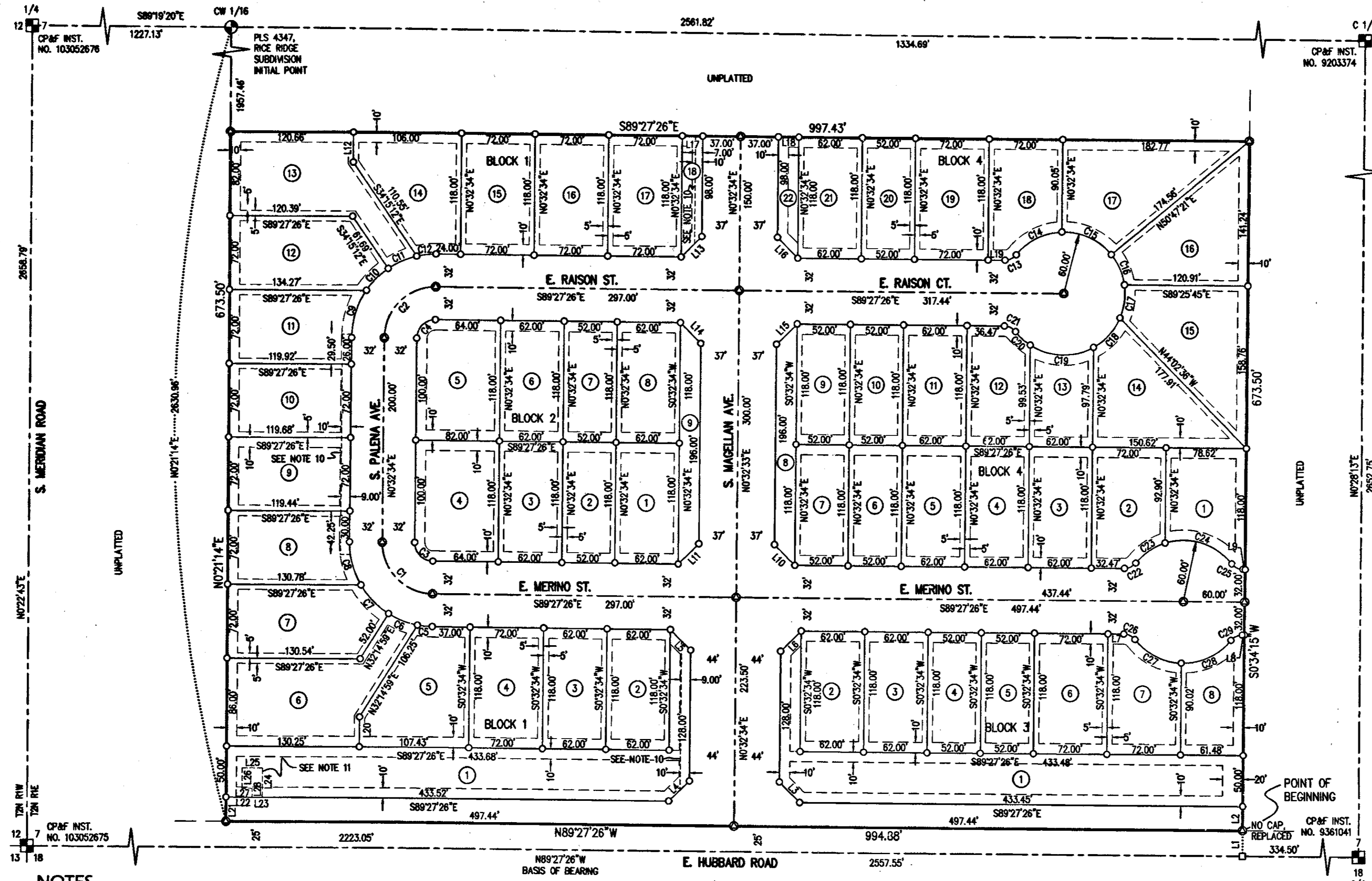


# PATAGONIA SUBDIVISION NO. 1

LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 2 NORTH,  
RANGE 1 EAST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO  
2016



**LEGEND**

- ⊕ FOUND BRASS CAP MONUMENT
- ⊞ FOUND ALUMINUM CAP MONUMENT
- SET 1/2" IRON PIN WITH PLS 11118 PLASTIC CAP
- SET 5/8" IRON PIN WITH PLS 11118 PLASTIC CAP
- CALCULATED POINT, NOTHING SET
- SECTION LINE
- CENTER LINE
- ACHD EASEMENT LINE - SEE NOTE 10
- EASEMENT LINE
- SURVEY TIE LINE
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY LINE

