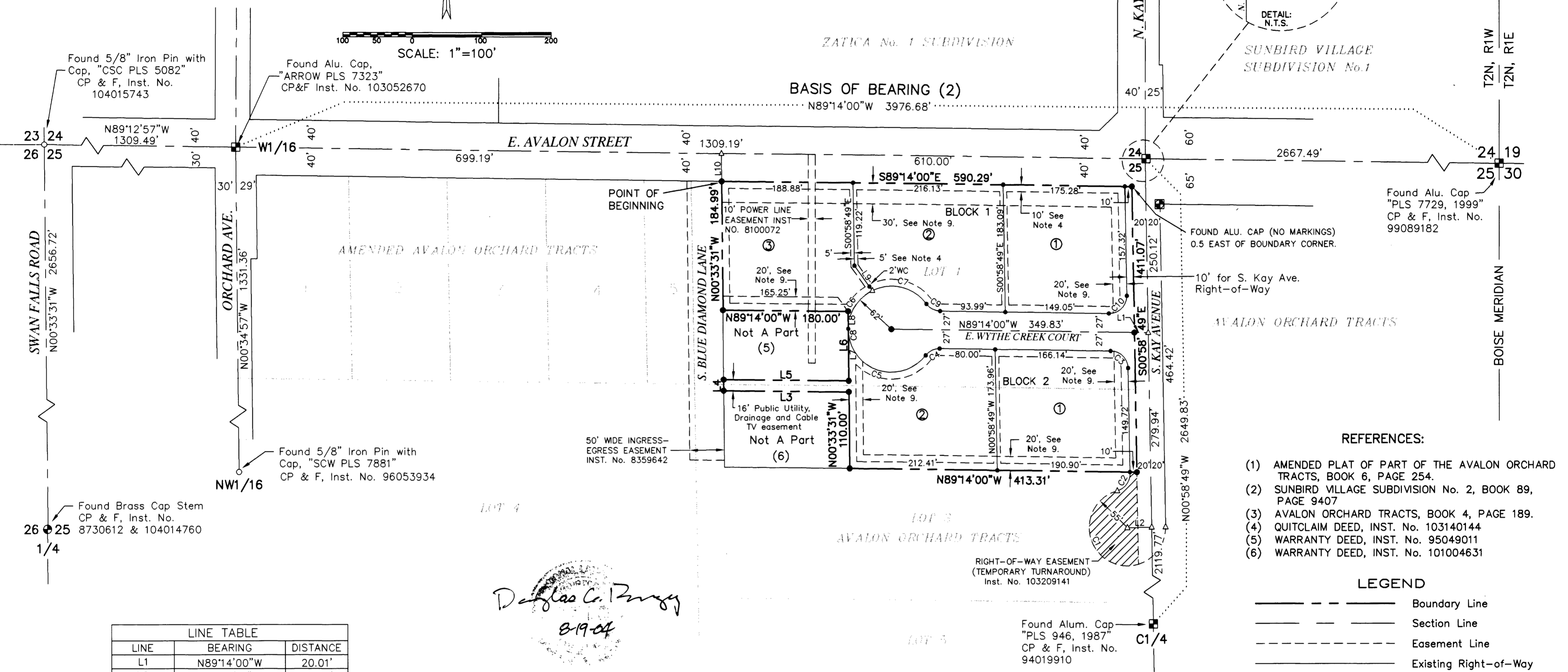
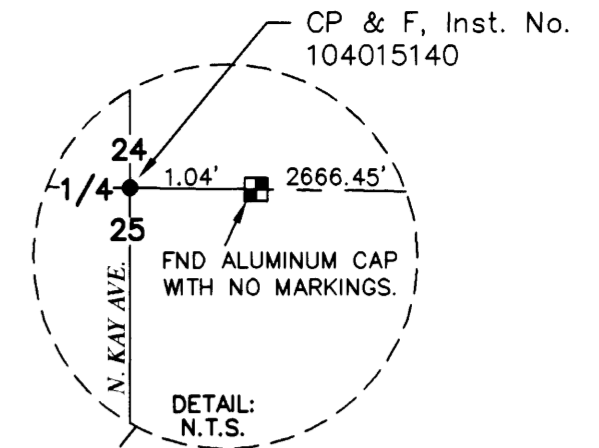
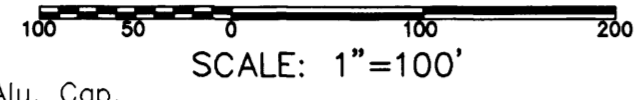
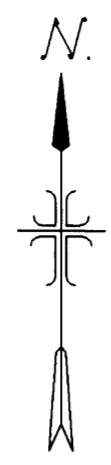


