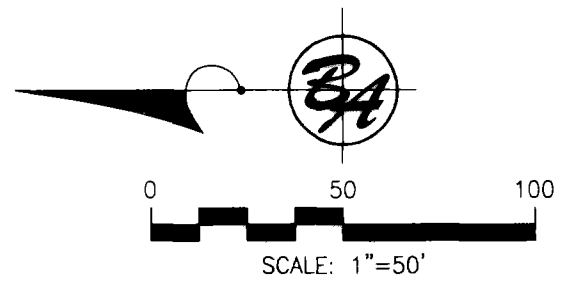


Zatica Subdivision No. 2

A re-subdivision of a portion of Lots 1, 3 and 5 of Avalon Orchard Tracts, as shown on the official plat thereof on file in the office of the Ada County, Idaho, Recorder, in Book 4 of Plats at Page 189, and a portion of Lot 2, Block 1 and all of Lots 7 and 8, Block 1 of Zatica No. 1 Subdivision, as shown on the official plat thereof on file in the office of the Ada County, Idaho, Recorder in Book 76 of Plats at Page 7872. Situate in the southeast quarter of the southwest quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho

2011



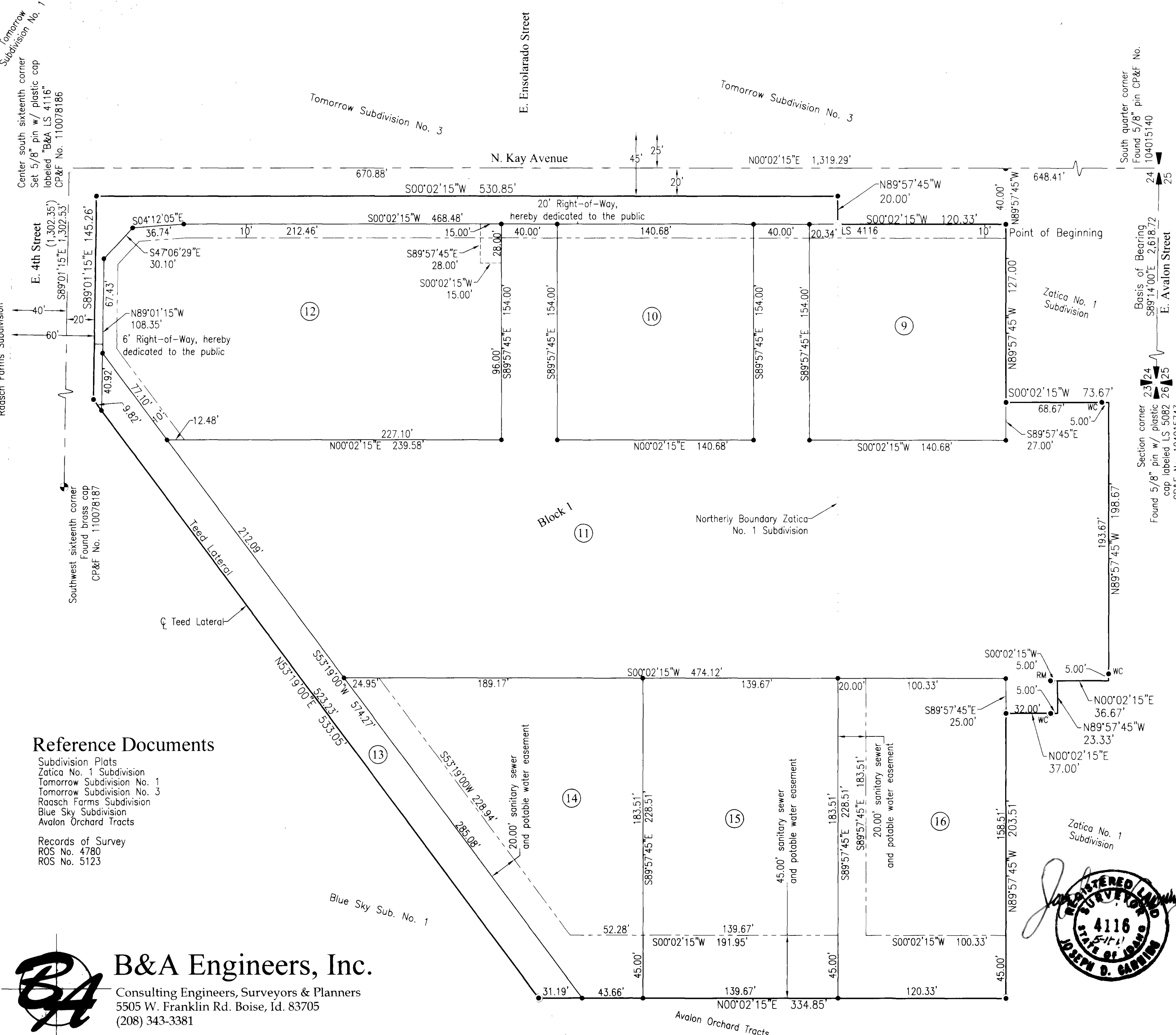
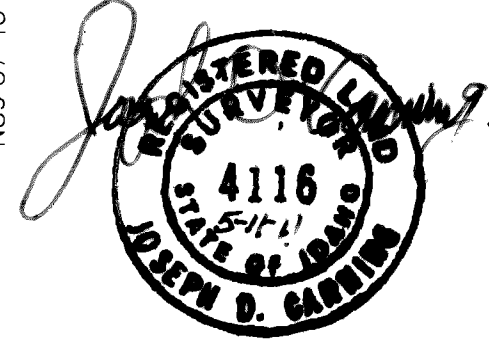
Legend	
	Subdivision boundary
	Lot line
	Street centerline
	Potable water easement
	10'-wide public utilities, drainage, and irrigation easement, unless otherwise noted
	Found monument (type noted)
	Found 1/2" pin
	Found 5/8" pin, as noted
	Set 1/2"x24" pin with plastic cap labeled "B&A ENG LS 4116"
	Set 5/8"x24" pin with plastic cap labeled "B&A LS 4116"
	Witness corner, set 5/8"x24" pin with plastic cap labeled "B&A LS 4116" due to nearby obstructed corner
	Reference monument, set 5/8"x24" pin with plastic cap labeled "B&A LS 4116"
	Calculated point, not set or found
	Lot number
	Distance of record

