

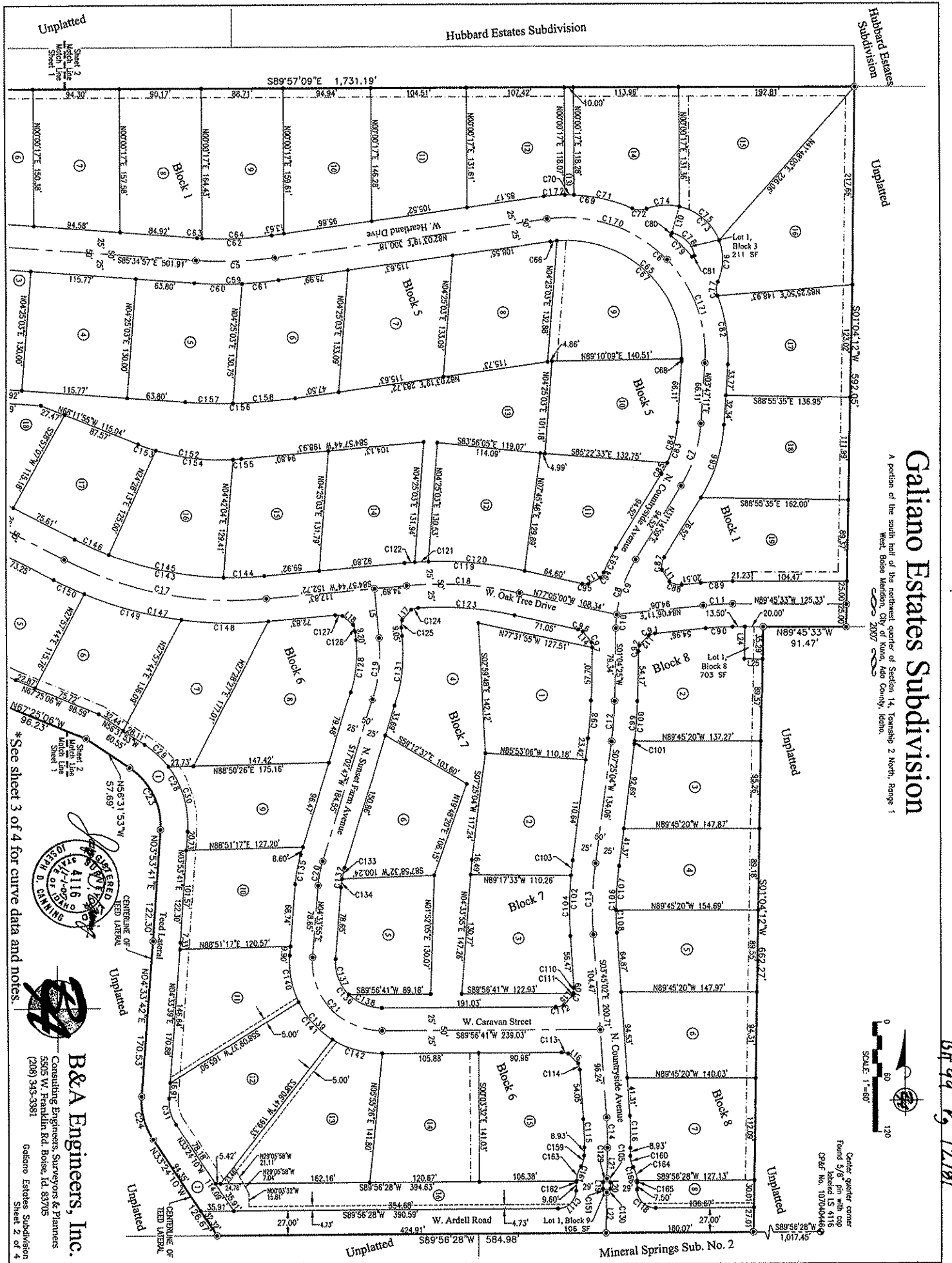
Galiano Estates Subdivision

A portion of the south half of the northwest quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho.



Center quarter corner
Found 5/8" pin with cap
labeled LS 4116
CRP# No. 107040446

Bl 99 B, 12781



*See sheet 3 of 4 for curve data and notes.



B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381 Galiano Estates Subdivision
Sheet 2 of 4

Notes

1. This property lies within the incorporated limits of the City of Kuno. This property is in the Boise Kuno Irrigation District. The City of Kuno owns, operates, and maintains a municipal pressurized irrigation system to each lot within this development. At this time irrigation assessments shall be paid to the City of Kuno by the Galiano Estates Subdivision Homeowners Association.
2. Any re subdivision of this plat shall comply with the applicable regulations in effect at the time of the re subdivision.
3. All references to Homeowners' Association herein are to the GALIANO ESTATES SUBDIVISION Homeowners' Association and the owners of the lots, within said subdivision, jointly and severally.
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. Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Kuno.
7. Lot 4, Block 4 and Lot 1, Block 6 are subject to an easement for the United States Teed Lateral for Irrigation water delivery and maintenance.
8. Lot 1, Block 2; Lot 1, Block 3; Lots 1 & 13, Block 5; Lots 12 & 16, Block 6; Lot 1, Block 7; Lot 8, Block 8 are common lots to be owned and maintained by the Homeowners' Association, and said ownership and maintenance commitment may not be dissolved without the express consent of the City of Kuno.
9. Lot 1, Block 8 is a common lot to be owned and maintained by the Homeowners' Association. Lot 1, Block 8 is subject to a temporary turn-around easement for use by emergency vehicles and the Ada County Highway District for a vehicular turn-around per instrument No. 107134680.
10. The easement of the United States Teed Lateral coincides with the southwesterly boundary of this subdivision.
11. Other than the access points shown on this plat, direct access to N. Ten Mile Road and W. Adell Road is prohibited.
12. Maintenance of any irrigation or drainage pipe or ditch, crossing a lot, is the responsibility of the owner of that lot unless such responsibility is assumed by an irrigation or drainage district or Homeowners' association.
13. This development recognizes Idaho Code §822-403, which shall be or form Act, which states: The agricultural operation or an operation to be built or to become a nuisance, private or public, by which changed conditions in or about the surrounding agricultural activities after the same has been in operation for more than one (1) year, when the operation was not a nuisance at the time the operation began, provided, that the provisions of this section shall not apply whenever a nuisance results from the improper or negligent operation of any agricultural operation or operation to be built.
14. The pressure irrigation easements shown hereon are perpetual, non-terminable, and hereby granted to the City of Kuno.
15. A blanket utility and pressure irrigation easement is hereby designated on Lot 13, Block 1; Lot 1, Block 2; Lot 1, Block 3; Lot 13, Block 5; Lot 15, Block 6; Lot 4, Block 7; and Lot 8, Block 8.
16. All of Lot 1, Block 5 and Lot 12, Block 8 and portions of Lot 1, Block 4; Lot 2, Block 5; and Lot 4, Block 11, are to be owned and maintained by the Homeowners' Association. To aid within the ACHD storm water drainage system. These lots are encumbered by their coterminous Perennial Storm Water Drainage Easement recorded on June 1, 2004, as instrument number 104088411, 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.
17. No easement shown or designated herein shall preclude the construction and maintenance of hard-surface driveway, underground parking, covered parking, or other such independent improvements.
18. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.
19. A 10-foot-wide public utilities, lot drainage, and lot irrigation easement is hereby designated adjoining of public rights-of-ways and the exterior boundary of this subdivision.
20. A 10-foot-wide lot drainage and lot irrigation easement is hereby designated along rear lot lines and centered on interior lot lines.

Galiano Estates Subdivision

A portion of the south half of the northwest quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, City of Kuno, Ada County, Idaho.

