

PK 04 15530

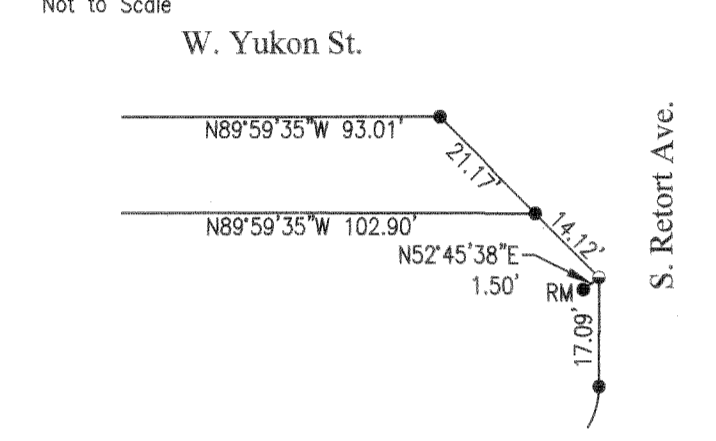
Ardmore Subdivision

Lots 13 and 14 of Kuna Home Tracts Subdivision, situate in the west half of the northwest quarter of the northwest quarter of Section 26, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho.

Legend

- Project / property boundary
- Lot line
- Section line
- Street centerline
- 12-foot wide ACHD sidewalk easement per Inst. No. 107113010
- Easement line, type and size noted hereon
- Found brass cap
- Found 1/2" pin and cap marking as shown hereon
- Found 5/8" pin and cap marking as shown hereon
- Set 1/2"x24" iron pin with plastic cap labeled "B&A LS 4116"
- Set 5/8"x30" iron pin with plastic cap labeled "B&A LS 4116"
- Calculated point, not set or found
- Bearing & distance of record
- Reference monument
- Witness corner

Detail "A"



Notes

1. Irrigation water will be provided by the City of Kuna in compliance with Idaho Code Section 31-3805(1)(b). All lots within this subdivision will be entitled to irrigation rights through Boise-Kuna Irrigation District, and will be obligated for assessments from the City of Kuna.
2. Any resubdivision of this plat shall comply with the applicable regulations in effect at the time of the resubdivision.
3. Lots shall not be reduced in size without prior approval from the health authority.
4. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
5. Direct lot or parcel access to S. Ten Mile Rd. is prohibited.
6. Lot 1, Block 1 and Lot 1, Block 2 are designated as common area lots to be owned and maintained by the Ardmore Subdivision Homeowners Association, Inc. This ownership and maintenance commitment may not be dissolved without the express consent of the City of Kuna. The Ardmore Subdivision Homeowners Association, Inc. is responsible for payment of irrigation assessments. In the event Ardmore Subdivision Homeowners Association, Inc. fails to pay assessments, each residential lot is responsible for a fractional share of the assessment.
7. Public utility and drainage easements are hereby dedicated as follows:
 - 10-foot wide along public rights-of-ways and the exterior boundary.
 - 10-foot wide centered on interior lot lines and adjoining rear lot lines.
8. Pressure irrigation easements are hereby dedicated to the City of Kuna for the installation and maintenance of pressure irrigation lines as follows:
 - 10-foot wide along public rights-of-ways and the exterior boundary.
 - 10-foot wide centered on interior lot lines and adjoining rear lot lines.
9. 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."
10. Reference is made to a public health letter on file regarding additional restrictions.
11. Portions of Lots 1, 4, 5, 6, 7, 8, and 9, Block 1 are servient to and contain the ACHD Storm Drain Water Drainage System. These lots are encumbered by that certain Master Perpetual Storm Water Drainage Easement recorded on May 8, 2009 as Instrument Number 109053259, 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 of Idaho Code. The Master Easement is for the operation and maintenance of the storm water drainage system
12. 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.
13. 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 Ardmore Subdivision.

