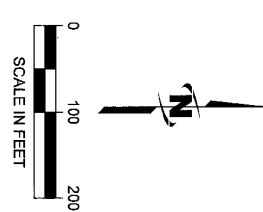
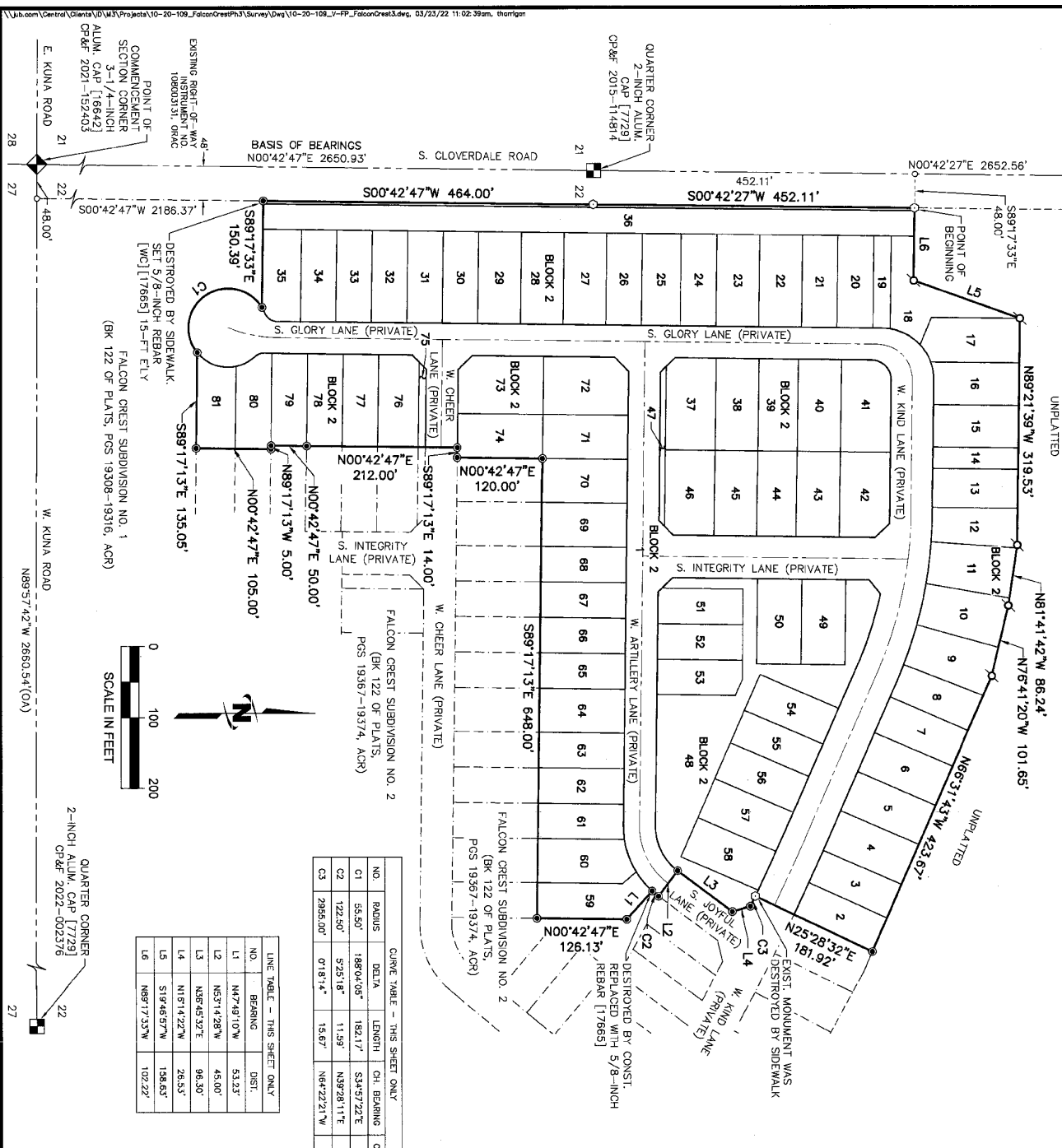


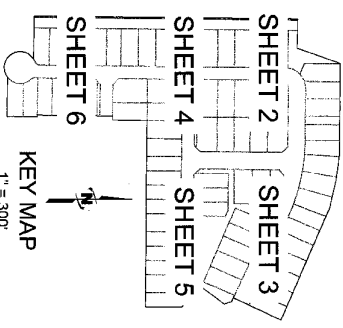
FALCON CREST SUBDIVISION NO. 3
 PLAT OF
 SITUATE IN THE WEST HALF OF SECTION 22,
 TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN
 CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO
 2022



CURVE TABLE - THIS SHEET ONLY			
NO.	RADIUS	DELTA	LENGTH
C1	55.50'	188°04.06'	182.17'
C2	122.50'	9°25'18"	11.93'
C3	295.00'	0°18'14"	15.67'

LINE TABLE - THIS SHEET ONLY			
NO.	BEARING	DIST.	CH. DIST.
L1	N47°49'10"W	53.23'	
L2	N53°14'28"W	45.00'	
L3	N85°45'32"E	96.30'	
L4	N1°14'22"W	26.53'	
L5	S19°46'57"W	156.63'	
L6	N89°17'33"W	102.22'	

- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - - - LOT LINE
 - - - RIGHT-OF-WAY LINE
 - - - SECTION LINE
 - - - CENTER LINE
 - - - ADJACENT PROPERTY LINE
 - - - THE LINE
 - - - UTILITY EASEMENT LINE
 - - - PRESSURE IRRIGATION EASEMENT LINE
 - - - PUBLIC SIDEWALK EASEMENT LINE
 - - - SECTION CORNER
 - QUARTER SECTION CORNER
 - ☆ SET 1/2-INCH x 24-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLUS 17665"
 - SET 5/8-INCH x 24-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLUS 17665"
 - SET 1-3/16-INCH BRASS PLUG IN CONCRETE MARKED "JUB PLUS 17665"
 - FOUND 1/2-INCH REBAR WITH YELLOW PLASTIC CAP MARKED "J-U-B 16642", OR AS NOTED
 - FOUND 5/8-INCH REBAR WITH YELLOW PLASTIC CAP MARKED "J-U-B 16642", OR AS NOTED
 - DIMENSION POINT - NOT SET OR FOUND
 - CURVE COURSE NUMBER (TYPICAL)
 - LINE COURSE NUMBER (TYPICAL)
 - LOT NUMBER (TYPICAL)
 - PLUS NUMBER FOUND ON MONUMENT
 - ### ADA COUNTY RECORDS
 - ORAC OFFICIAL RECORDS OF ADA COUNTY
 - (OA) OVERALL DIMENSION
 - WC WITNESS CORNER



