

WILLOW GLENN SUBDIVISION NO. 3

A PARCEL OF LAND LOCATED IN THE W 1/2 OF THE NE 1/4 OF SECTION 26, T. 2 N., R. 1 W., B.M., CITY OF KUNA, ADA COUNTY, IDAHO 2010

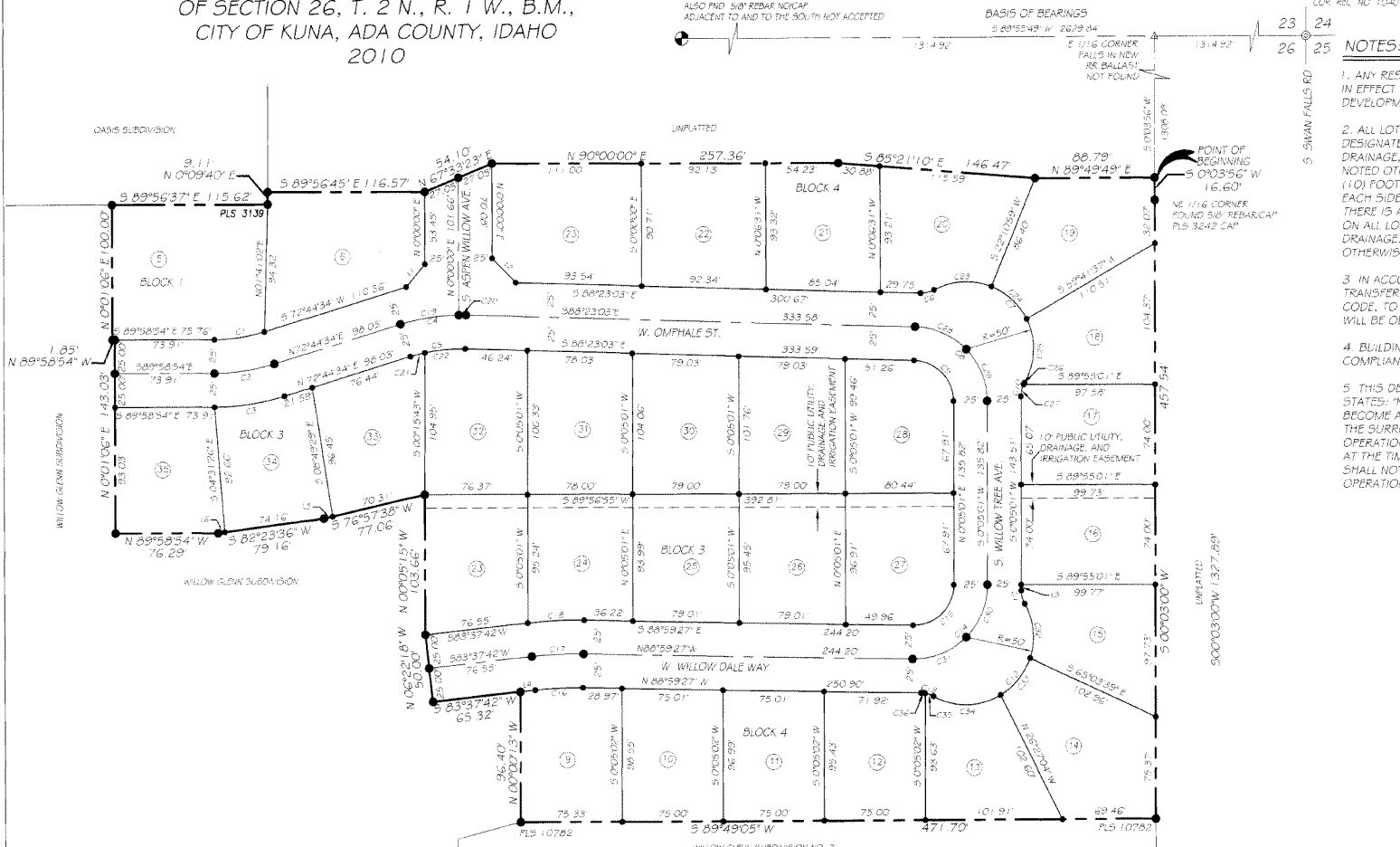
N 1/4 CORNER SEC 26
 FND 5/8" REBAR CAP PLS 4388 ACCEPTED
 COR. REC. NO. 104014756
 ALSO FND 5/8" REBAR NGRCAP
 ADJACENT TO AND TO THE SOUTH NOT ACCEPTED

