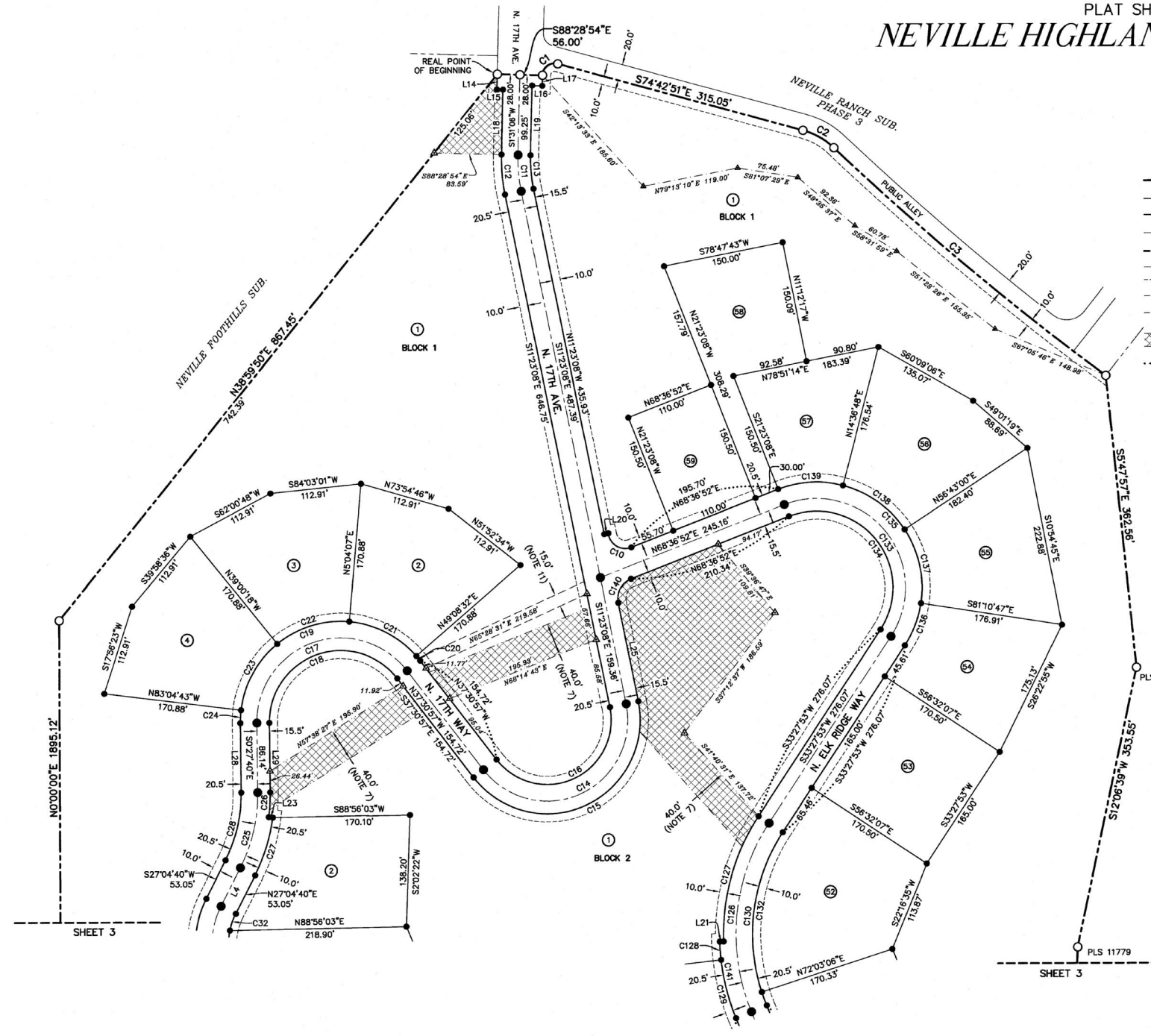
### LEGEND

- FOUND 5/8" IRON PIN, PLS 7729, UNLESS OTHERWISE NOTED
- SET 1/2 IRON PIN WITH CAP, PLS 11779
- SET 5/8" IRON PIN WITH CAP, PLS 11779
- ▲ CALCULATED POINT, NOTHING FOUND OR SET
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- MATCH LINE
- ADJOINING SUBDIVISION BOUNDARY
- EASEMENT LINE (NOTE 2)
- EASEMENT LINE, AS NOTED
- ACHD SLOPE EASEMENT INST. NO. 2018-061606
- ACHD STORM WATER DRAINAGE EASEMENT. (NOTE 7)
- SURVEY TIE LINE
- EASEMENT DIMENSION
- LOT NO.



SCALE: 1" = 80'

SEE SHEET 7 FOR NOTES, CURVE AND LINE DATA TABLES.

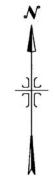
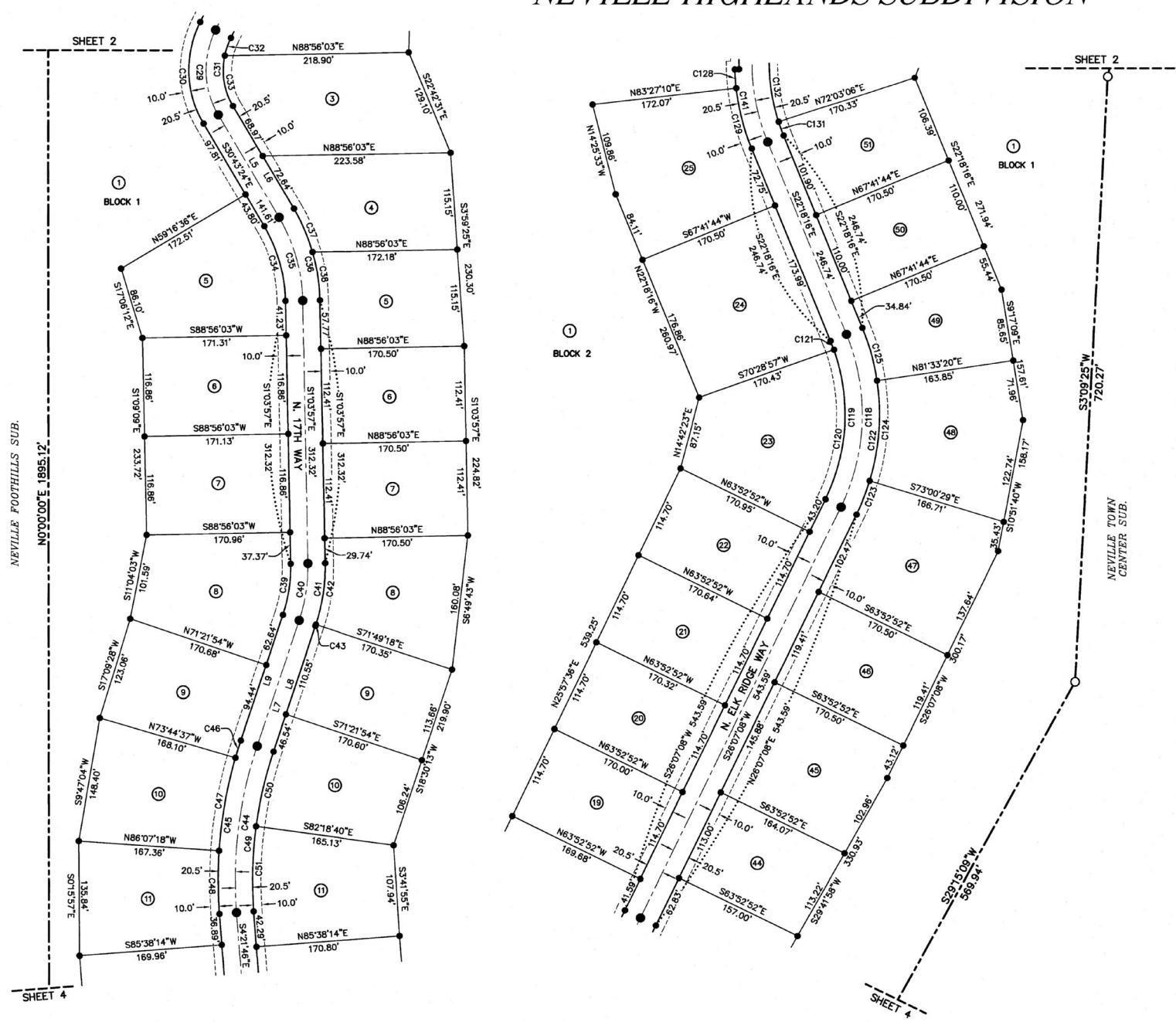


