

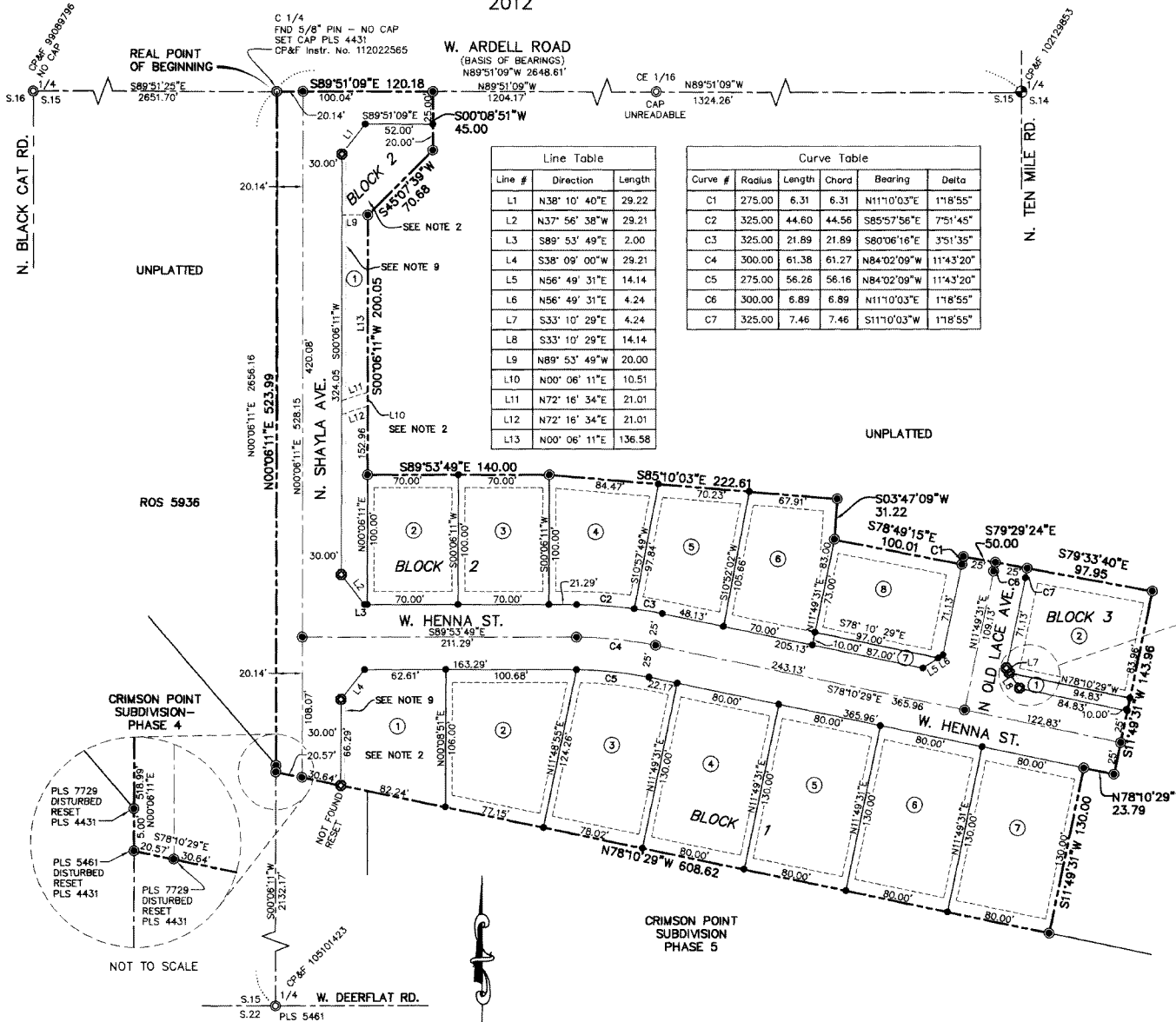
CRIMSON POINT NORTH SUBDIVISION NO. 1

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15,
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
KUNA, ADA COUNTY, IDAHO
2012

Pk 104 Pg 1408

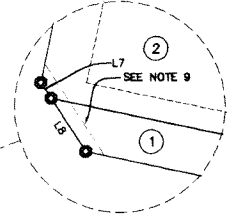
NOTES:

- All lot lines common to a public right-of-way line and all interior rear lot lines have a ten (10) foot wide permanent public utilities, property drainage, and irrigation easement. Each side of interior lot lines have a five (5) foot wide public utilities, property drainage, and irrigation easement.
- Lot 1 Block 1, and portions of Lot 1 Block 2, are servient to and contain the ACHD storm water drainage system. These lots are encumbered by that certain master perpetual storm water drainage easement recorded on May 8, 2009 as Instrument No. 109053259 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.
- Any resubdivision of this Plat shall comply with the applicable zoning regulations in effect at the time of resubdivision and may require amendment of the development agreement.
- Lot 1, Block 1, Lots 1 and 7, Block 2, and Lot 1, Block 3 are designated as common area lots to be owned and maintained by the Crimson Point North Subdivision Homeowner's Association. This ownership and maintenance commitment may not be dissolved without the express consent of Kuna City.
- Maintenance of any irrigation, drainage pipe or ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage district.
- Irrigation water will be provided by City of Kuna in compliance with Idaho Code Section 31-3805(b). All lots within this subdivision will be entitled to irrigation rights, and will be obligated for assessments from City of Kuna.
- 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 nonagricultural 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"
- 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 Crimson Point North Subdivision.
- Ada county Highway District 3.00 foot wide sidewalk easement. See Instrument No. 108107069, Ada County Records.
- This plat is subject to an ACHD Temporary License Agreement. See Instrument No. 112023418, Ada County Records.

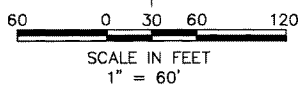
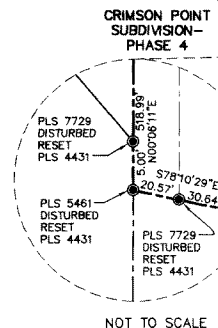


Line #	Direction	Length
L1	N38° 10' 40"E	29.22
L2	N37° 56' 38"W	29.21
L3	S89° 53' 49"E	2.00
L4	S38° 09' 00"W	29.21
L5	N56° 49' 31"E	14.14
L6	N56° 49' 31"E	4.24
L7	S33° 10' 29"E	4.24
L8	S33° 10' 29"E	14.14
L9	N89° 53' 49"W	20.00
L10	N00° 06' 11"E	10.51
L11	N72° 16' 34"E	21.01
L12	N72° 16' 34"E	21.01
L13	N00° 06' 11"E	136.58

Curve #	Radius	Length	Chord	Bearing	Delta
C1	275.00	6.31	6.31	N11°0'03"E	118°55'
C2	325.00	44.60	44.56	S85°57'56"E	75°1'45"
C3	325.00	21.89	21.89	S80°06'16"E	35°1'35"
C4	300.00	61.38	61.27	N84°02'09"W	11°43'20"
C5	275.00	56.26	56.16	N84°02'09"W	11°43'20"
C6	300.00	6.89	6.89	N11°0'03"E	118°55'
C7	325.00	7.46	7.46	S11°0'03"W	118°55'



- LEGEND**
- Subdivision Boundary
 - Section Line
 - Easement line (See Notes 1 and 2)
 - ACHD Sidewalk Easement (See Note 9)
 - Street Centerline
 - Lot Line
 - Lot Number
 - Found Brass cap
 - Found 5/8" Iron Pin, as noted
 - Set 5/8" x 24" Iron Pin with Plastic Cap, PLS 4431
 - Set 1/2" x 24" Iron Pin with Plastic Cap, PLS 4431
 - Set Magnetic Nail w/Washer PLS 4431
 - Survey/Dimension Line



Balley Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD

1500 E. IRON EAGLE DR. TEL: 208-938-0013
EAGLE, ID 83616 FAX: 208-938-0516

CRIMSON POINT NORTH SUBDIVISION NO. 1

CERTIFICATE OF OWNERS

Know all men by these presents: Westpark Company, Inc., an Idaho Corporation, is the owner of the property described as follows:

A parcel of land located in the NW1/4 of the SE1/4 of Section 15, T.2N., R.1W., B.M., Ada County, Idaho, more particularly described as follows: Commencing at the East ¼ corner of said Section 15; Thence North 89°51'09" West, 2648.61 feet to the Center ¼ of said section and the **REAL POINT OF BEGINNING**.

