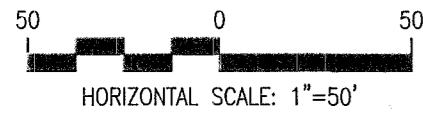


Ardell Estates Subdivision No. 3

A parcel of land situate in the north half of the southeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho.

2020



Survey Narrative

Purpose: The purpose is to create a subdivision with 39 buildable lots and 5 open space lots.

Boundary Establishment: The boundary was established per Record of Survey No. 5982, Ada County, Idaho.

Records Used: (All within Ada County, Idaho)

CP&F's Section 14
 2019-126520 Center quarter corner
 2019-055195 East quarter corner
 2017-094753 Northeast section corner

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. 4, Book 113, Pages 16604-16607
 Ardell Estates Subdivision No. 1, Book 111, Pages 15987-15989
 Ardell Estates Subdivision No. 2, Book 113, Pages 16657-16659
 Mineral Springs Subdivision No. 2, Book 97, Pages 12332-12334

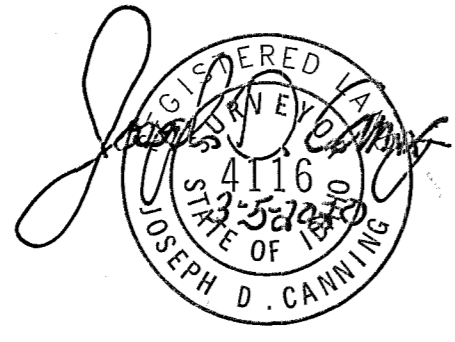
Records of Survey
 ROS No. 5982

Line Table

Line	Bearing	Distance	Line	Bearing	Distance
L1	S0°03'34"E	20.00'	L8	N49°59'39"W	24.77'
L2	S45°03'34"E	28.04'	L9	N40°00'21"E	27.03'
L3	N44°56'26"E	28.05'	L10	N0°03'32"W	15.37'
L4	S44°56'26"W	25.76'	L11	S89°56'20"W	55.17'
L5	N45°03'34"W	25.76'	L12	S00°03'34"E	20.00'
L6	S45°03'34"E	25.76'	L13	S00°03'40"E	37.29'
L7	N44°56'26"E	25.76'			

Legend

- Subdivision boundary line
- Lot line
- Section line
- Street centerline
- Water, sewer, drainage, and pressure irrigation easement line, see Note 10 for more information
- 10' wide public utility easement line, see Note 9 for more information
- 10' wide storm drainage easement to benefit ACHD, see Note 14 for more information
- Existing easement, details noted hereon
- Adjoining property line
- Match line
- Found aluminum cap
- Found 1/2" pin with cap marked LS 4116, unless noted otherwise
- Found 5/8" pin with cap marked LS 4116, unless noted otherwise
- 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
- Quarter corner
- Section corner

