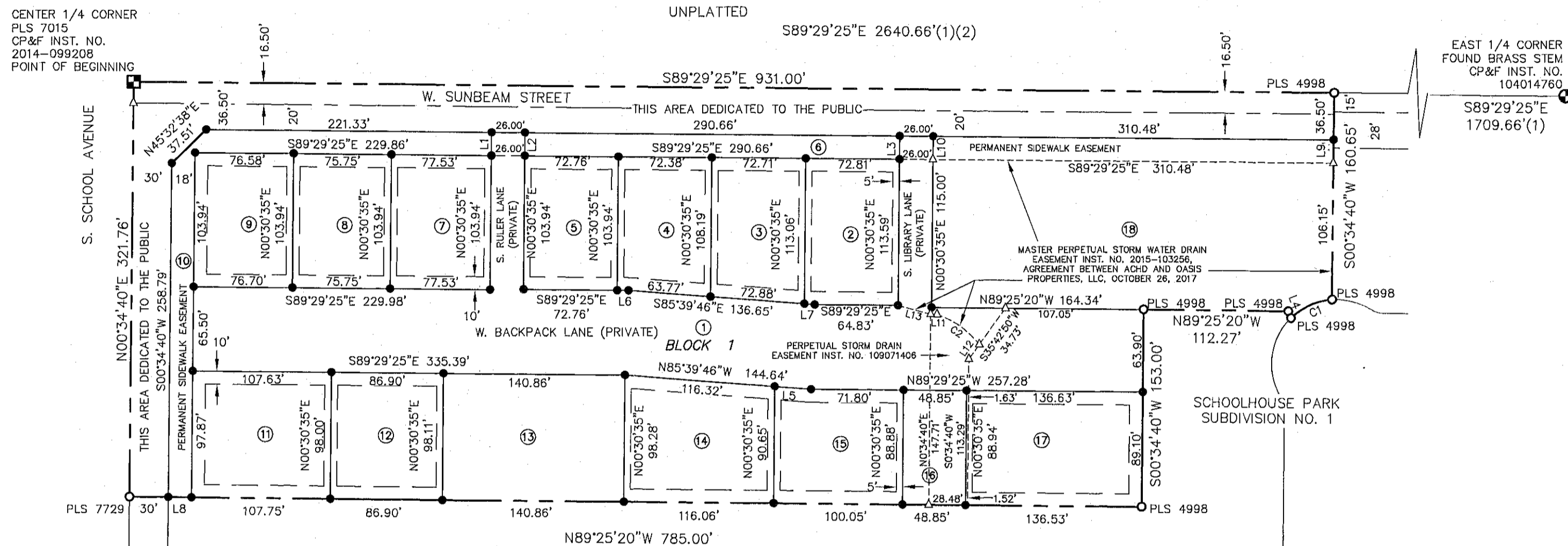


PLAT OF SUNBEAM TOWNHOUSES SUBDIVISION

A Portion of the Northwest Quarter of the Southeast Quarter of Section 26, Township 2 North, Range 1 West of the Boise Meridian, City of Kuna, Ada County, Idaho
2018

