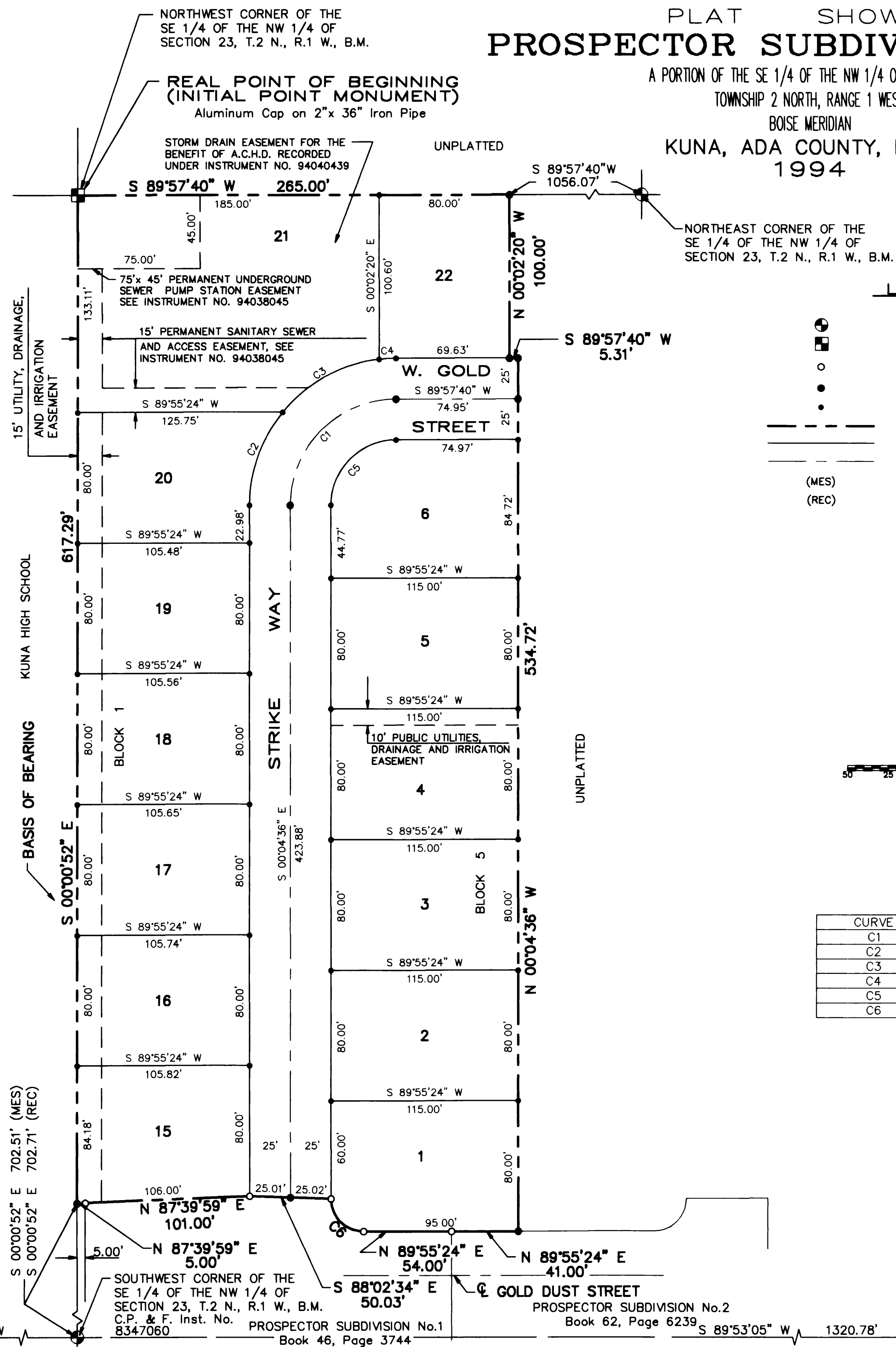


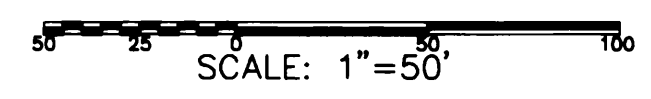
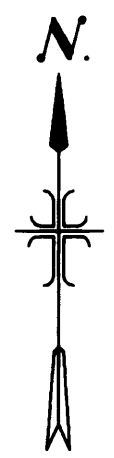
66 6780

