

BK 113 pg 116684

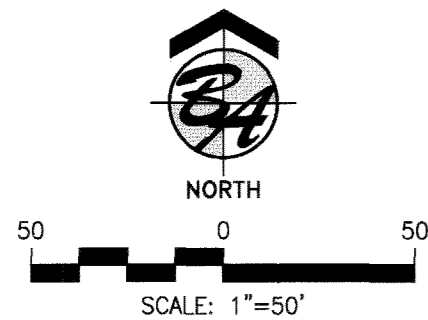
Deserthawk Subdivision No. 3

A re-subdivision of a portion of Lots 9 & 10, in Rader and Kroeger's subdivision as shown in Book 5 of Plats, at Page 205, records of Ada County, Idaho, Being situate in the northeast quarter of the southeast quarter of Section 27, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho.

2018

Center Quarter Corner
Found 5/8" pin
CP&F No. 9142691

East Quarter Corner
Found Aluminum Cap
CP&F No. 104014757



Legend

- Subdivision boundary
- Lot line
- Section line
- Street centerline
- Water, sewer, drainage, and irrigation easement to benefit the City of Kuna, see note 10 for more information.
- 10' wide Public utility & City of Kuna easement, See Notes 9 and 10 for more information.
- 5'-wide storm drain easement, unless otherwise dimensioned
- 16'-wide sidewalk easement Inst. No. 2018-021084
- Adjoining property line
- Found monument, type noted
- Found 5/8" pin with plastic cap LS 4431, 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"
- Set nail and shiner stamped with "B&A LS 4116"
- Calculated point, not set or found
- Witness corner
- Section corner
- Quarter Section corner

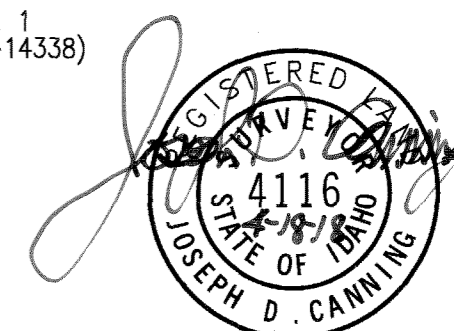
Line Table

Line	Bearing	Distance
L1	N90°00'00"W	25.00'
L2	N89°33'03"W	25.00'
L3	S00°26'57"W	21.00'
L4	S15°28'47"W	24.56'
L5	S44°49'50"E	17.09'
L6	N52°54'34"E	25.91'
L7	S44°49'50"E	24.17'
L8	N45°10'10"E	16.85'
L9	S44°36'21"E	26.40'
L10	S74°03'32"W	36.82'

Reference Documents

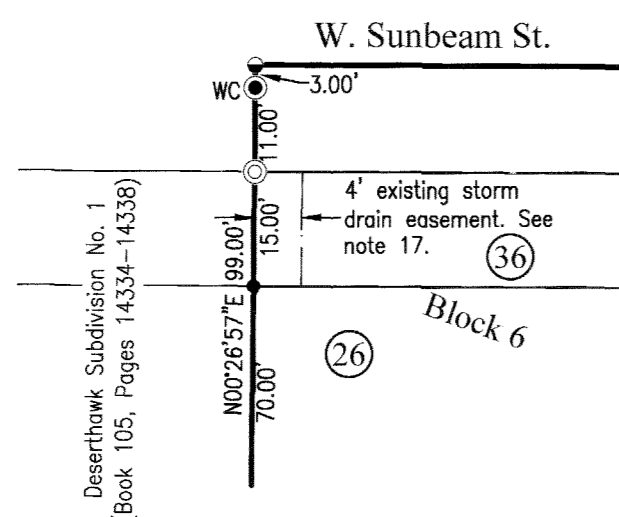
- Subdivision Plats
 - Rader & Kroeger's Subdivision (Book 5, Page 205)
 - Deserthawk Subdivision No. 1 (Book 105, Pages 14334-14338)

- Surveys
 - ROS No. A022
 - ROS No. 3869



Detail A

Not to Scale



Southeast Section Corner 27
Found Brass Cap
CP&F No. 9324556 34 35

See Sheet 2 for Curve Table and Notes



B&A Engineers, Inc.

Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381 Deserthawk Subdivision No. 3
Sheet 1 of 3

Deserthawk Subdivision No. 3

Curve Table

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DISTANCE
C1	015°28'47"	100.00'	27.02'	S82°15'36"E	26.94'
C2	038°31'37"	300.00'	201.73'	S55°15'24"E	197.95'
C3	001°04'34"	300.00'	5.63'	N36°31'53"W	5.63'
C4	015°08'26"	100.00'	26.43'	N07°54'34"E	26.35'
C5	089°53'24"	50.00'	78.44'	N44°36'21"W	70.64'
C6	051°35'20"	100.00'	90.04'	S63°45'23"E	87.03'
C7	046°55'12"	50.50'	41.35'	S81°38'22"W	40.21'
C8	036°43'13"	50.50'	32.36'	N56°32'26"W	31.81'
C9	033°05'49"	50.50'	29.17'	N21°37'55"W	28.77'
C10	037°41'33"	50.50'	33.22'	N13°45'46"E	32.63'
C11	023°54'30"	136.00'	56.75'	S78°02'45"E	56.34'
C12	010°15'58"	136.00'	24.37'	S84°52'01"E	24.34'
C13	013°38'32"	136.00'	32.38'	S72°54'46"E	32.31'
C14	008°25'43"	100.00'	14.71'	N70°18'21"W	14.70'
C15	006°04'29"	100.00'	10.60'	N69°07'44"W	10.60'
C16	002°21'14"	100.00'	4.11'	N73°20'36"W	4.11'
C17	036°21'19"	325.00'	206.22'	S56°20'33"E	202.78'
C18	008°38'11"	325.00'	48.99'	S70°12'07"E	48.94'
C19	009°03'44"	325.00'	51.40'	S61°21'10"E	51.35'
C20	009°33'01"	325.00'	54.17'	S52°02'47"E	54.11'
C21	009°06'23"	325.00'	51.65'	S42°43'05"E	51.60'
C22	004°05'54"	325.00'	23.25'	N38°02'33"W	23.24'
C23	038°31'37"	275.00'	184.92'	S55°15'24"E	181.45'
C24	005°34'39"	275.00'	26.77'	S38°46'55"E	26.76'
C25	014°46'05"	275.00'	70.88'	S48°57'17"E	70.69'
C26	013°36'34"	275.00'	65.32'	S63°08'36"E	65.17'
C27	004°34'20"	275.00'	21.94'	S72°14'03"E	21.94'
C28	089°53'24"	25.00'	39.22'	N44°36'21"W	35.32'
C29	025°32'33"	125.00'	55.73'	S76°46'46"E	55.26'
C30	018°23'11"	125.00'	40.11'	S80°21'27"E	39.94'
C31	007°09'22"	125.00'	15.61'	S67°35'11"E	15.60'
C32	038°31'24"	20.00'	13.45'	N83°16'11"W	13.20'
C33	276°39'48"	50.50'	243.85'	S35°48'00"W	67.15'
C34	030°45'57"	50.50'	27.12'	S87°08'55"E	26.79'
C35	040°10'29"	50.50'	35.41'	S51°40'42"E	34.69'
C36	040°10'29"	50.50'	35.41'	S11°30'13"E	34.69'
C37	011°42'47"	50.50'	10.32'	S14°26'24"W	10.31'
C38	070°06'59"	50.50'	61.80'	S55°21'17"W	58.02'
C39	083°43'07"	50.50'	73.79'	N47°43'39"W	67.40'
C40	075°01'06"	20.00'	26.19'	S43°22'39"E	24.36'
C41	008°39'51"	75.00'	11.34'	S85°13'07"E	11.33'
C42	032°16'12"	20.00'	11.26'	N74°18'52"E	11.12'
C43	154°25'47"	50.50'	136.11'	N44°36'21"W	98.50'
C44	032°16'12"	20.00'	11.26'	S16°28'27"W	11.12'
C45	044°56'42"	50.00'	39.22'	N67°04'42"W	38.22'
C46	044°56'42"	50.00'	39.22'	N22°08'00"W	38.22'

