

# SAM'S ESTATES SUBDIVISION

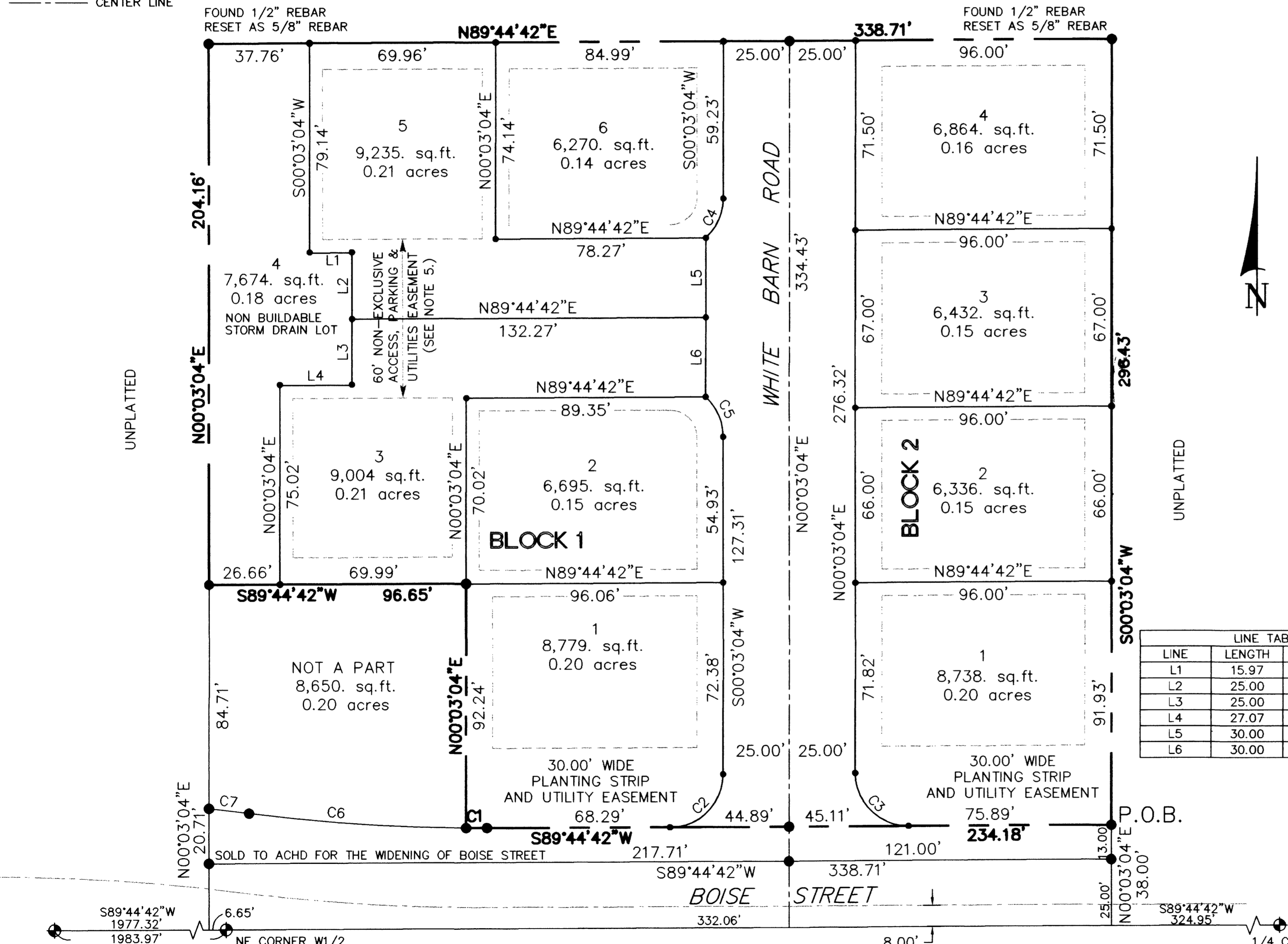
BEING A PORTION OF THE SE1/4 NE1/4 OF SECTION 23.,  
T2N, R1W, BM, CITY OF KUNA, ADA COUNTY IDAHO  
2000

## LEGEND

- ◆ FOUND BRASS CAP
- FOUND 5/8 INCH REBAR W/PLASTIC CAP PLS 946
- FOUND 1/2 INCH REBAR W/PLASTIC CAP PLS 946
- SET 5/8 INCH X 30 INCH REBAR W/PLASTIC CAP PLS 5081
- SET 1/2 INCH X 24 INCH REBAR W/PLASTIC CAP PLS 5081
- BOUNDARY LINE
- - - EASEMENT LINE
- CENTER LINE

