

PLAT OF
ASHTON ESTATES SUBDIVISION No. 1

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 1 OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 19, WHICH BEARS N00°46'08"E A DISTANCE OF 2,649.32 FEET FROM A FOUND ALUMINUM CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 19, THENCE FOLLOWING THE WESTERLY LINE OF SAID GOVERNMENT LOT 1, S00°46'08"W A DISTANCE OF 1,146.19 FEET; THENCE LEAVING SAID WESTERLY LINE, S89°13'52"E A DISTANCE OF 70.00 FEET TO A SET 5/8-INCH REBAR ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH MERIDIAN ROAD/STATE HIGHWAY 69 AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1.N00°46'08"E A DISTANCE OF 1,076.63 FEET TO A SET 5/8-INCH REBAR;
- 2.N45°35'14"E A DISTANCE OF 22.70 FEET TO A SET 5/8-INCH REBAR ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST DEER FLAT ROAD;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°35'35"E A DISTANCE OF 830.47 FEET TO A SET 5/8-INCH REBAR ON THE EAST BANK OF THE KUNA CANAL;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND FOLLOWING THE EAST BANK OF SAID KUNA CANAL THE FOLLOWING TWO (2) COURSES:

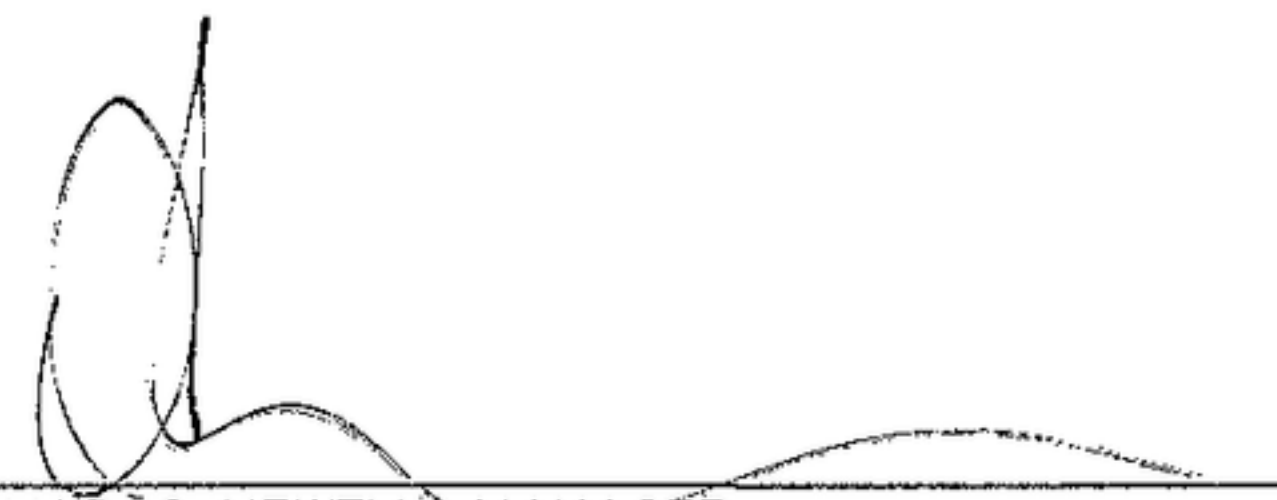
- 1.S31°15'35"E A DISTANCE OF 490.92 FEET TO A SET 5/8-INCH REBAR;
- 2.S45°04'05"E A DISTANCE OF 82.21 FEET TO A SET 5/8-INCH REBAR ON THE EASTERLY LINE OF SAID GOVERNMENT LOT 1;

