

BK 115 Pg 17369

Crimson Point Subdivision No. 9

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.

2019

Reference Documents

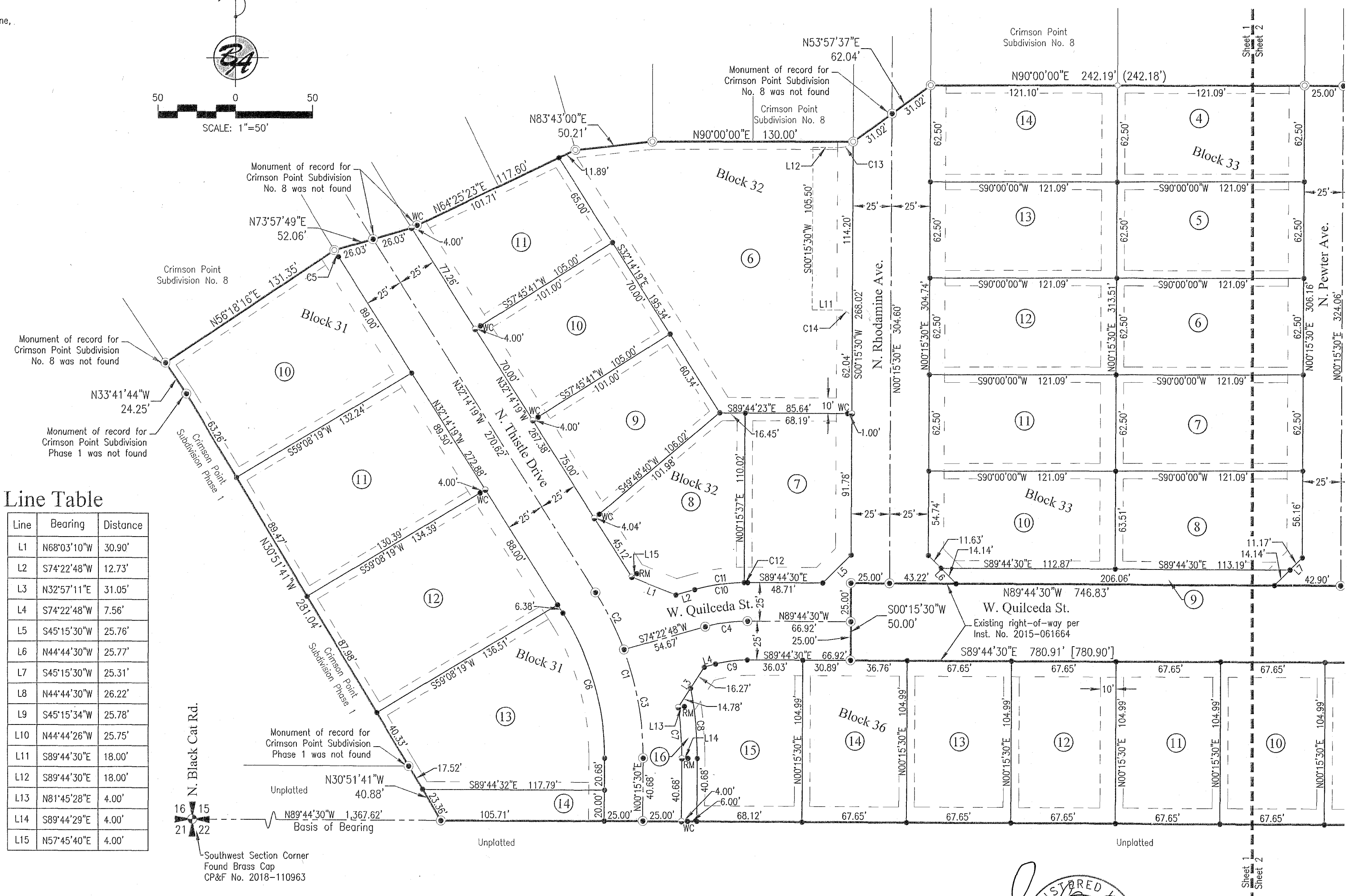
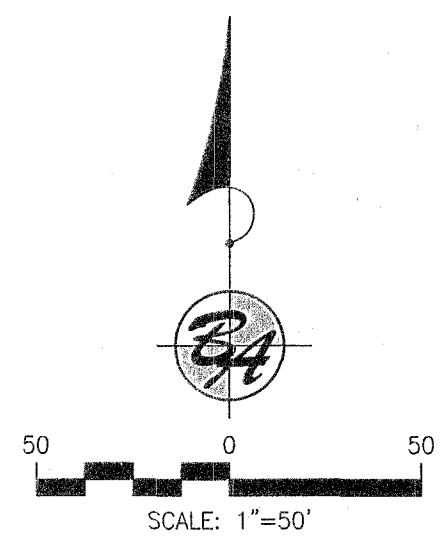
- Subdivision Plats
- Crimson Point Subdivision Phase 1 - Book 40, Page 10621
 - Crimson Point Subdivision Phase 3 - Book 93, Page 11252
 - Crimson Point Subdivision No. 8 - Book 113, Page 16615
- Records of Survey
- ROS No. 6130
 - ROS No. 10066
- Deeds
- Inst. No. 2015-061662
 - Inst. No. 2015-061663
 - Inst. No. 2015-061664

