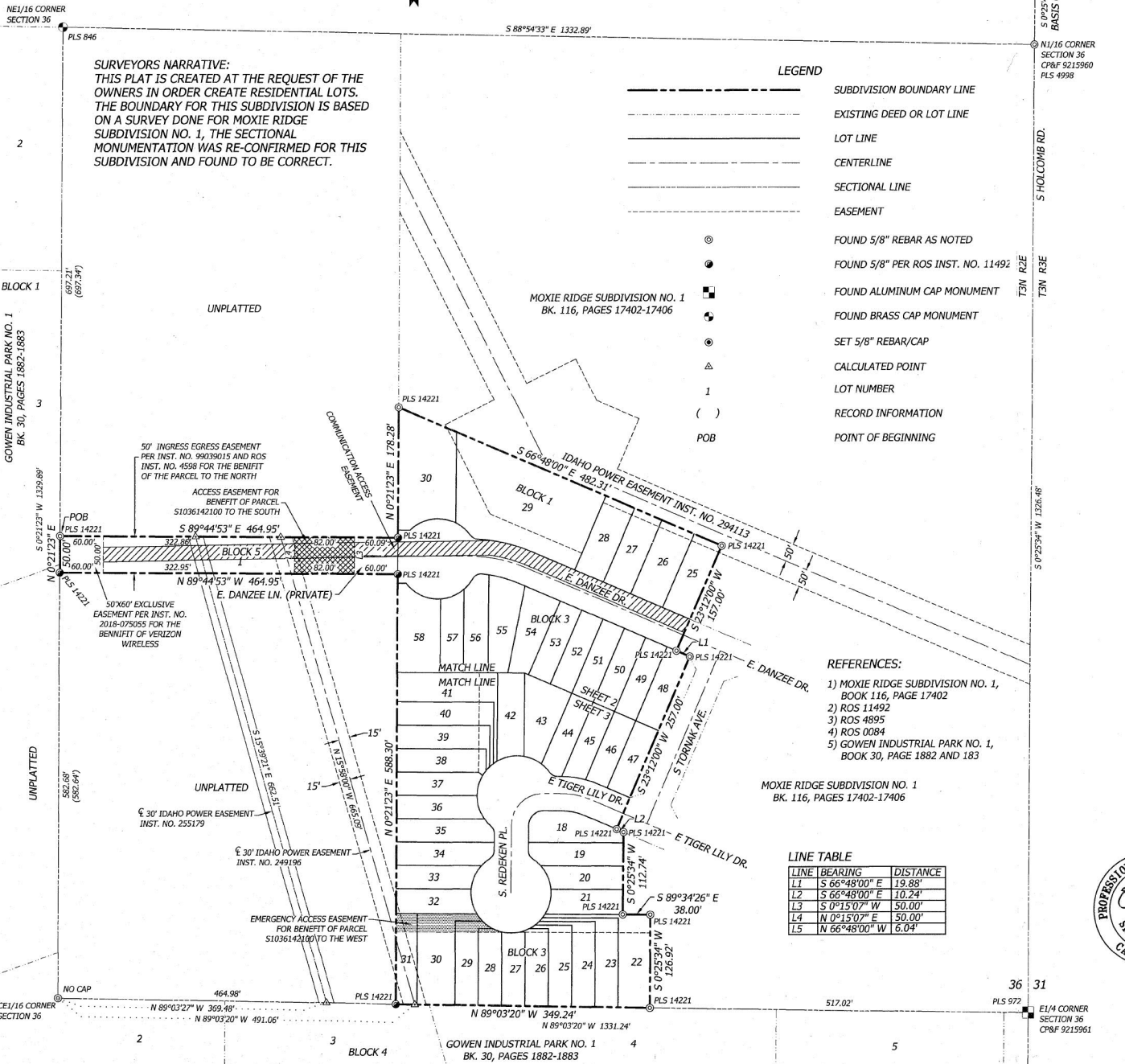


This document provided courtesy of TitleOne

MOXIE RIDGE SUBDIVISION NO. 2
 A PARCEL OF LAND WITHIN THE SE1/4, OF THE NE1/4, SECTION 36,
 T. 3 N., R. 2 E., B.M., CITY OF BOISE, ADA COUNTY, IDAHO
 2021

SEE SHEET 2 AND 3 FOR LOT DETAILS



SURVEYORS NARRATIVE:
 THIS PLAT IS CREATED AT THE REQUEST OF THE OWNERS IN ORDER TO CREATE RESIDENTIAL LOTS. THE BOUNDARY FOR THIS SUBDIVISION IS BASED ON A SURVEY DONE FOR MOXIE RIDGE SUBDIVISION NO. 1. THE SECTIONAL MONUMENTATION WAS RE-CONFIRMED FOR THIS SUBDIVISION AND FOUND TO BE CORRECT.

LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING DEED OR LOT LINE
- LOT LINE
- CENTERLINE
- SECTIONAL LINE
- EASEMENT
- FOUND 5/8" REBAR AS NOTED
- FOUND 5/8" PER ROS INST. NO. 11492
- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- SET 5/8" REBAR/CAP
- CALCULATED POINT
- LOT NUMBER
- RECORD INFORMATION
- POINT OF BEGINNING

REFERENCES:

- 1) MOXIE RIDGE SUBDIVISION NO. 1, BOOK 116, PAGE 17402
- 2) ROS 11492
- 3) ROS 4895
- 4) ROS 0084
- 5) GOVEN INDUSTRIAL PARK NO. 1, BOOK 30, PAGE 1882 AND 183

MOXIE RIDGE SUBDIVISION NO. 1
 BK. 116, PAGES 17402-17406

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 66°48'00" E	19.88'
L2	S 66°48'00" E	10.24'
L3	S 0°15'07" W	50.00'
L4	N 0°15'07" E	50.00'
L5	N 66°48'00" W	6.04'