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.
- 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.
- ALL REFERENCES TO HOMEOWNERS' ASSOCIATION HEREON ARE TO THE SUNBEAM TOWNHOUSES SUBDIVISION HOMEOWNERS ASSOCIATION, INC. AND THE OWNERS OF THE LOTS, WITHIN SAID SUBDIVISION JOINTLY; PURSUANT TO THE SUNBEAM TOWNHOUSES SUBDIVISION CC&R'S AS RECORDED 2018-_____ AS AMENDED FROM TIME TO TIME.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- 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 SUNBEAM TOWNHOUSES SUBDIVISION.
- DIRECT LOT OR PARCEL ACCESS TO S. SCHOOL AVE IS PROHIBITED. W. BACKPACK LANE, S. RULER LANE, AND S. LIBRARY LANE, BEING LOT 1, BLOCK 1 IS HEREBY DESIGNATED AS A PRIVATE ROAD AND IS SUBJECT TO ACCESS AND PARKING AREA EASEMENTS FOR THE BENEFIT OF ALL LOTS IN THIS SUBDIVISION.
- 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 NEGLIGENCE OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- LOTS 1, 6, 10, 13, 16 AND 18, BLOCK 1 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY SUNBEAM TOWNHOUSES SUBDIVISION HOMEOWNERS ASSOCIATION, INC. USED FOR PUBLIC UTILITIES, LANDSCAPING, STORM WATER RETENTION AND ACCESS BY EITHER FOOT OR BICYCLE AND FOR THE PUBLICS USE.
- PUBLIC UTILITY EASEMENT IS HEREBY RESERVED AS FOLLOWS:
10-FOOT WIDE ALONG PUBLIC RIGHT-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 (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; 5-FOOT EACH SIDE OF INTERIOR LOT LINES.
- NO EASEMENT SHOWN OR DESIGNATED HEREON SHALL PRECLUDE THE CONSTRUCTION AND MAINTENANCE OF HARD SURFACED DRIVEWAYS, LANDSCAPING OR OTHER SUCH NONPERMANENT IMPROVEMENTS.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
- 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 IRRIGATION ASSESSMENT FOR EACH HOA COMMON LOT(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION. IF THE ASSESSMENTS IS NOT PAID BY THE HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.
- LICENSE AGREEMENT FOR LANDSCAPING RECORDED AS INSTRUMENT NUMBER 2018-039897, RECORDED 05/03/2018
- LICENSE AGREEMENT FOR PRIVATE STORM WATER DISCHARGE RECORDED AS INSTRUMENT NUMBER 2018-039909, RECORDED 05/03/2018
- ALL OF LOT 18, BLOCK 1 AND A PORTION OF LOT 1, BLOCK 1 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 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 ACHD PURSUANT TO SECTION 40-2302, IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM. THIS FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT WAS AGREED TO AND SIGNED BY ACHD ON OCTOBER 26, 2017.
- A PERPETUAL STORM DRAIN EASEMENT EXISTS AND RECORDED AS INSTRUMENT NUMBER 109025610, RE-RECORDED AS INSTRUMENT NUMBER 109071406.
- LOTS 1, 6, 10 & 18, BLOCK 1 ARE SUBJECT TO AN EXISTING ACHD SIDEWALK EASEMENT, RECORDED AS INSTRUMENT NUMBER 2018-039144.

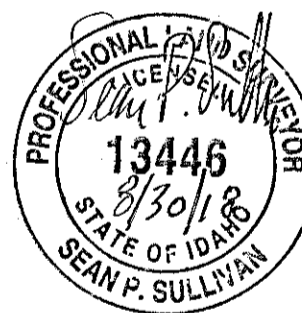
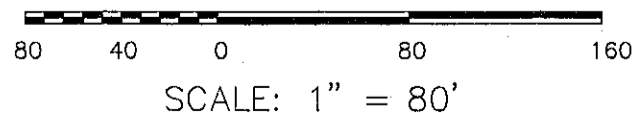


CURVE	RADIUS	DELTA ANGLE	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	50.00'	40°46'01"	35.58'	18.58'	34.83'	S66°00'51"W
C2	75.00'	31°07'51"	40.75'	20.89'	40.25'	S54°23'08"E

LINE	BEARING	DISTANCE
L1	N00°30'35"E	18.00'
L2	N00°30'35"E	18.00'
L3	N00°30'35"E	18.00'
L4	N20°47'28"W	5.64'
L5	S85°39'46"E	28.32'
L6	S89°29'25"E	8.75'
L7	S85°39'46"E	8.00'
L8	N89°25'20"W	18.00'
L9	S00°34'30"W	18.00'
L10	S00°30'35"W	18.00'
L11	S89°25'20"E	5.00'
L12	S35°42'50"W	13.83'
L13	N74°41'20"W	26.20'

LEGEND

- Subdivision Boundary Line
- Section Line
- Centerline
- Lot/Parcel Line
- Easement Line
- ACHD Storm Drainage/Sidewalk Easement
- Found Aluminum Cap (As Noted)
- Found Brass Cap (Or Otherwise Noted)
- Found 5/8" Iron Pin (As Noted)
- Set 1/2"x24" Iron Pin, PLS 13446
- Calculated Point
- Data of Record



