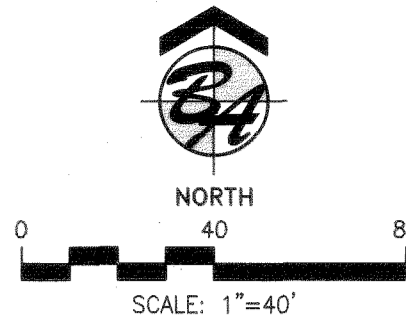


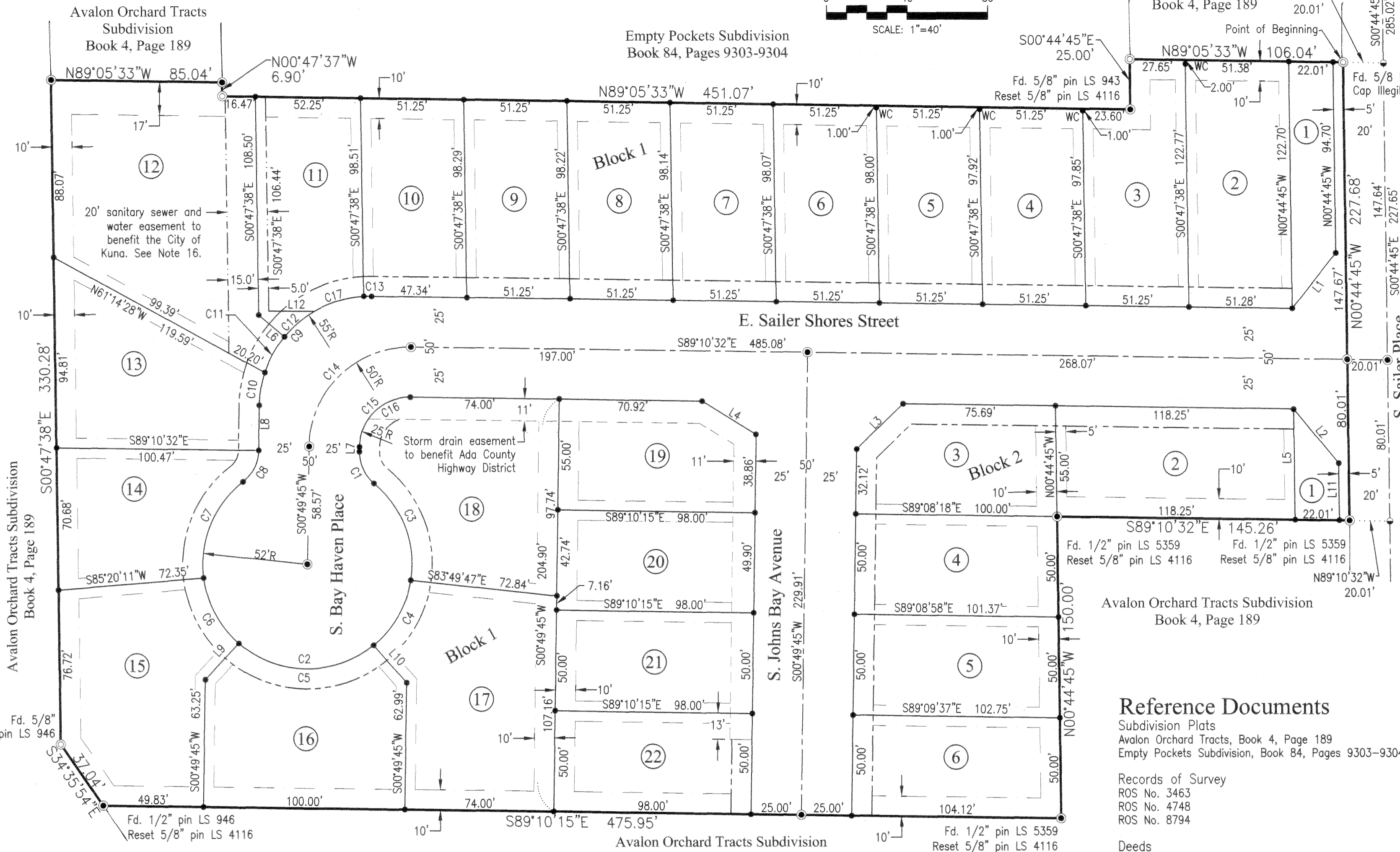
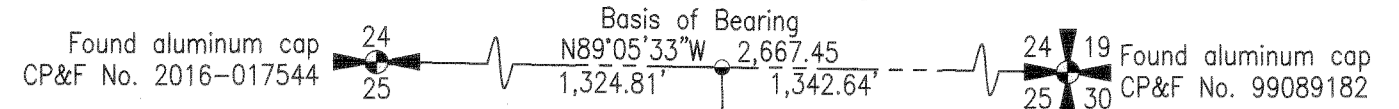
# Sailor Shores Meadows Subdivision

A portion of Lots 1 and 3 of the Avalon Orchard Tracts, 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.

