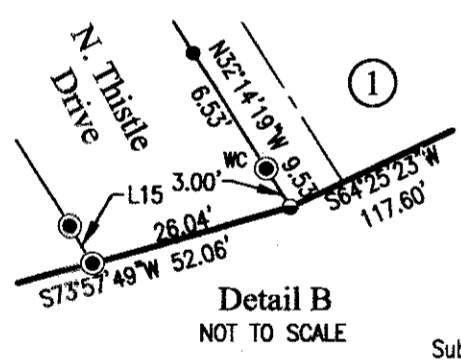
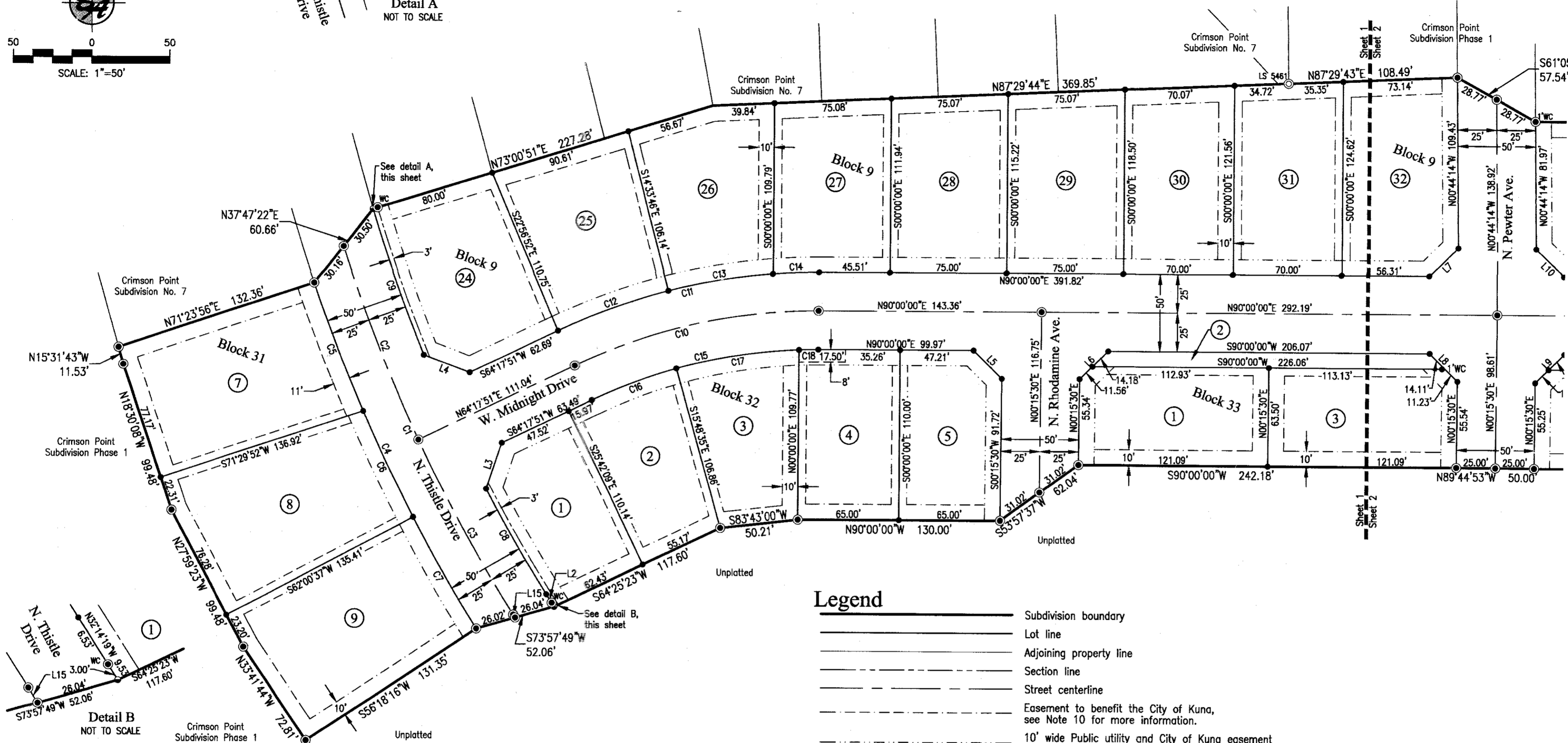
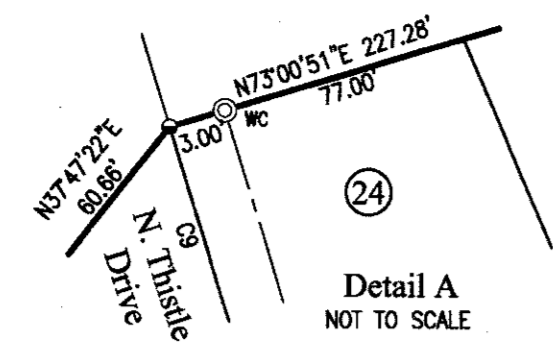
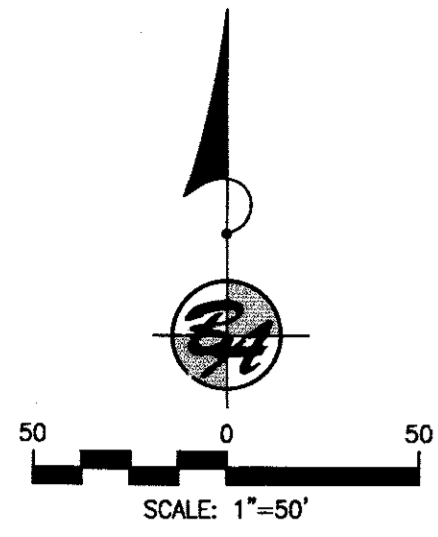


