

PLAT OF
ASHTON ESTATES SUBDIVISION No. 2

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.00	S89°13'52"E
L2	4.58	N0°46'08"E
L3	80.15	S88°59'25"E
L4	5.24	S0°23'15"W
L5	50.00	S88°59'25"E
L6	3.80	N0°23'15"E
L7	18.81	S0°23'15"W
L8	70.88	S89°36'45"E
L9	5.00	N0°23'15"E
L10	5.00	S0°23'15"W
L11	65.00	S89°36'45"E
L12	13.38	N0°23'15"E
L13	15.00	S0°23'15"W
L14	21.21	S44°36'45"E
L15	94.66	N0°23'15"E
L16	20.88	S89°36'45"E
L17	95.00	N0°23'15"E
L18	15.00	S89°36'45"E
L19	21.21	S45°23'15"W
L20	115.14	N89°36'45"W
L21	20.00	S0°45'15"W
L22	28.28	S44°36'45"E
L23	114.57	N89°36'45"W
L24	114.45	N89°36'45"W
L25	20.00	S0°45'15"W
L26	21.21	N44°36'45"W
L27	5.00	N0°23'15"E
L28	20.00	S0°45'15"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L29	113.87	N89°36'45"W
L30	21.21	S45°23'15"W
L31	5.00	N0°23'15"E
L32	15.00	N89°36'45"W
L33	100.00	N0°23'15"E
L34	21.21	S44°36'45"E
L35	21.21	S45°23'15"W
L36	100.00	N0°23'15"E
L37	100.00	N0°23'15"E
L38	21.21	S44°36'45"E
L39	21.21	S45°23'15"W
L40	100.00	N0°23'15"E
L41	15.00	N89°36'45"W
L42	21.21	S44°36'45"E
L43	100.00	N0°23'15"E
L44	21.21	S45°23'15"W
L45	100.00	N0°23'15"E
L46	24.00	N89°58'53"W
L47	20.86	S0°23'15"W
L48	100.00	N0°23'15"E
L49	37.28	S72°43'32"W
L50	2.83	S44°36'45"E
L51	20.00	S0°45'15"W
L52	31.11	N45°23'15"E
L53	31.11	N44°36'45"W
L54	2.83	N45°23'15"E
L55	28.28	N45°23'15"E
L56	31.11	S45°23'15"W

