

NOTES

1. This property lies within the incorporated limits of the City of Kuna. This property is in the Boise Kuna Irrigation District. The City of Kuna provides a municipal pressurized irrigation system to each lot within this development. At this time irrigation assessments shall be paid to the City of Kuna by the Arbor Ridge Subdivision No. 1 Homeowners' Association.

2. Any resubdivision of this plat shall comply with the applicable regulations in effect at the time of the resubdivision.

3. Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations.

4. All references to Homeowners' Association hereon are to the Arbor Ridge Subdivision No. 1 Homeowners' Association and the owners of the lots, within said subdivision, jointly.

5. Lot 1, Block 1; Lot 1, Block 2; Lot 10, Block 9; and Lot 14, Block 10 are common lots to be owned and maintained by the Homeowners' Association, and said ownership and maintenance commitment may not be dissolved without the express consent of the City of Kuna.

6. Direct lot access to W. Hubbard Road and N. Linder Road is prohibited unless specifically approved in writing by the Ada County Highway District and Kuna City.

7. Maintenance of any irrigation or drainage pipe or ditch, crossing a lot, is the responsibility of the owner of that lot owner unless such responsibility is assumed by an irrigation or drainage district or homeowners' association.

EASEMENT NOTES

1. All utility easements shown or designated hereon are perpetual, non-exclusive, appurtenant to the lots shown hereon, and are hereby granted to the Homeowners' Association for installation and maintenance of Homeowners' Association's utilities, service lines, cable, and sewer lines and for draining storm water.

2. A blanket utility and pressure irrigation easement is hereby designated on Lot 1, Block 1; Lot 1, Block 2; Lot 10, Block 9; and Lot 14, Block 10.

3. A 10 foot wide utility easement is hereby designated

- adjoining and along the public streets shown hereon
- centered and along the side lot lines shown hereon
- adjoining and along the inside of the boundary of the subdivision

4. All pressure irrigation easements shown or designated hereon are perpetual, non-exclusive, and are hereby granted to the City of Kuna and their heirs and assigns for the installation and maintenance of pressure irrigation facilities for delivery of irrigation water to the lots hereon.

5. All gravity irrigation easements shown or designated hereon are non-exclusive and are hereby granted to Boise Kuna Irrigation District and their heirs and assigns for irrigation facilities so long as said easements are used for irrigation by the grantee. The Homeowners' Association is hereby designated as having the remainder interest in said easement.

6. No easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping, parking, or other such nonpermanent improvements, however easements shall remain free of encroachments and obstructions that may adversely affect drainage or operation and maintenance of the facility.

7. Portions of Lots 1, 7, & 8, Block 1; Lot 6, Block 3; Lots 1, 2, & 24, Block 4; Lots 8, 9, 10, & 11, Block 7; Lots 1, 2, 3, 4, & 5, Block 8; and Lots 8, 9, & 10, Block 10 shown or designated as seepage bed easements are servient to and contain the ACHD storm water drainage system. These lots are encumbered by that certain Master Perpetual Storm Water Drainage Easement recorded on June 1, 2004 as instrument number 104068411, official records of Ada County, and incorporated herein by this reference as if set forth in full (the 'Master Easement'). The Master Easement and the storm water drainage system are dedicated to ACHD pursuant to Section 40-2302 Idaho Code. The Master Easement is for the operation and maintenance of the storm water drainage system.

RECORD DOCUMENTS

Deeds:

WD 102150943
WD 97106769
WD 101129397
WD 103089146

Subdivisions:

Tukila Meadow Subdivision, Book 68 Pages 6188-6189.
Hubbard Estates Subdivision, Book 70 Pages 7150-7151.

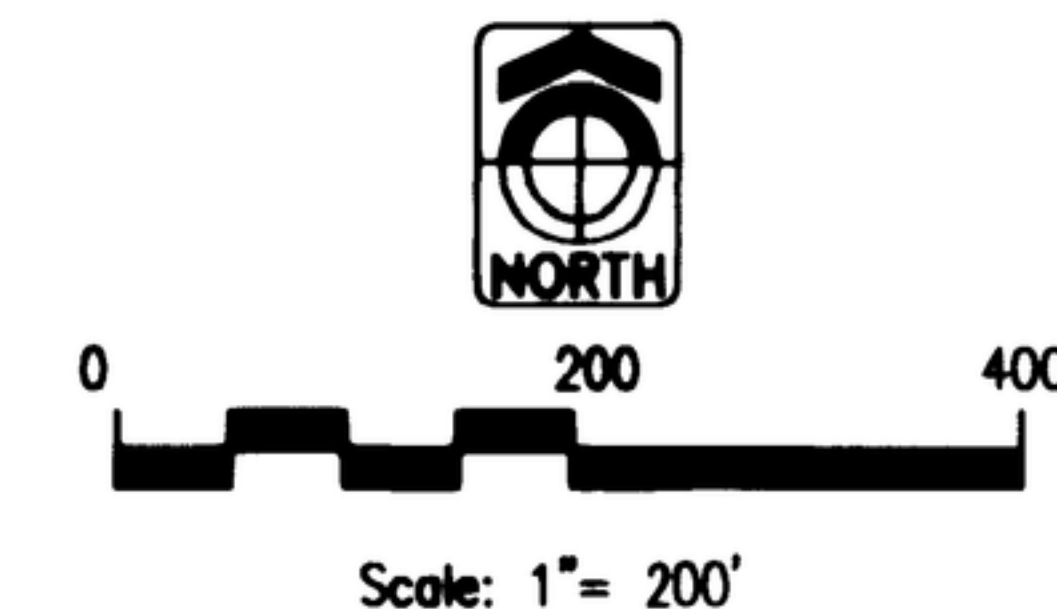
Records of Survey:

ROS 923
ROS 5982

ARBOR RIDGE SUBDIVISION No. 1

A portion of the Northeast Quarter
of Section 14, Township 2 North, Range 1 West,
Boise Meridian, Kuna City, Ada County, Idaho

— 2006 —

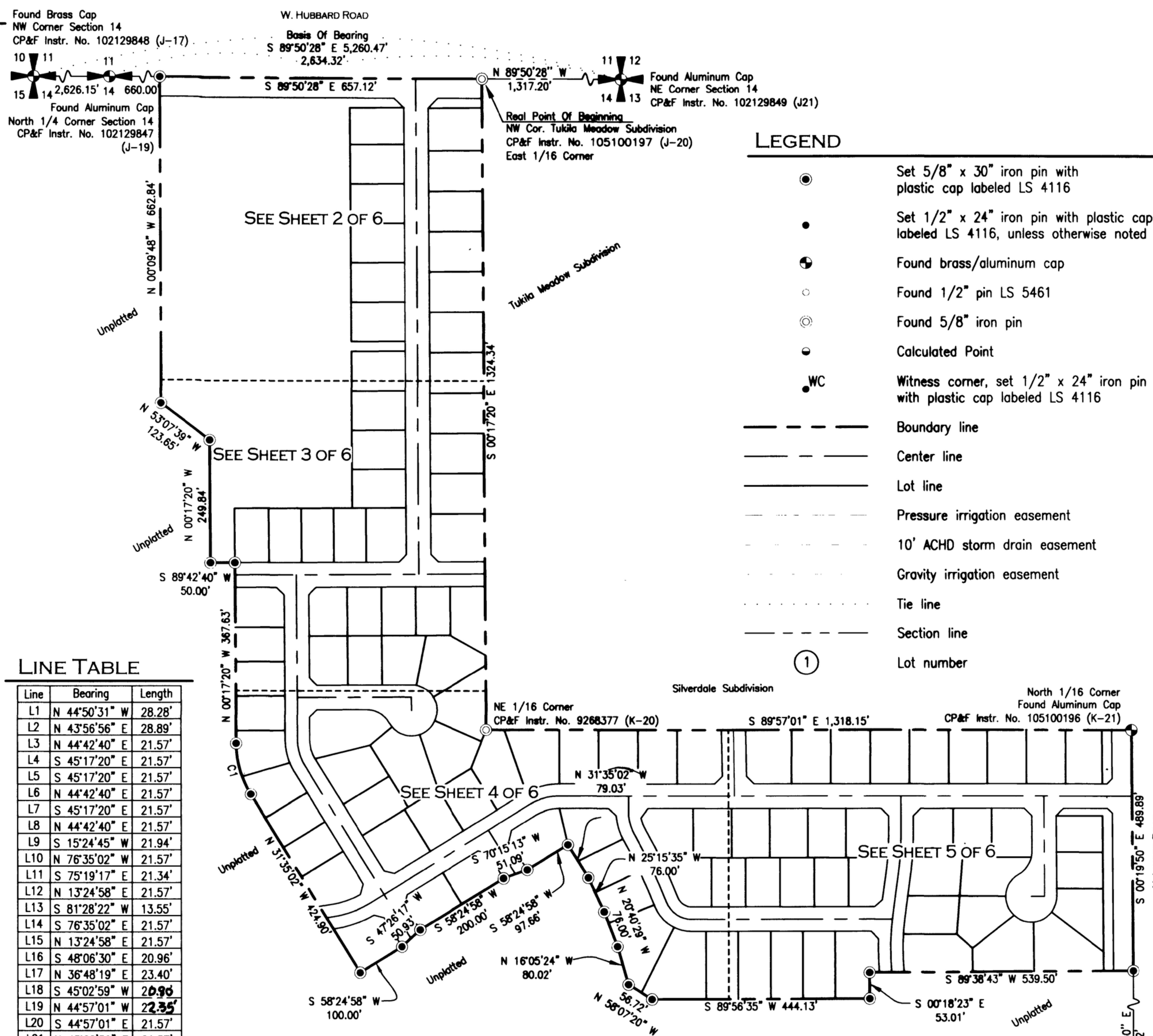


CURVE TABLE

Curve	Radius	Delta	Arc Length	Tangent	Chord Bearing	Chord Length
C1	200.00'	31°17'42"	109.24'	56.02'	N 15°56'11" W	107.89'
C2	200.00'	19°54'04"	69.47'	35.09'	S 10°14'22" E	69.12'
C3	200.00'	11°23'39"	39.77'	19.95'	S 25°53'13" E	39.71'
C4	52.00'	24°15'52"	218.96'	87.81'	N 30°20'36" E	89.49'
C5	52.00'	11°25'48"	10.37'	5.20'	N 84°34'28" W	10.36'
C6	52.00'	47°38'16"	43.23'	22.96'	N 55°02'24" W	42.00'
C7	52.00'	54°58'22"	49.89'	27.05'	N 03°44'05" W	48.00'
C8	52.00'	47°38'16"	43.23'	22.96'	N 47°34'14" E	42.00'
C9	52.00'	68°34'37"	62.24'	35.46'	S 74°19'20" E	58.59'
C10	52.00'	11°00'33"	9.99'	5.01'	S 34°31'45" E	9.98'
C11	52.00'	61°15'52"	55.60'	30.79'	N 59°39'24" W	52.99'
C12	100.00'	31°17'42"	54.62'	28.01'	S 15°56'11" E	53.94'
C13	125.00'	31°17'42"	68.28'	35.01'	S 15°56'11" E	67.43'
C14	75.00'	31°17'42"	40.97'	21.01'	S 15°56'11" E	40.46'
C15	125.00'	21°59'40"	47.98'	24.29'	S 11°17'10" E	47.69'
C16	125.00'	9°18'02"	20.29'	10.17'	S 26°56'01" E	20.27'
C17	200.00'	23°03'24"	80.48'	40.79'	N 69°56'40" E	79.94'
C18	175.00'	20°49'00"	63.58'	32.14'	N 71°03'52" E	63.23'
C19	225.00'	21°38'38"	85.00'	43.01'	N 70°39'03" E	84.49'
C20	118.00'	31°38'01"	65.15'	33.43'	S 74°13'59" W	64.32'
C21	93.00'	31°38'01"	51.35'	26.35'	S 74°13'59" W	50.70'
C22	143.00'	31°38'01"	78.95'	40.51'	S 74°13'59" W	77.95'
C23	143.00'	3°19'27"	8.30'	4.15'	S 60°04'41" W	8.30'
C24	143.00'	28°18'35"	70.66'	36.06'	S 75°53'42" W	69.94'
C25	100.00'	23°05'54"	40.31'	20.43'	S 17°48'56" E	40.04'
C26	75.00'	18°06'33"	23.70'	11.95'	S 20°18'36" E	23.61'
C27	125.00'	24°51'19"	54.23'	27.55'	S 16°56'13" E	53.80'
C28	125.00'	22°51'38"	49.87'	25.27'	S 15°56'23" E	49.54'
C29	125.00'	1°59'41"	4.35'	2.18'	S 28°22'03" E	4.35'
C30	1075.00'	8°04'46"	151.59'	75.92'	N 25°19'30" W	151.46'