# Crimson Point Subdivision No. 8

A portion of the southwest quarter of Section 15, Township 2 North, Range 1 West,  
Boise Meridian, City of Kuna, Ada County, Idaho.

2018



### Legend

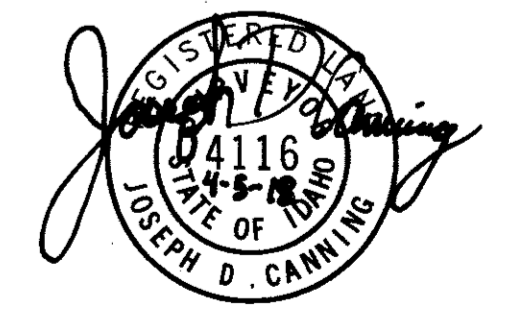
- Subdivision boundary
- Lot line
- Adjoining property line
- Section line
- Street centerline
- Easement to benefit the City of Kuna, see Note 10 for more information.
- 10' wide Public utility and City of Kuna easement line, see Notes 9 & 10 for more information.
- ACHD Storm Drain easement
- 3-foot wide ACHD sidewalk easement

### Reference Documents

- Subdivision Plats**
  - Crimson Point Subdivision Phase 1 - Book 90, Page 10621
  - Crimson Point Subdivision Phase 3 - Book 93, Page 11252
  - Crimson Point Subdivision No. 7 - Book 109, Page 15548
- Records of Survey**
  - ROS No. 6130
  - ROS No. 10066
- Deeds**
  - Inst. No. 2015-061662
  - Inst. No. 2015-061663
  - Inst. No. 2015-061664

- Southeast Section Corner
- Southwest Section Corner
- Found monument, type noted
- Found 5/8" pin
- Set 1/2"x24" iron pin with plastic cap labeled "B&A LS 4116"
- Witness Corner - Set 1/2"x24" iron pin with plastic cap labeled "B&A LS 4116", 1.00' offset from lot corner
- Set 5/8"x30" iron pin with plastic cap labeled "B&A LS 4116"
- Witness Corner - Set 5/8"x30" iron pin with plastic cap labeled "B&A LS 4116", 1.00' offset from lot corner
- Calculated point, nothing found or set
- Witness Corner, dimensioned hereon
- Reference Monument, dimensioned hereon