NOTES

1. PERMANENT PUBLIC UTILITIES, LOT DRAINAGE AND BOISE CITY STREET LIGHT EASEMENTS ARE HEREBY DESIGNATED ALONG THE FOLLOWING, UNLESS OTHERWISE DIMENSIONED:
 - 10' WIDE ALONG THE SUBDIVISION BOUNDARY UNLESS OTHERWISE DIMENSIONED.
 - 10' WIDE ALONG ANY FRONT LOT LINE, PUBLIC RIGHT OF WAY
 - 5' WIDE ALONG REAR LOT LINES (WHERE IT IS NOT ALONG THE SUBDIVISION BOUNDARY).
 - 3' WIDE ALONG INTERIOR SIDE LOT LINES
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
3. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH PUD 18-00004 AND CFH 18-00025.
4. MINIMUM BUILDING SETBACKS SHALL BE IN COMPLIANCE WITH CITY OF BOISE APPLICABLE ZONING AND SUBDIVISION REGULATIONS, UNLESS OTHERWISE APPROVED BY PUD 18-00004 AND CFH 18-00025, AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS.
5. THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, MAKING THE REQUIREMENTS IN IDAHO CODE 31-3805 NOT APPLICABLE.
6. LOTS 25 THROUGH 30, BLOCK 1 ARE AFFECTED BY AN EXISTING IDAHO POWER EASEMENT, AS RECORDED IN INST. NO. 294113, AND LOTS 30 AND 31, BLOCK 3 ARE AFFECTED BY AN EXISTING IDAHO POWER EASEMENT AS RECORDED IN INST. NO. 249196. ADA COUNTY RECORDS, AS SHOWN HEREON, BUILDING OF ANY PERMANENT STRUCTURE WITHIN 60' FROM THE CENTERLINE OF THE IDAHO POWER TRANSMISSION LINE IS PROHIBITED.
7. LOT 29, BLOCK 1, LOT 31, BLOCK 3, AND LOT 1, BLOCK 5, ARE NON-BUILDABLE COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE MOXIE RIDGE COMMUNITY ASSOCIATION, INC.
8. THIS SUBDIVISION IS LOCATED IN AREA "B" OF THE WILDLAND URBAN INTERFACE CODE AND THE PROPERTY DEVELOPMENT AND CONSTRUCTION OF STRUCTURES SHALL COMPLY WITH THE REQUIREMENTS OF B.C.C. 7-01-69. AND COMPLIANCE WITH SECTION 7-01-09 OF THE BOISE CITY FIRE PREVENTION CODE IS REQUIRED. LOT 30, BLOCK 1, AND LOTS 31 THROUGH 41 AND LOT 58, BLOCK 3 SHALL MEET THE SETBACK AND LANDSCAPING REQUIREMENTS WITHIN THE 30 FOOT WIDE BUFFER, AS SHOWN HEREON.
9. LOTS 22 THROUGH 26, LOTS 28 THROUGH 31 AND LOTS 38 THROUGH 41, BLOCK 3, ARE SUBJECT TO COMMON DRIVEWAY EASEMENTS AS SHOWN HEREON. VEHICULAR ACCESS FOR SAID LOTS SHALL BE LIMITED TO THE COMMON DRIVEWAY EASEMENTS, AND NO DIRECT ACCESS TO THE STREET OTHER THAN THROUGH SAID EASEMENTS SHALL BE ALLOWED. THE OWNERS OF SAID LOTS TAKING ACCESS THROUGH SAID COMMON DRIVEWAY EASEMENTS SHALL HAVE A PERPETUAL RIGHT OF INGRESS AND EGRESS AND SAID EASEMENTS SHALL RUN WITH THE LAND. LOTS 28 THROUGH 31, BLOCK 3 ARE SUBJECT TO AN EMERGENCY ACCESS EASEMENT FOR THE BENEFIT OF PARCEL S1036142100 TO THE WEST. SEE CORR DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING USE AND MAINTENANCE OF SAID EASEMENTS.
10. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITION AND RESTRICTIONS, AS RECORDED INST. NO. 2019-087323, ADA COUNTY RECORDS. ADA COUNTY RECORDER'S OFFICE. SAID COVENANTS, CONDITION AND RESTRICTIONS MAY BE AMENDED.
11. LOTS 25 THROUGH 30, BLOCK 1 ARE SUBJECT TO AN IDAHO POWER EASEMENT RECORDED AS INST. NO. 428977 AND 429005, ADA COUNTY RECORDS. BUILDING OF ANY PERMANENT STRUCTURES IS PROHIBITED WITHIN 60' FROM THE CENTERLINE OF THE IDAHO POWER TRANSMISSION LINE.
12. THE LAND WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED IN INST. NO. 97036612, ADA COUNTY RECORDS.
13. LOT 31, BLOCK 3 AND A PORTION OF LOT 29, BLOCK 1 AND LOTS 28, 29 AND 30, BLOCK 3 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103236, OFFICIAL RECORDS ADA COUNTY, AND INCORPORATED HEREIN BY 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.
14. THIS SUBDIVISION IS SUBJECT TO ACHD LICENSE AGREEMENT NO. 2020-045801.
15. INDIVIDUAL LOT DEVELOPMENT FOR LOTS 25 THROUGH 30, BLOCK 1 SHALL COMPLY WITH THE BOISE CITY HILLSIDE AND FOOTHILLS AREA DEVELOPMENT ORDINANCE (B.C.C. 11-07-08 THROUGH 11-07-09), INTERNATIONAL BUILDING CODE CHAPTER 18 AND APPENDIX I AS MODIFIED BY BOISE CITY CODE CHAPTER 9-01 AND THE CONDITIONS OF APPROVAL FOR CFH18-00025.
16. NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOT IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INST. NO. 2020-102223 HAVE BEEN FULFILLED, AS DETERMINED BY THE CITY OF BOISE.
17. THE COMMUNICATION EASEMENT SHOWN HEREON IS LOCATED INSIDE E. DANZEE DR. AND LOT 1, BLOCK 5 E. DANZEE LN. (PRIVATE) ONLY.
18. LOTS 22, 30 AND 41, BLOCK 3 ARE SUBJECT TO A 5 FOOT WIDE LANDSCAPE EASEMENT.



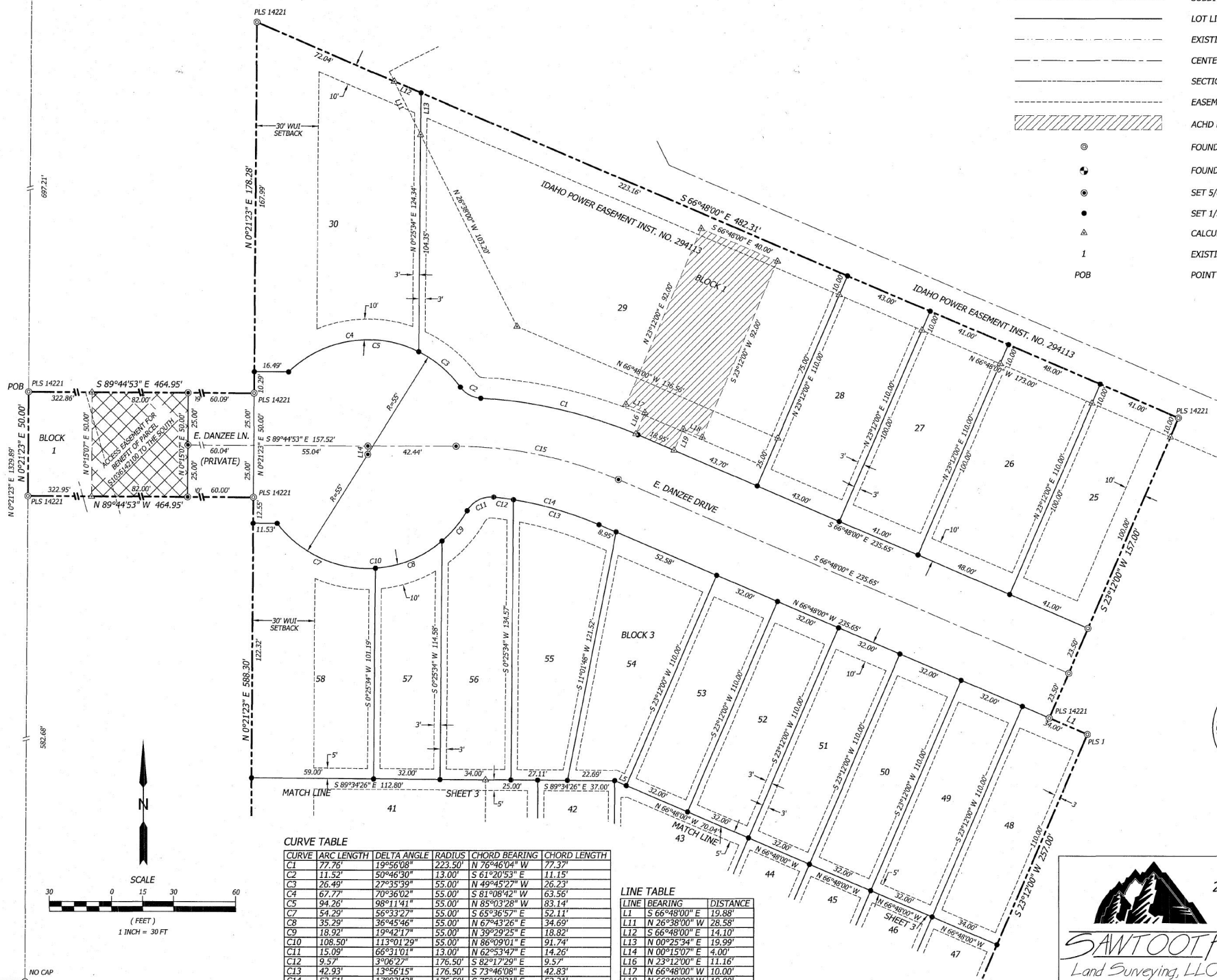
2030 S. WASHINGTON AVE.
 EMMETT, ID 83617
 (208) 398-8104
 FAX (208) 398-8105
 WWW.SAWTOOTHLS.COM

