

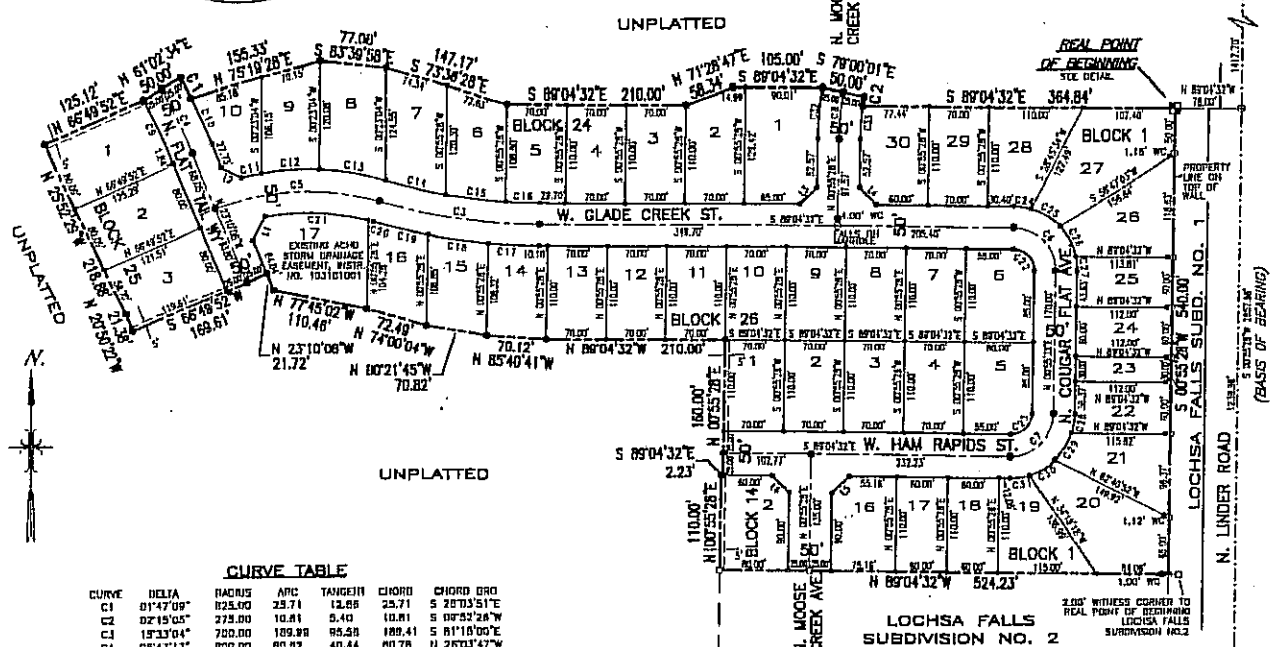
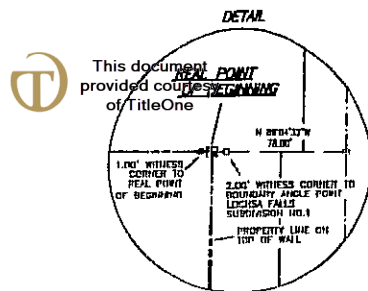
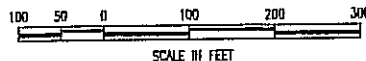
LOCHSA FALLS SUBDIVISION NO. 6

A PORTION OF THE NE 1/4 OF SECTION 26

T.4N., R.1W., B.M.

