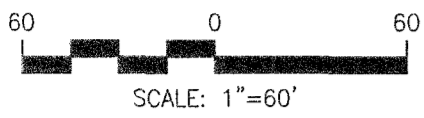


Silver Trail Subdivision No. 3

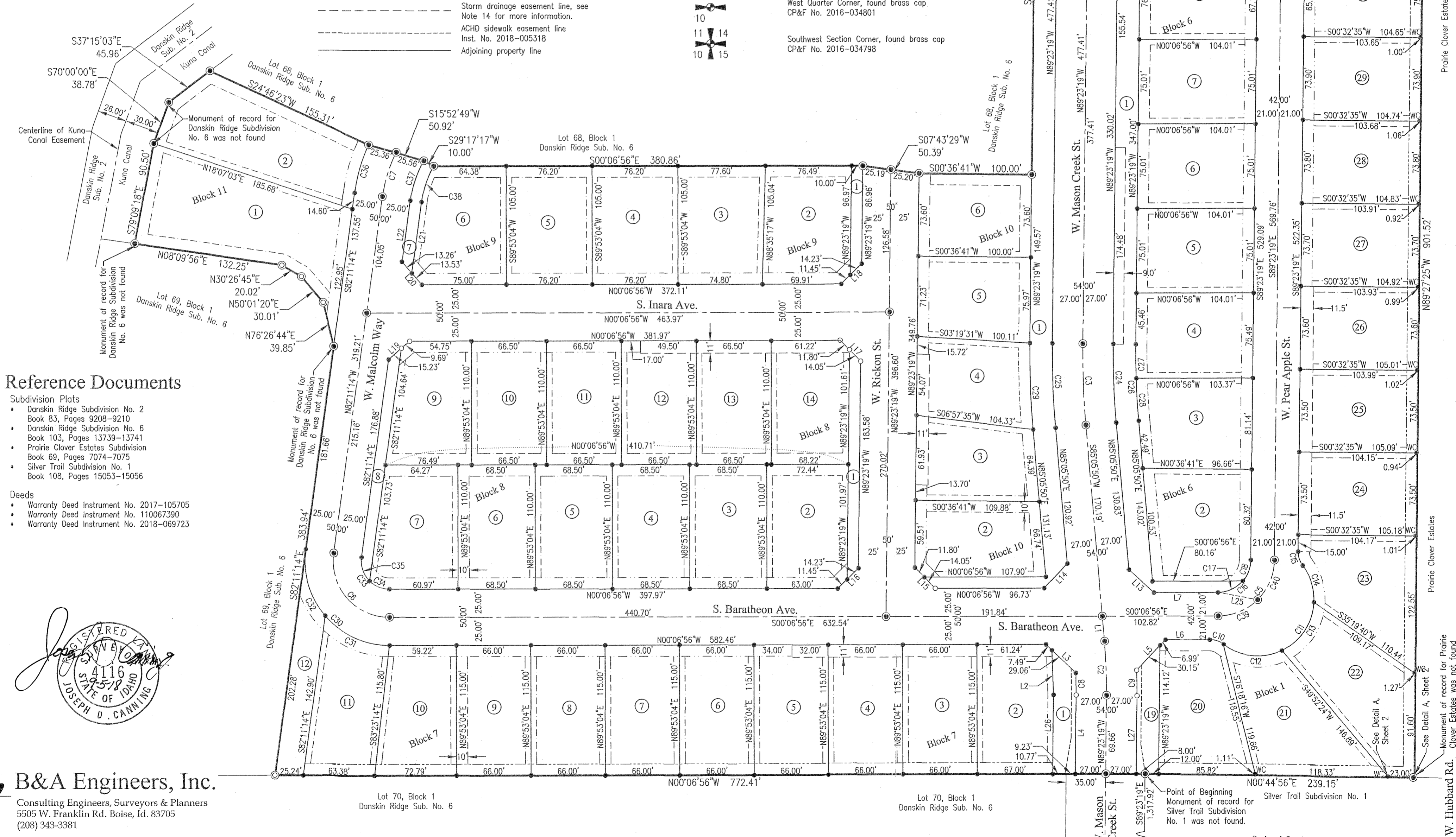
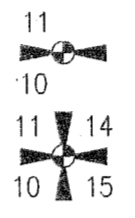
A re-subdivision of a portion of Lot 68, Block 1 of Danskin Ridge Subdivision No. 6 as shown in Book 103 of Plats at Pages 13739 through 13741, records of Ada County, Idaho. Situate in the west half of Section 11, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho.

