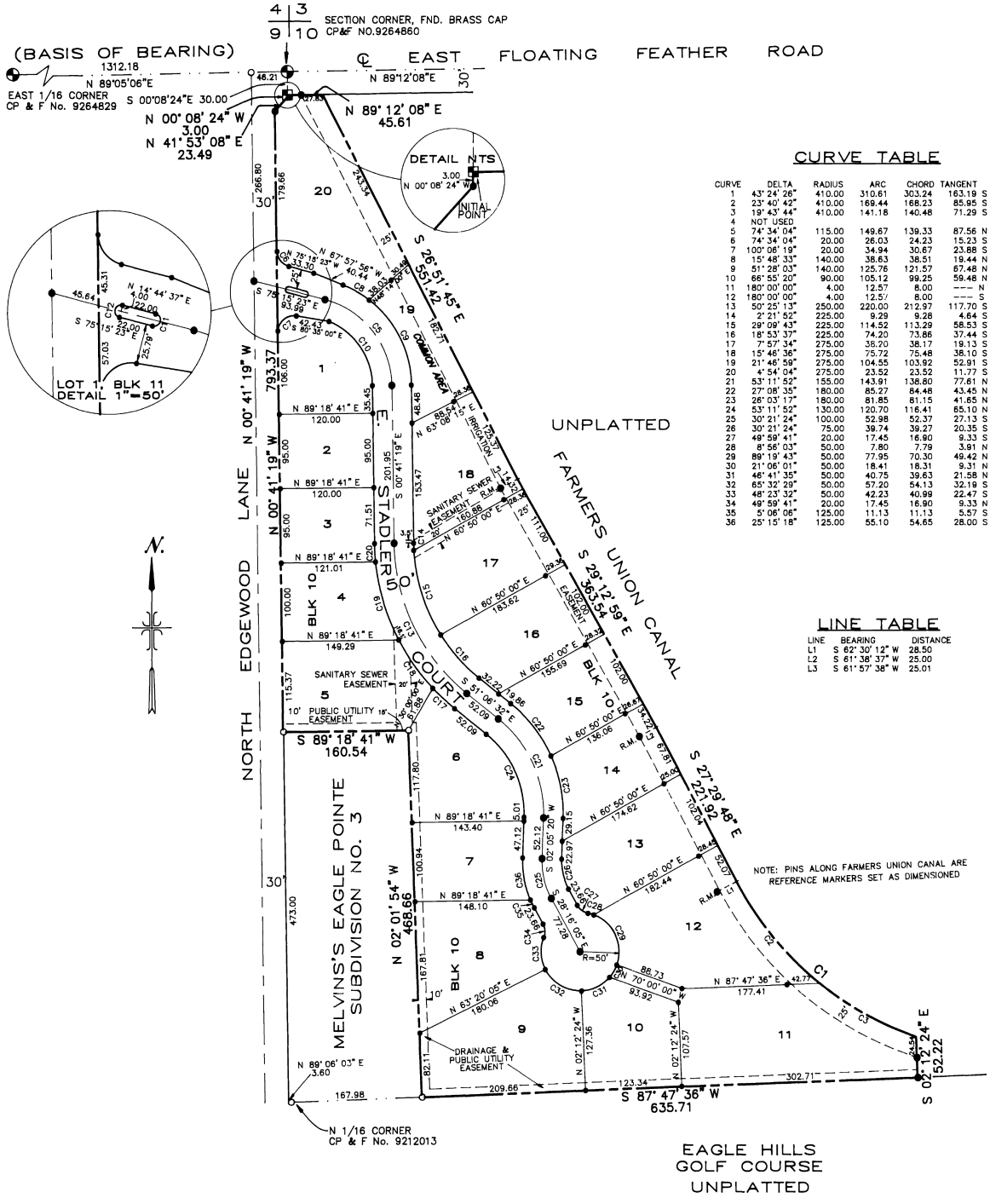


PLAT OF MELVIN'S EAGLE POINTE SUBDIVISION NO. 6

A PORTION OF THE NE 1/4 NE 1/4, SECTION 9, AND
NW 1/4 NW 1/4, SECTION 10, T.4N., R.1E., B.M.,
EAGLE, ADA COUNTY, IDAHO

1993

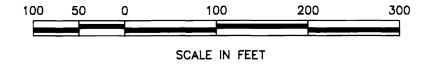


CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	43° 24' 26"	410.00	310.61	303.24	163.19	S 49° 12' 01" E
2	23° 40' 42"	410.00	169.44	168.23	85.95	S 39° 20' 09" E
3	19° 43' 44"	410.00	141.18	140.48	71.29	S 61° 02' 22" E
4	NOT USED					
5	74° 34' 04"	115.00	149.67	139.33	87.56	N 37° 58' 21" W
6	74° 34' 04"	20.00	26.03	24.23	15.23	S 37° 58' 21" E
7	100° 08' 19"	20.00	34.94	30.67	23.88	S 48° 21' 51" W
8	15° 48' 33"	140.00	38.63	38.51	19.44	N 60° 03' 39" W
9	51° 28' 03"	140.00	125.76	121.57	87.48	N 26° 25' 21" W
10	88° 55' 20"	90.00	105.12	99.25	59.48	N 34° 08' 59" W
11	180° 00' 00"	4.00	12.57	8.00	---	N 14° 44' 37" E
12	180° 00' 00"	4.00	12.57	8.00	---	S 14° 44' 37" W
13	50° 25' 13"	250.00	220.00	212.97	117.70	S 25° 53' 55" E
14	2° 11' 52"	225.00	9.29	9.28	4.64	S 01° 52' 15" E
15	28° 09' 43"	225.00	114.52	113.29	58.53	S 17° 38' 03" E
16	18° 53' 37"	225.00	74.20	73.86	37.44	S 41° 39' 43" E
17	7° 57' 34"	275.00	38.70	38.17	19.13	S 47° 07' 45" E
18	15° 46' 36"	275.00	75.72	75.48	38.10	S 35° 15' 40" E
