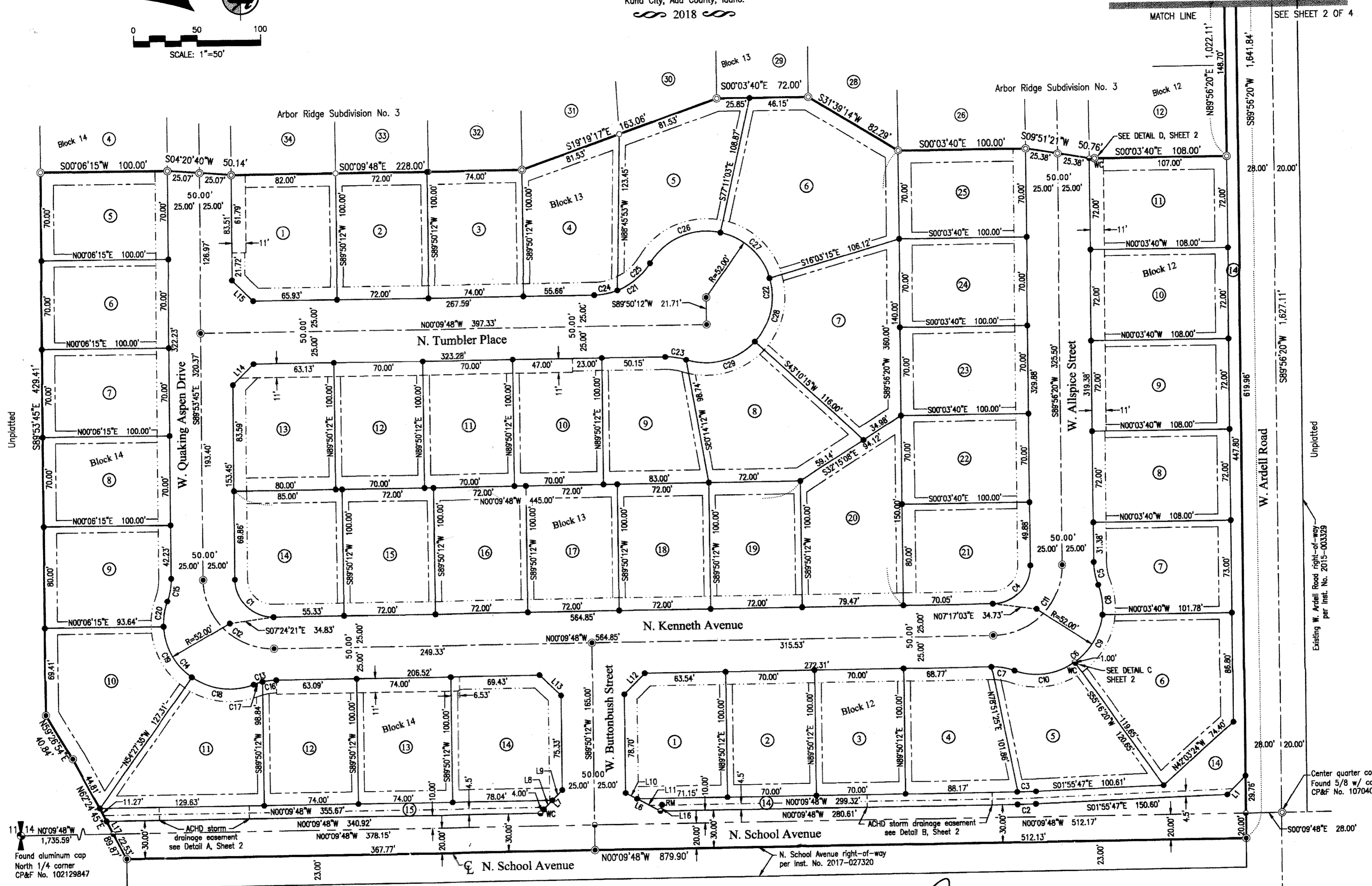
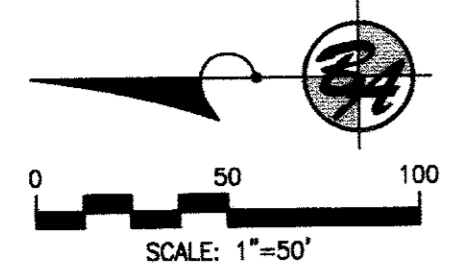


