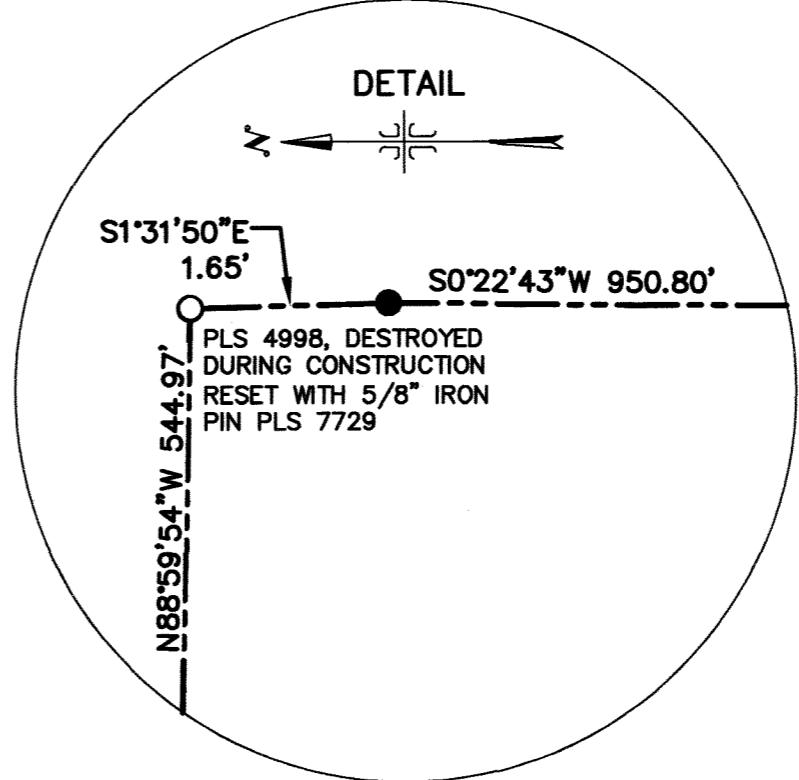
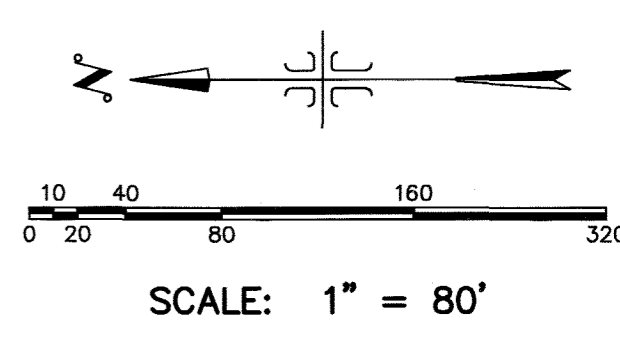
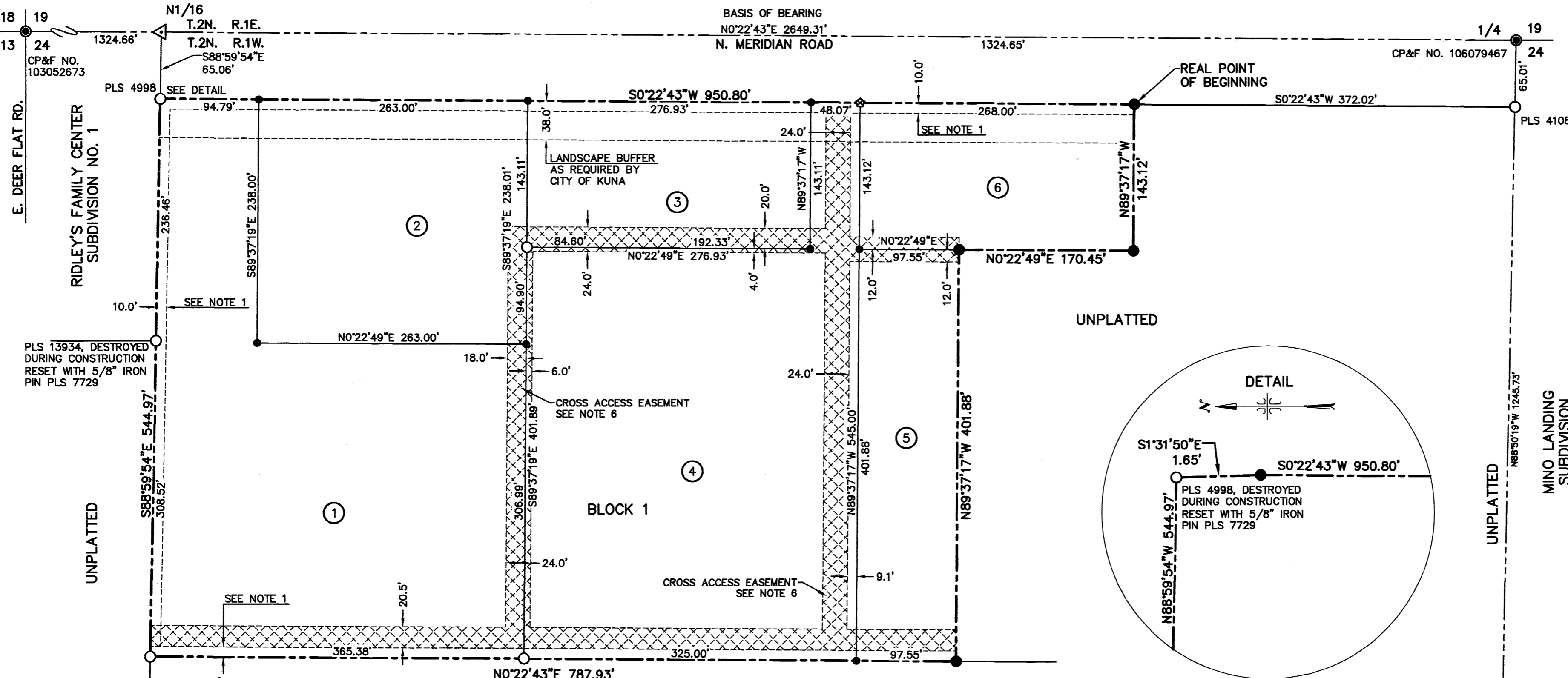


