

Recording Requested By and
When Recorded Return to:

C&O Development, Inc.
6149 N. Meeker Place, Suite 110
Boise, Idaho 83713

SPACE ABOVE THIS LINE FOR
RECORDER'S USE ONLY

**THIRD SUPPLEMENT TO THE MASTER DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS OF
PINE 43 SUBDIVISION**

THIS THIRD SUPPLEMENT to the Master Declaration of Covenants, Conditions and Restrictions of Pine 43 Subdivision (hereinafter referred to as "*Third Supplement*") is made on the date hereinafter set forth, by C&O Development, Inc., an Idaho corporation ("*Declarant*").

WHEREAS, Declarant is the owner of certain real property in Ada County, State of Idaho, hereinafter referred to as the "*Third Supplement Property*", known as the Pine 43 Subdivision No. 3, as depicted and legally described according to the official plat thereof, recorded on September 8, 2022, in Book 124 of Plats, pages 19755 through 19763 as Instrument No. 2022-078006, records of Ada County, Idaho, attached as Exhibit A; and

WHEREAS, Declarant has filed of record the Master Declaration of Covenants, Conditions and Restrictions of Pine 43 Subdivision (the "*Master Declaration*"), which Master Declaration was recorded on September 25, 2019 as Instrument No. 2019-091660, records of Ada County, Idaho; and

WHEREAS, Declarant has filed of record the First Supplement to the Master Declaration of Covenants, Conditions and Restrictions of Pine 43 Subdivision No. 1 (the "*First Supplement*") which First Supplement was recorded on September 25, 2019 as Instrument No. 2019-091664, records of Ada County, Idaho, and

WHEREAS, Declarant has filed of record the First Amendment to Master Declaration of Covenants, Conditions and Restrictions of Pine 43 Subdivision (the "*First Amendment*"), which First Amendment was recorded on October 21, 2019 as Instrument No. 2019-102899, records of Ada County, Idaho, and

WHEREAS, Declarant has filed of record the Second Amendment to Master Declaration of Covenants, Conditions and Restrictions of Pine 43 Subdivision (hereinafter "*Second*")

Amendment"), which Second Amendment was recorded on November 14, 2019 as Instrument No. 2019-113425, records of Ada County, Idaho, and

WHEREAS, Declarant has filed of record the Second Supplement to Master Declaration of Covenants, Conditions and Restrictions of Pine 43 Subdivision (hereinafter "*Original Second Supplement*"), which Second Supplement was recorded on June 23, 2021 as Instrument No. 2021-096128, records of Ada County, Idaho, as amended and restated in its entirety by that certain Amended and Restated Second Supplement to Master Declaration of Covenants, Conditions and Restrictions of Pine 43 Subdivision (hereinafter "*A&R Second Supplement*"), which A&R Second Supplement was recorded on July 27, 2021 as Instrument No. 2021-111810, records of Ada County, Idaho, and

WHEREAS, the Master Declaration provided for the annexation of additional real property into the Properties and recordation of Supplemental Declarations setting forth more specific and/or additional covenants, conditions and restrictions to be applicable to portions of the Properties described therein; and

NOW, THEREFORE, Declarant hereby declares that the Third Supplement Property shall be annexed into the Properties and held, sold, conveyed and subject to the Master Declaration, which Master Declaration is hereby incorporated by reference as if fully set forth herein except in so far as the covenants, conditions and restrictions of the Master Declaration are hereinafter expressly supplemented or modified:

1. ARTICLE I: DEFINITIONS. In addition to the definitions set forth in the Master Declaration, as used in this Third Supplement, the following terms shall have the following meanings:

Section 4. "COMMON AREA" shall mean all real property and Improvements thereon drives, parking areas and recreational facilities owned by the association for the common use and enjoyment of the Owners. The Common Area to be owned by the Association is supplemented to include the following:

Lots 1, 16, 17, 18, and 24 of Block 6, Lots 1 and 7 of Block 7, Lot 1 of Block 8, Lot 1 of Block 9, Lots 1, 12 and 23 of Block 10, Lots 1 and 27 of Block 11, Lots 1 and 7 of Block 12, and Lot 1 of Block 13, of Pine 43 Subdivision No. 3, according to the official plat thereof.

The following Common Area lots, Lot 1 of Block 8, Lot 1 of Block 9, Lot 1 of Block 13, of Pine 43 Subdivision No. 3, according to the official plat thereof, shall be subject to an easement in favor of the Owners of the respective Lots directly adjacent thereto, for the purpose of pedestrian ingress and egress, and it is the intent of the Declarant that no other Owners or third persons shall have the right of use or access thereto.

Section 20. "PATIO DWELLING UNITS" shall mean a type of Dwelling Unit designated for detached townhomes located upon Lots 2 through 15 of Block 6, and Lots 2 through 6 of Block 7, of the Pine 43 Subdivision No. 3, according to the official plat thereof.

Section 21. "PATIO LOTS" shall mean Lots designated for Patio Dwelling Units located upon Lots 2 through 15 of Block 6, and Lots 2 through 6 of Block 7, of the Pine 43 Subdivision No. 3, according to the official plat thereof.

Section 22. "TOWNHOME DWELLING UNITS" shall mean a type of Dwelling Unit designated for attached townhomes located upon Lots 19 through 23 of Block 6, Lots 2 through 11 of Block 8, Lots 2 through 11, and Lots 12 through 22, of Block 9, Lots 2 through 11, and Lots 13 through 22, of Block 10, Lots 2 through 26 of Block 11, Lots 2 through 6 of Block 12, Lots 2 through 6, of Block 13, of the Pine 43 Subdivision No. 3, according to the official plat thereof.

Section 23. "TOWNHOME LOTS" shall mean Lots designated for Townhome Dwelling Units located upon Lots 19 through 23 of Block 6, Lots 2 through 11 of Block 8, Lots 2 through 11, and Lots 12 through 22, of Block 9, Lots 2 through 11, and Lots 13 through 22, of Block 10, Lots 2 through 26 of Block 11, Lots 2 through 6 of Block 12, Lots 2 through 6 of Block 13, of the Pine 43 Subdivision No. 3, according to the official plat thereof.

Section 24. "LIMITED COMMON AREA DRIVEWAY" shall mean Lot 17, Block 6 of Pine 43 Subdivision No. 3, according to the official plat thereof. The Limited Common Area Driveway shall be owned and maintained by the Master Association as Common Area, however, the Limited Common Area Driveway is reserved for the easement and private use and enjoyment of the Owner of the Lots adjacent thereto, it being Lots 19 through 23, Block 6, for the purpose of ingress/egress, and the intent of the Declarant that no other Owners or third persons shall have the right of use or access thereto. Nothing contained herein shall be deemed to permit any such Owner to construct or install any structures or improvements on the Limited Common Area Driveway, including, without limitation to, decks, patios, fences, landscaping and the like except to the extent, if any, that the Declarant or Board of Directors of the Master Association shall specifically approve in writing.

Capitalized terms not otherwise defined herein shall have the respective meanings ascribed to such terms in the Master Declaration.

2. ARTICLE III: MASTER ASSOCIATION. Subsection A entitled Initiation and Transfer Assessments of Section 4 of Article III is hereby amended and restated in its entirety, and the following language is added to subsection E entitled Water Assessment of Section 4 of Article III, and the following subsection J is hereby added to Section 4 of Article III entitled Assessments:

A. Initiation and Transfer Assessments. Upon the initial conveyance of each Lot (from Declarant to a builder or Owner), at closing of the sale thereof, the purchaser shall pay an Initiation Assessment to the Master Association in an amount of \$750.00, and upon each subsequent transfer of title to each Lot, at the closing of the sale thereof, the purchaser shall pay a Transfer Assessment to the Master Association in an amount of \$175.00; provided, however, the initial amounts of such Initiation Assessment and Transfer Assessment provided above may be changed to such amount as the Board of Directors may determine is required in order to meet the legitimate needs of the Master Association for such purposes. The proceeds of Initiation and Transfer Assessments shall be used for general Association purposes.

E. Water Assessments. Upon the initial conveyance of each Lot (from Declarant to a builder or Owner), at closing of the sale thereof, the purchaser shall pay an Initial Stub Connection Assessment and Water Transfer Fee to the Water Association in an amount as determined by the Water Association, and upon each subsequent transfer of title to each Lot, at the closing of the sale thereof, the purchaser shall pay a Water Transfer Fee to the Water Association in an amount as determined by the Water Association.

