

POINT OF COMMENCEMENT
 QUARTER CORNER
 2-INCH ALUM.
 CAP [7729]
 CP REF. 2015-114814

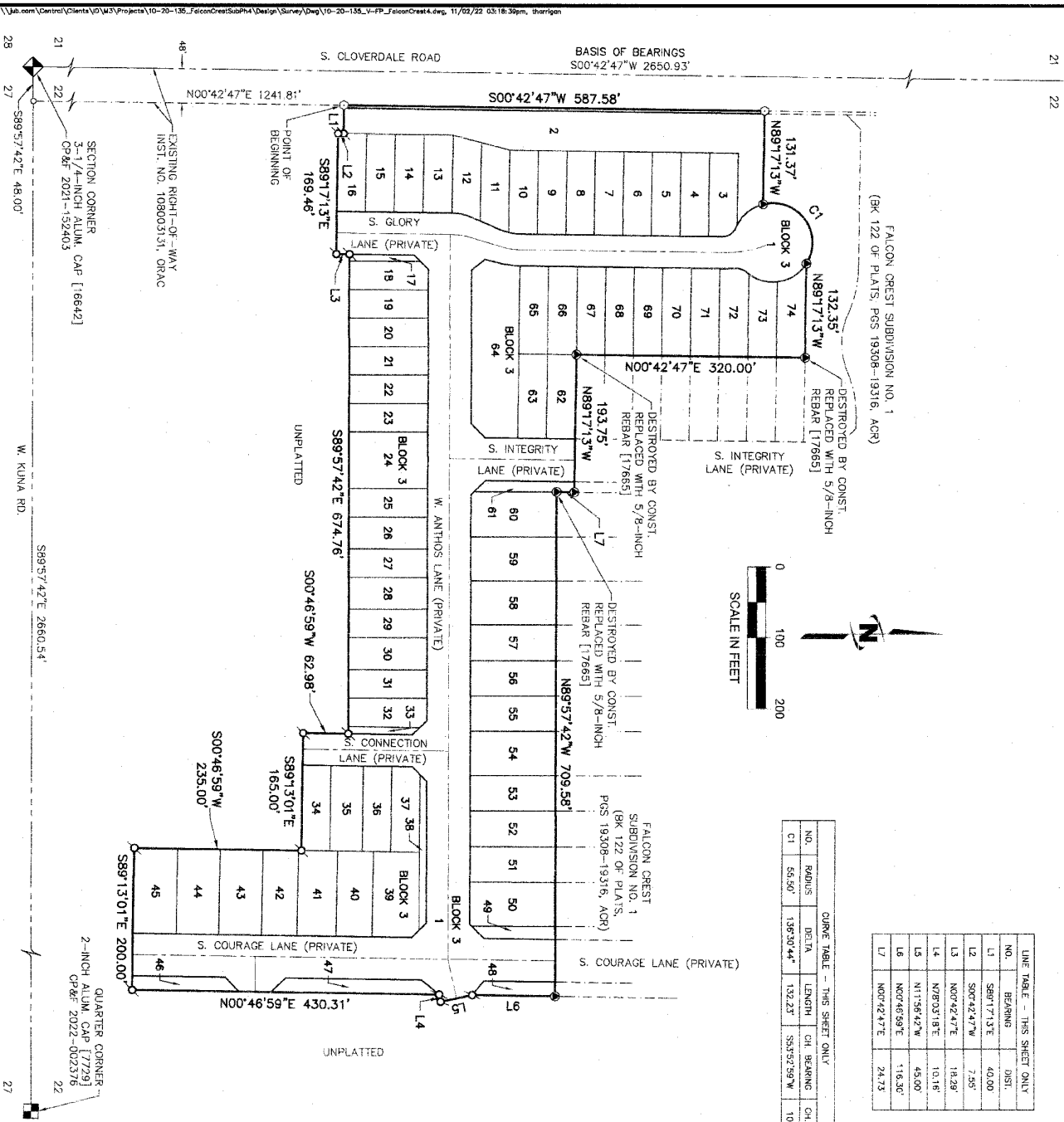
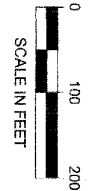
FALCON CREST SUBDIVISION NO. 4
 PLAT OF
 SITUATE IN THE SOUTHWEST QUARTER OF SECTION 22,
 TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN
 CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO
 2022