2018



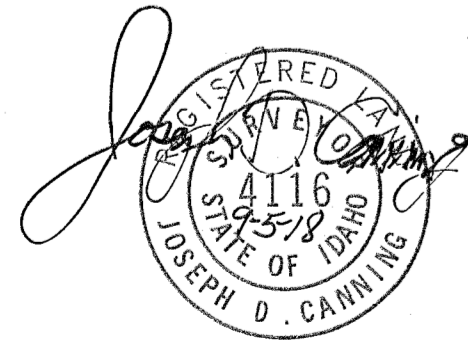
Legend

- Subdivision boundary line
- Lot line
- Section line
- Street centerline
- Water, sewer, drainage, and pressure irrigation easement line, see Note 10 for more information
- Water, sewer, drainage, pressure and gravity irrigation easement line, see Note 10 for more information
- 10' wide Public utility easement line, see Note 9 for more information.
- Storm drainage easement line, see Note 14 for more information.
- ACHD sidewalk easement line Inst. No. 2018-005318
- Adjoining property line
- Found 5/8" pin with cap labeled "LS 10782"
- Set 1/2"x24" iron pin with plastic cap labeled "B&A LS 4116"
- Set 5/8"x24" iron pin with plastic cap labeled "B&A LS 4116"
- Calculated point, not found or set
- Set nail and shiner stamped with "B&A LS 4116"
- Witness corner
- West Quarter Corner, found brass cap CP&F No. 2016-034801
- Southwest Section Corner, found brass cap CP&F No. 2016-034798
- WC



Reference Documents

- Subdivision Plats**
- Danskin Ridge Subdivision No. 2 Book 83, Pages 9208-9210
 - Danskin Ridge Subdivision No. 6 Book 103, Pages 13739-13741
 - Prairie Clover Estates Subdivision Book 69, Pages 7074-7075
 - Silver Trail Subdivision No. 1 Book 108, Pages 15053-15056
- Deeds**
- Warranty Deed Instrument No. 2017-105705
 - Warranty Deed Instrument No. 110067390
 - Warranty Deed Instrument No. 2018-069723



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

See Sheet 2 For Notes, Line Table, & Curve Table

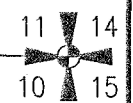
See Detail B, Sheet 2

Prairie Clover Estates

Prairie Clover Estates

See Detail A, Sheet 2

See Detail A, Sheet 2



Basis of Bearing
N00°36'21"E 2,657.55'
S. Ten Mile Rd.

