

PATAGONIA EAST SUBDIVISION NO. 2

BOOK 131, PAGE 143

**LOCATED IN THE SE 1/4 OF THE SE 1/4 SECTION 7, TOWNSHIP 2
NORTH, RANGE 1 EAST, B.M., CITY OF KUNA, ADA COUNTY, IDAHO
2025**

SURVEY NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARY OF PATAGONIA EAST SUBDIVISION NO. 1, PATAGONIA SUBDIVISION NO. 2, PATAGONIA SUBDIVISION NO. 5, PATAGONIA SUBDIVISION NO. 7, ROARK SUBDIVISION, INFORMATION FROM RECORD OF SURVEY NUMBERS 3946, 5995, 7589, 9940 AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

SEE SHEET 2 OF 4 FOR NOTES, LINE AND CURVE DATA, & ADDITIONAL DETAILS

CLINTON W. HANSE



Landsolutions

Land Surveying and C
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PATAGONIA EAST SUBDIVISION NO. 2

13
BOOK 164, PAGE 164

NOTES

1- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE, AND CITY OF KUNA PRESSURE IRRIGATION OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.

2- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT PUBLIC UTILITIES, CITY OF KUNA PRESSURE IRRIGATION, AND LOT DRAINAGE ON FIVE (5) FEET ADJACENT TO SIDE LOT LINES.

3- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR CITY OF KUNA PRESSURE IRRIGATION ON TEN (10) FEET ADJACENT TO REAR LOT LINES AND EXTERIOR SUBDIVISION BOUNDARIES.

4- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.

5- THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. 2025-068064.

6- 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/DRAINAGE DISTRICT.

7- THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503, 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 CONDITION 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- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AND CONDITIONS OF THE STAFF REPORT FOR PATAGONIA EAST SUBDIVISION NO. 2.

9- LOT 20 OF BLOCK 2, LOTS 24, 35, 45 AND 53 OF BLOCK 4, LOT 8 OF BLOCK 6, LOT 1 AND 9 OF BLOCK 7, LOT 1 AND 9 OF BLOCK 8, LOT 1 AND 9 OF BLOCK 9 ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE PATAGONIA SUBDIVISION HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS. SAID LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY, DRAINAGE, AND PRESSURE IRRIGATION EASEMENT. ALL OTHER LOTS IN THIS SUBDIVISION ARE FOR SINGLE FAMILY DWELLINGS. THIS OWNERSHIP AND MAINTENANCE COMMITMENT MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF KUNA. THE PATAGONIA SUBDIVISION HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR PAYMENT OF IRRIGATION ASSESSMENTS. IN THE EVENT PATAGONIA SUBDIVISION HOMEOWNERS ASSOCIATION FAILS TO PAY ASSESSMENTS, EACH RESIDENTIAL LOT IS RESPONSIBLE FOR A FRACTIONAL SHARE OF THE ASSESSMENT.

10- A PORTION OF LOTS 24-28, 31-35 AND LOT 45 OF BLOCK 4, AND A PORTION OF LOT 9 OF BLOCK 7 AS SHOWN HEREON 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. SEE STORM DRAIN EASEMENT DETAILS - SHEET 2 OF 4.

11- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH KUNA CITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

