

PLAT OF
ASHTON ESTATES SUBDIVISION No. 1

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	175.00'	32.06'	10°29'45"	N77°18'56"W	32.01'
C2	22.50'	38.11'	97°02'57"	S48°54'43"W	33.72'
C3	22.50'	35.10'	89°22'40"	N44°18'05"W	31.65'
C4	22.50'	35.44'	90°14'27"	S45°53'22"W	31.89'
C5	27.50'	43.08'	89°45'33"	N44°06'38"W	38.81'
C6	39.50'	16.95'	24°35'20"	S78°42'55"W	16.82'
C7	200.00'	58.98'	16°53'49"	N80°32'30"W	58.77'
C8	150.00'	233.61'	89°13'52"	S45°23'04"W	210.70'
C9	50.00'	78.54'	90°00'00"	N44°36'45"W	70.71'
C10	50.00'	78.54'	90°00'00"	S44°36'45"E	70.71'
C11	50.00'	78.54'	90°00'00"	N44°36'45"W	70.71'
C12	225.00'	66.28'	16°52'37"	N80°33'06"W	66.04'
C13	27.50'	43.08'	89°45'33"	N44°06'38"W	38.81'
C14	125.00'	194.67'	89°13'52"	N45°23'04"E	175.59'
C15	27.50'	43.38'	90°23'15"	S44°48'22"E	39.02'
C16	75.00'	8.39'	6°24'43"	N2°49'06"W	8.39'
C17	75.00'	60.56'	46°15'55"	N29°09'25"W	58.93'
C18	75.00'	48.86'	37°19'23"	N70°57'04"W	48.00'
C19	25.00'	29.27'	67°04'27"	S56°04'32"E	27.62'
C20	25.00'	10.00'	22°55'33"	S11°04'32"E	9.94'
C21	75.00'	4.91'	3°44'52"	N1°29'11"W	4.90'

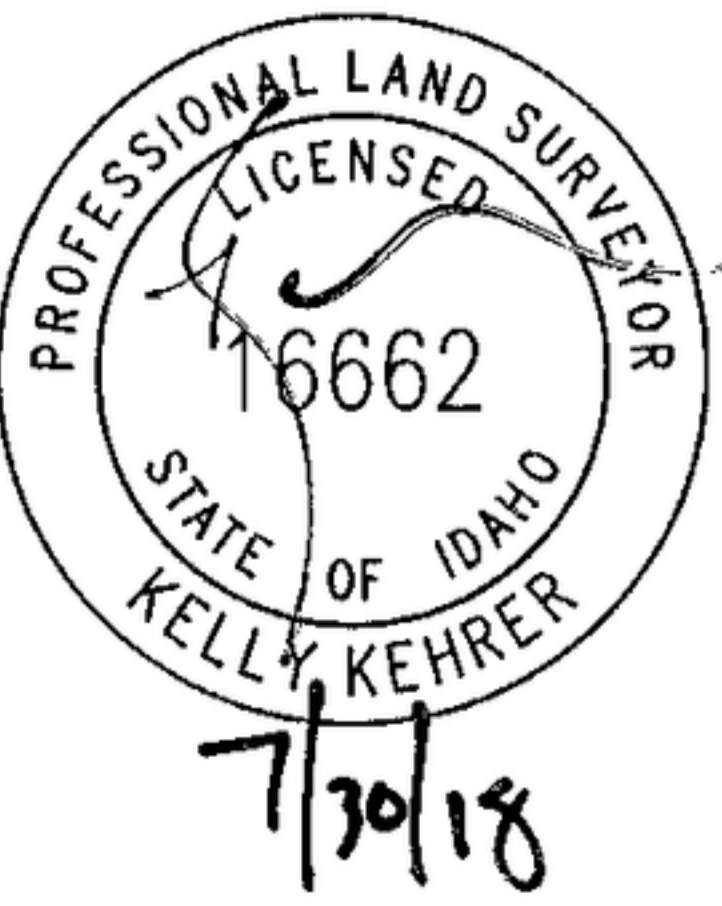
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C22	75.00'	39.58'	30°13'59"	N18°28'36"W	39.12'
C23	75.00'	34.06'	26°01'09"	N46°36'11"W	33.77'
C24	75.00'	39.27'	30°00'00"	N74°36'45"W	38.82'
C25	25.00'	39.27'	90°00'00"	S44°36'45"E	35.36'
C26	25.00'	39.27'	90°00'00"	S45°23'15"W	35.36'
C27	25.00'	32.03'	73°24'13"	N52°54'39"W	29.88'
C28	25.00'	7.24'	16°35'47"	N7°54'39"W	7.22'
C29	75.00'	38.36'	29°18'29"	S14°15'59"E	37.95'
C30	75.00'	19.86'	15°10'28"	S36°30'28"E	19.81'
C31	75.00'	55.46'	42°22'01"	S65°16'43"E	54.20'
C32	75.00'	4.12'	3°09'02"	S88°02'14"E	4.12'
C33	25.00'	10.29'	23°34'41"	N77°49'24"W	10.22'
C34	25.00'	28.98'	66°25'19"	N32°49'24"W	27.39'
C35	27.50'	43.01'	89°36'45"	S45°11'38"W	38.76'
C36	175.00'	173.17'	56°41'50"	S61°39'05"W	166.19'
C37	175.00'	99.37'	32°32'02"	S17°02'09"W	98.04'
C38	27.50'	43.31'	90°14'27"	S45°53'22"W	38.97'
C39	27.50'	11.35'	23°38'26"	N77°10'12"W	11.27'
C40	125.00'	10.75'	4°55'33"	N3°13'55"E	10.74'
C41	225.00'	38.91'	9°54'33"	S77°04'04"E	38.86'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	22.70	N45°35'14"E
L2	13.38	S0°23'15"W
L3	18.81	N0°23'15"E
L4	100.00	N89°36'45"W
L5	50.00	N88°59'25"W
L6	5.24	N0°23'15"E
L7	80.15	N88°59'25"W
L8	4.58	S0°46'08"W
L9	50.00	N89°13'52"W
L10	90.00	S0°23'15"W
L11	21.21	N45°23'15"E
L12	5.88	S89°36'45"E
L13	100.00	N0°23'15"E
L14	20.88	S89°36'45"E
L15	21.21	S44°36'45"E
L16	90.00	N0°23'15"E
L17	15.00	S89°36'45"E
L18	100.00	N0°23'15"E
L19	21.21	S45°23'15"W
L20	160.00	N0°23'15"E
L21	100.00	N0°23'15"E
L22	97.91	N0°23'15"E
L23	40.20	N89°36'45"W
L24	58.36	N89°36'45"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L25	62.50	N0°23'15"E
L26	61.37	S12°43'31"W
L27	111.69	S89°36'45"E
L28	13.60	S12°43'31"W
L29	5.00	S0°23'15"W
L30	21.21	N44°36'45"W
L31	5.00	S89°36'45"E
L32	12.50	S89°36'45"E
L33	102.06	S89°36'45"E
L34	79.03	N89°36'45"W
L35	15.26	S0°23'15"W
L36	19.53	N89°36'45"W
L37	42.10	S44°39'18"E
L38	52.50	S0°23'15"W
L39	30.96	N88°59'25"W
L40	52.28	S0°46'08"W
L41	0.43	S87°28'08"E
L42	75.00	S0°23'15"W
L43	25.00	S89°36'45"E
L44	63.98	S12°43'31"W
L45	505.27	N30°57'15"W
L46	88.55	N44°39'18"W
L47	37.94	N89°36'34"W
L48	6.05	S0°23'26"W

