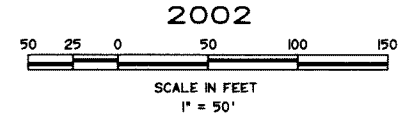


# PLAT OF BRANDYWINE SUBDIVISION No. 1

A PORTION OF LOT 23, KUNA ORCHARD TRACTS,  
LYING IN THE NW 1/4, SECTION 26, T.2N., R.1W., B.M.,  
KUNA, ADA COUNTY, IDAHO



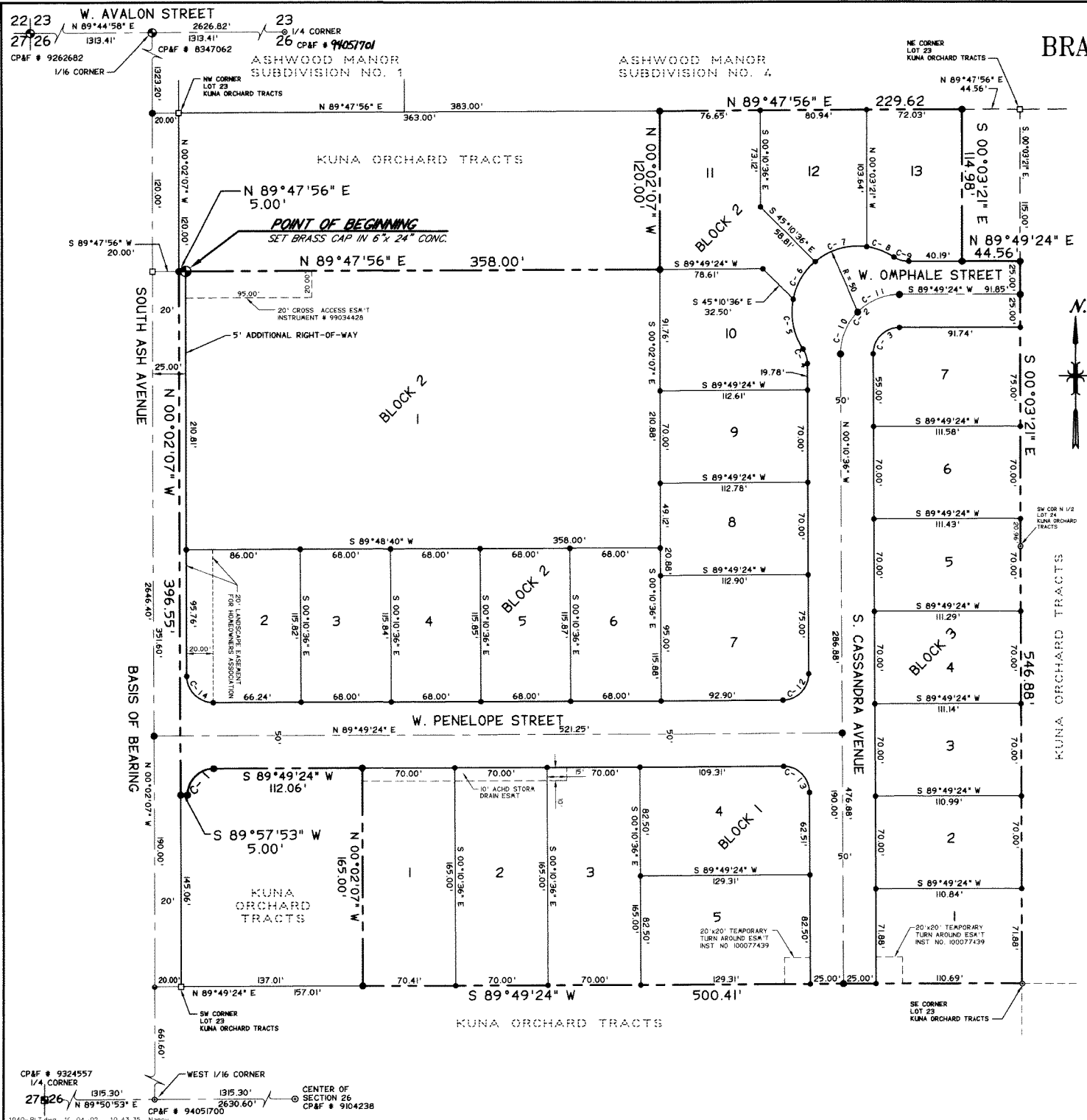
### NOTES

1. BUILDING SETBACKS SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
3. ALL LOTS ARE HERE BY DESIGNATED AS HAVING A PERMANENT PUBLIC UTILITIES, DRAINAGE, IRRIGATION AND KUNA CITY STREET LIGHT EASEMENT OVER THE TEN (10) FEET ADJACENT TO ANY STREET THAT IS DEDICATED TO THE USE OF THE PUBLIC. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS TO EACH LOT.
4. SUBDIVIDER WILL COMPLY WITH THE DISCLOSURE REQUIREMENTS OF SECTION 31-3805 OF THE IDAHO CODE.
5. A TEN (10) FOOT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT IS LOCATED ALONG THE EXTERIOR BOUNDARY LINES.
6. A TEN (10) FOOT PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT IS HEREBY RESERVED LYING FIVE (5) FEET ON BOTH SIDES OF EACH COMMON INTERIOR LOT LINE.
7. A TEN (10) FOOT PERMANENT ACHD STORM DRAIN EASEMENT IS DEDICATED ON LOTS 1, 2 & 3, BLOCK 1. THIS EASEMENT SHALL REMAIN FREE OF ALL ENCROACHMENTS AND OBSTRUCTIONS (INCLUDING FENCES AND TREES) WHICH MAY ADVERSELY AFFECT DRAINAGE OR OPERATION AND MAINTENANCE OF THE SEEPAGE BED.

### LEGEND

- BOUNDARY LINE
- - - EASEMENT BOUNDARY
- +— CENTER LINE
- +— LOT LINE
- ⊙ FOUND BRASS CAP
- ⊠ FOUND ALUMINUM CAP
- ⊙ FOUND 5/8" IRON PIN W/CAP
- SET 5/8" X 30" IRON PIN W/CAP
- SET 1/2" X 24" IRON PIN W/CAP
- CALCULATED POINT (NOT SET)
- FOUND P.K. NAIL

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C-1	20.00	89°51'31"	31.37	S 44°53'39" W	28.25
C-2	45.00	90°00'00"	70.69	S 44°49'24" W	63.64
C-3	20.00	90°00'00"	31.42	S 44°49'24" W	28.28
C-4	20.00	33°47'00"	11.79	N 17°04'06" W	11.62
C-5	50.00	45°24'59"	39.63	S 11°15'06" E	38.60
C-6	50.00	38°31'50"	33.62	S 30°43'18" W	32.99
C-7	50.00	48°00'15"	41.89	S 73°59'21" W	40.68
C-8	50.00	25°36'57"	22.35	N 69°12'04" W	22.17
C-9	20.00	33°47'00"	11.79	S 73°17'06" E	11.62
C-10	45.00	45°00'00"	35.34	S 22°19'24" W	34.44
C-11	45.00	45°00'00"	35.34	S 67°19'24" W	34.44
C-12	20.00	90°00'00"	31.42	N 44°49'24" E	28.28
C-13	20.00	90°00'00"	31.42	N 45°10'36" W	28.28
C-14	20.00	90°08'29"	31.47	S 45°06'21" E	28.32



CP&F # 9324557  
1/4 CORNER  
27 26 N 89°50'53" E 1915.30'  
CP&F # 94051700  
WEST 1/16 CORNER  
1915.30'  
CENTER OF SECTION 26  
CP&F # 9104238  
2630.60'