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 New York Irrigation District, and will be obligated for assessments from the City of Kuna.
- All references to Homeowners' Association hereon are to the Deserthawk Subdivision Homeowners' Association and the owners of the lots, within said subdivision, jointly pursuant to the Master Declaration of Covenants, Conditions, and Restrictions, recorded as Instrument No. 113068233, as amended and as may be amended from time to time.
- 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.
- 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 Deserthawk Subdivision.
- Lots shall not be reduced in size without prior approval from the health authority.
- Lot 21, Block 5 and Lots 25 and 36, Block 6 are designated as common area lots to be owned and maintained by the Homeowners' Association. The Homeowners' Association (HOA), its ownership, and maintenance commitments cannot be dissolved without express written consent from the City of Kuna, Idaho. All improved individual lots are subject to the fractional share of the irrigation assessment for each HOA common lot(s) that receive(s) municipal irrigation, as determined by the City of Kuna. If the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non-payment.
- 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 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.
- Direct lot access to S. Ten Mile Rd. or W. Sunbeam St. is prohibited unless specifically allowed by Ada County Highway District or 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.
- Lots 24, 25, & 26, Block 6 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.
- Lot 21, Block 5 and Lots 25 and 36, Block 6 are subject to a blanket public utility, drainage, and irrigation easement.
- This subdivision is subject to a License Agreement, Inst. No. 2018-022329 to benefit the Ada County Highway District.
- A portion of Lot 36, Block 6 is servient to and contains an existing ACHD storm water drainage system. This lot is encumbered by that certain Master Perpetual Storm Water Drainage Easement, recorded on May 8, 2009 as Instrument No. 109053259 official records of Ada County, as shown on the plat of Deserthawk Subdivision No. 1 found in Book 105 of plats at pages 14334 through 14338, records, Ada County, Idaho.
- This subdivision may be subject to License Agreements Inst. No. 113024885 and Inst. No. 113030529, as shown on the plat of Deserthawk Subdivision No. 1 found in Book 105 of plats at pages 14334 through 14338, records, Ada County, Idaho.

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

A re-subdivision of a portion of Lots 9 & 10, in Rader and Kroeger's subdivision as shown in Book 5 of Plats, at Page 205, records of Ada County, Idaho, being situate in the northeast quarter of the southeast quarter of Section 27, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, and being more particularly described as follows:

Commencing at the southeast corner of said Section 27; thence N00°20'21"E, 2,669.67 feet along the easterly boundary of the southeast quarter of said Section 27 to the east quarter corner, which bears S89°33'03"E, 2,679.49 feet from the center quarter corner of said Section 27; thence returning S00°20'21"W, 21.00 feet along the easterly boundary of the southeast quarter of said section 27; thence N89°33'03"W, 25.00 feet to the Point of Beginning;

Thence S00°20'21"W, 637.17 feet along a line parallel to the easterly boundary of the southeast quarter of said Section 27;

Thence N74°31'13"W, 706.93 feet to the easterly boundary of Deserthawk Subdivision No. 1, as shown in Book 105 of Plats at Pages 14334-14338 records of Ada County, Idaho;

Thence the following courses and distances along the southerly boundary of said Deserthawk Subdivision No. 1:

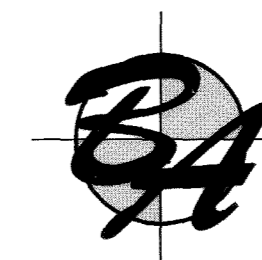
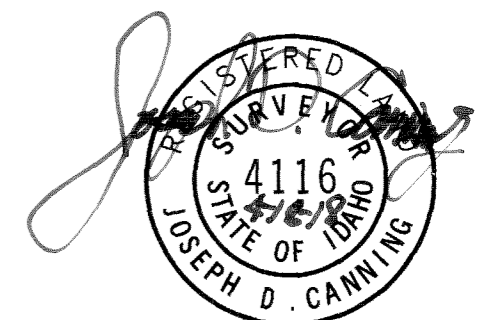
- N27°13'41"E, 171.86 feet;
- N18°00'55"E, 60.48 feet;
- N41°24'41"E, 110.91 feet;
- N48°15'09"W, 32.97 feet;
- N43°24'15"E, 52.25 feet;

Thence N00°26'57"E, 99.00 feet to a point 21.00 feet southerly of the northerly boundary of the southeast quarter of said Section 27;

Thence S89°33'03"E, 502.29 feet along a line parallel to the northerly boundary of said Section 27 to the Point of Beginning.

Comprising 7.41 acres, more or less.

See Sheet 3 for Owner Signature



B&A Engineers, Inc.