NOTES

- MINIMUM BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF RESUBDIVISION.
- IRRIGATION WATER WILL BE PROVIDED BY THE CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CITY OF KUNA.
- MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY. SUCH LOTS MUST REMAIN FREE OF ENCROACHMENTS AND OBSTRUCTIONS TO SAID IRRIGATION/DRAINAGE FACILITIES.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, 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 NONAGRICULTURAL 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".
- LOTS 1, 2 9 AND 11, BLOCK 2, LOTS 1 AND 11, BLOCK 3, LOTS 1 AND 7, BLOCK 4 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE ASHTON ESTATES HOMEOWNER'S ASSOCIATION, OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND CITY OF KUNA IRRIGATION.
- ALL LOT LINES COMMON TO THE PUBLIC RIGHTS-OF-WAY CONTAIN A 14.00 FOOT WIDE EASEMENT, UNLESS OTHERWISE DIMENSIONED, FOR PUBLIC UTILITIES, CITY OF KUNA IRRIGATION AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE DIMENSIONED, ALL RESIDENTIAL INTERIOR LOT LINES CONTAIN A 5.00 FOOT EASEMENT, EACH SIDE, FOR PUBLIC UTILITIES, CITY OF KUNA IRRIGATION AND LOT DRAINAGE.
- UNLESS OTHERWISE DIMENSIONED, ALL LOT LINES COMMON TO THE SUBDIVISION BOUNDARY AND ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, CITY OF KUNA IRRIGATION AND LOT DRAINAGE.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND THE CITY OF KUNA.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- THIS SUBDIVISION WILL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE TO BE FILED FOR RECORD AT THE ADA COUNTY RECORDER'S OFFICE.
- LOT 6, BLOCK 3 IS A NON-BUILDABLE LOT EXCEPT AS A DRIVEWAY AND PUBLIC UTILITY/IRRIGATION CORRIDOR AND IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVEWAY TO PROVIDE ACCESS TO LOTS 5 AND 7, BLOCK 3. LOT 6, BLOCK 3 SHALL BE OWNED AND MAINTAINED BY THE ASHTON ESTATES HOMEOWNER'S ASSOCIATION, OR ASSIGNS. LOT 6, BLOCK 3 IS SUBJECT TO A BLANKET PUBLIC UTILITY AND CITY OF KUNA IRRIGATION EASEMENT.
- A PORTION OF LOTS 1 AND 11, BLOCK 2 AS SHOWN HEREON ARE SUBJECT TO AN EXISTING BOISE PROJECT BOARD OF CONTROL EASEMENT FOR OPERATION AND MAINTENANCE OF THE KUNA CANAL.
- THE HOMEOWNERS' ASSOCIATION (HOA), ITS OWNERSHIP AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF KUNA, IDAHO. ALL IMPROVED INDIVIDUAL LOTS ARE SUBJECT TO A FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH HOA COMMON LOT(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY THE HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.
- ALL OF LOT 11, BLOCK 3, A PORTION OF LOTS 3 AND 5, BLOCK 1, A PORTION OF LOT 1, BLOCK 3 AND A PORTION OF LOT 1, BLOCK 5, ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE 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.
- CITY OF KUNA PRESSURIZED IRRIGATION EASEMENT PER INSTRUMENT No. 2018-039505, RECORDS OF ADA COUNTY, IDAHO.
- ACHD PERMANENT EASEMENT PER INSTRUMENT No. 2018-016088, RECORDS OF ADA COUNTY, IDAHO.
- THIS PLAT IS SUBJECT TO AN ACHD LANDSCAPE LICENSE AGREEMENT PER INSTRUMENT No. 2018-028804, RECORDS OF ADA COUNTY, IDAHO.
- ACHD PERMANENT EASEMENT PER INSTRUMENT No. 2018-031290, RECORDS OF ADA COUNTY, IDAHO.



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