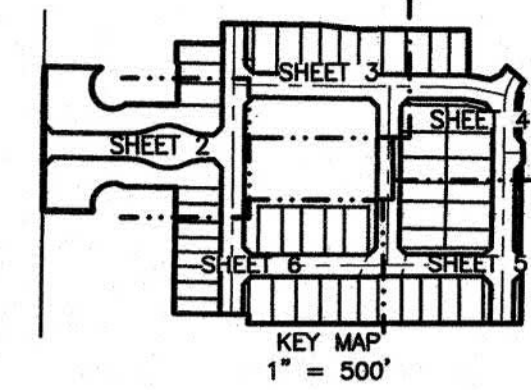
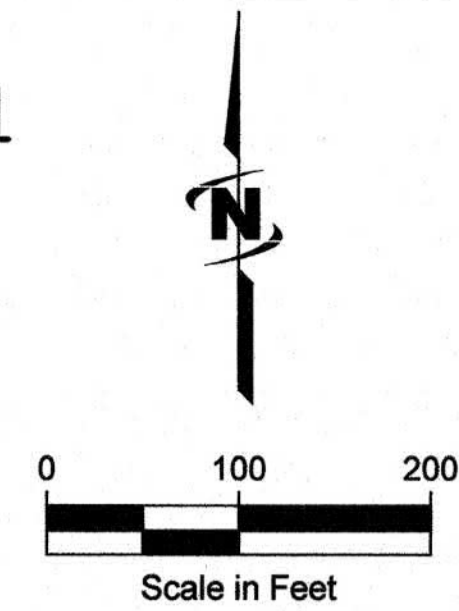


PLAT SHOWING Falcon Crest Subdivision No. 1

Situated in the Southwest quarter of
Section 22, Township 2 North, Range 1 East, Boise Meridian,
City of Kuna, Ada County, Idaho.
2022



Found Brass Cap
CP&F 2015114811
E. DEER
FLAT RD.

Curve Table - This Sheet Only					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	182.17'	55.50'	188°04'05"	S34°57'22"E	110.72'
C2	26.01'	180.00'	8°16'41"	S81°57'00"E	25.98'
C3	24.79'	155.00'	9°09'43"	N35°19'41"E	24.76'
C4	33.63'	95.00'	20°16'50"	S29°46'07"W	33.45'
C5	132.23'	55.50'	136°30'44"	S53°52'59"W	103.10'

Found Aluminum Cap
CP&F 2015114814

Line Table - This Sheet Only		
Line #	Direction	Length
L1	S89°17'33"E	150.39'
L2	S89°17'13"E	135.05'
L3	S89°17'13"E	120.00'
L4	N00°42'47"E	52.00'
L5	S77°48'40"E	32.42'
L6	N64°37'07"E	31.70'
L7	S50°05'28"E	60.00'
L8	S70°22'18"E	10.00'

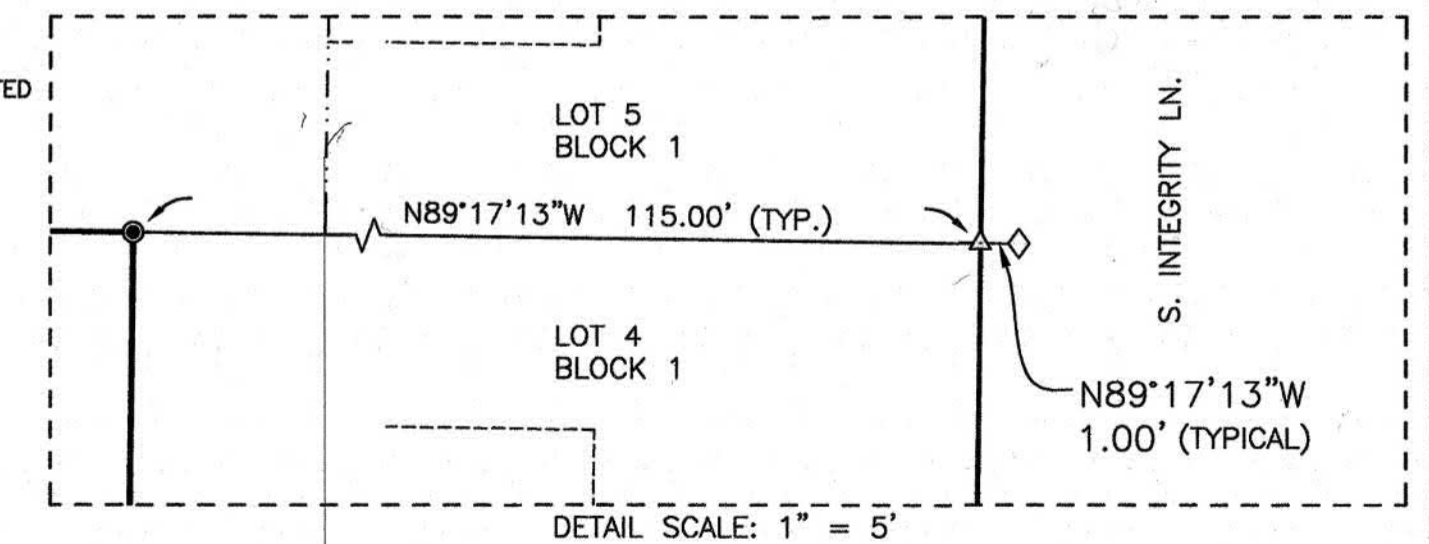
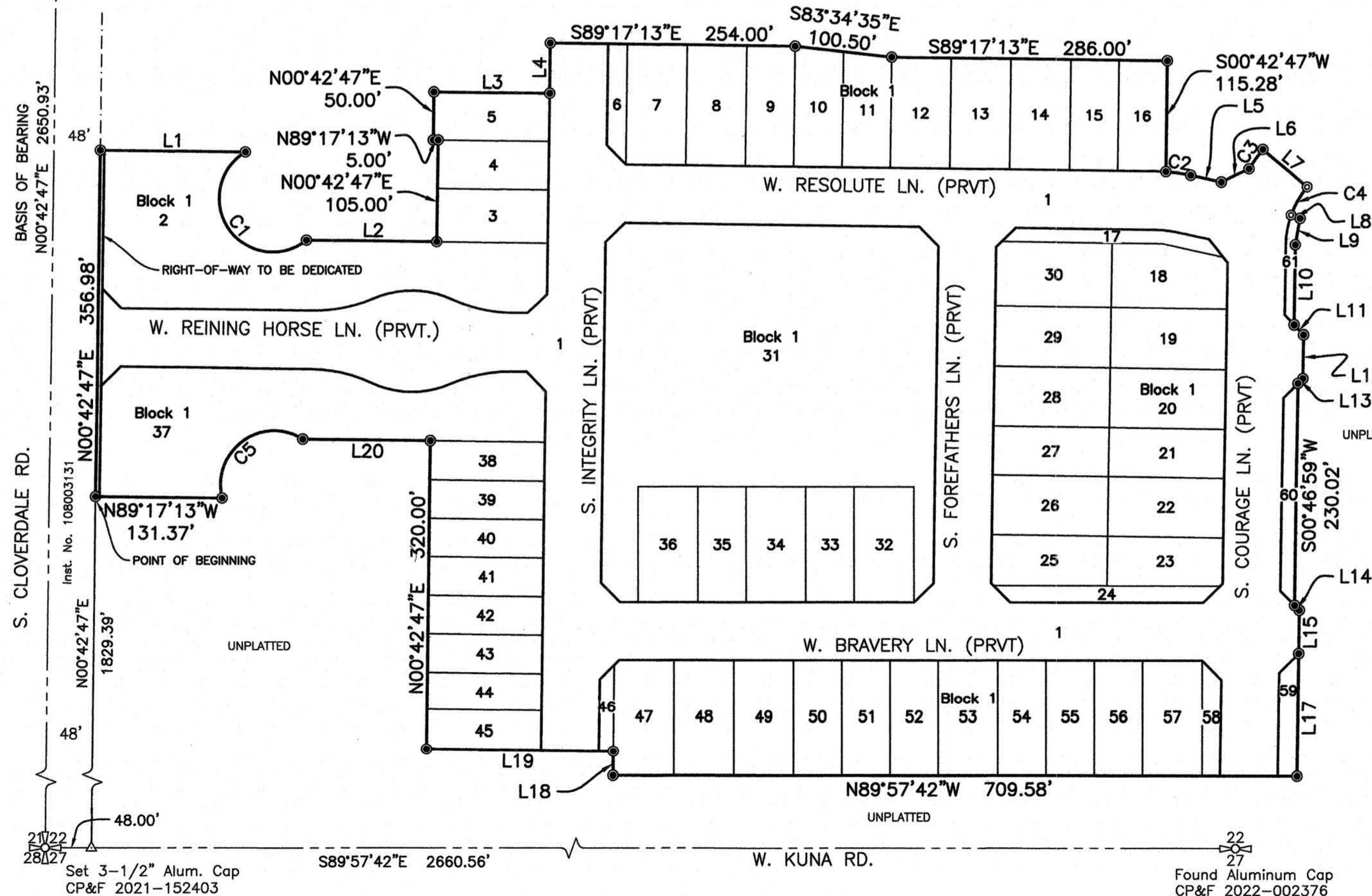
Line Table - This Sheet Only		
Line #	Direction	Length
L9	S10°12'21"W	27.83'
L10	S00°46'59"W	82.61'
L11	S44°35'22"E	14.05'
L12	S00°46'59"W	45.00'
L13	S45°24'38"W	7.12'
L14	S44°35'22"E	7.02'
L15	S00°46'59"W	45.00'
L17	S00°46'59"W	127.51'