Consulting Engineers, Surveyors & Planners
 5505 W. Franklin Rd. Boise, Id. 83705
 (208) 343-3381 Deserthawk Subdivision No. 3
 Sheet 2 of 3

Deserthawk 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 used 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.

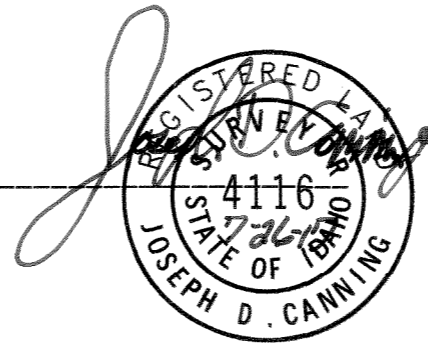
IN WITNESS WHEREOF: I have hereunto set my hand on this 28 day of July, 2017.

Justin Blackstock
Justin Blackstock, Manager
DB Development, LLC. Date

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 DESERTHAWK 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.

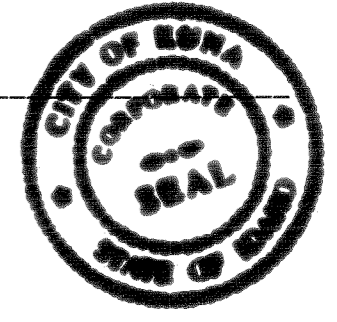
Joseph D. Canning, P.L.S. No. 4116



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 3rd day of April, 2018, this plat was duly accepted and approved.

Chris Engels
Kuna City Clerk



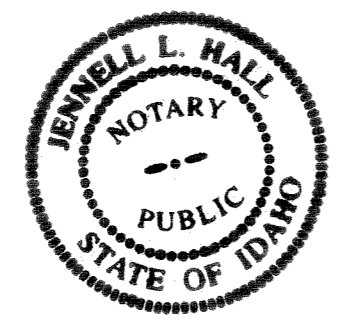
Acknowledgment

State of Idaho)
)ss.
County of Ada)

On this 28 day of July, in the year of 2017, 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.

Jennell L. Hall
Notary Public for Idaho
Residing in Boise, Idaho
My Commission Expires Jan 13, 2022



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.

April 16th 2018 8/2/17
Central District Health Department, EHS Date



Certificate of County Surveyor

I, the undersigned, County Surveyor, in and 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.

Jerry L. Hastings
Ada County Surveyor
PLS 5359

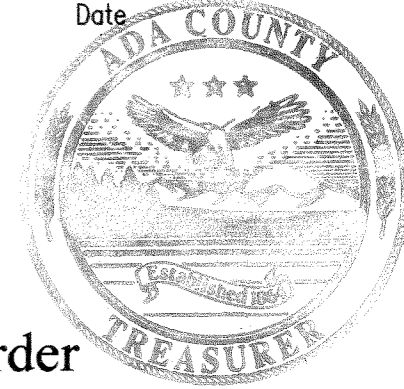


5-4-2018
Date

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.

Vicky McIntyre
Ada County Treasurer
by: Deputy Treasurer Alex Perez

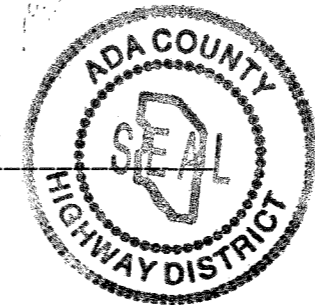


5-04-18
Date

Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 9th day of March, 2018.

S. Bal
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 29th day of MARCH, 2018, hereby approve this plat.

Paul A. Starn, P.E. 8722
Kuna City Engineer Date

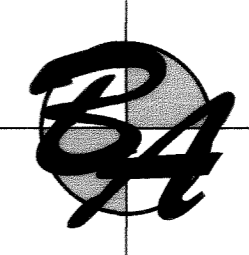
Certificate of County Recorder

State of Idaho)
)ss. Instrument No. 2018-040626
County of Ada)

I hereby certify that this instrument was filed at the request of DB Development at 48 minutes past 3 o'clock P.M., this 4 day of May, 2018, in my office, and was recorded in Book 113 of Plats at Pages 11604 through 11686.
Fee: 16.00

Ex-Officio Recorder: Christopher D. Rich

Deputy: Chris



B&A Engineers, Inc.

Consulting Engineers, Surveyors & Planners
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