PLAT SHOWING ENSIGN SUBDIVISION NO. 1

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 24,
T.2N., R.1W., B.M.
KUNA, ADA COUNTY, IDAHO
2017



NOTES:

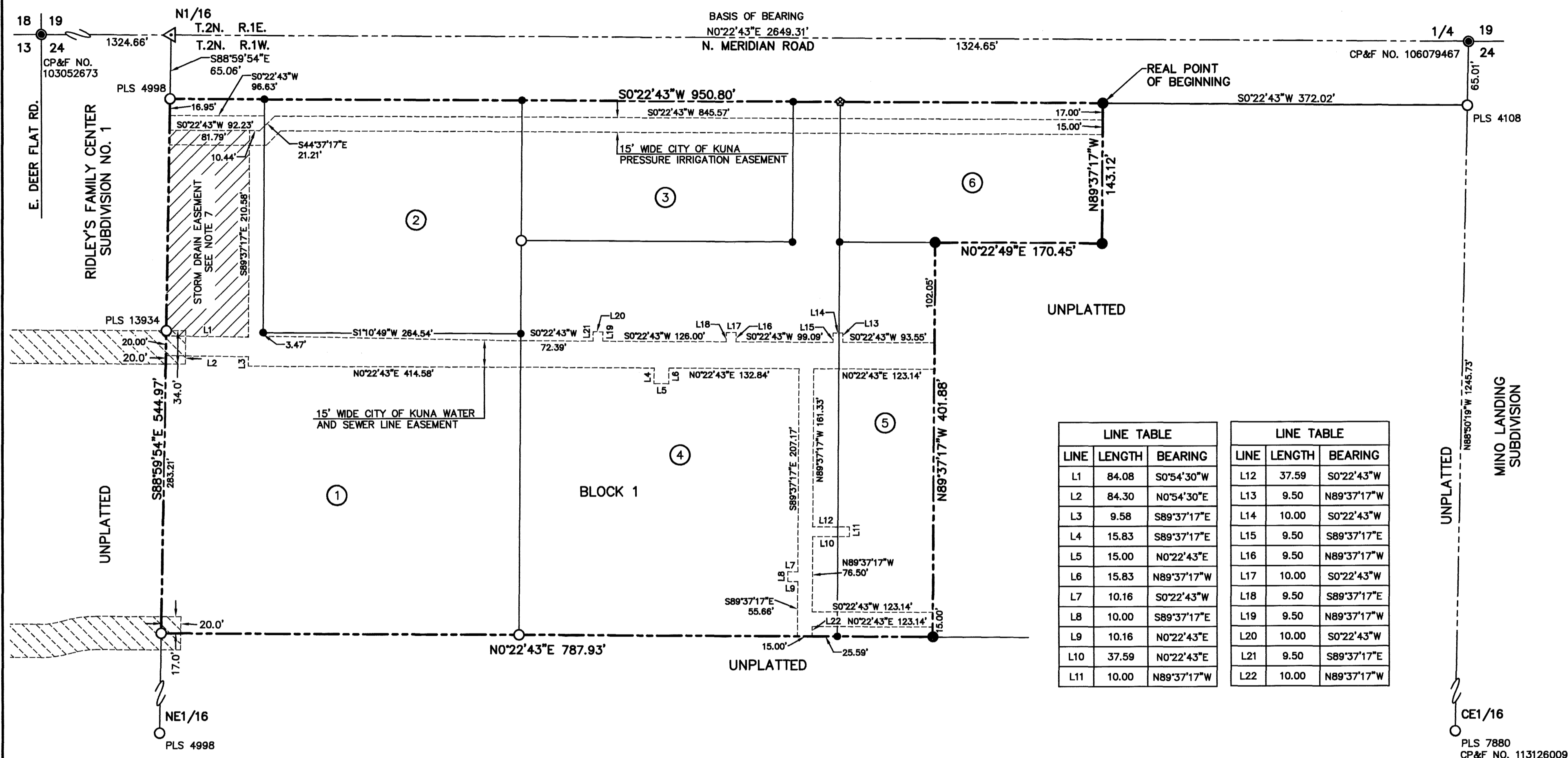
- LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE SHALL HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT AS SHOWN. LOTS 1, 4 AND 5 SHALL HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT AS SHOWN.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- 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 SUBJECT TO THE ANNEXING OF ENSIGN SUBDIVISION INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT AND POOLING THE APPURTENANT WATER RIGHTS THEREOF, RECORDED AS INSTRUMENT NO. 2016-060881, RECORDS OF ADA COUNTY, IDAHO.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- DIRECT LOT ACCESS TO N. MERIDIAN ROAD IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE STATE OF IDAHO AND THE CITY OF KUNA. LOT ACCESS TO LOTS 1-6, BLOCK 1 SHALL BE FROM THE CROSS ACCESS EASEMENT AS SHOWN ON THIS PLAT. LOTS 1-6, BLOCK 1 SHALL BE SUBJECT TO A CROSS ACCESS EASEMENT IN FAVOR OF LOTS 1-6, BLOCK 1 AS SHOWN ON THIS PLAT.