J. Roof Assessments for Townhome Lots. In addition to the assessments set forth in subparagraphs A, B, C, D and E of Section 4, Article III, the Board of Directors of the Master Association shall levy a separate Roof Assessment, including any Initiation Assessment, on the Townhome Dwelling Lots to be used for the purpose of performing the Master Association's obligation to maintain, repair and replace the roofs for the Townhome Dwelling Units, and to establish and fund a reasonable reserve for such purposes. Upon the initial conveyance of each of the Townhome Dwelling Lots, by Declarant to a third party purchaser, at the closing of the sale thereof, the purchaser shall pay to the Master Association an initial Roof Assessment in the amount of \$200.00. Thereafter, the owner of each Townhome Lot shall also be required to pay annual Roof Assessments to be levied by the Master Association, initially to be in an annual amount of \$300.00 to be billed in equal quarterly installments; provided, however, the Board of Directors of the Master Association shall set the annual Roof Assessment at such amount as the Board of Directors may determine is required in order to meet the legitimate needs of the Master Association for such purposes. In the event unanticipated repairs or replacements of all or any portion of the roofs are required at any time and the reserves then available for such purposes are insufficient to cover the costs thereof, the Board of Directions of the Master Association shall have the powers to levy a special assessment on the Townhome Dwelling Lots to cover the cost of required repairs or replacements. Any such special assessment shall be levied equally against each of the Townhome Dwelling Lots. All initial, annual and special Roof Assessments collected by the Master Association shall be segregated from other funds held by the Master Association and deposited into a separate reserve account established solely for the purposes stated in this paragraph.

3. ARTICLE VII: EASEMENTS AND LICENSES. The following Section 8 is added to Article VII entitled Easements and Licenses:

Section 8. Pedestrian Pathway Easement. The pedestrian pathway constructed by Declarant on Lot 1, Block 6 of the official plat for the Third Supplement Property shall be owned, operated and maintained by the Master Association, and shall be used for the purpose of providing a public pedestrian pathway for non-motorized recreation, in accordance with the provisions of the Pedestrian Pathway Easement, entered into by Declarant and the City of Meridian, and recorded on July 13, 2022, as Instrument No. 2022-063229 ("*Pathway Easement*").

4. ARTICLE VII: MAINTENANCE RESPONSIBILITY. The following subsection is added to Section 1 entitled Maintenance of Association of Article VII:

A. Maintenance by Association for Townhome Dwelling Units/Lots. In addition to the maintenance responsibility set forth in Section 1, of Article VII, the Master Association shall have the following obligations with respect to the Townhome Dwelling Units/Lots as expressly provided herein. The Master Associations shall maintain, repair and replace the roofs for each of the Townhome Dwelling Units. The Master Association shall have a permanent easement to enter upon the privately owned property of the Owners of those Townhome Dwelling Units/Lots, as further granted under Article VII, Section 5 of the Master Declaration. The following provisions and limitations shall apply to the Master Association's aforementioned maintenance responsibility of the Townhome Dwelling Units/Lots:

1. The necessity for and timing of any maintenance, repairs and replacements shall be determined solely in the discretion of the Board of Directors of the Master Association and the Master Association shall not be obligated to perform any such maintenance, repairs or replacements requested or demanded by any Owner in the absence of a determination of necessity having been made therefore by the Board.

2. The Master Association shall not be responsible for the repair or replacement of any roof or portion thereof in the event the need for such repair or replacement is caused by a hazard or casualty which is or should have been covered by the policy of insurance required to be maintained by each Owner.

3. The Master Association shall not be responsible for the maintenance, repair or replacement of any Improvement or roof or portion thereof in the event the need for maintenance, repair or replacement is caused through the willful or negligent act of an Owner, his family, guests or invitees.

4. The Master Association is authorized at any time to adopt rules and regulations relating to the procedures, standards and requirements for the Master Association's maintenance, repair and replacement obligations under this Section.

5. ARTICLE IX: PROPERTY USE RESTRICTIONS. The following language is hereby added to Section 1 entitled Lot Uses, of Article IX as follows:

Section 1. Lot Use: The Patio Lots and Townhome Lots shall be used for single-family residential purpose.

6. ARTICLE IX: PROPERTY USE RESTRICTIONS. Section 8 entitled Leasing Restrictions of Article IX is hereby amended and restated in its entirety to the extent permitted by applicable law, the following language is hereby added to Section 10 entitled Parking Rights, and Section 13 entitled Post Lights is hereby added to Article IX, as follows:

Section 8. Leasing Restrictions: Other than Townhome Lots which may contain a residential accessory dwelling unit (“*ADU*”) located above the garage on such Townhome Lot (and such ADU is approved by the City of Meridian and complies with any and all ordinances, codes or statutes applicable to such ADU), each Owner shall use their Lot for single family residential purposes only, and not for commercial purposes. Any lease (as defined below) between an Owner and his tenant shall provide that the terms of the lease shall be subject in all respects to the provisions contained in the Master Declaration, Articles of Incorporation and its Bylaws, and that any failure by said tenant to comply with the terms of such documents shall be a default under such lease. Owners are prohibited from using their Lots in the following manner: (1) vacation rentals or similar transient-type rentals, (2) rentals for less than six (6) months in duration or term, and (3) “room for rent” or dormitory type rentals. Each Lot may be rented to others for single family residential purposes or otherwise used in a fashion that in substance amounts to a rental of an entire Lot (collectively “*Rental Activity*”) only in strict accordance with the following: (a) a written document shall be executed between the Owner and the person(s) occupying the Lot authorizing such Rental Activity (the “*Lease*”); (b) Owner shall not enter into any Lease with a duration or term of less than six (6) months; and (c) all Leases must specifically prohibit subleasing. Notwithstanding the foregoing, the Board may permit, in its sole and absolute discretion, Owners of Townhome Lots to lease their Townhome Dwelling Unit and/or their approved ADU for less than six (6) months in duration so long as such Lease is for the following: (1) the respective Townhome Lot is owned by a properly formed and validly existing corporate or recognized entity, (2) such entity uses the respective Townhome Lot solely for corporate housing or similar type of professional housing, (3) the term on the Lease is no less than thirty (30) days, and (4) the Lease otherwise complies with all other terms and conditions of this Section. The Board of Directors of the Master Association shall have the exclusive authority in its sole and unfettered discretion to adopt, repeal, amend, enact and enforce such other and further rules and regulations as the Board of Directors of the Master Association in its sole and unfettered discretion may deem necessary to regulate Rental Activity or the Leases for the common good of all of the Owners. Any Rental Activity or Lease that does not conform with the foregoing requirements in this Section, or any other restrictions or requirements set forth in this Master Declaration, is in violation of this Master Declaration is subject to all of the Association’s rights and remedies provided for in this Master Declaration, in equity, or in law, including but not limited to the Lease being rendered null and void and the Board taking any other action it deems reasonable and necessary to enforce these restrictions, including without limitation, seeking injunctive relief in court. The provisions of this Section shall apply regardless of whether the Owner and their tenant and/or occupant enter into a written lease agreement. Each Owner shall be responsible for the actions and omissions of its tenants and/or occupants and shall be responsible for curing any

violations of its tenants and/or occupants with this Master Declaration, Bylaws, Articles of Incorporation, and any other rules and regulations promulgated by the Board or the ACC. Any assessments, fees, fines, penalties and/or damages associated with any Rental Activity, any Lease, or any violation by an Owner's tenant or occupant shall be the responsibility of the Owner.

Section 10. Parking Rights. All Owners and such Owner's tenants, occupants, guests, invitees and licensees shall comply with the City of Meridian parking codes and regulations, including without limitation to any applicable off-street parking requirements.

Section 13. Post Lights for Patio Dwelling Units/Lots. All post lights for the Patio Dwelling Units/Lots will be of consistent design, material and coloration as required by the City of Meridian, Declarant, and/or the Architectural Control Committee and shall be placed at the locations designated by the City of Meridian, Declarant and/or the Architectural Control Committee.

