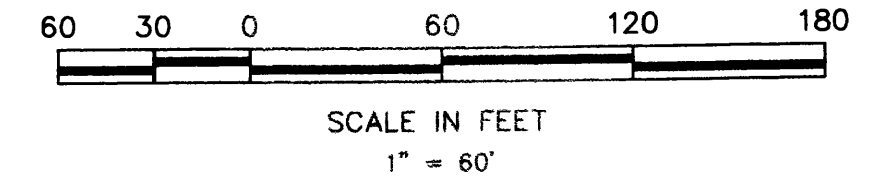


# PLAT OF BRECKENBURY SUBDIVISION

A PORTION OF THE W 1/2, NW 1/4, NE 1/4, SECTION 26., T.2N., R.1W., B.M.,  
KUNA, ADA COUNTY, IDAHO

2002



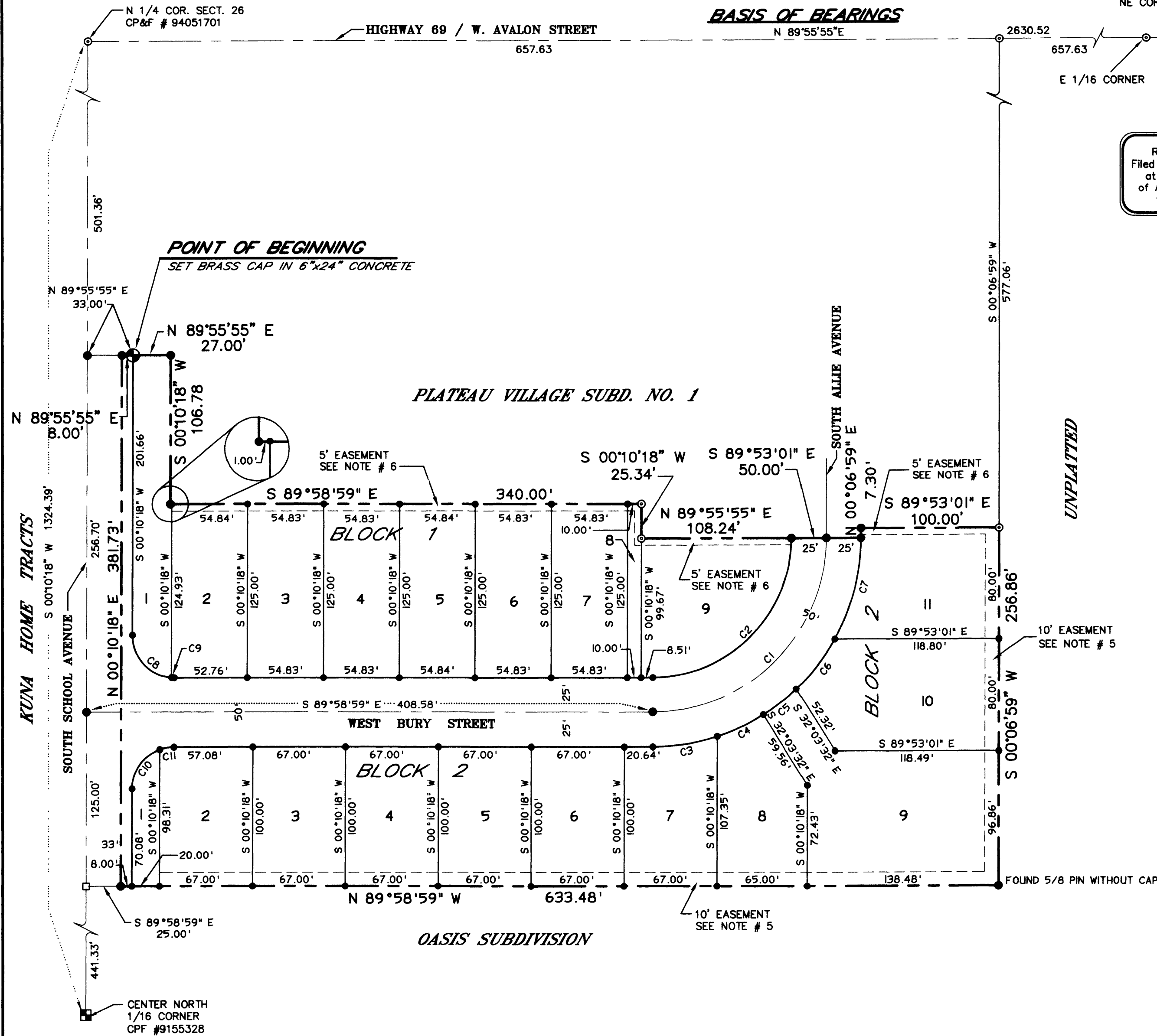
### LEGEND

- CENTER LINE
- BOUNDARY LINE
- EASEMENT LINE
- LOT LINE
- ⊕ BRASS CAP
- ⊙ FOUND 5/8" IRON PIN
- SET 5/8" X 30" IRON PIN w/PLASTIC CAP
- SET 1/2" X 24" IRON PIN w/PLASTIC CAP
- CALCULATED POINT, NOT SET
- FOUND ALUMINUM CAP

### NOTES

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT, OR AS ALLOWED BY CONDITIONAL USE.
2. ANY RESUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
3. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION 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 UTILITIES, DRAINAGE AND IRRIGATION EASEMENT IS LOCATED ALONG THE SOUTH AND THE EAST BOUNDARY LINES AS SHOWN.
6. A FIVE (5) FOOT UTILITIES, DRAINAGE AND IRRIGATION EASEMENT IS LOCATED ALONG THE NORTH BOUNDARY OF THE SUBDIVISION AS SHOWN.
7. ALL INTERIOR LOT LINES HAVE A TEN (10) FOOT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT LYING FIVE (5) FEET ON EITHER SIDE OF SAID LOT LINES.
8. LOT 1 AND 8 BLOCK 1 AND LOT 1 BLOCK 2 ARE DESIGNATED COMMON AREAS, AND ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ARE HEREBY DESIGNATED AS BEING COVERED BY A PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT.
