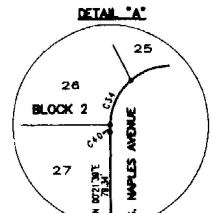
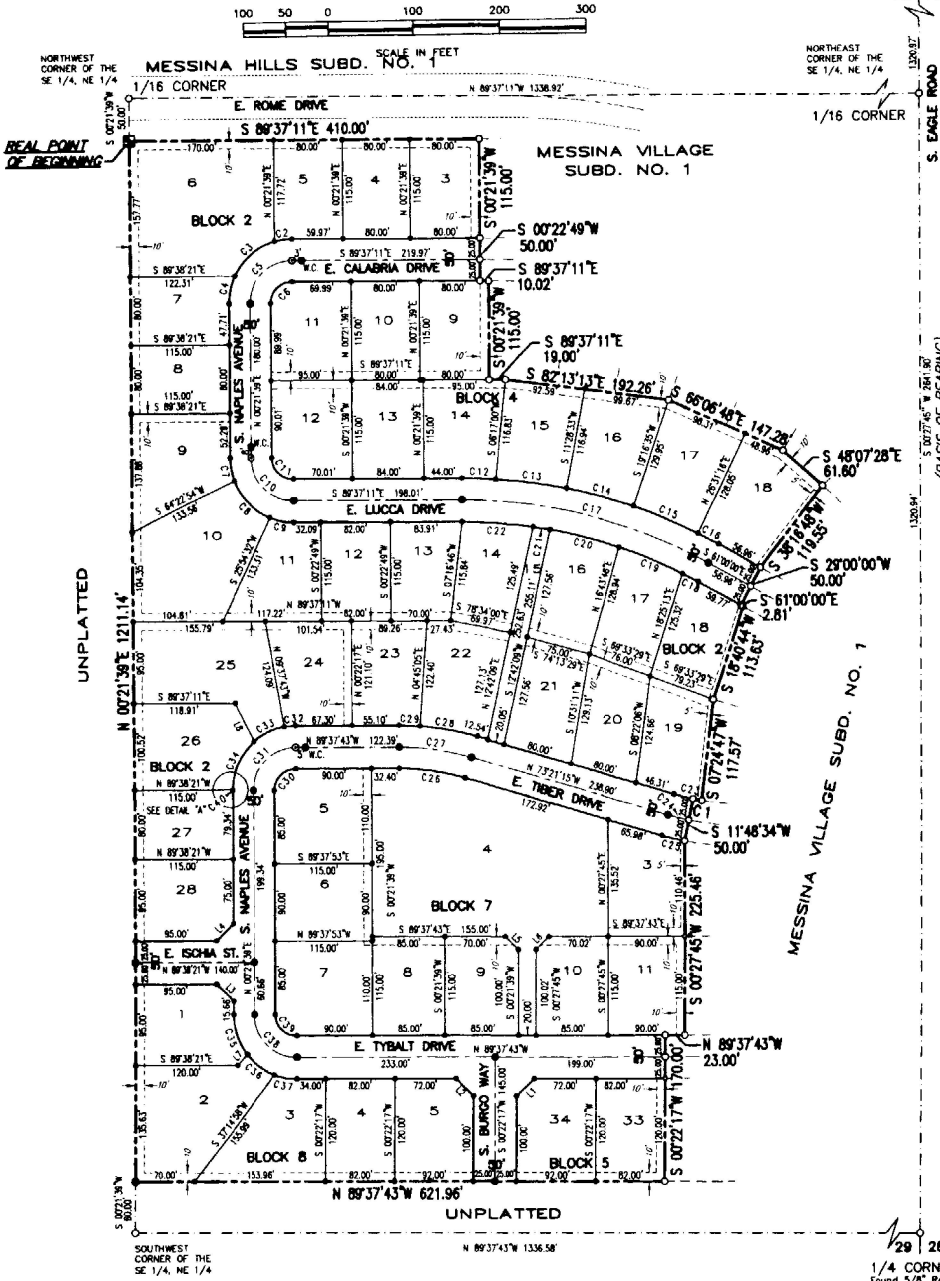


