

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=11 CHE FOWLER
PIONEER TITLE COMPANY OF ADA COUNTY

2021-151373
10/19/2021 11:11 AM
\$40.00

ACCOMMODATION

SECOND SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HENSLEY STATION SUBDIVISION

(TOWNHOME RESIDENCES)

TABLE OF CONTENTS

ARTICLE I: SUPPLEMENT/PURPOSES	1
<u>Section 1. Supplement to Declaration</u>	1
<u>Section 2. Purposes.</u>	1
ARTICLE II: DECLARATION	1
ARTICLE III: DEFINITIONS	1
<u>Section 1.</u> "Common Lots"	1
<u>Section 2.</u> "Private Lanes"	2
<u>Section 3.</u> All Other Definitions	2
ARTICLE IV: GENERAL USES AND REGULATION OF USES	2
<u>Section 1</u> <u>Common Lots.</u>	2
<u>Section 2.</u> <u>Private Lanes</u>	2
<u>Section 3.</u> <u>Watering Schedules.</u>	2
ARTICLE V: GENERAL PROVISIONS	2
<u>Section 1.</u> <u>Enforcement</u>	2
<u>Section 2.</u> <u>Severability</u>	3
<u>Section 3.</u> <u>Term and Amendment</u>	3
<u>Section 4.</u> <u>Duration and Applicability to Successors</u>	3
<u>Section 5.</u> <u>Attorneys Fees.</u>	3
<u>Section 6.</u> <u>Governing Law.</u>	3
EXHIBIT A - LEGAL DESCRIPTION OF THE SECOND SUPPLEMENT PROPERTY	4
EXHIBIT B - HENSLEY STATION SUBDIVISION NO. 2 FINAL PLAT	5
EXHIBIT C - LEGAL DESCRIPTION OF COMMON LOTS	6

**SECOND SUPPLEMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR HENSLEY STATION SUBDIVISION**

(Townhome Residences)

This Second Supplement To The Declaration Of Covenants, Conditions And Restrictions For Hensley Station Subdivision (this "Second Supplement") is made this 18th day of October, 2021, by Hensley Properties, LLC, an Idaho limited liability company ("Declarant").

ARTICLE I: SUPPLEMENT/PURPOSES

Section 1. Supplement to Declaration. This Second Supplement is a supplement to: 1) that certain Declaration of Covenants, Conditions and Restrictions for Hensley Station Subdivision (Townhome Residences), recorded on May 26, 2021, as Ada County, Idaho Instrument Number 2021-082446 ("Master Declaration"), and 2) that certain First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions for Hensley Station Subdivision (Townhome Residences), recorded on September 30, 2021, as Ada County, Idaho Instrument Number 2021-142895 ("First Supplement"). This Second Supplement supplements the Master Declaration and First Supplement with respect to that certain real property legally described on the attached Exhibit A, which is made a part hereof ("Second Supplement Property"). The Second Supplement Property is shown on the Hensley Station Subdivision No. 2 final plat, a copy of which is attached hereto as Exhibit B, which is made a part hereof ("Second Supplement Plat"). The covenants, conditions and restrictions contained in this Second Supplement are in addition to those covenants, conditions and restrictions contained in the Master Declaration and First Supplement, except insofar as the covenants, conditions and restrictions of the Master Declaration and First Supplement are hereinafter expressly modified hereby.

Section 2. Purposes. The purposes of this Second Supplement are to subject the Second Supplement Property to all the terms and Restrictions contained in the Master Declaration, First Supplement and this Second Supplement, to designate the Second Supplement Property, to designate additional Common Lots and to set forth other terms and Restrictions, if any, which are unique to the Second Supplement Property.

ARTICLE II: DECLARATION

Pursuant to Article I, Section 1 and Article XI, Section 4 of the Master Declaration, Declarant hereby declares that the Second Supplement Property, including any parcel or portion thereof, is hereby annexed into, and made a part of, the Property, as that term is defined in the Master Declaration, and is and/or shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to all the terms and Restrictions of the Master Declaration, First Supplement and this Second Supplement. In addition, each Owner of any Lot within the Second Supplement Property shall be a Member in the Association, and shall pay all Assessments levied thereby.

ARTICLE III: DEFINITIONS

Section 1. "Common Lots" shall mean all real property within the Second Supplement Property (including the Improvements thereto) owned by the Association for the common benefit and enjoyment of the Owners. The Common Lots are legally described on the attached Exhibit C, which is made a part hereof.