5. ARTICLE X: BUILDING RESTRICTIONS. The following language is hereby added to Section 1 entitled Building Type and Size, and the following subsections A and B are hereby added to Section 2 entitled Setbacks of Article X entitled Building Restrictions, and Section 9 entitled as follows:

Section 1. Building Type and Size. Dwelling Units constructed or maintained on a Patio Lot or Townhome Lot must have a minimum square footage of 1500 square feet and a private garage for two (2) or more vehicles.

Section 2.

A. Setbacks for Patio Lots. No Improvements may be constructed or maintained on a Patio Lot or Townhome Lot within the minimum building setback lines as follows:

Rear: 12 feet

Interior Side: 3 feet (provided, however, in some cases, there may be a greater setback due to a wider utility easement (refer to the recorded plat for specific easement information), in such case, the easement width will dictate the setback.

Street Setback to Garage (as measured from back of sidewalk or property line where there is no adjacent sidewalk:

Local street	20 feet
Alley	5 feet

Street Setback to Living Area:

Local street	10 feet
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Alley 5 feet (provided, however, in some cases, there may be a greater setback due to a wider utility easement (refer to the recorded plat for specific easement information), in such case, the easement width will dictate the setback.)

B. Setbacks for Townhome Lots. No Improvements may be constructed or maintained on a Patio Lot or Townhome Lot within the minimum building setback lines as follows:

Rear: 12 feet

Interior Side: 3 feet (provided, however, in some cases, there may be a greater setback due to a wider utility easement (refer to the recorded plat for specific easement information), in such case, the easement width will dictate the setback.

Street Setback to Garage (as measured from back of sidewalk or property line where there is no adjacent sidewalk:

Local street	20 feet
Alley	5 feet

Street Setback to Living Area:

Local street	10 feet
Alley	5 feet (provided, however, in some cases, there may be a greater setback due to a wider utility easement (refer to the recorded plat for specific easement information), in such case, the easement width will dictate the setback.)

6. ARTICLE X: BUILDING RESTRICTIONS. The following subsection A is hereby added to Section 3 entitled Construction Requirements of Article X:

A. Construction Requirements for Patio Lots and Townhome Lots. The rear and/or sides of 2-story homes constructed on Lots 2 through 6 of Block 13 and Lots 2 through 22 of Block 9, Lots 2 through 11 of Block 8, and Lot 2 of Block 6, will require the elevations to incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the adjacent public street.

7. ARTICLE XII: INSURANCE AND BOND. The following subsection E is hereby added to Section 3 entitled Additional Provisions of Article XII:

E. Owner Insurance. Notwithstanding any provision to the contrary and in addition to any other insurance requirements set forth in this Master Declaration, each Owner of a Lot (regardless of the type of Lot), by acceptance of a deed therefor (whether or not it shall be so expressed in such deed), is deemed to covenant and agree (i) to at all times keep such Owner's Dwelling Unit (regardless of the type of Dwelling Unit) insured by an "all risk" property insurance policy for the full replacement cost thereof, without allowance for depreciation and exclusive of the cost of excavations, foundations, footings and the value of the land, and (ii) that the Master Association shall have no obligation or responsibility to obtain or maintain any such insurance coverage for any Owner or on such Dwelling Unit.

8. MISCELLANEOUS.

The covenants, conditions and restrictions of this Third Supplement shall run with the land and shall inure to the benefit of and be enforceable by the Master Association and/or the legal Owner of any Lot subject to the Master Declaration and their respective legal representatives, heirs, successors and assigns.


The covenants, conditions and restrictions contained in this Third Supplement are in addition to those covenants, conditions and restrictions contained in the original Master Declaration, except as the covenants, conditions and restrictions contained therein are modified or supplemented by this Third Supplement.

AS AUTHORIZED BY THE MASTER DECLARATION, THIS THIRD SUPPLEMENT TO THE MASTER DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF PINE 43 SUBDIVISION IS SIGNED AND ACKNOWLEDGED BY THE UNDERSIGNED AS THE DECLARANT UNDER THE MASTER DECLARATION AND AS THE OWNER OF CERTAIN PROPERTY DESCRIBED IN EXHIBIT A AND B.

This Third Supplement is dated effective upon recording in the official records of Ada County, Idaho.

DECLARANT:

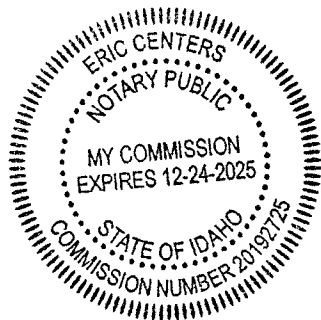
C&O Development, Inc.,
an Idaho corporation

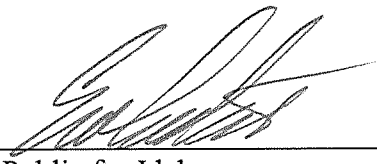
By: 
Name: Dennis M. Baker
Title: President

STATE OF IDAHO)
) ss.
County of Ada)

On this 30TH day of September, 2022, before me, ERIC CENTERS, a Notary Public in and for said State, personally appeared Dennis M. Baker, known or identified to me to be the President of C&O Development, Inc., 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 affixed my official seal the day and year in this certificate first above written.

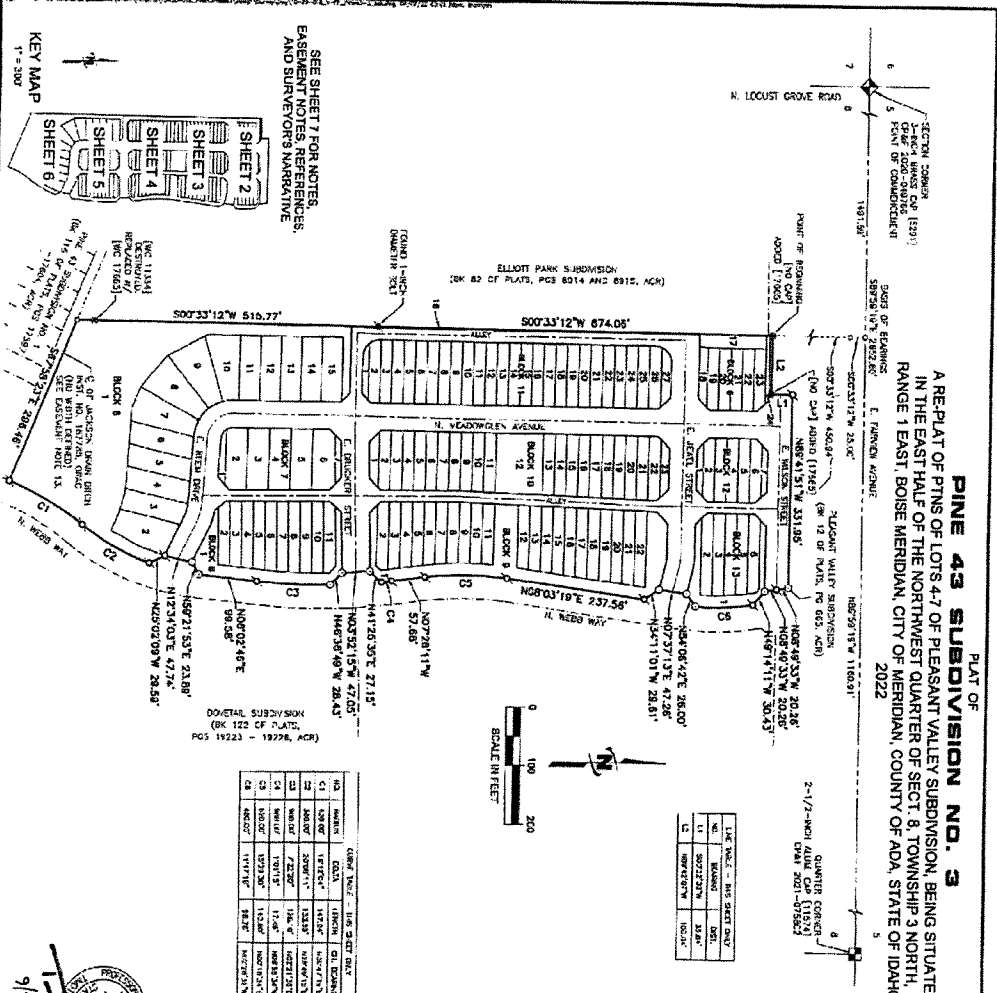




Notary Public for Idaho
Residing at Ada County
My commission expires 12-24-2025

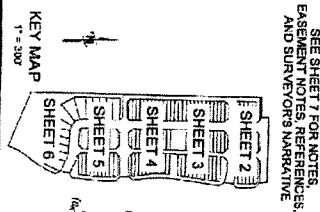
EXHIBIT A
PLAT OF THIRD SUPPLEMENT PROPERTY

