

Arbor Ridge Subdivision No. 3

A portion of the southwest quarter of the northeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho.

2017

Basis of Bearing
S00°19'50"E 2,643.85'

N. Linder Rd.

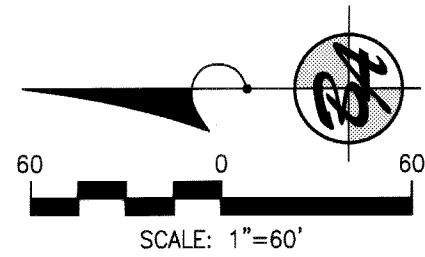
Found Aluminum Cap
Northeast Corner
CP&F No. 2015090111

12
13
14

11
14

1,321.84'

Northeast Sixteenth Corner
Found Aluminum Cap
CP&F No. 105100196



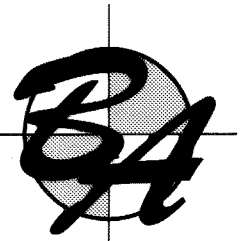
Reference Documents

- Subdivision Plats
- Arbor Ridge Subdivision No. 1
- Mineral Springs Subdivision No. 2
- Galiano Estates Subdivision

* 2017011397
N Iditarod Way shall replace S Iditarod Way

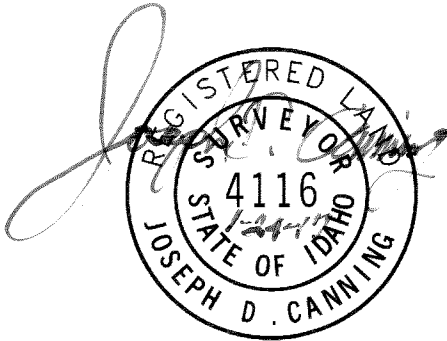
Legend

- Subdivision boundary
- Lot line
- Storm drainage easement to benefit ACHD, see Note 11, Page 2
- Water, sewer, drainage, and irrigation easement to benefit the City of Kuna, see note 10 for more information.
- Section line
- Street centerline
- Existing lot/parcel line
- Found aluminum cap
- Found 5/8" pin labeled LS 4116, unless otherwise noted
- Set 1/2"x24" iron pin with plastic cap labeled "B&A LS 4116"
- Set 5/8"x24" iron pin with plastic cap labeled "B&A LS 4116"
- WC - 3-foot witness corner
- Calculated point



B&A Engineers, Inc.

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



See Sheet 2 for Curve Table, Line Table, and Notes.

Found 5/8 Rebar
Center Quarter Corner
CP&F No. 107040446

Arbor Ridge Subdivision No. 3

Notes

- This property lies within the Boise Kuna Irrigation District and the Kuna Municipal Irrigation District. All lots within this subdivision are subject to assessments. Irrigation water will be provided by the Kuna Municipal Irrigation District in compliance with Idaho Code Section §31-3805(1)(b).
- All references to Homeowners' Association hereon are to the Arbor Ridge Subdivision & Silverdale Subdivision Homeowners' Association and the owners of the lots within said subdivision, jointly pursuant to the Master Declaration of Covenants, Conditions, and Restrictions recorded as Instrument Number 107090857, as amended and as may be amended from time to time.
- Any resubdivision of this plat shall comply with the applicable zoning regulations in effect at the time of the resubdivision and may require amendment of the development agreement.
- Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Kuna and conditions of the staff report for Arbor Ridge Subdivision No. 3.
- Lots shall not be reduced in size without prior approval from the health authority.
- Lot 10, Block 3 and Lot 22, Block 5 are common area lots to be owned and maintained by the Homeowners' Association. This ownership and maintenance commitment may not be dissolved without the express consent of the City of Kuna. The Homeowners' Association is responsible for payment of irrigation assessments. In the event the Homeowners' Association fails to pay assessments, each residential lot is responsible for a fractional share of the assessment as determined by the City of Kuna.
- No easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping (except trees), parking, or other such non-permanent improvements.
- All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.
- Public utility easement is hereby dedicated as follows:
 - 10-foot wide along public rights-of-ways.
- Water, sewer, drainage, and irrigation easements are hereby dedicated to the City of Kuna for the installation and maintenance of lines as shown hereon (unless otherwise dimensioned).
 - 10-foot wide along public rights-of-ways, rear lot lines, and the exterior boundary.
 - 10-foot wide centered on interior lot lines (unless otherwise dimensioned).
- Direct lot access to W. Ardell Rd. is prohibited unless specifically approved in writing by the Ada County Highway District and the City of Kuna.
- Maintenance of any irrigation, drainage pipe, or ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage district.
- This development recognizes Idaho Code Section §22-4503, Right to Farm Act, which states: "No Agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding non-agricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof.
- Portions of Lot 22, Block 5; Lots 10, 11, 13, and 14, Block 11; and Lots 32, 33, and 34, Block 13; are servient to and contains the ACHD storm water drainage system. This lot is encumbered by that certain First Amended Master Perpetual Storm Water Drainage Easement, recorded on November 10, 2015 as Instrument No. 2015-103256. Official Records of Ada County, and incorporated herein by this reference as if set forth in full (The "MASTER EASEMENT"). The Master Easement and the storm water drainage system are dedicated to ACHD pursuant to Section §40-2302 Idaho Code. The Master Easement is for the operation and maintenance of the storm water drainage system.
- Lot 10, Block 3 and Lot 22, Block 5 are subject to an easement to the Boise Kuna Irrigation District and Idaho Bureau of Reclamation for the Hubbard Beal Drain for irrigation water delivery and maintenance, to the City of Kuna for water, sewer, and irrigation water delivery and maintenance.
- This development is subject to a License Agreement, Inst. No. 2016-112174.
- This development is subject to a Development Agreement, Inst. No. 114016814.