JOB NO. 19-263  
SHEET 2 OF 9

**ISG** IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570

# PLAT SHOWING NEVILLE HIGHLANDS SUBDIVISION



SCALE: 1" = 80'

### LEGEND

- FOUND 5/8" IRON PIN, PLS 11779, UNLESS OTHERWISE NOTED
- SET 1/2 IRON PIN WITH CAP, PLS 11779
- SET 5/8" IRON PIN WITH CAP, PLS 11779
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- MATCH LINE
- EASEMENT LINE. (NOTE 2)
- SURVEY TIE LINE
- ⑦ LOT NO.

SEE SHEET 7 FOR NOTES, CURVE AND LINE DATA TABLES.



BOOK PAGE



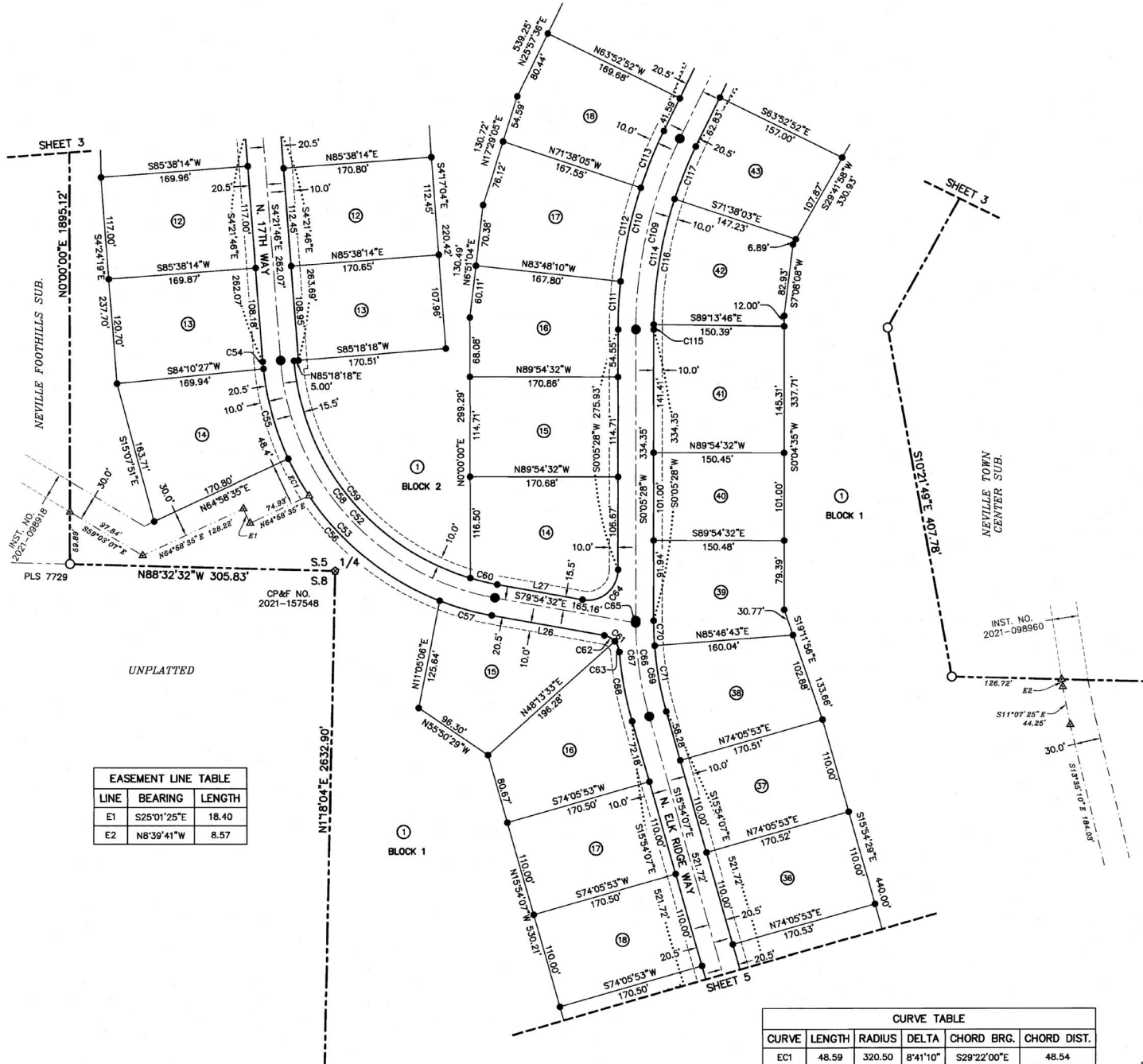
**IDAHO  
SURVEY  
GROUP, LLC**

9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570

# PLAT SHOWING NEVILLE HIGHLANDS SUBDIVISION



SCALE: 1" = 80'



### LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND 5/8" IRON PIN, PLS 11779, UNLESS OTHERWISE NOTED
- FOUND BRASS CAP MONUMENT, REMOVED BY CONSTRUCTION, RESET 5/8" IRON PIN WITH ALUMINUM CAP, PLS 11779
- SET 1/2" IRON PIN WITH CAP, PLS 11779
- SET 5/8" IRON PIN WITH CAP, PLS 11779
- CALCULATED POINT, NOTHING FOUND OR SET
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- ADJOINING SUBDIVISION BOUNDARY
- MATCH LINE
- EASEMENT LINE (NOTE 2)
- EASEMENT LINE (NOTE 8)
- EMERGENCY ACCESS/UTILITY EASEMENT (NOTES 8, 9 AND 11)
- SURVEY TIE LINE
- EASEMENT DIMENSION

LINE	BEARING	LENGTH
E1	S25°01'25"E	18.40
E2	N8°39'41"W	8.57

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
EC1	48.59	320.50	8°41'10"	S29°22'00"E	48.54

SEE SHEET 7 FOR NOTES, CURVE AND LINE DATA TABLES.