Line Table - This Sheet Only		
Line #	Direction	Length
L18	N00°42'47"E	24.73'
L19	N89°17'13"W	193.75'
L20	N89°17'13"W	132.35'

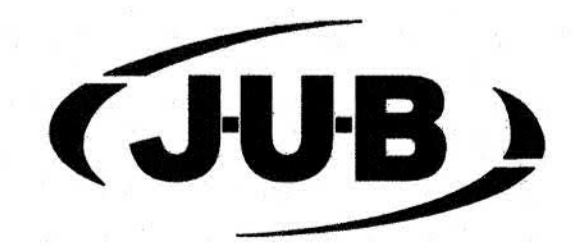
Legend

- Subdivision Boundary Line
- Lot Line
- - - Right-of-way Line
- - - Section Line
- - - Center Line
- - - Adjacent Property Line
- - - Match Line
- - - Home Owners Association Irrigation Easement Line
- - - Utility Easement Line
- - - Private Sidewalk Easement Line
- - - Off-site Drainage Easement Line
- - - Off-site Sidewalk Easement Line
- - - Off-site Utility Easement Line

- ⊕ - Section Corner, as noted
- ⊙ - Quarter-Section Corner, as noted
- - Set 1/2"x24" Rebar, with Plastic Cap Marked "J-U-B 16642"
- ⊙ - Set 5/8"x24" Rebar, with Plastic Cap Marked "J-U-B 16642"
- ⊙ - Set 1-3/16" Berntsen BP Cap with Magnet Marked "J-U-B 16642"
- △ - Point Not Set or Found
- C# - Curve Number (Typical)
- L# - Course Number (Typical)
- # - Lot Number (Typical)
- WC - Indicates Witness Corner
- ◇ - Reference Monument: Set 1-3/16" Berntsen BP Cap with Magnet Marked "WC J-U-B 16642" on a Prolongation of the Property Line at a Distance of 1.00 Foot from the Property Corner, Unless Otherwise Noted. See Detail



PROFESSIONAL LAND SURVEYOR
REG. NO. 16642
STATE OF IDAHO
ROBERT L. KAZARINAK
17 JAN 2022

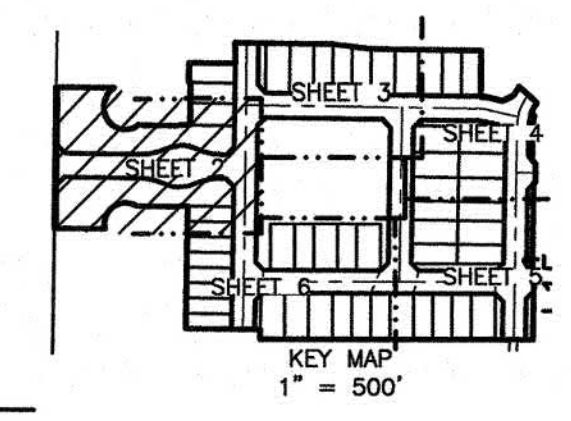
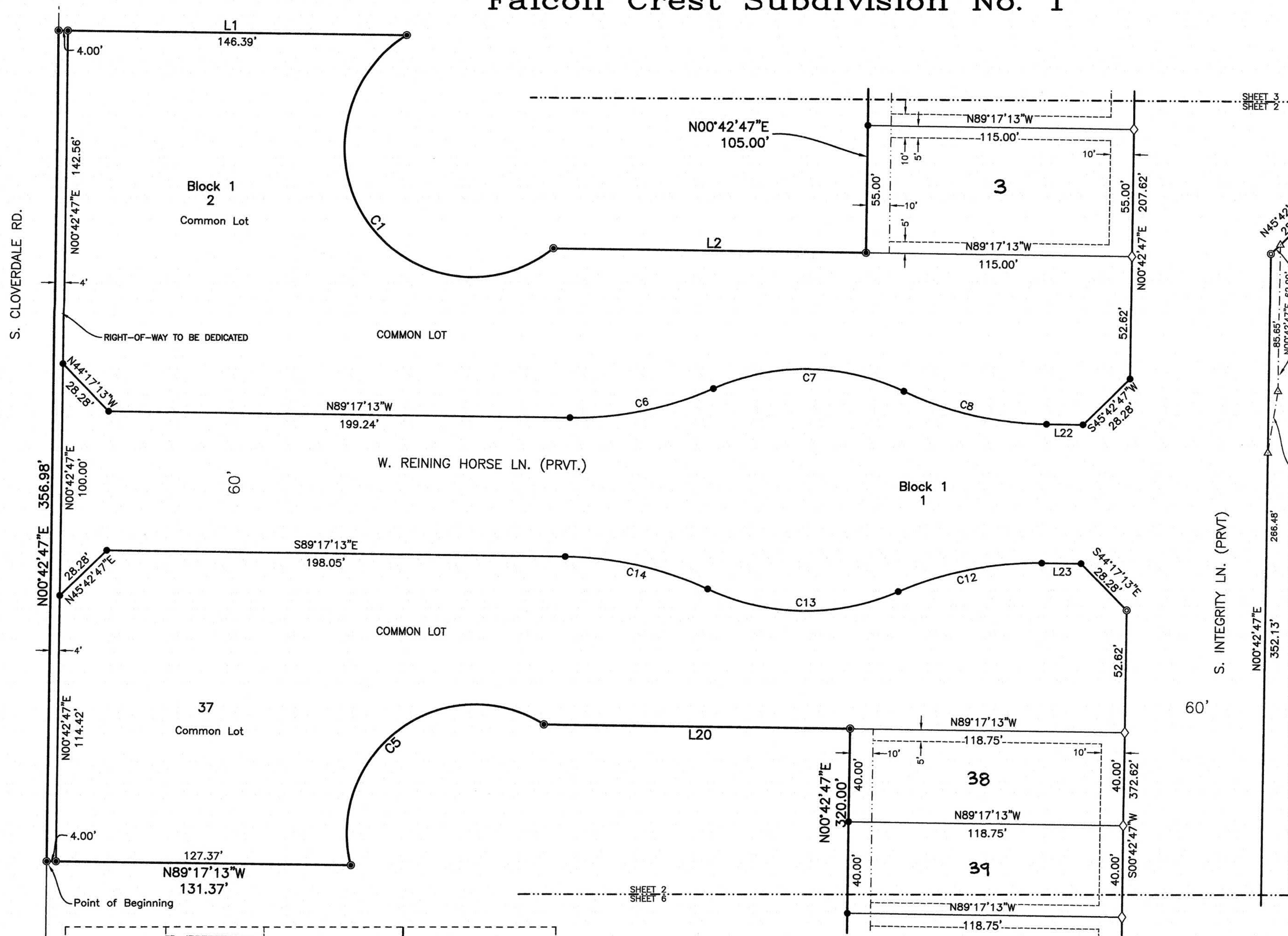


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p 208 376 7330 w www.jub.com
JUB Project No. 10-19-148

Set 3-1/2" Alum. Cap
CP&F 2021-152403

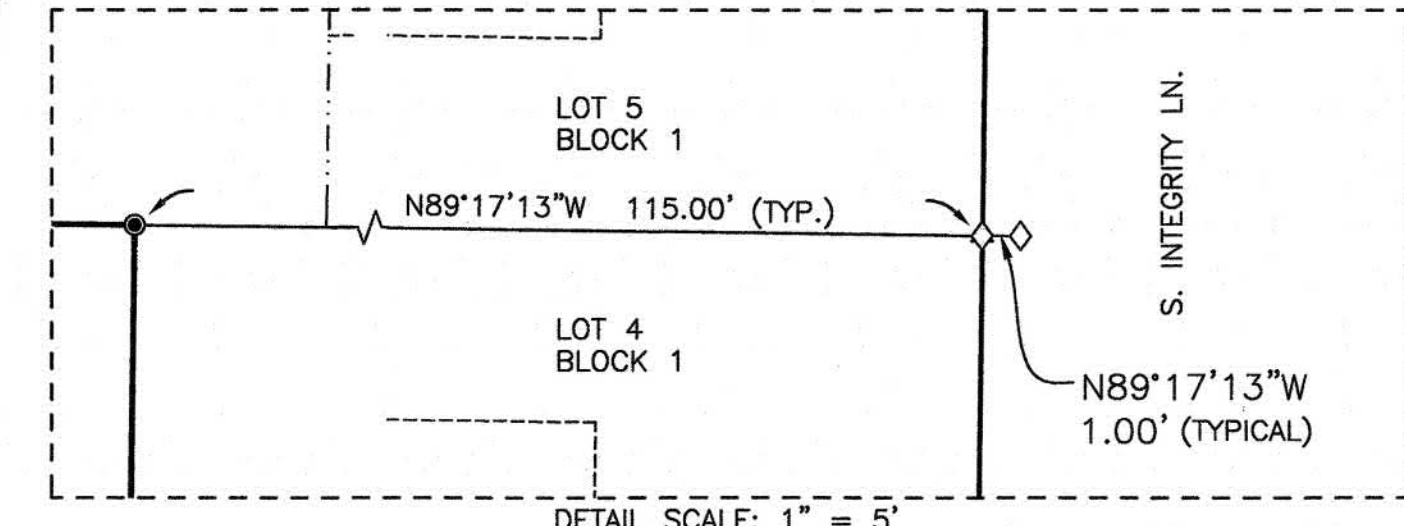
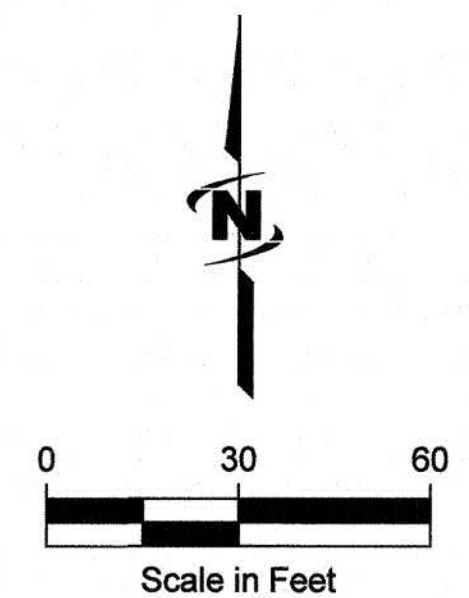
Found Aluminum Cap
CP&F 2022-002376

PLAT SHOWING
Falcon Crest Subdivision No. 1



Line Table - This Sheet Only

Line #	Direction	Length
L1	S89°17'33"E	150.39'
L2	S89°17'13"E	135.05'
L20	N89°17'13"W	132.35'
L22	N89°17'13"W	15.80'
L23	N89°17'13"W	16.99'

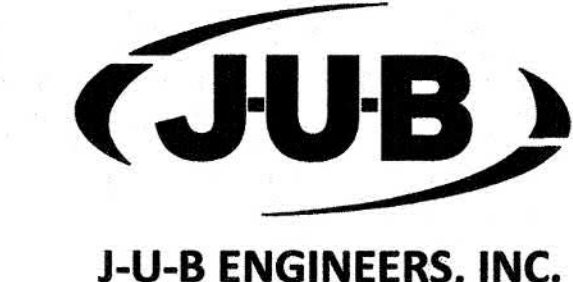


Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	182.17'	55.50'	188°04'05"	S34°57'22"E	110.72'
C5	132.23'	55.50'	136°30'44"	S53°52'59"W	103.10'
C6	63.69'	150.00'	24°19'35"	N78°32'59"E	63.21'
C7	84.92'	100.00'	48°39'11"	N89°17'13"W	82.39'
C8	63.69'	150.00'	24°19'35"	S77°07'25"E	63.21'
C12	63.69'	150.00'	24°19'35"	S78°32'59"W	63.21'
C13	84.92'	100.00'	48°39'11"	S89°17'13"E	82.39'
C14	63.69'	150.00'	24°19'35"	N77°07'25"W	63.21'



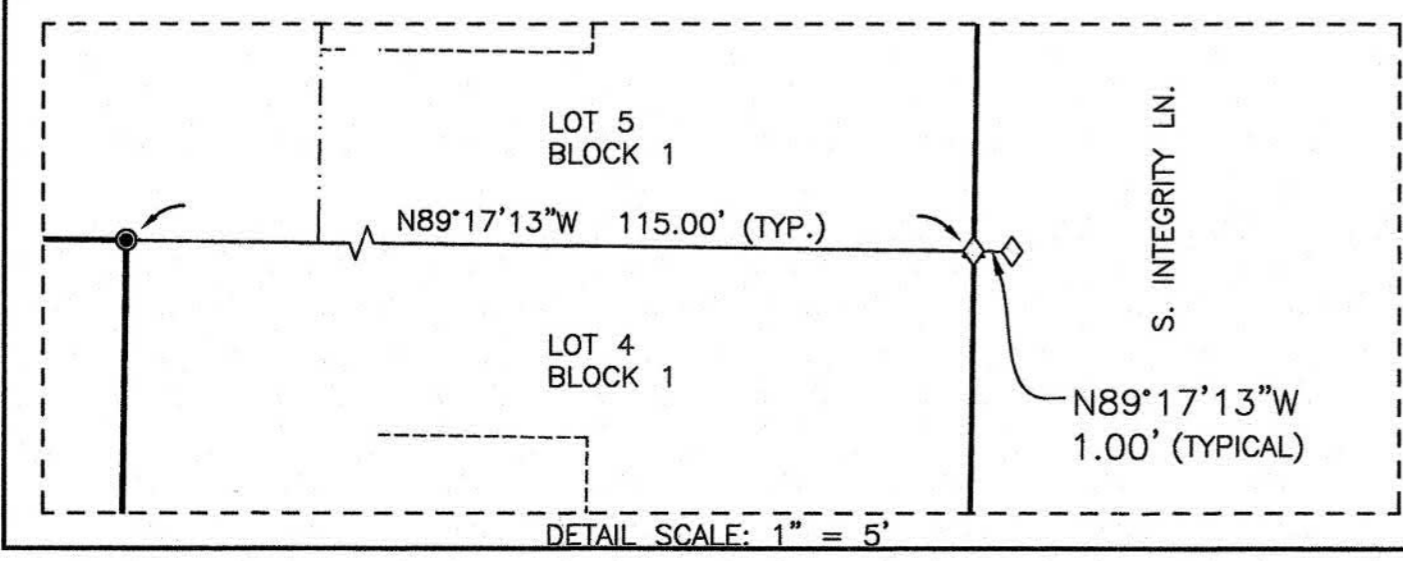
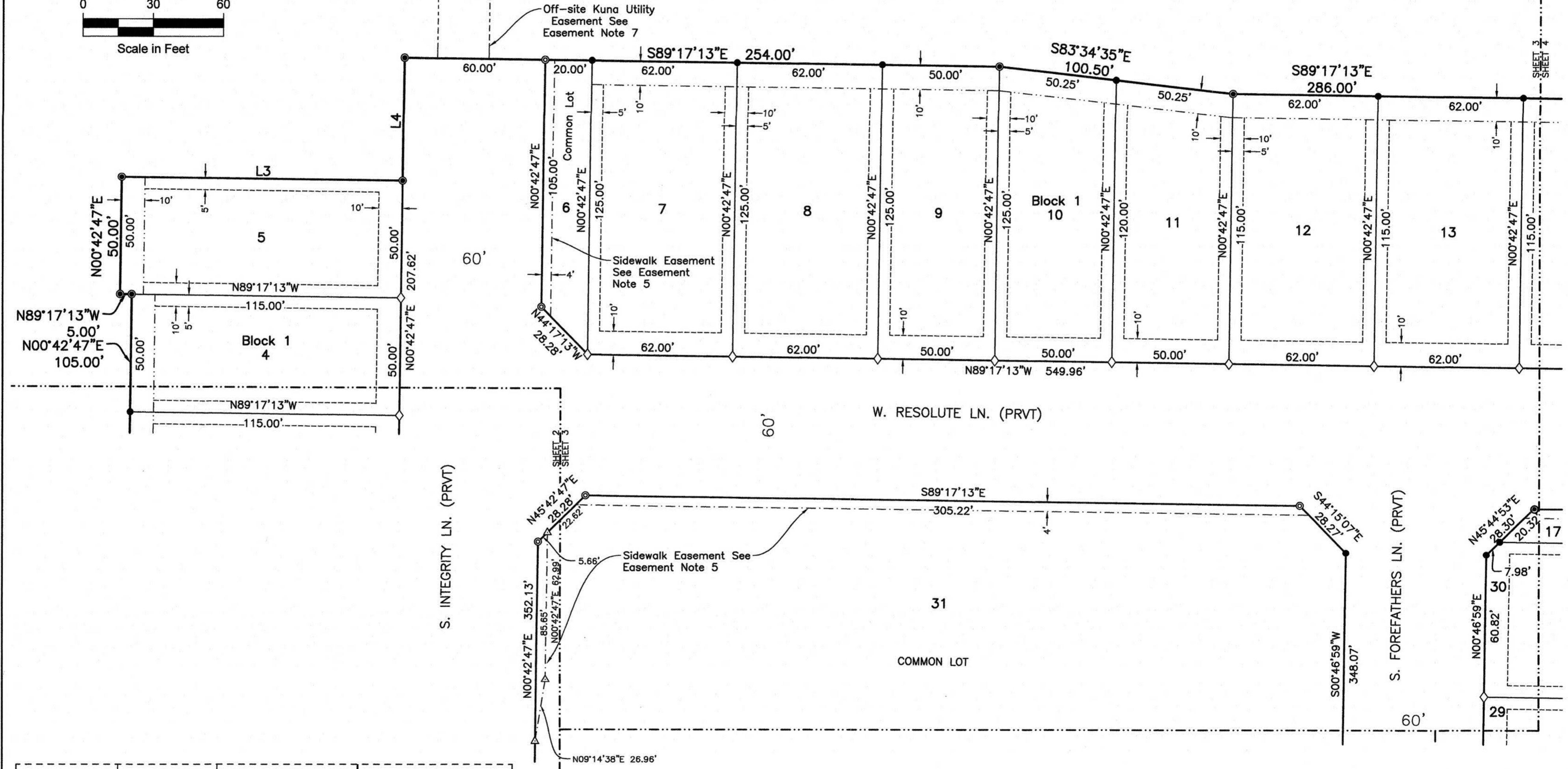
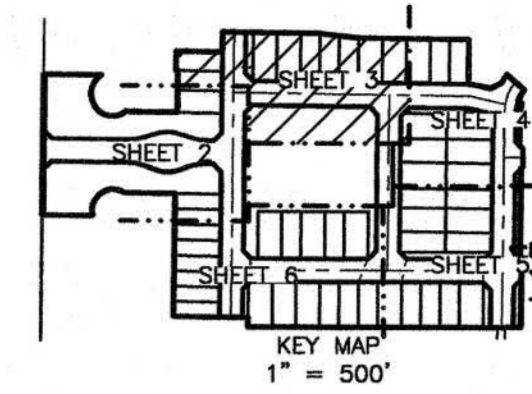
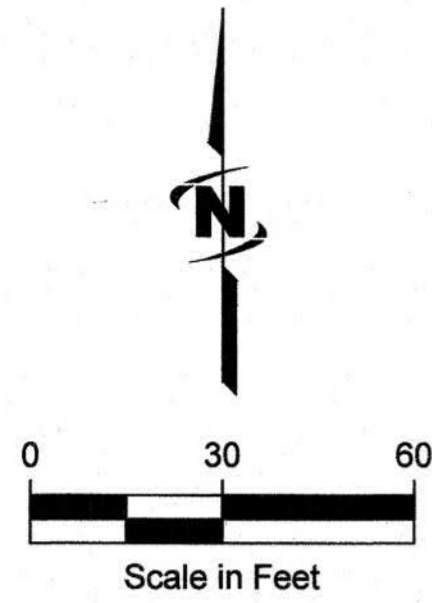
21 DEC 2021