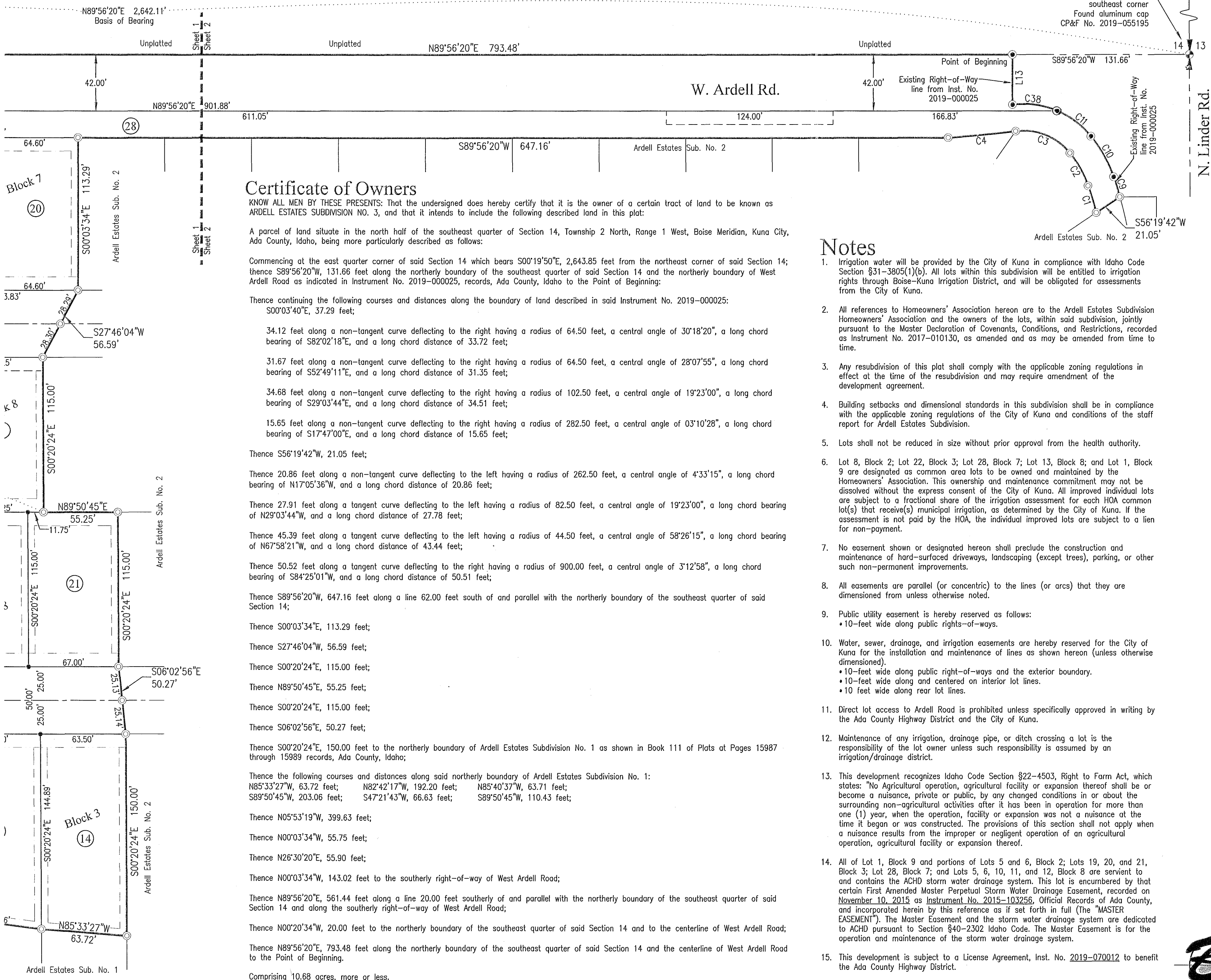
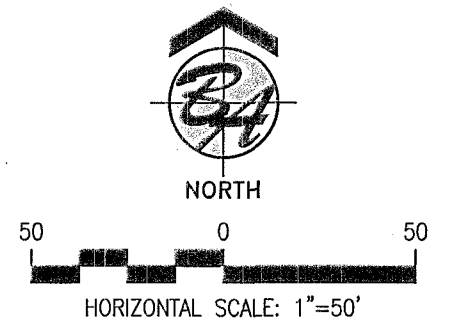
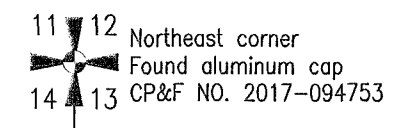


B&A Engineers, Inc.
 Consulting Engineers, Surveyors & Planners
 5505 W. Franklin Rd. Boise, Id. 83705
 (208) 343-3381



See Sheet 2 For Curve Table

Ardell Estates Subdivision No. 3



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 ARDELL ESTATES SUBDIVISION NO. 3, and that it intends to include the following described land in this plat:

A parcel of land situate in the north half of the southeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

Commencing at the east quarter corner of said Section 14 which bears S00°19'50"E, 2,643.85 feet from the northeast corner of said Section 14; thence S89°56'20"W, 131.66 feet along the northerly boundary of the southeast quarter of said Section 14 and the northerly boundary of West Ardell Road as indicated in Instrument No. 2019-000025, records, Ada County, Idaho to the Point of Beginning:

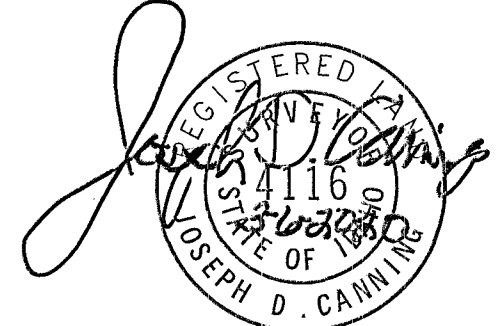
- Thence continuing the following courses and distances along the boundary of land described in said Instrument No. 2019-000025: S00°03'40"E, 37.29 feet;
 - 34.12 feet along a non-tangent curve deflecting to the right having a radius of 64.50 feet, a central angle of 30°18'20", a long chord bearing of S82°02'18"E, and a long chord distance of 33.72 feet;
 - 31.67 feet along a non-tangent curve deflecting to the right having a radius of 64.50 feet, a central angle of 28°07'55", a long chord bearing of S52°49'11"E, and a long chord distance of 31.35 feet;
 - 34.68 feet along a non-tangent curve deflecting to the right having a radius of 102.50 feet, a central angle of 19°23'00", a long chord bearing of S29°03'44"E, and a long chord distance of 34.51 feet;
 - 15.65 feet along a non-tangent curve deflecting to the right having a radius of 282.50 feet, a central angle of 03°10'28", a long chord bearing of S17°47'00"E, and a long chord distance of 15.65 feet;
 - Thence S56°19'42"W, 21.05 feet;
 - Thence 20.86 feet along a non-tangent curve deflecting to the left having a radius of 262.50 feet, a central angle of 4°33'15", a long chord bearing of N17°05'36"W, and a long chord distance of 20.86 feet;
 - Thence 27.91 feet along a tangent curve deflecting to the left having a radius of 82.50 feet, a central angle of 19°23'00", a long chord bearing of N29°03'44"W, and a long chord distance of 27.78 feet;
 - Thence 45.39 feet along a tangent curve deflecting to the left having a radius of 44.50 feet, a central angle of 58°26'15", a long chord bearing of N67°58'21"W, and a long chord distance of 43.44 feet;
 - Thence 50.52 feet along a tangent curve deflecting to the right having a radius of 900.00 feet, a central angle of 3°12'58", a long chord bearing of S84°25'01"W, and a long chord distance of 50.51 feet;
 - Thence S89°56'20"W, 647.16 feet along a line 62.00 feet south of and parallel with the northerly boundary of the southeast quarter of said Section 14;
 - Thence S00°03'34"E, 113.29 feet;
 - Thence S27°46'04"W, 56.59 feet;
 - Thence S00°20'24"E, 115.00 feet;
 - Thence N89°50'45"E, 55.25 feet;
 - Thence S00°20'24"E, 115.00 feet;
 - Thence S06°02'56"E, 50.27 feet;
 - Thence S00°20'24"E, 150.00 feet to the northerly boundary of Ardell Estates Subdivision No. 1 as shown in Book 111 of Plats at Pages 15987 through 15989 records, Ada County, Idaho;
 - Thence the following courses and distances along said northerly boundary of Ardell Estates Subdivision No. 1: N85°33'27"W, 63.72 feet; N82°42'17"W, 192.20 feet; N85°40'37"W, 63.71 feet; S89°50'45"W, 203.06 feet; S47°21'43"W, 66.63 feet; S89°50'45"W, 110.43 feet;
 - Thence N05°53'19"W, 399.63 feet;
 - Thence N00°03'34"W, 55.75 feet;
 - Thence N26°30'20"E, 55.90 feet;
 - Thence N00°03'34"W, 143.02 feet to the southerly right-of-way of West Ardell Road;
 - Thence N89°56'20"E, 561.44 feet along a line 20.00 feet southerly of and parallel with the northerly boundary of the southeast quarter of said Section 14 and along the southerly right-of-way of West Ardell Road;
 - Thence N00°20'34"W, 20.00 feet to the northerly boundary of the southeast quarter of said Section 14 and to the centerline of West Ardell Road;
 - Thence N89°56'20"E, 793.48 feet along the northerly boundary of the southeast quarter of said Section 14 and the centerline of West Ardell Road to the Point of Beginning.
- Comprising 10.68 acres, more or less.

