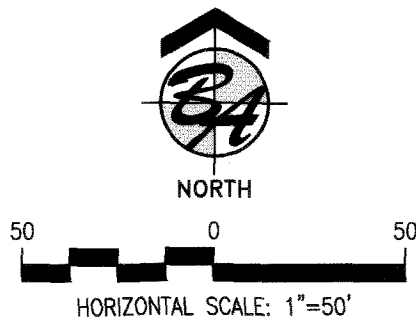


Ardell Estates Subdivision No. 2

A parcel of land situate in the north half of the southeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho.

2018



11 12
14 13
W. Hubbard Rd.
Northeast corner
Found aluminum cap
CP&F No. 2017-094753

14 13
25.00'
East Quarter Corner
Northeast corner of the southeast quarter
Found 5/8" pin, no cap
CP&F No. 103049698

Legend

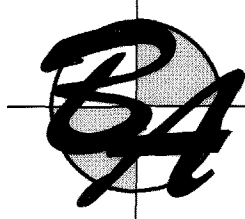
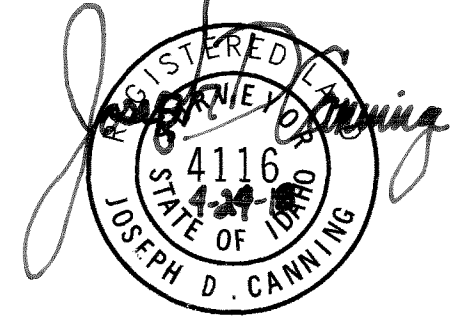
- Subdivision boundary
- Lot line
- Section line
- Street centerline
- Easement to benefit the City of Kuna, see Note 10 for more information.
- 10' wide Public utility and City of Kuna easement line, see Notes 9 & 10 for more information.
- 11.5' wide ACHD sidewalk easement Inst. No. 2018-012040
- Storm drainage easement to benefit ACHD, (unless otherwise noted) see Note 14
- Adjoining property line
- Found monument, type noted
- Found 1/2" pin with cap labeled LS 4116
- Found 5/8" pin with cap labeled 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
- Reference Monument. Set 1/2"x24" iron pin with plastic cap labeled "B&A LS 4116"
- Witness Corner. Set 1/2"x24" iron pin with plastic cap labeled "B&A LS 4116"
- Witness Corner. Set 5/8"x30" iron pin with plastic cap labeled "B&A LS 4116"
- Section Corner
- Quarter Corner

N. Linder Rd.

Dedicated to the Public for right-of-way.

Reference Documents

- Subdivision Plats
- Arbor Ridge Subdivision No. 1, Book 96, Pages 12069-12074
 - Arbor Ridge Subdivision No. 2, Book 108, Pages 15062-15064
 - Ardell Estates Subdivision No. 1, Book 111, Pages 15987-15989
 - Mineral Springs Subdivision No. 2, Book 97, Pages 12332-12334
 - Rockgate Subdivision, Book 88, Pages 10118-10120
 - Saratoga Subdivision, Book 76, Pages 7878-7879
- Records of Survey
- ROS No. 5982