[see attached]



PLAT OF
PINE 43 SUBDIVISION NO. 3
 A REPLAT OF PINS OF LOTS 4-7 OF PLEASANT VALLEY SUBDIVISION, BEING SITUATE
 IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECT. 8, TOWNSHIP 3 NORTH,
 RANGE 1 EAST, BOISE MERIDIAN, CITY OF MERIDIAN, COUNTY OF ADA, STATE OF IDAHO
 2022

PLAT BOOK 124 PAGE 145

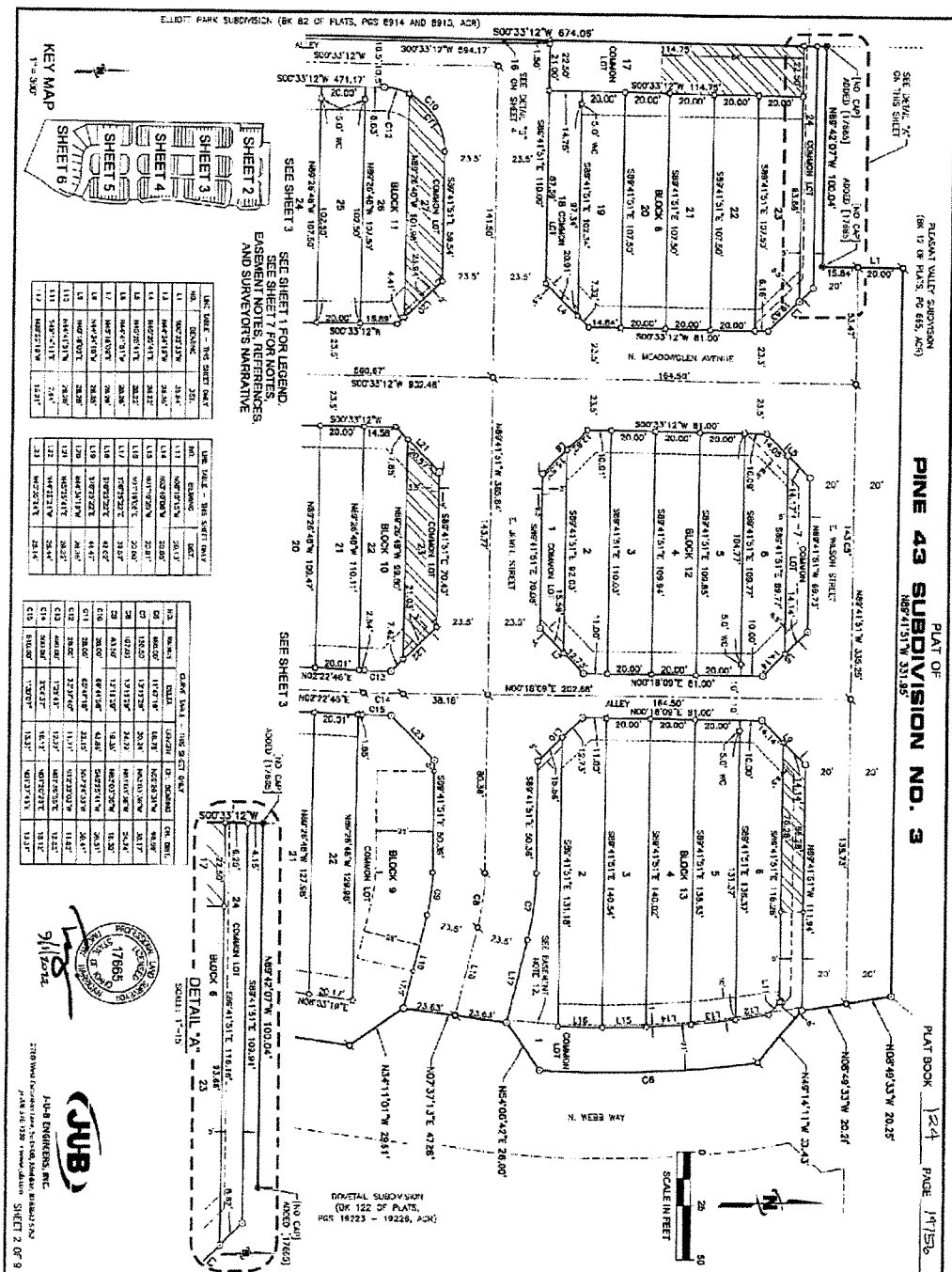


SEE SHEET 7 FOR NOTES,
 BASEMENT NOTES, REFERENCES,
 AND SURVEYORS NARRATIVE.

CD	NUMBER	DATE	BY	REVISION	DESCRIPTION
01	1	02/15/22	JUB	1	INITIAL DESIGN
02	2	02/22/22	JUB	2	REVISED TO SHOW
03	3	03/01/22	JUB	3	REVISED TO SHOW
04	4	03/08/22	JUB	4	REVISED TO SHOW
05	5	03/15/22	JUB	5	REVISED TO SHOW
06	6	03/22/22	JUB	6	REVISED TO SHOW
07	7	03/29/22	JUB	7	REVISED TO SHOW
08	8	04/05/22	JUB	8	REVISED TO SHOW
09	9	04/12/22	JUB	9	REVISED TO SHOW
10	10	04/19/22	JUB	10	REVISED TO SHOW
11	11	04/26/22	JUB	11	REVISED TO SHOW
12	12	05/03/22	JUB	12	REVISED TO SHOW
13	13	05/10/22	JUB	13	REVISED TO SHOW
14	14	05/17/22	JUB	14	REVISED TO SHOW
15	15	05/24/22	JUB	15	REVISED TO SHOW

- LEGEND
- SUBDIVISION BOUNDARY LINE
 - - - - - RIGHT-OF-WAY LINE
 - SECTION LINE
 - CENTER LINE
 - - - - - LOT PROPERTY LINE
 - UTILITY CONDUIT LINE (SEE EXISTING NOTE 6)
 - ADJO. EASEMENT LINE (SEE EXISTING NOTE 4)
 - - - - - EX. COUNTY EASEMENT CONDUIT LINE
 - EX. COUNTY MILEAGE CONDUIT LINE
 - EX. ADJO. EASEMENT CONDUIT LINE
 - EX. ADJO. EASEMENT CONDUIT LINE
 - EX. ADJO. EASEMENT CONDUIT LINE
 - EX. CITY OF MERIDIAN WATER CONDUIT LINE (SEE EXISTING NOTE 1)

LINE NO.	DATE	BY	REVISION	DESCRIPTION
1	02/15/22	JUB	1	INITIAL DESIGN
2	02/22/22	JUB	2	REVISED TO SHOW
3	03/01/22	JUB	3	REVISED TO SHOW
4	03/08/22	JUB	4	REVISED TO SHOW
5	03/15/22	JUB	5	REVISED TO SHOW
6	03/22/22	JUB	6	REVISED TO SHOW
7	03/29/22	JUB	7	REVISED TO SHOW
8	04/05/22	JUB	8	REVISED TO SHOW
9	04/12/22	JUB	9	REVISED TO SHOW
10	04/19/22	JUB	10	REVISED TO SHOW
11	04/26/22	JUB	11	REVISED TO SHOW
12	05/03/22	JUB	12	REVISED TO SHOW
13	05/10/22	JUB	13	REVISED TO SHOW
14	05/17/22	JUB	14	REVISED TO SHOW
15	05/24/22	JUB	15	REVISED TO SHOW



KEY MAP

SEE SHEET 1 FOR LEGEND.
SEE SHEET 7 FOR NOTES.
EAST SIDE OF MAIN STREET,
AND SURROUNDING PARCELS.