- LOT 1, BLOCK 1 IS SUBJECT TO A PRIVATE STORM DRAIN EASEMENT, AS SHOWN ON THIS PLAT, FOR THE BENEFIT OF LOTS 1-6, BLOCK 1.
- ALL COMMERCIAL LOTS WITHIN THE ENSIGN SUBDIVISION ARE SUBJECT TO THE CROSS ACCESS EASEMENT AGREEMENT RECORDED AS INSTRUMENT NO. 2017-000668.
- ALL COMMERCIAL LOTS WITHIN THE ENSIGN SUBDIVISION ARE SUBJECT TO THE GRANT OF RECIPROCAL EASEMENTS AND DECLARATION OF COVENANTS RECORDED AS INSTRUMENT NO. 2016-091329
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL FACILITY OR AN 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."

- FOUND 5/8" IRON PIN PLS 7729 UNLESS OTHERWISE NOTED
- FOUND ALUMINUM CAP MONUMENT
- SET 5/8" IRON PIN WITH CAP PLS 7729
- SET 1/2" IRON PIN WITH CAP PLS 7729
- △ CALCULATED POINT
- ☆ SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT
- PROPERTY BOUNDARY LINE
- - - EASEMENT LINE
- ___ LOT LINE
- - - SECTION LINE
- ⑦ LOT NO.



