

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=9 CHE FOWLER
CLARK WARDLE LLP

2022-003949
01/12/2022 10:35 AM
\$34.00

After Recording
Return to:

The M3 Companies
7033 E. Greenway Parkway, Suite 100
Scottsdale, AZ 85254

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=20 CHE FOWLER
CLARK WARDLE LLP

2022-004008
01/12/2022 11:26 AM
\$67.00

FOR RECORDING INFORMATION

*****RE-RECORD TO CORRECT EXHIBIT A*****

**FIRST SUPPLEMENT TO
MASTER DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
INDIAN CREEK RANCH SUBDIVISION**

This First Supplement to Master Declaration of Covenants, Conditions and Restrictions for Indian Creek Ranch Subdivision (this "**First Supplement**") is made this 12th day of January, 2022, by M3 ID Rising Sun, LLC, an Arizona limited liability company ("**Grantor**").

RECITALS

A. Grantor is the developer and owner of certain real property located in Ada County, Idaho, known as Indian Creek Ranch Subdivision, as more particularly described in that certain Master Declaration of Covenants, Conditions and Restrictions for Indian Creek Ranch Subdivision, recorded in Ada County, Idaho, on January 12, 2022, as Instrument No. 2022-003890 (the "**Master Declaration**").

B. As noted in Section 2.2 of the Master Declaration, the Property is intended to be developed in phases, each of which shall be subject to the Master Declaration as amended or supplemented from time to time.

C. Grantor has caused to be recorded that certain plat identified as Rising Sun Subdivision No. 1, as filed in Book 122 of Plats at Pages 19287 through 19296, in Ada County, Idaho, on January 11, 2022, as Instrument No. 2022-003435 (the "**Phase 1 Plat**"), and more particularly described and depicted on **Exhibit A** attached hereto and made a part hereof (the "**Phase 1 Property**").

D. Grantor desires to supplement the Master Declaration, as permitted by Sections 1.1 and 2.2 of the Declaration, to confirm, and to declare that the Phase 1 Property, and each lot, parcel, or portion thereof, is and/or shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the terms of the Master Declaration, and subject to the following terms, covenants, conditions, easements, and restrictions as hereinafter set forth.

NOW, THEREFORE, Grantor hereby declares that the Phase 1 Property and each lot, parcel, or portion thereof, is and shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied, and improved subject to the Master Declaration, and Exhibit A to the Master Declaration is hereby amended to include the Phase 1 Property. The following terms, covenants, conditions, easements, and restrictions are applicable to the Phase 1 Property, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement, and sale of the Phase 1 Property, and to enhance the value, desirability, and attractiveness of the Phase 1 Property. The terms, covenants, conditions, easements, and restrictions set forth herein shall run with the land constituting the Phase 1 Property and with each estate therein, and shall be binding upon all persons having or acquiring any right, title, or interest in the Phase 1 Property, or any lot, parcel, or portion thereof.

In addition to the restrictions set forth in the Master Declaration, the Phase 1 Property shall be subject to the following:

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The M3 Companies
7033 E. Greenway Parkway, Suite 100
Scottsdale, AZ 85254

FOR RECORDING INFORMATION

RE-RECORD TO CORRECT EXHIBIT A

**FIRST SUPPLEMENT TO
MASTER DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
INDIAN CREEK RANCH SUBDIVISION**

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D. Grantor desires to supplement the Master Declaration, as permitted by Sections 1.1 and 2.2 of the Declaration, to confirm, and to declare that the Phase 1 Property, and each lot, parcel, or portion thereof, is and/or shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the terms of the Master Declaration, and subject to the following terms, covenants, conditions, easements, and restrictions as hereinafter set forth.

NOW, THEREFORE, Grantor hereby declares that the Phase 1 Property and each lot, parcel, or portion thereof, is and shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied, and improved subject to the Master Declaration, and Exhibit A to the Master Declaration is hereby amended to include the Phase 1 Property. The following terms, covenants, conditions, easements, and restrictions are applicable to the Phase 1 Property, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement, and sale of the Phase 1 Property, and to enhance the value, desirability, and attractiveness of the Phase 1 Property. The terms, covenants, conditions, easements, and restrictions set forth herein shall run with the land constituting the Phase 1 Property and with each estate therein, and shall be binding upon all persons having or acquiring any right, title, or interest in the Phase 1 Property, or any lot, parcel, or portion thereof.

In addition to the restrictions set forth in the Master Declaration, the Phase 1 Property shall be subject to the following:

1. **Defined Terms.** All capitalized terms not defined herein shall have the meanings set forth in the Master Declaration, as amended.

2. **Association and Voting.** The Phase 1 Property shall be part of Indian Creek Ranch Homeowners' Association, Inc. (the "**Association**"). The Phase 1 Property shall be governed in accordance with the Master Declaration, as the same may from time to time be amended, including, without limitation, the obligation for and enforcement of Assessments as further described therein.

3. **Design Review.** Any and all improvements shall be subject to review by the ACC, which review will be in accordance with the Architectural Guidelines, as the same may be amended from time to time, and all in accordance with the Master Declaration.

4. **Designation of Phase 1 Common Area.** The Common Area established in the Phase 1 Property consists of those lots so designated on the Phase 1 Plat, including: Lots 1, 5, and 12 of Block 1; Lots 5, 16, and 20 of Block 2; Lot 20 of Block 3; and Lot 1 of Block 4. Notwithstanding anything contained in the Phase 1 Plat, said Common Area shall be maintained by the Association in accordance with the Master Declaration.

5. **ACHD Storm Drainage System.** Lots 4, 5, 11, and 12 of Block 1; and Lots 1, 19, and 20 of Block 3 are subservient to and contain the Ada County Highway District ("**ACHD**") storm water drainage system. These lots are encumbered by that certain First Amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015 as Instrument No. 2015-103256, official records of Ada County, Idaho 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 ACHD pursuant to Section 40-2302 Idaho Code. The Master Easement is for the operation and maintenance of the storm water drainage system. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect the operation and maintenance of the storm drainage facilities.

6. **Public Park.** Lot 1 of Block 3 is anticipated to be dedicated as a public park to be owned and operated by the City of Kuna, Idaho (the "**Park**"). Such dedication shall be via deed in accordance with a separate agreement between Grantor and the City of Kuna. The Park is anticipated to be utilized by both Owners in the Subdivision and the general public; accordingly, by acceptance of a Building Lot, each Owner agrees and acknowledges that there may be impacts of the use of such Park, including, without limitation, light and noise, and no Owner will make a claim against the Association, the Grantor, and/or the Board related to the existence of such Park. Operations, management, maintenance, and upkeep for the Park shall be the responsibility of the City of Kuna after dedication; prior to dedication, maintenance and upkeep for the Park shall be the responsibility of Grantor.

7. **No Additional Changes.** Except as supplemented by this First Supplement, the Master Declaration shall remain unchanged and in full force and effect.

8. **Effect of Supplement.** This First Supplement shall be binding upon and inure to the benefit of Grantor, all Owners of a Building Lot, and their successors and assigns. If there is any conflict between the terms of this First Supplement and the Master Declaration, this First Supplement shall control.

[end of text – signature on following page]

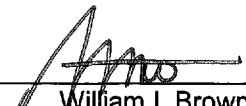
IN WITNESS WHEREOF, the undersigned has caused this First Supplement to Master Declaration of Covenants, Conditions and Restrictions for Indian Creek Ranch Subdivision, to be duly executed the day and year first above written.

GRANTOR:

M3 ID RISING SUN, LLC,
an Arizona limited liability company

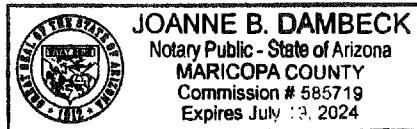
By: M3 Builders, L.L.C.,
an Arizona limited liability company
Its: Authorized Representative

By: The M3 Companies, L.L.C.,
an Arizona limited liability company
Its: Sole Member


By: William I. Brownlee
Its: Manager

STATE OF ARIZONA)
County of Maricopa) ss.

This record was acknowledged before me on this 3rd day of November, 2021, by William I. Brownlee, the Manager of The M3 Companies, L.L.C., the limited liability company that is the Member of M3 Builders, L.L.C., the limited liability company that is the Authorized Representative of M3 ID Rising Sun, LLC.



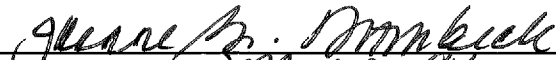

Notary Public for Maricopa City, Ariz
Residing at 12830 S. 45th St. Phoenix, Ariz
My commission expires: 7-19-24

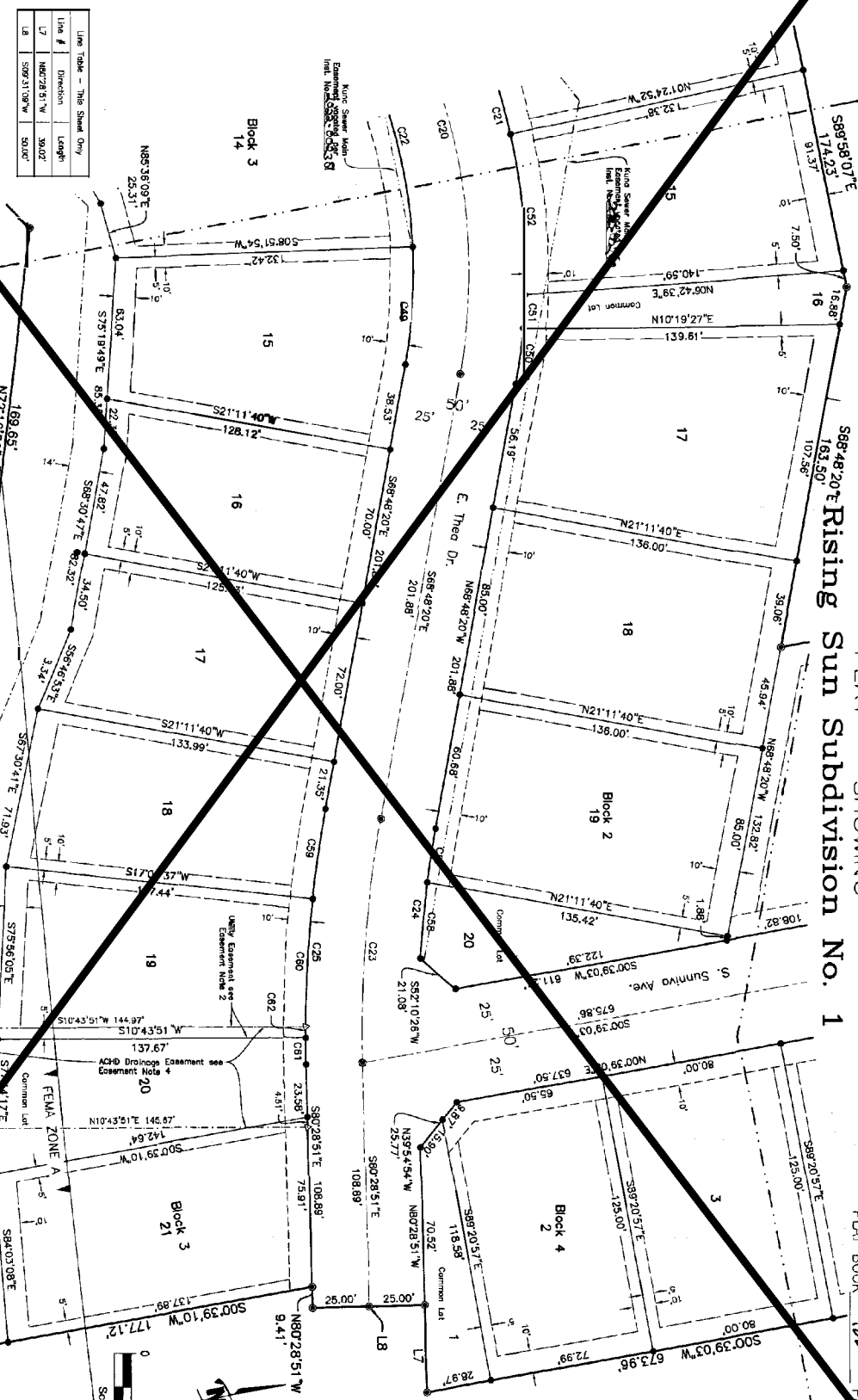
Exhibit A

Plat of Rising Sun Subdivision No. 1

[see attached]

