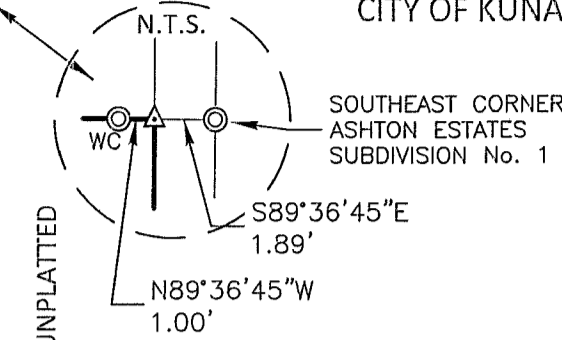


PLAT OF ASHTON ESTATES SUBDIVISION No. 2

A PARCEL OF LAND SITUATED IN A PORTION OF GOVERNMENT LOTS 1 AND 2 OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

2019

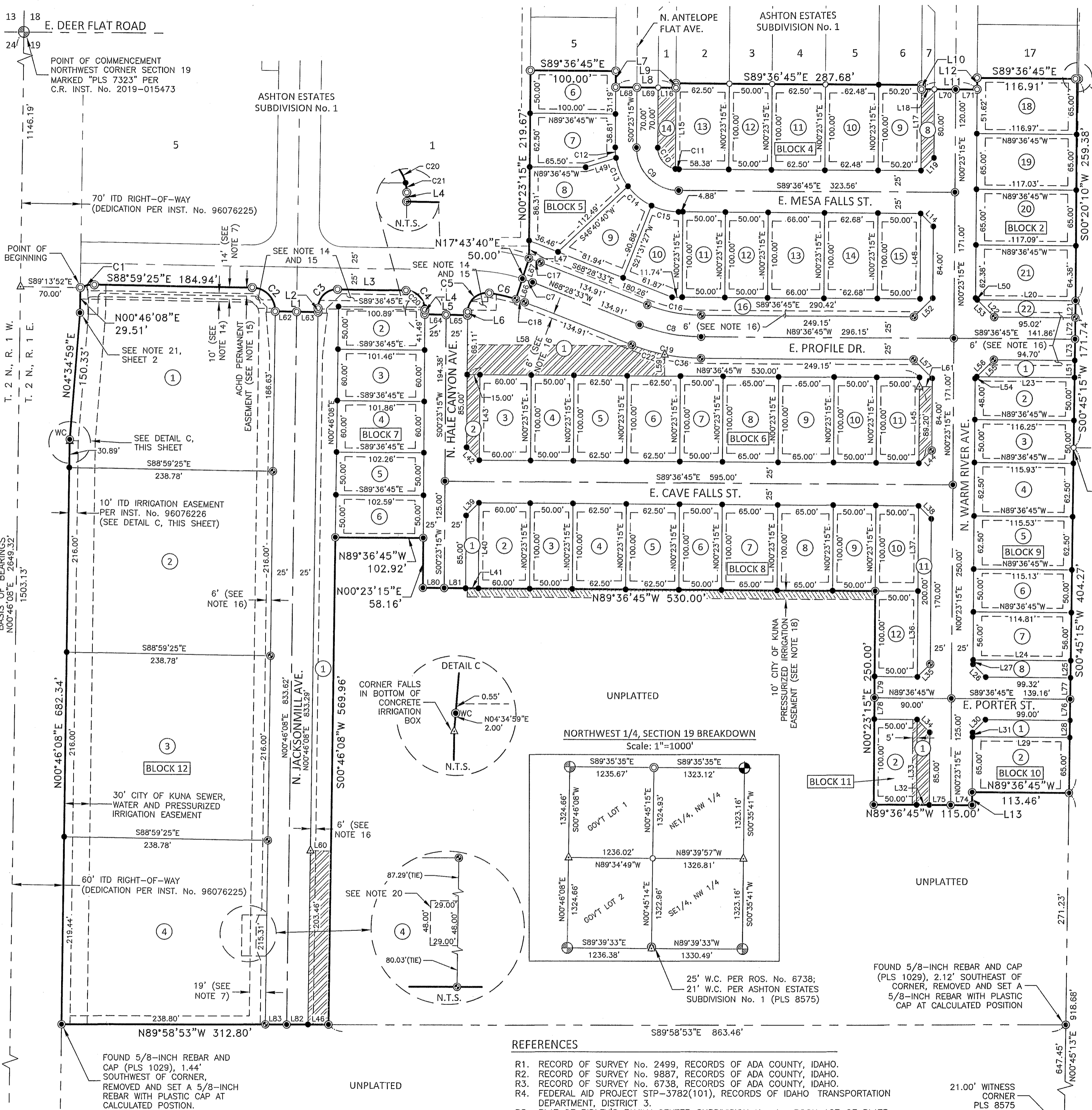


SHEET INDEX

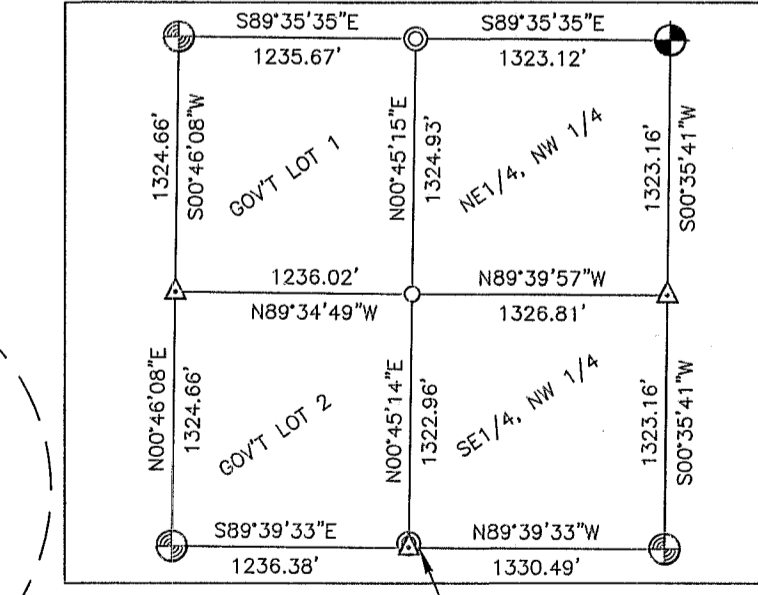
- SHEET 1 - SUBDIVISION PLAT MAP
- SHEET 2 - NOTES, DETAILS AND LINE AND CURVE TABLES
- SHEET 3 - CERTIFICATE OF OWNERS
- SHEET 4 - CERTIFICATES AND APPROVALS

LEGEND

- SUBDIVISION BOUNDARY LINE
- SUBDIVISION LOT LINE
- SECTION LINE
- ADJACENT BOUNDARY LINE
- ROAD CENTERLINE
- EASEMENT LINE AS NOTED
- SURVEY TIE LINE
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "KSK 16662" UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "KSK 16662" UNLESS OTHERWISE NOTED
- SET 5/8" X 24" REBAR WITH PLASTIC CAP MARKED "KSK 16662"
- SET BRASS PLUG MONUMENT WITH MAGNET MARKED "KSK 16662"
- SET 1/2" X 24" REBAR WITH PLASTIC CAP MARKED "KSK 16662"
- WITNESS CORNER, AS NOTED
