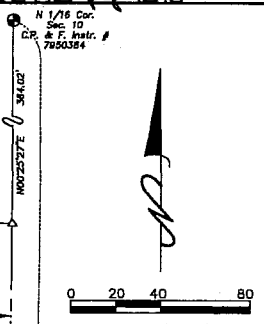
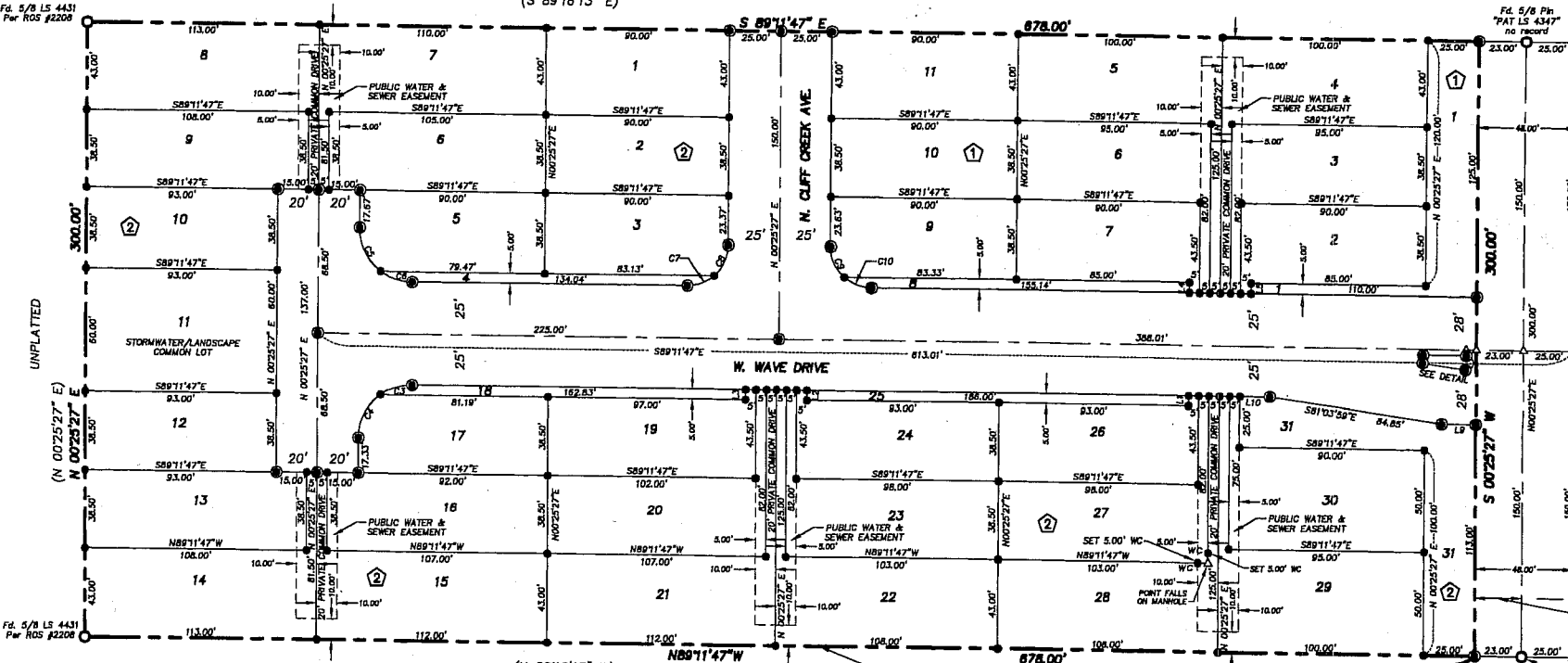


BERKELEY SQUARE SUBDIVISION

A PLANNED UNIT DEVELOPMENT
 A PARCEL OF LAND LOCATED IN A PORTION OF THE
 NORTH 1/2 SE 1/4 NE 1/4, SEC. 10, T. 3 N., R. 1 W., B.M.,
 MERIDIAN, ADA COUNTY, IDAHO
 2002

Fd. 5/8 LS 4431
 Per ROS #2208



LINE TABLE

LINE	BEARING	LENGTH
L1	N00°25'27"E	5.00
L2	N00°25'27"E	5.00
L3	N00°25'27"E	5.00
L4	N00°25'27"E	5.00
L5	N00°25'27"E	5.00
L6	S89°11'47"E	21.11
L7	N81°03'29"W	21.11
L8	N00°25'27"E	3.00
L9	S89°11'47"E	16.64
L10	S89°11'47"E	14.44

THUNDER CREEK
 SUBDIVISION
 BK 78 P 8209

23.00 foot Deeded to ACHO
 for Public R/W Recorded as
 Instr. #102144826.



