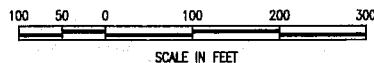




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PLAT OF LOCHSA FALLS SUBDIVISION NO. 4

A PORTION OF THE SE 1/4 OF SECTION 28
T.4N., R.1W., B.M.
MERIDIAN, ADA COUNTY, IDAHO
2004



Found Alum. Cap
C.P.#F. No. 7706812
W. CHINDEN BLVD. 23 24
26 25

LEGEND

- Boundary Line
- Section Line
- Right-of-Way Line
- Centerline
- Lot Line
- Easement line
- Real Point of Beginning, Set 5/8"x30" Rebar with Plastic Cap
- Found Brass or Aluminum Cap (as noted)
- Set 5/8"x30" Rebar with Plastic Cap
- Set 1/2"x24" Rebar with Plastic Cap
- Found 5/8" Rebar with Plastic Cap
- Found 1/2" Rebar with Plastic Cap
- Calculated point not set

NOTES

- UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE SHOWN OR DESIGNATED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- THE OWNER SHALL COMPLY WITH THE IDAHO CODE SECTION 31-3805 OR ITS PROVISIONS THAT APPLY TO IRRIGATION WATER.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
- BOTTOM OF BUILDING FOOTINGS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE ESTABLISHED NORMAL HIGH GROUNDWATER ELEVATION.
- ALL BUILDABLE LOTS IN THIS SUBDIVISION ARE FOR SINGLE-FAMILY DWELLINGS ONLY. EACH SINGLE-FAMILY STRUCTURE SHALL CONTAIN A MINIMUM OF 1,201 SQUARE FEET, EXCLUDING GARAGE.
- LOT 14, BLOCK 20 IS AN OPEN SPACE LOT TO BE OWNED AND MAINTAINED BY THE LOCHSA FALLS HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
- RESTRICTIVE COVENANTS ARE IN EFFECT FOR THIS SUBDIVISION.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 103012598, RECORDS OF ADA COUNTY, IDAHO.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT NO AGRICULTURAL OPERATION OR AN APPEARANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN, PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPEARANCE TO IT.
- APPROVED BUILDING SETBACKS:
FRONT-10' or 15' WITH NON-FRONT ENTRY GARAGE, MEASURED FROM BACK OF SIDEWALK.
REAR-15'
INTERIOR SIDE-5' SINGLE STORY & 7' TWO STORY
STREET SIDE-20'

UNPLATTED

LOCHSA FALLS
SUBD. NO. 1

LOCHSA FALLS
SUBD. NO. 1

LOCHSA FALLS
SUBD. NO. 3

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG.
C1	43°32'09"	75.00	56.99	28.95	55.63	S 69°00'42"W
C2	19°11'17"	75.00	25.12	12.68	25.00	S 37°38'59"W
C3	27°25'42"	75.00	35.90	18.30	35.56	S 14°20'29"W
C4	90°09'09"	50.00	78.67	60.13	70.80	S 45°42'12"W
C5	90°09'09"	25.00	39.34	25.07	35.40	S 45°42'12"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 45°48'48"W	28.28'
L2	S 44°13'14"E	28.28'
L3	S 44°13'14"E	28.28'
L4	N 45°46'46"E	28.28'
L5	N 44°13'14"W	28.28'
L6	S 45°46'46"W	28.28'
L7	S 44°13'14"E	28.28'
L8	N 45°48'48"E	28.28'

CENTER 1/4 CORNER
C.P.#F. No. 104014708

1/4 CORNER
FOUND BRASS CAP
C.P.#F. No. 103178914

CENTER-SOUTH 1/4 CORNER
C.P.#F. No. 98040850



LOCHSA FALLS L.L.C.
Developer
Garden City, Idaho

BRIGGS ENGINEERING, INC.
Consulting Engineers
Boise, Idaho

LOCHSA FALLS SUBDIVISION NO. 4

CERTIFICATE OF OWNERS

KNOWN ALL MEN BY THESE PRESENTS:

THAT LOCHSA FALLS LLC, A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF IDAHO AND DULY QUALIFIED TO DO BUSINESS WITHIN THE STATE OF IDAHO, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS ITS INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT. THE OWNER ALSO HEREBY CERTIFIES THAT THIS PLAT COMPLIES WITH IDAHO CODE 50-1334(2), ALL LOTS WITHIN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM AN EXISTING WATER SYSTEM AND THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL THE LOTS WITHIN THIS SUBDIVISION.

A PARCEL OF LAND LOCATED IN THE SE ¼ OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 26, T.4N., R.1W., S.M., THENCE N 00°25'24" E 2460.98 FEET ALONG THE EAST LINE OF SAID SECTION 26 TO A POINT; THENCE N 90°00'00" W 1626.60 FEET TO A POINT ON THE WESTERLY BOUNDARY OF LOCHSA FALLS SUBDIVISION NO. 1, THE REAL POINT OF BEGINNING OF THIS SUBDIVISION;

ALONG SAID WESTERLY BOUNDARY:

THENCE S 00°46'48" W 165.00 FEET TO A POINT;
THENCE S 89°13'14" E 24.87 FEET TO A POINT;
THENCE S 00°25'24" W 115.00 FEET TO A POINT;
THENCE S 89°13'14" E 240.00 FEET TO A POINT;
THENCE S 00°25'24" W 115.00 FEET TO A POINT;
THENCE N 89°13'14" W 4.69 FEET TO A POINT;
THENCE S 00°46'48" W 50.00 FEET TO A POINT;
THENCE S 00°25'24" W 115.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOCHSA FALLS SUBDIVISION NO. 3;

LEAVING THE WESTERLY BOUNDARY OF LOCHSA FALLS SUBDIVISION NO. 1 EXTENDED:

THENCE N 89°13'14" W 1081.15 FEET ALONG THE NORTHERLY BOUNDARY OF LOCHSA FALLS SUBDIVISION NO. 3 EXTENDED;

THENCE S 00°37'38" W 14.87 FEET TO A POINT;
THENCE N 89°22'22" W 50.00 FEET TO A POINT;
THENCE N 89°13'14" W 120.00 FEET TO A POINT ON THE WEST LINE OF THE SE ¼ OF SAID SECTION 26;

THENCE N 00°37'38" E 560.00 FEET ALONG SAID WEST LINE TO A POINT;

THENCE S 89°13'14" E 120.27 FEET TO A POINT;

THENCE N 00°46'48" E 15.00 FEET TO A POINT;

THENCE S 89°13'14" E 870.00 FEET TO THE REAL POINT OF BEGINNING OF THIS SUBDIVISION, SAID PARCEL CONTAINING 14.50 ACRES, MORE OR LESS.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AND THE EASEMENTS SHOWN ON THIS 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 ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 1TH DAY OF MARCH, 2004.

Marty Goldsmith

MARTY GOLDSMITH, SECRETARY OF DEVELOPERS SERVICES, INC.
AS MANAGER OF LOCHSA FALLS LLC

ACKNOWLEDGMENT

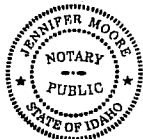
STATE OF IDAHO)
COUNTY OF ADA) SS

ON THIS 20 DAY OF 20, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARTY GOLDSMITH, KNOWN OR IDENTIFIED TO ME TO BE SECRETARY OF DEVELOPERS SERVICES, INC., A CORPORATION, AND MANAGER OF LOCHSA FALLS, L.L.C., A LIMITED LIABILITY COMPANY, AND THE MANAGER WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE LIABILITY COMPANY'S NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND THAT THAT SUCH CORPORATION EXECUTED THE SAME IN SAID LIMITED LIABILITY COMPANY NAME.

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

Jennifer Moore
NOTARY PUBLIC FOR IDAHO
RESIDING AT BOISE, IDAHO

MY COMMISSION EXPIRES: 12306



APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER, OR HIS AGENT, LISTING THE CONDITIONS OF APPROVAL.



Brad R. Watson 5/21/03
CENTRAL DISTRICT HEALTH DEPARTMENT

APPROVAL OF CITY ENGINEER

I, BRAD R. WATSON, P.E., CITY ENGINEER IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

Brad R. Watson
CITY ENGINEER

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



John E. Ringer 3/4/04
COUNTY SURVEYOR

CERTIFICATE OF SURVEYOR

I, MICHAEL E. MARKS, P.L.S., DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

MICHAEL E. MARKS, P.L.S. NO. 4998



ACCEPTANCE OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 20TH DAY OF January, 2004.

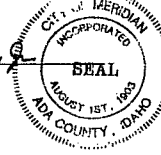


John J. Hume
CHAIRMAN
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF CITY COUNCIL

I, William S. Berg, Jr., 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 22ND DAY OF April, 2003, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

William S. Berg, Jr.
MERIDIAN CITY CLERK



CERTIFICATE OF COUNTY TREASURER

I, Lynda Fischer, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 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.

Lynda Fischer
COUNTY TREASURER



3/4/04
DATE

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. 104025110

STATE OF IDAHO)
COUNTY OF ADA) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF Biggs Engineering AT 10 MINUTES PAST 10 O'CLOCK AM., THIS 5th DAY OF March, 2004, IN MY OFFICE AND WAS DULY RECORDED IN BOOK 88 OF PLATS AT PAGES 10,130 AND 10,131.

A. L. L. L.
DEPUTY

J. David Woodcock
EX-OFFICIO RECORDER

Fee: \$11.00



SUPPLEMENTAL DECLARATION OF

COVENANTS, CONDITIONS AND

RESTRICTIONS OF LOCHSA FALLS SUBDIVISION

(ANNEXING LOCHSA FALLS SUBDIVISION NO. 4)

THIS SUPPLEMENTAL DECLARATION is made as of the 5th day of March, 2004 to the Declaration of Covenants, Conditions and Restrictions of Lochsa Falls Subdivision, Instrument No. 103150914 of the Ada County Recorder's Office by Lochsa Falls, L.L.C., the "Declarant" therein.

RECITALS:

A. Declarant is the owner of certain real property in Ada County, State of Idaho, more particularly described as follows:

All of that certain real property included in the plat of Lochsa Falls Subdivision No. 4, Instrument No. 104025110 records Ada County, Idaho.

The above described parcel of real property is hereinafter referred to as the "Annexed Property."

B. Pursuant to Article 11 Annexation of the referenced Declaration, Declarant desires to impose upon the Annexed Property, the rights, privileges, restrictions, covenants and easements provided for in the Declaration.

ARTICLE 1: ANNEXED PROPERTY.

1.1 Annexed Property. The Declarant hereby imposes upon the Annexed Property all easements, conditions, covenants, restrictions and reservations as set forth in the Declaration and any Amendments thereto, and the same shall run with the Annexed Property and be binding upon all parties now or hereafter having right, title or interest therein or to any part thereof.

1.2 Common Area. The following Lots of the Annexed Property shall be additional Common Area pursuant to the terms and conditions of the Declaration:

Lot 14, Block 20

1.3 Drainage Lots. The following Lots of the Annexed Property shall be additional Drainage Lots pursuant to the terms and conditions of the Declaration:

F:\Farwest\Justin\Contracts\01 Lochsa

Falls\CCR\SUPPLEMENTALS\LochsaFallsSupplementalAnnexingNo4.100703.doc

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS - 1

