

FINAL PLAT SHOWING  
**SADIE CREEK SUBDIVISION NO. 1**  
 A RESUBDIVISION OF A PORTION OF BLOCK 11, AMENDED PLAT OF PART OF THE  
 AVALON ORCHARD TRACTS AND A PORTION OF THE NORTH 1/2 OF THE SE 1/4,  
 LOCATED IN SECTION 25, T.2N., R.1W., B.M.,  
 CITY OF KUNA, ADA COUNTY, IDAHO

2008

• STANLEY CONSULTANTS •  
 MERIDIAN, IDAHO

**LEGEND**

- PROPERTY BOUNDARY
- - - EASEMENT LINE (SEE NOTE 1, 2 & 3)
- - - ACHD STORM DRAIN EASEMENT
- CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- - - SECTION LINE
- 1 LOT NUMBER
- FOUND BRASS OR ALUMINUM CAP MONUMENT, AS SHOWN
- 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
- FOUND 1/2" REBAR WITH PLASTIC CAP
- ▲ CALCULATED POINT (NOT SET)

**NOTES:**

1. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT TEN (10) FOOT PROPERTY DRAINAGE, PUBLIC UTILITY, KUNA CITY STREET LIGHT, SEWER AND IRRIGATION EASEMENT ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
2. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A FIVE (5) FOOT PROPERTY DRAINAGE, PUBLIC UTILITY AND IRRIGATION EASEMENT ADJACENT TO ALL SIDE LOT LINES INSIDE THIS SUBDIVISION WHICH DO NOT FRONT A PUBLIC STREET.
3. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A TEN (10) FOOT PROPERTY DRAINAGE, PUBLIC UTILITY AND IRRIGATION EASEMENT ADJACENT TO ALL REAR LOT LINES INSIDE THIS SUBDIVISION.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
5. IRRIGATION WATER HAS BEEN PROVIDED FROM THE BOISE-KUNA IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE BOISE-KUNA IRRIGATION DISTRICT.
6. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
7. THE SADIE CREEK HOME OWNER'S ASSOCIATION, OWNERSHIP AND/OR MAINTENANCE COMMITMENT MAY NOT BE ELIMINATED OR ASSIGNED TO OTHERS WITHOUT THE EXPRESS CONSENT OF THE CITY OF KUNA.
8. SEE RECORD OF SURVEY NOS. 6733 AND 7243, ADA COUNTY RECORDER'S OFFICE, FOR ADDITIONAL DATA OF RECORD.
9. ALL LOTS SHOWN ON THIS PLAT ARE RESIDENTIAL LOTS EXCEPT LOT 1, BLOCK 1, WHICH SHALL BE OWNED AND MAINTAINED BY THE CITY OF KUNA FOR A PARK AND IRRIGATION POND; LOTS 2, 3 AND 4, BLOCK 1, WHICH ARE INDUSTRIAL LOTS; LOTS 5, 27, 41 AND 52, BLOCK 1; LOT 1, BLOCK 2; LOT 21, BLOCK 3; LOTS 3 AND 10, BLOCK 7; AND LOTS 1 OF BLOCKS 8, 9, 10, 11, 12 AND 13 WHICH ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE SADIE CREEK HOME OWNER'S ASSOCIATION AND ARE COVERED BY A PUBLIC UTILITY EASEMENT.
10. EXCEPT LOTS 3 AND 4, BLOCK 1; DIRECT LOT ACCESS TO S. LUKER ROAD IS HEREBY PROHIBITED AND DIRECT LOT ACCESS TO E. SADIE CREEK DRIVE IS HEREBY PROHIBITED.
11. LOT 20, BLOCK 2 AND LOT 34, BLOCK 3, ARE SUBJECT TO A TEMPORARY TURNAROUND EASEMENT IN FAVOR OF THE ADA COUNTY HIGHWAY DISTRICT AND CANNOT BE DEVELOPED UNTIL THE STREETS ARE EXTENDED.
12. THIS DEVELOPMENT RECOGNIZES IDAHO CODE § 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON AGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
13. A PORTION OF LOTS 1, 2, 3, 4, 5, 6, 7, 29, 30 AND 31 OF BLOCK 1; LOTS 1, 2, 3, AND 4, OF BLOCK 2; LOTS 1, 2, 7, 8, 24, 25, 26, 27, 28, 29, 33, 34 AND 35 OF BLOCK 3; LOTS 1, 2 AND 10 OF BLOCK 4; LOTS 3, 4, 5, AND 6 BLOCK 5; LOTS 4, 5, 6, 7, AND 8, OF BLOCK 6; LOT 1 BLOCK 8; ARE SERVIENT 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 PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
14. THE SADIE CREEK HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE TO MAINTAIN THE 20' LANDSCAPING EASEMENT IN LOTS 2 AND 3, BLOCK 1 ALONG S. LUKER ROAD.
15. SEE AMENDED PLAT OF PART OF THE AVALON ORCHARD TRACTS AS RECORDED IN BOOK 6 OF PLATS AT PAGE 254, ADA COUNTY RECORDER'S OFFICE FOR ADDITIONAL DATA OF RECORD.

**HEALTH CERTIFICATE**

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE NOT BEEN SATISFIED AND ARE IN FORCE FOR ALL RESIDENTIAL AND COMMERCIAL LOTS IN THIS SUBDIVISION.