Legend

- Subdivision boundary
- Lot line
- Adjoining property line
- Section line
- Street centerline
- Water, sewer, drainage, and pressure irrigation easement line, see Note 10 for more information.
- 10' wide Public utility & City of Kuna easement line, see Notes 9 and 10 for more information.
- ACHD public right-of-way (sidewalk) easement Inst. No. 2018-113328
- Distance of record from Crimson Point Subdivision No. 8 (Book 113, Page 16615)
- Distance of record from existing W. Quilceda St. Right-of-Way Inst. No. 2015-061664
- Found monument, type noted
- Found 1/2" Pin LS 4116
- Found 5/8" pin LS 4116, unless otherwise noted
- 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 found or set
- WC Witness corner
- RM Reference monument

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' and the owners of the lots, within said subdivision, jointly pursuant to the Master Declaration of Covenants, Conditions, and Restrictions, recorded as Instrument No. 105012713, as amended by Instrument No. 2018-056254 and as may be amended from time to time.
- Any resubdivision 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.
- 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 Crimson Point Subdivision.
- Lots shall not be reduced in size without prior approval from the health authority.
- Lot 14, Block 31; Lot 6, Block 32; Lot 9, Block 33; Lot 9, Block 34; Lot 10, Block 35; and Lot 16, Block 36 are designated as common area lots 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 easement is hereby reserved as follows:
 - 10-foot wide along public rights-of-ways.
- Water, sewer, drainage, and irrigation easements are hereby reserved for 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 and the exterior boundary.
 - 10-foot wide along and centered on interior lot lines.
 - 10 feet wide along rear lot lines of lots containing a pressure irrigation main line.
 - 5-foot wide along interior rear lot lines and rear lots lines adjoining previous and future phases of this 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.
- 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."
- This development is subject to a License Agreement, Inst. No. 2018-104954.
- A blanket easement for water, sewer, pressure irrigation, and public pathway access to greenbelt is hereby reserved on Lot 14, Block 31, to benefit the City of Kuna.

