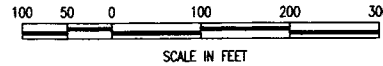


FLAT OF LOCHSA FALLS SUBDIVISION NO. 8

A PORTION OF THE NORTH 1/2 OF SECTION 26
T.4N., R.1W., B.M.
MERIDIAN, ADA COUNTY, IDAHO
2004



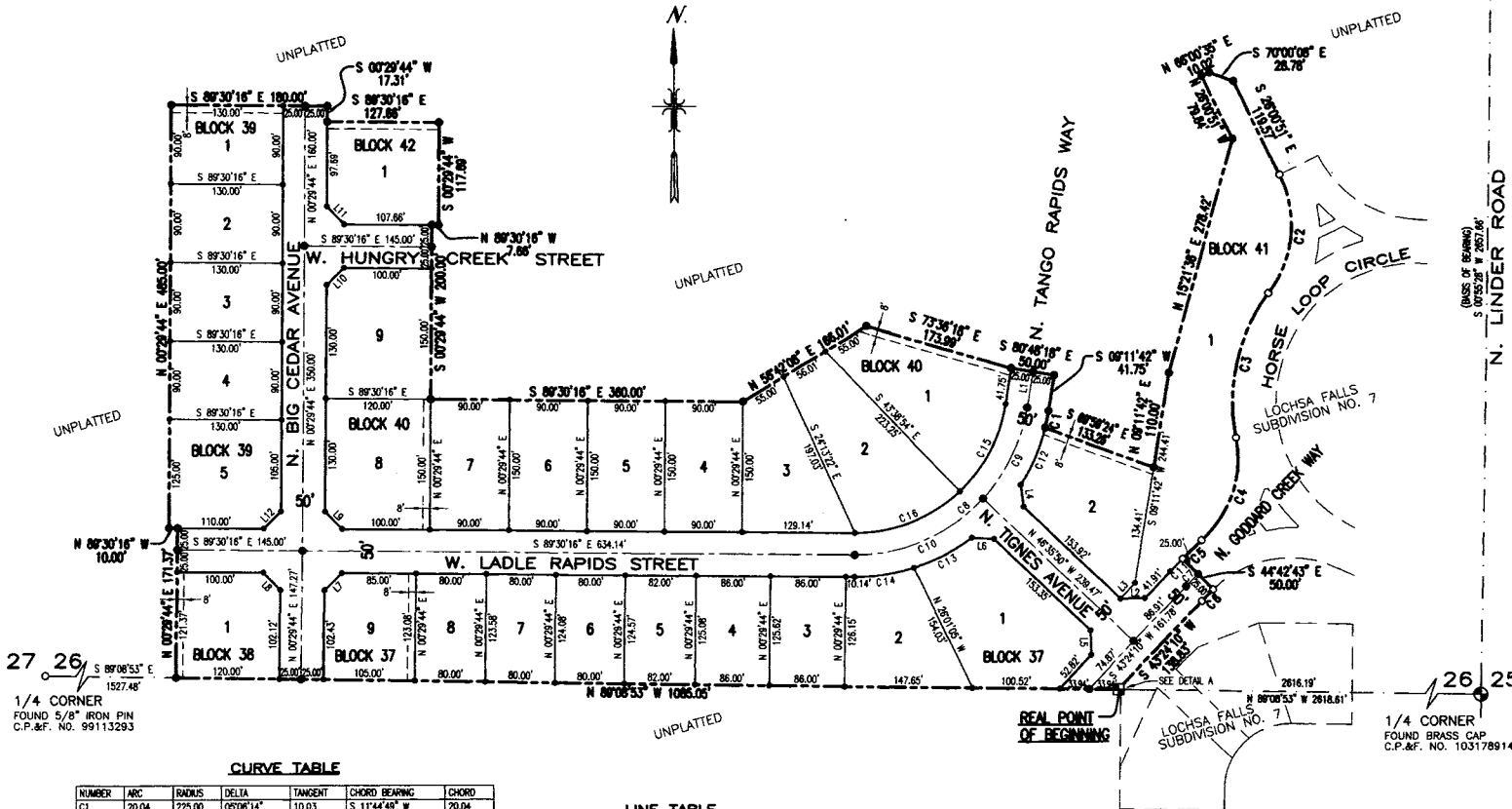
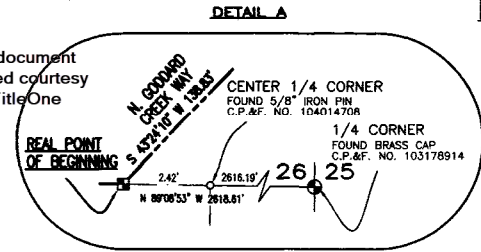
W. CHINDEN BLVD 23 24
26 25
FOUND ALUM. CAP
C.P.&F. NO. 7700612

