

SURVEY

PLAT

PLAT COPY

1368000533

INSTRUMENT NO. 9201445

BOOK 59 PAGE 5772 THRU 5773

SURVEY NO. _____

NAME OF SURVEY _____

SURVEYOR Johnson, Roy B

SUBDIVISION NAME THE LANDING SUBDIVISION NO 2

OWNERS THE WINDSOR INVESTMENT COMPANY

AT THE REQUEST OF TANNER, MICHAEL H.

COMMENTS _____

9201465

ADA COUNTY, ID. FOR Mike Tanner
J. DAVID NAVARRO
RECORDER B Belueal

'92 JAN 8 AM 11 41

THE LANDING SUBDIVISION NO. 2

A PORTION OF THE NW 1/4 OF SECTION 13, T.3N., R.1W., BOISE MERIDIAN, MERIDIAN CITY, ADA COUNTY, IDAHO
A SKYLINE CORPORATION SUBDIVISION

- JOHNSON ENGINEERING 1991 -

11012
1413

975.29'

S 00°00'35" E

INITIAL POINT 5/8" PIN
SET 2" PIPE ARROUND PIN

886.90'

134.37'

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

1200 SF

CURVE	BEARING	LENGTH	CHORD	ANGLE	AREA
C1	N 89°49'00" W	173.65'	173.65'	90°	1200 SF
C2	N 89°49'00" W	173.65'	173.65'	90°	1200 SF
C3	N 89°49'00" W	173.65'	173.65'	90°	1200 SF
C4	N 89°49'00" W	173.65'	173.65'	90°	1200 SF
C5	N 89°49'00" W	173.65'	173.65'	90°	1200 SF
C6	N 89°49'00" W	173.65'	173.65'	90°	1200 SF
C7	N 89°49'00" W	173.65'	173.65'	90°	1200 SF
C8	N 89°49'00" W	173.65'	173.65'	90°	1200 SF
C9	N 89°49'00" W	173.65'	173.65'	90°	1200 SF
C10	N 89°49'00" W	173.65'	173.65'	90°	1200 SF
C11	N 89°49'00" W	173.65'	173.65'	90°	1200 SF
C12	N 89°49'00" W	173.65'	173.65'	90°	1200 SF
C13	N 89°49'00" W	173.65'	173.65'	90°	1200 SF
C14	N 89°49'00" W	173.65'	173.65'	90°	1200 SF
C15	N 89°49'00" W	173.65'	173.65'	90°	1200 SF
C16	N 89°49'00" W	173.65'	173.65'	90°	1200 SF
C17	N 89°49'00" W	173.65'	173.65'	90°	1200 SF
C18	N 89°49'00" W	173.65'	173.65'	90°	1200 SF
C19	N 89°49'00" W	173.65'	173.65'	90°	1200 SF
C20	N 89°49'00" W	173.65'	173.65'	90°	1200 SF
C21	N 89°49'00" W	173.65'	173.65'	90°	1200 SF
C22	N 89°49'00" W	173.65'	173.65'	90°	1200 SF
C23	N 89°49'00" W	173.65'	173.65'	90°	1200 SF

IRIGATION RIGHTS

THIS SUBDIVISION IS WITHIN THE MAPA MERIDIAN IRRIGATION DISTRICT. THE DEVELOPER HAS MADE PROVISION TO PROVIDE IRRIGATION WATER TO THE INDIVIDUAL LOTS. EACH LOT WILL BE SUBJECT TO THE DISTRICT ASSESSMENTS.

RESTRICTIVE COVENANTS

BUILDING AND OCCUPANCY SHALL CONFORM TO THE STANDARDS ESTABLISHED BY THE RESTRICTIVE COVENANTS AS FILED IN BOOK AT PAGE OF MISCELLANEOUS RECORDS OF ADA COUNTY, IDAHO. INSTRUMENT NUMBER

BUILDING SETBACKS

ANY RE-CONSTRUCTION IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION.

EASEMENTS

ALL LOTS HAVE A 10 FOOT WIDE EASEMENT CONTIGUOUS TO ALL STREETS AND REAR LOT LINES, OR AS NOTED, FOR PUBLIC UTILITIES, DRAINAGE OR IRRIGATION PURPOSES. SIDE LOT LINES SHALL HAVE A 5 FOOT EASEMENT ON EACH SIDE FOR TELEPHONE AND NATURAL GAS AND FOR IRRIGATION PURPOSES. OTHER EASEMENTS ARE AS SHOWN.

RE-SUBDIVISION

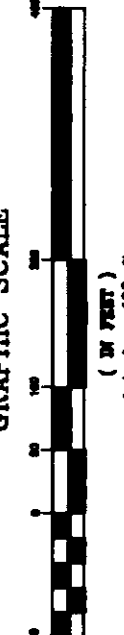
ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.