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SEE SHEET 1 FOR LEGEND
SEE SHEET 7 FOR NOTES, EASEMENT NOTES AND REFERENCE DOCUMENTS.

PLAT SHOWING Falcon Crest Subdivision No. 1



Line Table - This Sheet Only

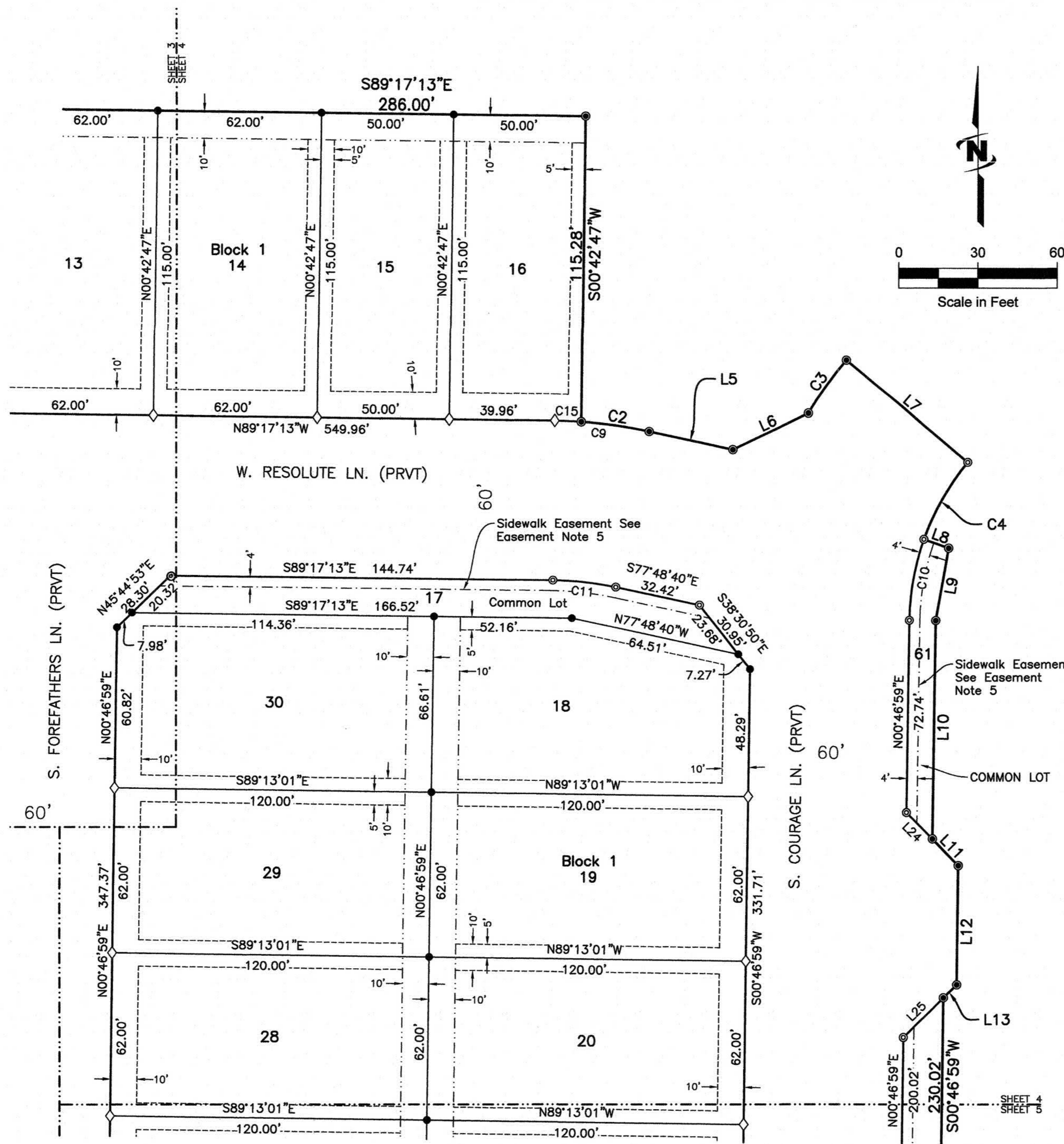
Line #	Direction	Length
L3	S89°17'13"E	120.00'
L4	N00°42'47"E	52.00'

SEE SHEET 1 FOR LEGEND
SEE SHEET 7 FOR NOTES, EASEMENT NOTES AND REFERENCE DOCUMENTS.