19	21° 46' 59"	275.00	104.55	103.92	52.91	S 18° 28' 52" E
20	4° 54' 04"	275.00	23.92	23.92	11.77	S 03° 08' 21" E
21	53° 11' 52"	155.00	143.91	138.80	77.61	N 24° 30' 36" W
22	27° 08' 35"	180.00	85.27	84.48	43.45	N 37° 32' 14" W
23	28° 03' 17"	180.00	81.85	81.15	41.65	N 101° 56' 18" W
24	53° 11' 52"	130.00	120.70	116.41	65.10	N 24° 30' 36" W
25	30° 21' 24"	100.00	52.98	52.37	27.13	S 13° 05' 22" E
26	30° 21' 24"	75.00	39.74	39.27	20.35	S 13° 05' 22" E
27	49° 59' 41"	20.00	17.45	16.80	9.33	S 53° 15' 55" E
28	8° 56' 03"	50.00	7.80	7.79	3.91	N 73° 47' 44" W
29	89° 18' 41"	50.00	77.95	70.30	49.42	N 24° 39' 52" W
30	21° 08' 01"	50.00	18.41	18.31	9.31	N 30° 33' 00" E
31	48° 41' 35"	50.00	40.75	39.63	21.58	N 64° 26' 48" E
32	85° 32' 29"	50.00	57.20	54.13	32.18	S 58° 28' 09" E
33	48° 23' 32"	50.00	42.23	40.99	22.47	S 02° 28' 09" E
34	49° 59' 41"	20.00	17.45	16.80	9.33	N 03° 16' 14" W
35	5° 06' 08"	125.00	11.13	11.13	5.57	S 28° 43' 01" E
36	25° 15' 18"	125.00	55.10	54.65	28.00	S 10° 32' 19" E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 82° 30' 12" W	28.50
L2	S 61° 38' 17" W	25.00
L3	S 61° 57' 38" W	25.01



LEGEND

- Initial Point, Set 2" x 36" Galv. Pipe With Alum. Cap
- Found Brass Cap
- Found 5/8" Rebar with Plastic Cap
- Set 5/8" x 30" Rebar with Plastic Cap
- Set 1/2" x 24" Rebar with Plastic Cap