SEE SHEET 7 FOR NOTES, EASEMENT NOTES, REFERENCES, AND SURVEYOR'S NARRATIVE

PROFESSIONAL LAND SURVEYOR
 CHAD STANLEY
 17665
 2/24/2022

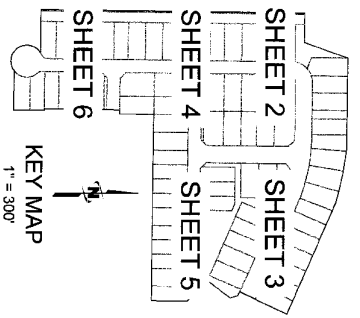
JUB ENGINEERS, INC.
 2750 West Excursion Lane, Suite 400, Meridian, ID 83684-25732
 P 208 376 7380 W www.jub.com
 SHEET 1 OF 9

FALCON CREST SUBDIVISION NO. 3

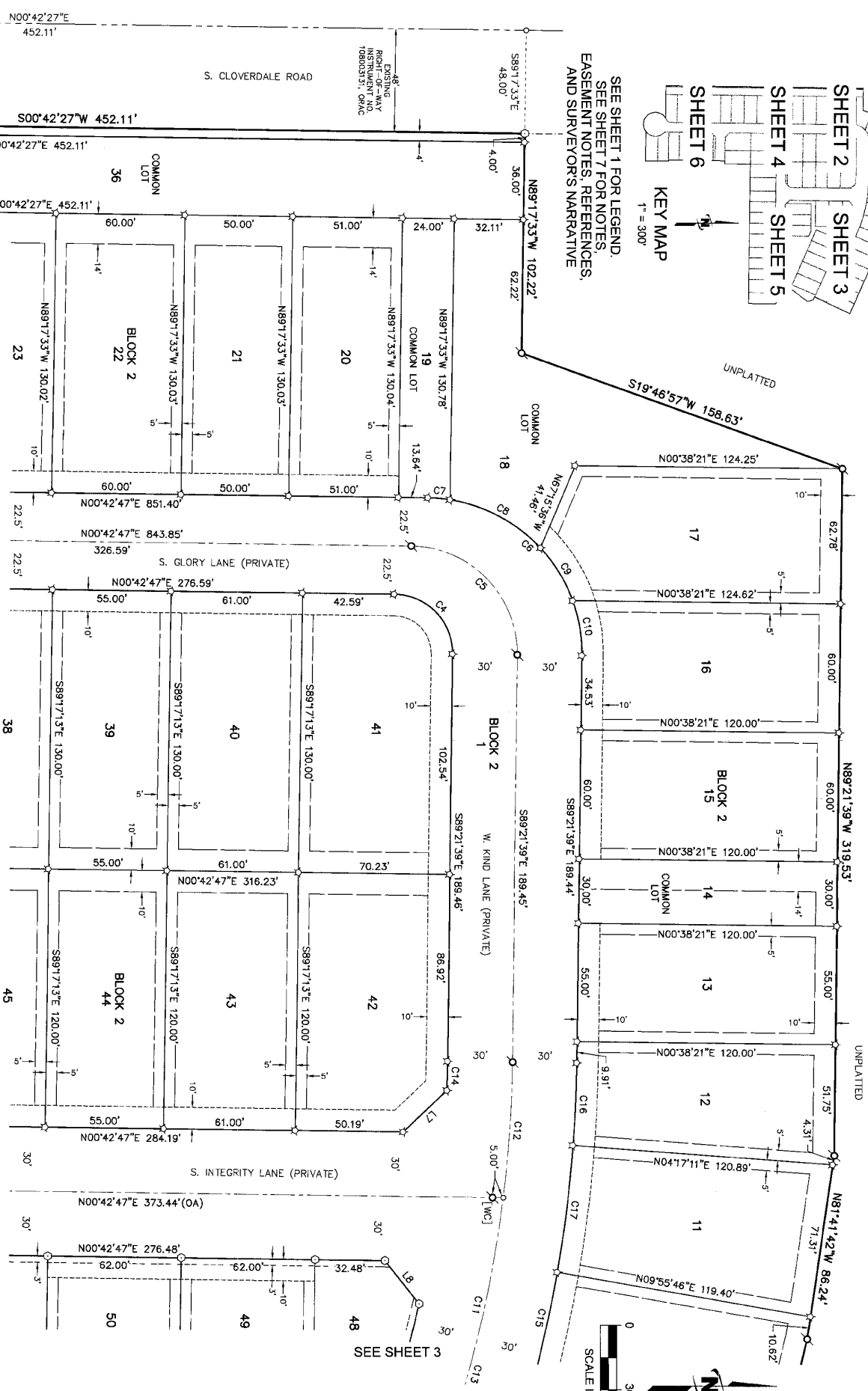
PLAT OF

PLAT BOOK 1233

PAGE 1434



SEE SHEET 1 FOR LEGEND,
SEE SHEET 7 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYORS NARRATIVE.



LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L6	N43°36'37"W	27.95'
L8	N51°40'07"E	25.83'

ADDITIONAL
RIGHT-OF-WAY
DEDICATED
HEREIN.
SEE SHEET 4

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C4	27.50'	89°55'34"	43.16'	S45°40'34"W	38.87'
C5	50.00'	89°55'34"	78.48'	S45°40'34"W	70.67'
C6	72.50'	89°55'34"	113.79'	S45°40'34"W	102.46'
C7	72.50'	81°33'00"	10.40'	S04°49'17"W	10.39'
C8	72.50'	38°16'52"	48.44'	S28°04'14"W	47.54'
C9	72.50'	22°51'48"	28.33'	S58°38'34"W	28.74'
C10	72.50'	20°33'53"	28.02'	S80°21'24"W	25.88'

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C11	574.00'	22°49'56"	228.74'	N77°56'41"W	227.23'
C12	574.00'	6°18'45"	63.24'	N86°12'17"W	63.21'
C13	574.00'	1°53'11"	165.50'	N7°44'19"W	164.32'
C14	544.00'	1°25'38"	13.55'	N88°38'50"W	13.55'
C15	604.00'	22°49'56"	240.69'	N77°56'41"W	239.10'
C16	604.00'	3°38'50"	38.45'	N87°32'14"W	38.44'
C17	604.00'	5°38'35"	59.49'	N82°53'32"W	59.46'

