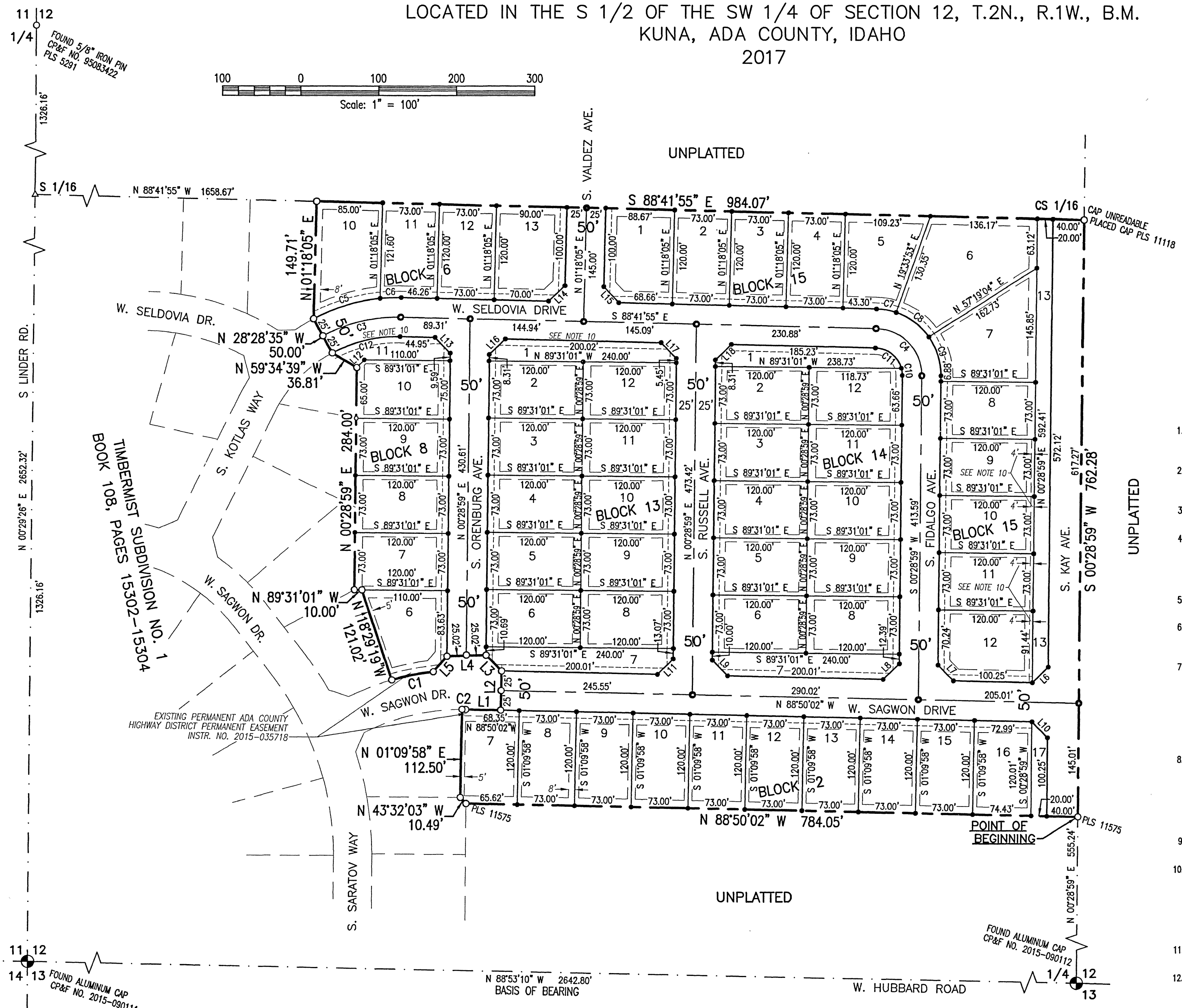


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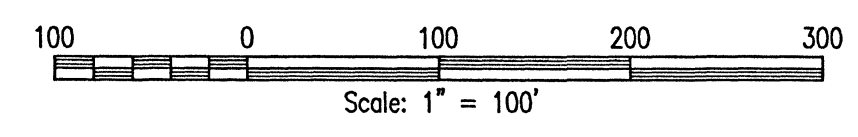
# PLAT SHOWING TIMBERMIST SUBDIVISION NO. 4