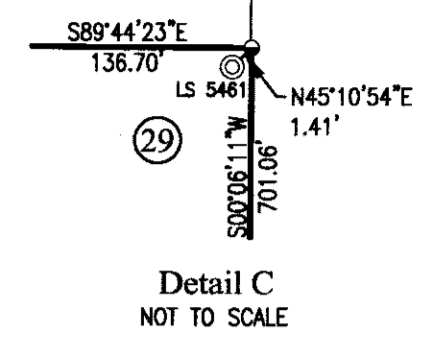
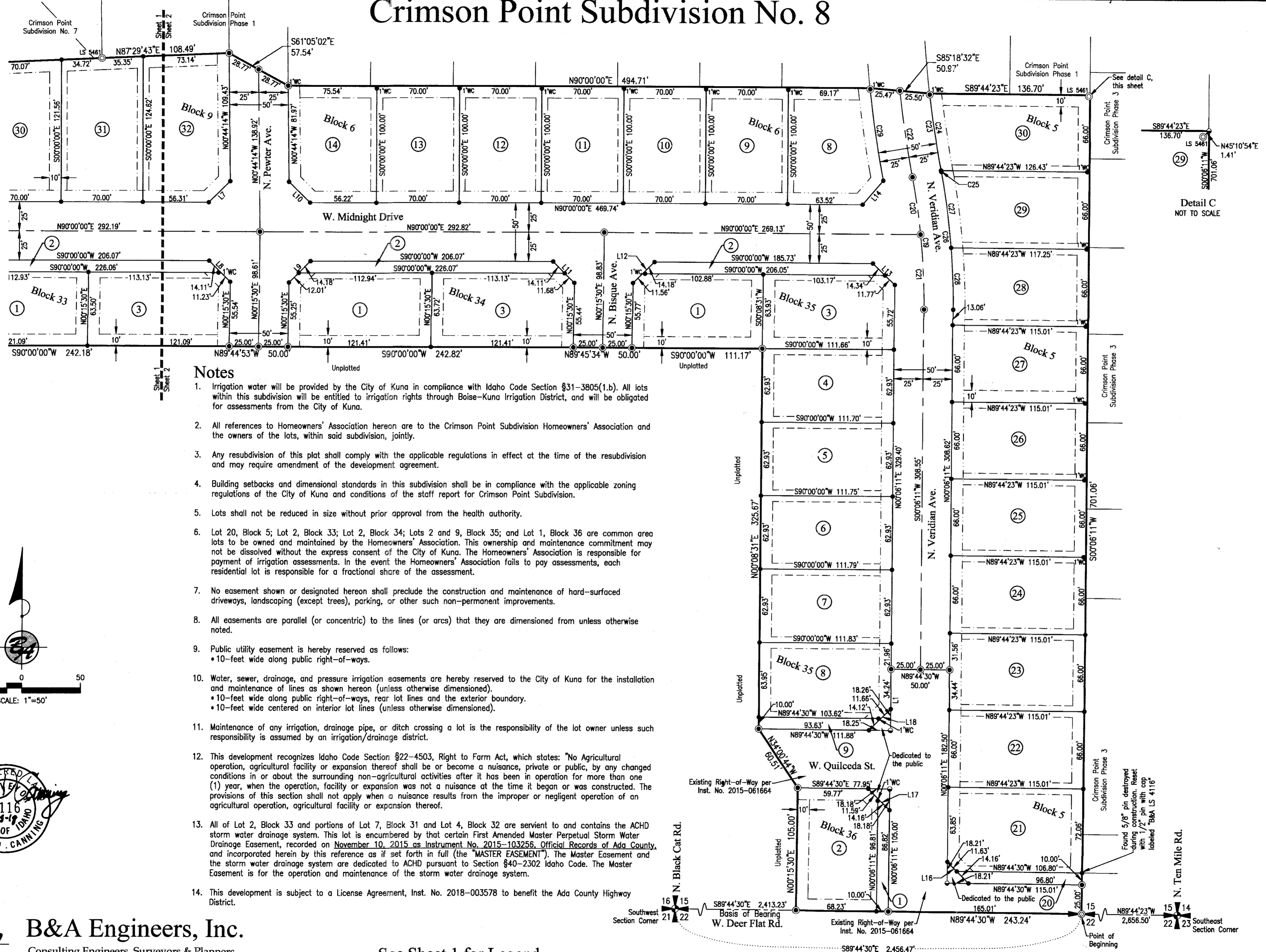
See Sheet 2 for Notes  
See Sheet 3 for Line & Curve Tables