Section 2. "Private Lanes" shall collectively mean W. Topeka Lane and N. Tessa Lane as shown on the Second Supplement Plat. The Private Lanes are also identified and cross-hatched on the Second Supplement Plat as a "Perpetual Cross Access and Public Utility Easement".

Section 3. All Other Definitions. Except as otherwise defined or modified herein, all terms appearing herein initially capitalized shall have the same meanings as are ascribed to such terms in the Master Declaration.

ARTICLE IV: GENERAL USES AND REGULATION OF USES

Section 1. Common Lots. The Common Lots shall be owned and maintained by the Association and all terms and Restrictions contained in the Master Declaration shall be applicable to the Common Lots.

Section 2. Private Lanes. The Association shall be responsible for the maintenance, repair and replacement of the Private Lanes including any and all roadway and other Improvements located thereon. The Association shall maintain the Private Lanes in a competent and attractive manner, including snow removal. Nothing shall be altered or constructed in or removed from the Private Lanes except upon written consent of the Board and in accordance with procedures required herein and by law.

There is hereby reserved for the use and benefit of Declarant and the Association, and granted for the use and benefit of each Lot and Common Lot, and for the use and benefit of each Lot Owner and such Owner's Occupant(s), and their respective successors and assigns, incidental to the use and enjoyment of the Lots and Common Lots, a perpetual, non-exclusive easement to enter on, over, across and through the Private Lanes, the scope and purposes of which are for 1) ingress to, and egress from, the Lots and Common Lots, 2) parking in designated parking spaces only, and 3) the construction, operation, maintenance, repair and/or replacement of public utilities and drainage systems. This easement shall run with the land and shall inure to the benefit of and be binding upon the Declarant, the Association and all Lot Owners and their successors in interest.

It is expressly understood and agreed that the easement herein created shall be absolute and non-exclusive subject to the Restrictions contained in this Second Supplement and the right of the Board to impose such rules, regulations and restrictions, as may be necessary, required or convenient to assure the privacy, safety, security and well-being of each Lot and the Lot Owners and Occupants within the Property, provided, however, that such shall not deprive or unreasonably restrict any of such Owner's or Occupant's right to have access to and from the Private Lanes and/or his/her/its Lot.

Section 3. Watering Schedules. **By accepting a deed to any portion of the Second Supplement Property, each Owner and the Association agree to abide by any irrigation watering schedule enacted by the District or Association.**

ARTICLE V: GENERAL PROVISIONS

Section 1. Enforcement. The Association, Declarant and/or any Owner, shall have the right to enforce, by any proceeding at law or in equity, any terms or Restrictions now or hereafter imposed by the provisions of this Second Supplement. Failure by the Association, Declarant or any Owner to immediately enforce any such term or Restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these terms or Restrictions by judgment or court order shall in no way affect any other term or Restrictions which shall remain in full force and effect.

Section 3. Term and Amendment. The terms and Restrictions of this Second Supplement shall run with and bind the land concurrently with the term of the Master Declaration. This Second Supplement may be amended pursuant to the amendment process(es) contained in the Master Declaration.

Section 4. Duration and Applicability to Successors. The terms and Restrictions contained within this Second Supplement shall run with the land and shall inure to the benefit of and be binding upon the Declarant, Association and all Owners, as well as all their successors in interest.

Section 5. Attorneys Fees. In the event it shall become necessary for the Association, Declarant or any Owner to retain legal counsel to enforce any term or Restriction contained within this Second Supplement, the prevailing party to any court proceeding shall be entitled to recover their reasonable attorneys' fees and costs of suit, including any bankruptcy, appeal or arbitration proceeding.

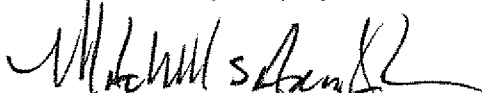
Section 6. Governing Law. This Second Supplement shall be construed and interpreted in accordance with the laws of the State of Idaho.

IN WITNESS WHEREOF, the undersigned has duly executed this Second Supplement as of the date first above written.

Declarant:

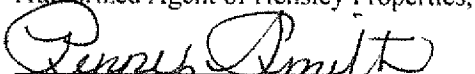
Hensley Properties, LLC,
an Idaho limited liability company

By:


Mitchell S. Armuth, Authorized Agent

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on October 18, 2021, by Mitchell S. Armuth as an Authorized Agent of Hensley Properties, LLC.


