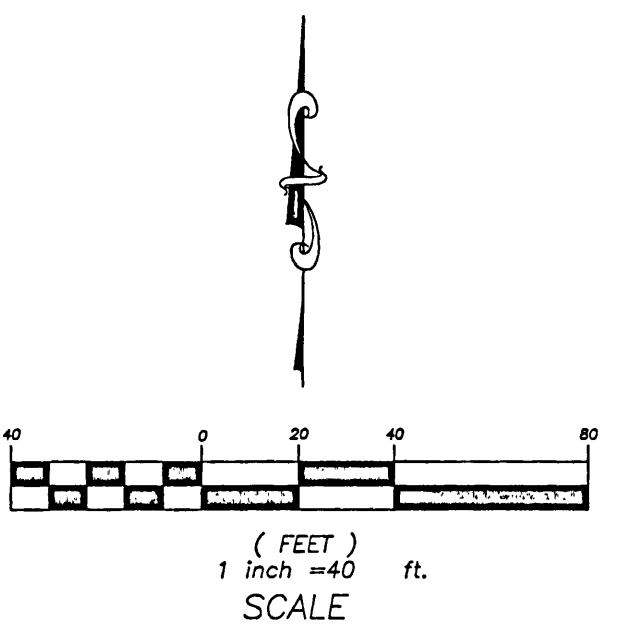
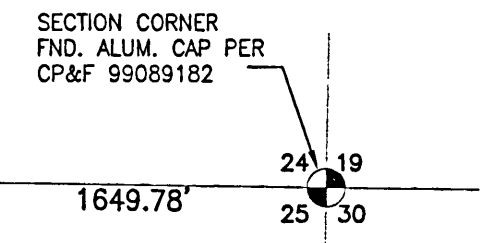
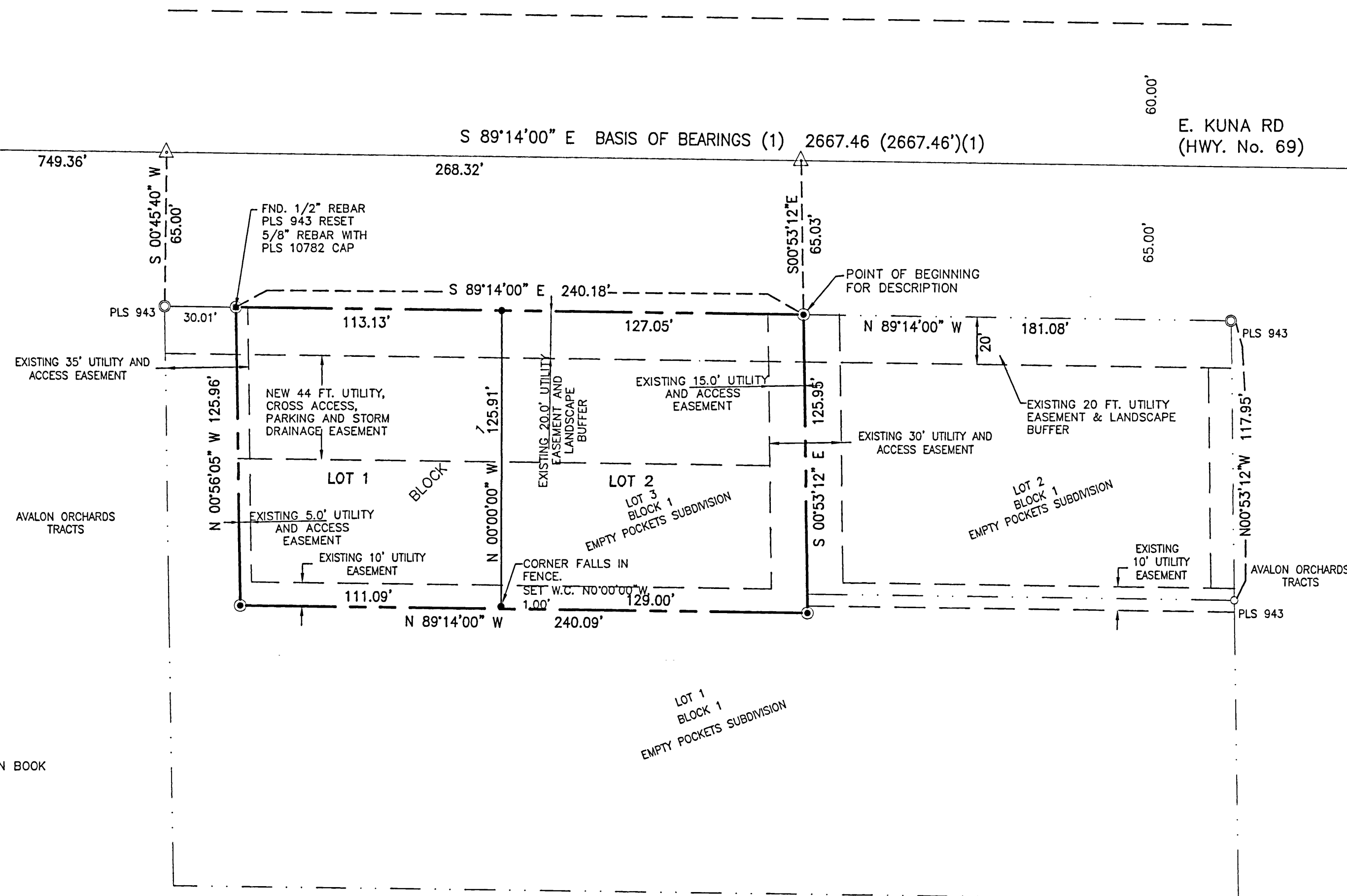