PLAT SHOWING
Rising Sun Subdivision No. 1

PLAT BOOK 122 PLATE 14922

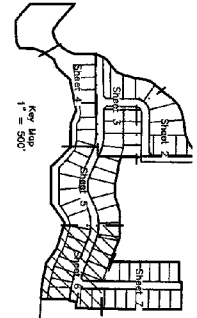


Line Table - This Sheet Only

Line #	Direction	Length
L7	N80°28'51"W	30.02
L8	S09°31'09"W	50.00

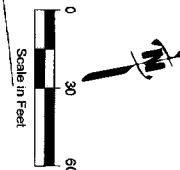
Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C20	218.87'	280.00'	48.135°	S87°04'44"W	232.89'
C21	239.91'	285.00'	49.55°	S87°04'44"W	232.89'
C22	197.82'	235.00'	46°13'53"	S87°04'44"W	192.03'
C23	108.41'	308.00'	11°40'31"	S74°38'55"E	108.82'
C24	58.42'	135.86'	6°30'46"	S72°03'4"E	68.38'
C25	114.91'	165.88'	11°40'31"	S74°38'55"E	114.71'
C49	23.00'	235.00'	1°29'24"	N7°31'42"W	23.71'
C50	25.00'	285.00'	1°50'34"	N7°19'37"W	25.08'
C51	15.12'	285.00'	3°02'34"	N7°22'27"W	15.12'
C52	72.23'	285.00'	14°31'32"	N64°08'06"W	72.95'



Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C57	24.33'	513.86'	2°42'44"	S70°09'42"E	24.32'
C58	34.98'	513.86'	3°49'05"	S70°29'04"E	34.69'
C59	40.98'	503.28'	4°08'03"	S70°52'21"E	40.68'
C60	62.28'	503.28'	6°19'46"	S70°52'21"E	62.28'
C61	11.92'	503.28'	1°12'42"	S70°52'21"E	11.92'
C62	5.00'	583.89'	0°30'28"	S70°03'54"E	5.00'



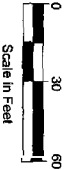
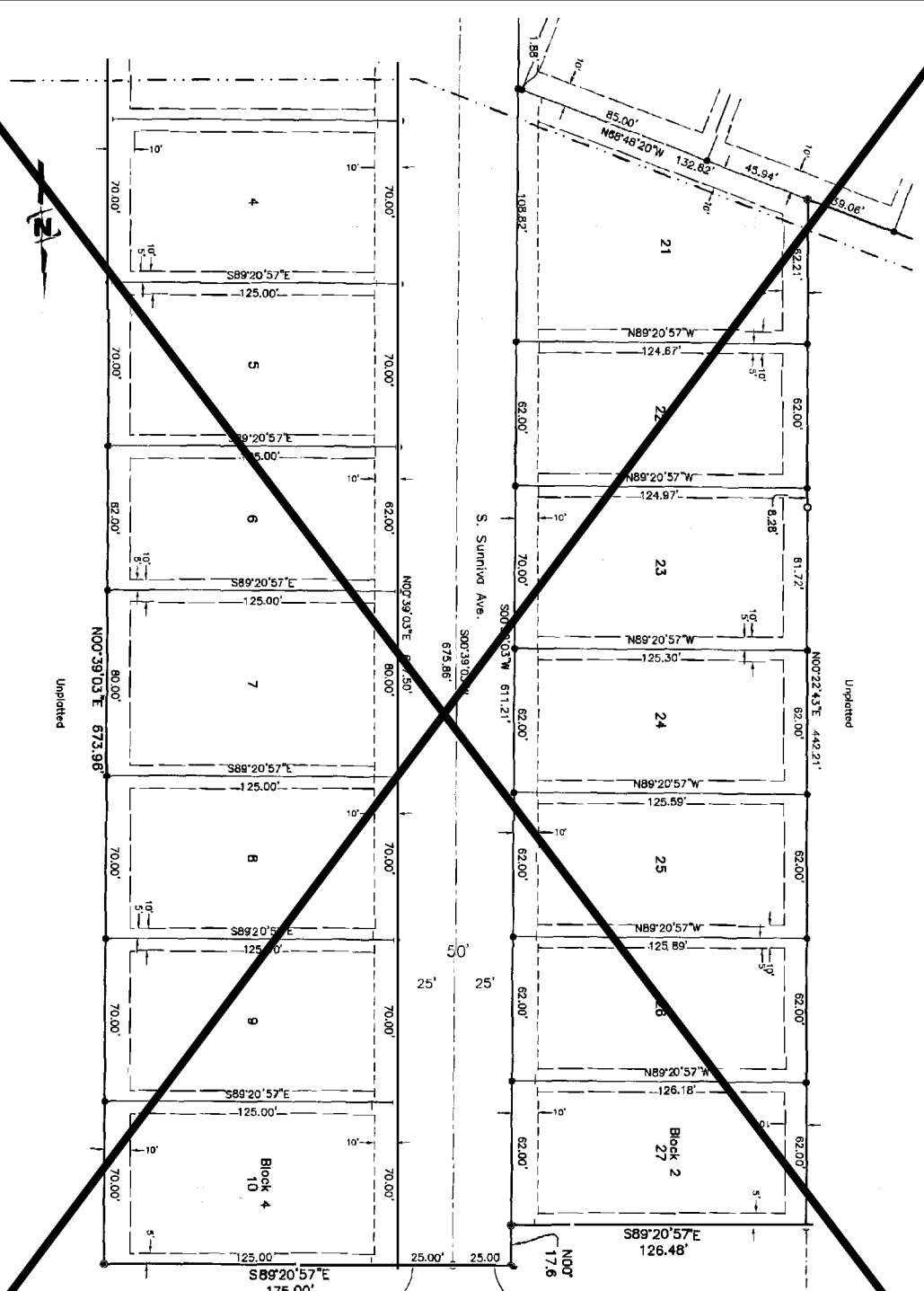
JUB ENGINEERS, INC.
2780 W. Eadsman Lane, Suite 400, Meridian, ID 83436
P 208 576 7530 W www.jub.com



See Sheet 1 for Legend Information
See Sheet 8 for Notes, Reference Documents, and Easement Notes

PLAT SHOWING
Rising Sun Subdivision No. 1

PLAT BOOK 122 PAGE 142A5



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See Sheet 1 for Legend Information
See Sheet 8 for Notes, Reference Documents and Easement Notes

SHEET 7 OF 10

PLAT SHOWING
Rising Sun Subdivision No. 1

PLAT BOOK 122 PAGE 19224

Notes

1. Any re-subdivision of this plot shall comply with the applicable zoning regulations in effect at the time of re-subdivision.
2. Lots 1, 5 and 12 of Block 1; Lots 5, 16 and 20 of Block 2; Lot 20 of Block 3; and Lot 1 of Block 4 are common lots which shall be owned and maintained by the Indian Creek Ranch Homeowners' Association, Inc. The ownership and maintenance commitment may not be assigned without the express consent of the City of Kuno.
3. Minimum building setback lines shall be in accordance with the City of Kuno's Zoning Ordinance of the time the 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 supply 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 Ado County Recorder regarding additional restrictions.
7. A portion of this Subdivision is located within the Special Flood Hazard Area (SFHA) Zone A (100-year Flood) as shown on FEMA Flood Insurance Rate Program (FIRM) Map Panel No. 16001CO04QJ. Effective date 10/02/2003.
8. The 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 area. Any such change of conditions shall be the responsibility of the person who causes the change or expansion was not a nuisance at the time it began or was caused. The provisions of this section shall not apply when a nuisance results from the improper, negligent operation of an agricultural operation, agricultural facility or expansion thereof."
9. 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 utility district.
10. The Indian Creek Ranch Homeowners' Association, Inc. (ICRHQA), its ownership, and maintenance commitments cannot be dissolved without the express written consent of the City of Kuno. All improved individual lots are subject to the fractional share of the irrigation assessment for the ICRHQA common lot that receives municipal irrigation. If the assessment is not paid by the ICRHQA, the individual improved lots are subject to a lien for non-payment.
11. This Development is subject to ACHD Temporary License Agreement Instrument No. 2021-11857.
12. Right-of-Way from Amended Plat of Part of the Avdon Orchard Tracts filed in Book 6 of Plat of Page 254, Ado County Records, has been vacated per instrument No. 2021-11819.
13. Lot 1 of Block 3 will be deeded to the City of Kuno after recording to be a public Park mentioned by the City of Kuno.
14. This development will be subject to Covenants, Conditions, Restrictions, and Easements, to be recorded subsequent to the Plat, and as may be amended from time to time.

Surveyor's Narrative

SURVEY PURPOSE: To determine the boundary of a portion of that land as described in that instrument recorded in Book 20 of Plat of Page 254, Ado County Records, Idaho, and to include said portion of said lands within the subdivision.

DOCUMENTS USED: See Reference Documents below.

BOUNDARY CONTROLLED BY: The easterly and southerly boundaries are controlled by that land as surveyed according to said records of Survey No. 10925.

The easterly and northern boundaries are controlled by a boundary line created by the client reflecting how portions of the lands of heretofore described Worrony Deed is desired to be subdivided.

Reference Documents

Subdivision: Amended Plat of Part of the Avdon Orchard Tracts, Map of Avdon Orchard Tracts, Book 6 Page 254 of Plots

Surveys: Records of Survey Nos. 10912 & 10925.