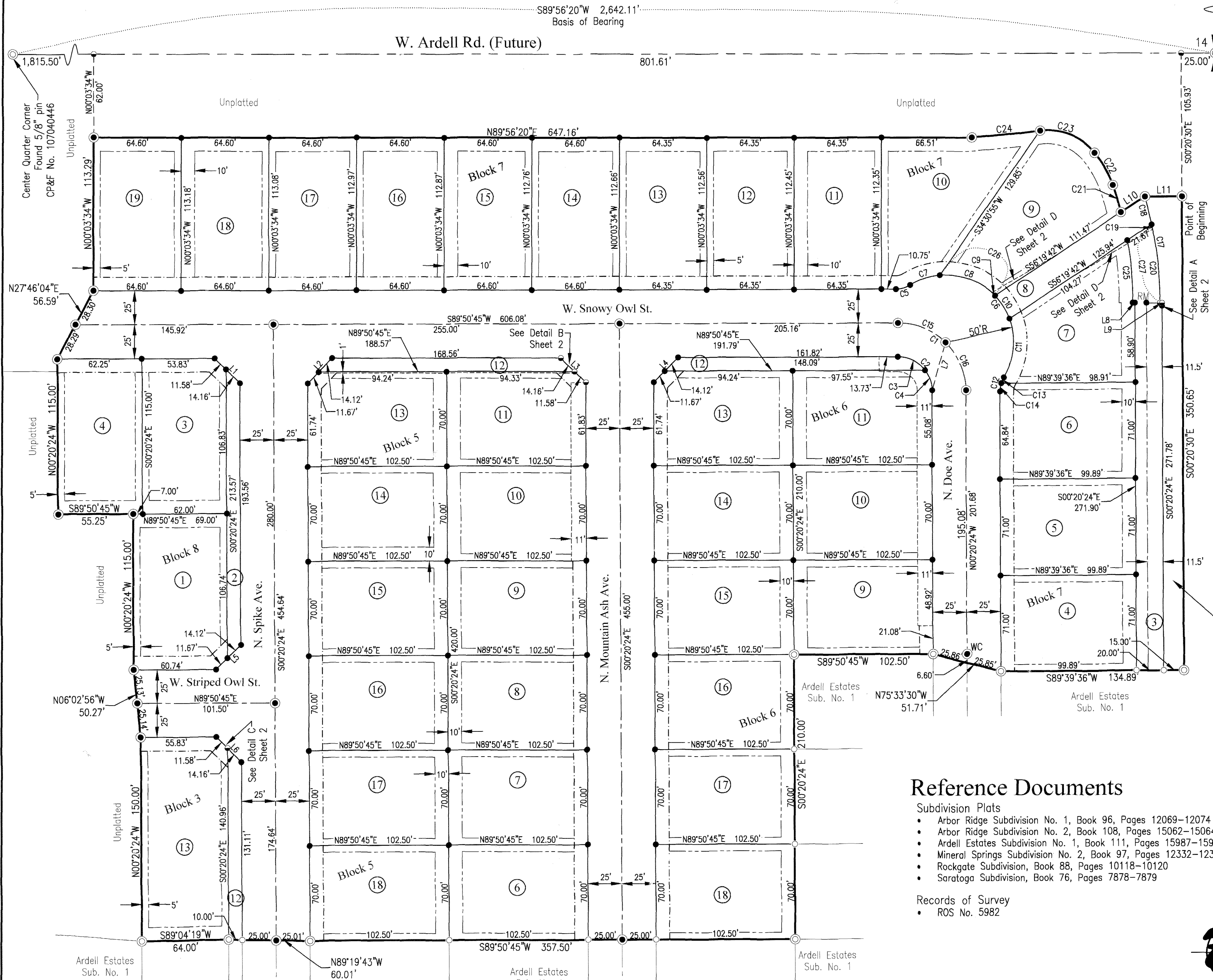


B&A Engineers, Inc.

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

Ardell Estates Subdivision No. 2
Sheet 1 of 3

See Sheet 2 For Curve and Line Table



Ardell Estates Subdivision No. 2

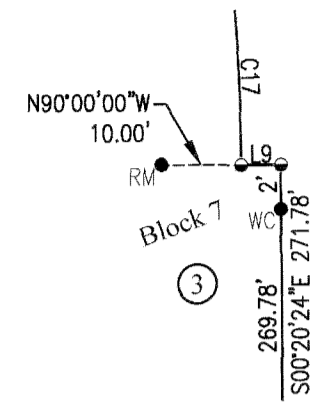
Notes

- 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 Ardell Estates 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. 2017-010130, as amended 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 Ardell Estates Subdivision.
- Lots shall not be reduced in size without prior approval from the health authority.
- Lot 12, Block 3; Lot 12, Block 5; Lot 12, Block 6; Lots 3 & 8, Block 7; and Lot 2, Block 8 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. 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.
- 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 N. Linder Road and W. Ardell Road 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 12, Block 5 and portions of Lots 10, 11, & 13 Block 5; and Lots 9-12, 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. 2015-103255, 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.
- An easement is hereby reserved over Lot 8, Block 7 to benefit the City of Kuna for the installation, access, and maintenance of sanitary sewer, pressure irrigation, and gravity irrigation.
- This development is subject to a License Agreement, Inst. No. 2017-049835 to benefit the Ada County Highway District.
- This development is subject to an Utility Easement Inst. No. 2015-093502 to benefit the City of Kuna.