LOT NO.	AREA (SQ. FT.)	AREA (ACR.)
1	10,000	.2296
2	10,000	.2296
3	10,000	.2296
4	10,000	.2296
5	10,000	.2296
6	10,000	.2296
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16	10,000	.2296
17	10,000	.2296
18	10,000	.2296
19	10,000	.2296
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21	10,000	.2296
22	10,000	.2296
23	10,000	.2296

LOT NO.	AREA (SQ. FT.)	AREA (ACR.)
1	10,000	.2296
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23	10,000	.2296

LOT NO.	AREA (SQ. FT.)	AREA (ACR.)
1	10,000	.2296
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18	10,000	.2296
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23	10,000	.2296

LOT NO.	AREA (SQ. FT.)	AREA (ACR.)
1	10,000	.2296
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6	10,000	.2296
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17	10,000	.2296
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23	10,000	.2296

LOT NO.	AREA (SQ. FT.)	AREA (ACR.)
1	10,000	.2296
2	10,000	.2296
3	10,000	.2296
4	10,000	.2296
5	10,000	.2296
6	10,000	.2296
7	10,000	.2296
8	10,000	.2296
9	10,000	.2296
10	10,000	.2296
11	10,000	.2296
12	10,000	.2296
13	10,000	.2296
14	10,000	.2296
15	10,000	.2296
16	10,000	.2296
17	10,000	.2296
18	10,000	.2296
19	10,000	.2296
20	10,000	.2296
21	10,000	.2296
22	10,000	.2296
23	10,000	.2296

LOT NO.	AREA (SQ. FT.)	AREA (ACR.)
1	10,000	.2296
2	10,000	.2296
3	10,000	.2296
4	10,000	.2296
5	10,000	.2296
6	10,000	.2296
7	10,000	.2296
8	10,000	.2296
9	10,000	.2296
10	10,000	.2296
11	10,000	.2296
12	10,000	.2296
13	10,000	.2296
14	10,000	.2296
15	10,000	.2296
16	10,000	.2296
17	10,000	.2296
18	10,000	.2296
19	10,000	.2296
20	10,000	.2296
21	10,000	.2296
22	10,000	.2296
23	10,000	.2296

LOT NO.	AREA (SQ. FT.)	AREA (ACR.)
1	10,000	.2296
2	10,000	.2296
3	10,000	.2296
4	10,000	.2296
5	10,000	.2296
6	10,000	.2296
7	10,000	.2296
8	10,000	.2296
9	10,000	.2296
10	10,000	.2296
11	10,000	.2296
12	10,000	.2296
13	10,000	.2296
14	10,000	.2296
15	10,000	.2296
16	10,000	.2296
17	10,000	.2296
18	10,000	.2296
19	10,000	.2296
20	10,000	.2296
21	10,000	.2296
22	10,000	.2296
23	10,000	.2296

PLAT OF
PINE 43 SUBDIVISION NO. 3
189'41.51' W 53.15'

PLAT BOOK 124 PAGE 1475b

SCALE IN FEET

0 25 50

SEE SHEET 1 FOR LEGEND.
SEE SHEET 7 FOR NOTES.
EAST SIDE OF MAIN STREET,
AND SURROUNDING PARCELS.

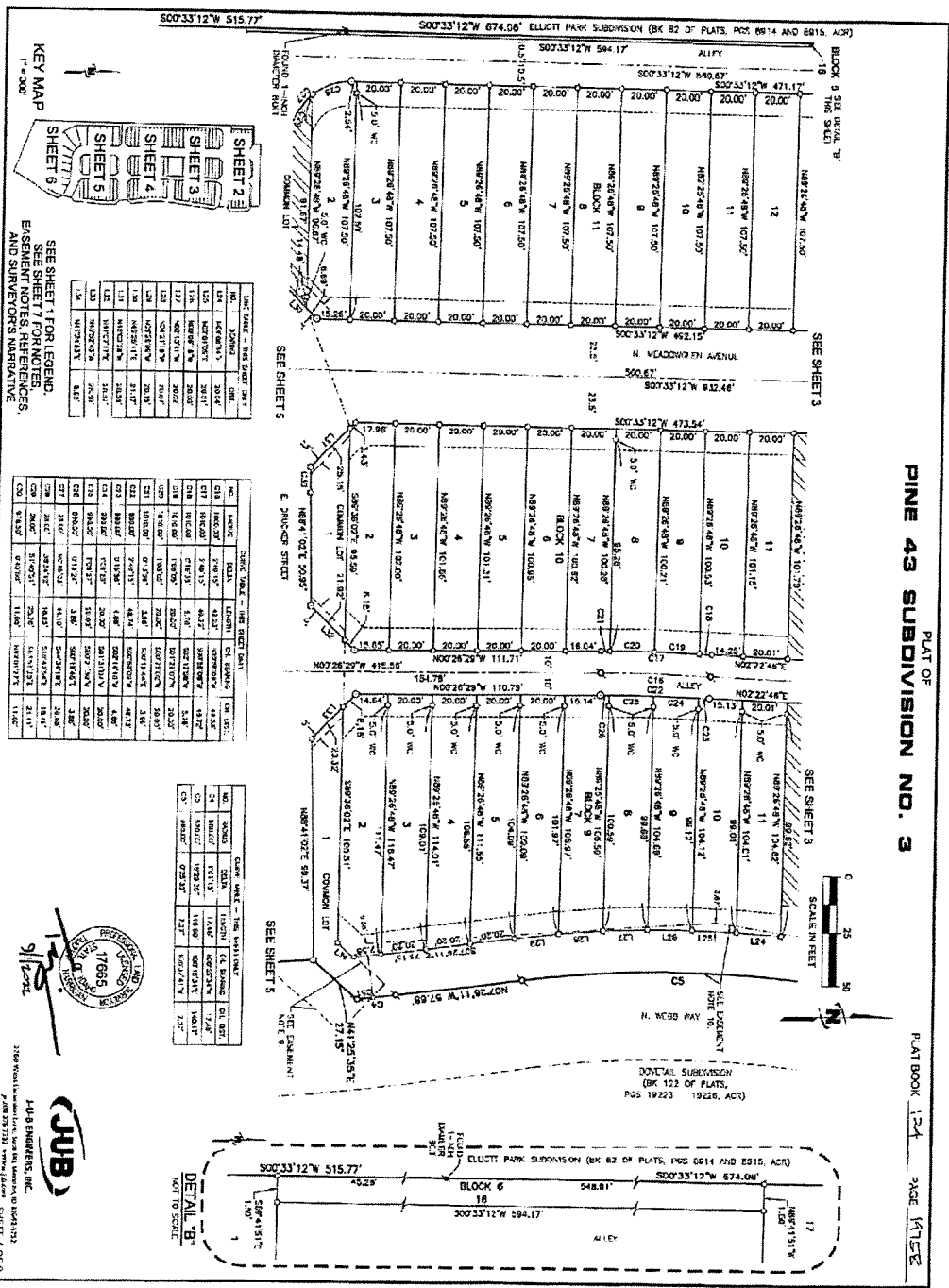
SEE SHEET 3
SEE SHEET 4
SEE SHEET 5
SEE SHEET 6
SEE SHEET 7
SEE SHEET 8

KEY MAP
1" = 500'

17865
JUB ENGINEERS, INC.
2700 Main Street
P.O. Box 1028
Wilmington, DE 19804
SHEET 2 OF 9

PLAT OF
PINE 43 SUBDIVISION NO. 3

PLAT BOOK 124 PAGE 172E



KEY MAP
1" = 200'



LOT	AREA	OWNER
1	142.00	JOHN J. SMITH
2	142.00	JOHN J. SMITH
3	142.00	JOHN J. SMITH
4	142.00	JOHN J. SMITH
5	142.00	JOHN J. SMITH
6	142.00	JOHN J. SMITH
7	142.00	JOHN J. SMITH
8	142.00	JOHN J. SMITH
9	142.00	JOHN J. SMITH
10	142.00	JOHN J. SMITH
11	142.00	JOHN J. SMITH
12	142.00	JOHN J. SMITH
13	142.00	JOHN J. SMITH
14	142.00	JOHN J. SMITH
15	142.00	JOHN J. SMITH
16	142.00	JOHN J. SMITH
17	142.00	JOHN J. SMITH
18	142.00	JOHN J. SMITH

