

Recording requested by, and
after recording, please return to:

FOR RECORDING INFORMATION

**FIRST SUPPLEMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, &
EQUITABLE SERVITUDES FOR SADDLE ROCK SUBDIVISION**

This First Supplement to Declaration of Covenants, Conditions and Restrictions, & Equitable Servitudes for Saddle Rock Subdivision (this "**First Supplement**") is made as of 6-25-2024 ("**Effective Date**"), by Ryan Schneider and Heidi Schneider, husband and wife (collectively, "**Declarant**").

RECITALS

A. Declarant is the developer and owner of certain real property located in Valley County, Idaho, known as Saddle Rock Subdivision (the "**Subdivision**"), as more particularly described in that certain Declaration of Covenants, Conditions and Restrictions, & Equitable Servitudes for Saddle Rock Subdivision, recorded in Valley County, Idaho, on November 9, 2022, as Instrument No. 454116 (the "**Master Declaration**").

B. Pursuant to Section 32 of the Master Declaration, Declarant, in Declarant's sole discretion, may amend the Master Declaration to make additional real property subject to the covenants, conditions, restrictions, and equitable servitudes contained in the Master Declaration.

C. Declarant has caused to be recorded that certain plat identified as Saddle Rock Subdivision Phase 2, as filed in Book 14 of Plats at Page 4, in Valley County, Idaho, on June 25, 2024, as Instrument No. 2024-463657 (the "**Phase 2 Plat**"), and more particularly described and depicted on **Exhibit A** attached hereto and made a part hereof (the "**Phase 2 Property**").

D. Declarant desires to supplement the Master Declaration, as permitted by Section 32 of the Master Declaration, to confirm and to declare that the Phase 2 Property and each lot, parcel, or portion thereof, is and/or shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the terms of the Master Declaration, and subject to the following terms, covenants, conditions, easements, and restrictions as hereinafter set forth.

NOW, THEREFORE, Declarant hereby declares that the Phase 2 Property and each lot, parcel, or portion thereof, is and shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied, and improved subject to the Master Declaration and the following terms, covenants, conditions, easements, and restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement, and sale of the Phase 2 Property, and to enhance the value, desirability, and attractiveness of the Phase 2 Property. The terms, covenants, conditions, easements, and restrictions set forth herein shall run with the land constituting the Phase 2 Property and with each estate therein, and shall be

binding upon all persons having or acquiring any right, title, or interest in the Phase 2 Property, or any lot, parcel, or portion thereof.

In addition to the restrictions set forth in the Master Declaration, the Phase 2 Property shall be subject to the following:

1. **Association and Voting.** The Phase 2 Property shall be part of Saddle Rock Owners Association, Inc., an Idaho nonprofit corporation (the "**Association**"). The Phase 2 Property shall be governed in accordance with the Master Declaration, as the same may from time to time be amended, including, without limitation, the obligation for and enforcement of Assessments as further described therein.

2. **Shared Driveway.** The Shared Driveway and Utility Easement, as depicted on the Phase 2 Plat (the "**Shared Driveway**") is located over a portion of Lot 27 and a portion of Lot 28 of the Phase 2 Property. The Shared Driveway provides access to Lot 27, Lot 28, and Lot 29 of the Phase 2 Property. An easement is granted over the Shared Driveway to provide perpetual access to the future Owner(s) of each of Lot 27, Lot 28, and Lot 29, and their respective occupants, agents, employees, guests, services, and emergency vehicles, and for the purpose of installing, repairing, and replacing utilities (the "**Shared Driveway Easement**"). The terms and conditions of the Shared Driveway Easement, including maintenance obligations, shall be as set forth in that certain Declaration of Shared Driveway and Utility Easement, and Road Maintenance (Lots 27, 28, and 29) (the "**Phase 2 Shared Driveway Agreement**"), which shall be recorded simultaneously with this First Supplement.

3. **No Additional Changes.** Except as supplemented by this First Supplement, the Master Declaration shall remain unchanged and in full force and effect.

4. **Effect of Supplement.** This First Supplement shall be binding upon and inure to the benefit of Declarant, all Owners of a Lot, and their successors and assigns. If there is any conflict between the terms of this First Supplement and the Master Declaration, this First Supplement shall control.

[end of text – signature on following page]

IN WITNESS WHEREOF, the undersigned has caused this First Supplement to Declaration of Covenants, Conditions and Restrictions, & Equitable Servitudes for Saddle Rock Subdivision, to be duly executed the day and year first above written.

DECLARANT.



RYAN SCHNEIDER

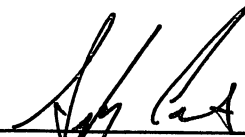


HEIDI SCHNEIDER

ACKNOWLEDGEMENT

STATE OF IDAHO)
County of Valley) ss.

This record was acknowledged before me on May 1, 2024 (date) by Ryan Schneider and Heidi Schneider, husband and wife.