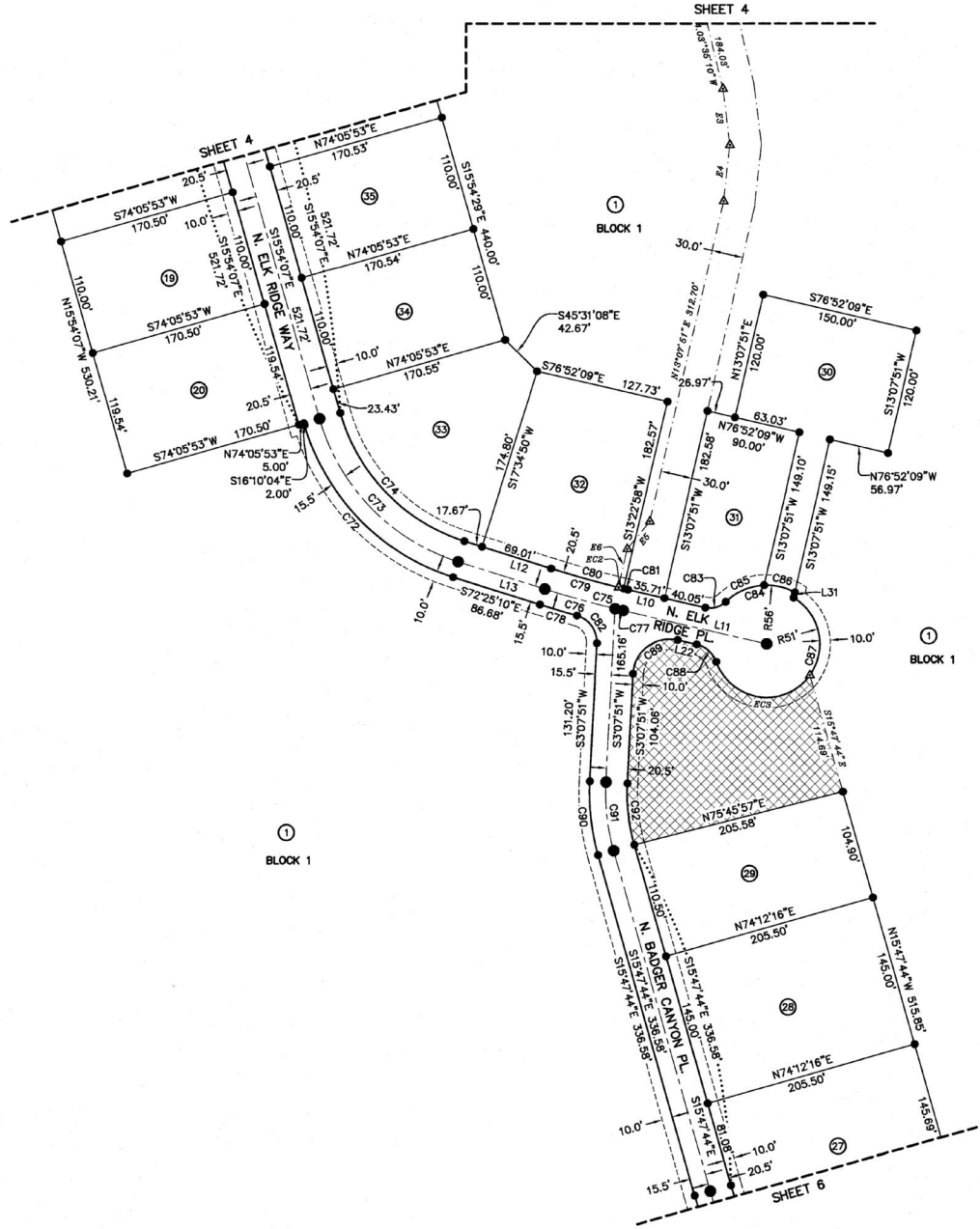


BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**ISG** IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570

# PLAT SHOWING NEVILLE HIGHLANDS SUBDIVISION



SCALE: 1" = 80'

**LEGEND**

- FOUND 5/8" IRON PIN, PLS 7729, UNLESS OTHERWISE NOTED
- SET 1/2 IRON PIN WITH CAP, PLS 11779
- SET 5/8" IRON PIN WITH CAP, PLS 11779
- △ CALCULATED POINT, NOTHING FOUND OR SET
- SUBDIVISION BOUNDARY LINE
- \_\_\_ LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- MATCH LINE
- EASEMENT LINE (NOTE 2)
- EMERGENCY ACCESS/UTILITY EASEMENT (NOTES 8, 9 AND 11)
- SURVEY TIE LINE
- ACHD STORM WATER DRAINAGE EASEMENT. (NOTE 7)
- EASEMENT DIMENSION
- ⑦ LOT NO.

LINE	BEARING	LENGTH
E3	N6°54'24"W	53.82
E4	N6°27'06"E	53.82
E5	N39°24'50"E	33.87
E6	N13°07'51"E	37.49

SEE SHEET 7 FOR NOTES, CURVE AND LINE DATA TABLES.

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
EC2	4.98	979.50	0°17'29"	S76°28'17"E	4.98
EC3	110.82	51.00	124°30'09"	S81°44'00"E	90.27



BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**ISG** IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570



PLAT SHOWING  
NEVILLE HIGHLANDS SUBDIVISION

Table with 6 columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BRG., CHORD DIST. (Curves C1-C56)

Table with 6 columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BRG., CHORD DIST. (Curves C57-C112)

Table with 6 columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BRG., CHORD DIST. (Curves C113-C141)

Table with 3 columns: LINE, BEARING, LENGTH (Lines L1-L16)

Table with 3 columns: LINE, BEARING, LENGTH (Lines L17-L31)