SEE SHEET 4



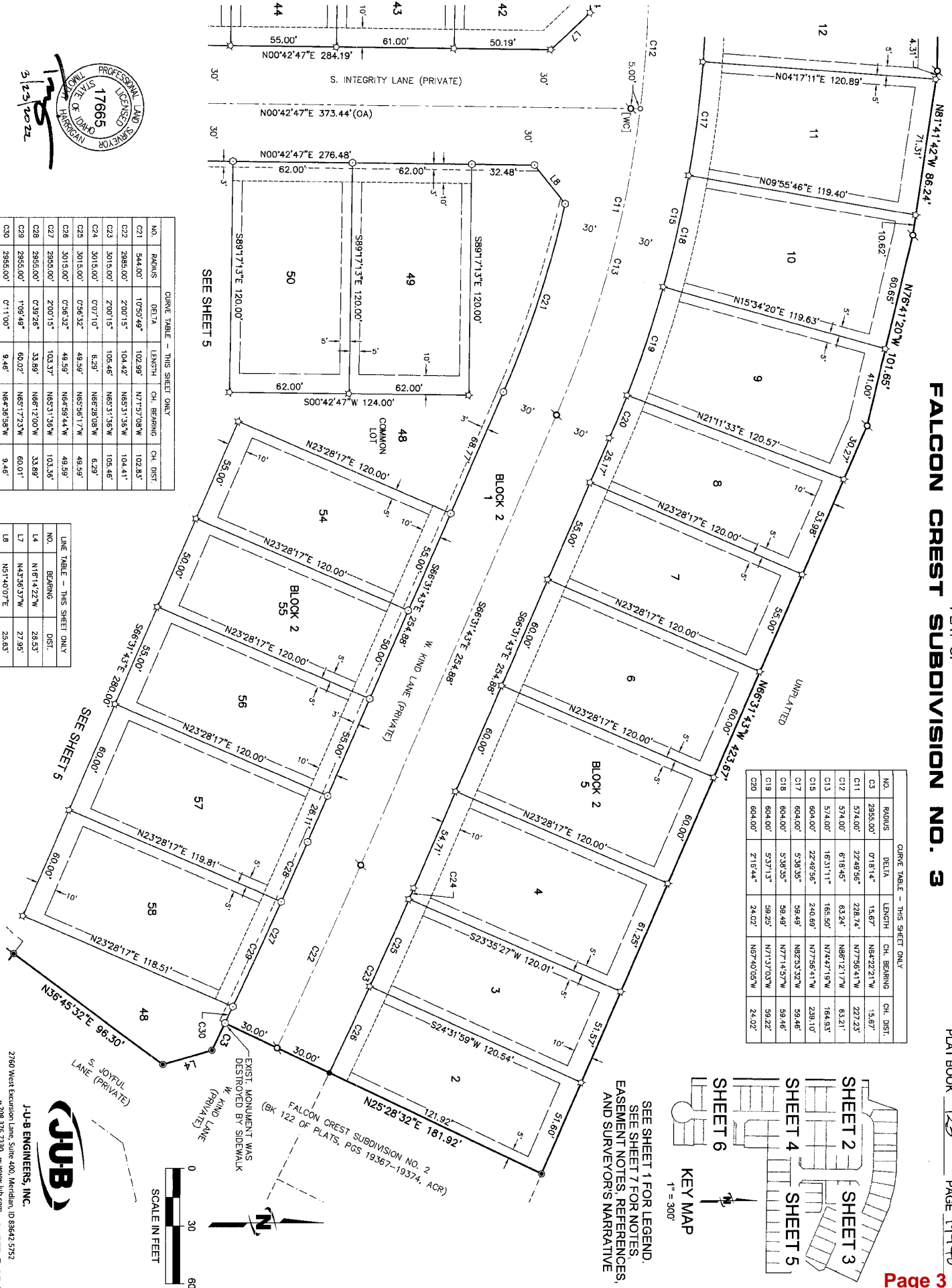
JUB ENGINEERS, INC.
2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5752
P 208 376 7390 W www.jub.com
SHEET 2 OF 9

FALCON CREST SUBDIVISION NO. 3

PLAT BOOK 123 PAGE 144D

SEE SHEET 2

SEE SHEET 2



CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C3	2955.00'	0°18'14"	15.67'	N86°22'21"W	15.67'
C11	574.00'	22°49'56"	228.74'	N77°58'41"W	227.23'
C12	574.00'	6°18'45"	63.24'	N88°12'17"W	63.21'
C13	574.00'	16°31'11"	165.50'	N74°42'19"W	164.93'
C15	604.00'	22°49'56"	240.80'	N77°58'41"W	239.10'
C17	604.00'	5°38'35"	98.48'	N82°33'32"W	98.46'
C18	604.00'	5°38'35"	98.48'	N77°14'57"W	98.46'
C19	604.00'	5°37'13"	98.25'	N77°13'03"W	98.22'
C20	604.00'	2°16'44"	24.02'	N87°40'05"W	24.02'

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C21	544.00'	10°50'46"	102.89'	N71°57'08"W	102.83'
C22	2855.00'	2°00'15"	104.42'	N85°31'35"W	104.41'
C23	3015.00'	2°00'15"	105.46'	N85°31'35"W	105.46'
C24	3015.00'	0°07'10"	6.29'	N82°28'08"W	6.29'
C25	3015.00'	0°56'32"	48.59'	N85°56'17"W	48.59'
C26	3015.00'	0°56'32"	48.59'	N64°59'44"W	48.59'
C27	2855.00'	2°00'15"	103.37'	N85°31'35"W	103.36'
C28	2855.00'	0°39'28"	33.89'	N86°12'00"W	33.89'
C29	2855.00'	1°08'46"	60.02'	N85°17'23"W	60.01'
C30	2855.00'	0°11'00"	9.46'	N84°38'58"W	9.46'

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L4	N18°14'22"W	26.53'
L7	N43°36'37"W	27.95'
L8	N01°40'07"E	25.53'

SEE SHEET 1 FOR LEGEND.
SEE SHEET 7 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE

KEY MAP
1" = 300'

SCALE IN FEET
0 30 60

EXISTING MONUMENT WAS
DISTRIBUTED BY SIDEWALK
W. WIND LANE
(PRIVATE)

