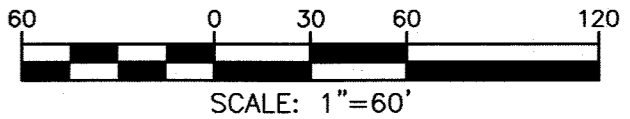
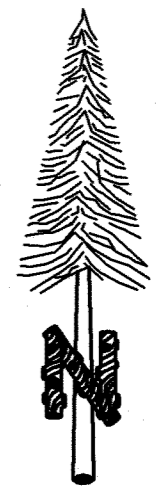
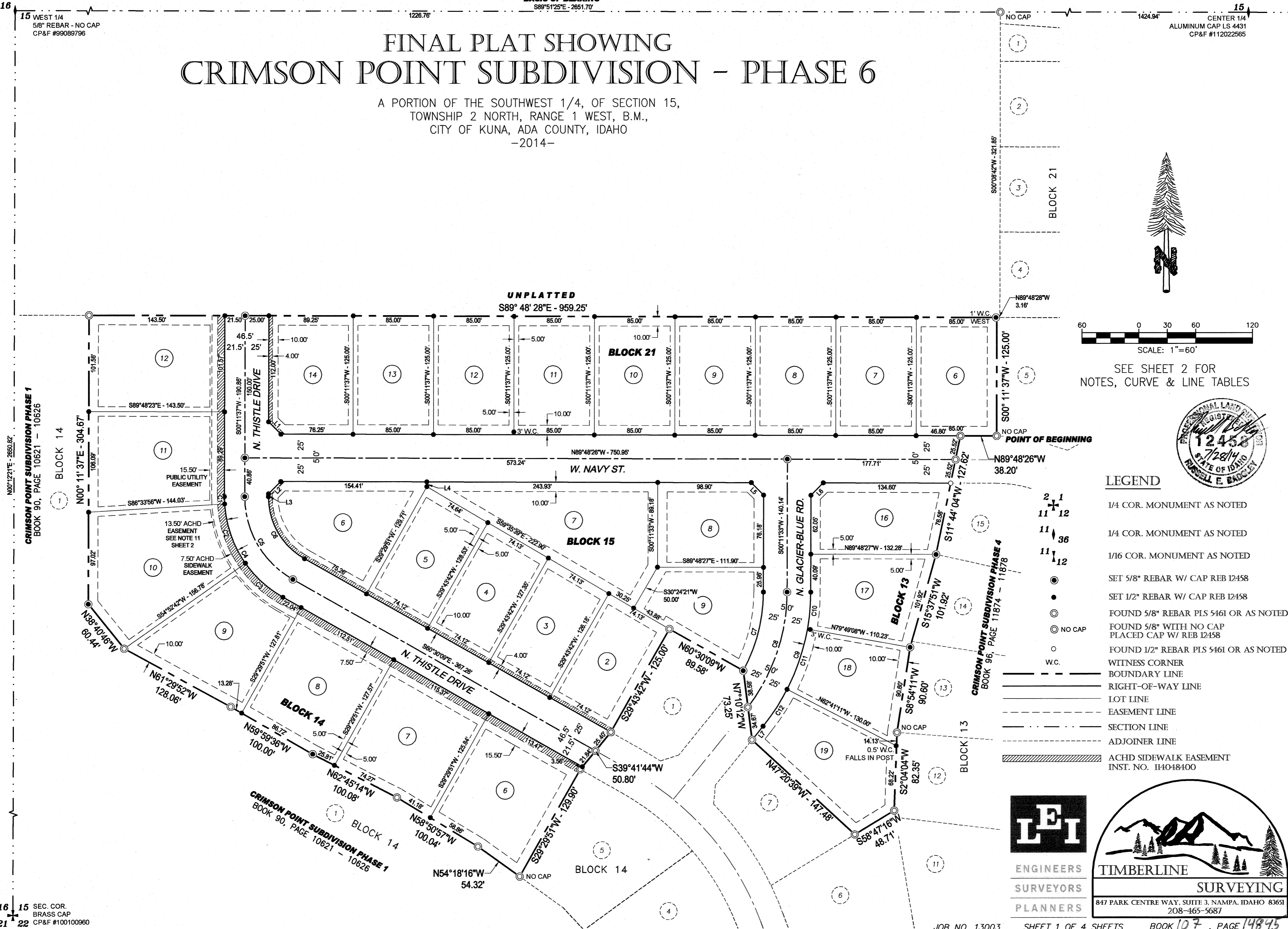