Signature of Notary Public

My commission expires: 2-16-2025

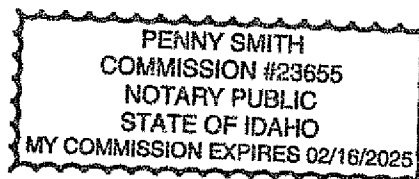


EXHIBIT A
LEGAL DESCRIPTION OF THE SECOND SUPPLEMENT PROPERTY

Lots 42 through 69, Block 1, Hensley Station Subdivision No. 2, according to the official plat thereof, filed in Book 121 of Plats at Pages 19058 through 19060, Records of Ada County, Idaho.

EXHIBIT B
HENSLEY STATION SUBDIVISION NO. 2 FINAL PLAT

See attached.

HENSLEY STATION SUBDIVISION NO. 2
LOCATED IN THE SW 1/4 OF SECTION 10, T3N, R1W, B.M.
CITY OF MERIDIAN, ADA COUNTY, IDAHO

1/4
1919 W 23RD AVE
UNIVERSITY CITY, MO 64111

NORTH PACIFIC RAILROAD RIGHT-OF-WAY

I, AEF
2021

CORE TABLE				IABE TABLE			
CORE #	LENGTH	ANALOG	PSIA	SEMI-ANALOG	COORDINATE	LENGTH	DIRECTION
1	3.05	12.67	111.17	1411.2501	3.05		
2	19.65	11.17	111.17	1411.2501	19.65		
3	13.37	3.15	13.37	1411.2501	13.37		
4	8.17	8.17	79.52	1411.2501	8.17		
5	14.65	30.57	141.17	1411.2501	14.65		
6	21.15	30.57	141.17	1411.2501	21.15		
7	6.60	30.57	141.17	1411.2501	6.60		
8	8.17	30.57	141.17	1411.2501	8.17		
9	6.67	15.46	141.17	1411.2501	6.67		

LEGEND	
	FOUND ALUMINUM CAP MONUMENT
	FOUND BRASS CAP MONUMENT
	FOUND 3/4\"/>
	FOUND 1/2\"/>
	FOUND 1/4\"/>
	SET 1/2\"/>
	PLASTIC CAP
	CALCULATED POINT
	SECTION LINE
	SUBURBAN ROAD BOUNDARY LINE
	LOT LINE
	ZERO SET-BACK LOT LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	EASEMENT LINE - CROSS-SECTION VARIATION
	EASEMENT LINE - SEE NOTE 12
	CITY OF INDIANAPOLIS
	CITY OF INDIANAPOLIS SEWER AND WATER DEPARTMENT
	PERMITTED CROSS ACCESS AND PUBLIC UTILITY EASEMENT - SEE NOTE 10
	NORTH ARROW AS INDICATED
	PLASTIC CAP MARKED - WITNESS PLUSH