Silver Trail Subdivision No. 3

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 water 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 Silver Trail 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. 2015-010835, as amended and as may be amended from time to time.
- Any resubdivision of this plot 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 Silver Trail Subdivision.
- Lots shall not be reduced in size without prior approval from the health authority.
- Lots 19 & 31, Block 1; Lot 5, Block 5; Lot 1, Block 6; Lots 1 & 12, Block 7; Lots 1 & 8, Block 8; Lots 1 & 7, Block 9; and Lot 1, Block 10 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 as determined by the City of Kuna.
- 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 to the City of Kuna for the installation and maintenance of lines as shown hereon.
 - 10-foot wide along public rights-of-ways, rear lot lines and the exterior boundary.
 - 10-foot wide centered on interior lot lines (unless otherwise dimensioned).
- Direct lot access to W. Mason Creek St. is prohibited unless specifically approved in writing by the Ada County Highway District and the City of Kuna.
- 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.
- All of Lot 31, Block 1 and portions of Lots 23-26, Block 1; Lot 1, Block 6; Lots 2-5, Block 7; Lots 12-14, Block 8; and Lots 3-4, Block 10 are servient to and contains 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.
- This development is subject to a License Agreement, Inst. No. 2018-043595 to benefit the Ada County Highway District.
- Lot 12, Block 7 is subject to a blanket easement for public utilities and is hereby granted to the City of Kuna for the installation and maintenance of sanitary sewer, domestic water, and pressurized irrigation mainlines.
- The existing Mason Creek Street west of the subdivision boundary, as shown hereon, was dedicated pursuant to Instrument No. 110067390, records of Ada County, Idaho.

Curve Table

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DISTANCE
C1	11°12'01"	297.00'	58.06'	S83°47'18"E	57.97'
C2	5°30'51"	500.00'	48.12'	N87°51'15"E	48.10'
C3	5°30'51"	750.00'	72.18'	S87°51'15"W	72.15'
C4	11°12'01"	250.00'	48.87'	N83°47'18"W	48.79'
C5	89°16'23"	50.00'	77.91'	S44°45'07"E	70.26'
C6	97°55'42"	50.00'	85.46'	S48°50'55"W	75.43'
C7	18°45'29"	125.00'	40.92'	N72°48'30"W	40.74'
C8	2°24'06"	473.00'	19.83'	N89°24'38"E	19.82'
C9	2°28'33"	527.00'	22.77'	N89°22'24"E	22.77'
C10	37°39'09"	20.00'	13.14'	N18°42'39"E	12.91'
C11	164°34'41"	50.00'	143.62'	S44°45'07"E	99.10'
C12	63°01'31"	50.00'	55.00'	S6°01'27"W	52.27'
C13	61°52'46"	50.00'	54.00'	S56°25'41"E	51.41'
C14	39°40'24"	50.00'	34.62'	N72°47'44"E	33.93'
C15	37°39'09"	20.00'	13.14'	S71°47'06"W	12.91'
C16	89°16'23"	29.00'	45.19'	S44°45'07"E	40.75'
C17	49°04'02"	29.00'	24.84'	S24°38'57"E	24.08'
C18	40°12'21"	29.00'	20.35'	S69°17'09"E	19.94'
C19	39°03'55"	20.00'	13.64'	N19°38'54"W	13.37'
C20	40°29'18"	20.00'	14.13'	S20°07'43"W	13.84'
C21	11°12'01"	203.00'	39.68'	N83°47'18"W	39.62'
C22	11°12'01"	223.00'	43.59'	N83°47'18"W	43.52'
C23	11°12'01"	277.00'	54.15'	N83°47'18"W	54.06'
C24	5°30'51"	723.00'	69.58'	S87°51'15"W	69.56'
C25	5°30'51"	777.00'	74.78'	S87°51'15"W	74.75'
C26	5°30'51"	703.00'	67.66'	S87°51'15"W	67.63'
C27	2°26'52"	703.00'	30.03'	S89°23'15"W	30.03'
C28	3°03'59"	703.00'	37.63'	S86°37'50"W	37.62'
C29	5°30'51"	797.00'	76.70'	S87°51'15"W	76.67'
C30	97°55'42"	75.00'	128.19'	S48°50'55"W	113.14'
C31	49°44'19"	75.00'	65.11'	S24°45'14"W	63.08'
C32	48°11'23"	75.00'	63.08'	S73°43'05"W	61.24'
C33	97°55'42"	25.00'	42.73'	S48°50'55"W	37.71'
C34	44°47'54"	25.00'	19.55'	S22°17'01"W	19.05'
C35	53°07'48"	25.00'	23.18'	S71°14'52"W	22.36'
C36	16°57'37"	150.00'	44.40'	N73°42'25"W	44.24'
C37	21°28'31"	100.00'	37.48'	N71°26'59"W	37.26'
C38	21°28'31"	90.00'	33.73'	N71°26'59"W	33.54'
C39	44°38'11"	50.00'	38.95'	S22°26'02"E	37.98'
C40	44°38'11"	50.00'	38.95'	S67°04'13"E	37.98'