Thence returning South 89°51'09" East, 120.18 feet;
 Thence South 00°08'51" West, 45.00 feet;
 Thence South 45°07'39" West, 70.68 feet;
 Thence South 00°06'11" West, 200.05 feet;
 Thence South 89°53'49" East, 140.00 feet;
 Thence South 85°10'03" East, 222.61 feet;
 Thence South 3°47'09" West, 31.22 feet;
 Thence South 78°49'15" East, 100.01 feet;
 Thence 6.31 feet along the arc of a non-tangent curve to the left, having a radius of 275.00 feet, a central angle of 1°18'55", and a long chord bearing North 11°10'03" East, 6.31 feet;
 Thence South 79°29'24" East, 50.00 feet;
 Thence South 79°33'40" East, 97.95 feet;
 Thence South 11°49'31" West, 143.96 feet;
 Thence North 78°10'29" West, 23.79 feet;
 Thence South 11°49'31" West, 130.00 feet;
 Thence North 78°10'29" West, 608.62 feet to a point on the North-South mid-section line and an angle point on the Northeasterly boundary of Crimson Point Subdivision - Phase 4, as same is recorded in Book 96 of Plats at Page 11874, records of Ada County, Idaho;
 Thence along said boundary and mid-section line North 00°06'11" East, 523.99 feet to the Point of Beginning.
 Containing 4.50 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water service from an existing City of Kuna's Municipal Water main line located adjacent to the subject subdivision, and City of Kuna's Municipal Water has agreed in writing to serve all the lots in this subdivision.

Westpark Company, Inc.


 Gregory B. Johnson, Director

CERTIFICATE OF SURVEYOR

I, D. Terry Peugh, 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" 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 Code relating to plats and surveys.

D. Terry Peugh



P.L.S. No. 4431

ACKNOWLEDGMENT


State of Idaho)
) s.s.
 County of Ada)

On this 14th day of September, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared Gregory B. Johnson, known or identified to me to be the Director of Westpark Company, Inc., an Idaho Corporation that executed the instrument or the person who executed the instrument on behalf of said Corporation and acknowledged to me that such Corporation executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

July 23 2011
 My commission expires




 Notary Public for Idaho
 Residing in Meridian, Idaho

Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD

1500 E. IRON EAGLE DR. TEL 208-938-0013
 EAGLE, ID 83616 FAX 208-938-0516

CRIMSON POINT NORTH SUBDIVISION NO. 1

HEALTH CERTIFICATE

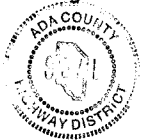
Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Kuna, and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a Certificate of Disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

Scott W. Rums RUMS 9/25/12
Central District Health Department Date



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 15th day of February, 2012.



Shirley A. Dwyer
Chairman ACHD

APPROVAL OF CITY ENGINEER

I, the undersigned, ~~representative of~~ Malcolm Associates, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this day 22nd March 2012, hereby approve of this plat.

Heather Astor 3/22/2012
City Engineer Date

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Kuna, Ada County, Idaho, hereby certify that at a regular meeting of the City Council held on the 15th day of December, 2009, this plat was duly accepted and approved.



Branda A. Bergman
City Clerk, Kuna, Idaho

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.



Jerry L. Hattberg
County Surveyor
PLS 5359 3-27-2012

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 subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

3/29/12
Date



Nicky J. McCuttyre
County Treasurer
by Adam Brown, deputy

COUNTY RECORDER'S CERTIFICATE

State of Idaho)
) s.s.
County of Ada)

I hereby certify that this instrument was filed for record at the request of Bailey Engineering, Inc. at 16 Minutes past 2 O'clock P. M. on this 15th day of April, 2012, in Book 104 of plats at Pages 406 thru 408.

Instrument No. 112034406

Christopher P. Rich
Deputy

Christopher P. Rich
Ex-Officio Recorder
Fee \$16.00



Bailey Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 1500 E. IRON EAGLE DR. TEL 208-838-0013
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