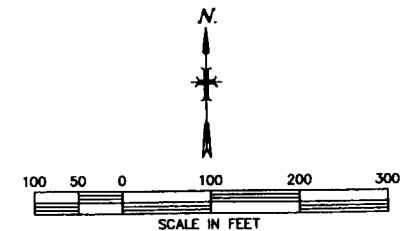


FINAL PLAT
OF
THE LANDING SUBDIVISION NO. 10
A PORTION OF THE NE 1/4 OF THE SW 1/4
SECTION 13, T.3N., R.1W., B.M.
MERIDIAN, ADA COUNTY, IDAHO
1999

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	CHORD	TANGENT	CHD. BRG.
C1	27°57'26"	100.00	48.79	48.31	24.89	S 76°06'05" E
C2	27°57'26"	125.00	60.99	60.39	31.12	S 76°06'05" E
C3	23°04'01"	150.00	80.39	59.98	30.81	N 78°32'48" W
C4	04°53'25"	150.00	12.80	12.80	6.41	N 84°34'05" W
C5	85°07'24"	20.00	28.71	27.06	18.37	S 75°18'56" W
C6	41°28'36"	51.50	37.25	36.44	19.48	S 53°28'32" W
C7	46°45'19"	51.50	42.03	40.87	22.26	N 82°25'30" W
C8	46°48'53"	51.50	42.08	40.92	22.29	N 35°38'25" W
C9	35°14'01"	51.50	31.67	31.17	16.35	N 05°23'02" E
C10	85°07'24"	20.00	29.71	27.08	18.37	N 19°33'40" W
C11	09°19'53"	150.00	24.43	24.40	12.24	N 86°47'19" W
C12	18°37'33"	150.00	48.78	48.55	24.60	N 80°46'02" W
C13	27°57'26"	125.00	60.99	60.39	31.12	S 76°06'05" E
C14	27°57'26"	100.00	48.79	48.31	24.89	S 76°06'05" E
C15	89°45'16"	20.00	31.33	28.22	19.91	N 45°02'34" E
C16	90°14'44"	20.00	31.50	28.34	20.09	N 44°57'26" W
C17	89°45'16"	20.00	31.33	28.22	19.91	N 45°02'34" E
C18	90°14'44"	20.00	31.50	28.34	20.09	N 44°57'26" W
C19	01°09'54"	150.00	3.05	3.05	1.53	S 82°42'19" E



LEGEND

- Boundary Line
- Center Line
- Lot Line
- Easement Line
- ⊙ Found Brass Cap
- Found 5/8" Iron Pin
- Found 1/2" Iron Pin
- Set 1/2" x 24" Iron Pin w/Cap
- Set 5/8" x 36" Iron Pin w/Cap
- ④ Block Number
- MIN Minimum House Size, Excluding Garage, on Specific Lot

NOTES

- Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Meridian.
- Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of the re-subdivision.
- This subdivision is within Mampa & Meridian Irrigation District. The developer has made provisions to supply irrigation water to the individual lots. Each lot will be subject to the District assessments. The developer will comply with Idaho Code 31-5205.
- All lot lines common to public right-of-way have a ten (10) foot wide permanent public utilities, drainage and irrigation easement. All lot lines common to the exterior boundary of this subdivision have a five (5) foot wide permanent public utilities, drainage and irrigation easement, except as noted. The western lot lines of Lots 30 and 31 Block 12 and Lot 1 Block 19 have a twelve (12) foot wide permanent public utilities, drainage and irrigation easement.
- Each side of interior lot lines have a five (5) foot permanent public utilities, drainage, and irrigation easement.
- Responsibility for all drainage and irrigation facilities outside the public access right-of-way is held with the lot owners on whose land said drainage and irrigation facilities are located unless such responsibility is assumed by an irrigation/drainage district.
- All lots within this subdivision are single-family residential lots unless otherwise noted.
- Bottom elevation of house footings shall be placed a minimum of twelve (12) inches above the highest normal ground water elevation.
- This plat is subject to the Kennedy Lateral Easement Instrument No. 797771. Kennedy Lateral Easement is twenty (20) feet left and thirty five (35) feet right of the Kennedy Lateral centerline, in favor of the Mampa & Meridian Irrigation District.
- For description of retained irrigation and maintenance rights to the Kennedy Lateral by the Mampa & Meridian Irrigation District, see License Agreement Instrument No. 98075404.
- Lot 32 Block 12 and Lot 2 Block 19 are owned and maintained by the Mafford Landing Home Owners Association.
- The construction of fences within the Kennedy Lateral Easement will be allowed by License Agreement Instrument No. 98075404 and any subsequent addendums.



PACIFIC LAND SURVEYORS
A Division of POWER Engineers, Inc., An Idaho Corporation
1250 S. CADLE FLUENT WAY
BOISE, IDAHO 83709
(208) 378-6387

AFFIDAVIT TO CORRECT RECORDED PLAT

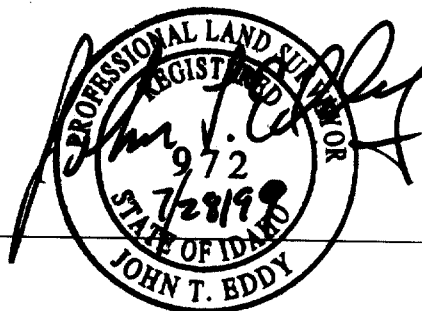
I, John T. Eddy, a registered land surveyor, licensed by the State of Idaho, do hereby certify that the Final Plat of The Landing Subdivision No. 10, recorded on July 27, 1999, Instrument No. 99074268, recorded in the office of the Ada County Recorder, was stamped by me and since the date of recording a typographical error has been discovered in the minimum house size on Lot 1, Block 18. This affidavit is for the purpose of authorizing the Ada County Recorder to make notations on said Lot 1, Block 18, The Landing Subdivision No. 10 Final Plat.

