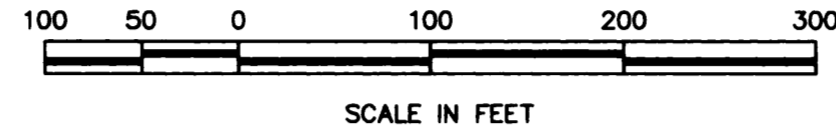


# PLAT OF SUTTER'S MILL SUBDIVISION NO. 4

A RESUBDIVISION OF PORTIONS OF LOTS 6, 7 & 8  
RADER AND KROEGER'S SUBDIVISION,  
LYING IN THE NE 1/4, SECTION 27, T.2N., R.1W., B.M.,  
KUNA, ADA COUNTY, IDAHO

2005

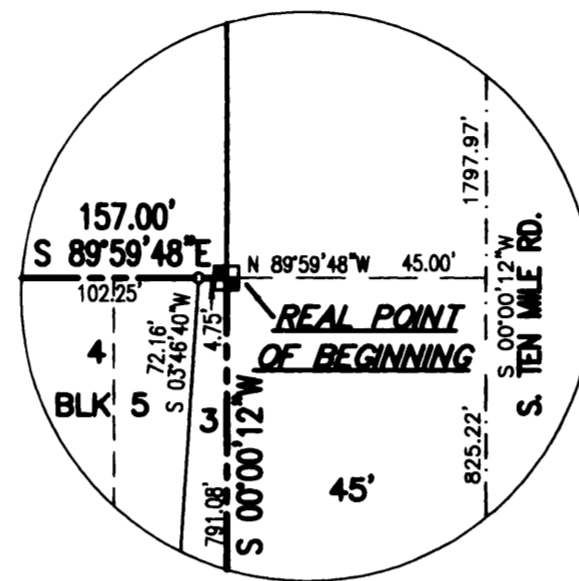


**LEGEND**

- Boundary Line
- Section Line
- Right-of-Way Line
- Centerline
- Lot Line
- Easement Line
  
- Real Point of Beginning, Set 5/8"x30" Rebar with Plastic Cap at Southeast Corner Lot 2, Block 5, Sutter's Mile Subdivision No. 1
- Found Brass or Aluminum Cap (as noted)
- Set 5/8"x30" Rebar with Plastic Cap
- Set 1/2"x24" Rebar with Plastic Cap
- Found 5/8"x30" Rebar with Plastic Cap "PLS 4998"
- Found 1/2"x24" Rebar with Plastic Cap "PLS 4998"

