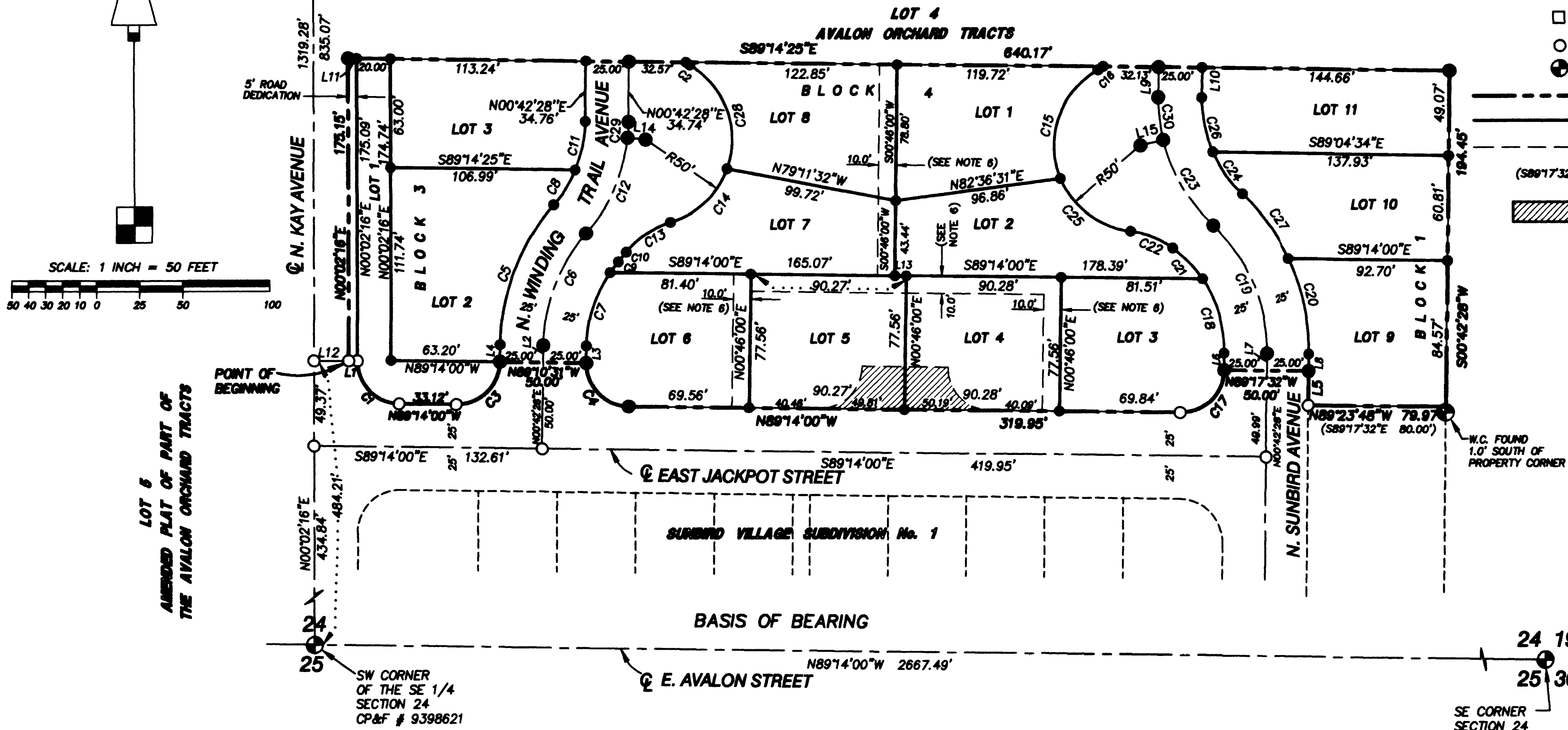
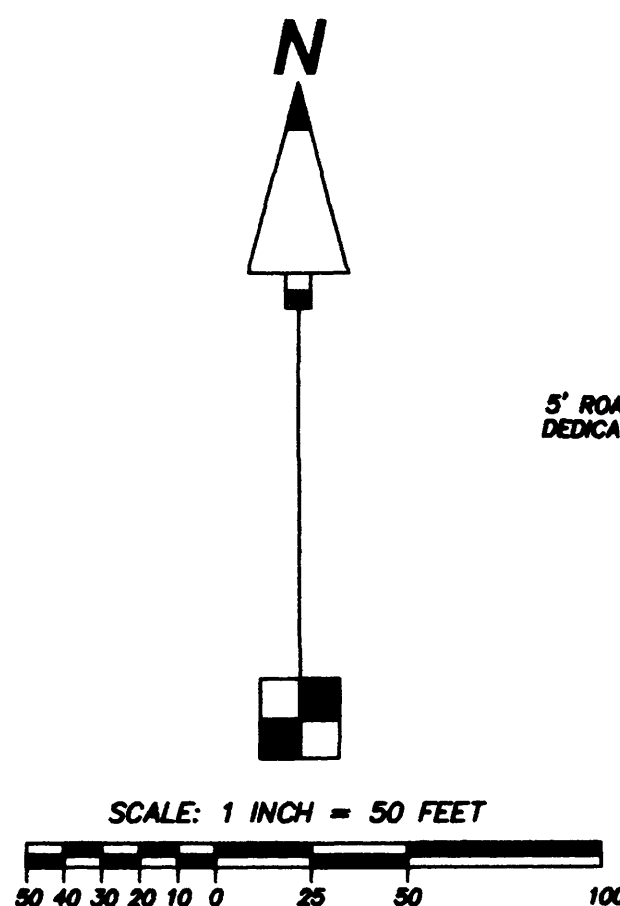