Deeds: 2020-147925, 2021-152919

Easements (Part): 2017-013629, 2020-044292, 2021-118208, 2021-139118, 2021-118207, 2021-139117

Easement Terminations (Part): 2017-013629, 2020-044292, 2021-152919

Easement Notes

1. Lots 1, 5 and 12 of Block 1; Lots 5, 16 and 20 of Block 2; Lot 20 of Block 3; and Lot 1 of Block 4 are designated as having a Utility Easement co-situate with said Lot (i.e. blanket easement).
2. 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 utility, sewer service, cable television/dco, City of Kuno water, sewer & drainage, open access streets, and lot drainage.
3. The Kuno Irrigation Easements shown hereon are non-exclusive, perpetual, shall run with the land, and is hereby reserved for the installation, maintenance, operation, and use of City of Kuno irrigation pipes, and appurtenances thereof.
4. Portions of Lots 4, 5, 6, 16, and 12 of Block 1 and of Lots 1, 19, 20, and 21 of Block 3 are servant to and contain an ACHD storm water drainage system. These lots are encumbered by that certain first amended Master Parcel Storm Water Drainage Easement recorded on November 10, 2015 as Instrument Number 2015-103256, official records of Ado 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 46-202 Idaho Code. The Master Easement is for the operation and maintenance of the storm water drainage system.
5. Indian Creek (South Side Canal) within provided by Boise Project Board of Control per letter to City of Kuno dated July 11, 2007.
6. See Instrument Number 2017-013629 for Temporary Kuno Sewer Main Easement. Portions of said Easement (except for those portions delineated on this plat) shall terminate upon the dedication of public road right-of-way acceptable to the City of Kuno. Additional portions (as shown on this plat) not terminated upon dedication have been vacated per instrument Number 2021-11819.
7. See Instrument Number 2020-044292 for Sanitary Sewer Easement (Kuno). Portions of said Easement (except for those portions delineated on this plat) shall terminate upon the dedication of public road right-of-way acceptable to the City of Kuno. Additional portions (as shown on this plat) not terminated upon dedication have been vacated per instrument Number 2021-11819.
8. No Utility Easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, underspacing, 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.
10. See Instrument Number 2021-118208 for Temporary ACHD Turn Around Easement No. 1.
11. See Instrument Number 2021-139118 for Temporary ACHD Turn Around Easement No. 2.
12. See Instrument Number 2021-118207 for Permanent ACHD Right-of-Way Easement.
13. See Instrument Number 2021-139117 for Permanent ACHD Sidewalk Easement.
14. A Teed Sub-lateral is not under the jurisdiction of the Boise Project per email dated February, 9, 2022. To the extent the Teed Sub-lateral is not under the jurisdiction of the Boise Project, adjacent and downstream landowners maintain the rights to the Teed Sub-lateral.



2750 W. Ferguson Lane, Suite 400, Meridian, ID 83642
P 208.376.7330 W www.jub.com

Certificate of Owners

Rising Sun Subdivision No. 1

PLAT SHOWING

PLAT BOOK 122 PAGE 10225

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

A parcel of these portions of Lots 7, 8, 9 and 10 of Block 5, Lots 1, 3, 5 and 6 of Block 6, and Lot 2 of Block 7 of the Amended Plat of Part of the Avdon Orchard Tracts according to the official plat thereof filed in Book 6 of Page 254, Ada County Records, and of Lot 3 in the northeast quarter of Section 30 of Avdon Orchard Tracts according to the official plat thereof filed in Book 4 of Page 189, Ada County Records, lying in the Northwest Quarter of Section 30, Township 2 North, Range 1 East, Boise Meridian, in the City of Kuna, Ada County, Idaho, particularly described as follows:

Commencing at the north quarter corner of Section 30, Township 2 North, Range 1 East, Boise Meridian, from which the northwest corner of said Section 30 bears North 89°33'00" West, 2542.42 feet; Thence along the north line of said Section 30, North 89°33'00" West, 1344.18 feet; Thence departing from said north line, South 00°27'00" West, 25.00 feet to the southerly right-of-way line of E. Kuna Road; Thence along the east line of Block 6 of the Amended Plat of Part of the Avdon Orchard Tracts according to the official plat thereof filed in Book 6 of Page 254, Ada County Records, South 00°22'43" West, 2022.8 feet to the southerly line of the Debra Young Tax Parcel according to Record of Survey No. 10925, Ada County Records;

Thence continuing, 00°22'43" W, 373.24 feet along said east line of Block 6: Thence S 89°37'17" W, 899 feet, depositing from said east line; Thence S 00°22'43" W, 10 feet; Thence S 74°48'41" E, 31.92 feet; Thence S 79°47'54" E, 144.30 feet; Thence S 89°37'17" E, 80.37 feet; Thence N 73°20'48" E, 96.63 feet; Thence S 68°48'20" E, 163.50 feet; Thence N 00°22'43" W, 44.24 feet; Thence S 89°20'57" E, 126.48 feet; Thence N 00°39'03" E, 17.66 feet; Thence S 89°20'57" E, 175.00 feet; Thence S 00°39'03" W, 673.56 feet; Thence N 80°28'51" W, 39.02 feet; Thence S 09°31'09" W, 50.00 feet; Thence N 80°28'51" W, 9.41 feet; Thence S 00°39'10" W, 177.12 feet to the southerly line of the Debra Young Tax Parcel according to Record of Survey No. 10925, Ada County Records;

Thence along said southerly line the following nineteen (19) courses: 1) N 87°08'51" W, 90.54 feet; 2) S 54°24'29" E, 55.42 feet to the beginning of a non-tangent curve; 3) S 48°50'30" E, 141.03 feet; 4) S 54°24'29" E, 55.42 feet to the beginning of a non-tangent curve; 5) Along said non-tangent curve to the left on arc length of 33.43 feet, having a radius of 38.03 feet, a central angle of 50°21'32", a chord bearing of S 79°34'52" E and a chord length of 32.28 feet to the beginning of a non-tangent curve; 6) Along said non-tangent curve to the left on arc length of 116.76 feet, having a radius of 227.85 feet, a central angle of 27°24'52", a chord bearing of N 33°59'56" E and a chord length of 115.50 feet to the beginning of a non-tangent curve; 7) Along said non-tangent curve to the left on arc length of 20.01 feet, having a radius of 45.42 feet, a central angle of 251°43'38", a chord bearing of N 09°00'10" E and a chord length of 19.85 feet; 8) N 00°27'39" E, 91.98 feet to the beginning of a non-tangent curve; 9) Along said non-tangent curve to the right on arc length of 91.59 feet, having a radius of 192.42 feet, a central angle of 27°16'27", a chord bearing of N 44°05'49" E and a chord length of 90.73 feet to the beginning of a non-tangent curve; 10) Along said non-tangent curve to the right on arc length of 56.45 feet, having a radius of 95.00 feet, a central angle of 34°03'00", a chord bearing of N 44°45'35" E and a chord length of 55.63 feet; 11) Along said non-tangent curve to the left on arc length of 73.93 feet, having a radius of 213.91 feet, a central angle of 19°37'08", a chord bearing of N 21°44'39" E and a chord length of 73.37 feet; 12) N 15°27'35" E, 54.68 feet; 13) N 08°29'05" E, 94.63 feet to the beginning of a non-tangent curve; 14) Along said non-tangent curve to the right on arc length of 53.08 feet, having a radius of 102.33 feet, a central angle of 28°48'13", a chord bearing of N 22°53'58" E and a chord length of 52.50 feet; 15) N 35°40'09" E, 72.95 feet to the beginning of a non-tangent curve; 16) N 81°53'53" E, 100.21 feet; 17) N 81°53'53" E, 53.20 feet; 18) N 67°54'04" E, 63.98 feet; 19) Along said non-tangent curve to the right on arc length of 144.55 feet, having a radius of 228.87 feet, a central angle of 35°34'48", a chord bearing of N 63°14'59" E and a chord length of 141.53 feet; 20) N 81°53'53" E, 100.21 feet; 21) N 67°54'04" E, 63.98 feet; 22) N 52°46'18" E, 63.98 feet; 23) N 49°50'12" E, 44.27 feet to the east line of Block 6 of said Amended Plat of Part of the Avdon Orchard Tracts and to the POINT OF BEGINNING.

The above-described parcel of land contains 22.87 acres, more or less. The public streets shown on this plat are hereby 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 the 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. Irrigation water has been provided from Boise-Kuna Irrigation District via the City of Kuna. Lots within this subdivision will be entitled to irrigation water rights, and will be obligated for assessments from Boise-Kuna Irrigation District via the City of Kuna.

In witness whereof, I have hereunto set my hand: M3 ID Rating Sun, LLC, an Arizona limited liability company, its Authorized Representative By: M3 Builders, LLC, an Arizona limited liability company, its Sole Member By: The M3 Companies, LLC, Arizona limited liability company, its Sole Member

By: William Broward, Manager

Certificate of Surveyor I, Robert L. Kozdroff, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of Rising Sun 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.



Acknowledgment State of IDaho } 188 County of Ada } 188 On this day of November, in the year 2021, before me, a Notary Public in and for the State of Idaho, personally appeared William L. Brownlee, known or identified to me to be the Manager of M3 Companies, LLC, an Arizona limited liability company, that executed the within instrument, and acknowledged to me that the M3 Companies, LLC, executed the same.

Notary public for Idaho My commission expires 11-5-21



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PLAT SHOWING
Rising Sun Subdivision No. 1

PLAT BOOK 1112 PAGE 1029L

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, at the issuance of a certificate of disapproval.



[Signature]
Central District Health Officer
Date 11/24/21

Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 2nd day of December, 2021.



[Signature]
Commission President Ada County Highway District, Trustee of Eastern Highway District
Signed by Bruce S. Worn, District President

Acknowledgment

State of Idaho }
County of Ada }
On this 3rd day of December in the year 2021, before me, a Notary Public in and for the State of Idaho, personally appeared Paul McBrane of Ada County, Idaho, known to me to be the instrument, and acknowledged to me that he executed the same.



[Signature]
Notary Public for Idaho
My commission expires July 19, 2025

Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Kuna, Ada County, Idaho, on this day of December, 2021, hereby approve this plat.

[Signature]
City Engineer P.E. No. 3333

Approval of City Council

This foregoing plat was accepted and approved this 14th day of December, 2021 by the City of Kuna, Idaho.

[Signature]
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
Date 1-7-2022
PLS 5357

Certificate of County Treasurer

I, the undersigned, County Treasurer do and for the County of Ada, State of 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. This certificate is valid for the next thirty days.



[Signature]
Ada County Treasurer
Signed by Cindy Stewart
Date 1-10-2022

County Recorder's Certificate

State of Idaho }
County of Ada }
Instrument No. 2022-008485
I hereby certify that this instrument was filed at the request of JUB Engineers, Inc. on this 14th day of January, 2022, in my office, and was recorded in Book 132 of Plats of Pages 1087 through 1029L.

[Signature]
Paul McBrane
Ex-Officio Recorder



18 Nov 2021



JUB ENGINEERS, INC.