LEGEND

- INITIAL POINT
- 1/2" x 24" PIN SET
- 5/8" x 20" PIN SET
- 5/8" x 20" PIN SET (OR FOUND AS SHOWN)
- LAND CORNER
- 16 LOT NUMBER
- BLOCK 4 BLOCK NUMBER
- UTILITY EASEMENT
- 1000 SF MIN. HOUSE SIZE



GRAPHIC SCALE



THE LANDING SUBDIVISION NO. 2

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THE LANDING SUBDIVISION NO. 2.

A PORTION OF THE NW 1/4 OF SECTION 13, T.3N., R.1W., BOISE MERIDIAN, MERIDIAN CITY, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 13, T.3N., R.1W., BOISE MERIDIAN, MERIDIAN CITY, ADA COUNTY, IDAHO, THENCE

- S. 00°00'35" E. 975.29 FEET TO THE INITIAL POINT THENCE
- N. 89°53'37" E. 115.57 FEET, THENCE
- S. 53°04'13" E. 78.65 FEET, THENCE
- S. 30°46'48" E. 87.91 FEET, THENCE
- S. 60°14'30" E. 164.15 FEET, THENCE
- S. 05°08'25" E. 83.79 FEET, THENCE
- S. 81°15'45" E. 517.58 FEET, THENCE
- S. 57°45'16" E. 51.60 FEET, THENCE
- S. 72°03'00" E. 110.00 FEET, THENCE
- S. 17°57'00" W. 168.98 FEET, THENCE
- S. 76°58'53" W. 55.42 FEET, THENCE
- N. 89°49'00" W. 614.34 FEET, THENCE
- S. 00°08'41" W. 93.02 FEET, THENCE
- S. 30°43'25" W. 50.31 FEET, THENCE
- S. 00°16'48" W. 123.65 FEET, THENCE
- N. 89°49'00" W. 278.92 FEET, THENCE
- N. 00°00'35" W. 866.90 FEET, TO THE INITIAL POINT

CONTAINING 9.95 ACRES, MORE OR LESS.

ALL OF THE LOTS IN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF MERIDIAN MUNICIPAL WATER SYSTEM. THE CITY HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THE SUBDIVISION.

STREETS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC. 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 AS REQUIRED IS PERPETUALLY RESERVED.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS.

WINDSOR INVESTMENT CO., AN IDAHO LIMITED PARTNERSHIP

Edward A. Johnson
EDWARD A. JOHNSON, GENERAL PARTNER

ACKNOWLEDGMENTS

STATE OF IDAHO }
COUNTY OF ADA }

ON THIS 15th DAY OF OCTOBER, 1991, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED EDWARD A. JOHNSON, KNOWN TO ME TO BE THE GENERAL PARTNER OF WINDSOR INVESTMENT CO. AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT FOR AND ON BEHALF OF SAID PARTNERSHIP AS GENERAL PARTNER OF WINDSOR INVESTMENT COMPANY.

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

Shirley M. Stanley
NOTARY PUBLIC FOR THE STATE OF IDAHO,
RESIDING AT BOISE, IDAHO
My Comm. Expires 10/15/96

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 PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

Roy B. Johnson
ROY B. JOHNSON
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 FOR HIS AGENT.

Neal W. Johnson
NEAL W. JOHNSON
DATE: 10/16/91

ADA COUNTY HIGHWAY DISTRICT ACCEPTANCE

THIS PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 19th DAY OF Oct. 1991.

Alan K. Johnson
ALAN K. JOHNSON
ADA COUNTY HIGHWAY DISTRICT, CHAIRMAN

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 17th OF SEPTEMBER, A.D., 1991, THIS PLAT OF THE LANDING SUBDIVISION NO. 2 WAS APPROVED AND APPROVED.

Deborah A. Johnson
DEBORAH A. JOHNSON
DATE: December 4, 1991

CERTIFICATE OF COUNTY TREASURER

I, BARBARA BAUER, 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.

Barbara Bauer
BARBARA BAUER
COUNTY TREASURER
DATE: December 4, 1991

CERTIFICATE OF CITY ENGINEER

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

Deborah A. Johnson
DEBORAH A. JOHNSON
DATE: December 4, 1991

CERTIFICATE OF COUNTY ENGINEER

I, JOHN E. PRIESTER, REGISTERED PROFESSIONAL ENGINEER/LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT, AND IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

John E. Priester
JOHN E. PRIESTER
ADA COUNTY ENGINEER

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO)
COUNTY OF ADA) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF MICHAEL H. TANNER, AT 4:11 MINUTES PAST 11 O'CLOCK A.M. THIS 8 DAY OF November, 1991, AND WAS DULY RECORDED IN BOOK 59 OF PLATS AT PAGES 572 AND 573.