# BRANDYWINE SUBDIVISION No. 1

### CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENT: THAT P & F DEVELOPMENT L.L.C., AN IDAHO LIMITED LIABILITY COMPANY, HERMIE SMITH AND HOLLY A. VADEN, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS THEIR INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS PLAT.

A PARCEL OF LAND BEING A PORTION OF LOT 23 OF THE KUNA ORCHARD TRACTS AS ON FILE IN THE OFFICE OF THE ADA COUNTY RECORDER, BOISE, IDAHO IN BOOK 6 OF PLATS AT PAGE 291, SAID PARCEL BEING SITUATED IN THE NW 1/4 OF SECTION 26, T.2N., R.1W., B.M. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 26; THENCE ALONG THE NORTH LINE OF SAID SECTION 26 NORTH 89°44'58" EAST 1313.41 FEET TO A BRASS CAP MARKING THE NORTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF SAID NE 1/4 OF THE NW 1/4 SOUTH 00°02'07" EAST 1229.20 FEET TO AN IRON PIN MARKING THE NORTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4; THENCE ALONG THE NORTH LINE OF SAID SE 1/4 OF THE NW 1/4 NORTH 89°47'56" EAST 20.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 23; THENCE ALONG THE WEST LINE OF SAID LOT 23 SOUTH 00°02'07" EAST 120.00 FEET TO AN IRON PIN; THENCE ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 23 NORTH 89°47'56" EAST 5.00 FEET TO A BRASS CAP MARKING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°47'56" EAST 358.00 FEET TO AN IRON PIN; THENCE ALONG A LINE PARALLEL WITH SAID WEST LINE OF SAID LOT 23 NORTH 00°02'07" WEST 120.00 FEET TO AN IRON PIN ON SAID NORTH LINE OF LOT 23; THENCE ALONG SAID NORTH LINE NORTH 89°47'56" EAST 229.62 FEET TO AN IRON PIN; THENCE ALONG A LINE WHICH IS PARALLEL WITH THE EAST LINE OF SAID LOT 23 SOUTH 00°03'21" EAST 114.98 FEET TO AN IRON PIN; THENCE NORTH 89°49'24" EAST 44.56 FEET TO AN IRON PIN ON SAID EAST LINE OF LOT 23; THENCE ALONG SAID EAST LINE SOUTH 00°03'21" EAST 548.88 FEET TO AN IRON PIN MARKING THE SOUTHEAST CORNER OF SAID LOT 23; THENCE ALONG THE SOUTH LINE OF SAID LOT 23 SOUTH 89°49'24" WEST 500.41 FEET TO AN IRON PIN; THENCE LEAVING SAID SOUTH LINE ALONG A LINE PARALLEL WITH SAID WEST LINE OF LOT 23 NORTH 00°02'07" WEST 165.00 FEET TO AN IRON PIN; THENCE ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF LOT 23 SOUTH 89°49'24" WEST 112.06 FEET TO AN IRON PIN MARKING A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°51'31", A LENGTH OF 31.37 FEET AND A LONG CHORD WHICH BEARS SOUTH 44°53'39" WEST 28.25 FEET TO AN IRON PIN; THENCE SOUTH 89°57'53" WEST 5.00 FEET TO AN IRON PIN ON SAID WEST LINE OF LOT 23; THENCE ALONG SAID WEST LINE NORTH 00°02'07" WEST 396.55 FEET TO AN IRON PIN; THENCE LEAVING SAID WEST LINE ALONG A LINE PARALLEL WITH SAID NORTH LINE OF LOT 23 NORTH 89°47'56" EAST 5.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 8.05 ACRES, MORE OR LESS.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS ARE HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE WITHIN THE LINES OF SAID EASEMENTS. ALL OF THE LOTS WITHIN THIS PLAT WILL BE 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 IN THIS SUBDIVISION.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 7 DAY OF Sept, 2000.