- ### Notes
- This property lies within the incorporated limits of the City of Kuna and within the Boise Kuna irrigation district. A pressure irrigation system (supplied by the City of Kuna) has been provided to each lot within this subdivision. Irrigation assessments shall be paid by the lot owners.
 - Any resubdivision of this plat shall comply with the applicable regulations in effect at the time of the resubdivision.
 - Lots shall not be reduced in size without prior approval from the health authority.
 - No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
 - Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Kuna.
 - Direct lot or parcel access to 4th Street is prohibited. Access is permitted where Lot 11, Block 1 coincides with N. Kay Avenue.
 - No easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping, parking, or other such improvements. Landscaping within the easements must be approved by the City of Kuna prior to its installation. See notes 9 & 12.
 - A blanket ingress/egress easement is hereby reserved on Lot 11, Block 1. Said ingress/egress easement shall run with the land and each land owner within this subdivision has an undivided interest within said easement. Said lot shall be maintained by and for the use of the property owners of this subdivision.
 - Lot 11, Block 1 is a common lot to be owned and maintained by the Lot Owners Association, is subject to a blanket, non-exclusive, public utilities easement; a blanket easement for potable water and sanitary sewer lines, and irrigation lines to benefit the City of Kuna for the installation and maintenance of said lines.
 - The sanitary sewer, potable water, and irrigation easements shown hereon are hereby reserved for the City of Kuna for the maintenance and installation of said sanitary sewer, potable water, and irrigation lines.
 - The public utility easements shown hereon are hereby reserved for public utilities for the maintenance and installation of public utilities.
 - Lot 13, Block 1 is a common lot to be owned and maintained by the Lot Owners Association and is subject to an easement benefiting the United States Teed Lateral for irrigation water delivery and maintenance. Lot 13, Block 1 is subject to Idaho Code §42-1209. Any encroachment must be approved, in writing, by the irrigation district, Carey act operating company, nonprofit irrigation entity, lateral ditch association or drainage district benefiting the easement or right-of-way.
 - This development recognizes Idaho Code §22-4503, Right to Farm Act, which states: "No agricultural operation or an appurtenance to it shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after the same has been in operation for more than one (1) year, when the operation was not a nuisance at the time the operation began; provided, that the provisions of this section shall not apply whenever a nuisance results from the improper or negligent operation of any agricultural operation or appurtenance to it."
 - Lot 16, Block 1 and a portion of Lots 9 & 11, Block 1 are subject to Declarations of Restrictions and Grant of Easements as shown in Instrument Number 105086885 and a Common Area Maintenance Agreement shown in Instrument Number 105086886; records, Ada County, Idaho.

Reference Documents

- Subdivision Plats
- Zatica No. 1 Subdivision
- Tomorrow Subdivision No. 1
- Tomorrow Subdivision No. 3
- Raasch Farms Subdivision
- Blue Sky Subdivision
- Avalon Orchard Tracts
- Records of Survey
- ROS No. 4780
- ROS No. 5123

B&A Engineers, Inc.
 Consulting Engineers, Surveyors & Planners
 5505 W. Franklin Rd. Boise, Id. 83705
 (208) 343-3381



Zatica Subdivision No. 2

Certificate of Owners

KNOW ALL MEN BY THESE PRESENTS: That the undersigned does hereby certify that it is the owner of a certain tract of land to be known as ZATICA SUBDIVISION NO. 2, and that it intends to include the following described land in this plat:

A re-subdivision of a portion of Lots 1, 3 and 5 of Avalon Orchard Tracts, as shown on the official plat thereof on file in the office of the Ada County, Idaho, Recorder, in Book 4 of Plats at Page 189, and a portion of Lot 2, Block 1 and all of Lots 7 and 8, Block 1 of Zatica No. 1 Subdivision, as shown on the official plat thereof on file in the office of the Ada County, Idaho, Recorder in Book 76 of Plats at Page 7872. Situate in the southeast quarter of the southwest quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

