



PLAT RECORDING SHEET

INSTRUMENT NO. 105185802

BOOK 94

PAGE 11310

thru 11311

SURVEYOR Ray B Johnson

SUBDIVISION NAME Princeton Place Sub no 2

OWNERS City Development

AT THE REQUEST OF City Development

COMMENTS SEC 3 T3N R1E

PRINCETON PLACE SUBDIVISION NO. 2

A PORTION OF SECTION 3, T.3N., R.1E., BOISE MERIDIAN,
ADA COUNTY, BOISE CITY, IDAHO

- JOHNSON ENGINEERING 2006 -

IRIGATION RIGHTS
THIS SUBDIVISION IS WITHIN THE Nampa Meridian Irrigation District. The owner has made provision to provide irrigation water to the individual lots. Each lot will be subject to the district assessments. The owner will comply with Idaho Code 31-3003. TO THE OWNER OF EACH LOT, ACROSS WHICH PASSES AN IRRIGATION DRAINAGE DITCH OR PIPE, IS RESPONSIBLE FOR THE MAINTENANCE THEREOF UNLESS SUCH RESPONSIBILITY HAS BEEN ASSUMED BY AN IRRIGATION DISTRICT.

RESTRICTIVE COVENANTS
BUILDING AND OCCUPANCY SHALL CONFORM TO THE STANDARDS ESTABLISHED BY THE RESTRICTIVE COVENANTS TO BE FILED WITH THE ADA COUNTY RECORDER, ADA COUNTY, IDAHO.

BUILDING SETBACKS AND FOUNDATIONS
MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE BOISE CITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOT PARCELS AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE BOISE CITY ORDINANCE. (B.C.C. 9-20-7.1.1)

EASEMENTS
ALL LOTS HAVE A 10 FOOT WIDE EASEMENT CONTIGUOUS TO ALL STREETS, NEAR LOT LINES AND EXTERIOR SUBDIVISION BOUNDARY LINES FOR PUBLIC UTILITIES, DRAINAGE OR IRRIGATION PURPOSES. SIDE LOT LINES SHALL HAVE A 5 FOOT EASEMENT ON EACH LOT FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION. ALL LOTS HAVE A 10 FOOT WIDE EASEMENT CONTIGUOUS TO ALL STREETS FOR STREET LIGHTS. LOT 7, 8 AND 26, BLOCK 3, LOT 6, BLOCK 7 AND LOT 5, BLOCK 8 ARE EXCEPTLY NAMED MERRIAM IRRIGATION DISTRICT EASEMENTS FOR IRRIGATION PURPOSES. LOT 1 AND A PORTION OF LOT 2 AS SHOWN, BLOCK 8 ARE ACHD TEMPORARY TURNAROUND EASEMENTS, OTHER EASEMENTS ARE AS SHOWN.

ACHD DRAINAGE EASEMENT
THE FRONT 10 FEET OF LOTS 45 THROUGH 54, BLOCK 1 AND LOTS 3 THROUGH 5 AND 17 THROUGH 20, BLOCK 6 AND THE EAST 10 FEET OF LOTS 6, 7, 22 AND 23, BLOCK 8 ARE SERVED TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON JUNE 1, 2004 AS INSTRUMENT NO. 104088411, (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.

RE-SUBDIVISION
ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.

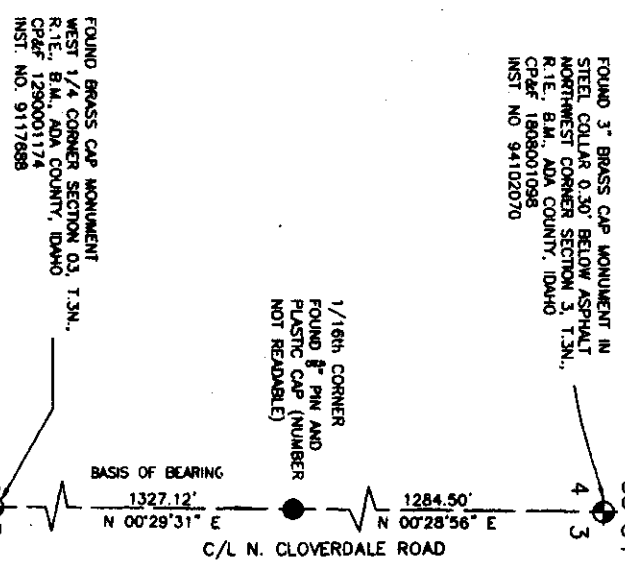
COMMON AREAS
LOT 47, LOTS 7, 8, 14, 25 AND 26, BLOCK 3, AND LOTS 5 AND 6, BLOCK 7 AND LOTS 4 AND 5, BLOCK 8 ARE DESIGNATED AS COMMON AREAS. NO STRUCTURES SHALL BE BUILT THEREON EXCEPT AS NEEDED BY THE HOMEOWNERS ASSOCIATION FOR SUBDIVISION AMENITIES. THESE LOTS SHALL BE OWNED AND MAINTAINED BY THE PRINCETON PLACE SUBDIVISION HOMEOWNERS ASSOCIATION.