BK 13 P 16604

Arbor Ridge Subdivision No. 4

A portion of the southeast quarter of the northeast quarter, the southwest quarter of the northeast quarter and the southeast quarter of the northwest quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho.
2018



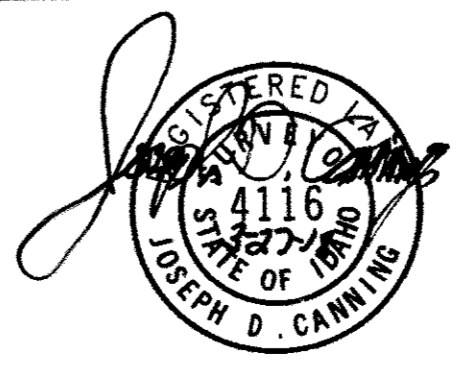
MATCH LINE SEE SHEET 2 OF 4

Found aluminum cap North 1/4 corner CP&F No. 102129847

Existing W. Ardell Road right-of-way per Inst. No. 2015-003329

Center quarter corner Found 5/8 w/ cap LS 4116 CP&F No. 107040446

See Sheet 2 For Legend and Reference Documents
See Sheet 3 For Curve Table, Line Table, and Notes



B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381
ARBOR RIDGE SUBDIVISION NO. 4
SHEET 1 of 4

Arbor Ridge Subdivision No. 4

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

2018

Legend

- Subdivision boundary line
- Lot line
- Section line
- Street centerline
- Tie line
- Water, sewer, drainage, and irrigation easement line to benefit the City of Kuna, see Note 10, Sheet 3 for more information
- 10' wide Public utility easement line, see Note 9, Sheet 3 for more information
- 4.5' wide sidewalk easement line, see Note 16, Sheet 3 for more information
- Storm drainage easement line to benefit ACHD, see Note 14, Sheet 3
- Adjoining property line
- Found monument, type noted
- Found 1/2" pin with plastic cap labeled LS 4116, unless otherwise noted
- Found 5/8" pin with plastic cap labeled LS 4116, unless otherwise noted
- Set 1/2"x24" iron pin with plastic cap labeled "B&A LS 4116", unless otherwise noted
- Set 5/8"x30" iron pin with plastic cap labeled "B&A LS 4116", unless otherwise noted
- Calculated point, not found or set
- Section corner
- Quarter Section corner
- Witness Corner
- Reference Monument
- Typical easement dimension

Reference Documents

Subdivision Plats

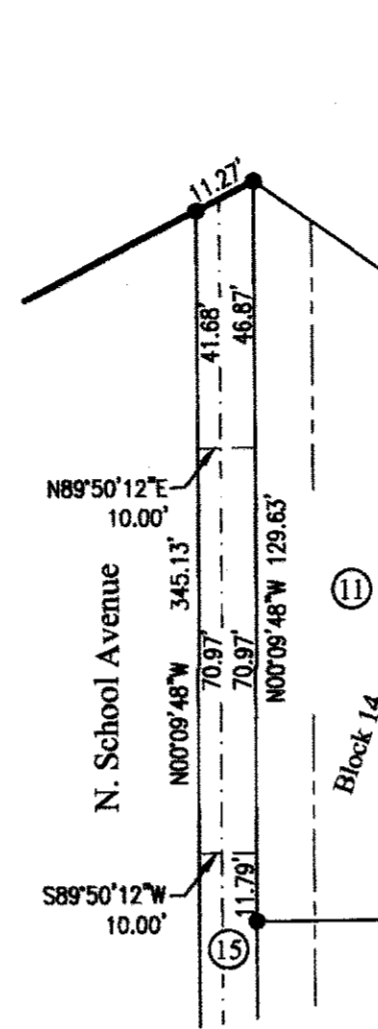
- Arbor Ridge Subdivision No. 1, Book 96, Pages 12069-12074
- Arbor Ridge Subdivision No. 2, Book 108, Pages 15062-15064
- Arbor Ridge Subdivision No. 3, Book 111, Pages 16010-16012
- Mineral Springs Subdivision No. 2, Book 97, Pages 12332-12334
- Mineral Springs Subdivision No. 3, Book 111, Pages 16008-16009
- Galiano Estates Subdivision, Book 99, Pages 12780-12783

