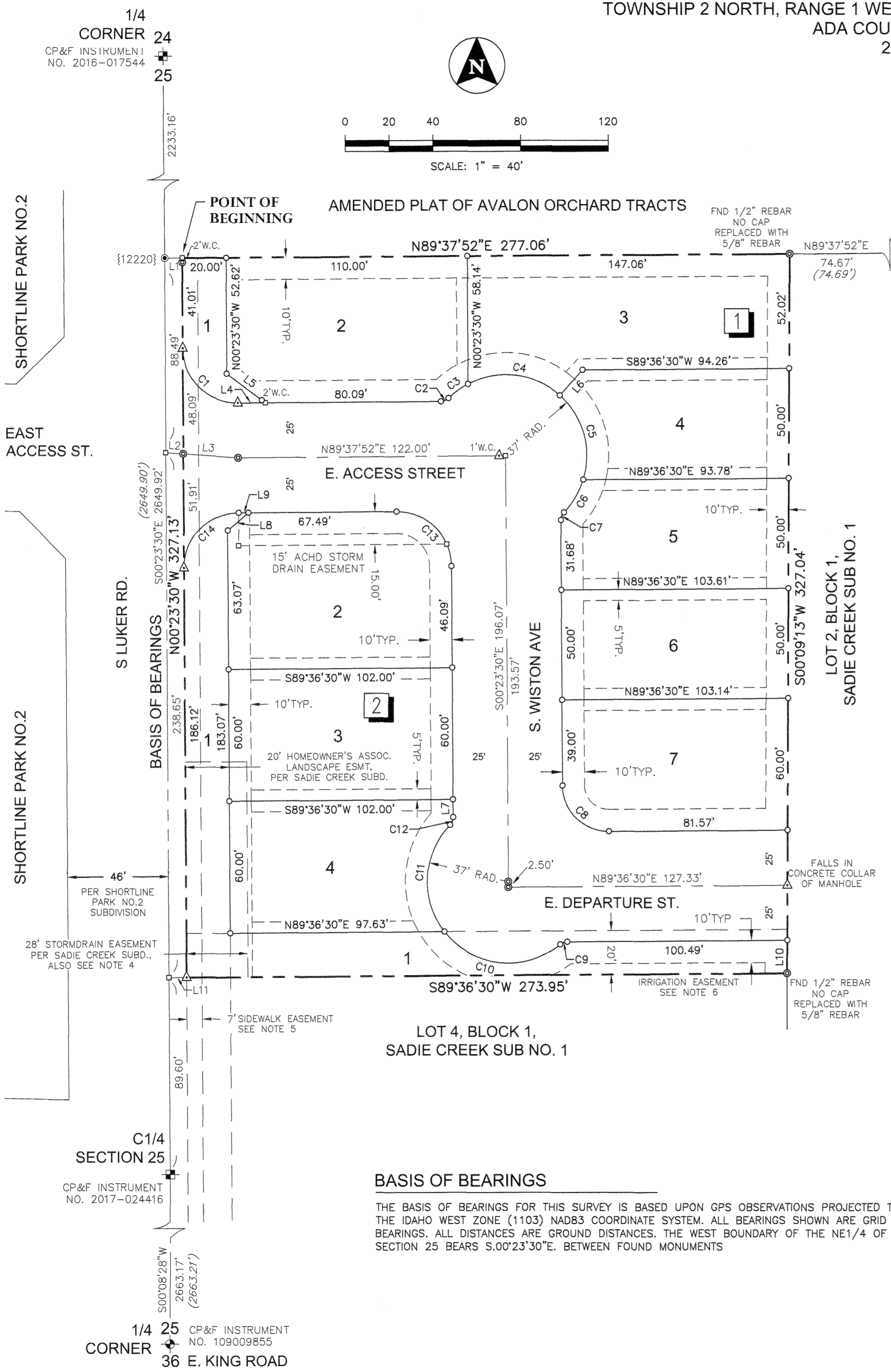
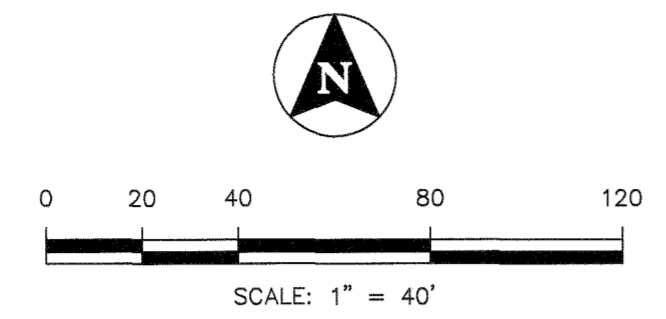