FALCON CREST SUBDIVISION NO. 2
(BK 122 OF PLATS, PGS 19367-19374, ACR)

S. JOYFUL LANE (PRIVATE)

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P 208 376 7390 W www.jub.com

JUB ENGINEERS, INC.
PROFESSIONAL LAND SURVEYOR
17665
CHANCE OF ILLICIT ACTS
3/23/2022

SEE SHEET 5

SEE SHEET 5

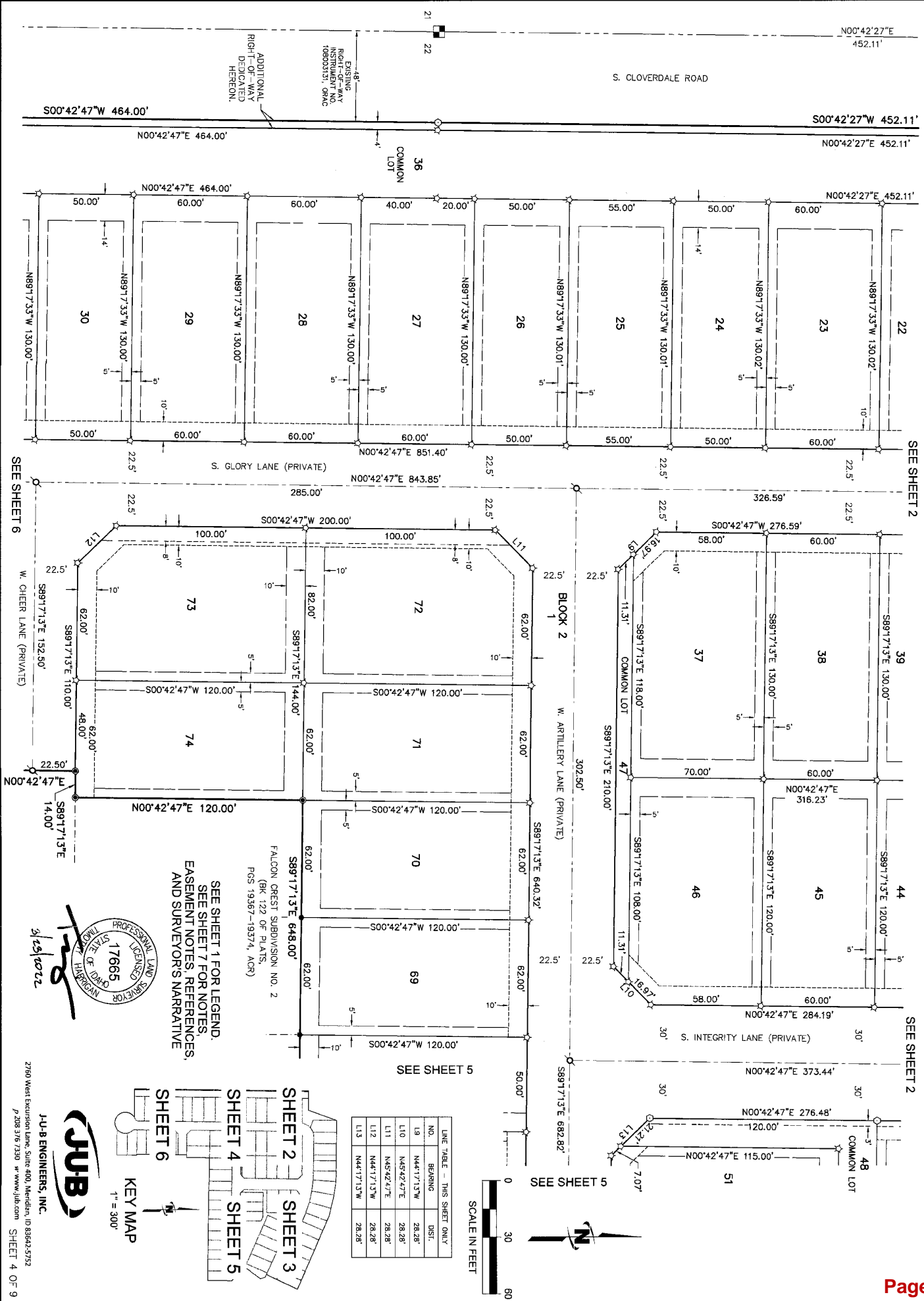
SEE SHEET 5

FALCON CREST SUBDIVISION NO. 3

PLAT OF

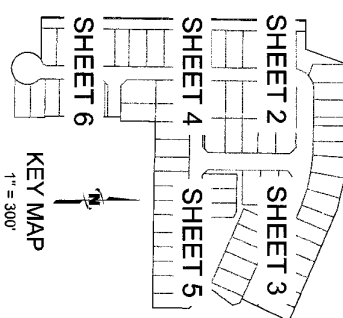
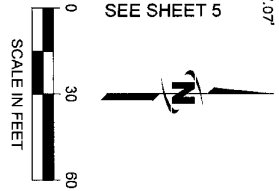
PLAT BOOK 123

PAGE 1441



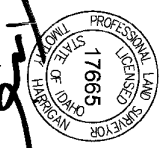
LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L9	N44°17'13"W	28.28'
L10	N45°42'47"E	28.28'
L11	N45°42'47"E	28.28'
L12	N44°17'13"W	28.28'
L13	N44°17'13"W	28.28'



SEE SHEET 1 FOR LEGEND,
SEE SHEET 7 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE.