Curve Table

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DISTANCE
C1	89°44'24"	50.00'	78.31'	S45°07'30"W	70.55'
C2	90°15'44"	50.00'	78.77'	N44°52'37"W	70.87'
C3	17°32'04"	250.00'	76.51'	N9°01'25"E	76.21'
C4	17°32'06"	200.00'	61.21'	S9°01'25"W	60.97'
C5	12°45'06"	400.00'	89.02'	N82°58'44"W	88.84'
C6	89°36'38"	50.00'	78.20'	S44°32'58"E	70.47'
C7	30°35'16"	25.00'	13.35'	N15°02'16"W	13.19'
C8	150°54'47"	50.00'	131.70'	S45°07'30"W	96.80'
C9	7°10'21"	50.00'	6.26'	S26°44'43"E	6.26'
C10	60°45'39"	50.00'	53.02'	S7°13'17"W	50.57'
C11	17°15'33"	50.00'	15.06'	S46°13'52"W	15.00'
C12	56°54'20"	50.00'	49.66'	S83°18'48"W	47.64'
C13	8°48'56"	50.00'	7.69'	N63°49'34"W	7.69'
C14	30°35'16"	25.00'	13.35'	S74°42'44"E	13.19'
C15	30°20'38"	25.00'	13.24'	N74°49'19"E	13.09'
C16	150°57'00"	50.00'	131.73'	N44°52'30"W	96.80'
C17	58°20'55"	50.00'	50.92'	S88°49'27"W	48.75'
C18	48°06'13"	50.00'	41.98'	N37°56'59"W	40.76'
C19	44°29'53"	50.00'	38.83'	N8°21'04"E	37.86'
C20	30°20'38"	25.00'	13.24'	S15°25'41"W	13.09'
C21	17°32'04"	275.00'	84.16'	N9°01'25"E	83.83'
C22	11°51'06"	275.00'	56.88'	N6°10'56"E	56.78'
C23	5°40'58"	275.00'	27.28'	N14°56'58"E	27.26'
C24	17°30'16"	175.00'	53.46'	S9°02'20"W	53.26'
C25	17°33'31"	225.00'	68.95'	S9°00'42"W	68.68'
C26	12°53'11"	375.00'	84.34'	N82°54'42"W	84.16'
C27	10°55'05"	375.00'	71.46'	N81°55'39"W	71.35'
C28	1°58'05"	375.00'	12.88'	N88°22'14"W	12.88'
C29	30°38'47"	25.00'	13.37'	S75°19'19"W	13.21'
C30	150°54'12"	50.00'	131.69'	S44°32'58"E	96.79'
C31	47°11'44"	50.00'	41.19'	N83°35'48"E	40.03'
C32	55°13'50"	50.00'	48.20'	S45°11'25"E	46.35'
C33	48°28'38"	50.00'	42.30'	S6°39'49"W	41.05'
C34	30°38'46"	25.00'	13.37'	N15°34'45"E	13.21'
C35	17°32'04"	225.00'	68.86'	N9°01'25"E	68.59'
C36	6°52'28"	225.00'	27.00'	N3°41'37"E	26.98'
C37	10°39'36"	225.00'	41.86'	N12°27'39"E	41.80'
C38	12°45'06"	425.00'	94.59'	N82°58'44"W	94.39'
C39	9°47'48"	425.00'	72.67'	N81°30'05"W	72.58'
C40	2°57'18"	425.00'	21.92'	N87°52'38"W	21.92'
C41	44°48'19"	50.00'	39.10'	S22°08'48"E	38.11'
C42	44°48'19"	50.00'	39.10'	S66°57'08"E	38.11'
C43	44°52'12"	50.00'	39.16'	S22°41'24"W	38.16'
C44	44°52'12"	50.00'	39.16'	S67°33'36"W	38.16'
C45	45°07'59"	50.00'	39.39'	N67°26'29"W	38.38'
C46	45°07'45"	50.00'	39.38'	N22°18'37"W	38.37'