Curve Table

CURVE DATA	BEARS	ARC	CURVE BEARING	CHORD LENGTH	
C1	165.520°	350.00'	126.34'	594.110N	118.95'
C2	165.520°	350.00'	126.34'	594.110N	118.95'
C3	172.74°	350.00'	20.62'	516.721W	20.92'
C4	167.24°	350.00'	99.92'	585.142W	99.92'
C5	172.74°	350.00'	88.31'	588.7141E	88.34'
C6	101.435°	400.00'	288.33'	340.7445W	232.70'
C7	27.074°	150.00'	71.90'	117.1105E	71.91'
C8	30.103°	150.00'	79.00'	51.67832W	72.09'
C9	24.240°	150.00'	64.23'	51.67832W	63.74'
C10	5.2822°	150.00'	14.77'	50.5338W	14.76'
C11	62.081°	300.00'	32.14'	58.71019E	32.12'
C12	62.081°	300.00'	44.29'	58.71019E	44.27'
C13	111.006°	400.00'	31.88'	108.7018W	31.87'
C14	44.627°	400.00'	17.97'	50.15001W	33.67'
C15	44.627°	400.00'	113.36'	58.71924E	110.63'
C16	22.403°	100.00'	38.56'	40.73274W	39.30'
C17	32.453°	40.00'	12.81'	31.82402E	22.41'
C18	17.5171°	40.00'	12.81'	31.82402E	22.41'
C19	22.053°	175.00'	67.46'	56.60315E	67.34'
C20	17.5171°	175.00'	27.23'	54.42471W	27.18'
C21	94.3714°	150.00'	122.86'	54.2442E	110.26'
C22	42.3750°	150.00'	78.10'	56.78105W	75.48'
C23	62.081°	350.00'	49.68'	58.71019E	49.67'
C24	42.3750°	350.00'	111.61'	56.78105W	109.05'
C25	37.012°	150.00'	35.08'	58.42352W	34.98'
C26	37.012°	150.00'	17.55'	54.41717W	17.52'
C27	37.012°	150.00'	16.55'	54.41717W	16.52'
C28	62.081°	105.00'	110.74'	56.71905W	105.66'
C29	62.081°	105.00'	15.51'	50.5338W	15.51'
C30	110.030°	105.00'	75.22'	51.67832W	73.63'
C31	37.012°	45.00'	7.82'	51.67832W	7.82'
C32	30.033°	20.00'	31.43'	54.51153W	28.50'
C33	62.081°	20.00'	31.40'	54.42471E	28.47'
C34	97.001°	5.00'	7.85'	54.51153W	7.07'
C35	97.001°	5.00'	7.85'	54.51153W	7.07'
C36	97.001°	5.00'	7.85'	54.51153W	7.07'
C37	97.001°	5.00'	7.85'	54.51153W	7.07'
C38	34.914°	34.00'	20.37'	51.67832W	20.07'
C39	37.012°	23.00'	12.21'	51.67832W	12.07'
C40	117.730°	23.00'	7.98'	58.71019E	7.85'
C41	37.012°	24.00'	18.27'	51.67832W	18.05'
C42	53.227°	24.00'	14.26'	51.67832W	13.98'
C43	10.652°	24.00'	81.22'	58.71019E	81.03'
C44	42.3750°	20.00'	12.91'	58.71019E	12.85'
C45	22.403°	20.00'	17.51'	50.5338W	17.51'
C46	43.101°	175.00'	94.42'	58.71019E	92.19'
C47	21.114°	175.00'	64.74'	51.67832W	64.57'
C48	27.843°	20.00'	9.33'	58.71019E	9.25'
C49	27.843°	20.00'	9.33'	58.71019E	9.25'
C50	14.480°	175.00'	45.21'	51.67832W	45.08'
C51	8.333°	20.00'	2.99'	51.67832W	2.99'
C52	8.333°	20.00'	2.99'	51.67832W	2.99'
C53	28.524°	20.00'	10.06'	50.5338W	9.97'
C54	28.524°	20.00'	10.06'	50.5338W	9.97'
C55	7.618°	325.00'	14.42'	58.71019E	14.44'
C56	14.480°	325.00'	128.15'	58.71019E	128.51'
C57	309.06°	375.00'	20.82'	51.67832W	20.82'
C58	105.14°	375.00'	108.53'	58.71019E	108.15'
C59	17.214°	425.00'	91.20'	58.71019E	91.92'
C60	63.48°	425.00'	31.80'	58.71019E	31.80'
C61	62.081°	425.00'	58.80'	58.71019E	58.78'
C62	12.214°	375.00'	90.91'	58.71019E	90.75'
C63	7.053°	375.00'	51.00'	58.71019E	50.91'
C64	11.311°	375.00'	75.40'	58.71019E	75.27'
C65	101.435°	375.00'	12.48'	58.71019E	12.48'
C66	116.15°	375.00'	7.14'	58.71019E	7.13'
C67	97.031°	375.00'	7.14'	58.71019E	7.13'
C68	17.246°	375.00'	31.80'	58.71019E	31.87'
C69	37.080°	175.00'	98.15'	58.71019E	98.87'
C70	31.631°	175.00'	100.00'	58.71019E	100.00'
C71	21.642°	175.00'	65.00'	58.71019E	64.62'
C72	45.214°	20.00'	15.83'	58.71019E	15.42'
C73	15.012°	60.00'	14.62'	54.51153W	14.60'
C74	34.423°	60.00'	38.35'	58.71019E	35.82'
C75	55.563°	60.00'	38.35'	58.71019E	35.82'
C76	44.383°	60.00'	46.75'	58.71019E	45.38'
C77	45.214°	20.00'	15.81'	58.71019E	15.42'
C78	70.554°	30.00'	17.14'	58.71019E	17.20'
C79	105.251°	17.50'	32.84'	54.51153W	32.78'