Found Brass Cap  
C.P.&F. No. 9262682

22 23  
27 26  
W. AVALON STREET W. KUNA ROAD



SEE DETAIL A  
**REAL POINT OF BEGINNING**

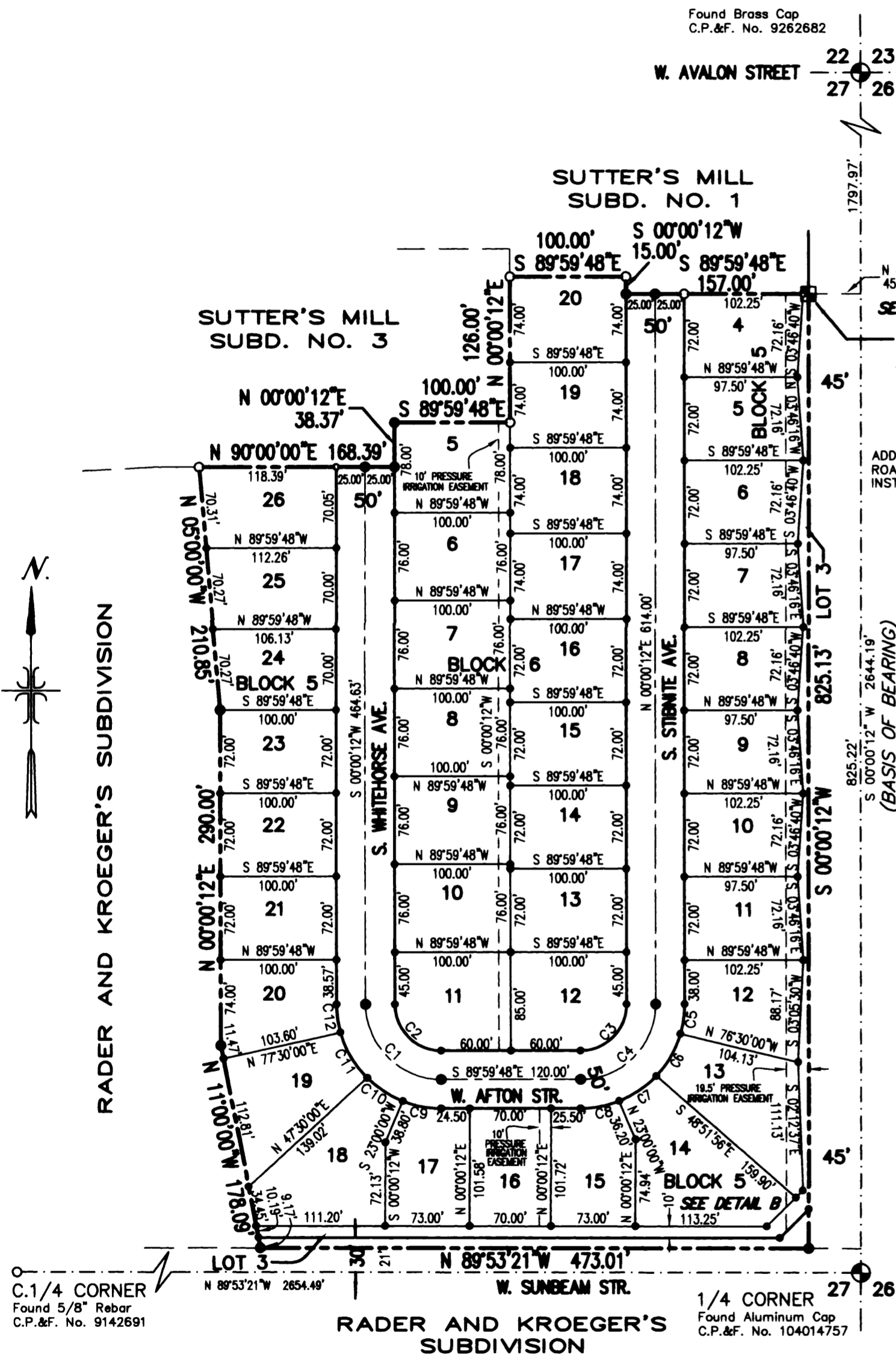
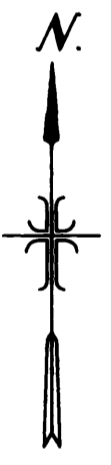
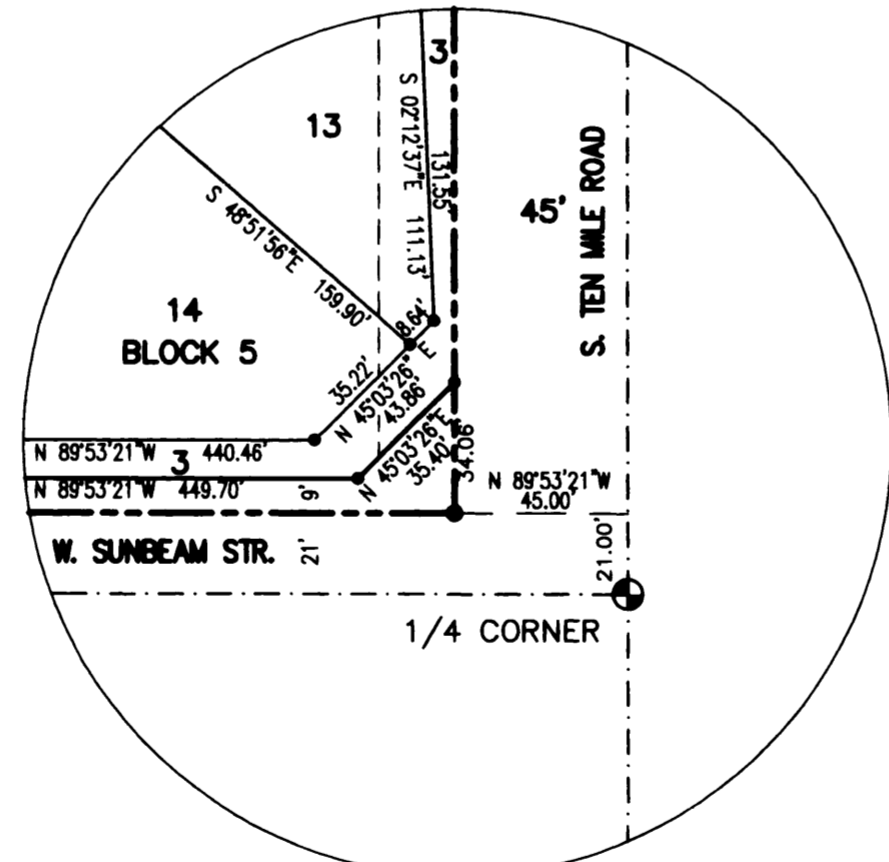
ADDITIONAL S. TEN MILE ROAD RIGHT OF WAY  
INSTRUMENT NO.104131481