LOCATED IN THE S 1/2 OF THE SW 1/4 OF SECTION 12, T.2N., R.1W., B.M.  
KUNA, ADA COUNTY, IDAHO  
2017



- LEGEND**
- SUBDIVISION BOUNDARY
  - SECTION LINE
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - LOT LINE
  - EXISTING LOT/PARCEL LINE
  - PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
  - EXISTING ADA COUNTY HIGHWAY DISTRICT PERMANENT EASEMENT - INSTRUMENT NO. 2016-079396
  - OTHER EASEMENT LINE AS NOTED
  - ⊕ FOUND ALUMINUM CAP
  - SET 5/8"x30" REBAR w/PLASTIC CAP
  - SET 1/2"x24" REBAR w/PLASTIC CAP
  - FOUND 5/8" REBAR, PLS 11118 OR AS NOTED
  - FOUND 1/2" REBAR, PLS 11118 OR AS NOTED
  - △ CALCULATED POINT, NOT SET
  - 11 LOT NUMBER

- NOTES**
1. EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE FIFTEEN (15) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
  2. UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE AND SUBDIVISION OR PHASE BOUNDARY.
  3. ANY RE-SUBDIVISION 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. 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, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CITY OF KUNA SUBJECT TO ORDINANCE 2015-14, ANNEXING TIMBERMIST SUBDIVISION INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT AND POOLING THE APPURTENANT WATER RIGHTS THEREOF, RECORDED AS INSTRUMENT NO. 2015-067095, RECORDS OF ADA COUNTY, IDAHO.
  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 TIMBERMIST SUBDIVISION NO. 4.
  6. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE AND FACILITIES/COMPONENTS/ELEMENTS, OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ACCEPTED BY AN IRRIGATION/DRAINAGE ENTRY. SUCH LOTS MUST REMAIN FREE OF ENCROACHMENTS AND OBSTRUCTIONS TO SAID IRRIGATION/DRAINAGE FACILITIES.
  7. LOT 17, BLOCK 2; LOT 11, BLOCK 8; LOTS 1 AND 7, BLOCK 13; LOTS 1 AND 7, BLOCK 14; AND LOT 13, BLOCK 15 ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE TIMBERMIST HOMEOWNERS ASSOCIATION, INC., AND SHALL FOLLOW CURRENT KUNA CITY CODE FOR COMMON LOTS WITH RESPECT TO APPEARANCE AND MATERIALS USED. THIS OWNERSHIP AND MAINTENANCE COMMITMENT MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF KUNA. THE TIMBERMIST HOMEOWNERS ASSOCIATION, INC. IS RESPONSIBLE FOR PAYMENT OF IRRIGATION ASSESSMENTS ON COMMON LOTS. IN THE EVENT TIMBERMIST HOMEOWNERS ASSOCIATION, INC. FAILS TO PAY THE ASSESSMENTS, EACH RESIDENTIAL LOT IS RESPONSIBLE FOR A FRACTIONAL SHARE OF THE ASSESSMENT. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE.
  8. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT 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. PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
  9. THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF KUNA RECORDED AS INSTRUMENT NO. 2015-010522, RECORDS OF ADA COUNTY, IDAHO.
  10. LOT 11, BLOCK 8; LOT 1, BLOCK 13; LOT 13, BLOCK 15 AND PORTIONS OF LOTS 9, 10, 11 AND 12, BLOCK 15 AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT 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 NUMBER 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 THE ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
  11. THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. 2016-087359, AND AS AMENDED BY INSTRUMENT NO. 2016-090089, RECORDS OF ADA COUNTY, IDAHO.
  12. DIRECT LOT OR PARCEL ACCESS TO S. KAY AVENUE IS PROHIBITED.



