



PLAT RECORDING SHEET

Digital Plat Image Available in Separate System

BOOK

PAGE

Thru

SURVEYOR

SUBDIVISION NAME

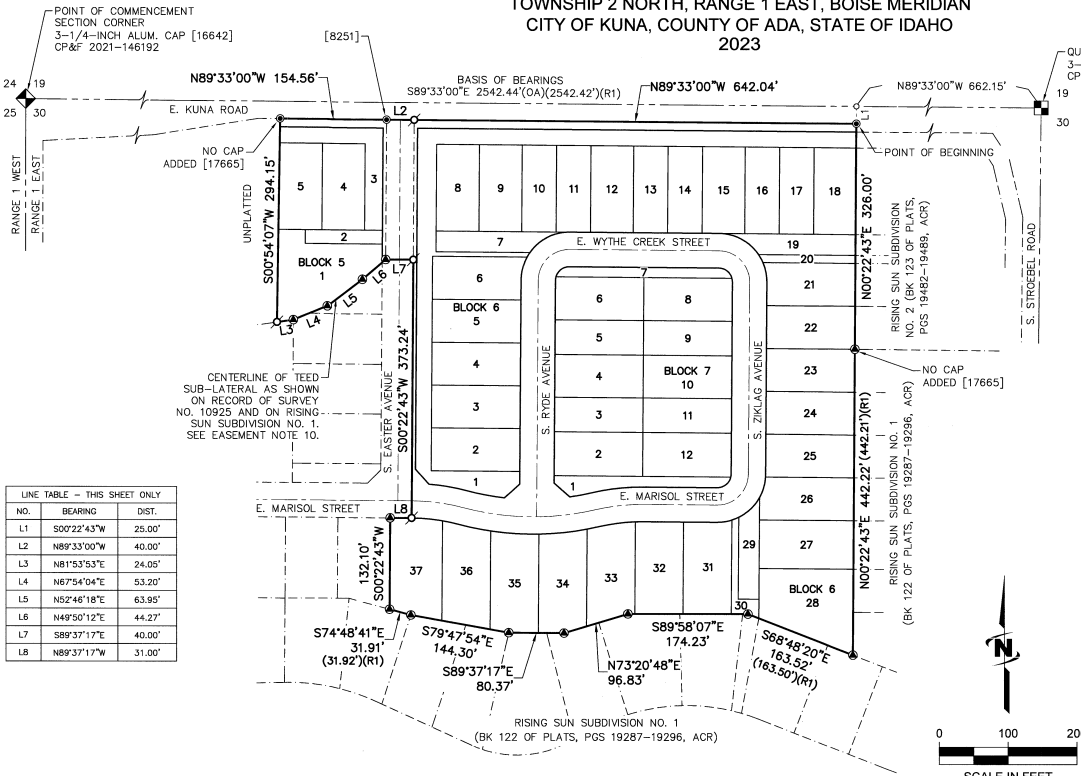
OWNERS

AT THE REQUEST OF

COMMENTS

PLAT OF RISING SUN SUBDIVISION NO. 3

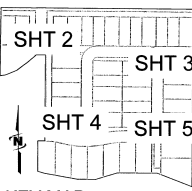
SITUATE IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN
CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO
2023



- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - CENTER LINE
 - ADJACENT PROPERTY LINE
 - TIE LINE
 - UTILITY EASEMENT LINE
 - CITY OF KUNA IRRIGATION EASEMENT LINE
 - ACHD STORM DRAIN EASEMENT LINE (SEE EASEMENT NOTE 5)
 - UTILITY AND IRRIGATION EASEMENT LINE (SEE EASEMENT NOTE 9)
 - EX. PERMANENT ACHD SIDEWALK EASEMENT LINE (SEE EASEMENT NOTE 7)
 - ◆ - SECTION CORNER
 - ◆ - QUARTER CORNER
 - ☆ - SET 1/2-INCH x 24-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 17665"
 - ⊗ - SET 5/8-INCH x 24-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 17665"
 - - SET 1-3/16-INCH BRASS PUG IN CONCRETE MARKED "JUB PLS 17665"
 - - FOUND 1/2-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 17665" OR AS NOTED
 - - FOUND 5/8-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 17665" OR AS NOTED
 - - FOUND 1/2-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 16642"
 - - FOUND 5/8-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 16642"
 - - DIMENSION POINT - NOT FIELD LOCATED
 - C# - CURVE COURSE NUMBER (TYPICAL)
 - L# - LINE COURSE NUMBER (TYPICAL)
 - ##### - PLS NUMBER FOUND ON MONUMENT
 - ACR - ADA COUNTY RECORDS
 - ORAC - OFFICIAL RECORDS OF ADA COUNTY
 - (OA) - OVERALL DIMENSION
 - (RT) - RECORD DIMENSION PER RISING SUN SUBDIVISION NO. 1 (BK 122 OF PLATS, PGS 19287-19296, ACR)
 - WC - WITNESS CORNER

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L1	S00°22'43"W	25.00'
L2	N89°33'00"W	40.00'
L3	N81°53'53"E	24.05'
L4	N87°54'04"E	53.20'
L5	N52°46'18"E	63.95'
L6	N49°50'12"E	44.23'
L7	S89°37'17"E	40.00'
L8	N89°37'17"W	31.00'