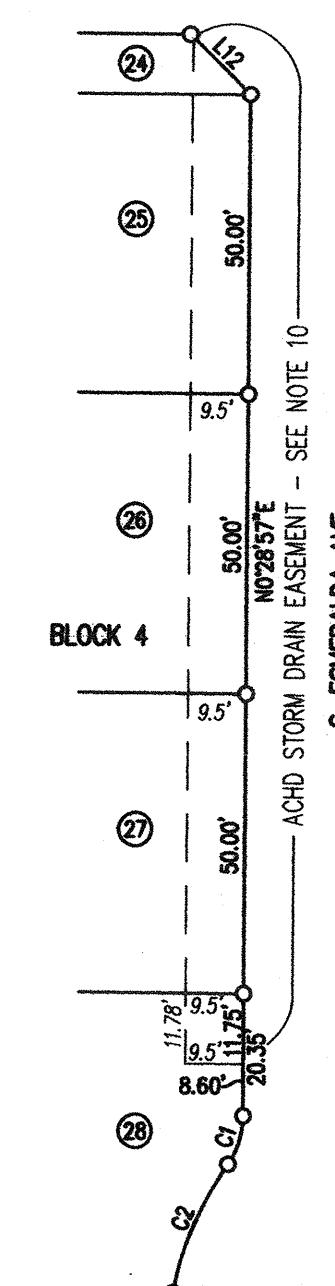
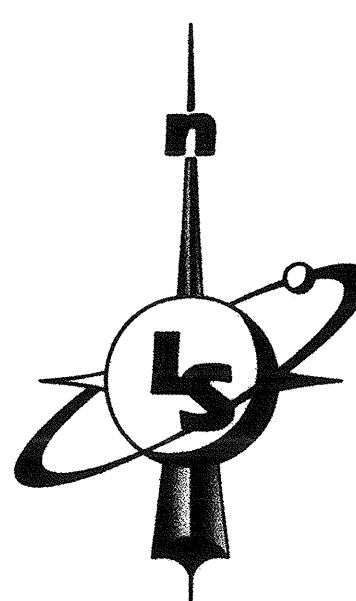
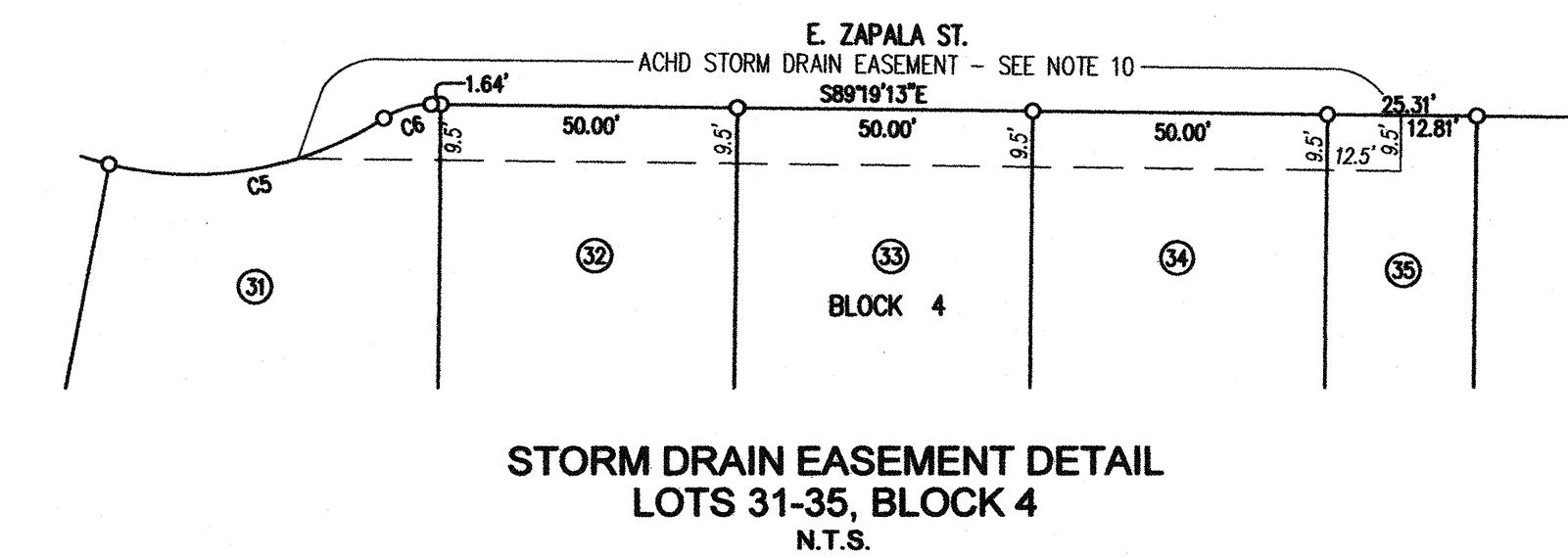
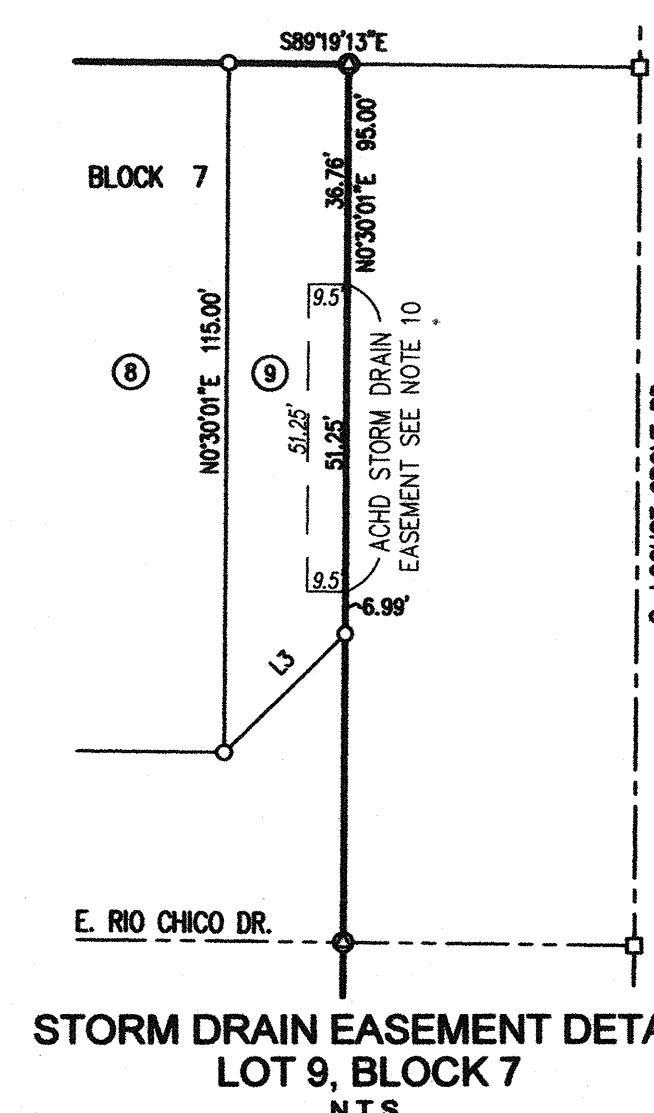
12- THE LANDS INCLUDED IN THIS PLAT ARE LOCATED IN THE BOISE KUNA IRRIGATION DISTRICT SERVICE AREA (208-922-5608). IRRIGATION WATER WILL BE PROVIDED TO ALL LOTS THROUGH A PRESSURE IRRIGATION DELIVERY SYSTEM WHICH HAS BEEN APPROVED PURSUANT TO SECTION 31-3805(4), IDAHO CODE. THE PURCHASER OF EACH LOT SHALL REMAIN SUBJECT TO ALL ASSESSMENTS LEVIED BY THE BOISE KUNA IRRIGATION DISTRICT. ALL UNPAID IRRIGATION ENTITY ASSESSMENTS ARE A LIEN ON THE LAND. ALL LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS THROUGH BOISE-KUNA IRRIGATION DISTRICT, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM CITY OF KUNA, SUBJECT TO ORDINANCE 2025-35, ANNEXING PATAGONIA EAST SUBDIVISION NO. 2 INTO THE KUNA MUNICIPAL IRRIGATION SYSTEM AND POOLING THE APPURtenant WATER RIGHTS THEREOF, RECORDED AS INSTRUMENT NO. 2025-069626, RECORDS OF ADA COUNTY, IDAHO.