PLAT SHOWING
PROSPECTOR SUBDIVISION No. 3
 A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23,
 TOWNSHIP 2 NORTH, RANGE 1 WEST,
 BOISE MERIDIAN
 KUNA, ADA COUNTY, IDAHO
 1994



LEGEND

- ⊙ Found Brass Cap Monument
- ⊠ Aluminum Cap Monument (Initial Point Monument)
- Fnd. 5/8" x 30" Iron Pin with Plastic Ident. Cap.
- Set 5/8" x 30" Iron Pin with Plastic Ident. Cap.
- Set 1/2" x 24" Iron Pin with Plastic Ident. Cap.
- Boundary Line
- Lot Line
- - - Center Line
- (MES) Measured Datum
- (REC) Datum of Record



NOTES

1. Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the city of Kuna, Idaho.
2. Any Re-Subdivision of this plat shall comply with the applicable zoning Regulations in effect at the time of the Re-Subdivision, or as allowed by conditional use.
3. All lot lines common to public right-of-way and the exterior boundary of Prospector Subdivision No. 3 has a 10' Wide Permanent Utilities, Drainage, and Irrigation Easement, unless otherwise dimensioned. However, this shall not preclude the construction of proper hard surface driveways for access to each individual lot.
4. A 10-foot Wide Permanent Public Utilities, Drainage, and Irrigation Easement is designated to be centered on interior lot lines.
5. The Developer and/or Owner shall comply with Idaho Code Section 31-3805 or its provisions that may apply to irrigation rights.
6. The owner of each lot, across which passes an irrigation/drainage ditch or pipe, is responsible for the maintenance thereof unless such responsibility has been assumed by an Irrigation/Drainage District.
7. Lot 21, Block 1 is hereby reserved for use as a stormwater detention area. Ownership and Maintenance Responsibilities are set forth in Articles of Incorporation and the Declaration of Covenants, Conditions and Restriction for Prospectors Subdivision. Easements across portions of lot 21 have been granted for utilities, access and maintenance by other parties as shown on drawing.
8. Structures and trees are not permitted within any Public Utilities, Drainage, and irrigation easements, with the exception of lawns, flowers, and fences.

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	65.00'	102.14'	65.04'	91.95'	N 44°56'32" E	90°02'16"
C2	90.00'	61.75'	32.15'	60.54'	S 19°34'42" W	39°18'37"
C3	90.00'	69.29'	36.46'	67.59'	S 61°17'21" W	44°06'40"
C4	90.00'	10.39'	5.20'	10.39'	S 86°39'10" W	06°36'59"
C5	40.00'	62.86'	40.03'	56.59'	N 44°56'32" E	90°02'16"
C6	20.00'	31.42'	20.00'	28.28'	S 45°04'36" E	90°00'00"

DEVELOPER: HARMON H. JOHNSON AND ELIZABETH L. JOHNSON
 NAMPA, IDAHO

J-U-B ENGINEERS, INC.
Engineers Surveyors Planners
 Nampa, Idaho
 DWG. NO. N931004S

W. 1/4 COR. SECTION 23
 C.P. & F. Inst. No. 8337498

SOUTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23, T.2 N., R.1 W., B.M.
 C.P. & F. Inst. No. 8347060
 PROSPECTOR SUBDIVISION No.1
 Book 46, Page 3744

PROSPECTOR SUBDIVISION No.2
 Book 62, Page 6239

CENTER OF SECTION 23
 C.P. & F. Inst. No. 7807517

