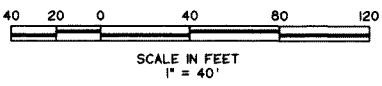


PLAT OF BRANDYWINE SUBDIVISION No. 2

A PORTION OF LOTS 23 & 24, KUNA ORCHARD TRACTS,
LYING IN THE NW 1/4, SECTION 26, T.2N., R.1W., B.M.,
KUNA, ADA COUNTY, IDAHO
2002



- NOTES**
- BUILDING SETBACKS SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
 - ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
 - 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.
 - SUBDIVIDER WILL COMPLY WITH THE DISCLOSURE REQUIREMENTS OF SECTION 31-3805 OF THE IDAHO CODE.
 - A TEN (10) FOOT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT IS LOCATED ALONG THE EXTERIOR BOUNDARY LINES.
 - 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.
 - LOT 21, BLOCK 2, IS HEREBY COVERED WITH AN A.C.H.D. STORM DRAINAGE EASEMENT FOR HEAVY MAINTENANCE OF DRAINAGE FACILITIES. 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 FACILITY.
 - DIRECT LOT ACCESS TO S. SCHOOL AVENUE IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE CITY OF KUNA AND ADA COUNTY HIGHWAY DISTRICT.

- 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	100.00	06°24'14"	11.18	S 86°50'13" E	11.17
C-2	100.00	06°30'41"	11.36	N 86°53'27" W	11.36
C-3	125.00	06°23'35"	14.17	N 86°52'54" W	14.16
C-4	75.00	06°24'14"	8.38	S 86°50'13" E	8.38
C-5	20.00	90°02'14"	31.43	N 44°56'32" E	28.29
C-6	20.00	89°57'46"	31.40	N 45°03'28" E	28.28
C-7	125.00	06°24'14"	13.97	S 86°50'13" E	13.96
C-8	75.00	06°32'29"	8.56	N 86°54'11" W	8.56
C-9	150.00	46°59'33"	123.03	N 60°21'08" W	119.61
C-10	120.00	51°20'47"	107.54	N 58°10'31" W	103.98

CP&F #9324557
1/4 CORNER 1315.30'
WEST 1/16 CORNER
CP&F #94051700

N 89°50'53" E 1315.30'
SECTION 26
CP&F #9104238
CENTER 1/4 CORNER

TEALEY'S LAND SURVEYING
2501 BOGUS BASIN ROAD BOISE, IDAHO 83702
208-385-0636
Project No. 1940-2 Sheet 1 of 2

BRANDYWINE SUBDIVISION No. 2

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENT: THAT P & F DEVELOPMENT L.L.C., AN IDAHO LIMITED LIABILITY COMPANY AND HERMIE SMITH, 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 LOTS 23 AND 24 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., KUNA, ADA COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN IRON PIN MARKING THE NORTH 1/4 CORNER OF SAID SECTION 26; THENCE ALONG THE NORTH-SOUTH CENTER OF SECTION LINE OF SAID SECTION 26
SOUTH 00°04'35" EAST 1324.33 FEET TO THE NORTHEAST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 26; THENCE ALONG THE EXTENDED NORTH LINE AND THE NORTH LINE OF SAID LOT 24 SOUTH 89°47'56" WEST 390.00 FEET TO A BRASS CAP MARKING THE POINT OF BEGINNING; THENCE RETURNING
NORTH 89°47'56" EAST 100.00 FEET TO AN IRON PIN MARKING THE NORTHEAST CORNER OF SAID LOT 24; THENCE ALONG THE EAST LINE OF SAID LOT 24
SOUTH 00°04'35" EAST 346.90 FEET TO AN IRON PIN ON A FENCE LINE REFERRED TO IN CASE NO. CV-0C-98-01975-D OF THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT OF THE STATE OF IDAHO; THENCE LEAVING SAID EAST LINE ALONG SAID FENCE LINE
NORTH 86°36'41" WEST 64.05 FEET TO AN IRON PIN; THENCE CONTINUING
SOUTH 89°25'53" WEST 263.13 FEET TO AN IRON PIN; THENCE CONTINUING
NORTH 89°07'42" WEST 305.29 FEET TO AN IRON PIN ON THE EAST LINE OF BRANDYWINE SUBDIVISION NO. 1 AS ON FILE IN THE OFFICE OF THE ADA COUNTY RECORDER; THENCE ALONG SAID EAST LINE
NORTH 00°03'21" WEST 223.86 FEET TO AN IRON PIN; THENCE CONTINUING
SOUTH 89°49'24" WEST 44.56 FEET TO AN IRON PIN; THENCE CONTINUING
NORTH 00°03'21" WEST 114.98 FEET TO THE NORTHEAST CORNER OF SAID BRANDYWINE SUBDIVISION NO. 1; THENCE LEAVING SAID EAST LINE AND RUNNING LONG THE NORTH LINE OF SAID LOTS 23 AND 24 NORTH 89°47'56" EAST 666.74 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 5.09 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 5th DAY OF December 2001.

P & F DEVELOPMENT, L.L.C.

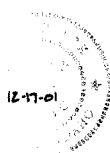
Paul A Beckman
PAUL A BECKMAN, MANAGER

Hermie Smith
HERMIE SMITH

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF ADA) SS
ON THIS 17th 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
COMMISSION EXPIRES: 12/17/01

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

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

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

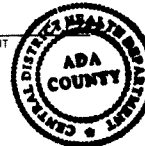


Walter Wyl
CHAIRMAN
ADA COUNTY HIGHWAY DISTRICT

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.

BY Michelle R. Williams
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.

BY Tim A. Burman 8/18/02
CITY ENGINEER

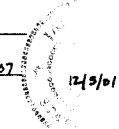
ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF ADA) SS

ON THIS 5th DAY OF December, 2001, 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
COMMISSION EXPIRES: 12/17/01



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 26th DAY OF March, A.D. 2002, THIS PLAT WAS DULY ACCEPTED AND APPROVED.



Colleen Nixon
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 J. Campbell PLS 970
Acting COUNTY SURVEYOR
10-03-02

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.

Linda Fischer by Nancy Everett 10-22-2002
COUNTY TREASURER DATE



COUNTY RECORDERS CERTIFICATE

STATE OF IDAHO)
COUNTY OF ADA) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF Paul A Beckman AT 11:00 MINUTES PAST 11 O'CLOCK A.M., THIS 20th DAY OF December, 2002 IN MY OFFICE AND WAS DULY RECORDED IN BOOK 26 OF PLATS AT PAGES 9444 AND 9445 UNDER INSTRUMENT NO. 102128388

Jim Davis
DEPUTY

Jim Davis
EX-OFFICIO RECORDER