

THE LANDING SUBDIVISION NO. 4

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

A BRIGHTON CORPORATION SUBDIVISION

— JOHNSON ENGINEERING 1993 —

FOUND 5/8" PIN
T 3N., R. 1 W. B.M.
C.P. & F. NO. 8908446

11 12
14 13

1862.19'

LANDING SUBDIVISION NO. 3

S. LINDER ROAD

100'00"35" W

735.35'

14 13

FOUND 1/2" IRON PIN
1/4 CORNER
C.P. & F. NO. 8725165

UNPLATTED

UNPLATTED

UNPLATTED

W. LOON STREET

UNPLATTED

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	150.00'	45.51'	22.93'	45.33'	N63°58'17"W	1722°59'
C2	200.00'	58.89'	30.17'	59.67'	N46°42'02"W	1709°31'
C3	125.00'	62.28'	31.80'	61.64'	S75°43'30"E	28°33'01"
C4	325.00'	53.08'	26.60'	53.02'	N07°47'30"W	09°21'27"
C5	300.00'	21.85'	10.93'	21.84'	S05°11'57"E	04°10'21"
C6	175.00'	73.75'	37.43'	73.20'	N77°58'02"W	24°08'45"
C7	300.00'	47.27'	23.68'	47.22'	N07°37'35"W	09°01'37"
C8	125.00'	42.68'	21.66'	42.67'	S67°41'18"W	19°39'24"
C9	20.00'	31.42'	20.00'	28.28'	S57°08'24"E	90°00'00"
C10	20.00'	31.53'	20.12'	28.37'	S32°41'41"W	90°19'50"
C11	20.00'	30.34'	18.96'	27.52'	S46°34'35"E	86°55'37"
C12	200.00'	68.86'	35.29'	69.50'	N80°02'01"W	20°00'47"
C13	150.00'	74.44'	38.00'	73.68'	N75°49'23"W	28°26'02"
C14	20.00'	33.95'	22.70'	30.01'	S41°20'14"W	97°14'43"
C15	15.00'	25.47'	17.04'	22.52'	N41°21'26"E	97°17'07"
C16	15.00'	21.65'	13.20'	19.82'	N48°38'34"W	82°42'53"
C17	100.00'	49.83'	25.44'	49.32'	S75°43'30"E	28°33'01"
C18	150.00'	74.74'	38.17'	73.97'	S75°43'30"E	28°33'01"
C19	150.00'	49.19'	24.82'	48.97'	S52°03'20"E	18°47'18"
C20	150.00'	61.01'	30.93'	60.59'	S31°00'37"E	23°18'09"
C21	100.00'	107.23'	59.42'	102.17'	S30°43'47"E	61°26'24"
C22	150.00'	50.66'	25.57'	50.42'	S09°41'04"E	19°20'58"
C23	200.00'	66.48'	33.54'	66.15'	N09°31'45"W	19°02'21"
C24	200.00'	66.58'	33.60'	66.27'	N28°35'06"W	19°04'21"
C25	150.00'	144.70'	78.54'	139.15'	N27°38'41"W	55°16'13"
C26	325.00'	23.67'	11.84'	23.68'	S05°11'57"E	04°10'21"
C27	175.00'	168.81'	91.62'	162.34'	N27°38'41"W	55°16'13"
C28	125.00'	134.04'	74.28'	127.71'	S30°43'47"E	61°26'24"
C29	275.00'	25.03'	12.52'	25.02'	N09°31'58"W	05°12'51"
C30	275.00'	18.30'	9.15'	18.30'	N05°01'10"W	03°48'47"
C31	150.00'	39.05'	19.64'	38.94'	S85°19'05"W	14°54'57"
C32	100.00'	47.44'	24.17'	46.99'	N88°32'59"W	27°10'49"

IRRIGATION RIGHTS

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.

THIS SUBDIVISION IS WITHIN THE NAMPA 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.

THE DEVELOPER WILL COMPLY WITH IDAHO CODE 31-3805

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

BUILDING SETBACKS 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 LOT FOR NATURAL GAS, TELEPHONE AND IRRIGATION. 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.

