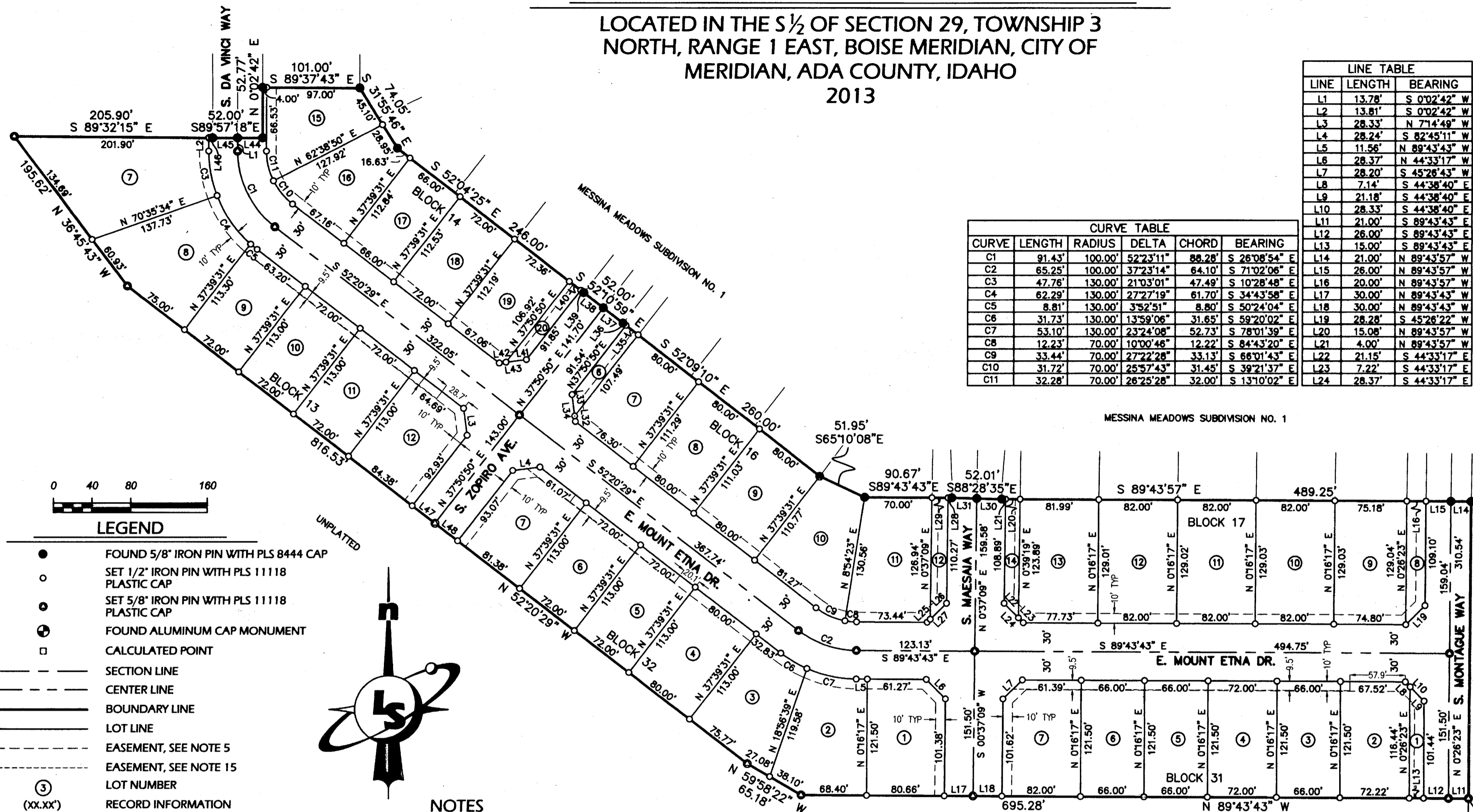


MESSINA MEADOWS SUBDIVISION NO. 4

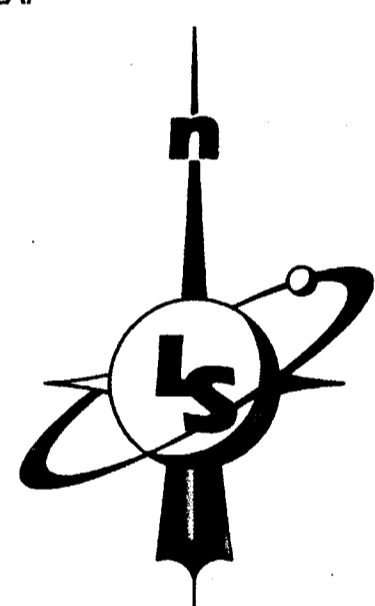
LOCATED IN THE S 1/2 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO
2013



LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	13.78'	S 0°02'42" W	L25	4.55'	N 45°26'43" E
L2	13.81'	S 0°02'42" W	L26	23.65'	N 45°26'43" E
L3	28.33'	N 71°49' W	L27	28.20'	N 45°26'43" E
L4	28.24'	S 82°45'11" W	L28	4.00'	N 89°43'43" W
L5	11.56'	N 89°43'43" W	L29	16.67'	N 89°43'43" W
L6	28.37'	N 44°33'17" W	L30	26.00'	N 88°28'35" W
L7	28.20'	S 45°26'43" W	L31	26.01'	N 88°28'35" W
L8	7.14'	S 44°38'40" E	L32	5.74'	S 71°49' E
L9	21.18'	S 44°38'40" E	L33	22.59'	S 71°49' E
L10	28.33'	S 44°38'40" E	L34	28.33'	S 71°49' E
L11	21.00'	S 89°43'43" E	L35	16.00'	N 52°09'10" W
L12	26.00'	S 89°43'43" E	L36	4.00'	N 52°09'10" W
L13	15.00'	S 89°43'43" E	L37	26.00'	N 52°10'59" W
L14	21.00'	N 89°43'57" W	L38	26.00'	N 52°10'59" W
L15	26.00'	N 89°43'57" W	L39	4.00'	N 52°04'25" W
L16	20.00'	N 89°43'57" W	L40	15.00'	N 52°04'25" W
L17	30.00'	N 89°43'57" W	L41	21.25'	S 82°45'11" W
L18	30.00'	N 89°43'43" W	L42	6.99'	S 82°45'11" W
L19	28.28'	S 45°26'22" W	L43	28.24'	S 82°45'11" W
L20	15.08'	N 89°43'57" W	L44	26.01'	N 89°57'18" W
L21	4.00'	N 89°43'57" W	L45	25.99'	N 89°57'18" W
L22	21.15'	S 44°33'17" W	L46	4.01'	N 89°32'15" W
L23	7.22'	S 44°33'17" W	L47	30.00'	S 52°20'29" E
L24	28.37'	S 44°33'17" W	L48	30.00'	S 52°20'29" E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	91.43'	100.00'	52°23'11"	88.28'	S 26°08'54" E
C2	65.25'	100.00'	37°23'14"	64.10'	S 71°02'06" E
C3	47.76'	130.00'	21°03'01"	47.49'	S 10°28'48" E
C4	62.29'	130.00'	27°27'19"	61.70'	S 34°43'58" E
C5	8.81'	130.00'	3°52'51"	8.80'	S 50°24'04" E
C6	31.73'	130.00'	13°59'06"	31.65'	S 59°20'02" E
C7	53.10'	130.00'	23°24'08"	52.73'	S 78°01'39" E
C8	12.23'	70.00'	10°00'46"	12.22'	S 84°43'20" E
C9	33.44'	70.00'	27°22'28"	33.13'	S 66°01'43" E
C10	31.72'	70.00'	25°57'43"	31.45'	S 39°21'37" E
C11	32.26'	70.00'	26°25'28"	32.00'	S 13°10'02" E

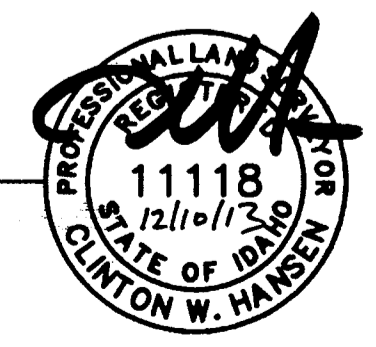
- LEGEND**
- FOUND 5/8" IRON PIN WITH PLS 8444 CAP
 - SET 1/2" IRON PIN WITH PLS 11118 PLASTIC CAP
 - SET 5/8" IRON PIN WITH PLS 11118 PLASTIC CAP
 - ⊙ FOUND ALUMINUM CAP MONUMENT
 - CALCULATED POINT
 - SECTION LINE
 - - - CENTER LINE
 - BOUNDARY LINE
 - LOT LINE
 - - - EASEMENT, SEE NOTE 5
 - - - EASEMENT, SEE NOTE 15
 - ③ LOT NUMBER
 - (XX.XX') RECORD INFORMATION



