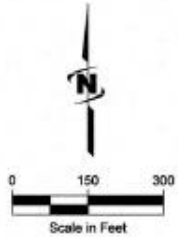
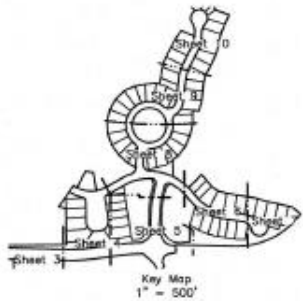


PLAT SHOWING
Robinhood Subdivision No. 1

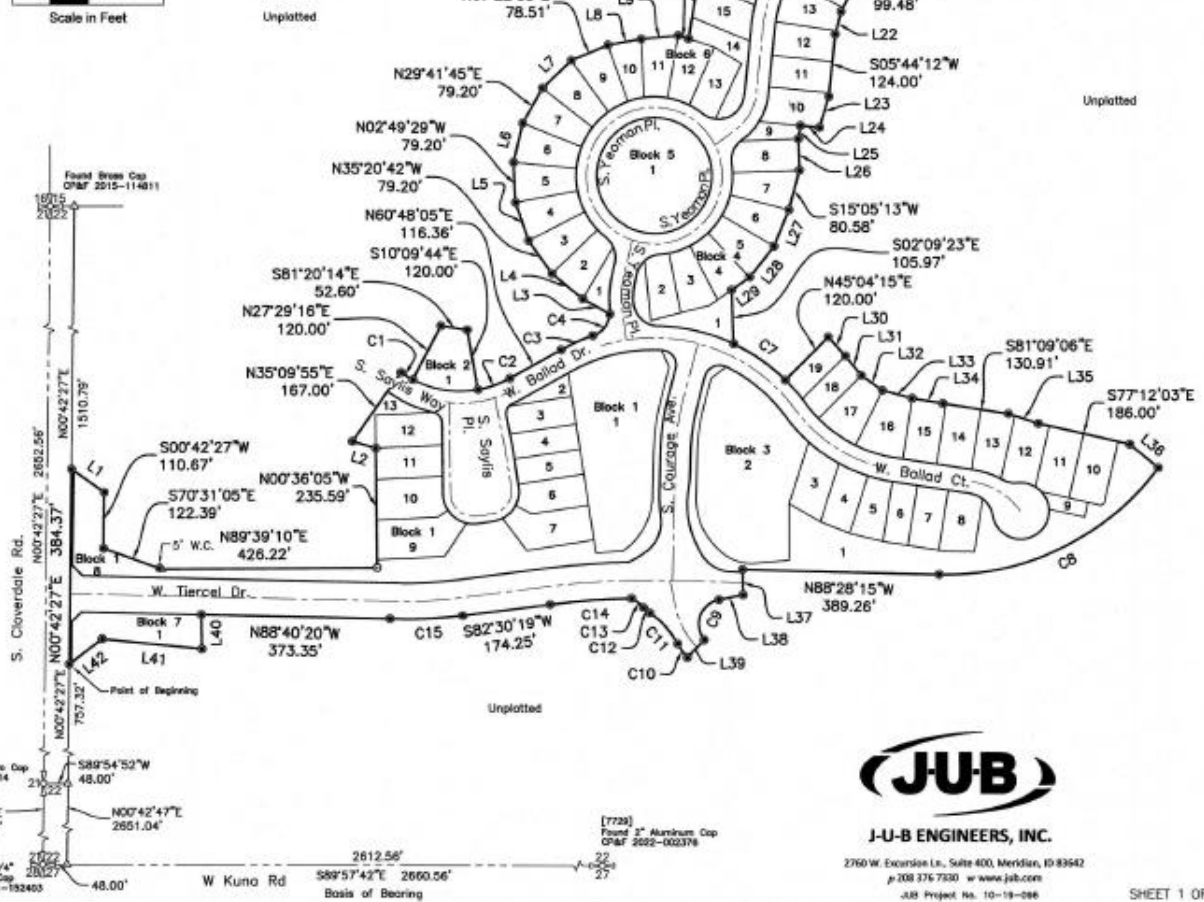
PLAT BOOK 124 PAGE 19918

That portion of the Northwest Quarter of
Section 22, Township 2 North, Range 1 East, Boise Meridian,
City of Kuna, Ada County, Idaho.
2022



Legend

- Subdivision Boundary Line
- Lot Line
- Right-of-way Line
- Section Line
- Center Line
- Match Line
- Tie Line
- Utility Easement Line
- Homeowners Association Irrigation Easement Line
- ACHD Permanent Easement Line
- ACHD Drainage Easement Line
- ACHD Storm Water Pond Easement Line
- Kuna Off-site Utility Easement Line
- Section Corner, Found as noted
- Quarter-Section Corner, Found as noted
- Set 1/2"x24" Rebar, with Plastic Cap Marked "J-U-B 15528"
- Set 5/8"x24" Rebar, with Plastic Cap Marked "J-U-B 15528"
- Set 1-3/16" Bern/ten BP Cap with Magnet Marked "J-U-B 15528"
- Dimension Point
- Curve Number (Typical)
- Line Number (Typical)
- Lot Number (Typical)
- PLS Number found on Monument
- Witness Corner-Monument as shown with Plastic Cap Marked "WC J-U-B 15528"



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JUB Project No. 10-19-086

SEE SHEET 2 FOR LINE AND CURVE TABLES (THIS SHEET ONLY)
SEE SHEET 11 FOR NOTES, EASEMENT NOTES, AND REFERENCE DOCUMENTS

PLAT SHOWING
Robinhood Subdivision No. 1

Line Table		
Line #	Direction	Length
L1	S89°00'30"E	79.03'
L2	N73°23'45"W	47.82'
L3	N60°29'17"W	61.32'
L4	N60°32'11"W	78.42'
L5	N19°05'09"W	79.20'
L6	N13°20'08"E	79.20'
L7	N49°57'22"E	79.20'
L8	N79°51'40"E	87.05'
L9	N84°25'44"E	73.72'
L10	S72°04'52"E	21.37'
L11	N99°23'43"E	108.17'
L12	N17°09'11"E	88.83'
L13	N34°45'48"E	88.43'
L14	S98°09'03"E	95.61'

Line Table		
Line #	Direction	Length
L15	N03°10'30"E	28.98'
L16	S10°05'24"E	48.53'
L17	S71°30'52"E	97.04'
L18	S14°37'55"W	62.14'
L19	S11°46'29"W	90.29'
L20	S18°15'27"W	90.00'
L21	S24°40'43"W	90.29'
L22	S14°48'55"W	46.13'
L23	S17°24'12"W	63.31'
L24	N94°15'48"W	37.81'
L25	S09°16'11"W	28.16'
L26	S02°03'28"E	62.00'
L27	S22°10'58"W	77.79'
L28	S38°30'36"W	77.79'

