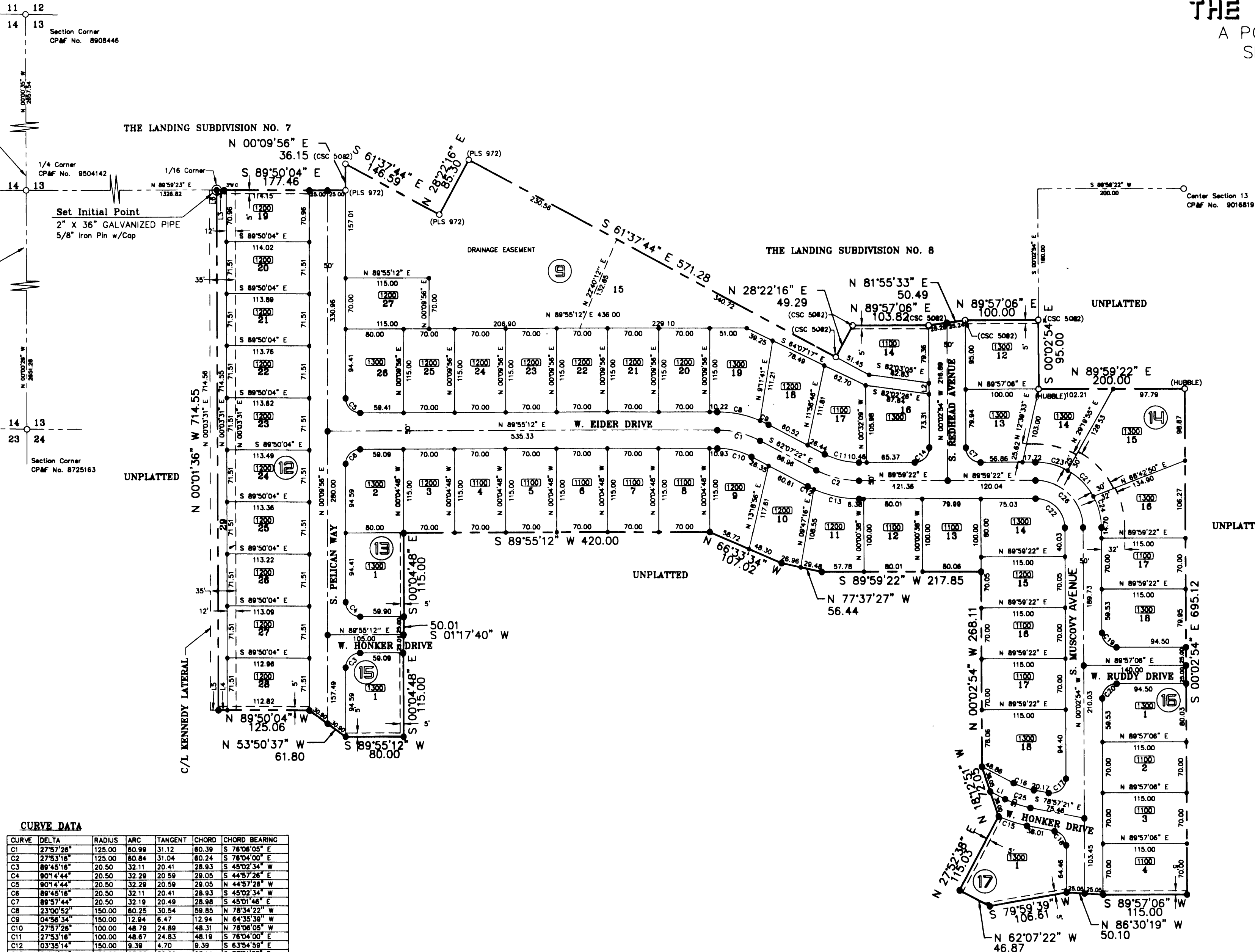


THE LANDING SUBDIVISION NO. 9

A PORTION OF THE SW 1/4 AND NW 1/4
SECTION 13, T. 3 N., R. 1 W., B.M.,
MERIDIAN, ADA COUNTY, IDAHO
1997

BASIS OF BEARING

S. LINDER ROAD

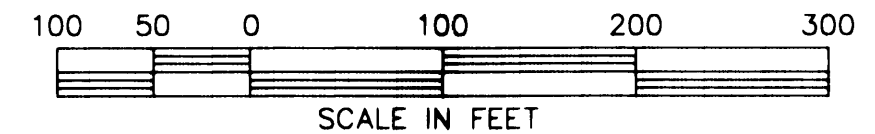


CURVE DATA

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	27°57'28"	125.00	80.99	31.12	80.39	S 78°06'05" E
C2	27°53'16"	125.00	80.84	31.04	80.24	S 78°04'00" E
C3	89°45'16"	20.50	32.11	20.41	28.83	S 43°02'34" W
C4	00°4'44"	20.50	32.29	20.59	28.05	S 44°57'28" E
C5	89°45'16"	20.50	32.11	20.41	28.83	S 43°02'34" W
C6	89°45'16"	20.50	32.11	20.41	28.83	S 43°02'34" W
C7	89°45'16"	20.50	32.11	20.41	28.83	S 43°02'34" W
C8	23°00'52"	150.00	80.25	30.54	59.85	N 78°34'22" W
C9	04°56'34"	150.00	12.94	6.47	12.94	N 64°35'30" W
C10	27°57'28"	100.00	48.79	24.89	48.31	N 78°06'05" W
C11	27°53'16"	100.00	48.67	24.83	48.19	S 78°04'00" E
C12	03°35'14"	150.00	9.39	4.70	9.39	S 63°54'59" E
C13	24°18'02"	150.00	63.62	32.29	63.14	S 77°51'37" E
C14	80°02'16"	20.50	32.21	20.51	28.00	N 44°58'14" E
C15	15°40'00"	150.00	41.02	20.84	40.89	S 71°07'21" E
