

PLAT OF EMPTY POCKETS SUBDIVISION

A PORTION OF LOT 1 OF AVALON ORCHARD TRACTS
SUBDIVISION
SITUATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 25,
TOWNSHIP 2 NORTH, RANGE 1 WEST B.M.,
CITY OF KUNA, ADA COUNTY, IDAHO.
2002

1/4 CORNER
24/25
CP&F#9398621

E. AVALON STREET

N89°14'00"W
BASIS OF BEARING 749.36'

HIGHWAY NO. 69

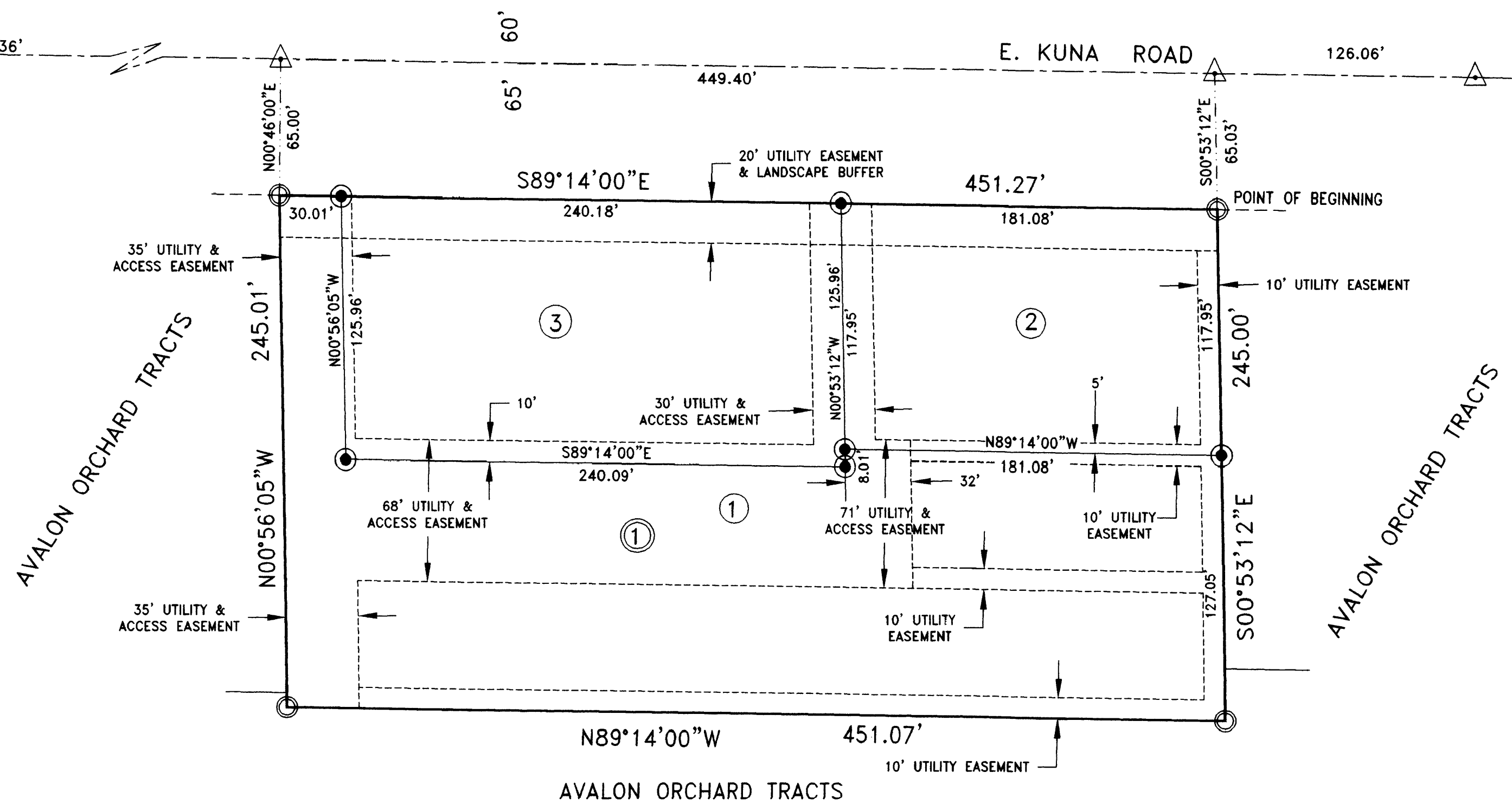
E. KUNA ROAD

126.06'