THENCE LEAVING THE EAST BANK OF SAID KUNA CANAL AND FOLLOWING THE EASTERLY LINE OF SAID GOVERNMENT LOT 1,

S00°45'15"W A DISTANCE OF 364.32 FEET TO A SET 5/8-INCH REBAR;
THENCE LEAVING SAID EASTERLY LINE, N89°36'45"W A DISTANCE OF 118.80 FEET TO A SET 5/8-INCH REBAR;
THENCE S00°23'15"W A DISTANCE OF 13.38 FEET TO A SET 5/8-INCH REBAR;
THENCE N89°36'45"W A DISTANCE OF 65.00 FEET TO A SET 5/8-INCH REBAR;
THENCE N00°23'15"E A DISTANCE OF 5.00 FEET TO A SET 5/8-INCH REBAR;
THENCE N89°36'45"W A DISTANCE OF 287.68 FEET TO A SET 5/8-INCH REBAR;
THENCE S00°23'15"W A DISTANCE OF 5.00 FEET TO A SET 5/8-INCH REBAR;
THENCE N89°36'45"W A DISTANCE OF 70.88 FEET TO A SET 5/8-INCH REBAR;
THENCE N00°23'15"E A DISTANCE OF 18.81 FEET TO A SET 5/8-INCH REBAR;
THENCE N89°36'45"W A DISTANCE OF 100.00 FEET TO A SET 5/8-INCH REBAR;
THENCE S00°23'15"W A DISTANCE OF 219.67 FEET TO A SET 5/8-INCH REBAR;
THENCE S17°43'40"W A DISTANCE OF 50.00 FEET TO A SET 5/8-INCH REBAR;
THENCE 32.06 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A DELTA ANGLE OF 10°29'45", A CHORD BEARING OF N77°18'56"W AND A CHORD DISTANCE OF 32.01 FEET TO A SET 5/8-INCH REBAR;
THENCE 38.11 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 22.50 FEET, A DELTA ANGLE OF 97°02'57", A CHORD BEARING OF S48°54'43"W AND A CHORD DISTANCE OF 33.72 FEET TO A SET 5/8-INCH REBAR;
THENCE S00°23'15"W A DISTANCE OF 3.80 FEET TO A SET 5/8-INCH REBAR;
THENCE N88°59'25"W A DISTANCE OF 50.00 FEET TO A SET 5/8-INCH REBAR;
THENCE N00°23'15"E A DISTANCE OF 5.24 FEET TO A SET 5/8-INCH REBAR;
THENCE 35.10 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 22.50 FEET, A DELTA ANGLE OF 89°22'40", A CHORD BEARING OF N44°18'05"W AND A CHORD DISTANCE OF 31.65 FEET TO A SET 5/8-INCH REBAR;
THENCE N88°59'25"W A DISTANCE OF 80.15 FEET TO A SET 5/8-INCH REBAR;
THENCE 35.44 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 22.50 FEET, A DELTA ANGLE OF 90°14'27", A CHORD BEARING OF S45°53'22"W AND A CHORD DISTANCE OF 31.89 FEET TO A SET 5/8-INCH REBAR;
THENCE S00°46'08"W A DISTANCE OF 4.58 FEET TO A SET 5/8-INCH REBAR;
THENCE N89°13'52"W A DISTANCE OF 50.00 FEET TO A SET 5/8-INCH REBAR;
THENCE 43.08 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 27.50 FEET, A DELTA ANGLE OF 89°45'33", A CHORD BEARING OF N44°06'38"W AND A CHORD DISTANCE OF 38.81 FEET TO A SET 5/8-INCH REBAR;
THENCE N88°59'25"W A DISTANCE OF 184.94 FEET TO A SET 5/8-INCH REBAR;
THENCE 16.95 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 39.50 FEET, A DELTA ANGLE OF 24°35'20", A CHORD BEARING OF S78°42'55"W AND A CHORD DISTANCE OF 16.82 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 23.812 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM THE CITY OF KUNA AND SAID CITY HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.


