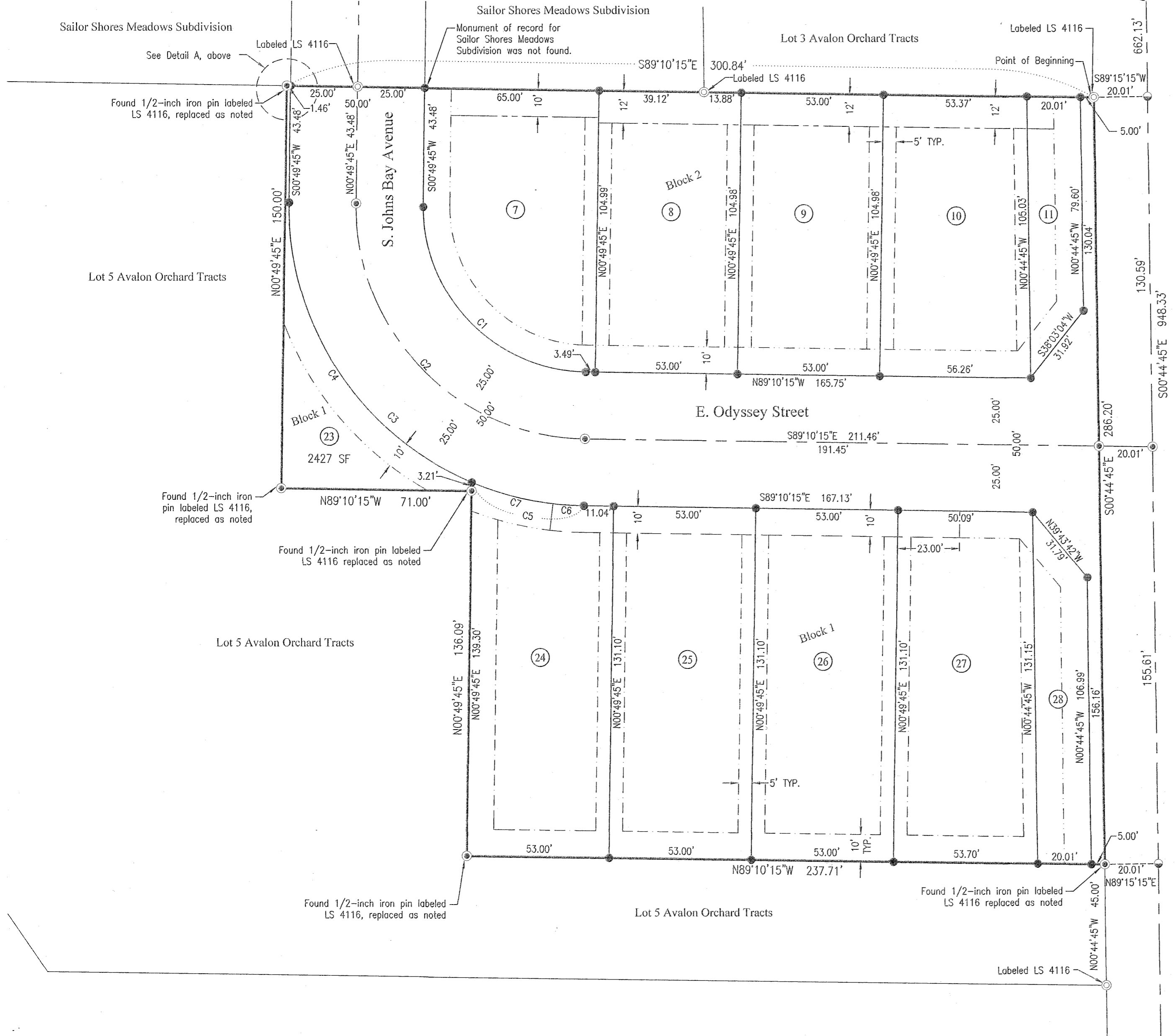
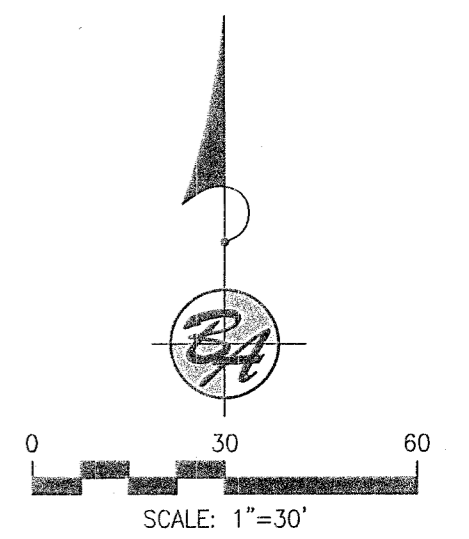
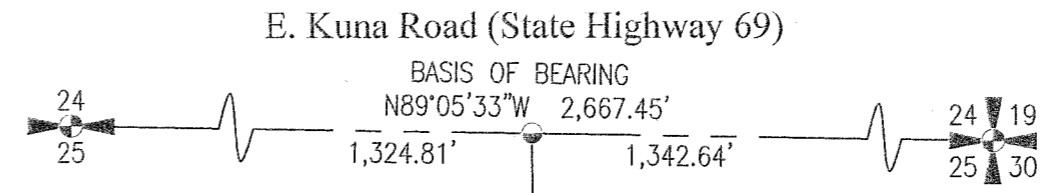
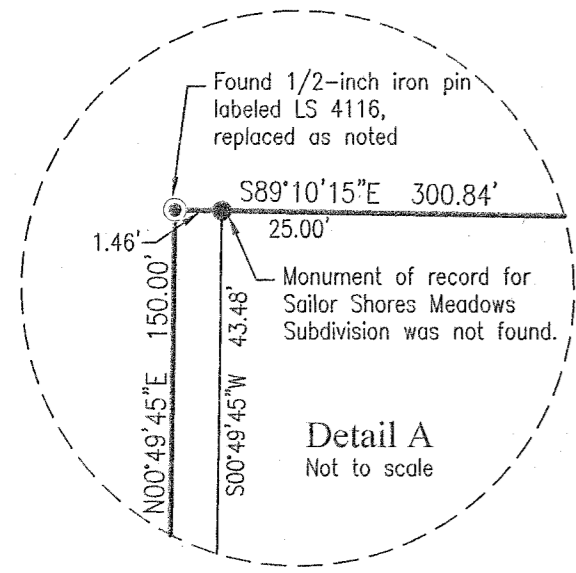