N89°14'00"W

1342.64'

SECTION CORNER
CP&F#99089182



LEGEND

- ALUMINUM CAP
- FOUND 5/8" x 30" REBAR W/ YELLOW PLASTIC CAP MARKED "RAJ 943"
- SET 1/2" x 24" REBAR W/ YELLOW PLASTIC CAP MARKED "RAJ 943"
- CALCULATION POINT
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- DIMENSION TIE LINE
- BLOCK NUMBER
- LOT NUMBER



SCALE 1" = 50'

NOTES:

1. Minimum building setback lines shall be in accordance with the zoning ordinance at the time of issuance of the building permit. All lot, parcel and tract sizes shall meet dimensional standards as established in the zoning ordinance.
2. Any re-subdivision of this plat shall conform to the applicable zoning regulations in effect at the time of re-subdivision.
3. This subdivision is subject to the requirements of section 31-3805 of the Idaho code.
4. All references to Homeowner's Association hereon are to the Empty Pockets Subdivision Homeowner's Association and the owners of the lots, within said subdivision, jointly.
5. Lots shall not be reduced in size without prior approval from the Health Authority.
6. No additional domestic water supplies shall be installed beyond water system approved in sanitary restriction release.
7. Refer to public health letter on file regarding additional restrictions.
8. The landscape buffer shown hereon shall be reserved for landscaping subject to the ordinances of the City of Kuna.
9. See Ada County Record of Survey 4748.

EASEMENTS:

1. All utility easements shown or designated hereon are perpetual, are appurtenant to the lots hereon, shall run with the land, and are hereby granted to the homeowners association for installation and maintenance of public and private utilities.
2. The utility easements shown or designated hereon are also hereby reserved for draining the storm water of the lots.
3. The access easements shown hereon are a perpetual easement for the right of ingress and egress and an undivided interest in said access easements is hereby granted to the lot owners within this subdivision. Said easement and interest is appurtenant to the lots and shall run with the land.
4. No easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping, or other such nonpermanent improvements.

JOHNSON LAND SURVEYING
 9225 CHINDEN BLVD., SUITE P,
 BOISE, IDAHO 83714
 (208) 322-9000

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2002

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, that CENTRAL PARK DEVELOPMENT INC., an Idaho corporation, does hereby certify that they are the owners of the real property as described below and it is their intention to include said Real Property in this Subdivision Plat: MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A portion of lot 1 of Avalon Orchard Tracts Subdivision situated in the NW 1/4 of the NE 1/4 of Section 25, Township 2 North, Range 1 West, B.M., City of Kuna, Ada County, Idaho;

Commencing at an aluminum cap marking the section corner common to sections 24, 25, 19, and 30, T.2N., R.1W., B.M.;

thence N89°14'00"W a distance of 1,342.64 feet to a point;

thence N89°14'00"W a distance of 126.06 feet to a point;

thence S00°53'12"E a distance of 65.03 feet to a 5/8 x 30 inch rebar with a yellow plastic cap marked "RAJ 943", the **POINT OF BEGINNING**;

thence S00°53'12"E a distance of 245.00 feet to a 5/8 x 30 inch rebar with a yellow plastic cap marked "RAJ 943";

thence N89°14'00"W a distance of 451.07 feet to a 5/8 x 30 inch rebar with a yellow plastic cap marked "RAJ 943";

thence N00°56'05"W a distance of 245.01 feet to a 5/8 x 30 inch rebar with a yellow plastic cap marked "RAJ 943";

thence S89°14'00"E a distance of 451.27 feet to the **POINT OF BEGINNING**.
Containing 2.54 acres more or less.

