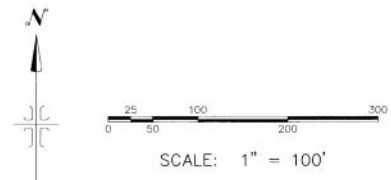
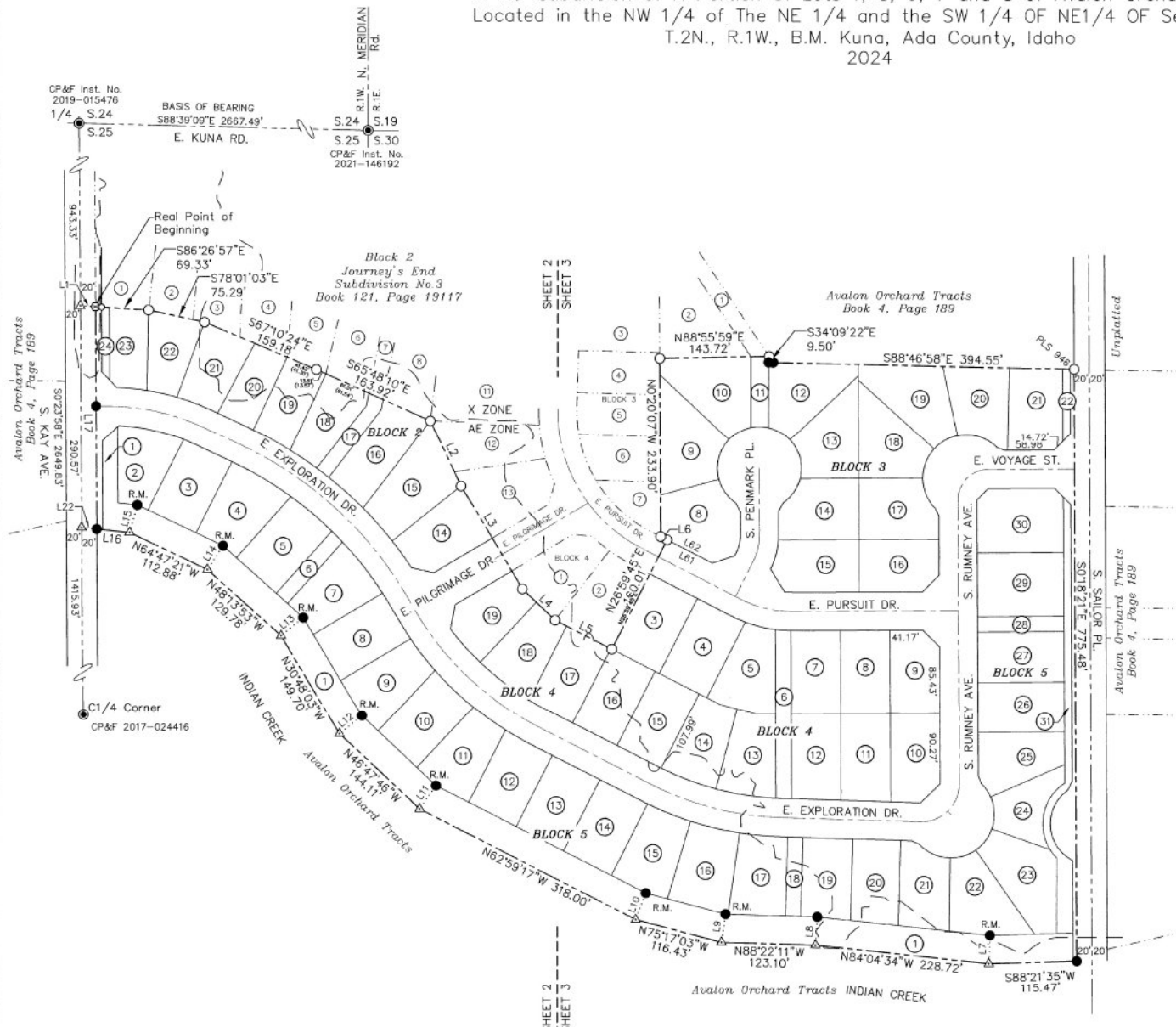