2016



E. Kuna Road (State Highway 69)



## 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 SAILOR SHORES MEADOWS SUBDIVISION Homeowners' Association and the owners of the lots, within said subdivision, jointly and severally.
- Lots shall not be reduced in size without prior approval from the health authority.
- No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
- 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.
- Lot 1, Block 1 and Lot 1, Block 2 are designated as common area lots to be owned and maintained by the Homeowner's Association. This ownership and maintenance commitment may not be dissolved without the express consent of the City of Kuna. The Homeowner's Association is responsible for payment of irrigation assessments. In the event the Homeowner's Association fails to pay assessments, each residential lot is responsible for a fractional share of the assessment.
- Other than the access points shown on this plat, direct access to S. Sailer Place is prohibited.
- Maintenance of any irrigation or drainage pipe or ditch, crossing a lot, is the responsibility of the owner of that lot, unless such responsibility is assumed by an irrigation/drainage district or homeowners' association.
- 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."
- A blanket utility and pressure irrigation easement is hereby designated on Lot 1, Block 1 and Lot 1, Block 2, to benefit the City of Kuna.
- Portions of Lots 18, 19, 20, 21 and 22, Block 1, is 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.
- No easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping, parking, or other such nonpermanent improvements.
- All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.
- A public utility easement is hereby dedicated as follows:
  - 10-foot wide along public rights-of-ways of this subdivision.
- A 20-foot wide sanitary sewer and water mainline easement for the installation and maintenance of said lines and appurtenances is hereby designated over portions of Lots 11 and 12 of Block 1, to benefit the City of Kuna.
- Water, sewer, drainage, and irrigation easements are hereby dedicated to the City of Kuna for the installation and maintenance of lines as shown hereon (unless otherwise dimensioned).
  - 10-foot wide along public rights-of-ways, rear lot lines and the exterior boundary.
  - 10-foot wide centered on interior lot lines.
  - 10-foot exterior boundary unless shown otherwise.
- Lot 6, Block 2 is subject to a temporary turn-around easement per Instrument No. 2016-022520, until such time as the easement is vacated.

## Reference Documents

- Subdivision Plats  
 Avalon Orchard Tracts, Book 4, Page 189  
 Empty Pockets Subdivision, Book 84, Pages 9303-9304
- Records of Survey  
 ROS No. 3463  
 ROS No. 4748  
 ROS No. 8794
- Deeds  
 Warranty Deed Instrument No. 99092762  
 Utility Easement Instrument No. 2015-118735

## Curve Table

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
C1	51°19'04"	20.00'	17.91'	S24°49'47"E	17.32'
C2	282°38'08"	52.00'	256.51'	S89°10'15"E	65.00'
C3	59°29'26"	52.00'	53.99'	N20°44'36"W	51.60'
C4	41°50'44"	52.00'	37.98'	N29°55'29"E	37.14'
C5	80°05'42"	52.00'	72.69'	S89°06'18"E	66.92'
C6	41°33'47"	52.00'	37.72'	S28°16'34"E	36.90'
C7	59°38'29"	52.00'	54.13'	S22°19'35"W	51.72'
C8	51°19'04"	20.00'	17.91'	N26°29'17"E	17.32'
C9	89°59'43"	55.00'	86.39'	S45°49'37"W	77.78'
C10	17°20'07"	55.00'	16.64'	S09°29'49"W	16.58'
C11	21°22'12"	55.00'	20.51'	S28°50'58"W	20.40'
C12	20°31'53"	55.00'	19.71'	S49°48'01"W	19.60'
C13	04°04'24"	55.00'	3.91'	S88°47'16"W	3.91'
C14	89°59'43"	50.00'	78.54'	S45°49'37"W	70.71'
C15	89°59'43"	25.00'	39.27'	S45°49'37"W	35.35'
C16	55°56'39"	25.00'	24.41'	S62°51'09"W	23.45'
C17	26°41'07"	55.00'	25.62'	S73°24'31"W	25.39'