- Easement Line
- Boundary Line
- Section Line
- Center Line
- Lot Line

NOTES

1. All lots are hereby designated as having a permanent public utilities, drainage, sewer and street lights easement on the (10) feet adjacent to any public street. This easement shall not preclude the construction of hard surfaced driveways and walkways to each lot.
2. A strip of land shall be reserved along each common interior side property boundary line within this subdivision for the purpose of drainage and utility easements. Said strip of land shall be a total of ten (10) feet in width, being five (5) feet on both sides of property lines.
3. Building setback dimensions in this subdivision shall conform to the applicable zoning regulations in effect at the time of issuance of a building permit, except as may be specifically modified by the granting of a variance by the City of Eagle.
4. Any resubdivision of this plat shall comply with the applicable Zoning Regulations in effect at the time of the resubdivision.
5. This subdivision is subject to compliance with Idaho Code Section 31-3805.
6. Direct lot access to N. Edgewood Lane shall be prohibited unless such access is specifically approved by the Ada County Highway District.
7. Direct lot access to E. Floating Feather Road shall be prohibited unless such access is specifically approved by the Ada County Highway District.
8. This subdivision is subject to the requirements of the Uniform Building Code (UBC) as regulated by the City of Eagle.
9. Lot 19, Block 10 is an open space lot for the purpose of recreation and storm drainage and is owned and maintained by the Homeowners Association. This lot is covered by a storm drainage easement and an easement to Ada County Highway District for inspection and emergency maintenance of the storm drainage facilities.



MAX A. BOESIGER, INC.
Developer
Boise, Idaho

BRIGGS ENGINEERING, INC.
Consulting Engineers
Boise, Idaho

MELVIN'S EAGLE POINTE SUBDIVISION NO. 6

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT MELVIN L. LINDSAY AND IDA M. LINDSAY, HUSBAND AND WIFE, AND MAX A. BOESIGER, INC., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF IDAHO AND DULY QUALIFIED TO DO BUSINESS WITHIN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS THEIR INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT. THE OWNERS ALSO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH IDAHO CODE 50 1334. (2) ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM AN EXISTING WATER SYSTEM AND EAGLE RANCH WATER COMPANY HAS AGREED IN WRITING TO SERVE THIS SUBDIVISION.

A PARCEL OF LAND BEING A PORTION OF THE NE 1/4 NE 1/4 OF SECTION 9 AND THE NW 1/4 NW 1/4 OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, CITY OF EAGLE, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE NW CORNER OF SECTION 10, T.4N., R.1E., B.M.; SAID MONUMENT ALSO BEING A POINT ON THE CENTERLINE OF FLOATING FEATHER ROAD; THENCE S 0°08'24"E 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF E. FLOATING FEATHER ROAD, THE INITIAL POINT OF THIS DESCRIPTION;

THENCE N 89°12'08"E 45.81 FEET ALONG SAID SOUTHERLY RIGHT OF WAY TO A POINT ON THE CENTERLINE OF THE FARMERS UNION CANAL;

ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES

THENCE S 26°51'45"E 551.42 FEET TO AN ANGLE POINT;

THENCE S 29°12'58"E 363.54 FEET TO AN ANGLE POINT;

THENCE S 27°29'48"E 221.92 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT 310.61 FEET, SAID CURVE HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 43°24'26", TANGENTS OF 163.19 FEET AND A CHORD OF 303.24 FEET WHICH BEARS S 49°12'01"E TO A POINT ON A CURVE;

LEAVING SAID CENTERLINE

THENCE S 02°12'24"E 52.22 FEET TO A POINT;

THENCE S 87°47'36"W 635.71 FEET TO THE SOUTHEAST CORNER OF MELVIN'S EAGLE POINTE SUBDIVISION NO.3,

THENCE N 02°01'54"W 468.66 FEET TO THE NORTHEAST CORNER OF MELVIN'S EAGLE POINTE SUBDIVISION NO.3,

THENCE S 89°18'41"W 160.54 FEET TO THE NORTHWEST CORNER OF MELVIN'S EAGLE POINTE SUBDIVISION NO.3,

THENCE N 00°41'19"W 793.37 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF N. EDGEWOOD LANE;

THENCE N 41°53'08"E 23.49 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF E. FLOATING FEATHER ROAD;

THENCE N 00°08'24"W 3.00 FEET TO THE INITIAL POINT OF THIS DESCRIPTION, COMPRISING 9.78 ACRES, MORE OR LESS.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AND THE EASEMENTS INDICATED 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 19 DAY OF February, 1993.

MELVIN L. AND IDA M. LINDSAY, HUSBAND AND WIFE

Melvin L. Lindsay
MELVIN L. LINDSAY

Ida M. Lindsay
IDA M. LINDSAY

MAX A. BOESIGER, INC.