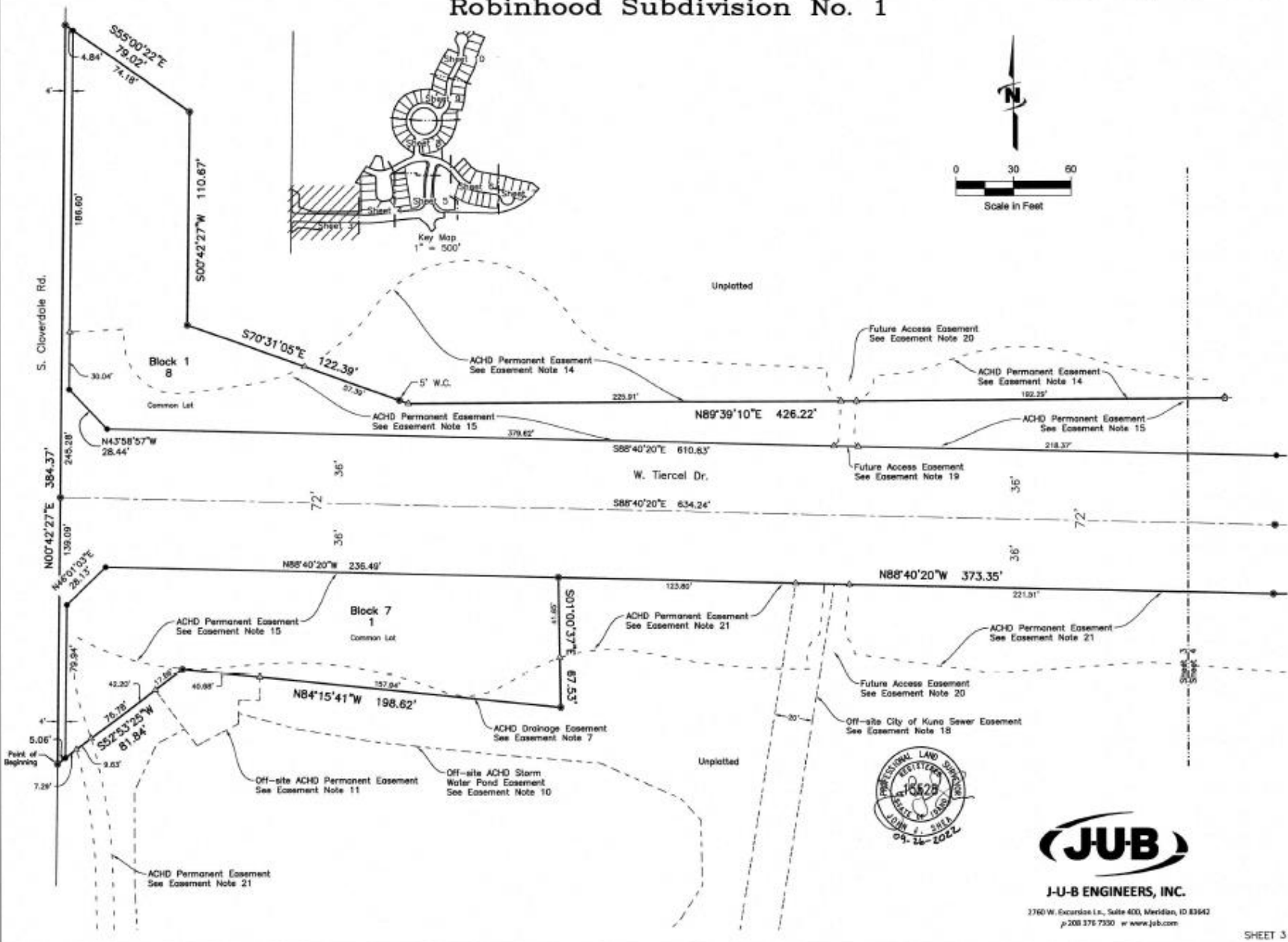
Line Table		
Line #	Direction	Length
L29	S54°51'12"W	43.75'
L30	S62°23'46"E	50.89'
L31	S39°11'33"E	50.25'
L32	S54°18'50"E	51.13'
L33	S75°02'58"E	85.91'
L34	S89°30'28"E	62.00'
L35	S72°09'34"E	82.24'
L36	S09°20'50"E	72.94'
L37	S02°59'14"E	50.05'
L38	S78°48'24"W	48.71'
L39	S44°11'02"W	48.25'
L40	S01°00'37"E	67.53'
L41	N84°15'41"W	198.62'
L42	S52°53'25"W	81.64'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	27.00'	201.20'	7°45'39"	S08°40'25"E	28.98'
C2	68.60'	201.20'	19°05'10"	N70°16'11"E	88.84'
C3	89.03'	373.50'	10°35'33"	N88°05'47"E	88.83'
C4	58.49'	50.00'	84°43'58"	N39°01'31"E	53.53'
C5	85.73'	100.00'	37°38'30"	N15°30'10"W	84.00'
C6	94.25'	56.00'	95°28'19"	N13°53'09"E	83.52'
C7	125.50'	373.50'	18°15'10"	S05°02'57"E	124.92'
C8	501.42'	525.00'	54°43'19"	S84°10'08"W	482.57'
C9	101.52'	48.50'	117°33'18"	S20°41'19"W	84.84'
C10	33.98'	192.80'	12°31'58"	N05°25'58"W	33.29'
C11	82.30'	182.50'	25°50'12"	N42°05'05"W	81.00'
C12	18.84'	77.50'	12°31'16"	N48°44'33"W	18.90'
C13	29.95'	82.50'	20°48'31"	N52°53'10"W	29.80'
C14	161.58'	1464.00'	6°19'28"	S05°40'02"W	161.51'
C15	144.15'	935.99'	8°48'28"	S86°55'02"W	144.01'



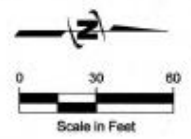
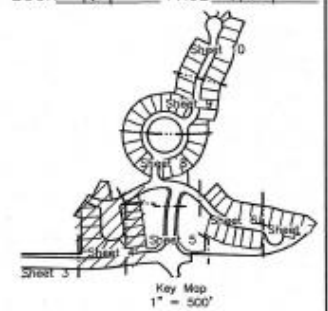
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Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	37.00'	201.50'	7°40'39"	S88°40'25"E	28.98'
C2	86.85'	201.50'	19°02'10"	N70°16'11"E	66.64'
C15	144.15'	935.99'	8°49'28"	S86°52'02"W	144.01'
C17	138.61'	900.00'	8°49'28"	N89°55'02"E	138.47'
C18	133.04'	864.01'	8°49'21"	N89°54'58"E	132.91'
C22	232.70'	225.00'	84°21'48"	S87°00'59"E	236.83'
C23	71.84'	45.50'	90°12'29"	N36°20'00"E	94.47'
C24	77.79'	45.50'	97°07'36"	S49°24'53"E	88.60'
C35	132.41'	201.50'	37°39'00"	S81°20'14"E	130.04'
C36	31.78'	484.50'	2°31'18"	S10°01'58"W	21.76'
C37	117.21'	225.00'	28°00'30"	S89°46'32"E	116.89'

Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C38	45.42'	225.00'	11°33'58"	N69°32'04"E	40.34'
C39	44.70'	225.00'	11°33'02"	N69°29'37"E	44.63'
C40	100.00'	248.50'	23°03'38"	S66°21'54"E	99.24'
C41	28.48'	21.10'	77°17'36"	N38°14'54"W	28.20'
C42	103.44'	60.50'	87°07'36"	S49°24'53"E	91.29'
C44	34.88'	60.50'	33°01'36"	S17°01'00"E	34.40'
C45	46.35'	60.50'	43°53'20"	S25°24'50"E	40.23'
C46	32.21'	60.50'	31°01'36"	S68°02'42"E	22.00'
C48	95.25'	60.50'	80°12'36"	N38°19'58"E	85.72'
C49	18.47'	60.50'	18°26'12"	N72°13'13"E	19.28'
C50	37.34'	60.50'	38°21'54"	N43°19'07"E	34.70'

Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C51	38.44'	60.50'	38°24'30"	N39°25'55"E	37.80'
C52	32.42'	508.50'	2°31'18"	N10°01'58"W	22.42'
C53	36.87'	20.00'	76°07'56"	S27°11'23"W	24.89'
C54	21.13'	248.50'	4°52'17"	N63°14'14"E	21.12'
C55	20.03'	20.00'	57°22'11"	S17°23'29"W	19.20'
C56	6.84'	20.00'	18°30'48"	S00°52'28"W	6.81'
C57	45.42'	225.00'	11°33'58"	N69°32'04"E	40.34'

C43, C47, C57, C58, C59, and C60 intentionally removed.

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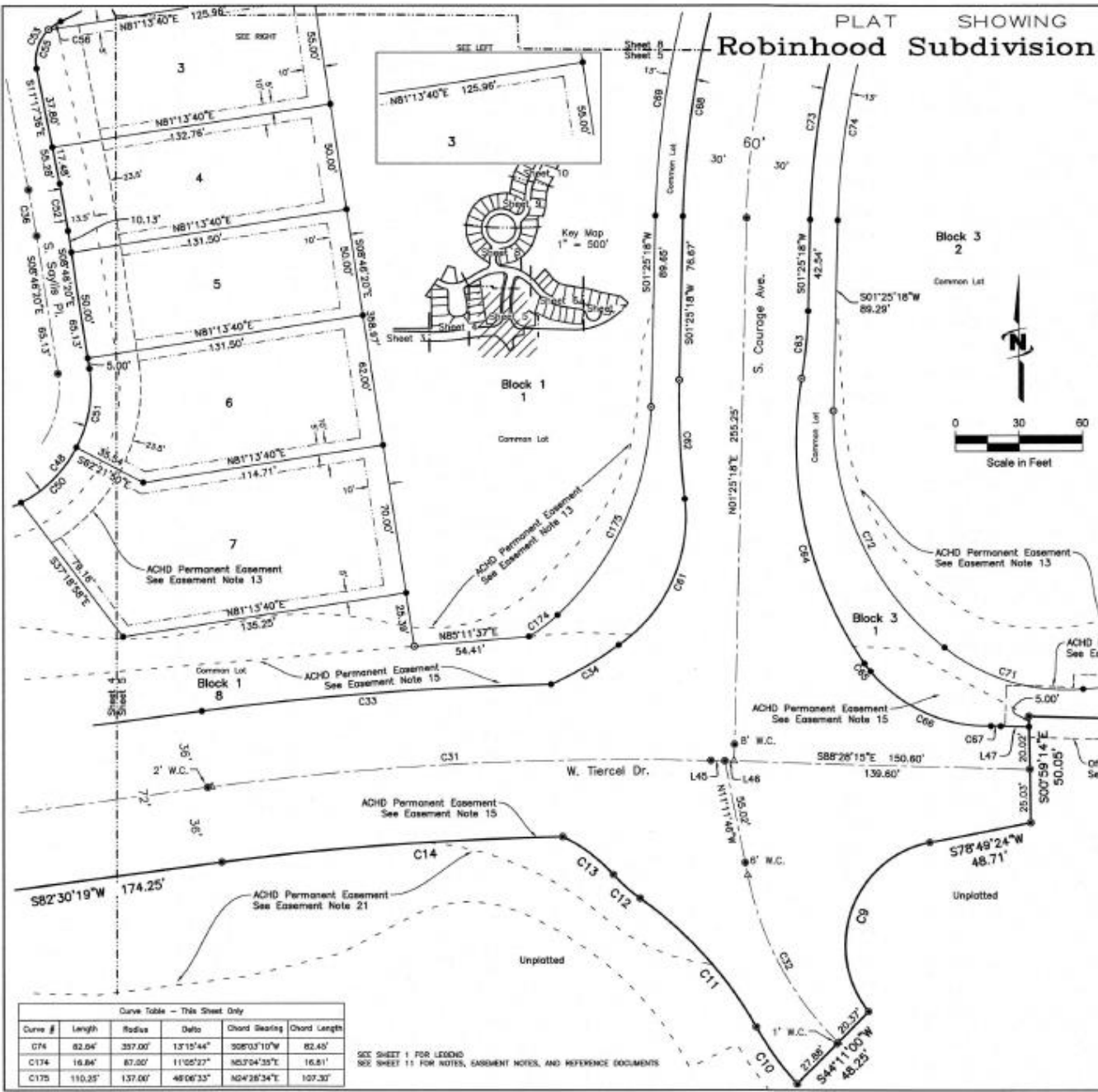
PLAT BOOK 124 PAGE 19922

Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C9	101.52'	49.50'	117°30'18"	S23°04'15"W	84.64'
C10	33.36'	162.50'	12°31'50"	N35°25'58"W	33.36'
C11	82.04'	162.50'	29°50'12"	N42°00'05"W	81.89'
C12	16.84'	77.00'	12°31'10"	N48°44'33"W	16.90'
C13	29.86'	82.50'	20°48'31"	N52°53'10"W	29.86'
C14	181.56'	1464.00'	6°19'26"	S85°40'02"W	181.51'
C31	236.25'	1969.00'	8°01'27"	N87°01'02"E	236.01'
C32	90.64'	150.00'	34°37'13"	S28°30'23"E	89.28'
C33	185.50'	1534.00'	6°10'37"	S85°30'32"W	185.44'
C34	36.90'	182.50'	11°36'49"	N80°09'22"E	36.93'
C36	21.76'	494.50'	2°31'16"	N10°01'58"W	21.76'
C48	95.25'	85.50'	90°12'58"	N09°19'58"E	85.72'
C50	37.34'	85.50'	39°21'54"	N49°19'07"E	36.75'
C51	35.44'	85.50'	38°24'30"	N09°25'50"E	37.80'
C52	22.42'	509.50'	2°31'16"	N10°01'58"W	22.42'
C53	25.87'	20.00'	78°57'59"	S27°11'23"W	24.89'
C55	20.03'	20.00'	57°22'11"	S17°23'29"W	19.20'
C56	6.84'	20.00'	19°35'48"	S55°32'38"W	6.81'
C61	79.08'	72.50'	62°29'45"	N04°40'41"E	76.22'
C62	58.14'	402.50'	7°39'30"	S02°34'27"E	56.10'
C63	31.85'	225.50'	6°18'08"	N02°34'22"E	31.80'
C64	140.44'	162.50'	44°05'51"	S12°19'19"E	137.00'
C65	4.87'	47.50'	5°37'39"	S37°10'54"E	4.86'
C66	84.89'	72.50'	57°07'18"	S89°33'23"E	82.56'
C67	4.54'	102.50'	2°32'28"	N89°44'28"W	4.54'
C68	89.53'	435.00'	1°7'10"44"	S89°03'10"W	89.31'
C69	102.54'	443.00'	1°15'44"	S89°03'10"W	102.31'
C71	89.88'	83.00'	43°03'16"	S73°20'09"E	88.20'
C72	127.38'	137.00'	53°13'49"	S29°11'37"E	122.75'
C73	85.64'	375.00'	1°7'10"44"	S89°03'10"W	85.40'

Line Table - This Sheet Only

Line #	Direction	Length
L45	N88°28'15"W	6.86'
L46	S88°28'15"E	4.34'
L47	S89°38'15"E	13.48'



Curve Table - This Sheet Only

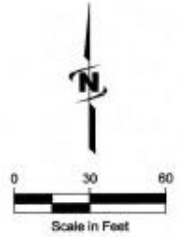
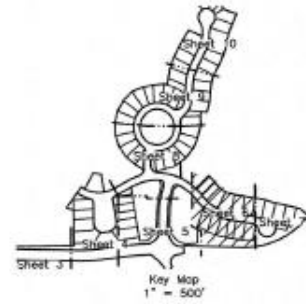
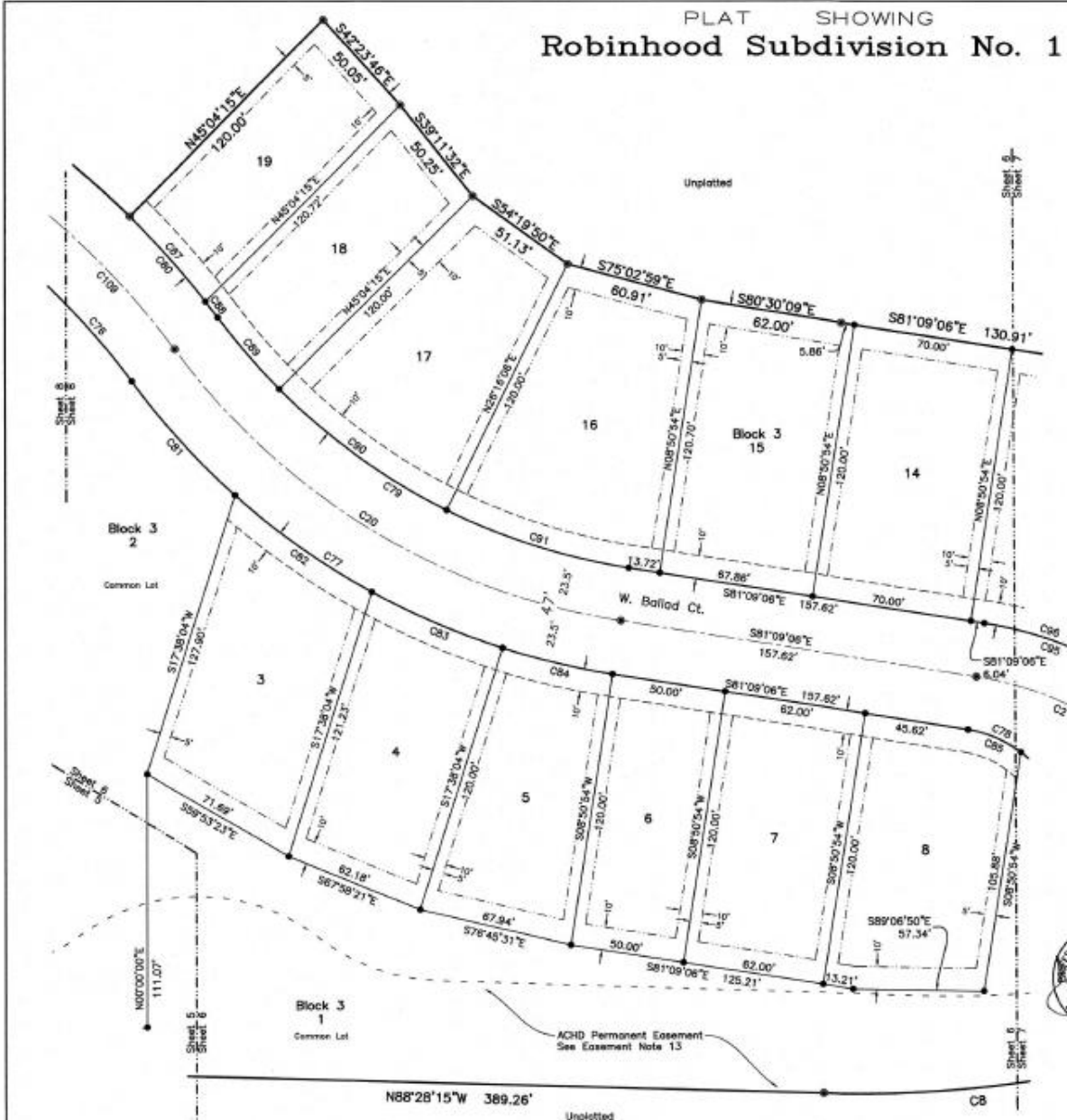
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C74	82.04'	337.00'	1°15'44"	S08°03'10"W	82.40'
C174	16.84'	87.00'	11°05'27"	N63°04'39"E	16.81'
C175	110.25'	137.00'	48°06'33"	N24°28'34"E	107.30'

SEE SHEET 1 FOR LEGEND
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PLAT SHOWING
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Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C8	501.42'	525.00'	54°45'19"	S64°10'09"W	480.53'
C20	234.50'	300.00'	44°47'08"	S28°45'32"E	228.57'
C21	113.30'	144.97'	44°46'52"	S68°45'40"W	116.44'
C76	155.43'	326.50'	27°16'29"	S20°50'13"W	153.92'
C77	292.67'	323.50'	44°47'08"	S28°45'32"E	246.48'
C78	64.29'	51.20'	72°16'43"	S49°50'49"W	66.39'
C79	216.13'	276.50'	44°47'08"	S28°45'32"E	210.67'
C80	59.04'	373.50'	8°03'34"	S40°53'40"W	58.98'
C81	67.29'	323.50'	11°20'54"	S42°19'30"E	67.17'
C82	73.58'	323.50'	13°01'56"	S5°44'01"E	73.42'
C83	62.39'	323.50'	11°02'56"	S48°50'27"E	62.29'
C84	49.81'	323.50'	8°47'10"	S76°45'31"E	49.26'
C85	35.41'	51.20'	38°28'29"	S68°56'54"W	35.15'
C87	50.13'	373.50'	7°41'20"	S41°34'42"W	50.09'
C88	8.91'	373.50'	1°22'03"	N37°03'00"W	8.91'
C89	41.32'	276.50'	8°33'47"	S40°38'52"E	41.29'
C90	80.74'	276.50'	16°46'09"	S54°18'50"E	80.33'
C91	84.07'	276.50'	17°25'12"	S72°26'30"E	83.74'
C95	58.80'	168.47'	10°59'53"	N71°06'10"W	58.50'
C96	55.12'	168.47'	18°44'41"	N71°46'45"W	54.87'
C109	237.93'	350.00'	39°56'59"	N05°50'28"W	233.38'