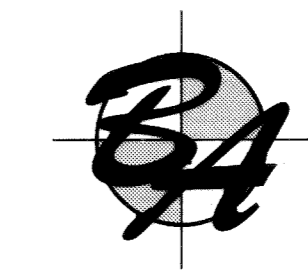
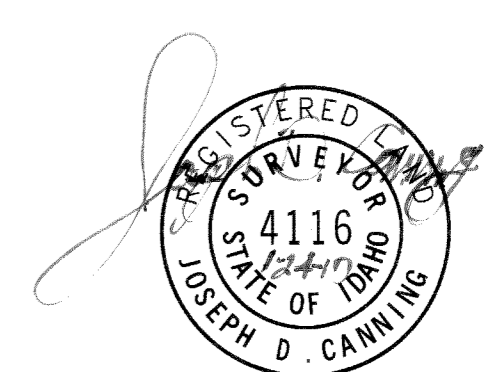
Curve Table

Curve	Delta	Radius	Arc	Chord Bearing	Chord Distance
C1	31°31'22"	400.00'	220.07'	S15°49'21"E	217.31'
C2	12°19'28"	400.00'	86.04'	N25°25'18"W	85.88'
C3	12°26'19"	400.00'	86.84'	N13°02'24"W	86.67'
C4	6°45'35"	400.00'	47.19'	N3°26'28"W	47.16'
C5	90°00'00"	55.00'	86.39'	S45°03'40"E	77.78'
C6	31°31'22"	275.00'	151.30'	N15°49'21"W	149.40'
C7	20°31'54"	200.00'	71.67'	S71°12'25"W	71.29'
C8	33°01'18"	125.00'	72.04'	N73°35'36"E	71.05'
C9	25°14'10"	225.00'	99.10'	S12°46'53"E	98.30'
C10	21°06'11"	225.00'	82.87'	N14°50'53"W	82.40'
C11	4°14'07"	425.00'	31.42'	N2°10'44"W	31.41'
C12	4°14'07"	400.00'	29.57'	N2°10'44"W	29.56'
C13	4°14'07"	450.00'	33.26'	N2°10'44"W	33.26'
C14	1°34'31"	450.00'	12.37'	N0°50'56"W	12.37'
C15	2°39'36"	450.00'	20.89'	N2°57'59"W	20.89'
C16	21°06'11"	250.00'	92.08'	N14°50'53"W	91.56'
C17	11°19'10"	250.00'	49.39'	N9°57'22"W	49.31'
C18	9°47'01"	250.00'	42.69'	N20°30'28"W	42.64'
C19	21°06'11"	200.00'	73.66'	N14°50'53"W	73.25'
C20	13°08'59"	200.00'	45.90'	N10°52'17"W	45.80'
C21	7°57'12"	200.00'	27.76'	N21°25'22"W	27.74'
C22	25°14'10"	200.00'	88.09'	S12°46'53"E	87.38'
C23	2°00'07"	200.00'	6.99'	S24°23'55"E	6.99'
C24	21°53'29"	200.00'	76.42'	S12°27'07"E	75.95'
C25	1°20'35"	200.00'	4.69'	S0°50'05"E	4.69'
C26	25°14'10"	250.00'	110.11'	S12°46'53"E	109.23'
C27	8°15'39"	250.00'	36.05'	S21°16'09"E	36.01'
C28	14°38'01"	250.00'	63.85'	S9°49'18"E	63.68'
C29	36°06'11"	100.00'	63.01'	N72°03'09"E	61.97'
C30	34°18'59"	150.00'	89.84'	N72°56'45"E	88.50'