C31	1050.00'	8°04'46"	148.06'	74.15'	N 25°19'30" W	147.94'
C32	1100.00'	8°04'46"	155.11'	77.69'	N 25°19'30" W	154.98'
C33	1050.00'	3°46'19"	69.13'	34.58'	N 27°28'43" W	69.11'
C34	1050.00'	4°06'18"	75.23'	37.63'	N 23°32'25" W	75.21'
C35	1050.00'	0°12'08"	3.71'	1.85'	N 21°23'11" W	3.71'
C36	1100.00'	3°28'39"	66.77'	33.39'	N 27°37'33" W	66.76'
C37	1100.00'	4°36'06"	88.35'	44.20'	N 23°35'10" W	88.32'
C38	55.00'	68°39'54"	65.91'	37.56'	S 55°37'04" E	62.04'
C39	30.00'	68°39'54"	35.95'	20.49'	S 55°37'04" E	33.84'
C40	80.00'	68°39'54"	95.87'	54.64'	S 55°37'04" E	90.24'
C41	80.00'	42°08'13"	58.83'	30.82'	S 42°21'13" E	57.52'
C42	80.00'	26°31'41"	37.04'	18.86'	S 76°41'10" E	36.71'
C43	525.00'	7°33'28"	69.25'	34.68'	N 03°49'43" E	69.20'
C44	550.00'	7°33'28"	72.55'	36.33'	N 03°49'43" E	72.50'
C45	500.00'	7°33'28"	65.95'	33.02'	N 03°49'43" E	65.91'
C46	500.00'	2°37'55"	22.97'	11.49'	N 06°17'30" E	22.97'
C47	500.00'	4°55'33"	42.99'	21.51'	N 02°30'46" E	42.97'
C48	550.00'	3°04'51"	29.57'	14.79'	N 06°04'02" E	29.57'
C49	550.00'	4°28'37"	42.98'	21.50'	N 02°17'18" E	42.96'
C50	525.00'	12°47'23"	117.19'	58.84'	S 01°12'46" W	116.95'
C51	525.00'	11°50'55"	108.57'	54.48'	S 00°44'32" W	108.38'
C52	525.00'	0°56'28"	8.62'	4.31'	S 07°08'13" W	8.62'
C53	500.00'	13°01'54"	113.72'	57.11'	S 01°05'30" W	113.48'
C54	550.00'	7°05'01"	68.00'	34.04'	S 01°25'13" E	67.95'
C55	500.00'	8°51'20"	77.28'	38.72'	S 00°59'47" E	77.20'
C56	500.00'	4°10'34"	36.44'	18.23'	S 05°31'10" W	36.43'
C57	52.00'	24°15'52"	218.96'	87.81'	S 59°42'56" E	89.49'
C58	52.00'	61°15'52"	55.60'	30.79'	N 30°17'04" E	52.99'
C59	52.00'	13°10'30"	11.96'	6.01'	N 06°14'23" E	11.93'
C60	52.00'	48°05'22"	43.64'	23.20'	N 36°52'19" E	42.37'
C61	52.00'	60°20'51"	54.77'	30.23'	S 30°44'34" W	52.27'
C62	52.00'	47°52'40"	43.45'	23.09'	S 23°22'12" E	42.20'
C63	52.00'	47°38'16"	43.23'	22.96'	S 71°07'39" E	42.00'
C64	52.00'	47°38'16"	43.23'	22.96'	N 61°14'05" E	42.00'
C65	52.00'	37°45'49"	34.27'	17.79'	N 18°32'02" E	33.66'

