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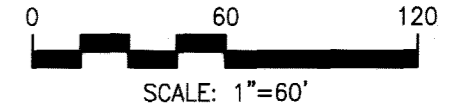
Mineral Springs Subdivision No. 3

A RESUBDIVISION OF LOT 2, BLOCK 6 OF MINERAL SPRINGS SUBDIVISION NO. 2, SITUATE IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA CITY, ADA COUNTY, IDAHO.

2017

Reference Documents

SUBDIVISION PLATS
MINERAL SPRINGS SUBDIVISION NO. 2,
BOOK 97, PAGES 12332-12334
RECORDS OF SURVEY
ROS NO. 3547
ROS NO. 7450

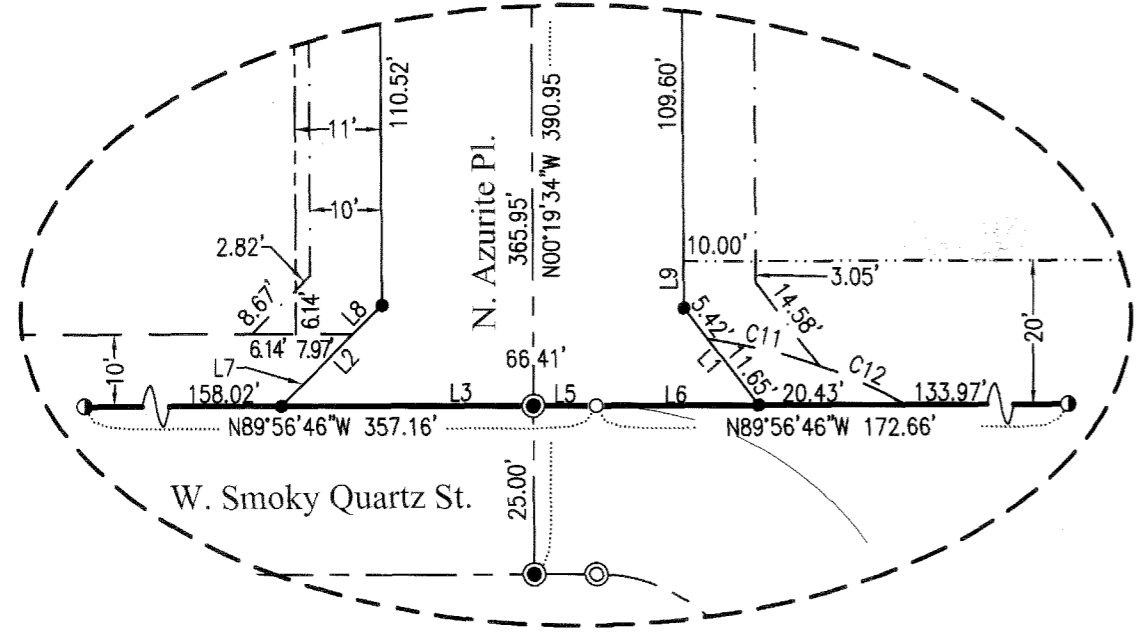
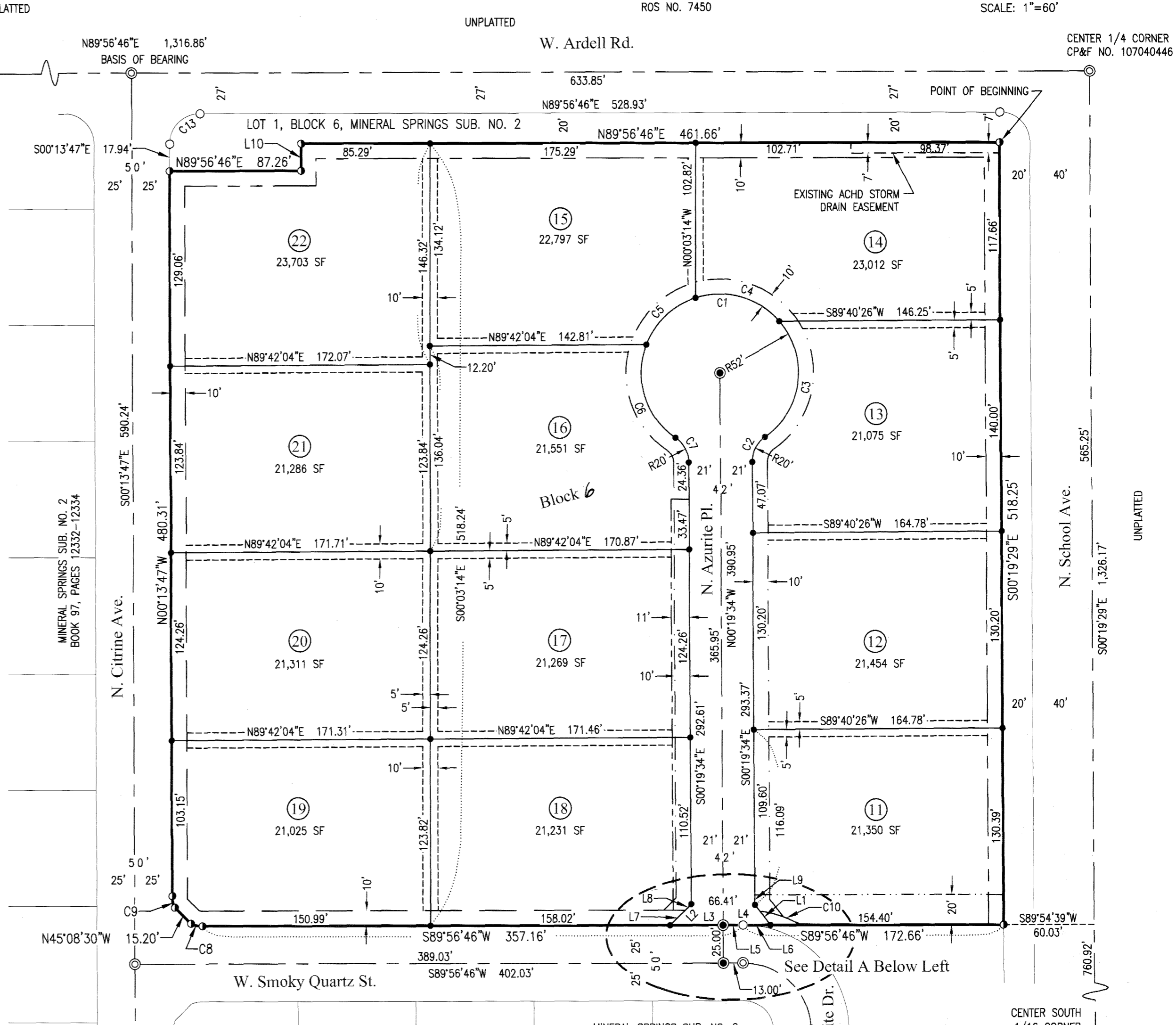