LEGEND

- REAL POINT OF BEGINNING, FOUND 5/8" REBAR WITH PLASTIC CAP
- FOUND BRASS/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 PL5
- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- LOT LINE
- EASEMENT LINE

NOTES

1. 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.
2. 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.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
4. THE OWNER SHALL COMPLY WITH THE IDAHO CODE SECTION 31-3805 OR ITS PROVISIONS THAT APPLY TO IRRIGATION WATER.
5. 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.
6. BOTTOM OF BUILDING FOOTINGS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE ESTABLISHED NORMAL HIGH GROUNDWATER ELEVATION.
7. RESTRICTIVE COVENANTS WILL BE IN EFFECT FOR THIS SUBDIVISION.
8. LOT 1, BLOCK 41, IS A NON-BUILDABLE LOTS TO BE OWNED AND MAINTAINED BY THE LOCHSA FALLS HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS, AND SHALL BE USED AS LANDSCAPE, RECREATION AND DRAINAGE LOTS. SAID LOTS ARE COVERED BY A BLANKET PUBLIC UTILITIES EASEMENT.
9. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO.103012588, RECORDS OF ADA COUNTY, IDAHO.
10. 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.
11. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH TITLE 11 AND TITLE 12 OF THE MERIDIAN CITY CODE UNLESS OTHERWISE MODIFIED BY CONDITIONAL USE PERMIT (CUP-02-012) WHICH ALLOWED FOR REDUCED SETBACKS, LOT SIZES, LOT FRONTAGES, AND MINIMUM HOUSE SIZE.
12. DIRECT LOT ACCESS TO HORSE LOOP IS PROHIBITED UNLESS SUCH ACCESS IS SPECIFICALLY APPROVED BY THE ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF MERIDIAN.



CURVE TABLE

NUMBER	ARC	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	20.04	225.00	05°06'14"	10.03	S 11°44'49" W	20.04
C2	143.53	131.00	62°46'32"	79.92	S 02°22'24" W	136.46
C3	176.23	210.00	47°48'37"	93.08	S 12°51'22" W	176.19
C4	129.95	126.00	55°05'30"	71.42	S 18°29'49" W	124.27
C5	30.05	625.00	02°45'16"	15.03	S 46°39'55" W	30.04
C6	18.92	575.00	01°53'08"	9.46	S 44°20'43" W	18.92
C7	19.74	600.00	01°53'08"	9.87	S 44°20'43" W	19.74
C8	283.79	200.00	81°18'02"	171.73	S 49°50'43" W	280.58
C9	117.88	200.00	33°46'13"	60.71	N 26°04'48" E	116.18
C10	165.91	200.00	47°31'48"	88.07	N 66°43'49" E	161.20
C11	20.57	625.00	01°53'08"	10.28	S 44°20'43" W	20.57
C12	71.30	225.00	18°09'23"	35.95	S 23°22'38" W	71.00
C13	74.93	225.00	19°04'54"	37.82	S 23°09'51" W	74.59
C14	66.86	225.00	17°47'23"	35.21	S 21°35'01" W	66.56
C15	115.13	175.00	37°41'35"	59.73	S 28°02'29" W	113.06
C16	133.19	175.00	43°36'27"	70.01	S 28°41'30" W	130.00