NOTES:

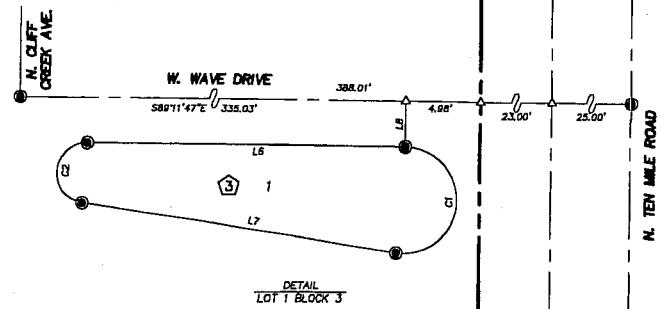
- Vehicular access to Lots 2 through 7 Block 1, Lots 6 through 9 Block 2, Lots 13 through 16 Block 2, Lots 19 through 24 Block 2, and Lots 26 through 30 Block 2 shall be provided from common driveways as shown. Setbacks for required parking shall be a minimum of 20' from the edge of the built common driveway, or property line whichever is more restrictive. All easements for common driveways convey to those lot owners taking access from the common driveway, the perpetual right of ingress & egress & said perpetual easement shall run with the land.
- Lot 1 Block 1, Lot 8 Block 1, Lot 4 Block 2, Lot 18 Block 2, Lot 25 Block 2, Lot 31 Block 2, and Lot 1 Block 3 shall be common area lots for the purpose of Landscaping and shall be owned and maintained by the Berkeley Square Subdivision Homeowner's Association.
- Lot 11 Block 2 shall be a common area for the purpose of Landscaping and stormwater facilities, to be owned and maintained by the Berkeley Square Subdivision Homeowner's Association, and is covered by a blanket drainage easement in favor of the Ada County Highway District. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect drainage or operation and maintenance of the facility.
- A 5 foot wide permanent easement for public utilities, drainage and irrigation is hereby designated along the subdivision boundary and 10 feet along the street frontage of each lot and 10 feet on both sides of rear lots unless otherwise dimensioned.
- Building setbacks and dimensional standards in this subdivision shall conform to the applicable zoning regulations of the City of Meridian, or as specifically approved by CUP01-040.
- Any resubdivision of this plot shall comply with the applicable zoning regulations in effect at the time of the resubdivision.
- This subdivision is subject to compliance with Idaho Code 31-3805, concerning irrigation water.
- The bottom elevation of house footings shall be set a minimum of 12 inches above the highest known normal ground water elevation.
- This subdivision recognizes the Right To Farm Act, Idaho Code 22-4503.
- The owner of each lot, across which passes an irrigation/drainage ditch or pipe, is responsible for the maintenance thereof, unless such responsibility has been assumed by an irrigation/drainage district.
- No direct lot access shall be allowed to Ten Mile Road.
- Fencing adjacent to Lot 11 Block 2 shall be restricted to four feet in height.

UNPLATTED

- LEGEND**
- △ Calculated Point
 - Found brass cap monument
 - Set 5/8 inch dia. x 30 inch iron pin with plastic cap
 - Found 5/8 inch dia. iron pin
 - Set 1/2 inch dia. x 24 inch iron pin with plastic cap
 - ⊙ Witness Corner
 - Ⓜ Block Number
 - () Record data from Warranty Deed Instrument No. 101027415
 - Property boundary line

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	TANGENT	CHORD BRG.	LONG CH.
C1	15.49	3.50	188°07'48"	49.25	N04°32'07"E	6.98
C2	6.00	2.00	121°52'12"	28.14	S05°32'07"W	3.99
C3	16.30	26.00	30°07'44"	8.48	S72°44'21"W	16.12
C4	24.62	38.00	54°15'02"	13.32	S27°34'56"W	23.71
C5	24.27	26.00	53°28'30"	13.10	S28°18'18"E	23.40
C6	16.30	26.00	36°07'44"	8.48	S71°07'42"E	16.12
C7	14.45	20.00	41°24'35"	7.56	N70°03'56"E	14.14
C8	17.09	20.00	46°30'11"	9.11	N24°34'33"E	15.58
C9	18.83	20.00	48°12'39"	8.95	S23°40'53"E	16.34
C10	14.45	20.00	41°24'35"	7.56	S88°28'30"E	14.14



Nari & Associates, Inc.
 Surveyors, Engineers & Planners
 314 Badiola St. • Caldwell, ID 83605
 (208) 454-0268
 (208) 454-0979 Fax
 MR0702002.dwg 12/04/02
 SHEET 1 of 2

CERTIFICATE OF OWNERS

WE, C 4 CONSTRUCTION L.L.C., an Idaho Limited Liability Company, being first duly sworn, depose and say we are the owners of BERKELEY SQUARE SUBDIVISION more particularly described in the legal description below, state that it is our intention to include said property in this subdivision plat, that we do for ourselves, our heirs, transferees, successors and assigns, do hereby dedicate, donate and convey to the public forever the public streets shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat and no permanent structures other than those for utility, irrigation, or drainage purposes is to be erected within the limits of said easements. 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.