Bk 107 Pg 14845

FINAL PLAT SHOWING CRIMSON POINT SUBDIVISION - PHASE 6

A PORTION OF THE SOUTHWEST 1/4, OF SECTION 15,
TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M.,
CITY OF KUNA, ADA COUNTY, IDAHO
-2014-

BASIS OF BEARING
S89°51'25"E - 2651.70'



SEE SHEET 2 FOR
NOTES, CURVE & LINE TABLES



LEGEND

- 1/4 COR. MONUMENT AS NOTED
- 1/4 COR. MONUMENT AS NOTED
- 1/16 COR. MONUMENT AS NOTED
- SET 5/8" REBAR W/ CAP REB I2458
- SET 1/2" REBAR W/ CAP REB I2458
- FOUND 5/8" REBAR PLS 5461 OR AS NOTED
- FOUND 5/8" WITH NO CAP PLACED CAP W/ REB I2458
- FOUND 1/2" REBAR PLS 5461 OR AS NOTED
- WITNESS CORNER
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- ADJOINER LINE
- ACHD SIDEWALK EASEMENT INST. NO. 114048400

LEI
ENGINEERS
SURVEYORS
PLANNERS

TIMBERLINE SURVEYING
847 PARK CENTRE WAY, SUITE 3, NAMPA, IDAHO 83651
208-465-5687

16 15 SEC. COR.
21 22 BRASS CAP
CP&F #100100960

FINAL PLAT SHOWING CRIMSON POINT SUBDIVISION - PHASE 6

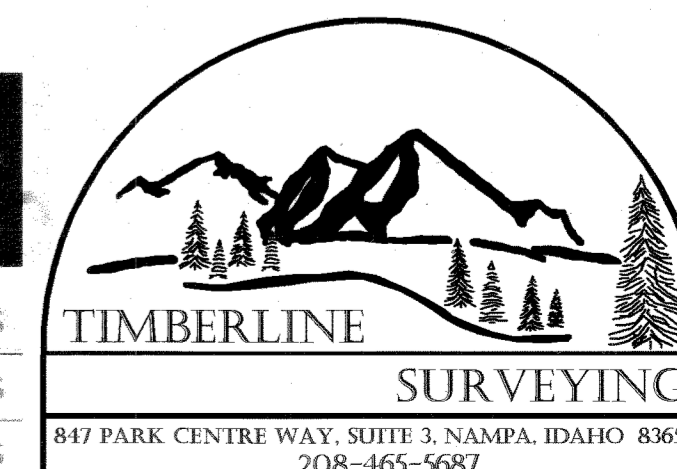
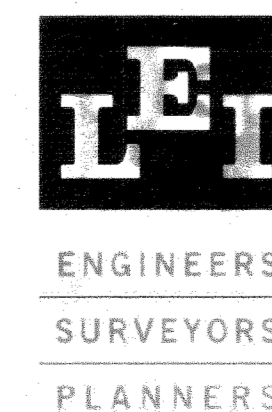
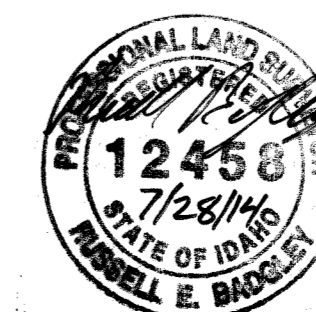
A PORTION OF THE SOUTHWEST 1/4, OF SECTION 15,
TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M.,
CITY OF KUNA, ADA COUNTY, IDAHO
-2014-

NOTES:

1. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, LOTS ARE HEREBY RESERVED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE, SEWER, IRRIGATION AND CITY OF KUNA STREET LIGHTS 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, LOTS ARE HEREBY RESERVED AS HAVING A FIVE (5) FOOT PROPERTY DRAINAGE, PUBLIC UTILITY AND IRRIGATION EASEMENT ON EACH SIDE OF ALL INTERIOR LOT LINES INSIDE THIS SUBDIVISION WHICH DO NOT FRONT A PUBLIC STREET.
3. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, LOTS ARE HEREBY RESERVED AS HAVING A TEN (10) FOOT PROPERTY DRAINAGE, PUBLIC UTILITY AND IRRIGATION EASEMENT ADJACENT TO ALL REAR LOT LINES AND SUBDIVISION BOUNDARY LINES.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
5. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, 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."
6. BUILDING SETBACKS IN THIS SUBDIVISION SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION IN ACCORDANCE WITH CITY OF KUNA REGULATIONS.
7. THIS SUBDIVISION IS WITHIN THE BOISE-KUNA IRRIGATION DISTRICT AND THE BOISE-KUNA IRRIGATION DISTRICT HAS AGREED IN WRITING TO SUPPLY IRRIGATION WATER TO THIS SUBDIVISION. TO COMPLY WITH IDAHO CODE 31-3805 AND ITS PROVISIONS THAT APPLY TO IRRIGATION WATER, THE OWNER HAS AGREED IN WRITING TO TRANSFER THE IRRIGATION WATER TO THE KUNA MUNICIPAL IRRIGATION SYSTEM AND THE KUNA MUNICIPAL IRRIGATION SYSTEM WILL ASSESS THE LOTS IN THIS SUBDIVISION FOR WATER USED.
8. NO HOMEOWNER SHALL AT ANY TIME FILL OR OBSTRUCT ADA COUNTY HIGHWAY DISTRICT DITCHES OR SWALES.
9. HOMEOWNERS ASSOCIATION SHALL NOT DISSOLVE WITHOUT THE CONSENT FROM THE CITY OF KUNA.
10. ALL LOTS ON THIS PLAT ARE FOR SINGLE FAMILY DWELLINGS. NO HOMEOWNERS ASSOCIATION LOTS ARE LOCATED ON THIS PLAT. ALL LOTS ON THIS PLAT WILL BE SUBJECT TO EXISTING CC&R'S FOR CRIMSON POINT HOME OWNERS ASSOCIATION.
11. LOTS 6-12, BLOCK 14 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON May 8, 2009 AS INSTRUMENT NO. 109053259, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
12. THIS SUBDIVISION IS SUBJECT TO ACHD LICENSE AGREEMENT NO. 114048399
13. ALL LOTS IN THIS SUBDIVISION WILL BE ANNEXED AND SUBJECT TO EXISTING CC&R'S FOR CRIMSON POINT.

Curve Table						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	7.69'	121.50'	3°37'37"	3.85'	S1° 37' 12"E	7.69'
C2	67.19'	121.50'	31°41'13"	34.48'	S19° 16' 37"E	66.34'
C3	53.82'	121.50'	25°22'55"	27.36'	S47° 48' 41"E	53.39'
C4	128.70'	121.50'	60°41'45"	71.14'	S30° 09' 16"E	122.78'
C5	105.93'	100.00'	60°41'46"	58.55'	S30° 09' 16"E	101.05'
C6	79.45'	75.00'	60°41'46"	43.91'	S30° 09' 16"E	75.79'
C7	86.68'	175.00'	28°22'42"	44.25'	S14° 22' 54"W	85.79'
C8	130.50'	200.00'	37°23'08"	67.67'	S18° 53' 07"W	128.20'
C9	152.98'	225.00'	38°57'24"	79.58'	S19° 40' 15"W	150.05'
C10	39.22'	225.00'	9°59'17"	19.66'	S5° 11' 12"W	39.17'
C11	67.28'	225.00'	17°07'57"	33.89'	S18° 44' 49"W	67.03'
C12	46.48'	225.00'	11°50'10"	23.32'	S33° 13' 52"W	46.40'

Line Table		
Line #	Length	Direction
L1	18.38'	S44°48'35"E
L2	18.38'	N45°11'42"E
L3	2.86'	S00°11'37"W
L4	5.00'	N00°11'34"E
L5	18.38'	S44°48'34"E
L6	18.38'	N45°11'42"E
L7	18.46'	N39°08'57"E



FINAL PLAT SHOWING FOR CRIMSON POINT SUBDIVISION - PHASE 6

A PORTION OF THE SOUTHWEST 1/4, OF SECTION 15,
TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M.,
CITY OF KUNA, ADA COUNTY, IDAHO
-2014-

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT DB DEVELOPMENT L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, IS THE OWNER OF A REAL PARCEL OF LAND HEREIN AFTER DESCRIBED AND THAT IT IS THEIR INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO. BEING FURTHER DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, DERIVED FROM FOUND MONUMENTS AND TAKEN AS SOUTH 89°51'25" EAST WITH THE DISTANCE BETWEEN MONUMENTS FOUND TO BE 2651.70 FEET.