- CALCULATED POINT
- LOT NUMBER
- BLOCK NUMBER
- ADJACENT SUBDIVISION LOT NUMBER
- CITY OF KUNA PRESSURIZED IRRIGATION EASEMENT, SEE NOTE 18
- EASEMENT AREA AS DEFINED IN DETAILS ON SHEET 2
- ACHD STORM DRAINAGE EASEMENT, SEE NOTE 13

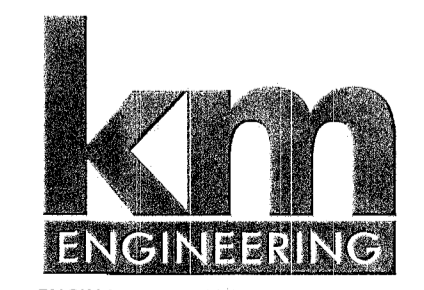
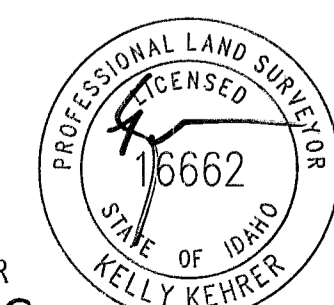


NORTHWEST 1/4, SECTION 19 BREAKDOWN
Scale: 1"=1000'



REFERENCES

- R1. RECORD OF SURVEY No. 2499, RECORDS OF ADA COUNTY, IDAHO.
- R2. RECORD OF SURVEY No. 9887, RECORDS OF ADA COUNTY, IDAHO.
- R3. RECORD OF SURVEY No. 6738, RECORDS OF ADA COUNTY, IDAHO.
- R4. FEDERAL AID PROJECT STP-3782(101), RECORDS OF IDAHO TRANSPORTATION DEPARTMENT, DISTRICT 3.
- R5. PLAT OF RIDLEY'S FAMILY CENTER SUBDIVISION No. 1, BOOK 107 OF PLATS AT PAGES 14,820-14,822, RECORDS OF ADA COUNTY, IDAHO.
- R6. PLAT OF ASHTON ESTATES SUBDIVISION No. 1, BOOK 114 OF PLATS AT PAGES 17,055-17,059, RECORDS OF ADA COUNTY, IDAHO.
- R7. AMENDED RECORD OF SURVEY No. 11677, RECORDS OF ADA COUNTY, IDAHO.