**NOTES**

1. THESE LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE, SEWER, IRRIGATION AND STREET LIGHTS(FOR SUTTER'S MILL HOMEOWNERS ASS.) OVER THE TEN(10) FEET 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 LOT LINES INSIDE THIS SUBDIVISION WHICH DO NOT FRONT A PUBLIC STREET.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
4. BUILDING SETBACK DIMENSIONS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
5. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE UNIFORM BUILDING CODE.
6. THE SUTTER'S MILL HOMEOWNERS ASSOCIATION MAY NOT BE DISSOLVED OR ITS OWNERSHIP OR MAINTENANCE COMMITMENT DISSOLVED OR ASSIGNED TO OTHERS WITHOUT THE EXPRESS CONSENT OF THE CITY OF KUNA.
7. SEE RECORD OF SURVEY NO. 3623, ADA COUNTY RECORDERS OFFICE, FOR ADDITIONAL DATA OF RECORD.
8. LOT 3, BLOCK 5, IS A LANDSCAPE LOT TO BE OWNED AND MAINTAINED BY THE SUTTER'S MILL HOMEOWNERS ASSOCIATION AND IS COVERED BY A PUBLIC UTILITY EASEMENT.
9. LOT 16, BLOCK 5, AND LOT 11, BLOCK 6, ARE HEREBY DESIGNATED AS HAVING A TEN (10) FOOT SIDE YARD SETBACK ADJACENT TO ANY PRESSURE IRRIGATION MAIN.
10. DIRECT LOT ACCESS TO S. TEN MILE ROAD AND W. SUNBEAM STREET IS PROHIBITED.
11. THE OWNER HAS PROVIDED IRRIGATION FOR THIS SUBDIVISION UNDER SECTION 31-3805(B) OF THE IDAHO CODE. THE CITY OF KUNA WILL OWN, OPERATE, AND MAINTAIN THE PRESSURIZED IRRIGATION SYSTEM, UNDER DIRECTION OF THE BOISE KUNA IRRIGATION DISTRICT.

**CURVE TABLE**

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	102.10	65.00	90°00'00"	65.00	S 44°59'48" E	91.92
C2	62.83	40.00	90°00'00"	40.00	N 44°59'48" W	56.57
C3	62.83	40.00	90°00'00"	40.00	N 45°00'12" E	56.57
C4	102.10	65.00	90°00'00"	65.00	N 45°00'12" E	91.92
C5	26.10	90.00	16°36'54"	13.14	N 08°18'39" E	26.01
C6	42.30	90.00	26°55'52"	21.55	N 30°05'02" E	41.91
C7	38.80	90.00	24°42'12"	19.71	N 55°54'03" E	38.50
C8	34.17	90.00	21°45'02"	17.29	S 79°07'41" W	33.96
C9	34.16	90.00	21°44'40"	17.29	S 79°07'28" E	33.95
C10	36.74	90.00	23°23'19"	18.63	S 56°33'29" E	36.48
C11	45.92	90.00	29°13'58"	23.47	N 30°14'50" W	45.42
C12	24.56	90.00	15°38'03"	12.36	N 07°48'49" W	24.48



C.1/4 CORNER  
Found 5/8" Rebar  
C.P.&F. No. 9142691

W. SUNBEAM STR.

1/4 CORNER  
Found Aluminum Cap  
C.P.&F. No. 104014757

**RADER AND KROEGER'S SUBDIVISION**

**ANCELLE DEVELOPMENT, INC.**  
Developer  
Eagle, Idaho

**BRIGGS ENGINEERING, INC.**  
Consulting Engineers  
Boise, Idaho