PLAT SHOWING

Journey's End Subdivision No.4

A Re-Subdivision of A Portion of Lots 1, 5, 6, 7 and 8 of Avalon Orchard Tracts Located in the NW 1/4 of The NE 1/4 and the SW 1/4 OF NE1/4 OF Section 25, T.2N., R.1W., B.M. Kuna, Ada County, Idaho
2024



LEGEND

- Found 5/8" Iron Pin "PLS 7729" Unless Otherwise Noted
- Found Aluminum Cap Monument
- Found 1/2" Iron Pin "PLS 7729"
- ⊗ Found 1" Magnetically Detectable Copper Disk Monument "PLS 7729"
- Set 1/2" x 24" iron Pin with Plastic Cap. "ISG PLS 8251"
- Set 5/8" x 24" iron Pin with Plastic Cap. "ISG PLS 8251"
- △ Calculated Point
- ⊗ Found 1" Magnetically Detectable Copper Disk Monument "PLS 7729"
- Subdivision Boundary Line
- Lot Line
- - - Lot/Parcel Line of Record
- - - Section Line
- Right-of-Way Line
- - - FEMA Flood Plain Boundary Line
- ⑦ Lot Number
- ① Existing Platted Lot Number
- R.M. Reference Monument
- Tie Line

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 20.05 | S86°26'57"E |
| L2 | 94.98 | S25°13'34"E |
| L3 | 156.45 | S30°50'12"E |
| L4 | 59.18 | S46°48'41"E |
| L5 | 83.20 | S63°01'39"E |
| L6 | 9.68 | N63°01'23"W |
| L7 | 37.08 | N2°08'31"E |
| L8 | 37.03 | N3°46'38"E |
| L9 | 37.24 | N8°10'23"E |
| L10 | 37.21 | N20°51'50"E |
| L11 | 37.37 | N35°06'29"E |
| L12 | 37.36 | N51°12'06"E |
| L13 | 37.43 | N50°29'02"E |
| L14 | 37.39 | N33°20'23"E |
| L15 | 37.52 | N15°36'58"E |
| L16 | 43.00 | N83°58'43"W |
| L17 | 291.44 | N0°23'58"W |
| L22 | 20.13 | S83°58'43"E |

SEE SHEET 4 FOR NOTES

Surveyors Narrative:

I, Lawrence H. Koerner, Idaho Survey Group, Successor Licensee, per Idaho Code 54-1223(6), Replacing Gregory G. Carter PLS 7729. The Purpose of this Survey is to Subdivide the Property as Shown hereon. The Property is a Re-Subdivision of a Portion of Lots 1, 5, 6, 7 and 8 of Avalon Orchard Tracts and is Adjacent to Journey's End Subdivision No.3. The Subject Property is also a Portion of the Property Shown on Record of Survey No. 1109. Monumentation found per these Plats and Record of Survey are in Substantial Agreement with the Monumentation Shown on these Plats and Survey and were held as Controlling Corners for this Plat.



Book Page

ISG IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570

Journey's End Subdivision No.4



Block 2
Journey's End
Subdivision No.3
Book 121, Page
19117



SCALE: 1" = 50'

LEGEND

- Found 5/8" Iron Pin "PLS 7729", Unless Otherwise Noted.
- Found Aluminum Cap Monument
- Found 1/2" Iron Pin "PLS 7729"
- ⊗ Found 1" Magnetically Detectable Copper Disk Monument "PLS 7729"
- Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 8251"
- Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 8251"
- △ Calculated Point
- Subdivision Boundary Line
- - - Public Utilities, Pressure Irrigation & Lot Drainage Easement Line
- - - ACHD Temporary Easement Line
- Lot Line
- - - Lot/Parcel Line of Record
- - - Section line
- - - Right-of-Way Line
- - - FEMA Flood Plain Boundary Line
- ⑦ Lot Number
- ③ Existing Platted Lot Number
- R.M. Reference Monument
- Tie Line

SEE SHEET 4 FOR NOTES
SEE SHEET 4 FOR LINE AND CURVE TABLE



Book _____ Page _____



**IDAHO
SURVEY
GROUP, LLC**

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Journey's End Subdivision No. 4



SCALE: 1" = 50'

