

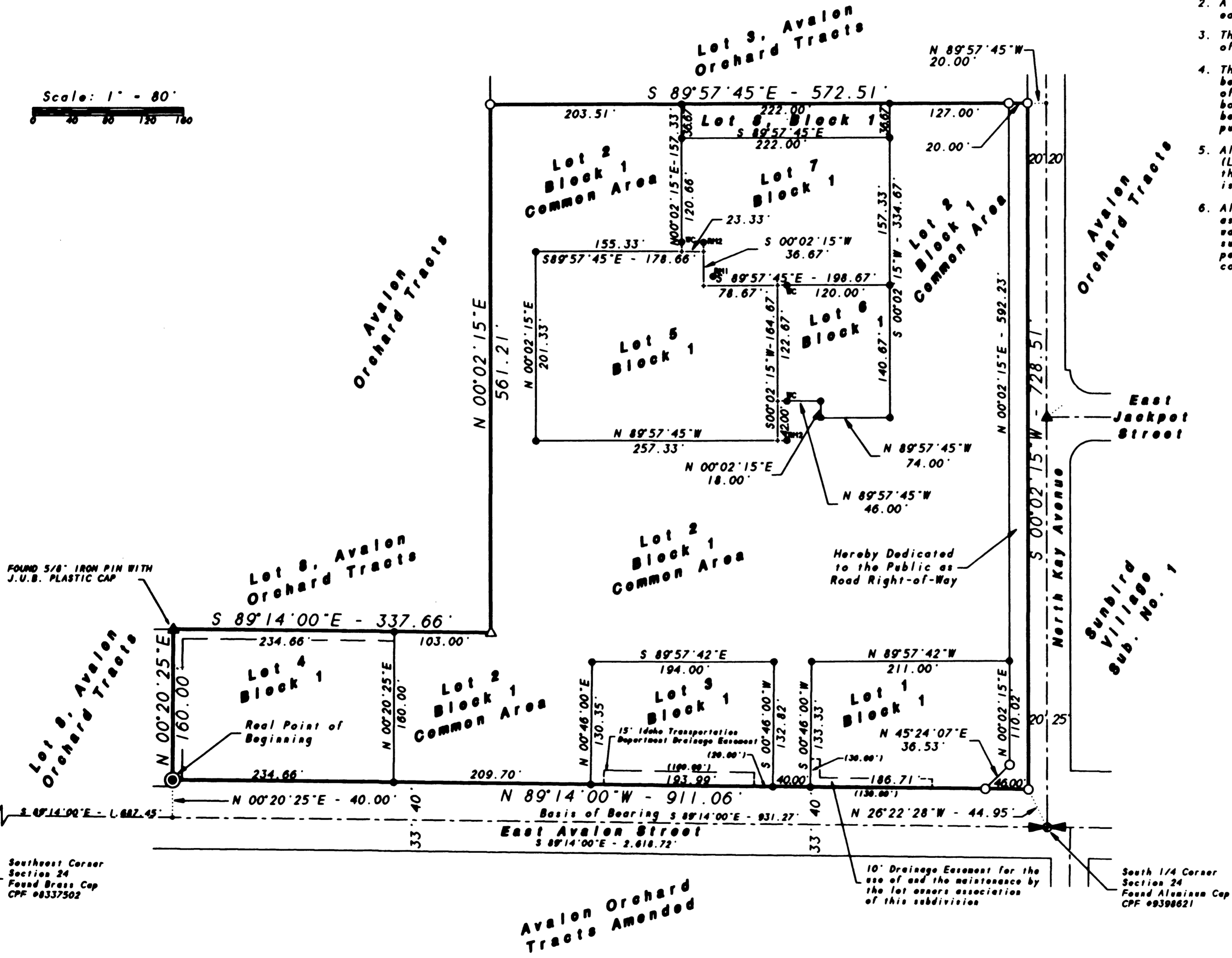
Zatica No. 1 Subdivision

A resubdivision of a portion of Lots 3, 5, 7 and 8 of Avalon Orchard Tracts. Situate in the Southeast Quarter of the Southwest Quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho

1998

NOTES

1. A 10 foot wide public utility, drainage, irrigation and City of Kuna street light easement is hereby reserved adjacent to North Kay Avenue and East Avalon Street.
2. A blanket public utility, drainage and irrigation easement is hereby reserved on Lot 2, Block 1.
3. The developer shall comply with Section 31-3805 of Idaho Code, relating to irrigation water.
4. The common area (Lot 2, Block 1) shown hereon shall be owned and maintained by the lot owners association of this subdivision. The maintenance thereof shall be borne by said lot owners association. Said lot shall be used for common ingress-egress, parking, drainage, public and private utility lines and landscaping.
5. All water and sewer facilities located in the common area (Lot 2, Block 1) are private under the jurisdiction of the City of Kuna. Operation and maintenance of these lines is the responsibility of the lot owners association.
6. All lots within this subdivision are subject to the assessment of a "Late Connect Fee" for construction of the water and sewer mains located in Avalon adjacent to this subdivision. This fee will be assessed at the time building permits are issued and is in addition to the standard connection fees assessed by the City of Kuna.



LEGEND

- + OBSTRUCTED CORNER - NOT SET
- SET PK NAIL / WASHER - STAMPED LS-4116
- SET 1/2"x24" IRON PIN WITH PLASTIC CAP - LS 4116
- SET 1/2"x24" IRON PIN WITH PLASTIC CAP LS 4116 AS WITNESS CORNER ON 1 FOOT OFFSET FROM PROPERTY CORNER
- SET 1/2"x24" IRON PIN WITH PLASTIC CAP LS 4116 AS REFERENCE MONUMENT ON 1 FOOT OFFSET FROM PROPERTY LINES
- SET 1/2"x24" IRON PIN WITH PLASTIC CAP LS 4116 AS REFERENCE MONUMENT ON 1 FOOT OFFSET FROM PROPERTY LINE EXTENDED
- SET 5/8"x30" IRON PIN WITH PLASTIC CAP - LS 4116
- △ FOUND 1/2" IRON PIN WITH PLASTIC CAP PLS 5617, REPLACED WITH 5/8"x30" IRON PIN WITH PLASTIC CAP - LS 4116
- ▲ FOUND 5/8" IRON PIN
- ◎ SET 2"x36" GALVANIZED IRON PIPE WITH 5/8"x30" IRON PIN INSIDE WITH PLASTIC CAP - LS 4116
- SUBDIVISION BOUNDARY LINE
- - - STREET CENTER LINE
- LOT LINE
- - - 10 FOOT PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT UNLESS OTHERWISE NOTED
- (130.00') EASEMENT DISTANCE



FOUND 5/8" IRON PIN WITH J.U.B. PLASTIC CAP

Southeast Corner Section 24 Found Brass Cap CPF #8337502

Hereby Dedicated to the Public as Road Right-of-Way

10' Drainage Easement for the use of and the maintenance by the lot owners association of this subdivision

South 1/4 Corner Section 24 Found Aluminum Cap CPF #9398621