BK 115 p 17291

Sailor Shores Meadows Subdivision No. 2

A portion of Lot 5 of the Map of Avalon Orchard Tracts as recorded in Book 4 of Plats at Page 189, Records of Ada County, Idaho, being situate in the northwest quarter of the northeast quarter of Section 25, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho

2018

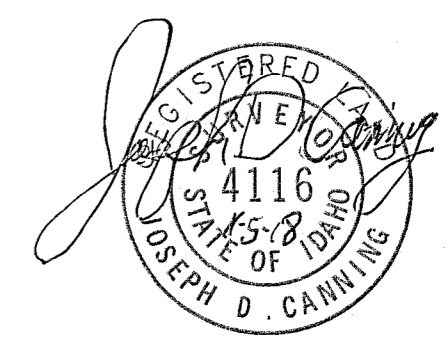


Legend

- Subdivision boundary line
- Lot line
- Section line
- Street centerline
- Tie line
- Water, sewer, drainage, and pressure irrigation easement line to benefit the City of Kuna, see Note 10 for more information.
- Water, sewer, drainage, pressure and gravity irrigation easement line to benefit the City of Kuna, see Note 10 for more information.
- 10' wide Public utility & City of Kuna easement line, see Note 10 for more information.
- Storm drainage easement line to benefit ACHD, see Note 14 for more information.
- Adjoining property line
- Found 5/8" pin
- 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
- Northwest corner of the Northeast Quarter, Section 25 Found Aluminum Cap CP&F No. 2016-017544
- Northeast Section Corner, Section 25 Found Aluminum Cap CP&F No. 99089182

Reference Documents

- Subdivision Plats
 - Avalon Orchard Tracts, Book 4, Page 189
 - Empty Pockets Subdivision, Book 84, Pages 9303-9304
 - Sailor Shores Meadows Subdivision, Book 111, Pages 15961-15963
- Records of Survey
 - ROS No. 3463
 - ROS No. 4748
 - ROS No. 8794
 - ROS No. 11256



