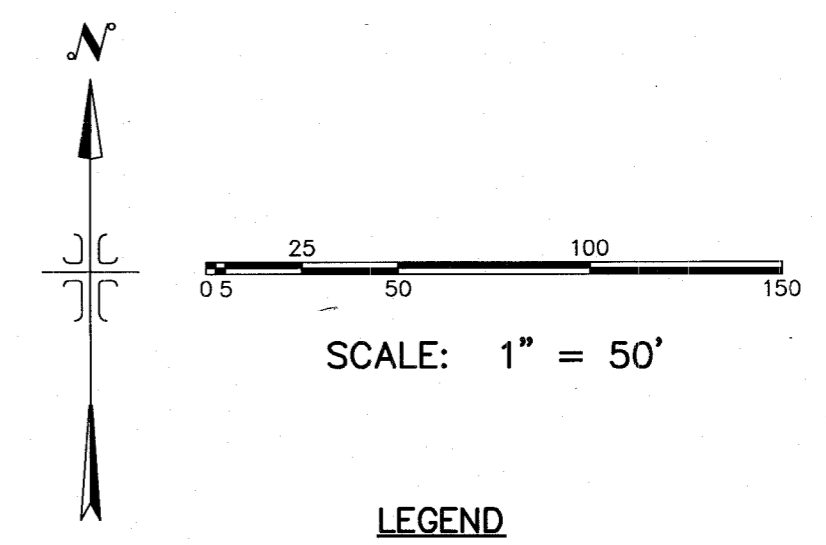


BK 116 13 17463

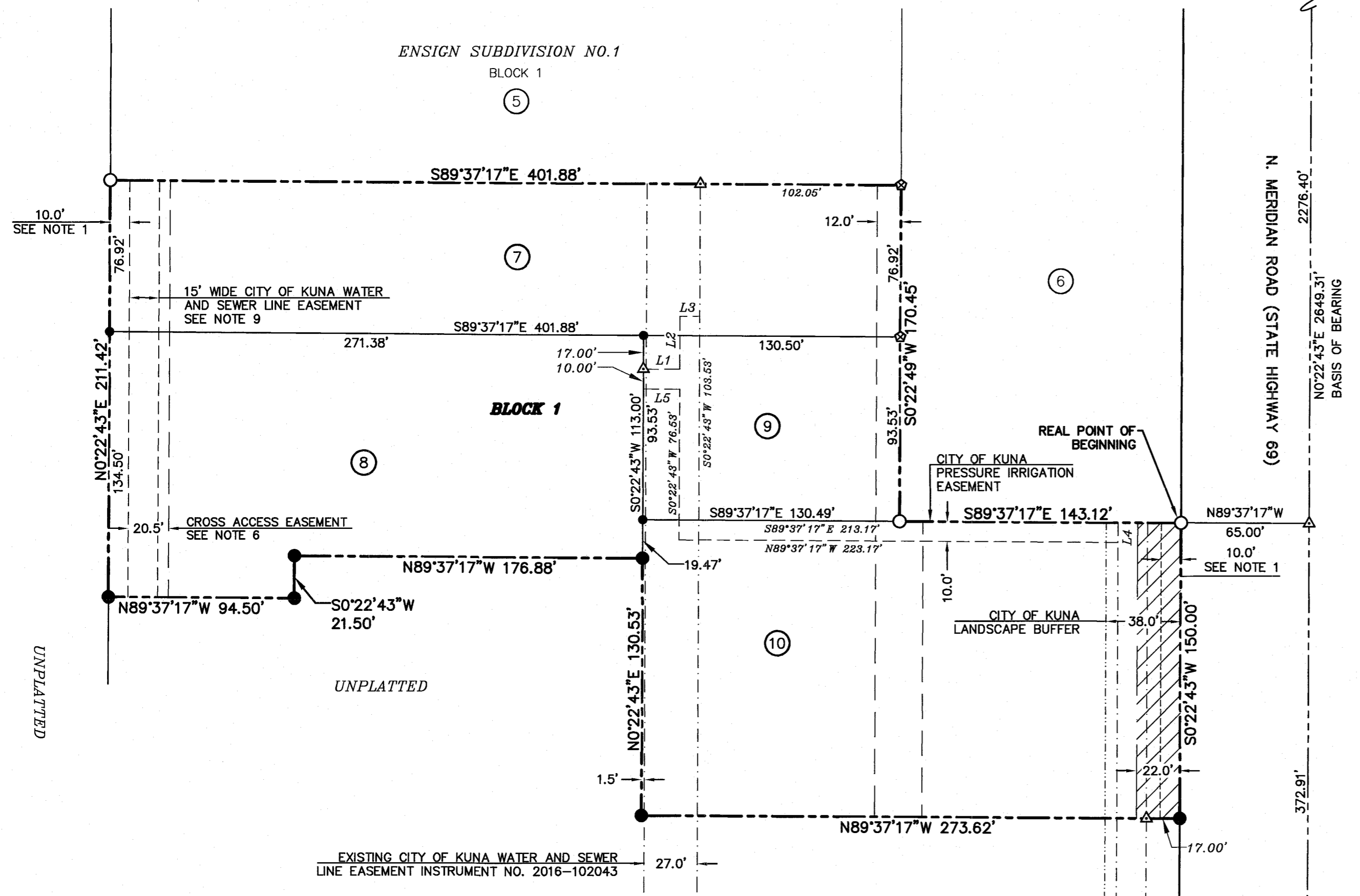
PLAT SHOWING  
**ENSIGN SUBDIVISION NO. 2**  
 LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 24,  
 T.2N., R.1W., B.M. KUNA, ADA COUNTY, IDAHO  
 2019