Records Of Survey

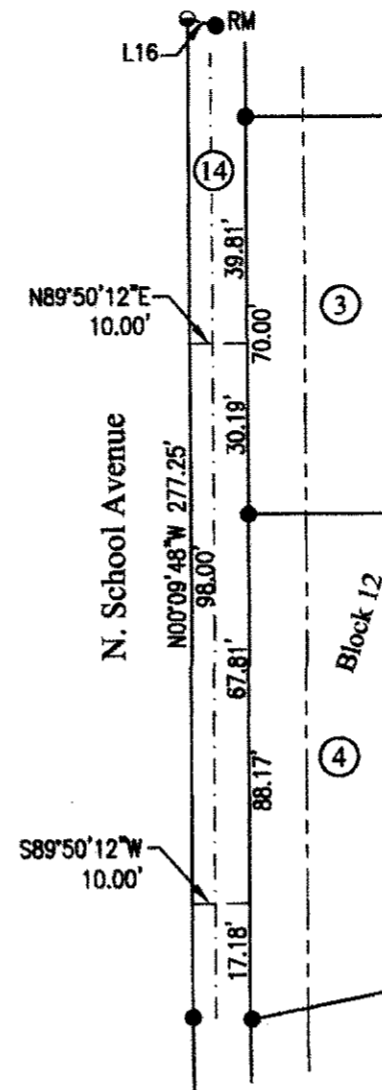
- ROS No. 5982

Instrument Numbers

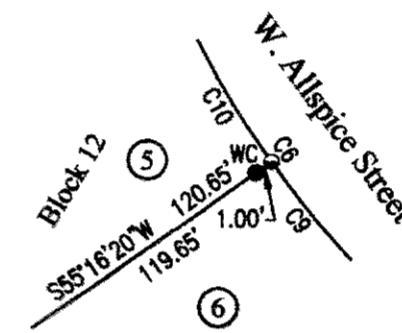
- | | |
|---------------|--------------------------|
| • 2015-003329 | Deed |
| • 2017-027320 | Deed |
| • 2017-090211 | Surface Water Annexation |
| • 2017-049831 | License Agreement |
| • 2017-097368 | Sidewalk Easement |



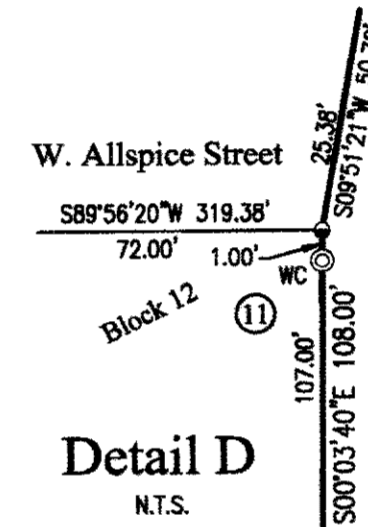
Detail A
N.T.S.