13- THIS SUBDIVISION IS SUBJECT TO THE CC&R'S RECORDED AS INSTRUMENT NO. 2016-106371, AND AS SUCH MAY BE AMENDED.

14- DIRECT LOT ACCESS TO S. LOCUST GROVE RD. IS PROHIBITED.

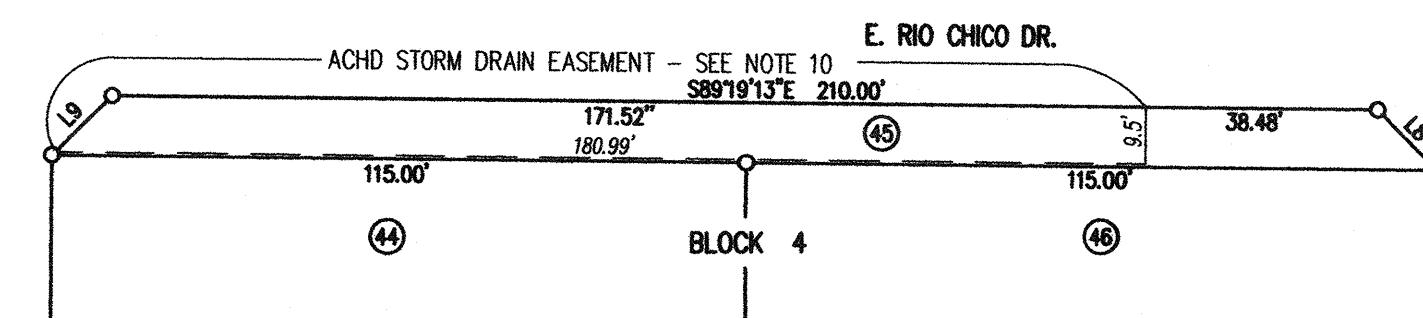
15- LOT 24, BLOCK 4 IS SUBJECT TO AN ACHD STORM DRAIN EASEMENT AS SHOWN, RECORDED AS INSTRUMENT NUMBER 2023-059490, RECORDS OF ADA COUNTY, IDAHO.

16- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF KUNA RECORDED AS INSTRUMENT NO. 2023-057890, RECORDS OF ADA COUNTY, IDAHO.

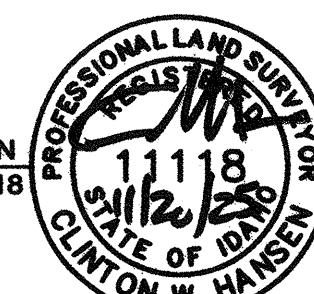


LINE TABLE				
LINE #	LENGTH	DIRECTION		
L1	14.14'	S45°40'47"E		
L2	14.14'	S44°19'13"E		
L3	28.24'	N45°35'24"E		
L4	48.50'	S89°19'13"E		
L5	28.33'	S44°24'36"E		
L6	14.16'	S44°24'36"E		
L7	14.12'	N45°35'24"E		
L8	14.16'	S44°24'36"E		
L9	14.12'	N45°35'24"E		
L10	28.33'	S44°24'36"E		
L11	28.24'	N45°34'52"E		
L12	14.17'	S44°25'08"E		
L13	95.00'	N0°30'01"E		
L14	20.00'	S89°19'13"E		

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	8.58'	14.50'	33°54'36"	S17°26'15"W	8.46'
C2	23.44'	58.50'	22°57'29"	S22°54'48"W	23.28'
C3	37.61'	58.50'	36°50'20"	S63°06'E	36.97'
C4	51.58'	58.50'	50°30'56"	S50°39'44"E	49.92'
C5	48.30'	58.50'	47°18'36"	N80°25'30"E	46.94'
C6	8.58'	14.50'	33°54'36"	N73°43'29"E	8.46'
C7	78.37'	50.00'	89°48'10"	S44°25'08"E	70.59'
C8	40.50'	26.50'	87°33'52"	S43°17'59"E	36.67'
C9	1.04'	26.50'	21°41'18"	S88°12'04"E	1.04'
C10	0.55'	26.50'	11°13'33"	S89°54'59"E	0.55'
C11	41.16'	26.50'	88°59'13"	N44°59'38"E	37.14'
C12	78.70'	50.00'	90°10'46"	N45°35'24"E	70.82'
C13	8.54'	14.50'	33°44'46"	S72°26'50"E	8.42'
C14	53.89'	58.50'	52°46'52"	S83°12'09"E	52.01'
C15	40.97'	58.50'	40°07'47"	N50°20'32"E	40.14'
C16	40.39'	58.50'	39°33'19"	N102°29'58"E	39.59'
C17	24.47'	58.50'	23°58'04"	N21°15'43"W	24.29'
C18	8.54'	14.50'	33°44'46"	N16°22'22"W	8.42'
C19	1.26'	58.50'	11°41'6"	S56°11'35"E	1.26'
C20	39.18'	50.00'	44°54'05"	S21°58'05"E	38.19'
C21	39.18'	50.00'	44°54'05"	S66°52'10"E	38.19'
C22	39.35'	50.00'	45°05'23"	N68°08'06"E	38.34'
C23	39.35'	50.00'	45°05'23"	N23°02'43"E	38.34'