Legend

- SUBDIVISION BOUNDARY
- LOT LINE
- STREET CENTERLINE
- EXISTING PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT, SEE NOTE 15
- EXISTING ACHD STORM DRAIN EASEMENT
- EXISTING UTILITY, DRAINAGE AND IRRIGATION EASEMENT
- PUBLIC UTILITY EASEMENT, SEE NOTE 12 FOR MORE INFORMATION
- 20' WIDE SANITARY SEWER EASEMENT, SEE NOTE 14
- STORM DRAINAGE EASEMENT TO BENEFIT ACHD, SEE NOTE 9
- WATER, SEWER, DRAINAGE AND IRRIGATION EASEMENT TO BENEFIT THE CITY OF KUNA, SEE NOTE 13
- FOUND ALUMINUM CAP
- FOUND 1/2" PIN WITH PLASTIC CAP LABELED "B&A LS 4116"
- FOUND 5/8" PIN WITH PLASTIC CAP LABELED "B&A LS 4116", UNLESS OTHERWISE NOTED.
- FOUND 1/2" PIN WITH CAP LS 4116, RESET WITH 5/8" PIN WITH PLASTIC CAP LABELED "B&A LS 4116"
- 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"

Notes

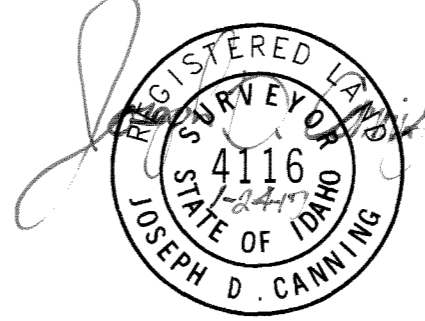
1. IRRIGATION WATER WILL BE PROVIDED BY THE CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION §31-3805(1)(b). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION RIGHTS THROUGH BOISE-KUNA IRRIGATION DISTRICT, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CITY OF KUNA.
2. ANY RESUBDIVISION 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.
3. ALL REFERENCES TO HOMEOWNERS' ASSOCIATION HEREON ARE TO THE MINERAL SPRINGS SUBDIVISION HOMEOWNERS' ASSOCIATION AND THE OWNERS OF THE LOTS, WITHIN SAID SUBDIVISION JOINTLY; PURSUANT TO THE MINERAL SPRINGS SUBDIVISION HOMEOWNER'S ASSOCIATION CC&R'S AS RECORDED IN INSTRUMENT NO. 106005070 AS AMENDED FROM TIME TO TIME.
4. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
5. 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 MINERAL SPRINGS SUBDIVISION NO. 3.
6. OTHER THAN THE ACCESS POINTS SHOWN ON THIS PLAT, DIRECT ACCESS TO N. SCHOOL AVE. AND W. ARDELL RD. IS PROHIBITED.
7. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH, CROSSING A LOT, IS THE RESPONSIBILITY OF THE OWNER OF THAT LOT UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION OR DRAINAGE DISTRICT.
8. 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.
9. LOTS 16, 17 AND 18, BLOCK 6, ARE SERVIENT TO AND CONTAIN 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.
10. NO EASEMENT SHOWN OR DESIGNATED HEREON SHALL PRECLUDE THE CONSTRUCTION AND MAINTENANCE OF HARD-SURFACED DRIVEWAYS, LANDSCAPING, PARKING, OR OTHER SUCH NONPERMANENT IMPROVEMENTS.
11. ALL EASEMENTS ARE PARALLEL (OR CONCENTRIC) TO THE LINES (OR ARCS) THAT THEY ARE DIMENSIONED FROM UNLESS OTHERWISE NOTED.
