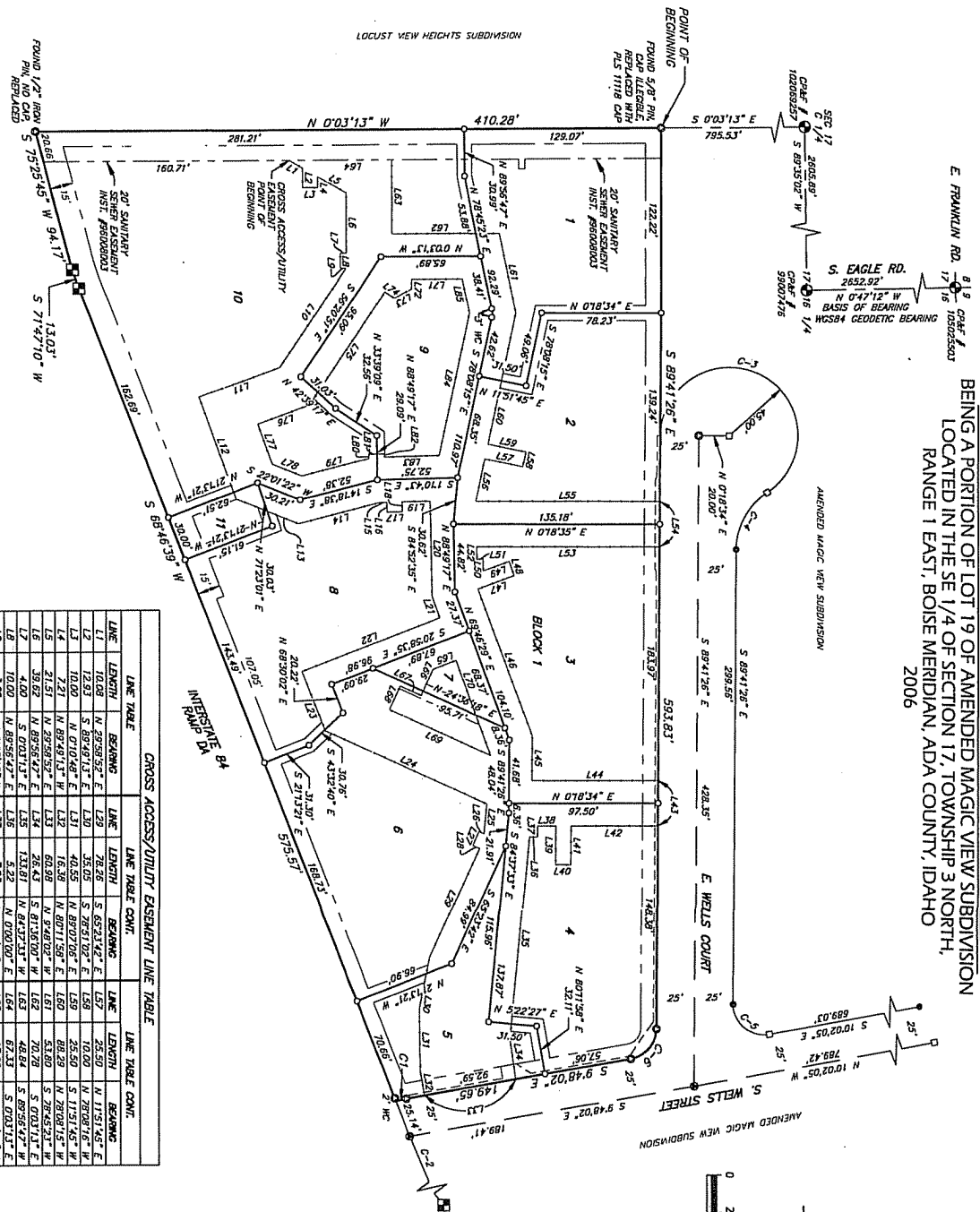


**PLAT SHOWING
WYNDSTONE PLACE SUBDIVISION**

BEING A PORTION OF LOT 19 OF AMENDED MAGIC VIEW SUBDIVISION
LOCATED IN THE SE 1/4 OF SECTION 17, TOWNSHIP 3 NORTH,
RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO
2006