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PLAT OF ASHTON ESTATES SUBDIVISION No. 2

LINE #	LENGTH	DIRECTION
L1	50.00	S89°13'52"E
L2	4.58	N0°46'08"E
L3	80.15	S88°59'25"E
L4	5.24	S0°23'15"W
L5	50.00	S88°59'25"E
L6	3.80	N0°23'15"E
L7	18.81	S0°23'15"W
L8	70.88	S89°36'45"E
L9	5.00	N0°23'15"E
L10	5.00	S0°23'15"W
L11	65.00	S89°36'45"E
L12	13.38	N0°23'15"E
L13	15.00	S0°23'15"W
L14	21.21	S44°36'45"E
L15	94.66	N0°23'15"E
L16	20.88	S89°36'45"E
L17	95.00	N0°23'15"E
L18	15.00	S89°36'45"E
L19	21.21	S45°23'15"W
L20	115.14	N89°36'45"W
L21	20.00	S0°45'15"W
L22	28.28	S44°36'45"E
L23	114.57	N89°36'45"W
L24	114.45	N89°36'45"W
L25	20.00	S0°45'15"W
L26	21.21	N44°36'45"W
L27	5.00	N0°23'15"E
L28	20.00	S0°45'15"W

LINE #	LENGTH	DIRECTION
L29	113.87	N89°36'45"W
L30	21.21	S45°23'15"W
L31	5.00	N0°23'15"E
L32	15.00	N89°36'45"W
L33	100.00	N0°23'15"E
L34	21.21	S44°36'45"E
L35	21.21	S45°23'15"W
L36	100.00	N0°23'15"E
L37	100.00	N0°23'15"E
L38	21.21	S44°36'45"E
L39	21.21	S45°23'15"W
L40	100.00	N0°23'15"E
L41	15.00	N89°36'45"W
L42	21.21	S44°36'45"E
L43	100.00	N0°23'15"E
L44	21.21	S45°23'15"W
L45	100.00	N0°23'15"E
L46	24.00	N89°58'53"W
L47	20.86	S0°23'15"W
L48	100.00	N0°23'15"E
L49	37.28	S72°43'32"W
L50	2.83	S44°36'45"E
L51	20.00	S0°45'15"W
L52	31.11	N45°23'15"E
L53	31.11	N44°36'45"W
L54	2.83	N45°23'15"E
L55	28.28	N45°23'15"E
L56	31.11	S45°23'15"W

