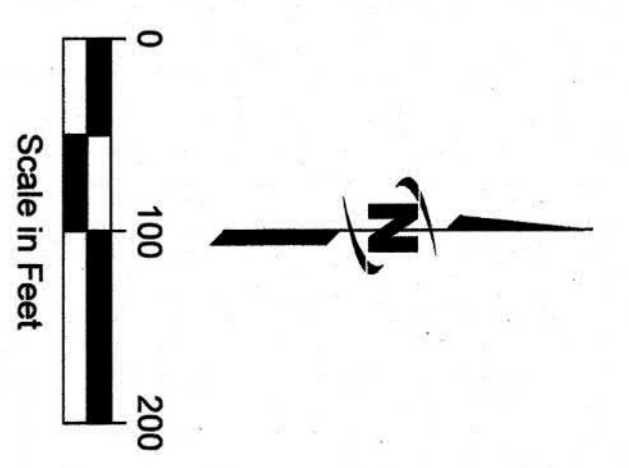
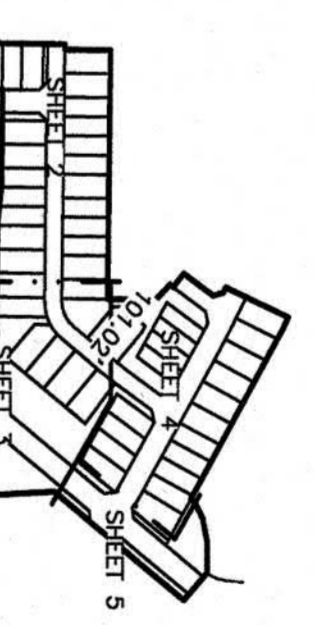


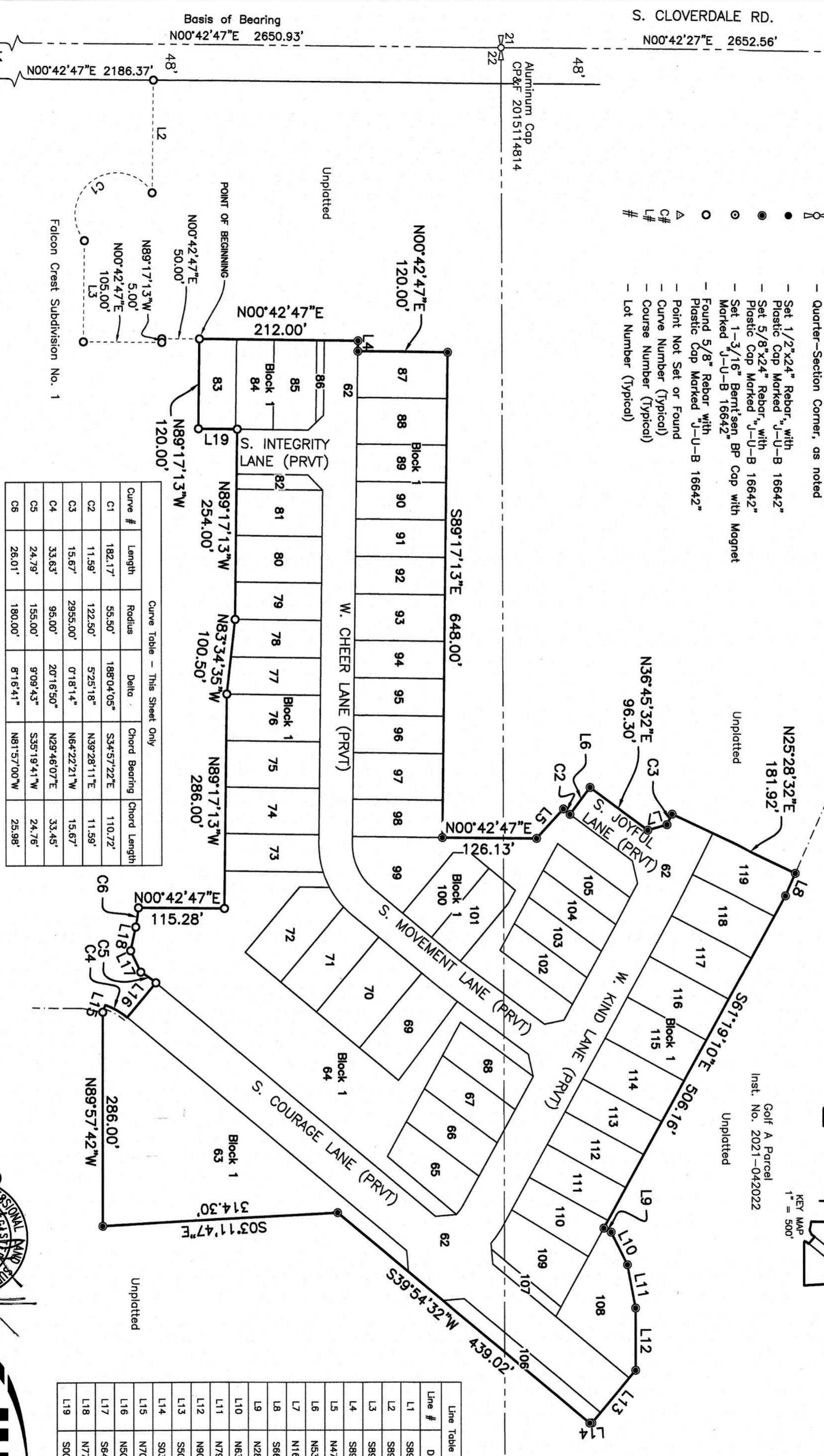
PLAT SHOWING
Falcon Crest Subdivision No. 2
 Situated in the West half of
 Section 22, Township 2 North, Range 1 East, Boise Meridian,
 City of Kuna, Ada County, Idaho.
 2022

Bross Cap
 CP&F 2015114811

- Legend**
- Subdivision Boundary Line
 - Lot Line
 - Right-of-way Line
 - Section Line
 - Center Line
 - Adjacent Property Line
 - Tie Line
 - Match Line
 - Homeowners Association Irrigation Easement Line
 - Utility Easement Line
 - Private Sidewalk Easement Line
 - Section Corner, as noted
 - Quarter-Section Corner, as noted
 - Set 1/2"x24" Rebar^u, with Plastic Cap Marked "J-U-B 16642"
 - Set 5/8"x24" Rebar^u, with Plastic Cap Marked "J-U-B 16642"
 - Set 1-3/16" Bent^u sen, BP Cap with Magnet Marked "J-U-B 16642"
 - Found 5/8" Rebar with Plastic Cap Marked "J-U-B 16642"
 - Point Not Set or Found
 - Curve Number (Typical)
 - Course Number (Typical)
 - Lot Number (Typical)



- Section Corner, as noted
- Quarter-Section Corner, as noted
- Set 1/2"x24" Rebar^u, with Plastic Cap Marked "J-U-B 16642"
- Set 5/8"x24" Rebar^u, with Plastic Cap Marked "J-U-B 16642"
- Set 1-3/16" Bent^u sen, BP Cap with Magnet Marked "J-U-B 16642"
- Found 5/8" Rebar with Plastic Cap Marked "J-U-B 16642"
- Point Not Set or Found
- Curve Number (Typical)
- Course Number (Typical)
- Lot Number (Typical)



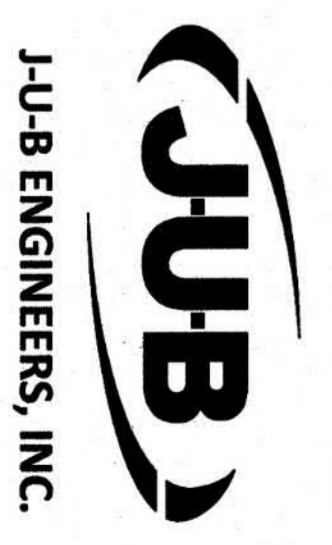
Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	182.17'	55.50'	188°04'05"	S34°57'22"E	110.72'
C2	11.59'	122.50'	5°25'18"	N39°28'11"E	11.59'
C3	15.67'	2955.00'	0°18'14"	N64°22'21"W	15.67'
C4	33.63'	95.00'	20°16'50"	N29°46'07"E	33.45'
C5	24.79'	155.00'	9°09'43"	S35°19'41"W	24.76'
C6	26.01'	180.00'	8°16'41"	N81°57'00"W	25.98'

Line Table - This Sheet Only

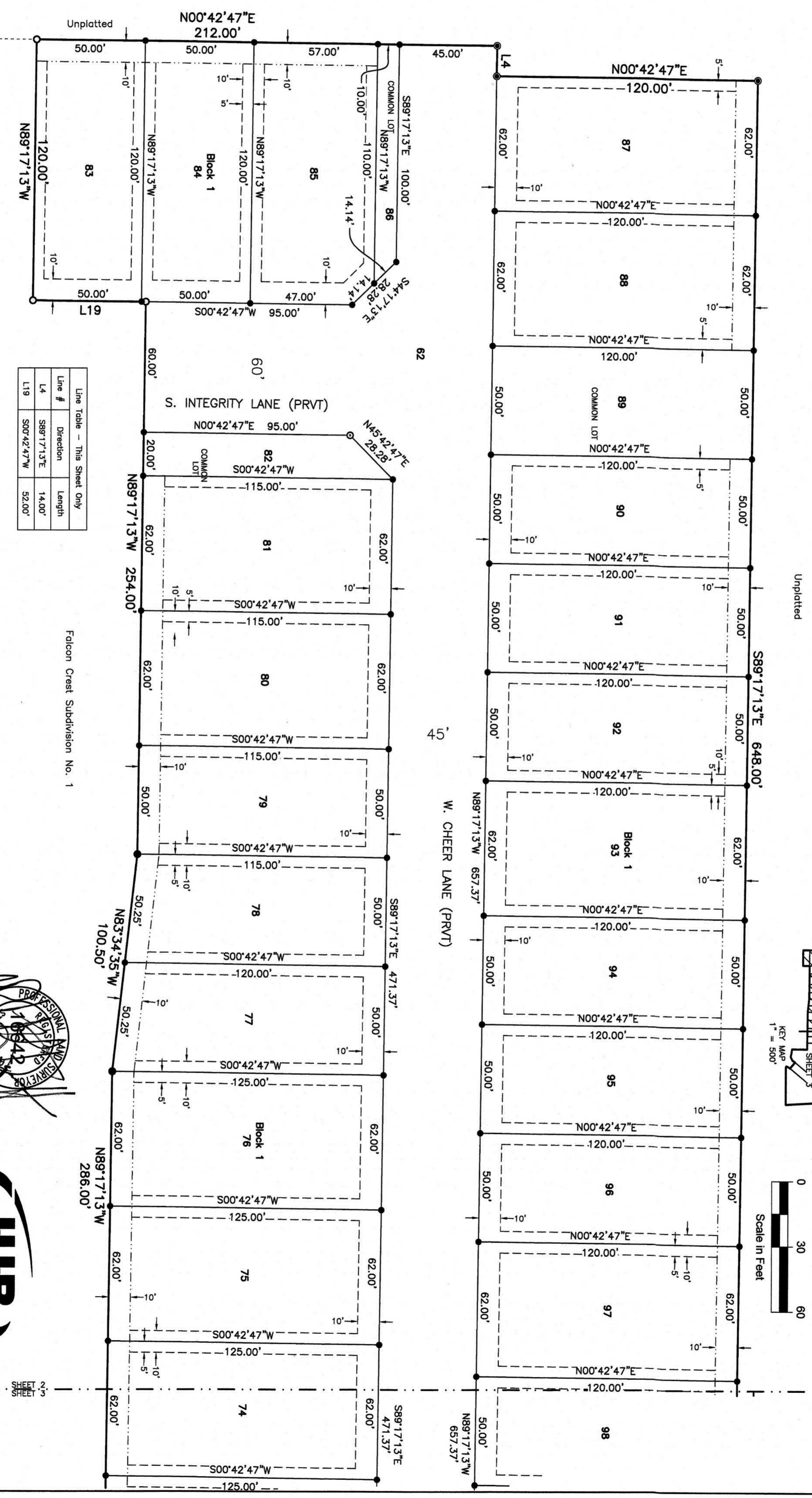
Line #	Direction	Length
L1	S89°57'42"E	48.00'
L2	S89°17'33"E	150.39'
L3	S89°17'33"E	135.05'
L4	S89°17'13"E	14.00'
L5	N47°49'10"W	53.23'
L6	N5°14'28"W	45.00'
L7	N16°14'22"W	26.53'
L8	S66°31'43"E	32.90'
L9	N28°40'50"E	11.20'
L10	N63°26'06"E	48.80'
L11	N79°22'49"E	59.02'
L12	N80°00'00"E	83.01'
L13	S50°05'28"E	91.35'
L14	S03°11'47"E	2.95'
L15	N70°22'18"W	10.00'
L16	N50°05'28"W	60.00'
L17	S64°37'07"W	31.70'
L18	N77°48'40"W	32.42'
L19	S00°42'47"W	52.00'

See Sheet 6 for Notes, Easement Notes, and Reference Documents.



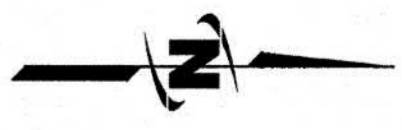
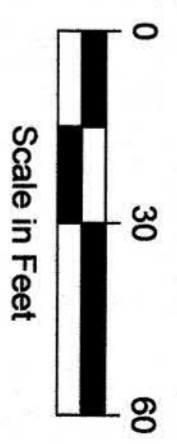
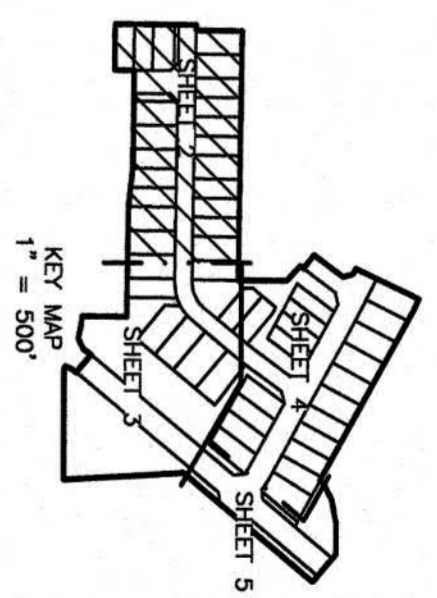
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 JUB Project No. 10-19-149

PLAT SHOWING
Falcon Crest Subdivision No. 2



Line Table - This Sheet Only		
Line #	Direction	Length
L4	S89°17'13"E	14.00'
L19	S00°42'47"W	52.00'

Falcon Crest Subdivision No. 1



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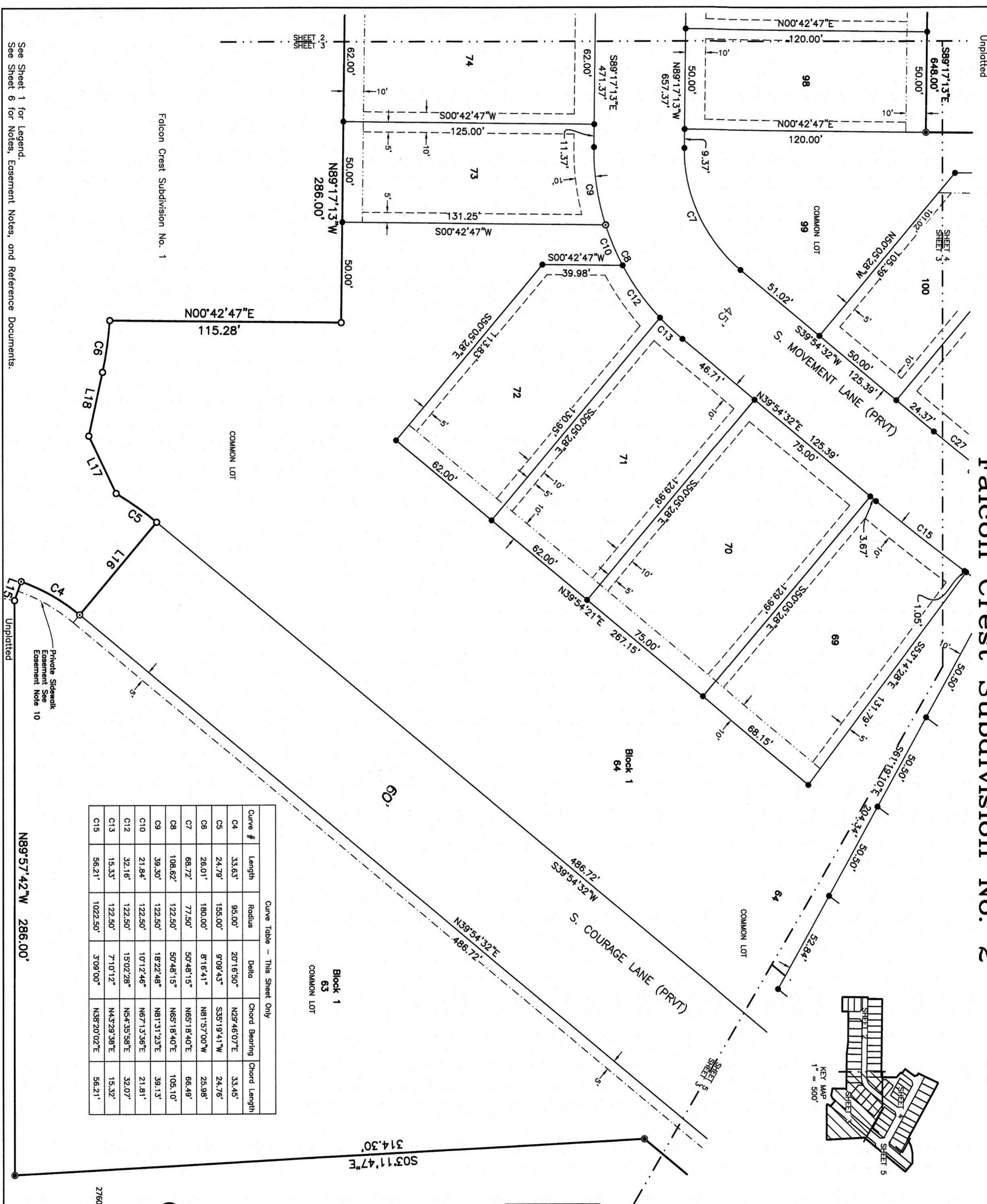
See Sheet 1 for Legend.
 See Sheet 6 for Notes, Easement Notes, and Reference Documents.

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FALCON CREST SUBDIVISION No. 2

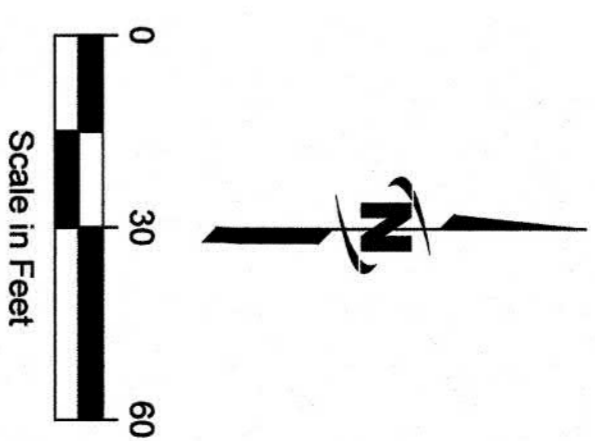
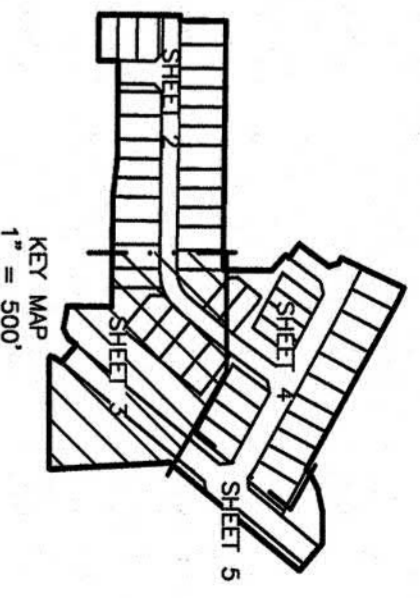
PLAT SHOWING

PLAT BOOK 122 PAGE 19369



Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C4	33.63'	95.00'	20°16'50"	N29°46'07"E	33.45'
C5	24.79'	155.00'	9°09'43"	S35°19'41"W	24.76'
C6	26.01'	180.00'	8°16'41"	N81°57'00"W	25.98'
C7	68.72'	77.50'	50°48'15"	N65°18'40"E	66.49'
C8	108.62'	122.50'	50°48'15"	N65°18'40"E	105.10'
C9	39.30'	122.50'	18°22'48"	N81°31'23"E	39.13'
C10	21.84'	122.50'	10°12'46"	N67°13'36"E	21.81'
C12	32.16'	122.50'	15°02'28"	N54°35'58"E	32.07'
C13	15.33'	122.50'	7°10'12"	N43°29'38"E	15.32'
C15	56.21'	1022.50'	3°09'00"	N38°20'02"E	56.21'



Line Table - This Sheet Only

Line #	Direction	Length
L15	N70°22'18"W	10.00'
L16	N50°05'28"W	60.00'
L17	S64°37'07"W	31.70'
L18	N77°48'40"W	32.42'

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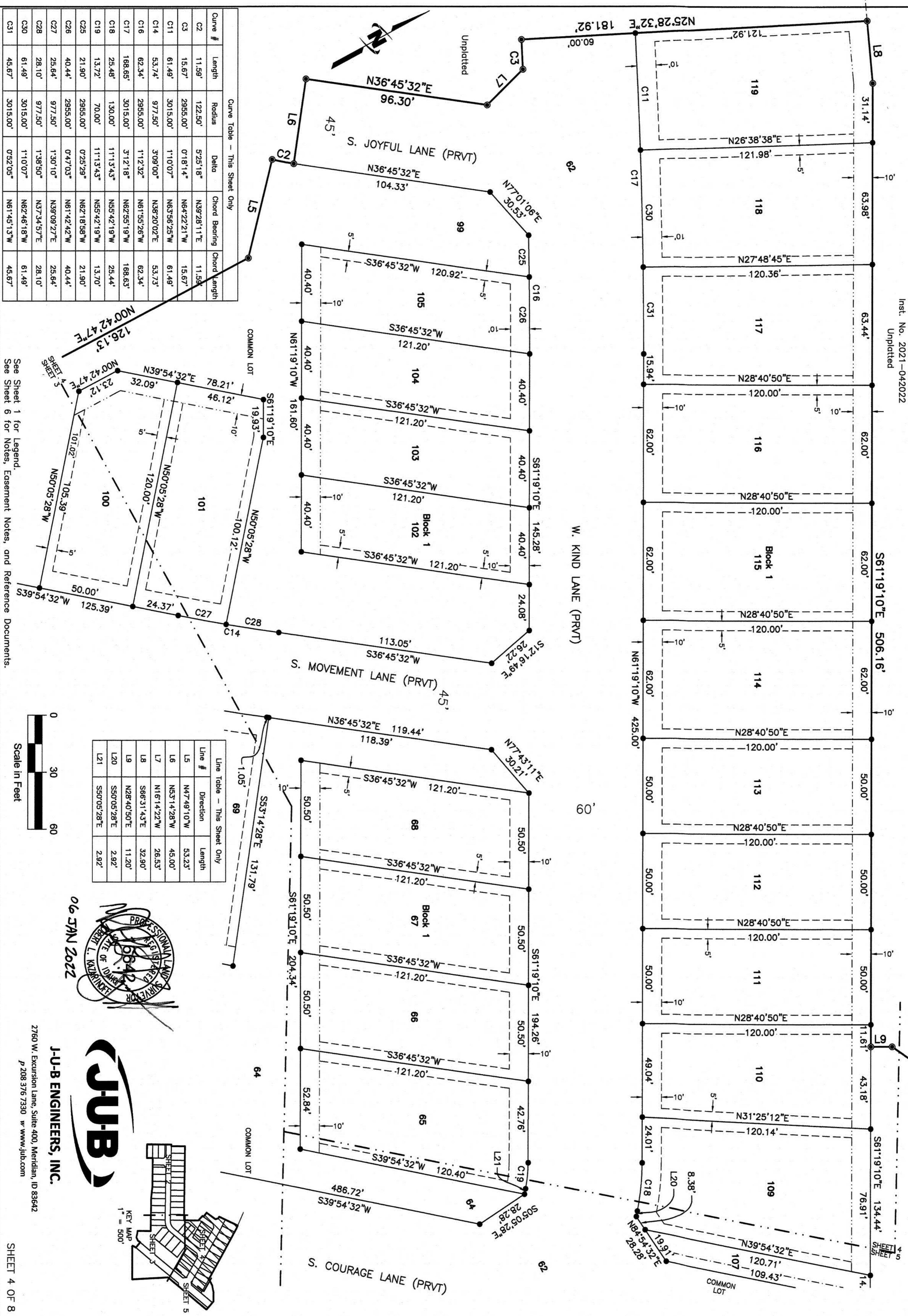
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See Sheet 1 for Legend.
 See Sheet 6 for Notes, Easement Notes, and Reference Documents.

SHEET 3 OF 8

PLAT SHOWING
Falcon Crest Subdivision No. 2

Golf A Parcel
 Inst. No. 2021-042022
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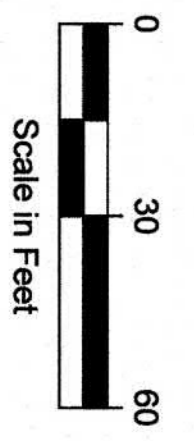


Curve Table - This Sheet Only

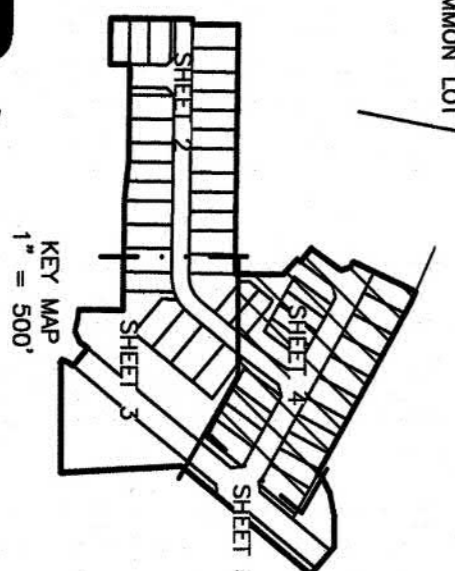
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C2	11.59'	122.50'	5°25'18"	N39°28'11"E	11.59'
C3	15.67'	2955.00'	0°18'14"	N64°22'21"W	15.67'
C11	61.49'	3015.00'	1°10'07"	N63°56'25"W	61.49'
C14	53.74'	977.50'	3°09'00"	N38°20'02"E	53.73'
C16	62.34'	2955.00'	1°12'32"	N61°55'26"W	62.34'
C17	188.65'	3015.00'	3°12'18"	N62°55'19"W	188.63'
C18	25.48'	130.00'	1°13'43"	N85°42'19"W	25.44'
C19	13.72'	70.00'	1°13'43"	N85°42'19"W	13.70'
C25	21.90'	2955.00'	0°25'29"	N62°18'58"W	21.90'
C26	40.44'	2955.00'	0°47'03"	N61°42'42"W	40.44'
C27	25.64'	977.50'	1°30'10"	N39°08'27"E	25.64'
C28	28.10'	977.50'	1°38'50"	N37°34'57"E	28.10'
C30	61.49'	3015.00'	1°10'07"	N62°46'18"W	61.49'
C31	45.67'	3015.00'	0°52'05"	N61°45'13"W	45.67'

Line Table - This Sheet Only

Line #	Direction	Length
L5	N47°49'10"W	53.23'
L6	N53°14'28"W	45.00'
L7	N16°14'22"W	26.53'
L8	S86°31'43"E	32.90'
L9	N26°40'50"E	11.20'
L20	S50°05'28"E	2.92'
L21	S50°05'28"E	2.92'

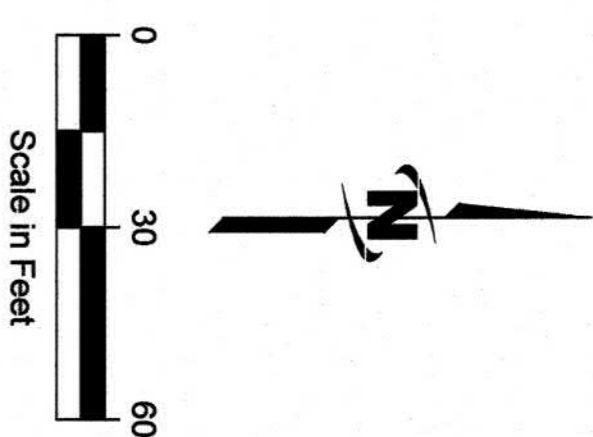
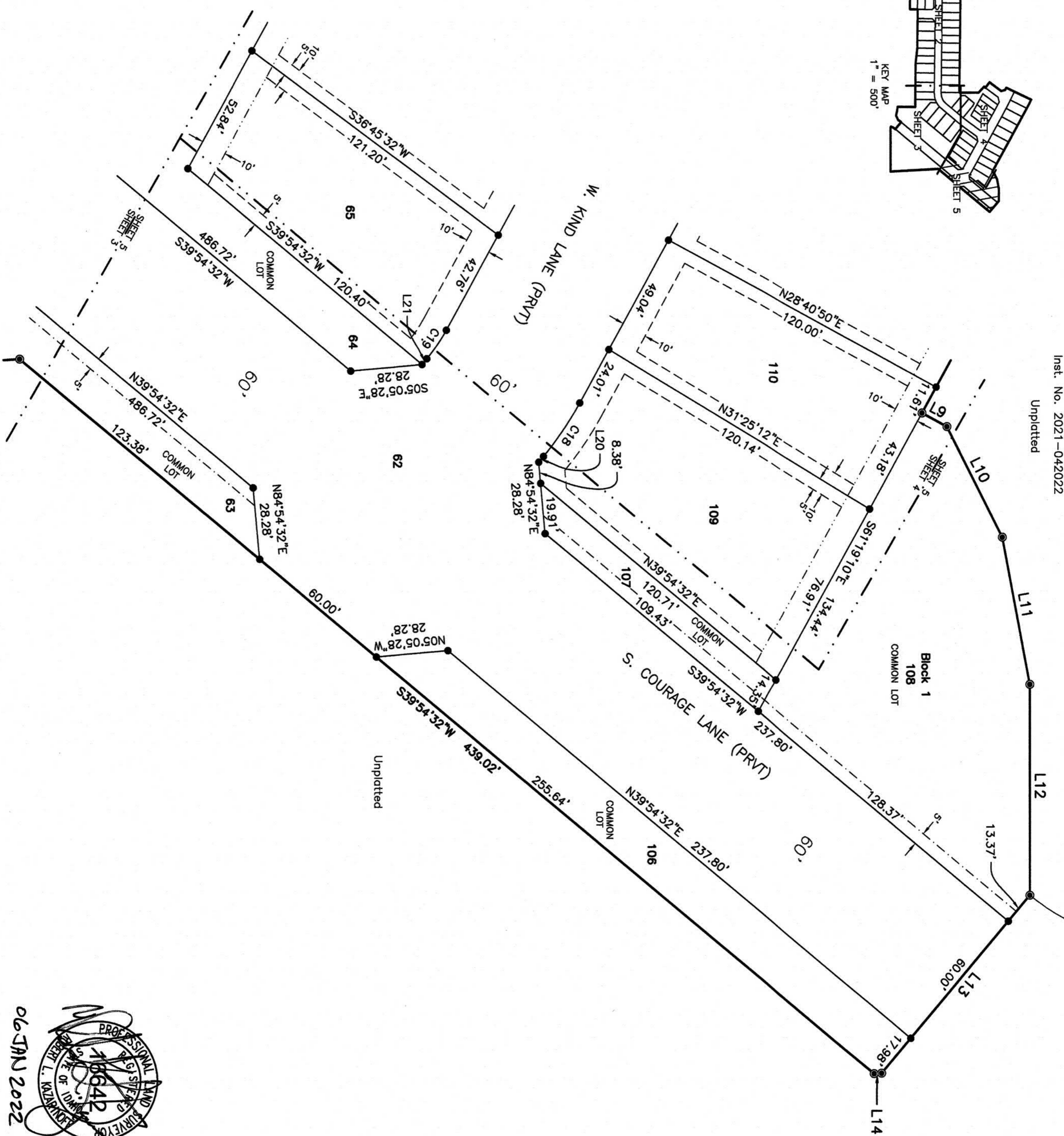
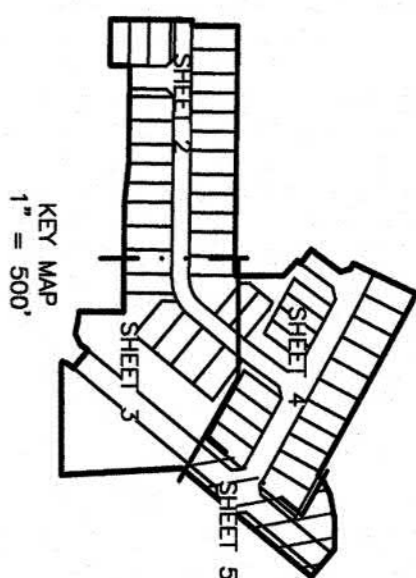


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PLAT SHOWING
Falcon Crest Subdivision No. 2

Golf A Parcel
Inst. No. 2021-042022
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Line Table - This Sheet Only

Line #	Direction	Length
L9	N28°40'50"E	11.20'
L10	N63°26'06"E	48.80'
L11	N79°22'49"E	59.02'
L12	N90°00'00"E	83.01'
L13	S50°05'28"E	91.35'
L14	S03°11'47"E	2.95'
L20	S50°05'28"E	2.92'
L21	S50°05'28"E	2.92'

Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C18	25.48'	130.00'	1°13'43"	N55°42'19"W	25.44'
C19	13.72'	70.00'	1°13'43"	N55°42'19"W	13.70'



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See Sheet 1 for Legend.
See Sheet 6 for Notes, Easement Notes, and Reference Documents.

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 62 of Block 1 is designated as a private road; and Lots 63, 64, 82, 86, 89, 99, 106, 107 and 108 of Block 1 are common lots which shall be owned and maintained by Valor AQ Community Association, Inc. The ownership and maintenance commitment may not be dissolved without the express consent of the City of Kuna.
3. Minimum building setback lines shall be in accordance with the City of Kuna's Zoning Ordinance at the time of issuance of the individual building permit, or as specifically approved and/or required.
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 that receives private irrigation. If the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non-payment.
10. This Development is subject to Development Agreement Instrument No. 2019-111089 and includes annexation into the City of Kuna.
11. This Development is subject to that Declaration of Covenants, Conditions, and Restrictions for Falcon Crest Subdivision No. 2, 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 FIRI 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 mopped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mopped floodplain shall require an individual Flood Plain Development Permit.
13. Irrigation 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. Lots 102, 103, 104, and 105 of Block 1 are designated as duplex lots.

Easement Notes

1. Lots 62, 63, 64, 82, 86, 89, 99, 106, 107, and 108 of Block 1 are designated as having a Utility Easement co-situate with said Lots (i.e. blanket easement). Lot 106 of Block 1 is designated as having a Private Sidewalk Easement co-situate with said Lot (i.e. blanket easement).
2. Lot 62 of Block 1 is hereby designated as having an Access 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/datto, City of Kuna water, sewer & drainage; appurtenances thereto; and lot drainage.
4. The Irrigation Easements shown hereon are non-exclusive, perpetual, shall run with the land, and are hereby reserved for the installation, maintenance, operation, and use of the Falcon Crest Subdivision Homeowners Association, Inc.; and appurtenances thereto.
5. Private 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. All Drainage Easements shown or designated hereon are non-exclusive and perpetual (unless otherwise indicated) for the installation, maintenance, operation and use of storm water drainage facilities and shall be owned and maintained by Falcon Crest Subdivision Homeowners Association, Inc.
8. 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.
9. 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 those lands as described in that Grant Deed recorded under Instrument No. 100049802 and as described in that Quitclaim Deed recorded under Instrument No. 2015-115982, Ada County Records, Idaho, and to include a portion of said lands within this subdivision.

DOCUMENTS USED: See Reference Documents below.

BOUNDARY CONTROLLED BY: The west and northwesterly boundaries are controlled by a boundary line created by the client reflecting how the heretofore described lands are desired to be subdivided. The northeasterly boundary is controlled by that Golf A Parcel as described in that Special Warranty Deed recorded under Instrument No. 2021-042022, Ada County Records, Idaho, as shown on Sheet 1 herein.

The easterly boundary is controlled by a boundary line created by the client reflecting how the heretofore described lands are desired to be subdivided.

The south boundary is controlled by Falcon Crest Subdivision No. 1.



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Reference Documents

- Subdivisions: Cloverdale Ridge Estates, Cloverdale Ridge Estates No. 3 & A Partial Re-Plot of Desert View Estates No. 1, Falcon Crest Subdivision No. 1.
Surveys: ROSs 0222, 0441, 10338 & 11990.
Deeds: 100049802, 108003131 & 2015-115982

PLAT SHOWING
Falcon Crest Subdivision No. 2

Certificate of Owners

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. 2, and that it intends to include said real property, as described below, in this plat:

That portion of the West Half 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, 2,186.37 feet to the northwest corner of Lot 2, Block 1 of Falcon Crest Subdivision No. 1 according to the official plat thereof filed in Book 1308 of Plats at Pages 1308 through 1316, Ada County Records;

Thence departing from said easterly right-of-way line and along the northerly boundary of said Falcon Crest Subdivision No. 1 the following six (6) courses:

- 1) S 89°17'33" E, 150.39 feet to the beginning of a non-tangent curve;
- 2) 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 186°04'05", a chord bearing of S 34°57'22" E and a chord length of 110.72 feet;
- 3) S 89°17'13" E, 135.05 feet;
- 4) N 00°42'47" E, 105.00 feet;
- 5) N 89°17'13" W, 5.00 feet;
- 6) N 00°42'47" E, 50.00 feet to the POINT OF BEGINNING;

Thence N 00°42'47" E, 212.00 feet departing from said Falcon Crest Subdivision No. 1;

Thence S 89°17'13" E, 14.00 feet;

Thence N 00°42'47" E, 120.00 feet;

Thence S 89°17'13" E, 648.00 feet;

Thence N 00°42'47" E, 126.13 feet;

Thence N 47°49'10" W, 53.23 feet to the beginning of a non-tangent curve;

Thence along said non-tangent curve to the left an arc length of 11.59 feet, having a radius of 122.50 feet, a central angle of 05°25'18", a chord bearing of N 39°28'11" E and a chord length of 11.59 feet;

Thence N 53°14'28" W, 45.00 feet;

Thence N 36°45'32" E, 96.30 feet;

Thence N 16°14'22" W, 26.53 feet to the beginning of a non-tangent curve;

Thence along said non-tangent curve to the left an arc length of 15.67 feet, having a radius of 2,955.00 feet, a central angle of 00°18'14", a chord bearing of N 64°22'21" W and a chord length of 15.67 feet;

Thence N 25°28'32" E, 181.92 feet; Thence S 66°31'43" E, 32.90 feet; Thence N 28°40'50" E, 11.20 feet; Thence N 63°26'06" E, 48.80 feet; Thence N 79°22'49" E, 59.02 feet;

Thence N 90°00'00" E, 83.01 feet; Thence S 50°05'28" E, 91.35 feet; Thence S 03°11'47" E, 2.95 feet; Thence S 39°54'32" W, 439.02 feet; Thence S 03°11'47" E, 314.30 feet;

Thence N 89°57'42" W, 286.00 feet to the northeast corner of Lot 61 of said Falcon Crest Subdivision No.1;

Thence along the northeasterly and northerly boundary of said Falcon Crest Subdivision No. 1 the following thirteen (13) courses:

- 1) N 70°22'18" W, 10.00 feet to the beginning of a non-tangent curve;
- 2) Along said non-tangent curve to the right 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 N 29°46'07" E and a chord length of 33.45 feet;
- 3) N 50°05'28" W, 60.00 feet to the beginning of a non-tangent curve;
- 4) Along said non-tangent curve to the left 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 S 35°19'41" W and a chord length of 24.76 feet;
- 5) S 64°37'07" W, 31.70 feet;
- 6) N 77°48'40" W, 32.42 feet to the beginning of a curve;
- 7) Along said curve to the left 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 N 81°57'00" W and a chord length of 25.98 feet;
- 8) N 00°42'47" E, 115.28 feet;
- 9) N 89°17'13" W, 286.00 feet;
- 10) N 83°34'35" W, 100.50 feet;
- 11) N 89°17'13" W, 254.00 feet;
- 12) S 00°42'47" W, 52.00 feet;
- 13) N 89°17'13" W, 120.00 feet to the POINT OF BEGINNING.

The above-described parcel of land contains 14.85 acres, more or less.

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, LLC,
 its Manager
 an Arizona limited liability company,

By: The M3 Companies, LLC,
 its sole member
 an Arizona limited liability company,
 its sole member
 By: William I. Brownlee, Manager

Acknowledgment

State of Idaho } ss.
 County of Mulligan
 On this 14 day of September, 2021 before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared William I. Brownlee, known or identified to me to be the Manager of M3 Builders, LLC, the limited liability company that is the Member of M3 Companies, 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.

Anna S. Dombell
 Notary Public for the State of 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. 2, 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



JUB ENGINEERS, INC.
 2760 W. Excursion Lane, Suite 400, Meridian, ID 83642
 P 208 376 7330 www.jub.com

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.

W. W. Rents _____
 Central District Health
 Date 4/28/21



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.

[Signature]
 Commission President
 Add County Highway District
Richard S. Woodward
 Vice President



Approval of City Engineer

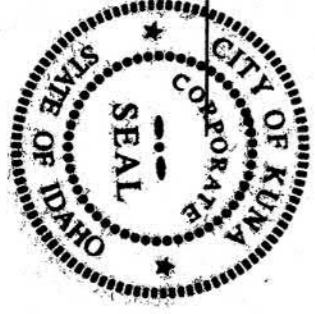
I, the undersigned, City Engineer in and for the City of Kuna, Ada County, Idaho, on this day 7 ~~FEBRUARY~~ 2022 hereby approve this plat.

[Signature]
 City Engineer P.E. No. 8322

Approval of City Council

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

[Signature]
Norman Smalley
 Deputy City Clerk
 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.

[Signature]
 Ada County Surveyor
 PLS # 13553
 Date 14 February 2022



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 Mahn
 Ada County Treasurer
 Signed by Deputy: [Signature]
 Date February 15, 2022



County Recorder's Certificate

State of Idaho }
 County of Ada } ss. Instrument No. 2022-018503

I hereby certify that this instrument was filed at the request of JUB Engineers, Inc. at 22 minutes past 4 o'clock P.M., this 2 day of February, 2022 in my office, and was recorded in Book 122 of Plats at Pages 19317 through 19374 Fee \$41.00

[Signature]
 Deputy
Phil McGraw
 Ex-Officio Recorder



17 FEB 2021



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