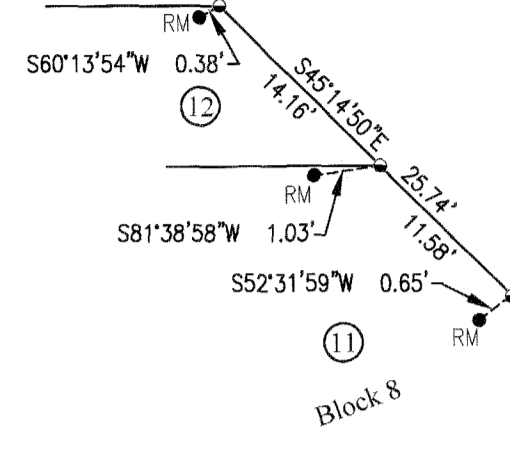
Curve Table

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DISTANCE
C1	89°48'51"	50.00'	78.38'	N45°14'50"W	70.60'
C2	89°48'51"	25.00'	39.19'	N45°14'50"W	35.30'
C3	53°07'48"	25.00'	23.18'	N63°35'21"W	22.36'
C4	36°41'02"	25.00'	16.01'	N18°40'55"W	15.73'
C5	31°39'09"	20.00'	11.05'	N74°01'11"E	10.91'
C6	153°07'08"	50.00'	133.62'	N45°14'50"W	97.26'
C7	26°38'33"	50.00'	23.25'	S71°30'53"W	23.04'
C8	47°59'16"	50.00'	41.88'	N71°10'12"W	40.66'
C9	3°34'42"	50.00'	3.12'	N45°23'13"W	3.12'
C10	23°05'00"	50.00'	20.14'	N32°03'22"W	20.01'
C11	51°49'37"	50.00'	45.23'	N5°23'56"E	43.70'
C12	31°39'09"	20.00'	11.05'	S15°29'10"W	10.91'
C13	13°42'51"	20.00'	4.79'	S24°27'19"W	4.78'
C14	17°56'18"	20.00'	6.26'	S8°37'45"W	6.24'
C15	44°54'25"	50.00'	39.19'	N67°42'02"W	38.19'
C16	44°54'25"	50.00'	39.19'	N22°47'37"W	38.19'
C17	16°11'46"	282.50'	79.86'	N8°05'53"W	79.59'
C18	4°18'27"	282.50'	21.24'	N14°02'32"W	21.23'
C19	0°44'19"	282.50'	3.64'	N11°31'09"W	3.64'
C20	11°08'59"	282.50'	54.97'	N5°34'30"W	54.89'
C21	4°33'15"	262.50'	20.86'	S17°05'36"E	20.86'
C22	19°23'00"	82.50'	27.91'	S29°03'44"E	27.78'
C23	58°26'15"	44.50'	45.39'	S67°58'21"E	43.44'
C24	3°12'58"	900.00'	50.52'	N84°25'01"E	50.51'
C25	10°07'58"	262.50'	46.42'	N5°03'59"W	46.36'
C26	51°33'58"	50.00'	45.00'	N69°22'51"W	43.50'
C27	11°53'18"	282.50'	58.62'	N5°56'39"W	58.51'