CURVE	DATA	RADIUS	LENGTH	CHORD	BEARING
C1	371.72	1730.21	1020.68	511.55	N 0°12'57" W
C2	2310.00	1250.00	166.47	84.37	N 28°31'01" E
C3	5670.54	45.00	24.00	44.36	N 61°30'59" E
C4	10020.19	20.00	23.98	30.72	N 40°08'15" E
C5	79533.24	20.00	27.89	16.75	S 89°44'44" E

LINE	LENGTH	BEARING
L1	12.08	N 89°58'52" E
L2	12.83	S 89°49'13" E
L3	10.00	N 01°04'48" E
L4	7.27	N 89°49'13" W
L5	21.51	N 89°49'13" E
L6	4.00	N 89°49'13" E
L7	10.00	N 89°49'13" W
L8	3.62	N 00°31'57" W
L9	79.56	S 85°20'51" E
L10	56.11	S 19°52'47" E
L11	71.52	S 19°52'47" E
L12	44.22	N 82°01'32" E
L13	44.22	N 82°01'32" W
L14	55.39	N 1°41'58" W
L15	8.00	N 1°41'58" W
L16	8.00	N 1°41'58" W
L17	10.00	N 1°41'58" W
L18	16.50	N 1°41'58" W
L19	16.50	N 1°41'58" W
L20	62.78	N 89°49'17" E
L21	15.09	N 89°49'17" E
L22	32.09	N 89°49'17" E
L23	92.71	S 20°58'15" E
L24	14.00	S 20°58'15" E
L25	14.00	S 20°58'15" E
L26	3.61	S 24°36'17" W
L27	10.00	S 65°21'47" E
L28	5.02	N 24°45'17" E

LINE	LENGTH	BEARING
L29	78.25	S 65°21'47" E
L30	35.05	S 28°21'02" E
L31	40.55	N 89°07'06" E
L32	16.38	N 89°07'06" E
L33	61.59	N 89°07'06" E
L34	16.38	N 89°07'06" E
L35	13.50	N 89°07'06" E
L36	2.03	N 00°00'00" E
L37	7.03	N 00°00'00" E
L38	11.92	N 01°18'33" E
L39	26.50	S 89°41'36" E
L40	10.00	N 01°18'33" E
L41	10.00	N 01°18'33" E
L42	25.50	N 01°18'33" E
L43	58.70	N 01°18'33" E
L44	32.40	N 01°18'33" E
L45	28.40	N 01°18'33" E
L46	103.32	S 66°46'39" W
L47	25.48	N 80°02'15" W
L48	10.00	S 66°46'39" W
L49	88.60	S 66°46'39" W
L50	35.97	S 66°46'39" W
L51	20.16	N 20°02'32" E
L52	21.01	N 20°02'32" E
L53	45.37	N 20°02'32" E
L54	17.00	N 20°02'32" E
L55	17.00	N 20°02'32" E
L56	21.01	N 20°02'32" E
L57	45.37	N 20°02'32" E
L58	17.00	N 20°02'32" E
L59	17.00	N 20°02'32" E
L60	21.01	N 20°02'32" E
L61	45.37	N 20°02'32" E
L62	17.00	N 20°02'32" E
L63	17.00	N 20°02'32" E
L64	21.01	N 20°02'32" E
L65	45.37	N 20°02'32" E
L66	17.00	N 20°02'32" E
L67	17.00	N 20°02'32" E
L68	21.01	N 20°02'32" E
L69	45.37	N 20°02'32" E
L70	17.00	N 20°02'32" E
L71	17.00	N 20°02'32" E
L72	21.01	N 20°02'32" E
L73	45.37	N 20°02'32" E
L74	17.00	N 20°02'32" E
L75	17.00	N 20°02'32" E
L76	21.01	N 20°02'32" E
L77	45.37	N 20°02'32" E
L78	17.00	N 20°02'32" E
L79	17.00	N 20°02'32" E
L80	21.01	N 20°02'32" E
L81	45.37	N 20°02'32" E
L82	17.00	N 20°02'32" E
L83	17.00	N 20°02'32" E
L84	21.01	N 20°02'32" E
L85	45.37	N 20°02'32" E