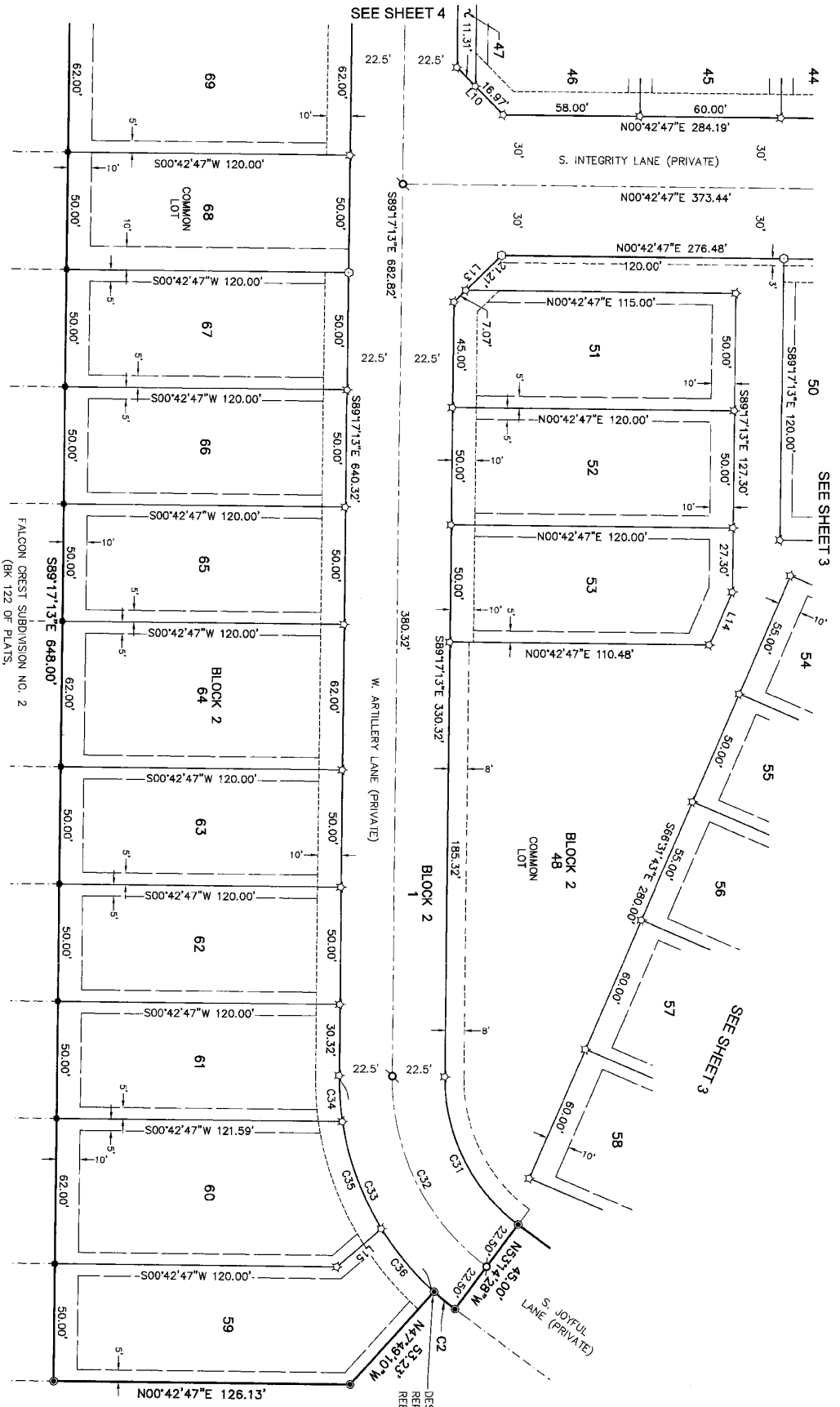
FALCON CREST SUBDIVISION NO. 2
(BK. 122 OF PLATS,
PSS 19367-19374, AGR)



2760 West Excursion Lane, Suite 400, Meridian, ID 83862-5792
P. 208.376.7330 W. www.jub.com SHEET 4 OF 9

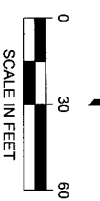
PLAT OF
FALCON CREST SUBDIVISION NO. 3

PLAT BOOK 123 PAGE 1442



FALCON CREST SUBDIVISION NO. 2
 (BK 122 OF PLATS,
 PGS 19367-19374, ACR)

FALCON CREST SUBDIVISION NO. 2
 (BK 122 OF PLATS,
 PGS 19367-19374, ACR)

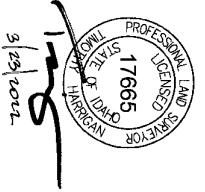


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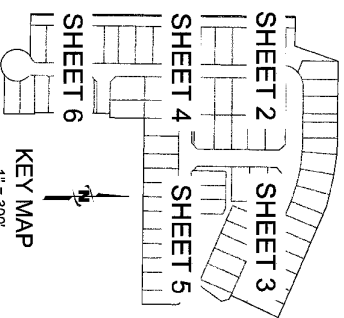
LINE NO.	BEARING	DIST.
L10	N45°42'47"E	28.28'
L13	N44°17'13"W	28.28'
L14	S89°17'13"E	24.62'
L15	S40°43'1"E	25.01'

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C2	122.50'	5°28'18"	11.59'	N49°28'11"E	11.59'
C31	77.50'	5°57'15"	72.98'	N63°44'10"E	70.31'
C32	100.00'	5°57'15"	94.17'	N63°44'10"E	90.72'
C33	122.50'	4°53'15"	103.76'	N66°26'49"E	100.89'
C34	122.50'	9°14'38"	19.76'	N76°05'28"E	19.74'
C35	122.50'	22°51'43"	48.88'	N70°02'17"E	48.56'
C36	122.50'	16°25'35"	35.12'	N50°23'38"E	35.00'