REFERENCES:

- Plat of Schoolhouse Park Subdivision No. 1, Inst. No. 104156201, Book 90, Page 10583-10584
- Plat of Schoolhouse Park Subdivision No. 2, Inst. No. 106153906, Book 96, Page 11919-11920
- Swan Estates, Inst. No. 9109171, Book 58, Page 5547



DAVID EVANS AND ASSOCIATES INC.
9925 Emerald St.
Boise Idaho
Phone: 208-585-5858

PLAT OF
SUNBEAM TOWNHOUSES SUBDIVISION

A Portion of the Northwest Quarter of the Southeast Quarter
of Section 26, Township 2 North, Range 1 West of the
Boise Meridian, City of Kuna, Ada County, Idaho
2018

CERTIFICATE OF OWNERS:

KNOW ALL PERSONS BY THESE PRESENTS, THAT OASIS PROPERTIES, LLC, IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED AND IT IS THEIR INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS PLAT.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AND PRIVATE ROAD INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS ARE HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USE AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE WITHIN THE LINES OF SAID EASEMENTS. ALL OF THE LOTS IN THE PLAT WILL BE 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 IN THE SUBDIVISION. LOTS WITHIN THIS PLAT WILL BE REGULATED BY CITY OF KUNA SEWER SERVICES.

A PARCEL OF REAL PROPERTY LYING WITHIN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NW1/4 SE1/4, ALSO BEING THE CENTER 1/4 CORNER OF SAID SECTION 26; THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID NW1/4 SE1/4, SOUTH 89°29'25" EAST, 931.00 FEET;

THENCE, DEPARTING SAID NORTH BOUNDARY LINE, SOUTH 00°34'40" WEST, 160.65 FEET, ALONG THE WEST BOUNDARY LINE OF SCHOOLHOUSE PARK SUBDIVISION NO. 1, BOOK 90, PAGE 10583-10584, ADA COUNTY RECORDS;

THENCE, CONTINUING ALONG SAID WEST BOUNDARY LINE, 35.58 FEET ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 40°46'01" AND A LONG CHORD WHICH BEARS SOUTH 66°00'51" WEST, 34.83 FEET;

THENCE, CONTINUING ALONG SAID WEST BOUNDARY LINE, NORTH 20°47'28" WEST, 5.64 FEET;

THENCE, CONTINUING ALONG SAID WEST BOUNDARY LINE, NORTH 89°25'20" WEST, 112.27 FEET;

THENCE, CONTINUING ALONG SAID WEST BOUNDARY LINE, SOUTH 00°34'40" WEST, 153.00 FEET, TO THE NORTHEAST CORNER OF SCHOOLHOUSE PARK SUBDIVISION NO. 2, BOOK 96, PAGE 11919-11920, ADA COUNTY RECORDS;

THENCE, DEPARTING SAID WEST BOUNDARY LINE, NORTH 89°25'20" WEST, 785.00 FEET, ALONG THE NORTH BOUNDARY LINE OF SAID SCHOOLHOUSE PARK SUBDIVISION NO. 2, TO THE WEST BOUNDARY LINE OF SAID NW1/4 SE1/4;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID NW1/4 SE1/4, NORTH 00°34'40" EAST, 321.76 FEET TO THE POINT OF BEGINNING, CONTAINING 6.373 ACRES MORE OR LESS.

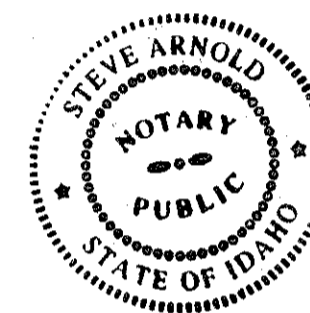

MARTY PIERONI, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF Idaho
COUNTY OF Ada } SS


ON THIS 28th DAY OF August, 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF Idaho, PERSONALLY APPEARED, MARTY PIERONI, MANAGING MEMBER, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE OWNERS CERTIFICATE AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME. IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.