LINE	LENGTH	BEARING
L86	28.50	N 11°51'45" E
L87	10.00	N 28°08'16" W
L88	11.51	N 28°08'16" W
L89	28.50	S 11°51'45" W
L90	58.00	N 78°08'15" W
L91	58.00	N 78°08'15" W
L92	24.00	S 00°01'15" E
L93	24.00	S 00°01'15" E
L94	62.13	S 00°01'15" E
L95	15.89	S 00°01'15" E
L96	62.13	S 00°01'15" E
L97	15.89	S 00°01'15" E
L98	15.89	S 00°01'15" E
L99	62.13	S 00°01'15" E
L100	15.89	S 00°01'15" E
L101	62.13	S 00°01'15" E
L102	15.89	S 00°01'15" E
L103	62.13	S 00°01'15" E
L104	15.89	S 00°01'15" E
L105	62.13	S 00°01'15" E
L106	15.89	S 00°01'15" E
L107	62.13	S 00°01'15" E
L108	15.89	S 00°01'15" E
L109	62.13	S 00°01'15" E
L110	15.89	S 00°01'15" E
L111	62.13	S 00°01'15" E
L112	15.89	S 00°01'15" E
L113	62.13	S 00°01'15" E
L114	15.89	S 00°01'15" E
L115	62.13	S 00°01'15" E
L116	15.89	S 00°01'15" E
L117	62.13	S 00°01'15" E
L118	15.89	S 00°01'15" E
L119	62.13	S 00°01'15" E
L120	15.89	S 00°01'15" E
L121	62.13	S 00°01'15" E
L122	15.89	S 00°01'15" E
L123	62.13	S 00°01'15" E
L124	15.89	S 00°01'15" E
L125	62.13	S 00°01'15" E
L126	15.89	S 00°01'15" E
L127	62.13	S 00°01'15" E
L128	15.89	S 00°01'15" E