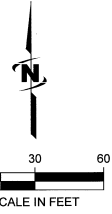
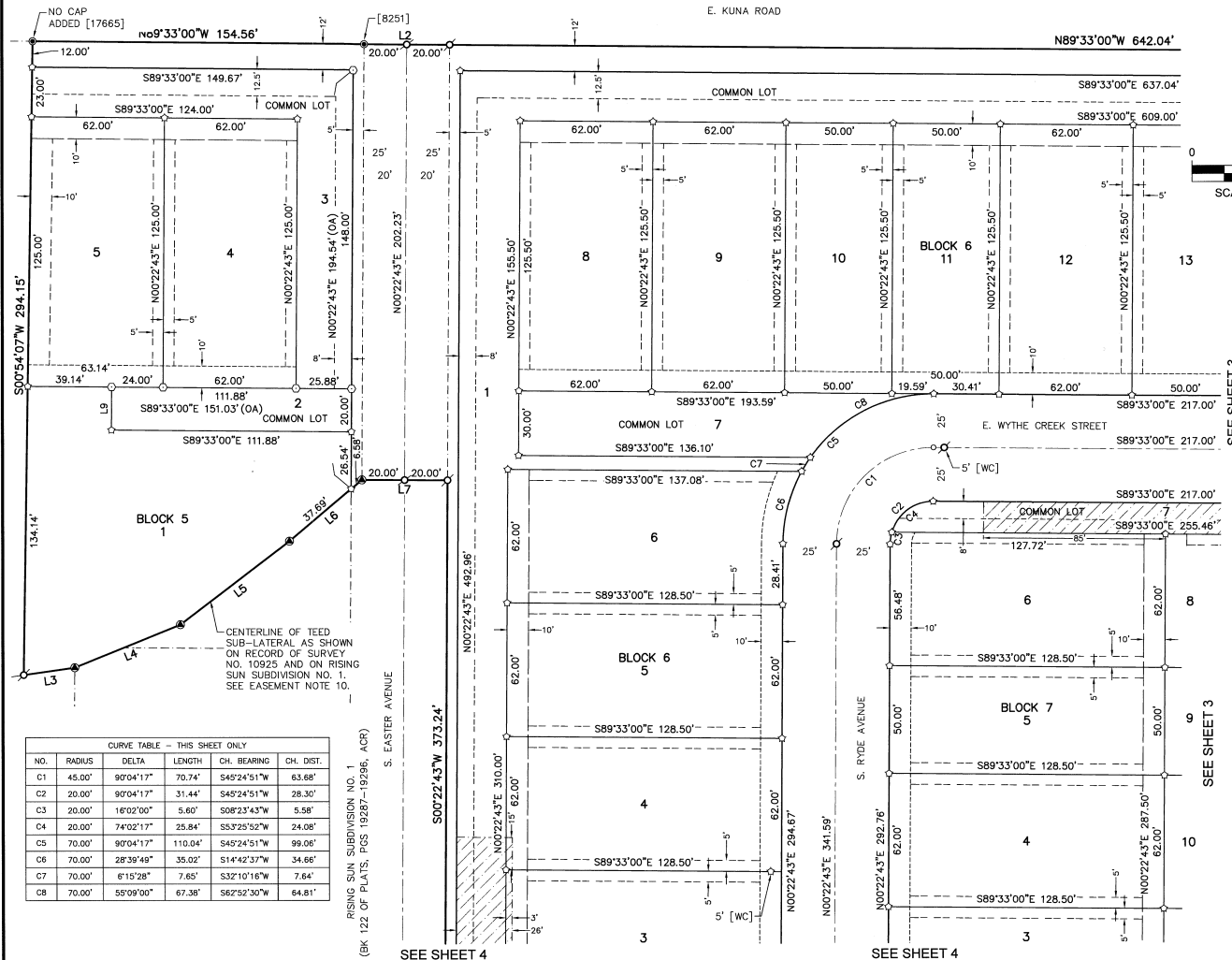
SEE SHEET 6 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE



PLAT OF RISING SUN SUBDIVISION NO. 3

S89°33'00"E 2542.44'(OA) (2542.42')(R1)

E. KUNA ROAD



LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L2	N89°33'00\"W	40.00'
L3	N81°53'53\"E	24.00'
L4	N67°54'04\"E	53.20'
L5	N52°46'18\"E	63.95'
L6	N49°50'12\"E	44.27'
L7	S89°37'17\"E	40.00'
L9	N00°22'43\"E	20.00'



KEY MAP
1" = 300'