Line Table

Line	Bearing	Distance	Line	Bearing	Distance
L1	S85°05'50"W	22.36'	L15	N45°14'53"E	25.85'
L2	N88°06'19"E	39.61'	L16	N44°45'07"W	25.68'
L3	S43°26'08"W	36.55'	L17	S45°14'53"W	25.85'
L4	N89°23'19"W	70.00'	L18	N44°45'07"W	25.68'
L5	N46°34'14"W	37.14'	L19	S41°09'05"E	24.93'
L6	S0°06'56"E	39.24'	L20	N48°50'55"E	26.79'
L7	S0°06'56"E	56.93'	L21	S82°11'14"E	63.63'
L8	N71°31'45"W	23.48'	L22	S82°11'14"E	54.93'
L9	S89°45'07"E	40.00'	L23	S45°14'53"W	27.26'
L10	N72°45'31"E	23.51'	L24	S44°45'07"E	27.10'
L11	N89°23'19"W	38.40'	L25	N10°29'29"E	35.74'
L12	N89°23'19"W	51.39'	L26	N89°23'19"W	70.25'
L13	N42°29'27"E	30.25'	L27	N89°23'19"W	69.31'
L14	S47°05'58"E	29.88'	L28	N00°06'56"W	85.52'

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 SILVER TRAIL SUBDIVISION NO. 3, and that it intends to include the following described land in this plat:

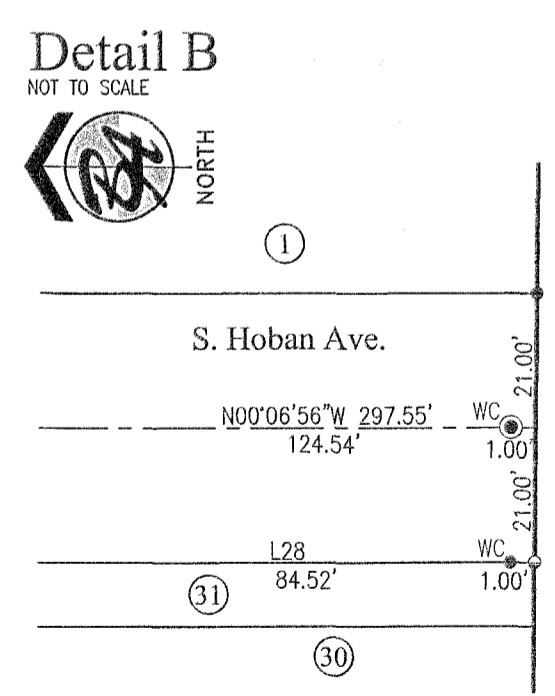
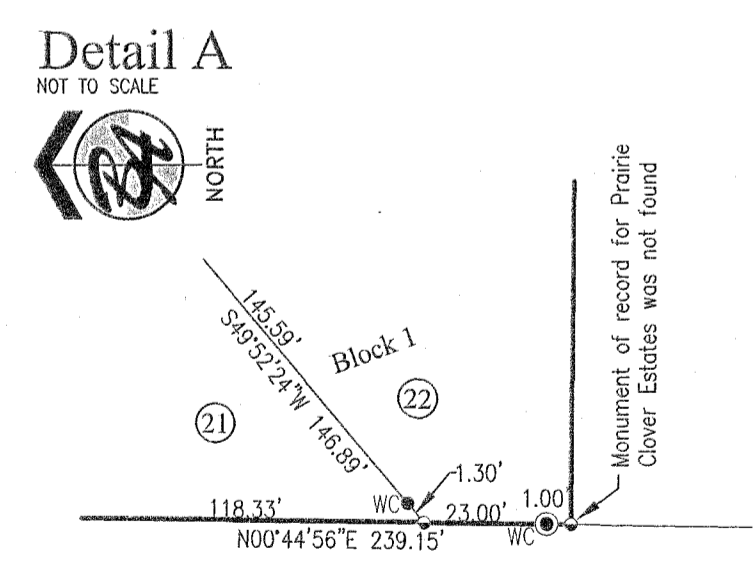
A re-subdivision of a portion of Lot 68, Block 1 of Danskin Ridge Subdivision No. 6 as shown in Book 103 of Plats at Pages 13739 through 13741 records of Ada County, Idaho. Situate in the west half of Section 11, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, and being more particularly described as follows:

Commencing at the southwest corner of said Section 11; thence N00°36'21"E, 2,657.55 feet along the westerly boundary of the southwest quarter of said Section 11 and along the centerline of South Ten Mile Road to the northwest corner of the southwest quarter of said Section 11; thence S89°23'19"E, 1,317.92 feet along the northerly boundary of the southwest quarter of said Section 11 and along a line 35-feet southerly of and parallel with the centerline of West Mason Creek Street to the westerly boundary of said Lot 68 and to the Point of Beginning:

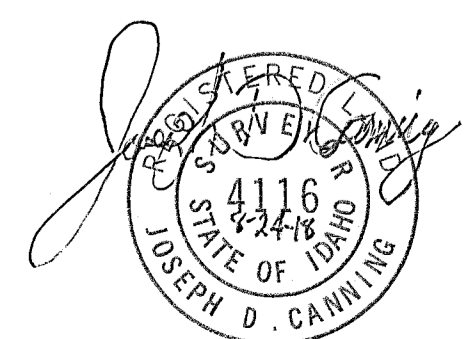
- Thence N00°06'56"W, 772.41 feet along the westerly boundary of said Lot 68;
- Thence S82°11'14"E, 383.94 feet along the northerly boundary of said Lot 68;
- Thence N76°26'44"E, 39.85 feet along the boundary of Warranty Deed Inst. No. 2018-069723 records of Ada County, Idaho;
- Thence N50°01'20"E, 30.01 feet along the boundary of said Lot 68;
- Thence N30°26'45"E, 20.02 feet along the boundary of said Lot 68;
- Thence N08°09'56"E, 132.25 feet along the boundary of said Lot 68;
- Thence S79°09'18"E, 90.50 feet;
- Thence S70°00'00"E, 38.78 feet;
- Thence S37°15'03"E, 45.96 feet;
- Thence S24°46'23"W, 155.31 feet;
- Thence S15°52'49"W, 50.92 feet;
- Thence S29°17'17"W, 10.00 feet;
- Thence S00°06'56"E, 380.86 feet;
- Thence S07°43'29"W, 50.39 feet;
- Thence S00°36'41"W, 100.00 feet;
- Thence S89°23'19"E, 327.84 feet;
- Thence 58.06 feet along a tangent curve deflecting to the right having a radius of 297.00 feet, a central angle of 11°12'01", a long chord bearing of S83°47'18"E, and a long chord distance of 57.97 feet;
- Thence S11°48'42"W, 94.00 feet;
- Thence S00°06'56"E, 246.51 feet to the northerly boundary of Prairie Clover Estates Subdivision as shown in Book 69 of Plats at Pages 7074 through 7075 records of Ada County, Idaho and to the southerly boundary of said Lot 68;
- Thence N89°27'25"W, 901.52 feet along the southerly boundary of said Lot 68, and along the northerly boundary of said Prairie Clover Estates Subdivision to the northwest corner of said Prairie Clover Estates Subdivision, to the easterly boundary of Silver Trail Subdivision No. 1 as shown in Book 108 of Plats at Pages 15053 through 15056 records of Ada County, Idaho and to the westerly boundary of the northeast quarter of the southwest quarter of said Section 11;
- Thence N00°44'56"E, 239.15 feet along said boundary of Silver Trail Subdivision No. 1 and the westerly boundary of said Lot 68 and to the southerly right-of-way of West Mason Creek Street, which is the Point of Beginning.

