

Valor Golf Village Subdivision No. 1

Situated in the North Half of Section 22,
Township 2 North, Range 1 East, Boise Meridian,
City of Kuna, Ada County, Idaho,
2024

Plat Showing

- Legend**
- Found 5/8" Iron Pin, PLS 11334
 - Found Brass Cap Monument
 - Found Aluminum Cap Monument
 - Set 1/2" x 24" Iron Pin
 - Set 5/8" x 30" Iron Pin
 - Set 1" Neoprene Enclosed
 - Copper Disk, 1/2" PLS 11334*
 - Point Not Set or Found

Reference Documents:

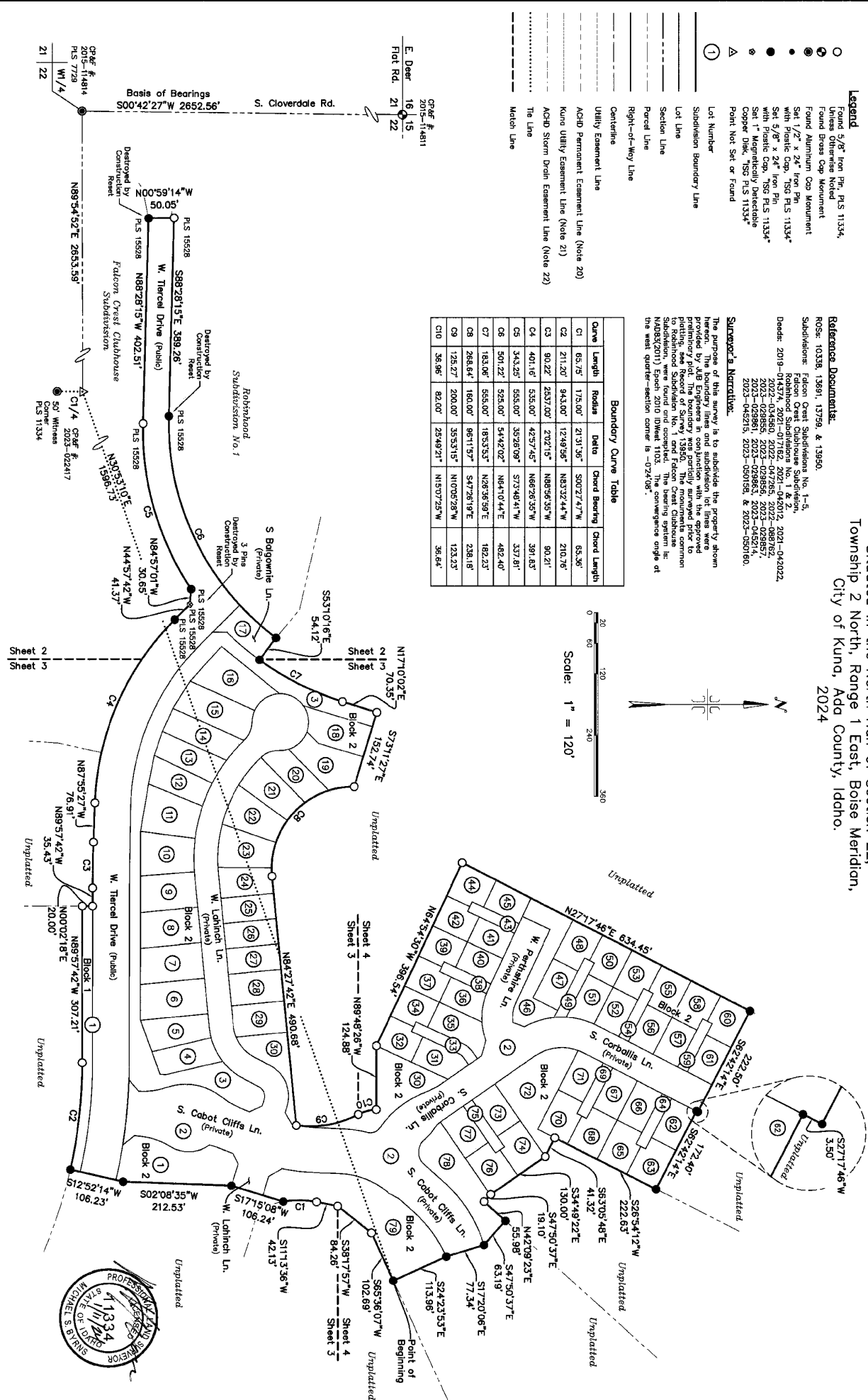
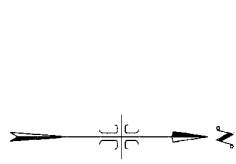
ROSE: 10338, 13891, 13759, & 13990.
Subdivisions: Falcon Crest Subdivisions No. 1-5, Robinsford Subdivisions No. 1-5, Robinsford Subdivision, Subdivision No. 1, Deadee 2019-014374, 2021-071782, 2021-042012, 2021-042022, 2022-034560, 2022-047265, 2022-088252, 2022-089851, 2023-029665, 2023-045217, 2023-045218, 2023-050158, & 2023-050160.

Surveyor's Narrative:

The purpose of this survey is to subdivide the property shown on the map into lots and blocks as shown on the preliminary plat. The boundary was partially surveyed prior to plotting, see Record of Survey 13890. The monument corner Subdivision, were found and accepted. The bearing system is the west quarter-section corner is -074°08'.