ISG IDAHO SURVEY GROUP, P.C.
1450 E. WATERTOWER ST. SUITE 130
MERIDIAN, IDAHO 83642
PH. (208) 846-8570
FAX (208) 884-5399

ENSIGN SUBDIVISION NO. 1



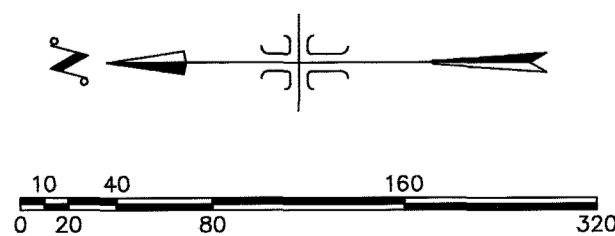
| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 84.08 | S0°54'30"W |
| L2 | 84.30 | N0°54'30"E |
| L3 | 9.58 | S89°37'17"E |
| L4 | 15.83 | S89°37'17"E |
| L5 | 15.00 | N0°22'43"E |
| L6 | 15.83 | N89°37'17"W |
| L7 | 10.16 | S0°22'43"W |
| L8 | 10.00 | S89°37'17"E |
| L9 | 10.16 | N0°22'43"E |
| L10 | 37.59 | N0°22'43"E |
| L11 | 10.00 | N89°37'17"W |

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L12 | 37.59 | S0°22'43"W |
| L13 | 9.50 | N89°37'17"W |
| L14 | 10.00 | S0°22'43"W |
| L15 | 9.50 | S89°37'17"E |
| L16 | 9.50 | N89°37'17"W |
| L17 | 10.00 | S0°22'43"W |
| L18 | 9.50 | S89°37'17"E |
| L19 | 9.50 | N89°37'17"W |
| L20 | 10.00 | S0°22'43"W |
| L21 | 9.50 | S89°37'17"E |
| L22 | 10.00 | N89°37'17"W |

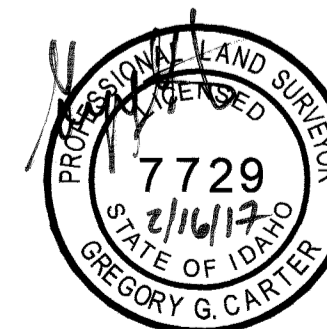
LEGEND

- FOUND 5/8" IRON PIN PLS 7729 UNLESS OTHERWISE NOTED
- FOUND ALUMINUM CAP MONUMENT
- SET 5/8" IRON PIN WITH CAP PLS 7729
- SET 1/2" IRON PIN WITH CAP PLS 7729
- △ CALCULATED POINT
- ☆ SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT
- PROPERTY BOUNDARY LINE
- - - EASEMENT LINE
- ___ LOT LINE
- SECTION LINE
- ⑦ LOT NO.
- ▨ CROSS-ACCESS EASEMENT AGREEMENT SEE NOTE 8

ADDITIONAL EASEMENT INFORMATION (SEE PAGE 1 OF 4 FOR NOTES)



SCALE: 1" = 80'



ENSIGN SUBDIVISION NO. 1

CERTIFICATE OF OWNERS

Know all men by these presents: That Emmett Partners, LLC, a ^{UTAH} limited liability company and B&S Investments LLC, an ^{Idaho} limited liability company, are the owners of the property described as follows:

A portion of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 24 from which the Northeast corner of said Section 24 bears North 00°22'43" East, 2,649.31 feet;

Thence along the East-West centerline of said Section 24 North 88°50'19" West, 65.01 feet to a point on the West right-of-way line of North Kuna-Meridian Road (St. Hwy. 69);

Thence along said West right-of-way line North 00°22'43" East, 372.02 feet to the **REAL POINT OF BEGINNING**;

Thence leaving said West right-of-way line North 89°37'17" West, 143.12 feet;

Thence North 00°22'49" East, 170.45 feet;

Thence North 89°37'17" West, 401.88 feet;

Thence North 00°22'43" East, 787.93 feet to a point on the North boundary line of the Southeast 1/4 of the Northeast 1/4 of said Section 24;

Thence along said North boundary line South 88°59'54" East, 544.97 feet to a point on said West right-of-way line of N. Meridian Road;

Thence along said West right-of-way line South 01°31'50" East, 1.65 feet

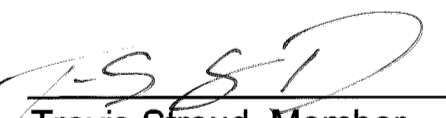
Thence continuing along said West right-of-way line South 00°22'43" West, 950.80 feet to the **REAL POINT OF BEGINNING**. Containing an area of 10.38 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in 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.