11 | 12  
1/4 FOUND 5/8" IRON PIN CP&F NO. 93083422 PLS 5391

11 | 12  
14 | 13 FOUND ALUMINUM CAP CP&F NO. 2015-090111

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD
C1	54.24	325.00	9°33'45"	S 78°48'21" W	54.18
C2	4.65	275.00	0°58'04"	S 89°19'04" E	4.65
C3	103.94	200.00	29°46'40"	S 76°24'45" W	102.78
C4	93.39	60.00	89°10'54"	N 44°06'28" W	84.24
C5	90.13	225.00	22°57'05"	S 72°59'57" W	89.53
C6	26.81	225.00	6°49'35"	S 87°53'18" W	26.79
C7	25.46	85.00	17°09'40"	N 80°07'05" W	25.36
C8	53.45	85.00	36°01'56"	N 53°31'16" W	52.58
C9	53.39	85.00	35°59'17"	N 17°30'40" W	52.52
C10	9.45	35.00	15°28'19"	N 07°15'11" W	9.42
C11	45.03	35.00	73°42'35"	N 51°50'38" W	41.99
C12	90.95	175.00	29°46'40"	S 76°24'45" W	89.93

**LINE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 88°50'02" E	44.47'	L10	S 44°30'54" E	28.29'
L2	N 01°09'58" E	50.00'	L11	S 45°49'28" W	28.45'
L3	N 44°10'32" W	28.12'	L12	N 45°28'59" E	14.14'
L4	S 88°15'35" W	50.04'	L13	S 44°05'58" E	28.09'
L5	S 42°02'06" W	26.53'	L14	S 46°18'05" W	28.28'
L6	S 45°28'52" W	28.29'	L15	N 43°41'55" W	28.28'
L7	N 44°10'32" W	28.12'	L16	N 45°53'32" E	28.49'
L8	S 45°49'28" W	28.45'	L17	S 44°06'28" E	28.08'
L9	N 44°10'32" W	28.12'	L18	N 45°53'32" E	28.49'



TOLL ID 1 LLC  
DEVELOPER  
HORSHAM, PA

**ENGINEERING SOLUTIONS** MERIDIAN, IDAHO

**LandSolutions** Land Surveying and Consulting  
231 E. 5th St. Ste. A, Meridian ID 83842  
(208) 288-2940 - (208) 288-2557 fax

# TIMBERMIST SUBDIVISION NO. 4

## CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:

THAT TOLL ID I LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL LOCATED IN THE S 1/2 OF THE SW 1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SAID S 1/2 OF THE SW 1/4, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID S 1/2 OF THE SW 1/4 BEARS N 88°53'10" W A DISTANCE OF 2642.80 FEET; THENCE N 00°28'59" E ALONG THE EASTERLY BOUNDARY OF SAID S 1/2 OF THE SW 1/4 A DISTANCE OF 555.24 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID EASTERLY BOUNDARY N 88°50'02" W A DISTANCE OF 784.05 FEET TO A 5/8 INCH DIAMETER IRON PIN ON THE EASTERLY BOUNDARY OF TIMBERMIST SUBDIVISION NO. 1, AS FILED FOR RECORD IN BOOK 108 OF PLATS AT PAGES 15302 THROUGH 15304, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG SAID EASTERLY BOUNDARY:

THENCE N 43°32'03" W A DISTANCE OF 10.49 FEET TO A 5/8 INCH DIAMETER IRON PIN; THENCE N 01°09'58" E A DISTANCE OF 112.50 FEET TO A 5/8 INCH DIAMETER IRON PIN; THENCE 4.65 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 00°58'04", AND A LONG CHORD BEARING S 89°19'04" E A DISTANCE OF 4.65 FEET TO A 5/8 INCH DIAMETER IRON PIN MARKING A POINT OF TANGENCY;