BOISE CITY FIRE DEPARTMENT NON-BUILD AGREEMENT
THE NON-BUILD AGREEMENT SHALL BE IN FORCE UNTIL THE BOISE FIRE DEPARTMENT HAS DETERMINED THAT ALL CONDITIONS FOR WATER, ACCESS AND OTHER REQUIREMENTS HAVE BEEN SATISFIED.
INSTRUMENT NO. 105055980

MICRO-PATHS
MICRO-PATH LOT 47, BLOCK 1, AND LOT 14 AND LOT 25, BLOCK 3, LOT 5, BLOCK 7 AND LOT 4, BLOCK 8, PROVIDES A PATHWAY ACCESS EASEMENT FOR THE BENEFIT OF THE PRINCETON PLACE SUBDIVISION HOMEOWNERS ASSOCIATION, AND MAY NOT BE VACATED WITHOUT THE EXPRESS CONSENT OF BOISE CITY. SAID LOTS ARE SUBJECT TO THE COVENANTS OF THE HOMEOWNERS ASSOCIATION, THE LANDSCAPING AND FENCING OF THE MICRO-PATHS SHALL CONFORM TO THE BOISE CITY MICRO-PATH ORDINANCE.

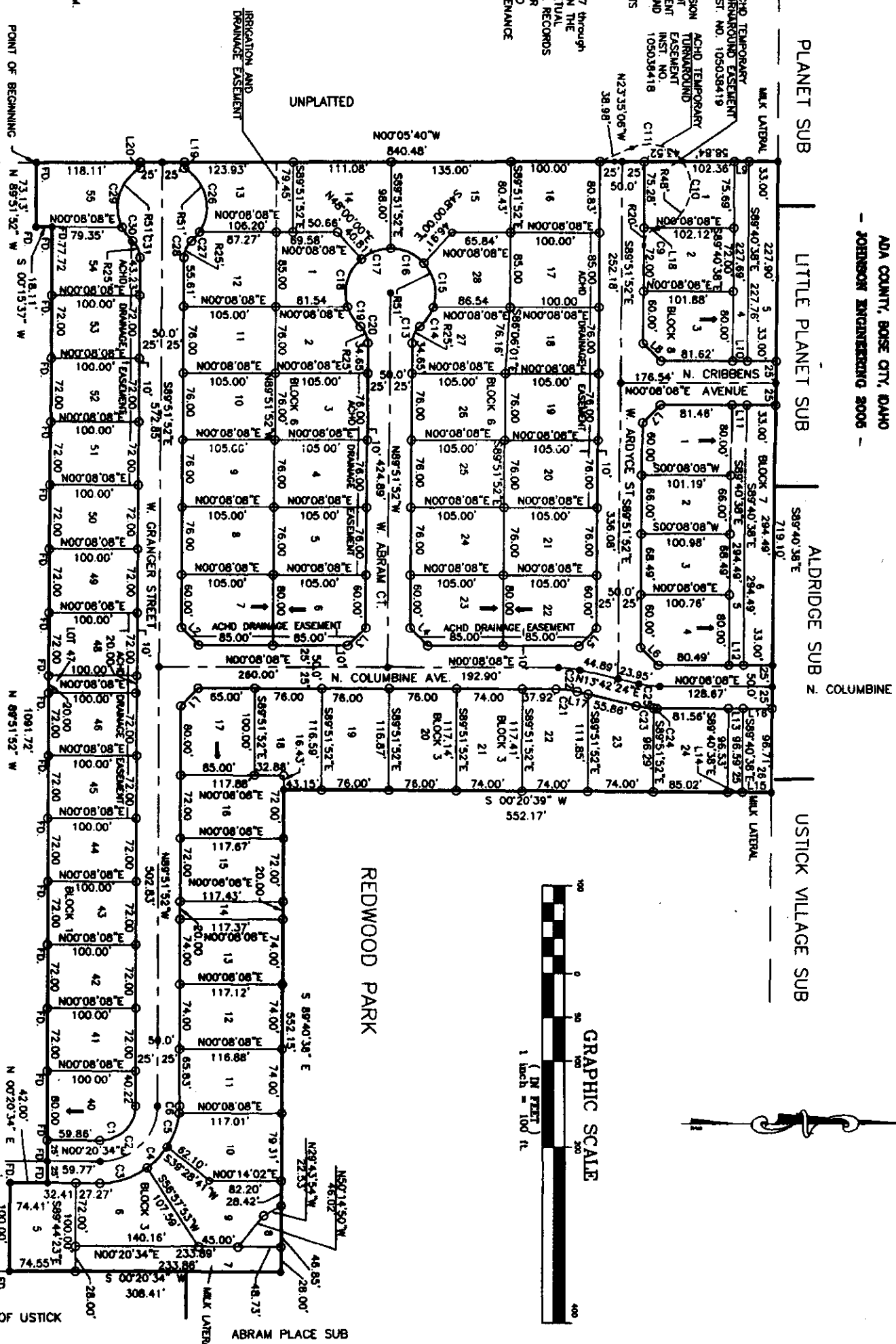
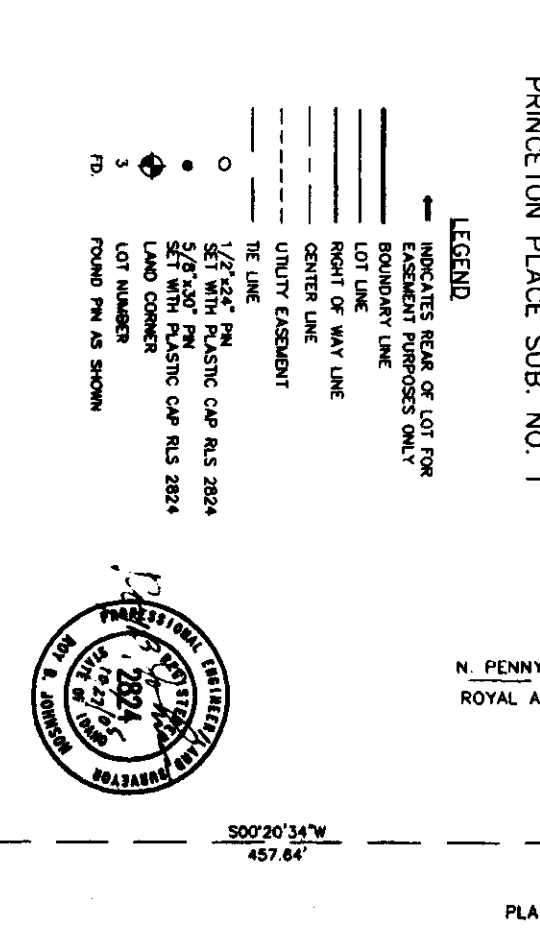
NON-BUILDABLE LOTS
LOT 1, BLOCK 8, MAY NOT BE BUILT UPON UNTIL THE TEMPORARY TURNAROUND EASEMENT IS REINVOICED BY ACHD.

CENTRAL DISTRICT HEALTH DEPARTMENT
1. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
2. NO ADDITIONAL WATER SUPPLIES SHALL BE INSTALLED BEYOND THE ORIGINALLY APPROVED WATER SYSTEM.
3. REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.