(18)

0' 40' 80' 160'

| CURVE TABLE |        |        |           |             | LINE TABLE |        |        |             |
|-------------|--------|--------|-----------|-------------|------------|--------|--------|-------------|
| CURVE #     | LENGTH | RADIUS | DELTA     | BEARING     | CHORD      | LINE # | LENGTH | DIRECTION   |
| C1          | 78.54' | 50.00' | 90°00'00" | S44°27'26"E | 70.71      | L1     | 25.00' | N0°34'15"E  |
| C2          | 78.54' | 50.00' | 90°00'00" | S45°32'34"W | 70.71      | L2     | 23.50' | N0°34'15"E  |
| C3          | 28.27' | 18.00' | 90°00'00" | S44°27'26"E | 25.46      | L3     | 28.28' | S44°27'26"E |
| C4          | 28.27' | 18.00' | 90°00'00" | S45°32'34"W | 25.46      | L4     | 28.28' | N45°32'34"E |
| C5          | 14.67' | 82.00' | 101°4'48" | S84°20'02"E | 14.85      | L5     | 28.28' | S44°27'26"E |
| C6          | 30.71' | 82.00' | 21°27'36" | S68°28'49"E | 30.53      | L6     | 28.28' | S45°32'34"W |
| C7          | 39.33' | 82.00' | 27°28'58" | S44°00'32"E | 38.96      | L7     | 15.47' | S89°27'26"E |
| C8          | 44.05' | 82.00' | 30°48'37" | S14°51'44"E | 43.57      | L8     | 2.13'  | S89°27'26"E |
| C9          | 48.84' | 82.00' | 34°07'24" | S17°36'15"W | 48.12      | L9     | 2.16'  | S89°27'26"E |
| C10         | 30.17' | 82.00' | 21°04'50" | S45°12'23"W | 30.00      | L10    | 28.28' | S44°27'26"E |
| C11         | 30.71' | 82.00' | 21°27'36" | S66°28'37"W | 30.53      | L11    | 28.28' | N45°32'34"E |
| C12         | 19.09' | 82.00' | 13°20'09" | S83°52'29"W | 19.04      | L12    | 29.43' | N0°32'34"E  |
| C13         | 12.60' | 14.00' | 51°33'55" | N64°45'36"E | 12.18      | L13    | 28.28' | N45°32'34"E |
| C14         | 51.56' | 60.00' | 49°14'06" | S63°35'42"W | 49.99      | L14    | 28.28' | N44°27'26"W |
| C15         | 55.06' | 60.00' | 52°34'31" | N65°30'00"W | 53.15      | L15    | 28.28' | S45°32'34"W |
| C16         | 32.78' | 60.00' | 31°17'58" | N23°33'45"W | 32.37      | L16    | 28.28' | S44°27'26"E |
| C17         | 32.78' | 60.00' | 31°17'58" | N74°41'3"E  | 32.37      | L17    | 20.00' | S89°27'26"E |
| C18         | 39.42' | 60.00' | 37°38'22" | N42°12'24"E | 38.71      | L18    | 20.00' | S89°27'26"E |
| C19         | 65.18' | 60.00' | 62°14'42" | S87°51'04"E | 62.02      | L19    | 16.47' | S89°27'26"E |
| C20         | 19.73' | 60.00' | 18°50'12" | S47°18'37"E | 19.64      | L20    | 28.92' | S0°32'34"W  |
| C21         | 12.60' | 14.00' | 51°33'55" | N63°40'28"W | 12.18      | L21    | 23.50' | S0°21'14"W  |
| C22         | 12.60' | 14.00' | 51°33'55" | N64°45'36"E | 12.18      | L22    | 25.50' | S89°27'26"E |
| C23         | 35.26' | 60.00' | 33°40'02" | S55°48'40"W | 34.75      | L23    | 10.00' | S89°27'26"E |
| C24         | 72.74' | 60.00' | 69°27'49" | N72°37'25"W | 68.37      | L24    | 28.70' | N0°32'34"E  |
| C25         | 12.60' | 14.00' | 51°33'55" | S63°40'28"E | 12.18      | L25    | 20.00' | N89°27'26"W |
| C26         | 12.60' | 14.00' | 51°33'55" | N63°40'28"W | 12.18      | L26    | 20.00' | S0°32'34"W  |
| C27         | 52.56' | 60.00' | 50°11'26" | S62°59'14"E | 50.89      | L27    | 10.00' | S89°27'26"E |
| C28         | 55.44' | 60.00' | 52°56'25" | N65°26'51"E | 53.49      | L28    | 8.70'  | S0°32'34"W  |
| C29         | 12.60' | 14.00' | 51°33'55" | S64°45'36"W | 12.18      |        |        |             |