BERKELEY SQUARE SUBDIVISION is a parcel of land being a portion of the North 1/2 of the SE 1/4 NE 1/4 of Section 10, Township 3 North, Range 1 West, Boise Meridian, Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the SE corner of said SE 1/4 NE 1/4, (East 1/4 corner), said corner monumented with a 3 inch diameter brass disk;

Thence N. 0° 25' 27" E., a distance of 664.02 feet, (formerly 664.10 feet), along the east boundary of said SE 1/4 NE 1/4 to the SE corner of said North 1/2 of the SE 1/4 NE 1/4, (SN 1/64 corner);

Thence N. 89° 11' 47" W., a distance of 48.00 feet, (formerly N. 89° 16' 13" W.), along the south boundary of said North 1/2 of the SE 1/4 NE 1/4 to the POINT OF BEGINNING, said point monumented with a 5/8 inch diameter iron pin;

Thence continuing along the south boundary of said North 1/2 of the SE 1/4 NE 1/4, N. 89° 11' 47" W., a distance of 678.00 feet, (formerly N. 89° 16' 13" W.), to a 5/8 inch diameter iron pin;

Thence N. 0° 25' 27" E., a distance of 300.00 feet parallel with the east boundary of said SE 1/4 NE 1/4 to a 5/8 inch diameter iron pin;

Thence S. 89° 11' 47" E., a distance of 678.00 feet, (formerly S. 89° 16' 13" E.), parallel with the south boundary of said North 1/2 of the SE 1/4 NE 1/4 to a 5/8 inch diameter iron pin;

Thence S. 0° 25' 27" W., a distance of 300.00 feet parallel with the east boundary of said SE 1/4 NE 1/4 to the POINT OF BEGINNING.

BERKELEY SQUARE SUBDIVISION contains 4.67 acres more or less.

Wesley Jay Centers
C 4 CONSTRUCTION L.L.C.
Wesley Jay Centers - Managing Member

Michaela Ann Centers
C 4 CONSTRUCTION L.L.C.
Michaela Ann Centers - Member

Jake Lee Centers
C 4 CONSTRUCTION L.L.C.
Jake Lee Centers - Member

ACKNOWLEDGMENT
STATE OF IDAHO } SS
COUNTY OF ADA

Be it remembered that on this 19 day of September, 2002, before me, the undersigned, a notary public in and for said state, personally appeared Wesley Jay Centers, who is known or identified to me to be a Managing Member of the Limited Liability Company (L.L.C.) that executed the instrument or the person who executed the instrument on behalf of said L.L.C., and acknowledged to me that such L.L.C. executed the same.

In witness whereof, I have hereunto set my hand and notarial seal the day last above written.

Notary Public for Idaho
Residing at Ada County
Commission expires 1/4/08



BERKELEY SQUARE SUBDIVISION

ACKNOWLEDGMENT
STATE OF IDAHO } SS
COUNTY OF ADA

Be it remembered that on this 19 day of September, 2002, before me, the undersigned, a notary public in and for said state, personally appeared Michaela Ann Centers, who is known or identified to me to be a Member of the Limited Liability Company (L.L.C.) that executed the instrument or the person who executed the instrument on behalf of said L.L.C., and acknowledged to me that such L.L.C. executed the same.

In witness whereof, I have hereunto set my hand and notarial seal the day last above written.

Notary Public for Idaho
Residing at Ada County
Commission expires 1/4/08



ACKNOWLEDGMENT
STATE OF IDAHO } SS
COUNTY OF ADA

Be it remembered that on this 19 day of September, 2002, before me, the undersigned, a notary public in and for said state, personally appeared Jake Lee Centers, who is known or identified to me to be a Member of the Limited Liability Company (L.L.C.) that executed the instrument or the person who executed the instrument on behalf of said L.L.C., and acknowledged to me that such L.L.C. executed the same.

In witness whereof, I have hereunto set my hand and notarial seal the day last above written.

Notary Public for Idaho
Residing at Ada County
Commission expires 1/4/08



CERTIFICATE OF SURVEYOR

I, Richard A. Gray do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the Owners Certificate and the attached plat, was drawn from an actual survey made by me and accurately represents the points thereon.

I further certify that I made this survey under the direction of the owner thereof and that the survey is in conformity with the State of Idaho Codes relating to plats and subdivision.

Richard A. Gray
P.L.S. License No. 7732



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing Plat was accepted and approved by the BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS on the 9th day of October, 2002.

Commissioner
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 Ada County Recorder or his agent listing the conditions of approval.

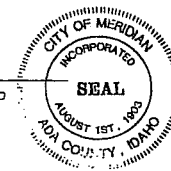
Officer
Central District Health Department



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 16th day of July, 2002, this plat was duly accepted and approved.

Shirley Berg, Jr.
City Clerk, City of Meridian, Idaho



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
Date 10/28/02

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.

Acting Ada County Surveyor 225970



Date 12-10-02

CERTIFICATE OF COUNTY TREASURER

I, Lynda Fischer, 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 certificate is valid for the next thirty (30) days only.

Lynda Fischer, by
County Treasurer
Shelley Keller, Deputy



Date 12-10-02

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. 102147880

STATE OF IDAHO } SS
COUNTY OF ADA

I Hereby certify that this instrument was filed at the request of... at 19 minutes past 4 o'clock PM this 10th day of November, 2002 in my office and was duly recorded in Book 855 of Plats at Pages 9518 and 9519

Deputy
EX-OFFICIO RECORDER
FEE: \$11.00