E. DEER FLAT RD. S.13 S.18  
 S.24 S.19  
 CP&F NO. 2018-071257  
 T.2N. R.1W. T.2N. R.1E.



**LEGEND**

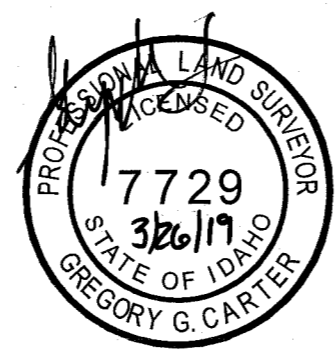
	FOUND 5/8" IRON PIN PLS 7729 UNLESS OTHERWISE NOTED
	FOUND ALUMINUM CAP MONUMENT
	SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT PLS 7729
	SET 5/8" IRON PIN WITH CAP PLS 7729
	SET 1/2" IRON PIN WITH CAP PLS 7729
	CALCULATED POINT
	SUBDIVISION BOUNDARY LINE
	CITY OF KUNA PRESSURE IRRIGATION EASEMENT LINE
	CITY OF KUNA LANDSCAPE BUFFER
	EXISTING CITY OF KUNA WATER, SEWER AND PRESSURE IRRIGATION EASEMENT LINE
	PUBLIC UTILITY AND DRAINAGE EASEMENT LINE, SEE NOTE 1
	CROSS ACCESS EASEMENT-SEE NOTE 6
	LOT LINE
	SECTION LINE
	LOT NO.
	IDAHO TRANSPORTATION DEPARTMENT DRAINAGE EASEMENT INST. NO. 2019-000545.
	EASEMENT DIMENSION



- NOTES:**
- A PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DEDICATED AS FOLLOWS:  
 TEN (10) FOOT WIDE ALONG ALL PUBLIC RIGHTS OF WAY.  
 TEN (10) FOOT WIDE ALONG WEST LOT LINE OF LOTS 7, 8, BLOCK 1  
 EASEMENTS AS SHOWN ON THIS PLAT.
  - ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
  - 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.
  - IRRIGATION WATER WILL BE PROVIDED BY CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM CITY OF KUNA SUBJECT TO THE ANNEXING OF ENSIGN SUBDIVISION INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT AND POOLING THE APPURTENANT WATER RIGHTS THEREOF, RECORDED AS INSTRUMENT NO. 2016-060881, RECORDS OF ADA COUNTY, IDAHO.
  - MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
  - DIRECT LOT ACCESS TO N. MERIDIAN ROAD IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE STATE OF IDAHO AND THE CITY OF KUNA. LOT ACCESS TO LOTS 7-10, BLOCK 1 SHALL BE FROM THE CROSS ACCESS EASEMENTS AS SHOWN ON THIS PLAT. LOTS 7-10, BLOCK 1 SHALL BE SUBJECT TO CROSS ACCESS EASEMENTS IN FAVOR OF LOTS 7-10, BLOCK 1 AS SHOWN ON THIS PLAT.
  - THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL FACILITY OR AN EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL 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 NEGLIGENCE OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
  - LOTS 7, 9 AND 10, BLOCK 1 SHALL BE SUBJECT TO A TEN (10) FOOT WIDE CITY OF KUNA PRESSURE IRRIGATION EASEMENT AS SHOWN ON THIS PLAT.
  - LOTS 7 AND 8, BLOCK 1 SHALL BE SUBJECT TO A FIFTEEN (15) FOOT WIDE SEWER AND WATERLINE EASEMENT AS SHOWN ON THIS PLAT.
  - ALL COMMERCIAL LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO THE GRANT OF RECIPROCAL EASEMENTS AND DECLARATION OF COVENANTS RECORDED AS INSTRUMENT NO. 2016-091329 AND AS MAY BE AMENDED FROM TIME TO TIME.