P & F DEVELOPMENT, L.L.C.

Paul A. Beckman  
PAUL BECKMAN, MANAGER

Holly A. Vaden  
HOLLY A. VADEN

Hermie Smith  
HERMIE SMITH

### ACKNOWLEDGMENT

STATE OF IDAHO )  
COUNTY OF ADA ) SS

ON THIS 7<sup>th</sup> DAY OF SEPTEMBER, 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED HOLLY A. VADEN, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

James D. Cox  
NOTARY PUBLIC FOR IDAHO  
RESIDING AT BOISE, IDAHO  
MY COMMISSION EXPIRES: 8/24/2001

9-7-00

### CERTIFICATE OF SURVEYOR

I, PATRICK A. TEALEY, 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 AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND FILING ACT.



Patrick A. Tealey  
PATRICK A. TEALEY, P.L.S. NO. 4347

### APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AN FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 14<sup>th</sup> DAY OF February, A.D. 2000, THIS PLAT WAS DULY ACCEPTED AND APPROVED.



Colleen Nison  
CITY CLERK  
KUNA, IDAHO

### CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODES RELATING TO PLATS AND SURVEYS.



Daniel Johnson PLS 970  
Acting COUNTY SURVEYOR  
10-03-02

### ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 10<sup>th</sup> DAY OF July, 2002



David W. Wylde  
CHAIRMAN  
ADA COUNTY HIGHWAY DISTRICT

### CERTIFICATE OF COUNTY TREASURER

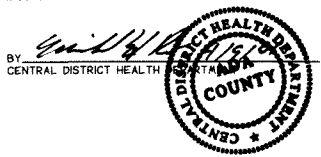
I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Lynnda Fischer  
COUNTY TREASURER  
Michelle Jaught

10-10-2002  
DATE

### APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL.



Smith  
CENTRAL DISTRICT HEALTH DEPARTMENT

### APPROVAL OF CITY ENGINEER

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

Tim A. Camp 8-8-02  
CITY ENGINEER



### COUNTY RECORDERS CERTIFICATE

STATE OF IDAHO )  
COUNTY OF ADA ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF Paul Beckman AT 8:45 MINUTES PAST 12 O'CLOCK P.M., THIS 14<sup>th</sup> DAY OF February, 2000, IN MY OFFICE AND WAS DULY RECORDED IN BOOK 85 OF PLATS AT PAGES 9437 AND 9438 UNDER INSTRUMENT NO. 102117531

J. FORTIS  
DEPUTY

Fee: \$11.00

J. David Navarro  
EX-OFFICIO RECORDER

### ACKNOWLEDGMENT

STATE OF IDAHO )  
COUNTY OF ADA ) SS

ON THIS 7<sup>th</sup> DAY OF SEPTEMBER, 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PAUL A. BECKMAN, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF P & F DEVELOPMENT L.L.C., THE IDAHO 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 HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

James D. Cox  
NOTARY PUBLIC FOR IDAHO  
RESIDING AT BOISE, IDAHO  
MY COMMISSION EXPIRES: 8/24/2001

9-7-00

### ACKNOWLEDGMENT

STATE OF IDAHO )  
COUNTY OF ADA ) SS

ON THIS 14<sup>th</sup> DAY OF DECEMBER, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED HERMIE SMITH, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



James D. Cox  
NOTARY PUBLIC FOR IDAHO  
RESIDING AT BOISE, IDAHO  
MY COMMISSION EXPIRES: 8/24/01

12-7-01