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 WEST;
THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 15, SOUTH 89°51'25" EAST A DISTANCE OF 1,226.76 FEET TO A POINT ON SAID NORTH LINE;
THENCE LEAVING SAID NORTH LINE AND ALONG THE WESTERLY BOUNDARY LINE OF CRIMSON POINT SUBDIVISION PHASE 4 SOUTH 00°08'42" WEST A DISTANCE OF 321.85 FEET;
THENCE CONTINUING ALONG SAID WEST BOUNDARY LINE NORTH 89°48'28" WEST A DISTANCE OF 3.16 FEET ;
THENCE SOUTH 00°11'37" WEST A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING;
THENCE ALONG SAID WESTERLY BOUNDARY LINE THE FOLLOWING FIVE (5) COURSES;
NORTH 89°48'26" WEST A DISTANCE OF 38.20 FEET;
SOUTH 11°44'04" WEST A DISTANCE OF 127.62 FEET;
SOUTH 15°37'51" WEST A DISTANCE OF 101.92 FEET;
SOUTH 08°54'11" WEST A DISTANCE OF 90.60 FEET;
SOUTH 02°04'04" WEST A DISTANCE OF 82.35 FEET TO A POINT ON A LINE COMMON TO PHASES 1 AND 4 OF CRIMSON POINT SUBDIVISION;
THENCE ALONG THE NORTHERLY BOUNDARY LINE OF CRIMSON POINT SUBDIVISION PHASE 1 THE FOLLOWING FOURTEEN (14) COURSES;

SOUTH 58°47'16" WEST A DISTANCE OF 48.71 FEET;
NORTH 47°20'39" WEST A DISTANCE OF 147.48 FEET;
NORTH 07°10'12" WEST A DISTANCE OF 73.25 FEET;
NORTH 60°30'09" WEST A DISTANCE OF 89.58 FEET;
SOUTH 29°43'42" WEST A DISTANCE OF 125.00 FEET;
SOUTH 39°41'44" WEST A DISTANCE OF 50.80 FEET;
SOUTH 29°29'51" WEST A DISTANCE OF 129.90 FEET;
NORTH 54°18'16" WEST A DISTANCE OF 54.32 FEET;
NORTH 58°50'57" WEST A DISTANCE OF 100.04 FEET;
NORTH 62°45'14" WEST A DISTANCE OF 100.08 FEET;
NORTH 59°59'36" WEST A DISTANCE OF 100.00 FEET;
NORTH 61°29'52" WEST A DISTANCE OF 128.06 FEET;
NORTH 38°40'46" WEST A DISTANCE OF 60.44 FEET;
NORTH 00°11'37" EAST A DISTANCE OF 304.67 FEET;
THENCE LEAVING SAID BOUNDARY LINE SOUTH 89°48'28" EAST A DISTANCE OF 959.25 FEET TO THE THE WESTERLY BOUNDARY LINE OF CRIMSON POINT SUBDIVISION PHASE 4
THENCE ALONG SAID WESTERLY BOUNDARY LINE SOUTH 00°11'37" WEST A DISTANCE OF 125.00 FEET POINT OF BEGINNING.

SAID PARCEL CONTAINING 412,032 SQUARE FEET OR 9.46 ACRES, MORE OR LESS.

END OF DESCRIPTION

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

ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO AND USE OF PUBLIC UTILITY AND DRAINAGE EASEMENTS REQUIRED TO SERVICE ALL LOTS AND PARCELS WITHIN THIS PLAT ARE PERPETUALLY RESERVED.

