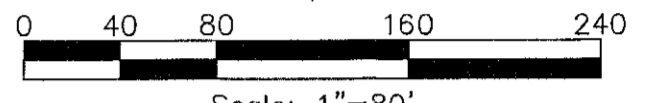


PLAT OF ASHTON ESTATES SUBDIVISION No. 1

A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 1 OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

2018



SHEET INDEX

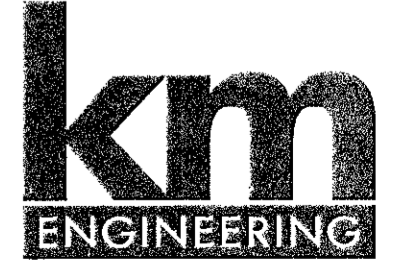
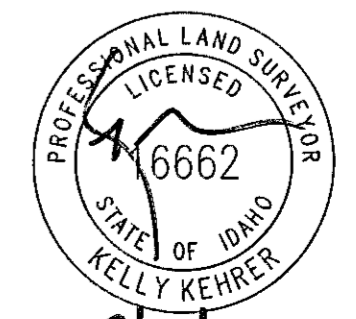
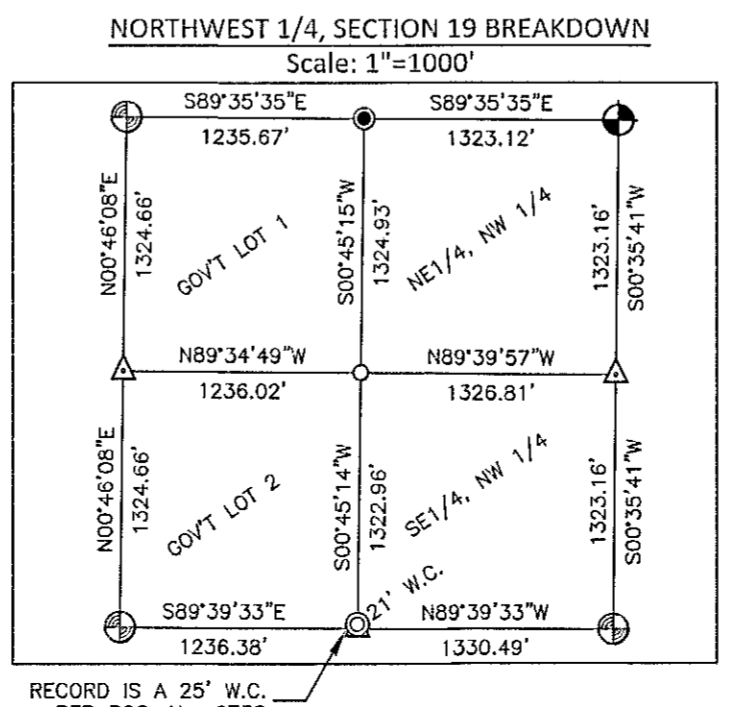
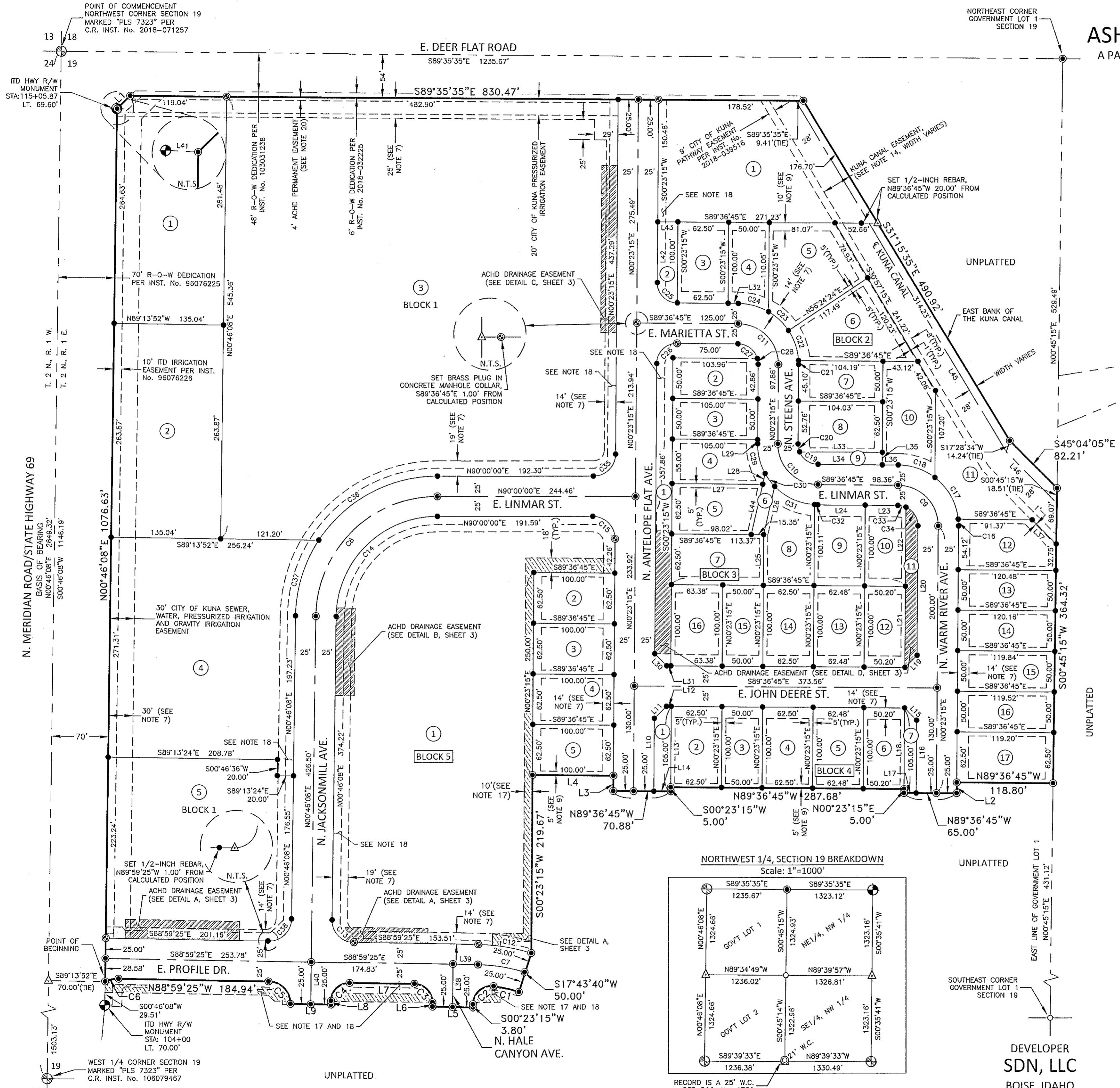
- SHEET 1 - SUBDIVISION PLAT MAP
- SHEET 2 - NOTES AND LINE AND CURVE TABLES
- SHEET 3 - DETAILS
- SHEET 4 - CERTIFICATE OF OWNERS
- SHEET 5 - CERTIFICATES AND APPROVALS