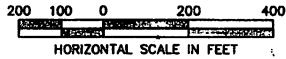
Signature of Notary Public
My commission expires: 10-21-2027

SYDNEY CARNES
Notary Public - State of Idaho
Commission Number 20215106
My Commission Expires 10-21-2027

EXHIBIT A

Plat of Saddle Rock Subdivision Phase 2

[see attached]



Notes
 Lots shall not be reduced in size without prior approval from the Health Authority and re-plotting.
 Lighting shall comply with Valley County Ordinances.
 Only one burning device allowed per Lot.
 No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
 Reference is made to public health letter on file regarding additional restrictions.
 A 20 foot-wide Utility and Drainage Easement is hereby designated along roadways as shown.
 Minimum Building Setback Lines shall be in accordance with the Zoning Ordinance at the time of issuance of any building permit.
 This plat is subject to Idaho Code Section 31-3805. No irrigation water shall be supplied to any lot herein.
 Saddle Rock Subdivision Phase 1 and Phase 2 shall be subject to Declaration of Covenants, Conditions, and Restrictions for Saddle Rock Subdivision recorded in the Office of the Recorder of Valley County, Idaho as Instrument Number 454115 and supplemented by instrument Number _____

The roads within Saddle Rock Subdivision Phase 1 and Phase 2 are private and are to be maintained by the Homeowner's Association as described in the Private Road Declaration as recorded with Saddle Rock Subdivision in the Office of the Recorder of Valley County, Idaho as Instrument Numbers 454117 & 454118, and amended by Instrument Number _____

The roads within Saddle Rock Subdivision Phase 1 and Phase 2 shall also serve as utility and drainage easements.

The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed.

Refer to the Wildland Urban Interface Fire Protection Plan this plat, as recorded with Saddle Rock Subdivision in the Office of the Recorder of Valley County, Idaho as Instrument Number 454119 and amended by Instrument Number _____

Refer to Declaration of Utilities as recorded with Saddle Rock Subdivision in the Office of the Recorder of Valley County, as Instrument Number 454120

Refer to Shared Driveway Agreement for Lot 27, 28 and Lot 29 as recorded concurrently with this plat in the Office of the Recorder of Valley County, as Instrument Number _____

FEMA Flood Panel: 16085C2050C
 FIRM Effective Dates: 2/1/2019
 Flood Zones: X
 Base Flood Elevation: n/a
 Flood Zones are subject to change by FEMA & all land within a floodway regulated by Title 9 and Title 11 of the Valley County Code

Surrounding land uses are subject to change.

Health Certificate
 Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, have been satisfied according to the letter to be read on file with 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 the issuance of a Certificate of Disapproval.