- Legend
- Lot Number
 - Subdivision Boundary Line
 - Lot Line
 - Parcel Line
 - Section Line
 - Right-of-Way Line
 - Centerline
 - Utility Easement Line
 - ACBQ Permanent Easement Line (Note 20)
 - ACBQ Utility Easement Line (Note 21)
 - ACBQ Storm Drain Easement Line (Note 22)
 - The Lines
 - Match Line

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	65.75'	175.00'	21°31'36"	S00°27'47"W	65.36'
C2	211.20'	943.00'	12°49'56"	N83°32'44"W	210.76'
C3	80.22'	2657.00'	2°02'15"	N88°56'35"W	80.21'
C4	401.16'	535.00'	42°57'45"	N66°28'35"W	391.83'
C5	343.25'	555.00'	35°28'09"	S73°48'41"W	337.81'
C6	501.22'	555.00'	54°42'02"	N64°10'44"E	482.40'
C7	183.00'	555.00'	18°53'53"	N28°56'59"E	182.23'
C8	268.64'	180.00'	98°11'57"	S47°28'19"E	228.18'
C9	128.27'	200.00'	35°53'15"	N10°05'28"W	123.23'
C10	35.96'	82.00'	25°49'21"	N15°07'25"W	35.64'



See sheet 2 for notes.
See sheet 5 for line & curve tables.

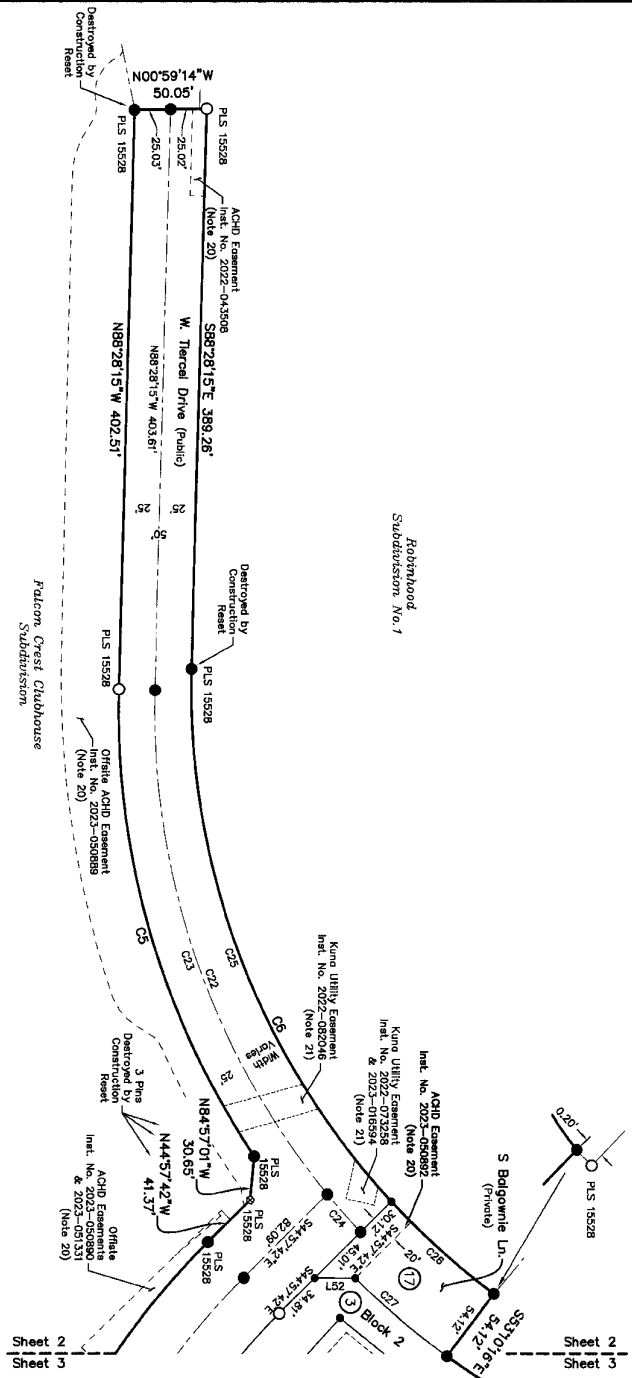
Job No. 22-067
Sheet 1 of 7

IDAHO SURVEY GROUP, LLC
6965 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8970
WWW.IDAHOSURVEY.COM

TKL/27 RAC 202409

Valor Golf Village Subdivision No. 1

BL127 Page 2 of 10



- Legend**
- Found 5/8" Iron Pin, PLS 11334, Unless Otherwise Noted
 - Found Brass Cap Monument
 - Found Aluminum Cap Monument
 - Set 1/2" x 24" Iron Pin with Plastic Cap, 156 PLS 11334
 - Set 5/8" x 24" Iron Pin with Plastic Cap, 156 PLS 11334
 - Set 1" Magnetically Detectable Copper Disk, 156 PLS 11334
 - △ Point Not Set or Found
 - ① Lot Number

- Subdivision Boundary Line
- Lot Line
- Section Line
- Parcel Line
- Right-of-Way Line
- Centerline
- Utility Easement Line
- ACHD Easement Line (Note 20)
- Kuna Utility Easement Line (Note 21)
- ACHD Storm Drain Easement Line (Note 22)
- Tie Line
- Match Line