Shirley M. Stanley
SHIRLEY M. STANLEY
BY DEPUTY 1100
EX-OFFICIO RECORDER

INSTRUMENT NO. 9261465

9205314

Edward A. Johnson
J. D. ...
RECORDED BY *Johnson*
900

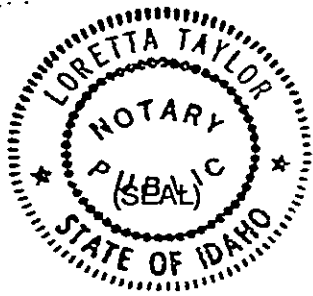
STATE OF IDAHO)
) ss:
County of Ada)

'92 JAN 28 PM 2 09

On this 21st day of January, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared EDWARD A. JOHNSON and JANICE M. JOHNSON, husband and wife, known or identified to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

1370000627

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

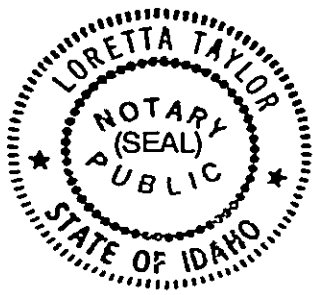


Loretta M. Taylor
Notary Public for Idaho
Residing at Boise, Idaho
My Commission Expires: 7-18-94

STATE OF IDAHO)
) ss:
County of Ada)

On this 21st day of January, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared EDWARD A. JOHNSON, known or identified to me to be a General Partner of WINDSOR INVESTMENT COMPANY, an Idaho Limited Partnership, and the General Partner who subscribed said partnership name to the foregoing instrument and acknowledged to me that he executed the same in said partnership 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.



Loretta Taylor
Notary Public for Idaho
Residing at Boise, Idaho
My Commission Expires: 7-18-94

FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR
THE LANDING SUBDIVISION

January 10, 1992

RECITALS

WHEREAS, there has been recorded by Edward A. Johnson and Janice M. Johnson, as Grantor, a Master Declaration of Covenants, Conditions, Restrictions and Easements for The Landing Subdivision dated May 15, 1991, recorded May 29, 1991, as Instrument No. 9127812, records of Ada County, Idaho (hereafter "Master Declaration");

WHEREAS, Windsor Investment Company, an Idaho Limited Partnership, is the successor in interest to the above-named Grantor;

WHEREAS, the Master Declaration allows for the annexation of additional property to The Landing Subdivision, which additional property, when annexed, is brought within the provisions of the Master Declaration; and

WHEREAS, the purpose of this First Amendment is to annex the additional property hereafter described, and upon such annexation to subject such additional property to all of the terms, covenants, conditions, restrictions and easements contained in the Master Declaration;

ARTICLE I.

PROPERTY COVERED

The property which is covered by this First Amendment and which shall be annexed under the Master Declaration is that real property described as follows:

Lots 3 through and including 10 of Block 2, Lots 9 through and including 18 of Block 3, Lots 2 through and including 13 of Block 4, and Lots 1 through and including 4 of Block 5, THE LANDING SUBDIVISION NO. 2, according to the official plat thereof filed in Book 59 of Plats at Pages 5772 and 5773, records of Ada County, Idaho.

which above described real property is hereafter referred to as "Annexed Property".

ARTICLE II.

DEFINED TERMS

Unless the context otherwise specifies or requires, the words and phrases in this First Amendment shall have the same meaning as such words and phrases are defined in the Master Declaration.

ARTICLE III.

ANNEXATION AND DECLARATION

Pursuant to Section 12.01 of the Master Declaration, the Grantor hereby declares that the Annexed Property is annexed to The Landing Subdivision and brought within the provisions of the Master Declaration, and is hereby made subject to all of the covenants, conditions, restrictions and easements of the Master Declaration.

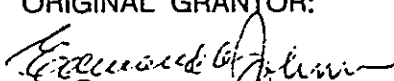
ARTICLE IV.

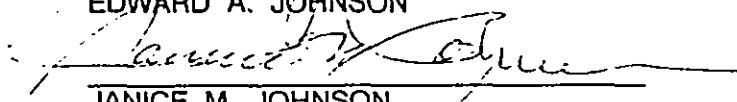
EFFECTIVE DATE

This First Amendment shall be effective from and after the date it is recorded in the official Records of Ada County, Idaho.

IN WITNESS WHEREOF, the undersigned, being the original Grantor under the Master Declaration, and the successor Grantor, and pursuant to Section 12.01 of the Master Declaration, have hereunto executed this First Amendment as of the date and year first above written.

