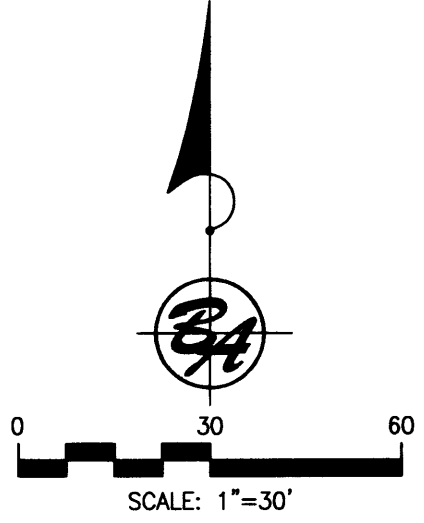


Jimmy Dean Acres Subdivision

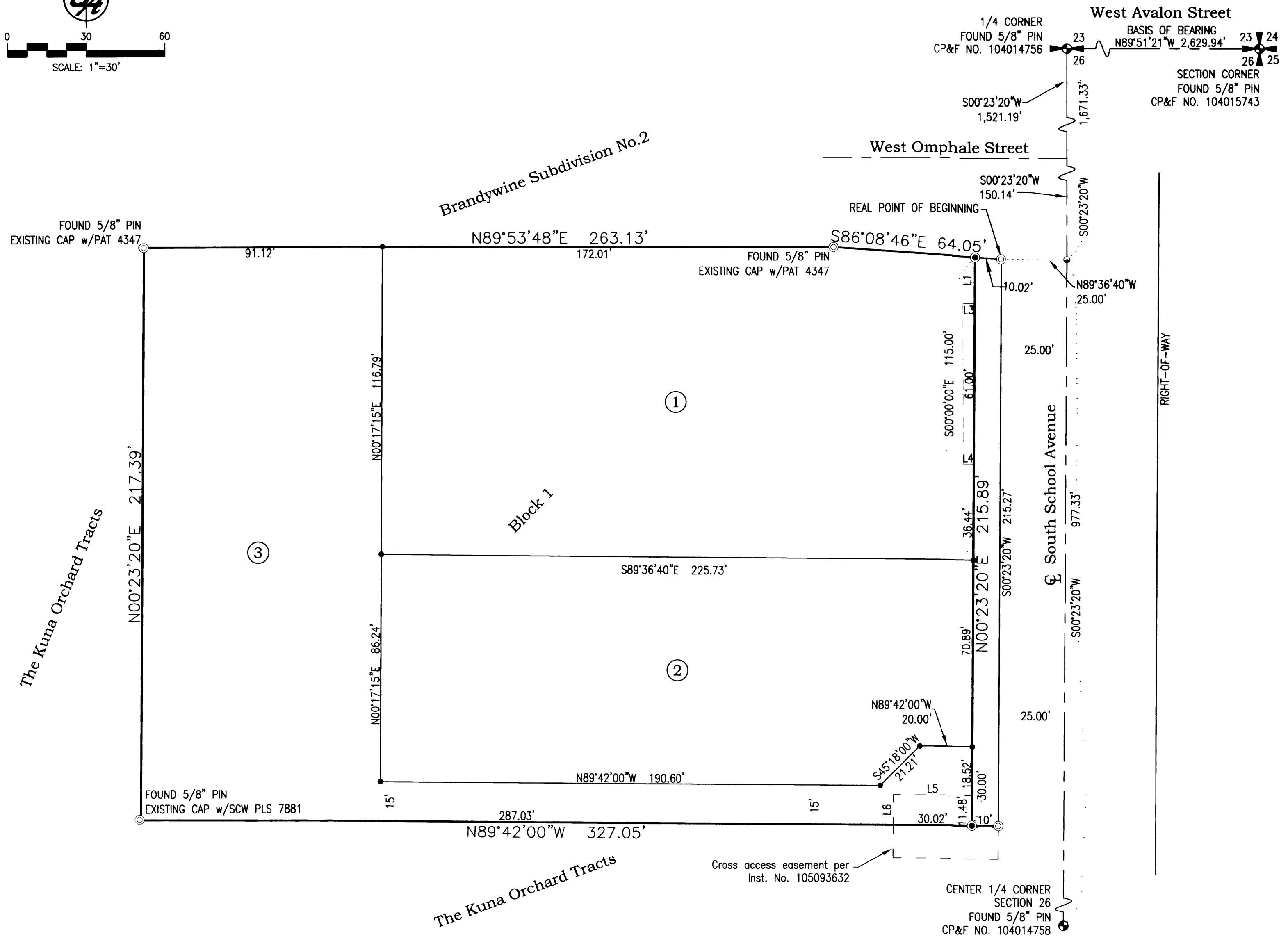
A parcel of land situate in the southeast quarter of the northwest quarter of Section 26, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being a portion of the south one-half of Lot 24 of the Kuna Orchard Tracts Subdivision.