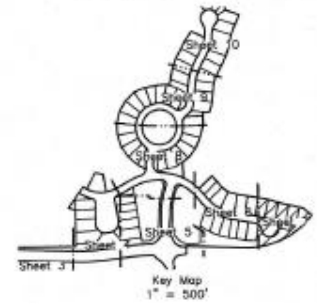
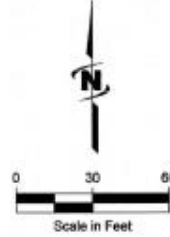
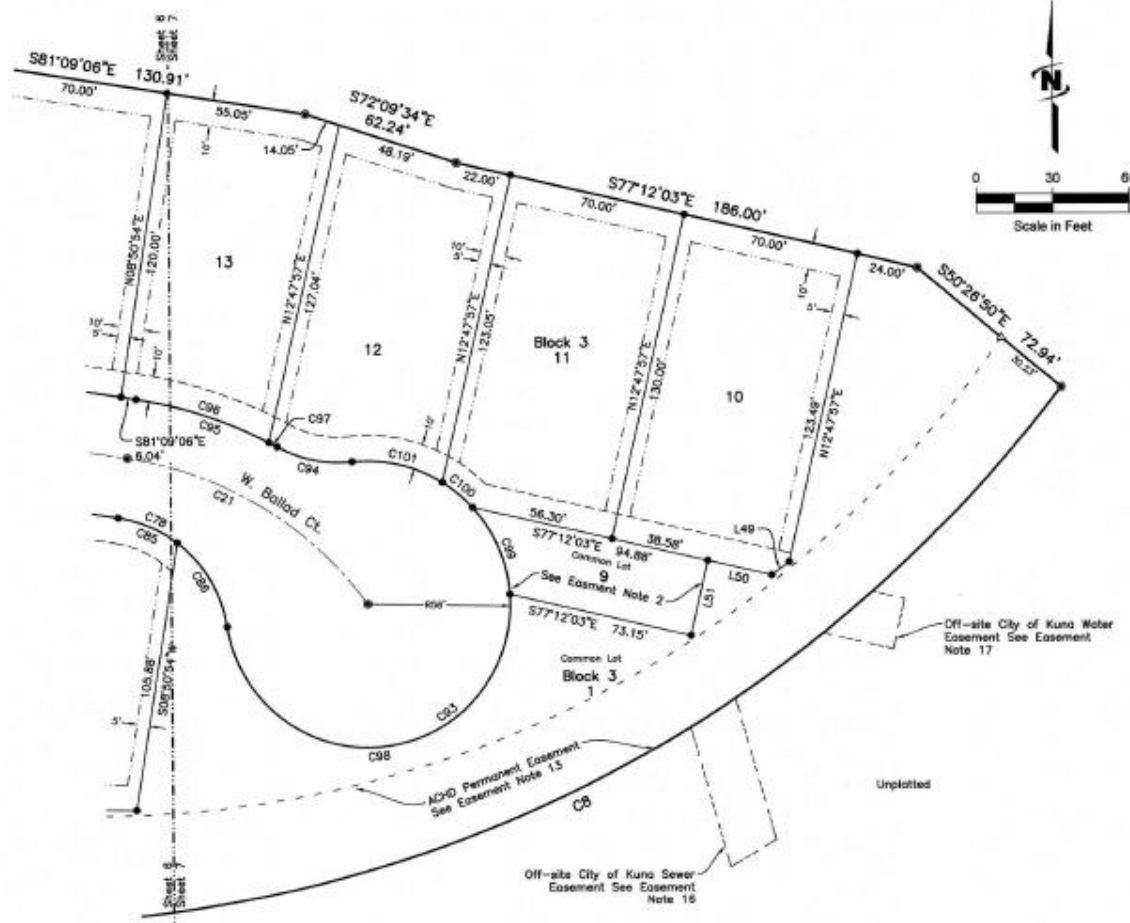


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PLAT SHOWING
Robinhood Subdivision No. 1

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Line Table - This Sheet Only

Line #	Direction	Length
L49	S23°30'58"W	8.36'
L50	S77°12'03"E	25.82'
L51	S12°41'53"W	30.00'

Curve Table - This Sheet Only

Curve #	Length	Radius	Chord	Bearing	Chord Length
C8	501.42'	525.00'	54°43'19"	S64°10'08"W	482.53'
C21	113.30'	144.97'	44°46'52"	S88°45'40"W	110.44'
C78	84.59'	91.20'	72°18'43"	N42°00'42"W	80.30'
C85	25.41'	51.20'	28°28'20"	N69°50'54"W	25.15'
C86	39.17'	51.20'	43°50'18"	N37°47'32"W	26.23'
C93	281.22'	58.00'	287°15'36"	N37°29'46"E	81.07'
C94	30.63'	50.00'	34°58'48"	S78°38'37"E	30.05'
C95	58.80'	168.41'	18°59'53"	N71°09'10"W	58.50'
C96	55.12'	168.41'	18°44'41"	N71°46'48"W	54.87'
C97	3.89'	168.41'	1°10'11"	N61°46'48"W	3.88'
C98	170.98'	56.00'	174°58'01"	N63°38'46"E	111.89'
C99	37.75'	56.00'	28°23'25"	N27°05'56"W	37.94'
C100	15.41'	56.00'	10°45'49"	N52°19'00"W	15.35'
C101	37.08'	56.00'	37°56'03"	N77°09'56"W	36.40'

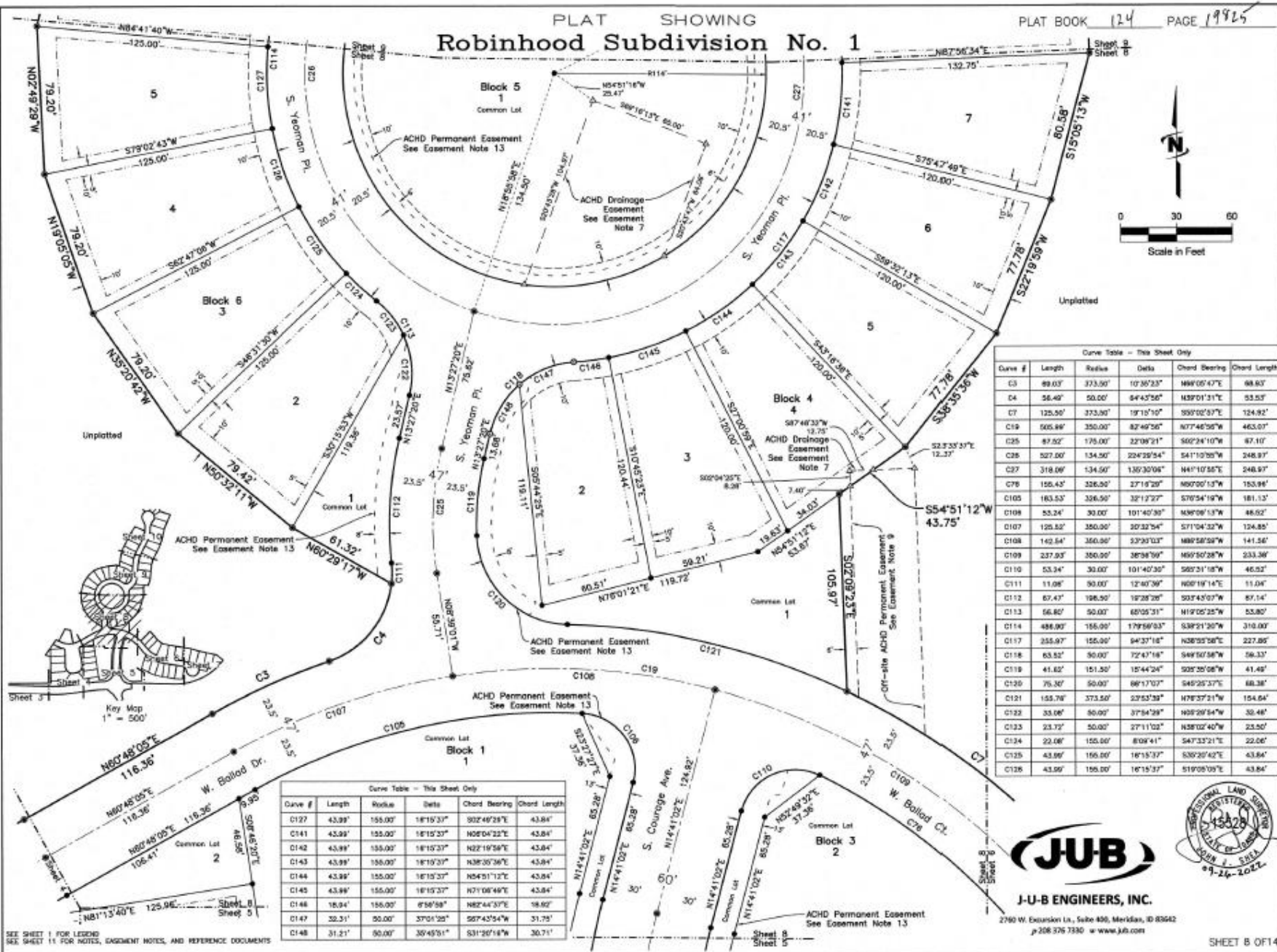
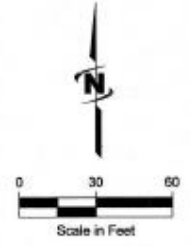
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PLAT SHOWING
Robinhood Subdivision No. 1