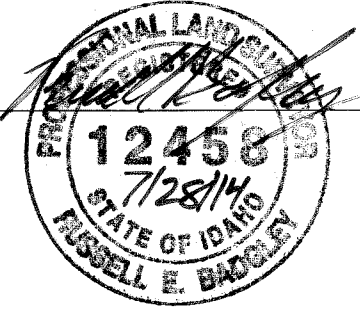
ALL LOTS IN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF KUNA, AND SAID CITY HAS AGREED IN WRITING TO SERVE ALL LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF, WE HAVE HERE UNTO SET OUR HANDS THIS 28 DAY OF July, 2014.

Justin Blackstock
JUSTIN BLACKSTOCK MEMBER OF DB DEVELOPMENT L.L.C.,

CERTIFICATE:

I, RUSSELL E. BADGLEY, L.S., 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; AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODES 55-1601 THROUGH 55-1612.

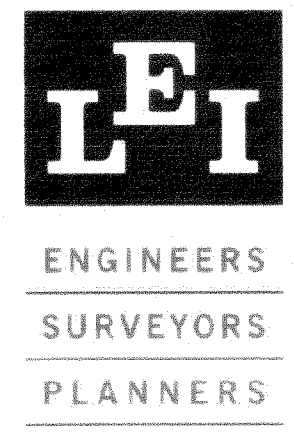
RUSSELL E. BADGLEY P.L.S. 12458


ACKNOWLEDGMENT

STATE OF IDAHO) SS.
COUNTY OF Canyon

Maria M. Bobadilla
Notary Public
State of Idaho

ON THIS 28 DAY OF July, 2014, BEFORE ME, Maria M. Bobadilla, A NOTARY PUBLIC, PERSONALLY APPEARED JUSTIN BLACKSTOCK KNOWN OR IDENTIFIED TO ME TO BE MANAGING MEMBER OF DB DEVELOPMENT L.L.C., THE LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.
Maria M. Bobadilla
NOTARY PUBLIC FOR IDAHO
MY COMMISSION EXPIRES: 1-22-2020

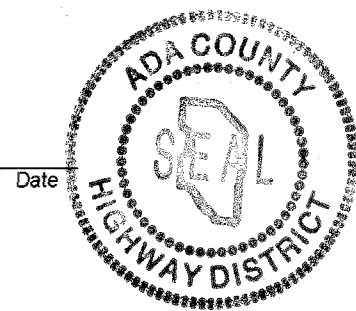


FINAL PLAT SHOWING FOR CRIMSON POINT SUBDIVISION - PHASE 6

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 25th day of June, 2014.

John Strane
Chairman ACHD



Date

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 proposed subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

Vicky McIntyre by Mercedes Ward
County Treasurer Deputy

8/6/2014
Date



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 6th day of May, 2014. This plat was duly accepted and approved.

Brenda A. Bingham
City Clerk, Kuna, Idaho

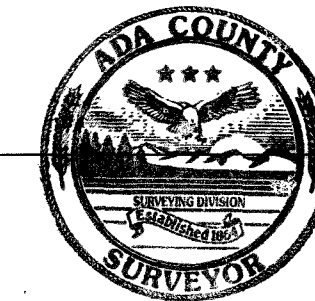
6/30/2014
Date



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



8-6-2014
Date

APPROVAL OF CITY ENGINEER

I, the undersigned City Engineer in and for the City of Kuna, Ada County, Idaho hereby approve this plat.

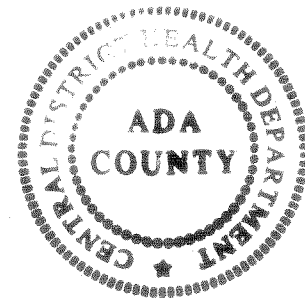
Andor N. Shaw
City Engineer

3 July 2014
Date

HEALTH CERTIFICATE

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.

Donna Reed REHS 3.6.14
District Health Department, EHS



COUNTY RECORDER'S CERTIFICATE

State of Idaho }
County of Ada } ss

I hereby certify that this instrument was filed for record at the request of

DB Development at 16 minutes past 1 o'clock P.M.,

on this 6th day of August, 2014, in

Book 107 of Plats and Pages 4845 through 4870

Instrument No. 2014-063350

Deputy

Christopher D. Bigg
Ex-Officio Recorder