- NOTES**
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN OR AS ALLOWED BY CONDITIONAL USE PERMIT (CUP 05-026)
 - DEVELOPMENT IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT. SETBACKS SHALL BE MEASURED FROM THE PROPERTY LINE OR THE ADJACENT SIDEWALK, WHICHEVER IS MORE RESTRICTIVE.
 - THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.
 - ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MERIDIAN.
 - ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, MERIDIAN CITY STREET LIGHTS, IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE DIMENSIONED. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
 - UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND A TEN (10) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
 - IRRIGATION WATER HAS BEEN PROVIDED BY NAMPA MERIDIAN IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(b). NAMPA MERIDIAN IRRIGATION DISTRICT HAS ACCEPTED OWNERSHIP PER THAT CERTAIN "BILL OF SALE" RECORDED AS INSTRUMENT NO. 113080777, AND ASSUMES OPERATION AND MAINTENANCE OF THE PRESSURIZED IRRIGATION SYSTEM. LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM NAMPA MERIDIAN IRRIGATION DISTRICT.
 - MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
 - LOT 20 OF BLOCK 14, LOTS 6 AND 12 OF BLOCK 16, LOTS 8 AND 14 OF BLOCK 17, AND LOT 1 OF BLOCK 31 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE TUSCANY HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS.

- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- RESTRICTIVE COVENANTS AND CONDITIONS IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TUSCANY EFFECTIVE SEPTEMBER 26, 2003, RECORDED AS INSTRUMENT NO. 103163972 ON SEPTEMBER 26, 2003 IN THE RECORDS OF ADA COUNTY, IDAHO, AS AMENDED FROM TIME TO TIME, SHALL BE IN EFFECT FOR THIS SUBDIVISION. THE FOURTEENTH AMENDMENT TO SAID DECLARATION INCLUDES THE PROPERTY OF MESSINA MEADOWS SUBDIVISION NO. 4 AS ANOTHER PHASE INTO THE PROPERTY COMMONLY KNOWN AS "TUSCANY".
- ALL BUILDINGS AND IMPROVEMENTS ON ALL LOTS IN THIS SUBDIVISION SHALL COMPLY WITH THE MASTER GRADING AND DRAINAGE PLAN ON FILE WITH THE CITY OF MERIDIAN PUBLIC WORKS DEPARTMENT AND THE CITY OF MERIDIAN BUILDING DEPARTMENT.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF ACHD LICENSE AGREEMENT INSTRUMENT NO. 113087579. THE PARKWAY STRIPS BETWEEN THE CURB AND SIDEWALK SHALL BE MAINTAINED BY THE ADJACENT LOT OWNERS.
- DIRECT LOT ACCESS TO S. MONTAGUE WAY IS PROHIBITED.
- PORTIONS OF LOTS 9-12 OF BLOCK 13, LOTS 2-7 OF BLOCK 31, AND LOTS 5-7 OF BLOCK 32 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON MAY 8, 2009 AS INSTRUMENT NO. 109053259, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NUMBER 106017065, OFFICIAL RECORDS OF ADA COUNTY.

CLINTON W. HANSEN
PLS 11118



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Land Surveying and Consulting
231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz info@landsolutions.biz

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT BRIGHTON DEVELOPMENT, INC., DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS MESSINA MEADOWS SUBDIVISION NO. 4;

A PARCEL BEING LOCATED IN THE S 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF THE SE 1/4 OF SAID SECTION 29, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SE 1/4 BEARS S 89°43'43" E A DISTANCE OF 2656.26 FEET;

THENCE S 89°43'43" E ALONG THE SOUTHERLY BOUNDARY OF SAID SE 1/4 A DISTANCE OF 1327.70 FEET TO A POINT;

THENCE LEAVING SAID SOUTHERLY BOUNDARY N 0°26'23" E ALONG THE EASTERLY BOUNDARY OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 29 A DISTANCE OF 668.38 FEET TO A 5/8 INCH DIAMETER IRON PIN AND THE POINT OF BEGINNING;

THENCE LEAVING SAID EASTERLY BOUNDARY N 89°43'43" W A DISTANCE OF 695.28 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE N 59°58'22" W A DISTANCE OF 65.18 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE N 52°20'29" W A DISTANCE OF 816.53 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE N 36°45'43" W A DISTANCE OF 195.62 FEET TO A 5/8 INCH DIAMETER IRON PIN ON THE SOUTHERLY BOUNDARY OF MESSINA MEADOWS SUBDIVISION NO. 1 AS SHOWN IN BOOK 97 OF PLATS ON PAGE 12476, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING DESCRIBED COURSES:

- S 89°32'15" E A DISTANCE OF 205.90 FEET TO A 5/8 INCH DIAMETER IRON PIN;
- THENCE S 89°57'18" E A DISTANCE OF 52.00 FEET TO A 5/8 INCH DIAMETER IRON PIN;
- THENCE N 0°02'42" E A DISTANCE OF 52.77 FEET TO A 5/8 INCH DIAMETER IRON PIN;
- THENCE S 89°37'43" E A DISTANCE OF 101.00 FEET TO A 5/8 INCH DIAMETER IRON PIN;
- THENCE S 31°55'46" E A DISTANCE OF 74.05 FEET TO A 5/8 INCH DIAMETER IRON PIN;
- THENCE S 52°04'25" E A DISTANCE OF 246.00 FEET TO A 5/8 INCH DIAMETER IRON PIN;
- THENCE S 52°10'59" E A DISTANCE OF 52.00 FEET TO A 5/8 INCH DIAMETER IRON PIN;
- THENCE S 52°09'10" E A DISTANCE OF 260.00 FEET TO A 5/8 INCH DIAMETER IRON PIN;
- THENCE S 65°10'08" E A DISTANCE OF 51.95 FEET TO A 5/8 INCH DIAMETER IRON PIN;
- THENCE S 89°43'43" E A DISTANCE OF 90.67 FEET TO A 5/8 INCH DIAMETER IRON PIN;
- THENCE S 88°28'35" E A DISTANCE OF 52.01 FEET TO A 5/8 INCH DIAMETER IRON PIN;
- THENCE S 89°43'57" E A DISTANCE OF 489.25 FEET TO A 5/8 INCH DIAMETER IRON PIN ON THE EASTERLY BOUNDARY OF SAID SW 1/4 OF THE SE 1/4;

THENCE S 0°26'23" W ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 310.54 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 10.52 ACRES.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM AN EXISTING SYSTEM AND THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 15th DAY OF July, 2013.

BRIGHTON DEVELOPMENT, INC., AN IDAHO CORPORATION.

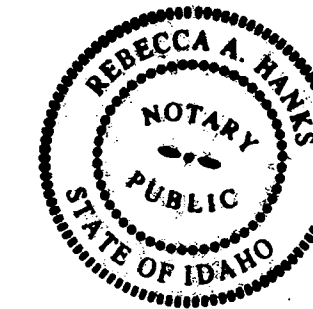
David W. Turnbull
BY DAVID W. TURNBULL, PRESIDENT

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } S.S.

ON THIS 15th DAY OF July, 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED DAVID W. TURNBULL, KNOWN TO ME OR IDENTIFIED TO ME TO BE THE PRESIDENT OF BRIGHTON DEVELOPMENT, INC., AN IDAHO CORPORATION, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID CORPORATION 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.



MY COMMISSION EXPIRES 10.6.2017
RESIDING AT Meridian
Rebecca A. Hanks
NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A 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.

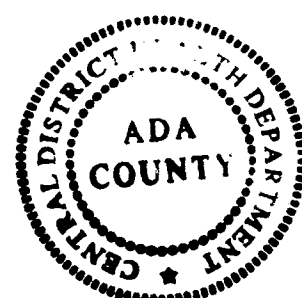
CLINTON W. HANSEN

PLS 11118

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HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.



Rowi Badiy EHS 7-9-13
DISTRICT HEALTH DEPARTMENT, EHS DATE

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 22 DAY OF May, 2013, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Handwritten signature for Meridian City Clerk and official seal of the City of Meridian, Idaho.

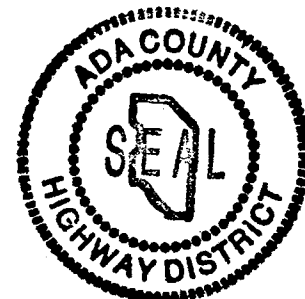
APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

Handwritten signature and date 12/3/13 for the City Engineer - Meridian Idaho.

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

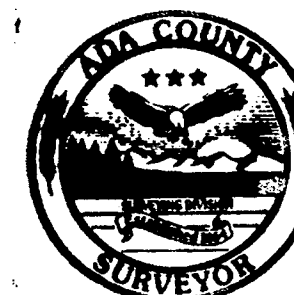
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 6th DAY OF November, 2013.



Handwritten signature and title for the Chairman, Ada County Highway District.

CERTIFICATE OF THE COUNTY SURVEYOR

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



Handwritten signature of the Ada County Surveyor, date 12-11-2013, and PLS 5-357.

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, 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 COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE: 12/12/2013

Handwritten signature of Vicky McIntyre, County Treasurer, and By: Jon Tracy, Deputy.



CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
COUNTY OF ADA } S.S.

INSTRUMENT NO. 131338

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT 45 MINUTES PAST 10 O'CLOCK A.M. ON THIS 22nd DAY OF Dec, 2013 IN BOOK 106 OF PLATS AT PAGES 14601 thru 14603

Handwritten signature of the Deputy Recorder.

Handwritten signature of Christopher D. Rich, Ex-officio Recorder.

FEE: \$16.00

Professional Land Surveyor Seal for Clinton W. Hansen, State of Idaho, No. 11118, dated 12/27/13.

LandSolutions Land Surveying and Consulting
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