PLAT BOOK 124 PAGE 1486

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

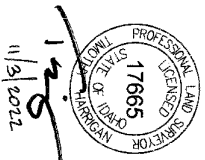
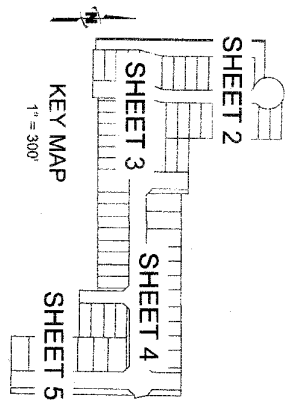
LINE TABLE - THIS SHEET ONLY	NO.	BEARING	DIST.
L1	S89°17'13"E	40.00'	
L2	S00°42'47"W	7.85'	
L3	N00°42'47"E	14.29'	
L4	N78°31'18"E	10.18'	
L5	N1°56'42"W	45.00'	
L6	N00°46'59"E	116.30'	
L7	N00°42'47"E	24.73'	

CURVE TABLE - THIS SHEET ONLY					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	56.50'	136°30'44"	132.23'	S53°52'59"W	103.10'



- 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
 - SECTION CORNER
 - QUARTER SECTION CORNER
 - SET 1/2-INCH x 24-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 17665"
 - SET 5/8-INCH x 24-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 17665"
 - SET 1-3/16-INCH BRASS PLUG IN CONCRETE MARKED "JUB PLS 17665"
 - FOUND 5/8-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 17665" OR AS NOTED
 - FOUND 1/2-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 16642"
 - FOUND 5/8-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 16642"
 - FOUND 1-3/16-INCH BRASS PLUG IN CONCRETE MARKED "WC J-U-B 16642"
 - DIMENSION POINT - NOT SET OR FOUND
 - CURVE COURSE NUMBER (TYPICAL)
 - LINE COURSE NUMBER (TYPICAL)
 - LOT NUMBER (TYPICAL)
 - PLS NUMBER FOUND ON MONUMENT
 - ADA COUNTY RECORDS
 - OFFICIAL RECORDS OF ADA COUNTY
 - WITNESS CORNER

