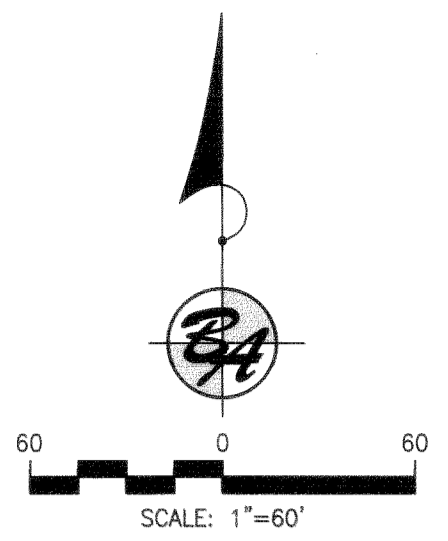


BK 109 Pg 15248

Crimson Point Subdivision No. 7

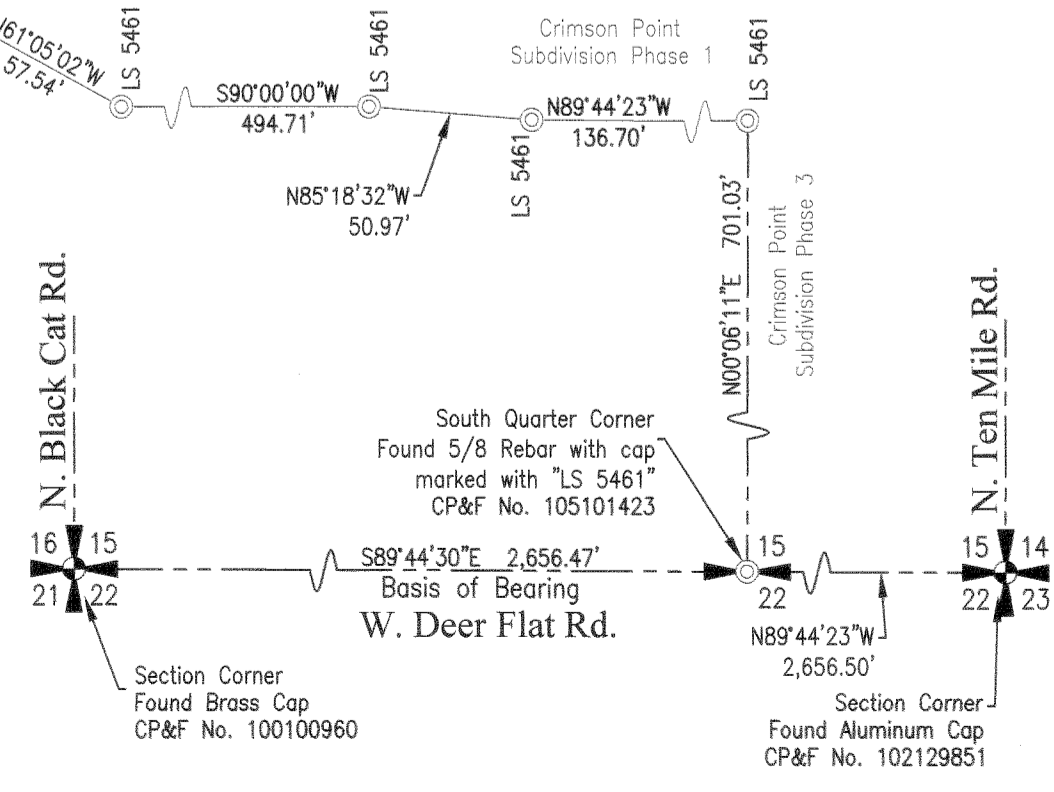
A portion of the south half of the southwest quarter of Section 15, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho.

2016

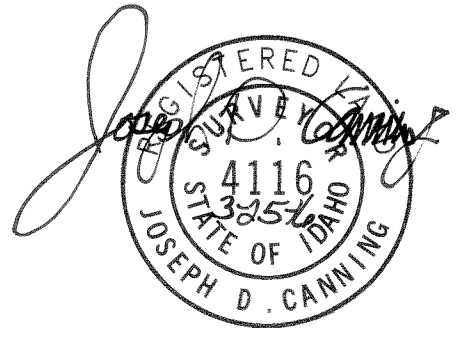


Legend

- Subdivision boundary
- Lot line
- Adjoining property line
- Section line
- Street centerline
- 5' wide pressure irrigation easement to benefit the City of Kuna. Unless otherwise dimensioned.
- 3-foot wide ACHD sidewalk easement Instrument No. _____
- Found monument, type noted
- Found 1/2" pin, reset as noted
- Found 5/8" pin and LS marking, unless otherwise noted
- Reference monument
- Witness 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"



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



BK 104 RA 15543

Deserthawk Subdivision No. 2

A resubdivision of a portion of Lots 10, 11, 12, and 21 of Rader and Kroeger's Subdivision situate in the north half of the southeast quarter of Section 27, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho.

