

MASTER CONDOMINIUM DECLARATION.

MASTER CONDOMINIUM DECLARATION
OF
KIMBERLAND MEADOWS CONDOMINIUMS, INC.

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RECITALS:

WHEREAS, KIMBERLAND MEADOWS COMPANY, INC., THE GRANTOR, IS THE OWNER OF THAT CERTAIN PARCEL OF REAL PROPERTY IN ADAMS COUNTY, IDAHO, HEREINAFTER REFERRED TO AS "KIMBERLAND MEADOWS CONDOMINIUMS, INC.", AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF PARCEL F, AS SHOWN ON THE OFFICIAL PLAT OF KIMBERLAND MEADOWS SUBDIVISION NO. 3, PLATE I, SHEET 3 OF 13, ON FILE IN THE RECORDER OF ADAMS COUNTY, IDAHO, AS INSTRUMENT NO. 66784, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF PARCEL F, BEING THE SAME AS THE NORTHEASTERLY CORNER OF PARCEL G, AS SHOWN ON THE OFFICIAL PLAT OF KIMBERLAND MEADOWS SUBDIVISION NO. 3, PLATE I, SHEET 3 OF 13, ON FILE IN THE OFFICE OF THE RECORDER OF ADAMS COUNTY, IDAHO, AS INSTRUMENT NO. 66784, THE REAL POINT OF BEGINNING:

- THENCE, N. 51° 02' 39" E., 70.00 FEET ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL F,
- THENCE, N. 10° -18' 17" W., 100.62 FEET ALONG SAID NORTHERLY BOUNDARY,
- THENCE, N. 59° 38' 42" E., 66.65 FEET ALONG SAID NORTHERLY BOUNDARY,
- THENCE, N. 90° 00' 00" E., 75.00 FEET ALONG SAID NORTHERLY BOUNDARY,
- THENCE, S. 58° 14' 26" E., 123.66 FEET ALONG THE EASTERLY BOUNDARY OF SAID PARCEL F,
- THENCE, S. 31° 45' 34" W., 95.49 FEET,
- THENCE, S. 21° 20' 20" E., 346.12 FEET,
- THENCE, S. 52° 02' 34" W., 96.20 FEET TO THE WESTERLY BOUNDARY OF SAID PARCEL F,
- THENCE, N. 37° 57' 26" W., 445.36 FEET ALONG SAID WESTERLY BOUNDARY TO THE POINT OF BEGINNING, CONTAINING 2.056 ACRES, MORE OR LESS.

BEARINGS BASED ON THE PLAT OF KIMBERLAND MEADOWS.

AND THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED PORTION OF SAID PROPERTY, WHICH COMPRISES THE REAL PROPERTY OF PHASE I. OF "KIMBERLAND MEADOWS CONDOMINIUMS, INC." PLANNED UNIT DEVELOPMENT, MORE PARTICULARLY DESCRIBED AS FOLLOWS: