

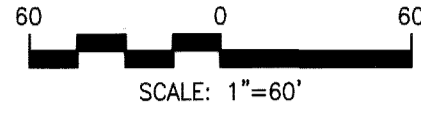
Ardell Estates Subdivision No. 1

A parcel of land situate in the north half of the southeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho.

2017



NORTH



Reference Documents

- Subdivision Plats
- Arbor Ridge Subdivision No. 1
 - Arbor Ridge Subdivision No. 2
 - Mineral Springs Subdivision No. 2
 - Rockgate Subdivision
 - Saratoga Subdivision

- Records of Survey
- ROS No. 5982

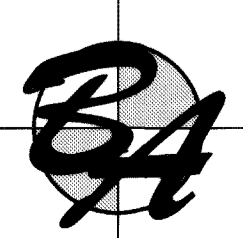
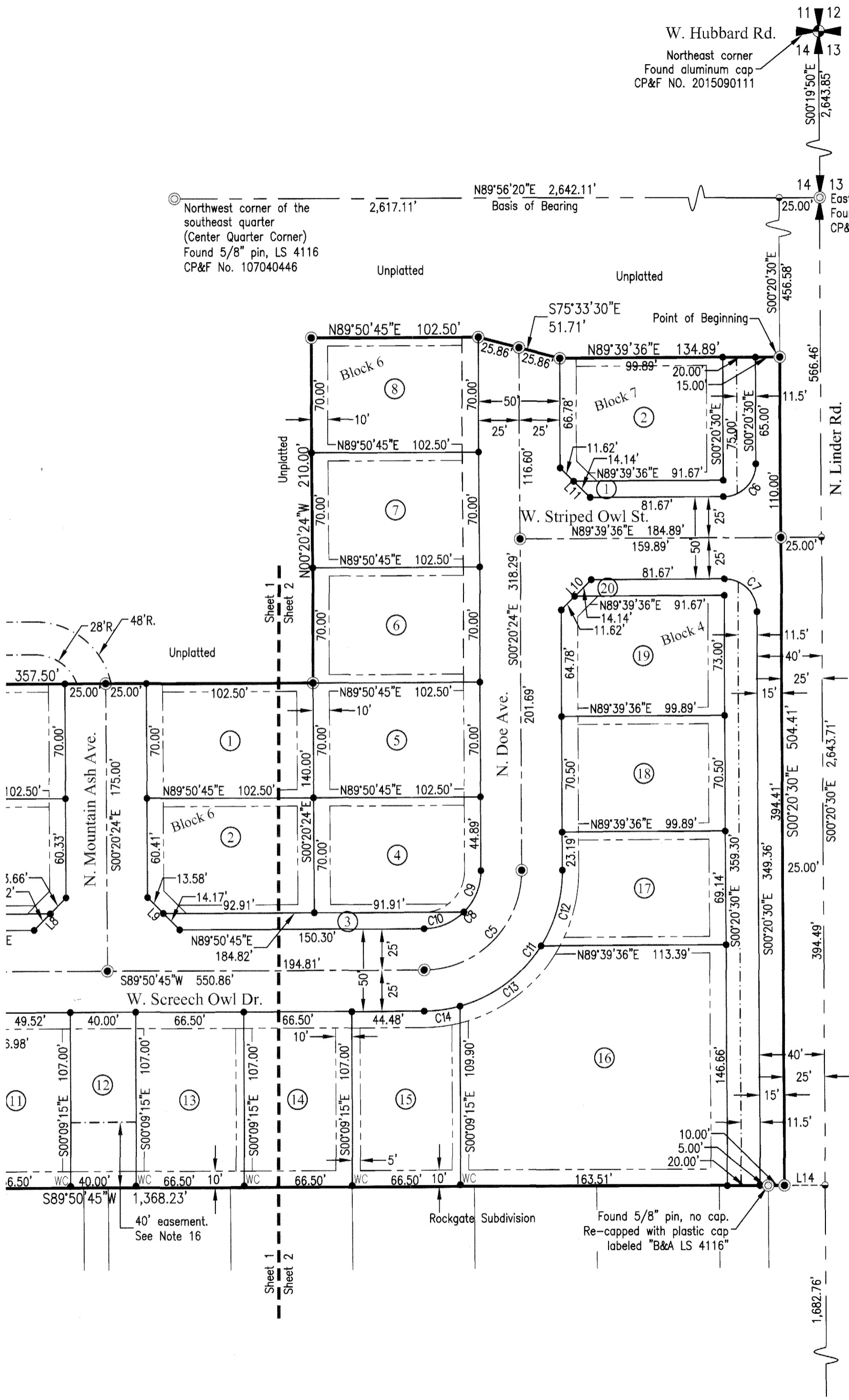
Notes

1. Irrigation water will be provided by the City of Kuna in compliance with Idaho Code Section §31-3805(1)(b). All lots within this subdivision will be entitled to irrigation rights through Boise-Kuna Irrigation District, and will be obligated for assessments from the City of Kuna.
2. All references to Homeowners' Association hereon are to the Ardell Estates Subdivision Homeowners' Association and the owners of the lots, within said subdivision, jointly.
3. Any resubdivision of this plat shall comply with the applicable zoning regulations in effect at the time of the resubdivision and may require amendment of the development agreement.
4. 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 Ardell Estates Subdivision.
5. Lots shall not be reduced in size without prior approval from the health authority.
6. Lots 1 and 11, Block 3; Lots 12 and 20, Block 4; Lot 3, Block 5; Lot 3, Block 6; and Lot 1, Block 7 are designated as common area lots to be owned and maintained by the Homeowners' Association. This ownership and maintenance commitment may not be dissolved without the express consent of the City of Kuna. The Homeowners' Association is responsible for payment of irrigation assessments. In the event the Homeowners' Association fails to pay assessments, each residential lot is responsible for a fractional share of the assessment as determined by the City of Kuna.
7. No easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping (except trees), parking, or other such non-permanent improvements.
8. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.
9. Public utility easement is hereby reserved as follows:
 - 10-foot wide along public rights-of-ways.
10. Water, sewer, drainage, and irrigation easements are hereby reserved for the City of Kuna for the installation and maintenance of lines as shown hereon (unless otherwise dimensioned).
 - 10-foot wide along public rights-of-ways, rear lot lines and the exterior boundary.
 - 10-foot wide centered on interior lot lines.
11. Direct lot access to Linder Road is prohibited.
12. 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.
13. 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 non-agricultural 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."
14. Portions of Lots 1-4, Block 1; Lots 7-11, Block 4; and Lots 6-8, Block 6 are servient to and contains the ACHD storm water drainage system. These lots are encumbered by that certain First Amended Master Perpetual Storm Water Drainage Easement, recorded on November 10, 2015 as Instrument No. 2015-103256, 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.
15. Lot 16, Block 4 is to be owned and maintained by the City of Kuna.
16. Lot 12, Block 4 is subject to an easement for the Badley Lateral for irrigation water delivery and maintenance in accordance with Idaho Code §42-1209.
17. This development is subject to an ACHD License Agreement per Inst. No. 2016-098866.

Legend

- Subdivision boundary
- Lot line
- Section line
- Street centerline
- Water, sewer, drainage, and irrigation easement to benefit the City of Kuna, see note 10 for more information.
- 11.5' wide ACHD sidewalk easement Inst. No. 2017-000374, unless otherwise noted
- Storm drainage easement to benefit ACHD, see Note 14, this sheet
- Adjoining property line
- Found monument, type noted
- Found 1/2" pin
- Found 5/8" pin
- Set 1/2"x24" iron pin with plastic cap labeled "B&A LS 4116"
- Witness corner, 1-foot north of lot corner.
- Set 1/2"x24" iron pin with plastic cap labeled "B&A LS 4116"
- Set 5/8"x30" iron pin with plastic cap labeled "B&A LS 4116"
- Calculated point, not found or set

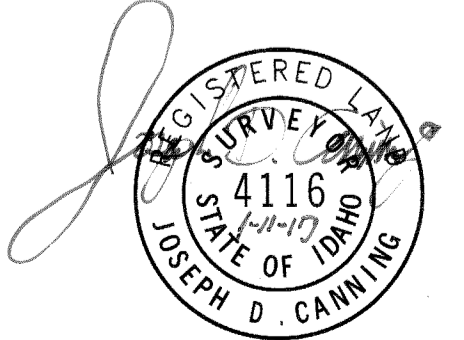
Line	Bearing	Distance
L1	N89°50'45"E	9.90'
L2	S44°53'37"W	25.75'
L3	N45°06'23"W	25.78'
L4	S45°06'25"E	25.78'
L5	N44°53'35"E	25.75'
L6	S44°45'10"W	25.79'
L7	N45°14'50"W	25.74'
L8	S44°45'10"W	27.78'
L9	N45°14'50"W	27.75'
L10	N44°39'36"E	25.76'
L11	N45°20'24"W	25.76'
L12	N0°03'32"W	86.22'
L13	N0°03'32"W	67.04'
L14	S89°50'45"W	25.00'



B&A Engineers, Inc.

Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

Southeast corner
Found 5/8" pin, no cap
CP&F NO. 103049700
W. Deer Flat Rd.

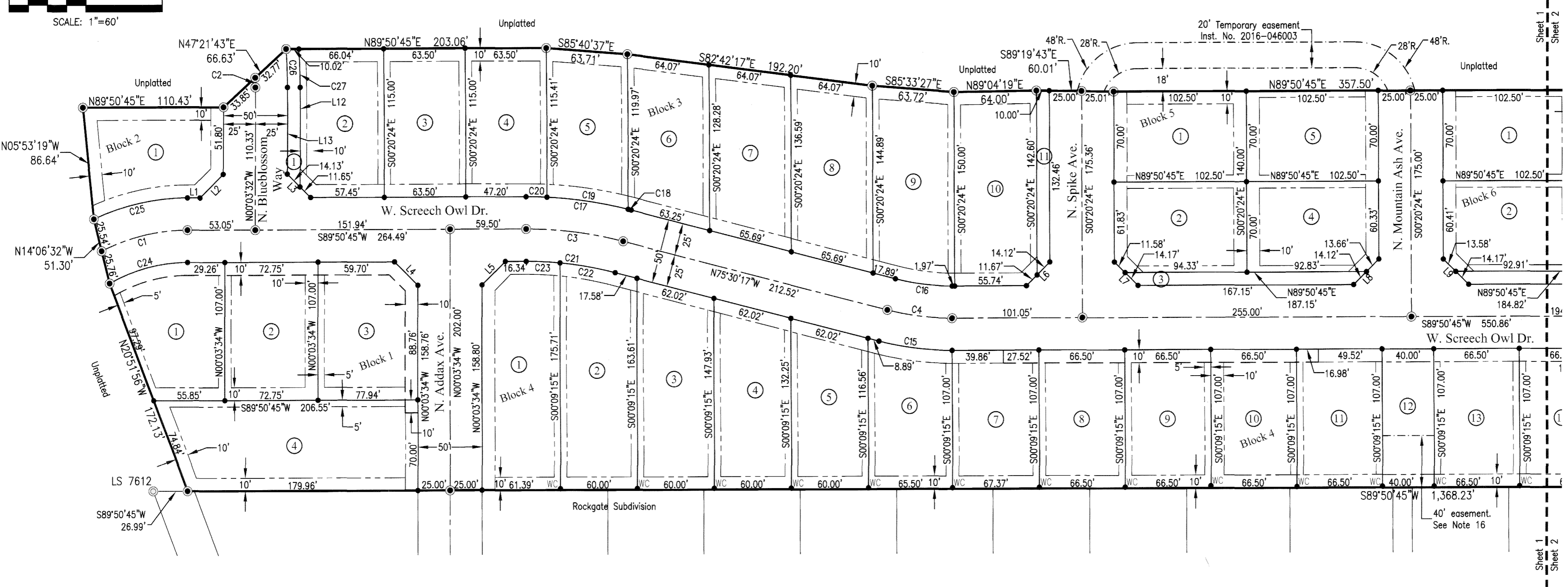
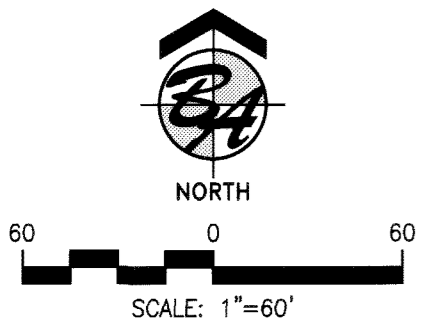


See Sheet 2 for Curve Table

Ardell Estates Subdivision No. 1

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2017



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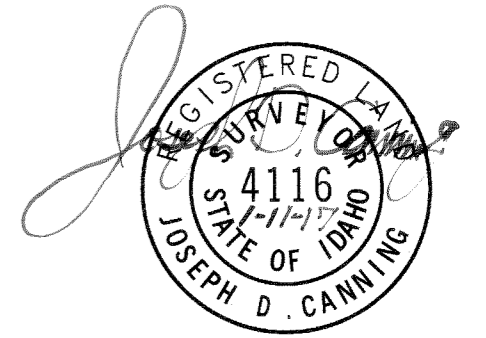
Curve Table

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DISTANCE
C1	26°41'56"	150.00'	69.90'	S76°29'47"W	69.27'
C2	0°57'35"	450.00'	7.54'	N0°32'19"W	7.54'
C3	14°38'58"	300.00'	76.70'	N82°49'46"W	76.50'
C4	14°38'58"	200.00'	51.14'	S82°49'46"E	51.00'
C5	90°11'09"	60.00'	94.44'	N44°45'10"E	84.99'
C6	90°00'06"	20.00'	31.42'	N44°39'33"E	28.28'
C7	89°59'54"	20.00'	31.42'	N45°20'27"W	28.28'
C8	90°11'09"	35.00'	55.09'	N44°45'10"E	49.58'
C9	45°46'14"	35.00'	27.96'	N22°32'43"E	27.22'
C10	44°24'55"	35.00'	27.13'	N67°38'17"E	26.46'
C11	90°11'09"	85.00'	133.79'	N44°45'10"E	120.40'
C12	32°43'19"	85.00'	48.54'	N16°01'15"E	47.89'
C13	42°27'03"	85.00'	62.98'	N53°36'26"E	61.55'
C14	15°00'48"	85.00'	22.27'	N82°20'21"E	22.21'
C15	14°38'58"	225.00'	57.53'	S82°49'46"E	57.37'

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DISTANCE
C16	14°38'58"	175.00'	44.74'	S82°49'46"E	44.62'
C17	14°38'58"	325.00'	83.10'	N82°49'46"W	82.87'
C18	0°25'51"	325.00'	2.44'	N75°43'13"W	2.44'
C19	11°20'39"	325.00'	64.35'	N81°36'28"W	64.24'
C20	2°52'28"	325.00'	16.30'	N88°43'01"W	16.30'
C21	14°38'58"	275.00'	70.31'	N82°49'46"W	70.12'
C22	9°06'26"	275.00'	43.71'	N80°03'30"W	43.67'
C23	5°32'32"	275.00'	26.60'	N87°22'59"W	26.59'
C24	29°18'17"	125.00'	63.93'	S75°11'36"W	63.24'
C25	24°51'14"	175.00'	75.91'	S77°25'08"W	75.32'
C26	3°35'11"	475.00'	29.73'	N1°51'07"W	29.73'
C27	3°30'52"	485.00'	29.75'	N1°48'58"W	29.74'

B&A Engineers, Inc.
 Consulting Engineers, Surveyors & Planners
 5505 W. Franklin Rd. Boise, Id. 83705
 (208) 343-3381

See Sheet 1 for Line Table



Ardell Estates Subdivision No. 1

BK-111 P9 15989

Certificate of Owners

KNOW ALL MEN BY THESE PRESENTS: That the undersigned does hereby certify that it is the owner of a certain tract of land to be known as ARDELL ESTATES SUBDIVISION NO. 1, and that it intends to include the following described land in this plat:

A Parcel of land situate in the north half of the southeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, **City of Kuna, Ada County, Idaho, being more particularly described as follows:**

Commencing at the northwest corner of the southeast quarter of said Section 14, thence N89°56'20"E, 2,617.11 feet along the northerly boundary of the southeast quarter of said Section 14 to a point on the westerly right-of-way of North Linder Road, which bears S69°56'20"W, 25.00 feet from the east quarter corner of said Section 14, thence S00°20'30"E, 456.58 feet along the westerly right-of-way of North Linder Road to the Point of Beginning;

Thence continuing S00°20'30"E, 504.41 feet along the westerly right-of-way of North Linder Road to the northerly boundary of Rockgate Subdivision as shown in Book 88 of Plats at Pages 10118 through 10120 records Ada County, Idaho;

Thence S89°50'45"W, 1,368.23 along the northerly boundary of said Rockgate Subdivision;

Thence N20°51'56"W, 172.13 feet;

Thence N14°06'32"W, 51.30 feet;

Thence N05°53'19"W, 86.64 feet;

Thence N89°50'45"E, 110.43 feet;

Thence N47°21'43"E, 66.63 feet;

Thence N89°50'45"E, 203.06 feet;

Thence S85°40'37"E, 63.71 feet;

Thence S82°42'17"E, 192.20 feet;

Thence S85°33'27"E, 63.72 feet;

Thence N89°04'19"E, 64.00 feet;

Thence S89°19'43"E, 60.01 feet;

Thence N89°50'45"E, 357.50 feet;

Thence N00°20'24"W, 210.00 feet;

Thence N89°50'45"E, 102.50 feet;

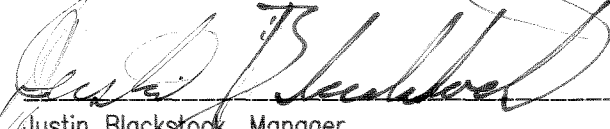
Thence S75°33'30"E, 51.71 feet;

Thence N89°39'36"E, 134.89 feet to the Point of Beginning.

Comprising 11.62 Acres, more or less.

The public streets shown on this plat are hereby dedicated to the public; the easements shown on this plat are not dedicated to the public, but the right to use said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated hereon. The lots within this subdivision are eligible to receive water service from the City of Kuna; and the City of Kuna has agreed in writing to serve all of the lots within this subdivision.

IN WITNESS WHEREOF: I have hereunto set my hand on this 22 day of Sept, 2016.



Justin Blackstock, Manager
DB Development, LLC
Date

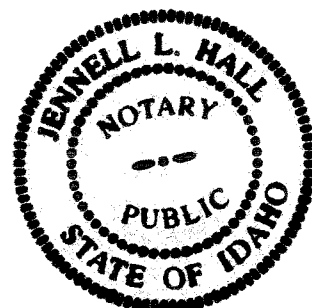
Acknowledgment

State of Idaho)
)ss.
County of Ada)

On this 22 day of September, in the year of 2016, before me the undersigned, a Notary Public in and for said state, personally appeared Justin Blackstock, known or identified to me to be the manager of 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..

IN WITNESS WHEREOF: I have set my hand and seal the day and year in this certificate first above written.

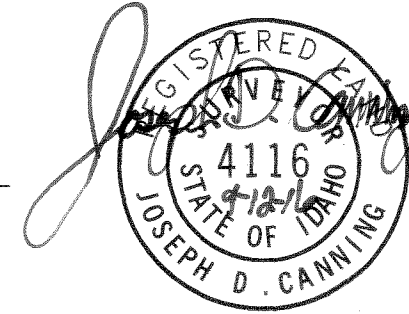

Notary Public for Idaho
Residing in Boise, Idaho
My Commission Expires 1-13-2022



Certificate of Surveyor

I, JOSEPH D. CANNING, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of ARDELL ESTATES SUBDIVISION NO. 1, as described in the Certificate of Owners and as shown on the attached plat, was drawn from an actual survey made on the ground under my supervision, and accurately and correctly represents the points platted thereon, and is in conformance with the State of Idaho Code relating to plats and surveys.

Joseph D. Canning, P.L.S. No. 4116



Approval of City Council

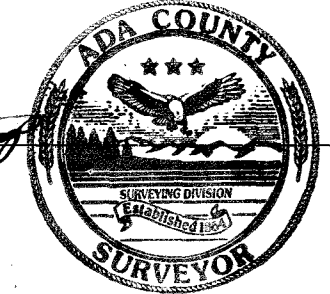
I, the undersigned, City Clerk in and for the City of Kuna, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the 6th day of December, 2016, this plat was duly accepted and approved.


Chris Engels
Kuna City Clerk

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.

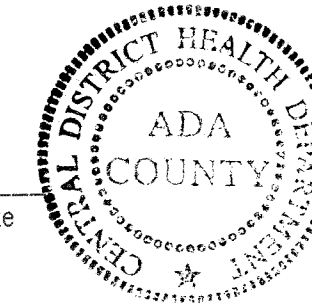

Jerry L. Hastings
Ada County Surveyor
PLS 5359
Date 1-11-2017



Approval of Central District Health Department

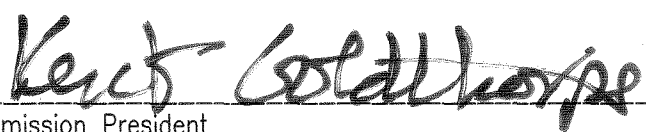
Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

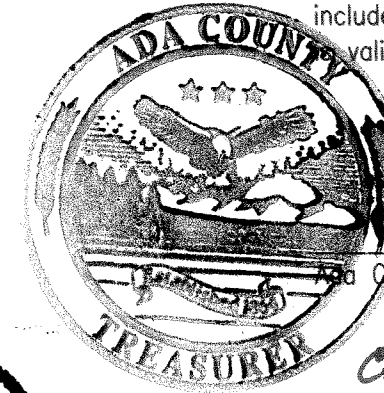
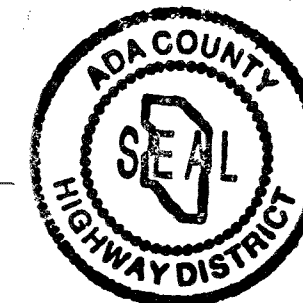

Justin Brady, EHS
Central District Health Department, EHS
Date 9-20-16



Approval of Ada County Highway District

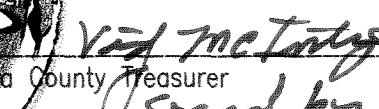
The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 7 day of December, 2016.


Kevin Goldthorpe
Commission President
Ada County Highway District



Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per requirements of Idaho Code 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 certificate is valid for the next thirty (30) days only.


Vicki McIntyre
Ada County Treasurer
Signed by
Cory Lee Deputy Treasurer
Date 1-11-17

Certificate of County Recorder

State of Idaho)
)ss. Instrument No. 2017-003418
County of Ada)

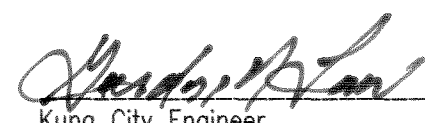
I hereby certify that this instrument was filed at the request of B+A ENGINEERS at 26 minutes past 9 o'clock A.M., this 12 day of January, 2017 in my office, and was recorded in Book 111 of Plats at Pages 15987 through 15989.
Fee: 16.00

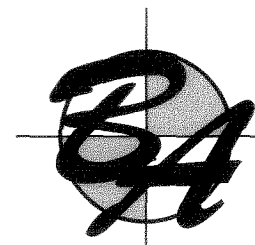
Ex-Officio Recorder: Christopher D. Rich

Deputy: 

Approval of City Engineer

I, the undersigned, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this 14th day of December, 2016 hereby approve this plat.


Charles A. Law
Kuna City Engineer
Date 12-14-2016



B&A Engineers, Inc.

Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381