NOTES

- ANY OF THE SUBDIVISION
- IRRIGATION WATER HAS BEEN PROVIDED TO EACH LOT IN COMPLIANCE WITH DADCO CODE SECTION 31-3604.1700. THE OWNER OF THIS SUBDIVISION HAS PROVIDED AN UNDERGROUND IRRIGATION SYSTEM WHICH WILL BE OWNED AND OPERATED BY THE HENSLEY STATION HOMEOWNERS ASSOCIATION. ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WITH PRESSURIZED IRRIGATION SERVICE AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE NAWMA & MERRIDAM HOUSING AND COMMUNITARIAN FEDERATION OF THE CITY OF MERRIDAM. THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS, STANDARDS, AND ORDINANCES OF THE CITY OF MERRIDAM IN EFFECT AT THE TIME OF BUILDING PERMIT SUBMITTAL.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/ DRAINAGE ENTITY.
- BOTTOM OF BUILDING FOOTINGS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE ESTABLISHED NORMAL HIGH GROUNDWATER ELEVATION.
- LOTS 52 AND 57, BLOCK 1, ARE COMMON LOTTS TO BE OWNED AND MAINTAINED BY THE HENSLEY STATION HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES AND HENSLEY STATION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION.
- THIS DEVELOPMENT RECOMMENDS SECTION 22-4682, DADCO CODE, RIGHT-TO-TO-FARM, WHICH STATES THAT NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OCCURRING OR MAINTAINED AT ANY TIME WHEN IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT IN COMPLIANCE WITH THE CITY OF MERRIDAM. THIS DEVELOPMENT RECOMMENDS THAT 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.
- THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF MERRIDAM RECORDED AS INSTRUMENT NO. 202-014001, RECORDS OF COUNTY OF CALIFORNIA, DADCO.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HENSLEY STATION SUBDIVISION RECORDED AS INSTRUMENT NO. 201-012360, RECORDS OF COUNTY OF CALIFORNIA, DADCO.
- ALL LOTS ARE SUBJECT TO AN EASEMENT FOR PUBLIC UTILITIES AND AGRICULTURAL CROSSER ACCESS AS SHOWN. THE RIGHTS OF THE UTILITY OR CROSSER ACCESS SHALL BE DEFINED IN THE COAR DOCUMENTS FOR HENSLEY STATION SUBDIVISION.
- THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF PRESSURIZED IRRIGATION AGREEMENT RECORDED AS INSTRUMENT NO. 202-006948, AND AN OPERATION AND MAINTENANCE AGREEMENT FOR HENSLEY STATION NO. 2 RECORDED AS INSTRUMENT NO. 202-012360, RECORDS OF COUNTY OF CALIFORNIA, DADCO.
- LOTS 63 THROUGH 68, AND 68 THROUGH 60 OF BLOCK 1 HAVE A THIRTEEN (13) FOOT WIDE PERMANENT PUBLIC UTILITIES, PRESSURE DRAINAGE AND PRESSURE IRRIGATION EASEMENT. SAID EASEMENTS ARE RESERVED FOR THE HENSLEY STATION HOMEOWNERS ASSOCIATION.
- THIS SUBDIVISION IS SUBJECT TO A LICENSE AGREEMENT WITH NAWMA, MERRIDAM HOUSING FEDERATION RECORDED AS INSTRUMENT NO. 202-012360, RECORDS OF COUNTY OF CALIFORNIA, DADCO.

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM INFORMATION, INFORMATION FOR SUBDIVISION, INFORMATION FROM HENLEY STATION SUBDIVISION NO. 1, RECORD OF SURVEY NUMBERS 11513, 11784, 11865, AND CURRENT DEEDS OF RECORD. THE SURVEYED INFORMATION AND CONTROLLING BOUNDARIES OF THE RECORDS WELL, AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION.



LandSolutions
Land Surveying and Consulting

231 E. 6TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.lacotechusa.com lbg

HENSLEY STATION SUBDIVISION NO. 2

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY AND INTERESTS HEREIN DESCRIBED TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF HENSLEY STATION SUBDIVISION NO. 2:

A PARCEL LOCATED IN THE SW 1/4 OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADJACENT TO THE WEST AND NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 10, BEING A PORTION OF THAT PARCEL FORMERLY DESCRIBED AND SHOWN IN WARRANTY DEED NO. 20142, RECORDS OF ADJ. COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 10, FROM WHICH A BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SW 1/4 OF SECTION 10 BEARS N 0°30'57" E A DISTANCE OF 280.06 FEET;

THENCE N 0°30'57" E ALONG THE WESTERLY BOUNDARY OF SAID SW 1/4 A DISTANCE OF 1067.00 FEET TO A POINT;

THENCE LEAVING SAID WESTERLY BOUNDARY S 89°19'41" E A DISTANCE OF 496.53 FEET TO THE PACIFIC RAILROAD RIGHT-OF-WAY, BEING THE CENTERLINE OF SAID RAILROAD, AS SHOWN IN BOOK 122 OF PLATS ON PAGES 20142 THROUGH 20145, RECORDS OF ADJ. COUNTY, IDAHO;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID HENSLEY STATION SUBDIVISION NO. 1 N 0°36'41" E A DISTANCE OF 80.67 FEET TO AN ANGLE POINT ON SAID BOUNDARY BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY THE FOLLOWING COURSES AND DISTANCES:

THENCE N 89°34'22" W A DISTANCE OF 102.50 FEET TO A POINT;

THENCE N 0°36'41" E A DISTANCE OF 1.00 FEET TO A POINT OF CURVATURE;

THENCE A DISTANCE OF 5.55 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 21°11'18" AND A LONG CHORD BEARING N 11°12'20" E A DISTANCE OF 5.52 FEET TO A POINT OF TANGENCY;

THENCE N 21°47'59" E A DISTANCE OF 37.38 FEET TO A POINT OF CURVATURE;