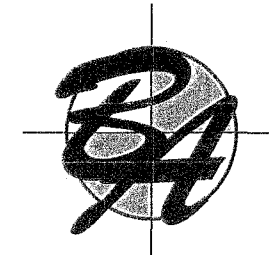
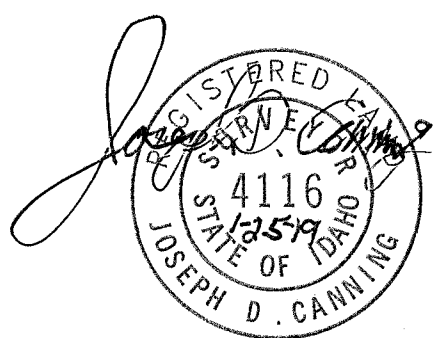


Line Table

Line	Bearing	Distance
L1	N68°03'10"W	30.90'
L2	S74°22'48"W	12.73'
L3	N32°57'11"E	31.05'
L4	S74°22'48"W	7.56'
L5	S45°15'30"W	25.76'
L6	N44°44'30"W	25.77'
L7	S45°15'30"W	25.31'
L8	N44°44'30"W	26.22'
L9	S45°15'34"W	25.78'
L10	N44°44'26"W	25.75'
L11	S89°44'30"E	18.00'
L12	S89°44'30"E	18.00'
L13	N81°45'28"E	4.00'
L14	S89°44'29"E	4.00'
L15	N57°45'40"E	4.00'

Curve Table

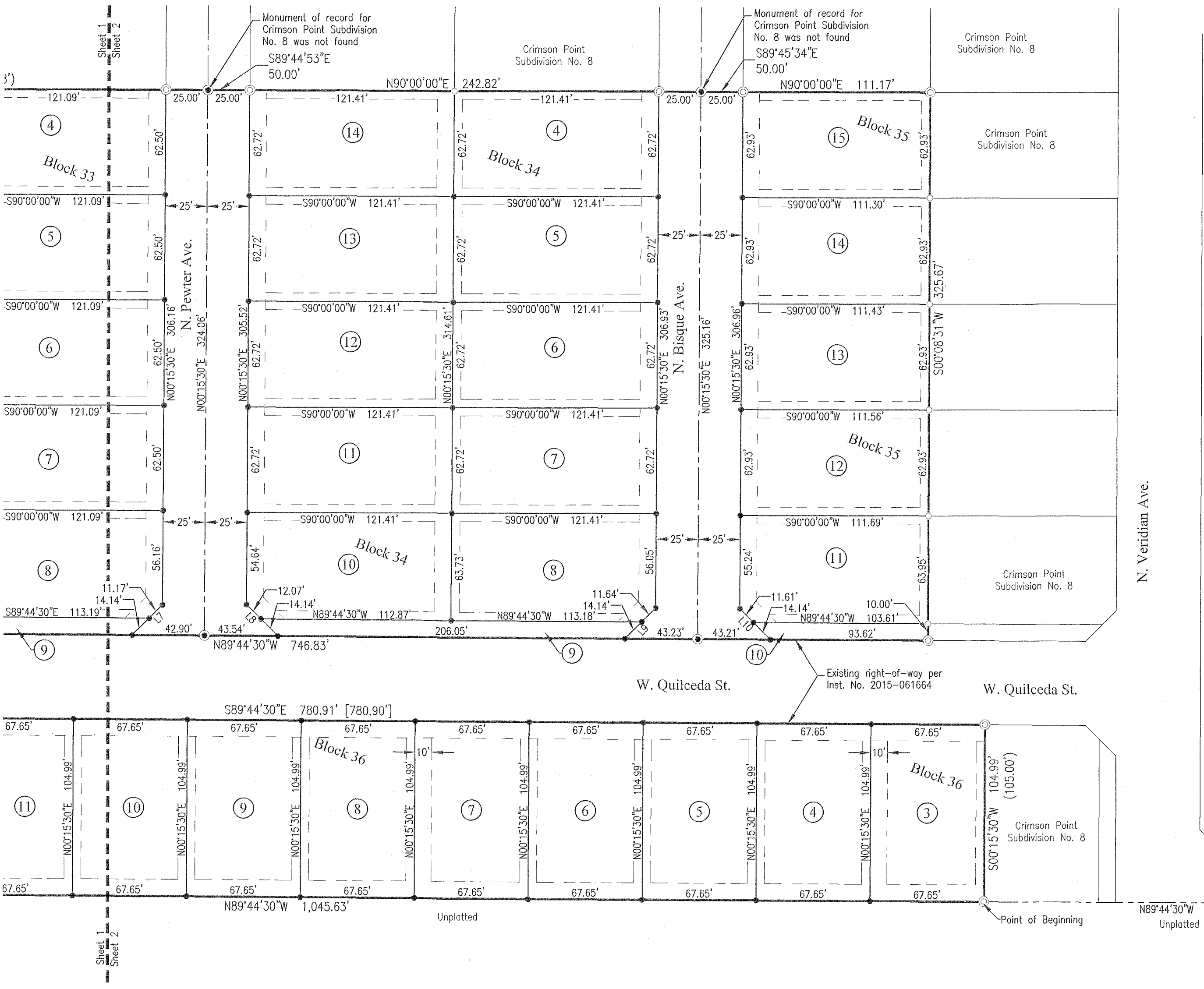
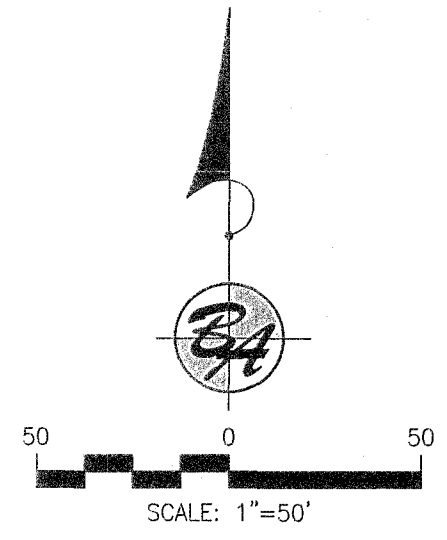
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DISTANCE	CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DISTANCE
C1	32°29'49"	200.00'	113.44'	N15°59'25"W	111.92'	C8	11°12'50"	235.00'	45.99'	N05°20'55"W	45.92'
C2	11°50'34"	200.00'	41.34'	N26°19'02"W	41.27'	C9	15°52'42"	75.00'	20.78'	S82°19'09"W	20.72'
C3	20°39'15"	200.00'	72.10'	N10°04'07"W	71.71'	C10	15°52'42"	125.00'	34.64'	S82°19'09"W	34.53'
C4	15°52'42"	100.00'	27.71'	S82°19'09"W	27.62'	C11	14°50'14"	125.00'	32.37'	S81°47'55"W	32.28'
C5	0°16'08"	1,065.00'	5.00'	S32°06'15"E	5.00'	C12	1°02'28"	125.00'	2.27'	S89°44'16"W	2.27'
C6	32°29'49"	175.00'	99.26'	N15°59'25"W	97.93'	C13	44°45'28"	11.64'	9.10'	N64°43'30"E	8.87'
C7	8°30'03"	225.00'	33.38'	N03°59'32"W	33.35'	C14	62°44'03"	9.00'	9.85'	N58°22'28"W	9.37'