Curve	Delta	Radius	Arc	Chord Bearing	Chord Distance
C31	13°52'42"	150.00'	36.33'	N83°09'54"E	36.24'
C32	20°26'17"	150.00'	53.51'	N66°00'24"E	53.22'
C33	20°19'45"	175.00'	62.09'	S71°18'30"W	61.77'
C34	21°18'44"	225.00'	83.69'	S70°49'00"W	83.21'
C35	31°31'22"	250.00'	137.54'	N15°49'21"W	135.82'
C36	7°33'10"	250.00'	32.96'	N27°48'27"W	32.93'
C37	18°41'37"	250.00'	81.57'	N14°41'03"W	81.20'
C38	5°16'35"	250.00'	23.02'	N2°41'58"W	23.01'
C39	31°31'22"	300.00'	165.05'	N15°49'21"W	162.98'
C40	12°19'28"	300.00'	64.53'	N25°25'18"W	64.41'
C41	12°26'19"	300.00'	65.13'	N13°02'24"W	65.00'
C42	6°45'35"	300.00'	35.39'	N3°26'28"W	35.37'
C43	20°19'08"	52.00'	18.44'	N10°05'54"E	18.34'
C44	130°38'16"	52.00'	118.56'	S45°03'40"E	94.50'
C45	44°19'18"	52.00'	40.23'	S1°54'11"E	39.23'
C46	51°31'43"	52.00'	46.77'	S49°49'42"E	45.21'
C47	34°47'15"	52.00'	31.57'	N87°00'49"E	31.09'
C48	20°19'08"	52.00'	18.44'	S79°46'46"W	18.34'
C49	90°00'00"	30.00'	47.12'	S45°03'40"E	42.43'
C50	30°00'40"	20.00'	10.48'	S15°04'00"E	10.36'
C51	33°22'01"	20.00'	11.65'	N16°37'21"E	11.48'
C52	2°20'30"	250.00'	10.22'	S1°20'03"E	10.22'
C53	16°58'31"	250.00'	74.07'	S8°39'03"E	73.80'

Line Table

Line	Bearing	Distance
L1	S0°03'40"E	37.00'
L2	S0°03'40"E	37.00'
L3	S25°23'58"E	12.72'
L4	N35°04'23"W	19.15'
L5	S75°33'28"E	23.12'
L6	S15°16'29"W	24.03'
L7	S12°24'16"W	23.41'
L8	S77°09'53"E	23.91'
L9	S89°53'45"E	26.73'
L10	N44°58'14"E	23.76'
L11	S45°01'46"E	23.71'
L12	N44°56'20"E	23.73'
L13	S45°34'22"E	23.80'
L14	N7°19'47"E	34.76'



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 Consulting Engineers, Surveyors & Planners
 5505 W. Franklin Rd. Boise, Id. 83705
 (208) 343-3381
 Arbor Ridge Subdivision No. 3
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Arbor Ridge Subdivision No. 3

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 ARBOR RIDGE SUBDIVISION NO. 3, and that it intends to include the following described land in this plat:

A portion of the southwest quarter of the northeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the northeast corner of said Section 14; thence S00°19'50"E, 2,643.85 feet along the centerline of Linder Road and the easterly boundary of the northeast quarter of said Section 14 to the southeast corner of the northeast quarter of said Section 14; thence S89°56'20"W, 1,015.00 feet along the southerly boundary of the northeast quarter of said Section 14; thence N10°49'45"W, 49.80 feet; thence S80°54'11"W, 75.91 feet; thence S89°56'20"W, 436.11 feet to the Point of Beginning:

Thence continuing S89°56'20"W, 586.00 feet;

Thence N00°03'40"W, 108.00 feet;

Thence N09°51'21"E, 50.76 feet;

Thence N00°03'40"W, 100.00 feet;

Thence N31°39'14"E, 82.29 feet;

Thence N00°03'40"W, 72.00 feet;

Thence N19°19'17"W, 163.06 feet;

Thence N00°09'48"W, 228.00 feet;

Thence N04°20'40"E, 50.14 feet;

Thence N00°06'15"E, 100.00 feet;

Thence S89°53'45"E, 140.00 feet;

Thence N58°24'58"E, 66.38 feet;

Thence N28°55'27"E, 57.44 feet;

Thence N58°24'58"E, 150.00 feet to the southerly boundary of Arbor Ridge Subdivision No. 1 as shown in Book 96 of Plats Pages 12069 through 12074 Records, Ada County, Idaho;

Thence S31°35'02"E, 352.98 feet, continuing along the said southerly boundary of Arbor Ridge Subdivision No. 1;

Thence S43°49'25"W, 51.67 feet;

Thence 220.07 feet along a curve deflecting to the right, having a radius of 400.00 feet, a central angle of 31°31'22", a long chord bearing of S15°49'21"E, and a long chord distance of 217.31 feet;

Thence S00°03'40"E, 389.63 feet;

Thence S25°42'08"E, 55.46 feet;

Thence S00°03'40"E, 108.00 feet to the Point of Beginning.