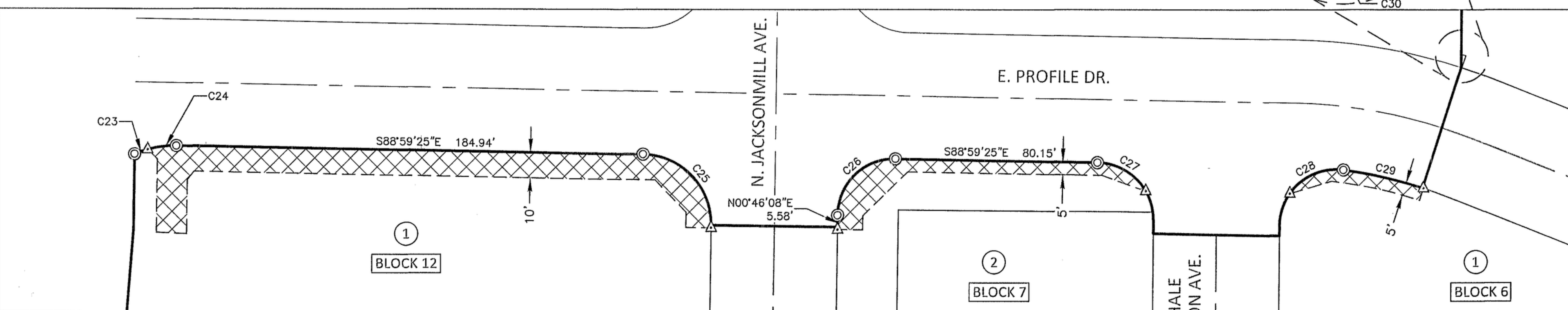
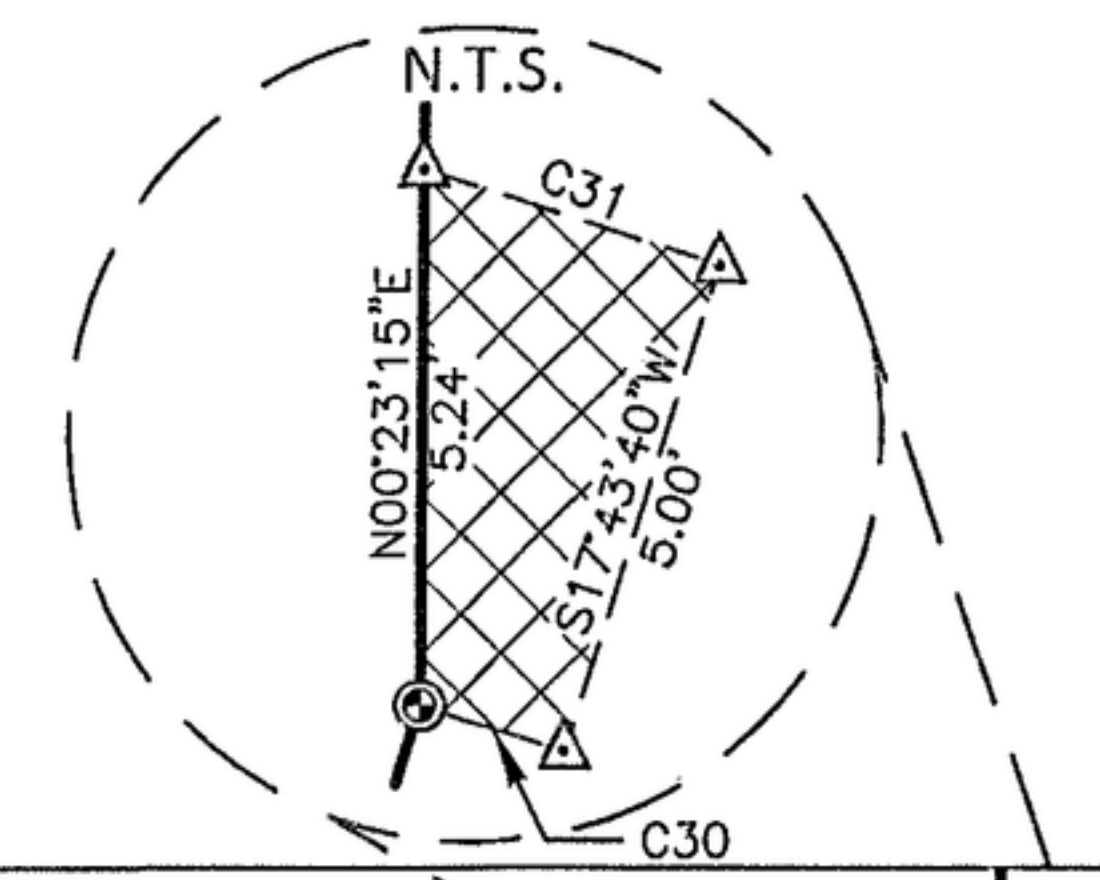
LINE TABLE		
LINE #	LENGTH	DIRECTION
L57	31.11	N44°36'45"W
L58	195.73	N89°36'45"W
L59	25.02	N0°23'15"E
L60	24.00	S89°13'58"E
L61	15.00	S89°36'45"E
L62	25.00	N89°13'52"W
L63	25.00	N89°13'52"W
L64	25.00	N88°59'25"W
L65	25.00	N88°59'25"W
L66	25.00	S17°43'40"W
L67	25.00	S17°43'40"W
L68	25.00	N89°36'45"W
L69	25.00	N89°36'45"W
L70	25.00	N89°36'45"W
L71	25.00	N89°36'45"W
L72	25.00	N0°45'15"E
L73	25.00	N0°45'15"E
L74	25.00	N89°36'45"W
L75	25.00	N89°36'45"W
L76	25.00	N0°45'15"E
L77	25.00	N0°45'15"E
L78	25.00	N0°23'15"E
L79	25.00	N0°23'15"E
L80	25.00	N90°00'00"W
L81	25.00	N89°36'45"W
L82	25.00	N89°58'53"W
L83	25.00	N89°58'53"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	39.50'	16.95'	24°35'20"	N78°42'55"E	16.82'
C2	27.50'	43.08'	89°45'33"	S44°06'38"E	38.81'
C3	22.50'	35.44'	90°14'27"	N45°53'22"E	31.89'
C4	22.50'	35.10'	89°22'40"	S44°18'05"E	31.65'
C5	22.50'	38.11'	97°02'57"	N48°54'43"E	33.72'
C6	175.00'	32.06'	10°29'45"	S77°18'56"E	32.01'
C7	200.00'	12.63'	3°37'03"	N70°17'04"W	12.63'
C8	200.00'	73.78'	21°08'12"	N79°02'39"W	73.36'
C9	50.00'	78.54'	90°00'00"	S44°36'45"E	70.71'
C10	25.00'	35.13'	80°30'36"	S39°52'03"E	32.31'
C11	25.00'	4.14'	9°29'24"	S84°52'03"E	4.14'
C12	75.00'	12.43'	9°29'53"	S4°21'41"E	12.42'
C13	75.00'	36.35'	27°46'09"	S22°59'42"E	36.00'
C14	75.00'	36.19'	27°38'54"	S50°42'13"E	35.84'
C15	75.00'	32.84'	25°05'05"	S77°04'13"E	32.57'
C16	175.00'	64.56'	21°08'10"	S79°02'38"E	64.19'
C17	225.00'	14.28'	3°38'14"	N70°17'40"W	14.28'
C18	175.00'	10.97'	3°35'31"	N70°16'18"W	10.97'
C19	225.00'	83.00'	21°08'10"	S79°02'38"E	82.53'
C20	22.50'	31.82'	81°02'16"	S48°28'17"E	29.24'

