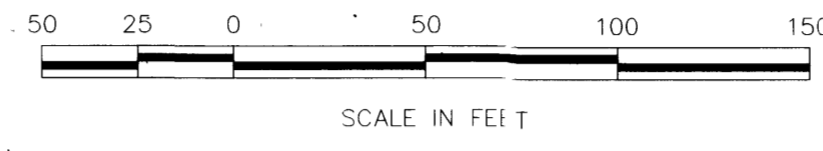


ART ROSS SUBDIVISION

PLAT SHOWING
 LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 23,
 T.2N., R.1W., B.M.,
 KUNA, ADA COUNTY, IDAHO
 2005

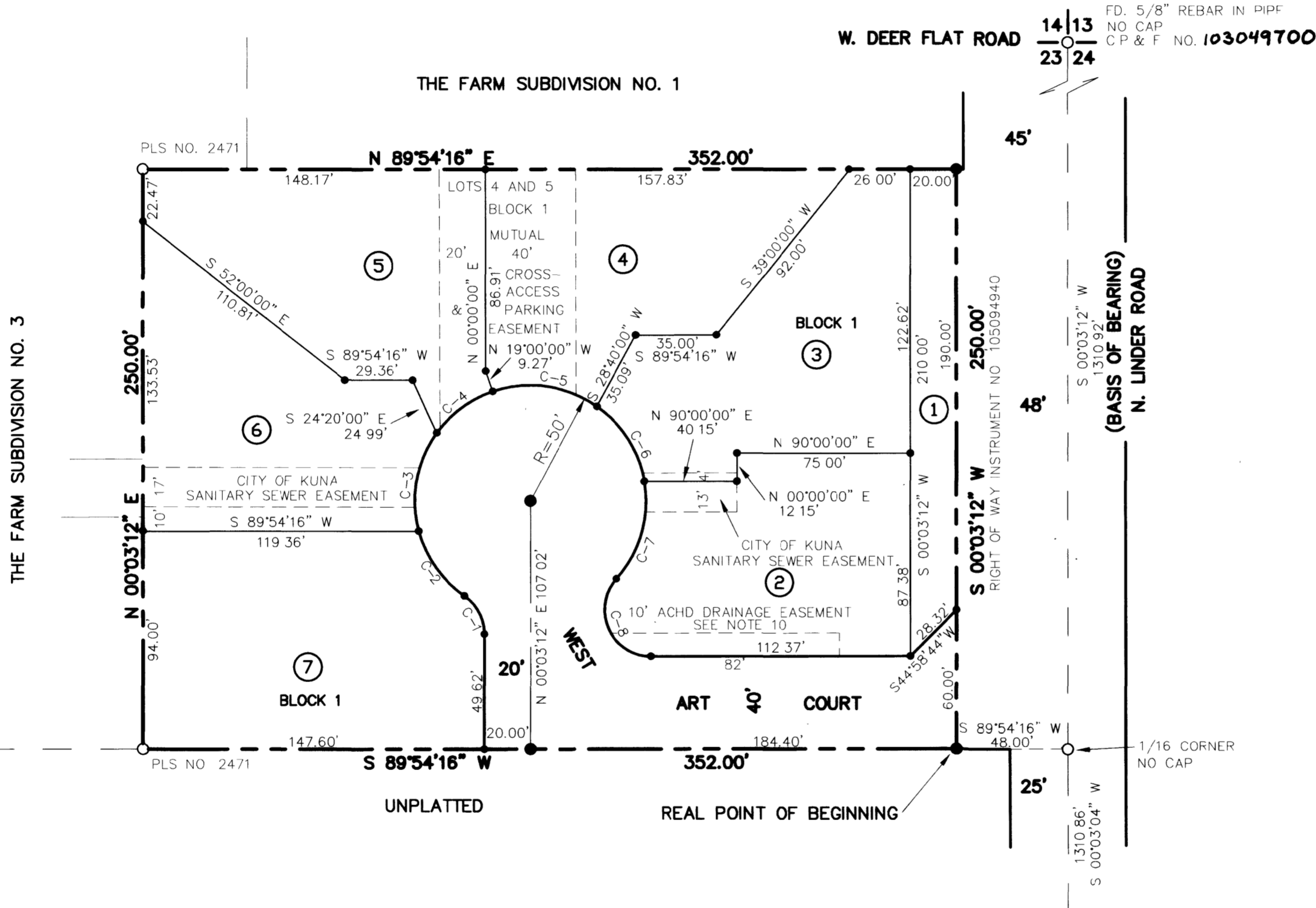


LEGEND

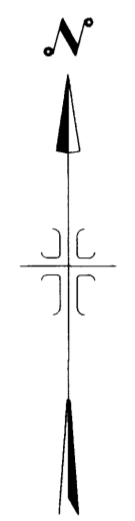
- FOUND BRASS CAP MONUMENT
- SET 5/8" X 30" REBAR WITH PLASTIC CAP, PLS 4998
- SET 1/2" X 24" REBAR WITH PLASTIC CAP, PLS 4998
- FOUND 5/8" REBAR WITH PLASTIC CAP UNLESS OTHERWISE NOTED
- PROPERTY BOUNDARY
- EASEMENT LINE (SEE NOTE 1 & 2)
- CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- LOT NUMBER

NOTES:

1. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, ALL LOT LINES ADJACENT TO A PUBLIC STREET SHALL HAVE (10') TEN FOOT PUBLIC UTILITY, STREET LIGHT AND IRRIGATION EASEMENT.
2. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, ALL REAR LOT LINES ADJACENT TO THE SUBDIVISION BOUNDARY SHALL HAVE A (12') TWELVE FOOT PUBLIC UTILITY, IRRIGATION AND PROPERTY DRAINAGE EASEMENT.
3. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, ALL SIDE LOT LINES SHALL HAVE (5') FIVE FOOT PUBLIC UTILITY, IRRIGATION AND PROPERTY DRAINAGE EASEMENT.
4. BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
5. IRRIGATION WATER HAS BEEN PROVIDED FROM THE BOISE-KUNA IRRIGATION DISTRICT, IN COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE BOISE-KUNA IRRIGATION DISTRICT.
6. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
7. THE ART ROSS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE AND IRRIGATION FACILITIES WITHIN THIS SUBDIVISION.
8. DIRECT LOT ACCESS TO N. LINDER ROAD IS PROHIBITED UNLESS SUCH ACCESS IS SPECIFICALLY APPROVED BY THE CITY OF KUNA AND THE ADA COUNTY HIGHWAY DISTRICT.
9. LOT 1, BLOCK 1, IS DESIGNATED AS A COMMON AREA LOT AND WILL BE OWNED AND MAINTAINED BY THE ART ROSS HOMEOWNER'S ASSOCIATION AS ESTABLISHED IN THE COVENANTS. SAID LOT IS COVERED BY A BLANKET PUBLIC UTILITY AND IRRIGATION EASEMENT.
10. A PORTION OF LOT 2, BLOCK 1 IS SERVANT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON JUNE 1, 2004 AS INSTRUMENT No. 104068411, 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.



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C-1	19.25'	20.00'	55°09'00"	10.44'	N 27°31'18" W	18.52'
C-2	34.83'	50.00'	39°54'34"	18.15'	S 35°08'31" E	34.13'
C-3	44.55'	50.00'	51°03'21"	23.88'	S 10°20'26" W	43.10'
C-4	30.66'	50.00'	35°07'53"	15.83'	S 53°26'03" W	30.18'
C-5	47.28'	50.00'	54°10'30"	25.57'	N 81°54'45" W	45.54'
C-6	39.31'	50.00'	45°02'39"	20.73'	N 32°18'10" W	38.30'
C-7	45.28'	50.00'	51°52'56"	24.32'	N 16°09'38" E	43.74'
C-8	46.15'	20.00'	132°11'50"	45.13'	S 23°59'49" E	36.57'



MILLS INVESTMENTS
 LLC
 DEVELOPER:
 MERIDIAN, IDAHO

OKI INVESTMENTS,
 LLC
 DEVELOPER:
 MERIDIAN, IDAHO

STANLEY CONSULTANTS, INC.
 ENGINEERS
 MERIDIAN, IDAHO