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 08°11'42" E	41.75
L2	S 88°24'10" W	28.28
L3	N 43°24'10" E	24.66
L4	S 07°04'16" E	25.46
L5	N 01°35'50" W	28.28
L6	N 86°28'13" W	25.65
L7	N 45°29'44" E	28.28
L8	S 44°30'16" E	28.28
L9	N 44°30'16" W	28.28
L10	N 45°29'44" E	28.28
L11	N 44°30'16" W	28.28
L12	S 45°29'44" W	28.28

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO, DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

Malcolm M. Ryan RCHS 7-28-04
CENTRAL DISTRICT HEALTH DEPARTMENT

LOCHSA FALLS LLC
Developer
Garden City, Idaho

BRIGGS ENGINEERING, INC.
Consulting Engineers
Boise, Idaho



LOCHSA FALLS SUBDIVISION NO. 8

CERTIFICATE OF OWNERS

KNOWN ALL MEN BY THESE PRESENTS: THAT LOCHSA FALLS, L.L.C., 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 BEING A PORTION OF THE NORTH 1/2 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 EAST 1/4 CORNER OF SECTION 26, T.4N., R.1W., B.M., THENCE N 89°08'53" W 2618.61 FEET ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SECTION 26 TO THE REAL POINT OF BEGINNING OF THIS SUBDIVISION;

THENCE N 89°08'53" W 1085.05 FEET ALONG SAID SOUTH LINE TO A POINT;
THENCE N 00°29'44" E 171.37 FEET TO A POINT;
THENCE N 89°30'16" W 10.00 FEET TO A POINT;
THENCE N 00°29'44" E 485.00 FEET TO A POINT;
THENCE S 89°30'16" E 180.00 FEET TO A POINT;
THENCE S 00°29'44" W 17.31 FEET TO A POINT;
THENCE S 89°30'16" E 127.66 FEET TO A POINT;
THENCE S 00°29'44" W 117.69 FEET TO A POINT;
THENCE N 89°30'16" W 7.66 FEET TO A POINT;
THENCE S 00°29'44" W 200.00 FEET TO A POINT;
THENCE S 89°30'16" E 360.00 FEET TO A POINT;
THENCE N 58°42'08" E 166.01 FEET TO A POINT;
THENCE S 73°36'18" E 173.99 FEET TO A POINT;
THENCE S 80°48'18" E 50.00 FEET TO A POINT;
THENCE S 09°11'42" W 41.75 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE RIGHT 20.04 FEET, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 05°06'14", TANGENTS OF 10.03 FEET AND A CHORD BEARING S 11°44'40" W 20.04 FEET TO A POINT ON A CURVE;
THENCE S 69°59'24" E 133.26 FEET TO A POINT;
THENCE N 09°11'42" E 110.00 FEET TO A POINT;
THENCE N 15°21'38" E 278.42 FEET TO A POINT;
THENCE N 26°00'51" W 79.84 FEET TO A POINT;
THENCE N 66°00'35" E 10.02 FEET TO A POINT;
THENCE S 70°00'08" E 28.78 FEET TO A POINT;
THENCE S 26°00'51" E 119.57 FEET TO A POINT OF CURVATURE;
ALONG THE BOUNDARY OF LOCHSA FALLS NO. 7 THE FOLLOWING:
THENCE ALONG A CURVE TO THE RIGHT 143.53 FEET, SAID CURVE HAVING A RADIUS OF 131.00 FEET, A CENTRAL ANGLE OF 62°48'32", TANGENTS OF 79.92 FEET, AND A CHORD BEARING S 05°22'24" W 136.46 FEET TO A POINT OF REVERSE CURVATURE;
THENCE ALONG A CURVE TO THE LEFT 175.23 FEET, SAID CURVE HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 47°48'37", TANGENTS OF 93.08 FEET, AND A CHORD BEARING S 12°51'22" W 170.19 FEET TO A POINT OF REVERSE CURVATURE;
THENCE ALONG A CURVE TO THE RIGHT 129.95 FEET, SAID CURVE HAVING A RADIUS OF 126.00 FEET, A CENTRAL ANGLE OF 59°05'30", TANGENTS OF 71.42 FEET, AND A CHORD BEARING S 18°29'49" W 124.27 FEET TO A POINT OF REVERSE CURVATURE;
THENCE ALONG A CURVE TO THE LEFT 30.05 FEET, SAID CURVE HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 02°45'16", TANGENTS OF 15.03 FEET, AND A CHORD BEARING S 46°38'55" W 30.04 FEET TO A POINT ON A CURVE;
THENCE S 44°42'43" E 50.00 FEET TO A POINT ON A CURVE;
THENCE ALONG A CURVE TO THE LEFT 18.92 FEET, SAID CURVE HAVING A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 01°53'08", TANGENTS OF 9.46 FEET, AND A CHORD BEARING S 44°20'43" W 18.92 FEET TO A POINT OF TANGENCY;
THENCE S 43°24'10" W 138.83 FEET TO THE REAL POINT OF BEGINNING OF THIS SUBDIVISION, CONTAINING 11.99 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 17th DAY OF May, 2004