C80	149.581°	1.50'	3.93'	52.61019E	2.90'
C81	149.581°	1.50'	3.93'	52.61019E	2.90'
C82	24.859°	175.00'	78.59'	58.71019E	75.74'
C83	27.274°	175.00'	158.92'	58.71019E	158.34'
C84	21.114°	175.00'	46.30'	51.67832W	46.03'
C85	61.435°	175.00'	83.88'	51.67832W	83.06'
C86	27.274°	175.00'	83.88'	51.67832W	83.06'
C87	41.143°	10.00'	14.40'	51.67832W	14.09'
C88	41.143°	10.00'	14.40'	51.67832W	14.09'
C89	6.081°	205.00'	34.91'	58.71019E	34.80'
C90	6.081°	205.00'	28.46'	57.43044W	28.44'
C91	19.103°	205.00'	6.70'	57.43044W	6.66'
C92	19.103°	205.00'	6.70'	57.43044W	6.66'
C93	9.303°	175.00'	30.06'	52.61019E	30.02'
C94	18.252°	20.00'	6.43'	58.71019E	6.40'
C95	18.252°	20.00'	5.85'	58.71019E	5.82'
C96	18.252°	20.00'	5.85'	58.71019E	5.82'
C97	18.252°	20.00'	5.85'	58.71019E	5.82'
C98	6.203°	375.00'	41.50'	58.71019E	41.50'
C99	6.203°	375.00'	41.50'	58.71019E	41.50'
C100	55.532°	425.00'	43.76'	58.71019E	43.73'
C101	55.532°	425.00'	43.76'	58.71019E	43.73'
C102	107.642°	425.00'	3.11'	50.71019E	3.11'
C103	17.133°	425.00'	10.53'	50.71019E	10.53'
C104	8.592°	425.00'	68.31'	50.71019E	68.25'
C105	107.642°	425.00'	6.28'	58.71019E	6.26'
C106	11.010°	440.00'	73.10'	50.71019E	72.99'
C107	17.214°	375.00'	48.25'	50.71019E	48.17'
C108	17.214°	375.00'	24.85'	50.71019E	24.84'
C109	107.642°	20.00'	8.34'	50.71019E	8.49'
C110	18.102°	20.00'	6.34'	50.71019E	6.32'
C111	18.102°	20.00'	8.25'	51.67832W	8.21'
C112	142.308°	20.00'	8.25'	51.67832W	8.48'
C113	142.308°	20.00'	7.27'	51.67832W	7.23'
C114	28.449°	15°	20.00'	51.67832W	17.21'
C115	44.627°	325.00'	31.57'	58.71019E	31.56'
C116	44.627°	325.00'	35.78'	58.71019E	35.78'
C117	58.710°	20.00'	31.80'	54.51153W	28.07'
C118	91.017°	20.00'	31.81'	54.51153W	28.07'
C119	17.511°	425.00'	133.16'	58.71019E	133.04'
C120	14.253°	425.00'	108.77'	58.71019E	108.49'
C121	21.642°	425.00'	15.11'	58.71019E	15.11'
C122	13.126°	425.00'	11.30'	58.71019E	11.30'
C123	16.910°	20.00'	10.63'	58.71019E	10.64'
C124	27.274°	20.00'	8.20'	51.67832W	8.14'
C125	22.403°	20.00'	7.91'	51.67832W	7.85'
C126	22.403°	20.00'	7.91'	51.67832W	7.85'
C127	22.403°	20.00'	7.91'	51.67832W	7.85'
C128	22.403°	20.00'	7.91'	51.67832W	7.85'
C129	97.001°	4.00'	6.28'	54.51153W	5.85'
C130	97.001°	4.00'	6.28'	54.51153W	5.85'
C131	12.038°	200.00'	21.76'	50.71019E	21.76'
C132	12.038°	100.00'	21.76'	50.71019E	21.76'
C133	17.211°	100.00'	17.50'	51.67832W	17.50'
C134	51.651°	100.00'	9.21'	50.71019E	9.21'
C135	12.282°	150.00'	9.20'	54.2442E	17.50'
C136	94.3714°	50.00'	82.57'	54.2442E	41.51'
C137	149.581°	50.00'	42.80'	51.67832W	38.73'
C138	149.581°	50.00'	30.77'	58.71019E	30.73'
C139	94.3714°	100.00'	183.14'	54.2442E	142.01'
C140	37.012°	100.00'	52.68'	51.67832W	52.07'
C141	31.565°	100.00'	56.25'	51.67832W	55.09'
C142	32.303°	100.00'	56.25'	51.67832W	55.09'
C143	32.303°	100.00'	21.43'	51.67832W	21.33'
C144	64.270°	375.00'	44.41'	58.71019E	44.39'
C145	18.272°	375.00'	178.86'	58.71019E	172.85'
C146	61.638°	375.00'	41.34'	58.71019E	41.30'
C147	32.433°	425.00'	24.27'	58.71019E	23.50'
C148	12.480°	425.00'	58.04'	58.71019E	58.04'
C149	14.933°	425.00'	110.69'	57.43044W	110.58'
C150	4.994°	425.00'	37.08'	57.43044W	37.05'
C151	97.001°	4.00'	6.28'	54.51153W	5.85'
C152	28.502°	245.00'	114.77'	51.67832W	113.72'
C153	4.463°	245.00'	20.43'	51.67832W	20.42'
C154	19.540°	245.00'	83.15'	58.71019E	82.78'
C155	27.085°	245.00'	9.19'	58.71019E	9.19'
C156	112.214°	555.00'	119.75'	58.71019E	119.52'
C157	52.109°	555.00'	61.80'	58.71019E	61.83'
C158	7.003°	555.00'	67.80'	58.71019E	67.88'
C15					