C16	18°48'58"	100.00	29.38	14.80	28.27	S 70°32'21" E
C17	101°03'33"	20.50	36.17	24.91	31.66	N 50°29'52" E
C18	78°54'27"	20.50	28.23	16.87	26.05	N 38°30'07" W
C19	80°00'00"	20.50	32.20	20.50	28.99	S 45°02'54" E
C20	80°00'00"	20.50	32.20	20.50	28.99	S 44°57'08" W
C21	32°20'53"	90.00	50.81	28.10	50.14	N 44°29'39" W
C22	89°57'44"	40.00	82.81	39.97	56.55	N 45°01'48" W
C23	29°20'33"	90.00	46.09	23.56	45.59	N 75°20'22" W
C24	28°16'18"	90.00	44.41	22.87	43.96	N 14°11'03" W
C25	18°48'58"	125.00	36.72	18.50	36.59	N 70°32'21" W
C26	89°57'44"	65.00	102.06	64.96	91.89	S 45°01'48" E

LINE DATA

LINE	BEARING	DISTANCE
L1	S 62°07'22" E	22.89
L2	N 00°02'54" W	15.16
L3	S 89°50'04" E	13.30
L4	N 89°50'04" W	12.24
L5	N 89°50'04" W	10.76
L6	S 89°50'04" E	9.70

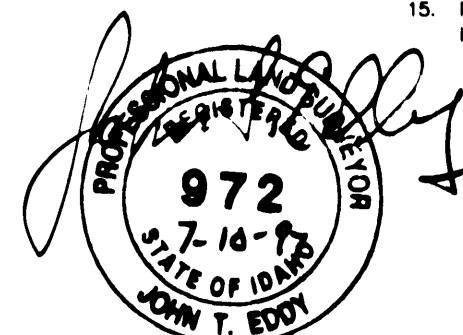


LEGEND

- Boundary Line
- Center Line
- Lot Line
- Easement Line
- Setback Line
- Found 5/8" Iron Pin w/Cap
- Set 5/8"x 30" Iron Pin w/Cap
- Set 1/2"x 24" Iron Pin w/Cap
- Block Number
- Minimum House Size, Excluding Garage, on Specific Lot
- Witness Corner
- Professional Land Surveyor License No. on Found Exterior Monuments.