LINE	LENGTH	BEARING
L1	28.28	N44°51'52"W
L2	28.28	N45°08'06"E
L3	28.28	N44°51'52"W
L4	28.28	S45°08'06"E
L5	28.28	N44°51'52"W
L6	28.28	S45°08'06"E
L7	28.28	N44°51'52"E
L8	28.28	S45°08'06"E
L9	17.00	N00°08'08"E
L10	17.00	N00°08'08"E
L11	17.00	N00°08'08"E
L12	17.00	N00°08'08"E
L13	17.00	N00°08'08"E
L14	17.00	N00°08'08"E
L15	33.00	N00°20'39"E
L16	33.00	N00°08'08"E
L17	12.96	N13°42'24"E
L18	15.59	N00°08'08"E
L19	6.65	S89°51'52"E
L20	6.45	N89°51'52"W

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	40.00	62.86	40.14	56.67	N44°45'39"W	90°12'28"
C2	65.00	102.34	65.24	92.09	N44°45'39"W	90°12'28"
C3	80.00	57.66	28.86	48.68	N18°00'41"W	36°42'30"
C4	80.00	33.45	16.92	33.26	N47°00'47"W	21°17'42"
C5	80.00	42.41	21.61	42.02	N71°09'35"W	28°59'55"
C6	80.00	6.18	4.09	6.17	N87°15'42"W	5°12'19"
C7	20.00	28.87	15.98	24.87	S51°14'10"E	77°15'23"
C8	48.00	88.41	73.75	80.46	N89°33'01"W	113°53'05"
C9	48.00	64.58	38.24	58.82	S14°57'40"W	77°05'32"
C10	48.00	27.33	11.36	27.01	N65°28'03"E	48°51'38"
C11	48.00	27.33	11.36	27.01	N65°28'03"E	48°51'38"
C12	51.00	53.61	28.58	51.18	S78°10'20"W	60°13'38"
C13	51.00	42.65	22.86	41.42	S24°05'45"W	47°45'13"
C14	51.00	35.94	18.75	35.20	S30°03'15"E	42°42'47"
C15	51.00	60.33	34.28	56.87	S74°07'41"E	67°48'24"
C16	51.00	27.33	14.00	27.01	N65°28'03"E	30°42'27"
C17	51.00	27.33	14.00	27.01	N65°28'03"E	30°42'27"
C18	51.00	21.32	11.36	20.68	S65°42'19"W	48°51'38"
C19	51.00	21.32	11.36	20.68	S65°42'19"W	48°51'38"
C20	100.00	23.69	11.90	23.63	S06°55'16"W	13°34'16"
C21	100.00	18.92	9.99	18.88	N08°05'04"E	11°24'40"
C22	100.00	3.77	1.80	3.77	N01°12'58"E	2°08'38"
C23	100.00	23.69	11.90	23.63	N06°35'16"E	13°34'16"
C24	51.00	83.44	54.44	74.44	S76°21'35"W	93°44'28"
C25	51.00	14.03	7.06	13.99	N48°53'13"W	15°45'57"
C26	51.00	21.32	11.36	20.68	S65°28'03"E	48°51'38"
C27	51.00	77.56	48.51	70.50	S72°47'01"E	87°07'53"
C28	51.00	19.82	10.09	19.78	N52°27'47"E	22°22'32"
C29	51.00	19.82	10.09	19.78	N52°27'47"E	22°22'32"
C30	25.00	21.32	11.36	20.68	S65°42'19"W	48°51'38"
C31	25.00	21.32	11.36	20.68	S65°42'19"W	48°51'38"



PREPARED BY: JOHNSON ENGINEERING
5225 CHANDLER SUITE J
GARDEN CITY, IDAHO 83714

SHAMROCK AVE

SHEET 1 OF 2

PRINCETON PLACE SUBDIVISION NO. 2

A PORTION OF SECTION 3, T. 3 N., R. 1 E., BOISE MERIDIAN,
ADA COUNTY, BOISE CITY, IDAHO
- JOHNSON ENGINEERING 2005 -

Book 94 Page 1181

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT CITY DEVELOPMENT INC., THE UNDERSIGNED, IS THE OWNER OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT CITY DEVELOPMENT INC. INTENDS TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THE PRINCETON PLACE SUBDIVISION NO. 2

A PORTION OF SECTION 3, T. 3 N., R. 1 E., BOISE MERIDIAN, BOISE CITY, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 3, T. 3 N., R. 1 E., BOISE MERIDIAN, BOISE CITY, IDAHO, THENCE