LINE TABLE

Line	Bearing	Length
L1	N 44°50'31" W	28.28'
L2	N 43°56'56" E	28.89'
L3	N 44°42'40" E	21.57'
L4	N 45°17'20" E	21.57'
L5	N 45°17'20" E	21.57'
L6	N 44°42'40" E	21.57'
L7	N 45°17'20" E	21.57'
L8	N 44°42'40" E	21.57'
L9	N 15°24'45" W	21.94'
L10	N 76°35'02" W	21.57'
L11	N 75°19'17" E	21.34'
L12	N 13°24'58" E	21.57'
L13	N 81°28'22" W	13.55'
L14	N 76°35'02" E	21.57'
L15	N 13°24'58" E	21.57'
L16	N 48°06'30" E	20.96'
L17	N 36°48'19" E	23.40'
L18	N 45°02'59" E	21.57'
L19	N 44°57'01" W	22.35'
L20	N 44°57'01" E	21.57'
L21	N 45°02'59" E	21.57'
L22	N 48°49'43" W	20.75'
L23	N 44°10'17" E	21.78'
L24	N 45°08'56" E	21.52'
L25	N 44°51'04" E	21.62'
L26	N 44°28'25" W	14.19'
L27	N 45°36'54" W	14.07'



CP&F TABLE

Index: Instrument Numbers

J-17: 7513526, 7648456, 8020752, 8021448, 8410915, & 102129848.
J-19: 8118304, 8636565, 8709675, 95057261, 97087020, & 102129847.
J-20: 9268378, 99121622, & 105100197.
J-21: 7907143, 8636568, 99121621, & 102129849.
K-20: 9268377.
K-21: 8636566 & 105100196.
L-21: 8636567, 102129846, & 103049698.

LEGEND

- Set 5/8" x 30" iron pin with plastic cap labeled LS 4116
- Set 1/2" x 24" iron pin with plastic cap labeled LS 4116, unless otherwise noted
- Found brass/aluminum cap
- Found 1/2" pin LS 5461
- Found 5/8" iron pin
- Calculated Point
- WC Witness corner, set 1/2" x 24" iron pin with plastic cap labeled LS 4116
- Boundary line
- Center line
- Lot line
- Pressure irrigation easement
- 10' ACHD storm drain easement
- Gravity irrigation easement
- Tie line
- Section line
- ① Lot number



Found 5/8" Rebar
East 1/4 Corner Section 14
CP&F Instr. No. 103049698 (L-21)