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

See Sheet 2 for Notes and Curve Table

BK115 p 17292

Sailor Shores Meadows 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 Sailor Shores Meadows Subdivision Homeowners' Association and the owners of the lots, within said subdivision, jointly, recorded as Instrument No. 2017-010763 and as amended by Instrument No. 2017-020279, 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 Sailor Shores Meadows Subdivision No. 2.
- Lots shall not be reduced in size without prior approval from the health authority.
- Lot 11, Block 2, and Lots 23 & 28, Block 1; 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. The Homeowners' Association is responsible for payment of irrigation assessments. In the event the Homeowners' Association fails to pay assessments, each residential lot is responsible for a fractional share of the assessment, as determined by the City of Kuna.
- 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 rights-of-ways.
- Water, sewer, drainage, and irrigation easements are hereby reserved for the City of Kuna for the installation and maintenance of lines as shown hereon.
 - 10-foot wide along public rights-of-ways, rear lot lines and the exterior boundary, unless otherwise dimensioned.
 - 10-foot wide centered on interior lot lines.
- Direct lot access to S. Sailer Place 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".
- Portions of Lots 24 through 27, Block 1 are servient to and contains the ACHD storm water drainage system. This lot is 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.
- This development is subject to a License Agreement, Inst. No. 2018-053971 to benefit the Ada County Highway District.
- Lot 23, Block 1 is subject to a blanket easement reserved for the City of Kuna for the installation and maintenance of pressure irrigation lines.

Curve Table					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	96.61'	61.51'	90°00'00"	S44°10'15"E	86.98'
C2	135.88'	86.51'	90°00'00"	S44°10'15"E	122.34'
C3	175.15'	111.51'	90°00'00"	S44°10'15"E	157.69'
C4	132.13'	111.51'	67°53'35"	S33°07'02"E	124.53'
C5	43.02'	111.51'	22°06'25"	S78°07'02"E	42.76'
C6	11.52'	111.51'	05°55'21"	S86°12'34"E	11.52'
C7	31.50'	111.51'	16°11'05"	S75°09'22"E	31.39'

Certificate of Owner

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 SAILOR SHORES MEADOWS SUBDIVISION NO. 2, and that it intends to include the following described land in this plat:

A portion of Lot 5 of the Map of Avalon Orchard Tracts as recorded in Book 4 of Plats at Page 189, Records of Ada County, Idaho, being situate in the northwest quarter of the northeast quarter of Section 25, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northeast corner of said Section 25; thence N89°05'33"W, 1,342.64 feet along the northerly boundary of said Section 25 and the centerline of East Kuna Road to the centerline of South Sailer Place, which bears S89°05'33"E, 1,324.81 feet from the northwest corner of the northeast quarter of said Section 25; thence S00°44'45"E, 662.13 feet along the centerline of South Sailer Place; thence S89°15'15"W, 20.01 feet to the westerly right-of-way of South Sailer Place, which is the Point of Beginning:

Thence S00°44'45"E, 286.20 feet along the westerly right-of-way of South Sailer Place;

Thence N89°10'15"W, 237.71 feet;

Thence N00°49'45"E, 136.09 feet;

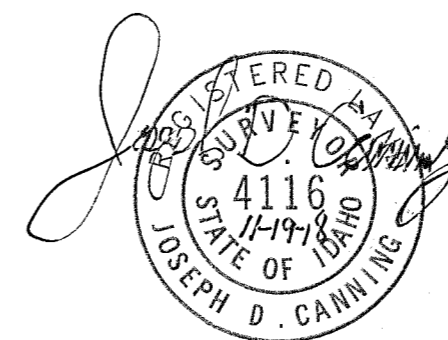
Thence N89°10'15"W, 71.00 feet;

Thence N00°49'45"E, 150.00 feet;

Thence S89°10'15"E, 300.84 feet to the Point of Beginning.

Comprising 1.78 acres, more or less.

See Sheet 3 for Owner's Signature



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

Sailor Shores Meadows Subdivision No. 2

Certificate of Owners (Continued)

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 16 day of May, 2018.