NOTES

- 1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS ESTABLISHED IN THE ZONING ORDINANCE.
2. EXCEPT FOR N. CARTWRIGHT ROAD, A TEN (10) FOOT WIDE PUBLIC UTILITIES EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY AS SHOWN ON THIS PLAT.
3. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
4. THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, AND THE REQUIREMENTS IN IDAHO CODE 31-3805 ARE NOT APPLICABLE.
5. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: 'NO AGRICULTURE OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL 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 ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.'
6. LOT 1, BLOCK 1 AND LOT 1, BLOCK 2 ARE COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE CARTWRIGHT RANCH TOWN ASSOCIATION.
7. PORTIONS OF LOT 1, BLOCK 1 AND LOT 1, BLOCK 2 ARE SERVIENT TO AND CONTAIN AN ACHD STORM WATER DRAINAGE SYSTEM AS REFERENCED AND DELINEATED HEREON. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE WATER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
8. EXISTING SUEZ WATER IDAHO EASEMENT INSTRUMENT NO. 2021-098960.
9. LOTS 1 AND 32, BLOCK 1 ARE SUBJECT TO AN EMERGENCY ACCESS EASEMENT AS DELINEATED AND REFERENCED. ACCESS SHALL BE FOR EMERGENCY SERVICES ONLY.
10. SEE INSTRUMENT NO. 2021-099349 FOR ACHD LICENSE AGREEMENT.
11. LOTS 1 AND 32, BLOCK 1 ARE SUBJECT TO A SANITARY SEWER EASEMENT AS REFERENCED AND DELINEATED HEREON IN FAVOR OF THE HIDDEN SPRINGS SEWER COMPANY, LLC. THIS EASEMENT IS FOR THE INSTALLATION AND MAINTENANCE OF THE SANITARY SEWER SYSTEM.
12. THE LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON JUNE 29, 2015 AS INSTRUMENT NO. 2015-057647 AND AS SUBSEQUENTLY AMENDED.
13. THE OWNER OF ANY PRIVATE PROPERTY ON WHICH GRADING OR OTHER WORK HAS BEEN PERFORMED PURSUANT TO A GRADING PLAN APPROVED SUBJECT TO THE REGULATIONS CONTAINED IN THE HILLSIDE OVERLAY DISTRICT SET FORTH IN ARTICLE 8-3H OF THE ADA COUNTY CODE, OR A GRADING PERMIT GRANTED BY THE ADA COUNTY BUILDING OFFICIAL, SHALL MAINTAIN IN PERPETUITY AND REPAIR ALL GRADED SURFACES AND EROSION-PREVENTION DEVICES, RETAINING WALLS, DRAINAGE STRUCTURES, MEANS, AND DEVICES NOT SUBJECT TO THE JURISDICTION OF THE ADA COUNTY HIGHWAY DISTRICT, AND PLANTINGS AND GROUND COVER INSTALLED OR COMPLETED.
14. LOT 1, BLOCK 1 IS SUBJECT TO SUPPLEMENT TO CONSERVATION EASEMENT INSTRUMENT NO. 2021-072103.



BOOK PAGE



IDAHO SURVEY GROUP, LLC

# PLAT SHOWING NEVILLE HIGHLANDS SUBDIVISION

## CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT BRIGHTON DEVELOPMENT, INC., AN IDAHO CORPORATION, IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4, THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5, THE NORTHEAST 1/4 OF SECTION 8, AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 5 FROM WHICH THE EAST 1/4 CORNER OF SECTION 5 BEARS SOUTH 88°27'14" EAST, 2685.24 FEET; THENCE ON THE EAST-WEST CENTERLINE OF SAID SECTION 5, SOUTH 88°27'14" EAST, 114.08 FEET TO THE INTERSECTION OF THE EXTERIOR BOUNDARY LINE OF NEVILLE FOOTHILLS SUBDIVISION AS FILED IN BOOK 113 OF PLATS AT PAGES 16722 THROUGH 16732 AND THE EXTERIOR BOUNDARY LINE OF NEVILLE RANCH SUBDIVISION-PHASE 3 AS FILED IN BOOK 115 OF PLATS AT PAGES 17083 THROUGH 17090, RECORDS ADA COUNTY, IDAHO; THENCE ON SAID EXTERIOR BOUNDARY LINES THE FOLLOWING THREE (3) COURSES AND DISTANCES: SOUTH 41°35'31" EAST, 57.40 FEET; SOUTH 88°28'54" EAST, 124.65 FEET; SOUTH 01°31'06" WEST, 22.96 FEET TO THE REAL POINT OF BEGINNING;

THENCE LEAVING THE EXTERIOR BOUNDARY LINE OF SAID NEVILLE FOOTHILLS SUBDIVISION AND CONTINUING ON THE EXTERIOR BOUNDARY LINE OF SAID NEVILLE RANCH SUBDIVISION-PHASE 3 THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

SOUTH 88°28'54" EAST, 56.00 FEET;  
27.17 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 103°46'03" AND A LONG CHORD WHICH BEARS NORTH 53°24'08" EAST, 23.60 FEET;

SOUTH 74°42'51" EAST, 315.05 FEET;  
44.33 FEET ALONG THE ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 281°3'06" AND A LONG CHORD WHICH BEARS SOUTH 60°36'18" EAST, 43.88 FEET;

439.38 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 3,660.00 FEET, A CENTRAL ANGLE OF 06°32'42" AND A LONG CHORD WHICH BEARS SOUTH 49°58'08" EAST, 439.11 FEET TO THE EXTERIOR BOUNDARY LINE OF NEVILLE TOWN CENTER SUBDIVISION AS FILED IN BOOK 117 OF PLATS AT PAGES 17908 THROUGH 17914, RECORDS ADA COUNTY, IDAHO;

THENCE ON SAID EXTERIOR BOUNDARY LINE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

SOUTH 05°47'57" EAST, 362.56 FEET;  
SOUTH 12°06'39" WEST, 353.55 FEET;  
SOUTH 03°09'25" WEST, 720.27 FEET;  
SOUTH 29°15'09" WEST, 569.94 FEET;  
SOUTH 10°21'49" EAST, 407.78 FEET;  
SOUTH 88°32'26" EAST, 1,953.64 FEET;  
SOUTH 88°56'24" EAST, 131.64 FEET TO THE WEST RIGHT-OF-WAY LINE OF N. CARTWRIGHT ROAD DESCRIBED IN A WARRANTY DEED RECORDED ON NOVEMBER 30, 2007 AS INSTRUMENT NO. 107159364;

THENCE ON SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

SOUTH 12°10'22" WEST, 100.13 FEET;  
299.31 FEET ALONG THE ARC OF CURVE TO THE LEFT HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF 22°07'41" AND A LONG CHORD WHICH BEARS SOUTH 01°06'31" WEST, 297.45 FEET;  
SOUTH 09°57'19" EAST, 103.72 FEET;

253.00 FEET ALONG THE ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 725.00 FEET, A CENTRAL ANGLE OF 19°59'40" AND A LONG CHORD WHICH BEARS SOUTH 00°02'31" WEST, 251.72 FEET;  
SOUTH 10°02'21" WEST, 71.11 FEET;

307.78 FEET ALONG THE ARC OF CURVE TO THE LEFT HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 28°12'54" AND A LONG CHORD WHICH BEARS SOUTH 04°04'06" EAST, 304.68 FEET;  
SOUTH 18°10'33" EAST, 354.47 FEET;

54.77 FEET ALONG THE ARC OF CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 05°58'39" AND A LONG CHORD WHICH BEARS SOUTH 21°09'52" EAST, 54.75 FEET;  
SOUTH 24°09'12" EAST, 170.15 FEET;

37.77 FEET ALONG THE ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 04°33'20" AND A LONG CHORD WHICH BEARS SOUTH 21°52'32" EAST, 37.76 FEET;  
SOUTH 19°35'52" EAST, 125.36 FEET;

4.37 FEET ALONG THE ARC OF CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 00°28'35" AND A LONG CHORD WHICH BEARS SOUTH 19°50'10" EAST, 4.37 FEET TO THE EXTERIOR BOUNDARY LINE OF JACOB SPRINGS SUBDIVISION AS FILED IN BOOK 100 OF PLATS AT PAGES 12889 THROUGH 12900, RECORDS ADA COUNTY, IDAHO;

THENCE ON SAID EXTERIOR BOUNDARY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