B&A Engineers, Inc.

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

Crimson Point Subdivision No. 9



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. 9, 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 N89°44'23"W, 2,656.50 feet from the southeast corner of said Section 15; thence N89°44'30"W, 243.24 feet along the southerly boundary of the southwest quarter of said Section 15 to the Point of Beginning:

Thence N89°44'30"W, 1,045.63 feet along the southerly boundary of the southwest quarter of said Section 15;

Thence N30°51'41"W, 40.88 feet to the southeast corner of Lot 1, Block 14 of Crimson Point Subdivision Phase 1 as shown in Book 90 of Plats at Page 10621 through Page 10626, records of Ada County, Idaho;

Thence continuing N30°51'41"W, 281.04 feet along the northeasterly boundary of said Lot 1;

Thence N33°41'44"W, 24.25 feet along the northeasterly boundary of said Lot 1 to the southwest corner of Lot 9, Block 31 of Crimson Point Subdivision No. 8 as shown in Book 113 at Page 16615 through 16618, records of Ada County;

Thence along the boundary of said Crimson Point Subdivision No. 8 the following courses and distances:
 Thence N56°18'16"E, 131.35 feet;
 Thence N73°57'49"E, 52.06 feet;
 Thence N64°25'23"E, 117.60 feet;
 Thence N83°43'00"E, 50.21 feet;
 Thence N90°00'00"E, 130.00 feet;
 Thence N53°57'37"E, 62.04 feet;
 Thence N90°00'00"E, 242.19 feet;
 Thence S89°44'53"E, 50.00 feet;
 Thence N90°00'00"E, 242.82 feet;
 Thence S89°45'34"E, 50.00 feet;
 Thence N90°00'00"E, 111.17 feet;
 Thence S00°08'31"W, 325.67 feet to the existing right-of-way of W. Quilceda St. as shown in Inst. No. 2015-061664, records of Ada County, Idaho;

Thence N89°44'30"W, 746.83 feet along the northerly right-of-way of said W. Quilceda St. and along a line parallel with the southerly boundary of the southwest quarter of said Section 15;

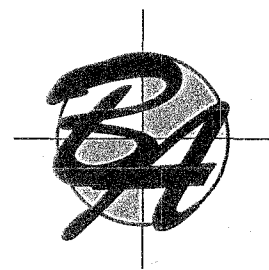
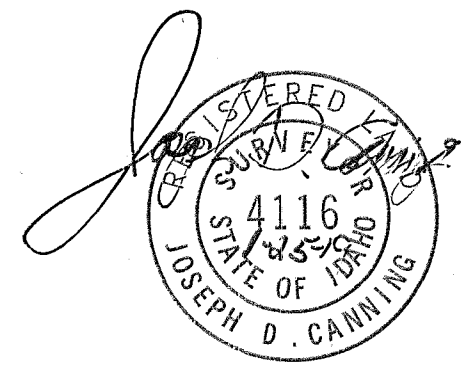
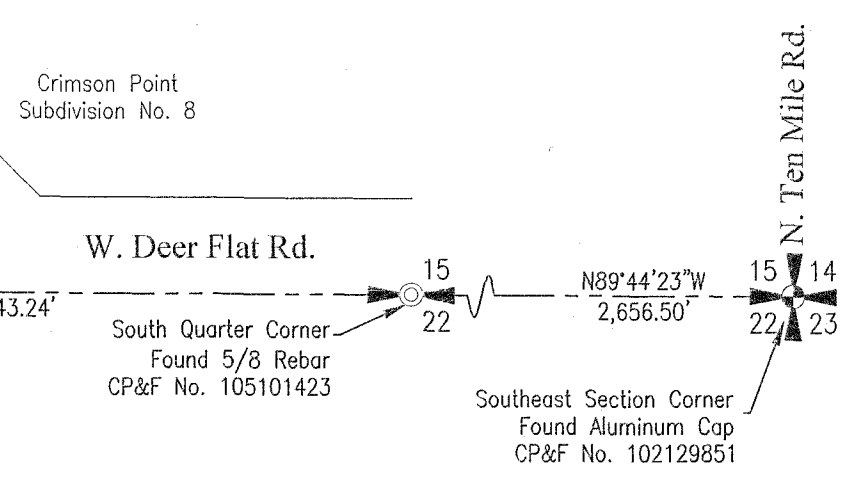
Thence S00°15'30"W, 50.00 feet along the westerly boundary of right-of-way of said W. Quilceda St.;

Thence S89°44'30"E, 780.91 feet along the southerly right-of-way of said W. Quilceda St. and along a line parallel with the southerly boundary of the southwest quarter of said Section 15 to the northwest corner of Lot 2, Block 36 of said Crimson Point Subdivision No. 8;

Thence S00°15'30"W, 104.99 feet to the southwest corner of Lot 2, Block 36 of said Crimson Point Subdivision No. 8 which is the Point of Beginning.

Comprising 10.88 acres, more or less.