Galiano Estates Subdivision

of 99 pgs 12283

Certificate of Owners
 KNOW ALL MEN BY THESE PRESENTS: That the undersigned do hereby certify that the undersigned are the owners of a certain tract of land to be known as GALIANO ESTATES SUBDIVISION, and that intended to include the following described land in this plat:

A portion of the south half of the northeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the northwest corner of said Section 14, thence along the westerly boundary of the said northwest quarter of said Section 14, which is also the centerline of Ten Mile Road, S00°00'04"W, 1,406.81 feet to a point, said point is located S00°00'04"W, 75.00 feet from an iron pin marking the northwest corner of the south half of the northeast quarter of said Section 14, also said point being the POINT OF BEGINNING;

Thence along a line that is 75.00 feet southerly of and parallel to the northerly boundary of the south half of the northeast quarter of said Section 14, S89°55'28"W, 284.98 feet to a point;

Thence along the centerline of the Teed Lateral of the following courses and distances:

- M33°24'10"W, 128.67 feet to a point of curvature;
- Along a curve to the right whose radius is 73.00 feet, whose length is 48.64 feet, whose central angle is 37°23'42.4" and whose long chord bears N14°25'14"W, 48.79 feet;
- N03°53'41"E, 122.30 feet to a point of curvature;
- Along a curve to the left whose radius is 75.00 feet, whose length is 79.10 feet, whose central angle is 60°25'26" and whose long chord bears N26°19'05"W, 75.48 feet;
- N56°31'53"W, 57.89 feet;
- N67°25'05"W, 96.23 feet;
- N65°50'59"W, 151.58 feet;
- N81°53'14"W, 58.79 feet to a point of curvature;
- Along a curve to the left whose radius is 88.28 feet, whose length is 88.28 feet, whose central angle is 57°24'09"W, 98.73 feet;
- S73°14'48"W, 78.87 feet;
- S64°26'08"W, 40.50 feet;
- S58°41'44"W, 37.75 feet;
- S89°55'50"W, 20.43 feet to the westerly boundary of said Section 14;