MARTY GOLDSMITH, SECRETARY OF DEVELOPERS SERVICES, INC.
MANAGER OF LOCHSA FALLS, L.L.C.

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } SS

ON THIS 17 DAY OF May, 2004 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 FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND 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.

Samantha Peak
NOTARY PUBLIC FOR IDAHO
RESIDING AT BOISE, IDAHO
MY COMMISSION EXPIRES: 3-19-2010

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 CONDUITS FOR APPROVAL.



Mahesh Mehta, P.E. 5-25-04
CENTRAL DISTRICT HEALTH DEPARTMENT

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, 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 CODES RELATING TO PLATS AND SURVEYS.



John E. Smith 7/29/04
COUNTY SURVEYOR

CERTIFICATE OF SURVEY

I, WAYNE K. BARBER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT, STATE OF IDAHO CODE 55-1601 THROUGH 55-1612 AND TO THE IDAHO CODE RELATING TO SURVEYS.

WAYNE K. BARBER, P.L.S. 8444



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 19th DAY OF MAY, 2004.



John J. Smith
CHAIRMAN
ADA COUNTY HIGHWAY DISTRICT

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 19th DAY OF March, 2004, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Shirley B. Buehler
MERIDIAN CITY CLERK



CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, 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 Stodley, by Adrian Brown, Deputy 7/29/04
COUNTY TREASURER



CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. 104096529
STATE OF IDAHO)
COUNTY OF ADA) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF Boise Engineering AT 49 MINUTES PAST 3 O'CLOCK P.M., THIS 21st DAY OF July, 2004, IN MY OFFICE AND WAS DULY RECORDED IN BOOK 89 OF PLATS AT PAGES 10322 AND 10323

Adam Smith J. David Mowbray
DEPUTY EX-OFFICIO RECORDER
FEE: \$11.00



**SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS OF LOCHSA FALLS SUBDIVISION
(ANNEXING LOCHSA FALLS SUBDIVISION NO. 8)**

THIS SUPPLEMENTAL DECLARATION is made as of the 10th day of August 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. 8, Instrument No. 104096539 records Ada County, Idaho.

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

B. Pursuant to Article I1 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 1, Block 41

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 1, Block 41

1.4 Plat. "Plat" in reference to the Annexed Property shall mean and refer to that certain plat of Lochsa Falls Subdivision No. 8, which plat covers and subdivides all of the Annexed Property.

IN WITNESS WHEREOF, the Declarant has set his hand and seal as of the date and year first above written.

LOCHSA FALLS, L.L.C.

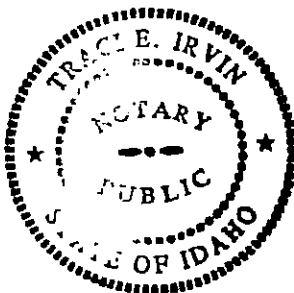
By Marty Goldsmith
Marty Goldsmith, its Member

STATE OF IDAHO)
: ss.
County of Ada)

On this 13th day of August 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.

(SEAL)



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