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Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C127	43.89'	155.00'	18°15'37"	S02°49'39"E	43.84'
C141	43.89'	155.00'	18°15'37"	N08°04'22"E	43.84'
C142	43.89'	155.00'	18°15'37"	N22°19'38"E	43.84'
C143	43.89'	155.00'	18°15'37"	N38°30'36"E	43.84'
C144	43.89'	155.00'	18°15'37"	N54°51'12"E	43.84'
C145	43.89'	155.00'	18°15'37"	N71°08'49"E	43.84'
C146	18.04'	155.00'	8°58'58"	N82°44'37"E	18.82'
C147	32.31'	80.00'	37°01'35"	S07°42'54"W	31.75'
C148	31.21'	80.00'	35°45'51"	S31°20'18"W	30.71'

Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C3	89.03'	373.90'	10°35'23"	N89°05'47"E	88.83'
C4	56.40'	50.00'	84°43'56"	N39°01'31"E	53.53'
C7	125.50'	373.90'	19°15'10"	S59°02'37"E	124.82'
C19	505.88'	350.00'	82°46'56"	N77°46'56"W	463.01'
C25	87.82'	175.00'	22°08'21"	S02°24'10"W	87.10'
C26	527.00'	134.50'	22°43'54"	S41°10'55"W	248.97'
C27	318.06'	134.50'	135°33'06"	N41°10'55"E	248.97'
C78	158.45'	326.50'	27°18'29"	N60°00'13"W	153.84'
C105	183.53'	326.50'	32°12'27"	S70°54'19"W	181.13'
C108	53.24'	30.00'	101°40'39"	N38°08'13"W	48.82'
C107	125.82'	350.00'	20°32'54"	S71°04'32"W	124.85'
C108	142.54'	350.00'	23°30'03"	N89°28'52"W	141.56'
C109	237.93'	350.00'	38°58'59"	N69°50'28"W	233.36'
C110	53.34'	30.00'	101°40'39"	S69°21'18"W	46.52'
C111	11.08'	50.00'	12°40'36"	N68°19'14"E	11.04'
C112	87.47'	126.50'	18°28'29"	S23°42'07"W	87.14'
C113	56.80'	50.00'	60°05'31"	N19°05'25"W	53.80'
C114	488.00'	155.00'	179°58'53"	S38°21'50"W	310.00'
C117	255.97'	155.00'	94°37'18"	N38°05'58"E	227.85'
C118	83.82'	50.00'	72°47'18"	S49°50'58"W	56.33'
C119	41.82'	151.50'	15°44'24"	S25°25'08"W	41.49'
C120	76.30'	50.00'	86°17'07"	S45°25'37"E	68.38'
C121	155.78'	373.50'	23°52'38"	N78°37'21"W	154.64'
C122	33.06'	50.00'	37°54'28"	N38°29'54"W	32.48'
C123	23.72'	50.00'	27°11'02"	N38°02'40"W	23.50'
C124	22.06'	155.00'	8°09'41"	S47°33'21"E	22.06'
C125	43.89'	155.00'	16°15'37"	S30°20'42"E	43.84'
C126	43.89'	155.00'	16°15'37"	S19°05'09"E	43.84'



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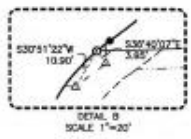
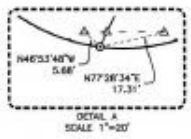
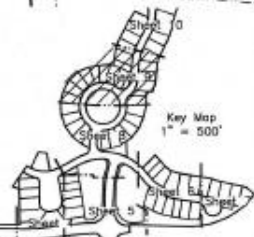
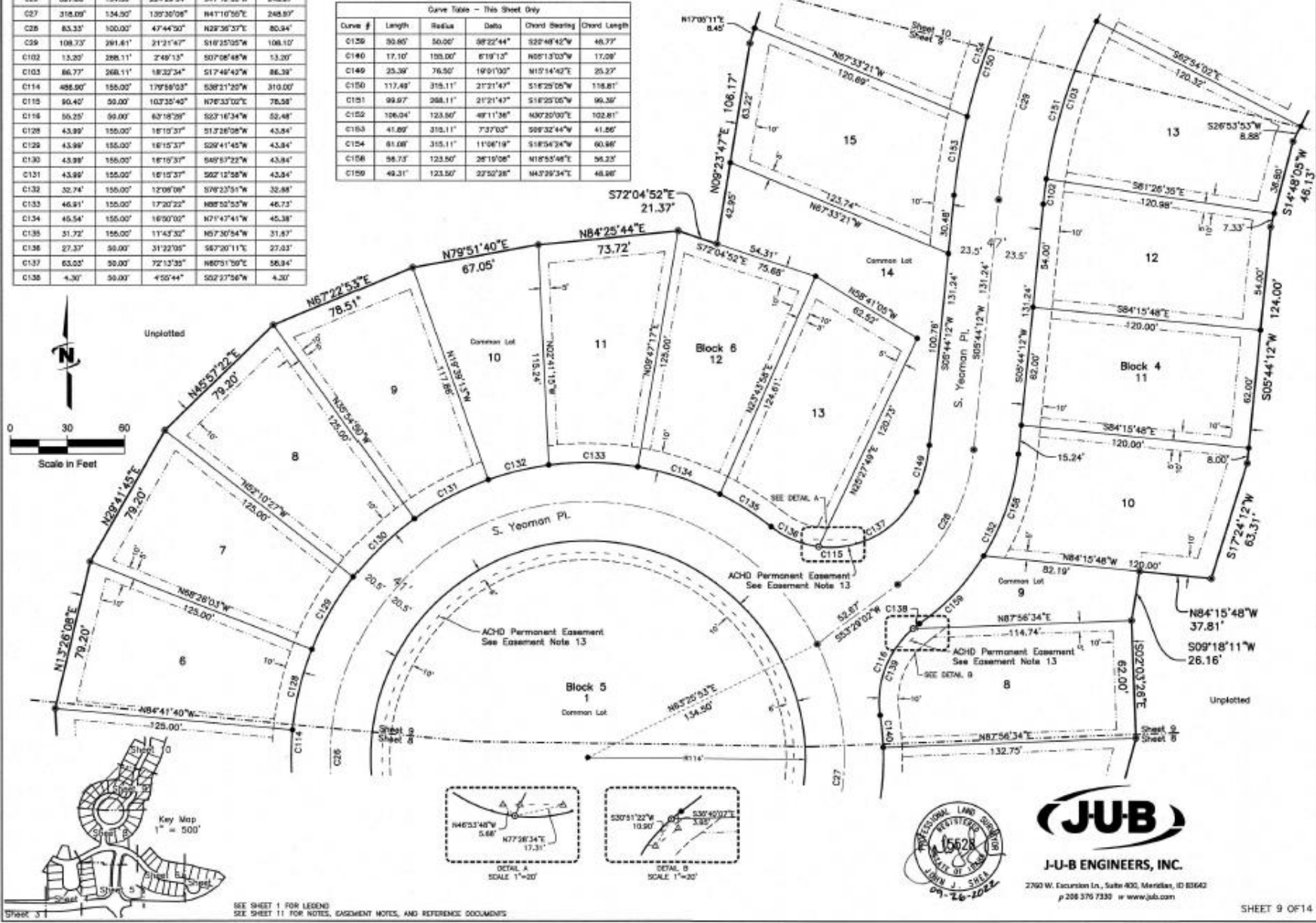
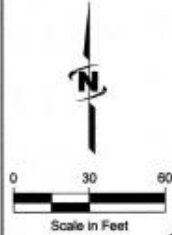
SEE SHEET 1 FOR LEGEND
 SEE SHEET 11 FOR NOTES, EASEMENT NOTES, AND REFERENCE DOCUMENTS