Comprising 12.13 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 15th day of Sept., 2016.

[Signature]
Corey D. Burton, President
Challenger Development, Inc. 9-15-16
Date

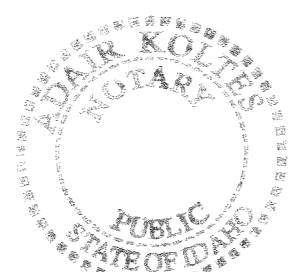
Acknowledgment

State of Idaho)
)ss.
County of Ada)

On this 15th day of Sept., in the year of 2016, before me the undersigned, a Notary Public in and for said state, personally appeared Corey D. Burton, known or identified to me to be the President of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, 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.

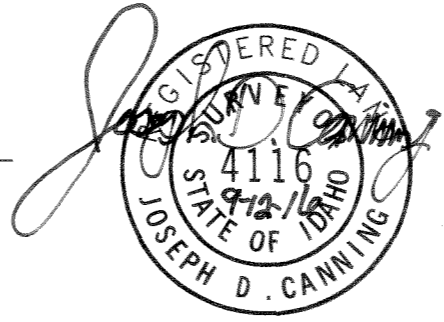
[Signature]
Notary Public for Idaho
Residing in Boise, Idaho Nampa ID
My Commission Expires 6-05-22



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 ARBOR RIDGE SUBDIVISION NO. 3, 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, 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.

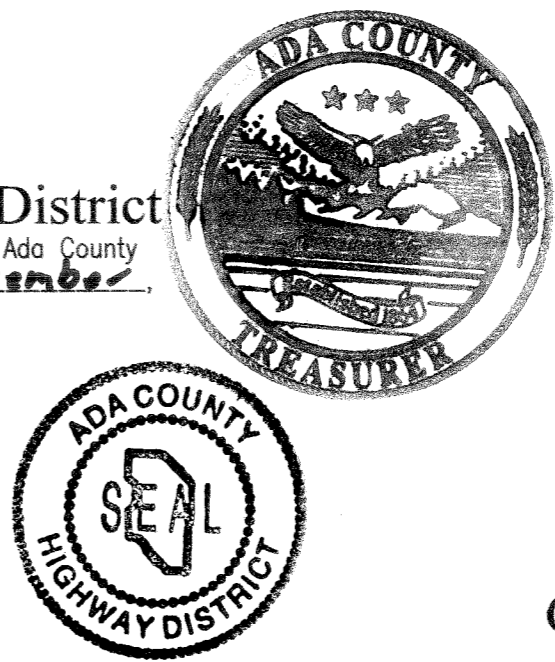
[Signature]
Central District Health Department 9-27-16
Date



Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 7 day of December, 2016.

[Signature]
Commission Chairman
Ada County Highway District



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 11th day of November, 2016, this plat was duly accepted and approved.

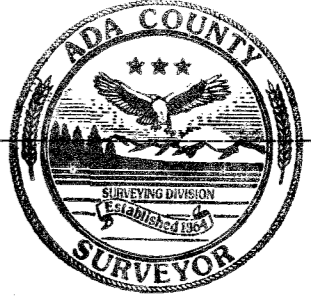
DEPUTY [Signature]
Kuna City Clerk



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.

[Signature]
Ada County Surveyor 1-27-2017
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.

[Signature]
Ada County Treasurer 01/30/2017
Date
By Deputy Treasurer [Signature]



Certificate of County Recorder

State of Idaho)
)ss. Instrument No. 2017-009130
County of Ada)

I hereby certify that this instrument was filed at the request of Challenger Development Inc at 28 minutes past 4 o'clock P.M., this 30th day of January, 2017, in my office, and was recorded in Book 111 of Plats at Pages 16010 through 16012.
Fee: \$116.-

Ex-Officio Recorder: Christopher D. Rich

Deputy: [Signature]

Approval of City Engineer

I, the undersigned, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this 6th day of January, 2017, hereby approve this plat.

[Signature]
Kuna City Engineer 1-06-2017
Date

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381 Arbor Ridge Subdivision No. 3
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