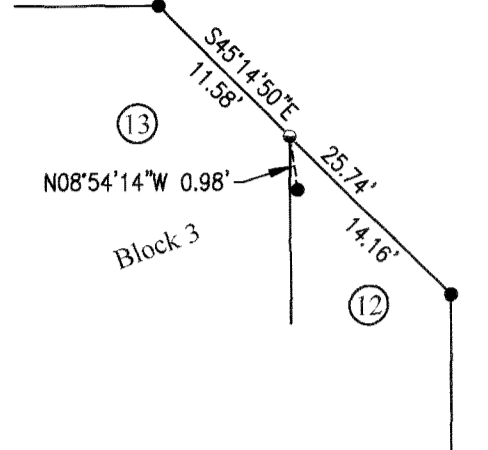
Detail A
Not to Scale



Detail B
Not to Scale



Detail C
Not to Scale



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 ARDELL ESTATES SUBDIVISION NO. 2, and that it intends to include the following described land in this plat:

A parcel of land situate in the north half of the southeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northeast corner of the southeast quarter of said Section 14; thence S89°56'20"W, 25.00 feet along the northerly boundary of the southeast quarter of said Section 14 to the westerly right-of-way of North Linder Road; thence S00°20'30"E, 105.93 feet along the westerly right-of-way of North Linder Road to the Point of Beginning;

Thence continuing S00°20'30"E, 350.65 feet along the westerly right-of-way of North Linder Road to the northeasterly corner of Ardell Estates Subdivision No. 1 as shown in Book 111 of plats at Pages 15987 through 15989 records Ada County, Idaho;

Thence the following courses and distances along the northerly boundary of said Ardell Estates Subdivision No. 1:

S89°39'36"W, 134.89 feet; N75°33'30"W, 51.71 feet;
 S89°50'45"W, 102.50 feet; S00°20'24"E, 210.00 feet;
 S89°50'45"W, 357.50 feet; N89°19'43"W, 60.01 feet;
 S89°04'19"W, 64.00 feet;

Thence N00°20'24"W, 150.00 feet;

Thence N06°02'56"W, 50.27 feet;

Thence N00°20'24"W, 115.00 feet;

Thence S89°50'45"W, 55.25 feet;

Thence N00°20'24"W, 115.00 feet;

Thence N27°46'04"E, 56.59 feet;

Thence N00°03'34"W, 113.29 feet;

Thence N89°56'20"E, 647.16 feet along a line 62.00 feet southerly of and parallel to the northerly boundary of the southeast quarter of said Section 14;

Thence 50.52 feet along a non-tangent curve deflecting to the left having a radius of 900.00 feet, a central angle of 03°12'58", a long chord bearing of N84°25'01"E, and a long chord distance of 50.51 feet;

Thence 45.39 feet along a tangent curve deflecting to the right having a radius of 44.50 feet, a central angle of 58°26'15", a long chord bearing of S67°58'21"E, and a long chord distance of 43.44 feet to a point of compound curvature;

Thence 27.91 feet along a tangent curve deflecting to the right having a radius of 82.50 feet, a central angle of 19°23'00", a long chord bearing of S29°03'44"E, and a long chord distance of 27.78 feet to point of compound curvature;

Thence 20.86 feet along a tangent curve deflecting to the right having a radius of 262.50 feet, a central angle of 04°33'15", a long chord bearing of S17°05'36"E, a long chord distance of 20.86 feet;

Thence N56°19'42"E, 21.05 feet;

Thence N89°39'30"E, 27.33 feet to the westerly right-of-way of North Linder Road and to the Point of Beginning.

