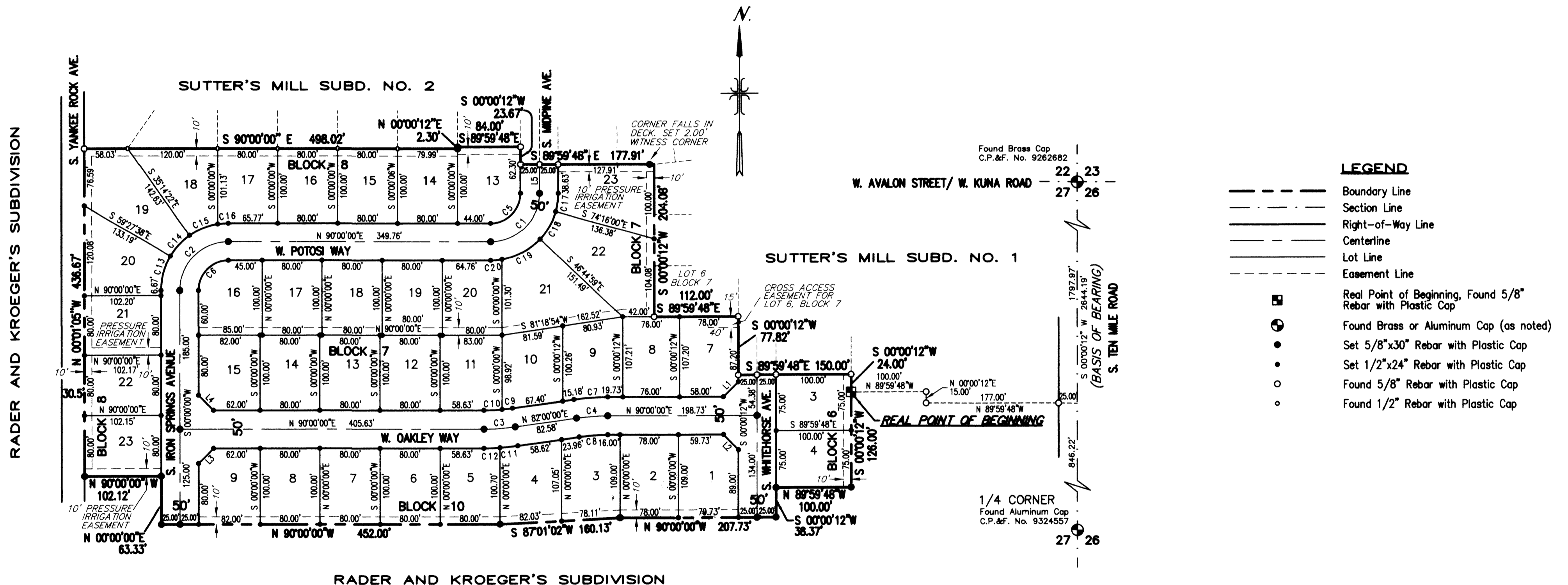
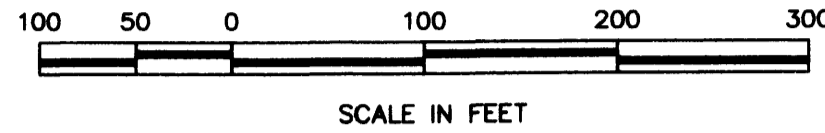


PLAT OF SUTTER'S MILL SUBDIVISION NO. 3

A RESUBDIVISION OF A PORTION OF LOTS 5 AND 6,
RADER AND KROEGER'S SUBDIVISION,
LYING IN THE NE 1/4, SECTION 27, T.2N., R.1W., B.M.,
KUNA, ADA COUNTY, IDAHO
2003



- LEGEND**
- Boundary Line
 - - - Section Line
 - Right-of-Way Line
 - Centerline
 - Lot Line
 - - - Easement Line
 - ⊕ 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" Rebar with Plastic Cap
 - Found 1/2" 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. LOT 23, BLOCK 7 AND LOTS 21 AND 23, BLOCK 8 ARE SUBJECT TO AN EASEMENT IN FAVOR OF THE CITY OF KUNA, OR ITS ASSIGNS, FOR THE PURPOSE OF MAINTAINING PRESSURE IRRIGATION LINE AS SHOWN HEREON. NO BUILDINGS SHALL BE ALLOWED WITHIN THE LIMITS OF SAID EASEMENT.
 4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
 5. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805.
 6. 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.
 7. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE UNIFORM BUILDING CODE.
 8. 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.
 9. SEE RECORD OF SURVEY NO. 3623, ADA COUNTY RECORDERS OFFICE, FOR ADDITIONAL DATA OF RECORD.
 10. DIRECT LOT ACCESS TO S. YANKEE ROCK AVENUE IS PROHIBITED.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	89°59'48"	65.00	102.10	65.00	91.92	S 45°00'06" W
C2	90°00'00"	65.00	102.10	65.00	91.92	S 45°00'00" W
C3	08°00'00"	300.00	41.89	20.98	41.85	N 86°00'00" E
C4	08°00'00"	300.00	41.89	20.98	41.85	N 86°00'00" E
C5	89°59'48"	40.00	62.83	40.00	56.57	S 45°00'06" W
C6	90°00'00"	40.00	62.83	40.00	56.57	S 45°00'00" W
C7	08°00'00"	325.00	45.38	22.73	45.34	N 86°00'00" E
C8	08°00'00"	275.00	38.40	19.23	38.37	N 86°00'00" E
C9	02°55'00"	275.00	14.00	7.00	14.00	N 83°27'30" E
C10	05°05'00"	275.00	24.40	12.21	24.39	N 87°27'30" E
C11	04°13'50"	325.00	24.00	12.00	23.99	N 84°06'55" E
C12	03°46'10"	325.00	21.38	10.69	21.38	N 88°06'55" E
C13	30°32'22"	90.00	47.97	24.57	47.41	S 15°16'11" W
C14	24°13'16"	90.00	38.05	19.31	37.76	S 42°39'00" W
C15	26°08'41"	90.00	41.07	20.90	40.71	S 67°49'58" W
C16	09°05'41"	90.00	14.29	7.16	14.27	S 85°27'09" W
C17	15°43'41"	90.00	24.71	12.43	24.63	N 07°52'03" E
C18	27°30'51"	90.00	43.22	22.03	42.81	N 29°29'19" E
C19	37°00'26"	90.00	58.13	30.12	57.13	N 61°44'57" E
C20	09°44'49"	90.00	15.31	7.67	15.29	N 85°07'35" E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 45°00'06" W	28.28'
L2	N 44°59'54" W	28.29'
L3	S 45°00'00" W	28.28'
L4	S 45°00'00" E	28.28'
L5	N 00°00'12" E	38.63'

ANCELLE DEVELOPMENT, INC.
Developer
Boise, Idaho

BRIGGS ENGINEERING, INC.
Consulting Engineers
Boise, Idaho