\$ 89°51'32" E 1399.19 FEET (THE BASIS OF BEARINGS IS THE LINE BETWEEN THE WEST & CORNER OF SECTION 3, T. 3 N., R. 1 E., BM AND THE NORTHWEST CORNER OF THE NW 1/4 OF SAID SECTION 3 WHICH BEARS N 07°29'31" E 1327.12 FEET) TO THE SOUTHWEST CORNER OF PRINCETON PLACE SUBDIVISION NO. 1; THENCE
N 07°40'38" W 461.89 FEET ALONG THE WEST BOUNDARY OF SAID SUBDIVISION TO THE POINT OF BEGINNING; THENCE LEAVING SAID BOUNDARY AND CONTINUING
N 07°40'38" W 840.48 FEET TO A POINT ON THE SOUTH BOUNDARY OF PLANET SUBDIVISION; THENCE ALONG THE SOUTH BOUNDARIES OF PLANET SUB., LITTLE PLANET SUB. AND ALMOROE SUB. AND USTICK VILLAGE SUB.,
S 89°40'38" E 592.17 FEET; THENCE
S 89°40'38" E 592.15 FEET TO A POINT ON THE WEST BOUNDARY OF ABRAM PLACE SUB., THENCE ALONG THE BOUNDARY OF ABRAM PLACE SUB. AND THE PLAT OF USTICK SUBDIVISION OF PRINCETON PLACE SUBDIVISION NO. 1;
S 07°20'34" W 308.41 FEET TO THE NORTHEAST CORNER OF PRINCETON PLACE SUBDIVISION NO. 1;
N 89°39'28" W 100.00 FEET; THENCE
N 07°20'34" E 42.00 FEET; THENCE
N 89°51'52" W 1091.72 FEET; THENCE
S 07°15'37" W 18.11 FEET; THENCE
N 89°51'52" W 73.13 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 17.01 ACRES.

ALL OF THE LOTS IN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER FROM UNITED WATER IDAHO, INC. AND UNITED WATER IDAHO, INC. HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THE SUBDIVISION. THE DEVELOPER HAS COMPLIED WITH IDAHO CODE 50-1334 (2).

PUBLIC STREETS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC. EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF THESE EASEMENTS, AS REQUIRED, IS PERPETUALLY RESERVED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND,
CITY DEVELOPMENT INC.
AN IDAHO CORPORATION

Staci Phillips Smith
STACI PHILLIPS SMITH
PRESIDENT

ACKNOWLEDGMENTS

ON THIS 7 DAY OF MAY 2005, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STACI PHILLIPS SMITH, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF CITY DEVELOPMENT INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON 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 HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

John Shickler
NOTARY PUBLIC FOR THE STATE OF IDAHO,
RESIDING AT *Laurel*, IDAHO
MY NOTARY COMMISSION EXPIRES *2/19/07*



CERTIFICATE OF ENGINEER/LAND SURVEYOR

I, ROY B. JOHNSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER/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 PLATED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

ROY B. JOHNSON PE/LS 2624

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT
SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER OF APPROVAL ON FILE WITH THE ADA COUNTY RECORDER OR HIS AGENT.

DATE: 05-11-05
Michael McLean Belts
HEALTH OFFICER

ADA COUNTY HIGHWAY DISTRICT ACCEPTANCE
THIS PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 18th DAY OF MAY, 2005.

DATE: 5-11-05
John C. Stewart
ADA COUNTY HIGHWAY DISTRICT, CHAIRMAN

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 16 OF August, A.D., 2005, THIS PLAT OF PRINCETON PLACE SUBDIVISION NO. 2 WAS ACCEPTED AND APPROVED.

DATE: 7-20-05
Shirley L. Depew
CITY CLERK

APPROVAL OF CITY ENGINEER
I, THE UNDERSIGNED CITY ENGINEER FOR THE CITY OF BOISE, ADA COUNTY, IDAHO, DO HEREBY APPROVE THIS PLAT.