## B&A Engineers, Inc.

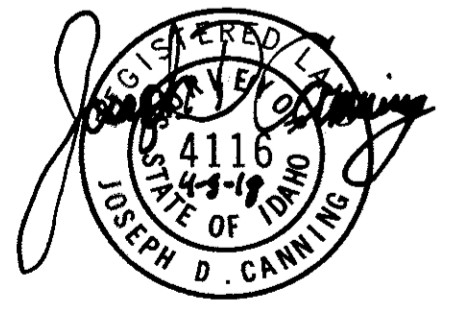
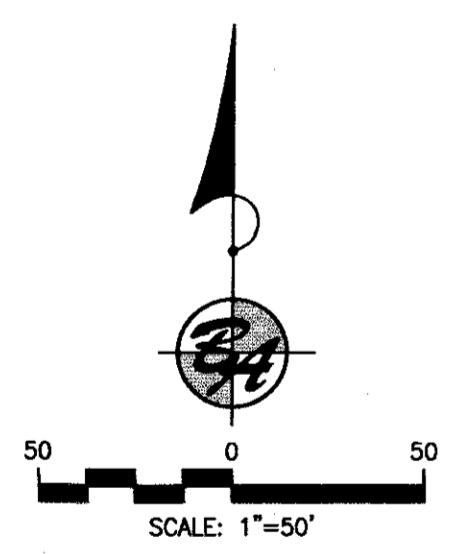
Consulting Engineers, Surveyors & Planners  
5505 W. Franklin Rd. Boise, Id. 83705  
(208) 343-3381

# Crimson Point Subdivision No. 8



### Notes

- 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.
- All references to Homeowners' Association hereon are to the Crimson Point Subdivision Homeowners' Association and the owners of the lots, within said subdivision, jointly.
- Any resubdivision of this plat shall comply with the applicable 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 Crimson Point Subdivision.
- Lots shall not be reduced in size without prior approval from the health authority.
- Lot 20, Block 5; Lot 2, Block 33; Lot 2, Block 34; Lots 2 and 9, Block 35; and Lot 1, Block 36 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.
- 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 right-of-ways.
- Water, sewer, drainage, and pressure irrigation easements are hereby reserved to the City of Kuna for the installation and maintenance of lines as shown hereon (unless otherwise dimensioned).
  - 10-foot wide along public right-of-ways, rear lot lines and the exterior boundary.
  - 10-foot wide centered on interior lot lines (unless otherwise dimensioned).
- 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."
- All of Lot 2, Block 33 and portions of Lot 7, Block 31 and Lot 4, Block 32 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, Inst. No. 2018-003578 to benefit the Ada County Highway District.



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

See Sheet 1 for Legend  
 See Sheet 3 for Line & Curve Tables

# Crimson Subdivision No. 8

**Line Table**

Line	Bearing	Distance
L1	S0°06'11"W	52.50'
L2	N32°14'19"W	9.53'
L3	N18°11'43"E	31.58'
L4	N69°01'11"W	31.68'
L5	S44°52'15"E	25.79'
L6	N45°07'45"E	25.74'
L7	S44°37'53"W	25.85'
L8	S44°52'15"E	25.34'
L9	N45°07'45"E	26.19'
L10	N45°22'07"W	25.68'
L11	S44°52'12"E	25.79'
L12	N45°07'48"E	25.74'
L13	S45°46'59"E	26.11'
L14	S39°50'11"W	27.15'
L15	S32°14'19"E	2.26'
L16	N44°49'09"W	25.79'
L17	S44°49'09"E	25.75'
L18	S45°10'51"W	25.78'

