

PLAT OF
ASHTON ESTATES SUBDIVISION No. 3

CERTIFICATE OF OWNERS

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

A PARCEL OF LAND SITUATED IN A PORTION OF GOVERNMENT LOT 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 SECTION 19, S00°46'08"W A DISTANCE OF 2,008.82 FEET;
THENCE LEAVING SAID WESTERLY LINE, S89°58'53"E A DISTANCE OF 60.01 FEET TO A FOUND 5/8-INCH REBAR MARKING THE SOUTHWEST CORNER OF ASHTON ESTATES SUBDIVISION No. 2 (BOOK 116 OF PLATS AT PAGES 17,575-17,578, RECORDS OF ADA COUNTY, IDAHO);
THENCE FOLLOWING THE BOUNDARY LINE OF SAID ASHTON ESTATES SUBDIVISION No. 2, S89°58'53"E A DISTANCE OF 312.80 FEET TO A FOUND 5/8-INCH REBAR MARKING THE SOUTHEAST CORNER OF LOT 1, BLOCK 7 OF SAID ASHTON ESTATES SUBDIVISION No. 2 AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING SAID SUBDIVISION BOUNDARY LINE THE FOLLOWING EIGHT (8) COURSES:

1. N00°46'08"E A DISTANCE OF 569.96 FEET TO A FOUND 5/8-INCH REBAR;
2. S89°36'45"E A DISTANCE OF 102.92 FEET TO A FOUND 5/8-INCH REBAR;
3. S00°23'15"W A DISTANCE OF 58.16 FEET TO A FOUND 5/8-INCH REBAR;
4. S89°36'45"E A DISTANCE OF 530.00 FEET TO A FOUND 5/8-INCH REBAR;
5. S00°23'15"W A DISTANCE OF 250.00 FEET TO A FOUND 5/8-INCH REBAR;
6. S89°36'45"E A DISTANCE OF 115.00 FEET TO A FOUND 5/8-INCH REBAR;
7. N00°23'15"E A DISTANCE OF 15.00 FEET TO A FOUND 5/8-INCH REBAR;
8. S89°36'45"E A DISTANCE OF 113.46 FEET TO A FOUND 5/8-INCH REBAR ON THE EASTERLY LINE OF SAID GOVERNMENT LOT 2;

THENCE LEAVING SAID SUBDIVISION BOUNDARY LINE AND FOLLOWING SAID EASTERLY LINE, S00°45'15"W A DISTANCE OF 271.23 FEET TO A FOUND 5/8-INCH REBAR;
THENCE LEAVING SAID EASTERLY LINE, N89°58'53"W A DISTANCE OF 863.46 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 8.950 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

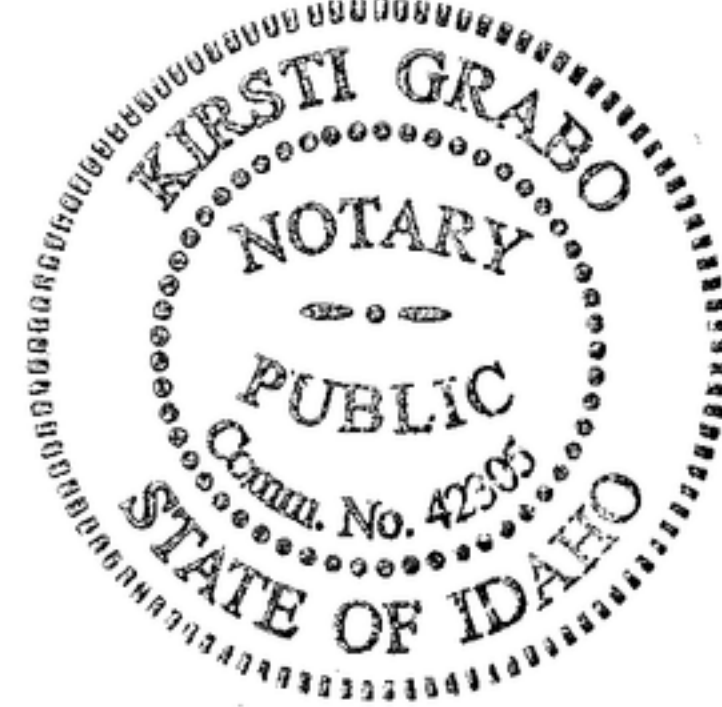
ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } SS

ON THIS 19 DAY OF May, IN THE YEAR 2020 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.

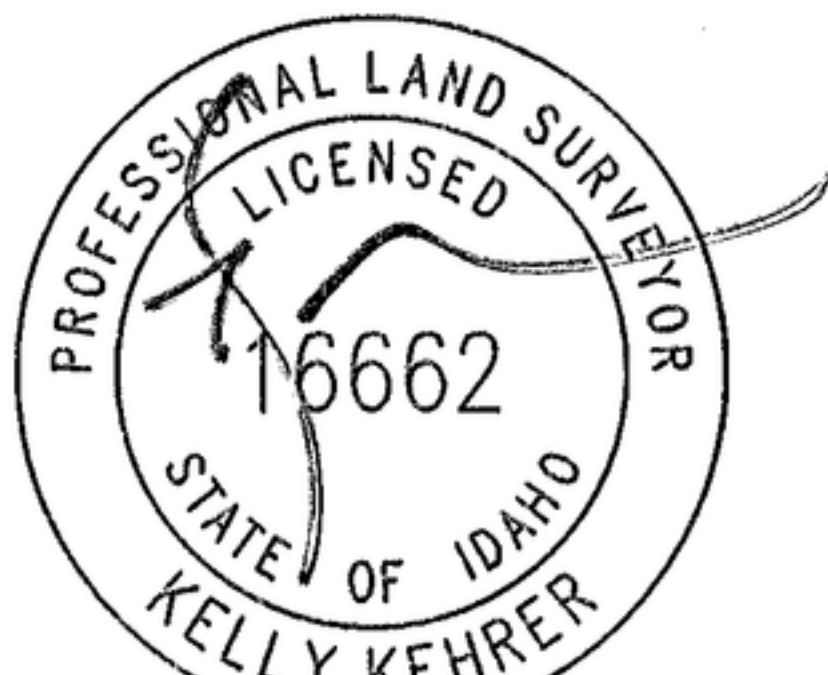

NOTARY PUBLIC FOR THE STATE OF IDAHO
RESIDING AT Star, ID
MY COMMISSION EXPIRES 2-20-24



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. 3 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



5/12/20
DEVELOPER
SDN, LLC
BOISE, IDAHO

