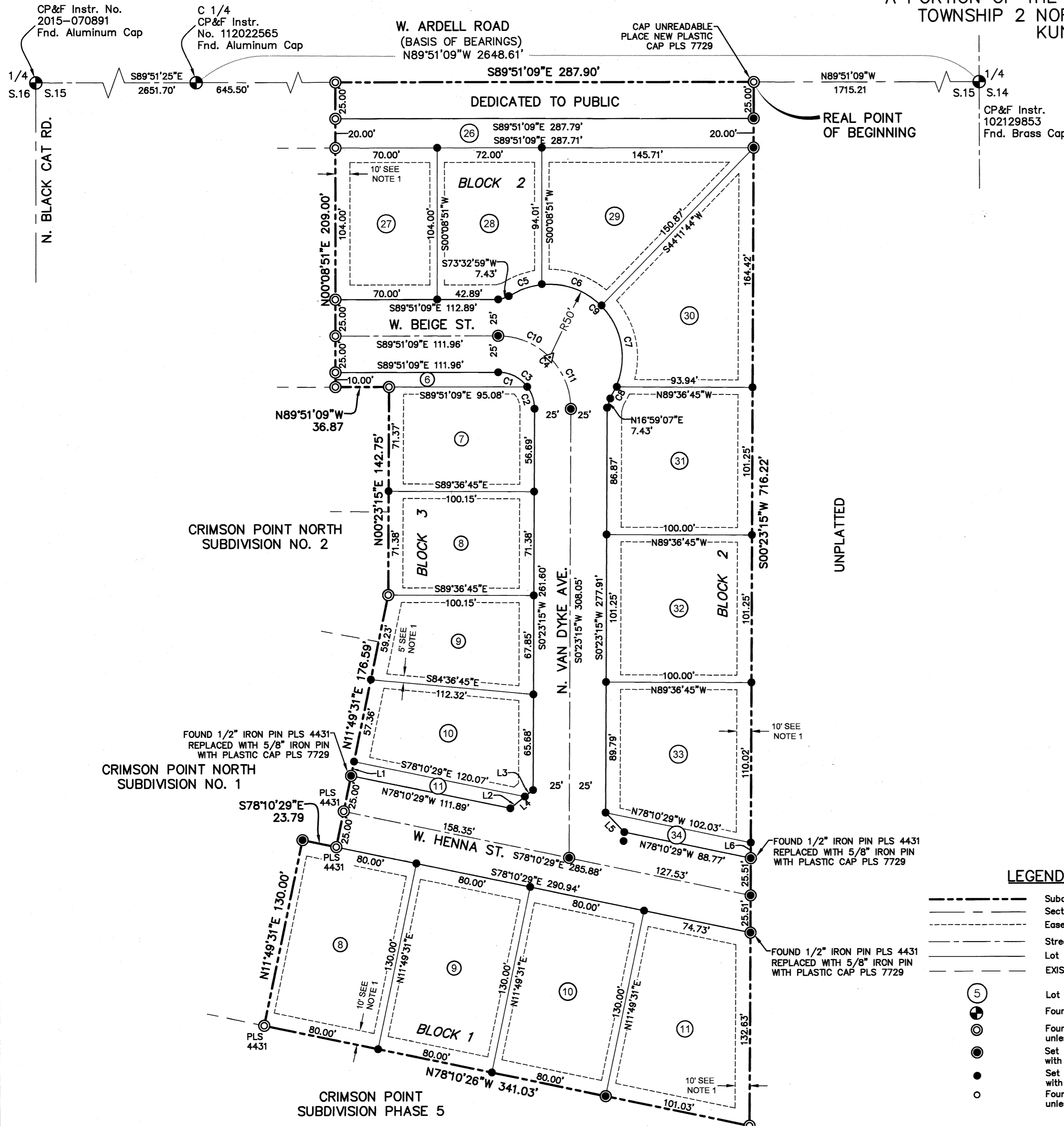


PL 108 PG 1520

CRIMSON POINT NORTH SUBDIVISION NO. 3

PLAT SHOWING
A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15,
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
KUNA, ADA COUNTY, IDAHO
2015



NOTES:

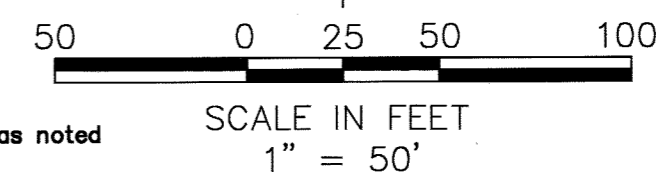
- All lot lines common to a public right-of-way line and all rear lot lines shall have a ten (10) foot wide permanent public utilities, property drainage, and irrigation easement as shown on this plat. Each side of interior lot lines shall have a five (5) foot wide public utilities, property drainage, and irrigation easement as shown on this plat, except where shown as ten (10) feet for Lot 11, Block 1 and Lot 27, Block 2.
- Any resubdivision of this Plat shall comply with the applicable zoning regulations in effect at the time of resubdivision and may require amendment of the development agreement.
- Lot 34 Block 2 and Lots 6 and 11 Block 3 are designated as common area lots to be owned and maintained by the Crimson Point Subdivision Homeowner's Association. This ownership and maintenance commitment may not be dissolved without the express consent of Kuna City. The Crimson Point Subdivision Homeowner's association is responsible for payment of irrigation assessments on common lots. In the event Crimson Point Subdivision Homeowner's Association fails to pay the assessments, each residential lot is responsible for a fractional share of the assessment.
- Maintenance of any irrigation, drainage pipe or ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage district.
- Irrigation water will be provided by City of Kuna in compliance with Idaho Code Section 31-3805(1)(b). All lots within this subdivision will be entitled to irrigation rights, and will be obligated for assessments from City of Kuna.
- This development recognizes Idaho Code Section 22-4503, Right to Farm Act, which states: "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof"
- Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Kuna and conditions of the staff report for Crimson Point North Subdivision.
- Direct lot or parcel access to W. Ardeell Road is prohibited.
- Lots in this subdivision shall be subject to the Amended CC&R's recorded as Instrument No. 2015-052887.

Line #	Direction	Length
L1	N11°49'31"E	10.00
L2	S51°06'23"W	12.92
L3	S51°06'23"W	7.21
L4	S51°06'23"W	20.13
L5	N44°01'17"W	18.56
L6	S00°23'15"W	10.63

Curve #	Radius	Length	Chord	Bearing	Delta
C1	25.00	23.18	22.36	S63°17'15"E	53°07'48"
C2	25.00	16.19	15.91	S18°10'03"E	37°06'36"
C3	25.00	38.63	34.90	S43°52'26"E	88°31'22"
C4	50.00	78.75	70.86	S44°43'57"E	90°14'24"
C5	50.00	23.57	23.35	S70°27'28"W	27°00'41"
C6	50.00	44.77	43.29	N70°23'04"W	51°18'15"
C7	50.00	60.07	56.52	N10°18'57"W	68°49'59"
C8	50.00	8.28	8.27	N28°50'31"E	9°28'58"
C9	50.00	136.69	97.93	S44°43'57"E	156°37'52"
C10	50.00	39.37	38.37	N67°17'33"W	45°07'12"
C11	50.00	39.37	38.37	N22°10'21"W	45°07'12"

LEGEND

- Subdivision Boundary
- Section Line
- Easement line (See Notes 1 and 2)
- Street Centerline
- Lot Line
- EXISTING PARCEL LINE
- Lot Number
- Found Brass or Aluminum cap as noted
- Found 5/8" Iron Pin, PLS 7729 unless noted otherwise
- Set 5/8" x 24" Iron Pin with Plastic Cap, PLS 7729
- Set 1/2" x 24" Iron Pin with Plastic Cap, PLS 7729
- Found 1/2" Iron Pin, PLS 4431 unless noted otherwise



GREGORY G. CARTER, PLS 7729
IDAHO SURVEY GROUP
1450 E. WATERTOWER STREET, STE. 130
MERIDIAN, ID 83642

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

CRIMSON POINT NORTH SUBDIVISION NO. 3

CERTIFICATE OF OWNERS

Know all men by these presents: Westpark Company, Inc., an Idaho Corporation, is the owner of the property described as follows:

A parcel of land located in the NW 1/4 of the SE 1/4 of Section 15, T.2N., R.1W., B.M., Kuna, Ada County, Idaho more particularly described as follows:

Commencing at the E1/4 Corner of said Section 15 from which the C1/4 corner of said Section 15 bears North 89°51'09" West, 2648.61 feet;

thence along East-West centerline of said Section 15 North 89°51'09" West, 1,715.21 feet to the **REAL POINT OF BEGINNING**;

thence leaving said East-West centerline South 00°23'15" West, 716.22 feet to a point on the northerly boundary line of Crimson Point Subdivision Phase 5 as filed in Book 102 of Plats at Pages 13,700 through 13,705, records of Ada County, Idaho;

thence along said Northerly boundary line North 78°10'26" West, 341.03 feet to the SE corner of Crimson Point North Subdivision No. 1 as filed in Book 104 of Plats at Pages 14,086 through 14,088, records of Ada County, Idaho;

thence along the easterly boundary line of said Crimson Point North Subdivision No. 1 the following 2 courses and distances:

thence North 11°49'31" East, 130.00 feet;

thence South 78°10'29" East, 23.79 feet;

thence continuing along said easterly boundary line and the easterly boundary line of Crimson Point North Subdivision No. 2 as filed in Book 105 of Plats at Pages 14,435 through 14,437, records of Ada County, Idaho North 11°49'31" East, 176.59 feet;

thence continuing along the easterly boundary line of said Crimson Point North Subdivision No. 2 the following 3 courses and distances:

thence North 00°23'15" East, 142.75 feet;

thence North 89°51'09" West, 36.87 feet;

thence North 00°08'51" East, 209.00 feet to a point on the East-West centerline of said Section 15;

thence along said East-West centerline South 89°51'09" East, 287.90 feet to the **REAL POINT OF BEGINNING** containing 4.43 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water service from an existing City of Kuna main line located adjacent to the subject subdivision, and the City of Kuna has agreed in writing to serve all the lots in this subdivision.

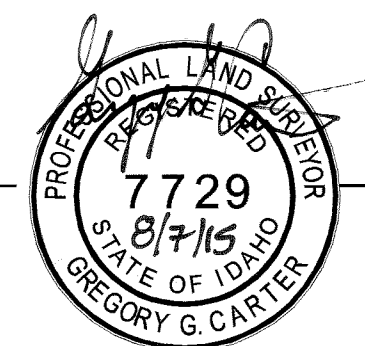
Westpark Company, Inc.

Gregory B. Johnson
Gregory B. Johnson, Director

CERTIFICATE OF SURVEYOR

I, Gregory G. Carter, 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" was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

Gregory G. Carter



P.L.S. No. 7729

ACKNOWLEDGMENT

State of Idaho)
) s.s.
County of Ada)

On this 7 day of August, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Gregory B. Johnson, known or identified to me to be the Director of Westpark Company, Inc., an Idaho Corporation that executed the instrument or the person who executed the instrument on behalf of said Corporation and acknowledged to me that such Corporation executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

6/9/21
My commission expires



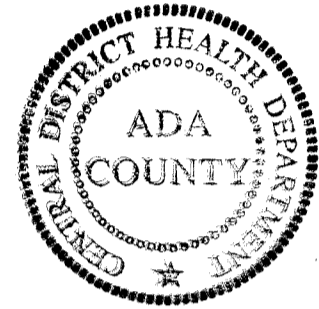
Amber Huber
Notary Public for Idaho
Residing in Kuna, Idaho

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LANE TEL 208-938-0013
BOISE, ID 83714 www.baileyengineers.com

CRIMSON POINT NORTH SUBDIVISION NO. 3

HEALTH CERTIFICATE

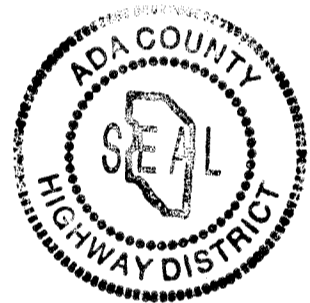
Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Kuna, and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a Certificate of Disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.



Row Bach PEHS 4.29.15
Central District Health Department Date

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 13th day of May, 2015.



Jim Hansen
Chairman ACHD

APPROVAL OF CITY ENGINEER

I, Gordon Law, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this day July 1, 2015, hereby approve this plat..

Gordon Law 7-01-2015
City Engineer Date

APPROVAL OF CITY COUNCIL

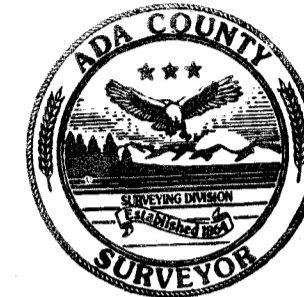
I, the undersigned, City Clerk in and for the City of Kuna, Ada County, Idaho, hereby certify that at a regular meeting of the City Council held on the 21st day of April, 2015, this plat was duly accepted and approved.



Chris Engels
City Clerk, Kuna, Idaho

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, County Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.



Jerry L. Hastings
County Surveyor
PLS 5359
8-14-2015

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of I.C.50-1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

08/17/2015
Date



Licky McIntyre
County Treasurer
Signed by: Deputy Treasurer
Denise

COUNTY RECORDER'S CERTIFICATE

State of Idaho)
) s.s.
County of Ada)

I hereby certify that this instrument was filed for record at the request of Taylor Merrill at 44 Minutes past 11 O'clock A.M. on this 17th day of August, 2015, in Book 108 of plats at Pages 15310-15312.
Instrument No. 2015-015397

[Signature]
Deputy
FEE \$16.00

Christopher D. Rice
Ex-Officio Recorder