NOTES

- Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of 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 or as allowed by Conditional Use.
- The developer and/or Owner shall comply with Idaho Code Section 31-3805 or its provisions that may apply to irrigation rights.
- All lot lines common to public right-of-way and the exterior boundary of The Landing Subdivision No. 9 have a ten (10) foot wide permanent public utilities, drainage, and irrigation easement, except as otherwise dimensioned.
- Each side of all interior lot lines have a five (5) foot permanent public utilities, irrigation, and drainage 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.
- Lot 15, Block 9 is owned and maintained by the Homeowner's Association. It is not dedicated to the public, but is reserved for use as a storm water retention basin and park area. With a drainage easement dedicated to the Ada County Highway District for storm water facility maintenance. There is to be no buildings, fences, trees and shrubs within the easement.
- Bottom elevation of house footings shall be placed a minimum of 12" above the highest seasonal ground water elevation.
- This plat is subject to the Kennedy Lateral Easement instrument No. 797771. Kennedy Lateral Easement is 20' left and 35' right of the Kennedy Lateral center line, in favor of the Nampa & Meridian Irrigation District.
- For description of retained irrigation and maintenance rights to the Kennedy Lateral by the Nampa-Meridian Irrigation District, see License Agreement Instrument No. 87008476.
- Lot 15, Block 9 is subject to a blanket drainage easement in favor of the Ada County Highway District for maintenance of the storm drain facilities. The Homeowners Association will own said lot and be responsible for maintenance of the landscaping.
- Lot 29, Block 12 is owned and maintained by the Homeowners Association.
- The construction of fences within the Kennedy Lateral Easement will be allowed by License Agreement Instrument No. 87008476 and any subsequent addendums.
- Reference Record of Survey No. 1802 for section breakdown and boundary line information.



PACIFIC LAND SURVEYORS
A division of POWER Engineers, Inc., An Idaho Corporation
290 N. MAPLE GROVE RD.
Boise, Idaho 83704
(208) 378-6380

BK. 74. PG. 7659

THE LANDING SUBDIVISION NO. 9

CERTIFICATE OF OWNERS

Known all men by these presents: that the undersigned is the owner of the property described as follows and intend to include said property in this plat.

A parcel of land being a portion of the Southwest Quarter and the Northwest Quarter of Section 13, Township 3 North, Range 1 West, Boise Meridian, Meridian, Ada County, Idaho, and more particularly described as follows:

Beginning at an iron pin marking the Southwest corner of the said Northwest Quarter of Section 13, Township 3 North, Range 1 West, Boise Meridian;

thence along the Southerly boundary of the said Northwest Quarter of Section 13, said Southerly boundary also being the Southerly boundary of The Landing Subdivision No. 7 as filed for record in the office of the Ada County Recorder, Boise Idaho, in Book 69 of Plats at Pages 7085 and 7086, North 89°59'23" East 1326.82 feet to a 2" Galvanized iron pipe marking the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 13, said 2" Galvanized iron pipe also being the REAL POINT OF BEGINNING (Initial Point);

thence continuing along said Southerly boundaries, South 89°50'04" East 177.46 feet to an iron pin; thence leaving said Southerly boundaries, and along the Easterly boundary of the said, The Landing Subdivision No. 7, North 00°09'56" East 36.15 feet to an iron pin on the Southerly boundary of The Landing Subdivision No. 8 as filed for record in the office of the Ada County Recorder, Boise Idaho, in Book 70 of Plats at pages 7230 and 7231;

thence leaving said Easterly boundary of The Landing Subdivision No. 7, and along the said Southerly boundary of The Landing Subdivision No. 8 the following courses and distances;

thence South 61°37'44" East 146.59 feet to an iron pin;
thence North 28°22'16" East 85.30 feet to an iron pin;
thence South 61°37'44" East 571.28 feet to an iron pin;
thence North 28°22'16" East 49.29 feet to an iron pin;
thence North 89°57'06" East 103.82 feet to an iron pin;
thence North 81°55'33" East 50.49 feet to an iron pin;
thence North 89°57'06" East 100.00 feet to an iron pin;
thence leaving said Southerly boundary, South 00°02'54" East 95.00 feet to an iron pin;
thence North 89°59'22" East 200.00 feet to an iron pin on the Easterly boundary of the Southwest

Quarter of said Section 13;

thence along said Easterly boundary, South 00°02'54" East 695.12 feet to an iron pin;
thence leaving said Easterly boundary, South 89°57'06" West 115.00 feet to an iron pin;

thence North 86°30'19" West 50.10 feet to an iron pin;
thence South 79°59'39" West 106.61 feet to an iron pin;
thence North 62°07'22" West 46.87 feet to an iron pin;
thence North 27°52'38" East 115.03 feet to an iron pin;
thence North 18°12'51" West 72.05 feet to an iron pin;
thence North 00°02'54" West 268.11 feet to an iron pin;
thence South 89°59'22" West 217.85 feet to an iron pin;
thence North 77°37'27" West 56.44 feet to an iron pin;
thence North 66°33'34" West 107.02 feet to an iron pin;
thence South 89°55'12" West 420.00 feet to an iron pin;
thence South 00°04'48" East 115.00 feet to an iron pin;
thence South 01°17'40" West 50.01 feet to an iron pin;
thence South 00°04'48" East 115.00 feet to an iron pin;
thence South 89°55'12" West 80.00 feet to an iron pin;
thence North 53°50'37" West 61.80 feet to an iron pin;
thence North 89°50'04" West 125.06 feet to an iron pin on the Westerly boundary of the Northeast

Quarter of the Southwest Quarter of Section 13;

thence along said Westerly boundary, North 00°01'36" West 714.55 feet to the point of beginning.