MERIDIAN, ADA COUNTY, IDAHO

2004



CURVE TABLE

CURVE	DELTA	RADIUS	APPC	TANGENT	CHORD	CHORD BEG
C1	01°47'08"	123.00	25.71	12.85	25.71	S 28°03'51"E
C2	02°18'05"	278.00	10.81	5.40	10.81	S 08°52'26"W
C3	18°33'04"	700.00	189.89	85.58	189.41	S 81°18'00"E
C4	05°47'12"	800.00	80.82	40.44	80.78	N 26°03'47"W
C5	37°04'20"	300.00	104.15	100.61	180.78	S 87°58'08"W
C6	87°00'00"	50.00	78.34	50.00	70.71	N 44°04'32"W
C7	87°00'00"	50.00	78.34	50.00	70.71	N 48°55'28"E
C8	10°04'30"	300.00	52.75	25.44	52.88	S 08°57'44"W
C9	05°17'11"	775.00	78.39	38.18	78.26	N 26°03'47"E
C10	04°06'09"	825.00	57.83	28.83	57.82	S 35°10'13"E
C11	04°10'51"	325.00	23.71	11.86	23.71	S 76°40'15"W
C12	11°59'17"	325.00	88.00	34.12	67.88	S 86°45'18"W
C13	13°43'35"	325.00	77.88	38.12	77.87	N 80°23'15"E
C14	08°08'48"	675.00	72.41	38.24	72.38	N 76°35'52"W
C15	05°58'28"	875.00	70.47	35.27	70.44	N 82°38'43"W
C16	02°25'21"	975.00	40.32	20.17	40.31	N 87°21'51"W
C17	07°44'20"	725.00	58.87	30.00	58.85	S 86°42'21"E
C18	05°34'58"	735.00	70.64	35.38	70.61	S 81°32'43"E
C19	05°13'47"	725.00	68.10	33.11	68.15	S 78°08'21"E
C20	01°11'31"	275.00	5.72	2.88	5.72	S 74°07'13"E
C21	25°12'30"	275.00	120.99	61.49	120.92	S 87°16'14"E
C22	90°00'00"	25.00	39.27	25.00	35.38	S 44°04'32"E
C23	90°00'00"	25.00	39.27	25.00	35.38	S 48°55'28"E
C24	13°31'11"	75.00	20.32	10.22	20.26	N 81°18'16"W
C25	30°25'55"	75.00	40.48	20.75	40.00	N 58°05'03"W
C26	30°35'59"	75.00	40.49	20.75	40.00	N 27°00'00"W
C27	12°38'39"	75.00	18.51	8.29	16.47	N 05°22'51"W
C28	18°21'41"	75.00	24.03	12.12	23.93	N 10°08'19"E
C29	25°58'12"	75.00	35.33	18.00	35.00	N 32°48'45"E
C30	37°58'12"	75.00	35.33	18.00	35.00	N 57°03'50"E
C31	17°35'54"	75.00	23.12	11.83	23.03	N 82°05'31"E
C32	10°04'30"	325.00	57.15	28.83	57.50	N 05°57'44"E
C33	07°44'25"	275.00	37.55	18.80	37.82	N 04°50'11"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 28°27'11"E	31.25
L2	S 83°17'40"E	25.78
L3	N 49°55'28"E	28.28
L4	S 44°04'32"E	28.28
L5	N 49°55'28"E	28.28
L6	N 4°04'32"W	28.28

LEGEND

- Boundary Line
- Section Line
- Right-of-Way Line
- Centerline
- Lot Line
- Easement Line
- Real Point of Beginning, Falls on Top of Wall
- Set 5/8" x 30" Rebar with Plastic Cap or 1.00" Witness Corner
- Found Brass or Aluminum Cap (as noted)
- Set 5/8" x 30" Rebar with Plastic Cap
- Set 1/2" x 24" Rebar with Plastic Cap
- Found 5/8" Rebar with Plastic Cap, PLS 4998
- Found 1/2" Rebar with Plastic Cap, PLS 4998
- Calculated Point, the Monument Set
- Set Witness Corner, 1.00" Unless Otherwise Designated

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 RIGHTS.
- 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 OULDBABLE 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.
- RESTRICTIVE COVENANTS ARE IN EFFECT FOR THIS SUBDIVISION.
- LOT 17, BLOCK 26 AND LOT 10, BLOCK 24 ARE NON-BUILDABLE LOTS TO BE OWNED AND MAINTAINED BY THE LOCHSA FALLS HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS, AND SHALL BE USED AS LANDSCAPE/DRAINAGE LOTS. SAID LOTS ARE COVERED BY A BLANKET STORM DRAINAGE EASEMENT IN FAVOR OF THE ADA COUNTY HIGHWAY DISTRICT FOR HEAVY MAINTENANCE OF DRAINAGE FACILITIES. SAID EASEMENT SHALL REMAIN FREE OF ALL ENCROACHMENTS AND OBSTRUCTIONS (INCLUDING FENCES AND TREES), WHICH MAY ADVERSELY AFFECT DRAINAGE OR OPERATION AND MAINTENANCE OF STORM WATER FACILITIES. SAID LOTS ARE ALSO COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES AND IRRIGATION.
- LOT 23, BLOCK 1 IS A NON-BUILDABLE LOT TO BE OWNED AND MAINTAINED BY THE LOCHSA FALLS HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS, AND IS COVERED BY A BLANKET EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND EMERGENCY VEHICLE ACCESS.
- FENCING ALONG THE LOT LINES COMMON WITH LOT 23, BLOCK 1 (NORTH LINE OF LOT 22, BLOCK 1 AND SOUTH LINE OF LOT 24, BLOCK 1) SHALL BE LIMITED TO FOUR FEET IN HEIGHT IF SIGHT OBSCURING FENCE MATERIALS ARE USED.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 103012508, RECORDS OF ADA COUNTY, IDAHO.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT NO AGRICULTURAL OPERATION OR AN APPURTENANCE 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 APPURTENANCE TO IT.
- APPROVED BUILDING SETBACKS
FRONT-20' OR 15' WITH NON-FRONT ENTRY GARAGE
REAR-15'
INTERIOR SIDE-5' SINGLE STORY AND 7' TWO STORY
STREET SIDE-20'