PLAT OF  
**CEMENT FALLS PARK SUBDIVISION**  
 A PORTION OF LOT 1 AND LOT 3 OF THE AVALON ORCHARD  
 TRACTS, LOCATED IN THE NORTHEAST QUARTER OF THE  
 NORTHWEST QUARTER OF SECTION 25, T.2N., R.1W., B.M.,  
 CITY OF KUNA, ADA COUNTY, IDAHO  
 BERGEY LAND SURVEYING  
 Middleton, Idaho  
 June, 2004



**REFERENCES:**

- (1) AMENDED PLAT OF PART OF THE AVALON ORCHARD TRACTS, BOOK 6, PAGE 254.
- (2) SUNBIRD VILLAGE SUBDIVISION No. 2, BOOK 89, PAGE 9407
- (3) AVALON ORCHARD TRACTS, BOOK 4, PAGE 189.
- (4) QUITCLAIM DEED, INST. No. 103140144
- (5) WARRANTY DEED, INST. No. 95049011
- (6) WARRANTY DEED, INST. No. 101004631

**LEGEND**

- Boundary Line
- Section Line
- Easement Line
- Existing Right-of-Way
- Centerline
- Found Brass Cap
- Found Aluminum Cap
- Found Brass Cap Right-of-Way Monument
- Found 5/8" Iron Pin
- Set 5/8" x 30" Iron Pin W/Plastic Cap PLS 5710.
- Set 1/2" x 24" Iron Pin W/Plastic Cap PLS 5710.
- Calculated Point, Nothing Set.
- 2.00' Witness Corner.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°14'00"W	20.01'
L2	S89°01'11"W	35.00'
L3	N89°14'00"W	180.00'
L4	N00°33'31"W	16.00'
L5	S89°14'00"E	180.00'
L6	N00°33'31"W	100.00'
L7	N00°33'31"W	74.93'
L8	N00°33'31"W	25.07'
L9	S35°38'47"E	44.20'
L10	S00°33'31"E	40.01'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	55.00'	255°31'21"	245.28'	71.00'	86.96	N53°13'09"W
C2	25.00'	75°31'21"	32.95'	19.36'	30.62	N36°46'51"E
C3	25.00'	89°25'45"	39.02'	24.75'	35.18	N45°41'41"W
C4	25.00'	53°17'40"	23.25'	12.54'	22.42	S64°07'10"W
C5	62.00'	143°17'40"	155.06'	186.89'	117.69	N70°52'50"W
C6	62.00'	63°02'30"	68.22'	38.02'	64.83	S32°17'15"W
C7	62.00'	80°15'11"	86.84'	52.26'	79.92	N76°03'55"W
C8	62.00'	286°35'21"	310.12'	46.22'	74.11	N00°46'00"E
C9	25.00'	53°17'40"	23.25'	12.54'	22.42	N62°35'10"W
C10	25.00'	92°46'30"	40.48'	26.24'	36.20	N45°24'26"E

*Douglas C. Bergey*  
 8-19-04

**NOTES:**

- 1) THIS PLAT IS SUBJECT TO COMPLIANCE WITH IDAHO CODE 31-3805. IRRIGATION IS PROVIDED PER THE CITY OF KUNA'S GENERAL DESIGN AND CONSTRUCTION REQUIREMENTS FOR PRESSURE IRRIGATION FACILITIES.
- 2) BUILDING SETBACKS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF ADA COUNTY OR THE CITY OF KUNA.
- 3) LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT THE PRIOR APPROVAL OF THE APPROPRIATE HEALTH AUTHORITY.
- 4) ALL LOTS HAVE FIVE (5) FOOT WIDE EASEMENTS CONTIGUOUS TO SIDE LOT LINES AND TEN (10) FOOT WIDE EASEMENTS CONTIGUOUS TO FRONT AND REAR LOT LINES FOR PUBLIC UTILITIES, DRAINAGE AND CABLE TV UNLESS SHOWN OTHERWISE.
- 5) ANY RE-SUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- 6) DIRECT ACCESS TO LOTS 1, 2 AND 3 OF BLOCK 1 FROM E. AVALON STREET IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE ADA COUNTY HIGHWAY DISTRICT AND CITY OF KUNA.
- 7) PROTECTIVE COVENANTS ARE NOT FILED FOR THIS SUBDIVISION.
- 8) THE 30 FOOT LANDSCAPE BUFFER EASEMENT ALONG E. AVALON ST. AND THE 20 FOOT LANDSCAPE BUFFER EASEMENTS IN THE SUBDIVISION ARE IN FAVOR OF THE CITY OF KUNA AND SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA STANDARDS FOR LANDSCAPING PURPOSES.
- 9) NO EASEMENT SHOWN OR DESIGNATED HEREON SHALL PRECLUDE THE CONSTRUCTION OF AND MAINTENANCE OF HARD SURFACE DRIVEWAYS.