LEGEND

- SUBDIVISION BOUNDARY LINE
- SUBDIVISION LOT LINE
- SECTION LINE
- ADJACENT BOUNDARY LINE
- PREVIOUS RIGHT-OF-WAY LINE
- ROAD/CANAL CENTERLINE
- EASEMENT LINE AS NOTED
- TIE LINE
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 8575"
- FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "PLS 4108"
- SET 5/8" X 24" REBAR WITH PLASTIC CAP MARKED "KSK PLS 16662"
- SET BRASS PLUG MONUMENT WITH MAGNET MARKED "KSK PLS 16662"
- SET 1/2" X 24" REBAR WITH PLASTIC CAP MARKED "KSK PLS 16662"
- CALCULATED POINT
- LOT NUMBER
- BLOCK NUMBER
- ACHD DRAINAGE EASEMENT
- CITY OF KUNA PRESSURIZED IRRIGATION EASEMENT, SEE NOTE 17

REFERENCES

- R1. RECORD OF SURVEY No. 2499, RECORDS OF ADA COUNTY, IDAHO.
- R2. RECORD OF SURVEY No. 9887, RECORDS OF ADA COUNTY, IDAHO.
- R3. RECORD OF SURVEY No. 6738, RECORDS OF ADA COUNTY, IDAHO.
- R4. FEDERAL AID PROJECT STP-3782(101), RECORDS OF IDAHO TRANSPORTATION DEPARTMENT
- R5. PLAT OF RIDLEY'S FAMILY CENTER SUBDIVISION No. 1, BOOK 107 OF PLATS AT PAGES 14820-14822, RECORDS OF ADA COUNTY, IDAHO.



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DEVELOPER
 SDN, LLC
 BOISE, IDAHO