9. ALL BUILDABLE LOTS ARE FOR SINGLE FAMILY DWELLINGS ONLY. EACH STRUCTURE SHALL BE A MINIMUM OF 1,300 SQUARE FEET IN SIZE, EXCLUDING GARAGES.
10. DIRECT LOT ACCESS TO S. SCHOOL AVENUE, IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF KUNA.
11. LOT 1, BLOCK 1 IS HEREBY DESIGNATED AS BEING COVERED WITH A PERMANENT ADA COUNTY HIGHWAY DISTRICT STORM DRAINAGE EASEMENT FOR ACCESS, MAINTENANCE AND OPERATION OF DRAINAGE FACILITIES. THE 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.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	196.21	125.00	89°56'15"	N 45°02'54" E	176.68
C2	156.91	100.00	89°54'02"	N 45°04'00" E	141.30
C3	47.15	150.00	18°00'35"	N 81°00'43" E	46.96
C4	36.83	150.00	14°03'58"	N 64°58'27" E	36.73
C5	30.20	150.00	11°32'13"	N 52°10'21" E	30.15
C6	45.28	150.00	17°17'43"	N 37°45'23" E	45.11
C7	75.90	150.00	28°59'32"	N 14°36'45" E	75.09
C8	45.12	30.00	86°10'39"	S 42°55'01" E	40.99
C9	2.08	30.00	03°58'38"	S 87°59'40" E	2.08
C10	36.93	30.00	70°31'44"	S 35°26'10" W	34.64
C11	10.11	30.00	19°18'59"	S 80°21'31" W	10.07



C.P. & F. # 101013567  
NE COR. SECT. 26  
E 1/16 CORNER

Reference to R.O.S.  
Filed in Book A of Surveys  
at Page 88 in offices  
of ADA County Recorder  
for Boundary Info.

KUNA HOME TRACTS

UNPLATTED

**TEALEY'S LAND SURVEYING**  
2501 BOGUS BASIN RD. • BOISE, IDAHO 83702  
208-385-0636

Project No. 2415 Sheet 1 of 2