LEGEND

- Found 5/8" Iron Pin "PLS 7729", Unless Otherwise Noted.
- Found Aluminum Cap Monument Set 5/8" x 24" Iron Pin with Plastic Cap, ISG PLS 8251"
- Set 1/2" x 24" Iron Pin with Plastic Cap, ISG PLS 8251"
- Set 1/2" x 24" Iron Pin with Plastic Cap, ISG PLS 8251 W.C."
- Calculated Point
- Subdivision Boundary Line
- Public Utilities, Pressure Irrigation & Lot Drainage Easement Line
- Lot Line
- Lot/Parcel Line of Record
- Section line
- Right-of-Way Line
- FEMA Flood Plain Boundary Line
- Lot Number
- Existing Platted Lot Number
- ACHD Master Storm Drain Easement (See Note 11).
- Reference Monument
- Witness Corner
- TIE LINE

SEE SHEET 4 FOR NOTES, LINE AND CURVE TABLE



Book _____ Page _____ JOB NO. 21-246
SHEET 3 OF 6

ISG IDAHO SURVEY GROUP, LLC
 9955 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570



Journey's End Subdivision No.4

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 20.05 | S86°26'57"E |
| L2 | 94.98 | S25°13'34"E |
| L3 | 156.45 | S30°50'12"E |
| L4 | 59.18 | S46°48'41"E |
| L5 | 83.20 | S63°01'39"E |
| L6 | 9.68 | N63°01'23"W |
| L7 | 37.08 | N2°08'31"E |
| L8 | 37.03 | N3°46'38"E |
| L9 | 37.24 | N8°10'23"E |
| L10 | 37.21 | N20°51'50"E |
| L11 | 37.37 | N35°06'29"E |
| L12 | 37.36 | N51°12'06"E |
| L13 | 37.43 | N50°29'02"E |
| L14 | 37.39 | N33°29'23"E |
| L15 | 37.52 | N15°36'58"E |
| L16 | 43.00 | N83°58'43"W |
| L17 | 291.44 | N0°23'58"W |
| L18 | 14.73 | N90°00'00"W |
| L19 | 29.59 | N46°20'03"E |
| L20 | 27.60 | N43°55'39"W |
| L21 | 84.84 | N0°23'58"W |
| L22 | 20.13 | S83°58'43"E |
| L23 | 16.72 | S44°40'46"W |
| L24 | 14.15 | S44°40'46"W |
| L25 | 51.65 | S64°51'02"E |
| L26 | 50.80 | N64°51'02"W |
| L27 | 20.78 | N30°54'52"W |
| L28 | 30.12 | S77°14'27"E |
| L29 | 32.49 | S10°59'35"W |
| L30 | 20.91 | S30°54'52"E |
| L31 | 10.49 | S66°00'00"E |
| L32 | 10.29 | N23°39'53"W |
| L33 | 35.95 | S45°37'52"W |
| L34 | 30.87 | S45°20'07"E |
| L35 | 30.87 | N44°39'53"E |
| L36 | 34.97 | S31°33'23"E |
| L37 | 30.87 | N71°58'29"E |
| L38 | 51.71 | N26°58'21"E |
| L39 | 30.19 | N0°20'07"W |
| L40 | 30.19 | S0°20'07"E |
| L41 | 13.10 | N28°20'53"W |
| L42 | 13.10 | S27°40'39"W |
| L43 | 10.19 | N23°39'53"W |
| L44 | 10.00 | S66°20'07"E |
| L45 | 21.21 | N44°39'53"E |
| L46 | 60.98 | N89°39'53"E |
| L47 | 30.86 | S44°40'46"W |
| L48 | 30.88 | S45°19'14"E |
| L49 | 84.15 | N0°18'21"W |
| L50 | 12.96 | N27°23'41"E |
| L51 | 17.11 | N11°12'04"E |
| L52 | 13.86 | N11°12'04"E |
| L53 | 24.99 | S89°39'53"W |
| L54 | 25.31 | N83°58'43"W |
| L55 | 4.88 | N26°58'21"E |
| L56 | 6.06 | N88°46'58"W |
| L57 | 0.83 | S45°20'07"E |
| L58 | 5.90 | N44°13'43"W |
| L59 | 14.14 | S45°19'14"E |
| L60 | 16.74 | S45°19'14"E |
| L61 | 66.60 | S63°01'23"E |
| L62 | 64.60 | S63°01'23"E |

