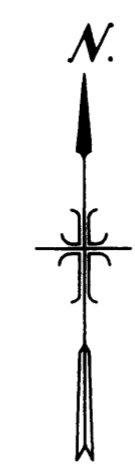


# PLAT OF PIERONI'S SUBDIVISION NO. 1

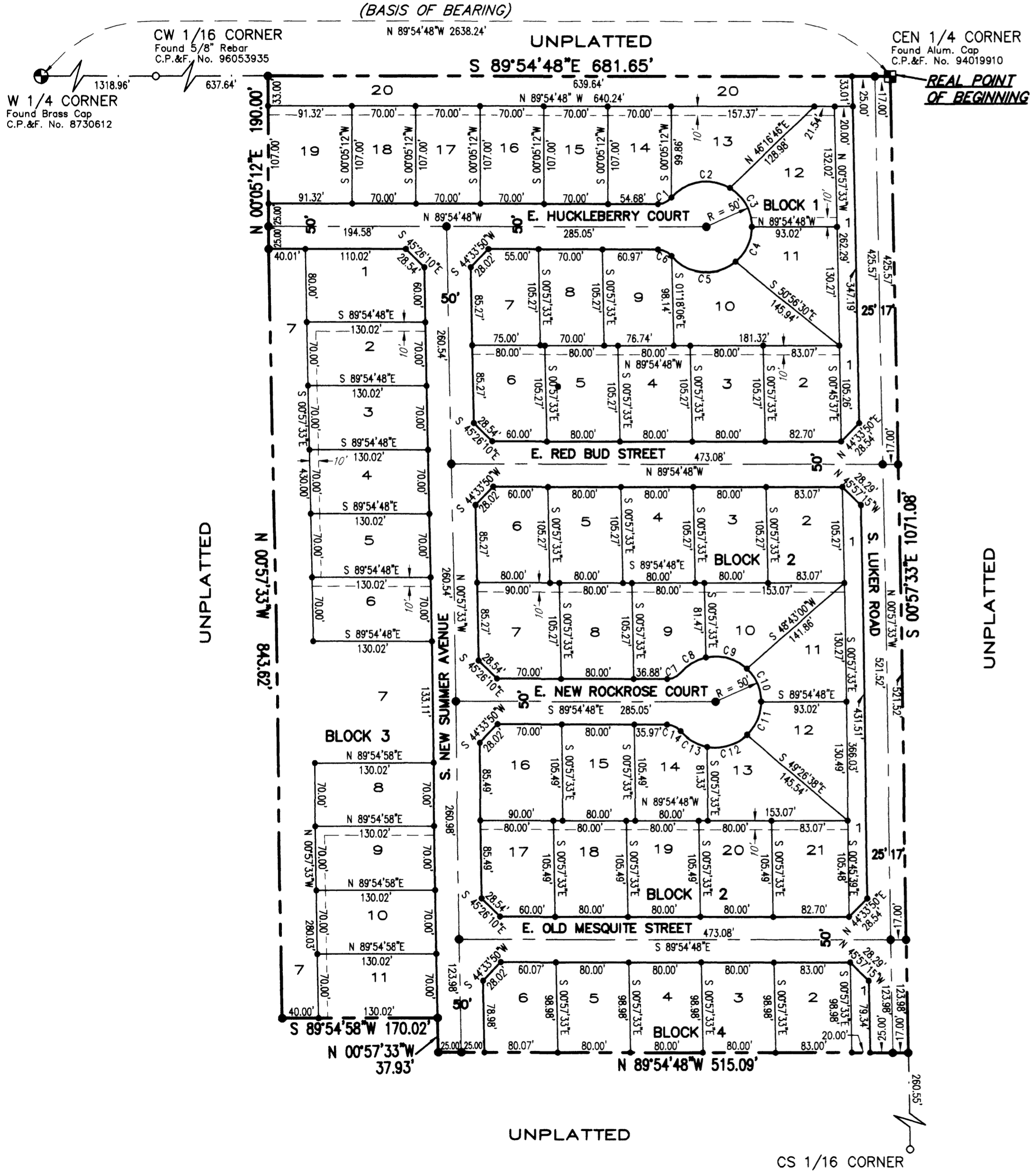
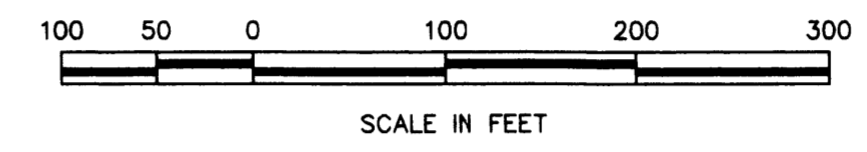
A PORTION OF THE NE 1/4 OF THE SW 1/4, SECTION 25  
TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M.  
KUNA, ADA COUNTY, IDAHO

2002



**LEGEND**

- — — — — Boundary Line
- - - - - Section Line
- — — — — Right-of-Way Line
- — — — — Centerline
- — — — — Lot Line
- - - - - Easement line
- ⊕ Real Point of Beginning, Found Alum. Cap
- ⊙ Found Brass or Aluminum Cap (as noted)
- Set 5/8"x30" Rebar with Plastic Cap
- Set 1/2"x24" Rebar with Plastic Cap
- Found 5/8" Rebar with Plastic Cap
- Found 1/2" Rebar with Plastic Cap