SECTION CORNER
 FND 5/8" REBAR CAP PLS 5028
 COR. REC. NO. 104015743

BASIS OF BEARINGS
 S 89°55'49" W 2679.04'
 S 89°55'49" W 2679.04'
 S 89°55'49" W 2679.04'

NOTES:

1. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION AND MAY REQUIRE FURTHER AMENDING OF THE DEVELOPMENT AGREEMENT.
2. ALL LOTS ABUTTING THE EXTERIOR BOUNDARY OF THE SUBDIVISION ARE HEREBY DESIGNATED AS HAVING A (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, AND IRRIGATION EASEMENT ADJACENT TO THE EXTERIOR BOUNDARY, UNLESS NOTED OTHERWISE. ALL INTERIOR LOT LINES ARE HEREBY DESIGNATED AS HAVING A TEN (10) FOOT PUBLIC UTILITIES, DRAINAGE, AND IRRIGATION EASEMENT LYING FIVE (5) FEET ON EACH SIDE OF SAID LOT LINES, UNLESS NOTED OTHERWISE. THERE IS A (10) FOOT PUBLIC UTILITIES, PROPERTY DRAINAGE, AND IRRIGATION EASEMENT ON ALL LOTS ADJACENT TO ROADWAYS, AND A (10) FOOT PUBLIC UTILITIES, PROPERTY DRAINAGE, AND IRRIGATION EASEMENT AT THE BACK OF ALL LOTS, UNLESS NOTED OTHERWISE.
3. IN ACCORDANCE WITH IDAHO CODE 31-3805, CIRCLE Z LLC HAS AGREED IN WRITING TO TRANSFER SURFACE WATER RIGHTS IN ACCORDANCE WITH TITLE 50 CHAPTER 18 OF IDAHO CODE, TO THE KUNA MUNICIPAL IRRIGATION DISTRICT, AND THE LOTS IN THIS SUBDIVISION WILL BE OBLIGATED FOR ASSESSMENTS BY THE KUNA MUNICIPAL IRRIGATION DISTRICT.
4. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA.
5. 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 NONAGRICULTURAL 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."



LEGEND

- SUBDIVISION BOUNDARY LINE
- EASEMENT LINE
- SUBDIVISION LOT LINE
- SECTIONAL LINE
- CENTER LINE
- FOUND BRASS CAP MONUMENT
- FOUND 5/8" REBAR PLS 7314 OR AS NOTED
- SET 5/8" REBARCAP
- SET 1/2" REBARCAP
- CALCULATED POINT
- LOT NUMBER
- RECORD DATA

REFERENCES

- 1) PLAT OF WILLOW GLENN SUBDIVISION BOOK 89, PG 10343-10345
- 2) PLAT OF RYAN MEADOWS SUBDIVISION BOOK 87, PG 10012-10013
- 3) RECORD OF SURVEY NO. 1972
- 4) RECORD OF SURVEY NO. 1990
- 5) RECORD OF SURVEY NO. 5411
- 6) RECORD OF SURVEY NO. 2826
- 7) PLAT OF WILLOW GLENN SUBDIVISION NO. 2 BOOK 86, PG 11820-11822
- 8) PLAT OF OASIS SUBDIVISION BOOK 62, PG 6164-6165

CURVE TABLE

CURVE	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	37.69	171°15'11"	122.00	S 87°25'30" W	37.58
C2	45.23	171°15'11"	150.00	S 87°12'30" W	43.06
C3	32.76	171°15'11"	75.00	S 87°12'30" W	32.55
C4	49.41	149°52'23"	70.00	N 82°10'45" E	49.19
C5	41.17	149°52'23"	73.00	N 82°10'45" E	40.99
C6	10.46	330°22'35"	30.00	S 72°56'15" W	10.34
C7	129.09	148°36'48"	50.00	S 44°02'04" E	56.27
C8	54.95	62°26'03"	55.00	S 44°35'01" E	72.73
C9	46.32	62°26'03"	30.00	S 44°35'01" E	41.66
C10	102.54	102°54'42"	30.00	N 15°11'46" E	104.42
C11	10.23	291°19'38"	50.00	N 14°33'48" W	10.11
C12	129.25	148°13'24"	50.00	S 44°54'04" W	56.18
C13	27.98	343°03'44"	30.00	S 74°53'23" E	15.68
C14	67.28	309°53'58"	55.00	S 45°32'47" W	78.41
C15	47.61	309°53'58"	30.00	S 45°32'47" W	42.77
C16	39.42	09°02'50"	275.00	N 87°18'38" E	39.40
C17	39.45	09°02'50"	300.00	N 87°18'38" E	39.62
C18	41.87	09°22'50"	325.00	N 87°18'38" E	41.64