SOUTH 69°49'46" WEST, 630.73 FEET;  
SOUTH 12°21'46" EAST, 492.93 FEET TO THE EAST-WEST CENTERLINE OF SAID SECTION 8;  
THENCE ON SAID EAST-WEST CENTERLINE, NORTH 88°36'22" WEST, 2,627.23 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 8;  
THENCE NORTH 01°18'04" EAST, 2,632.90 FEET TO THE 1/4 CORNER COMMON TO SAID SECTIONS 5 AND 8;

THENCE ON THE SOUTH BOUNDARY LINE OF SECTION 5, NORTH 88°32'32" WEST, 305.83 FEET TO THE EXTERIOR BOUNDARY LINE OF SAID NEVILLE FOOTHILLS SUBDIVISION;

THENCE ON SAID EXTERIOR BOUNDARY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

NORTH 00°00'00" EAST, 1,895.12 FEET;  
NORTH 38°59'50" EAST, 867.45 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 229.17 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY DO HEREBY INCLUDE SAID LAND IN THIS PLAT TO DEDICATE TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS INDICATED ON SAID PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON. ALL OF THE LOTS IN THE PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM SUEZ WATER IDAHO, INC A PUBLIC UTILITY SUBJECT TO THE REGULATIONS OF THE IDAHO PUBLIC UTILITIES COMMISSION, AND SAID WATER COMPANY HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION.

BRIGHTON DEVELOPMENT, INC., AN IDAHO CORPORATION

*[Signature]*  
BY: JONATHAN D. WARDLE ITS: PRESIDENT

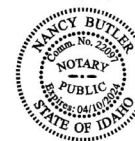
## ACKNOWLEDGEMENT

STATE OF Idaho }  
COUNTY OF Ada } s.s.

ON THIS 29<sup>th</sup> DAY OF October, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JONATHAN D. WARDLE, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF BRIGHTON DEVELOPMENT, INC., THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED SUCH INSTRUMENT FOR AND ON BEHALF OF SAID CORPORATION AND THAT SAID 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.

4.10.2024  
MY COMMISSION EXPIRES



Nancy Butler  
NOTARY PUBLIC FOR Idaho  
RESIDING IN Meridian

## CERTIFICATE OF SURVEYOR

I, CODY M. McCAMMON, 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" WAS DRAWN FROM AN ACTUAL 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.

CODY M. McCAMMON, P.L.S.



IDAHO NO. 11779

BOOK PAGE



IDAHO  
SURVEY  
GROUP, LLC

9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570



PK 122 Pg 1982

# PLAT SHOWING NEVILLE HIGHLANDS SUBDIVISION

### 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 ISSUANCE OF A CERTIFICATION OF DISAPPROVAL.

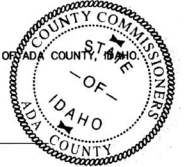


Louie Probst CHS 5.19.2021  
CENTRAL DISTRICT HEALTH

### APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS

ACCEPTED AND APPROVED THIS 23<sup>rd</sup> DAY OF November, 2021 BY THE BOARD OF COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO

R. Beck  
CHAIRMAN



### APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 14<sup>th</sup> DAY OF July, 2021.



Kent Goldthorpe  
PRESIDENT ACHD

### CERTIFICATE OF THE 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 COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

11/23/2021  
DATE

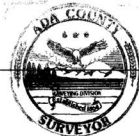


Elizabeth Mann  
COUNTY TREASURER  
Per Deputy Treasurer [Signature]

### CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR, IN AND 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.

[Signature]  
COUNTY SURVEYOR  
PLS # 13553  
16 November 2021



### COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO )  
                          ) S.S.  
COUNTY OF ADA )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF Idaho Survey Group AT 52 MINUTES PAST 3 O'CLOCK P.M. ON THIS 23<sup>rd</sup> DAY OF NOV, 2021 IN BOOK 122 OF PLATS AT PAGES 19174-19182.

INSTRUMENT NO. 2021-167679

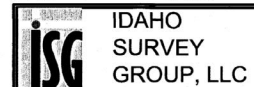
[Signature]  
DEPUTY

¥ 46.00  
FEE

Phil McCreane  
EX-OFFICIO RECORDER



BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



JOB NO. 19-263  
SHEET 9 OF 9

9555 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570

**HIGHLANDS PLAT SUPPLEMENT**

**TO THE**

**MASTER DECLARATION OF**

**COVENANTS, CONDITIONS AND**

**RESTRICTIONS**

**FOR CARTWRIGHT RANCH**

## **NOTICE TO POTENTIAL OWNERS**

Welcome! We are pleased that you have decided to become a member of the Cartwright Ranch community. The following document, the Highlands Plat Supplement to the Master Declaration of Covenants, Conditions & Restrictions, along with the Master Declaration and other Community Documents (as defined in the Master Declaration), detail the rights and obligations of you and the other community members.

Please read this Highlands Plat Supplement and other Community Documents carefully and review with your legal and other advisors prior to acquiring any property within Cartwright Ranch. The Cartwright Ranch community is a unique living environment. The Town Association has numerous duties and responsibilities that require significant expenditures by the Town Association, some of which may not be known at the time you acquire property in Cartwright Ranch. The funds needed to meet these expenditures will be provided by assessments on Cartwright Ranch property owners.

We make no representations of any kind (express or implied) through any agent, realtor, employee or other person regarding the community except as set forth in the Community Documents. We expressly disclaim any representations, warranties, statements or information about the community not set forth in the Community Documents.

**HIGHLANDS PLAT SUPPLEMENT  
TO THE MASTER DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR CARTWRIGHT RANCH**

THIS HIGHLANDS PLAT SUPPLEMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CARTWRIGHT RANCH (“Highlands Plat Supplement”) is made effective as of the 5<sup>th</sup> day of May, 2021 by Cartwright Ranch, LLC, a Delaware limited liability company (“Town Founder” and “Class B Member”).

**ARTICLE 1: RECITALS**

1.1. Supplement to Master Declaration. This Highlands Plat Supplement is a supplement to that certain Master Declaration of Covenants, Conditions and Restrictions for Cartwright Ranch Planned Community recorded on the 29<sup>th</sup> day of June 2015, as Instrument No. 2015-057647, in the records of Ada County, Boise, Idaho, and as amended from time to time (“Master Declaration”). This Highlands Plat Supplement supplements the Master Declaration with respect to that certain real property, legally described on Exhibit A, attached hereto and incorporated herein (“Highlands Plat Property”), and shown on the Neville Ranch Subdivision – Highlands Final Plat, attached hereto as Exhibit B and incorporated herein, to be recorded in the records of Ada County, Boise, Idaho, and as amended from time to time (“Highlands Plat”). The covenants, conditions and restrictions contained in this Highlands Plat Supplement are in addition to the covenants, conditions and restrictions contained in the Master Declaration, except insofar as the covenants, conditions and restrictions of the Master Declaration are expressly modified hereby.