Notes

1. The development recognizes Idaho Code, Title 23, Chapter 45 Right to Farm Act, Section 22-4503, which states: "The agricultural operation, agriculture 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 nuisance from the time it began or was constructed. The provisions of this section shall not apply where nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
2. Any re-subdivision of this plot shall comply with the applicable regulations in effect at the time of the re-subdivision.
3. Minimum building setbacks shall be in accordance with the applicable zoning and subdivision regulations at the time of issuance of individual building permits, as specifically approved and/or required by Development Agreement Instrument No. 2019-111089.
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 releases.
6. Reference is made to the public health letter on file with Ada County Recorder regarding additional restrictions.
7. 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.
8. The Valor Village Homeowners Association, Inc. (HVHA), its covenants, 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 easement for each HVHA common lot(s) that received private irrigation. If the easement is not paid by the HVHA, the individual improved lots are subject to a lien for non-payment.
9. This development is subject to that Declaration of Covenants, Conditions, and Restrictions, for Valor Village Homeowners Association, Inc. which will be recorded concurrently with this plot, and any existing or future covenants, restrictions, or easements to said declaration.
10. The land within this plot is not within an Irrigation District as defined in Idaho Code 31-3805, and the Maintenance Corporation.
11. This Development is subject to Development Agreement Instrument No. 2019-111089 and includes annexation into the City of Kuna.

12. Lots 1, 2, 3, 17, 30, 33, 36, 43, 46, 49, 54, 59, 64, 69, 72, 75, 76, & 79, Block 2; and Lot 1, Block 1 are common lots which shall be owned and mortgaged by Valor Village Homeowners Association, Inc.
13. Except for Lots 31, 35, 44, & 45, Block 2 and Common Lots, all lots are subject to an existing utility easement, 10.00 feet wide along street frontage and rear lot line, 5.00 feet wide along side lot lines and 3.00 feet wide along those lot lines abutting the herein below roads, listed in Note 14. The Common Lots are subject to an existing utility easement, 10.00 feet wide along street frontage and rear lot line, 5.00 feet wide along side lot lines and 3.00 feet wide along those lot lines abutting the herein below roads, listed in Note 14. The Common Lots are subject to an existing utility easement, 10.00 feet wide along street frontage and rear lot line, 5.00 feet wide along side lot lines and 3.00 feet wide along those lot lines abutting the herein below roads, listed in Note 14. See instrument Number 2024-003974.
14. Lots 33, 36, 43, 46, 49, 54, 59, 64, 69, and 75, Block 2 are subject to a driveway and maintenance easement.
15. Lots 2 & 17, Block 2 are private roads.
16. City utility responsibility ends at the water meter pit and at the sewer connection to the sewer mainline respectively.
17. Pressurized irrigation shall be private.
18. No easement created herein shall preclude the construction and maintenance of hard-surfaced driveways, landscaping, parking, fencing or other such non-permanent improvements.
19. All easements are parallel (or concentric) to the lines (or area) that they are dimensioned from, unless otherwise noted.
20. ACHD Easements per Instrument Numbers 2022-043508, 2023-060890, 2023-090991, 2023-090892, 2023-090899 & 2023-013131.
21. Kuna Utility Easements per Instrument Numbers 2022-082046, 2022-073256 & 2023-018394.
22. A portion of Lot 1, Block 2 is served to and includes the ACHD storm water drainage system as shown herein on "ACHD Storm Drain Easement". This lot is encumbered by that certain First Amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015 as instrument Number 2015-03258, official record of said instrument is for the operation and maintenance of the storm water drainage system. The Master Easement and Storm Water Drainage System are dedicated to ACHD pursuant to Section 40-2302, Idaho Code.
23. See instrument Number 2024-000169 for the ACHD Landscape License Agreement.



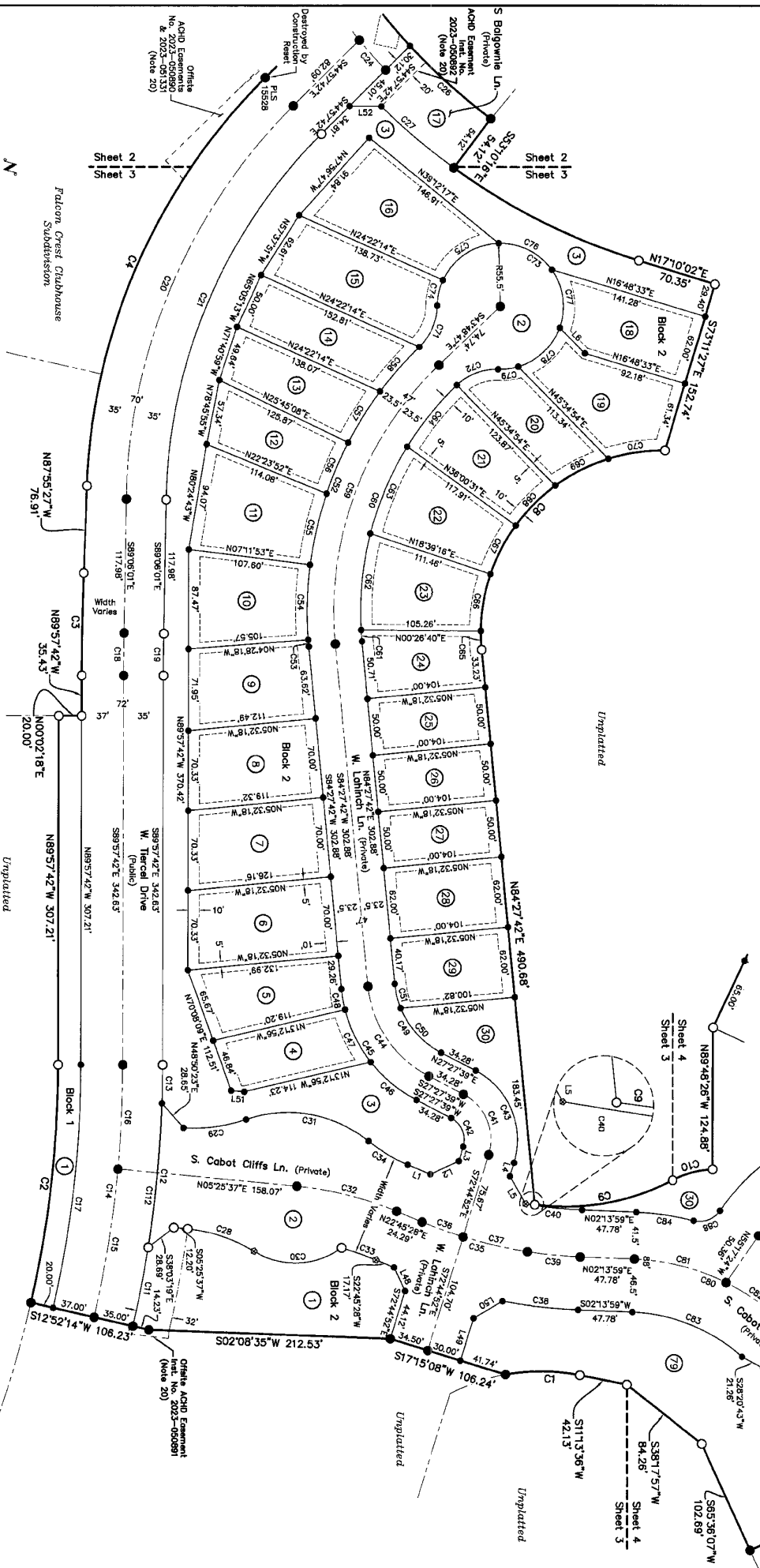
See sheet 1 for boundary curve table.
See sheet 5 for line & curve tables.