SORREL SUBDIVISION

A RE-SUBDIVISION OF LOT 3 BLOCK 1 OF SADIE CREEK SUBDIVISION
 LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 25
 TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA,
 ADA COUNTY, IDAHO
 2017

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- LOT LINE
- EXISTING LOT/PARCEL LINE
- EASEMENT LINE, SEE NOTE 3
- EXISTING EASEMENT AS NOTED
- FOUND ALUMINUM CAP
- FOUND 5/8" REBAR
- SET 5/8" REBAR WITH PLASTIC CAP PLS 13765
- SET 1/2" REBAR WITH PLASTIC CAP PLS 13765
- SET 1" BRASS DISK IN CONC W/MAGNET PLS 13765
- CALCULATED POINT - NOTHING SET OR FOUND
- {9895} PLS NUMBER ON FOUND MONUMENT
- 2'W.C. WITNESS CORNER AND DISTANCE
- LOT NUMBER
- BLOCK NUMBER



LINE TABLE

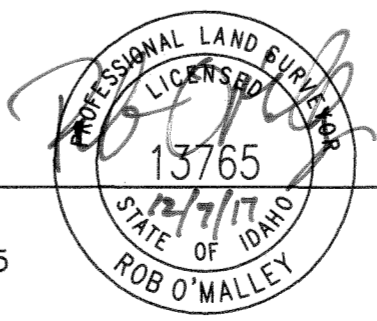
LINE	BEARING	DISTANCE
L1	N89°37'52"E	8.00'
L2	S86°01'02"E	8.02'
L3	S86°01'02"E	25.07'
L4	N89°37'52"E	12.54'
L5	S53°01'08"E	22.05'
L6	S41°48'53"W	15.55'
L7	S00°23'30"E	8.11'
L8	S49°23'36"W	12.47'
L9	N89°37'52"E	4.51'
L10	S00°09'13"W	15.00'
L11	N89°36'30"E	8.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	25.00'	39.26'	89°58'38"	S45°22'49"E	35.35'
C2	5.00'	3.88'	44°24'55"	N67°25'25"E	3.78'
C3	37.00'	11.00'	17°02'25"	S53°44'10"W	10.96'
C4	37.00'	44.92'	69°33'31"	N82°57'52"W	42.21'
C5	37.00'	42.11'	65°12'31"	N15°34'51"W	39.87'
C6	37.00'	17.44'	27°00'01"	N30°31'25"E	17.28'
C7	5.00'	3.88'	44°24'55"	S21°48'58"W	3.78'
C8	21.00'	32.99'	90°00'00"	S45°23'30"E	29.70'
C9	5.00'	3.43'	39°18'10"	S69°57'25"W	3.36'
C10	37.00'	59.31'	91°51'00"	S83°46'10"E	53.16'
C11	37.00'	52.87'	81°52'05"	S3°05'23"W	48.48'
C12	5.00'	3.88'	44°24'55"	N21°48'58"E	3.78'
C13	25.00'	39.26'	89°58'38"	N45°22'49"W	35.35'
C14	25.00'	39.28'	90°01'22"	S44°37'11"W	35.36'