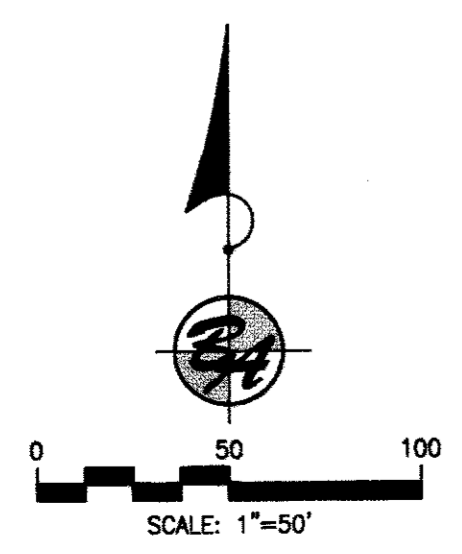
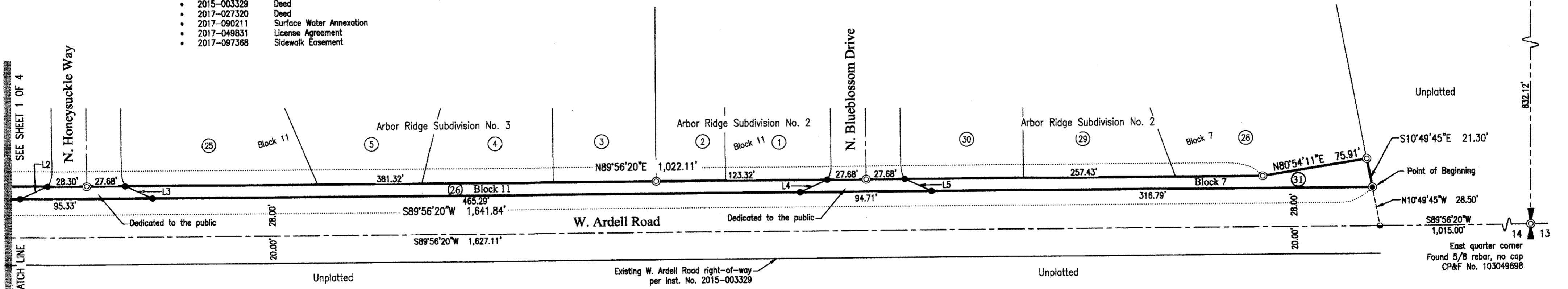
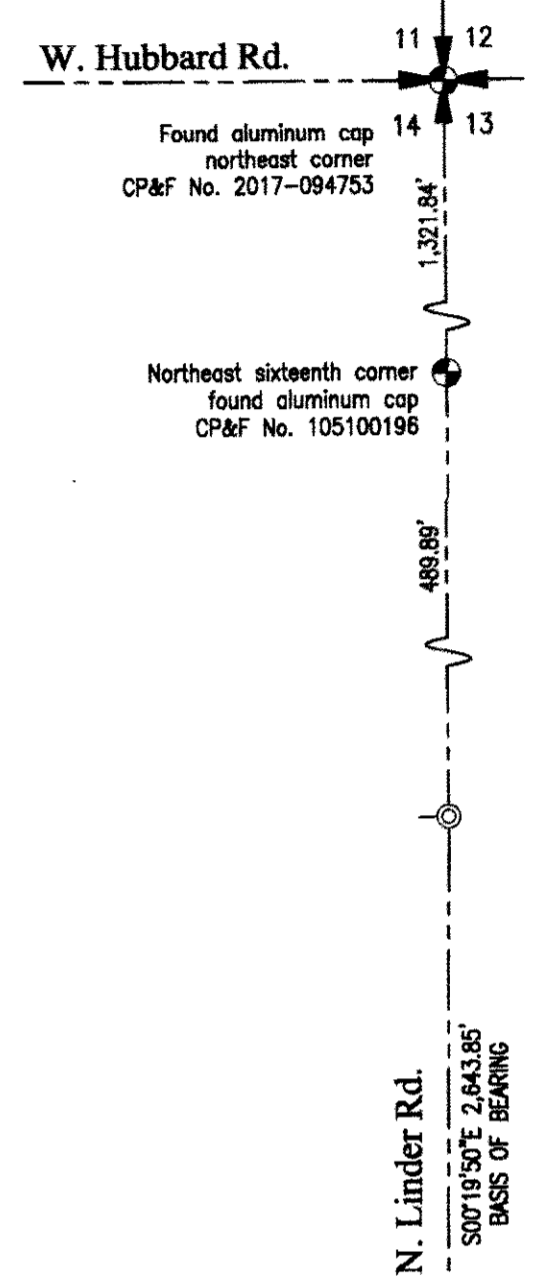
Detail B
N.T.S.



Detail C
N.T.S.



Detail D
N.T.S.