THENCE S 88°50'02" E A DISTANCE OF 44.47 FEET TO A 5/8 INCH DIAMETER IRON PIN; THENCE N 01°09'58" E A DISTANCE OF 50.00 FEET TO A 5/8 INCH DIAMETER IRON PIN; THENCE N 44°10'32" W A DISTANCE OF 28.12 FEET TO A 5/8 INCH DIAMETER IRON PIN; THENCE S 88°15'35" W A DISTANCE OF 50.04 FEET TO A 5/8 INCH DIAMETER IRON PIN; THENCE S 42°02'06" W A DISTANCE OF 26.53 FEET TO A 5/8 INCH DIAMETER IRON PIN MARKING A POINT ON A CURVE;

THENCE 54.24 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 325.00 FEET, A DELTA ANGLE OF 09°33'45", AND A LONG CHORD BEARING S 78°48'21" W A DISTANCE OF 54.18 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE N 18°29'19" W A DISTANCE OF 121.02 FEET TO A 5/8 INCH DIAMETER IRON PIN; THENCE N 89°31'01" W A DISTANCE OF 10.00 FEET TO A 5/8 INCH DIAMETER IRON PIN; THENCE N 00°28'59" E A DISTANCE OF 284.00 FEET TO A 5/8 INCH DIAMETER IRON PIN; THENCE N 59°34'39" W A DISTANCE OF 36.81 FEET TO A 5/8 INCH DIAMETER IRON PIN; THENCE N 28°28'35" W A DISTANCE OF 50.00 FEET TO A 5/8 INCH DIAMETER IRON PIN; THENCE N 01°18'05" E A DISTANCE OF 149.71 FEET TO A 5/8 INCH DIAMETER IRON PIN

ON THE NORTHERLY BOUNDARY OF SAID S 1/2 OF THE SW 1/4 OF SECTION 12; THENCE LEAVING THE BOUNDARY OF SAID TIMBERMIST SUBDIVISION NO. 1, AND ALONG SAID NORTHERLY BOUNDARY S 88°41'55" E A DISTANCE OF 984.07 FEET TO A 5/8 INCH IRON PIN MARKING THE NORTHEAST CORNER OF SAID S 1/2 OF THE SW 1/4;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID S 1/2 OF THE SW 1/4 S 00°28'59" W A DISTANCE OF 762.28 FEET TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 15.86 ACRES.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC, THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT, AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER FROM AN EXISTING CITY OF KUNA WATER SYSTEM AND THE CITY OF KUNA HAS AGREED IN WRITING TO SERVE ALL THE LOTS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 2nd DAY OF December, 2016.

Thomas Coleman  
THOMAS COLEMAN, DIVISION PRESIDENT  
TOLL ID I LLC

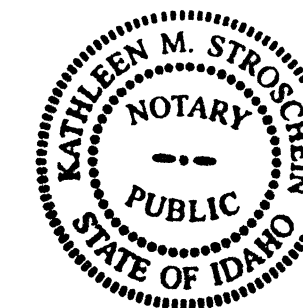
## ACKNOWLEDGEMENT

STATE OF IDAHO )  
                          ) SS  
COUNTY OF ADA )

ON THIS 2nd DAY OF December, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED THOMAS COLEMAN, KNOWN OR IDENTIFIED TO ME TO BE THE DIVISION PRESIDENT OF TOLL ID I LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID LIMITED LIABILITY COMPANY'S NAME.

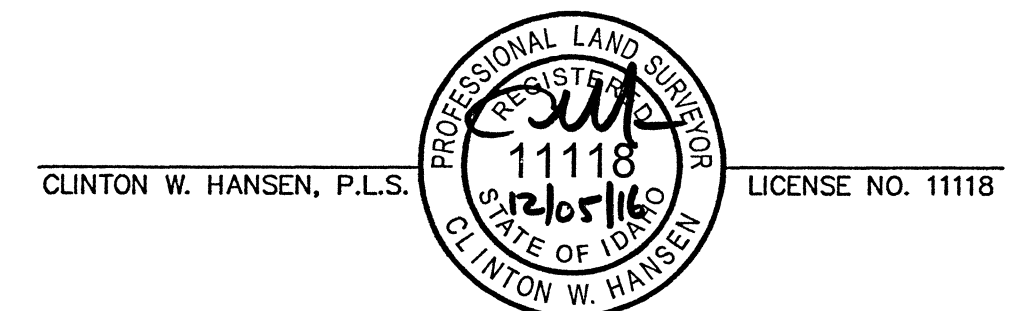
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Kathleen M Stroschein  
NOTARY PUBLIC FOR IDAHO  
RESIDING AT Boise, IDAHO  
MY COMMISSION EXPIRES: 8/6/22