PLAT OF ASHTON ESTATES SUBDIVISION No. 1

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	175.00'	32.06'	10°29'45"	N77°18'56"W	32.01'
C2	22.50'	38.11'	97°02'57"	S48°54'43"W	33.72'
C3	22.50'	35.10'	89°22'40"	N44°18'05"W	31.65'
C4	22.50'	35.44'	90°14'27"	S45°53'22"W	31.89'
C5	27.50'	43.08'	89°45'33"	N44°06'38"W	38.81'
C6	39.50'	16.95'	24°35'20"	S78°42'55"W	16.82'
C7	200.00'	58.98'	16°53'49"	N80°32'30"W	58.77'
C8	150.00'	233.61'	89°13'52"	S45°23'04"W	210.70'
C9	50.00'	78.54'	90°00'00"	N44°36'45"W	70.71'
C10	50.00'	78.54'	90°00'00"	S44°36'45"E	70.71'
C11	50.00'	78.54'	90°00'00"	N44°36'45"W	70.71'
C12	225.00'	66.28'	16°52'37"	N80°33'06"W	66.04'
C13	27.50'	43.08'	89°45'33"	N44°06'38"W	38.81'
C14	125.00'	194.67'	89°13'52"	N45°23'04"E	175.59'
C15	27.50'	43.38'	90°23'15"	S44°48'22"E	39.02'
C16	75.00'	8.39'	6°24'43"	N2°49'06"W	8.39'
C17	75.00'	60.56'	46°15'55"	N29°09'25"W	58.93'
C18	75.00'	48.86'	37°19'23"	N70°57'04"W	48.00'
C19	25.00'	29.27'	67°04'27"	S56°04'32"E	27.62'
C20	25.00'	10.00'	22°55'33"	S11°04'32"E	9.94'
C21	75.00'	4.91'	3°44'52"	N1°29'11"W	4.90'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C22	75.00'	39.58'	30°13'59"	N18°28'36"W	39.12'
C23	75.00'	34.06'	26°01'09"	N46°36'11"W	33.77'
C24	75.00'	39.27'	30°00'00"	N74°36'45"W	38.82'
C25	25.00'	39.27'	90°00'00"	S44°36'45"E	35.36'
C26	25.00'	39.27'	90°00'00"	S45°23'15"W	35.36'
C27	25.00'	32.03'	73°24'13"	N52°54'39"W	29.88'
C28	25.00'	7.24'	16°35'47"	N7°54'39"W	7.22'
C29	75.00'	38.36'	29°18'29"	S14°15'59"E	37.95'
C30	75.00'	19.86'	15°10'28"	S36°30'28"E	19.81'
C31	75.00'	55.46'	42°22'01"	S65°16'43"E	54.20'
C32	75.00'	4.12'	3°09'02"	S88°02'14"E	4.12'
C33	25.00'	10.29'	23°34'41"	N77°49'24"W	10.22'
C34	25.00'	28.98'	66°25'19"	N32°49'24"W	27.39'
C35	27.50'	43.01'	89°36'45"	S45°11'38"W	38.76'
C36	175.00'	173.17'	56°41'50"	S61°39'05"W	166.19'
C37	175.00'	99.37'	32°32'02"	S17°02'09"W	98.04'
C38	27.50'	43.31'	90°14'27"	S45°53'22"W	38.97'
C39	27.50'	11.35'	23°38'26"	N77°10'12"W	11.27'
C40	125.00'	10.75'	4°55'33"	N3°13'55"E	10.74'
C41	225.00'	38.91'	9°54'33"	S77°04'04"E	38.86'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	22.70	N45°35'14"E
L2	13.38	S0°23'15"W
L3	18.81	N0°23'15"E
L4	100.00	N89°36'45"W
L5	50.00	N88°59'25"W
L6	5.24	N0°23'15"E
L7	80.15	N88°59'25"W
L8	4.58	S0°46'08"W
L9	50.00	N89°13'52"W
L10	90.00	S0°23'15"W
L11	21.21	N45°23'15"E
L12	5.88	S89°36'45"W
L13	100.00	N0°23'15"E
L14	20.88	S89°36'45"E
L15	21.21	S44°36'45"E
L16	90.00	N0°23'15"E
L17	15.00	S89°36'45"E
L18	100.00	N0°23'15"E
L19	21.21	S45°23'15"W
L20	160.00	N0°23'15"E
L21	100.00	N0°23'15"E
L22	97.91	N0°23'15"E
L23	40.20	N89°36'45"W
L24	58.36	N89°36'45"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L25	62.50	N0°23'15"E
L26	61.37	S12°43'31"W
L27	111.69	S89°36'45"E
L28	13.60	S12°43'31"W
L29	5.00	S0°23'15"W
L30	21.21	N44°36'45"W
L31	5.00	S89°36'45"E
L32	12.50	S89°36'45"E
L33	102.06	S89°36'45"E
L34	79.03	N89°36'45"W
L35	15.26	S0°23'15"W
L36	19.53	N89°36'45"W
L37	42.10	S44°39'18"E
L38	52.50	S0°23'15"W
L39	30.96	N88°59'25"W
L40	52.28	S0°46'08"W
L41	0.43	S87°28'08"E
L42	75.00	S0°23'15"W
L43	25.00	S89°36'45"E
L44	63.98	S12°43'31"W
L45	505.27	N30°57'15"W
L46	88.55	N44°39'18"W
L47	37.94	N89°36'34"W
L48	6.05	S0°23'26"W

