

BK 109 PL 5542

Center Quarter Corner  
Found 5/8" pin  
CP&F No. 9142691

Northwest corner of Deserthawk  
Subdivision No. 1

N89°33'03"W 2,654.49'  
1,679.85'

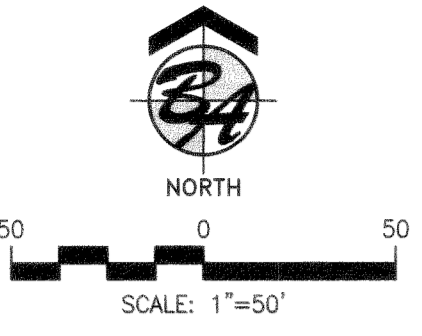
W. Sunbeam St.

East Quarter Corner  
Found Aluminum Cap  
CP&F No. 104014757

# 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



## Reference Documents

- Subdivision Plats
  - Rader & Kroeger's Subdivision
  - Deserthawk Subdivision No. 1
  - Ten Mile Acres Subdivision (Amended)

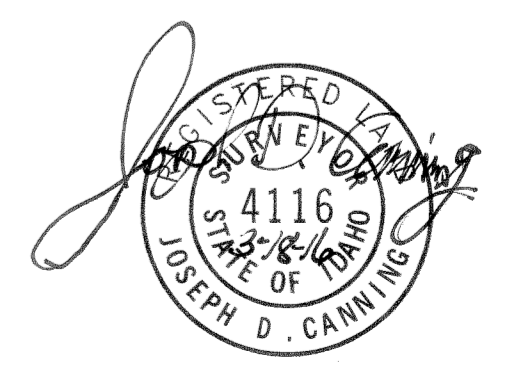
## Legend

- Subdivision boundary
- Lot line
- Section line
- Tie line
- Street centerline
- 5' wide irrigation easement to benefit the City of Kuna. Unless otherwise dimensioned.
- 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. 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 set or found



S. Ten Mile Rd.  
N00°20'21"E 2,669.67'  
Basis of Bearing

Section Corner  
Found Brass Cap  
CP&F No. 9324556



### B&A Engineers, Inc.

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

# 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

## 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 Boise-Kuna Irrigation District, and will be obligated for assessments from the City of Kuna.
- All references to Homeowners' Association hereon are to the Crimson Point Subdivision Homeowners' Association, recorded as Instrument No. 2014-064638, 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 12, Block 9 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.
- 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.
- Public utility and drainage easements are hereby dedicated as follows:
  - 10-foot wide along public rights-of-ways and the exterior boundary.
  - 10-foot wide centered on interior lot lines and adjoining rear lot lines.
- Pressure irrigation easements are hereby dedicated to the City of Kuna for the installation and maintenance of pressure irrigation lines as follows:
  - 10-foot wide along public rights-of-ways and the exterior boundary.
  - 10-foot wide centered on interior lot lines and adjoining rear lot lines.
- 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 property is subject to a license agreement as shown on Instrument No. 2016-005035, records Ada County, Idaho.
- 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

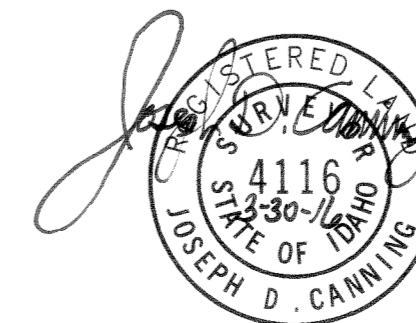
Curve	Delta	Radius	Arc	Chord Bearing	Chord Distance
C1	027°19'48"	540.00'	257.58'	S09°01'12"E	255.14'
C2	006°57'20"	540.00'	65.55'	S01°10'02"W	65.51'
C3	020°22'29"	540.00'	192.03'	S12°29'52"E	191.02'
C4	007°07'44"	960.00'	119.44'	N19°07'14"W	119.37'
C5	002°46'13"	960.00'	46.42'	N21°18'00"W	46.41'
C6	004°21'31"	960.00'	73.03'	N17°44'08"W	73.01'
C7	002°10'49"	1,040.00'	39.58'	S16°38'47"E	39.57'
C8	013°03'06"	800.00'	182.23'	S80°58'11"W	181.84'
C9	084°32'57"	45.00'	66.40'	N45°13'15"E	60.54'
C10	008°56'05"	1,810.00'	282.26'	S07°24'49"W	281.97'
C11	008°01'54"	1,810.00'	253.72'	S06°57'44"W	253.51'
C12	000°54'12"	1,810.00'	28.54'	S11°25'46"W	28.54'
C13	009°08'11"	300.00'	47.84'	N83°07'17"E	47.79'
C14	022°25'28"	125.00'	48.92'	S89°45'56"W	48.61'
C15	001°41'12"	515.00'	15.16'	S03°48'06"W	15.16'
C16	027°19'48"	565.00'	269.50'	S09°01'12"E	266.96'
C17	008°42'51"	565.00'	85.93'	S00°17'17"W	85.85'
C18	009°50'17"	565.00'	97.01'	S08°59'17"E	96.89'
C19	008°46'41"	565.00'	86.56'	S18°17'46"E	86.48'
C20	015°06'21"	515.00'	135.78'	S15°07'55"E	135.39'
C21	009°54'19"	515.00'	89.03'	S12°31'54"E	88.92'
C22	005°12'02"	515.00'	46.74'	S20°05'05"E	46.73'
C23	000°16'20"	985.00'	4.68'	N22°32'56"W	4.68'
C24	007°07'44"	935.00'	116.33'	N19°07'14"W	116.26'
C25	000°43'37"	935.00'	11.86'	N22°19'18"W	11.86'
C26	006°24'07"	935.00'	104.47'	N18°45'26"W	104.42'
C27	003°05'56"	1,065.00'	57.60'	S17°06'20"E	57.59'
C28	001°12'20"	1,015.00'	21.36'	S16°09'32"E	21.36'
C29	013°03'06"	775.00'	176.54'	S80°58'11"W	176.16'
C30	001°29'57"	775.00'	20.28'	S75°11'37"W	20.28'
C31	005°54'09"	775.00'	79.84'	S78°53'40"W	79.80'
C32	005°38'59"	775.00'	76.42'	S84°40'14"W	76.39'
C33	013°03'06"	825.00'	187.93'	S80°58'11"W	187.52'

## Line Table

Line	Bearing	Distance
L1	S4°38'42"W	29.01'
L2	S4°38'42"W	37.92'
L3	S4°38'42"W	20.10'
L4	S44°31'15"E	30.10'
L5	N39°54'00"E	30.10'
L6	S63°55'04"E	29.55'
L7	S28°40'49"W	29.87'
L8	S34°43'54"E	24.01'
L9	S56°25'46"W	24.05'
L10	S5°03'14"W	20.49'
L11	N85°21'18"W	3.00'
L12	S87°02'30"E	3.00'
L13	N82°25'15"E	3.00'
L14	N67°18'54"E	3.00'
L15	N67°18'54"E	3.00'
L16	S67°35'14"W	3.00'
L17	S72°53'56"W	3.00'
L18	S74°26'38"W	3.00'
L19	S74°26'38"W	3.00'

## Reference Documents

- Subdivision Plats
  - Crimson Point Subdivision No. 1 - Book 40, Page 10621
  - Crimson Point Subdivision No. 3 - Book 93, Page 11252
- Records of Survey
  - ROS No. 6130
  - ROS No. 10066



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