SHEET: 1 OF 5	DATE: 3/2021	DRAWN BY: Wfj	CHECKED BY: CP	JOB#: 19375	DWG#: 19375-PP
---------------	--------------	---------------	----------------	-------------	----------------

PLAT CORNER
MOXIE RIDGE SUBDIVISION NO. 2

NE1/16 CORNER
SECTION 36

- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - EXISTING DEED OR LOT LINE
 - CENTERLINE
 - SECTIONAL LINE
 - EASEMENT
 - FOUND 5/8" REBAR AS NOTED
 - FOUND BRASS CAP MONUMENT
 - SET 5/8" REBAR/CAP
 - SET 1/2" REBAR/CAP
 - CALCULATED POINT
 - EXISTING LOT NUMBER
 - POINT OF BEGINNING

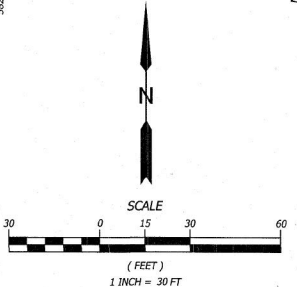


CURVE TABLE

CURVE	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	77.76'	19°56'08"	223.50'	N 76°46'04" W	77.37'
C2	11.52'	50°46'30"	13.00'	S 61°20'53" E	11.15'
C3	26.49'	27°35'39"	55.00'	N 49°45'27" W	26.23'
C4	67.77'	70°36'02"	55.00'	S 81°08'42" W	63.56'
C5	94.26'	98°11'41"	55.00'	N 85°03'28" W	83.14'
C7	54.29'	56°33'27"	55.00'	S 65°36'57" E	52.11'
C8	35.29'	36°45'46"	55.00'	N 67°43'26" E	34.69'
C9	18.92'	19°42'17"	55.00'	N 39°29'55" E	18.82'
C10	108.50'	113°01'29"	55.00'	N 86°09'01" E	91.74'
C11	15.09'	66°31'01"	13.00'	N 62°53'47" E	14.26'
C12	9.57'	3°06'27"	176.50'	S 82°17'29" E	9.57'
C13	42.93'	13°56'15"	176.50'	S 73°46'08" E	42.83'
C14	52.51'	17°02'42"	176.50'	S 75°19'21" E	52.31'
C15	80.10'	22°56'53"	200.00'	S 78°16'26" E	79.57'

LINE TABLE

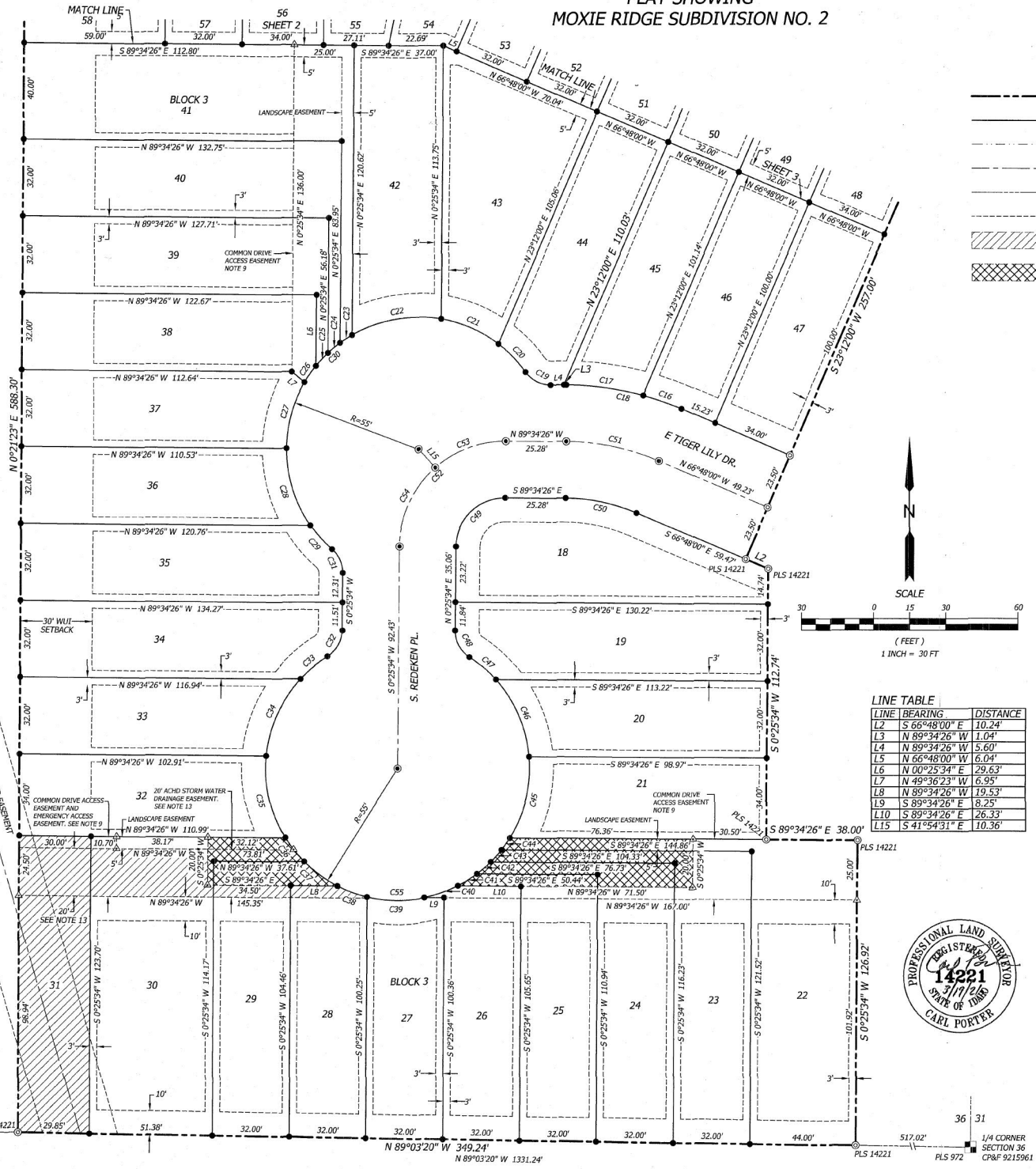
LINE	BEARING	DISTANCE
L1	S 66°48'00" E	19.88'
L11	N 26°38'00" W	28.58'
L12	S 66°48'00" E	14.10'
L13	N 00°23'34" E	19.99'
L14	N 00°15'07" E	4.00'
L16	N 23°12'00" E	11.16'
L17	N 66°48'00" W	10.00'
L18	N 66°48'00" W	10.00'
L19	S 23°12'00" W	11.16'