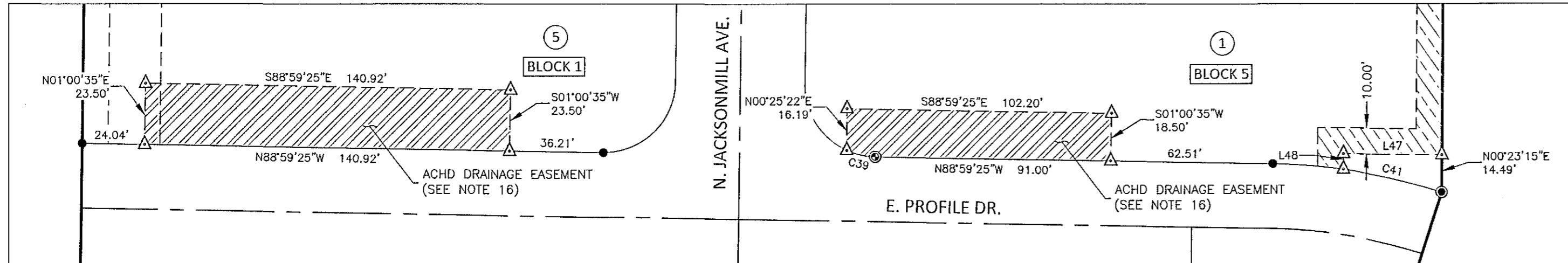
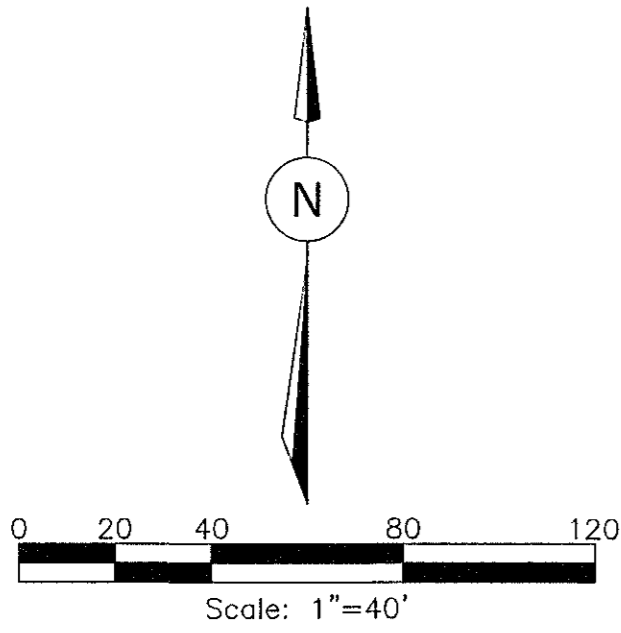
NOTES

- MINIMUM BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF RESUBDIVISION.
- 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.
- MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY. SUCH LOTS MUST REMAIN FREE OF ENCROACHMENTS AND OBSTRUCTIONS TO SAID IRRIGATION/DRAINAGE FACILITIES.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, 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 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".
- LOTS 1, 2, 9 AND 11, BLOCK 2, LOTS 1 AND 11, BLOCK 3, LOTS 1 AND 7, BLOCK 4 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE ASHTON ESTATES HOMEOWNER'S ASSOCIATION, OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND CITY OF KUNA IRRIGATION.
- ALL LOT LINES COMMON TO THE PUBLIC RIGHTS-OF-WAY CONTAIN A 14.00 FOOT WIDE EASEMENT, UNLESS OTHERWISE DIMENSIONED, FOR PUBLIC UTILITIES, CITY OF KUNA IRRIGATION AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE DIMENSIONED, ALL RESIDENTIAL INTERIOR LOT LINES CONTAIN A 5.00 FOOT EASEMENT, EACH SIDE, FOR PUBLIC UTILITIES, CITY OF KUNA IRRIGATION AND LOT DRAINAGE.
- UNLESS OTHERWISE DIMENSIONED, ALL LOT LINES COMMON TO THE SUBDIVISION BOUNDARY AND ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, CITY OF KUNA IRRIGATION AND LOT DRAINAGE.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND THE CITY OF KUNA.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- THIS SUBDIVISION WILL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE TO BE FILED FOR RECORD AT THE ADA COUNTY RECORDER'S OFFICE.
- LOT 6, BLOCK 3 IS A NON-BUILDABLE LOT EXCEPT AS A DRIVEWAY AND PUBLIC UTILITY/IRRIGATION CORRIDOR AND IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVEWAY TO PROVIDE ACCESS TO LOTS 5 AND 7, BLOCK 3. LOT 6, BLOCK 3 SHALL BE OWNED AND MAINTAINED BY THE ASHTON ESTATES HOMEOWNER'S ASSOCIATION, OR ASSIGNS. LOT 6, BLOCK 3 IS SUBJECT TO A BLANKET PUBLIC UTILITY AND CITY OF KUNA IRRIGATION EASEMENT.
- A PORTION OF LOTS 1 AND 11, BLOCK 2 AS SHOWN HEREON ARE SUBJECT TO AN EXISTING BOISE PROJECT BOARD OF CONTROL EASEMENT FOR OPERATION AND MAINTENANCE OF THE KUNA CANAL.
- THE HOMEOWNERS' ASSOCIATION (HOA), ITS OWNERSHIP AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF KUNA, IDAHO. ALL IMPROVED INDIVIDUAL LOTS ARE SUBJECT TO A FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH HOA COMMON LOT(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY THE HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.
- ALL OF LOT 11, BLOCK 3, A PORTION OF LOTS 3 AND 5, BLOCK 1, A PORTION OF LOT 1, BLOCK 3 AND A PORTION OF LOT 1, BLOCK 5, 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.
- CITY OF KUNA PRESSURIZED IRRIGATION EASEMENT PER INSTRUMENT No. 2018-039505, RECORDS OF ADA COUNTY, IDAHO.
- ACHD PERMANENT EASEMENT PER INSTRUMENT No. 2018-016088, RECORDS OF ADA COUNTY, IDAHO.
- THIS PLAT IS SUBJECT TO AN ACHD LANDSCAPE LICENSE AGREEMENT PER INSTRUMENT No. 2018-028804, RECORDS OF ADA COUNTY, IDAHO.
- ACHD PERMANENT EASEMENT PER INSTRUMENT No. 2018-031290, RECORDS OF ADA COUNTY, IDAHO.