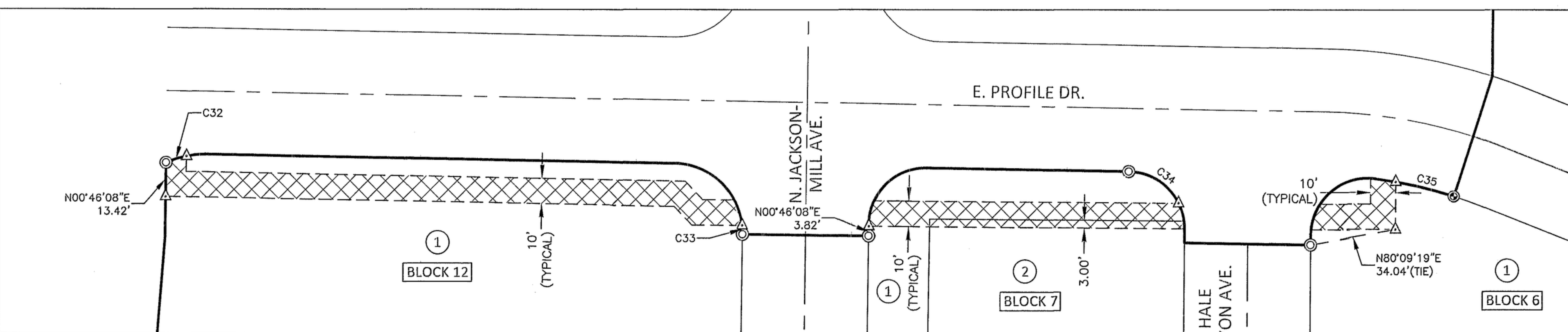
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C21	22.50'	3.28'	8°20'24"	N3°46'57"W	3.27'
C22	225.00'	37.18'	9°28'05"	S74°01'41"E	37.14'
C23	39.50'	5.40'	7°49'51"	N70°20'11"E	5.39'
C24	39.50'	11.55'	16°45'29"	N82°37'51"E	11.51'
C25	27.50'	44.08'	91°50'35"	S43°04'07"E	39.51'
C26	22.50'	35.44'	90°14'27"	N45°53'22"E	31.89'
C27	22.50'	23.09'	58°48'32"	S59°35'09"E	22.09'
C28	22.50'	24.47'	62°18'02"	N66°17'11"E	23.28'
C29	175.00'	32.43'	10°37'07"	S77°15'15"E	32.39'
C30	225.00'	0.38'	0°05'44"	N72°03'55"W	0.38'
C31	230.00'	1.94'	0°28'56"	S72°15'51"E	1.94'
C32	39.50'	8.53'	12°22'09"	S72°36'20"W	8.51'
C33	27.50'	3.50'	7°17'15"	S2°52'29"E	3.50'
C34	22.50'	24.44'	62°14'49"	S57°52'01"E	23.26'
C35	175.00'	23.73'	7°46'06"	N75°57'06"W	23.71'
C36	225.00'	42.61'	10°51'00"	S84°11'14"E	42.54'