PLAT SHOWING Robinhood Subdivision No. 1

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Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C26	527.00'	134.50'	23°42'54"	S41°10'52"W	248.97'
C27	318.09'	134.50'	130°35'09"	N41°10'50"E	248.97'
C28	83.33'	100.00'	47°44'50"	N29°35'37"E	80.94'
C29	108.73'	281.61'	21°21'47"	S19°25'05"W	108.10'
C102	13.20'	288.11'	2°49'13"	S07°08'48"W	13.20'
C103	86.77'	288.11'	18°32'34"	S17°46'42"W	86.39'
C114	488.90'	155.00'	170°59'03"	S38°21'20"W	310.00'
C115	90.40'	99.00'	103°35'40"	N09°33'02"E	78.58'
C116	56.25'	99.00'	63°18'29"	S23°16'34"W	52.48'
C128	43.89'	155.00'	18°10'37"	S13°28'08"W	43.84'
C129	43.89'	155.00'	18°15'37"	S29°41'45"W	43.84'
C130	43.89'	155.00'	18°16'37"	S49°57'22"W	43.84'
C131	43.89'	155.00'	18°15'37"	S02°12'58"W	43.84'
C132	32.74'	155.00'	12°08'09"	S78°23'51"W	32.88'
C133	46.81'	155.00'	17°20'22"	N08°52'53"W	46.73'
C134	45.54'	155.00'	16°50'02"	N07°47'41"W	45.38'
C135	51.72'	155.00'	11°43'32"	N07°30'54"W	51.87'
C136	27.37'	99.00'	31°22'09"	S47°20'11"E	27.03'
C137	63.03'	99.00'	72°13'35"	N09°51'59"E	58.94'
C138	4.30'	99.00'	4°50'44"	S22°27'56"W	4.30'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C125	39.60'	50.00'	88°22'44"	S22°48'42"W	46.77'
C140	17.10'	155.00'	8°19'13"	N08°13'03"W	17.09'
C149	25.39'	76.50'	19°01'00"	N10°14'42"E	25.27'
C150	117.49'	318.11'	21°21'44"	S18°29'06"W	118.81'
C151	99.87'	288.11'	21°21'40"	S18°25'08"W	99.30'
C152	106.04'	123.50'	49°11'36"	N07°20'00"E	102.81'
C153	41.80'	318.11'	7°37'03"	S09°32'44"W	41.86'
C154	81.08'	318.11'	11°06'19"	S18°54'34"W	80.98'
C156	98.73'	123.50'	28°19'08"	N18°53'48"E	98.23'
C159	49.31'	123.50'	22°52'28"	N43°29'34"E	48.98'

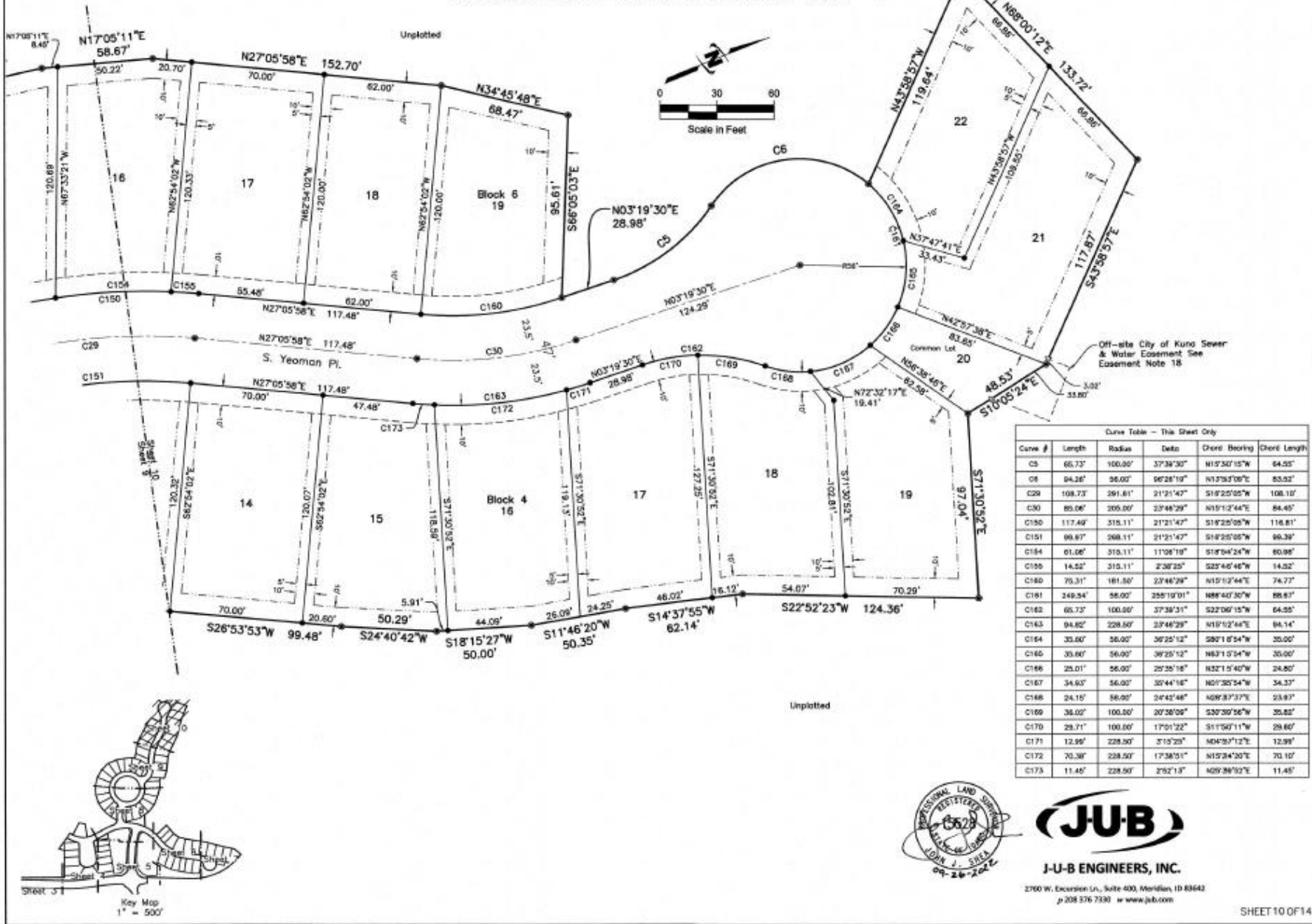


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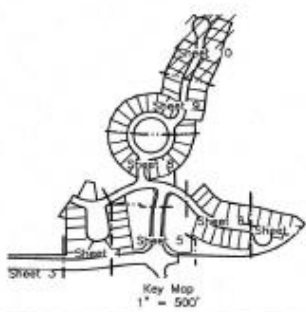
SEE SHEET 1 FOR LEGEND
SEE SHEET 11 FOR NOTES, EASEMENT NOTES, AND REFERENCE DOCUMENTS

PLAT SHOWING Robinhood Subdivision No. 1



Curve Table - This Sheet Only

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C5	65.73'	100.00'	37.39°30'	N15°30'15"W	64.55'
C6	84.26'	56.00'	66°28'10"	N15°38'09"E	83.02'
C29	108.73'	291.61'	21°21'47"	S18°25'05"W	108.10'
C30	85.06'	205.00'	23°46'29"	N15°12'44"E	84.45'
C150	117.49'	315.11'	21°21'47"	S18°25'05"W	116.81'
C151	99.87'	268.11'	21°21'47"	S18°25'05"W	99.39'
C154	61.06'	310.11'	11°08'19"	S18°04'24"W	80.98'
C155	14.52'	310.11'	2°28'25"	S23°45'46"W	14.52'
C160	70.31'	161.50'	23°46'29"	N15°12'44"E	74.77'
C161	249.34'	56.00'	255°19'01"	N88°40'30"W	88.93'
C162	65.73'	100.00'	37.38°31'	S22°06'15"W	64.55'
C163	94.62'	228.50'	23°46'29"	N15°12'44"E	84.14'
C164	35.00'	56.00'	36°25'12"	S80°18'54"W	35.00'
C165	33.60'	56.00'	36°25'12"	N63°15'54"W	35.00'
C166	25.01'	56.00'	25°38'16"	N32°15'40"W	24.80'
C167	34.63'	56.00'	35°44'16"	N01°20'54"W	34.33'
C168	24.15'	56.00'	24°42'48"	N08°37'37"E	23.93'
C169	38.02'	100.00'	20°38'09"	S20°20'56"W	35.82'
C170	29.71'	100.00'	17°01'22"	S11°00'11"W	29.66'
C171	12.99'	228.50'	3°15'29"	S04°39'12"E	12.99'
C172	70.38'	228.50'	17°38'51"	N15°24'20"E	70.10'
C173	11.45'	228.50'	2°52'13"	N09°38'02"E	11.45'



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PLAT SHOWING
Robinhood Subdivision No. 1

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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, 2, 8 and 13 of Block 1, Lots 1, 2 and 9 of Block 3, Lots 1, 9, and 20 of Block 4, Lot 1 of Block 5, Lots 1, 10 and 14 of Block 6 and Lot 1 of Block 7 are common lots which shall be owned and maintained by the Robinhood Subdivision Homeowners Association, Inc. The ownership and maintenance commitment may not be dissolved without the express consent of the City of Kuna.
3. Minimum building setback lines shall be in accordance with the City of Kuna's Zoning Ordinance at the time of issuance of the individual building permit, or as specifically approved and/or required.
4. Lots shall not be reduced in size without prior approval from the health authority.
5. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
6. Reference is made to the public health letter on file with Ada County Recorder regarding additional restrictions.
7. This development recognizes Section 22-4503 of Idaho Code, Right to Farm Act, which states, "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
8. Maintenance of any irrigation, drainage pipe, or ditch, crossing a lot, is the responsibility of the lot owner, unless such responsibility is assumed by an irrigation or drainage entity or district.
9. The Robinhood Subdivision Homeowners Association (HOA), its ownership, and maintenance commitments cannot be dissolved without the express written consent of the City of Kuna, Idaho. All improved individual lots are subject to the fractional share of the irrigation assessment for each HOA common lot(s) that receive(s) private irrigation. If the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non-payment.
10. This Development is subject to ACHD Temporary License Agreement Instrument No. 2022-081316.
11. This development is subject to that Declaration of Covenants, Conditions, and Restrictions For Robinhood Subdivision No. 1, which will be recorded concurrently with this plat, and any existing or future amendments, restatements, or supplements to said Declaration.
12. This subdivision is located within Zone X as shown on the Flood Insurance Rate Maps 16001C0265J and 16001C0425H, with effective dates of June 19, 2020 and February 19, 2003, respectively. 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. Direct lot or parcel access to W. Tiercel Drive is prohibited.
14. The land within this plat is not within an Irrigation District as defined in Idaho Code 31-3805, and the requirements in Idaho Code 31-3805 are not applicable. Water for irrigation purposes shall be provided by Robinhood Subdivision Homeowners Association, Inc.
15. Survey monuments shall be preserved, set, and/or restored in accordance with Idaho Code.