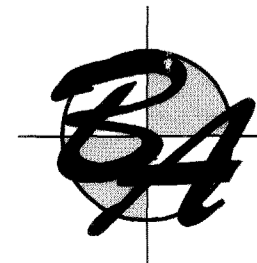
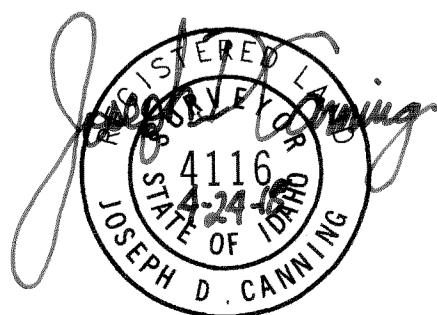
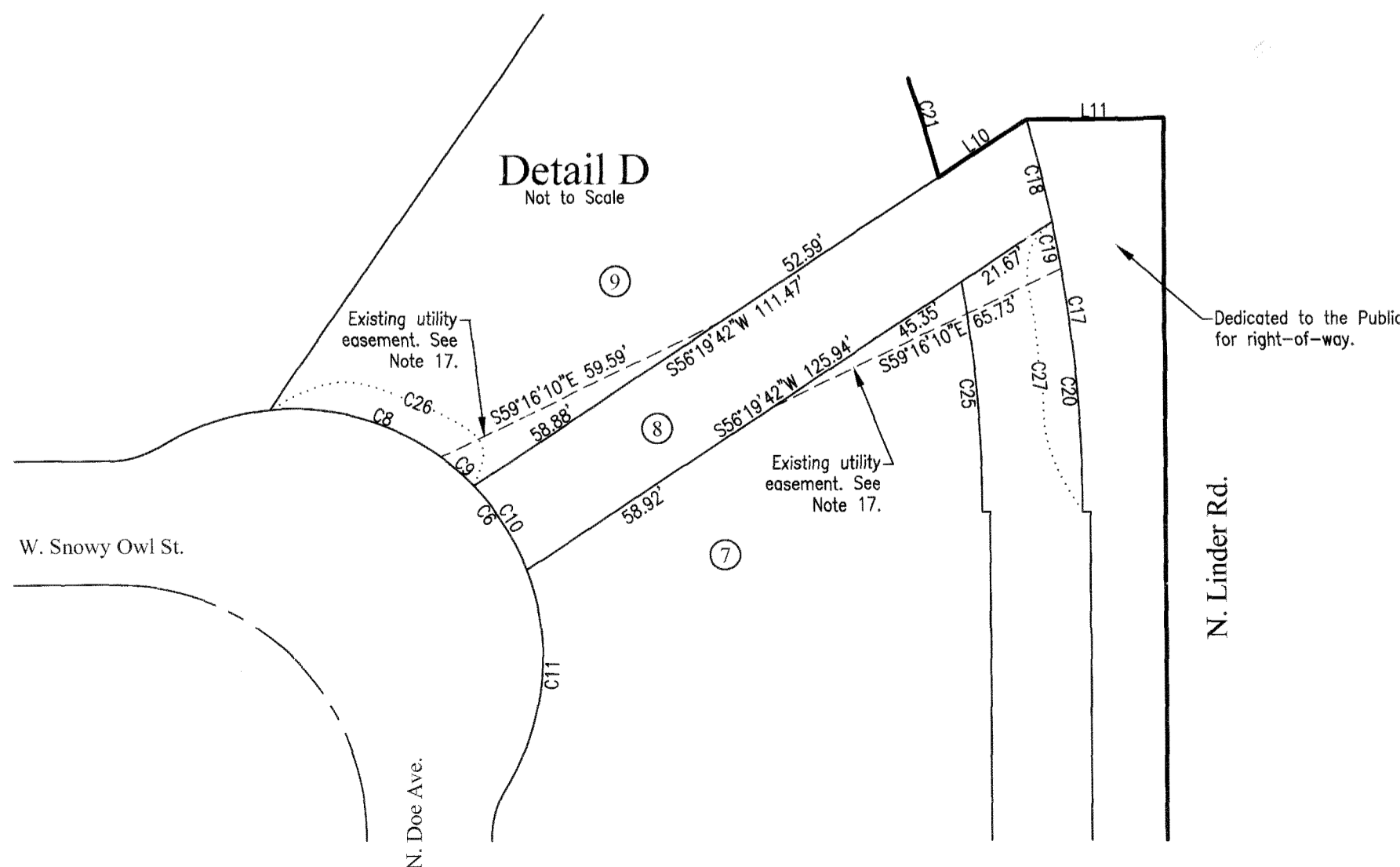
Comprising 9.38 acres, more or less.