- NOTES**
- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE, AND PRESSURE IRRIGATION OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
  - UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE ON FIVE (5) FEET ADJACENT TO SIDE LOT LINES AND ON TEN (10) FEET ADJACENT TO REAR LOT LINES AND EXTERIOR SUBDIVISION BOUNDARIES.
  - NO LOTS WITHIN THIS SUBDIVISION SHALL BE ALLOWED TO TAKE DIRECT ACCESS FROM E. HUBBARD ROAD OR S. MAGELLAN AVE.
  - ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
  - THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. 2016-046005.
  - REFERENCE RECORD OF SURVEY NUMBERS 5995, 7589, AND 9940 FOR ADDITIONAL BOUNDARY INFORMATION.
  - 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.
  - THIS DEVELOPMENT RECOGNIZES IDAHO CODE 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 CONDITION 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 WAS BEGUN OR 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.
  - LOTS 1 AND 18, BLOCK 1, LOT 9 OF BLOCK 2, LOT 1 OF BLOCK 3, AND LOTS 8 AND 22 OF BLOCK 4 ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE PATAGONIA SUBDIVISION HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS. ALL OTHER LOTS IN THIS SUBDIVISION ARE FOR SINGLE FAMILY DWELLINGS. THIS OWNERSHIP AND MAINTENANCE COMMITMENT MAY NOT BE DISCLOSED WITHOUT THE EXPRESS CONSENT OF THE CITY OF KUNA. THE PATAGONIA SUBDIVISION HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR PAYMENT OF IRRIGATION ASSESSMENTS. IN THE EVENT PATAGONIA SUBDIVISION HOMEOWNERS ASSOCIATION FAILS TO PAY ASSESSMENTS, EACH RESIDENTIAL LOT IS RESPONSIBLE FOR A FRACTIONAL SHARE OF THE ASSESSMENT.
  - LOTS 1, 8 THRU 11, AND 18 OF BLOCK 1, OR A PORTION OF SAID LOT, IS SERVIENT TO AND CONTAINS THE ACHD STORM WATER DRAINAGE SYSTEM. THIS LOT IS ENCUMBERED BY THAT CERTAIN 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 OF BLOCK 1 IS SUBJECT TO AN EASEMENT FOR INTERMOUNTAIN GAS COMPANY AS SHOWN IN INSTRUMENT NO. 2016-079188.
  - MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH KUNA CITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
  - PRESSURE IRRIGATION WATER WILL BE PROVIDED BY THE CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS THROUGH NEW YORK IRRIGATION DISTRICT, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM CITY OF KUNA, SUBJECT TO ORDINANCE 2016-20 ANNEXXING PATAGONIA SUBDIVISION NO. 1 INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT AND POOLING THE APPERTENANT WATER RIGHTS THEREOF, RECORDED AS INSTRUMENT NO. 2016-060879, RECORDS OF ADA COUNTY, IDAHO.
  - 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 PATAGONIA SUBDIVISION.
  - LOT 9 OF BLOCK 2 AND LOT 8 OF BLOCK 4 ARE SUBJECT TO A BLANKET PUBLIC UTILITY, DRAINAGE, AND PRESSURE IRRIGATION EASEMENT.

CLINTON W. HANSEN REGISTERED SURVEYOR 11118 10/05/16 STATE OF IDAHO CLINTON W. HANSEN PLS 11118

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MERIDIAN, ID 83642  
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CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PATAGONIA SUBDIVISION NO. 1;

A PARCEL LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST, BM, CITY OF KUNA, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SE 1/4 OF THE SW 1/4, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 7 BEARS N 89°27'26" W A DISTANCE OF 2557.55 FEET;

THENCE N 89°27'26" W ALONG THE SOUTHERLY BOUNDARY OF SAID SE 1/4 OF THE SW 1/4 A DISTANCE OF 334.50 FEET TO A POINT;

THENCE LEAVING SAID SOUTHERLY BOUNDARY N 0°34'15" E A DISTANCE OF 25.00 FEET TO A 5/8 INCH DIAMETER IRON PIN ON THE NORTHERLY RIGHT-OF-WAY OF E. HUBBARD ROAD AND THE POINT OF BEGINNING;