IDAHO SURVEY GROUP, LLC

9965 W EMERALD ST.
BOISE, IDAHO 83704
WWW.IDAHOSURVEY.COM

Valor Golf Village Subdivision No. 1

PK 07 Page 20/11



- Legend**
- Found 5/8" Iron Pin, PLS 11334, Unless Otherwise Noted
 - Found Brass Cap Monument
 - Found Aluminum Cap Monument
 - Set 1/2" x 24" Iron Pin with Plastic Cap, "SG PLS 11334"
 - Set 5/8" x 24" Iron Pin with Plastic Cap, "SG PLS 11334"
 - Set 1" Magnetically Detectable Copper Disk, "SG PLS 11334"
 - Point Not Set or Found
-
- Right-of-Way Line
 - Centerline
 - Utility Easement Line
 - ACHD Permanent Easement Line (Note 20)
 - Kuna Utility Easement Line (Note 21)
 - ACHD Storm Drain Easement Line (Note 22)
 - The Line
 - Match Line

- Lot Number
- Subdivision Boundary Line
- Lot Line
- Section Line
- Parcel Line

See sheet 1 for boundary curve table.
See sheet 2 for notes.
See sheet 5 for line & curve tables.



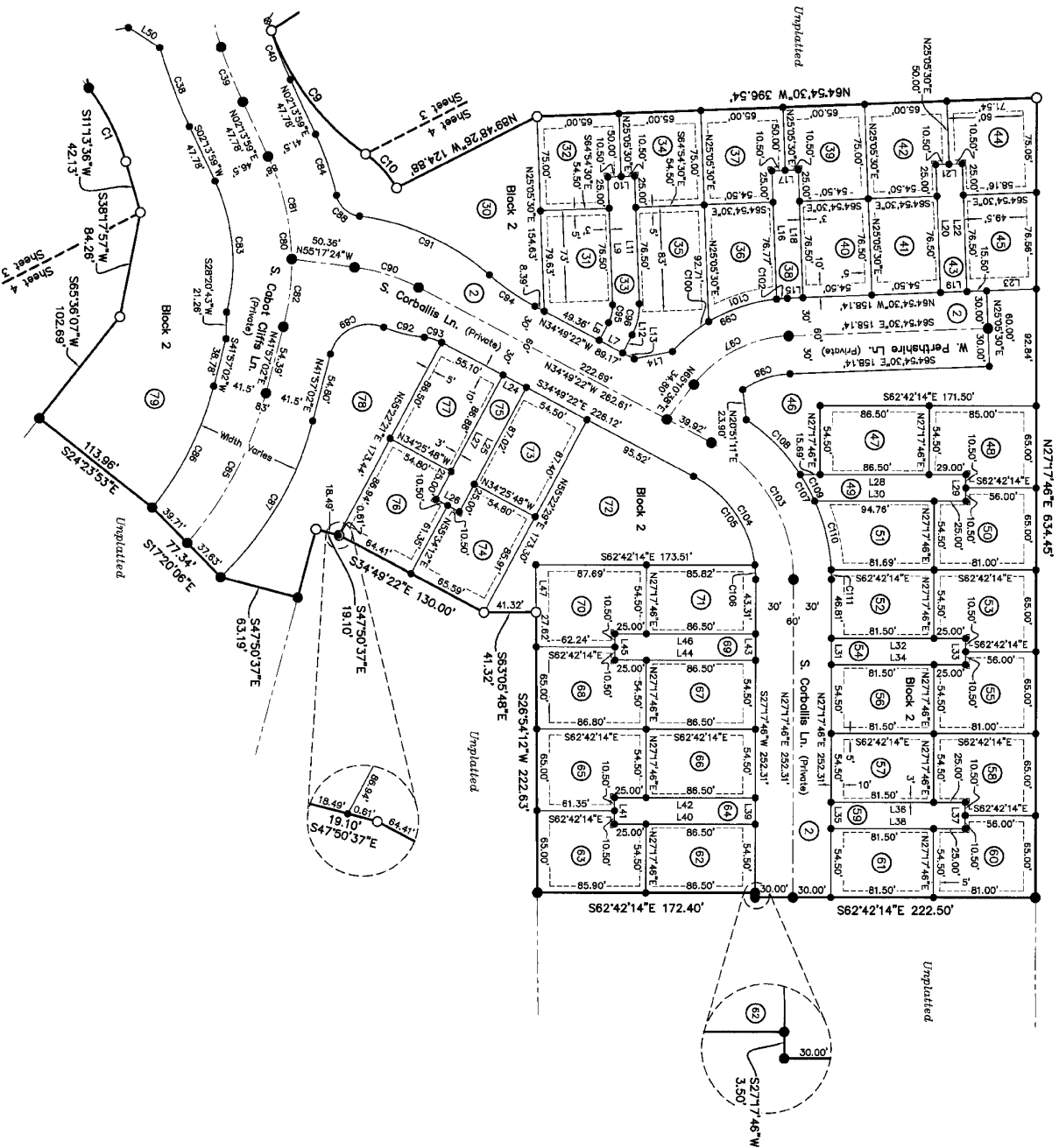
Job No. 22-067
Sheet 3 of 7

IDAHO SURVEY GROUP, LLC

9855 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 946-8870
WWW.IDAHOSURVEY.COM

Valor Golf Village Subdivision No. 1

Unplatted



Legend

- Found 9/8" Iron Pin, PLS 11334
- Found 1/2" x 24" Iron Pin
- Found Brass Cop. Monument
- Found Aluminum Cop. Monument
- Set 1/2" x 24" Iron Pin
- Set 5/8" x 24" Iron Pin
- with Plastic Cap, TSG PLS 11334*
- Set 1" Magnetically Detectable Copper Disk, TSG PLS 11334*
- △ Point Not Set or Found
- ① Lot Number
- Subdivision Boundary Line
- Let Line
- Section Line
- Parcel Line
- Right-of-Way Line
- Centerline
- Utility Easement Line
- A/CID Permanent Easement Line (Note 20)
- A/CID Utility Easement Line (Note 21)
- A/CID Storm Drain Easement Line (Note 22)
- The Line
- Match Line



See sheet 1 for boundary curve table.
See sheet 2 for notes.
See sheet 5 for line & curve tables.

IDAHO SURVEY GROUP, LLC

9855 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8870
WWW.IDAHOSURVEY.COM

Job No. 22-087
Sheet 4 of 7

Valor Golf Village Subdivision No. 1

Tk 127
Page 20 of 33

Curve Table