**Curve Table**

Curve	Delta	Radius	Arc	Chord Bearing	Chord Distance
C1	14°30'08"	1,040.00'	263.23'	S24°59'15"E	262.53'
C2	7°24'55"	1,040.00'	134.60'	S21°26'39"E	134.50'
C3	7°05'13"	1,040.00'	128.64'	S28°41'43"E	128.56'
C4	13°18'53"	1,065.00'	247.49'	S25°18'44"E	246.93'
C5	4°47'22"	1,065.00'	89.03'	S21°02'59"E	89.00'
C6	4°04'44"	1,065.00'	75.82'	S25°29'02"E	75.80'
C7	4°26'47"	1,065.00'	82.65'	S29°44'47"E	82.63'
C8	4°24'15"	1,015.00'	78.02'	S30°02'11"E	78.00'
C9	5°39'44"	1,015.00'	100.31'	S19°35'35"E	100.27'
C10	25°42'09"	360.00'	161.49'	S77°08'55"W	160.14'
C11	25°42'09"	385.00'	172.71'	S77°08'55"W	171.26'
C12	11°08'23"	385.00'	74.85'	S69°52'03"W	74.74'
C13	10°10'10"	385.00'	68.33'	S80°31'19"W	68.24'
C14	4°23'36"	385.00'	29.52'	S87°48'12"W	29.51'
C15	25°42'09"	335.00'	150.28'	S77°08'55"W	149.02'
C16	9°53'34"	335.00'	57.84'	S69°14'38"W	57.77'
C17	13°42'55"	335.00'	80.19'	S81°02'53"W	80.00'
C18	2°05'40"	335.00'	12.25'	S88°57'10"W	12.25'
C19	10°52'20"	600.00'	113.85'	N5°19'59"W	113.68'
C20	4°44'01"	600.00'	49.57'	N8°24'08"W	49.56'
C21	6°08'19"	600.00'	64.28'	N2°57'59"W	64.25'
C22	4°16'59"	1,000.00'	74.76'	S8°37'39"E	74.74'
C23	3°59'34"	975.00'	67.94'	S8°46'22"E	67.93'
C24	3°55'39"	975.00'	66.84'	S8°44'25"E	66.82'
C25	0°03'55"	975.00'	1.11'	S10°44'12"E	1.11'
C26	10°52'20"	625.00'	118.60'	N5°19'59"W	118.42'
C27	6°00'44"	625.00'	65.58'	N7°45'47"W	65.55'
C28	4°51'36"	625.00'	53.01'	N2°19'37"W	53.00'
C29	4°28'25"	1,025.00'	80.03'	S8°26'49"E	80.01'

## 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 CRIMSON POINT SUBDIVISION NO. 8, and that it intends to include the following described land in this plat:

A portion of the southwest quarter of Section 15, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

Beginning at the south quarter corner of said Section 15, which bears S89°44'30"E, 2,656.47 feet from the southwest corner of said Section 15; which is the Point of Beginning:

Thence N89°44'30"W, 243.24 feet along the southerly boundary of the southwest quarter of said Section 15;  
 Thence N00°15'30"E, 105.00 feet;  
 Thence N34°00'44"W, 60.51 feet;  
 Thence N00°08'31"E, 325.67 feet;  
 Thence S90°00'00"W, 111.17 feet;  
 Thence N89°45'34"W, 50.00 feet;  
 Thence S90°00'00"W, 242.82 feet;  
 Thence N89°44'53"W, 50.00 feet;  
 Thence S90°00'00"W, 242.18 feet;  
 Thence S53°57'37"W, 62.04 feet;  
 Thence N90°00'00"W, 130.00 feet;  
 Thence S83°43'00"W, 50.21 feet;  
 Thence S64°25'23"W, 117.60 feet;  
 Thence S73°57'49"W, 52.06 feet;  
 Thence S56°18'16"W, 131.35 feet to the boundary of Crimson Point Subdivision Phase 1 as shown in Book 90 of Plats at Page 10621 through Page 10626, records of Ada County, Idaho;