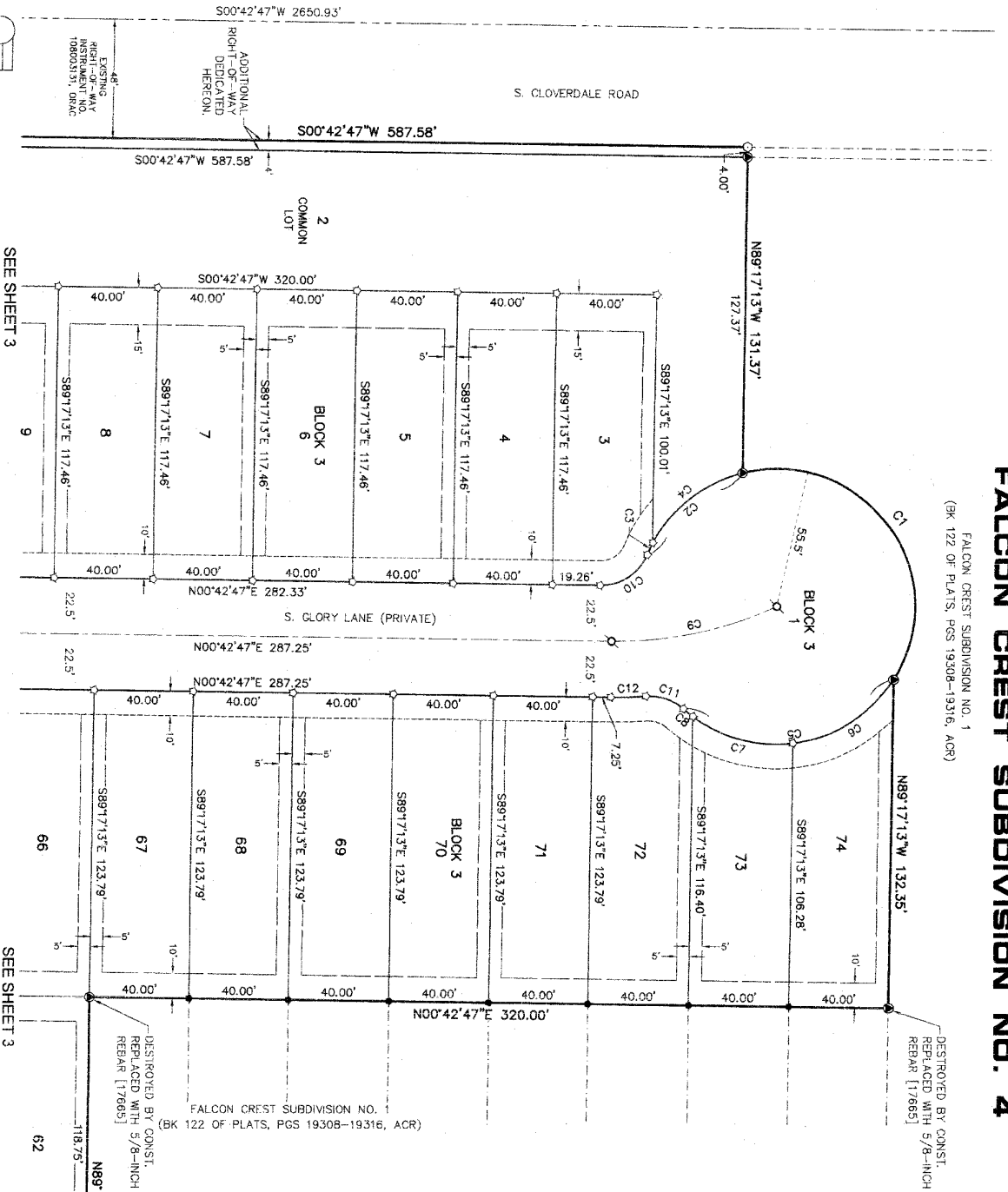
SEE SHEET 6 FOR NOTES,
 EASEMENT NOTES, REFERENCES,
 AND SURVEYOR'S NARRATIVE



FALCON CREST SUBDIVISION NO. 4

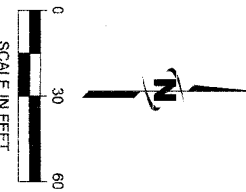
FALCON CREST SUBDIVISION NO. 1
(BK 122 OF PLATS, PGS 19308-19316, ACR)

PLAT BOOK 124 PAGE 198-1



CURVE TABLE - THIS SHEET ONLY

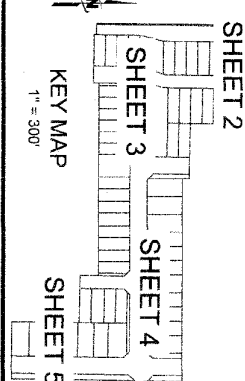
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	55.50'	136°50'44"	132.23'	S83°52'59"W	103.10'
C2	55.50'	53°33'19"	51.88'	S41°09'53"E	50.01'
C3	55.50'	52°13"	5.13'	S65°15'06"E	5.18'
C4	55.50'	48°12'06"	46.69'	S28°28'26"E	45.33'
C5	55.50'	99°42'48"	98.59'	N09°00'15"W	84.85'
C6	55.50'	50°57'16"	48.30'	N32°23'01"W	47.75'
C7	55.50'	43°38'37"	42.28'	N1°54'56"E	41.28'
C8	55.50'	50°57'16"	48.30'	N32°23'01"W	47.75'
C9	150.00'	20°50'39"	67.66'	N12°12'33"W	67.09'
C10	20.00'	68°38'29"	23.96'	N33°36'28"W	22.55'
C11	20.00'	45°49'23"	16.00'	S19°56'28"W	15.57'
C12	172.50'	4°41'01"	14.10'	N01°37'43"W	14.10'



DESTROYED BY CONST. REPLACED WITH 5/8-INCH REBAR [17665]

DESTROYED BY CONST. REPLACED WITH 5/8-INCH REBAR [17665]

DESTROYED 1.00-FOOT WC REPLACED WITH 5/8-INCH REBAR [17665] ON LOT LINE PRODUCTION



SEE SHEET 1 FOR LEGEND.
SEE SHEET 6 FOR NOTES, EASEMENT NOTES, REFERENCES, AND SURVEYOR'S NARRATIVE.