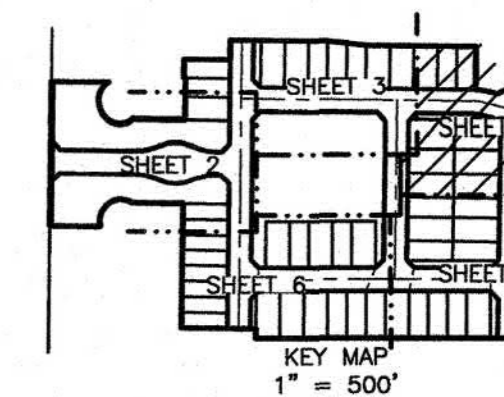
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p 208 376 7330 w www.jub.com

PLAT SHOWING
Falcon Crest Subdivision No. 1



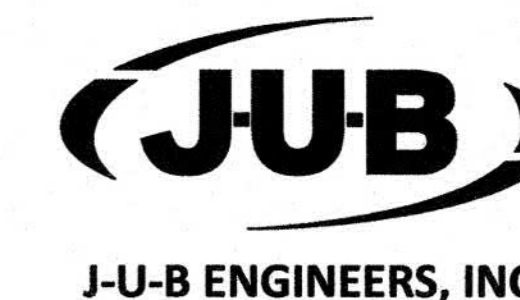
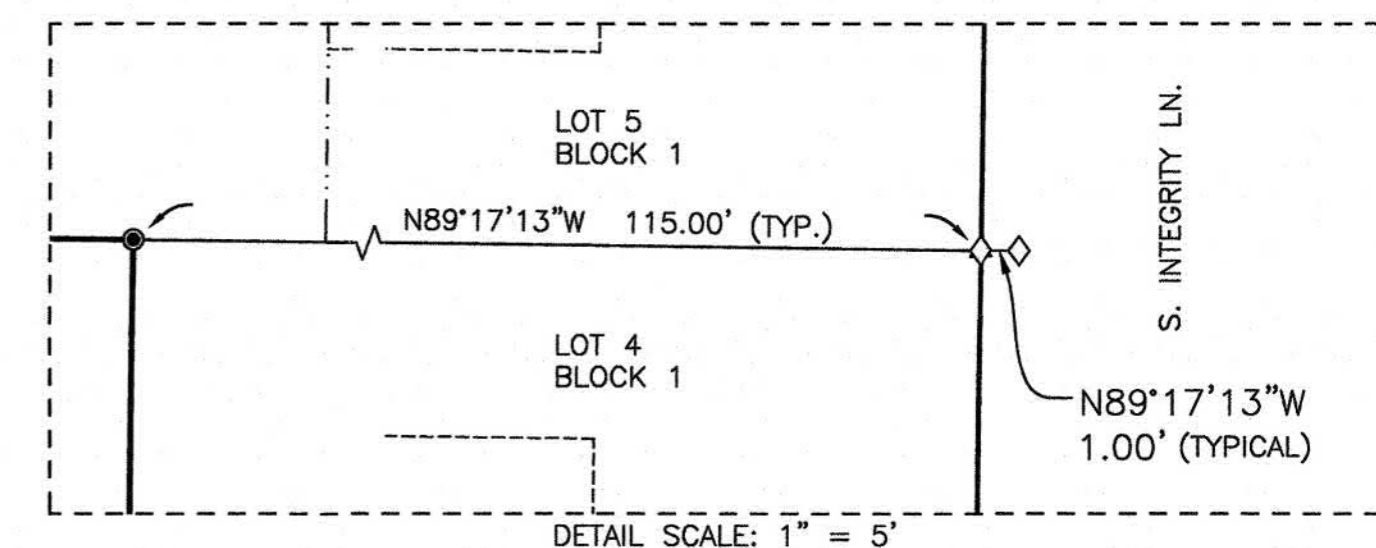
Line Table - This Sheet Only

Line #	Direction	Length
L5	S77°48'40"E	32.42'
L6	N64°37'07"E	31.70'
L7	S50°05'28"E	60.00'
L8	S70°22'18"E	10.00'
L9	S10°12'21"W	27.83'
L10	S00°46'59"W	82.61'
L11	S44°35'22"E	14.05'
L12	S00°46'59"W	45.00'
L13	S45°24'38"W	7.12'
L14	S44°35'22"E	7.02'
L24	S44°35'22"E	14.05'
L25	N45°24'38"E	21.35'



Curve Table - This Sheet Only

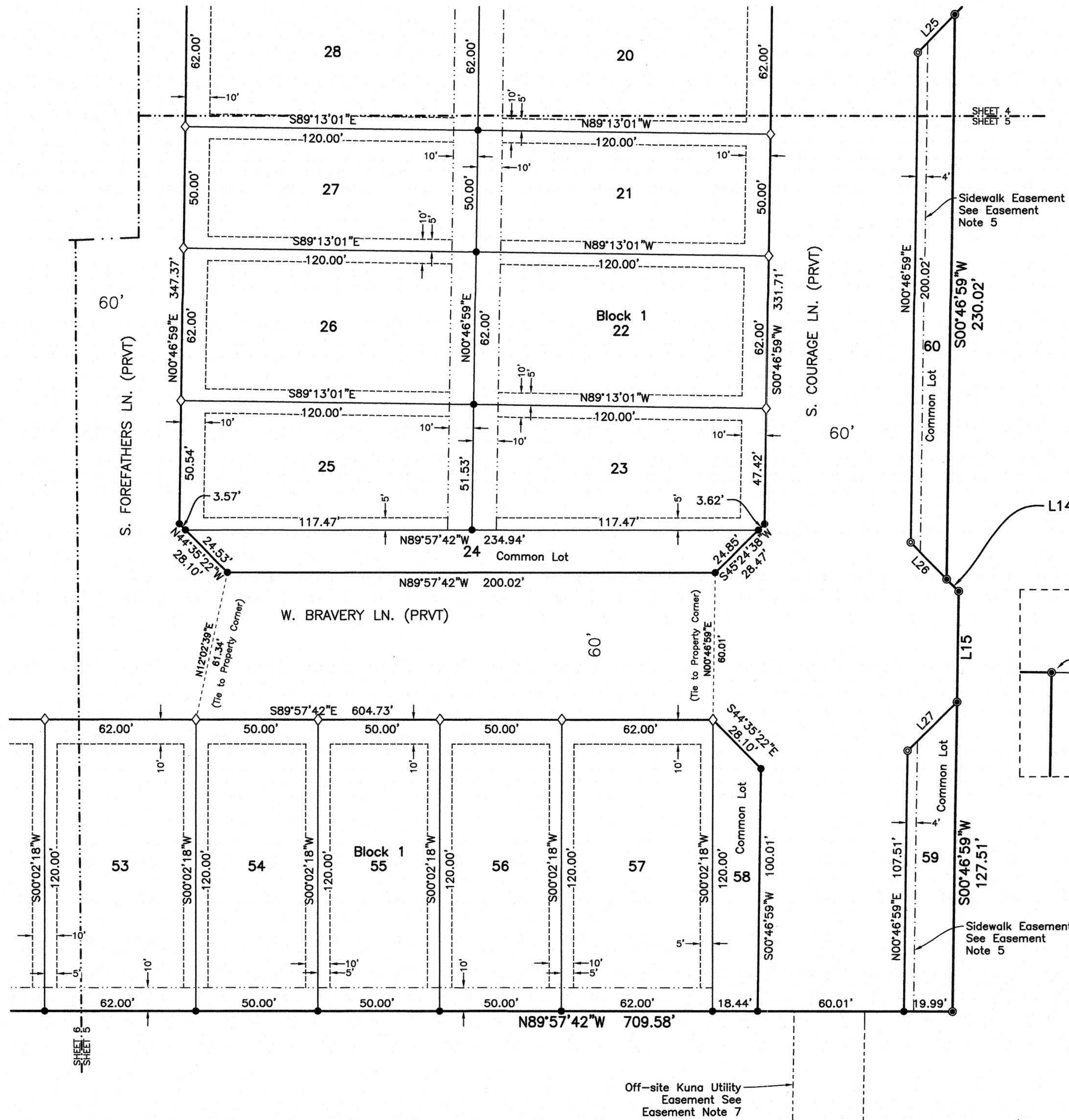
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C2	26.01'	180.00'	8°16'41"	S81°57'00"E	25.98'
C3	24.79'	155.00'	9°09'43"	N35°19'41"E	24.76'
C4	33.63'	95.00'	20°16'50"	S29°46'07"W	33.45'
C9	36.05'	180.00'	11°28'33"	N83°32'56"W	35.99'
C10	31.25'	95.00'	18°50'43"	S10°12'21"W	31.11'
C11	24.04'	120.00'	11°28'33"	N83°32'56"W	24.00'
C15	10.05'	180.00'	3°11'52"	N87°41'17"W	10.05'



