

PLAT OF
ASHTON ESTATES SUBDIVISION No. 2

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 A PORTION OF GOVERNMENT LOTS 1 AND 2 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 FOUND 5/8-INCH REBAR MARKING THE SOUTHWEST CORNER OF ASHTON ESTATES SUBDIVISION NO. 1 (BOOK 114 OF PLATS AT PAGES 17,055-17,059, RECORDS OF ADA COUNTY, IDAHO), ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH MERIDIAN ROAD/STATE HIGHWAY 69 AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING THE SOUTHERLY BOUNDARY LINE OF SAID ASHTON ESTATES SUBDIVISION NO. 1 THE FOLLOWING TWENTY-FOUR (24) COURSES:

1. 16.95 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 39.50 FEET, A DELTA ANGLE OF 24°35'20", A CHORD BEARING OF N78°42'55"E AND A CHORD DISTANCE OF 16.82 FEET TO A FOUND 5/8-INCH REBAR;
2. S88°59'25"E A DISTANCE OF 184.94 FEET TO A FOUND 5/8-INCH REBAR;
3. 43.08 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 27.50 FEET, A DELTA ANGLE OF 89°45'33", A CHORD BEARING OF S44°06'38"E AND A CHORD DISTANCE OF 38.81 FEET TO A FOUND 5/8-INCH REBAR;
4. S89°13'52"E A DISTANCE OF 50.00 FEET TO A FOUND 5/8-INCH REBAR;
5. N00°46'08"E A DISTANCE OF 4.58 FEET TO A FOUND 5/8-INCH REBAR;
6. 35.44 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 22.50 FEET, A DELTA ANGLE OF 90°14'27", A CHORD BEARING OF N45°53'22"E AND A CHORD DISTANCE OF 31.89 FEET TO A FOUND 5/8-INCH REBAR;
7. S88°59'25"E A DISTANCE OF 80.15 FEET TO A FOUND 5/8-INCH REBAR;
8. 35.10 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 22.50 FEET, A DELTA ANGLE OF 89°22'40", A CHORD BEARING OF S44°18'05"E AND A CHORD DISTANCE OF 31.65 FEET TO A FOUND 5/8-INCH REBAR;
9. S00°23'15"W A DISTANCE OF 5.24 FEET TO A FOUND 5/8-INCH REBAR;
10. S88°59'25"E A DISTANCE OF 50.00 FEET TO A FOUND 5/8-INCH REBAR;
11. N00°23'15"E A DISTANCE OF 3.80 FEET TO A FOUND 5/8-INCH REBAR;
12. 38.11 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 22.50 FEET, A DELTA ANGLE OF 97°02'57", A CHORD BEARING OF N48°54'43"E AND A CHORD DISTANCE OF 33.72 FEET TO A FOUND 5/8-INCH REBAR;
13. 32.06 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A DELTA ANGLE OF 10°29'45", A CHORD BEARING OF S77°18'56"E AND A CHORD DISTANCE OF 32.01 FEET TO A SET BRASS PLUG;
14. N17°43'40"E A DISTANCE OF 50.00 FEET TO A SET BRASS PLUG;
15. N00°23'15"E A DISTANCE OF 219.67 FEET TO A FOUND 5/8-INCH REBAR;
16. S89°36'45"E A DISTANCE OF 100.00 FEET TO A FOUND 5/8-INCH REBAR;
17. S00°23'15"W A DISTANCE OF 18.81 FEET TO A FOUND 5/8-INCH REBAR;
18. S89°36'45"E A DISTANCE OF 70.88 FEET TO A FOUND 5/8-INCH REBAR;
19. N00°23'15"E A DISTANCE OF 5.00 FEET TO A FOUND 5/8-INCH REBAR;
20. S89°36'45"E A DISTANCE OF 287.68 FEET TO A FOUND 5/8-INCH REBAR;
21. S00°23'15"W A DISTANCE OF 5.00 FEET TO A FOUND 5/8-INCH REBAR;
22. S89°36'45"E A DISTANCE OF 65.00 FEET TO A FOUND 5/8-INCH REBAR;
23. N00°23'15"E A DISTANCE OF 13.38 FEET TO A FOUND 5/8-INCH REBAR;
24. S89°36'45"E A DISTANCE OF 116.91 FEET TO A POINT BEING WITNESSED BY A FOUND 5/8-INCH REBAR WHICH BEARS N89°36'45"W A DISTANCE OF 1.00 FEET;