MINIMUM HOUSE SIZE

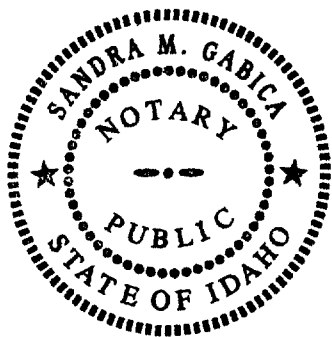
READS "1000", IT SHOULD READ "1300".

Dated this 28th day of July, 1999.

John T. Eddy
PLS 972
Pacific Land Surveyors
A division of Power Engineers, Inc.



Subscribed and sworn to before me a notary public in and for the State of Idaho.



Sandra M. Gabica
Notary Public
Residing at Nampa, Idaho
My commission expires 3/7/2000

ADA COUNTY RECORDER
J. DAVID NAVARRO
BOISE, IDAHO

1999 JL 28 PM 4: 12

John T. Eddy
RECORDED - REQUEST OF
FEE 3- DEPUTY *[Signature]*
99075043

State of Idaho)
County of Ada)

On this the 27th day of July, 1999, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared Bruce W. Blaser, personally known to me (or provided to me on the basis of satisfactory evidence) to be the Member, of Mallard Landing L.L.C. Limited Liability Corporation whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

(SEAL)



Karly A. Davis
Notary Public in and for the State of Idaho
Residing at Boise, Idaho
My Commission expires: 11-10-04

ADA COUNTY RECORDER
J. DAVID NAVARRO
BOISE, IDAHO

1999 JUL 27 PM 1:59

RECORDED - REQUEST OF
Bruce Blaser
FEE 9.00 DEPUTY Sheper

99074309

NINTH AMENDMENT AND SUPPLEMENTAL DECLARATION TO MASTER DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR
THE LANDING SUBDIVISION
(To Annex The Landing No. 10)

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 The Landing Subdivision, dated January 10, 1992, recorded January 28, 1992, as Instrument No. 9205314, records of Ada County, Idaho; a Second Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for The Landing Subdivision, dated May 1, 1992, recorded June 5, 1992, as Instrument No. 9236540, records of Ada County, Idaho; a Third Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for The Landing Subdivision, dated April 1, 1993, recorded June 10, 1993, as Instrument No. 9344352, records of Ada County, Idaho; a Fourth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for The Landing Subdivision, dated May 1, 1993, recorded June 18, 1993, as Instrument No. 9347564, records of Ada County, Idaho; and a Fifth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for The Landing Subdivision, dated August 1, 1993, recorded August 19, 1993, as Instrument No. 9367861, records of Ada County, Idaho; and a Sixth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for The Landing Subdivision, dated March 15, 1995, recorded June 22, 1995, as Instrument No. 95042251, records of Ada County, Idaho; and a Seventh Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for The Landing Subdivision, dated November 29, 1995, recorded November 31, 1995, as Instrument No. 1948001741 Eighth Amendment to Master Declaration of Covenants, Condition, Restrictions and Easements for the Landing subdivision, as on records of Ada County, Idaho;(which Master Declaration, as amended is hereafter called "Master Declaration");

WHEREAS, the Mallard Landing LLC, an Idaho Limited Liability 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 as recorded or amended by this document; and

WHEREAS, the purpose of this Ninth Amendment is to annex the additional property hereafter described, and upon such annexation to subject such additional property to all the terms, covenants, conditions, restrictions and easements contained in the Master Declaration. Except as noted and amended in Articles V, and VII.

ARTICLE I - PROPERTY COVERED

The property which is covered by this Ninth Amendment and which shall be annexed under the Master Declaration is that real property described as follows: Instrument No. 99074268

Lots 19 through 30 Block¹³(inclusive); Lots 2 through and including 20 of Block 15; Lots 30 and 31 of Block 12; Lot 1 of Block 19; and Lots 1 through and including Lot 6 of Block 18, The Landing Subdivision No. 10, according to the official plat there of filed in Book 78, of plats, at Pages 8288 and 8289, records of Ada County, Idaho.

ARTICLE II - DEFINED TERMS

Unless the context otherwise specifies or requires, the words; and phrases in this Ninth Amendment shall have the same meaning as such words and phrases are defined in the Master Declaration. This document shall prevail in any misunderstanding with the original 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 the covenants, conditions, restrictions and easements of the Master Declaration. Except as noted and amended in Articles V, and VII.

ARTICLE V - PERMITTED USES & PERFORMANCE STANDARDS

Minimum Building Size: The Master Declaration of The Landing Subdivision is hereby amended for this phase of The Landing Subdivision No. 10 amending the minimum square footage for residence constructed on each lot. Each house will concur with the minimum square footage for building size as recorded on the Landing Subdivision No. 10 plat. Refer to the recorded plat of the Landing Subdivision No.10 for minimum building size for each lot. Qualifying minimum square footage is exclusive of garage, patios, and porches.

ARTICLE VI - EFFECTIVE DATE

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

ARTICLE VII - ARCHITECTURAL CONTROL COMMITTEE

The Architectural Control Committee for the phase of The Landing Subdivision No. 10 will be Garrett Longstreet, A. Leon Blaser and Bruce W. Blaser. The Architectural Control Committee will remain in force and effect until 40 lots of The Landing Subdivision No.10 have sold and closed.

IN WITNESS THEREOF, 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 Ninth Amendment as of the date and year first above written.

SUCCESSOR GRANTOR:

Mallard Landing L.L.C., an Idaho Limited Corporation

By: _____

Bruce W. Blaser, Member

7-27-99