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".
- LOT 22, BLOCK 2, LOTS 8 AND 14, BLOCK 4, LOT 16, BLOCK 5, LOTS 1 AND 2, BLOCK 6, LOT 1, BLOCK 7, LOTS 1 AND 11, BLOCK 8, LOTS 1 AND 8, BLOCK 9, LOT 1, BLOCK 10 AND LOT 1, BLOCK 11 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.
- A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED AS FOLLOWS (UNLESS OTHERWISE DIMENSIONED):
 - 10-FOOT WIDE ALONG PUBLIC RIGHTS-OF-WAY, REAR LOT LINES AND THE EXTERIOR BOUNDARY.
 - 10-FOOT WIDE CENTERED ON INTERIOR RESIDENTIAL LOT LINES.
- WATER, SEWER, DRAINAGE, GRAVITY IRRIGATION AND PRESSURIZED IRRIGATION EASEMENTS ARE HEREBY RESERVED FOR THE CITY OF KUNA FOR THE INSTALLATION AND MAINTENANCE OF LINES AS SHOWN HEREON (UNLESS OTHERWISE DIMENSIONED).
 - 10-FOOT WIDE ALONG PUBLIC RIGHTS-OF-WAY, REAR LOT LINES AND THE EXTERIOR BOUNDARY.
 - 10-FOOT WIDE CENTERED ON INTERIOR RESIDENTIAL LOT LINES.
- 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 IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR ASHTON ESTATES SUBDIVISION PER INSTRUMENT No. 2018-089358 RECORDS OF ADA COUNTY, IDAHO AND ANY FUTURE AMENDMENTS.
- 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 LOTS 8 AND 14, BLOCK 4, LOT 2, BLOCK 6, LOT 1, BLOCK 11 AND A PORTION OF LOT 1, BLOCK 6, LOT 1, BLOCK 7 AND LOT 2, BLOCK 11 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.
- LOT 1, BLOCK 6, LOTS 1 AND 2, BLOCK 7 AND LOT 1, BLOCK 12 ARE SUBJECT TO A CITY OF KUNA PRESSURIZED IRRIGATION EASEMENT PER INSTRUMENT No. 2018-039505, RECORDS OF ADA COUNTY, IDAHO.
- LOT 1 BLOCK 6, LOT 1 BLOCK 7 AND LOT 1 BLOCK 12 ARE SUBJECT TO AN ACHD PERMANENT EASEMENT PER INSTRUMENT No. 2018-016088, RECORDS OF ADA COUNTY, IDAHO.
- LOT 22, BLOCK 2, LOT 16, BLOCK 5, LOT 1, BLOCK 6, LOT 1, BLOCK 7, LOT 1, BLOCK 9 AND LOTS 1, 2, 3 AND 4, BLOCK 12, ARE SUBJECT TO AN ACHD PERMANENT EASEMENT PER INSTRUMENT No. 2019-006665, RECORDS OF ADA COUNTY, IDAHO.
- THIS PLAT IS SUBJECT TO A TEMPORARY ACHD LANDSCAPE LICENSE AGREEMENT PER INSTRUMENT No. 2019-012349, RECORDS OF ADA COUNTY, IDAHO.
- CITY OF KUNA PRESSURIZED IRRIGATION EASEMENT PER INSTRUMENT No. 2019-015325 AND 2019-031431, RECORDS OF ADA COUNTY, IDAHO.
- DIRECT RESIDENTIAL LOT ACCESS TO N. JACKSONMILL AVENUE IS PROHIBITED.
- LOT 4, BLOCK 12 IS SUBJECT TO A TEMPORARY ACHD EASEMENT PER INST. No. 2019-006664, RECORDS OF ADA COUNTY, IDAHO.
- PRIOR TO CONSTRUCTION A FOUND BRASS CAP MARKED "1TD STA 104+00 LT. 70.00". MONUMENT WAS DESTROYED DURING CONSTRUCTION. SET 5/8-INCH REBAR AS SHOWN HEREON.