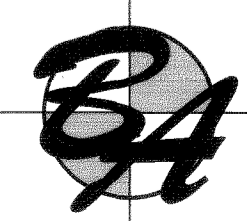
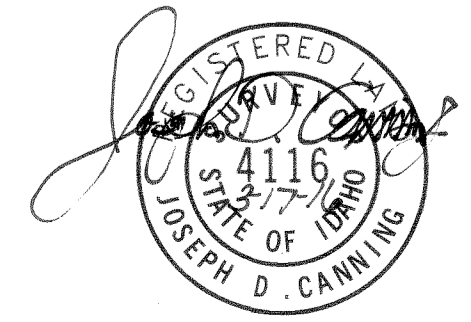
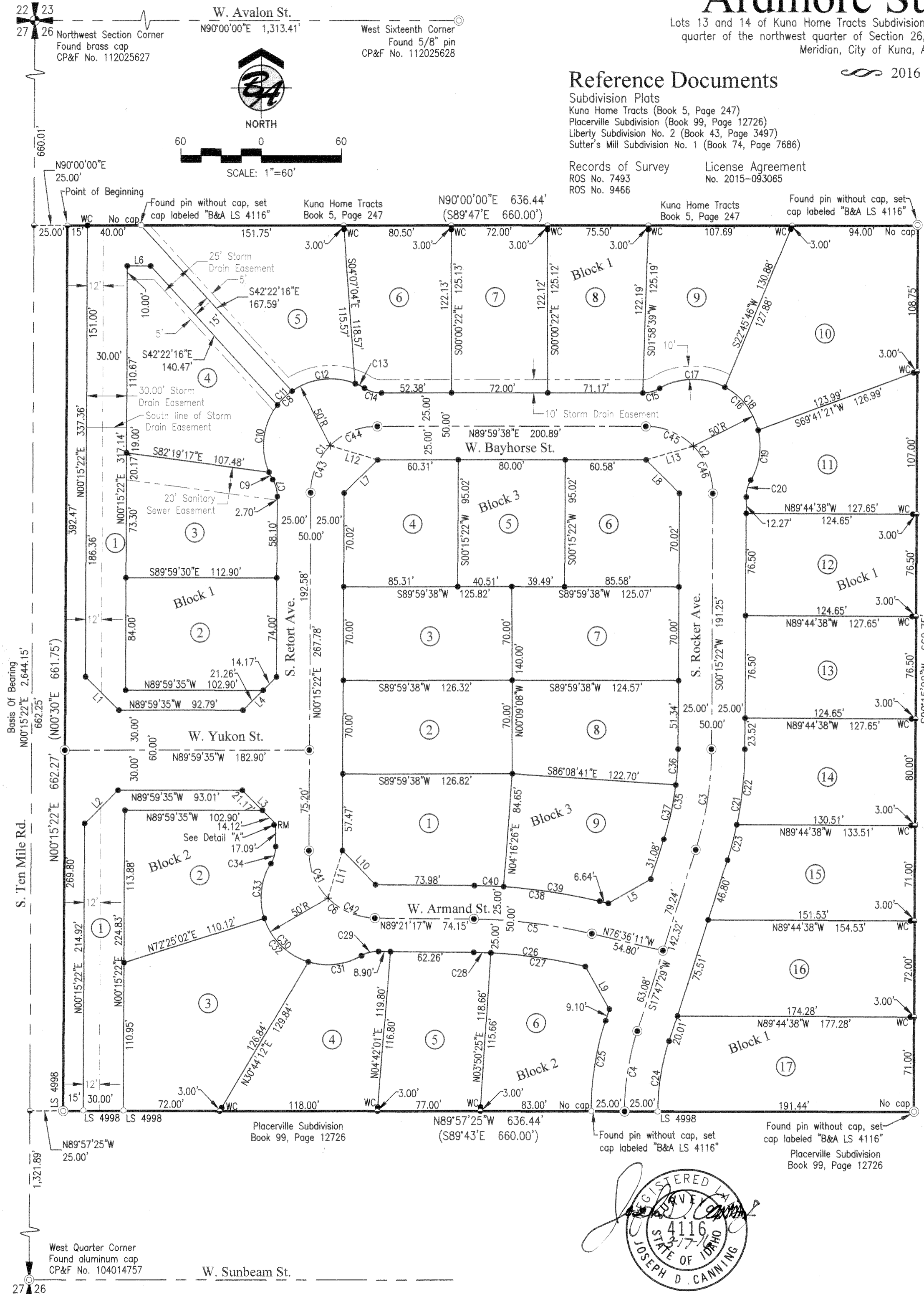
Line Table