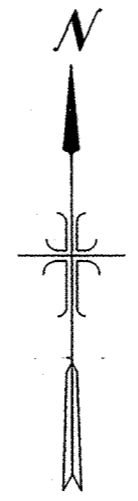
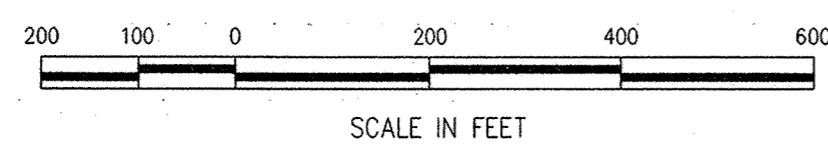
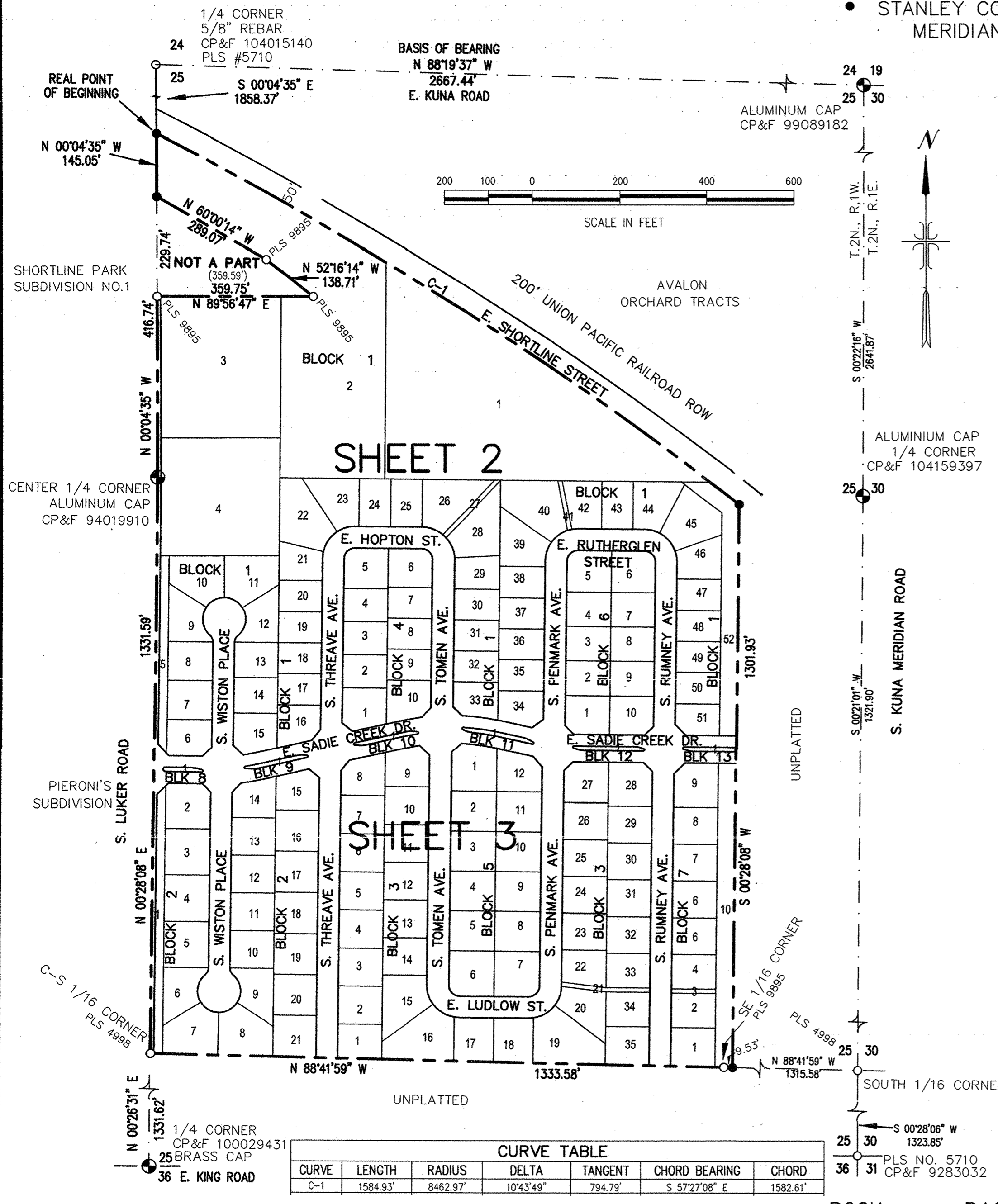
LOTS 1 THROUGH 4, 6 THROUGH 26, 28 THROUGH 40, 42 THROUGH 51, BLOCK 1; LOTS 2 THROUGH 21, BLOCK 2; LOTS 1 THROUGH 20, 22 THROUGH 35, BLOCK 3; LOTS 1 THROUGH 10, BLOCK 4; LOTS 1 THROUGH 12, BLOCK 5; LOTS 1 THROUGH 10, BLOCK 6; AND LOTS 1 AND 2 AND 4 THROUGH 9, BLOCK 7.

NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED.

*Michael E. Marks*  
 CENTRAL DISTRICT HEALTH DEPARTMENT  
 ADA COUNTY



**DEVELOPER:**  
 RED CLIFF DEVELOPMENT  
 MERIDIAN, IDAHO  
 SHEET 1 OF 5  
 18724 12/07/07



SHEET 2

SHEET 3

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C-1	1584.93'	8462.97'	10°43'49"	794.79'	S 57°27'08" E	1582.61'