LOT	AREA	OWNER
1	142.00	JOHN J. SMITH
2	142.00	JOHN J. SMITH
3	142.00	JOHN J. SMITH
4	142.00	JOHN J. SMITH
5	142.00	JOHN J. SMITH
6	142.00	JOHN J. SMITH
7	142.00	JOHN J. SMITH
8	142.00	JOHN J. SMITH
9	142.00	JOHN J. SMITH
10	142.00	JOHN J. SMITH
11	142.00	JOHN J. SMITH
12	142.00	JOHN J. SMITH
13	142.00	JOHN J. SMITH
14	142.00	JOHN J. SMITH
15	142.00	JOHN J. SMITH
16	142.00	JOHN J. SMITH
17	142.00	JOHN J. SMITH
18	142.00	JOHN J. SMITH

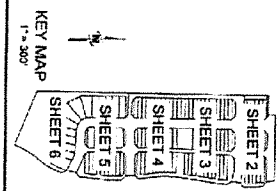
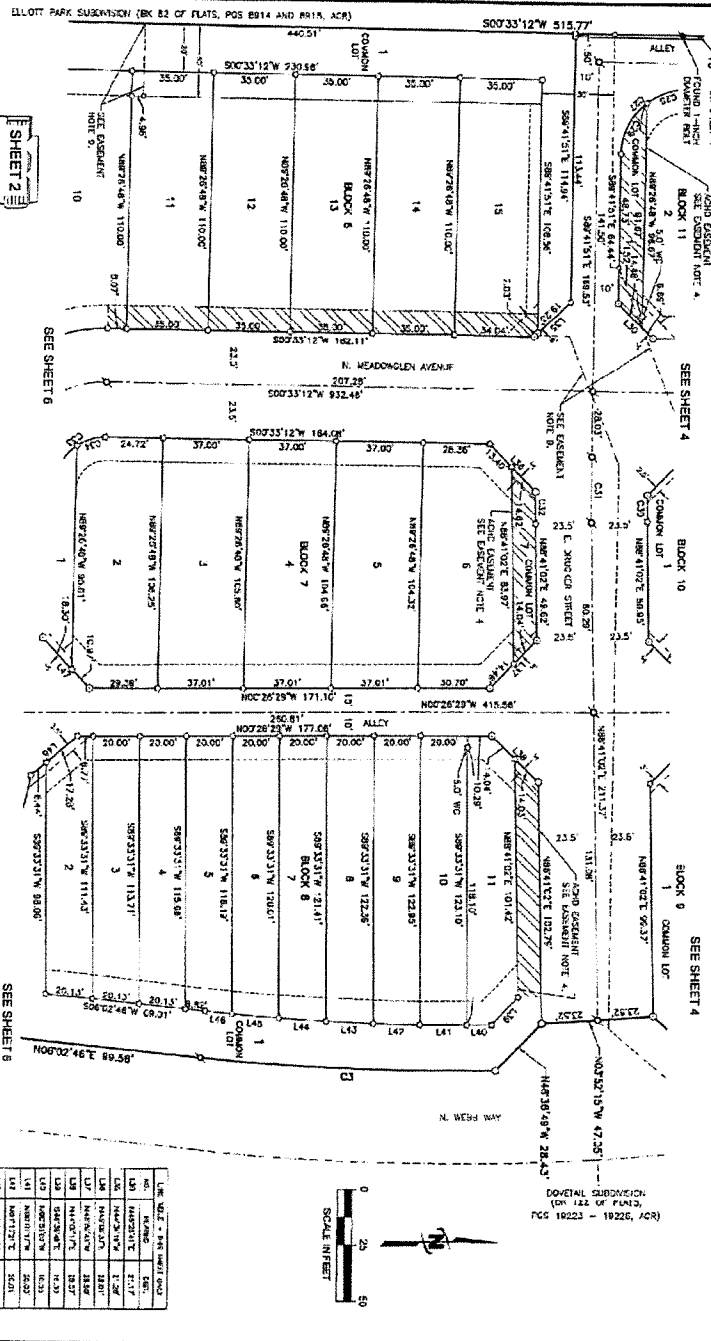
LOT	AREA	OWNER
1	142.00	JOHN J. SMITH
2	142.00	JOHN J. SMITH
3	142.00	JOHN J. SMITH
4	142.00	JOHN J. SMITH
5	142.00	JOHN J. SMITH
6	142.00	JOHN J. SMITH
7	142.00	JOHN J. SMITH
8	142.00	JOHN J. SMITH
9	142.00	JOHN J. SMITH
10	142.00	JOHN J. SMITH
11	142.00	JOHN J. SMITH
12	142.00	JOHN J. SMITH
13	142.00	JOHN J. SMITH
14	142.00	JOHN J. SMITH
15	142.00	JOHN J. SMITH
16	142.00	JOHN J. SMITH
17	142.00	JOHN J. SMITH
18	142.00	JOHN J. SMITH

17695
PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
9/1/2024

JUB
JUB ENGINEERS, INC.
2180 WICKLIFFE DRIVE, SUITE 100, DALLAS, TEXAS 75224
PHONE: 972.373.7323 FAX: 972.373.7324

PINE 43 SUBDIVISION NO. 3

PLAT OF PLAT BOOK 124 PAGE 1715A



SEE SHEET 1 FOR LEGEND, EASEMENT NOTES, REFERENCES, AND SURVEYORS NARRATIVE.

COMMON LOTS - SEE SHEET 1

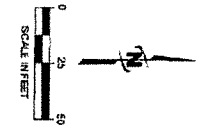
NO.	BEARING	DIST.	AREA
1	N 87° 28' 18" W	110.00'	12,100.00
2	N 87° 28' 18" W	110.00'	12,100.00
3	N 87° 28' 18" W	110.00'	12,100.00
4	N 87° 28' 18" W	110.00'	12,100.00
5	N 87° 28' 18" W	110.00'	12,100.00
6	N 87° 28' 18" W	110.00'	12,100.00
7	N 87° 28' 18" W	110.00'	12,100.00
8	N 87° 28' 18" W	110.00'	12,100.00
9	N 87° 28' 18" W	110.00'	12,100.00
10	N 87° 28' 18" W	110.00'	12,100.00
11	N 87° 28' 18" W	110.00'	12,100.00
12	N 87° 28' 18" W	110.00'	12,100.00
13	N 87° 28' 18" W	110.00'	12,100.00
14	N 87° 28' 18" W	110.00'	12,100.00
15	N 87° 28' 18" W	110.00'	12,100.00