**NOTES**

1. THESE LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, SEWER, IRRIGATION AND STREET LIGHTS OVER THE TWELVE (12) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
2. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A FIVE (5) FOOT PROPERTY DRAINAGE, PUBLIC UTILITY AND IRRIGATION EASEMENT ADJACENT TO ALL LOT LINES INSIDE THIS SUBDIVISION WHICH DO NOT FRONT A PUBLIC STREET.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
4. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805.
5. BUILDING SETBACK DIMENSIONS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
6. LOT 19, BLOCK 1 AND LOT 7, BLOCK 3 ARE COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE PIERONI'S SUBDIVISION HOMEOWNER'S ASSOCIATION. SAID LOTS ARE COVERED BY BLANKET HOMEOWNER'S PEDESTRIAN ACCESS, PUBLIC UTILITY, IRRIGATION, AND ACHD STORM DRAINAGE EASEMENTS. THESE EASEMENTS SHALL REMAIN FREE OF ALL ENCROACHMENTS AND OBSTRUCTIONS (INCLUDING FENCES AND TREES) WHICH MAY ADVERSELY AFFECT OPERATION AND MAINTENANCE OF THE STORM DRAINAGE FACILITIES LOCATED ON SAID LOTS.
7. LOT 1, BLOCK 1; LOT 2, BLOCK 2; AND LOT 1, BLOCK 4 ARE DESIGNATED AS COMMON AREA LANDSCAPE LOTS TO BE OWNED AND MAINTAINED BY THE PIERONI'S SUBDIVISION HOMEOWNER'S ASSOCIATION. THIS COMMITMENT MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF KUNA.
8. LOT 20, BLOCK 1 IS AN OPEN SPACE LOT TO BE DEDICATED TO THE CITY OF KUNA FOR SUCH PUBLIC USES AS ARE WITHIN THE CITY'S JURISDICTION AND AUTHORITY. SAID LOT IS COVERED BY A BLANKET PUBLIC UTILITY AND IRRIGATION EASEMENT. VEHICULAR ACCESS ACROSS SAID LOT 20, OR ANY FUTURE STREET DEDICATED THEREON, IS PROHIBITED.
9. DIRECT LOT ACCESS TO LUKER ROAD IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE ADA COUNTY HIGHWAY DISTRICT AND CITY OF KUNA.
10. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.
11. THE PIERONI'S SUBDIVISION HOMEOWNERS ASSOCIATION MAY NOT BE DISSOLVED OR ITS OWNERSHIP OR MAINTENANCE COMMITMENT DISSOLVED OR ASSIGNED TO OTHERS WITHOUT THE EXPRESS CONSENT OF THE CITY OF KUNA.
12. THE DEVELOPER OF THIS SUBDIVISION SHALL NOTIFY ALL PURCHASERS THAT THIS RESIDENTIAL SUBDIVISION IS LOCATED ADJACENT TO AN EXISTING INDUSTRIAL ZONE, AND INDUSTRIAL SUBDIVISION. USES ALLOWED IN THE INDUSTRIAL ZONE MAY CREATE NOISE, ODORS, AND OTHER THINGS THAT A RESIDENTIAL DEVELOPMENT MAY FIND OBJECTIONABLE. THE CITY OF KUNA IS NOT RESPONSIBLE FOR IMPACTS UPON THE RESIDENTIAL SUBDIVISION DUE TO PRESENCE OF THE INDUSTRIAL ZONE, OR APPROVED USES WITHIN THAT ZONE.

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	49°59'41"	20.00	17.45	9.33	16.90	S 65°05'22" W
C2	81°18'49"	50.00	70.96	42.94	65.15	S 80°44'56" W
C3	58°40'52"	50.00	51.21	28.11	49.00	N 29°15'14" W
C4	50°17'35"	50.00	43.89	23.47	42.49	N 25°14'00" E
C5	89°42'06"	50.00	78.28	49.74	70.53	S 84°46'09" E
C6	49°59'41"	20.00	17.45	9.33	16.90	N 64°54'57" W
C7	49°59'41"	20.00	17.45	9.33	16.90	N 65°05'22" E
C8	37°21'48"	50.00	32.61	16.91	32.03	N 58°46'25" E
C9	55°45'48"	50.00	48.66	26.45	46.76	S 74°39'47" E
C10	46°52'06"	50.00	40.90	21.67	39.77	S 23°20'50" E
C11	46°04'12"	50.00	40.20	21.26	39.13	S 23°07'18" W
C12	54°28'12"	50.00	47.53	25.74	45.76	S 73°23'30" W
C13	39°27'18"	50.00	34.43	17.93	33.75	N 59°38'45" W
C14	49°59'41"	20.00	17.45	9.33	16.90	N 64°54'57" W



**MARTY PIERONI**  
Developer  
Monroe, Washington

**BRIGGS ENGINEERING, INC.**  
Consulting Engineers  
Boise, Idaho