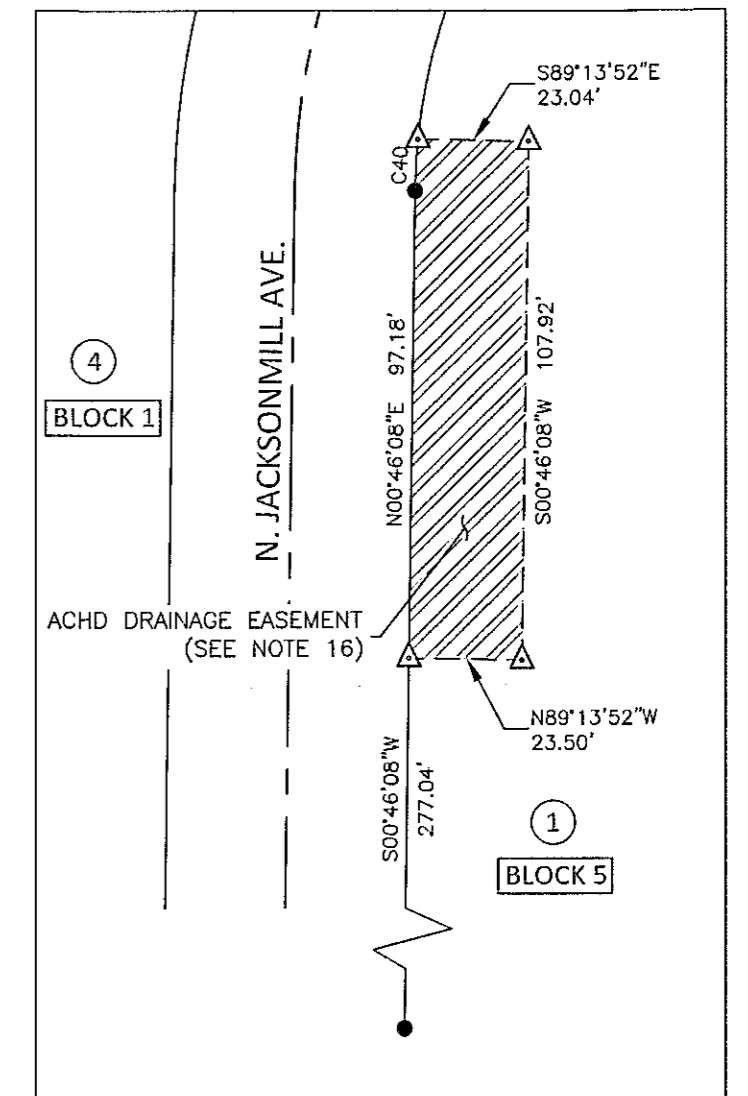


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BOISE, IDAHO

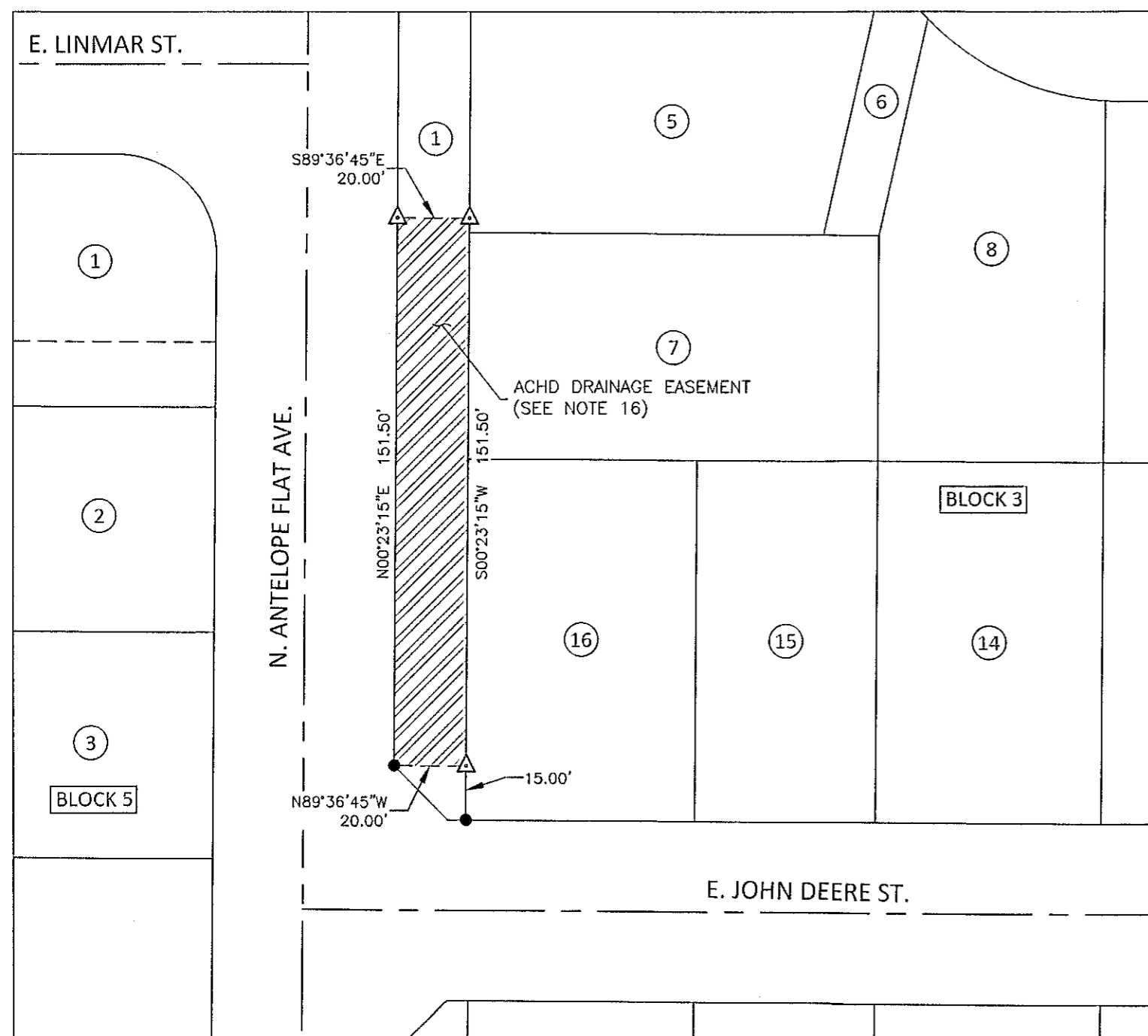
PLAT OF
ASHTON ESTATES SUBDIVISION No. 1