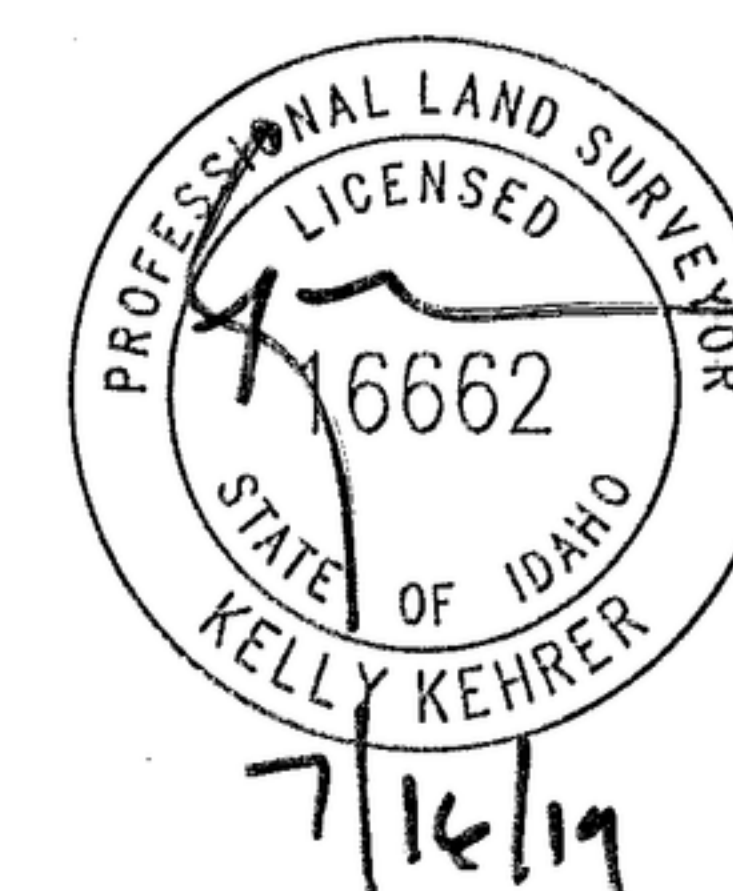


DETAIL A - ACHD PERMANENT EASEMENT - SEE NOTE 15



DETAIL B - CITY OF KUNA PRESSURIZED IRRIGATION EASEMENT - SEE NOTE 14

DEVELOPER
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BOISE, IDAHO



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