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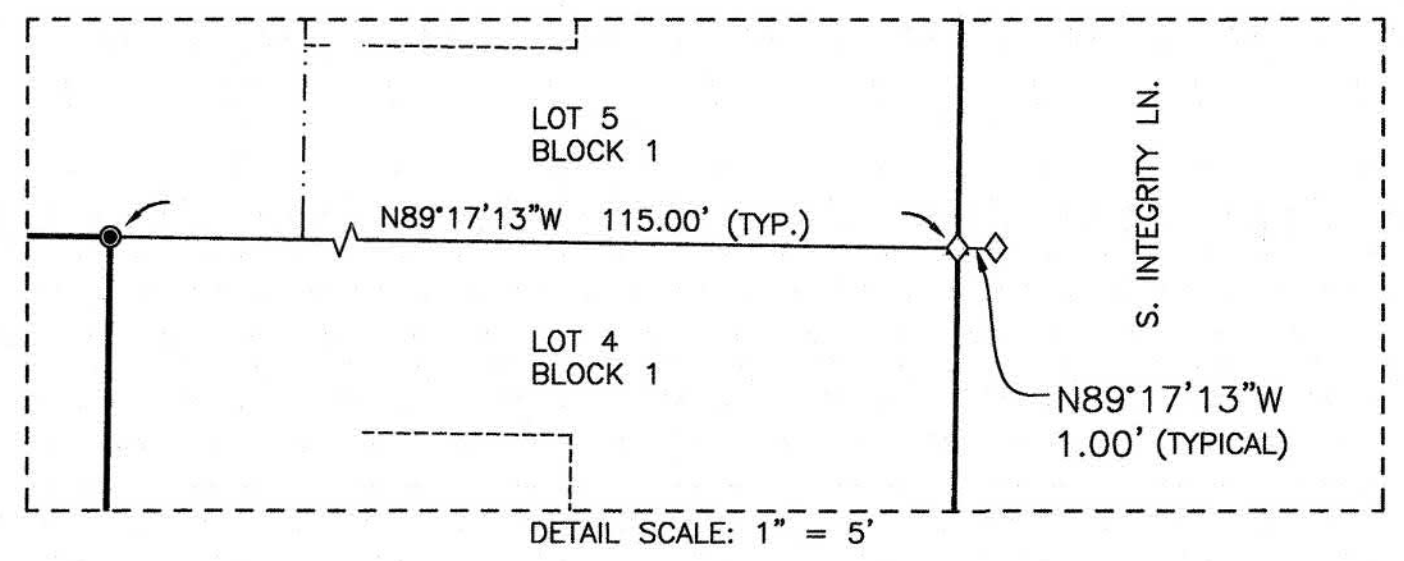
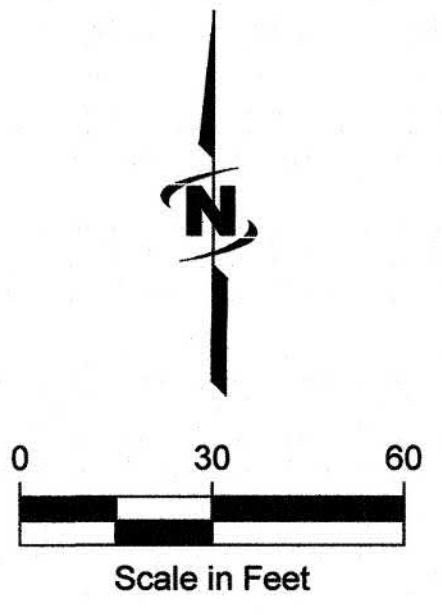
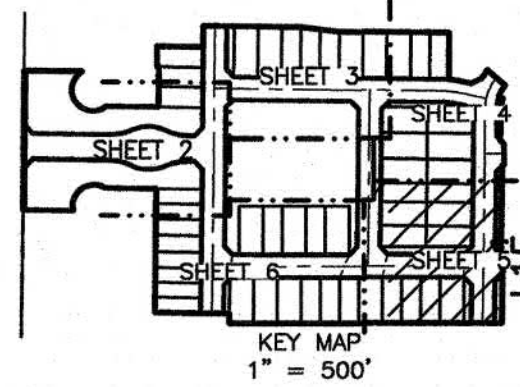
SEE SHEET 1 FOR LEGEND
SEE SHEET 7 FOR NOTES, EASEMENT NOTES AND REFERENCE DOCUMENTS.

PLAT SHOWING
Falcon Crest Subdivision No. 1



Line Table - This Sheet Only

Line #	Direction	Length
L14	S44°35'22"E	7.02'
L15	S00°46'59"W	45.00'
L26	N44°35'22"W	21.08'
L27	N45°24'38"E	28.47'