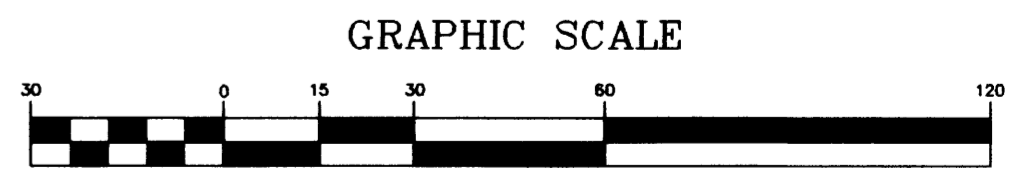
## NOTES:

- 1.) MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT.
- 2.) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 3.) ALL LOT AND BOUNDARY LINES HAVE A PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT AS FOLLOWS, UNLESS OTHERWISE SHOWN:  
PUBLIC RIGHT-OF-WAY LINES, TEN (10) FEET.  
EXTERIOR BOUNDARY LINES, TEN (10) FEET.  
EACH SIDE OF COMMON LOT LINES, FIVE (5) FEET.
- 4.) LOT 4 BLOCK 1 HAS A BLANKET ACHD STORM DRAIN EASEMENT. THIS EASEMENT SHALL REMAIN FREE FROM ALL ENCROACHMENTS AND OBSTRUCTIONS (INCLUDING FENCES AND TREES) WHICH MAY ADVERSELY AFFECT DRAINAGE OR OPERATION AND MAINTANENCE OF THE FACILITY.
- 5.) THE NORTH 30.00 FEET OF LOT 3 AND THE SOUTH 30.00 FEET OF LOT 5, BLOCK 1 ARE PERMANENT, NON-EXCLUSIVE ACCESS, PARKING, TURN-AROUND AND UTILITIES EASEMENTS. ACHD STORM DRAINAGE EASEMENT AREA WITHIN THIS EASEMENT SHALL BE A MINIMUM OF 20- FEET WIDE OVER THE STORM DRAINAGE PIPE AND INCLUDES ACCESS TO THE THE DRAINAGE FACILITY (LOT 4 BLK 1). THIS 60 FOOT WIDE EASEMENT SHALL REMAIN FREE OF ALL ENCROACHMENTS AND OBSTRUCTIONS (INCLUDING FENCES AND TREES) WHICH MAY ADVERSELY AFFECT DRAINAGE OR OPERATION AND MAINTENANCE OF THE FACILITY BUT SHALL PERMIT PARKING AND OTHER BUILDING ACCESS NEEDS.
- 6.) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH SECTION 31-3805 OF THE IDAHO CODE CONCERNING IRRIGATION WATER.
- 7.) LOT 1 BLOCK 1 AND LOT 1 BLOCK 2 HAVE A 30' WIDE PLANTING STRIP EASEMENT FOR AND PER REQUIREMENTS OF THE CITY OF KUNA.
- 8.) FOR MORE BOUNDARY SURVEY DATA SEE RECORD OF SURVEY INSTRUMENT NO. 9819002.



LINE	LENGTH	BEARING
L1	15.97	S89°44'42"W
L2	25.00	N00°03'04"E
L3	25.00	N00°03'04"E
L4	27.07	N89°44'42"E
L5	30.00	S00°03'04"W
L6	30.00	S00°03'04"W

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	7.88	670.00	0°40'26"	S89°59'57"W	7.88
C2	31.31	20.00	89°41'38"	S44°53'53"W	28.21
C3	31.52	20.00	90°18'22"	N45°06'07"W	28.36
C4	16.88	20.00	48°21'54"	S24°14'01"W	16.39
C5	16.99	20.00	48°39'55"	S23°58'57"E	16.48
C6	81.81	670.00	6°59'46"	S86°09'57"E	81.76
C7	15.17	730.00	1°11'26"	S83°15'47"E	15.17



S89°44'42"W 1977.32'  
1983.97'  
CENTER 1/4 CORNER OF SECTION 23 FOUND BRASS CAP CP&F NO. 97056244

NE CORNER W1/2 NE1/4 SE1/4 SEC. 23 FOUND BRASS CAP CP&F NO. 98106210

N89°44'42"E 2640.98'  
BASIS OF BEARINGS

1/4 CORNER COMMON TO 23 & 24 FOUND BRASS CAP CP&F NO. 8337500

**LEAVITT & ASSOCIATES ENGINEERS, INC.**  
STRUCTURAL & CIVIL SURVEYING  
11 THIRTEENTH AVENUE SOUTH SUITE A Nampa, IDAHO 83651  
PHONE (208)463-0333/463-7670 FAX (208)463-9040