Richard Boesiger
RICHARD BOESIGER, VICE PRESIDENT-SECRETARY

STATE OF IDAHO }
COUNTY OF ADA } SS

ON THIS 19 DAY OF February, 1993, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MELVIN L. LINDSAY AND IDA M. LINDSAY, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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



Kristen Boesiger
NOTARY PUBLIC FOR IDAHO
RESIDING AT BOISE, IDAHO
MY COMMISSION EXPIRES: 7-8-99

STATE OF IDAHO }
COUNTY OF ADA } SS

ON THIS 19 DAY OF February, 1993, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RICHARD BOESIGER, KNOWN OR IDENTIFIED TO ME TO BE VICE PRESIDENT-SECRETARY, OF MAX A. BOESIGER, INC. THAT EXECUTED THE WITHIN INSTRUMENT 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.



Kristen Boesiger
NOTARY PUBLIC FOR IDAHO
RESIDING AT BOISE, IDAHO
MY COMMISSION EXPIRES: 7-8-99

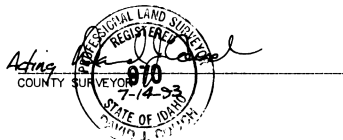
APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, ACTING CITY ENGINEER IN AND FOR EAGLE CITY, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT OF MELVIN'S EAGLE POINTE SUBDIVISION NO. 6.



CERTIFICATE OF 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.



CERTIFICATE OF SURVEY

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 OF MELVIN'S EAGLE POINTE SUBDIVISION NO. 6 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; AND IS 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
MICHAEL E. MARKS, P.L.S. NO. 4998



ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 17th DAY OF March, 1993.

David E. Brown
CHAIRMAN
ADA COUNTY HIGHWAY DISTRICT

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.

BY Thomas E. Schmitz 5/3/93
CENTRAL DISTRICT HEALTH DEPARTMENT

CERTIFICATE OF COUNTY TREASURER

I, Richard Boesiger, 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 PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Richard Boesiger
COUNTY TREASURER
July 14, 1993
DATE

APPROVAL OF CITY COUNCIL

I, BARBARA MONTGOMERY, CITY CLERK IN AND FOR EAGLE CITY, ADA COUNTY, IDAHO DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 6 DAY OF January, 1993, THIS PLAT OF MELVIN'S EAGLE POINTE SUBDIVISION NO. 6 WAS DULY ACCEPTED AND APPROVED.

Barbara Montgomery
BARBARA MONTGOMERY
CITY CLERK

COUNTY RECORDERS CERTIFICATE

INSTRUMENT NO. 9355386

STATE OF IDAHO }
COUNTY OF ADA } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF Briggs Engineering AT 41 MINUTES PAST 11 O'CLOCK A. M., THIS 14th DAY OF July, 1993, IN MY OFFICE AND WAS DULY RECORDED IN BOOK 62 OF PLATS AT PAGES 6299 AND 6300.

Deborah
DEPUTY
David Navarro
OFFICIO RECORDER

Fee 11.00

9357209

Max A Boesiger
ADA COUNTY, ID. FOR
J. DAVID NAVARRO
RECORDER BY *[Signature]*
12 19

SUPPLEMENTAL DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
MELVIN'S EAGLE POINTE SUBDIVISION

98 JUL 19 PM 4 38

(Annexation of Melvin's Eagle Pointe #6) 1575001018

This Supplemental Declaration ("Supplement") is made effective as of the 16th day of July, 1993, by MAX A. BOESIGER, INC., an Idaho corporation, or "Declarant," and shall be incorporated into and supplement that certain Declaration of Covenants, Conditions and Restrictions for Melvin's Eagle Pointe Subdivision - Phase 1, recorded as Instrument No. 9114059, records of Ada County, as to the Phase 6 Property hereby covered as described below.

ARTICLE I.

GENERAL

1.1 Property Covered. Grantor/Declarant is the Owner of the real property in the County of Ada, State of Idaho, described as:

Melvin's Eagle Pointe Subdivision #6, a portion of the N.E. 1/4 of the N.E. 1/4, Sec. 9, T.4 N., R.1 E. BM, Eagle, Ada County, Idaho, according to the official plat thereof recorded as Instrument No. 9355386, records of Ada County, Idaho. ("Phase 6 Property" and "Phase 6 Lots" as to the lots therein).

1.2 Purpose. The purpose of this Supplemental Declaration is to annex the Phase 6 Property to the Property covered by the Declaration, and to include the Owners of Phase 6 Lots in the Association.