District Health Department, CHS

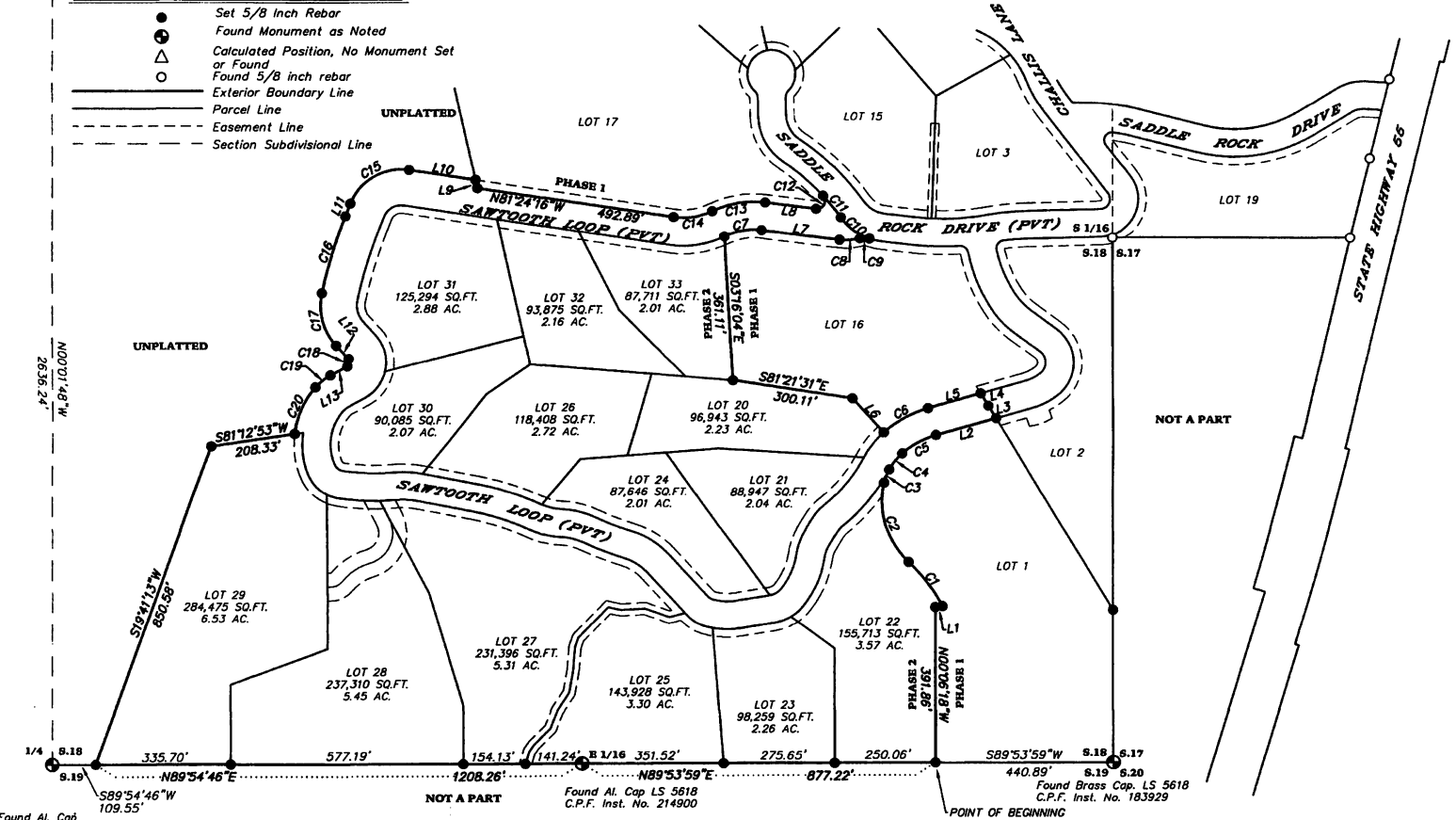
Date

SADDLE ROCK SUBDIVISION - PHASE 2

SITUATE IN THE
 SE 1/4 OF SECTION 18
 TOWNSHIP 12 NORTH, RANGE 4 EAST, B.M.,
 VALLEY COUNTY, IDAHO
 2024

C1/4 6.18
 FD 5/8" REBAR W/AC
 LS 6021

- Legend**
- Set 5/8 inch Rebar
 - ⊙ Found Monument as Noted
 - △ Calculated Position, No Monument Set or Found
 - Found 5/8 inch rebar
 - Exterior Boundary Line
 - - - Parcel Line
 - - - Easement Line
 - - - Section Subdivisional Line



Found Al. Cap C.P.F. Inst. No. 131252

Found Al. Cap LS 5618 C.P.F. Inst. No. 214900

Found Brass Cap. LS 5618 C.P.F. Inst. No. 183929

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 17.82 | N82°56'14"E |
| L2 | 155.33 | N74°07'57"E |
| L3 | 36.30 | N31°13'24"W |
| L4 | 36.30 | N31°13'24"W |
| L5 | 136.10 | S74°07'57"W |
| L6 | 114.46 | N41°48'22"W |
| L7 | 194.88 | S82°52'55"E |
| L8 | 127.38 | N82°52'55"W |
| L9 | 21.46 | N12°39'13"W |
| L10 | 167.13 | N81°24'16"W |
| L11 | 33.88 | S21°21'43"E |
| L12 | 45.31 | S42°14'42"E |
| L13 | 47.63 | S81°46'22"W |

| CURVE | LENGTH | RADIUS | BEARING | CHORD |
|-------|--------|--------|-------------|--------|
| C1 | 139.92 | 415.00 | N37°05'29"W | 139.26 |
| C2 | 218.59 | 210.00 | N16°55'51"W | 208.85 |
| C3 | 35.46 | 140.00 | N20°08'43"E | 35.37 |
| C4 | 51.75 | 140.00 | N37°59'30"E | 51.46 |
| C5 | 85.88 | 215.00 | N81°21'25"E | 95.08 |
| C6 | 127.10 | 285.00 | S81°21'25"W | 126.05 |
| C7 | 94.77 | 165.00 | N80°39'52"E | 93.47 |
| C8 | 51.61 | 130.00 | N85°44'43"E | 51.27 |
| C9 | 23.26 | 40.00 | S89°3'02"E | 22.93 |
| C10 | 90.41 | 146.00 | N53°07'10"W | 88.97 |
| C11 | 69.70 | 568.00 | N38°54'27"W | 69.66 |
| C12 | 47.80 | 20.00 | S27°57'10"W | 37.21 |
| C13 | 134.97 | 235.00 | S80°39'52"W | 133.12 |

| CURVE | LENGTH | RADIUS | BEARING | CHORD |
|-------|--------|---------|-------------|--------|
| C14 | 99.02 | 165.00 | S81°24'12"W | 97.54 |
| C15 | 181.98 | 135.00 | S59°58'44"W | 168.51 |
| C16 | 201.66 | 1255.00 | S16°45'31"W | 201.44 |
| C17 | 141.47 | 149.00 | S15°02'41"E | 136.22 |
| C18 | 21.79 | 12.00 | S09°45'50"W | 18.91 |
| C19 | 47.71 | 134.00 | S51°34'19"W | 47.46 |
| C20 | 129.41 | 215.00 | S24°07'39"W | 127.47 |

Basis of Bearing

Bearings are Grid Idaho West State Plane Zone, coordinates were derived from GPS observations and projected to ground by applying a scale factor of 1.0002934945 to grid values, distances shown are true ground distances.

Survey Narrative

This plat is being recorded to show the lots as platted herein. All monuments were accepted and held.

Refer to ROS Bk. 8, pg. 22, Inst. No. 279955
 Refer to ROS Bk. 8, pg. 61, Inst. No. 285175
 Refer to ROS Bk. 14, pg. 181, Inst. No. 445790
 Refer to ROS Bk. 14, pg. 180, Inst. No. 445789
 Refer to FAP P. 3271 (1), 1956 for Highway Right-of-way
 Refer to Plat of Saddle Rock Subdivision, Bk. 13, pg. 92, Inst. No. 454115

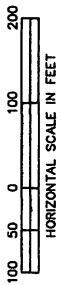


Bowers Land Surveys, Inc.