NOTES

- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY AND ALL REAR LOT LINES SHALL HAVE A TEN FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND CITY OF KUNA IRRIGATION EASEMENT, UNLESS OTHERWISE SHOWN. EACH SIDE OF INTERIOR LOT LINES SHALL HAVE A FIVE FOOT WIDE PROPERTY DRAINAGE AND CITY OF KUNA IRRIGATION EASEMENT, UNLESS OTHERWISE SHOWN.
- PORTIONS OF LOTS 1, 2, 3 AND 4 BLOCK 2, AS SHOWN ARE SUBJECT TO AN ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, IDAHO AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "FIRST AMENDED MASTER EASEMENT"). THE MASTER EASEMENT AND THE PUBLIC STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302, IDAHO CODE.
- LOT 1, BLOCK 1 AND LOT 1, BLOCK 2 ARE SUBJECT TO AN ACHD SIDEWALK EASEMENT SHOWN HEREON, RECORDED AS INSTRUMENT NO. 107143041, RECORDS OF ADA COUNTY.
- SORREL SUBDIVISION IS SUBJECT TO ALL EXISTING PROPERTY DRAINAGE, PUBLIC UTILITY AND IRRIGATION EASEMENTS AND LOT 1, BLOCK 2 IS SUBJECT TO A CITY OF KUNA IRRIGATION EASEMENT SHOWN HEREON, PER THE PLAT OF SADIE CREEK SUBDIVISION NO.1, RECORDED IN BOOK 100 OF PLATS, AT PAGES 12931-12935, RECORDS OF ADA COUNTY.
- LOTS WITHIN SORREL SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS FROM THE BOISE-KUNA IRRIGATION DISTRICT AND WILL BE OBLIGATED FOR ASSESSMENTS BY SAID IRRIGATION DISTRICT. IRRIGATION WATER WILL BE PROVIDED IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(b).
- 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."
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH, OR ANY RELATED IRRIGATION FACILITIES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS RESPONSIBILITY IS APPROVED AND ACCEPTED BY AN IRRIGATION/DRAINAGE DISTRICT OR THE HOMEOWNERS' ASSOCIATION THROUGH A WRITTEN DOCUMENT FROM THE AUTHORITY.
- ALL LOTS IN THIS SUBDIVISION ARE DESIGNATED AS SINGLE-FAMILY LOTS, EXCEPT LOT 1 BLOCK 1 AND LOT 1 BLOCK 2, WHICH ARE DESIGNATED AS COMMON LOTS TO BE OWNED AND MAINTAINED BY SORREL SUBDIVISION HOMEOWNERS' ASSOCIATION. 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
- DIRECT LOT ACCESS TO SOUTH LUKER ROAD IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF KUNA.
- ALL OF LOT 1, BLOCK 2 IS SUBJECT TO A PUBLIC INGRESS/EGRESS EASEMENT FOR THE PURPOSE OF A PEDESTRIAN PATHWAY.
- SORREL SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SADIE CREEK SUBDIVISION PHASE 1, RECORDED AS INSTRUMENT NO. 108013683 AND THE AMENDMENT AND PARTIAL RESTATEMENT OF SAID DECLARATION, RECORDED AS INSTRUMENT NO. 109008562, RECORDS OF ADA COUNTY, IDAHO.



ROB O'MALLEY
 IDAHO NO. 13765

DRAWING NO: 150099-V-FP

T-O ENGINEERS
 332 N. BROADMORE WAY
 NAMPA, IDAHO 83687-5123
 PHONE: (208) 442-6300 FAX: (208) 466-0944

SORREL SUBDIVISION

CERTIFICATE OF OWNERS

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

A RE-SUBDIVISION OF LOT 3, BLOCK 1 OF SADIE CREEK SUBDIVISION, FILED IN BOOK 100 OF PLATS AT PAGES 12931-12935, RECORDS OF ADA COUNTY, IDAHO LOCATED IN THE SW1/4 OF THE NE1/4 OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR MARKING THE NORTH ONE-QUARTER CORNER OF SAID SECTION 25; THENCE ALONG THE WEST BOUNDARY OF SAID SW1/4 OF THE NE1/4,

- A) S.00°23'30"E., 2233.16 FEET; THENCE,
- B) N.89°37'52"E., 8.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 3;
 - 1) N.89°37'52"E., 277.06 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE, ALONG THE EAST BOUNDARY THEREOF,
 - 2) S.00°09'13"W., 327.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE, ALONG THE SOUTH BOUNDARY THEREOF,
 - 3) S.89°36'30"W., 273.95 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE, ALONG THE SOUTH WEST BOUNDARY THEREOF,
 - 4) N.00°23'30"W., 327.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.07 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC, THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS INDICATED ON SAID PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON AND NO PERMANENT STRUCTURE OTHER THAN FOR SUCH UTILITY PURPOSES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS. ALL OF THE LOTS IN THIS SUBDIVISION WILL RECEIVE WATER SERVICE FROM THE CITY OF KUNA WHICH HAS AGREED IN WRITING TO SERVE ALL LOTS. IRRIGATION WATER HAS BEEN PROVIDED BY BOISE-KUNA IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CITY OF KUNA.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS 9th OF August, 2017

AUTUMNGOLD SENIOR, SERVICES, INC.

