

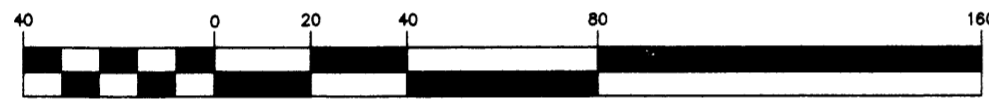
PLAT SHOWING  
**POLARIS SUBDIVISION**  
 BEING A RESUBDIVISION OF LOT 6, BLOCK 1,  
 THE FARM SUBDIVISION NO. 1,  
 LOCATED IN THE NE 1/4 NE 1/4 OF SECTION 23,  
 T.2N., R.1W., B.M., ADA COUNTY, IDAHO  
 2003

**LEGEND**

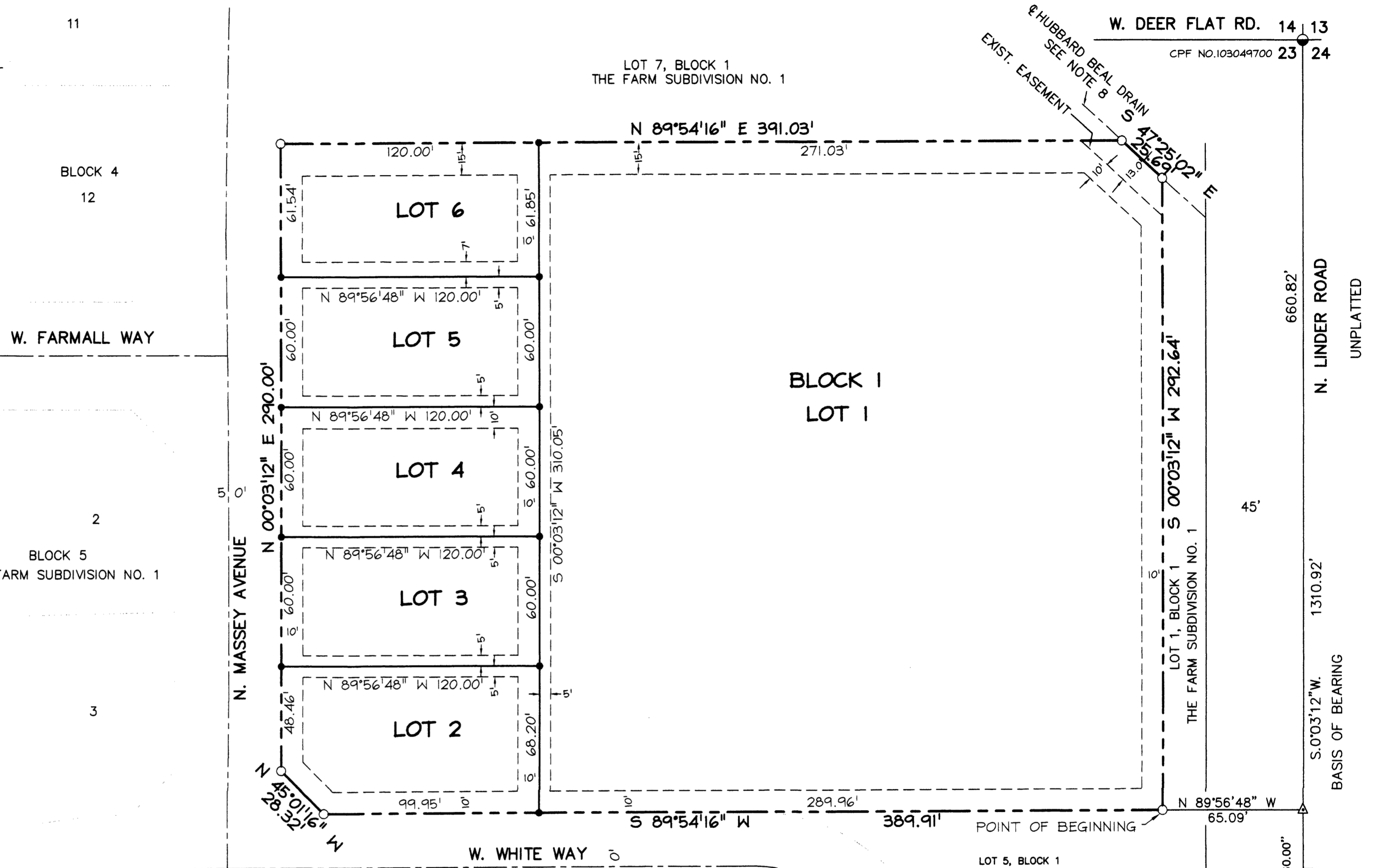
- PROPERTY BOUNDARY
- PUBLIC UTILITIES, IRRIGATION AND DRAINAGE EASEMENT
- LOT LINE
- FOUND 1/2" PIN REPLACED WITH 5/8" X 30" IRON PIN W/CAP
- SET 1/2" X 24" IRON PIN W/CAP
- △ CALCULATED POINT - NOTHING SET
- FND 5/8" REBAR (NO CAP)



GRAPHIC SCALE



1 inch = 40 ft.



**NOTES**

1. BUILDING SETBACKS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS AT THE TIME OF RESUBDIVISION.
3. ALL LOT LINES COMMON TO A PUBLIC RIGHT OF WAY HAVE A 10' WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION AND DRAINAGE EASEMENT.
4. EACH SIDE OF COMMON LOT LINES HAS A 5' WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION AND DRAINAGE EASEMENT, UNLESS OTHERWISE NOTED.
5. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 PERTAINING TO IRRIGATION WATERS.
6. REAR LOT LINES HAVE A 10' WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT, UNLESS OTHERWISE NOTED.
7. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THAT LOT OWNER UNLESS THE RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.
8. LOT 1, BLOCK 1, HAS AN EXCLUSIVE UNITED STATES DRAINAGE EASEMENT LYING ADJACENT TO THE HUBBARD BEAL DRAIN FOR MAINTENANCE BY THE BOISE PROJECT BOARD OF CONTROL. SAID EASEMENT LIES 13' SOUTHWEST OF THE CENTERLINE OF SAID HUBBARD BEAL DRAIN. THE RIGHTS OF WAY FOR THIS FACILITY ARE HELD IN THE NAME OF THE UNITED STATES THROUGH THE BUREAU OF RECLAMATION UNDER THE AUTHORITY OF THE ACT OF AUGUST 30, 1890 (26 STAT. 391; 43 U.S.C. 945).



ENGINEER  
 J.J. HOWARD  
 1675 HILL RD. SUITE A  
 BOISE, IDAHO 83702  
 344-0574

DEVELOPER:  
 JACK JENSEN  
 HAPPY BEE HOMES  
 P.O. BOX 630  
 KUNA, IDAHO 83634



# POLARIS SUBDIVISION

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS 5th  
DAY OF September, 2003.

Brent Brocksome  
BRENT BROCKSOME  
MANAGING MEMBER, KUNA PROPERTIES, LLC

## CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF IDAHO )  
COUNTY OF ADA ) ss

ON THIS 5th DAY OF September, 2003,  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND  
FOR SAID STATE, PERSONALLY APPEARED BRENT BROCKSOME,  
MANAGING MEMBER OF THE LIMITED LIABILITY COMPANY THAT  
EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED  
THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY  
EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND  
AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR  
IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Julie A Parker  
NOTARY PUBLIC FOR IDAHO RESIDING AT BOISE.  
MY COMMISSION EXPIRES 7/23/2004.