1.2. Phase. The Highlands Plat Property is a Phase of the Cartwright Ranch Property.

1.3. Purpose. The purpose of this Highlands Plat Supplement is to subject the Highlands Plat Property to all of the terms, covenants, conditions, and restrictions of the Master Declaration and to designate certain Common Area, Restricted Area and/or Maintenance Property and to set forth other terms, covenants, conditions, restrictions and easements that are unique to the Highlands Plat Property.

**ARTICLE 2: DECLARATION**

Town Founder declares that the Highlands Plat Property and each Lot, parcel or portion thereof is hereby made a part of the Cartwright Ranch Property, as that term is defined in the Master Declaration, and shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to all of the covenants, conditions, easements, restrictions and provisions of the Master Declaration and this Highlands Plat Supplement.

**ARTICLE 3: DESIGNATION OF COMMON AREA, RESTRICTED AREA AND  
MAINTENANCE PROPERTY AND LOT TYPE**

3.1. Common Areas. The Lots described on Exhibit C, attached hereto and incorporated herein, are designated as Common Areas, to be maintained, improved, operated, repaired and

replaced by the Cartwright Ranch Town Association, Inc., an Idaho nonprofit corporation (“Town Association”) consistent with the Community Documents and this Highlands Plat Supplement.

3.2. Restricted Area and Maintenance Property. Block 1, Lot 1 and Block 2, Lot 1 of the Highlands Plat are hereby designated as Restricted Areas and shall be maintained, improved, operated, repaired and replaced by the Town Association consistent with the Community Documents and this Highlands Plat Supplement. Portions of Block 1, Lot 1 and Block 2, Lot 1 of the Highlands Plat contain the Ada County Highway District (“ACHD”) Storm Water Drainage System. These portions of the lots are encumbered by that certain Master Perpetual Storm Water Drainage Easement recorded on May 8, 2009 as Instrument No. 109053259 and First Amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015, as Instrument No. 2015-103256, official records of Ada County and incorporated herein by this reference as if set forth in full (the “Master Easement”). The Master Easement and the Storm Water Drainage System are dedicated to ACHD pursuant to Section 40-2302, Idaho Code. The Master Easement is for the operation and maintenance of the Storm Water Drainage System.

3.3. Lot Type. The Lots contained within the Highlands Plat Property shall have the Lot Type designation under the Cartwright Ranch Zoning Ordinance as described on Exhibit D attached hereto and incorporated herein.

#### ARTICLE 4: DEFINITIONS

Except as otherwise defined herein, all terms appearing herein initially capitalized shall have the same meanings as are ascribed to such terms in the Master Declaration.

#### ARTICLE 5: ACKNOWLEDGMENTS

By accepting a deed to any Lot within the Highlands Plat Property, each Owner specifically accepts all terms and acknowledgements set forth in the Master Declaration and this Highlands Plat Supplement and additionally, without limiting the foregoing, acknowledges the following:

5.1. Easements. Town Founder and each Owner acknowledge that the applicable portions of the Highlands Plat Property shall be subject to all easements indicated on the Highlands Plat or created by the Master Declaration, without limitation, as supplemented and amended from time to time.

5.2. Maintenance of Right-of-Way. Each Owner shall be responsible for maintaining, improving, operating, repairing and replacing the planter strips and the sidewalks and irrigating and planting the planter strips within the ACHD rights-of-way bordering each Owner's Lot along public roadways, at such Owner's sole cost and expense.

5.3. No Verbal Changes or Representations.

(a) Town Founder wishes to avoid any misunderstanding concerning any Lots within the Highlands Plat Property. It is the policy of Town Founder not to enter into any verbal agreement with any Owner or to ask any Owner to rely on any verbal representations concerning any Lots within the Highlands Plat Property or Cartwright Ranch.

(b) OWNER ACKNOWLEDGES THAT THERE ARE NO UNDERSTANDINGS, REPRESENTATIONS, WARRANTIES OR PROMISES OF ANY KIND THAT HAVE BEEN MADE BY TOWN FOUNDER OR BY TOWN FOUNDER'S AGENTS, REPRESENTATIVES OR EMPLOYEES TO INDUCE OWNER TO PURCHASE ANY LOT WITHIN THE HIGHLANDS PLAT EXCEPT AS SET FORTH IN A WRITTEN AGREEMENT SIGNED BY THE TOWN FOUNDER AND OWNER. OWNER HAS NOT RELIED ON ANY VERBAL AGREEMENT, STATEMENT, REPRESENTATION, WARRANTY OR OTHER PROMISE THAT IS NOT EXPRESSED IN A WRITTEN AGREEMENT BETWEEN OWNER AND TOWN FOUNDER OR TOWN FOUNDER'S AGENTS, REPRESENTATIVES OR EMPLOYEES. NO SPOKESPERSON, BROKER, AGENT, REPRESENTATIVE OR EMPLOYEE OF TOWN FOUNDER HAS ANY AUTHORITY TO MAKE ANY VERBAL REPRESENTATION OR AGREEMENT WHICH IS NOT ALSO CONTAINED IN A WRITTEN AGREEMENT SIGNED BY THE TOWN FOUNDER, AND NO SPOKESPERSON, BROKER, AGENT, REPRESENTATIVE OR EMPLOYER OF TOWN FOUNDER IS AUTHORIZED TO MAKE ANY FUTURE VERBAL AGREEMENT UPON WHICH OWNER MAY RELY.

5.4. Planned Community. Except as otherwise may be expressly set forth on a recorded plat in the real property records of Ada County, Idaho, Town Founder makes no warranties or representations to Owner whatsoever that the plans presently envisioned for the complete development of Cartwright Ranch can or will be carried out, that Cartwright Ranch will ever be developed by Town Founder or any other person as a planned community or otherwise, or that any land now owned or hereafter acquired by Town Founder is or will be subjected to any of the Community Documents or any other declaration, or that any such land (whether or not it has been subjected to any of the Community Documents) is or will be committed to or developed for a particular (or any) use, or if that land is once used for a particular use, such use will continue in effect. Town Founder reserves the right to develop any other portion of Cartwright Ranch separately from the Plat giving rise to the Lot, and to subject such other portion of Cartwright Ranch to such other general plan of subdivision, development, improvement and sale, and such other covenants, conditions and restrictions as Town Founder may deem appropriate for such separate portion of Cartwright Ranch or otherwise.

5.5. Soils Disclosure. In addition to the soils disclosure included in the Master Declaration at Section 9.8, Owners should be aware that the soils in Cartwright Ranch may consist of sandy clays, silty clays, and clayey silty sand. These clay soils tend to attract and retain moisture and, when compacted, are extremely impermeable. For this reason, it is strongly recommended that all structures on any Lot be designed and constructed with water-managed foundation systems. Water-managed foundation systems rely on two fundamental principles: (a) Keep water away from the foundation wall perimeter, (b) Drain groundwater away in a sub-grade perimeter footing drain before it gets to the foundation wall. The cost to install a sub-grade perimeter footing drain will depend on the size of the home and whether or not a sump pump is required. Town Founder assumes no responsibility for the design and methods or practices employed in the construction of the structures on any Lot, nor any liability whatsoever associated with moisture or water in the crawl spaces or basements of the structures on any Lot.

