

Walkabout Creek Subdivision

Parcels of land, including a resubdivision of a portion of Lot 53, Block 1, Danskin Ridge Subdivision No. 5, situate in the west half of the southwest quarter of Section 11, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho.

2018

Legend

- Subdivision boundary
- Lot 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.
- Adjoining property line

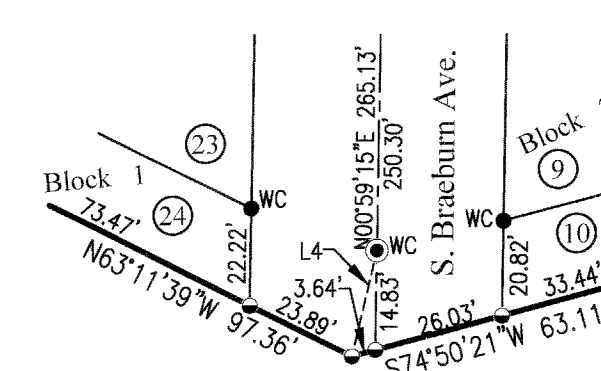
- Found brass cap
- Found 5/8" pin (LS 4998)
- Set 1/2"x24" iron pin with plastic cap labeled "B&A LS 4116"
- Set 5/8"x30" iron pin with plastic cap labeled "B&A LS 4116"
- Calculated point, not found or set
- Witness corner
- Reference monument
- Distance of record per Inst. No. 2015-043505
- West quarter corner. Found brass cap. CP&F No. 2016-034801
- Southwest Section corner. Found brass cap. CP&F No. 2016-034798

Line Table

Line	Bearing	Distance
L1	S44°00'45"E	27.76'
L2	S45°59'15"W	27.76'
L3	S74°50'21"W	36.32'
L4	N13°25'35"E	16.22'
L5	S74°50'21"W	63.11'
L6	N8°16'21"E	21.80'