2730 W. Emerson Lane, Suite 400, Meridian, ID 83437
P 208 379 7330 F 208 379 7330 www.jub.com

PLAT SHOWING
Rising Sun Subdivision No. 1
 Situated in the Northwest Quarter of Section 30, Township 2 North, Range 1 East, Boise Meridian,
 City of Kuna, Ada County, Idaho
 2022

PLAT BOOK 122 PAGE 1981

N. 1/4 Cor. Section 30
 3.1" Aluminum Cap
 Chd# No. 2021-146192

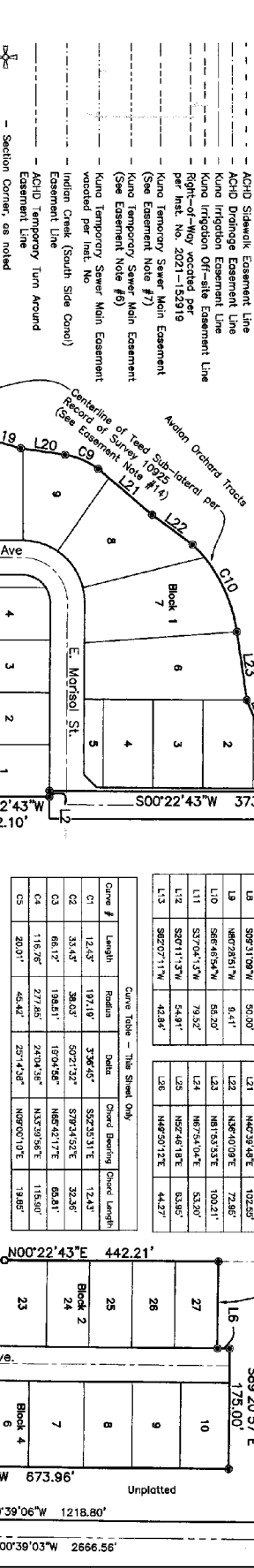
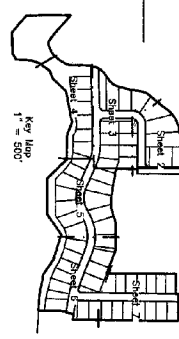
E. Kuno Rd.
 Boats of Bearing
 N89°33'00"W, 2542.42'

1344.16'

N. 1/4 Cor. Section 30
 3.1" Aluminum Cap
 Chd# No. 2021-146191

N. 1/4 Cor. Section 30
 3.1" Aluminum Cap
 Chd# No. 2021-146191

- Legend**
- Subdivision Boundary Line
 - Lot Line
 - Right-of-way Line
 - Section Line
 - Center Line
 - Adjacent Property Line
 - Match Line
 - The Line
 - Utility Easement Line
 - ACHD Sidewalk Easement Line
 - ACHD Drainage Easement Line
 - Kuno Irrigation Off-site Easement Line
 - Right-of-Way vacated per plat. No. 2021-152319
 - Kuno Temporary Sewer Main Easement (See Easement Note #7)
 - Kuno Temporary Sewer Main Easement (See Easement Note #8)
 - Kuno Temporary Sewer Main Easement vacated per plat. No. 2021-152319
 - Indian Creek (South Side Cono) Easement Line
 - ACHD Temporary Turn Around Easement Line
 - Section Corner, as noted
 - Quarter-Section Corner, as noted
 - Found 5/8" Rebar with Plastic Cap Marked - PLUS 8251", unless otherwise noted
 - Set 1/2"x24" Rebar with Plastic Cap Marked - J-U-B 18642"
 - Set 3/8"x24" Rebar with Plastic Cap Marked - J-U-B 18642"
 - Point Not Set or Found
 - Course Number (Typical)
 - Curve Number (Typical)
 - Lot Number (Typical)
 - Lot Number Found on Monument (###)



Curve Table - This Street Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	12.45'	197.19'	3°39'45"	S52°25'31"E	12.43'
C2	35.43'	38.63'	50°21'32"	S79°34'52"E	32.38'
C3	68.12'	198.81'	19°04'58"	N68°42'17"E	68.81'
C4	116.26'	277.85'	24°04'38"	N33°39'36"E	118.90'
C5	20.01'	46.46'	25°44'38"	N89°00'10"E	19.85'

Curve Table - This Street Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C6	12.45'	197.19'	3°39'45"	S52°25'31"E	12.43'
C7	35.43'	38.63'	50°21'32"	S79°34'52"E	32.38'
C8	68.12'	198.81'	19°04'58"	N68°42'17"E	68.81'
C9	116.26'	277.85'	24°04'38"	N33°39'36"E	118.90'
C10	20.01'	46.46'	25°44'38"	N89°00'10"E	19.85'

Line Table - This Street Only

Line #	Direction	Length
L1	S00°22'00"W	23.00'
L2	S89°37'17"E	8.99'
L3	S74°48'41"E	31.92'
L4	S89°37'17"E	80.33'
L5	N72°20'48"E	98.83'
L6	N00°38'03"E	17.85'
L7	N60°28'51"W	34.02'
L8	N69°31'08"W	50.00'
L9	S09°13'08"W	9.41'
L10	S68°48'54"W	68.20'
L11	S37°04'19"W	79.52'
L12	S00°11'13"W	54.91'
L13	S82°07'11"W	42.84'

Line Table - This Street Only

Line #	Direction	Length
L14	N51°42'59"W	20.33'
L15	N42°00'05"W	72.74'
L16	S84°24'29"E	55.42'
L17	N00°27'38"E	91.98'
L18	N81°08'40"E	67.26'
L19	N1°27'35"E	54.66'
L20	N69°39'05"E	94.63'
L21	N48°40'09"E	72.85'
L22	N36°39'48"E	100.21'
L23	N81°53'35"E	53.20'
L24	N67°54'04"E	53.20'
L25	N52°46'18"E	63.85'
L26	N48°20'22"E	44.27'

Curve Table - This Street Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C6	91.59'	198.42'	27°18'22"	N14°05'48"E	90.73'
C7	58.46'	83.00'	34°03'00"	N44°45'39"E	55.83'
C8	73.83'	218.91'	18°37'08"	N21°44'39"E	73.57'
C9	52.08'	105.54'	28°48'13"	N22°33'38"E	52.50'
C10	144.55'	214.67'	35°34'46"	N63°14'59"E	141.83'

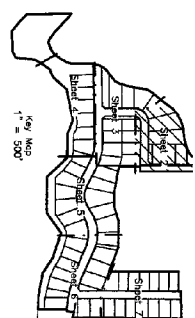


J-U-B ENGINEERS, INC.
 2780 W. Escudron Lane, Suite 400, Meridian, ID 83445
 P: 208-376-7330 or www.jub.com
 JUB Project No. 19-19-126

SHEET 1 OF 10

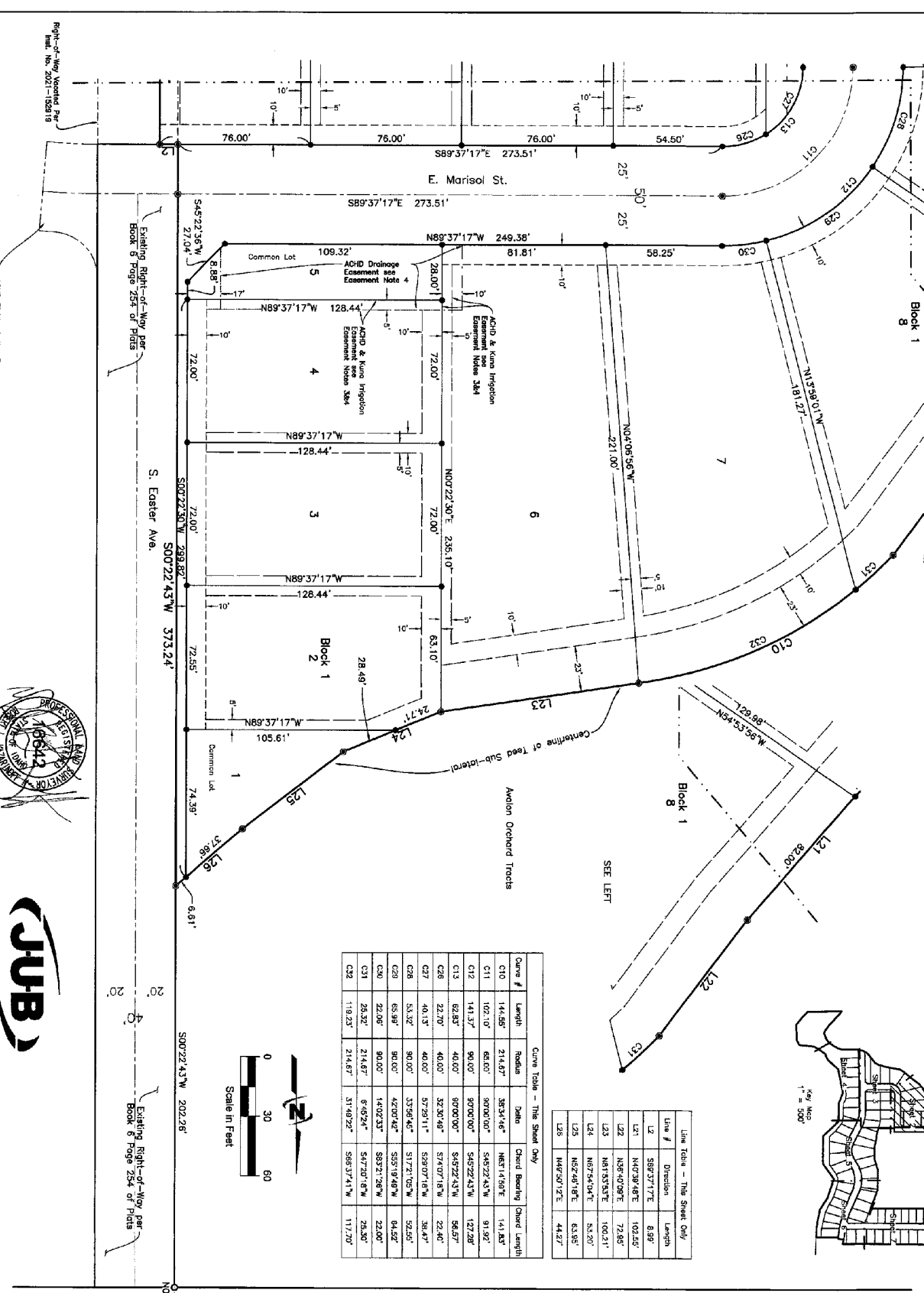
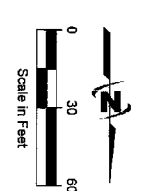
PLAT SHOWING Rising Sun Subdivision No. 1

PLAT BOOK 122 PAGE 14285



Line #	Direction	Length
L1	S89°27'17"E	8.99'
L2	N0°39'48"E	102.55'
L22	N58°40'59"E	72.85'
L23	N81°53'53"E	100.21'
L4	N87°54'04"E	53.20'
L25	N82°45'48"E	83.55'
L26	N49°50'12"E	44.27'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C10	144.55'	214.67'	35°34'46"	N81°14'09"E	141.85'
C11	102.10'	68.03'	90°00'00"	S49°22'43"W	91.92'
C12	141.37'	90.00'	90°00'00"	S49°22'43"W	127.28'
C13	82.83'	40.00'	90°00'00"	S49°22'43"W	56.57'
C26	22.70'	40.00'	37°30'48"	S74°07'18"W	22.40'
C27	40.33'	40.00'	57°29'11"	S58°07'18"W	38.47'
C28	53.32'	90.00'	33°56'46"	S17°21'02"W	58.55'
C29	65.99'	90.00'	42°00'42"	S59°19'49"W	64.55'
C30	22.06'	90.00'	144°02'33"	S83°21'28"W	22.00'
C31	25.32'	214.67'	6°46'24"	S97°20'18"W	25.30'
C32	119.23'	214.67'	31°48'22"	S68°37'41"W	117.70'