| CURVE TABLE | | | | | |
|-------------|--------|--------|-------------|-------------|-----------|
| CURVE | RADIUS | LENGTH | CHORD DIST. | CHORD BRG. | DELTA |
| C1 | 300.00 | 131.67 | 130.62 | N77°25'35"W | 25°08'50" |
| C2 | 275.00 | 105.69 | 105.04 | N75°51'49"W | 22°01'17" |
| C3 | 275.00 | 87.28 | 86.92 | N77°46'54"W | 18°11'07" |
| C4 | 275.00 | 18.41 | 18.41 | N66°46'16"W | 3°50'10" |
| C5 | 325.00 | 130.53 | 129.66 | N76°21'32"W | 23°00'45" |
| C6 | 325.00 | 39.67 | 39.65 | N84°22'05"W | 6°59'39" |
| C7 | 325.00 | 40.37 | 40.35 | N77°18'44"W | 7°07'03" |
| C8 | 325.00 | 50.49 | 50.44 | N69°18'11"W | 8°54'03" |
| C9 | 500.00 | 303.48 | 298.85 | N47°36'56"W | 34°46'36" |
| C10 | 475.00 | 287.70 | 283.32 | N47°33'40"W | 34°42'17" |
| C11 | 475.00 | 89.81 | 89.68 | N59°29'46"W | 10°50'01" |
| C12 | 475.00 | 70.09 | 70.03 | N49°51'07"W | 8°27'17" |
| C13 | 475.00 | 20.05 | 20.04 | N44°24'57"W | 2°25'05" |
| C14 | 475.00 | 84.83 | 84.72 | N38°05'25"W | 10°13'58" |
| C15 | 475.00 | 22.92 | 22.92 | N31°35'30"W | 2°45'52" |
| C16 | 525.00 | 286.51 | 282.96 | N49°21'59"W | 31°16'04" |
| C17 | 525.00 | 8.15 | 8.15 | N64°33'19"W | 0°53'23" |
| C18 | 525.00 | 55.16 | 55.13 | N61°06'02"W | 6°01'10" |
| C19 | 525.00 | 42.00 | 41.99 | N55°47'57"W | 4°35'01" |
| C20 | 525.00 | 20.00 | 20.00 | N52°24'57"W | 2°10'59" |
| C21 | 525.00 | 60.19 | 60.16 | N48°02'23"W | 6°34'09" |
| C22 | 525.00 | 57.77 | 57.74 | N41°36'11"W | 6°18'16" |
| C23 | 525.00 | 43.23 | 43.22 | N36°05'30"W | 4°43'06" |
| C24 | 400.00 | 224.74 | 221.79 | S46°55'56"E | 32°11'27" |
| C25 | 425.00 | 238.76 | 235.64 | S46°56'00"E | 32°11'19" |
| C26 | 425.00 | 26.19 | 26.19 | S32°36'16"E | 3°31'52" |
| C27 | 425.00 | 52.60 | 52.57 | S37°54'57"E | 7°05'30" |
| C28 | 425.00 | 70.08 | 70.00 | S46°11'09"E | 9°26'54" |
| C29 | 425.00 | 51.53 | 51.50 | S54°23'01"E | 6°56'51" |
| C30 | 425.00 | 38.35 | 38.34 | S60°26'33"E | 5°10'13" |
| C31 | 375.00 | 168.24 | 166.83 | S50°10'31"E | 25°42'17" |
| C32 | 375.00 | 58.03 | 57.97 | S41°45'22"E | 8°51'59" |
| C33 | 375.00 | 81.24 | 81.08 | S42°23'44"E | 12°24'47" |
| C34 | 375.00 | 28.96 | 28.96 | S60°48'54"E | 4°25'32" |
| C35 | 400.00 | 177.15 | 175.71 | S75°42'54"E | 25°22'30" |
| C36 | 425.00 | 188.22 | 186.69 | S75°42'54"E | 25°22'30" |
| C37 | 425.00 | 7.86 | 7.86 | S63°33'27"E | 1°03'35" |
| C38 | 425.00 | 60.74 | 60.69 | S68°10'53"E | 8°11'18" |
| C39 | 425.00 | 66.39 | 66.32 | S76°45'01"E | 8°56'59" |
| C40 | 425.00 | 53.24 | 53.20 | N84°48'50"W | 7°10'38" |
| C41 | 375.00 | 159.57 | 158.37 | S75°13'04"E | 24°22'50" |
| C42 | 375.00 | 2.22 | 2.22 | S63°11'50"E | 0°20'23" |
| C43 | 375.00 | 77.28 | 77.14 | S69°16'15"E | 11°48'28" |