5.6. Due Diligence. In addition to the acknowledgements set forth in the Master Declaration and those acknowledgments set forth herein, Owner acknowledges that the information contained in the Community Documents is not a complete or exhaustive collection of information

about Cartwright Ranch or any Lots within Cartwright Ranch or the Highlands Plat Property. Before becoming an Owner, each prospective Owner must conduct a full and complete due diligence of Cartwright Ranch and any Lots within the Highlands Plat Property. Unless specifically set forth in a written agreement signed by Owner and Town Founder, all Lots are sold to any Owner(s) in an “AS-IS” condition, including soil or subsurface conditions. Town Founder makes, and shall make, no express or implied warranties to any Owner(s) as to the merchantability, value, quality, or salability of the Lot, unless such warranty(ies) are expressed in a written agreement signed by the Town Founder and Owner.

#### ARTICLE 6: AMENDMENT

Notwithstanding Section 8.6 of the Master Declaration, until the recordation of the first deed to a Lot within the Highlands Plat Property, the provisions of this Highlands Plat Supplement may be amended, modified, clarified, supplemented, added to or terminated (collectively “amendment”) by Town Founder by recordation of a written instrument setting forth such amendment. Thereafter, this Highlands Plat Supplement may only be amended pursuant to Section 8.6 of the Master Declaration.

*[end of text; signature, acknowledgement and exhibits follow]*

IN WITNESS WHEREOF, the undersigned has duly executed this Highlands Plat Supplement effective as of the day and year first set forth above.

CARTWRIGHT RANCH, LLC,  
A Delaware limited liability company

By: Grossman Company Properties, an Arizona  
limited liability company,  
Its Managing Member

By: A. Ennis Dale  
Name: A. Ennis Dale  
Its: Senior Vice President

State of Arizona )  
) ss:  
County of Maricopa )

On this 30<sup>th</sup> day of ~~May~~ April in the year 2021, before me, a Notary Public in and for said County and State, personally appeared A. Ennis Dale, known or identified to me to be the Senior Vice President of Grossman Company Properties, an Arizona limited liability corporation, the managing member of Cartwright Ranch, LLC, a Delaware limited liability corporation, and the member who subscribed said Cartwright Ranch, LLC to the foregoing instrument, and acknowledged to me that such corporation executed the same in said corporation name.

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



Susan Privensal  
Notary Public for the State of Arizona  
Residing at Phoenix, Arizona  
My Commission expires 2/17/24



**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**HIGHLANDS PLAT PROPERTY**  
**(see the attached)**

Exhibit A

LEGAL DESCRIPTION OF FOOTHILLS PHASE 2 LAND

Description for  
NEVILLE FOOTHILLS SUBDIVISION NO. 2  
July 14, 2020

A parcel of land located in the East 1/2 of the Southwest 1/4, the West 1/2 of the Southeast 1/4 of Section 5, the Northeast 1/4 of Section 8, and the West 1/2 of the Northwest 1/4 of Section 9, Township 4 North, Range 2 East, Boise Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the Center 1/4 corner of said Section 5 from which the East 1/4 corner of Section 5 bears South 88°27'14" East, 2685.24 feet; thence on the East-West centerline of said Section 5, South 88°27'14" East, 114.08 feet to the intersection of the exterior boundary line of Neville Foothills Subdivision as filed in Book 113 of Plats at Pages 16722 through 16732 and the exterior boundary line of Neville Ranch Subdivision-Phase 3 as filed in Book 115 of Plats at Pages 17083 through 17090, records Ada County, Idaho; thence on said exterior boundary lines the following three (3) courses and distances: South 41°35'31" East, 57.40 feet; South 88°28'54" East, 124.65 feet; South 01°31'06" West, 22.96 feet to the REAL POINT OF BEGINNING;

thence leaving the exterior boundary line of said Neville Foothills Subdivision and continuing on the exterior boundary line of said Neville Ranch Subdivision-Phase 3 the following five (5) courses and distances:

South 88°28'54" East, 56.00 feet;

27.17 feet along the arc of a non-tangent curve to the right having a radius of 15.00 feet, a central angle of 103°46'03" and a long chord which bears North 53°24'08" East, 23.60 feet;

South 74°42'51" East, 315.05 feet;

44.33 feet along the arc of curve to the right having a radius of 90.00 feet, a central angle of 28°13'06" and a long chord which bears South 60°36'18" East, 43.88 feet;

439.38 feet along the arc of said reverse curve to the left having a radius of 3,660.00 feet, a central angle of 06°52'42" and a long chord which bears South 49°56'06" East, 439.11 feet to the exterior boundary line of Neville Town Center Subdivision as filed in Book 117 of Plats at Pages 17908 through 17914, records Ada County, Idaho;

thence on said exterior boundary line the following seven (7) courses and distances:

South 05°47'57" East, 362.56 feet;



South 12°06'39" West, 353.55 feet;

South 03°09'25" West, 720.27 feet;

South 29°15'09" West, 569.94 feet;

South 10°21'49" East, 407.78 feet;

South 88°32'26" East, 1,953.64 feet;

South 88°56'24" East, 131.64 feet to the West right-of-way line of N. Cartwright Road described in a Warranty Deed recorded on November 30, 2007 as Instrument No. 107159364;

thence on said West right-of-way line the following twelve (12) courses and distances:

South 12°10'22" West, 100.13 feet;

299.31 feet along the arc of curve to the left having a radius of 775.00 feet, a central angle of 22°07'41" and a long chord which bears South 01°06'31" West, 297.45 feet;

South 09°57'19" East, 103.72 feet;

253.00 feet along the arc of curve to the right having a radius of 725.00 feet, a central angle of 19°59'40" and a long chord which bears South 00°02'31" West, 251.72 feet;

South 10°02'21" West, 71.11 feet;

307.78 feet along the arc of curve to the left having a radius of 625.00 feet, a central angle of 28°12'54" and a long chord which bears South 04°04'06" East, 304.68 feet;

South 18°10'33" East, 354.47 feet;

54.77 feet along the arc of curve to the left having a radius of 525.00 feet, a central angle of 05°58'39" and a long chord which bears South 21°09'52" East, 54.75 feet;

South 24°09'12" East, 170.15 feet;



37.77 feet along the arc of curve to the right having a radius of 475.00 feet, a central angle of 04°33'20" and a long chord which bears South 21°52'32" East, 37.76 feet;

South 19°35'52" East, 125.36 feet;

4.37 feet along the arc of curve to the left having a radius of 525.00 feet, a central angle of 00°28'35" and a long chord which bears South 19°50'10" East, 4.37 feet to the exterior boundary line of Jacob Springs Subdivision as filed in Book 100 of Plats at Pages 12898 through 12900, records Ada County, Idaho;

thence on said exterior boundary line the following two (2) courses and distances:

South 69°49'46" West, 630.73 feet;

South 12°21'46" East, 492.93 feet to the East-West centerline of said Section 8;

thence on said East-West centerline, North 88°36'22" West, 2,627.23 feet to the Center 1/4 corner of said Section 8;

thence North 01°18'04" East, 2,632.90 feet to the 1/4 corner common to said Sections 5 and 8;

thence on the South boundary line of Section 5, North 88°32'32" West, 305.83 feet to the exterior boundary line of said Neville Foothills Subdivision;

thence on said exterior boundary line the following two (2) courses and distances:

North 00°00'00" East, 1,895.12 feet;

North 38°59'50" East, 867.45 feet to the **REAL POINT OF BEGINNING**.