THENCE LEAVING SAID SOUTHERLY SUBDIVISION BOUNDARY LINE, S00°20'10"W A DISTANCE OF 259.38 FEET TO A FOUND 5/8-INCH REBAR ON THE EASTERLY LINE OF SAID GOVERNMENT LOT 1;

THENCE FOLLOWING SAID EASTERLY LINE, S00°45'15"W A DISTANCE OF 171.74 FEET TO A FOUND 1/2-INCH REBAR MARKING THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 2;

THENCE LEAVING SAID EASTERLY LINE OF GOVERNMENT LOT 1 AND FOLLOWING THE EASTERLY LINE OF GOVERNMENT LOT 2, S00°45'15"W A DISTANCE OF 404.27 FEET TO A SET 5/8-INCH REBAR;

THENCE LEAVING SAID EASTERLY LINE, N89°36'45"W A DISTANCE OF 113.46 FEET TO A SET 5/8-INCH REBAR;

THENCE S00°23'15"W A DISTANCE OF 15.00 FEET TO A SET 5/8-INCH REBAR;

THENCE N89°36'45"W A DISTANCE OF 115.00 FEET TO A SET 5/8-INCH REBAR;

THENCE N00°23'15"E A DISTANCE OF 250.00 FEET TO A SET 5/8-INCH REBAR;

THENCE N89°36'45"W A DISTANCE OF 530.00 FEET TO A SET 5/8-INCH REBAR;

THENCE N00°23'15"E A DISTANCE OF 58.16 FEET TO A SET 5/8-INCH REBAR;

THENCE N89°36'45"W A DISTANCE OF 102.92 FEET TO A SET 5/8-INCH REBAR;

THENCE S00°46'08"W A DISTANCE OF 569.96 FEET TO A SET 5/8-INCH REBAR;

THENCE N89°58'53"W A DISTANCE OF 312.80 FEET TO A SET 5/8-INCH REBAR ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH MERIDIAN ROAD/STATE HIGHWAY 69;

THENCE FOLLOWING SAID EASTERLY RIGHT-OF-WAY LINE, N00°46'08"E A DISTANCE OF 682.34 FEET TO A POINT BEING WITNESSED BY A SET

5/8-INCH REBAR BEARING N04°34'59"E A DISTANCE OF 2.00 FEET;

THENCE N04°34'59"E A DISTANCE OF 150.33 FEET TO A SET 5/8-INCH REBAR;

THENCE N00°46'08"E A DISTANCE OF 29.51 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 17.755 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 ERRECTED 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

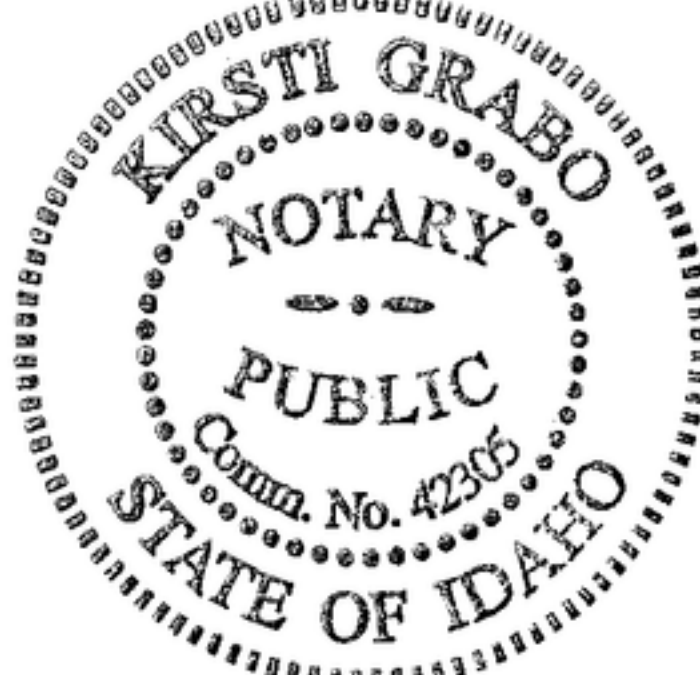
ON THIS 13 DAY OF JUNE, IN THE YEAR 2019 A.D., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DONALD G. NEWELL, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF SDN, LLC, AND THE PERSON WHO EXECUTED THIS INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY CORPORATION 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. 2 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



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