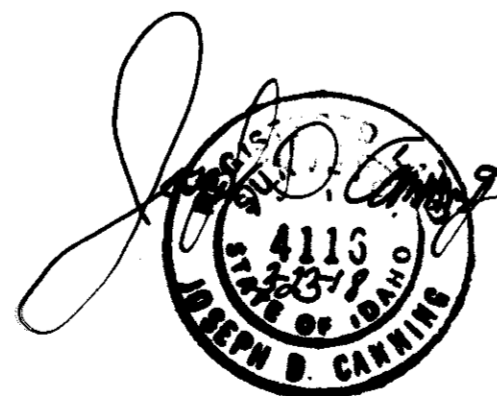
Thence along the boundary of said Crimson Point Subdivision Phase 1 the following courses and distances:  
 N33°41'44"W, 72.81 feet;  
 N27°59'23"W, 99.48 feet;  
 N18°30'08"W, 99.48 feet;  
 N15°31'43"W, 11.53 feet to the southwesterly corner of Crimson Point Subdivision No. 7 as Shown in Book 109 of Plats at Pages 15548 through 15550, records of Ada County, Idaho;

Thence along the southerly boundary of said Crimson Point Subdivision No. 7 the following courses and distances:  
 N71°23'56"E, 132.36 feet;  
 N37°47'22"E, 60.66 feet;  
 N73°00'51"E, 227.28 feet;  
 N87°29'44"E, 369.85 feet to the southeast corner of said Crimson Point Subdivision No. 7, to the boundary of said Crimson Point Subdivision Phase 1;

Thence along the boundary of said Crimson Point Subdivision Phase 1 the following courses and distances:  
 N87°29'43"E, 108.49 feet;  
 S61°05'02"E, 57.54 feet;  
 N90°00'00"E, 494.71 feet;  
 S85°18'32"E, 50.97 feet;  
 S89°44'23"E, 136.70 feet to the westerly boundary of Crimson Point Subdivision Phase 3 as shown in Book 93 of Plats at Pages 11252 through 11254, records of Ada County, and to the easterly boundary of the southwest quarter of said Section 15;  
 Thence S00°06'11"W, 701.06 feet along the westerly boundary of said Crimson Point Subdivision Phase 3, and along the easterly boundary of the southwest quarter of said Section 15 to the Point of Beginning.

Comprising 11.76 Acres, more or less.  
 Subject to right-of-way, records, Ada County instrument number 2015-061664.

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 Crimson Point Subdivision No. 8  
 Sheet 3 of 4

# Crimson Subdivision No. 8

## Certificate of Owners (Continued)

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.

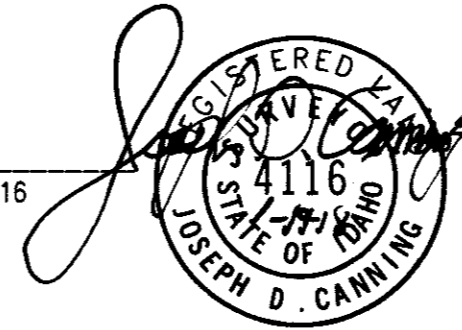
IN WITNESS WHEREOF: I have hereunto set my hand on this 22<sup>nd</sup> day of January, 2018

Justin Blackstock  
Justin Blackstock, Manager  
DB Development, LLC. Date 1-22-18

## 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 CRIMSON POINT SUBDIVISION NO. 8, 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.

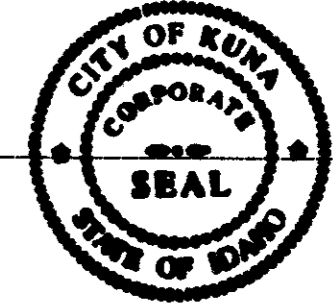
Joseph D. Canning, P.L.S. No. 4116



## 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 20<sup>th</sup> day of February, 2018 this plat was duly accepted and approved.