Curve	Length	Radius	Bearing	Chord Bearing	Chord Length
C11	70.36'	1035.00'	335.43°	N79°04'37"W	70.35'
C12	127.56'	1035.00'	703.42°	N64°53'20"W	127.48'
C13	33.88'	1035.00'	1252.32°	S89°01'28"E	33.88'
C14	223.97'	1000.00'	1248.98°	N80°54'48"W	223.50'
C15	132.10'	1000.00'	734.07°	N80°54'48"W	132.00'
C16	91.87'	1000.00'	915.49°	N87°19'47"W	91.84'
C17	215.68'	963.00'	1248.98°	N83°02'44"W	215.23'
C18	37.99'	2500.00'	075.41°	S89°31'51"E	37.99'
C19	37.08'	2465.00'	075.41°	S89°31'51"E	37.08'
C20	355.18'	500.00'	44°08'19"	S67°01'51"E	349.43'
C21	358.22'	485.00'	44°08'19"	S67°01'51"E	349.43'
C22	413.32'	530.00'	44°40'58"	N68°11'17"E	402.93'
C23	378.24'	530.00'	405.32°	N17°09'04"E	370.27'
C24	405.39'	530.00'	347.32°	N68°44'36"E	350.07'
C25	405.39'	525.00'	44°14'33"	N69°24'28"E	395.40'
C26	95.83'	925.00'	1027'29"	N42°03'27"E	95.89'
C27	83.65'	955.00'	875.07°	N40°22'59"E	83.57'
C28	82.01'	133.50'	28°39'42"	S18°43'58"W	81.45'
C29	55.98'	138.50'	23°09'25"	N07°45'59"W	55.60'
C30	82.06'	88.88'	88°28'36"	S02°10'58"E	77.27'

Curve Table

Curve	Length	Radius	Bearing	Chord Bearing	Chord Length
C31	114.30'	111.50'	58°46'58"	N10°02'48"E	109.44'
C32	90.74'	300.00'	17°19'51"	N14°05'32"E	90.40'
C33	33.10'	253.50'	7°15'15"	S19°07'50"E	32.07'
C34	40.32'	138.50'	18°40'47"	N31°08'51"E	40.18'
C35	98.57'	400.00'	13°49'57"	N15°50'23"E	98.33'
C36	38.44'	400.00'	91°30'20"	N20°00'18"E	38.42'
C37	98.13'	400.00'	81°39'36"	N13°05'19"E	98.08'
C38	87.02'	446.50'	875.99°	S06°31'59"W	86.95'
C39	48.94'	358.50'	758.51°	N06°13'25"E	48.90'
C40	48.94'	358.50'	758.51°	N06°13'25"E	48.90'
C41	62.67'	45.00'	179°47'30"	N67°21'23"E	57.73'
C42	28.94'	21.50'	79°47'29"	S67°21'23"W	27.88'
C43	98.40'	68.50'	78°47'29"	N67°21'23"E	87.87'
C44	98.40'	100.00'	57°00'04"	N65°57'40"E	95.43'
C45	122.86'	123.50'	57°00'04"	S55°57'40"W	117.88'
C46	52.86'	123.50'	242°87'24"	S39°40'50"W	52.28'
C47	51.87'	123.50'	235°16'	S63°53'11"W	51.28'
C48	18.51'	123.50'	875.22°	S80°10'01"W	18.50'
C49	76.11'	78.50'	57°00'04"	N65°57'40"E	73.01'
C50	53.97'	78.50'	402°23'15"	N47°40'16"E	52.86'