PLAT OF MESSINA VILLAGE SUBDIVISION NO. 2

A PORTION OF THE NE 1/4 SECTION 29, TOWNSHIP 3 NORTH, RANGE 1 EAST, B.M., MERIDIAN, ADA COUNTY, IDAHO

2004

Found Brass Cap
C.P.#. No. 101062098



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	BRG
C1	02°11'42"	275.00	10.53	5.27	10.53	N 79°17'16"W
C2	15°29'08"	75.00	20.27	10.20	20.21	S 82°38'18"W
C3	49°01'57"	75.00	64.18	34.21	61.24	S 50°22'43"W
C4	25°30'04"	75.00	33.38	18.97	31.11	S 3°04'42"W
C5	80°01'10"	50.00	78.56	50.02	70.72	S 45°22'14"W
C6	80°01'10"	25.00	39.28	25.01	35.36	S 45°22'14"W
C7	21°10'12"	75.00	27.71	14.02	27.55	S 10°13'27"E
C8	47°09'23"	75.00	61.73	32.73	60.00	S 44°23'15"E
C9	21°39'15"	75.00	28.35	14.54	24.18	S 78°47'33"E
C10	89°58'50"	50.00	78.52	49.98	70.70	S 44°37'48"E
C11	89°58'50"	25.00	39.26	24.98	35.35	S 44°37'48"E
C12	03°34'22"	825.00	36.97	19.48	36.97	S 87°50'00"E
C13	07°31'21"	825.00	82.08	41.09	82.00	S 82°17'08"E
C14	07°31'21"	825.00	82.08	41.09	82.00	S 74°45'47"E
C15	07°31'21"	825.00	82.08	41.09	82.00	S 67°14'25"E
C16	02°28'44"	825.00	27.04	13.52	27.04	S 62°14'22"E
C18	02°08'57"	575.00	21.23	10.62	21.21	N 82°03'28"W
C19	07°58'41"	575.00	80.06	40.10	80.00	N 87°06'17"W
C20	08°22'39"	575.00	84.10	42.13	84.00	N 75°16'57"W
C21	01°59'48"	575.00	20.03	10.02	20.03	N 80°28'10"W
C22	08°09'08"	575.00	81.81	40.98	81.74	N 85°32'37"W
C23	07°01'53"	275.00	33.75	16.90	33.73	S 78°52'11"E
C24	04°50'11"	300.00	25.32	12.87	25.32	S 75°48'20"W
C25	04°50'11"	325.00	27.43	13.72	27.43	N 75°46'20"W
C26	18°16'28"	275.00	78.11	39.32	77.85	N 81°29'29"W
C27	15°16'28"	300.00	85.21	42.90	84.93	N 81°29'29"W
C28	11°53'41"	325.00	67.47	33.88	67.39	N 79°18'05"W
C29	04°22'47"	325.00	24.84	12.43	24.84	N 87°28'19"W
C30	90°00'38"	25.00	39.27	25.00	35.36	S 45°21'58"W
C31	90°00'38"	50.00	78.55	50.01	70.72	S 45°21'58"W
C32	09°44'39"	75.00	12.76	6.39	12.74	S 85°29'57"W
C33	30°55'55"	75.00	40.49	20.75	40.00	S 65°06'40"W
C34	48°49'44"	75.00	63.92	34.04	62.00	S 25°18'51"W
C35	38°29'17"	75.00	50.38	26.18	48.44	S 18°52'59"E
C36	30°53'55"	75.00	40.49	20.75	40.00	S 53°35'35"E
C37	20°34'10"	75.00	26.93	13.61	26.78	S 79°20'38"E
C38	89°58'22"	50.00	78.53	49.99	70.70	N 44°38'02"W
C39	89°58'22"	25.00	39.27	25.00	35.35	N 44°38'02"W
C40	00°30'19"	75.00	0.66	0.33	0.66	N 00°38'49"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 45°22'17"W	28.28'
L2	N 44°37'43"W	28.25'
L3	N 44°38'21"W	28.28'
L4	N 45°21'39"E	28.28'
L5	S 44°38'02"E	21.21'
L6	N 45°25'01"E	21.20'
L7	N 42°05'37"E	16.97'
L8	S 26°18'07"E	49.52'

