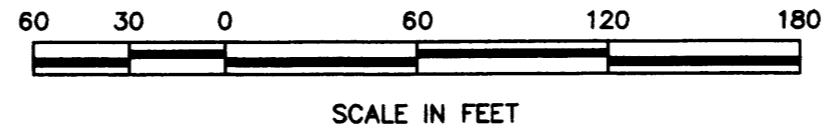


PLAT OF SUMMIT VIEW SUBDIVISION NO. 4

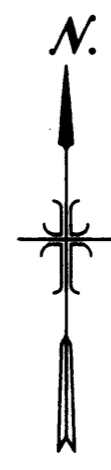
A PORTION OF THE NW 1/4, NE 1/4, SECTION 23, T.2N., R.1W., B.M.
CITY OF KUNA, ADA COUNTY, IDAHO

1999



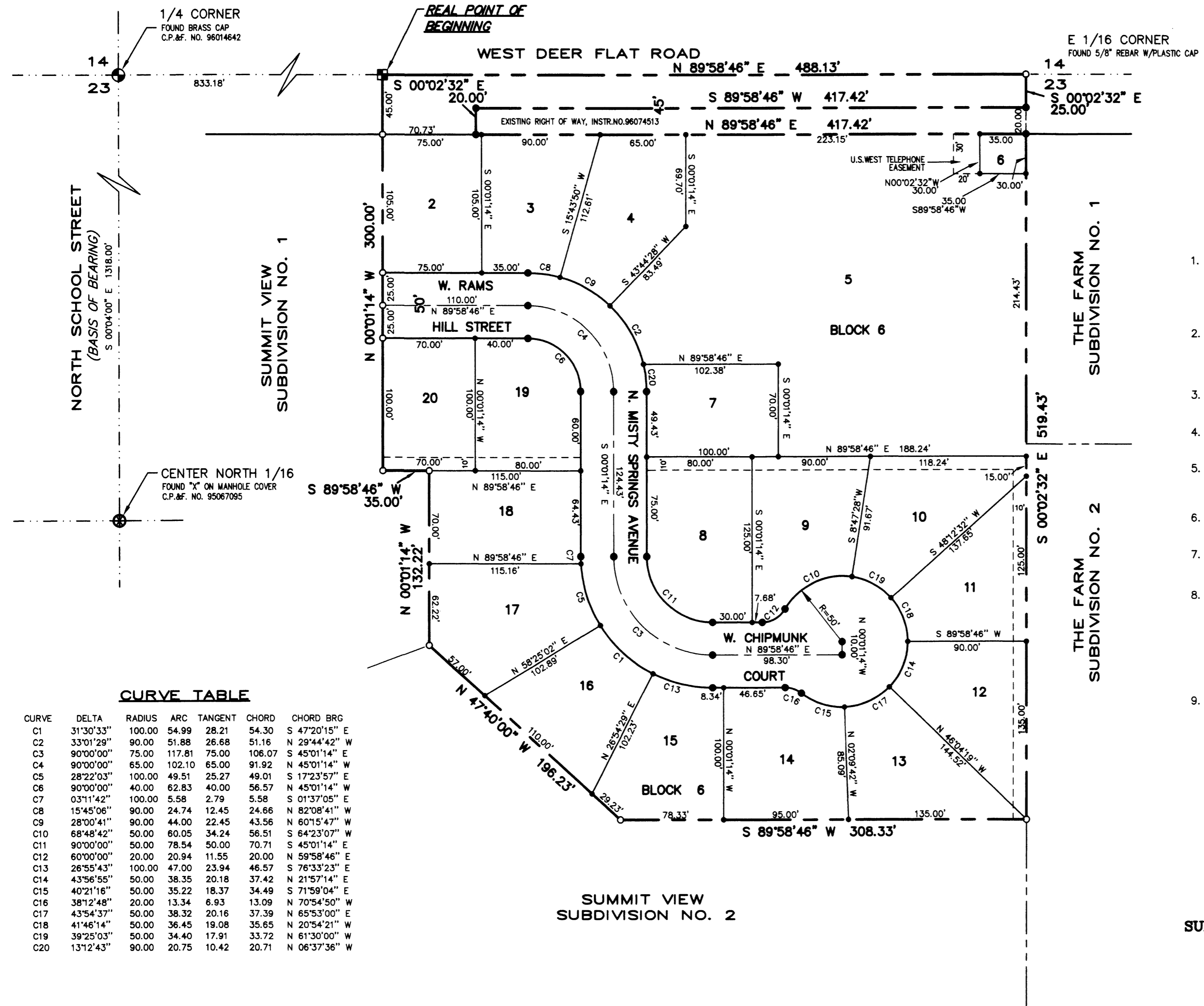
LEGEND

- Boundary Line
- Right-of-Way Line
- Centerline
- Lot Line
- Property Drainage, Public Utility and Irrigation Easement (Unless Otherwise Designated)
- Real Point of Beginning, Found 5/8" Rebar with Plastic 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"x30" 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 TEN (10) 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 RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
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 IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
6. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE UNIFORM BUILDING CODE.
7. DIRECT LOT ACCESS TO W. DEER FLAT ROAD IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF KUNA.
8. LOT 5, BLOCK 6 IS DESIGNATED AS A COMMON AREA LOT TO BE OWNED AND MAINTAINED BY THE SUMMIT VIEW HOMEOWNERS ASSOCIATION. AN EASEMENT IS HEREBY GRANTED TO THE ADA COUNTY HIGHWAY DISTRICT FOR THE MAINTENANCE OF THE STORM DRAINAGE FACILITIES LOCATED HEREON. NO VEGETATION OTHER THAN GRASS SHALL BE ALLOWED WITHIN THE LIMITS OF THE RETENTION POND LOCATED ON THIS LOT. A BLANKET EASEMENT IS ALSO GRANTED TO THE CITY OF KUNA FOR THE MAINTENANCE AND OPERATION OF SANITARY SEWER AND PRESSURE IRRIGATION LINES.