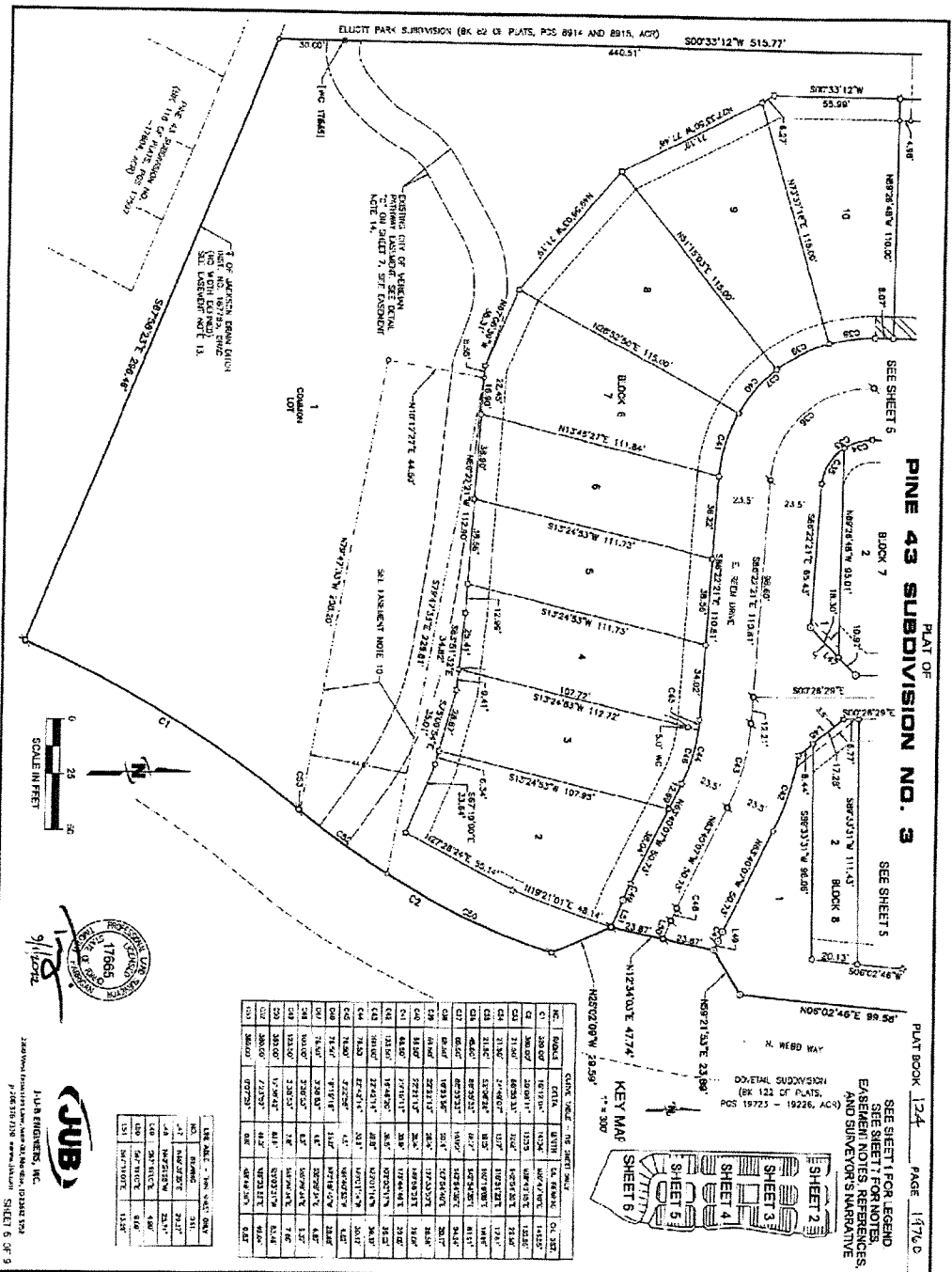


JUB ENGINEERS, INC.
 2100 Woodlawn Drive, Suite 100, Woodstock, GA 30189
 770.962.9339
 SHEET 5 OF 9

COMMON LOTS - SEE SHEET 1

NO.	BEARING	DIST.	AREA
1	N 87° 28' 18" W	110.00'	12,100.00
2	N 87° 28' 18" W	110.00'	12,100.00
3	N 87° 28' 18" W	110.00'	12,100.00
4	N 87° 28' 18" W	110.00'	12,100.00
5	N 87° 28' 18" W	110.00'	12,100.00
6	N 87° 28' 18" W	110.00'	12,100.00
7	N 87° 28' 18" W	110.00'	12,100.00
8	N 87° 28' 18" W	110.00'	12,100.00
9	N 87° 28' 18" W	110.00'	12,100.00
10	N 87° 28' 18" W	110.00'	12,100.00
11	N 87° 28' 18" W	110.00'	12,100.00
12	N 87° 28' 18" W	110.00'	12,100.00
13	N 87° 28' 18" W	110.00'	12,100.00
14	N 87° 28' 18" W	110.00'	12,100.00
15	N 87° 28' 18" W	110.00'	12,100.00





NO.	MODEL	DATA	UNIT	LA. MARK	CO. SET
C1	200.00'	107.150'	1/2"	1/2"	1/2"
C2	200.00'	200.00'	1/2"	1/2"	1/2"
C3	11.50'	6.500'	1/2"	1/2"	1/2"
C4	11.50'	11.500'	1/2"	1/2"	1/2"
C5	11.50'	11.500'	1/2"	1/2"	1/2"
C6	11.50'	11.500'	1/2"	1/2"	1/2"
C7	11.50'	11.500'	1/2"	1/2"	1/2"
C8	11.50'	11.500'	1/2"	1/2"	1/2"
C9	11.50'	11.500'	1/2"	1/2"	1/2"
C10	11.50'	11.500'	1/2"	1/2"	1/2"
C11	11.50'	11.500'	1/2"	1/2"	1/2"
C12	11.50'	11.500'	1/2"	1/2"	1/2"
C13	11.50'	11.500'	1/2"	1/2"	1/2"
C14	11.50'	11.500'	1/2"	1/2"	1/2"
C15	11.50'	11.500'	1/2"	1/2"	1/2"
C16	11.50'	11.500'	1/2"	1/2"	1/2"
C17	11.50'	11.500'	1/2"	1/2"	1/2"
C18	11.50'	11.500'	1/2"	1/2"	1/2"
C19	11.50'	11.500'	1/2"	1/2"	1/2"
C20	11.50'	11.500'	1/2"	1/2"	1/2"
C21	11.50'	11.500'	1/2"	1/2"	1/2"
C22	11.50'	11.500'	1/2"	1/2"	1/2"
C23	11.50'	11.500'	1/2"	1/2"	1/2"
C24	11.50'	11.500'	1/2"	1/2"	1/2"
C25	11.50'	11.500'	1/2"	1/2"	1/2"
C26	11.50'	11.500'	1/2"	1/2"	1/2"
C27	11.50'	11.500'	1/2"	1/2"	1/2"
C28	11.50'	11.500'	1/2"	1/2"	1/2"
C29	11.50'	11.500'	1/2"	1/2"	1/2"
C30	11.50'	11.500'	1/2"	1/2"	1/2"
C31	11.50'	11.500'	1/2"	1/2"	1/2"
C32	11.50'	11.500'	1/2"	1/2"	1/2"
C33	11.50'	11.500'	1/2"	1/2"	1/2"
C34	11.50'	11.500'	1/2"	1/2"	1/2"
C35	11.50'	11.500'	1/2"	1/2"	1/2"
C36	11.50'	11.500'	1/2"	1/2"	1/2"
C37	11.50'	11.500'	1/2"	1/2"	1/2"
C38	11.50'	11.500'	1/2"	1/2"	1/2"
C39	11.50'	11.500'	1/2"	1/2"	1/2"
C40	11.50'	11.500'	1/2"	1/2"	1/2"
C41	11.50'	11.500'	1/2"	1/2"	1/2"
C42	11.50'	11.500'	1/2"	1/2"	1/2"
C43	11.50'	11.500'	1/2"	1/2"	1/2"
C44	11.50'	11.500'	1/2"	1/2"	1/2"
C45	11.50'	11.500'	1/2"	1/2"	1/2"
C46	11.50'	11.500'	1/2"	1/2"	1/2"
C47	11.50'	11.500'	1/2"	1/2"	1/2"
C48	11.50'	11.500'	1/2"	1/2"	1/2"
C49	11.50'	11.500'	1/2"	1/2"	1/2"
C50	11.50'	11.500'	1/2"	1/2"	1/2"
C51	11.50'	11.500'	1/2"	1/2"	1/2"
C52	11.50'	11.500'	1/2"	1/2"	1/2"
C53	11.50'	11.500'	1/2"	1/2"	1/2"
C54	11.50'	11.500'	1/2"	1/2"	1/2"
C55	11.50'	11.500'	1/2"	1/2"	1/2"
C56	11.50'	11.500'	1/2"	1/2"	1/2"
C57	11.50'	11.500'	1/2"	1/2"	1/2"
C58	11.50'	11.500'	1/2"	1/2"	1/2"
C59	11.50'	11.500'	1/2"	1/2"	1/2"
C60	11.50'	11.500'	1/2"	1/2"	1/2"
C61	11.50'	11.500'	1/2"	1/2"	1/2"
C62	11.50'	11.500'	1/2"	1/2"	1/2"
C63	11.50'	11.500'	1/2"	1/2"	1/2"
C64	11.50'	11.500'	1/2"	1/2"	1/2"
C65	11.50'	11.500'	1/2"	1/2"	1/2"
C66	11.50'	11.500'	1/2"	1/2"	1/2"
C67	11.50'	11.500'	1/2"	1/2"	1/2"
C68	11.50'	11.500'	1/2"	1/2"	1/2"
C69	11.50'	11.500'	1/2"	1/2"	1/2"
C70	11.50'	11.500'	1/2"	1/2"	1/2"
C71	11.50'	11.500'	1/2"	1/2"	1/2"
C72	11.50'	11.500'	1/2"	1/2"	1/2"
C73	11.50'	11.500'	1/2"	1/2"	1/2"
C74	11.50'	11.500'	1/2"	1/2"	1/2"
C75	11.50'	11.500'	1/2"	1/2"	1/2"
C76	11.50'	11.500'	1/2"	1/2"	1/2"
C77	11.50'	11.500'	1/2"	1/2"	1/2"
C78	11.50'	11.500'	1/2"	1/2"	1/2"
C79	11.50'	11.500'	1/2"	1/2"	1/2"
C80	11.50'	11.500'	1/2"	1/2"	1/2"
C81	11.50'	11.500'	1/2"	1/2"	1/2"
C82	11.50'	11.500'	1/2"	1/2"	1/2"
C83	11.50'	11.500'	1/2"	1/2"	1/2"
C84	11.50'	11.500'	1/2"	1/2"	1/2"
C85	11.50'	11.500'	1/2"	1/2"	1/2"
C86	11.50'	11.500'	1/2"	1/2"	1/2"
C87	11.50'	11.500'	1/2"	1/2"	1/2"
C88	11.50'	11.500'	1/2"	1/2"	1/2"
C89	11.50'	11.500'	1/2"	1/2"	1/2"
C90	11.50'	11.500'	1/2"	1/2"	1/2"
C91	11.50'	11.500'	1/2"	1/2"	1/2"
C92	11.50'	11.500'	1/2"	1/2"	1/2"
C93	11.50'	11.500'	1/2"	1/2"	1/2"
C94	11.50'	11.500'	1/2"	1/2"	1/2"
C95	11.50'	11.500'	1/2"	1/2"	1/2"
C96	11.50'	11.500'	1/2"	1/2"	1/2"
C97	11.50'	11.500'	1/2"	1/2"	1/2"
C98	11.50'	11.500'	1/2"	1/2"	1/2"
C99	11.50'	11.500'	1/2"	1/2"	1/2"
C100	11.50'	11.500'	1/2"	1/2"	1/2"

