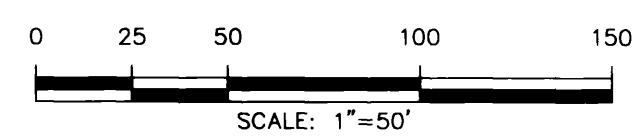
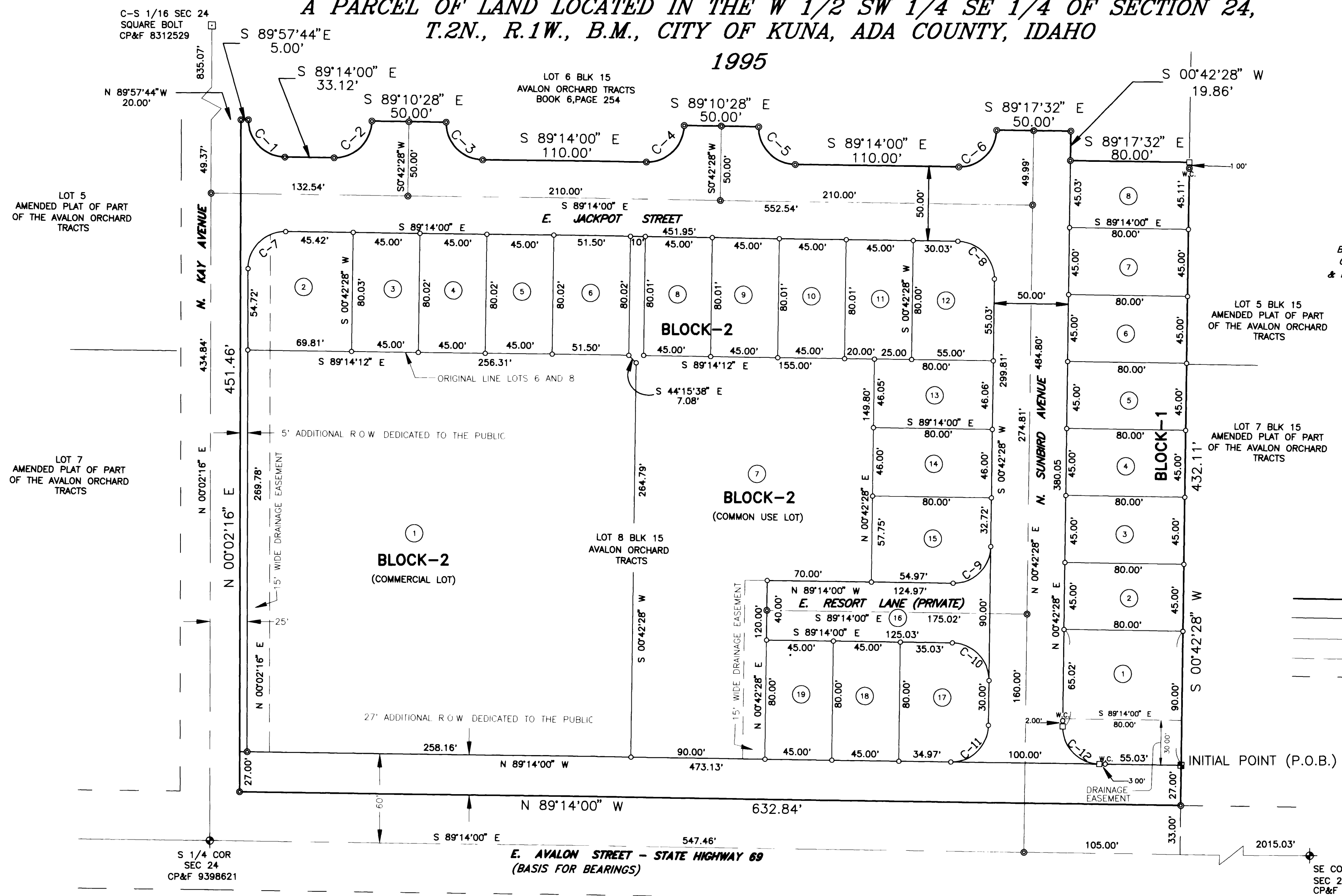


SUNBIRD VILLAGE SUBDIVISION NO. 1

A SUBDIVISION OF LOT 8 AND A PORTION OF LOT 6, BLOCK 15, AVALON ORCHARD TRACTS, BEING A PARCEL OF LAND LOCATED IN THE W 1/2 SW 1/4 SE 1/4 OF SECTION 24, T.2N., R.1W., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