Chris Engels  
Kuna City Clerk



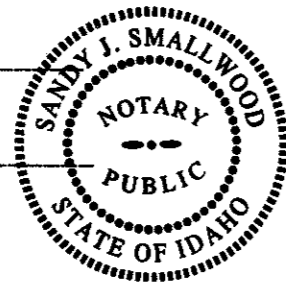
## Acknowledgment

State of Idaho)  
)ss.  
County of Ada)

On this 22<sup>nd</sup> day of January, in the year of 2018 before me the undersigned, a Notary Public in and for said state, personally appeared Justin Blackstock, known or identified to me to be the manager of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

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

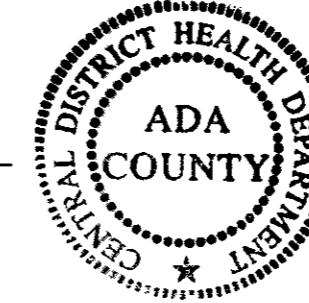
Sandy J. Smallwood  
Notary Public for Idaho  
Residing in Boise, Idaho  
My Commission Expires 7/24/2018



## 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.

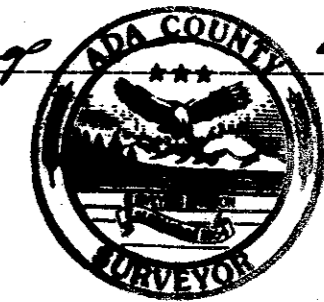
Roni Pank REHS 1-24-18  
Central District Health Department, EHS Date



## Certificate of County Surveyor

I, the undersigned, Professional Land Surveyor 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.

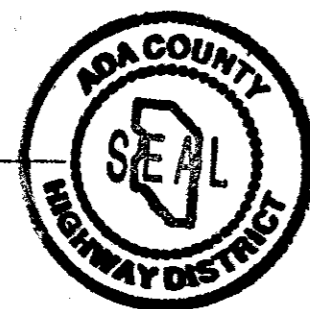
Jerry L. Hastings  
County Surveyor Date 4-5-2018  
PLS 5359



## Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 9<sup>th</sup> day of February, 2018.

Bak  
Commission President  
Ada County Highway District  
Trustee of Existing Public Right-of-way



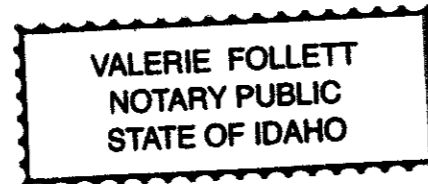
## Acknowledgment

State of Idaho)  
)ss.  
County of Ada)

On this 9<sup>th</sup> day of February, in the year of 2018, before me the undersigned, a Notary Public in and for said state, personally appeared Sarah Baker, known or identified to me to be the President of the Ada County Highway District that executed the instrument or the person who executed the instrument on behalf of said District and acknowledged to me that the Ada County Highway District executed the same.

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

Valerie Follett  
Notary Public for Idaho  
Residing in Boise, Idaho  
My Commission Expires November 20, 2018



## Approval of City Engineer

I, the undersigned, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this 7<sup>th</sup> day of March, 2018, hereby approve this plat.

Paul A. Stover P.E. 7 MARCH 2018  
Kuna City Engineer 8722 Date

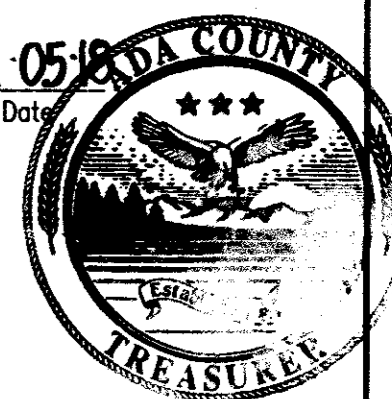
## Certificate of County Recorder

State of Idaho)  
)ss. Instrument No. 2018-030316  
County of Ada)

I hereby certify that this instrument was filed at the request of B&A Engineering at 57 minutes past 4 o'clock P.M., this 5<sup>th</sup> day of April, 2018, in my office, and was recorded in Book 113 of Plats at Pages 16615 through 16618.  
Fee: \$21.-

Ex-Officio Recorder: Christopher D. Rich

Deputy: A. Olson



Vioky McIntyre 04-05-18  
Ada County Treasurer Date  
by Deputy Treasurer  
Alex Perez

 **B&A Engineers, Inc.**  
Consulting Engineers, Surveyors & Planners  
5505 W. Franklin Rd. Boise, Id. 83705  
(208) 343-3381 Crimson Point Subdivision No. 8  
Sheet 4 of 4