3/28/2014



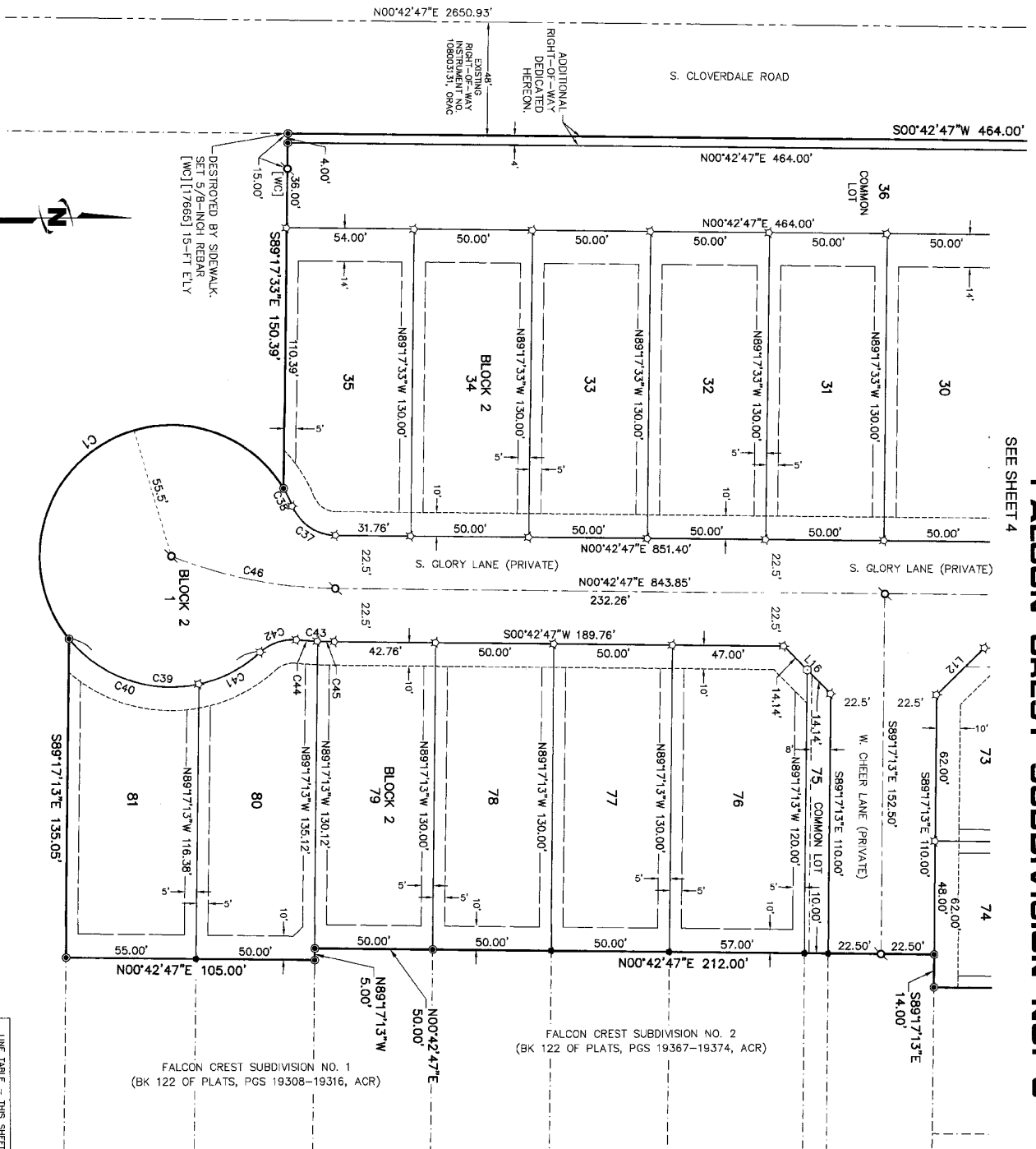
SEE SHEET 1 FOR LEGEND.
 SEE SHEET 7 FOR NOTES,
 EASEMENT NOTES, REFERENCES,
 AND SURVEYOR'S NARRATIVE



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 2780 West Excursion Lane, Suite 400, Meridian, ID 83642-9752
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PLAT OF
FALCON CREST SUBDIVISION NO. 3

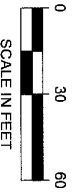
SEE SHEET 4



FALCON CREST SUBDIVISION NO. 1
(BK 122 OF PLATS, PGS 19308-19316, ACR)

FALCON CREST SUBDIVISION NO. 2
(BK 122 OF PLATS, PGS 19367-19374, ACR)

FALCON CREST SUBDIVISION NO. 1
(BK 122 OF PLATS, PGS 19308-19316, ACR)

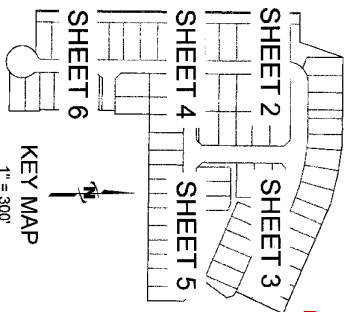


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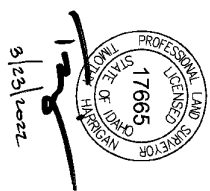
NO.	BEARING	DIST.
L12	N44°17'13"W	28.28'
L18	N45°52'47"E	28.28'

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	55.00'	188°04'05"	182.17'	S34°57'22"E	110.72'
C17	20.00'	67°00'01"	23.39'	N34°12'47"E	22.08'
C38	55.50'	8°38'07"	8.36'	S63°21'44"W	8.36'
C39	55.50'	93°43'08"	90.78'	N04°09'02"E	80.89'
C40	55.50'	63°06'05"	61.12'	N19°27'33"E	58.08'
C41	55.50'	30°37'02"	29.86'	N27°24'00"W	28.31'
C42	20.00'	47°43'41"	16.66'	S18°50'41"E	16.18'
C43	215.00'	4°18'22"	16.16'	N02°51'59"E	16.16'
C44	215.00'	2°22'34"	8.82'	N03°49'52"E	8.92'
C45	215.00'	1°56'48"	7.24'	N01°40'41"E	7.24'
C46	192.80'	211°03'58"	71.15'	N111°18'06"E	70.75'



SEE SHEET 1 FOR LEGEND.
SEE SHEET 7 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE



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NOTES

1. LOT 1 OF BLOCK 2 IS DESIGNATED AS A PRIVATE ROAD. LOTS 14, 18, 19, 36, 47, 48, 68, AND 75 OF BLOCK 2 ARE HEREBY DESIGNATED AS BLANKET UTILITY EASEMENT OVER SAID LOTS. ALL UTILITIES AND MAINTENANCE RESPONSIBILITY FOR THE FALCON CREST SUBDIVISION HOMEOWNERS' ASSOCIATION SHALL BE OWNED AND MAINTAINED BY THE FALCON CREST SUBDIVISION HOMEOWNERS' ASSOCIATION, INC. THE OWNERSHIP AND MAINTENANCE COMMITMENT MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF KUNA.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
3. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA'S ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE 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 NON-AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE YEAR, WHEN THE RESTRICTION, PROHIBITION OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN. NO SUCH RESTRICTION, PROHIBITION OR EXPANSION SHALL BE A NUISANCE UNLESS THE NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
8. MAINTENANCE OF ANY IRRIGATION PIPE, 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 FALCON CREST SUBDIVISION HOMEOWNERS' ASSOCIATION, INC. (FCSHOA), 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 FCSHOA COMMON LOT THAT RECEIVES PRIVATE IRRIGATION. THE IRRIGATION ASSESSMENT PAID BY THE FCSHOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEU FOR NON-PAYMENT.
10. THIS DEVELOPMENT IS SUBJECT TO DEVELOPMENT AGREEMENT INSTRUMENT NO. 2019-111089, ORAC AND INCLUDES ANNEXXATION INTO THE CITY OF KUNA.
11. THIS DEVELOPMENT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, FOR FALCON CREST SUBDIVISION NO. 3, TO 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 FRY 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. THIS SUBDIVISION DOES NOT LIE WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805 AND THE REQUIREMENTS OF SAID CODE DO NOT APPLY TO THIS SUBDIVISION. IRRIGATION WATER SHALL BE PROVIDED BY THE FALCON CREST SUBDIVISION HOMEOWNERS' ASSOCIATION, INC.
14. ANY AND ALL STREET LIGHTS THAT DO NOT CONFORM TO THE CITY OF KUNA STANDARD STREET LIGHT SPECIFICATIONS SHALL BE OWNED AND MAINTAINED BY THE FALCON CREST SUBDIVISION HOMEOWNERS' ASSOCIATION, INC. THE OPERATIONAL AND NON-STANDARD LIGHTING MAINTENANCE AND POWER ARE THE RESPONSIBILITY OF THE FALCON CREST SUBDIVISION HOMEOWNERS' ASSOCIATION, INC.