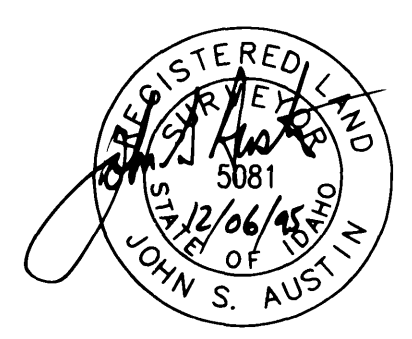
1995



BASIS OF BEARING = N.89°14'W. ALONG SOUTH LINE OF SECTION 24, PER RECORD OF SURVEY NO. 211 & PLATS FOR BLUE SKY NO.1 AND SHADY GROVE SUBS

LEGEND

- SET BRASS CAP MONUMENT (CAPS FILLED 2" GALVANIZED PIPE 3' LONG - INITIAL POINT)
- SET 5/8" IRON PIN W/PLASTIC CAP
- SET 5/8" IRON PIN W/ALUM. CAP MARKED W.C. (WITNESS CORNER)
- SET 1/2" IRON PIN W/PLASTIC CAP
- SET 1/2" IRON PIN W/ALUM. CAP MARKED W.C. (WITNESS CORNER)
- FOUND ALUMINUM CAP MONUMENT
- FOUND 1" SQUARE BOLT
- ANGLE POINT NOTHING SET
- SUBDIVISION BOUNDARY
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C-1	89°16'16"	25.00'	38.95'	24.68'	S 44°35'52" E 35.13'
C-2	90°03'32"	25.00'	39.30'	25.03'	N 45°44'14" E 35.37'
C-3	89°56'28"	25.00'	39.24'	24.97'	S 44°15'46" E 35.34'
C-4	90°03'32"	25.00'	39.30'	25.03'	N 45°44'14" E 35.37'
C-5	89°56'28"	25.00'	39.24'	24.97'	S 44°15'46" E 35.34'
C-6	90°03'32"	25.00'	39.30'	25.03'	N 45°44'14" E 35.37'
C-7	90°43'44"	25.00'	39.59'	25.32'	N 45°24'08" E 35.58'
C-8	89°56'28"	25.00'	39.24'	24.97'	S 44°15'46" E 35.34'
C-9	90°03'32"	25.00'	39.30'	25.03'	S 45°44'14" W 35.37'
C-10	89°56'28"	25.00'	39.24'	24.97'	S 44°15'46" E 35.34'
C-11	90°03'32"	25.00'	39.30'	25.03'	S 45°44'14" W 35.37'
C-12	89°56'28"	25.00'	39.24'	24.97'	N 44°15'46" W 35.34'

NOTES

THIS PLAT IS SUBJECT TO COMPLIANCE WITH IDAHO CODE, SECTION 31-3805. IRRIGATION IS PROVIDED PER THE CITY OF KUNA'S GENERAL DESIGN AND CONSTRUCTION REQUIREMENTS FOR PRESSURE IRRIGATION FACILITIES

LOTS 1, 7, 17, 18, AND 19, BLOCK-2, AND LOT 1, BLOCK-1, WILL NOT HAVE DIRECT ACCESS TO STATE HIGHWAY 69.

RESORT LANE (LOT 16 BLOCK-2) IS A PRIVATE ROAD LOCATED IN A 40' WIDE INGRESS AND EGRESS AND UTILITIES EASMENT OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SERVING LOTS 7, 17, 18 AND 19 BLOCK-2.

BUILDING SETBACK

BUILDING SETBACKS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF ADA COUNTY OR THE CITY OF KUNA.

EASEMENTS

ALL LOTS HAVE FIVE (5) FOOT WIDE EASEMENTS CONTIGUOUS TO SIDE LOT LINES AND (10) FOOT WIDE EASEMENTS CONTIGUOUS TO FRONT AND REAR LOT LINES FOR DRAINAGE AND UTILITIES UNLESS SHOWN OTHERWISE.

RESTRICTIVE COVENANTS

INSTRUMENT NUMBER _____

BUILDING AND OCCUPANCY IN THIS SUBDIVISION SHALL CONFORM TO THE STANDARDS ESTABLISHED BY THE RESTRICTIVE COVENANTS AS FILED IN THE OFFICE OF THE RECORDER FOR ADA COUNTY, IDAHO.

TOOTHMAN-ORTON ENGINEERING COMPANY

1802 N. 33RD STREET
BOISE, IDAHO 83703
(208) 342-5511