DONALD G NEWELL, MANAGER
SDN, LLC

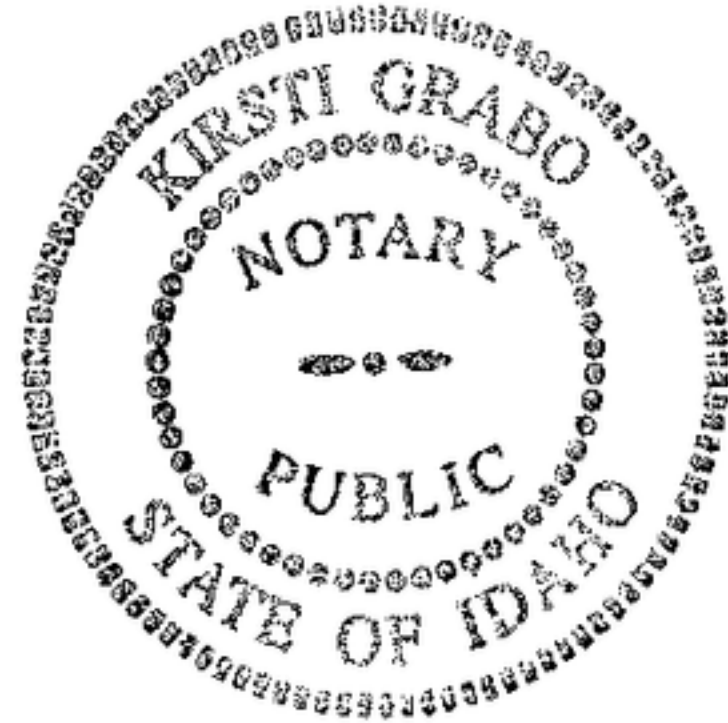
ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } SS

ON THIS 24 DAY OF July, IN THE YEAR 2018 A.D., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DONALD G. NEWELL, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF SDN, LLC. AND THE PERSON WHO EXECUTED THIS INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

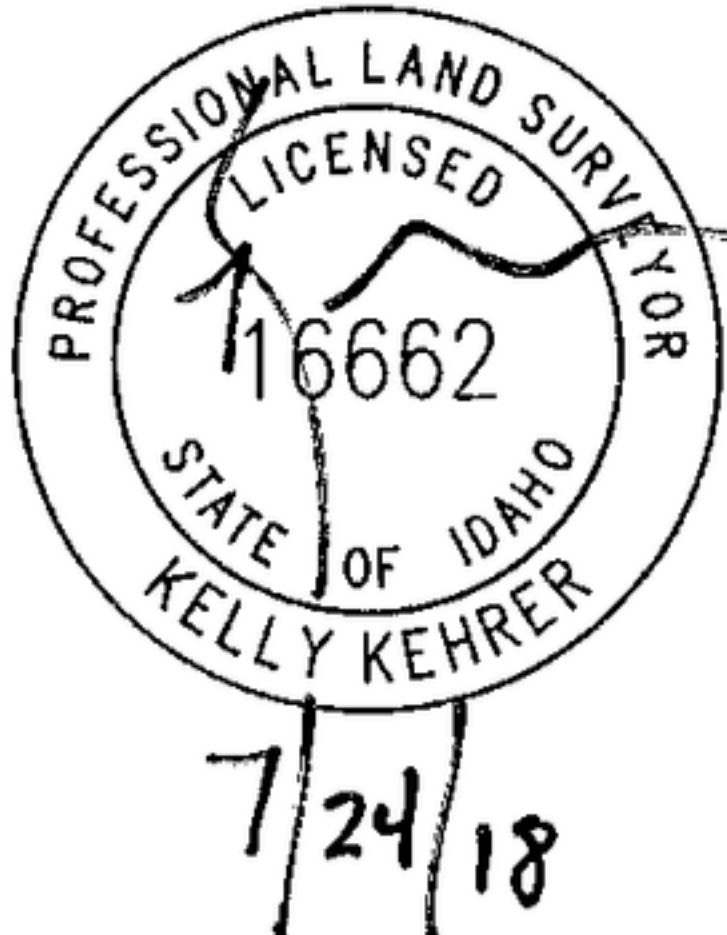

NOTARY PUBLIC FOR THE STATE OF IDAHO
RESIDING AT Star, ID
MY COMMISSION EXPIRES 2-20-24



CERTIFICATE OF SURVEYOR

I, KELLY KEHRER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF ASHTON ESTATES SUBDIVISION No. 1 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

KELLY KEHRER, P.L.S. 16662



DEVELOPER
SDN, LLC
BOISE, IDAHO

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