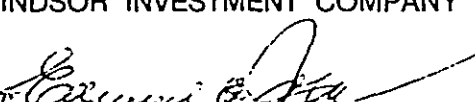
ORIGINAL GRANTOR:


 EDWARD A. JOHNSON


 JANICE M. JOHNSON

SUCCESSOR GRANTOR:

WINDSOR INVESTMENT COMPANY


 By: Edward A. Johnson, General Partner

9236540

Edward Johnson

ADA COUNTY, ID. FOR

J. DAVID NAIRRO

RECORDER

BY

Johnson

902

STATE OF IDAHO)

)

ss:

County of Ada)

'92 JUN 5 AM 8 24

On this 3rd day of June, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared EDWARD A. JOHNSON and JANICE M. JOHNSON, husband and wife, known or identified to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

1420070284

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



Loretta Taylor
 Notary Public for Idaho
 Residing at Bose, Idaho
 My Commission Expires: 7-18-94

STATE OF IDAHO)

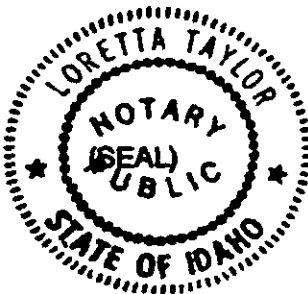
)

ss:

County of Ada)

On this 3rd day of June, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared EDWARD A. JOHNSON, known or identified to me to be the President of THE SKYLINE CORPORATION, an Idaho Corporation, the Corporation that executed the foregoing instrument or the person who executed the foregoing 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 affixed my official seal the day and year in this certificate first above written.



Loretta Taylor
 Notary Public for Idaho
 Residing at Bose, Idaho
 My Commission Expires: 7-18-94

**SECOND AMENDMENT TO MASTER DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR
THE LANDING SUBDIVISION**

May 1, 1992

RECITALS

WHEREAS, there has been recorded by Edward A. Johnson and Janice M. Johnson, as Grantor, a Master Declaration of Covenants, Conditions, Restrictions and Easements for The Landing Subdivision dated May 15, 1991, recorded May 29, 1991, as Instrument No. 9127812, records of Ada County, Idaho, and a First Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Landing Subdivision dated January 10, 1992, recorded January 28, 1992, as Instrument No. 9205314, records of Ada County, Idaho (which Master Declaration, as amended is hereafter called "Master Declaration");

WHEREAS, The Skyline Corporation, an Idaho Corporation, is the successor in interest to the above-named Grantor;

WHEREAS, the Master Declaration allows for the annexation of additional property to The Landing Subdivision, which additional property, when annexed, is brought within the provisions of the Master Declaration; and

WHEREAS, the purpose of this Second Amendment is to annex the additional property hereafter described, and upon such annexation to subject such additional property to all of the terms, covenants, conditions, restrictions and easements contained in the Master Declaration;

ARTICLE I.

PROPERTY COVERED

The property which is covered by this Second Amendment and which shall be annexed under the Master Declaration is that real property described as follows:

Lots 17 through and including 27 of Block 1, Lots 14 through and including 26 of Block 4, and Lots 5 through and including 14 of Block 5, THE LANDING SUBDIVISION NO. 3, according to the official plat thereof filed in Book 60 of Plats at Pages 5902 and 5903, records of Ada County, Idaho.

which above described real property is hereafter referred to as "Annexed Property".

ARTICLE II.**DEFINED TERMS**

Unless the context otherwise specifies or requires, the words and phrases in this Second Amendment shall have the same meaning as such words and phrases are defined in the Master Declaration.

ARTICLE III.**ANNEXATION AND DECLARATION**

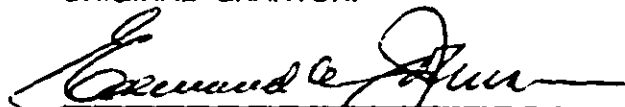
Pursuant to Section 12.01 of the Master Declaration, the Grantor hereby declares that the Annexed Property is annexed to The Landing Subdivision and brought within the provisions of the Master Declaration, and is hereby made subject to all of the covenants, conditions, restrictions and easements of the Master Declaration.

ARTICLE IV.**EFFECTIVE DATE**

This Second Amendment shall be effective from and after the date it is recorded in the official Records of Ada County, Idaho.

IN WITNESS WHEREOF, the undersigned, being the original Grantor under the Master Declaration, and the successor Grantor, and pursuant to Section 12.01 of the Master Declaration, have hereunto executed this Second Amendment as of the date and year first above written.

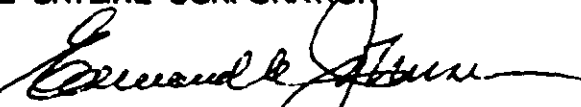
ORIGINAL GRANTOR:


EDWARD A. JOHNSON

JANICE M. JOHNSON

SUCCESSOR GRANTOR:

THE SKYLINE CORPORATION

By: 
President