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

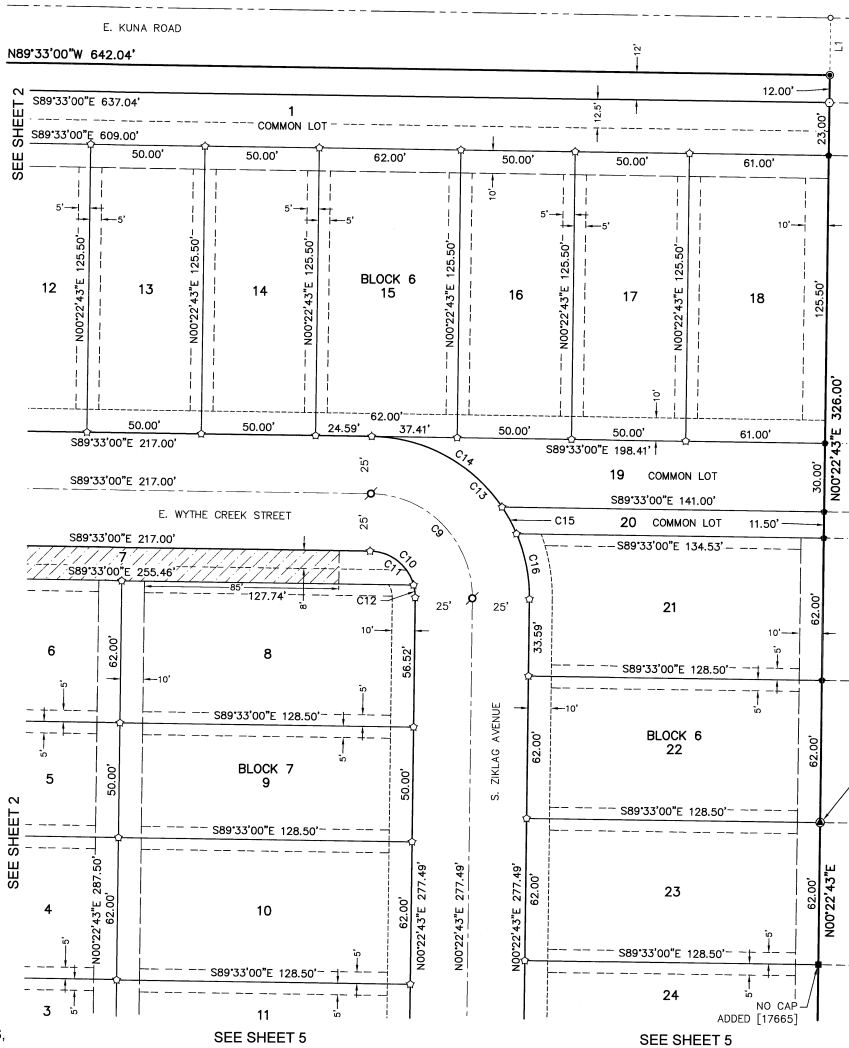
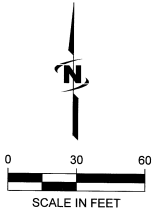
CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	45.00'	90°04'17"	70.74'	S45°24'51\"W	63.68'
C2	20.00'	90°04'17"	31.44'	S45°24'51\"W	28.30'
C3	20.00'	16°02'00"	5.60'	S08°23'43\"W	5.58'
C4	20.00'	74°02'17"	25.84'	S53°25'52\"W	24.08'
C5	70.00'	90°04'17"	110.04'	S45°24'51\"W	99.06'
C6	70.00'	28°39'49"	35.02'	S14°42'37\"W	34.66'
C7	70.00'	6°15'28"	7.65'	S32°10'16\"W	7.64'
C8	70.00'	55°09'00"	67.38'	S62°52'30\"W	64.81'

RISING SUN SUBDIVISION NO. 1
(BK 122 OF PLATS, PGS 19287-19296, AGR)



PLAT OF
RISEING SUN SUBDIVISION NO. 3

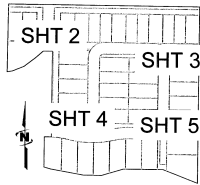


LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L1	S00°22'43"W	25.00'

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C9	45.00'	89°55'43"	70.63'	N44°35'09"W	63.60'
C10	20.00'	89°55'43"	31.39'	N44°35'09"W	28.27'
C11	20.00'	74°02'17"	25.84'	N52°31'52"W	24.08'
C12	20.00'	15°53'26"	5.55'	N07°34'00"W	5.53'
C13	70.00'	89°55'43"	109.87'	N44°35'09"W	98.93'
C14	70.00'	55°09'00"	67.38'	N61°58'30"W	64.81'
C15	70.00'	10°49'28"	13.22'	N28°59'16"W	13.20'
C16	70.00'	23°57'15"	29.27'	N11°35'54"W	28.05'



KEY MAP
1" = 300'

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

RISEING SUN SUBDIVISION NO. 2
(BK 123 OF PLATS, PGS 19482-19489, ACR)