Thence leaving the centerline of the Teed Lateral, N00°00'04"E, 497.81 feet along the westerly boundary of said Section 14 to the POINT OF BEGINNING;

Containing 32.33 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, but the right to use said easements is hereby reserved for the users specifically depicted on the plat, and for any other purposes designated hereon, and no permanent structures are to be erected within the lines of said easements. 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 of the lots within this subdivision.

IN WITNESS WHEREOF: We have hereunto set our hands:

Edward J. Mason 5/16/07
 Edward J. Mason, Manager
 Gatiano, LLC
 Date

David B. Zinner 5/16/07
 David B. Zinner
 Date


Acknowledgment

State of Idaho))
 County of Ada))

On this 11 day of May in the year of 2007, before me the undersigned, a Notary Public in and for said state, personally appeared Edward J. Mason, known or identified to me to be the manager of Gatiano, LLC, the limited liability company that executed the 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.

IN WITNESS WHEREOF: I have set my hand and seal the day and year in this certificate first above written.

Michael J. Schaefer
 Notary Public for Idaho
 Residing in Boise, Idaho
 My Commission Expires 11/16/2010




Acknowledgment

State of Idaho))
 County of Ada))

On this 11th day of May in the year of 2007, before me the undersigned, a Notary Public in and for said state, personally appeared David B. Zinner and Jane Lee Zinner, husband and wife, known or identified to me to be the owners of the above described instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF: I have set my hand and seal the day and year in this certificate first above written.


Michael J. Schaefer
 Notary Public for Idaho
 Residing in Boise, Idaho
 My Commission Expires 11/16/2010



Certificate of Surveyor

I, JOSEPH D. CANNING, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of GALIANO ESTATES SUBDIVISION, as described in the Certificate of Owners and as shown on the attached plat, was drawn from an actual survey made on the ground under my supervision, and accurately and correctly represents the same. I have caused to be recorded in the public records of the State of Idaho a plat of said survey, and I am a conformer with the State of Idaho Code relating to plats and surveys.


Joseph D. Canning
 Joseph D. Canning, L.S., No. 16
 4118
 State of Idaho
 Date



Approval of Central District Health Department

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.


William R. Bern
 Central District Health Department
 EHS 4117
 Date



Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 11th day of May, 2007.

Michael J. Schaefer
 Commission Chairman
 Ada County Highway District



Approval of City Engineer

I, the undersigned representative of Kellar Associates, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this 11th day of May, 2007, hereby approve this plat.

David Walker
 Kuna City Engineer
 Date

Approval of City Council

I, the undersigned, City Clerk in and for the City of Kuna, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the 11th day of May, 2007, this plat was duly accepted and approved.

Michael J. Schaefer
 Kuna City Clerk
 Seal



Certificate of County Surveyor

I, the undersigned County Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and find it complies with the State of Idaho Code relating to plats and surveys.


Debra S. Heston
 Ada County Surveyor
 PLS 5357
 11-8-2007
 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 50-1326, 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.

Paul Chapman
 Ada County Treasurer
 Deputy
 11/8/07
 Date



Certificate of County Recorder

I hereby certify that this instrument was filed at the State of Idaho))
 County of Ada))
 Instrument No. 109150335

at 21 minutes past 3 o'clock P.M., this 11th day of May, 2007, in my office, and was recorded in Book 99 of Plats at Pages 12380 through 12383. Fee: \$21.00

Michael J. Schaefer
 Deputy
 B&A Engineers, Inc.
 Consulting Engineers, Surveyors & Planners
 5505 W. Franklin Rd. Boise, ID 83705
 (208) 343-3381
 Colieno Estates Subdivision
 Sheet 4 of 4