Cathy Venrick
CATHY VENRICK, EXECUTIVE DIRECTOR

ACKNOWLEDGMENT

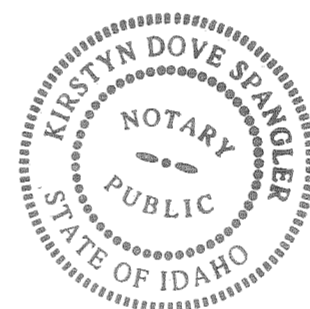
STATE OF IDAHO }
COUNTY OF ADA } S.S.

ON THIS 9th DAY OF August, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CATHY VERNICK, KNOWN OR IDENTIFIED TO ME TO BE THE EXECUTIVE DIRECTOR OF AUTUMNGOLD SENIOR SERVICES, INC, WHO EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID 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.

MY COMMISSION EXPIRES 7-31-19

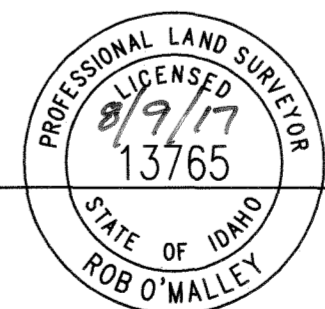
Kirstyn Dove Spangler
NOTARY PUBLIC FOR THE STATE OF IDAHO



CERTIFICATE OF SURVEYOR

I, ROB O'MALLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

Rob O'Malley
ROB O'MALLEY
IDAHO NO. 13765



SORREL SUBDIVISION

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 CONDITION OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

Roin Badij R.E.H.S.
R.E.H.S. DISTRICT HEALTH DEPARTMENT

8.16.17
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 13th DAY OF SEPTEMBER, 2017.

Paul R. Wood
ADA COUNTY HIGHWAY DISTRICT



APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, HEREBY APPROVE THE FOREGOING PLAT.

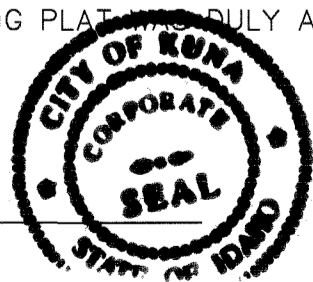
Justin Walsh
CITY ENGINEER ~ KUNA, IDAHO

11/28/17
DATE

APPROVAL OF THE CITY COUNCIL

I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 1st DAY OF September, 2017, THE FOREGOING PLAT WAS FULLY ACCEPTED AND APPROVED.

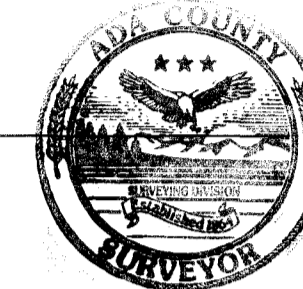
Chris Engels
CITY CLERK ~ KUNA, IDAHO



CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, A LICENSED 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.

Jerry L. Hastings
ADA COUNTY SURVEYOR
PLS 5359



12-8-2017
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 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.

Vicky Mechtum by Nancy Everett
COUNTY TREASURER

12.12.2017
DATE



CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
COUNTY OF ADA } S.S.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF Autumn Gold Senior Services AT 03 MINUTES PAST 11 O'CLOCK A.M. ON THIS 21st DAY OF December, 2017. IN BOOK 112 OF PLATS, AT PAGES 144 THROUGH 146 AS INSTRUMENT NO. 2017-110452.

[Signature]
DEPUTY

Christopher D. Ricu
EX OFFICIO RECORDER

Rob O'Malley
ROB O'MALLEY
IDAHO NO. 13765