- LEGEND**
- FOUND 1/2" IRON PIN NO CAP
 - FOUND 3/8" IRON PIN WITH PLS 11118
 - FOUND 5/8" IRON PIN WITH PLS 11118
 - CALCULATED POINT, NO CHAIN SET
 - PLS 11118
 - PLS 11118
 - SET 3/8" IRON PIN WITH PLS 11118
 - PLASTIC CAP
 - FOUND BRASS CAP MONUMENT
 - FOUND BRASS CAP HIGH-LOW MONUMENT
 - ASSEMBLY LINE (AS SHOWN)
 - GROSS ACCESS/UTILITY EASEMENT
 - ACED INDIVIDUAL EASEMENT
 - PUBLIC UTILITY, IRRIGATION, AND LOT DRAINAGE EASEMENT
 - BOUNDARY LINE
 - CENTER LINE
 - SECTION LINE
 - V.C.
 - WYNS CORNER
- NOTES**
1. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN CONFORMANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN OR AS OTHERWISE APPROVED IN CUP-05-014.
 2. THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.
 3. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
 4. ALL LOTS COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, CITY OF MERIDIAN STREET LIGHTS, IRRIGATION, AND LOT DRAINAGE UNLESS OTHERWISE DIMENSIONED. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF OTHER HARDWARE-DRIVEN SERVICES FOR ACCESS TO EACH INDIVIDUAL LOT.
 5. 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 NOT COVERED BY THE GROSS ACCESS UTILITY EASEMENT, AND A TEN (10) FOOT PERMANENT UTILITY EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE. ALL OTHER EASEMENTS ARE AS SHOWN.
 6. IRRIGATION WATER HAS BEEN PROVIDED BY Nampa-Meridian Irrigation District IN CONFORMANCE WITH THE IRRIGATION WATER RIGHTS, AND WILL BE COLLECTED FOR ASSESSMENTS FROM THE Nampa-Meridian Irrigation District.
 7. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION OR DRAINAGE DISTRICT.
 8. LOTS 5, 7, AND 11 OF BLOCK 1 ARE DESIGNATED AS COMMON AREA AND SHALL BE MAINTAINED BY THE WYNDSTONE PLACE BUSINESS OWNERS ASSOCIATION.
 9. DIRECT LOT ACCESS TO E, WELLS COURT AND S, WELLS STREET SHALL BE APPROVED BY THE ADA COUNTY HIGHWAY DISTRICT.
 10. ALL LOTS ARE SUBJECT TO A GROSS ACCESS/UTILITY EASEMENT TO PROVIDE THROUGH ACCESS TO LOT OWNERS TO THEIR UTILITIES WITHIN THE SUBDIVISION. THE GROSS ACCESS/UTILITY EASEMENT LINE TABLE AS SHOWN.
 11. LOTS 2 THROUGH 5 OF BLOCK 1 ARE SUBJECT TO A SIDEWALK EASEMENT TO THE ADA COUNTY HIGHWAY DISTRICT AS SHOWN IN INSTRUMENT 9105149273, RECORDS OF ADA COUNTY, IDAHO.
 12. REFERENCE RECORD OF SURVEY NO. 6669, RECORD OF SURVEY NO. 4767, AMENDED MAGIC VIEW SUBDIVISION, AND THE ROW PLANS FED AID PROJECT NO. 1884-11745 FOR ADDITIONAL BOUNDARY INFORMATION.
 13. MAINTENANCE OF ALL COMMON AREAS INCLUDING BUT NOT LIMITED TO DRIVE EASELS, PARKING AREAS, WATER EVALUATES, PRESSURE IRRIGATION, AND LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE WYNDSTONE BUSINESS OWNERS ASSOCIATION.

Land Solutions
Land Surveying and Consulting

231 E. STEWART, STE. A
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz



WYNDSTONE PLACE SUBDIVISION

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, 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 WYNDSTONE PLACE SUBDIVISION:

A PARCEL LOCATED IN THE SE 1/4 OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, AND BEING PART OF LOT 19 OF AMENDED MAGIC VIEW SUBDIVISION AS SHOWN IN BOOK 52 OF PLATS AT PAGE 4445 IN THE OFFICE OF THE RECORDER, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SE 1/4 SECTION 17 BEING 609.12' W. A DISTANCE OF 265.29' FEET;
 THENCE S 89° 35' 21" W. ALONG THE WESTERLY BOUNDARY OF SAID SE 1/4 A DISTANCE OF 265.29' FEET TO A BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SE 1/4;
 THENCE S 89° 35' 21" W. ALONG THE WESTERLY BOUNDARY OF SAID SE 1/4 AND THE EASTERLY BOUNDARY OF LOCALITY VIEW HEIGHTS SUBDIVISION AS SHOWN IN BOOK 52 OF PLATS AT PAGE 1519, RECORDER OF ADA COUNTY, IDAHO, A DISTANCE OF 715.53 FEET TO A 5/8 INCH DIAMETER IRON PIN MARKING THE NORTHWEST CORNER OF SAID LOT 19 AND THE POINT OF BEGINNING;
 THENCE S 89° 31' 28" E. ALONG THE NORTHERLY BOUNDARY OF SAID LOT 19 A DISTANCE OF 993.83 FEET TO A 5/8 INCH DIAMETER IRON PIN;
 THENCE A DISTANCE OF 27.89 FEET ALONG THE ARC OF A 22.00 FOOT RADIUS CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 77° 52' 24" AND A LEAD CHORD BEARING S 89° 41' 14" E A DISTANCE OF 25.68 FEET TO A 5/8 INCH DIAMETER IRON PIN ON THE EASTERLY BOUNDARY OF SAID LOT 19;
 THENCE S 89° 02' 5" E. ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 149.65 FEET TO A 5/8 INCH DIAMETER IRON PIN;
 THENCE A DISTANCE OF 17.87 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 84° 21' AND A LEAD CHORD BEARING S 89° 41' 14" E A DISTANCE OF 17.87 FEET TO A 5/8 INCH DIAMETER IRON PIN ON THE NORTHERLY, RIGHT-OF-WAY OF INTERSTATE 84 BEING DA AS SHOWN ON THE PLANS OF INTERSTATE 84 PROJECT NO. 18-84-11-2145 ON FILE IN THE OFFICE OF THE IDAHO TRANSPORTATION DEPARTMENT, DISTRICT 3, DIVISION OF HIGHWAYS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING DESCRIBED COURSES:
 THENCE S 68° 46' 39" W. A DISTANCE OF 575.57 FEET TO A BRASS CAP MONUMENT;
 THENCE S 71° 47' 10" W. A DISTANCE OF 13.03 FEET TO A BRASS CAP MONUMENT;
 THENCE S 75° 25' 45" W. A DISTANCE OF 94.17 FEET TO A 5/8 INCH DIAMETER IRON PIN MARKING THE SOUTHWEST CORNER OF SAID LOT 19;
 THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY N 0° 03' 13" W. ALONG THE WESTERLY BOUNDARY OF SAID LOT 19 A DISTANCE OF 410.28 FEET TO THE POINT OF BEGINNING.
 SAID PARCEL CONTAINS 4.29 ACRES.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF MERIDIAN WATER SYSTEMS. THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.
 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 28th DAY OF February, 2005.
 QUASAR DEVELOPMENT, LLC

Amanda Alvaro
 BY AMANDA ALVARO, PRESIDENT - A. ALVARO REAL ESTATE, INC.,
 A MEMBER OF QUASAR DEVELOPMENT, LLC

ACKNOWLEDGMENT

STATE OF IDAHO }
 COUNTY OF ADA } ss.

ON THIS 28 DAY OF February, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED AMANDA ALVARO, KNOWN TO ME TO BE THE PRESIDENT OF A. ALVARO REAL ESTATE, INC., AN IDAHO CORPORATION AND ONE OF THE MEMBERS OF QUASAR DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND THAT SUCH CORPORATION EXECUTED THE SAME IN SAID LIMITED LIABILITY COMPANY'S NAME.

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 _____
 RESIDING AT _____
 NOTARY PUBLIC FOR THE STATE OF IDAHO

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 2 DAY OF February, 2005 THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Walter A. Berg
 CITY CLERK

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 PLATED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CLINTON W. HANSEN
 IDAHO NO. 11118



CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO } ss.
 COUNTY OF ADA }
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT 30 MINUTES PAST 4 O'CLOCK P.M. ON THIS 28 DAY OF February, 2006, IN BOOK 96 OF PLATS AT PAGES 12047-12048

David Malone
 DEPUTY COUNTY RECORDER
 FEE: \$ 11.00

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.

Walter E. Rehl 9/22/05
 DISTRICT HEALTH DEPARTMENT, EHS DATE



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 2 DAY OF February A.D. 2005.

Walter E. Rehl
 CHAIRMAN, ADA COUNTY HIGHWAY DISTRICT



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 11/7/06

Donald Steuber
 COUNTY TREASURER



APPROVAL OF THE CITY ENGINEER

I, LEMAR GRADY, P.E., CITY ENGINEER IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

Lemar Grady
 CITY ENGINEER - MERIDIAN, IDAHO

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.

David Malone 11-07-06
 ADA COUNTY SURVEYOR