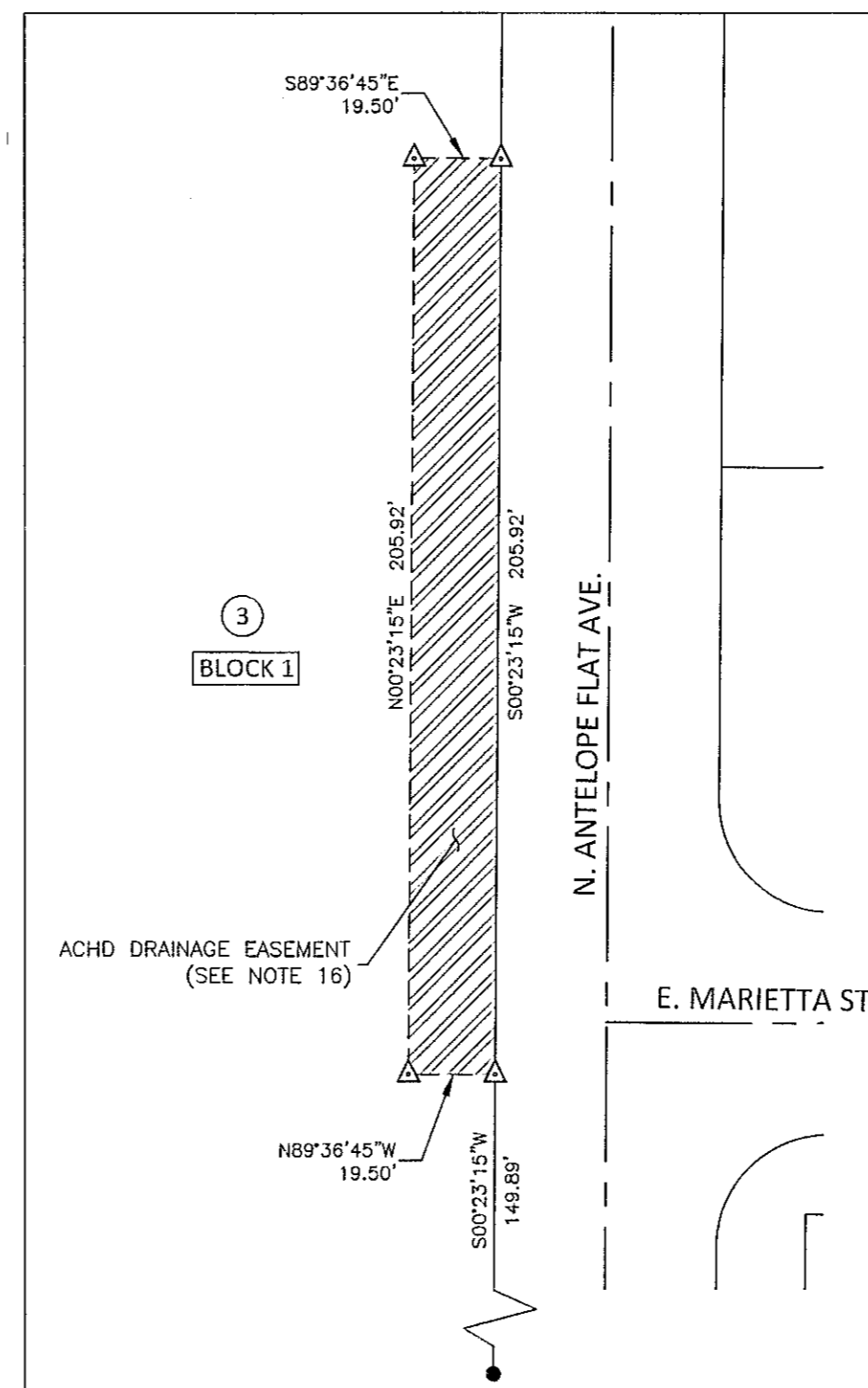
DETAIL A



DETAIL B

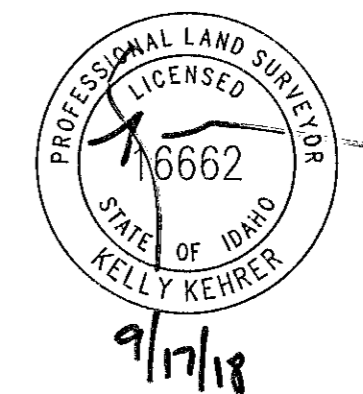


DETAIL D



DETAIL C

DEVELOPER
SDN, LLC
BOISE, IDAHO



km
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PLAT OF ASHTON ESTATES SUBDIVISION No. 1

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 1 OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 19, WHICH BEARS N00°46'08"E A DISTANCE OF 2,649.32 FEET FROM A FOUND ALUMINUM CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 19, THENCE FOLLOWING THE WESTERLY LINE OF SAID GOVERNMENT LOT 1, S00°46'08"W A DISTANCE OF 1,146.19 FEET; THENCE LEAVING SAID WESTERLY LINE, S89°13'52"E A DISTANCE OF 70.00 FEET TO A SET 5/8-INCH REBAR ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH MERIDIAN ROAD/STATE HIGHWAY 69 AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. N00°46'08"E A DISTANCE OF 1,076.63 FEET TO A SET 5/8-INCH REBAR;
2. N45°35'14"E A DISTANCE OF 22.70 FEET TO A SET 5/8-INCH REBAR ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST DEER FLAT ROAD;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°35'35"E A DISTANCE OF 830.47 FEET TO A SET 5/8-INCH REBAR ON THE EAST BANK OF THE KUNA CANAL;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND FOLLOWING THE EAST BANK OF SAID KUNA CANAL THE FOLLOWING TWO (2) COURSES:


1. S31°15'35"E A DISTANCE OF 490.92 FEET TO A SET 5/8-INCH REBAR;
2. S45°04'05"E A DISTANCE OF 82.21 FEET TO A SET 5/8-INCH REBAR ON THE EASTERLY LINE OF SAID GOVERNMENT LOT 1;