Containing 229.17 acres, more or less.

End of Description.

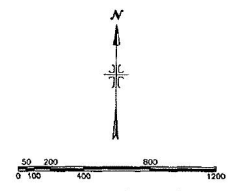
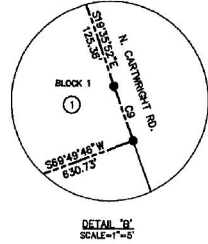
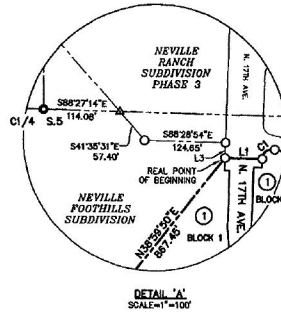
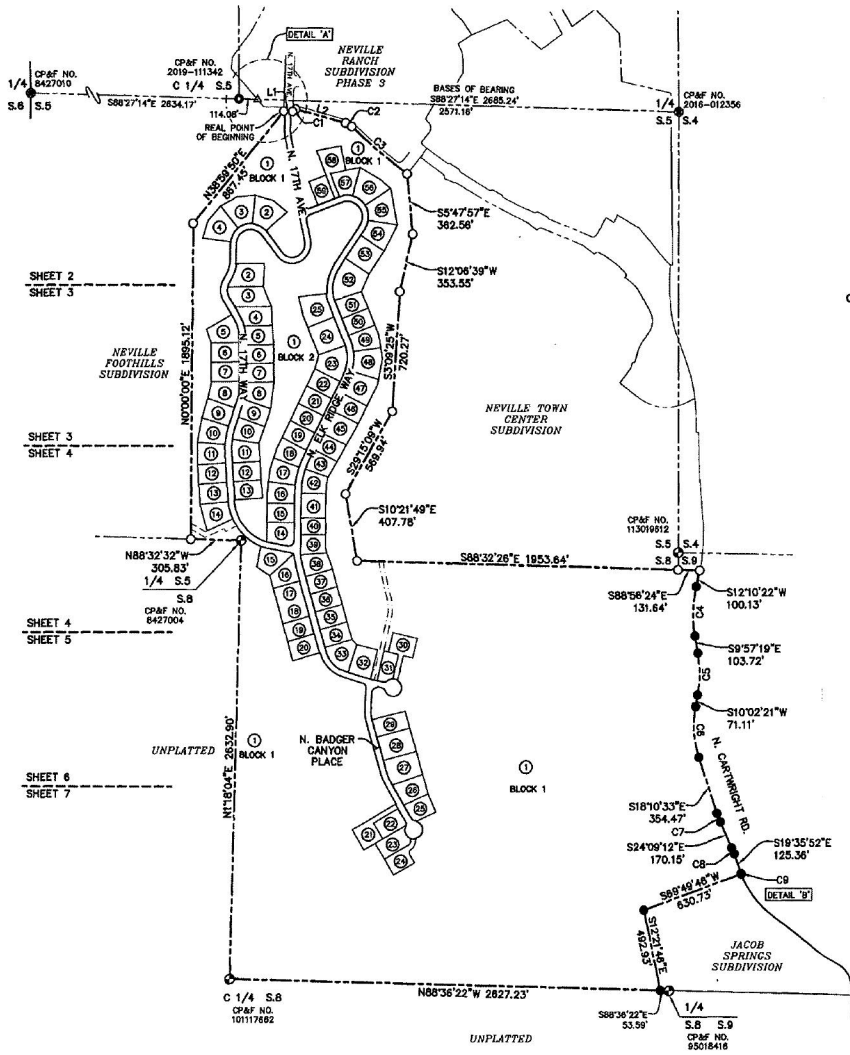


**EXHIBIT B  
HIGHLANDS PLAT**

**[See Attached]**

# NEVILLE HIGHLANDS SUBDIVISION

PLAT SHOWING  
 LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4, THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5, THE NORTHEAST 1/4 OF SECTION 8, AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO 2020



- LEGEND**
- FOUND 5/8" IRON PIN
  - FOUND BRASS CAP MONUMENT
  - FOUND ALUMINUM CAP MONUMENT
  - SET 5/8" IRON PIN WITH CAP
  - FOUND IRON PIPE
  - SUBDIVISION BOUNDARY LINE
  - LOT LINE
  - SECTION LINE
  - ADJOINING SUBDIVISION BOUNDARY
  - RIGHT-OF-WAY LINE
  - ADJOINING RIGHT-OF-WAY LINE
  - MATCH LINE
  - ACCESS EASEMENT
  - WATER EASEMENT
  - ⑦ LOT NO.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BEG.	DELTA
C1	15.00	27.17	23.60	N63°24'08"E	103°46'03"
C2	90.00	44.33	43.88	N60°38'18"W	281°3'06"
C3	3660.00	439.38	439.11	S49°58'06"E	6°52'42"
C4	775.00	299.31	297.45	S106°31'W	22°07'41"
C5	725.00	253.00	251.72	S022°31'W	19°59'40"
C6	825.00	307.78	304.88	S04°04'06"E	281°2'54"
C7	925.00	54.77	54.75	S21°08'52"E	5°58'39"
C8	475.00	37.77	37.76	S21°52'32"E	4°33'20"
C9	825.00	4.37	4.37	S19°50'10"E	0°28'35"
C9	825.00	4.37	4.37	S19°50'10"E	0°28'35"

LINE TABLE		
LINE	LENGTH	BEARING
L1	58.00	S88°28'54"E
L2	315.05	S74°42'51"E
L3	22.96	S1°31'08"W



SEE SHEET 7 FOR NOTES

BOOK PAGE  
**IDAHO SURVEY GROUP, LLC**  
 9555 W. EMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-8870

N:\Neville Highlands Sub 19-263.dwg | Plot\Neville Highlands Sub PLAT.dwg 12/13/2020 7:00:45 PM

**EXHIBIT C**  
**DESIGNATION OF COMMON AREA - HIGHLANDS PLAT**

BLOCK	LOT	USE	SUBJECT TO CONSERVATION EASEMENT	RESTRICTED AREA OR MAINTENANCE PROPERTY
1	1	Natural Open Space	✓	✓ <sup>1</sup>
2	1	Natural Open Space	✓	✓ <sup>2</sup>

---

<sup>1</sup> See Section 3.2 herein.

<sup>2</sup> See Section 3.2 herein.

**EXHIBIT D**  
**LOT TYPE CHART - HIGHLANDS PLAT**

BLOCK	LOT	TYPE
1	1	Natural Open Space
1	2-59	View Lots
2	1	Natural Open Space
2	2-25	View Lots

Total Developed Open Space Lots = 0  
 Total Natural Open Space Lots = 2  
 Total View Lots = 82  
 Total Traditional Lots = 0  
 Total Village Lots = 0  
 Total Townhome Lots = 0  
 Total Townhome\Multifamily Lots = 0  
 Total Townhome\Commercial = 0  
 Total Lots = 84