

Arbor Ridge Villas Subdivision

Notes

1. THIS PROPERTY LIES WITHIN THE BOISE-KUNA IRRIGATION DISTRICT AND THE KUNA MUNICIPAL IRRIGATION SYSTEM. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO ASSESSMENTS. IRRIGATION WATER WILL BE PROVIDED BY THE KUNA MUNICIPAL IRRIGATION SYSTEM IN COMPLIANCE WITH IDAHO CODE SECTION §31-3805(1)(B).
2. THE OWNERS OF LOTS 1 THROUGH 9, BLOCK 1, JOINTLY, WITHIN THIS SUBDIVISION ARE SUBJECT TO THE ARBOR RIDGE VILLAS HOMEOWNER'S ASSOCIATION.
3. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION AND MAY REQUIRE AMENDMENT OF THE DEVELOPMENT AGREEMENT.
4. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AND CONDITIONS OF THE STAFF REPORT FOR ARBOR RIDGE SUBDIVISION.
5. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
6. LOT 7, BLOCK 1 IS DESIGNATED AS A COMMON AREA LOT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. THE HOMEOWNERS' ASSOCIATION (HOA), IT'S OWNERSHIP, AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT EXPRESS WRITTEN CONSENT FROM THE CITY OF KUNA, IDAHO. ALL IMPROVED INDIVIDUAL LOTS ARE SUBJECT TO THE FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH HOA COMMON LOT(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION, AS DETERMINED BY THE CITY OF KUNA. IF THE ASSESSMENT IS NOT PAID BY THE HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.
7. NO EASEMENT SHOWN OR DESIGNATED HEREON SHALL PRECLUDE THE CONSTRUCTION AND MAINTENANCE OF HARD-SURFACED DRIVEWAYS, LANDSCAPING (EXCEPT TREES), PARKING, OR OTHER SUCH NON-PERMANENT IMPROVEMENTS.
8. ALL EASEMENTS ARE PARALLEL (OR CONCENTRIC) TO THE LINES (OR ARCS) THAT THEY ARE DIMENSIONED FROM UNLESS OTHERWISE NOTED.
9. PUBLIC UTILITY EASEMENT IS HEREBY RESERVED AS FOLLOWS:
 - 10- FEET WIDE ALONG PUBLIC RIGHTS-OF-WAYS.
10. WATER, SEWER, DRAINAGE, AND IRRIGATION EASEMENTS ARE HEREBY RESERVED FOR THE CITY OF KUNA FOR THE INSTALLATION AND MAINTENANCE OF LINES AS SHOWN HEREON (UNLESS OTHERWISE DIMENSIONED).
 - 10- FEET WIDE ALONG THE EAST, SOUTH AND WEST BOUNDARY OF BLOCK 1.
11. DIRECT ACCESS TO W. ARDELL ROAD AND N. SCHOOL AVENUE IS PROHIBITED FROM LOTS 1 THROUGH 6 AND LOTS 8 & 9 , BLOCK 1.
12. MAINTENANCE OF ANY IRRIGATION, DRAINAGE PIPE, OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.
13. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION §22-4503, 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 NON-AGRICULTURAL 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".
14. LOT 7, BLOCK 1 ARE SUBJECT TO A BLANKET EASEMENT TO THE CITY OF KUNA FOR WATER, SEWER, IRRIGATION AND DRAINAGE PURPOSES.
15. THIS DEVELOPMENT IS SUBJECT TO A DEVELOPMENT AGREEMENT, INSTRUMENT NO. 114016814.
16. THIS DEVELOPMENT IS SUBJECT TO A LICENSE AGREEMENT WITH THE ADA COUNTY HIGHWAY DISTRICT, INSTRUMENT NO. 2020-026360.
17. THIS DEVELOPMENT AREA IS SUBJECT TO KUNA CITY ORDINANCE INSTRUMENT NO. 2020-027422, ANNEXING THE AREA INTO THE KUNA MUNICIPAL IRRIGATION SYSTEM.