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2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5752
P 208.376.7390 W www.jub.com

FALCON CREST SUBDIVISION NO. 4

PLAT OF

PLAT BOOK

124

PAGE

19888

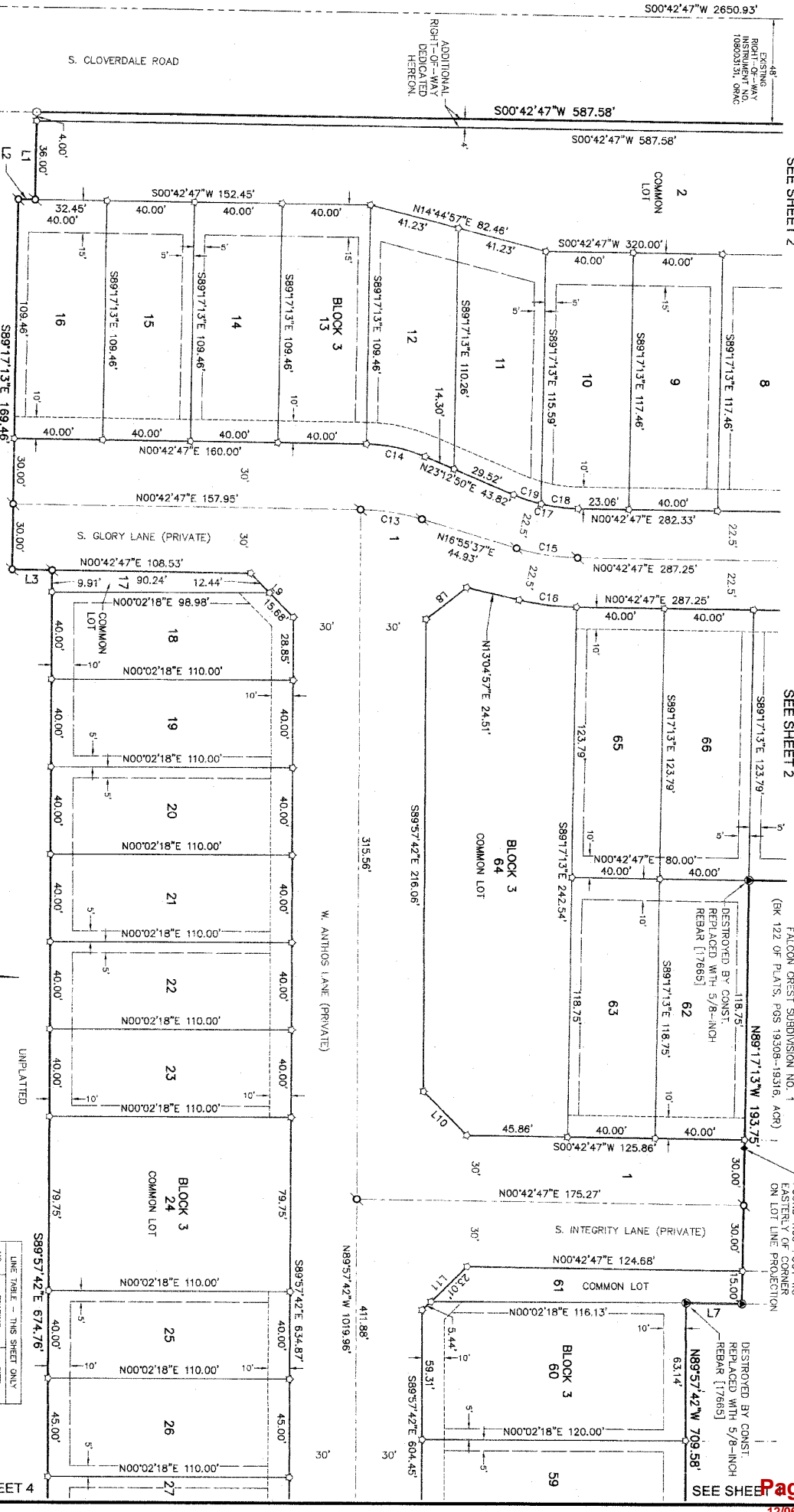
SEE SHEET 2

SEE SHEET 2

SEE SHEET 1

SEE SHEET 1

SEE SHEET 1



EXISTING RIGHT-OF-WAY INSTRUMENT NO. 18933/01, SWS

ADDITIONAL RIGHT-OF-WAY DEDICATED HEREON

FALCON CREST SUBDIVISION NO. 1 (BK 122 OF PLATS, PGS 19308-19316, AOR) DESTROYED BY CONST REPLACED WITH 5/8-INCH REBAR [17665]

FOUND 1.00'-FOOT W/E EASTERLY OF CORNER ON LOT LINE PROJECTION

DESTROYED BY CONST REPLACED WITH 5/8-INCH REBAR [17665]

SHEET 2

SHEET 3

KEY MAP

SHEET 4

SHEET 5

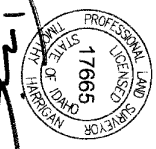
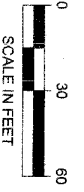
SEE SHEET 1 FOR LEGEND, SEE SHEET 6 FOR NOTES, EASEMENT NOTES, REFERENCES, AND SURVEYOR'S NARRATIVE.

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C13	100.00'	161°12'50"	28.30'	S08°49'12"W	28.20'
C14	70.00'	22°30'00"	27.46'	S11°57'48"W	27.51'
C15	100.00'	161°12'50"	28.30'	N08°49'12"E	28.20'
C16	122.86'	12°22'10"	26.46'	N06°53'52"E	26.40'
C17	77.50'	22°30'04"	30.44'	N11°51'48"E	30.24'
C18	77.50'	12°37'21"	17.07'	N07°01'27"E	17.04'
C19	77.50'	95°43'43"	13.36'	N181°6'29"E	13.55'

LINE TABLE - THIS SHEET ONLY

NO.	BEARINGS	DIST.
L1	S89°17'13"E	40.00'
L2	S00°42'47"W	7.55'
L3	N00°42'47"E	18.29'
L7	N00°42'47"E	24.73'
L8	N89°28'22"W	23.49'
L9	N45°22'32"E	28.12'
L10	N48°22'32"E	28.12'
L11	N44°31'27"W	28.45'