P.O. BOX 976 - CASCADE, IDAHO 83611 - PHONE: 208.469.0457

JOB NO: 21009
 DRAWN BY: CB
 DATE: 04/29/24
 SHEET: 1 OF 4

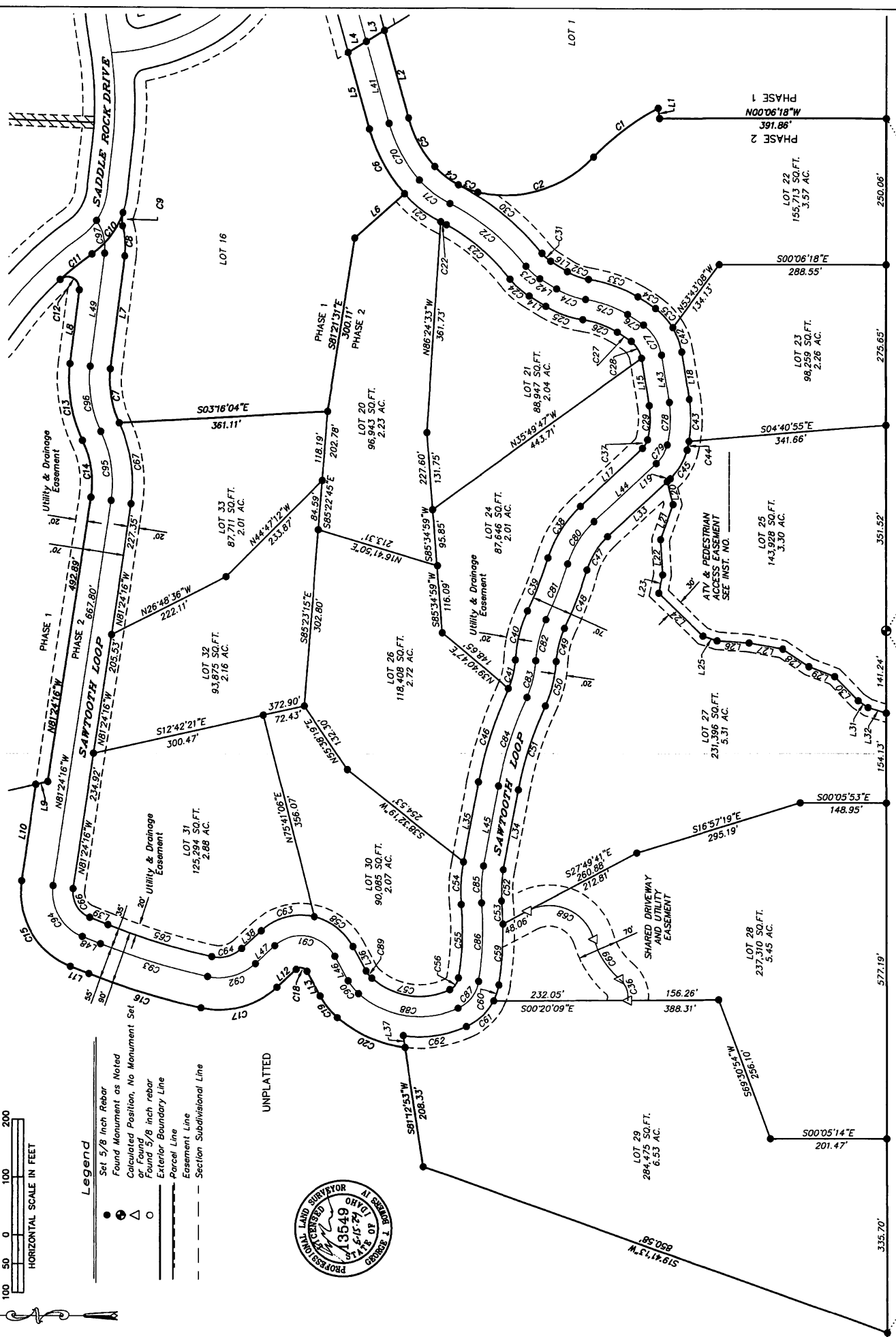
SADDLE ROCK SUBDIVISION - PHASE 2



Legend

- Set 5/8 inch Rebar
- Found Monument as Noted
- △ Calculated Position, No Monument Set
- Found 5/8 inch rebar
- Exterior Boundary Line
- Parcel Line
- Easement Line
- Section Subdivisional Line

UNPLATTED



JOB NO: 21009
DRAWN BY: CB
DATE: 04/29/24
SHEET: 2 OF 4

Bowers Land Surveys, Inc.
P.O. BOX 876 - CASCADE, IDAHO 83611 - PHONE: 208.468-0457