PINE 43 SUBDIVISION NO. 3

PLAT OF PLAT BOOK 124 PAGE 1172-2

CERTIFICATE OF OWNERS

HAVING BEEN ADVISED BY THESE PRESENTS THAT CAD DEVELOPMENT, INC. HAS BEEN APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIPOSA, CALIFORNIA, TO SUBDIVIDE THE FOLLOWING DESCRIBED LAND...

- 1. SOUTH 89.917' EAST, A DISTANCE OF 265.00 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 4 AND...
2. INTERSECTION OF THE NORTHWEST QUARTER CORNER OF SAID SECTION 4 AND THE WESTERLY LINE OF SAID SECTION 4...

- 1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, CONTOUR SURVEILLANCE, HAVING A RADIUS OF 110.00 FEET, BEARING NORTH 89.917' WEST, AN ARC LENGTH OF 141.24 FEET...
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, CONTOUR SURVEILLANCE, HAVING A RADIUS OF 110.00 FEET, BEARING NORTH 89.917' WEST, AN ARC LENGTH OF 141.24 FEET...

- 1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, CONTOUR SURVEILLANCE, HAVING A RADIUS OF 110.00 FEET, BEARING NORTH 89.917' WEST, AN ARC LENGTH OF 141.24 FEET...
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, CONTOUR SURVEILLANCE, HAVING A RADIUS OF 110.00 FEET, BEARING NORTH 89.917' WEST, AN ARC LENGTH OF 141.24 FEET...

- 1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, CONTOUR SURVEILLANCE, HAVING A RADIUS OF 110.00 FEET, BEARING NORTH 89.917' WEST, AN ARC LENGTH OF 141.24 FEET...
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, CONTOUR SURVEILLANCE, HAVING A RADIUS OF 110.00 FEET, BEARING NORTH 89.917' WEST, AN ARC LENGTH OF 141.24 FEET...

- 1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, CONTOUR SURVEILLANCE, HAVING A RADIUS OF 110.00 FEET, BEARING NORTH 89.917' WEST, AN ARC LENGTH OF 141.24 FEET...
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, CONTOUR SURVEILLANCE, HAVING A RADIUS OF 110.00 FEET, BEARING NORTH 89.917' WEST, AN ARC LENGTH OF 141.24 FEET...

- 1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, CONTOUR SURVEILLANCE, HAVING A RADIUS OF 110.00 FEET, BEARING NORTH 89.917' WEST, AN ARC LENGTH OF 141.24 FEET...
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, CONTOUR SURVEILLANCE, HAVING A RADIUS OF 110.00 FEET, BEARING NORTH 89.917' WEST, AN ARC LENGTH OF 141.24 FEET...

CERTIFICATE OF OWNERS (CONTINUED)

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE PROPERTY THEREON HAS NOT BEEN DEEDED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID DEDICATED STREETS IS HEREBY ASSIGNED FOR THE USES SPECIFICALLY SET FORTH IN THIS PLAT AND FOR ANY OTHER PURPOSES DEDICATED HEREON AND NO REVISIONS TO THESE TERMS SHALL BE MADE...

ACKNOWLEDGMENT

I, JAMES M. BRADY, PRESIDENT OF CAD DEVELOPMENT, INC. DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THE INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



CERTIFICATE OF SURVEYOR

I, JAMES M. BRADY, SURVEYOR, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA AND THAT THIS PLAT OF PINE 43 SUBDIVISION NO. 3 HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THE INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



APPROVAL OF CENTRAL DISTRICT HEALTH
SOUTHERN DISTRICTING AS REQUIRED BY ROAD CODE, TITLE 29, CHAPTER 3, I HAVE BEEN ADVISED BY THE ENGINEER AND SURVEYOR OF THE COUNTY RECORDS OF THE ADJUTANT GENERAL THAT THE CONDITIONS OF APPROVAL OF THIS INSTRUMENT AS PRESENTED TO ME COMPLY WITH SECTION 55-1216, OHIO CODE, OF THE REQUIREMENTS OF A CONTRACT OF DEVELOPMENT.

Rita Eshelby, DEPUTY
CENTRAL DISTRICT HEALTH
DATE: 7-20-2022



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT
THE ENGINEERING PLAN WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 17th DAY OF JULY, 2022.

M. K. Kline
COMMISSIONER, HIGHWAY
ADA COUNTY, OHIO DISTRICT



APPROVAL OF MERIDIAN CITY ENGINEER
I, THE UNDERSIGNED, CITY ENGINEER, IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, OHIO, DO HEREBY APPROVE THIS PLAN.

W. S. ...
CITY ENGINEER
MERIDIAN CITY, OHIO
DATE: 7-8-22

APPROVAL OF MERIDIAN CITY COUNCIL
I, THE UNDERSIGNED, CITY CLERK, IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, OHIO, DO HEREBY CERTIFY THAT AT REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 8th DAY OF JULY, 2022, THIS PLAN WAS FULLY ACCEPTED AND APPROVED.
Christina ...
CITY CLERK
MERIDIAN CITY, OHIO



CERTIFICATE OF COUNTY SUPERVISOR
I, THE UNDERSIGNED, COUNTY SUPERVISOR, IN AND FOR THE COUNTY OF ADA COUNTY, OHIO, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAN AND FIND THAT IT COMPLES WITH THE PLAN OR ROAD CODE RELATING TO PLATS AND SURVEYS.

Rita Eshelby
ADA COUNTY SUPERVISOR
DATE: 7-20-2022



CERTIFICATE OF COUNTY TREASURER
I, THE UNDERSIGNED, COUNTY TREASURER, IN AND FOR THE COUNTY OF ADA COUNTY, OHIO, DO HEREBY CERTIFY THAT THE REQUIRED FEE HAS BEEN PAID IN FULL, AND THE COUNTY SUPERVISOR HAS BEEN ADVISED OF THE SAME.

Elizabeth Mann
ADA COUNTY TREASURER
DATE: 7-20-2022
Signed by Elizabeth Mann



COUNTY RECORDER'S CERTIFICATE
STATE OF OHIO, SS. INSTRUMENT NO. 2022-678006.
COUNTY OF ADA,
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF THE ENGINEERS, IN AND FOR THE COUNTY OF ADA COUNTY, OHIO, AND WAS RECORDED IN BOOK 124 OF BOOKS OF RECORDS, MERIDIAN, OHIO, ON 7/20/22.
FEE: \$44.00

Paul McGuire
COUNTY RECORDER
FEE: \$44.00