# SUNBIRD VILLAGE SUBDIVISION No. 2

A RESUBDIVISION OF A PORTION OF LOT 6, BLOCK 15 OF AVALON ORCHARDS TRACTS SUBDIVISION AND THAT PORTION OF VACATED EAST JACKPOT STREET SITUATED WITHIN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 24, T.2 N., R.1 W., B.M. CITY OF KUNA, ADA COUNTY, IDAHO 2002

## LEGEND

- SET 5/8"x30" STEEL PIN W/ CAP MRE PLS 8793
- SET 1/2"x30" STEEL PIN W/ CAP MRE PLS 8793
- FOUND 1" SQUARE BOLT
- FOUND 5/8" STEEL PIN W/ CAP PLS 5081
- ⊕ FOUND ALUMINUM CAP
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- - - EASEMENT LINE
- (S89°17'32"E) RECORD DATA
- ▨ AREA VACATED BY A.C.H.D UNDER INSTRUMENT No. 101086248



LOT 6 BLK 15 AMENDED PLAT OF PART OF THE AVALON ORCHARDS TRACTS

LINE TABLE

LINE	COURSE	DISTANCE
L-1	N89°57'44"W	5.00'
L-2	N00°42'28"E	10.00'
L-3	N00°42'28"E	10.05'
L-4	N00°42'28"E	9.95'
L-5	N00°42'28"E	19.86'
L-6	S00°42'28"W	10.00'
L-7	S00°42'28"W	10.00'
L-8	S00°42'28"W	10.00'
L-9	S00°42'28"W	17.37'
L-10	S00°42'28"W	17.43'
L-11	S89°14'25"E	5.00'
L-12	S89°57'44"E	20.00'
L-13	S89°14'00"E	6.80'
L-14	N83°58'58"W	10.43'
L-15	N76°33'45"E	13.49'