2016

Notes

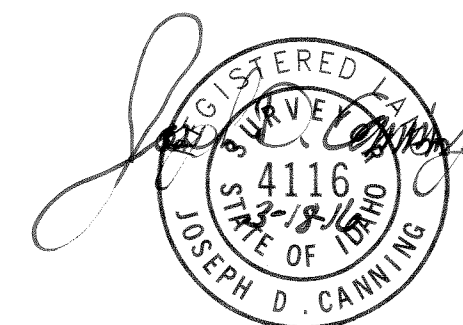
- Irrigation water will be provided by the City of Kuna in compliance with Idaho Code Section §31-3805(1)(b). All lots within this subdivision will be entitled to irrigation rights through New York Irrigation District, and will be obligated for assessments from the City of Kuna.
- All references to Homeowners' Association hereon are to the Deserthawk Subdivision Homeowners' Association and the owners of the lots, within said subdivision, jointly.
- Any resubdivision of this plat shall comply with the applicable regulations in effect at the time of the resubdivision and may require amendment of the development agreement.
- Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Kuna.
- Lots shall not be reduced in size without prior approval from the health authority.
- Lot 1, Block 8 is a common area lot 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.
- Lot 1, Block 8 is subject to a blanket irrigation easement to benefit the City of Kuna for the maintenance of irrigation facilities.
- 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.
- All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.
- A 10-foot wide public utilities, property drainage, and irrigation easement is hereby designated adjoining all public rights-of-ways.
- 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.
- 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."

Curve Table

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DISTANCE
C1	28°22'37"	100.00'	49.53'	N0°33'24"E	49.02'
C2	27°03'39"	400.00'	188.92'	S89°53'55"W	187.17'
C3	13°07'49"	100.00'	22.92'	S83°08'09"E	22.87'
C4	27°03'39"	425.00'	200.73'	S89°53'55"W	198.87'
C5	3°59'26"	425.00'	29.60'	S78°21'49"W	29.60'
C6	6°26'28"	425.00'	47.78'	S83°34'46"W	47.75'
C7	6°26'28"	425.00'	47.78'	N89°58'46"W	47.75'
C8	6°26'28"	425.00'	47.78'	N83°32'18"W	47.75'
C9	3°44'49"	425.00'	27.79'	N78°26'40"W	27.79'
C10	11°34'04"	75.00'	15.14'	S82°21'17"E	15.12'
C11	11°31'52"	125.00'	25.16'	S82°20'11"E	25.11'
C12	27°03'39"	375.00'	177.11'	S89°53'55"W	175.47'
C13	9°52'04"	375.00'	64.58'	N81°30'17"W	64.50'
C14	9°23'10"	375.00'	61.43'	S88°52'06"W	61.36'
C15	7°48'25"	375.00'	51.10'	S80°16'18"W	51.06'
C16	87°59'27"	20.00'	30.71'	S57°37'38"E	27.78'
C17	178°50'56"	50.50'	157.64'	N12°11'54"W	100.99'
C18	50°44'55"	50.50'	44.73'	N76°14'54"W	43.28'
C19	38°51'56"	50.50'	34.26'	N31°26'29"W	33.60'
C20	41°42'04"	50.50'	36.76'	N8°50'31"E	35.95'
C21	47°32'00"	50.50'	41.90'	N53°27'34"E	40.70'
C22	78°11'41"	20.00'	27.30'	S38°07'43"W	25.23'
C23	15°42'50"	125.00'	34.28'	N6°53'18"E	34.17'
C24	28°22'37"	75.00'	37.15'	N0°33'24"E	36.77'
C25	22°24'12"	75.00'	29.33'	N3°32'37"E	29.14'
C26	5°58'26"	75.00'	7.82'	N10°38'42"W	7.82'

Line Table

Line	Bearing	Distance
L1	S13°37'55"E	12.56'
L2	S58°37'55"E	24.14'
L3	S36°06'15"W	26.41'
L4	N64°07'13"E	26.22'
L5	S25°52'47"E	26.22'
L6	N47°56'02"E	24.48'
L7	N43°43'39"W	28.10'
L8	S44°49'08"E	24.16'
L9	S45°10'52"W	24.12'



B&A Engineers, Inc.

Consulting Engineers, Surveyors & Planners
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(208) 343-3381

Crimson Point Subdivision No. 7

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 CRIMSON POINT SUBDIVISION NO. 7, and that it intends to include the following described land in this plat:

A portion of the south half of the southwest quarter of Section 15, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

Commencing at the south quarter corner of said Section 15, which bears S89°44'30"E, 2,656.47 feet from the southwest corner of said Section 15; thence N00°06'11"E, 701.03 feet along the easterly boundary of the southwest quarter of said Section 15 and the westerly boundary of Crimson Point Subdivision Phase 3 as shown in Book 93 of Plats at Page 11252, records of Ada County, Idaho, to a point on the southerly boundary of Crimson Point Subdivision Phase 1 as shown in Book 90 of Plats at Page 10621, records of Ada County, Idaho; thence along the southerly boundary of said Crimson Point Subdivision Phase 1 the following courses and distances:

- N89°44'23"W, 136.70 feet;
- N85°18'32"W, 50.97 feet;
- S90°00'00"W, 494.71 feet;
- N61°05'02"W, 57.54 feet,
- S87°29'43"W, 108.49 feet to the Point of Beginning;

- Thence S87°29'44"W 369.85 feet;
- Thence S73°00'51"W, 227.28 feet;
- Thence S37°47'22"W, 60.66 feet;
- Thence S71°23'56"W, 132.36 feet to the boundary of said Crimson Point Subdivision Phase 1;

Thence the following courses and distances along the boundary of Crimson Point Subdivision Phase 1:

- N15°31'43"W, 85.47 feet; N15°58'36"W, 91.55 feet;
- N23°25'42"W, 91.94 feet; N21°55'59"W, 100.63 feet;
- N14°58'12"W, 112.04 feet; N05°08'35"W, 184.43 feet;
- N86°13'37"E, 140.13 feet; N75°01'51"E, 53.08 feet;
- N04°38'42"E, 70.56 feet; N86°59'57"E, 121.08 feet;
- S04°38'42"W, 38.34 feet; N86°59'42"E, 110.87 feet;
- N82°46'34"E, 78.79 feet; N78°33'21"E, 186.12 feet;
- N84°17'48"E, 52.08 feet; S81°20'28"E, 79.99 feet;
- N89°22'05"E, 51.22 feet; S72°22'44"E, 110.81 feet;
- S11°41'43"W, 158.29 feet; S05°03'14"W, 20.49 feet;
- S07°56'53"W, 131.74 feet; S04°55'11"W, 75.13 feet;
- S00°44'14"E, 160.72 feet to the Point of Beginning.

Comprising 12.12 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 29 day of October, 2015.

Justin Blackstock
Justin Blackstock, Manager
DB Development, LLC

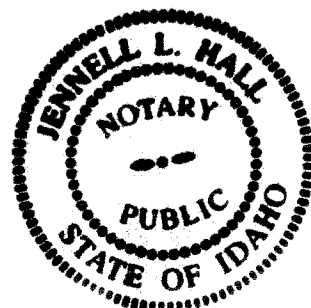
Acknowledgment

State of Idaho)
)ss.
County of Ada)

On this 29 day of October, in the year of 2015, before me the undersigned, a Notary Public in and for said state, personally appeared Justin Blackstock, known or identified to me to be the person whose name is subscribed to the within instrument as the Manager of DB Development, LLC, and acknowledged to me that he executed the same as such Manager.

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

Jennell L. Hall
Notary Public for Idaho
Residing in Boise, Idaho
My Commission Expires January 8, 2016



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 CRIMSON POINT SUBDIVISION NO. 7, 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 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.

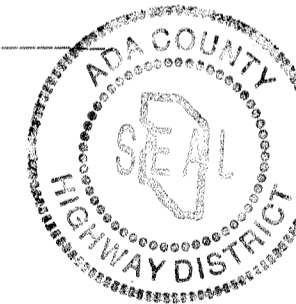
Lois Padaj REHS 12-4-15
Central District Health Department, EHS Date



Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 20th day of January, 2016.

Vent Goldthorpe
Commission President
Ada County Highway District



Approval of City Engineer

I, the undersigned, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this 11th day of March, 2016 hereby approve this plat.

Sharon A. Low 3-11-2016
Kuna City Engineer 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 16th day of February, 2016 this plat was duly accepted and approved.

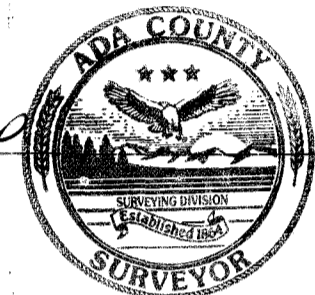
Chris Engels
Kuna City Clerk



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



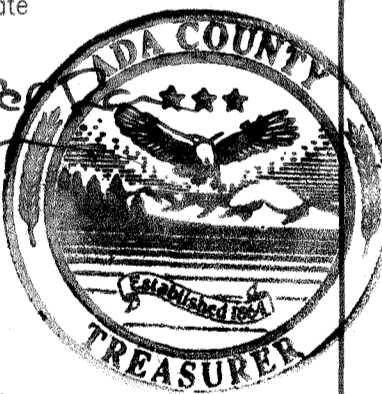
3-30-2016
Date

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.

Vicky McIntyre 3/30/16
Ada County Treasurer Date

Signed by Deputy Treasurer
Jennifer



Certificate of County Recorder

State of Idaho)
)ss. Instrument No 2016-026242
County of Ada)

I hereby certify that this instrument was filed at the request of Justin Blackstock at 47 minutes past 1 o'clock P.M., this 30th day of MAR, 2016, in my office, and was recorded in Book 109 of Plats at Pages 1548 through 1550. Fee: \$16.00

Ex-Officio Recorder: Christopher D. Rich

Deputy: *Christopher D. Rich*



B&A Engineers, Inc.

Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381 Crimson Point Subdivision No. 7
Sheet 3 of 3