STORM DRAIN EASEMENT DETAIL
LOT 45, BLOCK 4
N.T.S.



PATAGONIA EAST SUBDIVISION NO. 2

BOOK 131, PAGE 105

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PATAGONIA EAST SUBDIVISION NO. 2;

A PARCEL LOCATED IN THE SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHEAST CORNER OF THE SE $\frac{1}{4}$ OF SAID SECTION 7, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SE $\frac{1}{4}$ OF SECTION 7 BEARS S $0^{\circ}30'01''$ W A DISTANCE OF 2647.68 FEET;

THENCE S $0^{\circ}30'01''$ W ALONG THE EASTERLY BOUNDARY OF SAID SE $\frac{1}{4}$ A DISTANCE OF 1683.41 FEET TO A POINT;

THENCE LEAVING SAID EASTERLY BOUNDARY N $89^{\circ}19'13''$ W A DISTANCE OF 48.50 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF S. LOCUST GROVE ROAD AND THE SOUTHERLY BOUNDARY OF ROARK SUBDIVISION, AS SHOWN IN BOOK 76 OF PLATS ON PAGES 7884 THROUGH 7885, RECORDS OF ADA COUNTY, IDAHO, AND THE POINT OF BEGINNING;

THENCE S $0^{\circ}30'01''$ W ALONG SAID WESTERLY RIGHT-OF-WAY OF S. LOCUST GROVE ROAD A DISTANCE OF 614.42 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF PATAGONIA EAST SUBDIVISION NO. 1 AS SHOWN IN BOOK 129 OF PLATS ON PAGES 20932 THROUGH 20935, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING DESCRIBED COURSES AND DISTANCES:

THENCE N $89^{\circ}29'59''$ W A DISTANCE OF 20.00 FEET TO A POINT;

THENCE N $0^{\circ}30'01''$ E A DISTANCE OF 56.49 FEET TO A POINT;

THENCE N $89^{\circ}29'59''$ W A DISTANCE OF 178.00 FEET TO A POINT;

THENCE S $89^{\circ}57'37''$ W A DISTANCE OF 115.00 FEET TO A POINT;

THENCE N $89^{\circ}19'13''$ W A DISTANCE OF 671.35 FEET TO A POINT;

THENCE N $0^{\circ}28'57''$ E A DISTANCE OF 382.00 FEET TO A POINT;

THENCE N $0^{\circ}40'47''$ E A DISTANCE OF 63.00 FEET TO A POINT;

THENCE N $89^{\circ}19'13''$ W A DISTANCE OF 39.22 FEET TO A POINT;

THENCE N $0^{\circ}40'47''$ E A DISTANCE OF 115.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID ROARK SUBDIVISION;

THENCE ALONG SAID SOUTHERLY BOUNDARY S $89^{\circ}19'13''$ E A DISTANCE OF 1023.13 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 12.77 ACRES, MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF KUNA. THE CITY OF KUNA HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

THE OWNERS HEREBY CERTIFY THAT SURFACE WATER FOR IRRIGATION IS REASONABLY AVAILABLE, PER SECTION 67-6537, IDAHO CODE, AND THAT THEY ARE IN COMPLIANCE WITH SECTION 31-3805 IDAHO CODE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 17th DAY OF July, 2015

PATAGONIA DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY

BY GREGORY B. JOHNSON, PRESIDENT OF THE WESTPARK COMPANY, INC., THE MANAGER OF PATAGONIA DEVELOPMENT, LLC.