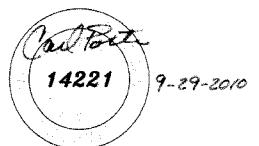
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 38°10'00" E	23.00
L2	S 44°17'38" E	25.00
L3	N 00°05'01" E	4.40
L4	N 89°57'48" E	11.23
L5	S 76°57'38" W	6.75
L6	S 82°23'36" W	5.00

C 1/4 CORNER
 FND 5/8" REBAR CAP
 PLS 7612
 COR. REC. INST NO
 104014759

C 1/4 CORNER
 FND 5/8" REBAR PLS 4347
 PER COR. REC. INST NO
 104014759 589°54'45" E
 0' 20' OF RECORD DISTANCE
 TO WEST. FIELD RECORD TO
 MATCH FOUND EXISTING PINS
 ALONG THE WEST LINE OF
 RYAN MEADOWS PLAT

E 1/4 CORNER SEC 26
 FND BRASS CAP ITEM
 COR. REC. NO. 104014760



207 W. MAIN ST.
 EMMETT, ID 83617
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 FAX (208) 398-8105
 WWW.SAWTOOTHLS.COM

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 A PARCEL OF LAND LOCATED IN THE W 1/2 OF THE NE 1/4
 OF SECTION 26, T. 2 N., R. 1 W., B.M.,
 CITY OF KUNA, ADA COUNTY, IDAHO
 2010

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS:

THAT CIRCLE Z DEVELOPMENT GROUP, L.L.C., A IDAHO LIMITED LIABILITY COMPANY DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS THEIR INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

THE OWNERS FURTHER CERTIFY, THAT ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM THE CITY OF KUNA, IDAHO MUNICIPAL WATER SYSTEM, INCORPORATED AND THAT THE CITY OF KUNA, IDAHO, HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION. (IC 50-1334)

THE PUBLIC STREETS, AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE PUBLIC.

THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

A PARCEL OF LAND LOCATED IN THE W 1/2 OF THE NE 1/4 OF SECTION 26, T2N, R1W, B.M., CITY OF KUNA, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT FOUND 5/8" REBAR/CAP PLS 5082, (CORNER RECORD INST #104015743) MARKING THE NORTHEAST CORNER OF SAID SECTION 26.

THENCE SOUTH 89°55'49" WEST COINCIDENT WITH THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 1314.92 FEET TO THE NORTHEAST CORNER OF SAID W 1/2 OF THE NE 1/4 OF SECTION 26;

THENCE SOUTH 0°03'56" WEST COINCIDENT WITH THE EAST LINE OF SAID W 1/2 OF THE NE 1/4 OF SECTION 26, A DISTANCE OF 1308.09 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 0°03'56" WEST COINCIDENT WITH SAID EAST LINE OF SAID W 1/2 OF THE NE 1/4 OF SECTION 26, A DISTANCE OF 16.60 FEET TO THE NE 1/16 CORNER OF SAID SECTION 26;

THENCE SOUTH 0°03'00" WEST COINCIDENT WITH THE EAST LINE OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 26, A DISTANCE OF 457.54 FEET TO THE NORTHEAST CORNER OF WILLOW GLENN SUBDIVISION NO. 2 AS SHOWN IN BOOK 96 OF PLATS AT PAGE 11820 THROUGH 11822, ADA COUNTY RECORDS;

THENCE SOUTH 89°49'05" WEST COINCIDENT WITH THE NORTH LINE OF SAID WILLOW GLENN SUBDIVISION NO. 2, A DISTANCE OF 471.70 FEET TO THE EASTERLY BOUNDARY OF WILLOW GLENN SUBDIVISION AS SHOWN IN BOOK 89 OF PLATS AT PAGE 10343 THROUGH 10345 ADA COUNTY RECORDS;

THENCE COINCIDENT WITH SAID EASTERLY BOUNDARY OF WILLOW GLENN SUBDIVISION;

THENCE NORTH 0°00'13" WEST, 96.40 FEET TO A FOUND 5/8" REBAR/CAP PLS 7314,

THENCE SOUTH 83°37'42" WEST, 65.32 FEET,

THENCE NORTH 6°22'18" WEST, 50.00 FEET;

THENCE NORTH 0°05'15" WEST, 103.66 FEET;

THENCE SOUTH 76°57'38" WEST, 77.06 FEET,

THENCE SOUTH 82°23'36" WEST, 79.16 FEET;

THENCE NORTH 89°58'54" WEST, 76.29 FEET;