See Sheet 3 for Owner Signature



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 5505 W. Franklin Rd. Boise, Id. 83705
 (208) 343-3381

Crimson Point Subdivision No. 9

Certificate of Owners Signature

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.

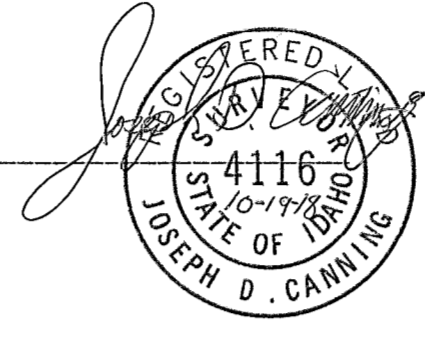
IN WITNESS WHEREOF: I have hereunto set my hand on this 25th day of October, 2018

Justin Blackstock 10-25-18
Justin Blackstock, Manager Date
DB Development, LLC.

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. 9, 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 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 18 day of December, 2018, this plat was duly accepted and approved.

Chris Engels
Kuna City Clerk



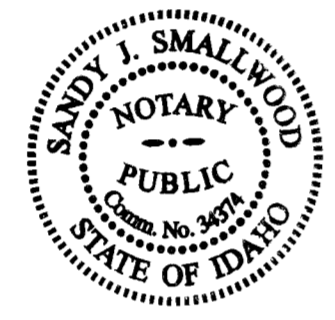
Acknowledgment

State of Idaho)
)ss.
County of Ada)

On this 25th day of October, in the year of 2018, before me the undersigned, a Notary Public in and for said state, personally appeared Justin Blackstock, known or identified to me to be the manager of 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.

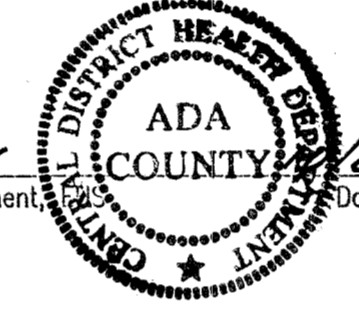
Sandy J. Smallwood
Notary Public for Idaho
Residing in Boise, Idaho
My Commission Expires 7/24/2024



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.

Jim Rens 2/22/18
Central District Health Department, Date



Certificate of County Surveyor

I, the undersigned, Professional Land Surveyor 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.

Dee Perry
County Surveyor
PLS # 13553



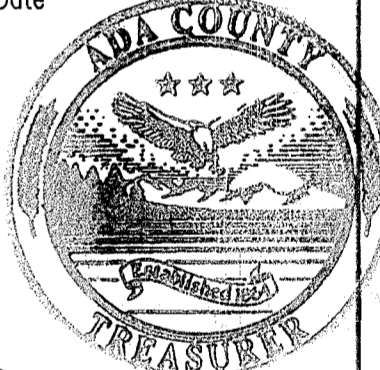
8 February 2019
Date

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.

Elizabeth Mahn 02/08/2019
Ada County Treasurer Date

By Deputy Treasurer [Signature]



Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 30 day of January, 2018.

Rebecca W. Lewis
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 7th day of FEBRUARY, 2019, hereby approve this plat.

Paul A. Stearns, P.E. 8722 7 FEB 2019
Kuna City Engineer Date

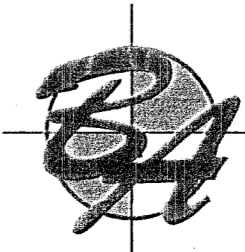
Certificate of County Recorder

State of Idaho)
)ss. Instrument No. 2019-010644
County of Ada)

I hereby certify that this instrument was filed at the request of B&A ENGINEERS INC at 1 minutes past 3 o'clock PM., this 8th day of FEB, 2019 in my office, and was recorded in Book 115 of Plats at Pages 17369 through 17371. Fee: 415.00

Ex-Officio Recorder: Phil McGrane

Deputy: [Signature]



B&A Engineers, Inc.

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Sheet 3 of 3