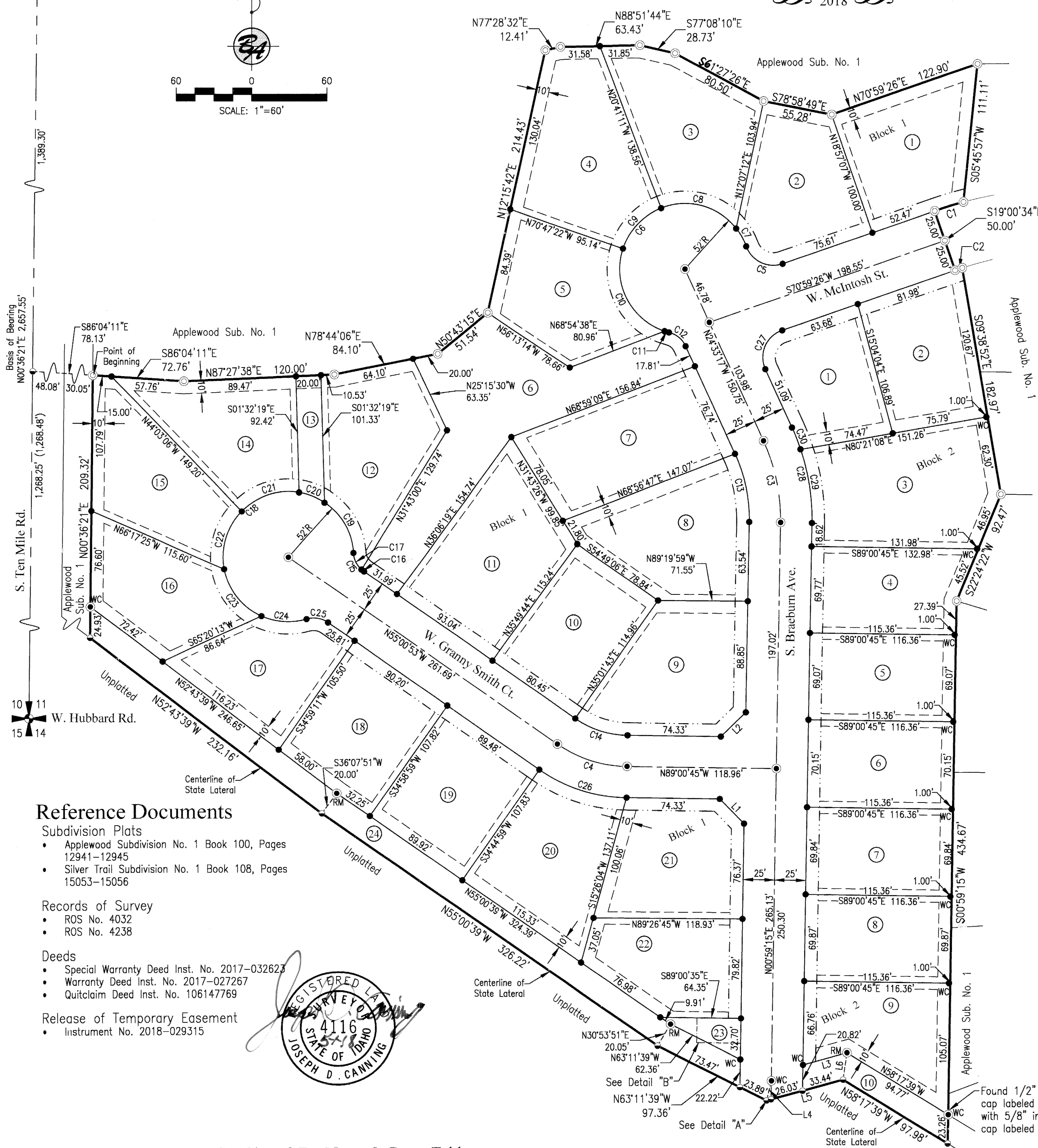
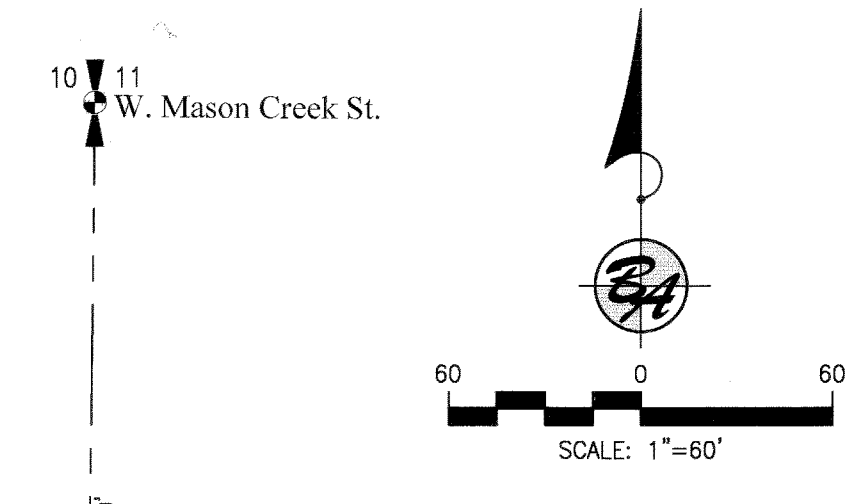
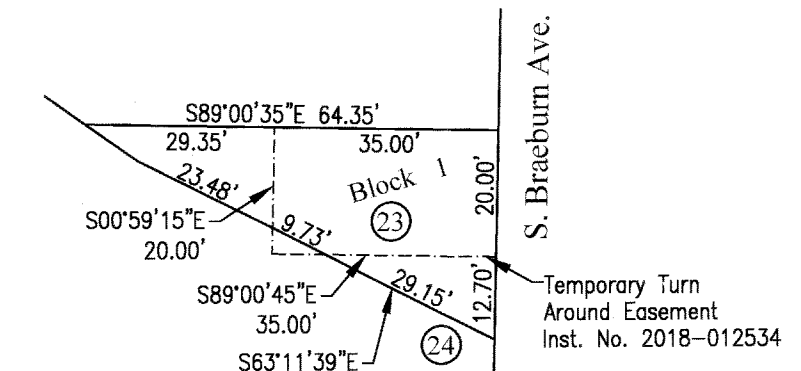
Detail "A"

Not to Scale



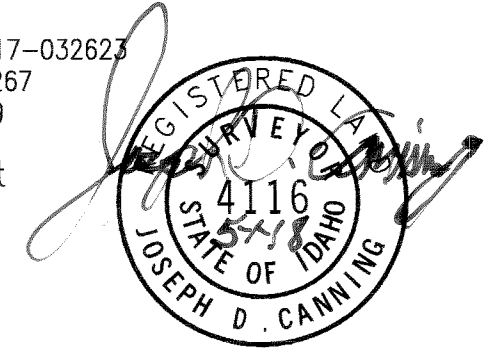
Detail "B"

