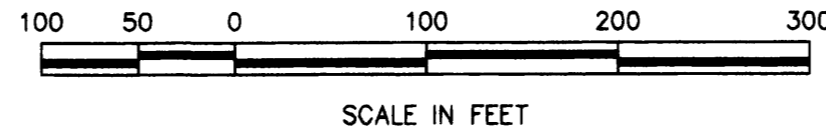


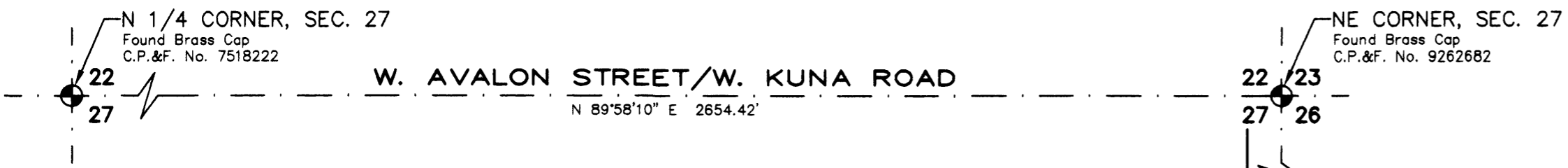
PLAT OF SUTTER'S MILL SUBDIVISION NO. 2

A RESUBDIVISION OF A PORTION OF LOTS 3, 4, AND 5,
RADER AND KROEGER'S SUBDIVISION,
LYING IN THE NE 1/4, SECTION 27, T.2N., R.1W., B.M.,
KUNA, ADA COUNTY, IDAHO
2002