HOUSE SIZE

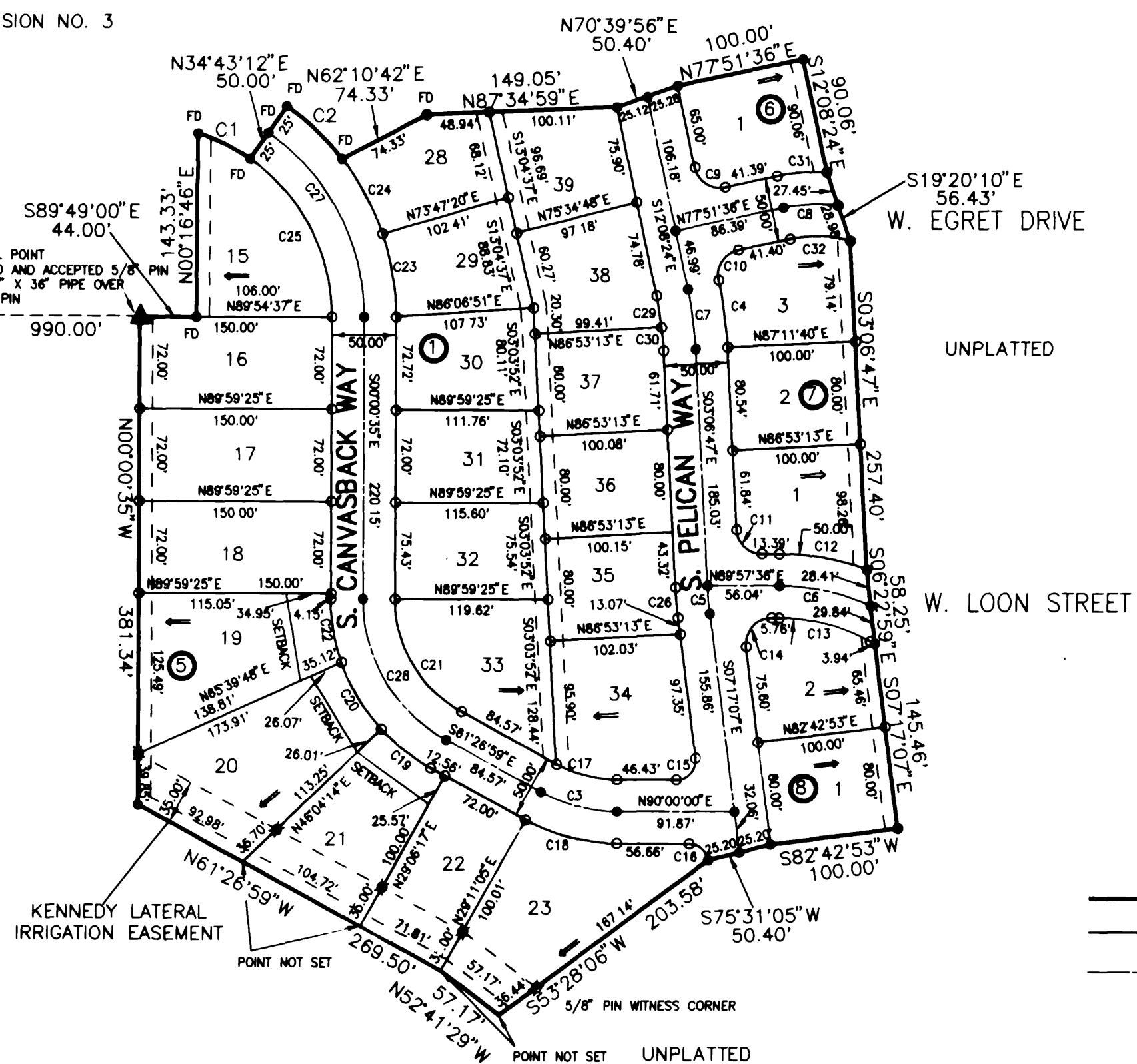
MINIMUM HOUSE SIZE IS 1300 S.F.

GRAPHIC SCALE



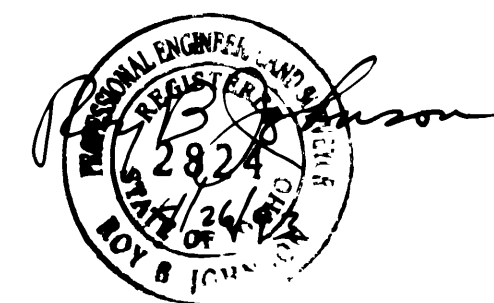
(IN FEET)

1 inch = 100 ft.



LEGEND

- ← REAR OF LOT
- BOUNDARY LINE
- LOT OR RIGHT OF WAY LINE
- CENTER LINE
- ▲ INITIAL POINT — 2" x 36" MONUMENT
2" x 36" PIPE WITH 5/8" PIN W/ PLASTIC CAP INSIDE
- UTILITY EASEMENT
- 1/2" x 24" PIN SET WITH PLASTIC CAP
- 5/8" x 30" PIN SET WITH PLASTIC CAP (OR FOUND AS SHOWN)
- ⊕ LAND CORNER
- 4 LOT NUMBER
- ④ BLOCK NUMBER
- ✱ 1/2" x 24" PIN SET (WITNESS CORNER) OR AS NOTED



THE LANDING SUBDIVISION NO. 4

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. 4

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

S. 00°00'35" E. 1862.19 FEET, THENCE
S. 89°49'00" E. 990.00 FEET, TO THE INITIAL POINT
S. 89°49'00" E. 44.00 FEET, THENCE
N. 00°16'46" E. 143.33 FEET, THENCE

ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 17°22'59", WHOSE RADIUS IS 150.00 FEET, WHOSE LENGTH IS 45.51 FEET, AND WHOSE LONG CHORD BEARS S.63°58'17" E. 45.33 FEET, THENCE

N. 34°43'12" E. 50.00 FEET, THENCE
ON A CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 17°09'31", WHOSE RADIUS IS 200.00 FEET, WHOSE LENGTH IS 59.89 FEET, AND WHOSE LONG CHORD BEARS S.46°42'02" E. 59.67 FEET, THENCE