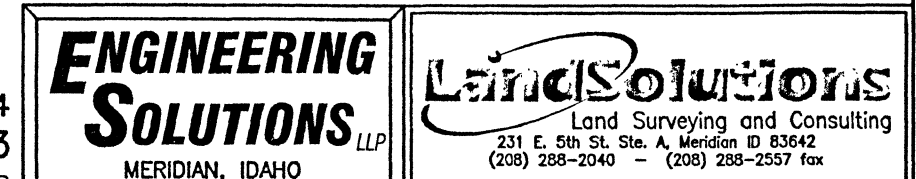
## CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, 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.



TOLL ID I LLC  
DEVELOPER  
HORSHAM, PA

JOB NO. 160304  
SHEET 2 OF 3  
\\160304-PLT.DWG 11/17/16 BKB



# TIMBERMIST SUBDIVISION NO. 4

### ACCEPTANCE OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 4 DAY OF January 2017.



Ken Galt  
PRESIDENT  
ADA COUNTY HIGHWAY DISTRICT

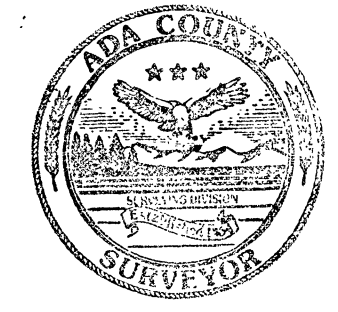
### APPROVAL OF CITY ENGINEER

I, CITY ENGINEER IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

Sharon Wilson 1-04-2017  
CITY ENGINEER

### CERTIFICATE OF COUNTY SURVEYOR

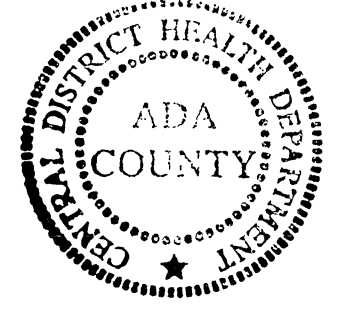
I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



Del P. Meyer P.L.S. 13553  
COUNTY SURVEYOR 1 Feb. 2017

### APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

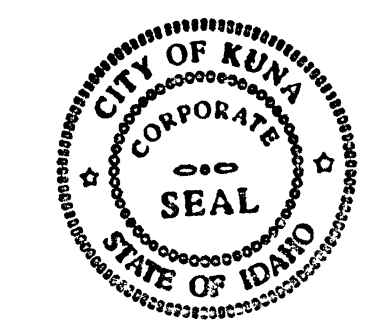
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.



Roni Padon EPHS 9-21-16  
CENTRAL DISTRICT HEALTH DEPARTMENT

### APPROVAL OF CITY COUNCIL

I, 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 September 2016 THIS PLAT WAS DULY ACCEPTED AND APPROVED.



Chris Engels  
KUNA CITY CLERK

### CERTIFICATE OF COUNTY TREASURER

I, Vicky McIntyre, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE 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 CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Vicky McIntyre 2-10-17  
COUNTY TREASURER DATE  
Signed by: Wendy Wilson



### CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. 2017-013010  
STATE OF IDAHO )  
COUNTY OF ADA ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF Engineering Solutions AT 51 MINUTES PAST 3 O'CLOCK P.M., THIS 10 DAY OF February 2017, IN MY OFFICE AND WAS DULY RECORDED IN BOOK 111 OF PLATS AT PAGES 16037-16039

Y. Best Christopher D Rich  
DEPUTY EX-OFFICIO RECORDER  
Fee 16<sup>00</sup>