Line	Bearing	Distance	Line	Bearing	Distance
L1	S44°52'06"E	35.44'	L8	S44°52'30"E	35.28'
L2	N45°07'54"E	35.27'	L9	N29°20'21"W	36.63'
L3	N44°52'06"W	35.29'	L10	N44°32'58"W	35.48'
L4	N45°07'54"E	35.43'	L11	N16°44'16"E	36.92'
L5	S60°35'39"W	36.69'	L12	N73°34'41"W	36.90'
L6	N89°44'38"W	17.58'	L13	N73°46'35"E	36.79'
L7	S45°07'30"W	35.45'			

Reference Documents

- Subdivision Plats
- Kuna Home Tracts (Book 5, Page 247)
- Placerville Subdivision (Book 99, Page 12726)
- Liberty Subdivision No. 2 (Book 43, Page 3497)
- Sutter's Mill Subdivision No. 1 (Book 74, Page 7686)

Records of Survey License Agreement
 ROS No. 7493 No. 2015-093065
 ROS No. 9466



B&A Engineers, Inc.
 Consulting Engineers, Surveyors & Planners
 5505 W. Franklin Rd. Boise, Id. 83705
 (208) 343-3381
 Ardmore Subdivision
 Sheet 1 of 3

Ardmore Subdivision

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 ARDMORE SUBDIVISION, and that it intends to include the following described land in this plat:

Lots 13 and 14 of Kuna Home Tracts Subdivision, situate in the west half of the northwest quarter of the northwest quarter of Section 26, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, and more particularly described as follows:

Commencing at the northwest Section Corner of said Section 26 (which bears North 00°15'22" East, 2,644.15 feet from the west quarter corner common to Section 26 and Section 27); thence South 00°15'22" West, 660.01 feet along the west line of said Section 26; thence North 90°00'00" East, 25.00 feet to a point along the easterly right-of-way of South Ten Mile Road, which is the Point of Beginning:

Thence North 90°00'00" East, 636.44 feet to a point along the westerly boundary of Liberty Subdivision No. 2;

Thence South 00°15'22" West, 662.75 feet along said westerly boundary of Liberty Subdivision No. 2 to a point along the northerly boundary of Placerville Subdivision;

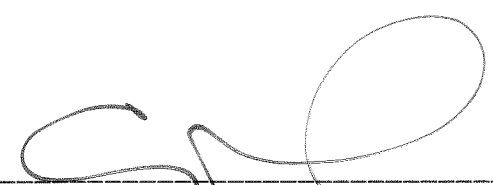
Thence North 89°57'25" West, 636.44 feet along the northerly boundary of said Placerville Subdivision to a point along the easterly right-of-way of South Ten Mile Road;

Thence North 00°15'22" East, 662.27 feet along said easterly right of way of South Ten Mile Road to the Point of Beginning.

Comprising 9.68 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 17th day of November, 2015



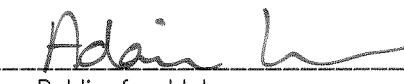
Corey D. Barton, President
Corey Barton Homes, Inc. dba CBH Homes
Date

Acknowledgment

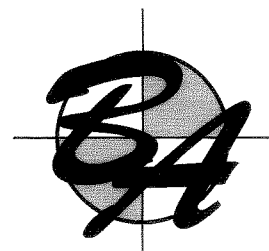
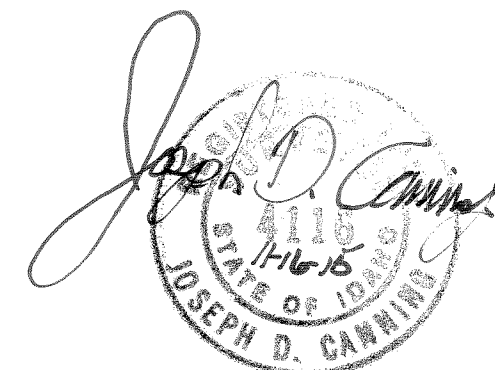
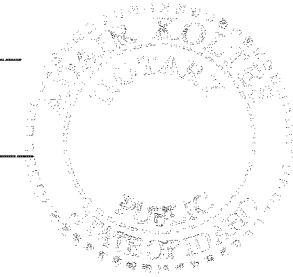
State of Idaho)
)ss.
County of Ada)