12. A PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED AS FOLLOWS:
 - 10-FOOT WIDE ALONG PUBLIC RIGHT-OF-WAYS OF THIS SUBDIVISION.
13. WATER, SEWER, DRAINAGE AND IRRIGATION EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF KUNA FOR THE INSTALLATION AND MAINTENANCE OF LINES AS SHOWN HEREON (UNLESS OTHERWISE DIMENSIONED).
 - 10-FOOT WIDE ALONG PUBLIC RIGHT-OF-WAYS, REAR LOT LINES AND THE EXTERIOR BOUNDARY
 - 10-FOOT WIDE CENTERED ON INTERIOR LOT LINES
14. A 20' WIDE SANITARY SEWER EASEMENT AS SHOWN ON LOT 11, BLOCK 6, IS HEREBY DESIGNATED TO BENEFIT THE CITY OF KUNA FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER FACILITIES.
15. ALL RIGHTS AND RESERVATIONS ESTABLISHED FOR EXISTING EASEMENTS ON THE PLAT OF MINERAL SPRINGS SUBDIVISION NO. 2 AS RECORDED IN BOOK 97, PAGES 12332 THROUGH 12334, RECORDS OF ADA COUNTY, IDAHO, ARE RETAINED HEREIN.



Detail A
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S37°44'35"E	17.07'
L2	S44°48'36"W	19.80'
L3	N89°56'46"E	35.03'
L4	N89°56'46"E	31.37'
L5	N89°56'46"E	13.12'
L6	N89°56'46"E	18.26'
L7	S44°48'36"W	14.11'
L8	S44°48'36"W	5.69'
L9	S00°19'34"E	6.49'
L10	N00°18'13"W	18.00'

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DISTANCE
C1	290°34'22"	52.00'	263.70'	S89°39'16"W	59.22'
C2	55°16'08"	20.00'	19.29'	S27°18'30"W	18.55'
C3	95°44'50"	52.00'	86.90'	N7°04'09"E	77.13'
C4	67°10'11"	52.00'	60.96'	N74°23'21"W	57.53'
C5	50°54'03"	52.00'	46.20'	S46°34'32"W	44.69'
C6	76°45'33"	52.00'	69.66'	S17°15'16"E	64.57'
C7	55°18'29"	20.00'	19.31'	N27°58'48"W	18.57'
C8	22°34'50"	20.00'	7.88'	N78°45'49"W	7.83'
C9	22°34'50"	20.00'	7.88'	S11°31'11"E	7.83'
C10	20°57'26"	80.00'	29.26'	N71°34'39"W	29.10'
C11	11°30'35"	80.00'	16.07'	N76°18'04"W	16.04'
C12	9°26'51"	80.00'	13.19'	N65°49'21"W	13.18'
C13	90°10'33"	20.00'	31.48'	S44°51'30"W	28.33'



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

Mineral Springs Subdivision No. 3

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 MINERAL SPRINGS SUBDIVISION NO. 3, AND THAT IT INTENDS TO INCLUDE THE FOLLOWING DESCRIBED LAND IN THIS PLAT:

A RE-SUBDIVISION OF LOT 2, BLOCK 6 OF MINERAL SPRINGS SUBDIVISION NO. 2, ON FILE IN THE OFFICE OF THE ADA COUNTY, IDAHO, RECORDER IN BOOK 97 OF PLATS AT PAGE 12332 THROUGH 12334. SITUATE IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA CITY, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, WHICH IS THE POINT OF BEGINNING:

THENCE S00°19'29"E, 518.25 FEET ALONG THE EASTERLY BOUNDARY OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE S89°56'46"W, 172.66 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 2 TO THE NORTHERLY RIGHT-OF-WAY OF WEST SMOKY QUARTZ STREET;

THENCE CONTINUING S89°56'46"W, 357.16 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 2 AND THE NORTHERLY RIGHT-OF-WAY OF WEST SMOKY QUARTZ STREET;

THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 2 AND THE RIGHT-OF-WAY OF WEST SMOKY QUARTZ STREET, 7.88 FEET ALONG A TANGENT CURVE DEFLECTING TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 22°34'50", A LONG CHORD BEARING OF N78°45'49"W, AND A LONG CHORD DISTANCE OF 7.83 FEET;

THENCE CONTINUING ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 2 AND THE RIGHT-OF-WAY OF WEST SMOKY QUARTZ STREET N45°08'30"W, 15.20 FEET TO THE EASTERLY RIGHT-OF-WAY NORTH CITRINE AVENUE AND THE WESTERLY BOUNDARY OF SAID LOT 2;

THENCE CONTINUING ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 2 AND THE RIGHT-OF-WAY OF NORTH CITRINE AVENUE 7.88 FEET ALONG A TANGENT CURVE DEFLECTING TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 22°34'50", A LONG CHORD BEARING OF N11°31'11"W, AND A LONG CHORD DISTANCE OF 7.83 FEET;

THENCE N00°13'47"W, 480.31 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF NORTH CITRINE AVENUE AND ALONG THE WESTERLY BOUNDARY OF SAID LOT 2;

THENCE N89°56'46"E, 87.26 FEET ALONG THE NORTHERLY BOUNDARY OF SAID LOT 2;

THENCE N00°18'13"W, 18.00 FEET ALONG THE WESTERLY BOUNDARY OF SAID LOT 2;

THENCE N89°56'46"E, 461.66 FEET ALONG THE NORTHERLY BOUNDARY OF SAID LOT 2 TO THE POINT OF BEGINNING.

COMPRISING 6.50 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 USED 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 20 DAY OF September, 2016.

Paul A. Beckman 9/20/16
 PAUL A. BECKMAN, MANAGER DATE
 P & F DEVELOPMENT, LLC

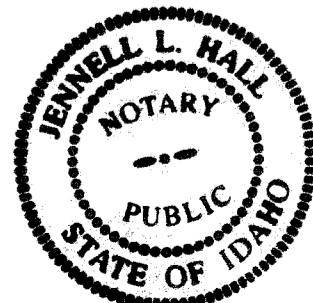
Acknowledgment

STATE OF IDAHO)
)SS.
 COUNTY OF ADA)

ON THIS 20 DAY OF September IN THE YEAR OF 2016, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PAUL A. BECKMAN, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF P & F DEVELOPMENT, 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 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.

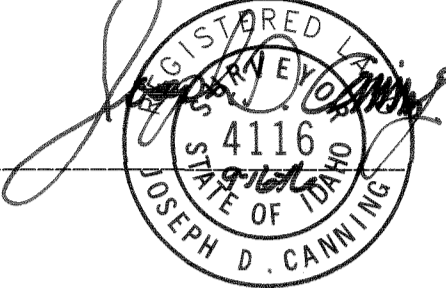
Jennell L. Hall
 NOTARY PUBLIC FOR IDAHO
 RESIDING IN BOISE, IDAHO
 MY COMMISSION EXPIRES 1-13-2022



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 MINERAL SPRINGS SUBDIVISION NO. 3, 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.


Roni Padig REHS 10-5-16
 CENTRAL DISTRICT HEALTH DEPARTMENT, 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 7 DAY OF December, 2016.

Kent Goodthorn
 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 January, 2017, HEREBY APPROVE THIS PLAT.

Jordan A. Van
 KUNA CITY ENGINEER

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 31st DAY OF January, 2017, 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 1-27-2017
 ADA COUNTY SURVEYOR DATE
 PLS 5359



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 01/30/2017
 ADA COUNTY TREASURER DATE
 By Deputy Treasurer [Signature]



Certificate of County Recorder

STATE OF IDAHO)
)SS. INSTRUMENT NO. 2017-009014
 COUNTY OF ADA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF P&F Development LLC AT 32 MINUTES PAST 3 O'CLOCK P.M., THIS 30th DAY OF January, 2017 IN MY OFFICE, AND WAS RECORDED IN BOOK 111 OF PLATS AT PAGES 16008 THROUGH 16009. FEE: \$11.02

EX-OFFICIO RECORDER: CHRISTOPHER D. RICH
 DEPUTY: [Signature]

 **B&A Engineers, Inc.**
 Consulting Engineers, Surveyors & Planners
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