Curve Table

Curve	Length	Radius	Bearing	Chord Bearing	Chord Length
C51	22.14'	78.50'	163°34'48"	N78°10'18"E	22.08'
C52	290.80'	333.50'	512°8'58"	N89°48'15"W	280.92'
C53	6.02'	333.50'	104.00°	S84°59'42"W	6.02'
C54	65.89'	333.50'	114°01'07"	N89°58'12"W	65.77'
C55	64.51'	323.50'	112°29'28"	N77°05'23"W	64.40'
C56	48.94'	323.50'	84°02'02"	N87°02'38"W	48.89'
C57	52.92'	323.50'	922'24"	N88°01'25"W	52.86'
C58	52.32'	323.50'	916'00"	N88°42'13"W	52.26'
C59	270.83'	300.00'	91°43'31"	S89°40'32"E	261.73'
C60	248.69'	278.50'	91°31'58"	S89°46'19"E	240.39'
C61	10.17'	278.50'	208'27"	N85°30'56"E	10.17'
C62	85.48'	278.50'	174°25'56"	S94°34'23"E	85.15'
C63	83.44'	278.50'	171°17'28"	S87°04'12"E	83.13'
C64	68.86'	278.50'	142°28'08"	S81°25'41"E	68.40'
C65	16.71'	180.00'	578'58"	N87°21'11"E	16.70'
C66	50.85'	180.00'	181°2'36"	S80°27'02"E	50.64'
C67	48.46'	180.00'	172°14'14"	S82°40'07"E	48.28'
C68	48.50'	180.00'	174°33'59"	S45°07'40"E	48.31'
C69	52.89'	180.00'	185°02'58"	S28°48'47"E	52.45'
C70	50.42'	180.00'	180°32'4"	S08°22'02"E	50.22'

Line Table

Line	Bearing	Length
L1	N22°45'28"E	21.54'
L2	N24°59'42"W	27.57'
L3	N22°44'52"W	13.07'
L4	S72°44'52"E	12.48'
L5	N80°11'56"E	27.91'
L6	N45°34'54"E	31.65'
L7	N34°48'22"W	21.00'
L8	N55°10'38"E	18.00'
L9	S25°05'30"W	101.50'
L10	N64°54'30"W	21.00'
L11	N25°05'30"E	101.50'
L12	N65°10'38"E	18.00'
L13	N34°48'22"W	10.42'
L14	N74°13'47"W	30.91'
L15	N64°54'30"W	12.64'
L16	S25°05'30"W	101.77'
L17	N64°54'30"W	21.00'
L18	N25°05'30"E	101.50'
L19	N64°54'30"W	21.00'
L20	N25°05'30"E	101.50'
L21	N64°54'30"W	21.00'
L22	N25°05'30"E	101.50'
L23	N64°54'30"W	39.71'
L24	S34°49'22"E	22.83'
L25	N65°34'12"E	112.02'

Line Table

Line	Bearing	Length
L26	S4°25'48"E	21.00'
L27	S55°34'12"W	111.88'
L28	S60°42'14"E	131.19'
L29	N27°17'46"E	21.00'
L30	S62°42'14"E	119.78'
L31	N27°17'46"E	21.00'
L32	S62°42'14"E	108.50'
L33	N27°17'46"E	21.00'
L34	S62°42'14"E	108.50'
L35	N27°17'46"E	21.00'
L36	S62°42'14"E	108.50'
L37	N27°17'46"E	21.00'
L38	S62°42'14"E	108.50'
L39	S27°17'46"W	21.00'
L40	S62°42'14"E	111.50'
L41	S27°17'46"W	21.00'
L42	N62°42'14"W	111.50'
L43	S27°17'46"W	21.00'
L44	S62°42'14"E	111.50'
L45	S27°17'46"W	21.00'
L46	N62°42'14"W	111.50'
L47	N25°05'30"E	37.38'
L48	N64°44'19"E	22.83'
L49	N72°44'52"W	39.21'
L50	N30°18'57"W	29.92'