SADDLE ROCK SUBDIVISION - PHASE 2

| LINE TABLE | | |
|------------|--------|-------------|
| LINC | LENGTH | BEARING |
| L1 | 17.82 | N82°56'14"E |
| L2 | 155.33 | N74°07'57"E |
| L3 | 36.30 | N31°13'24"W |
| L4 | 36.30 | N31°13'24"W |
| L5 | 136.10 | S74°07'57"W |
| L6 | 114.46 | N41°48'22"W |
| L7 | 194.88 | S82°52'55"E |
| L8 | 127.38 | N82°52'55"W |
| L9 | 21.46 | N12°39'13"W |
| L10 | 167.13 | N81°24'16"W |
| L11 | 33.88 | S21°21'43"W |
| L12 | 45.31 | S42°14'42"E |
| L13 | 47.63 | S61°46'22"W |

| LINE TABLE | | |
|------------|--------|-------------|
| LINC | LENGTH | BEARING |
| L14 | 33.32 | S31°33'56"W |
| L15 | 82.33 | S80°49'23"W |
| L16 | 33.32 | S31°33'56"W |
| L17 | 146.09 | N42°42'50"W |
| L18 | 82.33 | S80°49'23"W |
| L19 | 7.20 | N42°42'50"W |
| L20 | 40.18 | N75°14'50"E |
| L21 | 64.25 | N70°34'51"W |
| L22 | 60.28 | S86°40'44"W |
| L23 | 32.19 | N77°21'55"W |
| L24 | 106.66 | S43°36'14"W |
| L25 | 25.63 | N18°53'30"E |
| L26 | 55.22 | S04°05'14"W |
| L27 | 59.05 | S09°58'59"W |
| L28 | 54.16 | S33°22'20"W |
| L29 | 47.64 | S21°00'23"W |
| L30 | 57.63 | S45°36'37"W |
| L31 | 20.54 | S33°52'13"W |
| L32 | 33.25 | S16°39'10"W |
| L33 | 138.89 | N42°42'50"W |
| L34 | 139.70 | N79°12'00"W |
| L35 | 139.70 | N79°12'00"W |
| L36 | 47.63 | N61°46'22"E |
| L37 | 20.86 | S81°12'53"W |
| L38 | 45.31 | N42°14'42"W |
| L39 | 33.88 | N21°21'43"E |
| L41 | 136.10 | S74°07'57"W |
| L42 | 33.32 | S31°33'56"W |
| L43 | 82.33 | S80°49'23"W |
| L44 | 146.09 | N42°42'50"W |
| L45 | 139.70 | N79°12'00"W |
| L46 | 47.63 | N61°46'22"E |
| L47 | 45.31 | N42°14'42"W |
| L48 | 33.88 | N21°21'43"E |
| L49 | 194.88 | S82°52'55"E |

| CURVE TABLE | | | | |
|-------------|--------|---------|-------------|--------|
| CURVE | LENGTH | RADIUS | BEARING | CHORD |
| C1 | 139.82 | 415.00 | N37°05'29"W | 139.26 |
| C2 | 218.59 | 210.00 | N16°55'51"W | 208.85 |
| C3 | 35.46 | 140.00 | N20°08'43"E | 35.37 |
| C4 | 51.75 | 140.00 | N37°59'30"E | 51.46 |
| C5 | 95.88 | 215.00 | N61°21'26"E | 95.09 |
| C6 | 127.10 | 285.00 | S61°21'29"W | 126.05 |
| C7 | 94.77 | 165.00 | N80°39'52"E | 93.47 |
| C8 | 51.81 | 130.00 | N85°44'43"E | 51.27 |
| C9 | 23.26 | 40.00 | S88°13'02"E | 22.93 |
| C10 | 90.41 | 146.00 | N53°07'10"W | 88.97 |
| C11 | 69.70 | 586.00 | N38°54'27"W | 69.66 |
| C12 | 47.80 | 20.00 | S27°57'10"W | 37.21 |
| C13 | 134.97 | 235.00 | S80°39'52"W | 133.12 |
| C14 | 99.02 | 165.00 | S81°24'12"W | 97.54 |
| C15 | 181.98 | 135.00 | S59°58'44"W | 168.51 |
| C16 | 201.66 | 1255.00 | S16°45'31"W | 201.44 |
| C17 | 141.47 | 149.00 | S15°02'41"E | 136.22 |
| C18 | 21.79 | 12.00 | S09°45'50"W | 18.91 |
| C19 | 47.71 | 134.00 | S51°34'19"W | 47.46 |
| C20 | 129.41 | 215.00 | S24°07'39"W | 127.47 |