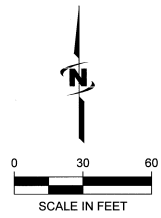
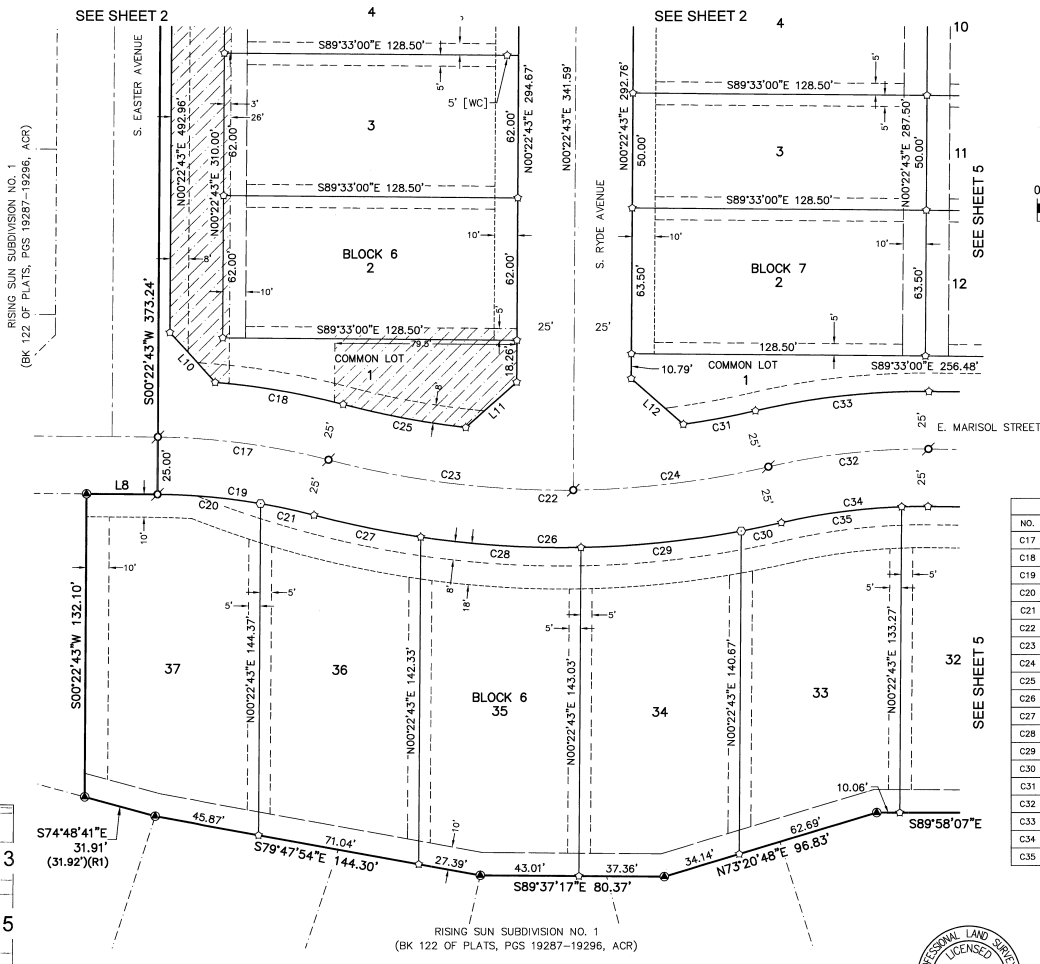
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RISEING SUN SUBDIVISION NO. 1
(BK 122 OF PLATS, PGS 19287-19296, ACR)



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PLAT OF
RIISING SUN SUBDIVISION NO. 3

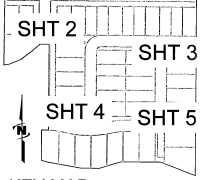


LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
LB	N89°37'17"W	31.00'
L10	N42°25'42"W	29.22'
L11	N48°24'49"E	29.74'
L12	N48°52'14"W	30.30'

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C17	300.00'	14°24'00"	75.40'	N82°25'17"W	75.20'
C18	325.00'	10°00'49"	56.80'	N80°13'42"W	56.73'
C19	275.00'	14°24'00"	69.11'	N82°25'17"W	68.93'
C20	275.00'	9°25'38"	45.25'	N84°54'28"W	45.20'
C21	275.00'	4°58'21"	23.87'	N77°42'28"W	23.86'
C22	400.00'	27°47'28"	194.02'	S89°07'01"E	192.12'
C23	400.00'	12°19'20"	86.03'	N83°08'58"E	85.86'
C25	375.00'	8°19'46"	54.52'	S79°23'11"E	54.47'
C26	425.00'	27°47'28"	206.15'	S89°07'01"E	204.13'
C27	425.00'	6°24'54"	47.58'	S78°25'44"E	47.56'
C28	425.00'	9°27'47"	70.19'	S86°22'05"E	70.11'
C29	425.00'	9°30'14"	70.50'	N84°08'55"E	70.42'
C30	425.00'	2°24'34"	17.87'	N78°11'31"E	17.87'
C31	375.00'	4°53'34"	32.02'	N78°26'02"E	32.01'
C32	300.00'	13°27'46"	70.49'	S83°43'07"W	70.33'
C33	325.00'	13°27'46"	76.36'	S83°43'07"W	76.19'
C34	275.00'	13°27'46"	64.62'	S83°43'07"W	64.47'
C35	275.00'	11°03'58"	53.11'	S82°31'13"W	53.03'