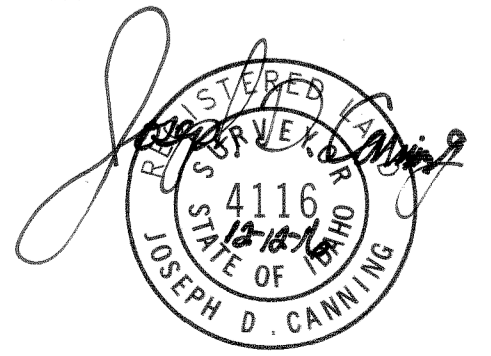
## Line Table

LINE	BEARING	LENGTH
L1	N38°03'04"E	35.11'
L2	S39°43'42"E	34.97'
L3	N45°49'37"E	32.24'
L4	S58°21'49"E	31.52'
L5	N00°44'45"W	55.00'
L6	S50°01'35"E	16.71'
L7	S00°49'45"W	2.36'
L8	S00°49'45"W	22.36'
L9	S42°50'44"W	24.65'
L10	S41°03'03"E	24.85'
L11	N00°44'45"W	28.42'
L12	S89°50'12"E	22.81'

## Legend

- Subdivision boundary
- Lot line
- Water, sewer, drainage and irrigation easement to benefit the City of Kuna. See note 17 for more information.
- Public utility easement. See note 15 for more information.
- Combined storm drainage easement to benefit ACHD (see note 12) and utility easement (see note 17).
- Found aluminum cap
- Found 5/8" Pin LS 943, unless otherwise noted
- Set 1/2"x24" pin with plastic cap labeled "B&A LS 4116"
- Set 5/8"x30" pin with plastic cap labeled "B&A LS 4116"
- Calculated point
- Witness corner

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



# Sailor Shores Meadows Subdivision

## Certificate of Owners

KNOW ALL MEN BY THESE PRESENTS: That the undersigned do hereby certify that it is the owner of a certain tract of land to be known as SAILOR SHORES MEADOWS SUBDIVISION, and that it intends to include the following described land in this plat:

A portion of Lots 1 and 3 of the Avalon Orchard Tracts Subdivision as recorded in Book 4 at page 189, in the office of the Ada County, Idaho, Recorder, situated 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, being more particularly described as follows:


Commencing at a found aluminum monument marking the northeast corner of said Section 25; thence N89°05'33"W, 1,342.64 feet along the northerly boundary line of said Section 25 to the centerline of South Sailer Place; thence S00°44'45"E, 285.02 feet along the centerline of South Sailer Place; thence N89°05'33"W, 20.01 feet along a line parallel with the northerly boundary of said Section 25 to the westerly right-of-way of South Sailer Place and to the POINT OF BEGINNING:

- Thence N89°05'33"W, 106.04 feet along a line parallel to the northerly boundary of said Section 25;
- Thence S00°44'45"E, 25.00 feet;
- Thence N89°05'33"W, 451.07 feet along a line parallel to the northerly boundary of said Section 25;
- Thence N00°47'37"W, 6.90 feet;
- Thence N89°05'33"W, 85.04 feet along a line parallel to the northerly boundary of said Section 25;
- Thence S00°47'38"E, 330.28 feet;
- Thence S34°35'54"E, 37.04 feet;
- Thence S89°10'15"E, 475.95 feet;
- Thence N00°44'45"W, 150.00 feet;
- Thence S89°10'32"E, 145.26 feet to the westerly right-of-way of South Sailer Place;
- Thence N00°44'45"W, 227.68 feet along the westerly right-of-way of South Sailer Place to the POINT OF BEGINNING.

Comprising 4.77 acres, more or less.

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, and no permanent structures are to be erected within the lines of said easements. 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 10 day of June, 2016.