Curve Table

Curve	Length	Radius	Bearing	Chord Bearing	Chord Length
C71	40.81'	51.74'	45°11'20"	N66°59'53"W	39.76'
C72	39.81'	49.57'	46°07'48"	S20°56'28"E	38.84'
C73	282.88'	55.50'	271'23'01"	N48°25'58"E	77.84'
C74	22.89'	55.50'	23°37'47"	N77°26'39"W	22.73'
C75	62.01'	55.50'	64°01'10"	N33°37'11"W	58.84'
C76	54.52'	55.50'	58°18'59"	N28°31'53"E	52.35'
C77	53.45'	55.50'	55°10'59"	N28°15'52"E	51.41'
C78	51.88'	55.50'	53°33'18"	S43°22'00"E	50.01'
C79	18.13'	55.50'	18°42'48"	S07°13'56"E	18.05'
C80	138.64'	200.00'	38°43'02"	N22°05'31"E	135.88'
C81	84.08'	200.00'	24°04'48"	N14°18'24"E	83.44'
C82	54.58'	200.00'	15°38'13"	N34°07'55"E	54.41'
C83	106.47'	153.50'	38°44'23"	S22°08'11"W	104.34'
C84	51.37'	241.50'	12°11'14"	N08°19'38"E	51.27'
C85	135.41'	300.00'	29°51'39"	S54°52'51"W	134.28'
C86	108.68'	295.50'	24°16'37"	S54°05'20"W	107.87'
C87	145.66'	263.50'	31°38'04"	N57°46'34"E	143.72'
C88	26.31'	21.50'	70°07'33"	N02°39'33"W	24.70'
C89	53.98'	31.50'	87°24'48"	S89°20'58"E	47.33'
C90	150.00'	2028'02"	N45°03'23"W		53.30'

Curve Table

Curve	Length	Radius	Bearing	Chord Bearing	Chord Length
C91	114.50'	190.50'	34°26'12"	N38°29'13"W	112.78'
C92	33.22'	113.50'	16°46'10"	S40°01'16"E	33.10'
C93	14.39'	38.50'	22°34'59"	S48°08'52"E	14.29'
C94	44.12'	186.50'	13°33'15"	N28°02'45"W	44.02'
C95	14.70'	28.00'	30°05'08"	S40°08'04"W	14.53'
C96	25.73'	48.00'	30°05'08"	S40°08'04"W	25.43'
C97	87.12'	100.00'	49°54'52"	S89°51'58"E	84.39'
C98	39.86'	70.00'	32°42'30"	S91°15'45"E	39.42'
C99	102.87'	130.00'	45°50'25"	N87°34'43"W	100.21'
C100	37.26'	130.00'	16°25'18"	S77°57'44"W	37.13'
C101	57.24'	130.00'	25°13'46"	N81°12'44"W	56.78'
C102	8.37'	130.00'	3°41'20"	N66°46'10"W	8.37'
C103	132.81'	122.50'	62°07'09"	S03°48'48"E	128.40'
C104	100.28'	92.50'	62°07'09"	S03°48'48"E	95.46'
C105	89.07'	92.50'	55°10'12"	S07°14'18"E	85.67'
C106	11.22'	92.50'	8°56'57"	S23°49'18"W	11.21'
C107	149.48'	152.50'	56°09'46"	N00°47'07"W	143.57'
C108	61.46'	152.50'	23°06'10"	N17°18'55"W	61.08'
C109	23.83'	152.50'	89°33'35"	N01°16'03"W	23.91'
C110	56.36'	152.50'	211°0'36"	N13°40'01"E	56.04'

Curve Table

Curve	Length	Radius	Bearing	Chord Bearing	Chord Length
C111	7.69'	152.50'	235°27"	N25°10'2"E	7.69'
C112	231.80'	1035.00'	124°9'56"	N83°32'44"W	231.32'

Curve Table

Curve	Length	Radius	Bearing	Chord Bearing	Chord Length
C113	231.80'	1035.00'	124°9'56"	N83°32'44"W	231.32'

Curve Table

Curve	Length	Radius	Bearing	Chord Bearing	Chord Length
C114	231.80'	1035.00'	124°9'56"	N83°32'44"W	231.32'



IDAHO SURVEY GROUP, LLC
6665 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-6570
WWW.IDAHOSURVEY.COM

Valor Golf Village Subdivision No. 1

Certificate Of Owners

Know all men by these presents: that M3 ID Valor Golf Villas, LLC, an Arizona limited liability company, is the owner of the real property described as follows:

A parcel of land situated in the north half of Section 22, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of Section 22, Township 2 North, Range 1 East, Boise Meridian:

- Thence S00°42'27"W, 2652.56 feet along the west line of the north half of Section 22 to the west quarter-section corner;
- Thence N89°54'52"E, 2653.59 feet along the south line of the north half of Section 22 to the center quarter-section corner;
- Thence N30°53'10"E, 1596.73 feet along a random line to the POINT OF BEGINNING;
- Thence S65°36'07"W, 102.69 feet;
- Thence S38°17'57"W, 84.26 feet;
- Thence S11°13'36"W, 42.13 feet;
- Thence 65°75 feet on a curve to the left, having a radius of 175.00 feet, a central angle of 21°31'36", a chord bearing of S00°27'47"W, and a chord length of 65.36 feet;
- Thence S17°15'08"W, 106.24 feet;
- Thence S02°06'35"W, 212.53 feet;
- Thence S12°52'14"W, 106.23 feet;
- Thence 211.20 feet on a non-tangent curve to the left, having a radius of 943.00 feet, a central angle of 12°49'56", a chord bearing of N83°52'44"W, and a chord length of 210.76 feet;
- Thence N89°57'42"W, 307.21 feet;
- Thence N00°02'18"E, 20.00 feet;
- Thence N89°57'42"W, 35.43 feet;
- Thence 90.22 feet on a curve to the right, having a radius of 2537.00 feet, a central angle of 2°02'15", a chord bearing of N88°56'35"W, and a chord length of 90.21 feet;
- Thence N87°55'27"W, 76.91 feet;
- Thence 401.18 feet on a curve to the right, having a radius of 535.00 feet, a central

angle of 42°57'45", a chord bearing of N66°26'35"W, and a chord length of 391.83 feet, to end along the boundary of Falcon Crest Clubhouse Subdivision (Book 126 of Plats of Pages 20253 through 20257, records of Ada County, Idaho):