| CURVE TABLE | | | | | |
|-------------|--------|--------|-------------|-------------|------------|
| CURVE | RADIUS | LENGTH | CHORD DIST. | CHORD BRG. | DELTA |
| C44 | 375.00 | 80.07 | 79.91 | S81°17'29"E | 12°14'00" |
| C45 | 375.00 | 6.51 | 6.51 | S87°54'19"E | 0°59'40" |
| C46 | 50.00 | 80.23 | 71.89 | N45°37'52"E | 91°55'58" |
| C47 | 57.00 | 181.35 | 113.98 | N45°49'32"E | 182°17'18" |
| C48 | 57.00 | 46.07 | 44.83 | S66°11'08"E | 46°18'39" |
| C49 | 57.00 | 35.53 | 34.96 | N72°48'02"E | 35°43'00" |
| C50 | 57.00 | 35.33 | 34.76 | N37°11'16"E | 35°30'32" |
| C51 | 57.00 | 42.91 | 41.90 | N2°08'00"W | 43°08'00" |
| C52 | 57.00 | 21.51 | 21.38 | N34°30'33"W | 21°37'07" |
| C53 | 150.00 | 71.49 | 70.82 | S76°40'53"E | 27°18'27" |
| C54 | 175.00 | 83.41 | 82.62 | S76°40'53"E | 27°18'27" |
| C55 | 175.00 | 2.58 | 2.58 | S89°54'46"E | 0°50'41" |
| C56 | 175.00 | 20.06 | 20.05 | S86°12'23"E | 6°34'06" |
| C57 | 175.00 | 41.00 | 40.90 | S76°12'39"E | 13°25'22" |
| C58 | 175.00 | 19.77 | 19.76 | S66°15'49"E | 6°28'18" |
| C59 | 125.00 | 10.32 | 10.31 | S87°58'16"E | 4°43'45" |
| C60 | 75.00 | 35.75 | 35.41 | N13°19'07"E | 27°18'29" |
| C61 | 50.00 | 23.83 | 23.61 | N13°19'07"E | 27°18'29" |
| C62 | 100.00 | 46.54 | 46.12 | N12°59'47"E | 26°39'49" |
| C63 | 100.00 | 39.79 | 39.53 | N14°55'43"E | 22°47'57" |
| C64 | 100.00 | 6.74 | 6.74 | N1°35'48"E | 3°51'52" |
| C65 | 55.00 | 279.34 | 62.30 | S89°39'53"W | 291°00'09" |
| C66 | 55.00 | 38.95 | 38.14 | S35°32'50"E | 40°34'42" |
| C67 | 55.00 | 56.16 | 53.76 | S13°59'45"W | 58°30'29" |
| C68 | 55.00 | 33.78 | 33.25 | S60°50'44"W | 35°11'28" |
| C69 | 55.00 | 23.32 | 23.14 | N89°24'45"W | 24°17'33" |
| C70 | 55.00 | 32.62 | 32.15 | N60°16'23"W | 33°59'11" |
| C71 | 55.00 | 54.96 | 52.71 | N14°39'01"W | 57°15'32" |
| C72 | 55.00 | 39.54 | 38.69 | N34°34'21"E | 41°11'13" |
| C73 | 40.00 | 62.83 | 56.57 | S44°39'53"W | 90°00'00" |
| C74 | 57.00 | 179.42 | 114.00 | S44°38'36"W | 180°20'57" |
| C75 | 57.00 | 44.91 | 43.76 | S22°57'38"E | 45°08'28" |
| C76 | 57.00 | 42.36 | 41.39 | S20°54'04"W | 42°34'58" |
| C77 | 57.00 | 35.75 | 35.17 | S60°09'37"W | 35°56'09" |
| C78 | 57.00 | 56.40 | 54.12 | N73°31'37"W | 56°41'23" |
| C79 | 54.00 | 110.52 | 92.22 | S4°02'21"E | 117°16'12" |
| C80 | 64.00 | 113.17 | 98.99 | S5°50'15"W | 101°18'45" |
| C81 | 64.00 | 98.60 | 89.13 | S12°21'36"W | 88°16'04" |
| C82 | 64.00 | 14.57 | 14.54 | S38°17'47"E | 13°02'41" |
| C83 | 50.00 | 39.99 | 38.93 | N68°41'04"E | 45°49'35" |
| C84 | 50.00 | 40.24 | 39.16 | N22°43'05"E | 46°06'24" |
| C85 | 40.00 | 31.42 | 30.61 | S67°09'53"W | 45°00'00" |
| C86 | 40.00 | 31.42 | 30.61 | S22°09'53"W | 45°00'00" |