9. LOT 6, BLOCK 6 IS TO BE OWNED AND MAINTAINED BY THE CITY OF KUNA OR ITS ASSIGNS.



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	31°30'33"	100.00	54.99	28.21	54.30	S 47°20'15" E
C2	33°01'29"	90.00	51.88	26.68	51.16	N 29°44'42" W
C3	90°00'00"	75.00	117.81	75.00	106.07	S 45°01'14" E
C4	90°00'00"	65.00	102.10	65.00	91.92	N 45°01'14" W
C5	28°22'03"	100.00	49.51	25.27	49.01	S 17°23'57" E
C6	90°00'00"	40.00	62.83	40.00	56.57	N 45°01'14" W
C7	03°11'42"	100.00	5.58	2.79	5.58	S 01°37'05" E
C8	15°45'06"	90.00	24.74	12.45	24.66	N 82°08'41" W
C9	28°00'41"	90.00	44.00	22.45	43.56	N 60°15'47" W
C10	68°48'42"	50.00	60.05	34.24	56.51	S 64°23'07" W
C11	90°00'00"	50.00	78.54	50.00	70.71	S 45°01'14" E
C12	60°00'00"	20.00	20.94	11.55	20.00	N 59°58'46" E
C13	26°55'43"	100.00	47.00	23.94	46.57	S 76°33'23" E
C14	43°56'55"	50.00	38.35	20.18	37.42	N 21°57'14" E
C15	40°21'16"	50.00	35.22	18.37	34.49	S 71°59'04" E
C16	38°12'48"	20.00	13.34	6.93	13.09	N 70°54'50" W
C17	43°54'37"	50.00	38.32	20.16	37.39	N 65°53'00" E
C18	41°46'14"	50.00	36.45	19.08	35.65	N 20°54'21" W
C19	39°25'03"	50.00	34.40	17.91	33.72	N 61°30'00" W
C20	13°12'43"	90.00	20.75	10.42	20.71	N 06°37'36" W



SUMMIT VIEW DEVELOPMENT, INC.
Developer
Boise, Idaho

BRIGGS ENGINEERING, INC.
Consulting Engineers
Boise, Idaho