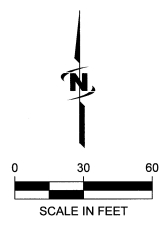
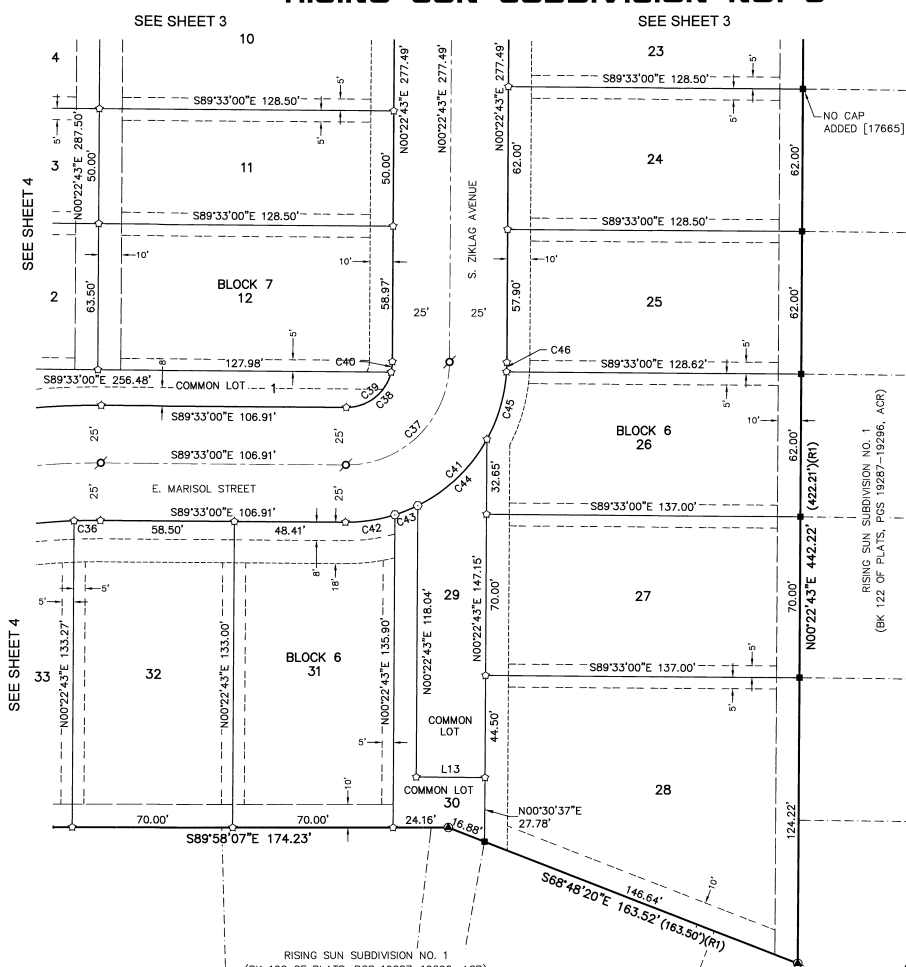


KEY MAP
1" = 300'

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

PROFESSIONAL LAND SURVEYOR
LICENSED
STATE OF IDAHO
17665
HARRISON
12/8/2011

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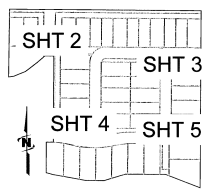


LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L13	S89°33'00"E	30.00'

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C36	275.00'	223°48'	11.50'	S89°15'06"W	11.50'
C37	45.00'	90°04'17"	70.74'	N45°24'51"E	63.68'
C38	20.00'	90°04'17"	31.44'	N45°24'51"E	28.30'
C39	20.00'	76°58'04"	26.67'	N51°57'58"E	24.89'
C40	20.00'	13°06'13"	4.57'	N06°55'50"E	4.56'
C41	70.00'	90°04'17"	110.04'	N45°24'51"E	99.06'
C42	70.00'	17°57'31"	21.94'	N81°28'15"E	21.85'
C43	70.00'	8°51'24"	10.82'	N88°03'49"E	10.81'
C44	70.00'	34°43'37"	42.43'	N46°16'17"E	41.78'
C45	70.00'	25°10'27"	30.76'	N16°19'16"E	30.51'
C46	70.00'	3°21'20"	4.10'	N02°03'23"E	4.10'



KEY MAP
1" = 300'

SEE SHEET 1 FOR LEGEND.
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AND SURVEYOR'S NARRATIVE



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NOTES

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
2. LOTS 1, 2, AND 3 OF BLOCK 5, LOTS 1, 7, 19, 20, 29, AND 30 OF BLOCK 6, AND LOTS 1 AND 7 OF BLOCK 7 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 KUNA.
3. LOT 2 OF BLOCK 5 IS A COMMON DRIVEWAY LOT FOR LOT ACCESS TO LOTS 1, 4, AND 5 OF BLOCK 5. LOT 7 OF BLOCK 6 IS A COMMON DRIVEWAY LOT FOR LOT ACCESS TO LOTS 8, 9, AND 10 OF BLOCK 6. LOT 19 OF BLOCK 6 IS A COMMON DRIVEWAY LOT FOR LOT ACCESS TO LOTS 15, 16, 17, AND 18 OF BLOCK 6. LOT 29 OF BLOCK 6 IS A COMMON DRIVEWAY LOT FOR LOT ACCESS TO LOTS 26, 27, AND 28 OF BLOCK 6. SAID LOTS SHALL BE OWNED AND MAINTAINED BY THE INDIAN CREEK RANCH HOMEOWNERS' ASSOCIATION, INC.
4. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
5. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
6. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
7. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE WITH ADA COUNTY RECORDER REGARDING ADDITIONAL RESTRICTIONS.
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 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."
9. MAINTENANCE OF ANY IRRIGATION, DRAIN PIPE, OR DITCH WHICH CROSSES ANY LOT SHOWN HEREON 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. (ICRHOA), 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 ICRHOA COMMON LOT THAT RECEIVES MUNICIPAL IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY THE ICRHOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.
11. THIS DEVELOPMENT IS SUBJECT TO ACHD TEMPORARY LICENSE AGREEMENT INSTRUMENT NO. 2022-089230 ORAC.
12. THIS DEVELOPMENT IS BE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, TO BE RECORDED SUBSEQUENT TO THE PLAT, AND AS MAY BE AMENDED BY EXISTING OR FUTURE AMENDMENTS, RESTATEMENTS, AND/OR SUPPLEMENTS TO SAID DECLARATION.
13. DIRECT LOT ACCESS TO E. KUNA ROAD IS HEREBY PROHIBITED.