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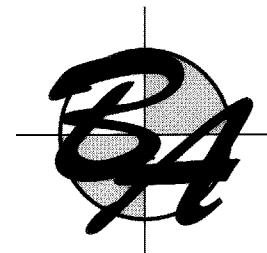


Reference Documents

- Subdivision Plats**
 - Applewood Subdivision No. 1 Book 100, Pages 12941-12945
 - Silver Trail Subdivision No. 1 Book 108, Pages 15053-15056
- Records of Survey**
 - ROS No. 4032
 - ROS No. 4238
- Deeds**
 - Special Warranty Deed Inst. No. 2017-032623
 - Warranty Deed Inst. No. 2017-027267
 - Quitclaim Deed Inst. No. 106147769
- Release of Temporary Easement**
 - Instrument No. 2018-029315



See Sheet 2 For Notes & Curve Table



B&A Engineers, Inc.

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

Walkabout Creek Subdivision

Certificate of Owners

KNOW ALL MEN BY THESE PRESENTS: That the undersigned do hereby certify that it is the owner of a certain tract of land to be known as WALKABOUT CREEK SUBDIVISION, and that it intends to include the following described land in this plat:

Parcels of land, including a resubdivision of a portion of Lot 53, Block 1, Danskin Ridge Subdivision No. 5 as recorded in Book 89 of Plats at pages 10381-10384, records of Ada County, situate in the west half of the southwest quarter of Section 11, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the west quarter corner of said Section 11; thence S00°36'21"W, 1,389.30 feet along the westerly boundary of the southwest quarter of said Section 11 and the centerline of North Ten Mile Road to a point which bears N00°36'21"E, 1,268.25 feet from the southwest corner of said Section 11; thence S86°04'11"E, 48.08 feet to the easterly right-of-way of North Ten Mile Road; thence continuing S86°04'11"E, 30.05 feet to the southwesterly corner of Lot 11, Block 4 of Applewood Subdivision No. 1 as shown in Book 100 of Plats at Pages 12941 through 12945 records of Ada County, Idaho, which is also the Point of Beginning:

Thence along the southerly boundary of said Applewood Subdivision No. 1 the following courses and distances:
 S86°04'11"E, 72.76 feet; N87°27'38"E, 120.00 feet;
 N78°44'06"E, 84.10 feet; N50°43'15"E, 51.54 feet;
 N12°15'42"E, 214.43 feet; N77°28'32"E, 12.41 feet;
 N88°51'44"E, 63.43 feet; S77°08'10"E, 28.73 feet;
 S61°27'26"E, 80.50 feet; S78°58'49"E, 55.28 feet;
 N70°59'26"E, 122.90 feet;

Thence along the westerly boundary of said Applewood Subdivision No. 1 the following courses and distances:
 S05°45'57"W, 111.11 feet to the northerly right-of-way of West McIntosh Street;
 23.99 feet along a non-tangent curve deflecting to the left, having a radius of 325.00 feet, a central angle of 04°13'46", a long chord bearing of S73°06'19"W, and a long chord distance of 23.99 feet along the northerly right-of-way of West McIntosh Street;
 S19°00'34"E, 50.00 feet to the southerly right-of-way of West McIntosh Street;
 6.07 feet along a non-tangent curve deflecting to the right, having a radius of 275.00 feet, a central angle of 01°15'54", a long chord bearing of N71°37'23"E, and a long chord distance of 6.07 feet along the southerly right-of-way of West McIntosh Street;
 S09°38'52"E, 182.97 feet;
 S22°24'22"W, 92.47 feet;
 S00°59'15"W, 434.67 feet;

Thence N58°17'39"W, 97.98 feet;

Thence S74°50'21"W, 63.11 feet;

Thence N63°11'39"W, 97.36 feet;

Thence N55°00'39"W, 326.22 feet;

Thence N52°43'39"W, 232.16 feet to the easterly boundary of Lot 1 of Block 4 of said Applewood Subdivision No. 1;

Thence N00°36'21"E, 209.32 feet along the easterly boundary of Lot 1 of Block 4 of said Applewood Subdivision No 1 to the Point of Beginning.

Comprising 9.13 acres, more or less.