THENCE LEAVING THE EAST BANK OF SAID KUNA CANAL AND FOLLOWING THE EASTERLY LINE OF SAID GOVERNMENT LOT 1,

S00°45'15"W A DISTANCE OF 364.32 FEET TO A SET 5/8-INCH REBAR;
 THENCE LEAVING SAID EASTERLY LINE, N89°36'45"W A DISTANCE OF 118.80 FEET TO A SET 5/8-INCH REBAR;
 THENCE S00°23'15"W A DISTANCE OF 13.38 FEET TO A SET 5/8-INCH REBAR;
 THENCE N89°36'45"W A DISTANCE OF 65.00 FEET TO A SET 5/8-INCH REBAR;
 THENCE N00°23'15"E A DISTANCE OF 5.00 FEET TO A SET 5/8-INCH REBAR;
 THENCE N89°36'45"W A DISTANCE OF 287.68 FEET TO A SET 5/8-INCH REBAR;
 THENCE S00°23'15"W A DISTANCE OF 5.00 FEET TO A SET 5/8-INCH REBAR;
 THENCE N89°36'45"W A DISTANCE OF 70.88 FEET TO A SET 5/8-INCH REBAR;
 THENCE N00°23'15"E A DISTANCE OF 18.81 FEET TO A SET 5/8-INCH REBAR;
 THENCE N89°36'45"W A DISTANCE OF 100.00 FEET TO A SET 5/8-INCH REBAR;
 THENCE S00°23'15"W A DISTANCE OF 219.67 FEET TO A SET 5/8-INCH REBAR;
 THENCE S17°43'40"W A DISTANCE OF 50.00 FEET TO A SET 5/8-INCH REBAR;
 THENCE 32.06 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A DELTA ANGLE OF 10°29'45", A CHORD BEARING OF N77°18'56"W AND A CHORD DISTANCE OF 32.01 FEET TO A SET 5/8-INCH REBAR;
 THENCE 38.11 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 22.50 FEET, A DELTA ANGLE OF 97°02'57", A CHORD BEARING OF S48°54'43"W AND A CHORD DISTANCE OF 33.72 FEET TO A SET 5/8-INCH REBAR;
 THENCE S00°23'15"W A DISTANCE OF 3.80 FEET TO A SET 5/8-INCH REBAR;
 THENCE N88°59'25"W A DISTANCE OF 50.00 FEET TO A SET 5/8-INCH REBAR;
 THENCE N00°23'15"E A DISTANCE OF 5.24 FEET TO A SET 5/8-INCH REBAR;
 THENCE 35.10 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 22.50 FEET, A DELTA ANGLE OF 89°22'40", A CHORD BEARING OF N44°18'05"W AND A CHORD DISTANCE OF 31.65 FEET TO A SET 5/8-INCH REBAR;
 THENCE N88°59'25"W A DISTANCE OF 80.15 FEET TO A SET 5/8-INCH REBAR;
 THENCE 35.44 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 22.50 FEET, A DELTA ANGLE OF 90°14'27", A CHORD BEARING OF S45°53'22"W AND A CHORD DISTANCE OF 31.89 FEET TO A SET 5/8-INCH REBAR;
 THENCE S00°46'08"W A DISTANCE OF 4.58 FEET TO A SET 5/8-INCH REBAR;
 THENCE N89°13'52"W A DISTANCE OF 50.00 FEET TO A SET 5/8-INCH REBAR;
 THENCE 43.08 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 27.50 FEET, A DELTA ANGLE OF 89°45'33", A CHORD BEARING OF N44°06'38"W AND A CHORD DISTANCE OF 38.81 FEET TO A SET 5/8-INCH REBAR;
 THENCE N88°59'25"W A DISTANCE OF 184.94 FEET TO A SET 5/8-INCH REBAR;
 THENCE 16.95 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 39.50 FEET, A DELTA ANGLE OF 24°35'20", A CHORD BEARING OF S78°42'55"W AND A CHORD DISTANCE OF 16.82 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 23.812 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM THE CITY OF KUNA AND SAID CITY HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

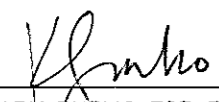

 DONALD G NEWELL, MANAGER
 SDN, LLC

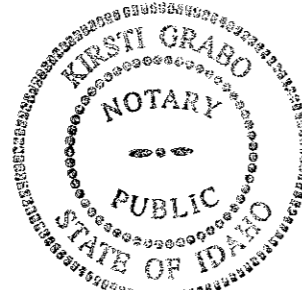
ACKNOWLEDGMENT

STATE OF IDAHO }
 } SS
COUNTY OF ADA }

ON THIS 24 DAY OF July, IN THE YEAR 2018 A.D., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DONALD G. NEWELL, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF SDN, LLC, AND THE PERSON WHO EXECUTED THIS INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY CORPORATION 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.


 NOTARY PUBLIC FOR THE STATE OF IDAHO
 RESIDING AT Star, ID
 MY COMMISSION EXPIRES 2.20.24



CERTIFICATE OF SURVEYOR

I, KELLY KEHRER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF ASHTON ESTATES SUBDIVISION No. 1 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 DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

KELLY KEHRER, P.L.S. 16662



DEVELOPER
 SDN, LLC
 BOISE, IDAHO



PLAT OF
ASHTON ESTATES SUBDIVISION No. 1

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 1st DAY OF May, 2018



[Signature]
PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF KUNA CITY ENGINEER

THIS PLAT IS ACCEPTED AND APPROVED THIS 12 DAY OF SEPT, AD 2018, BY THE CITY ENGINEER OF THE CITY OF KUNA, ADA COUNTY, IDAHO.

[Signature]
CITY ENGINEER
8722

APPROVAL OF CITY COUNCIL

I, Chris Engels, CITY CLERK IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT IN A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 21st DAY OF November, A.D. 2017 THIS PLAT WAS DULY ACCEPTED AND APPROVED.



[Signature]
KUNA CITY CLERK

CERTIFICATE OF COUNTY SURVEYOR

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

[Signature]
COUNTY SURVEYOR
PLS #13553



17 September 2018
DATE

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 REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

[Signature] REHS
HEALTH OFFICER



4.4.18
DATE

CERTIFICATE OF ADA 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.

[Signature]
COUNTY TREASURER
Signed by
[Signature]
Deputy Treasurer

9-17-18
DATE



CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
ADA COUNTY } SS

I HEREBY CERTIFY THAT THIS PLAT OF ASHTON ESTATES SUBDIVISION No. 1 WAS FILED AT THE REQUEST OF KM Engineering AT 25 MINUTES PAST 10 O'CLOCK A.M., THIS 12th DAY OF Sept, 2018, A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK 114 OF PLATS AT PAGES 1755 THRU 17059.

INSTRUMENT NUMBER 2018-088346

[Signature]
DEPUTY

[Signature]
EX-OFFICIO RECORDER

SEE: \$21.00

DEVELOPER
SDN, LLC
BOISE, IDAHO