On this 17th day of Nov., in the year of 2015, before me the undersigned, a Notary Public in and for said state, personally appeared Corey D. Barton, known or identified to me to be the president of Corey Barton Homes, Inc. dba CBH Homes, the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation and acknowledged to me that such corporation executed the same.

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



Notary Public for Idaho
Residing in Boise, Idaho
My Commission Expires 6-05-16



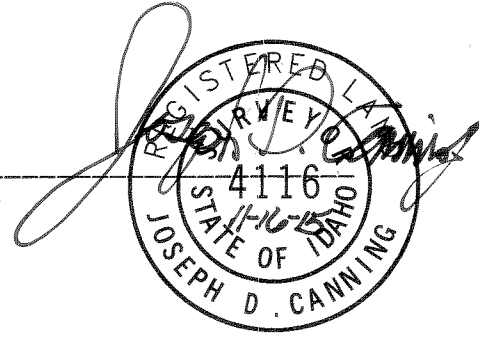
B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381
Ardmore Subdivision
Sheet 2 of 3

Ardmore Subdivision

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 ARDMORE SUBDIVISION, 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.

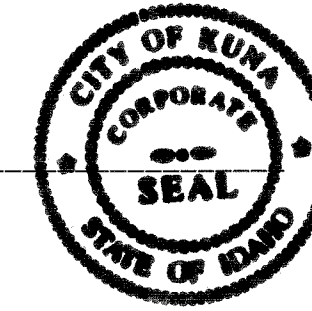
Joseph D. Canning, P.L.S. No. 4116



Approval of 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 Tuesday of February, 2016 this plat was duly accepted and approved.

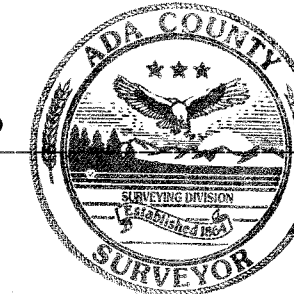
Chris Engels
Kuna City Clerk



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
Ada County Surveyor
PLS 5359

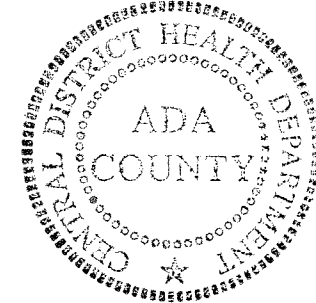


3-18-2016
Date

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.

Lois Bodj REHS
Central District Health Department, EHS
Date 11-25-15



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 McIntyre
Ada County Treasurer
Date 03/21/2016
Per Deputy Treasurer Quill



Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 7th day of October, 2015.

Tom Hansen
Commission President
Ada County Highway District



Approval of City Engineer

I, the undersigned, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this 4th day of Feb., 2016 hereby approve this plat.

Gordon T. Lee
Kuna City Engineer
Date 2/4/2016

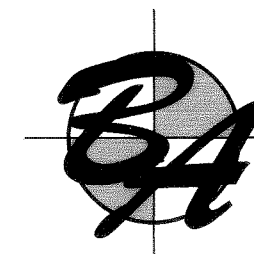
Certificate of County Recorder

State of Idaho)
)ss. Instrument No. 2016-023486
County of Ada)

I hereby certify that this instrument was filed at the request of Cory P. Barton at 52 minutes past 1 o'clock P.M., this 23rd day of MARCH, 2016, in my office, and was recorded in Book 109 of Plats at Pages 15530 through 15532. Fee: \$ 16.00

Ex-Officio Recorder: Christopher D. Rich

Deputy: [Signature]



B&A Engineers, Inc.

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