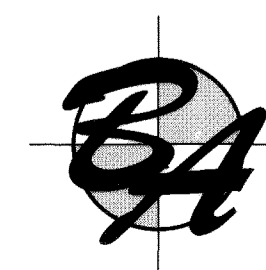
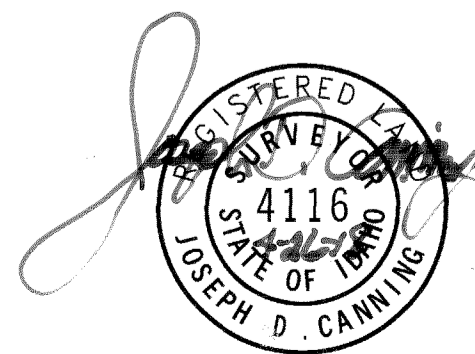
See Sheet 3 for Certificate of Owners Signature

Curve Table

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DISTANCE
C1	4°13'46"	325.00'	23.99'	S73°06'19"W	23.99'
C2	1°15'54"	275.00'	6.07'	N71°37'23"E	6.07'
C3	25°32'32"	150.00'	66.87'	N11°47'01"W	66.32'
C4	33°59'52"	100.00'	59.34'	S72°00'49"E	58.47'
C5	88°53'54"	23.00'	35.69'	S64°33'37"E	32.21'
C6	235°45'41"	52.00'	213.97'	S42°00'29"W	91.93'
C7	18°07'59"	52.00'	16.46'	N29°10'40"W	16.39'
C8	73°08'23"	52.00'	66.38'	N74°48'51"W	61.96'
C9	50°17'18"	52.00'	45.64'	S43°28'19"W	44.19'
C10	90°10'02"	52.00'	81.83'	S26°45'20"E	73.65'
C11	4°02'00"	52.00'	3.66'	S73°51'21"E	3.66'
C12	51°19'04"	20.00'	17.91'	N50°12'49"W	17.32'
C13	25°32'32"	125.00'	55.72'	N11°47'01"W	55.26'
C14	33°59'52"	75.00'	44.50'	S72°00'49"E	43.85'
C15	51°19'04"	20.00'	17.91'	S29°21'21"E	17.32'
C16	7°27'25"	20.00'	2.60'	S51°17'11"E	2.60'
C17	43°51'39"	20.00'	15.31'	S25°37'38"E	14.94'
C18	282°38'08"	52.00'	256.51'	S34°59'07"W	65.00'
C19	52°35'24"	52.00'	47.73'	N29°59'31"W	46.07'
C20	24°08'59"	52.00'	21.92'	N68°21'43"W	21.76'
C21	55°05'32"	52.00'	50.00'	S72°01'02"W	48.10'
C22	55°05'32"	52.00'	50.00'	S16°55'30"W	48.10'
C23	55°05'32"	52.00'	50.00'	S38°10'01"E	48.10'
C24	40°37'10"	52.00'	36.87'	S86°01'22"E	36.10'
C25	51°19'04"	20.00'	17.91'	N80°40'25"W	17.32'
C26	33°59'52"	125.00'	74.17'	S72°00'49"E	73.09'
C27	95°32'43"	23.00'	38.35'	S23°13'04"W	34.06'
C28	25°32'32"	175.00'	78.01'	N11°47'01"W	77.37'
C29	19°29'39"	175.00'	59.54'	N8°45'34"W	59.25'
C30	6°02'54"	175.00'	18.47'	N21°31'50"W	18.46'

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 Silver Trail Subdivision Homeowners' and the owners of the lots, within said subdivision, jointly pursuant to the Master Declaration of Covenants, Conditions, and Restrictions, recorded as Instrument No. 2015-010835, 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.
- Lots shall not be reduced in size without prior approval from the health authority.
- Lots 6, 13, 23, & 24, Block 1 and Lot 10, Block 2 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.
- 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 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.
- Direct lot access to Ten Mile Road 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.
- All of Lot 6, Block 1 is 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 23, Block 1 is a non-buildable lot. Said lot is subject to a temporary turn around easement to benefit the Ada County Highway District. The easement is to be removed when S. Braeburn Ave. is extended.
- All of Lot 13, Block 1 is subject to an easement to benefit the City of Kuna for installation, access, and maintenance of sanitary sewer.
- This development is subject to a License Agreement, Inst. No. 2018-003575.
- All of Lot 6, Block 1 is reserved for an easement to benefit the City of Kuna for installation, access, and maintenance of pressure irrigation.
- Lot 24, Block 1 and Lot 10, Block 2 are subject to an easement for the State Lateral.
- The easterly and westerly boundary lines of this subdivision at the State Lateral were established from information of record in Deed #106147769, ROS #4238, Deed #2015-043505, and the plat of Applewood Subdivision No. 1 (records of Ada County, Idaho). There is a slight deviation between the information presented in these documents in a north-south direction. As a result, the southwesterly boundary of this subdivision was set from the resultant lines of Deed #106147769 and the plat of Applewood Subdivision No. 1. The overall gross deviations between all the information is less than 0.25 feet and the resolution shown hereon results in matching the plat of Applewood Subdivision No. 1.