Surveyor's Narrative

Survey Purpose:

To determine the boundary of portions of these lands as described in those special warranty deeds recorded under instrument Nos. 2021-042012, 2019-014374, and 2021-042022, Ada County Records, and that grant deed recorded under instrument No. 100048902, and to include said portions of said lands within this subdivision.

Documents Used:

See Reference Documents below.

Boundary Controlled By:

A portion of the westerly boundary is controlled by the easterly right of way line of Cloverdale Rd as described in that warranty deed recorded under instrument No. 108003131, Ada County Records.

The northerly, easterly, and remaining westerly boundary is controlled by the lands described as Golf Parcel A in that special warranty deed recorded under instrument 2021-042022, Ada County Records.

The southerly boundary is controlled by a boundary line created by the client reflecting how portions of the lands of hereinabove described deeds are desired to be subdivided.

Reference Documents

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

Surveys: ROS 0222, 0441, 10338 & 11990.

Deeds: 100048902, 108003131, 2019-014374, 2021-042012 & 2021-042022.

Easements: 2015-103256, 2022-088756, 2022-044281, 2022-043509, 2022-043508, 2022-075314, 2022-074315, 2022-074316, 2022-049315, 2022-043518, 2022-043547, 2022-043548, 2022-043549, 2022-073258, 2022-073259, & 2022-082048.

Easement Notes

1. Lots 1, 2, 8 and 13 of Block 1, Lots 1, 2 and 9 of Block 3, Lots 1, 9, and 20 of Block 4, Lots 1, 10 and 14 of Block 6, and Lot 1 of Block 7 are designated as having a Utility Easement co-situate with said Lot (i.e. blanket easement).
2. Lot 9 of Block 3 is hereby designated as having an Access Easement co-situate with said lots (i.e. blanket easement).
3. The Access Easement designated hereon is non-exclusive, perpetual, shall run with the land, is appurtenant to the lots adjoining and fronting thereon. Lots 10, and 11 of Block 3 front upon the easement over Lot 9 of Block 3 and are hereby reserved for ingress & egress; the installation, maintenance, operation, and use of a common driveway; and appurtenances thereto. See the CC&Rs for rights, restrictions, maintenance, and assessments.
4. All Utility Easements shown or designated hereon are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots shown hereon, and are hereby reserved for the installation, maintenance, operation, and use of public and private utilities, sewer service, cable television/data; City of Kuna water, sewer & drainage; appurtenances thereto; and lot drainage.
5. The Irrigation Easements shown hereon are non-exclusive, perpetual, shall run with the land, and are hereby reserved for the installation, maintenance, operation, and use of Robinhood Subdivision Homeowners Association Inc.; and appurtenances thereto.
6. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.
7. Portions of Lots 1 and 2 of Block 3, Lot 4 of Block 4, Lot 1 of Block 5, and all of Lot 1 of Block 7 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 No. 2015-103256, 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.
8. No Utility or City of Kuna Easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping, parking, side & rear property line fences, or other such nonpermanent improvements.
9. See Instrument Number 2022-088756 for ACHD Permanent Easement.
10. See Instrument Number 2022-044281 for ACHD Storm Water Pond Easement.
11. See Instrument Number 2022-043509 for ACHD Permanent Easement.
12. See Instrument Number 2022-043508 for ACHD Permanent Easement.
13. See Instrument Numbers 2022-075316 and 2022-043547 for ACHD Permanent Easements.
14. See Instrument Numbers 2022-075314, 2022-043549, and 2022-043518 for ACHD Permanent Easements.
15. See Instrument Numbers 2022-075315 and 2022-043548 for ACHD Permanent Easements.
16. See Instrument Number 2022-082048 for Off-site Kuna Utility Easement.
17. See Instrument Number 2022-073258 for Off-site Kuna Utility Easement.
18. See Instrument Number 2022-073259 for Off-site Kuna Utility Easement.
19. Future Falcon Crest Club Partners, LLC Access Easement to be recorded in conjunction with Plat.
20. Access Easement to be recorded in conjunction with Plat.
21. See Instrument Number 2022-049315 for ACHD Permanent Easement.



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PLAT SHOWING
Robinhood Subdivision No. 1

Certificate of Owners

Know all people by these presents that we, the undersigned, do hereby certify that we are the owner of that real property to be known as Robinhood Subdivision No. 1, and that we intend to include said real property, as described below, in this plat:

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

COMMENCING at the southwest corner of said Section 22, from which the south quarter-corner of said Section 22 bears South 89°57'42" East, 2660.56 feet; Thence along the south line of said Section 22, South 89°57'42" East, 48.00 feet; Thence departing from said south line and along the easterly right-of-way line of South Cloverdale Road as described in that Warranty Deed to the Ada County Highway District recorded under Instrument No. 108003131, Ada County Records, North 00°42'47" East, 2651.04 feet to the south line of the Northwest Quarter of said Section 22; Thence continuing along said easterly right-of-way line, North 00°42'27" East, 757.32 feet to the POINT OF BEGINNING.

Thence continuing along said easterly right-of-way line, N 00°42'27" E, 384.37 feet;
 Thence leaving said right-of-way, S 50°00'22" E, 79.02 feet;
 Thence S 00°42'27" W, 110.67 feet; Thence S 70°31'05" E, 122.39 feet; Thence N 80°39'10" E, 426.22 feet; Thence N 00°36'05" W, 235.59 feet; Thence N 73°23'45" W, 47.82 feet;
 Thence N 35°09'55" E, 167.00 feet to the beginning of a non-tangent curve;
 Thence along said non-tangent curve to the left on an arc length of 27.00 feet, having a radius of 201.50 feet, a central angle of 07°40'39", a chord bearing of S 58°40'25" E and a chord length of 26.98 feet;
 Thence N 27°29'16" E, 120.00 feet; Thence S 81°20'14" E, 52.80 feet; Thence S 10°09'44" E, 120.00 feet to the beginning of a non-tangent curve;
 Thence along said non-tangent curve to the left on an arc length of 66.95 feet, having a radius of 201.50 feet, a central angle of 19°02'10", a chord bearing of N 70°19'11" E and a chord length of 66.64 feet;
 Thence N 60°48'05" E, 116.36 feet to the beginning of a curve;
 Thence along said curve to the right on an arc length of 69.03 feet, having a radius of 373.50 feet, a central angle of 10°35'23", a chord bearing of N 68°05'47" E and a chord length of 68.93 feet to the beginning of a reverse curve;
 Thence along said reverse curve to the left on an arc length of 56.49 feet, having a radius of 30.00 feet, a central angle of 84°43'56", a chord bearing of N 38°01'31" E and a chord length of 53.53 feet;
 Thence N 60°29'17" W, 61.32 feet; Thence N 50°32'11" W, 79.42 feet; Thence N 35°20'42" W, 79.20 feet; Thence N 19°05'05" W, 79.20 feet; Thence N 02°49'29" W, 79.20 feet; Thence N 13°26'08" E, 79.20 feet; Thence N 29°41'45" E, 79.20 feet;
 Thence N 45°57'22" E, 79.20 feet; Thence N 57°22'53" E, 78.51 feet; Thence N 79°51'40" E, 67.08 feet; Thence N 84°25'44" E, 73.72 feet; Thence S 72°04'52" E, 21.37 feet; Thence N 08°23'47" E, 106.17 feet; Thence N 17°05'11" E, 58.67 feet;
 Thence N 27°05'58" E, 152.70 feet; Thence N 34°45'48" E, 68.47 feet; Thence S 66°03'03" E, 95.61 feet;
 Thence N 03°19'30" E, 28.98 feet to the beginning of a curve;
 Thence along said curve to the left on an arc length of 65.73 feet, having a radius of 100.00 feet, a central angle of 37°39'30", a chord bearing of N 15°30'15" W and a chord length of 64.55 feet to the beginning of a reverse curve;
 Thence along said reverse curve to the right on an arc length of 94.25 feet, having a radius of 56.00 feet, a central angle of 86°26'19", a chord bearing of N 13°53'09" E and a chord length of 83.52 feet;
 Thence N 43°58'57" W, 119.64 feet; Thence N 68°00'12" E, 133.72 feet; Thence S 43°58'57" E, 117.87 feet; Thence S 10°05'24" E, 48.53 feet; Thence S 71°30'52" E, 97.04 feet; Thence S 22°52'23" W, 124.36 feet; Thence S 14°37'55" W, 62.14 feet;
 Thence S 11°46'20" W, 50.35 feet; Thence S 18°15'27" W, 50.00 feet; Thence S 24°40'42" W, 50.29 feet; Thence S 26°53'53" W, 99.48 feet; Thence S 14°48'05" W, 46.13 feet; Thence S 05°44'12" W, 124.00 feet; Thence S 17°24'12" W, 63.31 feet;
 Thence N 84°15'48" W, 37.81 feet; Thence S 08°18'11" W, 26.16 feet; Thence S 02°03'26" E, 62.00 feet; Thence S 15°05'13" W, 80.58 feet; Thence S 22°19'59" W, 77.78 feet; Thence S 38°35'36" W, 77.78 feet; Thence S 54°51'12" W, 43.75 feet;
 Thence S 02°09'23" E, 105.97 feet to the beginning of a non-tangent curve;
 Thence along said non-tangent curve to the right on an arc length of 125.50 feet, having a radius of 373.50 feet, a central angle of 19°15'10", a chord bearing of S 55°02'57" E and a chord length of 124.92 feet; Thence N 45°04'15" E, 120.00 feet;
 Thence S 42°23'14" E, 50.05 feet; Thence S 39°11'32" E, 56.25 feet; Thence S 54°19'50" E, 51.13 feet; Thence S 75°02'59" E, 80.91 feet; Thence S 80°30'09" E, 62.00 feet; Thence S 81°09'06" E, 130.91 feet; Thence S 72°09'34" E, 62.24 feet;
 Thence S 77°12'03" E, 186.00 feet;
 Thence S 50°26'50" E, 72.94 feet to the beginning of a non-tangent curve;
 Thence along said non-tangent curve to the right on an arc length of 501.42 feet, having a radius of 525.00 feet, a central angle of 54°43'19", a chord bearing of S 64°10'06" W and a chord length of 482.57 feet;
 Thence N 88°28'15" W, 389.26 feet; Thence S 00°59'14" E, 50.05 feet;
 Thence S 78°49'24" W, 48.71 feet to the beginning of a curve;
 Thence along said curve to the left on an arc length of 101.52 feet, having a radius of 49.50 feet, a central angle of 117°30'18", a chord bearing of S 20°04'15" W and a chord length of 84.64 feet;
 Thence S 44°11'00" W, 48.25 feet to the beginning of a non-tangent curve;
 Thence along said non-tangent curve to the right on an arc length of 33.36 feet, having a radius of 152.50 feet, a central angle of 12°31'58", a chord bearing of N 35°25'58" W and a chord length of 33.29 feet to the beginning of a reverse curve;
 Thence along said reverse curve to the left on an arc length of 82.30 feet, having a radius of 152.50 feet, a central angle of 25°50'12", a chord bearing of N 42°05'03" W and a chord length of 81.60 feet to the beginning of a reverse curve;
 Thence along said reverse curve to the right on an arc length of 18.90 feet, having a radius of 77.50 feet, a central angle of 12°31'18", a chord bearing of N 48°44'33" W and a chord length of 18.90 feet to the beginning of a reverse curve;
 Thence along said reverse curve to the left on an arc length of 29.95 feet, having a radius of 82.50 feet, a central angle of 20°48'31", a chord bearing of N 52°53'10" W and a chord length of 29.80 feet to the beginning of a non-tangent curve;
 Thence along said non-tangent curve to the left on an arc length of 161.59 feet, having a radius of 1464.00 feet, a central angle of 06°19'26", a chord bearing of S 85°40'02" W and a chord length of 161.51 feet;
 Thence S 82°30'19" W, 174.25 feet to the beginning of a curve;
 Thence along said curve to the right on an arc length of 144.15 feet, having a radius of 935.99 feet, a central angle of 08°49'26", a chord bearing of S 86°55'02" W and a chord length of 144.01 feet;
 Thence N 88°40'20" W, 373.35 feet; Thence N 84°15'41" W, 198.62 feet; Thence S 52°53'25" W, 81.84 feet to the POINT OF BEGINNING.

