

Arbor Ridge Subdivision No. 3

Notes

- This property lies within the Boise Kuna Irrigation District and the Kuna Municipal Irrigation District. All lots within this subdivision are subject to assessments. Irrigation water will be provided by the Kuna Municipal Irrigation District in compliance with Idaho Code Section §31-3805(1)(b).
- All references to Homeowners' Association hereon are to the Arbor Ridge Subdivision & Silverdale Subdivision Homeowners' Association and the owners of the lots within said subdivision, jointly pursuant to the Master Declaration of Covenants, Conditions, and Restrictions recorded as Instrument Number 107090857, as amended and as may be amended from time to time.
- Any resubdivision of this plat shall comply with the applicable zoning regulations in effect at the time of the resubdivision and may require amendment of the development agreement.
- Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Kuna and conditions of the staff report for Arbor Ridge Subdivision No. 3.
- Lots shall not be reduced in size without prior approval from the health authority.
- Lot 10, Block 3 and Lot 22, Block 5 are common area lots to be owned and maintained by the Homeowners' Association. This ownership and maintenance commitment may not be dissolved without the express consent of the City of Kuna. The Homeowners' Association is responsible for payment of irrigation assessments. In the event the Homeowners' Association fails to pay assessments, each residential lot is responsible for a fractional share of the assessment as determined by the City of Kuna.
- No easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping (except trees), parking, or other such non-permanent improvements.
- All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.
- Public utility easement is hereby dedicated as follows:
 - 10-foot wide along public rights-of-ways.
- Water, sewer, drainage, and irrigation easements are hereby dedicated to the City of Kuna for the installation and maintenance of lines as shown hereon (unless otherwise dimensioned).
 - 10-foot wide along public rights-of-ways, rear lot lines, and the exterior boundary.
 - 10-foot wide centered on interior lot lines (unless otherwise dimensioned).
- Direct lot access to W. Ardell Rd. is prohibited unless specifically approved in writing by the Ada County Highway District and the City of Kuna.
- Maintenance of any irrigation, drainage pipe, or ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage district.
- This development recognizes Idaho Code Section §22-4503, Right to Farm Act, which states: "No Agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding non-agricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof.
- Portions of Lot 22, Block 5; Lots 10, 11, 13, and 14, Block 11; and Lots 32, 33, and 34, Block 13; are servient to and contains the ACHD storm water drainage system. This lot is encumbered by that certain First Amended Master Perpetual Storm Water Drainage Easement, recorded on November 10, 2015 as Instrument No. 2015-103256. 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.
- Lot 10, Block 3 and Lot 22, Block 5 are subject to an easement to the Boise Kuna Irrigation District and Idaho Bureau of Reclamation for the Hubbard Beal Drain for irrigation water delivery and maintenance, to the City of Kuna for water, sewer, and irrigation water delivery and maintenance.
- This development is subject to a License Agreement, Inst. No. 2016-112174.
- This development is subject to a Development Agreement, Inst. No. 114016814.