See Sheet 1 for Legend Information
See Sheet 8 for Notes, Reference Documents, and Easement Notes

Right-of-Way, Vesting Per Plat No. 2021-168819

ACHD Right-of-Way Easement See Easement Note #12

Existing Right-of-Way per Book 9 Page 254 of Plats

Existing Right-of-Way per Book 6 Page 254 of Plats

Right-of-Way, Vesting Per Plat No. 2021-168819

ACHD Right-of-Way Easement See Easement Note #12

Existing Right-of-Way per Book 9 Page 254 of Plats

Existing Right-of-Way per Book 6 Page 254 of Plats



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Rising Sun Subdivision No. 1

PLAT SHOWING

PLAT BOOK *W22* PAGE *W228A*

Curve Table - This Sheet Only

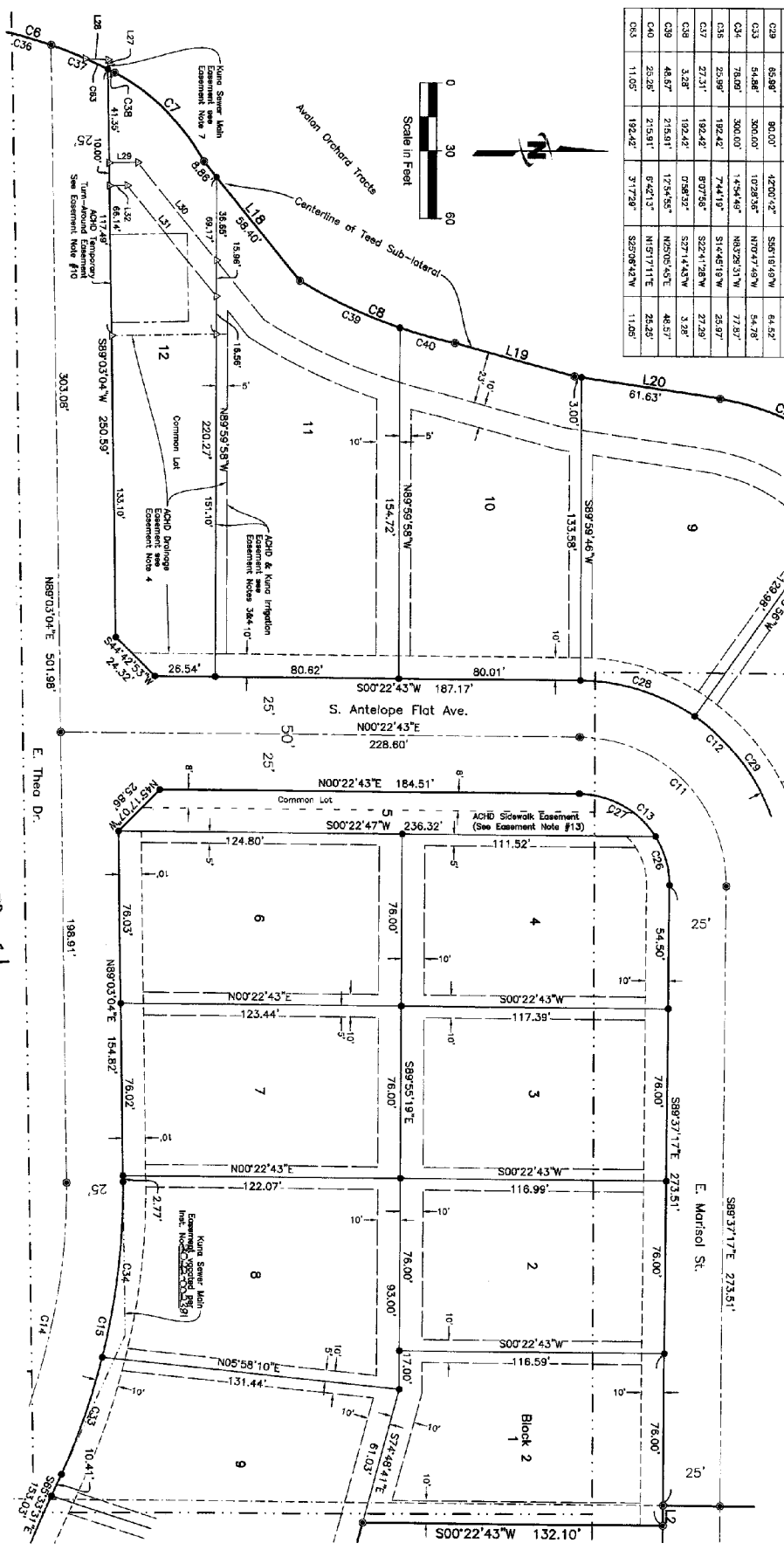
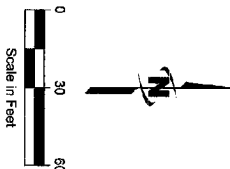
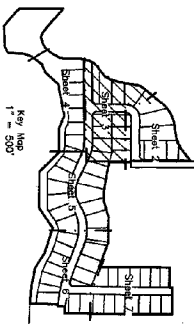
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C6	91.59'	192.42'	27°16'22"	N14°05'46"E	90.73'
C7	96.46'	95.00'	34°03'00"	N44°45'52"E	55.63'
C8	73.92'	215.91'	18°37'08"	N21°44'38"E	73.92'
C9	53.05'	104.54'	28°46'13"	W22°53'56"E	52.80'
C11	102.10'	65.00'	90°00'00"	S48°22'43"W	127.28'
C12	141.37'	90.00'	90°00'00"	S48°22'43"W	91.92'
C13	82.83'	40.00'	90°00'00"	S48°22'43"W	56.57'
C14	17.96'	275.00'	25°22'25"	N18°15'13"W	120.87'
C15	132.84'	300.00'	25°22'25"	N18°15'13"W	131.86'
C18	22.70'	40.00'	32°30'46"	S74°07'19"W	22.40'
C22	40.33'	40.00'	57°28'11"	S89°07'18"W	38.47'
C26	53.32'	90.00'	33°58'45"	S17°21'05"W	52.85'
C28	85.98'	90.00'	42°00'42"	S56°18'49"W	64.52'
C33	54.88'	300.00'	10°28'36"	N70°47'49"W	54.78'
C34	76.00'	300.00'	14°54'46"	N82°28'31"W	77.82'
C36	25.99'	192.42'	7°44'19"	S14°48'18"W	25.97'
C37	27.31'	192.42'	8°07'58"	S22°41'28"W	27.28'
C38	3.58'	192.42'	0°58'32"	S27°14'43"W	3.28'
C39	48.87'	215.91'	17°54'55"	N20°05'45"E	48.87'
C40	25.28'	215.91'	6°42'13"	N19°17'11"E	25.25'
C43	11.05'	192.42'	3°17'28"	S25°08'42"W	11.05'

Line Table - This Sheet Only

Line #	Direction	Length
L2	S89°37'17"E	8.98'
L16	N81°00'40"E	67.26'
L18	N10°27'33"E	54.88'
L40	N08°28'05"E	64.63'
L31	N40°38'49"E	102.66'
L22	N18°40'05"E	72.95'
L27	S88°25'56"W	4.18'

Line Table - This Sheet Only

Line #	Direction	Length
L26	S02°55'23"W	9.86'
L28	N00°56'59"W	12.57'
L30	N61°00'07"E	55.34'
L31	N61°06'49"E	62.87'
L32	N00°56'59"W	7.86'



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



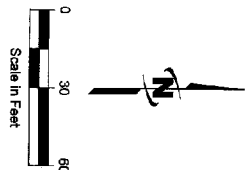
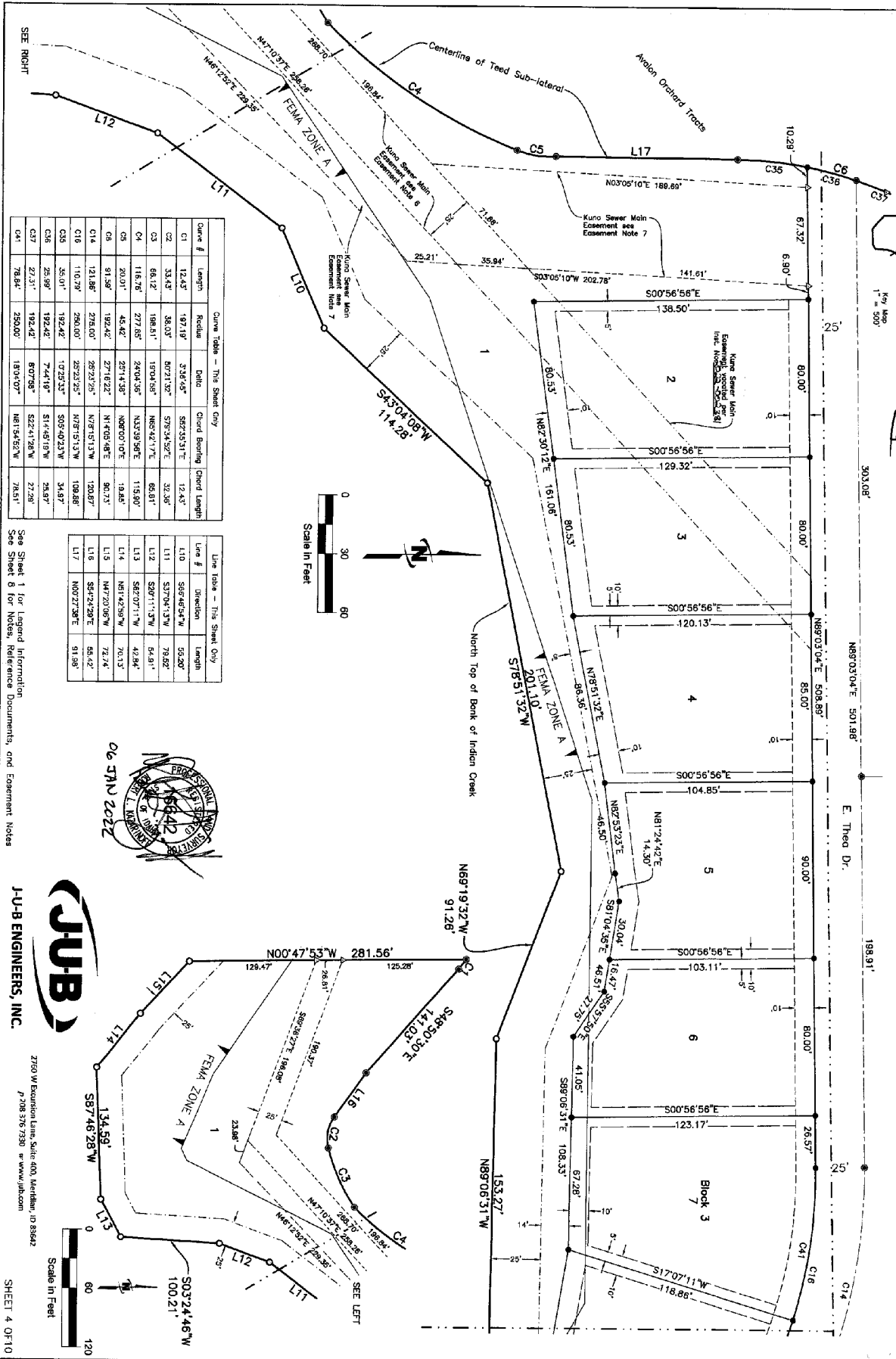
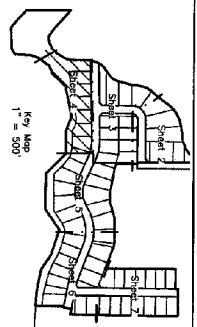
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P: 208 376 7330 W: www.jub.com

SHEET 3 OF 10

Rising Sun Subdivision No. 1

PLAT SHOWING

PLAT BOOK 122 PAGE 1A22A



Curve Table - This Sheet Only

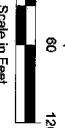
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	12.43'	197.19'	336.46°	S82°23'31"E	12.43'
C2	33.43'	38.03'	87°21'30"	S78°34'30"E	32.36'
C3	66.12'	198.61'	130.95°	N83°24'17"E	66.61'
C4	116.78'	277.68'	240.36°	N33°39'56"E	115.60'
C5	20.01'	45.42'	257°4'35"	N00°00'10"E	19.84'
C6	91.39'	192.42'	271°18'22"	N1°03'48"E	90.73'
C7	121.98'	276.00'	282°22'25"	N7°18'13"W	120.67'
C8	26.91'	192.42'	102°33'35"	S05°40'23"W	34.97'
C9	27.31'	192.42'	7°44'18"	S14°48'19"W	26.97'
C10	78.84'	250.00'	183°03'07"	N81°54'52"W	78.51'

Line Table - This Sheet Only

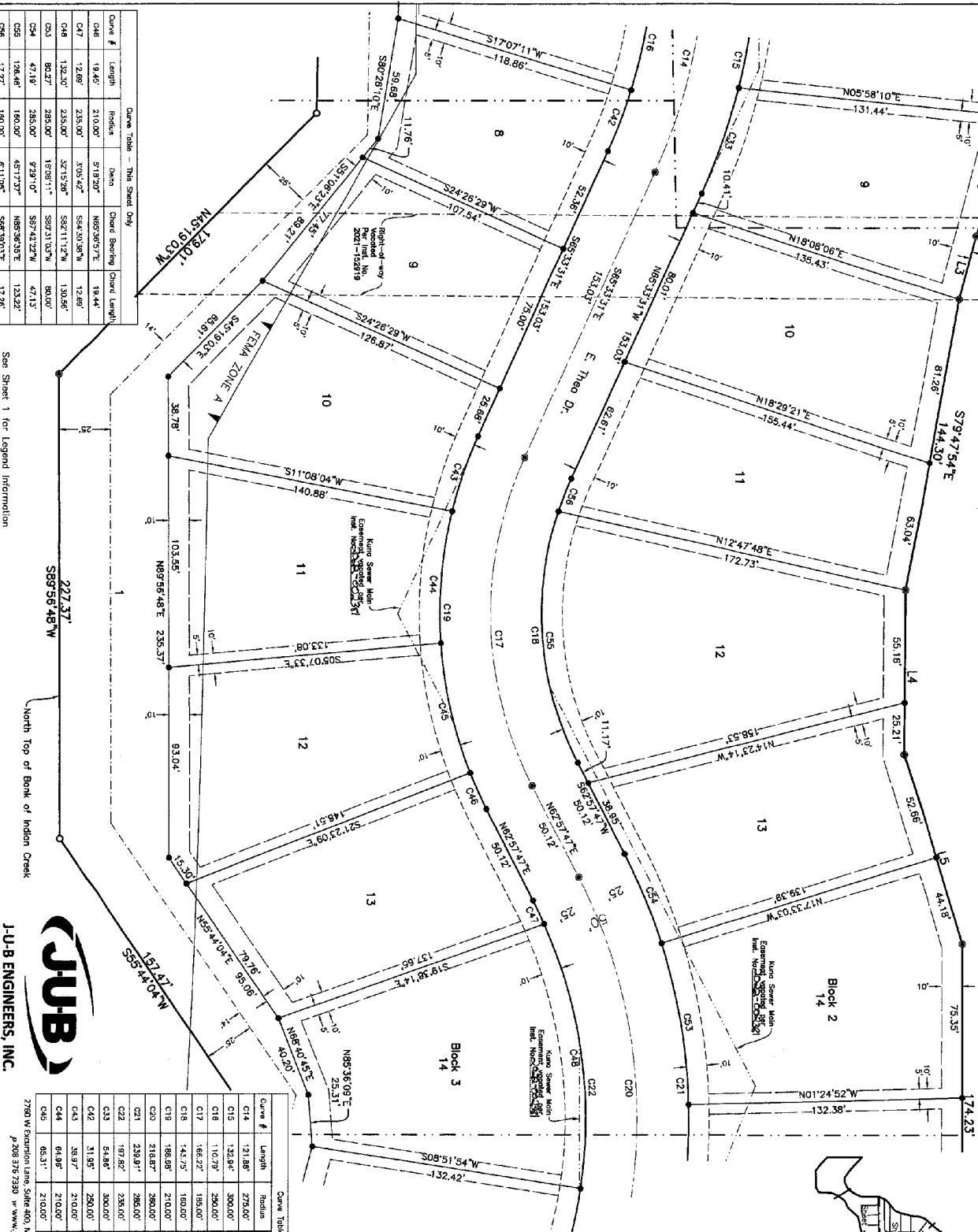
Line #	Direction	Length
L10	S58°48'54"W	55.20'
L11	S37°04'13"W	79.62'
L12	S20°11'13"W	64.91'
L13	S87°07'11"W	42.94'
L14	N81°42'38"W	70.13'
L15	N47°20'05"W	72.74'
L16	S54°24'28"E	66.42'
L17	N00°27'38"E	91.98'



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PLAT SHOWING Rising Sun Subdivision No. 1



Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C46	9.46'	210.00'	57.1820°	N65.205.7°E	18.44'
C47	12.88'	235.00'	50.5427°	S64.50.38°W	12.88'
C48	132.30'	235.00'	32.1529°	S82.11.27°W	130.56'
C49	80.27'	235.00'	15.0811°	S89.31.03°W	80.00'
C50	47.19'	235.00'	9.2810°	S87.42.22°W	47.13'
C51	126.48'	180.00'	49.1737°	N85.36.33°E	123.22'
C52	172.77'	180.00'	61.1105°	S88.39.03°E	172.6'

Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C14	121.88'	275.00'	29.2325°	N78.51.37°W	120.87'
C15	132.84'	300.00'	29.2325°	N78.51.37°W	131.86'
C16	110.28'	290.00'	28.2325°	N78.51.37°W	108.86'
C17	166.22'	180.00'	51.2842°	N88.42.08°E	162.86'
C18	143.75'	180.00'	51.2842°	N88.42.08°E	138.87'
C19	186.88'	210.00'	51.2842°	N88.42.08°E	182.40'
C20	218.87'	280.00'	48.1353°	S87.04.44°W	212.46'
C21	239.91'	280.00'	48.1353°	S87.04.44°W	232.89'
C22	197.82'	235.00'	48.1353°	S87.04.44°W	192.05'
C23	64.84'	300.00'	10.2826°	N79.47.40°W	54.78'
C24	31.95'	280.00'	7.1818°	N69.13.10°W	31.53'
C25	38.97'	210.00'	10.2826°	S70.52.27°E	38.81'
C26	64.98'	180.00'	17.4322°	S89.03.07°E	64.70'
C27	63.31'	210.00'	17.4322°	N77.10.41°E	63.05'

Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C28	121.88'	275.00'	29.2325°	N78.51.37°W	120.87'
C29	132.84'	300.00'	29.2325°	N78.51.37°W	131.86'
C30	110.28'	290.00'	28.2325°	N78.51.37°W	108.86'
C31	166.22'	180.00'	51.2842°	N88.42.08°E	162.86'
C32	143.75'	180.00'	51.2842°	N88.42.08°E	138.87'
C33	186.88'	210.00'	51.2842°	N88.42.08°E	182.40'
C34	218.87'	280.00'	48.1353°	S87.04.44°W	212.46'
C35	239.91'	280.00'	48.1353°	S87.04.44°W	232.89'
C36	197.82'	235.00'	48.1353°	S87.04.44°W	192.05'
C37	64.84'	300.00'	10.2826°	N79.47.40°W	54.78'
C38	31.95'	280.00'	7.1818°	N69.13.10°W	31.53'
C39	38.97'	210.00'	10.2826°	S70.52.27°E	38.81'
C40	64.98'	180.00'	17.4322°	S89.03.07°E	64.70'
C41	63.31'	210.00'	17.4322°	N77.10.41°E	63.05'

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

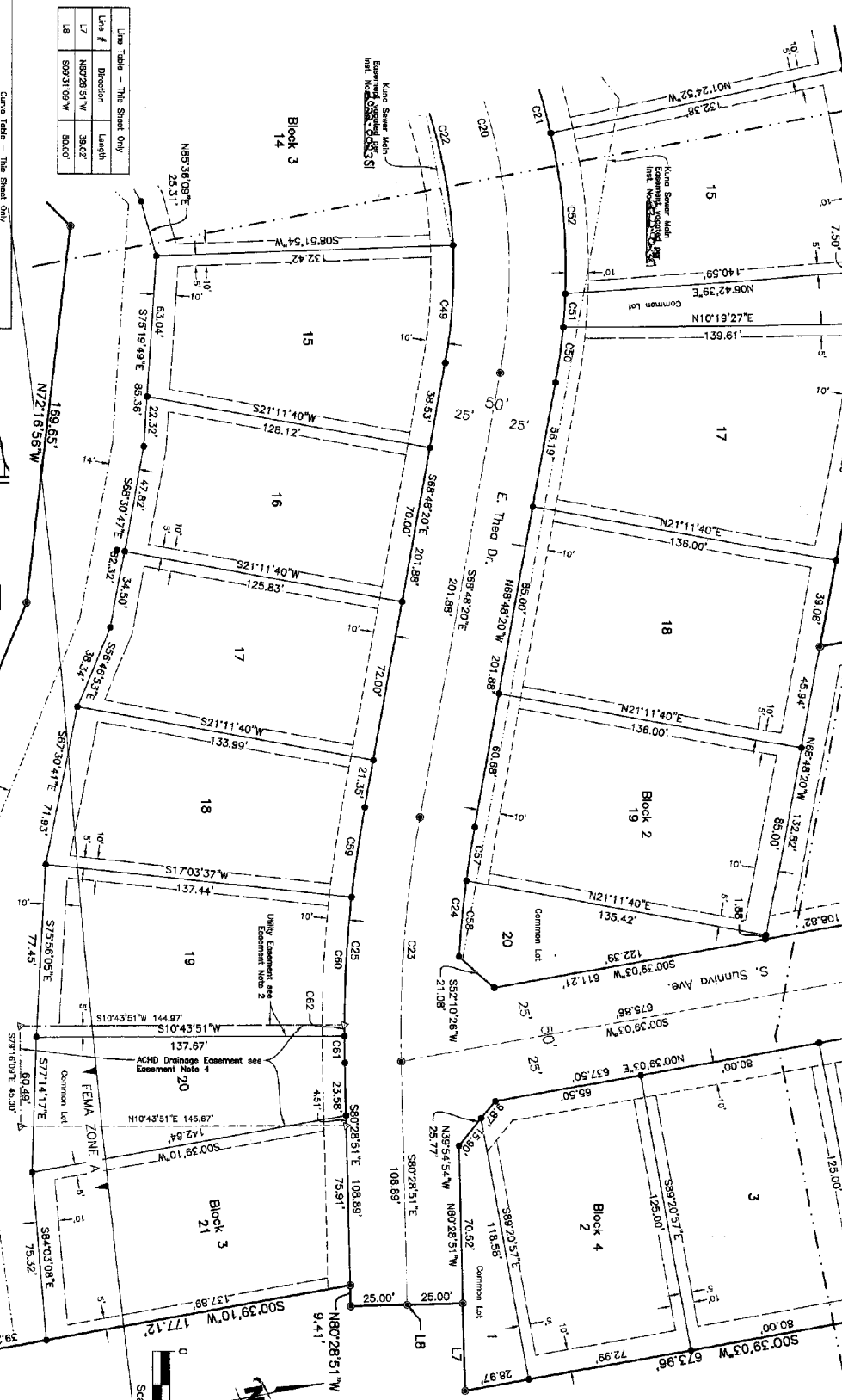
North Top of Bank of Indian Creek

JUB
JUB ENGINEERS, INC.