- LEGEND**
- BOUNDARY LINE
 - - - SECTION LINE
 - · - · - RIGHT-OF-WAY LINE
 - - - CENTERLINE
 - · - · - LOT LINE
 - · - · - EASEMENT LINE (SEE NOTE 2)
 - REAL POINT OF BEGINNING, FOUND 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)
 - W.C. WITNESS CORNER, SET 5/8" X 30" REBAR WITH PLASTIC CAP AT DISTANCE NOTED (POINT FELL ON SEWER MANHOLE)

- 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 THIRTEEN (13) 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, EACH SIDE OF THE INTERIOR LOT LINES HAS A FIVE (5) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, HOMEOWNERS ASSOCIATION IRRIGATION AND LOT DRAINAGE.
 - ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
 - THE OWNER SHALL COMPLY WITH THE IDAHO CODE SECTION 31-3805 OR ITS PROVISIONS THAT APPLY TO IRRIGATION WATER.
 - BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN WITH EXCEPTION OF THE FRONT YARD SETBACK, WHICH SHALL BE TWENTY (20) FEET MEASURED FROM THE BACK OF SIDEWALK, OR TWENTY-THREE (23) FEET MEASURED FROM THE RIGHT-OF-WAY.
 - 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 TWELVE (12) INCHES ABOVE THE ESTABLISHED NORMAL HIGH GROUND WATER ELEVATION.
 - ALL BUILDABLE LOTS IN THIS SUBDIVISION ARE FOR SINGLE-FAMILY DWELLINGS ONLY. EACH SINGLE-FAMILY STRUCTURE SHALL CONTAIN A MINIMUM OF 1,400 SQUARE FEET, EXCLUDING GARAGE.
 - RESTRICTIVE COVENANTS ARE IN EFFECT FOR THIS SUBDIVISION.
 - LOT 6, BLOCK 2, AND LOT 4, BLOCK 7 ARE NON-BUILDABLE LOTS TO BE OWNED AND MAINTAINED BY THE MESSINA VILLAGE HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS, AND SHALL BE USED AS OPEN-SPACE/DRAINAGE LOTS. SAID LOTS ARE COVERED BY A BLANKET STORM DRAINAGE EASEMENT IN FAVOR OF THE ADA COUNTY HIGHWAY DISTRICT (A/C/D) FOR HEAVY MAINTENANCE OF DRAINAGE FACILITIES. SAID EASEMENTS SHALL REMAIN FREE OF ALL ENCROACHMENTS AND OBSTRUCTIONS (INCLUDING FENCES AND TREES) WHICH MAY ADVERSELY AFFECT DRAINAGE OR OPERATION AND MAINTENANCE OF STORM WATER DRAINAGE FACILITIES.
 - LOT 15, BLOCK 2 IS A NON-BUILDABLE LOT TO BE OWNED AND MAINTAINED BY THE MESSINA VILLAGE HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS, AND SHALL BE USED FOR LANDSCAPE. SAID LOT IS COVERED BY A BLANKET PUBLIC UTILITIES AND IRRIGATION EASEMENT.
 - 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 AN APPURTENANCE TO IT.
 - FENCING ALONG THE LOT LINES AS DESIGNATED HEREON WHICH ARE ADJACENT TO THE MICRO PATH, SHALL BE LIMITED TO FOUR (4) FEET HIGH, IF SIGHT OBSCURING FENCE MATERIALS ARE UTILIZED. AFFECTS LOTS 9 AND 10, BLOCK 7; AND LOTS 14, 16, 21, AND 22, BLOCK 2.
 - DIRECT LOT ACCESS TO E. ROME DRIVE IS PROHIBITED UNLESS SUCH ACCESS IS SPECIFICALLY APPROVED BY THE CITY OF MERIDIAN AND THE ADA COUNTY HIGHWAY DISTRICT.

This map is furnished as an accommodation strictly for the purposes of generally locating the land. It does not represent a survey of the land or imply any representations as to the size, area, or any other facts related to the land shown hereon.