| CURVE TABLE | | | | |
|-------------|--------|--------|-------------|--------|
| CURVE | LENGTH | RADIUS | BEARING | CHORD |
| C21 | 79.73 | 210.00 | S37°42'19"W | 79.25 |
| C22 | 11.38 | 365.00 | N27°43'19"E | 11.38 |
| C23 | 144.46 | 365.00 | N39°52'12"E | 143.52 |
| C24 | 44.41 | 128.00 | S41°25'43"W | 44.19 |
| C25 | 68.07 | 165.00 | S19°44'48"W | 67.59 |
| C26 | 64.18 | 165.00 | N19°04'13"E | 63.77 |
| C27 | 28.78 | 265.00 | N33°19'25"E | 28.76 |
| C28 | 34.86 | 45.00 | N58°37'43"E | 34.00 |
| C29 | 59.15 | 145.00 | N87°29'27"W | 58.74 |
| C30 | 187.12 | 435.20 | N38°58'16"E | 185.69 |
| C31 | 20.31 | 59.00 | S41°25'43"W | 20.21 |
| C32 | 39.19 | 95.00 | S19°44'48"W | 38.92 |
| C33 | 91.40 | 235.00 | N19°04'13"E | 90.83 |
| C34 | 36.38 | 335.00 | N33°19'25"E | 36.36 |
| C35 | 44.55 | 115.00 | N47°31'54"E | 44.27 |
| C36 | 40.92 | 40.00 | N68°58'26"E | 39.15 |
| C37 | 17.33 | 30.00 | S59°15'33"E | 17.09 |
| C38 | 105.62 | 200.00 | N57°50'33"W | 104.40 |
| C39 | 97.59 | 665.00 | S68°46'01"E | 97.51 |
| C40 | 87.03 | 215.00 | N76°09'34"W | 86.44 |
| C41 | 50.79 | 127.00 | S76°18'00"E | 50.45 |
| C42 | 44.55 | 115.00 | N69°43'33"E | 44.27 |
| C43 | 72.42 | 215.00 | S89°31'39"E | 72.08 |
| C44 | 15.28 | 215.00 | S77°50'29"E | 15.28 |
| C45 | 57.75 | 100.00 | S59°15'33"E | 56.96 |
| C46 | 169.13 | 675.00 | N72°01'19"W | 168.69 |
| C47 | 68.65 | 130.00 | N57°50'33"W | 67.86 |
| C48 | 107.87 | 735.00 | S68°46'01"E | 107.77 |
| C49 | 58.70 | 145.00 | N76°09'34"W | 58.30 |
| C50 | 78.78 | 197.00 | S76°18'00"E | 78.26 |
| C51 | 151.59 | 605.00 | N72°01'19"W | 151.20 |
| C52 | 53.44 | 190.00 | N87°15'25"W | 53.26 |
| C53 | 39.44 | 557.00 | N86°42'53"E | 39.43 |
| C54 | 73.12 | 260.00 | N87°15'25"W | 72.88 |
| C55 | 125.99 | 487.00 | S87°54'10"E | 125.64 |
| C56 | 26.48 | 27.00 | S52°23'32"E | 25.43 |
| C57 | 143.26 | 125.00 | S08°32'21"W | 135.54 |
| C58 | 86.41 | 102.00 | N37°30'13"E | 83.85 |
| C59 | 104.66 | 557.00 | S85°52'22"E | 104.50 |

| CURVE TABLE | | | | |
|-------------|--------|---------|-------------|--------|
| CURVE | LENGTH | RADIUS | BEARING | CHORD |
| C60 | 29.05 | 97.00 | S71°54'46"E | 28.94 |
| C61 | 66.10 | 97.00 | S43°48'48"E | 64.82 |
| C62 | 111.74 | 195.00 | S07°52'36"E | 110.22 |
| C63 | 98.77 | 102.00 | N14°30'19"W | 94.95 |
| C64 | 56.02 | 59.00 | S15°02'41"E | 53.94 |
| C65 | 187.20 | 1165.00 | S16°45'31"W | 187.00 |
| C66 | 60.66 | 45.00 | S59°58'44"W | 56.17 |
| C67 | 141.03 | 235.00 | N81°24'12"E | 138.92 |
| C68 | 141.57 | 80.00 | N22°52'08"E | 123.81 |
| C69 | 82.82 | 140.00 | S56°37'06"W | 81.62 |
| C70 | 111.49 | 250.00 | S61°21'25"W | 110.57 |
| C71 | 66.44 | 175.00 | S37°42'19"W | 66.04 |
| C72 | 170.78 | 400.00 | N39°03'37"E | 169.49 |
| C73 | 32.36 | 94.00 | S41°25'43"W | 32.20 |
| C74 | 53.63 | 130.00 | S19°44'48"W | 53.25 |
| C75 | 77.79 | 200.00 | N19°04'13"E | 77.30 |
| C76 | 32.58 | 300.00 | N13°19'25"E | 32.56 |
| C77 | 61.98 | 80.00 | N58°37'43"E | 60.44 |
| C78 | 73.43 | 180.00 | S87°29'27"E | 72.92 |
| C79 | 37.54 | 65.00 | S59°15'33"E | 37.02 |
| C80 | 87.13 | 165.00 | N57°50'33"W | 86.13 |
| C81 | 102.73 | 700.00 | S68°46'01"E | 102.64 |
| C82 | 72.87 | 180.00 | N76°09'34"W | 72.37 |
| C83 | 64.78 | 162.00 | S76°18'00"E | 64.35 |
| C84 | 160.36 | 640.00 | N72°01'19"W | 159.94 |
| C85 | 63.28 | 225.00 | N87°15'25"W | 63.07 |
| C86 | 135.04 | 522.00 | S87°54'10"E | 134.66 |
| C87 | 60.81 | 62.00 | S52°23'32"E | 58.40 |
| C88 | 183.37 | 160.00 | S08°32'21"W | 173.50 |
| C89 | 15.67 | 44.00 | S51°34'19"W | 15.58 |
| C90 | 28.13 | 79.00 | S51°34'19"W | 27.98 |
| C91 | 121.64 | 67.00 | N09°45'50"E | 105.61 |
| C92 | 89.25 | 94.00 | S15°02'41"E | 85.93 |
| C93 | 192.82 | 1200.00 | S16°45'31"W | 192.61 |
| C94 | 107.84 | 80.00 | S59°58'44"W | 99.86 |
| C95 | 120.03 | 200.00 | N81°24'12"E | 118.23 |
| C96 | 114.87 | 200.00 | S80°39'52"W | 113.30 |
| C97 | 59.01 | 80.00 | N75°59'16"E | 57.68 |