Comprising 15.94 acres, more or less.

The public streets, as shown on this plat of The Landing Subdivision No. 9, are hereby dedicated to the use of the public, and the easements indicated on said plat are not dedicated to the public, but the right to use said easements is hereby reserved for public utilities and for any other uses as designated hereon and no permanent structures are to be erected within the lines of said easements.
All of the lots within this plat will be eligible to receive water service from the City of Meridian's Municipal Water System and the City has agreed in writing to serve all of the lots in the subdivision.

Building and occupancy restrictions - See instrument No. _____ of Miscellaneous Records, Ada County, Idaho, filed on the _____ day of _____ 199____, in the office of the Ada County Recorder, Boise, Idaho.

A Leon Blaser

A. Leon Blaser
Managing Member
Mallard Landing LLC
An Idaho Limited Liability Company

ACKNOWLEDGMENT

STATE OF IDAHO)
County of Ada) ss

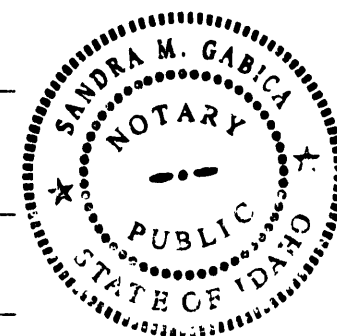
On this 12th day of December 1996, before me, the undersigned, a notary public, in and for said State, personally appeared A. Leon Blaser, known to me to be the President of the Mallard Landing, Limited Liability Company, that executed the instrument or the person who executed the instrument on behalf of said Limited Liability Company, and acknowledged to me that such Limited Liability Company executed the same.

In witness whereof, I have here unto set my hand and seal the day and year in this certificate first above written

Sandra M. Gabica
Notary Public

Residing at Boise, Idaho

Commission Expires 3-7-2000

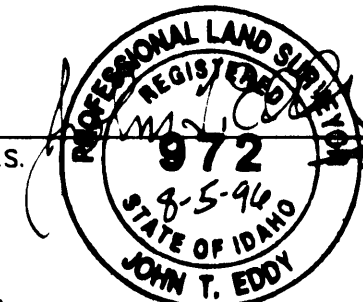


CERTIFICATE OF SURVEYOR

I, John T. Eddy, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this Plat of The Landing Subdivision No. 9, as described in the Certificate of Owners and on the attached plat, was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys and the corner perpetuation and filing act, Idaho Code 55-1601 through 55-1612.

John T. Eddy, P.L.S.

License No. 972

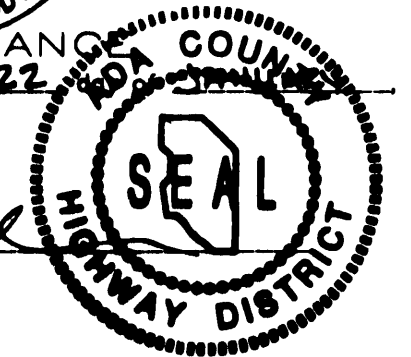


ADA COUNTY HIGHWAY DISTRICT COMMISSIONER'S ACCEPTANCE

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 22 day of August 1996.

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 the 6th day of August 1996, this plat of The Landing Subdivision No. 9 was duly accepted and approved.

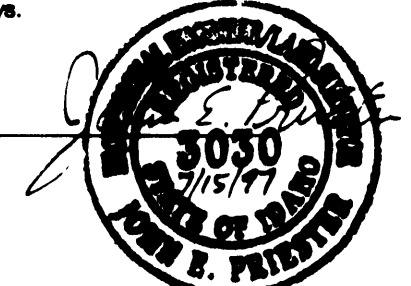
William S. Baggett
City Clerk, Meridian, Idaho



CERTIFICATE OF COUNTY SURVEYOR

I, John E. Priester Professional Land Surveyor for Ada County, Idaho, hereby certify that I have checked this plat of The Landing Subdivision No. 9 and find that it complies with the State of Idaho Code relating to plats and surveys.