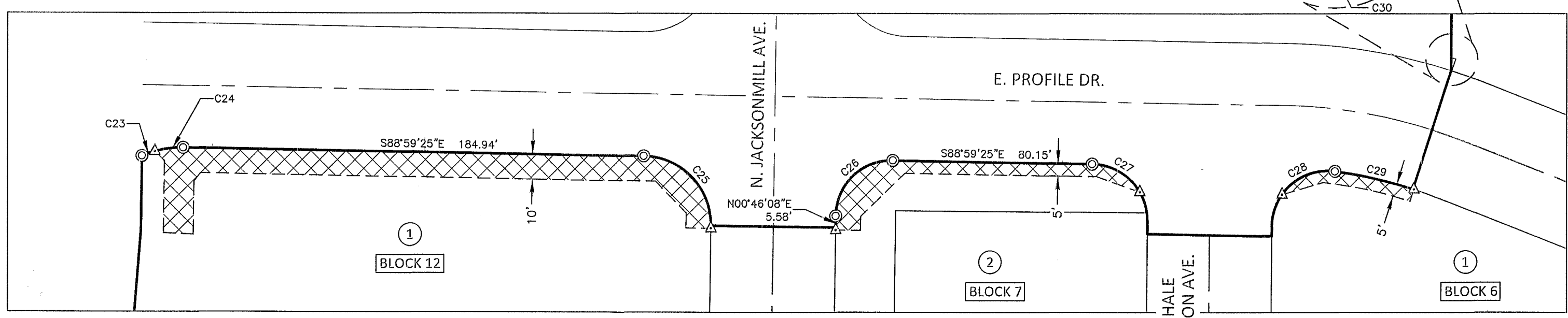
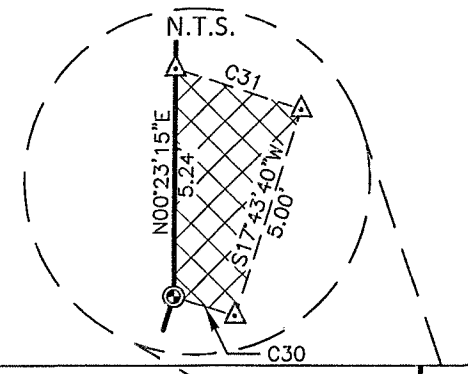
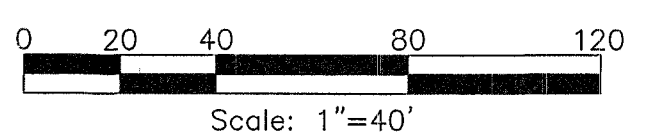
LINE #	LENGTH	DIRECTION
L57	31.11	N44°36'45"W
L58	195.73	N89°36'45"W
L59	25.02	N0°23'15"E
L60	24.00	S89°13'58"E
L61	15.00	S89°36'45"E
L62	25.00	N89°13'52"W
L63	25.00	N89°13'52"W
L64	25.00	N88°59'25"W
L65	25.00	N88°59'25"W
L66	25.00	S17°43'40"W
L67	25.00	S17°43'40"W
L68	25.00	N89°36'45"W
L69	25.00	N89°36'45"W
L70	25.00	N89°36'45"W
L71	25.00	N89°36'45"W
L72	25.00	N0°45'15"E
L73	25.00	N0°45'15"E
L74	25.00	N89°36'45"W
L75	25.00	N89°36'45"W
L76	25.00	N0°45'15"E
L77	25.00	N0°45'15"E
L78	25.00	N0°23'15"E
L79	25.00	N0°23'15"E
L80	25.00	N90°00'00"W
L81	25.00	N89°36'45"W
L82	25.00	N89°58'53"W
L83	25.00	N89°58'53"W

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	39.50'	16.95'	24°35'20"	N78°42'55"E	16.82'
C2	27.50'	43.08'	89°45'33"	S44°06'38"E	38.81'
C3	22.50'	35.44'	90°14'27"	N45°53'22"E	31.89'
C4	22.50'	35.10'	89°22'40"	S44°18'05"E	31.65'
C5	22.50'	38.11'	97°02'57"	N48°54'43"E	33.72'
C6	175.00'	32.06'	10°29'45"	S77°18'56"E	32.01'
C7	200.00'	12.63'	3°37'03"	N70°17'04"W	12.63'
C8	200.00'	73.78'	21°08'12"	N79°02'39"W	73.36'
C9	50.00'	78.54'	90°00'00"	S44°36'45"E	70.71'
C10	25.00'	35.13'	80°30'36"	S39°52'03"E	32.31'
C11	25.00'	4.14'	9°29'24"	S84°52'03"E	4.14'
C12	75.00'	12.43'	9°29'53"	S4°21'41"E	12.42'
C13	75.00'	36.35'	27°46'09"	S22°59'42"E	36.00'
C14	75.00'	36.19'	27°38'54"	S50°42'13"E	35.84'
C15	75.00'	32.84'	25°05'05"	S77°04'13"E	32.57'
C16	175.00'	64.56'	21°08'10"	S79°02'38"E	64.19'
C17	225.00'	14.28'	3°38'14"	N70°17'40"W	14.28'
C18	175.00'	10.97'	3°35'31"	N70°16'18"W	10.97'
C19	225.00'	83.00'	21°08'10"	S79°02'38"E	82.53'
C20	22.50'	31.82'	81°02'16"	S48°28'17"E	29.24'