CURVE TABLE

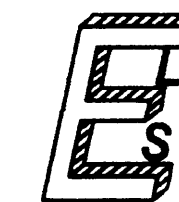
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C-1	89°26'35" (89°16'16")	25.00' (25.00')	39.03' (38.95')	35.18' (35.13')	N44°40'47"W (S45°35'52"E)
C-2	08°23'24"	20.00'	2.93'	2.93'	N55°03'11"W
C-3	90°03'32"	25.00'	39.30'	35.37'	S45°44'14"W
C-4	89°56'40"	25.00'	39.25'	35.34'	N44°15'46"W
C-5	40°32'11"	125.00'	88.44'	86.60'	S20°58'32"W
C-6	40°32'08"	100.00'	70.75'	69.28'	N20°58'32"E
C-7	34°32'11"	75.00'	45.21'	44.53'	N17°58'34"E
C-8	18°25'22"	75.00'	24.12'	24.01'	S32°01'56"W
C-9	05°59'58"	75.00'	7.85'	7.85'	N38°14'38"E
C-10	03°20'43"	125.00'	7.30'	7.30'	N39°34'15"E
C-11	22°06'47"	75.00'	28.95'	28.77'	S11°45'52"W
C-12	35°13'35"	100.00'	61.48'	60.52'	N23°37'49"E
C-13	35°40'39"	50.00'	31.13'	30.83'	N55°44'13"E
C-14	53°36'36"	50.00'	46.78'	45.10'	N46°46'14"E
C-15	83°17'47"	50.00'	72.69'	66.46'	N19°09'48"E
C-16	10°02'26"	20.00'	3.50'	3.50'	N55°47'29"E
C-17	89°55'03" (90°03'32")	25.00' (25.00')	39.23' (39.30')	35.33' (35.37')	S45°48'27"W (S45°44'14"W)
C-18	34°37'11"	75.00'	45.32'	44.63'	N16°36'07"W
C-19	47°26'06"	100.00'	82.79'	80.45'	N23°00'35"W
C-20	26°04'45"	125.00'	56.90'	56.41'	N12°19'54"W
C-21	18°55'15"	75.00'	24.77'	24.65'	N43°22'20"W
C-22	30°30'08"	50.00'	26.62'	26.31'	N68°05'02"W
C-23	33°17'23"	100.00'	58.10'	57.29'	N30°04'56"W
C-24	22°55'24"	75.00'	30.01'	29.81'	N35°15'56"W
C-25	60°51'01"	50.00'	53.10'	50.64'	N52°54'36"W
C-26	24°38'56"	75.00'	32.22'	31.97'	N11°29'46"W
C-27	21°21'21"	125.00'	46.59'	46.32'	N36°02'57"W
C-28	79°12'49"	50.00'	69.13'	63.75'	N19°38'29"W
C-29	05°18'34"	100.00'	9.27'	9.26'	N03°21'45"E
C-30	14°14'57"	100.00'	24.87'	24.81'	S06°18'46"E

NOTES

- ① LOT 1, BLOCK 3 IS A COMMON LOT WHICH SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ② THIS PLAT IS SUBJECT TO COMPLIANCE WITH IDAHO CODE, SECTION 31-3805. IRRIGATION IS PROVIDED PER THE CITY OF KUNA'S GENERAL DESIGN AND CONSTRUCTION REQUIREMENTS FOR PRESSURE IRRIGATION FACILITIES.
- ③ BUILDING SETBACKS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT.
- ④ ANY RESUBDIVISION OF THIS PLAT SHALL CONFORM WITH APPLICABLE ZONING REGULATIONS AT THE TIME OF RESUBDIVISION.
- ⑤ ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT OVER THE TEN (10) FEET ADJACENT TO ANY STREET THAT IS DEDICATED TO THE USE OF THE PUBLIC. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACED DRIVEWAYS TO EACH LOT.
- ⑥ EACH SIDE OF COMMON LOT LINES HAVE A FIVE (5) FOOT WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION AND DRAINAGE EASEMENT, UNLESS NOTED OTHERWISE.
- ⑦ EXTERIOR LOT LINES HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION AND DRAINAGE EASEMENT.

## OWNER / DEVELOPER

MICHAEL S. HOMAN  
2229 WEST STATE STREET, SUITE B  
BOISE, IDAHO 83702  
(208) 429-1900



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