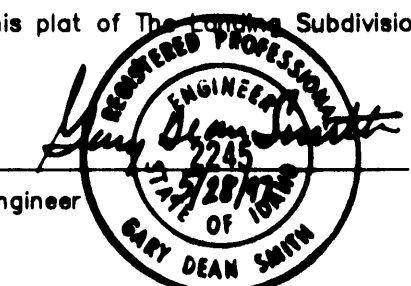
County Surveyor, Ada County Idaho



APPROVAL OF CITY ENGINEER

I, Gary Dean Smith, City Engineer in and for the City of Meridian, Ada County, Idaho, hereby approve this plat of The Landing Subdivision No. 9

Gary Dean Smith, City Engineer



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 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

7-15-97

Date



COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. 97055922

STATE OF IDAHO)
County of Ada) ss

I hereby certify that this instrument was filed for record at the request of Mallard Landing LLC at 59 minutes past 2 O'clock P.M., on this 15 day of July, in book 74 of plats at pages 766 and 767.

FEE: \$11.00

Deputy

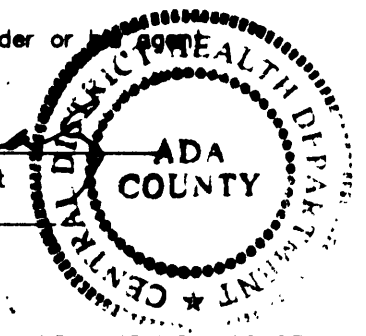
Ex-Officio Recorder J. DAVID NAVARRO

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

Sanitary restrictions of this plat are hereby removed according to the letter to be read with the County Recorder or listing conditions of approval.

By: Thomas E. Adman
Central District Health Department

Date: 7/26/97



AMERICAN LAND TITLE CO.

ADA CO. RECORDER

J. DAVID NAVARRO

BOISE ID

EIGHT AMENDMENT AND SUPPLEMENTAL DECLARATION TO MASTER DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS

FOR

THE LANDING SUBDIVISION

(To Annex The Landing No. 9)

AUG 19 PM 4 05

FEE 9.00 DEP *D. Hall*
RECORDED AT THE REQUEST OF**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, 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 Eight 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 Eight Amendment and which shall be annexed under the Master Declaration is that real property described as follows:

Lots 18 through and including 27 of Block 12; Lots 14 through and including 27 of Block 9, Lots 12 through and including 18 of Block 14; Lots 1 through and including 4 of Block 16, Lots 1 through and including 14 of Block 15; Lots 1 through and including 18 of Block 13, THE LANDING SUBDIVISION NO. 9, according to the official plat thereof filed in Book 74, of Plats , at Pages 7658 and 7659, records of Ada County, Idaho.

ARTICLE II - DEFINED TERMS

Unless the context otherwise specifies or requires, the words; and phrases in this Eight 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. 9 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. 9 plat. Refer to the recorded plat of the Landing Subdivision No.9 for minimum building size for each lot. Qualifying minimum square footage is exclusive of garage, patios, and porches.

Pathways: Lot 15 Block 9 is a park and contains a pedestrian pathway . This lot is owned by, and is to be maintained by The Landing Homeowner's Association.

Park: Lot 15 of Block 9 is a private park and large-event storm water retention area. This lot is owned by, and is to be maintained by The Landing Homeowner's Association.

ARTICLE VI - EFFECTIVE DATE

The Eighth 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. 9 will be Garrett Longstreet, A. Leon Blaser and Bruce W. Blaser. The Architectural Control Committee will remain in force and effect until 50 lots of The Landing Subdivision No. 9 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 Eight Amendment as of the date and year first above written.

SUCCESSOR GRANTOR:

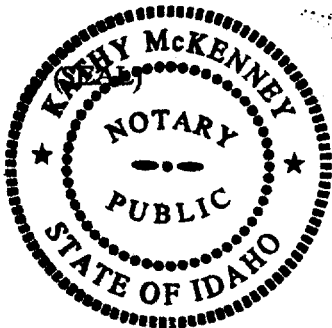
Mallard Landing L.L.C., an Idaho Limited Corporation

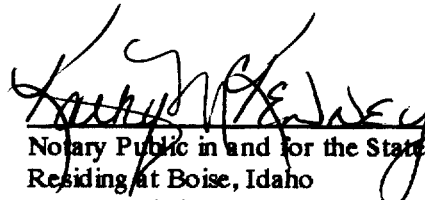
By: 
A. Leon Blaser, President

State of Idaho)
County of Ada)

On this the 15th day of August, 1997, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared A. Leon Blaser, personally known to me (or provided to me on the basis of satisfactory evidence) to be the President, 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.




Notary Public in and for the State of Idaho
Residing at Boise, Idaho
My Commission expires 9/4/2002