See Sheet 3 For Curve Table, Line Table, and Notes



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Arbor Ridge Subdivision No. 4

Curve Table

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DIST
C1	90°16'03"	30.00'	47.26'	S44°58'14"W	42.53'
C2	1°45'59"	470.00'	14.49'	S1°02'48"E	14.49'
C3	1°45'59"	460.00'	14.18'	S1°02'48"E	14.18'
C4	89°53'52"	30.00'	47.07'	S45°06'44"E	42.39'
C5	20°22'03"	52.00'	18.49'	S79°45'18"W	18.39'
C6	130°37'59"	52.00'	118.56'	S45°06'44"E	94.50'
C7	20°22'03"	52.00'	18.49'	N10°01'14"E	18.39'
C8	26°21'24"	52.00'	23.92'	N82°44'59"E	23.71'
C9	49°20'40"	52.00'	44.78'	S59°24'00"E	43.41'
C10	54°56'16"	52.00'	49.86'	S7°15'31"E	47.97'
C11	89°53'52"	55.00'	86.30'	S45°06'44"E	77.71'
C12	90°16'03"	55.00'	86.85'	S44°58'14"W	77.96'
C13	20°11'26"	52.00'	18.32'	N10°15'31"W	18.23'
C14	130°38'56"	52.00'	118.57'	S44°58'14"W	94.50'
C15	20°11'26"	52.00'	18.32'	S79°48'02"E	18.23'
C16	12°06'26"	52.00'	10.99'	N6°13'01"W	10.97'
C17	8°05'00"	52.00'	7.34'	N16°18'44"W	7.33'
C18	55°53'40"	52.00'	50.73'	S7°35'35"W	48.74'
C19	52°29'41"	52.00'	47.64'	S61°47'15"W	45.99'
C20	22°15'36"	52.00'	20.20'	N80°50'06"W	20.08'
C21	57°52'53"	52.00'	52.53'	S29°06'14"E	50.33'
C22	256°14'30"	52.00'	232.56'	N70°04'34"E	81.82'
C23	18°21'38"	52.00'	16.66'	N9°01'01"E	16.59'
C24	20°38'51"	52.00'	18.74'	S10°29'14"E	18.64'
C25	37°14'02"	52.00'	33.79'	S39°25'40"E	33.20'
C26	70°51'37"	52.00'	64.31'	N22°36'52"W	60.29'
C27	61°07'48"	52.00'	55.48'	N43°22'51"E	52.89'
C28	59°13'30"	52.00'	53.75'	S76°26'30"E	51.39'
C29	65°01'34"	52.00'	59.02'	S14°18'58"E	55.90'

Line Table

LINE	BEARING	DISTANCE
L1	N45°59'44"W	20.76'
L2	S65°27'39"W	21.72'
L3	S65°22'42"E	21.55'
L4	S65°27'39"W	21.72'
L5	S65°22'42"E	21.55'
L6	N28°30'58"E	30.93'
L7	S46°26'44"E	25.19'
L8	N46°26'44"W	9.84'
L9	N46°26'44"W	11.36'
L10	S28°30'58"W	10.09'
L11	S28°30'58"W	20.84'
L12	N45°09'48"W	23.28'
L13	N44°50'12"E	23.28'
L14	N45°01'46"W	23.26'
L15	N44°53'35"E	23.30'
L16	S75°58'48"E	3.00'
L17	S62°24'45"W	11.27'

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.
- Lots shall not be reduced in size without prior approval from the health authority.
- Lot 14, Block 12; Lot 15, Block 14; Lot 26, Block 11; and Lot 31, Block 7 are designated as 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 reserved as follows:
 - 10-foot wide along public rights-of-ways.
- Water, sewer, drainage, and irrigation easements are hereby reserved for 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.
- Direct lot access to W. Ardell Road and N. School Avenue is prohibited.
- 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 1 and Lots 10-13, Block 13; Lots 12-15, Block 14; and Lots 9-11 & 14, Block 12; 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.
- This development is subject to a license agreement with the Ada County Highway District, Instrument No. 2017-049831.
- Lot 14, Block 12 and Lot 15, Block 14 are subject to a 4.5-foot wide permanent sidewalk easement to Ada County Highway District per Instrument No. 2017-097368.
- Lot 14, Block 12 and Lot 15, Block 14 are subject to a blanket easement to the City of Kuna for water, sewer, irrigation and drainage purposes.
- This development is subject to a Development Agreement, Inst. No. 114016814.
- This development area is subject to Kuna City Ordinance Instrument No. 2017-090211 annexing the area into the Kuna Municipal Irrigation District.