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 Ardell Estates 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 No. 2017-010130, 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 Ardell Estates Subdivision.
- Lots shall not be reduced in size without prior approval from the health authority.
- Lot 8, Block 2; Lot 22, Block 3; Lot 28, Block 7; Lot 13, Block 8; and Lot 1, Block 9 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. All improved individual lots are subject to a fractional share of the irrigation assessment for each HOA common lot(s) that receive(s) municipal irrigation, as determined by the City of Kuna. If the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non-payment.
- 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 right-of-ways and the exterior boundary.
 - 10-foot wide along and centered on interior lot lines.
 - 10 feet wide along rear lot lines.
- Direct lot access to Ardell Road is prohibited unless specifically approved in writing by the Ada County Highway District and the City of Kuna.
- 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 1, Block 9 and portions of Lots 5 and 6, Block 2; Lots 19, 20, and 21, Block 3; Lot 28, Block 7; and Lots 5, 6, 10, 11, and 12, Block 8 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. 2019-070012 to benefit the Ada County Highway District.

Curve Table

Curve	Delta	Radius	Arc	Chord Bearing	Chord Distance
C1	4°33'15"	262.50'	20.86'	N17°05'36"W	20.86'
C2	19°23'00"	82.50'	27.91'	N29°03'44"W	27.78'
C3	58°26'15"	44.50'	45.39'	N67°58'21"W	43.44'
C4	3°12'58"	900.00'	50.52'	S84°25'01"W	50.51'
C5	5°52'11"	500.00'	51.22'	S87°13'10"E	51.20'
C6	5°46'30"	500.00'	50.40'	N87°10'19"W	50.38'
C7	9°46'29"	450.00'	76.77'	S4°56'49"E	76.68'
C8	8°48'56"	450.00'	69.24'	N5°25'35"W	69.17'
C9	3°10'28"	282.50'	15.65'	S17°47'00"E	15.65'
C10	19°23'00"	102.50'	34.68'	S29°03'44"E	34.51'
C11	28°07'55"	64.50'	31.67'	S52°49'11"E	31.35'
C12	5°46'30"	525.00'	52.92'	N87°10'19"W	52.89'
C13	4°47'40"	525.00'	43.93'	N86°40'54"W	43.92'
C14	0°58'50"	525.00'	8.99'	N89°34'10"W	8.99'
C15	5°52'11"	475.00'	48.66'	S87°13'10"E	48.64'
C16	2°15'28"	475.00'	18.72'	S85°24'48"E	18.72'
C17	3°36'42"	475.00'	29.94'	S88°20'54"E	29.94'
C18	5°46'30"	475.00'	47.88'	N87°10'19"W	47.86'
C19	5°52'11"	525.00'	53.78'	S87°13'10"E	53.76'
C20	9°46'29"	475.00'	81.04'	S4°56'49"E	80.94'
C21	2°49'59"	475.00'	23.49'	S1°28'34"E	23.48'
C22	6°56'30"	475.00'	57.55'	S6°21'48"E	57.51'
C23	9°46'31"	425.00'	72.51'	N4°56'47"W	72.42'
C24	1°59'03"	425.00'	14.72'	N8°50'32"W	14.72'
C25	7°47'29"	425.00'	57.79'	N3°57'16"W	57.75'
C26	6°11'20"	475.00'	51.31'	N6°44'23"W	51.28'
C27	6°15'40"	485.00'	53.00'	N6°42'13"W	52.97'
C28	9°46'29"	425.00'	72.51'	S4°56'49"E	72.42'
C29	9°46'29"	415.00'	70.80'	S4°56'49"E	70.71'
C30	8°47'01"	415.00'	63.62'	S4°27'05"E	63.56'
C31	0°59'28"	415.00'	7.18'	S9°20'19"E	7.18'
C32	9°49'49"	152.00'	26.08'	N85°08'45"W	26.05'
C33	9°49'49"	208.00'	35.69'	S85°08'45"E	35.64'
C34	9°49'49"	132.00'	22.65'	N85°08'45"W	22.62'
C35	9°49'49"	228.00'	39.12'	S85°08'45"E	39.07'
C36	4°44'25"	228.00'	18.86'	S82°36'03"E	18.86'
C37	5°05'25"	228.00'	20.26'	S87°30'58"E	20.25'
C38	30°18'20"	64.50'	34.12'	S82°02'18"E	33.72'



B&A Engineers, Inc.

Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381 Ardell Estates Subdivision No. 3
Sheet 2 of 3

See Sheet 3 For Owners Signature

See Sheet 1 For Legend and Line Table

Ardell Estates Subdivision No. 3

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.