DATE: 7-20-05
John C. Stewart
CITY ENGINEER

CERTIFICATE OF COUNTY SURVEYOR
I, THE UNDERSIGNED, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT, AND IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

Acting John C. Stewart
ADA COUNTY SURVEYOR PLS 5357
11-2-2005

CERTIFICATE OF COUNTY TREASURER

I, LINDA FISCHER, 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 PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

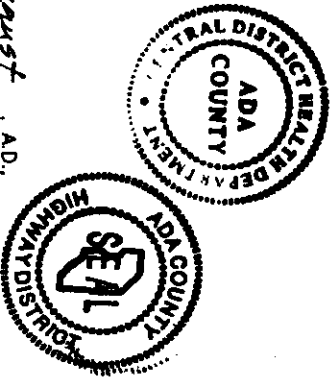
Linda Fischer
COUNTY TREASURER
David Slaughter
Deputy Treasurer
DATE: December 6, 2005

CERTIFICATE OF COUNTY RECORDER

STATE (OF IDAHO)) SS
COUNTY (OF ADA))
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF CITY DEVELOPMENT AT 31 MINUTES PAST 10 O'CLOCK P M THIS 7 DAY OF DECEMBER, 2005, AND WAS DULY RECORDED IN BOOK 94 OF PLATS AT PAGE 1180, AND 1181.

BY DEPUTY David Slaughter
EX-OFFICIO RECORDER

Fee: 11.00





**SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
AND NOTICE OF ANNEXATION
INTO
PRINCETON PLACE SUBDIVISION**

Dated: December 7, 2005

**SUPPLEMENTAL DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS AND NOTICE OF
ANNEXATION INTO PRINCETON PLACE SUBDIVISION**

KNOW ALL MEN BY THESE PRESENTS that **CITY DEVELOPMENT, INC.**, an Idaho corporation (hereinafter “the Declarant”), is the owner of that certain real property located in Ada County, more particularly described as follows:

Princeton Place Subdivision No. 2, according to the official plat thereof, recorded in Book 94 of plats at pages 11310 through 11311, Instrument No. 105185802, recorded on the 7th day of December, 2005, records of Ada County, Idaho (hereinafter “Supplemental Property”).

WHEREAS, Declarant has heretofore filed that certain Master Declaration of Covenants, Conditions and Restrictions for Princeton Place Subdivision which was recorded on the 19th day of January, 2005, as Instrument No. 105006989, Records of Ada County, State of Idaho (hereinafter “Declaration”);

WHEREAS, the Supplemental Property described above constitutes annexable property under the Declaration;

NOW, THEREFORE, pursuant to Article XIII, Section 2 of the Declaration, Declarant hereby declares that the Supplemental Property shall be annexed, held, sold, conveyed and be subject to the Declaration as required under article XIII of the Declaration.


1. Common Area. Lot 47, Block 1; Lots 7, 8, 14, 25 and 26, Block 3; Lots 5 and 6, Block 7; and Lots 4 and 5, Block 8 are designated as Common Areas. No structures shall be built thereon, except as needed by the Homeowners’ Association for subdivision amenities. These Common Area lots shall be owned and maintained by the Princeton Place Homeowners’ Association. Lot 47, Block 1; Lots 14 and 25, Block 3; Lot 5, Block 7 and Lot 4, Block 8 are designated micro-path lots for pedestrian traffic. All

fencing installed by adjacent Lot Owners along, parallel and contiguous to micro-path lot boundaries shall comply with applicable provisions of City of Boise codes and ordinances. Specifically, but not limited to the following, fences contiguous to micro-path lot boundaries constructed of solid non-see-through materials shall not exceed four feet (4') in height, and fences contiguous to micro-path lot boundaries in excess of four feet (4') in height shall be constructed of see-through materials, e.g. wrought iron or chain link. Any such fence constructed contiguous to micro-path lot boundaries shall be subject to review and approval by the City of Boise and/or Princeton Place Architectural Control Committee.

2. Easements. All lots have a 10 foot wide easement contiguous to all streets, rear lot lines and exterior subdivision boundaries for public utilities, drainage or irrigation purposes. Side lot lines shall have a 5 foot easement on each lot for public utilities. Lot 6, Block 3; Lot 6, Block 7; and Lot 5, Block 8 are entirely Nampa-Meridian Irrigation District easements for irrigation purposes. All other easements are as shown on the plat.

This Supplemental Declaration and Notice of Annexation into Princeton Place Subdivision is executed this 7th day of December, 2005, by CITY DEVELOPMENT, INC., an Idaho corporation, Declarant.

CITY DEVELOPMENT, INC.

By  _____
Staci Smith
President