N. 62°10'42" E. 74.33 FEET, THENCE
N. 87°34'59" E. 149.05 FEET, THENCE
N. 70°39'56" E. 50.40 FEET, THENCE
N. 77°51'36" E. 100.00 FEET, THENCE
S. 12°08'24" E. 90.06 FEET, THENCE
S. 19°20'10" E. 56.43 FEET, THENCE
S. 03°06'47" E. 257.40 FEET, THENCE
S. 06°22'59" E. 58.25 FEET, THENCE
S. 07°17'07" E. 145.46 FEET, THENCE
S. 82°42'53" W. 100.00 FEET, THENCE
S. 75°31'05" W. 50.40 FEET, THENCE
S. 53°28'06" W. 203.58 FEET, THENCE
N. 52°41'29" W. 57.17 FEET, THENCE
N. 61°26'59" W. 269.50 FEET, THENCE
N. 00°00'35" W. 381.34 FEET, TO THE INITIAL POINT.

CONTAINING 7.84 ACRES, MORE OR LESS.

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

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

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND

THE BRIGHTON CORPORATION, AN IDAHO CORPORATION.

David W. Turnbull
DAVID W. TURNBULL
PRESIDENT

Mike H. Tanner
MIKE H. TANNER
SECRETARY

ACKNOWLEDGMENTS

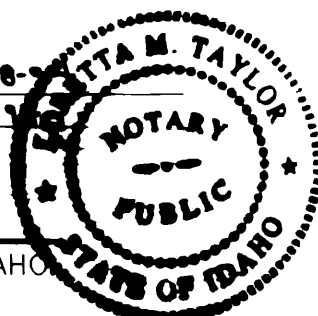
STATE OF IDAHO) SS
COUNTY OF ADA)

ON THIS 13th DAY OF JANUARY, 1993, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED DAVID W. TURNBULL, KNOWN TO ME TO BE THE PRESIDENT OF THE CORPORATION AND MIKE H. TANNER KNOWN TO ME TO BE THE SECRETARY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

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

MY NOTARY COMMISSION EXPIRES 7-18-94
MY NOTARY BOND EXPIRES 7-18-1994

Sorella Taylor
NOTARY PUBLIC FOR THE STATE OF IDAHO
RESIDING AT BOISE, IDAHO



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 RE/LS 2824

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: 2/4/93

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 JANUARY, 1993.

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 6th OF October, A.D., 1992, THIS PLAT OF THE LANDING SUBDIVISION NO. 4 WAS ACCEPTED AND APPROVED.

March 23, 1993
DATE:

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
COUNTY TREASURER
By Karen Witt, Data Clerk

April 27, 1993
DATE

CERTIFICATE OF CITY ENGINEER

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

March 19, 1993
DATE:

CERTIFICATE OF COUNTY SURVEYOR

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
ADA COUNTY SURVEYOR

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO) SS
COUNTY OF ADA)

INSTRUMENT NO. 9330747

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF Mike Tanner AT 56 MINUTES PAST 11 O'CLOCK A.M., THIS 27th DAY OF April, 1993, AND WAS DULY RECORDER IN BOOK 62 OF PLATS AT PAGE 6219, AND 6225.

B. Belueal
BY DEPUTY
11.00

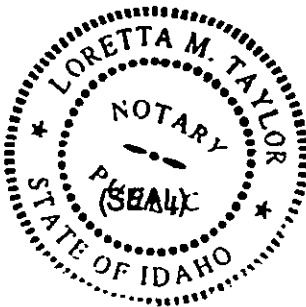
J. David Navaro
EX-OFFICIO RECORDER

1544000119

STATE OF IDAHO)
) ss:
County of Ada)

On this 1st day of APRIL, 1993, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID W. TURNBULL, known or identified to me to be the President of BRIGHTON 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 M. Taylor

Notary Public for Idaho

Residing at Boise, Idaho

My Commission Expires: 7/18/94

3334851
Mike Turner
J. DAVIS HERRERO
RECORDER BY Turner
'93 MAY 10 PM 4 13 94

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

April 1, 1993

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, 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, and a Second Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Landing Subdivision dated May 1, 1992, recorded June 5, 1992, as Instrument No. 9236540, records of Ada County, Idaho (which Master Declaration, as amended is hereafter called "Master Declaration");

WHEREAS, Brighton Corporation (formerly 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 Third 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 Third Amendment and which shall be annexed under the Master Declaration is that real property described as follows:

Lots 28 through and including 39 of Block 1, Lots 15 through and including 23 of Block 5, Lot 1 of Block 6, Lots 1 through and including 3 of Block 7, and Lots 1 and 2 of Block 8, THE LANDING SUBDIVISION NO. 4, according to the official plat thereof filed in Book 62 of Plats at Pages 6219 and 6220, 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 Third 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 Third 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 successor to the original Grantor under the Master Declaration, and pursuant to Section 12.01 of the Master Declaration, has executed this Third Amendment as of the date and year first above written.

SUCCESSOR GRANTOR:

BRIGHTON CORPORATION

By: David W. Kunkel

President