THENCE A DISTANCE OF 19.05 FEET ALONG THE ARC OF A 61.50 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 21°11'18" AND A LONG CHORD BEARING N 11°12'20" E A DISTANCE OF 19.04 FEET TO A POINT OF TANGENCY;

THENCE N 0°36'41" E A DISTANCE OF 18.38 FEET TO A POINT;

THENCE N 89°34'22" W A DISTANCE OF 14.50 FEET TO A POINT;

THENCE S 0°36'41" W A DISTANCE OF 2.80 FEET TO A POINT;

THENCE N 89°23'19" W A DISTANCE OF 95.01 FEET TO A POINT;

THENCE N 0°36'42" E A DISTANCE OF 238.53 FEET TO A POINT;

THENCE N 85°58'58" W A DISTANCE OF 25.34 FEET TO A POINT;

THENCE N 89°21'03" W A DISTANCE OF 26.18 FEET TO A POINT;

THENCE N 1°34'23" E A DISTANCE OF 133.56 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE LEAVING SAID SUBDIVISION BOUNDARY AND ALONG SAID RIGHT-OF-WAY S 89°13'50" E A DISTANCE OF 252.28 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY S 0°36'41" W A DISTANCE OF 448.88 FEET TO THE POINT OF BEGINNING;

THIS PARCEL CONTAINS 2.01 ACRES MORE OR LESS

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF MERIDIAN. THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION. THE PRIVATE ROAD, PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND FOR ANY ERECTED STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 7th DAY OF MAY 2021

HENSLEY PROPERTIES, LLC, AN IDAHO LIMITED LIABILITY COMPANY

Michael S. Arnold
BY MICHAEL S. ARNOLD, AUTHORIZED AGENT

ACKNOWLEDGMENT

STATE OF IDAHO } s.s.
COUNTY OF ADA }

ON THIS 7th DAY OF MAY 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE OF IDAHO, CLYDE W. HANSEN, A PERSON DULY QUALIFIED TO BE AN AUTHORIZED AGENT OF HENSLEY PROPERTIES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE PERSONS WHOSE NAMES ARE SET FORTH IN THE 'CERTIFICATE OF OWNERS' AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

MY COMMISSION EXPIRES July 23, 2021

RESIDING AT

NOTARY PUBLIC FOR THE STATE OF IDAHO



CERTIFICATE OF SURVEYOR

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



CLYDE W. HANSEN
P.L.S. 11118

LandSolutions
Land Surveying and Consulting
231 E. 8TH ST., STE. A
MERIDIAN, ID 83642
(208) 261-1000 FAX (208) 261-2557
www.landsolutions.id

HENSLEY STATION SUBDIVISION NO. 2

BOOK PAGE

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 61, 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 50-1304, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.



Barbara Beils BEILS DATE 6-23-2021
CENTRAL DISTRICT HEALTH DEPT

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 22ND DAY OF February, 2021 THIS PLAT WAS ONLY ACCEPTED AND APPROVED.

[Signature]
CITY CLERK

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

William Shinn 9/11/21
CITY ENGINEER - MERIDIAN, IDAHO L.P. #1030

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 11 DAY OF July, 2021.



Kent Caldwell
PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

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

Delaney 1 October 2021
ADA COUNTY SURVEYOR
P.L.S. # 13253

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. 90-1306, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.



DATE 10-1-2021
Elaine Inaba
COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO } S.S.
COUNTY OF ADA }
INSTRUMENT NO. 2021-143653
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF
LAND SOLUTIONS, P.C. AT 3:35 MINUTES PAST 2:00 O'CLOCK P.M. ON
THIS 12 DAY OF October, 2021, IN BOOK 121 OF PLATS AT PAGES 19053 - 19060.

Paul McHarris
DEPUTY
EX-OFFICIO RECORDER

FEES 171



CLINTON W. HANSEN
PLS 15118

LandSolutions
Land Surveying and Consulting

231 E. 4TH ST., STE. A
MERIDIAN, ID 83442
(208) 268-2040 Fax (208) 268-2057
www.landsolutionsllc.com

EXHIBIT C
LEGAL DESCRIPTION OF THE COMMON LOTS

Lots 52 and 57, Block 1, Hensley Station Subdivision No. 2, according to the official plat thereof, filed in Book 121 of Plats at Pages 19058 through 19060, Records of Ada County, Idaho.