1.3 Annexation. Grantor, pursuant to the provisions of Article VIII of the Declaration, does hereby annex the Phase 6 Property to the Property covered by the Declaration and said Phase 6 Property hereby becomes subject to the Declaration and encompassed within the general plans and scheme of covenants, conditions, restrictions, and reservations of easements and equitable servitudes and other terms and conditions therein, except as otherwise specified herein. Unless otherwise provided, all defined terms as contained in the Declaration shall have the same meaning in this Supplement as are applicable to the Declaration.

1.5 Association Membership. Article IV in general and Section 4.2 specifically, is hereby supplemented to provide that each Owner of a Phase 6 Lot shall be a member of the Eagle Pointe Homeowner's Association.

ARTICLE II

DECLARATION

Grantor hereby declares that the Phase 6 property, and each Lot, parcel, or portion hereof, is and shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the Declaration, as supplemented hereunder, and the restrictions, covenants, limitations, conditions and equitable servitudes contained therein, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement and sale of the Phase 6 property, or any lot, parcel or portion thereof, and to enhance the value, desirability and attractiveness of the Property. The covenants, conditions and restrictions set forth in the Declaration, as supplemented hereunder, shall run with the land (described as the Property including the Phase 6 Property), and each estate therein and shall be binding upon all persons having or acquiring any right, title or interest in the property, including the Phase 6 Property, or any Lot, parcel or portion hereof shall inure to the benefit of and be binding upon Grantor, its successors in interest and each Grantee and his respective successors in interest, and may be enforced by Grantor, by any Grantee or Owner or his successors in interest, or by the Association as described in the Declaration.

ARTICLE III

SUPPLEMENTS AND MODIFICATIONS

3.1 Plat Conditions. Article 1, Section 1.19 is hereby supplemented to provide that "Plat" as to the Phase 6 property shall refer to the recorded plat of Melvin's Eagle Pointe No. 6. All conditions of the Plat are hereby incorporated herein by reference and notice is hereby given of the same.

3.2 Common Area. Article 1, Section 1.10 is hereby supplemented as follows: The common area in Phase 6 to be owned by the Association at the time of conveyance of the first Lot is Lot 19, Block 10, Melvin's Eagle Pointe Subdivision #6.

3.3 Operation and Maintenance of Common Area. Article 4, Section 4.5.2.1 is hereby supplemented as follows: The Association shall maintain the landscaped area between the fence and the sidewalk along the length of Edgewood Lane, and the landscaping at the entrance to Phase 6. The Association shall also maintain, and keep free of weeds the easement

granted to the City of Eagle, for the gravel pedestrian walkway adjacent to the Farmers Union Canal on the Eastern boundary of the plat.

3.4 Roofing Material. Article 2, Sec. 2.1.3 is hereby supplemented as follows: The roof of each unit shall be constructed of cedar shakes or shingles; or min. 30 year architectural style composition asphalt shingles specifically approved in writing by the Architectural Control Committee.

3.5 Lot 5 Block 10. Article 2, Sec. 2.4 is hereby supplemented as to Lot 5, Block 10 only as follows: No structures or above-ground landscaping such as retaining walls, trees, or shrubs may be allowed on that portion of Lot 5, Block 10 that is within the Eagle Sewer District sewer line easement as shown on the Plat; except that grass sod and sprinkler lines necessary to water the sod are allowed. If it ever should become necessary for the District to work on or repair the sewer line in said easement, it shall be the responsibility of the District to replace the earth to its original elevation in a smooth condition. It shall be the responsibility of the lot owner to replace the grass sod and sprinkler lines, if any. This paragraph cannot be amended without written consent of the Eagle Sewer District.

3.6 Land Use and Building Type. Article 2, Sec. 2.1.1 Size limitations is hereby deleted and replaced with the following as to Phase 6: all units shall not have less than 1600 square feet of total interior floor area, exclusive of porches and garages.

Article 2, Sec. 2.1 is hereby supplemented as follows: Detached storage buildings may be allowed on all lots provided the building is permanent in nature, is 150 sq. ft. or less and is constructed with the same siding, roofing material, and paint color as the main structure. Any storage building or structure must meet the setback requirements of the City of Eagle. Lots 9 - 12 may have a detached building larger than 150 sq. ft. provided the plans are specifically approved in writing by the Architectural Control Committee.

3.7 Livestock and Poultry. Article 2, Sec. 2.9 is hereby supplemented as follows: No more than 2 household pets shall be allowed per unit. All household pets shall be confined to that area within the boundary of the lot or kept on a leash. Excessively barking dogs shall be considered a nuisance under Sec. 2.5.