2006



Legend

- Surveyed boundary line
- Lot line
- Storm water drainage easement. See Easement Note 5
- Cross access easement
- Found 5/8" rebar installed cap labeled "B&A LS 4116" Or found as shown on this plat map
- 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 set



Notes

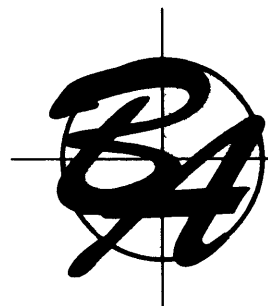
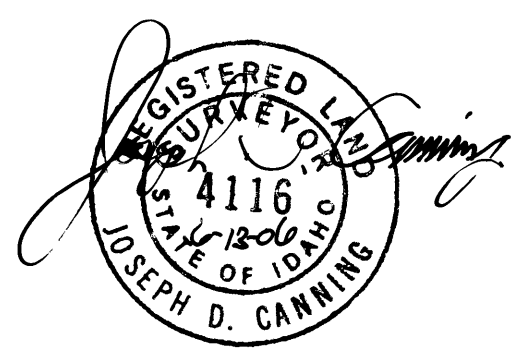
1. This property lies within the incorporated limits of the City of Kuna. This property is in the Boise-Kuna Irrigation District. Each lot within the subdivision is subject to irrigation assessments. Irrigation water is provided to each lot.
2. Any resubdivision of this plat shall comply with the applicable regulations in effect at that time of the resubdivision.
3. Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations.
4. Vehicular access to South School Avenue is restricted for lots other than specifically allowed with this plat.
5. Lots shall not be reduced in size without prior approval from the health authority.
6. A 10' public utility easement is hereby reserved adjacent to the west side of South School Avenue.

Easement Notes

1. Homeowners' Association's utilities are defined to be the following when servicing the lots within this subdivision:
 - Any utility provided by a public or private utility company
 - Cable television/data lines
 - Storm water facilities, lines, and ditches
 - Irrigation systems
 - Sanitary sewer services lines
2. All utility easements reserved, shown or designated hereon are non-exclusive, perpetual, appurtenant to the lots hereon, shall run with the land, and are hereby granted to the Homeowners Association for installation and maintenance of Homeowners Association utilities.
3. No easement reserved, shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping, parking, covered parking, or other such nonpermanent improvements.
4. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.
5. A portion of Lot 1, Block 1 is servient to and contains the ACHD storm water drainage system. This lot is encumbered by that certain Master Perpetual Storm Water Drainage Easement recorded on June 1, 2004 as instrument number 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.

Line Table

LINE	LENGTH	BEARING
L1	17.56	N00°23'21"E
L3	4.56	N90°00'00"W
L4	4.15	N90°00'00"E
L5	30.00	S89°42'00"E
L6	11.48	N00°23'20"E



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