MS PROPERTIES, LLC
Developer
Garden City, Idaho

BRIGGS ENGINEERING, INC.
Consulting Engineers
Boise, Idaho

LOCHSA FALLS SUBDIVISION NO. 6

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:
THAT M3 PROPERTIES, LLC, A UNITED 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 COMPLES WITH IDAHO CODE 50-133A(2), ALL LOTS WITHIN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM AN EXISTING SEWER 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 NE ¼ OF SECTION 26, T4N., R1W., B.M., THENCE S 00°55'28" W 1417.70 FEET ALONG THE EAST LINE OF SAID SECTION 26 TO A POINT; THENCE N 89°04'32" W 78.00 FEET TO A POINT ON THE BOUNDARY OF LOCHSA FALLS SUBDIVISION NO. 1, THE REAL POINT OF BEGINNING OF THIS SUBDIVISION;

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, T4N., R1W., B.M., THENCE S 00°55'28" W 1417.70 FEET ALONG THE EAST LINE OF SAID SECTION 26 TO A POINT; THENCE N 89°04'32" W 78.00 FEET TO A POINT ON THE BOUNDARY OF LOCHSA FALLS SUBDIVISION NO. 1, THE REAL POINT OF BEGINNING OF THIS SUBDIVISION;

THENCE S 00°55'28" W 540.00 FEET TO THE NORTHEAST CORNER OF LOCHSA FALLS SUBDIVISION NO. 2;
THENCE N 89°04'32" W 574.23 FEET TO THE NORTHWEST CORNER OF LOCHSA FALLS SUBDIVISION NO. 2;
THENCE N 00°55'28" E 110.00 FEET TO A POINT;
THENCE S 89°04'32" E 2.23 FEET TO A POINT;
THENCE N 00°55'28" E 180.00 FEET TO A POINT;
THENCE N 89°04'32" W 210.00 FEET TO A POINT;
THENCE N 89°04'32" W 70.12 FEET TO A POINT;
THENCE N 89°21'45" W 70.62 FEET TO A POINT;
THENCE N 74°00'04" W 72.49 FEET TO A POINT;
THENCE N 77°48'02" W 110.48 FEET TO A POINT;
THENCE N 23°10'08" W 21.72 FEET TO A POINT;
THENCE S 66°49'52" W 189.51 FEET TO A POINT;
THENCE N 20°50'22" W 21.38 FEET TO A POINT;
THENCE N 25°52'28" W 218.88 FEET TO A POINT;
THENCE N 66°49'52" E 125.12 FEET TO A POINT;
THENCE N 81°03'34" E 50.00 FEET TO A POINT ON A CURVE;
THENCE ALONG A CURVE TO THE RIGHT 25.71 FEET, SAID CURVE HAVING A RADIUS OF 825.00 FEET, A CENTRAL ANGLE OF 01°47'09", TANGENTS OF 12.86 FEET AND A CHORD WHICH BEARS S 28°03'51" E 25.71 FEET TO A POINT ON A CURVE;
THENCE N 75°19'28" E 155.33 FEET TO A POINT;
THENCE S 83°39'58" E 77.08 FEET TO A POINT;
THENCE S 73°36'28" E 147.17 FEET TO A POINT;
THENCE S 89°04'32" E 210.00 FEET TO A POINT;
THENCE N 71°28'47" E 58.34 FEET TO A POINT;
THENCE S 89°04'32" E 105.00 FEET TO A POINT;
THENCE S 79°00'01" E 50.00 FEET TO A POINT ON A CURVE;
THENCE ALONG A CURVE TO THE LEFT 10.81 FEET, SAID CURVE HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 02°15'05", TANGENTS OF 5.40 FEET AND A CHORD WHICH BEARS S 09°52'26" W 10.81 FEET TO A POINT ON A CURVE;
THENCE S 89°04'32" E 364.84 FEET TO THE REAL POINT OF BEGINNING OF THIS SUBDIVISION, CONTAINING 11.88 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 ERRECT WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 17th DAY OF April, 2004.

Justin Martin
JUSTIN MARTIN, MEMBER
M3 PROPERTIES, LLC

ACKNOWLEDGMENT

STATE OF IDAHO } 55
COUNTY OF ADA }

ON THIS 17th DAY OF April, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JUSTIN MARTIN, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF THE M3 PROPERTIES, LLC, THE UNITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID UNITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH UNITED LIABILITY COMPANY EXECUTED THE SAME.