The Public streets shown on this plat are hereby dedicated to the public, and the easements indicated on said plat are not dedicated to the public, but the right to use said easements is hereby reserved for the uses as designated hereon, and no permanent structures are to be erected within the lines of said easements. All of the lots will be eligible to receive water services from the CITY OF KUNA and that the CITY OF KUNA has agreed in writing to service all of the lots in this subdivision.

IN WITNESS WHEREOF, I have hereunto set my hand this 13 day of JUNE, 2002.

Mike Mussell Pres.
CENTRAL PARK DEVELOPMENT INC., PRESIDENT

ACKNOWLEDGMENT

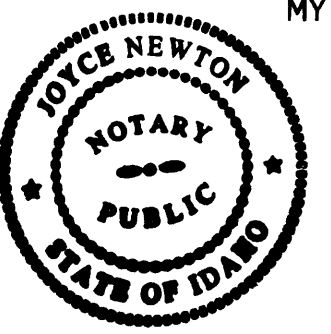
STATE OF IDAHO)
) ss
COUNTY OF ADA)

On this 13th day of June, 2002, before me, the undersigned, a Notary Public in and for said state, personally appeared MIKE J. MUSSELL known or identified to me to be the president, of CENTRAL PARK DEVELOPMENT, INC. that executed the within instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

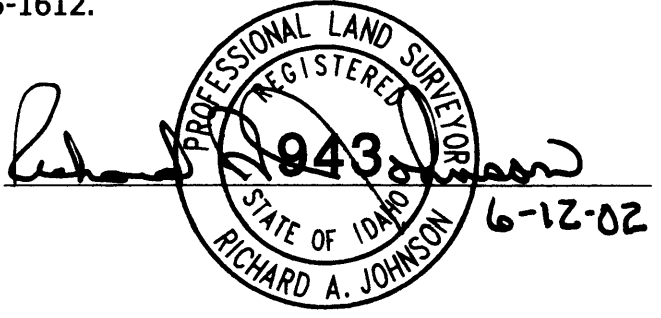
Joyce Newton
NOTARY PUBLIC FOR IDAHO
RESIDING AT Emmett, IDAHO

MY COMMISSION EXPIRES: 4-12-05



CERTIFICATE OF SURVEYOR

I, Richard A. Johnson, 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, is correct, and is in conformity with the State of Idaho Code relating to Plats, Surveys and the Corner Perpetuation and Filing Act, Idaho Code 55-1601 through 55-1612.

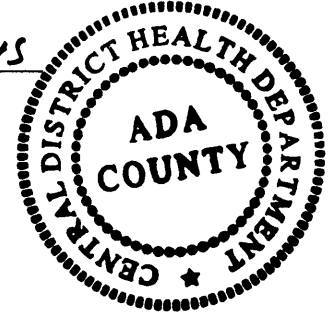


APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

Sanitary restrictions of this plat are hereby removed according to the letter to be read on file with the County Recorder or his/her agent listing the conditions of approval signed by Central District Health Department.

6/8/02
Date

Smith & Kuo BHS
Health Officer



ADA COUNTY HIGHWAY DISTRICT ACCEPTANCE

This plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 2nd day of January, 2002.

David Wyl
Ada County Highway District, Chairman



APPROVAL OF CITY ENGINEER

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

6-14-02
Date

Tim A. Ranga
City Engineer

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 the 22nd day of October, 2002, this plat was accepted and approved.

6-17-02
Date

Colleen Nixon
City Clerk



CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor for Ada County, Idaho, hereby certify that I have checked this plat and find that it complies with the State of Idaho Code relating to plats and surveys.

6/27/02
Date

John E. Pruster
County Surveyor PELS 3030



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.

6/28/02
Date

Lynda Jochn, by
Adwa Braun, deputy
County Treasurer



CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO)
) ss
COUNTY OF ADA)

INSTRUMENT NO. 102073559

I hereby certify that this instrument was filed at the request of Johnson Land Surveying on 05 minutes past 4 o'clock P.m., this 28th day of JUNE, 2002, and was duly recorded in Book 84 of Plats at Page 9303, and 9304.

Ali Lombardo
By Deputy

J. David Newton
Ex-Officio Recorder

Fee \$ 11.00

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