REFERENCE DOCUMENTS

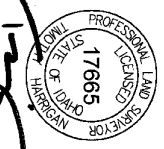
SUBDIVISIONS: CLOVERDALE RIDGE ESTATES, FALCON CREST SUBDIVISION NO. 1, FALCON CREST SUBDIVISION NO. 2,
 SURVEY'S: ROS NO. 10338
 DEEDS: 2020-1-39228
 EASEMENTS: N/A

EASEMENT NOTES

1. LOTS 1, 14, 18, 19, 36, 47, 48, 68, AND 75 OF BLOCK 2 ARE HEREBY DESIGNATED AS BEING SUBJECT TO A BLANKET UTILITY EASEMENT OVER SAID LOTS.
2. LOT 1 OF BLOCK 2 IS HEREBY DESIGNATED AS BEING SUBJECT TO A BLANKET PRIVATE ROAD EASEMENT AS NOTED IN EASEMENT NOTE 6 BELOW.
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, PRESSURIZED & GRAVITY IRRIGATION, IRRIGATION WASTE DITCHES, SEWER SERVICE, CABLE TELEVISION/DATA, APPURTENANCES HERETO, AND LOT DRAINAGE.
4. ALL IRRIGATION, EASEMENTS SHOWN OR DESIGNATED HEREON ARE NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, ARE HEREBY RESERVED FOR THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF THE FALCON CREST SUBDIVISION HOMEOWNERS' ASSOCIATION, INC. IRRIGATION LINES, AND APPURTENANCES HERETO.
5. ALL SIDEWALK EASEMENTS SHOWN OR DESIGNATED HEREON ARE NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, ARE APPURTENANT TO THE LOTS PLATTED HEREON, AND ARE HEREBY RESERVED FOR INGRESS, EGRESS, AND THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF SIDEWALKS, AND APPURTENANCES HERETO.
6. THE PRIVATE ROAD EASEMENT SHOWN AND DESIGNATED HEREON IS NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, IS APPURTENANT TO THE LOTS PLATTED HEREON, AND IS HEREBY RESERVED FOR INGRESS, EGRESS, AND USE OF ROADWAYS, SIDEWALKS, DRIVEWAYS, LANDSCAPING, AND APPURTENANCES HERETO.
7. NO UTILITY EASEMENT OR CITY OF KUNA EASEMENT SHOWN OR DESIGNATED HEREON SHALL PRECLUDE THE CONSTRUCTION AND MAINTENANCE OF HARD-SURFACED DRIVEWAYS, LANDSCAPING, PARKING, SIDE AND REAR PROPERTY LINE FENCES, OR OTHER SUCH NON-FERMENT IMPROVEMENTS.
8. ALL EASEMENTS ARE PARALLEL WITH THE LINES, AND CONCENTRIC WITH THE CURVES THAT THEY ARE DIMENSIONED FROM UNLESS OTHERWISE NOTED.

SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.
2. THE BOUNDARY LINES SHOWN HERE WERE ESTABLISHED BY HOLDING THE MONUMENTS FOUND REPRESENTING THE GOVERNMENT CORNERS ALONG ALIQUOT SECTION LINES, AND BY HOLDING THE MONUMENTS FOUND REPRESENTING THE CORNERS OF FALCON CREST SUBDIVISION NO. 1 (BK 122 OF PLATS, PGS 19308-19316, ACR) AND FALCON CREST SUBDIVISION NO. 2 (BK 122 OF PLATS, PGS 19367-19374, ACR).



5/23/2022



JUB-B ENGINEERS, INC.
 2760 West Ekurusion Lane, Suite 400, Meridian, ID 83842-5752
 P 208 376 7330 W www.jub.com SHEET 7 OF 9

FALCON CREST SUBDIVISION NO. 3

CERTIFICATE OF OWNERS

KNOW ALL MEN 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. 3, AND THAT IT INTENDS TO INCLUDE SAID REAL PROPERTY, AS DESCRIBED BELOW, IN THIS PLAT:

A TRACT OF LAND SITUATE IN THE WEST HALF OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF KUNA, COUNTY OF ADH, STATE OF IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE FROM SAID POINT OF COMMENCEMENT, CONCORDENT WITH THE WEST LINE OF SAID SECTION 22 THE FOLLOWING TWO (2) CONSECUTIVE COURSES AND DISTANCES:

1. NORTH 00°42'47" EAST, A DISTANCE OF 2,650.93 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 22, AND
2. NORTH 00°42'27" EAST, A DISTANCE OF 452.11 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 89°17'33" EAST, A DISTANCE OF 48.00 FEET TO THE SOUTHWESTERLY CORNER OF THE TRACT OF LAND DESCRIBED AS FALCON CREST DEVELOPMENT GOLF A PARCEL IN THE SPECIAL WARRANTY DEED TO FALCON CREST CLUB PARTNERS, LLC, RECORDED AS INSTRUMENT NO. 2021-042022, OFFICIAL RECORDS OF ADA COUNTY, HERENAFTER REFERRED TO AS THE GOLF A TRACT; SAID CORNER ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE FROM SAID POINT OF BEGINNING, LEAVING THE BOUNDARY OF SAID GOLF A TRACT, CONCORDENT WITH THE EASTERLY RIGHT-OF-WAY LINE OF S. CLOVERDALE ROAD, THE FOLLOWING TWO (2) CONSECUTIVE COURSES AND DISTANCES:

1. SOUTH 00°42'27" WEST, A DISTANCE OF 452.11 FEET, AND
2. SOUTH 00°42'47" WEST, A DISTANCE OF 464.00 FEET;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING SIX (6) CONSECUTIVE COURSES AND DISTANCES:

1. SOUTH 89°17'33" EAST, A DISTANCE OF 150.39 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED V-U-B 16642?
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 55.50 FEET, THROUGH A CENTRAL ANGLE OF 188°04'05", AN ARC LENGTH OF 182.17 FEET, AND A CHORD BEARING SOUTH 34°57'22" EAST, A DISTANCE OF 110.72 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED V-U-B 16642?
3. SOUTH 89°17'33" EAST, A DISTANCE OF 135.05 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED V-U-B 16642?
4. NORTH 00°42'47" EAST, A DISTANCE OF 105.00 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED V-U-B 16642?
5. MARKED 89°17'33" WEST, A DISTANCE OF 5.00 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED V-U-B 16642?
6. NORTH 00°42'47" EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED V-U-B 16642?