Emmett Partners, LLC

B&S Investments LLC

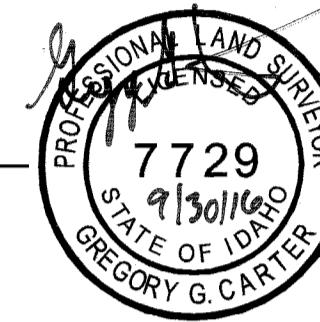

Jeremy Terry, Manager


Travis Stroud, Member

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


^{Utah}
State of ~~Idaho~~)
) s.s.
County of ~~Ada~~)
^{Salt Lake}

On this 6th day of October, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeremy Terry, known or identified to me to be the manager of Emmett Partners, LLC, 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 said limited liability company 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.

May 13, 2018
My commission expires




Notary Public for ~~Idaho~~
Residing in Salt Lake City, Utah

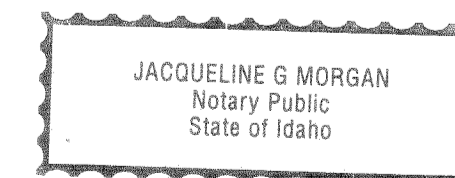
ACKNOWLEDGMENT

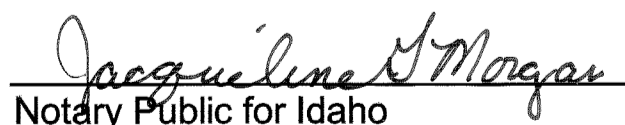
State of Idaho)
) s.s.
County of Ada)

On this 14th day of October, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Travis Stroud, known or identified to me to be a member of B&S Investments LLC, 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 said limited liability company 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.

4-13-19
My commission expires




Notary Public for Idaho
Residing in Kuna, Idaho

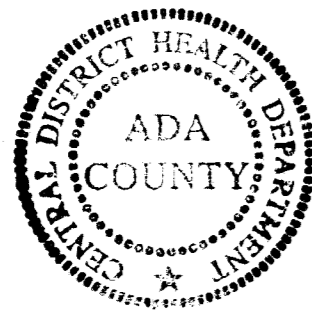
| | | |
|---|---------------------------------|--|
|  | IDAHO SURVEY GROUP, P.C. | 1450 E. WATERTOWER ST. SUITE 130 MERIDIAN, IDAHO 83642 (208) 846-8570 |
| | | |

S:\ISG Projects\Incor Supply Pla 15-20\dwg\Plan\Ensign Sub Plat C302014.dwg 9/29/2016 11:26:12 AM

ENSIGN SUBDIVISION NO. 1

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.



Loni Peadar DEHS 10-19-16
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 26 day of October, 2016.



Kent Goldthorpe
President ACHD

APPROVAL OF CITY ENGINEER

I, Gordon Law, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this day FEBRUARY 4, 2017, hereby approve this plat.

Gordon Law
City Engineer

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 4th day of October, 2016, this plat was duly accepted and approved.

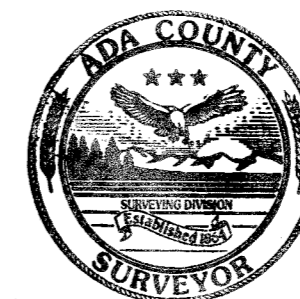


Chris Engels
City Clerk, Kuna, Idaho



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.



George L. Hastings
County Surveyor
PLS 5359
2-16-2017

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.



02/21/2017
Date

Vicky McIntyre
County Treasurer
By Deputy Treasurer Quill

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 Aspen Engineers at 30 Minutes past 12 O'clock P.M. on this 21st day of February, 2017, in Book 111 of plats at Pages 16059-16061.

Instrument No. 2017-015448

N Olson
Deputy

Fee: \$21.-

Christopher D Rich
Ex-Officio Recorder

ISG IDAHO SURVEY GROUP, P.C.

1450 E. WATERTOWER ST.
SUITE 130
MERIDIAN, IDAHO 83642
(208) 846-8570