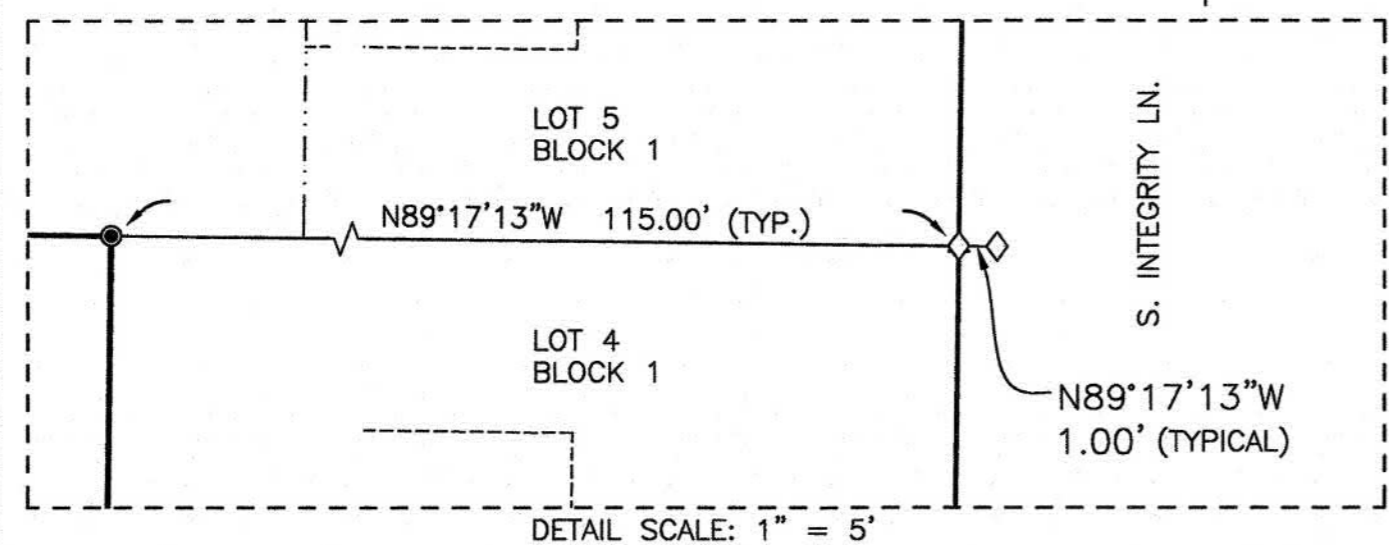
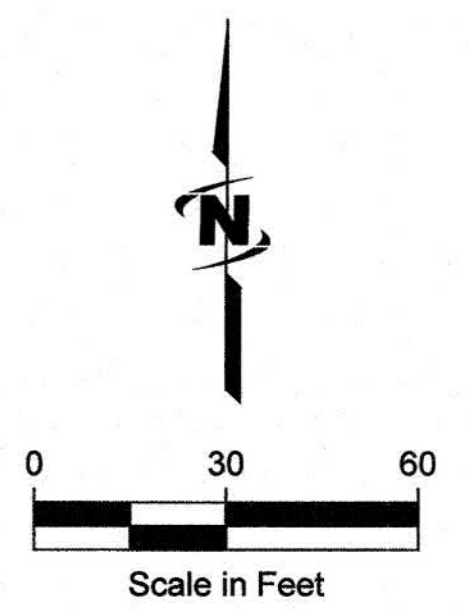
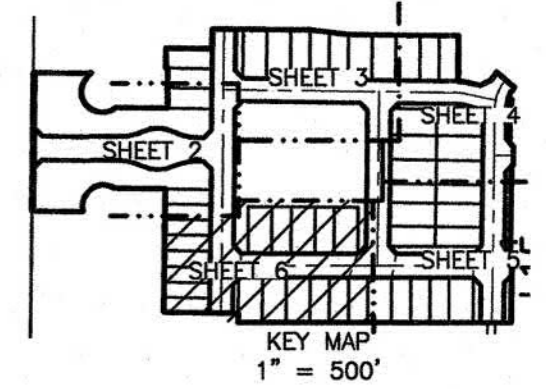
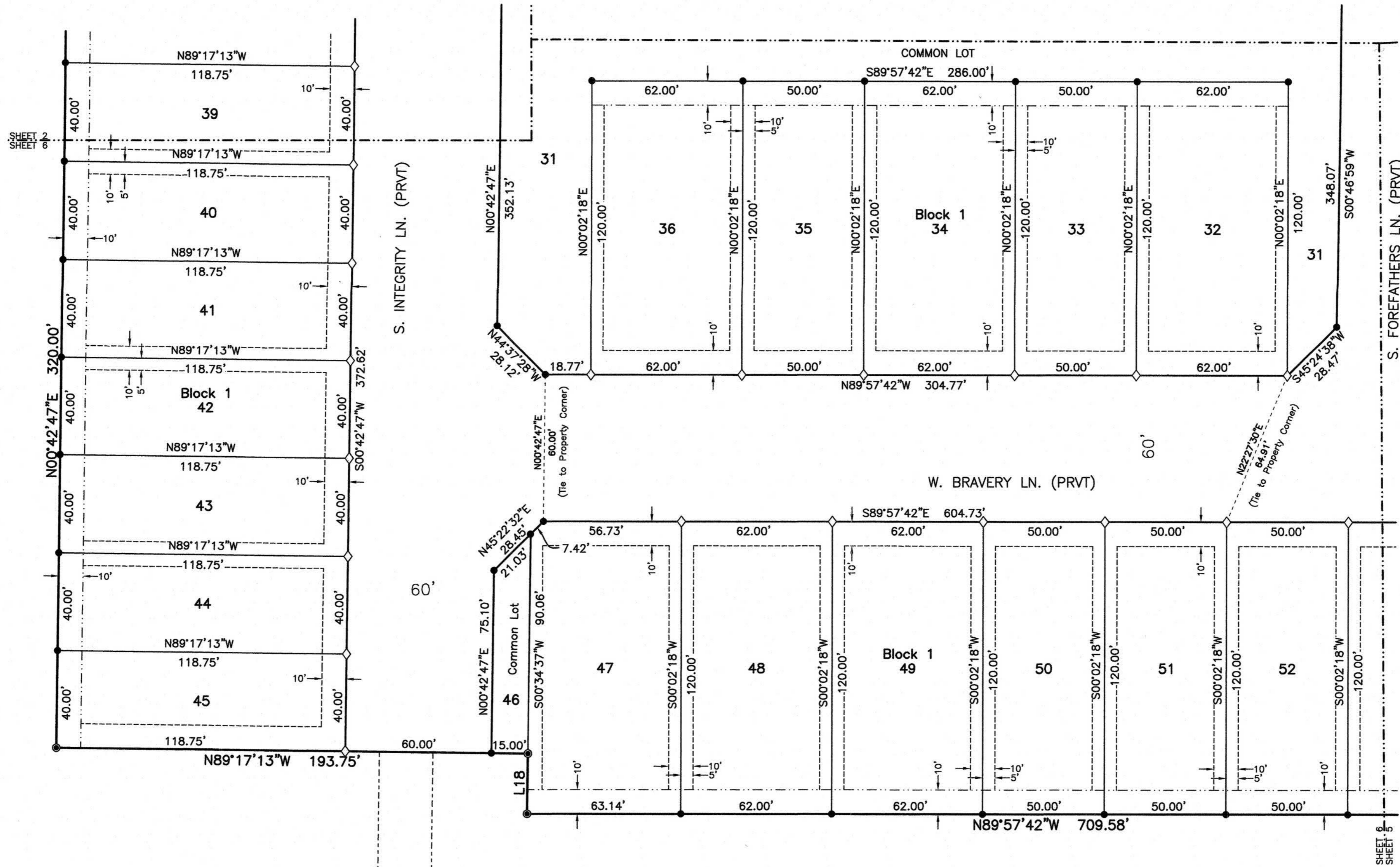
PROFESSIONAL LAND SURVEYOR
REG. NO. 10642
STATE OF IDAHO
DAVID L. KAZARNOFF
17 JAN 2022

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SEE SHEET 7 FOR NOTES, EASEMENT NOTES AND REFERENCE DOCUMENTS.

PLAT SHOWING
Falcon Crest Subdivision No. 1



Off-site Kuna Utility Easement See Easement Note 7

Line Table - This Sheet Only

Line #	Direction	Length
L18	N00°42'47"E	24.73'



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SEE SHEET 1 FOR LEGEND
SEE SHEET 7 FOR NOTES, EASEMENT NOTES AND REFERENCE DOCUMENTS.

PLAT SHOWING
Falcon Crest Subdivision No. 1

PLAT BOOK 122 PAGE 19314

Notes

1. Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of re-subdivision.
2. Lot 1 of Block 1 is designated as a private road; and Lots 2, 6, 17, 24, 31, 37, 46, 58, 59, 60 and 61 of Block 1 are common lots which shall be owned and maintained by the Valor AQ Community Association, Inc. The ownership and maintenance commitment may not be dissolved without the express consent of the City of Kuna.
3. Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Kuna and this approval.
4. Lots shall not be reduced in size without prior approval from the health authority.
5. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
6. Reference is made to the public health letter on file with Ada County Recorder regarding additional restrictions.
7. This development recognizes Section 22-4503 of 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."
8. 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 or drainage entity or district.
9. 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 the 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.
10. Intentionally Deleted.
11. This development is subject to that Declaration of Covenants, Conditions, and Restrictions For Falcon Crest Subdivision No. 1, which will be recorded concurrently with this plat; and any existing or future amendments, restatements, or supplements to said Declaration.
12. This subdivision is located within Zone X as shown on the FIRM panel 425 of 875, Ada County, Idaho and Incorporated Areas. A building permit shall not be issued for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit.
13. The land within this plat is not within an Irrigation District as defined in Idaho Code 31-3805, and the requirements in Idaho Code 31-3805 are not applicable. Water for irrigation purposes shall be provided by Falcon Crest Subdivision Homeowners Association, Inc.
14. Any and all street lights that do not conform to the City of Kuna standard street light detail shall be owned and maintained in perpetuity by Falcon Crest Subdivision Homeowners Association, Inc. The ornamental/non standard lighting, maintenance, and power are the responsibility of Falcon Crest Subdivision Homeowners Association, Inc.
15. This Development is subject to Development Agreement Instrument No. 2019-111089 and includes annexation into the City of Kuna.
16. Direct lot/parcel access to S. Cloverdale Road is prohibited.
17. Lots 38, 39, 40, 41, 42, 43, 44, and 45 of Block 1 are designated as duplex lots

Reference Documents

Subdivisions: Cloverdale Ridge Estates, Cloverdale Ridge Estates No. 3 & A Partial Re-Plat of Desert View Estates No. 1.

Surveys: ROSs 0222, 0441, 10338 & 11990.

Deeds: 100049802, 108003131 & 2015-115982

Easements: 2021-146133

Easement Notes

1. Lots 1, 2, 6, 17, 24, 31, 37, 46, 58, 59, 60 and 61 of Block 1 are designated as having a Utility Easement co-situate with said Lots (i.e. blanket easement).
2. Lot 1 of Block 1 is hereby designated as having a Private Road Easement and a City of Kuna Utility Easement co-situate with said lot (i.e. blanket easement).
3. All Utility Easements shown or designated hereon are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots shown hereon, and are hereby reserved for the installation, maintenance, operation, and use of public and private utilities, sewer service, cable television/data; City of Kuna water, sewer & drainage; appurtenances thereto; and lot drainage.
4. The Irrigation Easement shown hereon is non-exclusive, perpetual, shall run with the land, and is hereby reserved for the installation, maintenance, operation, and use of the Falcon Crest Subdivision Homeowners Association, Inc.; and appurtenances thereto.
5. Sidewalk Easements as shown hereon are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots shown hereon, and are hereby reserved for ingress and egress; the installation, maintenance, operation, and use of sidewalks; and appurtenances thereto.
6. The Private Road Easement designated hereon is non-exclusive, perpetual, shall run with the land, is appurtenant to the lots shown hereon, and is hereby reserved for the ingress and egress of emergency vehicles; the installation, maintenance, operation, and use of roadways, sidewalks, driveways, and landscaping; and appurtenances thereto.
7. See Instrument Number 2021-146133 for Existing Off-site Kuna Utility Easements.
8. Intentionally left blank.
9. No Utility or City of Kuna Easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping, parking, side & rear property line fences, or other such nonpermanent improvements.
10. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.