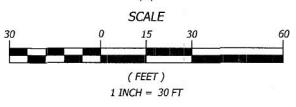
2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105
WWW.SAWTOOTHLS.COM

SHEET: 2 OF 5 DATE: 3/2021 DRAWN BY: WJF CHECKED BY: CP JOB#: 19375 DWG#: 19375-PP

PLAT SHOWING
MOXIE RIDGE SUBDIVISION NO. 2



- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - - - LOT LINE
 - EXISTING DEED OR LOT LINE
 - CENTERLINE
 - SECTION LINE
 - EASEMENT
 - ▨ ACHD MASTER STORM DRAINAGE EASEMENT
 - ▩ SANITARY SEWER EASEMENT INST. NO. 2020-069596
 - ▩ SANITARY SEWER EASEMENT INST. NO. 2020-069597
 - ⊙ FOUND 5/8" REBAR AS NOTED
 - FOUND ALUMINUM CAP MONUMENT
 - ⊙ FOUND BRASS CAP MONUMENT
 - SET 5/8" REBAR/CAP
 - SET 1/2" REBAR/CAP
 - △ CALCULATED POINT
 - 1 EXISTING LOT NUMBER



CURVE TABLE

CURVE	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
C16	16.82'	7°48'12"	123.50'	N 70°42'06" W	16.81'
C17	32.27'	14°58'15"	123.50'	N 82°05'19" W	32.18'
C18	49.09'	22°46'26"	123.50'	N 78°11'13" W	48.77'
C19	12.23'	53°55'05"	13.00'	N 62°36'54" W	11.79'
C20	16.40'	17°04'56"	55.00'	N 44°11'49" W	16.34'
C21	26.25'	27°21'00"	55.00'	N 66°24'47" W	26.01'
C22	38.41'	40°00'41"	55.00'	S 79°54'22" W	37.63'
C23	6.01'	6°15'39"	55.00'	S 56°46'12" W	6.01'
C24	6.55'	6°49'24"	55.00'	S 50°13'41" W	6.55'
C25	7.40'	7°42'38"	55.00'	S 42°57'40" W	7.40'
C26	8.29'	8°38'09"	55.00'	S 34°47'17" W	8.28'
C27	28.84'	30°02'37"	55.00'	S 15°26'53" W	28.51'
C28	34.15'	35°34'43"	55.00'	S 17°21'47" E	33.61'
C29	13.34'	13°54'07"	55.00'	S 42°06'11" E	13.31'
C30	185.65'	7°48'12"	55.00'	S 47°39'42" W	109.25'
C31	11.23'	49°28'49"	13.00'	S 24°19'50" W	10.88'
C32	13.05'	57°32'11"	13.00'	S 29°11'39" W	12.51'
C33	14.80'	15°25'16"	55.00'	S 50°15'06" W	14.76'
C34	35.54'	37°01'13"	55.00'	S 24°01'52" W	34.92'
C35	35.57'	37°03'30"	55.00'	S 13°00'30" E	34.96'
C36	12.83'	13°22'08"	55.00'	S 38°13'18" E	12.80'
C37	17.20'	17°55'20"	55.00'	S 53°52'02" E	17.13'
C38	13.29'	13°50'49"	55.00'	S 69°45'07" E	13.26'
C39	23.94'	24°56'33"	35.00'	S 89°08'47" E	23.75'
C40	14.83'	15°26'52"	55.00'	N 70°39'50" E	14.78'
C41	9.35'	9°44'33"	55.00'	N 58°03'48" E	9.34'
C42	7.60'	7°54'55"	55.00'	N 49°14'04" E	7.59'
C43	6.67'	6°56'45"	55.00'	N 41°48'14" E	6.66'
C44	6.09'	6°20'29"	55.00'	N 35°09'37" E	6.08'
C45	35.52'	36°59'59"	55.00'	N 13°29'23" E	34.90'
C46	35.65'	37°08'20"	55.00'	N 23°34'47" W	35.03'
C47	14.36'	14°57'40"	35.00'	N 49°37'47" W	14.32'
C48	13.05'	57°32'11"	13.00'	N 28°20'32" W	12.51'
C49	32.20'	90°00'00"	20.50'	N 45°25'34" E	28.99'
C50	30.41'	22°46'26"	76.50'	S 78°11'13" E	30.21'
C51	39.75'	22°46'26"	100.00'	N 78°11'13" W	39.49'
C52	69.12'	90°00'00"	44.00'	S 45°25'34" W	62.23'
C53	32.12'	41°49'16"	44.00'	S 69°30'56" W	31.41'
C54	37.00'	48°10'44"	44.00'	S 24°30'56" W	35.92'

LINE TABLE

LINE	BEARING	DISTANCE
L2	S 66°48'00" E	10.24'
L3	N 89°34'26" W	1.04'
L4	N 89°34'26" W	5.60'
L5	N 66°48'00" W	6.04'
L6	N 00°25'34" E	29.63'
L7	N 49°36'23" W	6.95'
L8	N 89°34'26" W	19.53'
L9	S 89°34'26" E	8.25'
L10	S 89°34'26" E	26.33'
L15	S 41°54'31" E	10.36'



2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
WWW.SAWTOOTHLS.COM

SAWTOOTH
Land Surveying, LLC

SHEET: 3 OF 5	DATE: 2/2021	DRAWN BY: WFJ	CHECKED BY: CP	JOB#: 19375	DWG#: 19375-FP
---------------	--------------	---------------	----------------	-------------	----------------

CERTIFICATE OF OWNER:

KNOW ALL MEN BY THESE PRESENTS:

THAT I THE UNDERSIGNED DO HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS MY 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 IDAHO, INC., AND THAT SUEZ WATER IDAHO, INC., HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION. (I.C. 50-1334)

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

THE PRIVATE STREET, (E. DANZEE LANE) AS SHOWN ON THIS PLAT, IS NOT DEDICATED TO THE PUBLIC.