**EASEMENT LINE TABLE**

LINE	LENGTH	BEARING
L1	18.45	S89°37'17"E
L2	27.00	S0°22'43"W
L3	10.00	N89°37'17"W
L4	10.00	N0°22'43"E
L5	18.45	N89°37'17"W



**ISG** IDAHO SURVEY GROUP, LLC  
 9955 W. EMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-8570

JOB NO. 17-249  
 SHEET 1 OF 3

# ENSIGN SUBDIVISION NO. 2

## CERTIFICATE OF OWNERS

Know all men by these presents: That Lesley Properties, LLC, an Oregon Limited Liability Company, is the owner of the property described as follows:

A portion of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 24 from which the Northeast corner of said Section 24 bears North 00°22'43" East, 2,649.31 feet;

thence along the East boundary line of said Section 24 North 00°22'43" East, 372.91 feet;

thence leaving said East boundary line North 89°37'17" West, 65.00 feet to the SE corner of Lot 6, Block 1 of Ensign Subdivision No. 1 as filed in Book 111 of Plats at Pages 16058 through 16061, records Ada County, Idaho, said point also being on the West right-of-way line of N. Meridian Road and the **REAL POINT OF BEGINNING**;

thence along said West right-of-way line South 00°22'43" West, 150.00 feet;

thence leaving said West right-of-way line North 89°37'17" West, 273.62 feet;

thence North 00°22'43" East, 130.53 feet;

thence North 89°37'17" West, 176.88 feet;

thence South 00°22'43" West, 21.50 feet;

thence North 89°37'17" West, 94.50 feet;

thence North 00°22'43" East, 211.42 feet to the SW corner of Lot 5, Block 1 of said Ensign Subdivision No. 1;

thence along the southerly boundary line of said Ensign Subdivision No. 1 for the following 3 courses and distances:

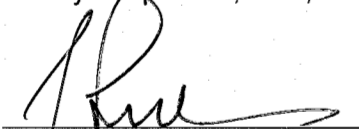
thence South 89°37'17" East, 401.88 feet;

thence South 00°22'49" West, 170.45 feet;

thence South 89°37'17" East, 143.12 feet to the **REAL POINT OF BEGINNING**. Containing 2.68 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements are hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water service from an existing City of Kuna main line located adjacent to the subject subdivision, and the City of Kuna has agreed in writing to serve all the lots in this subdivision.


Lesley Properties, LLC, an Oregon Limited Liability Company

  
 \_\_\_\_\_  
 James S. Lesley, Manager

## CERTIFICATE OF SURVEYOR

I, Gregory G. Carter, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

Gregory G. Carter



P.L.S. No. 7729

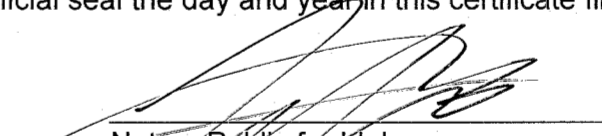
## ACKNOWLEDGMENT

State of Idaho )  
                  ) s.s.  
County of Ada )

On this 19 day of November, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared James S. Lesley, known or identified to me to be the manager of Lesley Properties, LLC, an Oregon Limited Liability Company, 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 said limited liability company executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

08-03-2024  
My commission expires

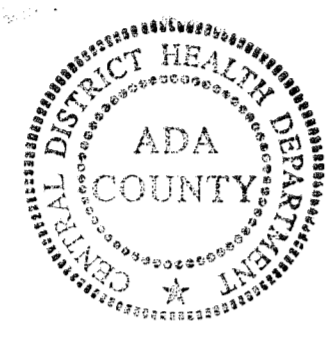
  
 \_\_\_\_\_  
 Notary Public for Idaho  
 Residing in Kuna, Idaho



# ENSIGN SUBDIVISION NO. 2

### HEALTH CERTIFICATE

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.



Lori Badger DEHS 8-31-18  
District Health Department, EHS Date

### CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Profession Land 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  
County Surveyor  
PLS 5359  
4-3-2019

### APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 29th day of August, 2018.



[Signature]  
President ACHD

### CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of I.C.50-1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.



08-20-19  
Date

Elizabeth A. Mann  
County Treasurer  
by deputy Katharine Wiley

### APPROVAL OF CITY ENGINEER

I, the City Engineer in and for the City of Kuna, Ada County, Idaho, hereby approve this plat.

Paul A. Stinson, P.E. 8722  
City Engineer 29 JAN 2019

### COUNTY RECORDER'S CERTIFICATE

State of Idaho )  
                  ) s.s.  
County of Ada )

I hereby certify that this instrument was filed for record at the request of Idaho Survey Group at 50 Minutes past 10 O'clock A.M. on this 10th day of May, 2019, in Book 116 of plats at Pages 17463-17465.

Instrument No. 2018-035732

[Signature]  
Deputy Fee \$ 16.00

Phil McCombe  
Ex-Officio Recorder

### APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Kuna, Ada County, Idaho, hereby certify that at a regular meeting of the City Council held on the 16th day of October, 2018, this plat was duly accepted and approved.



Chris Engels  
City Clerk, Kuna, Idaho