REFERENCE DOCUMENTS

SUBDIVISIONS: RISING SUN SUBDIVISION NO. 1 (BK 122 OF PLATS, PGS 19287-19296, ACR), RISING SUN SUBDIVISION NO. 2 (BK 123 OF PLATS, PGS 19482-19489, ACR), AVALON ORCHARD TRACTS (BK 4 OF PLATS, PG 189, ACR), AMENDED PLAT OF PART OF AVALON ORCHARD TRACTS (BK 6 OF PLATS, PG 254, ACR)
 SURVEYS: ROS NO. 10912, ROS NO. 10925
 DEEDS: INST. NO. 2020-147825, 2021-039873, ORAC
 EASEMENTS: 2022-081551, ORAC

EASEMENT NOTES

1. LOTS 1, 2, AND 3 OF BLOCK 5, LOTS 1, 7, 19, 20, 29, AND 30 OF BLOCK 6, AND LOTS 1 AND 7 OF BLOCK 7 ARE HEREBY DESIGNATED AS BEING SUBJECT TO A BLANKET UTILITY EASEMENT OVER SAID LOTS.
2. LOT 2 OF BLOCK 5, AND LOTS 7, 19, AND 29 OF BLOCK 6 ARE HEREBY DESIGNATED AS BEING SUBJECT TO A BLANKET PRIVATE ACCESS (INGRESS/EGRESS) EASEMENT OVER SAID LOTS.
3. ALL UTILITY EASEMENTS SHOWN OR DESIGNATED HEREON ARE NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, ARE APPURTENANT TO THE LOTS SHOWN HEREON, AND ARE HEREBY RESERVED FOR THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF PUBLIC AND PRIVATE UTILITIES, PRESSURIZED & GRAVITY IRRIGATION, IRRIGATION WASTE DITCHES, SEWER SERVICE, CABLE TELEVISION/DATA, APPURTENANCES THERETO; AND LOT DRAINAGE.
4. THE CITY OF KUNA 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 CITY OF KUNA IRRIGATION PIPES AND APPURTENANCES.
5. PORTIONS OF LOTS 1-4 OF BLOCK 6, AND LOT 7 OF BLOCK 7, ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN 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.
6. ALL EASEMENTS ARE PARALLEL WITH THE LINES, AND CONCENTRIC WITH THE ARCS THAT THEY ARE DIMENSIONED FROM UNLESS OTHERWISE NOTED.
7. SEE INSTRUMENT NO. 2022-081551, ORAC FOR EXISTING PERMANENT ACHD SIDEWALK EASEMENT.
8. NO UTILITY EASEMENT SHOWN OR DESIGNATED HEREON SHALL PRECLUDE THE CONSTRUCTION AND MAINTENANCE OF HARD-SURFACED DRIVEWAYS, LANDSCAPING, PARKING, SIDE AND REAR PROPERTY LINE FENCES, OR OTHER SUCH NON-PERMANENT IMPROVEMENTS.
9. ALL FRONT LOT LINES HAVE A 10-FOOT WIDE UTILITY EASEMENT AS SHOWN, UNLESS OTHERWISE SHOWN OR NOTED. ALL REAR LOT LINES HAVE A 10-FOOT WIDE IRRIGATION EASEMENT, AND ALL SIDE LOT LINES HAVE A 5-FOOT WIDE UTILITY EASEMENT AND IRRIGATION EASEMENT AS SHOWN, UNLESS OTHERWISE SHOWN OR NOTED.
10. THE TEED SUB-LATERAL IS NOT UNDER THE JURISDICTION OF THE BOISE PROJECT BOARD OF CONTROL PER A STATEMENT FROM TOM RITHALER OF BOISE PROJECT BOARD OF CONTROL IN AN EMAIL TO ROBERT KAZARINOFF DATED FEBRUARY 9, 2021. SOME ADJACENT AND DOWNSTREAM LANDOWNERS MAINTAIN THEIR PRESCRIPTIVE RIGHTS TO THE TEED SUB-LATERAL.

SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.
2. THE BOUNDARY LINES SHOWN HERE WERE ESTABLISHED BY HOLDING THE MONUMENTS FOUND REPRESENTING THE GOVERNMENT CORNERS FOR ALIQUOT LINES, AND BY HOLDING THE MONUMENTS FOUND REPRESENTING CORNERS OF RISING SUN SUBDIVISION NO. 1, RISING SUN SUBDIVISION NO. 2, AND FOUND PER RECORD OF SURVEY NO. 10925 (REPRESENTING CORNERS OF AVALON ORCHARDS TRACT AND AMENDED AVALON ORCHARDS TRACT).