THENCE NORTH 0°01'06" EAST, 143.03 FEET;

THENCE NORTH 89°58'54" WEST, 1.85 FEET;

THENCE NORTH 0°01'06" EAST, 100.00 FEET TO THE SOUTH BOUNDARY OF OASIS SUBDIVISION AS SHOWN IN BOOK 62 OF PLATS AT PAGE 6164 THROUGH 6165, ADA COUNTY RECORDS,

THENCE COINCIDENT WITH SAID SOUTH BOUNDARY OF OASIS SUBDIVISION, SOUTH 89°56'37" EAST, 115.62 FEET TO THE SOUTHEAST CORNER OF SAID OASIS SUBDIVISION;

THENCE NORTH 0°09'40" EAST COINCIDENT WITH THE EAST BOUNDARY OF SAID OASIS SUBDIVISION, 9.11 FEET;

THENCE LEAVING SAID EAST BOUNDARY OF OASIS SUBDIVISION, SOUTH 89°56'45" EAST, 116.57 FEET;

THENCE NORTH 67°33'23" EAST, 54.10 FEET,

THENCE NORTH 90°00'00" EAST, 257.36 FEET;

THENCE SOUTH 85°21'10" EAST, 146.47 FEET;

THENCE NORTH 89°49'49" EAST, 88.79 FEET TO THE POINT OF BEGINNING.

THE PARCEL ABOVE DESCRIBED CONTAINS 7.12 ACRES, MORE OR LESS.

Tim Schelmorn

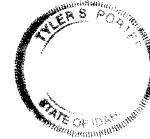
CIRCLE Z DEVELOPMENT GROUP, LLC
 TIM SCHELMORN, MEMBER

ACKNOWLEDGEMENT

STATE OF IDAHO }
 COUNTY OF ADA } 55

ON THIS 30TH DAY OF Sept, 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TIM SCHELMORN, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF CIRCLE Z DEVELOPMENT GROUP, LLC, THAT EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

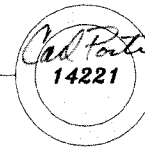
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN



Tyler S. Porter
 NOTARY PUBLIC FOR IDAHO
 RESIDING AT EMMETT
 MY COMMISSION EXPIRES 3/29/14

CERTIFICATE OF SURVEYOR

I, CARL PORTER, 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' AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.



CARL PORTER

14221

9-29-2010
 PLS 14221



207W MAIN ST.
 EMMETT, ID 83601
 (208) 398-8104
 FAX (208) 398-8100

WWW.SAWTOOTHLLC.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG#:
2 OF 3	9/1/2010	CSF	CP	10020	10020-PP

WILLOW GLENN SUBDIVISION NO. 3
 A PARCEL OF LAND LOCATED IN THE W1/2 OF THE NE1/4
 OF SECTION 26, T. 2 N., R. 1 W., B.M.,
 CITY OF KUNA, ADA COUNTY, IDAHO
 2010

CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED, ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

Willie Rene Roms 9/15/10
 CENTRAL DISTRICT HEALTH DEPARTMENT, EHS DATE



APPROVAL OF COUNTY SURVEYOR

I, THE UNDERSIGNED COUNTY SURVEYOR IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT, AND FIND THAT IT COMPLIES WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.

James L. Hastings 9-30-2010
 COUNTY SURVEYOR DATE
 PLS 5359



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 22 DAY OF AUGUST, 2010

Henry R. Helmer 9/12/10
 CHAIRMAN, ADA COUNTY HIGHWAY DISTRICT DATE



CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS.

Cliff D. Ingram, by Shelly Beller, Deputy 10/12/10
 COUNTY TREASURER DATE



APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO HEREBY APPROVE THIS PLAT.

Mark A. Smith 10/12/2010
 CITY ENGINEER DATE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
 COUNTY OF ADA } 55

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF SAWTOOTH LAND SURVEYING AT 4 MINUTES PAST 2 O'CLOCK P.M.,

ON THIS 12th DAY OF October, 2010

BOOK 103 OF PLATS, PAGES 13819 THROUGH 13821

INSTRUMENT NO. 110095709

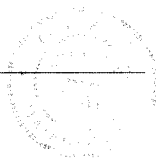
A. Olson J. David Navarro
 DEPUTY EX-OFFICIO RECORDER

Fee: \$16.-

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 ON THE 1st DAY OF Sept, 2010 THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Verda Singsa 10/12/10
 CITY CLERK DATE



9-9-2010



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SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG#:
3 OF 3	9/1/2010	GSP	CF	10020	10020-PP