The above-described parcel of land contains 26.34 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 this subdivision are eligible to receive water service from the City of Kuna, and the City of Kuna has agreed in writing to serve all lots within the subdivision.

In witness whereof, I have hereunto set my hands:

M3 ID Valor Golf Villas, LLC,
 an Arizona limited liability company

By: M3 Builders, LLC,
 an Arizona limited liability company,
 its Manager

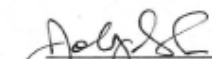
By: The M3 Companies, LLC,
 an Arizona limited liability company,
 its sole member

By: 
 William I. Brownlee, Manager

See Sheet 13 of 14 for continuation of owners signature.

Certificate of Surveyor

I, John J. Shea, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of Robinhood 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.


 John J. Shea, PLS 15528

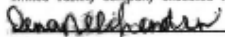
08-16-2022



Acknowledgment

State of Idaho }
 County of Ada } ss.

On this 15th day of September, 2022, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared William I. Brownlee, known or identified to me to be the Manager of M3 Builders, LLC, the limited liability company that is the Member of M3 Builders, LLC, the limited liability company that is the Manager of M3 ID Valor Golf Villas, LLC, the limited liability company that executed the within and foregoing instrument, or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.


 Notary public for Idaho
 My commission expires 3-15-2025



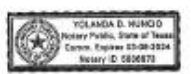
PLAT SHOWING
Robinhood Subdivision No. 1

Falcon Crest Club Partners, LLC,
 a Delaware limited liability company
 By: FC Club Group, LLC,
 a Delaware limited liability company
 its: Managing Member
 By: Douglas Howe
 Douglas Howe, Vice President

Falcon Crest Holdings, LLC,
 an Arizona limited liability company
 By: M3 Builders, LLC.,
 an Arizona limited liability company,
 its: Manager
 By: The M3 Companies, L.L.C.,
 an Arizona limited liability company,
 its sole member
 By: William I. Brownlee
 William I. Brownlee, Manager

Falcon Crest, LLC,
 a Idaho limited liability company
 By: Terry Cook
 Terry Cook, Manager

Acknowledgment
 State of Texas }
 County of Dallas } ss.
 On this 5th day of October, 2021, before me, the undersigned,
 a Notary Public in and for the State of Texas, personally
 appeared Douglas Howe, known or identified to me to be Vice President of
 FC Club Group, LLC, the limited liability company that is the Managing
 Member of Falcon Crest Club Partners, LLC, the limited liability company
 that executed the within and foregoing instrument, or the person who
 executed the instrument on behalf of said limited liability company and
 acknowledged to me that such limited liability company executed the same.
Yolanda D. Nuncio
 Notary public for Idaho TEXAS
 My commission expires 3-8-24



Acknowledgment
 State of Arizona }
 County of Maricopa } ss.
 On this 14 day of Sept, 2021, before me, the undersigned,
 a Notary Public in and for the State of _____, personally
 appeared William I. Brownlee, known or identified to me to be the Manager of
 M3 Companies, L.L.C., the limited liability company that is the Member of
 M3 Builders, LLC, the limited liability company that is the Manager of
 Falcon Crest Holdings, LLC, the limited liability company that executed the
 within and foregoing instrument, or the person who executed the instrument
 on behalf of said limited liability company and acknowledged to me that
 such limited liability company executed the same.
Joanne B. Dambreck
 Notary public for Idaho Arizona
 My commission expires 7-19-24



Acknowledgment
 State of Idaho }
 County of Ada } ss.
 On this 1 day of December, 2021, before me, the undersigned,
 a Notary Public in and for the State of Idaho, personally
 appeared Terry Cook, known or identified to me to be Manager of Falcon
 Crest, LLC, the limited liability company that executed the within and
 foregoing instrument, or the person who executed the instrument on behalf
 of said limited liability company and acknowledged to me that such limited
 liability company executed the same.
Joanne B. Dambreck
 Notary public for Idaho
 My commission expires 1-15-26



CERTIFICATE OF SURVEYOR
 I, JOHN J. SHEA, J-U-B ENGINEERS INC SUCCESSORS
 LICENSEE PER IDAHO CODE 54-1223(4), REPLACING ROBERT
 L. KAZARINOFF PLS 16042, DO HEREBY CERTIFY THAT I AM
 A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE
 OF IDAHO, AND THAT THIS PLAT OF ROBINHOOD 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.
John J. Shea 05-26-2022
 JOHN J. SHEA, PLS 16520



J-U-B ENGINEERS, INC.
 2760 W. Excursion Ln., Suite 400, Meridian, ID 83642
 p.208 376 7550 or www.jub.com

PLAT SHOWING
Robinhood Subdivision No. 1

PLAT BOOK 124 PAGE 19891

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.

David Probst DEHS ID-13-2021
Central District Health Date



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.

Del P. Van 28 September 2022
Ada County Surveyor Date
P.L.# 18553



Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 20th day of Sept, 2022.

Maura May
Commissioner President
Ada County Highway District



Certificate of County Treasurer

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

Elizabeth Mahn 9.28.2022
Ada County Treasurer Date
Signed by Deputy: Deborah H. Hays



Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Kuna, Ada County, Idaho, on this day 22 SEPTEMBER 2022, hereby approve this plat.

Paul A. Stearns, P.E.
City Engineer P.E. No. 8722

County Recorder's Certificate

State of Idaho }
County of Ada } ss. Instrument No. 2022-082887

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

45 minutes past 9 o'clock A.M.,
this 29 day of September, 2022, in my office, and was recorded in
Book 124 of Plats of Pages 1988 through 19891
Fee 71

Don Reynolds Deputy
Phil McGraw Ex-Officio Recorder

Approval of City Council

The foregoing plat was accepted and approved this 27th day of JUNE, 2022, by the City of Kuna, Idaho.

SENIOR DEPUTY CLERK ON BEHALF OF CITY CLERK, CHRIS ENGELS
City Clerk



J-U-B ENGINEERS, INC.

2700 W. Excelsior Ln., Suite 400, Meridian, ID 83642
p 208 376 7330 w www.jub.com