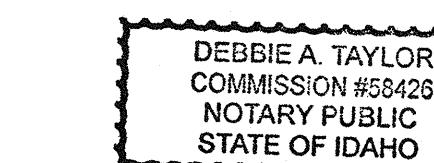
Larry Squires, Secretary

ACKNOWLEDGMENT

STATE OF IDAHO } S.S.
COUNTY OF ADA }

ON THIS 17th DAY OF July, 2015, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED GREGORY B. JOHNSON, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT SECRETARY OF THE WESTPARK COMPANY, INC., AN IDAHO CORPORATION BEING THE MANAGER OF PATAGONIA DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



MY COMMISSION EXPIRES 11/30/2029

RESIDING AT Kuna, ID

Larry Squires

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CLINTON W. HANSEN
PLS 11118



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JOB NO. 20-82

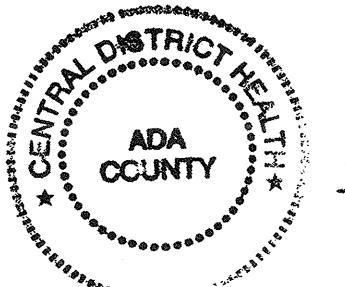
SHEET 3 OF 4

PATAGONIA EAST SUBDIVISION NO. 2

BOOK 131, PAGE 1662

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.



Soribaly REHS 4.30.25
CENTRAL DISTRICT HEALTH, EHS DATE

APPROVAL OF THE CITY COUNCIL

I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 20th DAY OF SEPTEMBER 2025 THIS PLAT WAS DULY ACCEPTED AND APPROVED.



TTB
CITY CLERK OF KUNA CITY, IDAHO

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, DO HEREBY STATE THAT THE RECOMMENDED CONDITIONS OF THE CITY OF KUNA HAVE BEEN SATISFIED.

Don Wall PE 12524 11-5-2025
CITY ENGINEER ~ KUNA, IDAHO

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

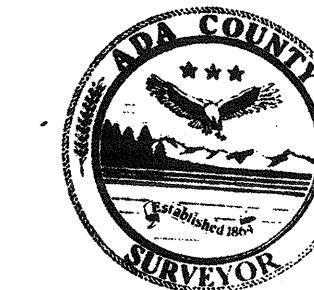
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 19th DAY OF OCTOBER, 2015.



M. W.
PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



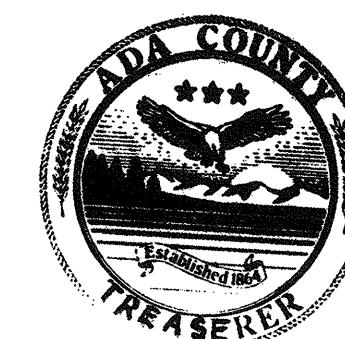
D. [Signature] 21 NOVEMBER 2025
ADA COUNTY SURVEYOR
PLS 20920

CERTIFICATE OF THE 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.

DATE: 11.21.2025

Elizabeth Mahn
COUNTY TREASURER
Signed by Deputy Treasurer
Missy Marshall



CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO } S.S.
COUNTY OF ADA }

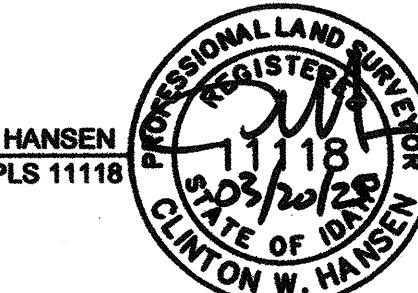
INSTRUMENT NO. 2025-077473

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT 29 MINUTES PAST 12 O'CLOCK P.M. ON THIS 21 DAY OF NOV, 2025, IN BOOK 131 OF PLATS AT PAGES 103-104.

Dan Ryalls
DEPUTY

Trent Trippett
EX-OFFICIO RECORDER

FEES: 22



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