B&A Engineers, Inc.

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

Walkabout Creek Subdivision

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 12 day of April, 2018.

Justin Blackstock
Justin Blackstock, Manager
DB Development, LLC

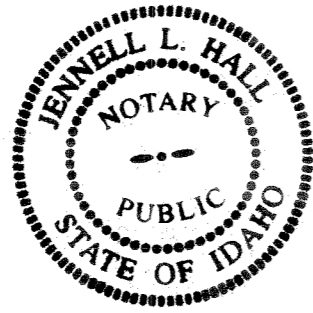
Acknowledgment

State of Idaho)
)ss.
County of Ada)

On this 12 day of April, 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.

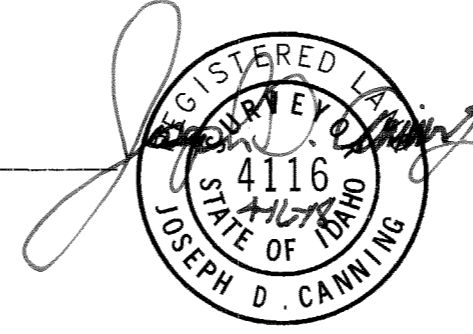
Jennell L. Hall
Notary Public for Idaho
Residing in Boise, Idaho
My Commission Expires 1-13-2022



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 WALKABOUT CREEK 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, 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.

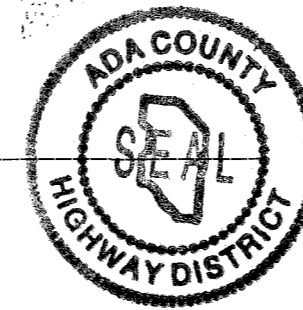
Louie Boddy REHS 4-16-18
Central District Health Department, EHS Date



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 February, 2018.

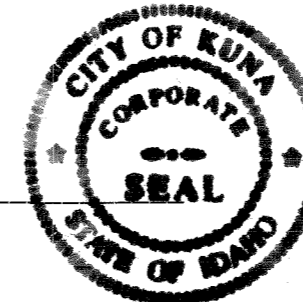
Bob
Commission President
Ada County Highway District



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 20th day of Feb, 2018, this plat was duly accepted and approved.

Chris Engels
Kuna City Clerk



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.

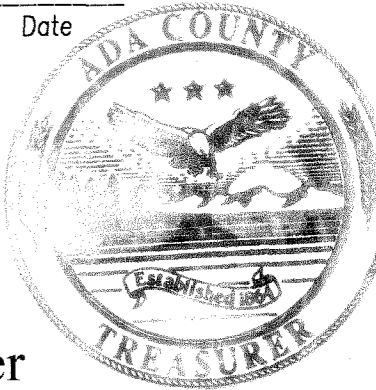
Jerry L. Hastings
County Surveyor
PLS 5359
5-2-2018



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 5-02-18
Ada County Treasurer Date
by Deputy Treasurer
Alex Perez



Certificate of County Recorder

State of Idaho)
)ss. Instrument No. 2018-039903
County of Ada)

I hereby certify that this instrument was filed at the request of DB Development at 59 minutes past 11 o'clock AM, this 3rd day of May, 2018, in my office, and was recorded in Book 113 of Plats at Pages 16671 through 16673. Fee: \$16.-

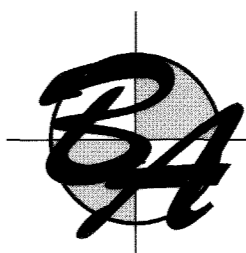
Ex-Officio Recorder: Christopher D. Rich

Deputy: N Olson

Approval of City Engineer

I, the undersigned, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this 19th day of APRIL, 2018, hereby approve this plat.

Paul A. Starn, P.E.
Kuna City Engineer
8722



B&A Engineers, Inc.

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