Comprising 15.59 acres, more or less.

See Sheet 3 for Owners Signature



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



Silver Trail Subdivision No. 3

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 January, 2018

Corey D. Barton, President
Challenger Development, Inc

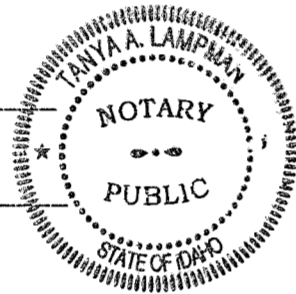
Acknowledgment

State of Idaho)
)ss.
County of Ada)

On this 25th day of January, in the year of 2018, before me the undersigned, a Notary Public in and for said state, personally appeared Corey D. Barton, known or identified to me to be the President of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation and acknowledged to me that such corporation executed the same..

IN WITNESS WHEREOF: I have set my hand and seal the day and year in this certificate first above written.

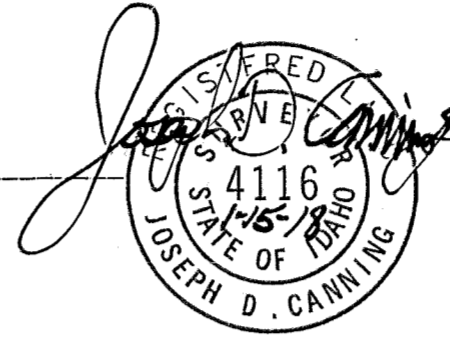
Angela
Notary Public for Idaho
Residing in Boise, Idaho
My Commission Expires 7/16/22



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 SILVER TRAIL 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 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 19th day of June, 2018, this plat was duly accepted and approved.

Chris Engels
Kuna City Clerk



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.

Larry L. Hastings
County Surveyor
PLS 5359



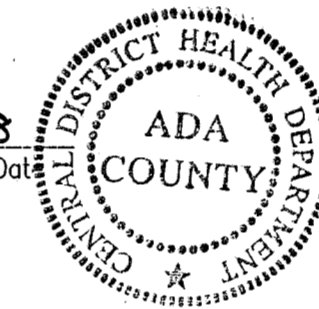
10-15-2018
Date

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 Bodj PEHS
Central District Health Department, EHS

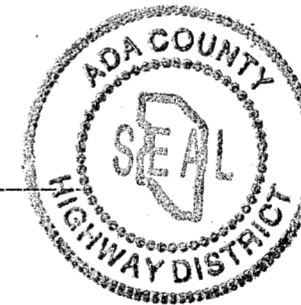
1-24-18
Date



Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 6th day of June, 2018

Bob
Commissioner President
Ada County Highway District



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 Mann
Ada County Treasurer

10/15/2018
Date

Per Deputy Treasurer Quincy



Certificate of County Recorder

State of Idaho)
)ss. Instrument No. 2018-099242
County of Ada)

I hereby certify that this instrument was filed at the request of B&A Engineers, Inc.

at 31 minutes past 3 o'clock P.M.,
this 12th day of October, 2018

in my office, and was recorded in Book 115 of Plats
at Pages 17157 through 17159.

Fee: \$ 110.00

Ex-Officio Recorder: Christopher D. Rich

Deputy: Hunt L. Let

Approval of City Engineer

I, the undersigned, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this 11 day of SEPTEMBER, 2018, hereby approve this plat.

Paul Stearn
Kuna City Engineer

8722



B&A Engineers, Inc.

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