Thence N44°57'42"W, 41.37 feet along the boundary of Falcon Crest Clubhouse Subdivision;

Thence N84°57'01"W, 30.65 feet along the boundary of Falcon Crest Clubhouse Subdivision;

Thence 343.25 feet on a non-tangent curve to the right, having a radius of 555.00 feet, a central angle of 35°26'09", a chord bearing of S73°48'41"W, and a chord length of 337.81 feet, along the boundary of Falcon Crest Clubhouse Subdivision;

Thence N88°28'15"W, 402.51 feet along the boundary of Falcon Crest Clubhouse Subdivision to the boundary of Robinhood Subdivision No. 1 (Book 124 of Plats at Pages 19818 through 19831, records of Ada County, Idaho);

Thence N00°59'14"W, 50.05 feet along the boundary of Robinhood Subdivision No. 1;

Thence S88°28'15"E, 389.26 feet along the boundary of Robinhood Subdivision No. 1;

Thence 501.22 feet on a curve to the left, having a radius of 525.00 feet, a central angle of 54°42'02", a chord bearing of N64°19'44"E, and a chord length of 482.40 feet, along the boundary of Robinhood Subdivision No. 1;

Thence S53°10'16"E, 54.12 feet;

Thence 183.06 feet on a non-tangent curve to the left, having a radius of 555.00 feet, a central angle of 18°53'53", a chord bearing of N26°36'59"E, and a chord length of 182.23 feet;

Thence N17°10'02"E, 70.35 feet;

Thence S73°11'27"E, 152.74 feet;

Thence 266.64 feet on a curve to the left, having a radius of 160.00 feet, a central angle of 96°11'57", a chord bearing of S47°26'19"E, and a chord length of 236.18 feet;

Thence N84°27'42"E, 490.68 feet;

Thence 125.27 feet on a non-tangent curve to the left, having a radius of 200.00 feet, a central angle of 35°53'15", a chord bearing of N10°05'28"W, and a chord length of 123.23 feet;

is the intention of the undersigned to hereby include the above described property in this plot, and to dedicate to the public, the public streets as shown on this plot. The private roads shown on this plot are not dedicated to the public. The easements created on said plot are not dedicated to the public, however, the right to use said easements is hereby reserved for the uses specifically depicted on the plot, 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 lots in this plot will be eligible to receive water service from the City of Kuna, and the City of Kuna has agreed in writing to serve all the lots within the subdivision.

In witness whereof, I have hereunto set my hand:

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: Member

By: William I. Brownlee
 Its: Manager

Acknowledgment

State of Idaho
 County of Ada

This record was acknowledged before me on this 17th day of August, 2023, by William I. Brownlee, as Manager of The M3 Companies, LLC, Member of M3 Builders, LLC, Manager of M3 ID Valor Golf Villas, LLC.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Signature of Notary Public _____ My Commission Expires: 3-15-2025



Thence 36.96 feet on a reverse curve to the right, having a radius of 82.00 feet, a central angle of 25°49'21", a chord bearing of N150°25'W, and a chord length of 36.64 feet;

Thence N89°48'26"W, 124.88 feet;

Thence N64°54'30"W, 396.54 feet;

Thence N27°17'46"E, 634.45 feet;

Thence S62°42'4"E, 222.50 feet;

Thence S27°17'46"W, 3.50 feet;

Thence S62°42'14"E, 172.40 feet;

Thence S26°54'12"W, 222.63 feet;

Thence S63°05'48"E, 41.32 feet;

Thence S34°48'22"E, 130.00 feet;

Thence S47°50'37"E, 19.10 feet;

Thence N42°08'23"E, 55.98 feet;

Thence S47°50'37"E, 63.19 feet;

Thence S17°20'06"E, 77.34 feet;

Thence S24°23'53"E, 113.96 feet to the POINT OF BEGINNING.

The above-described parcel contains 19.60 acres, more or less.

Certificate of Surveyor

I, Michael S. Byrns, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plot is correct and was surveyed in accordance with Idaho Code relating to plats and surveys.



Job No. 22-067
 Sheet 6 of 7

IDAHO SURVEY GROUP, LLC
 9955 W. HERMILD ST.
 BOISE, IDAHO 83704
 (208) 846-6270
 WWW.IDAHOSURVEY.COM

7/12/27 Page 20014


Valor Golf Village Subdivision No. 1

PK 27 Page 20015

Health Certificate

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.


Rebecca REHS Date 8.16.23
 Central District Health



Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 19th day of January 2024.

Debra P. Whinn Date 1/19/24
 President ACHD



Approval of City Engineer

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

Walter A. Stearns, P.E.
 City Engineer PE 8722 Date 2-14-24

Approval of City Council

The foregoing plat was accepted and approved this 21st day of November 2023 by the City of Kuna, Idaho.


W. N. Starnes
 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 that it complies with the State of Idaho Code relating to plats and surveys.

Doug S. Hestring Date 1-31-2024
 County Surveyor PLS 5359



Certificate of County Treasurer

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

Elizabeth Malm Date Feb 2, 2024
 County Treasurer
 Signed by Deputy: Shirley W. Wright



County Recorder's Certificate

State of Idaho }
 County of Ada } as Instrument No. 2024-005395

I hereby certify that this instrument was filed at the request of SUB Engineers, at 5 minutes past 10 o'clock # M., this 2 day of Feb, 2024 in Book 127 of Plats at Pages 20609 through 20615. Fee \$ 30

Dan Ryals Deputy
Wendy Tripp Ex-Officio Recorder



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