12/3/2022



J-U-B ENGINEERS, INC.
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RISEING SUN SUBDIVISION NO. 3

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT M3 ID RISING SUN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THAT REAL PROPERTY TO BE KNOWN AS RISING SUN SUBDIVISION NO. 3 AND THAT IT INTENDS TO INCLUDE SAID REAL PROPERTY, AS DESCRIBED BELOW, IN THIS PLAT:

A REPLAT OF LOTS 2 AND 4 OF THE NE QUARTER OF THE NW QUARTER OF SECTION 30 OF AVALON ORCHARD TRACTS, AND OF A PORTION OF LOTS 5 AND 8 OF BLOCK 5 AND A PORTION OF LOT 1 OF BLOCK 6 OF AMENDED AVALON ORCHARD TRACTS, BEING TRACTS OF LAND SITUATE IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE FROM SAID POINT OF COMMENCEMENT, COINCIDENT WITH THE NORTH LINE OF SAID SECTION 30, THE FOLLOWING TWO (2) CONSECUTIVE COURSES AND DISTANCES:

- 1. SOUTH 89°33'00" EAST, A DISTANCE OF 2,542.44 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 30, AND
2. REVERSING COURSE, NORTH 89°33'00" WEST, A DISTANCE OF 662.15 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°22'43" WEST, A DISTANCE OF 25.00 FEET TO A 5/8-INCH REBAR MARKING THE NORTHWESTERLY CORNER OF THE PLAT OF RISING SUN SUBDIVISION NO. 2, RECORDED IN BOOK 123 OF PLATS, AT PAGES 19482 THROUGH 19489, ADA COUNTY RECORDS, SAID PLAT BEING HEREAFTER REFERRED TO AS 'RISING SUN 2'; SAID CORNER ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE FROM SAID POINT OF BEGINNING, COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF E. KUNA ROAD AS SHOWN ON RECORD OF SURVEY NO. 10925, ADA COUNTY RECORDS, THE FOLLOWING THREE (3) CONSECUTIVE COURSES AND DISTANCES:

- 1. NORTH 89°33'00" WEST, A DISTANCE OF 642.04 FEET TO THE NORTHWEST CORNER OF BLOCK 5 OF THE AMENDED PLAT OF AVALON ORCHARD TRACTS RECORDED IN BOOK 6 OF PLAT BOOKS, AT PAGE 254, ADA COUNTY RECORDS, AS SAID BLOCK IS SHOWN ON SAID RECORD OF SURVEY NO. 10925,
2. CONTINUING NORTH 89°33'00" WEST, A DISTANCE OF 40.00 FEET TO A 5/8-INCH REBAR MARKING THE NORTHEASTERLY CORNER OF BLOCK 6 OF SAID AMENDED PLAT OF AVALON ORCHARD TRACTS, AS SAID BLOCK IS SHOWN ON SAID RECORD OF SURVEY NO. 10925, AND
3. CONTINUING NORTH 89°33'00" WEST, A DISTANCE OF 154.56 FEET TO A 5/8-INCH REBAR MARKING THE NORTHWESTERLY CORNER OF THE TRACT OF LAND SHOWN AS 'TAX PARCEL NO. R0615250525' ON SAID RECORD OF SURVEY NO. 10925;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 00°54'07" WEST, COINCIDENT WITH THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 294.15 FEET TO A POINT ON THE NORTHERLY LINE OF THE PLAT OF RISING SUN SUBDIVISION NO. 1, RECORDED IN BOOK 122 OF PLATS, AT PAGES 19287 THROUGH 19296, ADA COUNTY RECORDS, SAID PLAT BEING HEREAFTER REFERRED TO AS 'RISING SUN 1'; THENCE COINCIDENT WITH THE NORTHERLY LINE OF SAID RISING SUN 1, THE FOLLOWING FOUR (4) CONSECUTIVE COURSES AND DISTANCES:

- 1. NORTH 81°53'53" EAST, A DISTANCE OF 24.05 FEET TO A 5/8-INCH REBAR,
2. NORTH 67°54'04" EAST, A DISTANCE OF 53.20 FEET TO A 5/8-INCH REBAR,
3. NORTH 52°46'18" EAST, A DISTANCE OF 63.95 FEET TO A 5/8-INCH REBAR, AND
4. NORTH 49°50'12" EAST, A DISTANCE OF 44.27 FEET TO A 5/8-INCH REBAR MARKING A POINT ON THE EASTERLY LINE OF THE AFORESAID BLOCK 6;

THENCE LEAVING THE NORTHERLY LINE OF SAID RISING SUN 1, SOUTH 89°37'17" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY LINE OF THE AFORESAID BLOCK 5; THENCE SOUTH 00°22'43" WEST, COINCIDENT WITH THE WESTERLY LINE OF SAID BLOCK 5, A DISTANCE OF 373.24 FEET TO THE NORTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN THE QUITCLAIM DEED CONVEYING PUBLIC RIGHT-OF-WAY RECORDED AS INSTRUMENT NO. 2021-152919, OFFICIAL RECORDS OF ADA COUNTY; THENCE LEAVING THE WESTERLY LINE OF SAID BLOCK 5, NORTH 89°37'17" WEST, COINCIDENT WITH THE NORTHERLY LINE OF SAID TRACT OF LAND, A DISTANCE OF 31.00 FEET TO A 5/8-INCH REBAR MARKING THE NORTHEASTERLY CORNER OF LOT 1 OF BLOCK 2 OF SAID RISING SUN 1; THENCE LEAVING SAID NORTHERLY LINE, SOUTH 00°22'43" WEST, COINCIDENT WITH THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 132.10 FEET TO A 5/8-INCH REBAR MARKING AN ANGLE POINT IN THE NORTHERLY LINE OF BLOCK 2 OF SAID RISING SUN 1; THENCE COINCIDENT WITH THE NORTHERLY LINE OF BLOCK 2, THE FOLLOWING SIX (6) CONSECUTIVE COURSES AND DISTANCES:

- 1. SOUTH 74°48'41" EAST, A DISTANCE OF 31.91 FEET TO A 5/8-INCH REBAR,
2. SOUTH 79°47'54" EAST, A DISTANCE OF 144.30 FEET TO A 5/8-INCH REBAR,
3. SOUTH 89°37'17" EAST, A DISTANCE OF 80.37 FEET TO A 5/8-INCH REBAR,
4. NORTH 73°20'48" EAST, A DISTANCE OF 96.83 FEET TO A 5/8-INCH REBAR,
5. SOUTH 89°58'07" EAST, A DISTANCE OF 174.23 FEET TO A 5/8-INCH REBAR, AND
6. SOUTH 68°48'20" EAST, A DISTANCE OF 163.52 FEET TO A 5/8-INCH REBAR MARKING AN ANGLE POINT IN THE BOUNDARY LINE OF SAID RISING SUN 1, SAID POINT ALSO BEING A POINT ON THE WESTERLY LINE OF SAID BLOCK 2;

THENCE LEAVING SAID NORTHERLY LINE, NORTH 00°22'43" EAST, COINCIDENT WITH SAID WESTERLY LINE, A DISTANCE OF 442.22 FEET TO A 5/8-INCH REBAR MARKING THE SOUTHWESTERLY CORNER OF THE AFORESAID RISING SUN 2; THENCE LEAVING THE BOUNDARY OF RISING SUN 1, NORTH 00°22'43" EAST, COINCIDENT WITH THE WESTERLY BOUNDARY OF SAID RISING SUN 2, A DISTANCE OF 326.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 11.93 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF OWNERS (CONTINUED)

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. IRRIGATION WATER HAS BEEN PROVIDED FROM BOISE-KUNA IRRIGATION DISTRICT VIA THE CITY OF KUNA, IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(B). 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 RISING SUN, 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: [Signature] WILLIAM I. BROWNLEE, MANAGER

ACKNOWLEDGMENT

STATE OF Idaho } ss. COUNTY OF Ada }

ON THIS 19th DAY OF September, IN THE YEAR 2022, BEFORE ME, 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 THE M3 COMPANIES, LLC, THE LLC THAT IS THE SOLE MEMBER OF M3 BUILDERS, LLC, THE LLC THAT IS THE MANAGER OF M3 ID RISING SUN, LLC, THE LLC THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT M3 ID RISING SUN, LLC EXECUTED THE SAME.

[Signature] NOTARY PUBLIC FOR Idaho MY COMMISSION NO. 49495 MY COMMISSION EXPIRES 3-15-2025



ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

THIS PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 12th DAY OF January, 2023.

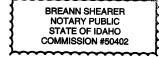
[Signature] PRESIDENT - ADA COUNTY HIGHWAY DISTRICT TRUSTEE OF EXISTING PUBLIC RIGHT-OF-WAY

ACKNOWLEDGMENT

STATE OF Idaho } ss. COUNTY OF Ada }

ON THIS 26th DAY OF January, IN THE YEAR 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED News Pickering, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF THE ADA COUNTY HIGHWAY DISTRICT, THE PERSON THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID DISTRICT AND ACKNOWLEDGED TO ME THAT ADA COUNTY HIGHWAY DISTRICT EXECUTED THE SAME.

[Signature] NOTARY PUBLIC FOR IDAHO MY COMMISSION NO. 50902 MY COMMISSION EXPIRES July 19, 2025



CERTIFICATE OF SURVEYOR

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


[Signature] 9/19/2022 DATE TIMOTHY HARRIGAN LS 17665



J-U-B ENGINEERS, INC. 2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5752 p 208 376 7330 w www.jub.com SHEET 7 OF 8


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.

Roni Baskin REHS
CENTRAL DISTRICT HEALTH
 10-5-2022
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.

Joseph L. Hastings
ADA COUNTY SURVEYOR
 2-1-2023
DATE

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATE IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Elizabeth Mann
ADA COUNTY TREASURER
Signed by
Cindy Stewart
Deputy Treasurer
 2-2-23
DATE

APPROVAL OF CITY ENGINEER

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

30 JANUARY 2023, HEREBY APPROVE THIS PLAT.
Paul A. Stearns PE 8722
CITY ENGINEER

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO }
COUNTY OF ADA } SS. INSTRUMENT NO. 2023 - 006783

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF J-U-B ENGINEERS, INC. AT 40 MINUTES PAST 11 O'CLOCK A.M., THIS 2 DAY OF February, 2023, IN MY OFFICE, AND WAS RECORDED IN BOOK 125 OF PLATS AT PAGES 20055 THROUGH 20062.
FEE: \$ 41

Dan Ryalls
DEPUTY
Went Triple
EX-OFFICIO RECORDER

APPROVAL OF CITY COUNCIL

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED THIS 17th DAY OF January, 2023, BY THE CITY OF KUNA, IDAHO.

Chris Engels
CITY CLERK




[Signature]
9/29/2022



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