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



Christine Moore
NOTARY PUBLIC FOR IDAHO
RESIDING AT BOISE, IDAHO

MY COMMISSION EXPIRES: 7/25/05

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
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 COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



John E. Riecke 3/10/04
COUNTY SURVEYOR PLS 1080

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 OBTAINED 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 PLUNG ACT, IDAHO CODE 55-1801 THROUGH 55-1812.

MICHAEL E. MARKS, P.L.S. NO. 4988



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 21st DAY OF January, 2004.



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, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

William S. Berg, Jr.
MERIDIAN CITY CLERK



CERTIFICATE OF COUNTY TREASURER

I, Chanda Stishew, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-130B, 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.

Chanda Stishew
COUNTY TREASURER



3/10/04
DATE

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. 104027329
STATE OF IDAHO)
COUNTY OF ADA) 55

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF BRIGGS ENGINEERING AT 20 MINUTES PAST 11 O'CLOCK A.M., THIS 11 DAY OF MARCH, 2004, IN MY OFFICE AND WAS DULY RECORDED IN BOOK 88 OF PLATS AT PAGES 10, 145 AND 10, 146

Deputy

Deputy Recorder
FEE \$11.00



104031323

**SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS OF
LOCHSA FALLS SUBDIVISION
(ANNEXING LOCHSA FALLS SUBDIVISION NO. 6)**

THIS SUPPLEMENTAL DECLARATION is made as of the 12th day of March Instrument No. 103150914, of the Ada County Recorder's Office, by Lochsa Falls, L.L.C., the "Declarant" therein, and M 3 Properties, LLC, an Idaho limited liability company.

RECITALS

A. M 3 Properties, LLC, an Idaho limited liability company, 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. 6, Instrument No. 104027329, records Ada County, Idaho.

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

B. The Annexed Property is contiguous to that certain real property in Ada County, State of Idaho that was subdivided by the Declarant and made subject to the rights, privileges, restrictions, covenants and easements provided in the referenced Declaration.

C. Pursuant to Article 11 Annexation of the referenced Declaration, M 3 Properties, LLC desires to impose upon the Annexed Property, the rights, privileges, restrictions, covenants and easements provided for in the Declaration.

D. The Declarant consents to the annexation of the Annexed Property pursuant to the Declaration as if the Annexed Property was owned by the Declarant.

ARTICLE 1: ANNEXED PROPERTY.

1.1 **Annexed Property.** M 3 Properties, LLC and 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 23, Block 1; Lot 17, Block 26; Lot 10, Block 24 of Lochsa Falls Subdivision No. 6.

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:

Lot 17, Block 26 and Lot 10 Block 24 of Lochsa Falls Subdivision No. 6

1.4 **Plat.** "Plat" in reference to the Annexed Property shall mean and refer to that certain plat of Lochsa Falls Subdivision No. 6, recorded in the Ada County Recorder's Office, Instrument No. 104027329, which plats cover and subdivides all of the Annexed Property.

IN WITNESS WHEREOF, the Declarant and M 3 Properties, LLC have set their hands and seal as of the date and year first above written.

LOCHSA FALLS, L.L.C.

By 
Marty Goldsmith, its Member

M 3 PROPERTIES, LLC

By 
Justin Martin, its Member

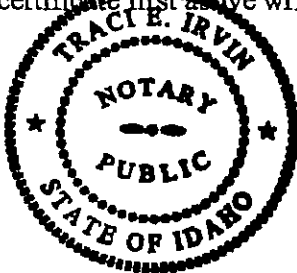
STATE OF IDAHO,)

:ss.

County of Ada.)

On this 12th day of March, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Marty Goldsmith, known and identified to me to be the Member of Lochsa Falls, L.L.C., the 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 hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Traci E. Irvin
Notary Public for Idaho
Residing at Eagle, Idaho
Commission expires: 5/12/06

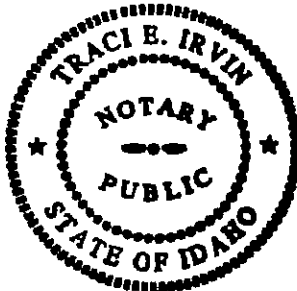
STATE OF IDAHO,)

:ss.

County of Ada.)

On this 12th day of March, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Justin Martin, known and identified to me to be the Member of M 3 Properties, LLC, the 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 hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Traci E. Irvin
Notary Public for Idaho
Residing at Eagle, Idaho
Commission expires: 5/12/06