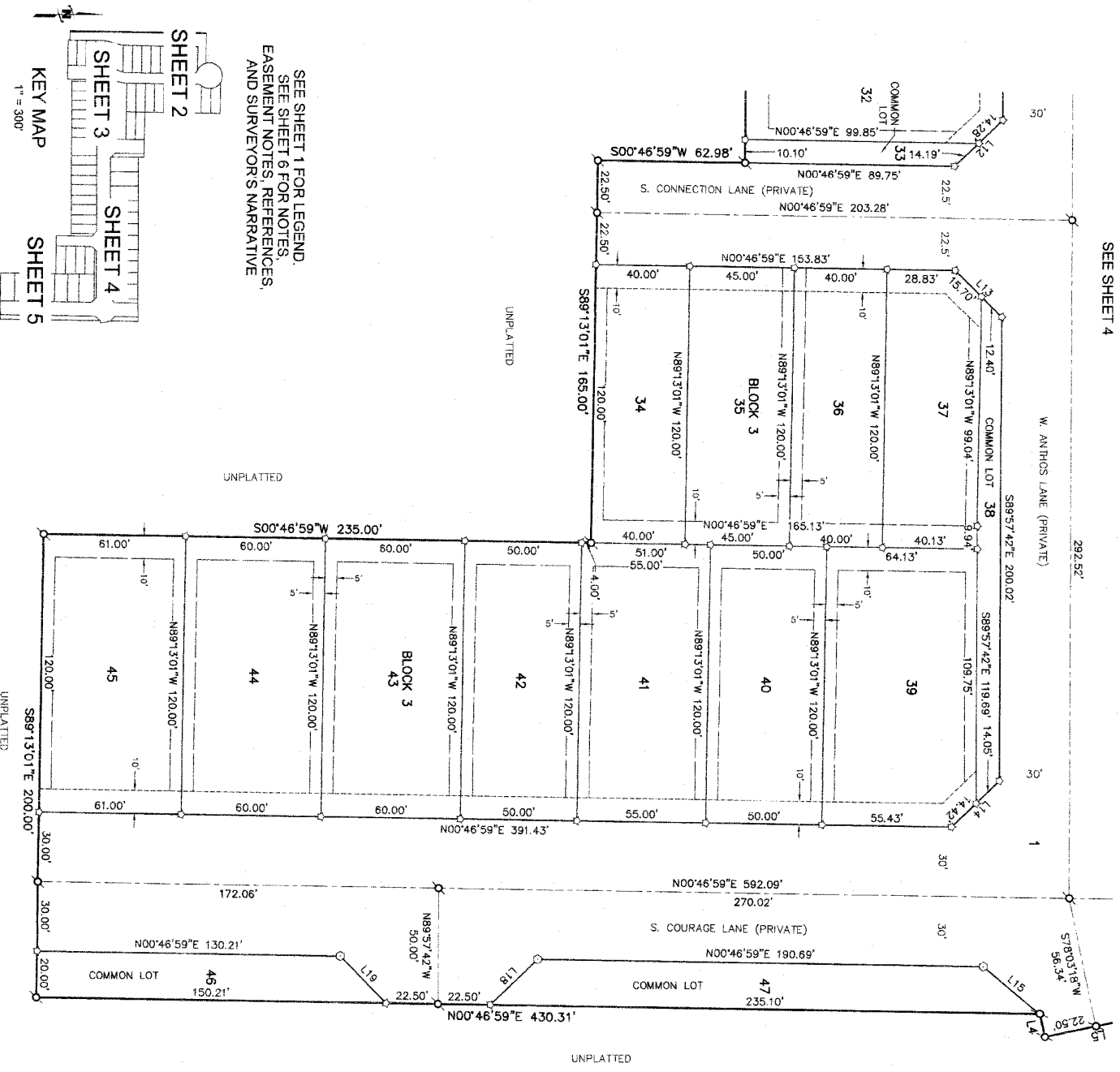
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2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5755
P 208.576.7390 W www.jub.com

SHEET 3 OF 8

PLAT OF
FALCON CREST SUBDIVISION NO. 4

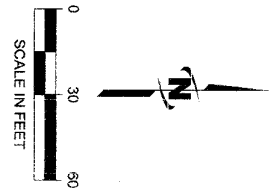
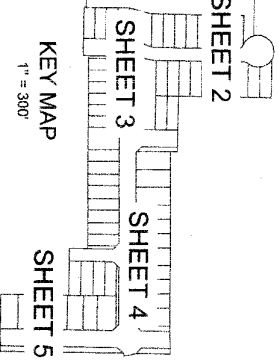
PLAT BOOK 174 PAGE 19640

SEE SHEET 4



LINE TABLE - THIS SHEET ONLY			
NO.	BEARING	DIST.	
L4	N77°03'1"E	10.18'	
L5	N11°36'42"W	45.00'	
L12	N44°35'22"W	28.47'	
L13	N45°24'38"E	28.10'	
L14	N44°35'22"W	28.47'	
L15	S40°08'56"W	31.55'	
L18	N44°12'52"W	28.29'	
L19	S49°46'50"W	28.29'	

SEE SHEET 1 FOR LEGEND.
 SEE SHEET 6 FOR NOTES,
 EASEMENT NOTES, REFERENCES,
 AND SURVEYOR'S NARRATIVE.