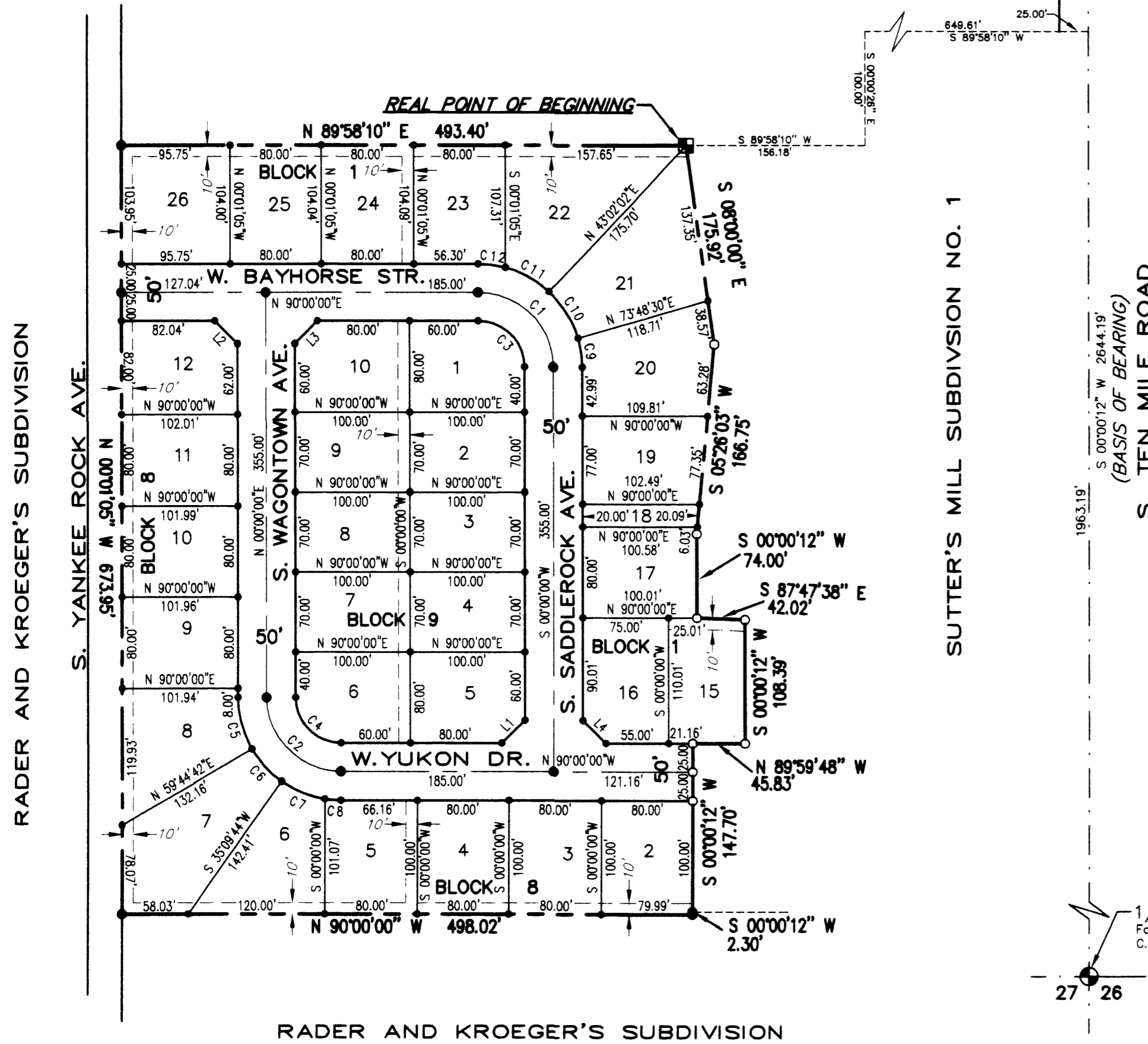


LEGEND

- Boundary Line
- Section Line
- Right-of-Way Line
- Centerline
- Lot Line
- Easement Line
- Real Point of Beginning, Found 5/8"x30" 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" Rebar with Plastic Cap



RADER AND KROEGER'S SUBDIVISION



NOTES

- 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.
- 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.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805.
- BUILDING SETBACK DIMENSIONS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE UNIFORM BUILDING CODE.
- LOT 18, BLOCK 1 IS A NON-BUILDABLE LOT TO BE OWNED AND MAINTAINED BY THE SUTTER'S MILL HOMEOWNER'S ASSOCIATION, OR IT'S ASSIGNS, AND SHALL BE USED FOR LANDSCAPE, PUBLIC UTILITIES, AND HOMEOWNER'S PEDESTRIAN ACCESS. SAID LOT IS ALSO COVERED BY A BLANKET EASEMENT IN FAVOR OF THE ADA COUNTY HIGHWAY DISTRICT FOR OPERATION AND MAINTENANCE OF STORM DRAINAGE FACILITIES. SAID EASEMENT SHALL REMAIN FREE OF ALL ENCROACHMENTS AND OBSTRUCTIONS (INCLUDING FENCES AND TREES) WHICH MAY ADVERSELY AFFECT DRAINAGE OR OPERATION AND MAINTENANCE OF STORM WATER FACILITIES.
- THE SUTTER'S MILL HOMEOWNERS ASSOCIATION MAY NOT BE DISSOLVED OR ITS OWNERSHIP OR MAINTENANCE COMMITMENT DISSOLVED OR ASSIGNED TO OTHERS WITHOUT THE EXPRESS CONSENT OF THE CITY OF KUNA AND THE ADA COUNTY HIGHWAY DISTRICT.
- SEE RECORD OF SURVEY NO. 3623, ADA COUNTY RECORDERS OFFICE, FOR ADDITIONAL DATA OF RECORD.
- LOT 5, BLOCK 8 AND LOT 24, BLOCK 1 HAVE TEN (10) FOOT SIDE YARD BUILDING SETBACKS ALONG THE EAST PROPERTY LINES.
- DIRECT LOT ACCESS TO S. EL CAJON AVENUE IS PROHIBITED.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 45°00'00" W	28.28'
L2	S 45°00'00" E	28.28'
L3	N 45°00'00" E	28.28'
L4	N 45°00'00" W	28.28'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	90°00'00"	65.00	102.10	65.00	91.92	S 45°00'00" E
C2	90°00'00"	65.00	102.10	65.00	91.92	N 45°00'00" W
C3	90°00'00"	40.00	62.83	40.00	56.57	S 45°00'00" E
C4	90°00'00"	40.00	62.83	40.00	56.57	N 45°00'00" W
C5	30°15'18"	90.00	47.52	24.33	46.97	N 15°07'39" W
C6	24°34'58"	90.00	38.61	19.61	38.32	N 42°32'47" W
C7	26°18'52"	90.00	41.33	21.04	40.97	N 67°59'42" W
C8	08°50'52"	90.00	13.90	6.96	13.88	N 85°34'34" W
C9	16°11'30"	90.00	25.43	12.80	25.35	S 08°05'45" E
C10	30°46'29"	90.00	48.34	24.77	47.76	S 31°34'44" E
C11	27°45'59"	90.00	43.62	22.24	43.19	S 60°50'58" E
C12	15°16'02"	90.00	23.98	12.06	23.91	S 82°21'59" E



LARRY HELLHAKE
Developer
Boise, Idaho

BRIGGS ENGINEERING, INC.
Consulting Engineers
Boise, Idaho