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 ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 0°25'48" WEST BETWEEN A BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 36 AND A 5/8" REBAR PLS 4998 MARKING THE N1/16 CORNER OF SECTION 36, BOTH IN T. 3 N., R. 2 E., B.M., CITY OF BOISE, ADA COUNTY, IDAHO.

A PARCEL OF LAND LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 36, T. 3 N., R. 2 E., CITY OF BOISE, ADA COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A BRASS CAP MARKING THE NE1/16 CORNER OF SAID SECTION 36;

THENCE SOUTH 0°21'23" WEST COINCIDENT WITH THE WEST LINE OF THE SE1/4 OF THE NE1/4 OF SAID SECTION 36, A DISTANCE OF 697.21 FEET TO A 5/8" REBAR PLS 14221 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 89°44'53" EAST, 464.95 FEET TO A 5/8" REBAR PLS 14221;

THENCE NORTH 0°21'23" EAST, PARALLEL WITH THE WESTERLY BOUNDARY OF THE SE1/4 OF THE NE1/4, A DISTANCE OF 178.28 FEET TO A 5/8" REBAR PLS 14221;

THENCE SOUTH 66°48'00" EAST, COINCIDENT WITH THE SOUTHERLY BOUNDARY OF MOXIE RIDGE SUBDIVISION NO. 1, BOOK 116, PAGE 17402, ADA COUNTY RECORDER, 482.31 FEET TO A 5/8" REBAR PLS 14221;

THENCE SOUTH 23°12'00" WEST, COINCIDENT WITH THE WESTERLY BOUNDARY OF SAID MOXIE RIDGE SUBDIVISION NO. 1, A DISTANCE OF 157.00 FEET TO A 5/8" REBAR PLS 14221;

THENCE SOUTH 66°48'00" EAST, COINCIDENT WITH THE SOUTHERLY OF BOUNDARY OF SAID MOXIE RIDGE SUBDIVISION NO. 1, A DISTANCE OF 19.88 FEET TO A 5/8" REBAR PLS 14221;

THENCE SOUTH 23°12'00" WEST, COINCIDENT WITH THE WESTERLY BOUNDARY OF SAID MOXIE RIDGE SUBDIVISION NO. 1, A DISTANCE OF 257.00 FEET TO A 5/8" REBAR PLS 14221;

THENCE SOUTH 66°48'00" EAST, COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID MOXIE RIDGE SUBDIVISION NO. 1, A DISTANCE OF 10.24 FEET TO A 5/8" REBAR PLS 14221;

THENCE SOUTH 0°25'34" WEST, COINCIDENT WITH THE WESTERLY BOUNDARY OF SAID MOXIE RIDGE SUBDIVISION NO. 1, A DISTANCE OF 112.74 FEET TO A 5/8" REBAR PLS 14221;

THENCE SOUTH 89°34'26" EAST, COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID MOXIE RIDGE SUBDIVISION NO. 1, A DISTANCE OF 38.00 FEET TO A 5/8" REBAR PLS 14221;

THENCE SOUTH 0°25'34" WEST, COINCIDENT WITH THE WESTERLY BOUNDARY OF SAID MOXIE RIDGE SUBDIVISION NO. 1, A DISTANCE OF 126.92 FEET TO A 5/8" REBAR PLS 14221 ON THE SOUTH LINE OF SAID SE1/4 OF THE NE1/4 OF SECTION 36;

THENCE NORTH 89°03'20" WEST, COINCIDENT WITH THE SOUTH LINE OF SE1/4 OF THE NE1/4 OF SECTION 36, A DISTANCE OF 349.24 FEET TO A 5/8" REBAR PLS 14221;

THENCE NORTH 0°21'23" EAST, PARALLEL WITH SAID WESTERLY BOUNDARY 588.30 FEET TO A 5/8" PLS 14221;

THENCE NORTH 89°44'53" WEST, 464.95 FEET TO A 5/8" REBAR PLS 14221 ON SAID WEST LINE OF THE SE1/4 OF THE NE 1/4 OF SECTION 36;

THENCE NORTH 0°21'23" EAST, 50.00 FEET TO THE **POINT OF BEGINNING**;

THE ABOVE DESCRIBED PARCEL CONTAINS 6.685 ACRES MORE OR LESS.


C17, LLC
JIM CONGER, MEMBER

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } SS

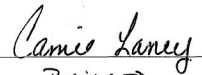
ON THIS 15 DAY OF January, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JIM CONGER, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF C17, LIMITED LIABILITY COMPANY, THAT EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO 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

MY COMMISSION EXPIRES


Boise, ID
8-3-2026



CERTIFICATE OF SURVEYOR:

I, CARL PORTER, PLS, 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, SURVEYS AND CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

CARL PORTER



P.L.S.14221

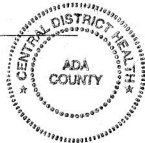

2030 WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105
WWW.SAWTOOTHLS.COM

SHEET: 4 OF 5	DATE: 10/2020	DRAWN BY: WFJ	CHECKED BY: CP	JOB#: 19375	DWG#: 19375-FP
------------------	------------------	------------------	-------------------	----------------	-------------------

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 MY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

Ravi Balin PEHS 8.5.2020
CENTRAL DISTRICT HEALTH, EHS DATE



ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 27 DAY OF Jul, 2020

[Signature] 9/29/20
PRESIDENT, ADA COUNTY HIGHWAY DISTRICT DATE
Signed by Bruce S. Dorg, Director for President



APPROVAL OF CITY ENGINEER

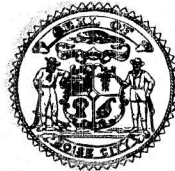
I, THE UNDERSIGNED, BOISE CITY ENGINEER, HEREBY STATE THAT THE RECOMMENDED CONDITIONS OF BOISE CITY HAVE BEEN SATISFIED FOR MOXIE RIDGE SUBDIVISION NO. 2

[Signature] 2/24/2021
CITY ENGINEER DATE
PE # 11185

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 12th DAY OF July, 2020 THIS PLAT WAS DULY ACCEPTED AND APPROVED.

[Signature] 1-27-2021
CITY CLERK DATE
Chief Dandy



CERTIFICATE OF COUNTY SURVEYOR

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

[Signature] 3-19-2021
COUNTY SURVEYOR DATE
PLS 5359



CERTIFICATE OF COUNTY TREASURER

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

[Signature] 3.22.21
COUNTY TREASURER DATE
Signed by Craig Stewart Deputy Treasurer



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 25 MINUTES PAST 1 O'CLOCK P.M. ON THIS 27th DAY OF May, 2021, IN BOOK 120 OF PLATS, AT PAGES 1612 THROUGH 1613 INSTRUMENT NO. 2021-024615A

[Signature] Phil McGowan
DEPUTY EX-OFFICIO RECORDER Fe \$20.00



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

SAWTOOTH
Land Surveying, LLC WWW.SAWTOOTHLS.COM

SHEET: 5 OF 5	DATE: 5/2020	DRAWN BY: WFJ	CHECKED BY: CP	JOB#: 19375	DWG#: 19375-PP
------------------	-----------------	------------------	-------------------	----------------	-------------------

After recording, please return to:

C15 LLC
Attn: Sophia Durham
4824 W. Fairview Ave.
Boise, Idaho 83706

**FIRST SUPPLEMENT TO AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR
THE MOXIE RIDGE COMMUNITY**

THIS FIRST SUPPLEMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE MOXIE RIDGE COMMUNITY (this "**First Supplement**") is made as of July 22, 2021 (the "**First Supplement Date**"), by C15 LLC, an Idaho limited liability company ("**Grantor**"), and C17 LLC, an Idaho limited liability company ("**Land Owner**").