2780 W. Foundation Lane, Suite 400, Meridian, ID 83642
P: 208.376.7330 W: www.jub.com

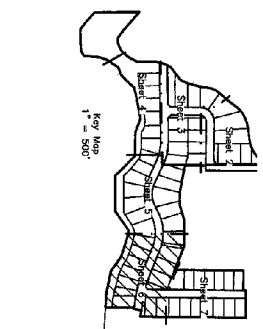
SHEET 5 OF 10

PLAT SHOWING
Rising Sun Subdivision No. 1
 PLAT BOOK 122 PAGE 1492



Line	Table - This Sheet Only	
Line #	Direction	Length
L7	N80°28'51"W	38.62'
L8	S09°31'09"W	30.00'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C20	216.27'	320.00'	48°13'52"	S87°04'44"W	212.46'
C21	238.51'	295.00'	48°13'53"	S87°04'44"W	232.89'
C22	197.82'	225.00'	48°13'53"	S87°04'44"W	192.33'
C23	108.81'	53.8189'	11°40'31"	S74°36'36"E	109.82'
C24	98.42'	53.8189'	6°32'48"	S72°03'44"E	98.39'
C25	114.80'	563.889'	1°40'31"	S74°36'36"E	114.71'
C49	62.82'	235.00'	12°52'46"	N78°14'44"W	62.71'
C50	25.08'	235.00'	6°07'24"	S70°22'20"W	25.08'
C51	15.12'	235.00'	3°02'28"	N72°22'20"W	15.12'
C52	72.25'	235.00'	1°41'32"	N84°09'08"W	72.08'



Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C57	24.33'	513.88'	2°42'44"	S70°09'42"E	24.32'
C58	34.09'	513.88'	3°48'02"	S72°28'08"E	34.08'
C59	40.89'	563.889'	4°08'03"	S73°52'21"E	40.88'
C60	62.29'	563.889'	6°19'44"	S71°08'16"E	62.28'
C61	11.82'	563.889'	1°12'42"	S73°52'20"E	11.82'
C62	5.00'	563.889'	0°30'28"	S70°09'42"E	5.00'

144.70'
 N78°56'49"W
 North Top of Bank of Indian Creek
 90.54'
 N87°06'51"W

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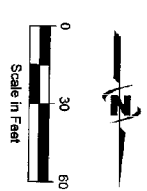
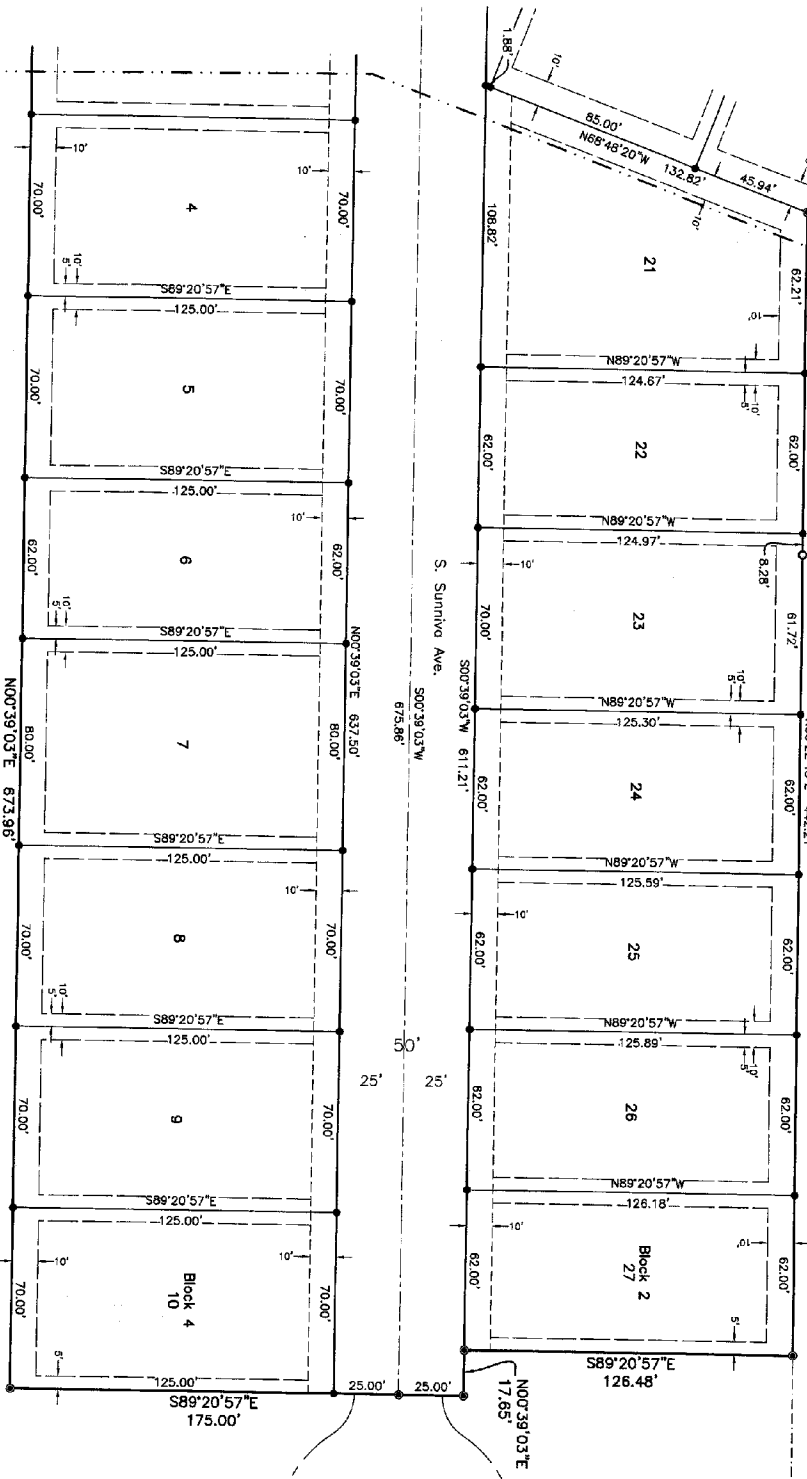
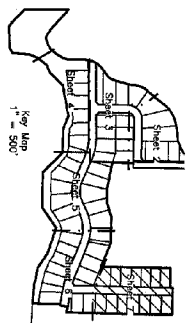
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SHEET 6 OF 10

Rising Sun Subdivision No. 1

PLAT SHOWING

PLAT BOOK 122 PAGE 122



See Sheet 1 for Legend Information
See Sheet 8 for Notes, Reference Documents, and Easement Notes



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PLAT SHOWING
Rising Sun Subdivision No. 1

PLAT BOOK 122 PAGE 19204

Notes

1. Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of re-subdivision.
2. Lots 1, 5 and 12 of Block 1; Lots 5, 16 and 20 of Block 2; Lot 20 of Block 3; and Lot 1 of Block 4 are common lots which shall be owned and maintained by the Indian Creek Ranch Homeowners' Association, Inc. The ownership and maintenance commitment may not be dissolved without the express consent of the City of Kuno.
3. Minimum building setback lines shall be in accordance with the City of Kuno'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. A portion of this Subdivision is located within Special Flood Hazard Area (SFHA) Zone A (100-year Flood) as shown on FEMA Flood Insurance Rate Program (FIRM) Map Panel No. 160010040L. Effective date 10/02/2003.
8. 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 area. Any operation, agricultural facility or expansion thereof (1) which is of a type and character of operation 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."
9. 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.
10. The Indian Creek Ranch Homeowners' Association, Inc. (ICRHQA), its ownership, and maintenance commitments cannot be dissolved without the express written consent of the City of Kuno, Idaho. All improved individual lots are subject to the fractional share of the irrigation assessment for each ICRHQA common lot that receives municipal irrigation, if the assessment is not paid by the ICRHQA, the individual improved lots are subject to a lien for non-payment.
11. This Development is subject to ACHD Temporary License Agreement Instrument No. 2021-138987.
12. Right-of-Way from Amended Plat of Part of the Avdon Orchard Tracts filed in Book 6 of Plats at Page 254, Ada County Records, has been vacated per Instrument No. 2021-152919.
13. Lot 1 of Block 3 will be deeded to the City of Kuno after recording to be a City Park maintained by the City of Kuno.
14. This development will be subject to Covenants, Conditions, Restrictions and Easements, to be recorded subsequent to the plat, and as may be amended from time to time.

Surveyor's Narrative

SURVEY PURPOSE: To determine the boundary of a portion of that land as described in that subdivision instrument (Instrument No. 2021-152919), Ada County Records, Idaho, and to include said portion of said lands within this subdivision.

DOCUMENTS USED: See Reference Documents below.

BOUNDARY CONTROLLED BY: The northerly and southwesterly boundaries are controlled by that land as surveyed according to said Record of Survey No. 10925.

The easterly and northerly boundaries are controlled by a boundary line created by the grant reflecting how portions of the lands of hereinabove described Warranty Deed is desired to be subdivided.

