

Cumberland Subdivision No. 6

Certificate of Owners

I, the undersigned, do hereby certify that I am the owner of a certain tract of land to-wit: **1/4 Section 4, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho**, as shown in **Instrument No. 2014-03453**, records of **Canyon County, Idaho**, which corner is the south quarter corner of said Section 4. These containing **5007'34"W, 470.22 feet** along the easterly boundary of said Section 4 to the southeast corner of said Section 4, **2.23744 feet** along the southerly boundary of said Section 4, **773.95 feet** along the southerly line of the southeast quarter of said Section 4.

Thence **N33°20'05"W, 203.85;**
 Thence **N34°09'28"W, 138.19 feet** to the southwest corner of Cumberland Subdivision No. 5, as shown in Instrument No. 2013-06254, records of Canyon County, Idaho.


Thence the following courses and distances along the southwestern boundary of said Cumberland Subdivision No. 5:
N72°49'35"E, 218.81 feet to a corner on the southeastern boundary of said Cumberland Subdivision No. 5 and to the southwestern boundary of Cumberland Subdivision No. 3, as shown in Instrument No. 2015-019540, records of Canyon County, Idaho;

Thence along said southwestern boundary of said Cumberland Subdivision No. 3, **85.22 feet** along a tangent curve deflecting to the left, having a central angle of **15°09'20"**, a radius of **350.00 feet**, a long chord bearing of **S47°08'56"E**, and a long chord distance of **94.55 feet** to the southeasterly corner of said Cumberland Subdivision No. 2.

Thence the following courses and distances along the southerly boundary of said Cumberland Subdivision No. 2:
324.99 feet along a tangent curve deflecting to the left having a central angle of **31°40'27"**, a radius of **380.00 feet**, a long chord bearing of **S08°55'20"E**, and a long chord distance of **314.07 feet**;
N67°47'28"E, 251.04 feet;
S89°42'28"E, 40.00 feet to the Point of Beginning.


Comprising **8.11 acres, more or less**.
 The public streets shown on this plat are hereby dedicated to the public; the utility, drainage, and irrigation easements shown on this plat are not dedicated to the public, but are hereby reserved for the uses specifically depicted and stated thereon, and no permanent structures are to be erected within the depicted easements; the lots within this subdivision are eligible to receive water service from the City of Caldwell, and the City of Caldwell has agreed in writing to serve all of the lots within this subdivision.

In witness whereof, I have hereunto set my hand.


 Rick Bennett, Vice President
 Bennett Forest Industries, Inc.
 Date 7/13/22


Acknowledgment

County of Canyon)
 State of Idaho) ss.
 On this the 13th day of July, in the year of 2022, before me, the undersigned, a notary public in and for said County of Canyon, appeared Rick Bennett, known or identified to me to be the Vice President of Bennett Forest Industries, Inc., the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.
 In witness whereof, I have set my hand and seal the day and year in this certificate first above written.

Notary Public for Idaho
Scott D. Smallwood
 Reading in Boise, Idaho
 My commission expires 1/14/2024


Certificate of Surveyor

I, Joseph D. Ganning, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, holder of a Certificate of Surveyors and as shown on the attached plat, was drawn from an actual survey made on the ground under my supervision, and accurately and correctly represents the points plotted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.


Joseph D. Ganning, L.S. No. 4116


Approval of Southwest District Health Department

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Licensed Licensed Professional Engineer (LPE) representing the health department. The LPE has reviewed the plat and the conditions and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Water and sewer lines have been completed and services certified as adequate. Sanitary restrictions may be based on a certificate of despatch.


 Southwest District Health Department, HEHS
 Date 07/13/2022

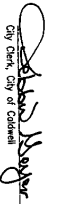

Approval of City Engineer

I, the undersigned, City Engineer, in and for the City of Caldwell, Canyon County, Idaho, do hereby approve this plat.

 Caldwell City Engineer
 Date 2/6/23



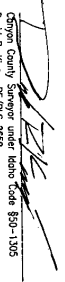
Approval of City Council

I, Debbie Greer, City Clerk in and for the City of Caldwell, Canyon County, Idaho, do hereby certify that a regular meeting of the City Council held on the 13th day of July, 2022, approved the plat of Cumberland Subdivision No. 6 and approved.


 Debbie Greer, City Clerk
 Date 2/6/23


Certificate of County Surveyor

I, the undersigned, Professional Land Surveyor for Canyon County, Idaho, hereby certify that I have examined the plat and find that it complies with the provisions of the State of Idaho Code, Title 50, Chapter 13 relating to plats and surveys.


 Canyon County Surveyor under Idaho Code §50-1305
 David R. Kizer, PE/PLS 2659
 Date 7/18/22

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho, per requirement of Idaho Code, Title 50, Chapter 13, hereby certify that I have examined the plat and find that it complies with the provisions of the State of Idaho Code, Title 50, Chapter 13 relating to plats and surveys. This certificate is valid for the next thirty (30) days only.


 Canyon County Treasurer
 Date 02/09/2023



ACCOMMODATION

FIFTH AMENDMENT OF THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CUMBERLAND SUBDIVISION

WHEREAS, on March 19, 2012 the undersigned, as Grantor, recorded the original Master Declaration of Covenants, Conditions, Restrictions and Easements for Cumberland Subdivision as Instrument Number 2012010554, records of Canyon County, State of Idaho and,

WHEREAS, Article XI, Section 11.01 of the Master Declaration allows for the Annexation of additional property to the Cumberland Subdivision to be brought within the provisions of the Master Declaration.

NOW THEREFORE

The Grantor does hereby amend the Master Declaration by declaring that the following real property shall be subject to and bound by the covenants, conditions, restrictions, easements, reservations, limitations and equitable servitudes set forth in the Master Declaration as originally recorded.

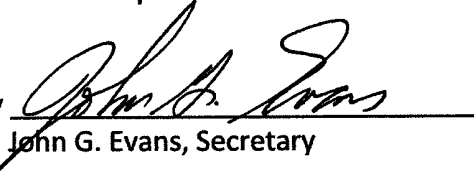
PROPERTY DESCRIPTION

Cumberland Subdivision No. 6 as Instrument Number 2023-004109, Book 55, Page 27, records of Canyon County, State of Idaho.

Dated this 10th day of February, 2023

Great Sky Development, Inc.
An Idaho Corporation

By


John G. Evans, Secretary

2023-004677

RECORDED

02/14/2023 03:20 PM

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 JWINSLOW \$13.00

TYPE: CCR

PIONEER TITLE CANYON - CALDWELL

ELECTRONICALLY RECORDED

NOTARY


State of Idaho)

ss.

County of Ada)

On this 10th day of Feb., 2023, before me the undersigned Notary Public, personally appeared John G. Evans, known to me to be the Secretary of the corporation that executed the foregoing instrument, or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

In witness whereof, I have hereunto set my hand and seal the day and year in this acknowledgement first above written.



Notary Public for Idaho
Residing at: Ada
My Commission expires: 5-26-2026