# PLAT OF DEN SUBDIVISION

A REPLAT OF LOT 3, BLOCK 1, EMPTY POCKETS SUBDIVISION  
WITHIN THE NW1/4, NE1/4, SECTION 25,  
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN,  
CITY OF KUNA, ADA COUNTY, IDAHO  
2005

1/4 CORNER 24/25  
FND. 5/8" REBAR W/BERGEY CAP FITS  
DISTANCE AND OTHER TIES OF 1/4 CORNER  
PER CP&F'S 104015140, 09398621, THE  
PLATS OF CEMENT FALLS SUBDIVISION AND  
OF EMPTY POCKETS SUBDIVISION. I  
CONCLUDE THAT THE BERGEY MONUMENT  
REPRESENTS THE RECORD POSITION OF THIS  
CORNER, AND THUS WAS USED FOR CONTROL  
FOR THIS PLAT.  
FOUND ALUM. CAP MONUMENT POSSIBLY PER  
CP& F INST. No. 103052671, N82°58'44"E,  
1.04'. ALUMINUM CAP HAS NO MARKINGS.  
ALUMINUM CAP WAS NOT USED FOR  
CONTROL.

S. KAY AVE



LEGEND	
	SUBDIVISION BOUNDARY
	EMPTY POCKETS SUBDIVISION LOT LINES
	NEW LOT LINE
	SECTIONAL LINE
	EASEMENTS
	FOUND ALUMINUM CAP
	FOUND 5/8" REBAR
	FOUND 1/2" REBAR
	SET 5/8" X 30" REBAR W/ORANGE PLASTIC CAP PLS 10782
	SET 1/2" X 24" REBAR W/ORANGE PLASTIC CAP PLS 10782
	CALCULATED POINT
	RECORD INFORMATION

**REFERENCES**  
(1) REAT OF EMPTY POCKETS SUBDIVISION IN BOOK 84, AT PAGE 9303.

**EASEMENT NOTES FROM EMPTY POCKETS SUBDIVISION  
(APPLIES TO EXISTING EASEMENTS FROM THAT PLAT)**

1. THE EXISTING UTILITY EASEMENTS SHOWN OR NOTED HEREON ARE PERPETUAL, ARE APPURTENANT TO THIS PROPERTY, AND SHALL RUN WITH THE LAND, AND HAVE BEEN GRANTED TO THE HOMEOWNER'S ASSOCIATION FOR INSTALLATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES.
2. THE EXISTING UTILITY EASEMENTS SHOWN OR NOTED HEREON HAVE BEEN RESERVED FOR DRAINING THE STORM WATER FROM THE LOTS.
3. THE EXISTING UTILITY AND ACCESS EASEMENTS SHOWN HEREON ARE A PERPETUAL EASEMENT FOR THE RIGHT OF INGRESS AND EGRESS AND AN UNDIVIDED INTEREST IN SAID ACCESS EASEMENTS HAS BEEN RESERVED FOR ALL LOTS IN EMPTY POCKETS SUBDIVISION, AND SAID ACCESS EASEMENTS SHALL RUN WITH THE LAND.
4. THE EXISTING EASEMENTS DO NOT PRECLUDE THE CONSTRUCTION OR MAINTENANCE OF HARD SURFACED DRIVEWAYS, LANDSCAPING, OR OTHER SUCH NON-PERMANENT IMPROVEMENTS.

**PLAT NOTES**

1. THE LOTS IN THIS SUBDIVISION ARE WITHIN THE CITY OF KUNA IRRIGATION DISTRICT, AND ARE SUBJECT TO ASSESSMENTS FROM THE DISTRICT, HOWEVER THE OWNER HAS NOT PROVIDED IRRIGATION WATER TO THIS SITE.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
3. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE ZONING ORDINANCE
4. THE NEW UTILITY, CROSS ACCESS, PARKING AND STORM DRAINAGE EASEMENT, AS SHOWN HEREON, DOES NOT PRECLUDE THE CONSTRUCTION OR MAINTENANCE OF HARD SURFACED DRIVEWAYS, LANDSCAPING, OR OTHER SUCH NON-PERMANENT IMPROVEMENTS, AND ENCUMBERS AND BENEFITS BOTH LOTS IN THIS SUBDIVISION.



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