Certificate of Owner

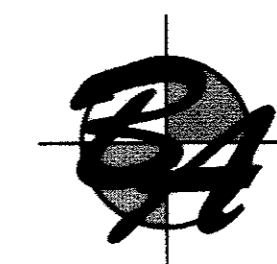
Know all men by these presents: that the undersigned does hereby certify that it is the owner of a certain tract of land to be known as Arbor Ridge Subdivision No. 4, and that it intends to include the following described land in this plat:

A portion of the southeast quarter of the northeast quarter, the southwest quarter of the northeast quarter and the southeast quarter of the northwest 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, 28.50 feet to the Point of Beginning;

- Thence S89°56'20"W, 1,641.84 feet;
 - Thence N00°09'48"W, 879.90 feet;
 - Thence N62°24'45"E, 89.87 feet;
 - Thence N59°26'54"E, 40.84 feet;
 - Thence S89°53'45"E, 429.41 feet;
 - Thence S00°06'15"W, 100.00 feet;
 - Thence S04°20'40"W, 50.14 feet;
 - Thence S00°09'48"E, 228.00 feet;
 - Thence S19°19'17"E, 163.06 feet;
 - Thence S00°03'40"E, 72.00 feet;
 - Thence S31°39'14"W, 82.29 feet;
 - Thence S00°03'40"E, 100.00 feet;
 - Thence S09°51'21"W, 50.76 feet;
 - Thence S00°03'40"E, 108.00 feet;
 - Thence N89°56'20"E, 1,022.11 feet;
 - Thence N80°54'11"E, 75.91 feet;
 - Thence S10°49'45"E, 21.30 feet to the Point of Beginning.
- Comprising 12.10 acres more or less

See Sheet 4 For Owner's Signature



B&A Engineers, Inc.

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

Arbor Ridge Subdivision No. 4

Certificate of Owners Signature

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 26th day of April, 2017

[Signature]
Corey D. Barton, President
Challenger Development, Inc.

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. 4, 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 26th day of April, 2017, this plat was duly accepted and approved.

[Signature]
Kuna City Clerk



Acknowledgment

State of Idaho)
)ss
County of Ada)

On this 26th day of April, in the year of 2017, 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 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.

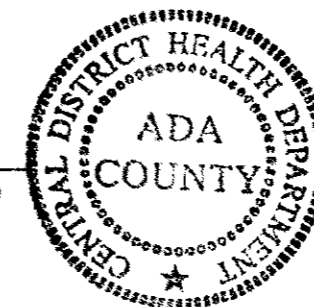
IN WITNESS WHEREOF: I have set my hand and seal the day and year in this certificate first above written.

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

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] REHS 5-2-17
Central District Health Department, EHS Date



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] 3-27-2018
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.

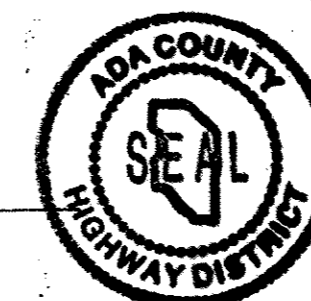
[Signature] 03-28-2018
Ada County Treasurer Date
by Deputy Treasurer
Alex Perez



Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 23rd day of March, 2017.

[Signature]
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 7 day of MARCH, 2018, hereby approve this plat.

[Signature] P.E. 8722
Kuna City Engineer

Certificate of County Recorder

State of Idaho)
)ss Instrument No. 2018-02713
County of Ada)

I hereby certify that this instrument was filed at the request of B&A Engineers at 40 minutes past 9 o'clock A.M., this 26th day of May, 2018, in my office, and was recorded in Book 113 of Plats at Pages 16604 through 16607. Fee \$ 21.00

Ex-Officio Recorder: Christopher D. Rich

Deputy: [Signature]



B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
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