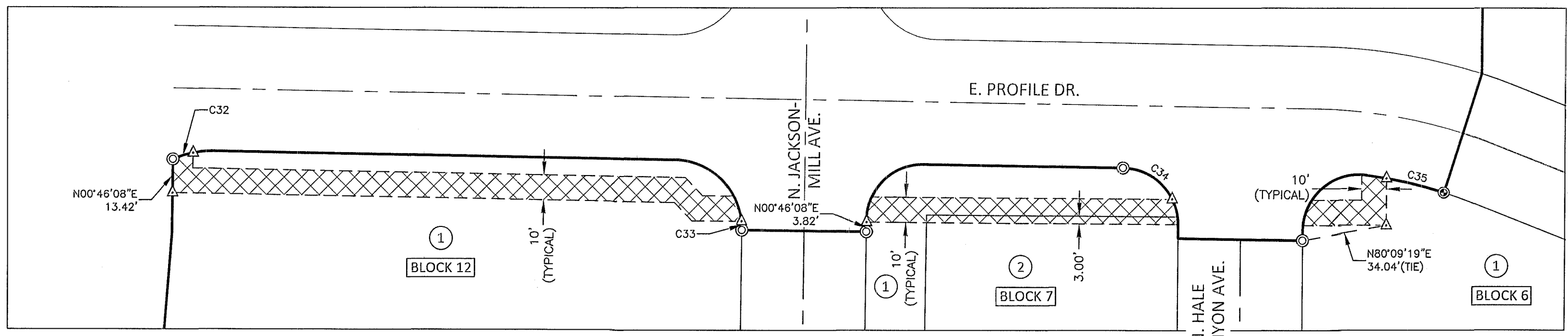
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C21	22.50'	3.28'	8°20'24"	N3°46'57"W	3.27'
C22	225.00'	37.18'	9°28'05"	S74°01'41"E	37.14'
C23	39.50'	5.40'	7°49'51"	N70°20'11"E	5.39'
C24	39.50'	11.55'	16°45'29"	N82°37'51"E	11.51'
C25	27.50'	44.08'	91°50'35"	S43°04'07"E	39.51'
C26	22.50'	35.44'	90°14'27"	N45°53'22"E	31.89'
C27	22.50'	23.09'	58°48'32"	S59°35'09"E	22.09'
C28	22.50'	24.47'	62°18'02"	N66°17'11"E	23.28'
C29	175.00'	32.43'	10°37'07"	S77°15'15"E	32.39'
C30	225.00'	0.38'	0°05'44"	N72°03'55"W	0.38'
C31	230.00'	1.94'	0°28'56"	S72°15'51"E	1.94'
C32	39.50'	8.53'	12°22'09"	S72°36'20"W	8.51'
C33	27.50'	3.50'	7°17'15"	S2°52'29"E	3.50'
C34	22.50'	24.44'	62°14'49"	S57°52'01"E	23.26'
C35	175.00'	23.73'	7°46'06"	N75°57'06"W	23.71'
C36	225.00'	42.61'	10°51'00"	S84°11'14"E	42.54'

NOTES

- MINIMUM BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF RESUBDIVISION.
- 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 AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CITY OF KUNA.
- MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY. SUCH LOTS MUST REMAIN FREE OF ENCROACHMENTS AND OBSTRUCTIONS TO SAID IRRIGATION/DRAINAGE FACILITIES.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, 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 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 NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF".
- LOT 22, BLOCK 2, LOTS 8 AND 14, BLOCK 4, LOT 16, BLOCK 5, LOTS 1 AND 2, BLOCK 6, LOT 1, BLOCK 7, LOTS 1 AND 11, BLOCK 8, LOTS 1 AND 8, BLOCK 9, LOT 1, BLOCK 10 AND LOT 1, BLOCK 11 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE ASHTON ESTATES HOMEOWNER'S ASSOCIATION, OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND CITY OF KUNA IRRIGATION.
- A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED AS FOLLOWS (UNLESS OTHERWISE DIMENSIONED):
 - 10-FOOT WIDE ALONG PUBLIC RIGHTS-OF-WAY, REAR LOT LINES AND THE EXTERIOR BOUNDARY.
 - 10-FOOT WIDE CENTERED ON INTERIOR RESIDENTIAL LOT LINES.
- WATER, SEWER, DRAINAGE, GRAVITY IRRIGATION AND PRESSURIZED 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-WAY, REAR LOT LINES AND THE EXTERIOR BOUNDARY.
 - 10-FOOT WIDE CENTERED ON INTERIOR RESIDENTIAL LOT LINES.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND THE CITY OF KUNA.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR ASHTON ESTATES SUBDIVISION PER INSTRUMENT No. 2018-089358 RECORDS OF ADA COUNTY, IDAHO AND ANY FUTURE AMENDMENTS.
- THE HOMEOWNERS' ASSOCIATION (HOA), ITS OWNERSHIP AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF KUNA, IDAHO. 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. IF THE ASSESSMENT IS NOT PAID BY THE HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.
- ALL OF LOTS 8 AND 14, BLOCK 4, LOT 2, BLOCK 6, LOT 1, BLOCK 11 AND A PORTION OF LOT 1, BLOCK 6, LOT 1, BLOCK 7 AND LOT 2, BLOCK 11 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE 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 1, BLOCK 6, LOTS 1 AND 2, BLOCK 7 AND LOT 1, BLOCK 12 ARE SUBJECT TO A CITY OF KUNA PRESSURIZED IRRIGATION EASEMENT PER INSTRUMENT No. 2018-039505, RECORDS OF ADA COUNTY, IDAHO.
- LOT 1 BLOCK 6, LOT 1 BLOCK 7 AND LOT 1 BLOCK 12 ARE SUBJECT TO AN ACHD PERMANENT EASEMENT PER INSTRUMENT No. 2018-016088, RECORDS OF ADA COUNTY, IDAHO.
- LOT 22, BLOCK 2, LOT 16, BLOCK 5, LOT 1, BLOCK 6, LOT 1, BLOCK 7, LOT 1, BLOCK 9 AND LOTS 1, 2, 3 AND 4, BLOCK 12, ARE SUBJECT TO AN ACHD PERMANENT EASEMENT PER INSTRUMENT No. 2019-006665, RECORDS OF ADA COUNTY, IDAHO.
- THIS PLAT IS SUBJECT TO A TEMPORARY ACHD LANDSCAPE LICENSE AGREEMENT PER INSTRUMENT No. 2019-012349, RECORDS OF ADA COUNTY, IDAHO.
- CITY OF KUNA PRESSURIZED IRRIGATION EASEMENT PER INSTRUMENT No. 2019-015325 AND 2019-031431, RECORDS OF ADA COUNTY, IDAHO.
- DIRECT RESIDENTIAL LOT ACCESS TO N. JACKSONMILL AVENUE IS PROHIBITED.
- LOT 4, BLOCK 12 IS SUBJECT TO A TEMPORARY ACHD EASEMENT PER INST. No. 2019-006664, RECORDS OF ADA COUNTY, IDAHO.
- PRIOR TO CONSTRUCTION A FOUND BRASS CAP MARKED "ITD STA 104+00 LT. 70.00" MONUMENT WAS DESTROYED DURING CONSTRUCTION. SET 5/8-INCH REBAR AS SHOWN HEREON.