RECITALS

A. Reference is made to that certain Amended and Restated Declaration of Covenants, Conditions, Restrictions, and Easements for the Moxie Ridge Community, recorded by Grantor on October 8, 2019 in the real property records of Ada County, Idaho as Instrument No. 2019-097323, as amended by that certain First Amendment to Amended and Restated Declaration of Covenants, Conditions, Restrictions, and Easements for the Moxie Ridge Community, recorded by Grantor on October 19, 2020 in the real property records of Ada County, Idaho as Instrument No. 2020-140488 (collectively, the "**Declaration**"). Capitalized terms not otherwise defined herein will have the meaning ascribed to them in the Declaration.

B. Article 12 of the Declaration allows for the recording of a Supplemental Declaration, pursuant to which additional lands are annexed into the Community and become subject to the Declaration.

C. Land Owner owns the real property legally described as follows ("**Moxie Ridge No. 2 Property**"):

Lots 25 through 30 in Block 1, Lots 18 through 58 in Block 3, and Lot 1 in Block 5 of Moxie Ridge Subdivision No. 2, according to the official plat thereof recorded in the real property records of Ada County, Idaho as Instrument No. 2021-046159 (the "**Moxie Ridge No. 2 Plat**").

D. Pursuant to Article 12 of the Declaration, Grantor desires to annex the Moxie Ridge No. 2 Property into the Community, and Land Owner desires to consent thereto, as hereinafter set forth.

AGREEMENT

NOW, THEREFORE, Grantor and Land Owner hereby declare and consent as follows:

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

2. Annexation. The Moxie Ridge No. 2 Property, and each Lot, parcel, and portion thereof, is hereby annexed into the Community and is hereby subject to all of the terms and conditions of the Declaration. The term "Lot" as defined in the Declaration shall also include each Lot within the Moxie Ridge No. 2 Property.

3. Consent. Land Owner hereby consents to the annexation of the Moxie Ridge No. 2 Property into the Community, and further consents to the terms and conditions of this First Supplement.

4. Common Area. Lot 29 in Block 1, Lot 31 in Block 3, and Lot 1 in Block 5 of the Moxie Ridge No. 2 Property are hereby designed as Common Area.

5. Maintenance Property. The cross-hatched portions of Lot 30 in Block 1 and Lots 22 through 30 in Block 3 of the Moxie Ridge No. 2 Property, as such portions are graphically depicted on Exhibit A attached hereto and incorporated herein, are hereby designated as Maintenance Property.

6. Common Driveway. There is hereby established a perpetual ingress/egress easement over, under, upon and through those portions of: (a) Lots 22 through 26 in Block 3 of the Moxie Ridge No. 2 Plat which are identified on the Moxie Ridge No. 2 Plat as being within a twenty-five (25) foot easement area, which areas are a common driveway for the benefit of Lots 22 through 26 in Block 3 of the Moxie Ridge No. 2 Plat; (b) Lots 28 through 31 in Block 3 of the Moxie Ridge No. 2 Plat which are identified on the Moxie Ridge No. 2 Plat as being within a twenty-five (25) foot easement area, which areas are a common driveway for the benefit of Lots 28 through 31 in Block 3 of the Moxie Ridge No. 2 Plat; and (c) Lots 38 through 41 in Block 3 of the Moxie Ridge No. 2 Plat which are identified on the Moxie Ridge No. 2 Plat as being within a twenty-five (25) foot easement area, which areas are a common driveway for the benefit of Lots 38 through 41 in Block 3 of the Moxie Ridge No. 2 Plat. The foregoing easements are each a Common Driveway and the above-identified Lots are each a Common Driveway Lot.

7. Emergency Access. Lots 28 through 31, Block 3 are subject to an emergency access easement for the benefit of Parcel S1036142100 to the west.

8. Landscape Easement. Lots 22, 30 and 41, Block 3 are subject to a 5-foot-wide landscape easement. The Owners of these Lots shall be responsible for the maintenance of all landscaping located within this easement. No improvements other than landscaping may be constructed, installed or placed within this five foot (5') easement.

9. Carry-Out Trash Service. Owners of the following Lots shall be required to each separately contract for carry-out waste and recycling service and shall pay the fees associated therewith: Lots 22 through 26, 28 through 31, and 38 through 41 in Block 3 of the Moxie Ridge No. 2 Plat, as curbside collection for these Lots is unavailable.

10. Storm Water Drainage System. All of Lot 31 in Block 3; a portion Lot 29 in Block 1; and portions of Lots 28, 29, and 30 in Block 3 of the Moxie Ridge No. 2 Property are servient to and contain a portion of the Storm Water Drainage System, and are subject to the Storm Water Easement.

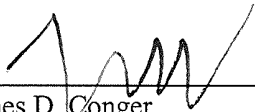
11. Wildland Urban Interface Fire Safety Plan. The Moxie Ridge No. 2 Property is located within the Wildland Urban Interface Zone B as defined in Boise City Code Title 5, Chapter 12. Accordingly, all construction and other activities conducted within the Property must be in compliance with Boise City Code Title 5, Chapter 12, as amended from time to time, and otherwise in compliance with Exhibit B attached hereto and incorporated herein.

12. Effect of First Supplement. Except as expressly provided in this First Supplement, all of the terms and conditions of the Declaration remain in full force and effect. Upon recordation hereof, this First Supplement 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 Grantor 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, the terms and conditions of this First Supplement will control.

IN WITNESS WHEREOF, Grantor and Land Owner have executed this First Supplement effective as of the First Supplement Date.

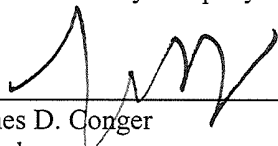
GRANTOR:

C15 LLC,
an Idaho limited liability company

By: 
Name: James D. Conger
Its: Member

LAND OWNER:

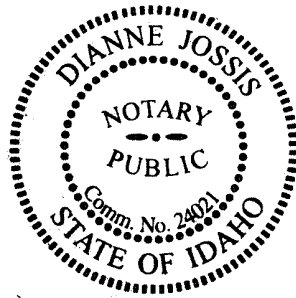
C17 LLC,
an Idaho limited liability company

By: 
Name: James D. Conger
Its: Member

STATE OF IDAHO)
)ss.
County of Ada)

On this 22 day of July, 2021, 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 Ada County Idaho
My Commission Expires 8/1/2025

STATE OF IDAHO)
)ss.
County of Ada)

On this 22 day of July, 2021, 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 C17 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.