SADDLE ROCK SUBDIVISION - PHASE 2

SITUATE IN THE
SE 1/4 OF SECTION 18
TOWNSHIP 12 NORTH, RANGE 4 EAST, B.M.,
VALLEY COUNTY, IDAHO
2024

KNOW ALL MEN BY THESE PRESENTS: the undersigned is the owner of the following described parcel of land in a portion of The SE 1/4 of Section 18, T. 12 N. R. 4 E., B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the Southeast corner of said Section 18, a found brass cap monument, C.P.F. Inst. No. 183929, corner records of said Valley County, Thence a bearing of S 89°53'59" W, a distance of 440.89 feet, on the south boundary line of said Section 18, to a set 5/8 inch rebar being the TRUE POINT OF BEGINNING.
Thence a bearing of N 00°06'18" W, a distance of 391.86 feet to a set 5/8 inch rebar;
Thence a bearing of N 82°36'14" E, a distance of 17.82 feet to a set 5/8 inch rebar;
Thence on a non-tangent curve to the left having a length of 139.92 feet, a radius of 415.00 feet and a chord which bears N 37°05'29" W, a distance of 139.26 feet to a set 5/8 inch rebar;
Thence on a curve to the right having a length of 218.99 feet, a radius of 210.00 feet and a chord which bears N 16°35'51" W, a distance of 208.85 feet to a set 5/8 inch rebar;
Thence on a curve to the right having a length of 35.46 feet, a radius of 140.00 feet and a chord which bears N 20°08'43" E, a distance of 35.37 feet to a set 5/8 inch rebar;
Thence on a curve to the right having a length of 51.73 feet, a radius of 140.00 feet and a chord which bears N 37°59'30" E, a distance of 51.46 feet to a set 5/8 inch rebar;
Thence on a curve to the right having a length of 95.88 feet, a radius of 215.00 feet and a chord which bears N 61°21'25" E, a distance of 95.09 feet to a set 5/8 inch rebar;
Thence a bearing of N 74°07'57" E, a distance of 155.33 feet to a set 5/8 inch rebar;
Thence a bearing of N 31°13'24" W, a distance of 36.20 feet to a set 5/8 inch rebar;
Thence a bearing of N 31°13'24" W, a distance of 36.30 feet to a set 5/8 inch rebar;
Thence a bearing of S 74°07'57" W, a distance of 136.10 feet to a set 5/8 inch rebar;
Thence on a curve to the left having a length of 127.10 feet, a radius of 285.00 feet and a chord which bears S 61°21'25" W, a distance of 126.05 feet to a set 5/8 inch rebar;
Thence a bearing of N 41°48'22" W, a distance of 114.46 feet to a set 5/8 inch rebar;
Thence a bearing of N 81°21'31" W, a distance of 300.11 feet to a set 5/8 inch rebar;
Thence a bearing of N 03°16'04" W, a distance of 361.11 feet to a set 5/8 inch rebar;
Thence on a non-tangent curve to the right having a length of 94.77 feet, a radius of 165.00 feet and a chord which bears N 80°39'52" E, a distance of 93.47 feet to a set 5/8 inch rebar;
Thence a bearing of S 82°52'55" E, a distance of 194.88 feet to a set 5/8 inch rebar;
Thence on a curve to the left having a length of 51.61 feet, a radius of 130.00 feet and a chord which bears N 85°44'43" E, a distance of 51.27 feet to a set 5/8 inch rebar;
Thence on a curve to the right having a length of 23.26 feet, a radius of 40.00 feet and a chord which bears S 89°13'02" E, a distance of 22.93 feet to a set 5/8 inch rebar;
Thence on a non-tangent curve to the right having a length of 90.41 feet, a radius of 146.00 feet and a chord which bears N 53°07'10" W, a distance of 88.97 feet to a set 5/8 inch rebar;
Thence on a curve to the left having a length of 69.70 feet, a radius of 566.00 feet and a chord which bears N 38°54'27" W, a distance of 69.66 feet to a set 5/8 inch rebar;
Thence on a non-tangent curve to the right having a length of 47.80 feet, a radius of 20.00 feet and a chord which bears S 27°57'10" W, a distance of 37.21 feet to a set 5/8 inch rebar;
Thence a bearing of N 82°52'55" W, a distance of 127.38 feet to a set 5/8 inch rebar;
Thence on a curve to the left having a length of 134.97 feet, a radius of 235.00 feet and a chord which bears S 80°39'52" W, a distance of 133.12 feet to a set 5/8 inch rebar;
Thence on a curve to the right having a length of 99.02 feet, a radius of 165.00 feet and a chord which bears S 81°24'12" W, a distance of 97.54 feet to a set 5/8 inch rebar;
Thence a bearing of N 81°24'16" W, a distance of 492.89 feet to a set 5/8 inch rebar;
Thence a bearing of N 12°39'13" W, a distance of 21.46 feet to a set 5/8 inch rebar;
Thence a bearing of N 81°24'16" W, a distance of 167.13 feet to a set 5/8 inch rebar;
Thence on a curve to the left having a length of 181.98 feet, a radius of 135.00 feet and a chord which bears S 59°58'44" W, a distance of 168.51 feet to a set 5/8 inch rebar;
Thence a bearing of S 21°21'43" W, a distance of 33.88 feet to a set 5/8 inch rebar;
Thence on a curve to the left having a length of 201.66 feet, a radius of 1255.00 feet and a chord which bears S 16°45'31" W, a distance of 201.44 feet to a set 5/8 inch rebar;
Thence on a curve to the left having a length of 141.47 feet, a radius of 149.00 feet and a chord which bears S 15°02'41" E, a distance of 136.22 feet to a set 5/8 inch rebar;
Thence a bearing of S 42°14'42" E, a distance of 45.31 feet to a set 5/8 inch rebar;
Thence on a curve to the right having a length of 21.79 feet, a radius of 12.00 feet and a chord which bears S 09°45'50" W, a distance of 18.91 feet to a set 5/8 inch rebar;
Thence a bearing of N 81°46'22" W, a distance of 47.63 feet to a set 5/8 inch rebar;
Thence on a curve to the left having a length of 47.71 feet, a radius of 134.00 feet and a chord which bears S 51°34'19" W, a distance of 47.46 feet to a set 5/8 inch rebar;
Thence on a curve to the left having a length of 129.41 feet, a radius of 215.00 feet and a chord which bears S 24°07'39" W, a distance of 127.47 feet to a set 5/8 inch rebar;
Thence a bearing of S 81°12'53" W, a distance of 208.33 feet to a set 5/8 inch rebar;
Thence a bearing of S 19°41'13" W, a distance of 850.58 feet to a set 5/8 inch rebar on the south boundary line of said Section 18;
Thence a bearing of N 89°54'46" E, a distance of 1208.26 feet, on said south boundary line of Section 18, to the E 1/16 corner of said Section 18, a found aluminum cap, C.P.F. Inst. No. 214900, corner records of said Valley County.
Thence a bearing of N 89°53'59" E, a distance of 877.22 feet, on said south boundary line of Section 18, to the POINT OF BEGINNING.
Containing 51.40 acres, more-or-less