TUSCANY DEVELOPMENT, INC
Developer
Meridian, Idaho

BRIGGS ENGINEERING, INC.
Consulting Engineers
Boise, Idaho



MESSINA VILLAGE SUBDIVISION NO. 2

CERTIFICATE OF OWNERS

KNOWN ALL MEN BY THESE PRESENTS: THAT TUSCANY DEVELOPMENT, INC., AN IDAHO CORPORATION 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 THE NE ¼ OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 29, T.3N., R.1E., B.M., THENCE S 00°27'45" W 1320.97 FEET ALONG THE EAST LINE OF SAID SECTION 29 TO THE NORTHEAST CORNER OF THE SE ¼ OF THE NE ¼ OF SAID SECTION 29; THENCE N 89°37'11" W 1338.02 FEET ALONG THE NORTH LINE OF SAID SE ¼ OF THE NE ¼ TO THE NORTHWEST CORNER OF SAID SE ¼ OF THE NE ¼; THENCE S 00°21'39" W 50.00 FEET ALONG THE WEST LINE OF SAID SE ¼ OF THE NE ¼ TO THE REAL POINT OF BEGINNING OF THIS SUBDIVISION;

THENCE S 89°37'11" E 410.00 FEET TO A POINT;
 THENCE S 00°21'39" W 115.00 FEET TO A POINT;
 THENCE S 00°22'49" W 50.00 FEET TO A POINT;
 THENCE S 89°37'11" E 10.02 FEET TO A POINT;
 THENCE S 00°21'39" W 115.00 FEET TO A POINT;
 THENCE S 89°37'11" E 19.00 FEET TO A POINT;
 THENCE S 82°13'13" E 192.26 FEET TO A POINT;
 THENCE S 66°06'48" E 147.26 FEET TO A POINT;
 THENCE S 48°07'28" E 81.60 FEET TO A POINT;
 THENCE S 38°16'48" W 119.55 FEET TO A POINT;
 THENCE S 29°00'00" W 50.00 FEET TO A POINT;
 THENCE S 81°00'00" E 2.81 FEET TO A POINT;
 THENCE S 18°40'44" W 113.63 FEET TO A POINT;
 THENCE S 07°24'47" W 117.57 FEET TO A POINT ON A CURVE;
 THENCE ALONG A CURVE TO THE RIGHT 10.53 FEET, SAID CURVE HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 02°11'42", TANGENTS OF 5.27 FEET, AND A LONG CHORD BEARING N 79°17'16" W 10.53 FEET TO A POINT;
 THENCE S 11°48'34" W 50.00 FEET TO A POINT;
 THENCE S 00°27'45" W 225.46 FEET TO A POINT;
 THENCE N 89°37'43" W 23.00 FEET TO A POINT;
 THENCE S 00°22'17" W 170.00 FEET TO A POINT;
 THENCE N 89°37'43" W 621.96 FEET TO A POINT ON THE WEST LINE OF THE SE ¼ OF THE NE ¼ OF SAID SECTION 29;
 THENCE N 00°21'39" E 1211.14 FEET ALONG SAID WEST LINE TO THE REAL POINT OF BEGINNING OF THIS SUBDIVISION.

THIS PARCEL CONTAINS 17.08 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 22 DAY OF May 2003

Greg Johnson
 GREG JOHNSON, PRESIDENT
 TUSCANY DEVELOPMENT, INC

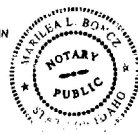
ACKNOWLEDGMENT

STATE OF IDAHO)
 COUNTY OF ADA) SS

ON THIS 22 DAY OF May, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GREG JOHNSON, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF THE CORPORATION THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

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

Maureen L. Boyce
 NOTARY PUBLIC FOR IDAHO
 RESIDING AT 89714 IDAHO
 MY COMMISSION EXPIRES: 9/30/08



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.



Maureen M. Kren RENS 3-17-04
 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. Bunker 6/9/04
 COUNTY SURVEYOR
 PLS 7070

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 55-1801 THROUGH 55-1812.

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



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ACCEPTANCE OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

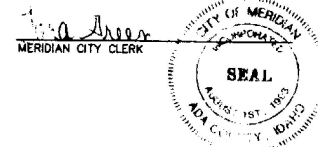
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 14 DAY OF April 2004.



John A. Mohr
 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 22 DAY OF July 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 by Carlene M. Miller
 COUNTY TREASURER



CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. 109073719
 STATE OF IDAHO)
 COUNTY OF ADA) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF EMILY EMMING AT 98 MINUTES PAST 10 O'CLOCK P.M., THIS 22 DAY OF JULY, 2003, IN MY OFFICE AND WAS DULY RECORDED IN BOOK 89 OF PLATS AT PAGES 10, 281 AND 10, 281.

A. M. ...
 DEPUTY EX-OFFICIO RECORDER

FIN: 8110