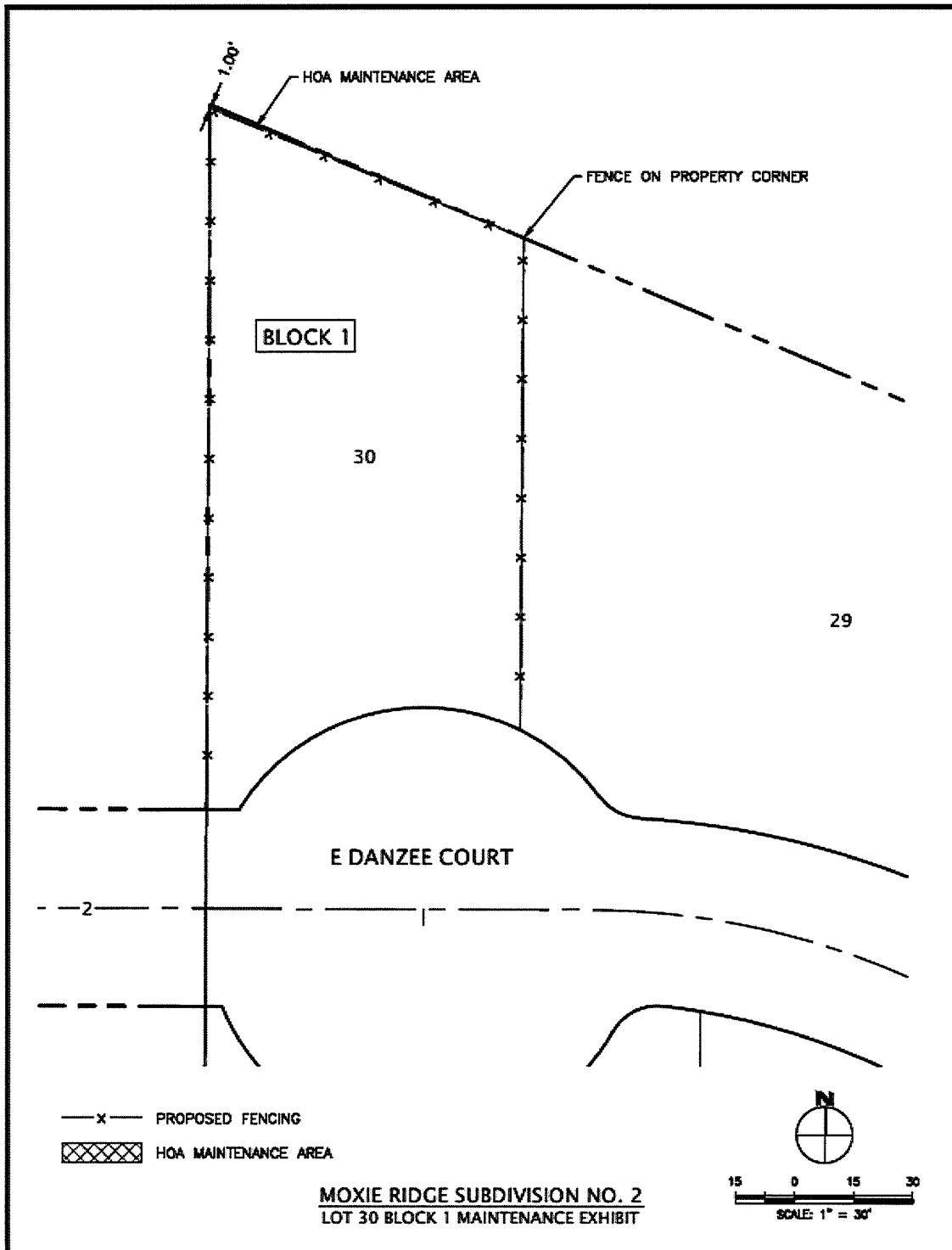
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Dianne Jossis
NOTARY PUBLIC FOR IDAHO
Residing at Ada County Idaho
My Commission Expires 8/1/2025

EXHIBIT A

**Maintenance Property –
Portions of Lot 30 in Block 1 and Lots 22 through 30 in Block 3 of the Moxie Ridge No. 2 Property**