Commencing at the southwest corner said Section 24; thence S89°14'00"E, 2,618.72 feet along the southerly boundary of said Section 24 to the south quarter corner of said Section 24; thence N00°02'15"E, 648.41 feet along the easterly boundary of the southeast quarter of the southwest quarter of said Section 24; thence N89°57'45"W, 40.00 feet to the westerly right-of-way of North Kay Avenue and to the Point of Beginning;

- Thence N89°57'45"W, 127.00 feet to the easterly boundary of said Lot 7;
- Thence S00°02'15"W, 73.67 feet along the easterly boundary of said Lot 7 to the southeast corner of said Lot 7;
- Thence N89°57'45"W, 198.67 feet along the southerly boundary of said Lot 7 to the southwest corner of said Lot 7;
- Thence N00°02'15"E, 36.67 feet along the westerly boundary of said Lot 7;
- Thence N89°57'45"W, 23.33 feet along the southerly boundary of said Lot 7;
- Thence N00°02'15"E, 37.00 feet along the westerly boundary of said Lot 7;
- Thence N89°57'45"W, 203.51 feet to the westerly boundary of said Zatica No. 1 Subdivision;
- Thence N00°02'15"E, 334.85 feet along the westerly boundary of said Zatica No. 1 Subdivision and the westerly boundary of said Lots 1, 3 and 5 to the centerline of the United States Teed Lateral;
- Thence N53°19'00"E, 533.05 feet along the centerline of the United States Teed Lateral to the southerly right-of-way of East 4th Street;
- Thence S89°01'15"E, 145.26 feet along the southerly right-of-way of 4th Street and along a line southerly of and parallel to the northerly boundary of the southeast quarter of the southwest quarter of said Section 24;
- Thence S00°02'15"W, 530.85 feet along the westerly right-of-way of North Kay Avenue and along a line westerly of and parallel to the easterly boundary of the southeast quarter of the southwest quarter of said Section 24;
- Thence N89°57'45"W, 20.00 feet to the westerly right-of-way of North Kay Avenue;
- Thence S00°02'15"W, 120.33 feet along westerly right-of-way of North Kay Avenue to the Point of Beginning.

Comprising 7.32 acres, more or less.

The public streets shown on this plat are hereby dedicated to the public; the easements shown on this plat are not dedicated to the public, but the right to use said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated hereon. The lots within this subdivision are eligible to receive water service from the City of Kuna; and the City of Kuna has agreed in writing to serve all of the lots within this subdivision.

IN WITNESS WHEREOF: I have hereunto set my hand on this 14th day of December, 2009

Paulino Zatica 12-14-09
Paulino Zatica (a.k.a. Paul Zatica), Partner
Zatica Family Limited Partnership Date

Acknowledgment

State of Idaho)
)ss.
County of Ada)
On this 14 day of Dec., in the year of 2009, before me the undersigned, a Notary Public in and for said state, personally appeared Paulino Zatica (a.k.a. Paul Zatica), known or identified to me to be one of the partners in the partnership of Zatica Family Limited Partnership, and the partner or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

IN WITNESS WHEREOF: I have set my hand and seal the day and year in this certificate first above written.

Kathi M. Schuetz
Notary Public for Idaho
Residing in Boise, Idaho
My Commission Expires 3/25/2014

Certificate of Surveyor

I, JOSEPH D. CANNING, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of ZATICA SUBDIVISION NO. 2, as described in the Certificate of Owners and as shown on the attached plat, was drawn from an actual survey made on the ground under my supervision, and accurately and correctly represents the points platted thereon, and is in conformance with the State of Idaho Code relating to plats and surveys.

Joseph D. Canning
Joseph D. Canning, P.L.S. No. 4116

Approval of Central District Health Department

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.

Central District Health Department, EHS 12-30-09
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 20th day of January, 2010

Sherry R. Huber
Commission Chairman
Ada County Highway District

Approval of City Engineer

I, the undersigned representative of Keller Associates, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this 23rd day of June, 2010, hereby approve this plat.

Jordan Mahan, P.E. 6-23-2010
Kuna City Engineer Date

Approval of City Council

I, the undersigned, City Clerk in and for the City of Kuna, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the 18th day of Sept, 2007, this plat was duly accepted and approved.

Lynda Burgess
Kuna City Clerk

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.

Jerry L. Hastings 10-07-2011
Ada County Surveyor Date
PLS 5359

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per requirements of Idaho Code 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.

Vicky McArthur Oct. 11, 2011
Ada County Treasurer Date

Certificate of County Recorder

State of Idaho)
)ss. Instrument No. 11082570
County of Ada)

I hereby certify that this instrument was filed at the request of Zatica Family Limited at 31 minutes past 11 o'clock A.M., this 12th day of Oct, 2011, in my office, and was recorded in Book 104 of Plats at Pages 14013 through 14014. Fee: \$ 11.00

Christopher D. Rich
Deputy Ex-Officio Recorder