Thomas G. Maile IV

SSM2 Company, an Idaho Corporation
Thomas G. Maile IV, Member

5/16/18
Date

Acknowledgment

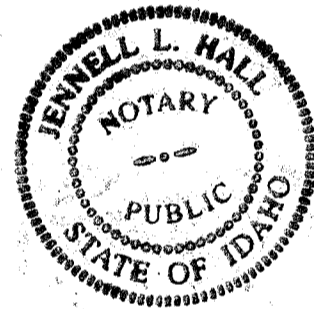
State of Idaho)
)ss.
County of Ada)

On this 16th day of May, in the year of 2018, before me the undersigned, a Notary Public in and for said state, personally appeared Thomas G. Maile IV, known or identified to me to be the Member of the corporation that executed the instrument, or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation 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

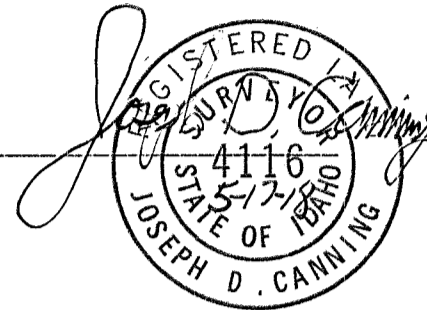
Notary Public for Idaho
Residing in Boise, Idaho
My Commission Expires 1-13-2022



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 SAILOR SHORES MEADOWS 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.

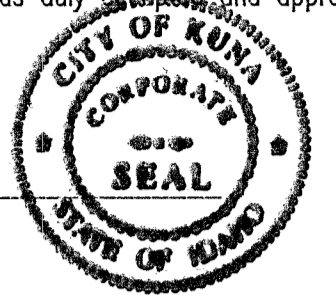
Joseph D. Canning, P.L.S. No. 4116



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 3rd day of July, 2018, this plat was duly presented and approved.

Chris Engels
Kuna City Clerk



Certificate of County Surveyor

I, the undersigned, Professional Land Surveyor for Ada County, Idaho, hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

Jonny D. Hastings
County Surveyor
PLS 5359



12-12-2018
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.

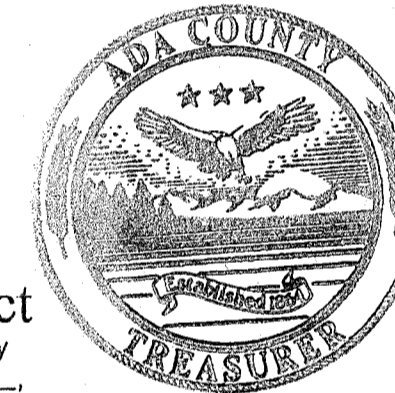
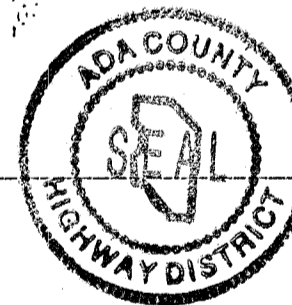
Lois Boyd REC-18
Central District Health Department, PLS
23-18
Date



Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 20th day of September, 2018.

Brad
Commission President
Ada County Highway District



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.

Elizabeth A. Mahn
Ada County Treasurer
by deputy Katherine Whaley
12-12-2018
Date

Certificate of County Recorder

State of Idaho)
)ss. Instrument No. 2018-117206
County of Ada)

I hereby certify that this instrument was filed at the request of Thomas Maile at 23 minutes past 2 o'clock P.M., this 12 day of December, 2018 in my office, and was recorded in Book 15 of Plats at Pages 1291 through 1293
Fee: 16.00

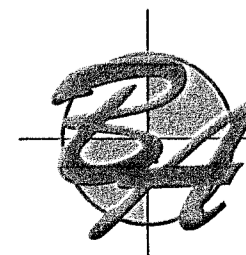
Ex-Officio Recorder: Christopher D. Rich

Deputy: *CP Rich*

Approval of City Engineer

I, the undersigned, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this 6 day of DECEMBER 2018, hereby approve this plat.

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



B&A Engineers, Inc.

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