Reference Documents

- Subdivisions: Amended Plat of Part of the Avdon Orchard Tracts, Map of Avdon Orchard Tracts, Book 6 Page 254 of Plats
 Surveys: Records of Survey Nos. 10912 & 10925.
 Deeds: 2020-147825, 2021-152919
 Easements (Partial): 2017-013829, 2020-044292, 2021-118208, 2021-139118, 2021-118207, 2021-139117
 Easement Terminations (Partial): 2017-013829, 2020-044292, 2021-152919

Easement Notes

1. Lots 1, 5 and 12 of Block 1; Lots 5, 16 and 20 of Block 2; Lot 20 of Block 3; and Lot 1 of Block 4 are designated as having a Utility Easement co-terminate with said Lot (i.e. blanket easement).
2. 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 & private utilities, sewer service, cable television/dco, City of Kuno water, sewer & drainage, appurtenances thereto, and lot drainage.
3. The Kuno Irrigation Easements shown hereon are non-exclusive, perpetual, shall run with the land, and is hereby reserved for the installation, maintenance, operation, and use of City of Kuno irrigation pipes; and appurtenances thereto.
4. Portions of Lots 4, 5, 6, 11, and 12 of Block 1 and of Lots 1, 19, 20, and 21 of Block 3 are servient to and contain the ACHD storm water drainage system. These lots are encumbered by that certain first amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015 as Instrument Number 2015-103255, 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.
5. Indian Creek (South Side Canal) within provided by Boise Project Board of Control per letter to City of Kuno dated July 11, 2007.
6. See Instrument Number 2017-013829 for Temporary Kuno Sewer Main Easement. Portions of said Easement shown hereon are hereby reserved for the installation, maintenance, operation, and use of public road right-of-way occupiable to the City of Kuno. Additional portions (see above on this plat) not terminated upon dedication have been vacated per Instrument Number 2021-152919.
7. See Instrument Number 2020-044292 for Sanitary Sewer Easement (Kuno). Portions of said Easement (except for those portions delineated on this plat) shall terminate upon the dedication of public road right-of-way occupiable to the City of Kuno. Additional portions (see above on this plat) not terminated upon dedication have been vacated per Instrument Number 2021-152919.
8. No Utility 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.
10. See Instrument Number 2021-118208 for Temporary Kuno Sewer Main Easement No. 1.
11. See Instrument Number 2021-139118 for Temporary ACHD Turn Around Easement No. 2.
12. See Instrument Number 2021-118207 for Permanent ACHD Right-of-Way Easement.
13. See Instrument Number 2021-139117 for Permanent ACHD Sidewalk Easement.
14. The Teed Sub-lateral is not under the jurisdiction of the Boise Project per email dated February, 9, 2023. The Teed Sub-lateral is hereby reserved for the installation, maintenance, operation, and use of prescriptive rights to the Teed Sub-lateral.



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PLAT SHOWING
Rising Sun Subdivision No. 1

PLAT BOOK 112 PAGE 102MS

Certificate of Owners

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

A 1/4-section of those portions of Lots 6, 7, 8, 9 and 10 of Block 5, Lots 1, 3, 5 and 6 of Block 6, and Lot 2 of Block 7, of the Amended Plat of Part of the Avlon Orchard Tracts, according to the official plat thereof filed in Book 6 of Plats at Page 247, Ada County Records, and of Lot 3 in the northeast quarter of the northwest quarter of Section 30 of Avlon Orchard Tracts, according to the official plat thereof, filed in Book 4 of Plats at Page 189, Ada County Records, lying in the Northwest Quarter of Section 30, Township 2 North, Range 1 East, Boise Meridian, in the City of Kuna, Ada County Idaho, particularly described as follows:

Commencing at the north quarter corner of Section 30, Township 2 North, Range 1 East, Boise Meridian, from which the northwest corner of said Section 30 bears North 89°33'00" West, 254.242 feet; Thence along the north line of said Section 30, North 89°33'00" West, 1,344.18 feet; Thence departing from said north line, South 00°22'43" West, 25.00 feet to the beginning of a non-tangent curve to the east line of Block 6 of the Amended Plat of Part of the Avlon Orchard Tracts according to the official plat thereof filed in Book 6 of Plats at Page 254, Ada County Records, South 00°22'43" West, 202.26 feet to the POINT OF BEGINNING.

Thence continuing S 00°22'43" W, 373.24 feet along said east line of Block 6;

Thence S 89°31'17" E, 63.99 feet departing from said east line;
Thence N 12°21'10" E, 132.10 feet; Thence S 74°48'41" E, 313.92 feet; Thence S 79°47'54" E, 144.30 feet; Thence S 98°37'17" E, 80.37 feet; Thence N 73°20'48" E, 96.83 feet; Thence S 89°58'07" E, 174.23 feet; Thence S 68°48'20" E, 163.50 feet;
Thence N 00°22'43" W, 12.21 feet; Thence S 68°28'57" E, 128.46 feet; Thence S 89°20'57" E, 176.00 feet; Thence S 00°39'03" W, 673.96 feet; Thence N 80°28'51" W, 38.02 feet; Thence S 09°31'09" W, 50.00 feet;
Thence N 80°28'51" W, 8.91 feet; Thence S 00°39'10" W, 171.12 feet to the southerly line of the Debra Young Tax Parcel according to Record of Survey No. 10925, Ada County Records;

Thence along said southerly line the following nineteen (19) courses:

- | | | |
|--------------------------------|---------------------------------|---------------------------------|
| 1) N 87°08'51" W, 90.54 feet; | 9) S 55°44'04" W, 127.47 feet; | 13) S 37°04'13" W, 79.52 feet; |
| 2) N 78°58'48" W, 144.70 feet; | 10) S 78°51'32" W, 201.10 feet; | 14) S 20°11'13" W, 54.81 feet; |
| 3) N 58°46'53" W, 110.79 feet; | 11) S 45°04'08" W, 114.28 feet; | 15) S 03°24'46" W, 100.21 feet; |
| 4) N 27°18'56" W, 169.65 feet; | 12) S 66°46'54" W, 55.20 feet; | 16) S 62°07'11" W, 42.84 feet; |

Thence along the westerly and northerly lines of said Debra Young Tax Parcel the following twenty-three (23) courses:

- | | |
|--|---------------------------------|
| 1) N 00°47'53" W, 281.56 feet to the beginning of a non-tangent curve; | 17) S 67°46'28" W, 134.59 feet; |
| 2) Along said non-tangent curve to the right on arc length of 12.43 feet, having a radius of 197.19 feet, a central angle of 03°36'45"; | 18) S 67°46'28" W, 72.13 feet; |
| 3) S 48°50'30" E, 141.03 feet; | 19) N 47°20'08" W, 72.74 feet; |
| 4) S 54°24'29" E, 55.42 feet to the beginning of a non-tangent curve; | |
| 5) Along said non-tangent curve to the left on arc length of 33.43 feet, having a radius of 38.03 feet, a central angle of 50°21'32"; | |
| 6) Along said non-tangent curve to the left on arc length of 66.12 feet, having a radius of 199.51 feet, a central angle of 1°30'45"; | |
| 7) Along said non-tangent curve to the left on arc length of 116.76 feet, having a radius of 277.85 feet, a central angle of 24°04'36"; | |
| 8) Along said non-tangent curve to the left on arc length of 20.01 feet, having a radius of 45.42 feet, a central angle of N 09°00'10" E and a chord length of 19.95 feet; | |
| 9) Along said non-tangent curve to the right on arc length of 91.59 feet, having a radius of 182.42 feet, a central angle of 27°18'22"; | |
| 10) Along said non-tangent curve to the right on arc length of 56.46 feet, having a radius of 95.00 feet, a central angle of 34°03'00"; | |
| 11) Along said non-tangent curve to the left on arc length of 58.46 feet, having a radius of 95.00 feet, a central angle of 34°03'00"; | |
| 12) N 51°08'49" E, 67.26 feet to the beginning of a non-tangent curve; | |
| 13) Along said non-tangent curve to the left on arc length of 73.53 feet, having a radius of 215.91 feet, a central angle of 18°37'08"; | |
| 14) N 15°27'35" E, 54.66 feet; | |
| 15) N 08°29'05" E, 64.63 feet to the beginning of a non-tangent curve; | |
| 16) Along said non-tangent curve to the right on arc length of 53.06 feet, having a radius of 105.54 feet, a central angle of 28°48'13"; | |
| 17) N 40°39'46" E, 102.55 feet; | |
| 18) N 36°40'09" E, 72.95 feet to the beginning of a non-tangent curve; | |
| 19) Along said non-tangent curve to the right on arc length of 144.55 feet, having a radius of 214.87 feet, a central angle of 38°34'46"; | |
| 20) N 67°54'01" E, 53.20 feet; | |
| 21) N 67°54'01" E, 53.95 feet; | |
| 22) N 52°46'18" E, 63.95 feet; | |
| 23) N 48°50'12" E, 44.27 feet to the east line of Block 6 of said Amended Plat of Part of the Avlon Orchard Tracts and the POINT OF BEGINNING. | |

The above-described parcel of land contains 22.87 acres, more or less.

The public streets shown on this plat are hereby 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 those specifically shown on the plat, shall be constructed 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. Irrigation water has been provided to the Boise-Kuna Irrigation District via the City of Kuna. Boise-Kuna Irrigation District via the City of Kuna. Lots within this subdivision will be entitled to irrigation water rights and will be obligated for assessments from Boise-Kuna Irrigation District via the City of Kuna.

In witness whereof, I have hereunto set my hand and the seal of said limited liability company.
By: M3 Builders, LLC, an Arizona limited liability company, its Authorized Representative
By: The M3 Companies, LLC, Arizona limited liability company, its Sole Member

By: 
William Brownlee, Manager

Certificate of Surveyor
I, Robert L. Kozarnoff, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of Rising Sun 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. Kozarnoff, PLS 16842

18 Nov 2021

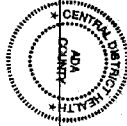

Acknowledgment
State of Idaho }
County of Ada } ss.
On this 14th day of November, in the year 2021, before me, a Notary Public in and for the State of Idaho, personally appeared William Brownlee, Manager of M3 Builders, LLC, an Arizona limited liability company, and The M3 Companies, LLC, an Arizona limited liability company, who acknowledged to me that the M3 Companies, LLC, executed the same.
Notary public for Idaho
My commission expires 11/5/2026



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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 of 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.



[Signature]
Central District Health
Date 11/24/21

Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 2 day of Dec, 2021.



[Signature]
Commission President Ada County Highway District, Trustee of Eastern Highway-Of-Way
Ada County Highway District
Signed by Trace S. Wang, District President

Acknowledgment

State of Idaho }
County of Ada } ss.
On this 3rd day of December, in the year 2021, before me, a Notary Public in and for the State of Idaho, personally appeared Trace S. Wang, known or identified to me to be the President of Ada County Highway District, that executed the within instrument and acknowledged to me that Trace Wang Highway District executed the same.



Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Kuna, Ada County, Idaho, on this day 23rd of December, 2021, hereby approve this plat.

[Signature]
City Engineer P.E. No. 3372

Approval of City Council

The foregoing plat was accepted and approved this 14th day of December, 2021 by the City of Kuna, Idaho.

[Signature]
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 5357
Date 1-7-2022

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the authority vested in me by the Idaho Constitution, do hereby certify that the 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.



[Signature]
Ada County Treasurer
Signed by City of Kuna
Notary
Date 1-10-2022

County Recorder's Certificate

State of Idaho }
County of Ada } ss. Instrument No. 2022-008425
I hereby certify that this instrument was filed at the request of JUB Engineers, Inc. at 10 o'clock A. on this 1st day of January, 2022. In my office, and was recorded in Book 122 of Plate of Pages 1087 through 1029L File # 2021

[Signature]
County Recorder



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