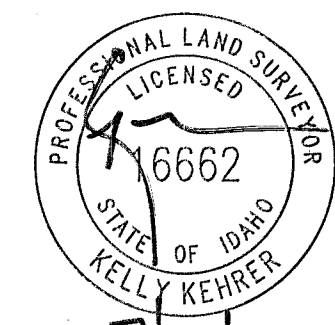


DETAIL A - ACHD PERMANENT EASEMENT - SEE NOTE 15



DETAIL B - CITY OF KUNA PRESSURIZED IRRIGATION EASEMENT - SEE NOTE 14

DEVELOPER
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BOISE, IDAHO



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PLAT OF ASHTON ESTATES SUBDIVISION No. 2

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PARCEL OF LAND SITUATED IN A PORTION OF GOVERNMENT LOTS 1 AND 2 OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 19, WHICH BEARS N00°46'08"E A DISTANCE OF 2,649.32 FEET FROM A FOUND ALUMINUM CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 19, THENCE FOLLOWING THE WESTERLY LINE OF SAID GOVERNMENT LOT 1, S00°46'08"W A DISTANCE OF 1,146.19 FEET;
THENCE LEAVING SAID WESTERLY LINE, S89°13'52"E A DISTANCE OF 70.00 FEET TO A FOUND 5/8-INCH REBAR MARKING THE SOUTHWEST CORNER OF ASHTON ESTATES SUBDIVISION NO. 1 (BOOK 114 OF PLATS AT PAGES 17,055-17,059, RECORDS OF ADA COUNTY, IDAHO), ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH MERIDIAN ROAD/STATE HIGHWAY 69 AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING THE SOUTHERLY BOUNDARY LINE OF SAID ASHTON ESTATES SUBDIVISION NO. 1 THE FOLLOWING TWENTY-FOUR (24) COURSES:

1. 16.95 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 39.50 FEET, A DELTA ANGLE OF 24°35'20", A CHORD BEARING OF N78°42'55"E AND A CHORD DISTANCE OF 16.82 FEET TO A FOUND 5/8-INCH REBAR;
2. S88°59'25"E A DISTANCE OF 184.94 FEET TO A FOUND 5/8-INCH REBAR;
3. 43.08 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 27.50 FEET, A DELTA ANGLE OF 89°45'33", A CHORD BEARING OF S44°06'38"E AND A CHORD DISTANCE OF 38.81 FEET TO A FOUND 5/8-INCH REBAR;
4. S89°13'52"E A DISTANCE OF 50.00 FEET TO A FOUND 5/8-INCH REBAR;
5. N00°46'08"E A DISTANCE OF 4.58 FEET TO A FOUND 5/8-INCH REBAR;
6. 35.44 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 22.50 FEET, A DELTA ANGLE OF 90°14'27", A CHORD BEARING OF N45°53'22"E AND A CHORD DISTANCE OF 31.89 FEET TO A FOUND 5/8-INCH REBAR;
7. S88°59'25"E A DISTANCE OF 80.15 FEET TO A FOUND 5/8-INCH REBAR;
8. 35.10 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 22.50 FEET, A DELTA ANGLE OF 89°22'40", A CHORD BEARING OF S44°18'05"E AND A CHORD DISTANCE OF 31.65 FEET TO A FOUND 5/8-INCH REBAR;
9. S00°23'15"W A DISTANCE OF 5.24 FEET TO A FOUND 5/8-INCH REBAR;
10. S88°59'25"E A DISTANCE OF 50.00 FEET TO A FOUND 5/8-INCH REBAR;
11. N00°23'15"E A DISTANCE OF 3.80 FEET TO A FOUND 5/8-INCH REBAR;
12. 38.11 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 22.50 FEET, A DELTA ANGLE OF 97°02'57", A CHORD BEARING OF N48°54'43"E AND A CHORD DISTANCE OF 33.72 FEET TO A FOUND 5/8-INCH REBAR;
13. 32.06 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A DELTA ANGLE OF 10°29'45", A CHORD BEARING OF S77°18'56"E AND A CHORD DISTANCE OF 32.01 FEET TO A SET BRASS PLUG;
14. N17°43'40"E A DISTANCE OF 50.00 FEET TO A SET BRASS PLUG;
15. N00°23'15"E A DISTANCE OF 219.67 FEET TO A FOUND 5/8-INCH REBAR;
16. S89°36'45"E A DISTANCE OF 100.00 FEET TO A FOUND 5/8-INCH REBAR;
17. S00°23'15"W A DISTANCE OF 18.81 FEET TO A FOUND 5/8-INCH REBAR;
18. S89°36'45"E A DISTANCE OF 70.88 FEET TO A FOUND 5/8-INCH REBAR;
19. N00°23'15"E A DISTANCE OF 5.00 FEET TO A FOUND 5/8-INCH REBAR;
20. S89°36'45"E A DISTANCE OF 287.68 FEET TO A FOUND 5/8-INCH REBAR;
21. S00°23'15"W A DISTANCE OF 5.00 FEET TO A FOUND 5/8-INCH REBAR;
22. S89°36'45"E A DISTANCE OF 65.00 FEET TO A FOUND 5/8-INCH REBAR;
23. N00°23'15"E A DISTANCE OF 13.38 FEET TO A FOUND 5/8-INCH REBAR;
24. S89°36'45"E A DISTANCE OF 116.91 FEET TO A POINT BEING WITNESSED BY A FOUND 5/8-INCH REBAR WHICH BEARS N89°36'45"W A DISTANCE OF 1.00 FEET;

THENCE LEAVING SAID SOUTHERLY SUBDIVISION BOUNDARY LINE, S00°20'10"W A DISTANCE OF 259.38 FEET TO A FOUND 5/8-INCH REBAR ON THE EASTERLY LINE OF SAID GOVERNMENT LOT 1;
THENCE FOLLOWING SAID EASTERLY LINE, S00°45'15"W A DISTANCE OF 171.74 FEET TO A FOUND 1/2-INCH REBAR MARKING THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 2;
THENCE LEAVING SAID EASTERLY LINE OF GOVERNMENT LOT 1 AND FOLLOWING THE EASTERLY LINE OF GOVERNMENT LOT 2, S00°45'15"W A DISTANCE OF 404.27 FEET TO A SET 5/8-INCH REBAR;
THENCE LEAVING SAID EASTERLY LINE, N89°36'45"W A DISTANCE OF 113.46 FEET TO A SET 5/8-INCH REBAR;
THENCE S00°23'15"W A DISTANCE OF 15.00 FEET TO A SET 5/8-INCH REBAR;
THENCE N89°36'45"W A DISTANCE OF 115.00 FEET TO A SET 5/8-INCH REBAR;
THENCE N00°23'15"E A DISTANCE OF 250.00 FEET TO A SET 5/8-INCH REBAR;
THENCE N89°36'45"W A DISTANCE OF 530.00 FEET TO A SET 5/8-INCH REBAR;
THENCE N00°23'15"E A DISTANCE OF 58.16 FEET TO A SET 5/8-INCH REBAR;
THENCE N89°36'45"W A DISTANCE OF 102.92 FEET TO A SET 5/8-INCH REBAR;
THENCE S00°46'08"W A DISTANCE OF 569.96 FEET TO A SET 5/8-INCH REBAR;
THENCE N89°58'53"W A DISTANCE OF 312.80 FEET TO A SET 5/8-INCH REBAR ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH MERIDIAN ROAD/STATE HIGHWAY 69;
THENCE FOLLOWING SAID EASTERLY RIGHT-OF-WAY LINE, N00°46'08"E A DISTANCE OF 682.34 FEET TO A POINT BEING WITNESSED BY A SET 5/8-INCH REBAR BEARING N04°34'59"E A DISTANCE OF 2.00 FEET;
THENCE N04°34'59"E A DISTANCE OF 150.33 FEET TO A SET 5/8-INCH REBAR;
THENCE N00°46'08"E A DISTANCE OF 29.51 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 17.755 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM THE CITY OF KUNA AND SAID CITY HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