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 P 208.376.7390 W www.jub.com

SHEET 5 OF 8

FALCON CREST SUBDIVISION NO. 4

PLAT OF

PLAT BOOK

124

PAGE 10 of 21

NOTES

- LOT 1 OF BLOCK 3 IS DESIGNATED AS A PRIVATE ROAD. LOTS 2, 17, 24, 33, 38, 46, 47, 48, 49, 61, AND 64 OF BLOCK 3 ARE HEREBY DESIGNATED AS COMMON LOTS. ALL OF THE ABOVE-REFERENCED LOTS 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.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- 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.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE WITH ADA COUNTY RECORDER REGARDING ADDITIONAL RESTRICTIONS.
- 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."
- 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.
- THE VALOR AQ COMMUNITY ASSOCIATION, INC. (VAQCA) 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 VAQCA COMMON LOT THAT RECEIVES FLOOD IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY THE VAQCA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LEN FOR NON-PAYMENT.
- THIS DEVELOPMENT IS SUBJECT TO DEVELOPMENT AGREEMENT INSTRUMENT NO. 2019-111089, ORAC AND INCLUDES ANNEXATION INTO THE CITY OF KUNA.
- THIS DEVELOPMENT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VALOR AQ, RECORDED AS INSTRUMENT NO. 2022-017813, AND ANY EXISTING OR FUTURE AMENDMENTS, RESTATements OR SUPPLEMENTS TO SAID DECLARATION.
- THIS SUBDIVISION IS LOCATED WITHIN ZONE X AS SHOWN ON THE FRM 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 PLAN DEVELOPMENT PERMIT IS OBTAINED FOR THE INDIVIDUAL LOT. EACH LOT WITHIN THE MAPPED FLOODPLAIN SHALL REQUIRE AN INDIVIDUAL FLOOD PLAN DEVELOPMENT PERMIT.
- 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 VALOR AQ COMMUNITY ASSOCIATION, INC.
- 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 THE VALOR AQ COMMUNITY ASSOCIATION, INC. THE ORNAMENTAL/NON-STANDARD LIGHTING, MAINTENANCE, AND POWER ARE THE RESPONSIBILITY OF THE VALOR AQ COMMUNITY ASSOCIATION, INC.
- THIS DEVELOPMENT IS SUBJECT TO ACHD TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. 2022-094725.

REFERENCE DOCUMENTS

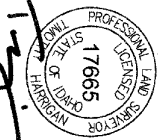
SUBDIVISIONS: CLOVERDALE RIDGE ESTATES, FALCON CREST SUBDIVISION NO. 1
 SURVEYS: ROS NO. 10338
 DEEDS: 2020-199228, 2022-090738
 EASEMENTS: N/A

EASEMENT NOTES

- LOTS 1, 2, 17, 24, 33, 38, 46, 47, 48, 49, 61, AND 64 OF BLOCK 3 ARE HEREBY DESIGNATED AS BEING SUBJECT TO A BLANKET UTILITY EASEMENT OVER SAID LOTS.
- LOT 1 OF BLOCK 3 IS HEREBY DESIGNATED AS BEING SUBJECT TO A BLANKET PRIVATE ROAD EASEMENT AS NOTED IN EASEMENT NOTE 6 BELOW.
- 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.
- ALL IRRIGATION, EASEMENTS SHOWN OR DESIGNATED HEREON ARE NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, AND ARE HEREBY RESERVED FOR THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF THE VALOR AQ COMMUNITY ASSOCIATION, INC. IRRIGATION LINES, AND APPURTENANCES HERETO.
- 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.
- 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, INGRESS AND EGRESS OF EMERGENCY VEHICLES, AND THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF ROADWAYS, SIDEWALKS, DRIVEWAYS, LANDSCAPING, AND APPURTENANCES HERETO.
- 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-PERMANENT IMPROVEMENTS.
- ALL EASEMENTS ARE PARALLEL WITH THE LINES, AND CONCENTRIC WITH THE CURVES THAT THEY ARE DIMENSIONED FROM UNLESS OTHERWISE NOTED.

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.
- 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).



11/3/2022



J-U-B ENGINEERS, INC.
 2780 West Expedition Lane, Suite 400, Meridian, ID 83642-5752
 P: 208.570.7350 W: www.jub.com