THENCE CONTINUING THE FOLLOWING TWELVE (12) CONSECUTIVE COURSES AND DISTANCES:

1. CONTINUING NORTH 00°42'47" EAST, A DISTANCE OF 212.00 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED V-U-B 16642?
2. SOUTH 89°17'33" EAST, A DISTANCE OF 14.00 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED V-U-B 16642?
3. NORTH 00°42'47" EAST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED V-U-B 16642?
4. SOUTH 89°17'33" EAST, A DISTANCE OF 648.00 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED V-U-B 16642?
5. NORTH 00°42'47" EAST, A DISTANCE OF 126.13 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED V-U-B 16642?
6. NORTH 47°48'10" WEST, A DISTANCE OF 53.23 FEET, ~~TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED V-U-B 16642?~~
7. ~~ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 422.50 FEET, THROUGH A CENTRAL ANGLE OF 57°51'18", AN ARC LENGTH OF 11.59 FEET, AND A CHORD BEARING NORTH 87°28'11" EAST, A DISTANCE OF 11.59 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED V-U-B 16642?~~
8. NORTH 53°14'28" WEST, A DISTANCE OF 45.00 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED V-U-B 16642?
9. NORTH 36°45'32" EAST, A DISTANCE OF 96.30 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED V-U-B 16642?
10. NORTH 61°42'22" WEST, A DISTANCE OF 28.53 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED V-U-B 16642?
11. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2955.00 FEET, THROUGH A CENTRAL ANGLE OF 0°18'14", AN ARC LENGTH OF 15.67 FEET, AND A CHORD BEARING NORTH 64°22'21" WEST, A DISTANCE OF 15.67 FEET, AND
12. NORTH 25°28'32" EAST, A DISTANCE OF 181.92 FEET TO A 5/8-INCH REBAR WITH A PLASTIC CAP MARKED V-U-B 16642? MARKING A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE AFORESAID GOLF A TRACT;

THENCE CONCORDENT WITH THE SOUTHERLY BOUNDARY LINES OF SAID GOLF A TRACT, THE FOLLOWING SIX (6) CONSECUTIVE COURSES AND DISTANCES:

1. NORTH 86°31'43" WEST, A DISTANCE OF 423.67 FEET,
2. NORTH 87°41'20" WEST, A DISTANCE OF 101.69 FEET,
3. NORTH 81°41'42" WEST, A DISTANCE OF 88.24 FEET,
4. SOUTH 89°21'39" WEST, A DISTANCE OF 319.53 FEET,
5. SOUTH 19°49'57" WEST, A DISTANCE OF 158.63 FEET, AND
6. NORTH 89°17'33" WEST, A DISTANCE OF 102.22 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 17.65 ACRES OF LAND, MORE OR LESS.

END OF DESCRIPTION.

CERTIFICATE OF OWNERS (CONTINUED)

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 ERRECTED 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 HERETO SET MY HAND:

M3 ID FALCON CREST, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
BY: M3 BUILDERS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS MANAGER
BY: THE M3 COMPANIES, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: William T. Brownlee MANAGER

ACKNOWLEDGMENT

STATE OF Idaho } SS.
COUNTY OF Ada }
ON THIS 12th DAY OF January, IN THE YEAR 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF Idaho, PERSONALLY APPEARED William T. Brownlee, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF THE M3 COMPANIES, LLC, THE LLC THAT IS THE MEMBER OF M3 BUILDERS, LLC, THE LLC THAT IS THE MANAGER OF M3 ID FALCON CREST, LLC, THE LLC THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT M3 ID FALCON CREST, LLC EXECUTED THE SAME.

NOTARY PUBLIC FOR Idaho
MY COMMISSION NO. 491495
MY COMMISSION EXPIRES 3.15.25



CERTIFICATE OF SURVEYOR

I, Timothy Harrigan, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT OF FALCON CREST SUBDIVISION NO. 3 IS TRUE AND CORRECT AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND AS SHOWN HEREON, AND WAS SURVEYED IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.

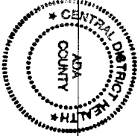
Timothy Harrigan
TIMOTHY HARRIGAN
JLS 17665



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.

Justin Seaberg PETS 12-15-2021 DATE
CENTRAL DISTRICT HEALTH ADA COUNTY HEALTH DEPARTMENT



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 23RD DAY OF SEPTEMBER, 2022.

M. Ann 2-23-2022
COMMISSIONER PRESIDENT ADA COUNTY HIGHWAY DISTRICT



APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, ON THIS DAY

Markell Zezz HEREBY APPROVE THIS PLAT.

Markell Zezz P.E. 9-22-22
CITY ENGINEER

APPROVAL OF CITY COUNCIL

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED THIS 14TH DAY OF September, 2021 BY THE CITY OF KUNA, IDAHO.

David Zupka
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 COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

Pat 30 March 2022
ADA COUNTY SURVEYOR PLS # 13553 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 5-30-22
ADA COUNTY TREASURER
Signed by *Elizabeth*
by *Elizabeth*



COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO } SS. INSTRUMENT NO. 2022-031521
COUNTY OF ADA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF JUB ENGINEERS, INC.

AT 11 MINUTES PAST 11 O'CLOCK A.M.,
THIS 30TH DAY OF March, 2022 IN MY OFFICE, AND WAS RECORDED IN
BOOK 123 OF PLATS AT PAGES 14428 THROUGH 14446.
FEE: \$ 46.00

Phil McEwen
DEPUTY COUNTY RECORDER EX-OFFICIO RECORDER