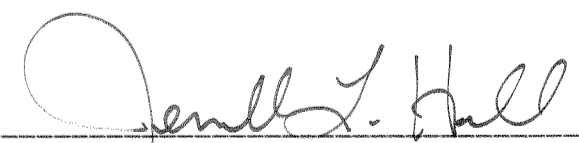
  
 \_\_\_\_\_  
 New Horizon Construction Company, LLC  
 Thomas Maile, Manager

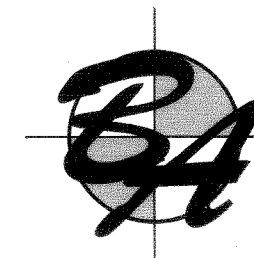
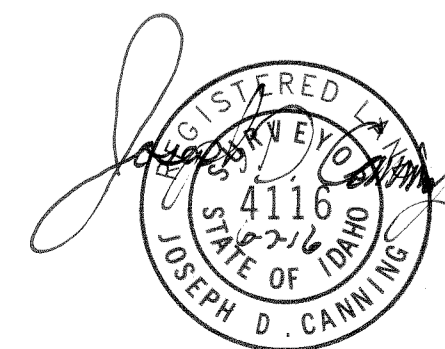
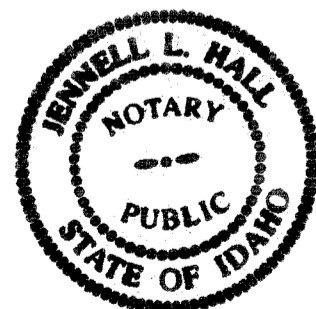
## Acknowledgment

State of Idaho)  
)ss.  
County of Ada)

On this 10 day of June, in the year of 2016, before me the undersigned, a Notary Public in and for said state, personally appeared Thomas Maile, known or identified to me to be the person whose name is subscribed to the within instrument as Manager of New Horizon Construction Company, LLC, and acknowledged to me that he executed the same as such Manager.

IN WITNESS WHEREOF: I have set my hand and seal the day and year in this certificate first above written.

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

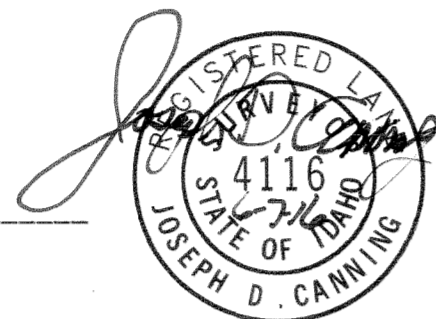


**B&A Engineers, Inc.**  
 Consulting Engineers, Surveyors & Planners  
 5505 W. Franklin Rd. Boise, Id. 83705  
 (208) 343-3381

# Sailor Shores Meadows Subdivision

## 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, 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, 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 18<sup>th</sup> day of October 2016, this plat was duly accepted and approved.

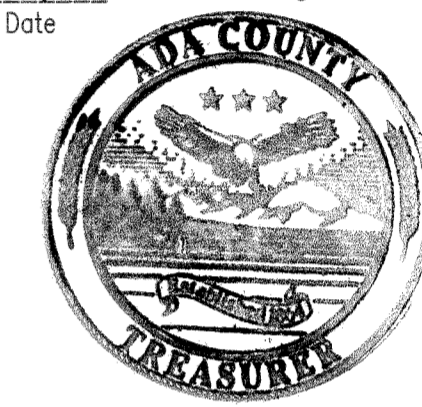
Chris Engels 11/10/2016  
Kuna City Clerk



## 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.

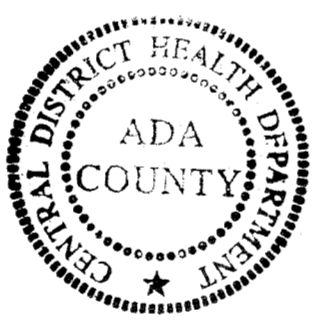
Vicky McIntyre by Marcy Everett 12-21-2016  
Ada County Treasurer Date



## 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 Badi REHS 8-10-16  
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.

Joseph L. Hastings 12-20-2016  
Ada County Surveyor Date  
PLS 5359



## Certificate of County Recorder

State of Idaho) )ss. Instrument No. 2016-123549  
County of Ada)

I hereby certify that this instrument was filed at the request of Thomas Maile at 39 minutes past 10 o'clock P.M., this 21<sup>st</sup> day of December, 2016, in my office, and was recorded in Book 111 of Plats at Pages 15961 through 15963. Fee: \$16.-

Ex-Officio Recorder: Christopher D. Rich

Deputy: A Olson

## Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 9 day of November, 2016.

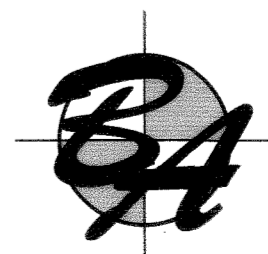
Kent Soltis  
Commission President  
Ada County Highway District



## Approval of City Engineer

I, the undersigned, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this 10<sup>th</sup> day of November 2016, hereby approve this plat.

Arden Starn 11-10-2016  
Kuna City Engineer Date



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