NOTARY PUBLIC Steve Arnold
NOTARY PUBLIC IN AND FOR THE STATE OF Idaho
MY COMMISSION EXPIRES 2/17/21
RESIDING IN Boise



CERTIFICATE OF SURVEYOR

I, SEAN P. SULLIVAN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO. THAT THIS PLAT OF SUNBEAM TOWNHOUSES SUBDIVISION, AS DESCRIBED IN THE OWNERS CERTIFICATE WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT ACCURATELY REPRESENTS THE POINTS PLOTTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS & SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1613.

SEAN P. SULLIVAN  LICENSE NO. 13446

 **DAVID EVANS
AND ASSOCIATES INC.**
9925 Emerald St.
Boise Idaho
Phone: 208-585-5858

PLAT OF
SUNBEAM TOWNHOUSES SUBDIVISION

A Portion of the Northwest Quarter of the Southeast Quarter
of Section 26, Township 2 North, Range 1 West of the
Boise Meridian, City of Kuna, Ada County, Idaho
2018

CERTIFICATE OF ADA 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.

Deb P. Meyer
ADA COUNTY SURVEYOR
PLS #13553



30 August 2018
DATE

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF KUNA
ADA COUNTY, IDAHO, ON THIS DAY, 24 AUG 18, HEREBY
APPROVE THIS PLAT.

Paul A. Stevens, P.E. 8722
CITY OF KUNA, ENGINEER

24 AUGUST 2018
DATE

CERTIFICATE OF ADA COUNTY RECORDER

INSTRUMENT No. 2018-0825167

STATE OF IDAHO }
COUNTY OF ADA } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF
DAVID EVANS & ASSOCIATES, INC AT 25 MINUTES PAST 12 O'CLOCK P.M.,
THIS 4th DAY OF October, 2018, AND WAS DULY RECORDED IN BOOK 114
OF PLATS AT PAGE 110091 AND 110091

[Signature]
BY DEPUTY
FEES \$ 16.00

Christopher D. Rich
EX-OFFICIO RECORDER

CERTIFICATE OF ADA COUNTY HIGHWAY DISTRICT

THIS PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF
ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 9th DAY
OF May, 2018.

[Signature]
ADA COUNTY HIGHWAY DISTRICT, PRESIDENT DATE 5/9/18

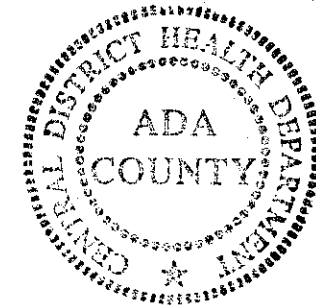


CERTIFICATE OF CENTRAL DISTRICT HEALTH DEPARTMENT

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 ADA COUNTY RECORDER OR HIS/HER 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.

Lori Padis BEHS
CENTRAL DISTRICT HEALTH DEPARTMENT

8-7-18
DATE



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 3rd DAY OF October, 2018,
THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Chris Engels
CITY CLERK, KUNA, IDAHO

8/27/18
DATE

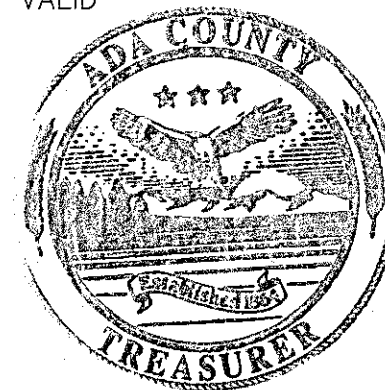


CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, 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 PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATE IS VALID
FOR THE NEXT THIRTY (30) DAYS ONLY.

Beta Madan
ADA COUNTY TREASURER
Signed by
[Signature]
Deputy Treasurer

9-4-2018
DATE



**DAVID EVANS
AND ASSOCIATES INC.**
9925 Emerald St.
Boise Idaho
Phone: 208-585-5858