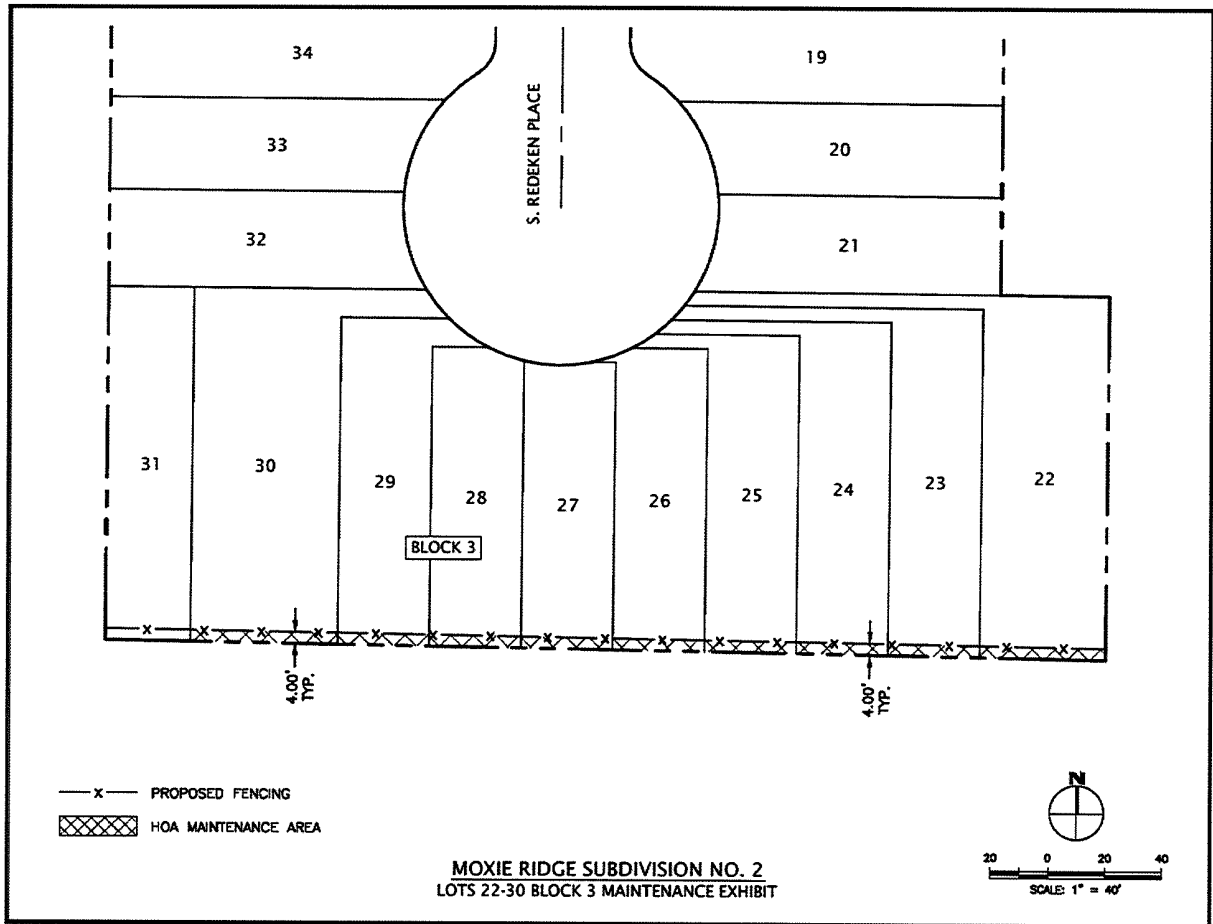


EXHIBIT B

Wildland Urban Interface Fire Safety Plan

Moxie Ridge Subdivision #2 Fire Safety Plan

Wildland Urban Interface (WUI) Fire Safety Plan

1. **OVERVIEW.** MOXIE RIDGE SUBDIVISION #2 is located southwest of the intersection of S Holcomb Road and E Mendota Dr and is within the Wildland Urban Interface (hereafter "WUI") Zone. The WUI Zone designated for this project is Zone "B," which is depicted by Boise City as valley, desert, and other occluded fire hazard areas. This document is intended to provide the contractor, landscaper, and homeowner with requirements specific to the development of Moxie Ridge Subdivision #2. Design and construction of new structures within WUI Zones shall comply with all the provisions of this plan along with the current provisions contained within the International Fire Code, International Building Code and Boise City Zoning Code as adopted and periodically amended or updated. More specifically, these requirements are based on Boise City Code Title 5 Chapter 12.
2. **DEVELOPMENT CHARACTERISTICS.** MOXIE RIDGE SUBDIVISION #2 is situated with a northeast aspect. It contains 45 buildable lots and 3 common lots on 6.69 acres. Both phases 1 and 2 are located within the Moxie Ridge Preliminary Plat and include a total of 24.19 acres. These developments are surrounded by established neighborhoods, industrial buildings, and open land. A storage facility will be built to the west starting Spring of 2021, leaving only a small portion of open land that abuts the property near the northwest boundary. This open space is vegetated with natural grasses and shrubs such as Sagebrush, Bitterbrush, Rabbitbrush. There are no plans to irrigate existing vegetation of the open area outside of the development as this is owned and maintained by Idaho Power.
3. **WATER SUPPLY.** Potable water to MOXIE RIDGE SUBDIVISION #2 is provided by SUEZ with an estimated fire flow of 1500 gpm. Separate fire services are not provided to individual lots. It is the architect's responsibility to verify with both SUEZ and the Boise Fire Department if additional fire protection systems and equipment are necessary for each home based on the requirements of the International Fire Code, Boise City Code or Boise Fire Department.
4. **ACCESS.** There are two entry roads to MOXIE RIDGE SUBDIVISION #2 – E Mendota Dr and E Tiger Lily Dr. E Mendota Dr is accessed through S Holcomb Rd and E Tiger Lily Dr is accessed through Eastgate Dr. Boise City Fire Station No. 12 is approximately two miles from MOXIE RIDGE SUBDIVISION #2 via Grand Forest Drive.
5. **IGNITION-RESISTANT CONSTRUCTION.** All external building materials shall be fire-resistant materials in accordance with Title 5 Chapter 12 – Fire Regulations of the Boise City Code. A fuel-free area of 5 feet is required around all structures – free of bark mulch, ornamental grasses, and other flammable plant materials. A minimum setback of 30' from the structure to undeveloped, natural open space is required.
6. **LANDSCAPE REQUIREMENTS.**
 - A. **DEFENSIBLE SPACE & LANDSCAPE.** Defensible space is the area extending out from any part of the structure, in all directions, up to the property boundary or 30', whichever is less. This area shall utilize and maintain only approved fire-resistant vegetation and mulches. The 5 feet fuel-free area can include rock mulch and other non-flammable landscaping. The following items are intended to provide the

Moxie Ridge Subdivision #2 Fire Safety Plan

Page 1

landscaping guidelines for the contractor, landscaper and/or homeowner to establish and maintain a minimum of 30-feet or more defensible space between a building and the un-disturbed native vegetation. The defensible space shall include a landscape plan and a description of maintenance responsibilities for the property providing the defensible space.

1. **Landscape Requirements.** Only fire-resistant plant materials are allowed within the defensible space. The use of flammable trees, shrubs, and grasses are prohibited. Landscaping within defensible space shall have the following fire-resistive vegetation and characteristics:
 - a. Growth with little or no accumulation of dead vegetation. Either on the ground or standing upright.
 - b. Non-resinous plants, such as willow, poplar, or tulip trees.
 - c. Low volume of total vegetation. For example, a grass area as opposed to a forest or shrub-covered land.
 - d. Plants with high live fuel moisture. Plants that contain a large amount of water in comparison to their dry weight.
 - e. Drought tolerant plants, such as deeply rooted plants with thick, heavy leaves.
 - f. Stands without ladder fuels. Plants without small, fine branches and limbs between the ground and the canopy of overtopping shrubs and trees.
 - g. Plants requiring little maintenance. Slow-growing plants that, when maintained, require little care.
 - h. Plants with woody stems and branches that require prolonged heating to ignite.
 - i. Deciduous leafy trees would be desirable alternatives to flammable conifers/evergreens.

2. **Maintenance.** Non-fire-resistive vegetation or growth shall be kept clear of buildings or structures, in such a manner as to provide a clear, defensible area for fire suppression operations.
 - a. Persons owning, leasing, controlling, operating, or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing non-fire-resistive vegetation on the property owned, leased, or controlled by said person.
 - b. Tree crowns extending to within ten feet of any structure shall be pruned to maintain a minimum horizontal clearance of ten feet. Tree crowns within the defensible space shall be pruned to remove limbs located less than six feet above the ground surface adjacent to the trees.
 - c. Chimney clearance. Portions of tree crowns that extend to within ten feet of the outlet of a chimney shall be pruned to maintain a minimum horizontal clearance of ten feet.
 - d. Deadwood and litter shall be regularly removed from trees, and from within the defensible area.

Moxie Ridge Subdivision #2 Fire Safety Plan

Page 2

e. Deciduous trees should be evaluated routinely to keep limbed up above ground and trimmed of all dead debris.

B. **ENFORCEMENT.** The items identified in this Section (Section 5 Construction and Landscape Requirements) and the enforcement of construction, landscape and maintenance requirements for individual lots and common lots within MOXIE RIDGE SUBDIVISION #2 will be handled by the Moxie Ridge Homeowners Association and the Architectural Control Committee. All builders, landscape architects and landscape contractors that are working for the development or builders will be provided a copy of this plan and will be made aware of the home hardening and landscaping requirements associated with the City of Boise Ordinance. All homeowners are required to allow access for fire department staff, and/or fire department volunteers/community partners to conduct free home wildfire safety evaluations. All evaluations shall be scheduled with the homeowner in advance. The provisions of this Wildland Urban Interface Fire Safety Plan will be incorporated into the CC&Rs for the Moxie Ridge Subdivision.

Moxie Ridge Subdivision #2 Fire Safety Plan

Page 3