Curve Table					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DIST
C1	1°45'59"	530.00'	16.34'	S1°02'48"E	16.34'

Survey Narrative

PURPOSE: THE PURPOSE IS TO CREATE A SUBDIVISION WITH 8 BUILDABLE LOTS AND 1 OPEN SPACE LOTS.

BOUNDARY ESTABLISHMENT: THE BOUNDARY WAS ESTABLISHED PER ARBOR RIDGE SUBDIVISION NO. 5.

RECORDS USED: (ALL WITHIN ADA COUNTY, IDAHO)

CP&F'S SECTION 14
EAST QUARTER CORNER CP&F NO.'S: 2019-055195
CENTER QUARTER CORNER CP&F NO.'S: 2021-079393
WEST QUARTER CORNER CP&F NO.'S: 2019-004535

SUBDIVISION PLATS
ARBOR RIDGE SUBDIVISION NO. 5, BOOK 118, PAGES 18091-18094

Certificate of Owner

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED DOES HEREBY CERTIFY THAT IT IS THE OWNER OF A CERTAIN TRACT OF LAND TO BE KNOWN AS ARBOR RIDGE VILLAS SUBDIVISION, AND THAT IT INTENDS TO INCLUDE THE FOLLOWING DESCRIBED LAND IN THIS PLAT:

A RE-SUBDIVISION OF LOTS 17, 18 AND 19, BLOCK 15 OF ARBOR RIDGE SUBDIVISION NO. 5, AS SHOWN ON THE OFFICIAL PLAT THEREOF IN BOOK 118 OF PLATS, AT PAGES 10891 THROUGH 10894, RECORDS OF ADA COUNTY, IDAHO. SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 14; THENCE N89°56'43"E, 2,108.27 FEET ALONG THE CENTERLINE OF WEST ARDELL ROAD AND THE SOUTHERLY BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 14 TO THE SOUTHWEST BOUNDARY CORNER OF SAID ARBOR RIDGE SUBDIVISION NO. 5; THENCE N18°56'15"E, 29.61 FEET ALONG THE SOUTHWESTERLY BOUNDARY OF SAID ARBOR RIDGE SUBDIVISION NO. 5 TO THE SOUTHWEST CORNER OF LOT 20 OF SAID ARBOR RIDGE SUBDIVISION NO. 5; THENCE N89°56'43"E, 29.15 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 20 TO THE POINT OF BEGINNING:

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 20:

N17°32'07"E, 45.42 FEET;
N24°12'42"E, 25.43 FEET;
N30°32'53"E, 18.01 FEET;
N41°55'44"E, 30.24 FEET;
N59°08'18"E, 50.37 FEET;
N71°15'50"E, 66.32 FEET;
N59°41'19"E, 59.31 FEET;
N40°11'32"E, 40.81 FEET;
N26°25'25"E, 42.39 FEET;
N12°05'09"E, 48.24 FEET TO THE NORTHWEST CORNER OF LOT 15 OF SAID ARBOR RIDGE SUBDIVISION NO. 5;

THENCE N89°50'12"E, 169.77 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 15 TO THE SOUTHEAST CORNER OF SAID LOT 15 AND TO THE WESTERLY RIGHT-OF-WAY OF NORTH SCHOOL AVENUE;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE WESTERLY RIGHT-OF-WAY OF SAID NORTH SCHOOL AVENUE:

S00°09'48"E, 118.66 FEET;
16.34 FEET ALONG A TANGENT CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 530.00 FEET A CENTRAL ANGLE OF 01°45'59", A LONG CHORD BEARING OF S01°02'48"E, AND A LONG CHORD DISTANCE OF 16.34 FEET;
S01°55'47"E, 147.61 FEET;
S43°10'23"W, 21.16 FEET TO THE NORTHERLY RIGHT-OF-WAY OF WEST ARDELL ROAD;

THENCE S89°56'43"W, 426.92 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING.

COMPRISING 2.05 ACRES, MORE OR LESS.



B&A Engineers, Inc.

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