- Except for all Common Lots, all Lots shall be Subject to a Ten (10) foot wide Permanent Public Utilities, Lot Drainage and Pressure Irrigation Easement along all Lots Common to a Public Right-of-Way Line and all Rear Lot Lines unless Otherwise Shown. Except for all Common Lots, all Lots shall be Subject to a (5) foot Wide Permanent Public Utilities, Lot Drainage and Pressure Irrigation Easement along all Interior Lot Lines unless otherwise Shown.
- Any Re-Subdivision of this Plat Shall Comply with the Applicable Zoning Regulations in Effect at the time of Re-Subdivision and may Require Amendment of the Development Agreement.
- Irrigation Water will be Provided by the City of Kuna in Compliance with Idaho Code Section 31-3805(1)(G). All Lots within this Subdivision will be Entitled to Irrigation Rights, and will be Obligated for Assessments from the City of Kuna Subject to the Annexing of Journey's End Subdivision No. 4 into the Kuna Municipal Irrigation District and Pooling the Appurtenant Water Rights thereof, Recorded as Instrument No. 2022-087966, Records of Ada County, Idaho.
- Minimum Building Setbacks Shall be in Accordance with the City of Kuna Applicable Zoning and Subdivision Regulations at the time of Issuance of Individual Building Permits or as Specifically Approved and/or Required.
- Direct Lot or Parcel Access to South Kay Avenue and South Sailor Place are Prohibited unless Specifically Allowed by the Ada County Highway District or the City of Kuna.
- This Development Recognizes Idaho Code Section 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 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 any Agricultural Operation, Agricultural Facility or Expansion thereof."
- Lots 17 and 24, Block 2; Lots 11 and 22 Block 3; Lot 6, Block 4; Lots 1, 6, 18, 28 and 31, Block 5 are Designated as Common Area Lots and Shall be Owned and Maintained by the Journey's End Subdivision Homeowner's Association and are Subject to a Blanket Public Utilities, Lot Drainage and Pressure Irrigation Easement. The Homeowner's 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 a Fractional Share of the Irrigation Assessment for each HOA Common Lots that Receive Municipal Irrigation. If the Assessment is not Paid by the HOA, the Individual Improved Lots are Subject to a Lien for Non-Payment. The Rights and Responsibilities of the Common Area Lots and the Easements thereof Shall be as Described in the C&M's to be Recorded in Conjunction with this Plat.
- 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.
- A Portion of this Subdivision is Located within the FEMA Determined Special Flood Hazard Zone Area Per Firm Map Number 16001C0400 J, Revised October 2, 2003 and by LDMR No. 17-10-1636P Dated June 6, 2018. 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.
- All of Lot 6, Block 4 and Lot 18, Block 5 are Servient to and Contain the ACHD Storm Water Drainage System. These Lots are Encumbered by that 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.
- Lot 1, Block 5 to be Deeded to the City of Kuna after the Recording of this Plat and Shall Contain an Operation and Maintenance Easement in Favor of the Bureau of Reclamation for Indian Creek.
- Subject to ACHD Temporary Easement Instrument No. 2024-022955
- Subject to ACHD Temporary Easement Instrument No. 2024-022955
- Subject to ACHD Temporary Easement Instrument No. 2024-022955
- All Lots will be Subject to the Terms and Conditions of the Declaration of Covenants, Conditions, Restrictions and Easements for Journey's End Subdivision Instrument No. 2017-041820 and as may be Amended from Time to Time.
- The Homeowner's 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) Municipal Irrigation. If the Assessment is not paid by the HOA, the Individual Improved Lots are Subject to a lien for non-payment.
- Subject to Release for ACHD Temporary Easement Recorded as Instrument No. 2021-042476, Recorded as Instrument No. 2024-034349.




IDAHO SURVEY GROUP, LLC
 9955 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-9570