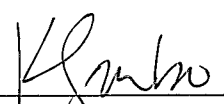

DONALD G. NEWELL, MANAGER
SDN, LLC

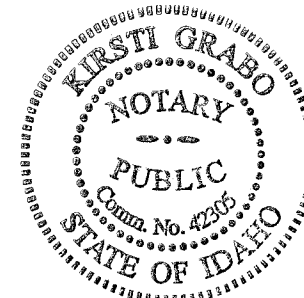
ACKNOWLEDGMENT

STATE OF IDAHO }
 } SS
COUNTY OF ADA }

ON THIS 13 DAY OF June, IN THE YEAR 2019 A.D., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DONALD G. NEWELL, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF SDN, LLC, AND THE PERSON WHO EXECUTED THIS INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY CORPORATION 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.

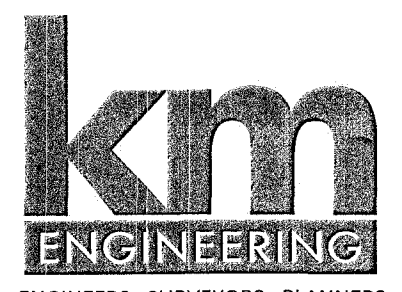
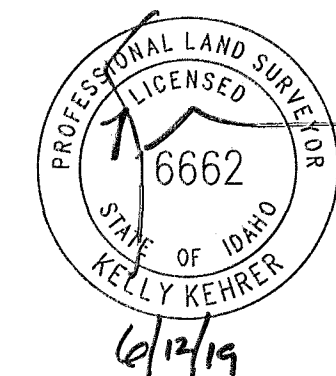

NOTARY PUBLIC FOR THE STATE OF IDAHO
RESIDING AT Star, ID
MY COMMISSION EXPIRES 2.20.24



CERTIFICATE OF SURVEYOR

I, KELLY KEHRER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF ASHTON ESTATES SUBDIVISION No. 2 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 DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

KELLY KEHRER, P.L.S. 16662



ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DEVELOPER
SDN, LLC
BOISE, IDAHO

PLAT OF ASHTON ESTATES SUBDIVISION No. 2

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 19 DAY OF June, 2019.



Heaven W. Arnold
PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF KUNA CITY ENGINEER

THIS PLAT IS ACCEPTED AND APPROVED THIS 10TH DAY OF JULY, AD 2019, BY THE CITY ENGINEER OF THE CITY OF KUNA, ADA COUNTY, IDAHO.

Paul A. Starnum, P.E.
CITY ENGINEER, P.E. No. 2722

APPROVAL OF CITY COUNCIL

I, Chris Engels, CITY CLERK IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT IN A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE DAY OF March 5, A.D. 2019, THIS PLAT WAS DULY ACCEPTED AND APPROVED.



Chris Engels
KUNA CITY CLERK

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

D.C.P. King
COUNTY SURVEYOR
PLS #13553



16 July 2019
DATE

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 REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

Rosi Boyd REHS
HEALTH OFFICER



1.30.19
DATE

CERTIFICATE OF ADA 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.

Elizabeth A. Mahn
COUNTY TREASURER
Signed by Deputy: Alexander W. Jantz

7.16.2019
DATE:



CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
ADA COUNTY } SS

I HEREBY CERTIFY THAT THIS PLAT OF ASHTON ESTATES SUBDIVISION No. 2 WAS FILED AT THE REQUEST OF KM Engineering AT 11 MINUTES PAST 4 O'CLOCK P.M., THIS 16 DAY OF July, 2019 A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK 116 OF PLATS AT PAGES 17575 THRU 17578.

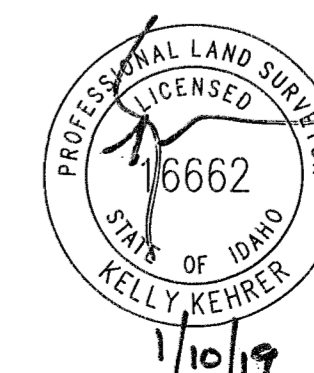
INSTRUMENT NUMBER 2019-002977

Dan Ryall
DEPUTY

Phil McGraw
EX-OFFICIO RECORDER

FEE: \$21

DEVELOPER
SDN, LLC
BOISE, IDAHO



km
ENGINEERING
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