Surveyor's Narrative

SURVEY PURPOSE: To determine the boundary of that land as described in that Quitclaim Deed recorded under Instrument No. 2015-115982, Ada County Records, Idaho, and to include a portion of said land within this subdivision.

DOCUMENTS USED: See Reference Documents below.

BOUNDARY CONTROLLED BY: The northerly boundary is controlled by a boundary line created by the client reflecting how the hereinabove described land is desired to be subdivided.

The westerly boundary is controlled by the easterly right-of-way line of S. Cloverdale Road as described in that Warranty Deed to the Ada County Highway District recorded under Instrument No. 108003131, Ada County Records.

The east boundary is controlled by a boundary line created by the client reflecting how the hereinabove described land is desired to be subdivided.

The south boundary is controlled by a boundary line created by the client reflecting how the hereinabove described land is desired to be subdivided.



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Certificate of Owners

Falcon Crest Subdivision No. 1

Know all people by these presents: that M3 ID Falcon Crest, LLC, an Arizona limited liability company, does hereby certify that it is the owner of that real property to be known as Falcon Crest Subdivision No. 1, and that it intends to include said real property, as described below, in this plat:

That portion of the Southwest Quarter of Section 22, Township 2 North, Range 1 East, Boise Meridian, in the City of Kuna, Ada County, Idaho, particularly described as follows:

COMMENCING at the southwest corner of said Section 22, from which the south quarter-corner of said Section 22 bears South 89°57'42" East, 2,660.56 feet; Thence along the south line of said Section 22, South 89°57'42" East, 48.00 feet; Thence departing from said south line and along the easterly right-of-way line of South Cloverdale Road as described in that Warranty Deed to the Ada County Highway District recorded under Instrument No. 108003131, Ada County Records, North 00°42'47" East, 1,829.39 feet to the POINT OF BEGINNING;

Thence continuing N 00°42'47" E, 356.98 feet along said easterly right-of-way line; Thence S 89°17'33" E, 150.39 feet departing from said right-of-way to the beginning of a non-tangent curve; Thence along said non-tangent curve to the left an arc length of 182.17 feet, having a radius of 55.50 feet, a central angle of 188°04'05", a chord bearing of S 34°57'22" E and a chord length of 110.72 feet; Thence S 89°17'13" E, 135.05 feet; Thence N 00°42'47" E, 105.00 feet; Thence N 89°17'13" W, 5.00 feet; Thence N 00°42'47" E, 50.00 feet; Thence S 89°17'13" E, 120.00 feet; Thence N 00°42'47" E, 52.00 feet; Thence S 89°17'13" E, 254.00 feet; Thence S 83°34'35" E, 100.50 feet; Thence S 89°17'13" E, 286.00 feet; Thence S 00°42'47" W, 115.28 feet to the beginning of a non-tangent curve; Thence along said non-tangent curve to the right an arc length of 26.01 feet, having a radius of 180.00 feet, a central angle of 08°16'41", a chord bearing of S 81°57'00" E and a chord length of 25.98 feet; Thence S 77°48'40" E, 32.42 feet; Thence N 64°37'07" E, 31.70 feet to the beginning of a non-tangent curve; Thence along said non-tangent curve to the right an arc length of 24.79 feet, having a radius of 155.00 feet, a central angle of 09°09'43", a chord bearing of N 35°19'41" E and a chord length of 24.76 feet; Thence S 50°05'28" E, 60.00 feet to the beginning of a non-tangent curve; Thence along said non-tangent curve to the left an arc length of 33.63 feet, having a radius of 95.00 feet, a central angle of 20°16'50", a chord bearing of S 29°46'07" W and a chord length of 33.45 feet; Thence S 70°22'18" E, 10.00 feet; Thence S 10°12'21" W, 27.83 feet; Thence S 00°46'59" W, 82.61 feet; Thence S 44°35'22" E, 14.05 feet; Thence S 00°46'59" W, 45.00 feet; Thence S 45°24'38" W, 7.12 feet; Thence S 00°46'59" W, 230.02 feet; Thence S 44°35'22" E, 7.02 feet; Thence S 00°46'59" W, 45.00 feet; Thence S 00°46'59" W, 127.51 feet; Thence N 89°57'42" W, 709.58 feet; Thence N 00°42'47" E, 24.73 feet; Thence N 89°17'13" W, 193.75 feet; Thence N 00°42'47" E, 320.00 feet; Thence N 89°17'13" W, 132.35 feet to the beginning of a non-tangent curve; Thence along said non-tangent curve to the left an arc length of 132.23 feet, having a radius of 55.50 feet, a central angle of 136°30'44", a chord bearing of S 53°52'59" W and a chord length of 103.10 feet; Thence N 89°17'13" W, 131.37 feet to the POINT OF BEGINNING

The above-described parcel of land contains 16.90 acres, more or less. The public streets shown on this plat are hereby dedicated to the public. The private roads shown on this plat are not dedicated to the public. The easements shown on this plat are not dedicated to the public, however the right to use said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated hereon, and no permanent structures, other than for such uses and purposes, are to be erected within the lines of said easements. All of the lots within this subdivision are eligible to receive water service from the City of Kuna, and the City of Kuna has agreed in writing to serve all lots within the subdivision.

In witness whereof, I have hereunto set my hands:

M3 ID FALCON CREST, LLC,
an Arizona limited liability company

By: M3 Builders, L.L.C.,
an Arizona limited liability company,
its Manager

By: The M3 Companies, L.L.C.,
an Arizona limited liability company,
its sole member

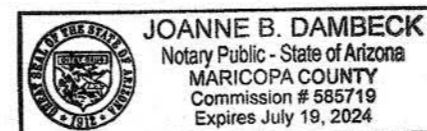
By: William I. Brownlee,
William I. Brownlee, Manager

Acknowledgment

State of Arizona }
County of Maricopa } ss.

On this 14 day of September, 2021, before me, the undersigned, a Notary Public in and for the State of Arizona, personally appeared William I. Brownlee, known or identified to me to be the Manager of M3 Companies, LLC, the limited liability company that is the Member of M3 Builders, LLC, the limited liability company that is the Manager of M3 ID Falcon Crest, LLC, the limited liability company that executed the within and foregoing instrument, or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

Joanne B. Dambeck
Notary public for Idaho
My commission expires 7.19.24



Certificate of Surveyor

I, Robert L. Kazarinoff, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of Falcon Crest Subdivision No. 1, as described in the Certificate of Owners and as shown on the attached plat is correct and was surveyed in accordance with Idaho Code relating to plats and surveys.

Robert L. Kazarinoff, PLS 16642




J-U-B ENGINEERS, INC.

2760 W. Excursion Ln., Suite 400, Meridian, ID 83642
p 208 376 7330 w www.jub.com

PLAT SHOWING
Falcon Crest Subdivision No. 1


Approval of Central District Health

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 Bader REHS
 Central District Health
 24.2021
 Date

Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 4 day of June, 2021.

Bruce S. Wong
 Commission President
 Ada County Highway District
 SIGNED BY BRUCE S. WONG FOR
 PRESIDENT



Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Kuna, Ada County, Idaho, on this day 12 January 2022, hereby approve this plat.

Jon A. Stan, P.E.
 City Engineer P.E. No. 8722

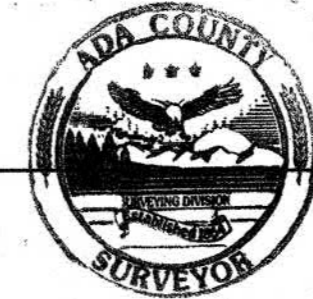
Approval of City Council

The foregoing plat was accepted and approved this 7th day of September, 2021, by the City of Kuna, Idaho.

Chris Engels
 City Clerk



Certificate of County Surveyor

I, the undersigned, Professional Land Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and find that it complies with the State of Idaho Code relating to plats and surveys.

Rob P. Jager
 Ada County Surveyor
 PLS # 13553
 21 January 2022
 Date

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

Elizabeth A. Mahn by deputy Kellian Willey
 Ada County Treasurer
 1/24/2022
 Date


County Recorder's Certificate

State of Idaho } ss. Instrument No. 2022-001952
 County of Ada }

I hereby certify that this instrument was filed at the request of JUB Engineers, Inc. at

44 minutes past 11 o'clock A.M.,
 this 24th day of January, 2022, in my office, and was recorded in
 Book 122 of Plats at Pages 1931B through 1931D
 Fee: \$400

Phil McCreane
 Deputy
 Ex-Officio Recorder


 18 DEC 2020

JUB
 J-U-B ENGINEERS, INC.