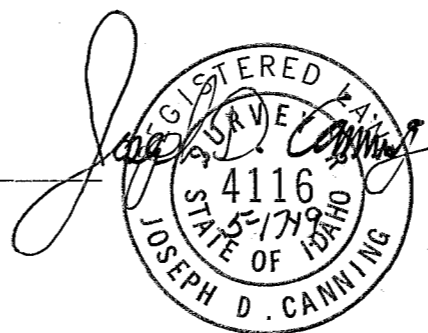
IN WITNESS WHEREOF: I have hereunto set my hand on this 5 day of June, 2019.

Justin Blackstock
Justin Blackstock, Manager
DB Development, LLC.

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 ARDELL ESTATES SUBDIVISION NO. 3, 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.

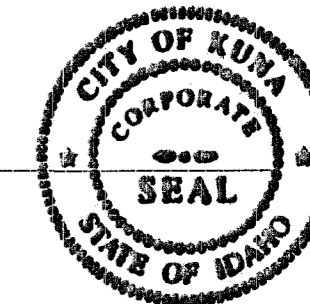
Joseph D. Canning, P.L.S. No. 4116



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 6th day of August, 2019, this plat was duly accepted and approved.

Chris Engels
Kuna City Clerk



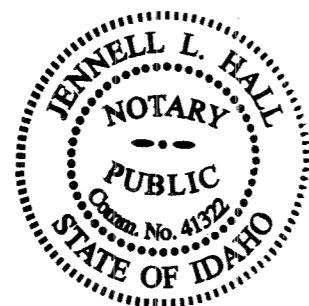
Acknowledgment

State of Idaho)
)ss.
County of Ada)

On this 5 day of June, in the year of 2019, 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 DB Development, LLC, 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.

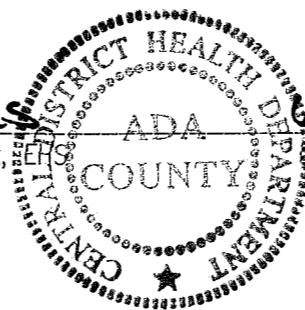
Jennell L. Hall
Notary Public for Idaho
Residing in Boise, Idaho
My Commission Expires 1-13-2022



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.

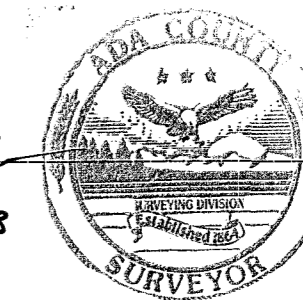
Sori Bady BEHS
Central District Health Department, BEHS Date 6-12-19



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.

D.P. Pugh
County Surveyor
PLS # 13553

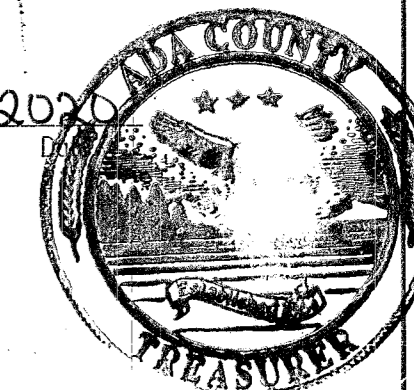


6 March 2020
Date

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.

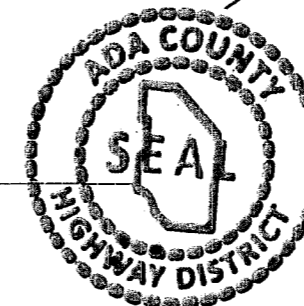
Elizabeth Mah 3-06-2020
Ada County Treasurer
signed by Deputy: Bluandra Dwyath



Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 8th day of January, 2020.

Shawn W. Arnold
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 25 day of FEBRUARY, 2020, hereby approve this plat.

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

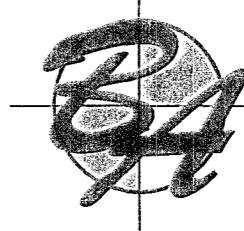
Certificate of County Recorder

State of Idaho)
)ss. Instrument No. 2020-027561
County of Ada)

I hereby certify that this instrument was filed at the request of B&A Engineers, Inc at 6 minutes past 4 o'clock P.M., this 6th day of Mar, 2020 in my office, and was recorded in Book 118 of Plats at Pages 18047 through 18049 Fee: \$15.00

Ex-Officio Recorder: Phil McGrane

Deputy: GFFM/FK



B&A Engineers, Inc.

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