THENCE N 89°27'26" W ALONG SAID NORTHERLY RIGHT-OF-WAY, BEING 25.00 FEET NORTH OF AND PARALLEL TO THE SOUTHERLY BOUNDARY OF SAID SE 1/4 OF THE SW 1/4, A DISTANCE OF 994.88 FEET TO A 5/8 INCH DIAMETER IRON PIN ON THE WESTERLY BOUNDARY OF SAID SE 1/4 OF THE SW 1/4;

THENCE N 0°21'14" E ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 673.50 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE LEAVING SAID WESTERLY BOUNDARY S 89°27'26" E A DISTANCE OF 997.43 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 0°34'15" W A DISTANCE OF 673.50 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 15.40 ACRES.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF KUNA. THE CITY OF KUNA HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 6<sup>th</sup> DAY OF April, 2016.

PATAGONIA DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY

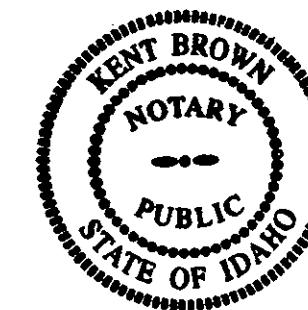
*Gregory B. Johnson*  
BY GREGORY B. JOHNSON, PRESIDENT OF PGM CORPORATION, THE MANAGER OF PATAGONIA DEVELOPMENT, LLC.

ACKNOWLEDGMENT

STATE OF IDAHO }  
COUNTY OF ADA } S.S.

ON THIS 6<sup>th</sup> DAY OF April, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED GREGORY B. JOHNSON, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF PGM CORPORATION, AN IDAHO CORPORATION BEING THE MANAGER OF PATAGONIA DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY 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.



MY COMMISSION EXPIRES July 23, 2017

RESIDING AT Meridian

*[Signature]*  
NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A 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.

CLINTON W. HANSEN  
IDAHO NO. 11118



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HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.



Roni Badis REHS 4.20.16  
DISTRICT HEALTH DEPARTMENT, EHS DATE

APPROVAL OF THE CITY COUNCIL

I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF KUNA, ADA COUNTY IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON 6th DAY OF Sept 2016 THIS PLAT WAS DULY ACCEPTED AND APPROVED.



Chris Engle  
CITY CLERK OF KUNA CITY, IDAHO  
ADA COUNTY

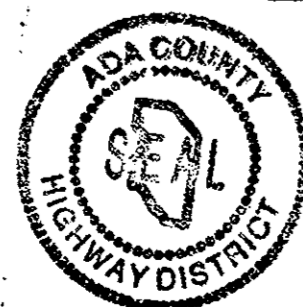
APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, DO HEREBY STATE THAT THE RECOMMENDED CONDITIONS OF THE CITY OF KUNA HAVE BEEN SATISFIED.

Heather K. Long 7 Oct 2016  
CITY ENGINEER - KUNA, IDAHO

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 6 DAY OF July, 2016.



Rand R. Woods  
PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

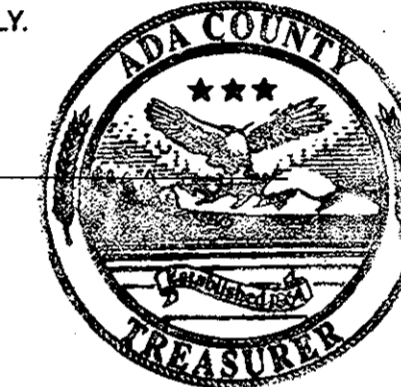
I, THE UNDERSIGNED, COUNTY SURVEYOR IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



Doug L. Hastings 10-20-2016  
ADA COUNTY SURVEYOR  
PLS 5359

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.



DATE: 10/21/2016  
Vicky McIntyre  
COUNTY TREASURER  
By Deputy Treasurer [Signature]

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }  
COUNTY OF ADA } S.S.

INSTRUMENT NO 2016-10281

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT 45 MINUTES PAST 10 O'CLOCK A.M. ON THIS 21st DAY OF Oct, 2016, IN BOOK 110 OF PLATS AT PAGES 15809 THRU 15811

[Signature] DEPUTY  
Christopher D. Rich EX-OFFICIO RECORDER

FEE: \$16.00

CLINTON W. HANSEN 11118 10/6/16 CLINTON W. HANSEN PLS 11118

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