That it is the owner's intent to include the above described parcel of land in this plat of Saddle Rock Subdivision Phase 2. The private roadways together with utility and drainage easements are not dedicated to the public, but the right of access to and use of these easements as required to service said utilities is perpetually reserved. The owners hereby certify that the individual lots will not be served by any water system common to one (1) or more lots but will be served by individual wells. The owners further certify that they will comply with Idaho Code 31-3805 concerning irrigation rights and disclosure.

IN WITNESS WHEREOF: I have hereunto set my hand this 1st day of July, 2024

Ryan S. Schneider
Heidi Scheider
Declarant

By: Ryan S. Schneider
By: Heidi Scheider

ACKNOWLEDGEMENT

STATE OF IDAHO)
) ss
VALLEY COUNTY)

On this 1st day of July, 2024, before me the undersigned Notary Public in and for said State of Idaho personally appeared Heidi and Ryan S. Schneider, known or identified to me to be the managing members that executed this instrument.

IN WITNESS WHEREOF: I have hereunto set my hand this 1st day of July, 2024.

Certificate of Surveyor

I, George J. Bowers IV, Professional Land Surveyor No. 13549 licensed by the State of Idaho, do hereby certify that the plat of Saddle Rock Subdivision Phase 2 described in the certificate of owners, was drawn from a survey conducted by me and accurately represents the points platted thereon, and is in conformance with Idaho Code Title 50, Chapter 13.

George J. Bowers IV
George J. Bowers IV, P.L.S. 13549



Certificate of Valley County Surveyor

I, the undersigned County Surveyor for Valley County, do hereby certify that the plat of Saddle Rock Subdivision Phase 2 is in compliance with Title 50, Chapter 13, Idaho Code, relating to plats and surveys and is also in compliance with the Valley County Subdivision Regulations relating to plats.

D. J. D. D. D.
Valley County Surveyor



Approval of Valley County Planning and Zoning Commission

The plat of Saddle Rock Subdivision Phase 2 is hereby accepted and approved the 1st day of July, 2024, by the Valley County Planning and Zoning Commission.

[Signature]
Chairman

Approval of Valley County Commissioners

The plat of Saddle Rock Subdivision Phase 2 is hereby accepted and approved the 1st day of July, 2024, by the Valley County Commissioners.

[Signature]
Chairman

Certificate of Valley County Treasurer

I the undersigned County Treasurer in and for the County of Valley, State of Idaho, per the requirements of Idaho Code 50-1308 do hereby certify that any and all current and/or delinquent County Property Tax for the property included in the plat of Saddle Rock Subdivision has been paid in full. This certification is valid for the next thirty days only.

[Signature]
Valley County Treasurer
Date

Valley County Recorder's Certificate

STATE OF IDAHO)
) ss
VALLEY COUNTY)

This is to certify that the plat of Saddle Rock Subdivision Phase 2 was filed in the office of the Recorder of Valley County, Idaho, this 1st day of July, 2024, at 10 o'clock AM at the request of [Name] and was duly recorded in Book [Number] of Plats on page [Number].

Deputy

Ex-Officio Recorder

Bowers Land Surveys, Inc.

P.O. BOX 976 - CASCADE, IDAHO 83611 - PHONE: 208.469.0457

JOB NO: 21009
DRAWN BY: CB
DATE: 04/29/24
SHEET: 4 OF 4