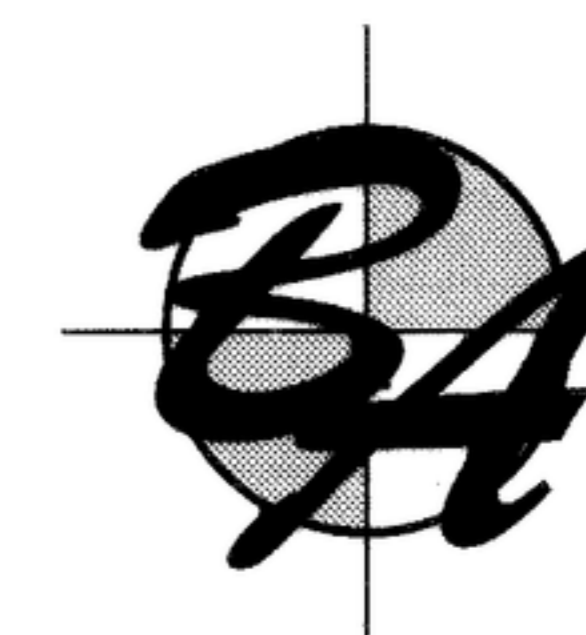
Curve Table

Curve	Delta	Radius	Arc	Chord Bearing	Chord Distance
C1	31°31'22"	400.00'	220.07'	S15°49'21"E	217.31'
C2	12°19'28"	400.00'	86.04'	N25°25'18"W	85.88'
C3	12°26'19"	400.00'	86.84'	N13°02'24"W	86.67'
C4	6°45'35"	400.00'	47.19'	N3°26'28"W	47.16'
C5	90°00'00"	55.00'	86.39'	S45°03'40"E	77.78'
C6	31°31'22"	275.00'	151.30'	N15°49'21"W	149.40'
C7	20°31'54"	200.00'	71.67'	S71°12'25"W	71.29'
C8	33°01'18"	125.00'	72.04'	N73°35'36"E	71.05'
C9	25°14'10"	225.00'	99.10'	S12°46'53"E	98.30'
C10	21°06'11"	225.00'	82.87'	N14°50'53"W	82.40'
C11	4°14'07"	425.00'	31.42'	N2°10'44"W	31.41'
C12	4°14'07"	400.00'	29.57'	N2°10'44"W	29.56'
C13	4°14'07"	450.00'	33.26'	N2°10'44"W	33.26'
C14	1°34'31"	450.00'	12.37'	N0°50'56"W	12.37'
C15	2°39'36"	450.00'	20.89'	N2°57'59"W	20.89'
C16	21°06'11"	250.00'	92.08'	N14°50'53"W	91.56'
C17	11°19'10"	250.00'	49.39'	N9°57'22"W	49.31'
C18	9°47'01"	250.00'	42.69'	N20°30'28"W	42.64'
C19	21°06'11"	200.00'	73.66'	N14°50'53"W	73.25'
C20	13°08'59"	200.00'	45.90'	N10°52'17"W	45.80'
C21	7°57'12"	200.00'	27.76'	N21°25'22"W	27.74'
C22	25°14'10"	200.00'	88.09'	S12°46'53"E	87.38'
C23	2°00'07"	200.00'	6.99'	S24°23'55"E	6.99'
C24	21°53'29"	200.00'	76.42'	S12°27'07"E	75.95'
C25	1°20'35"	200.00'	4.69'	S0°50'05"E	4.69'
C26	25°14'10"	250.00'	110.11'	S12°46'53"E	109.23'
C27	8°15'39"	250.00'	36.05'	S21°16'09"E	36.01'
C28	14°38'01"	250.00'	63.85'	S9°49'18"E	63.68'
C29	36°06'11"	100.00'	63.01'	N72°03'09"E	61.97'
C30	34°18'59"	150.00'	89.84'	N72°56'45"E	88.50'

Curve	Delta	Radius	Arc	Chord Bearing	Chord Distance
C31	13°52'42"	150.00'	36.33'	N83°09'54"E	36.24'
C32	20°26'17"	150.00'	53.51'	N66°00'24"E	53.22'
C33	20°19'45"	175.00'	62.09'	S71°18'30"W	61.77'
C34	21°18'44"	225.00'	83.69'	S70°49'00"W	83.21'
C35	31°31'22"	250.00'	137.54'	N15°49'21"W	135.82'
C36	7°33'10"	250.00'	32.96'	N27°48'27"W	32.93'
C37	18°41'37"	250.00'	81.57'	N14°41'03"W	81.20'
C38	5°16'35"	250.00'	23.02'	N2°41'58"W	23.01'
C39	31°31'22"	300.00'	165.05'	N15°49'21"W	162.98'
C40	12°19'28"	300.00'	64.53'	N25°25'18"W	64.41'
C41	12°26'19"	300.00'	65.13'	N13°02'24"W	65.00'
C42	6°45'35"	300.00'	35.39'	N3°26'28"W	35.37'
C43	20°19'08"	52.00'	18.44'	N10°05'54"E	18.34'
C44	130°38'16"	52.00'	118.56'	S45°03'40"E	94.50'
C45	44°19'18"	52.00'	40.23'	S1°54'11"E	39.23'
C46	51°31'43"	52.00'	46.77'	S49°49'42"E	45.21'
C47	34°47'15"	52.00'	31.57'	N87°00'49"E	31.09'
C48	20°19'08"	52.00'	18.44'	S79°46'46"W	18.34'
C49	90°00'00"	30.00'	47.12'	S45°03'40"E	42.43'
C50	30°00'40"	20.00'	10.48'	S15°04'00"E	10.36'
C51	33°22'01"	20.00'	11.65'	N16°37'21"E	11.48'
C52	2°20'30"	250.00'	10.22'	S1°20'03"E	10.22'
C53	16°58'31"	250.00'	74.07'	S8°39'03"E	73.80'

Line Table

Line	Bearing	Distance
L1	S0°03'40"E	37.00'
L2	S0°03'40"E	37.00'
L3	S25°23'58"E	12.72'
L4	N35°04'23"W	19.15'
L5	S75°33'28"E	23.12'
L6	S15°16'29"W	24.03'
L7	S12°24'16"W	23.41'
L8	S77°09'53"E	23.91'
L9	S89°53'45"E	26.73'
L10	N44°58'14"E	23.76'
L11	S45°01'46"E	23.71'
L12	N44°56'20"E	23.73'
L13	S45°34'22"E	23.80'
L14	N7°19'47"E	34.76'



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