See Sheet 3 For Owners Signature

Line Table

Line	Bearing	Distance	Line	Bearing	Distance
L1	S45°14'50"E	25.74'	L7	N16°05'44"E	36.80'
L2	N44°45'10"E	25.79'	L8	N90°00'00"W	1.60'
L3	S45°14'50"E	25.74'	L9	N90°00'00"W	1.60'
L4	N44°45'10"E	25.79'	L10	N56°19'42"E	21.05'
L5	S44°45'10"W	25.79'	L11	N89°39'30"E	27.33'
L6	S45°14'50"E	25.74'			

Detail D
Not to Scale



B&A Engineers, Inc.

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

Ardell Estates Subdivision No. 2

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 25 day of April, 2017.

Justin Blackstock
Justin Blackstock, Manager
DB Development, LLC. Date 4-25-17

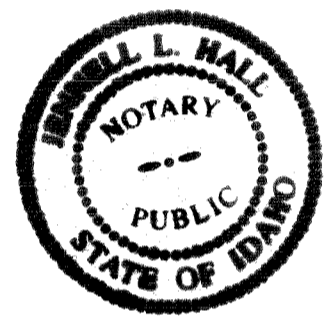
Acknowledgment

State of Idaho)
)ss.
County of Ada)

On this 25 day of April, 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.

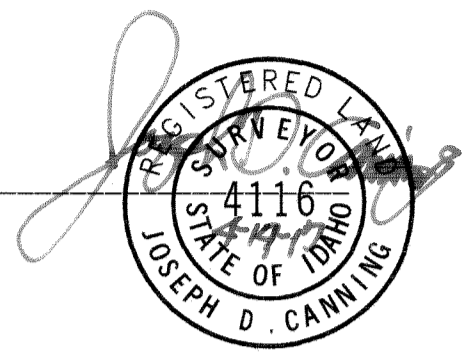
Ann L. Hill
Notary Public for Idaho
Residing in Boise, Idaho
My Commission Expires 1-13-2022



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 ARDELL ESTATES SUBDIVISION NO. 2, 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 20th day of March, 2018, this plat was duly accepted and approved.

Chris Engels
Kuna City Clerk



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. Harting
Ada County Surveyor
PLS 5359



4-24-2018
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.

Doni Saly EHS 5.2.17
Central District Health Department, EHS 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

4/25/2018
Date

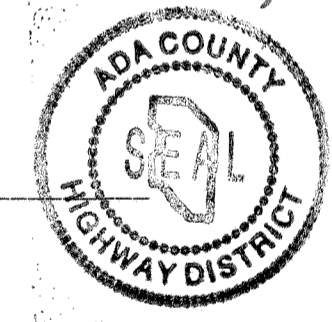
Signed by Deputy Treasurer Sherrita Wyatt



Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 28th day of February, 2018.

Bob
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 7 day of MARCH, 2018, hereby approve this plat.

Paul A. Stearns, P.E.
Kuna City Engineer 8722

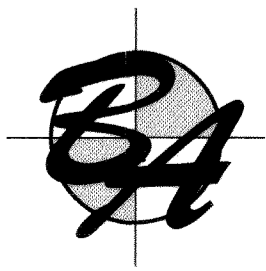
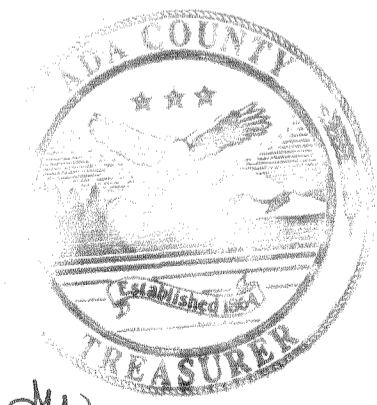
Certificate of County Recorder

State of Idaho)
)ss. Instrument No. 2018-037034
County of Ada)

I hereby certify that this instrument was filed at the request of B+A Engineers at 12 minutes past 2 o'clock P.M., this 25 day of April, 2018, in my office, and was recorded in Book 113 of Plats at Pages 16657 through 16659. Fee: 11.00

Ex-Officio Recorder: Christopher D. Rich

Deputy: SBatt



B+A Engineers, Inc.

Consulting Engineers, Surveyors & Planners
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(208) 343-3381