

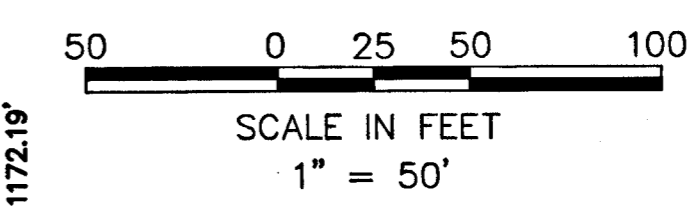
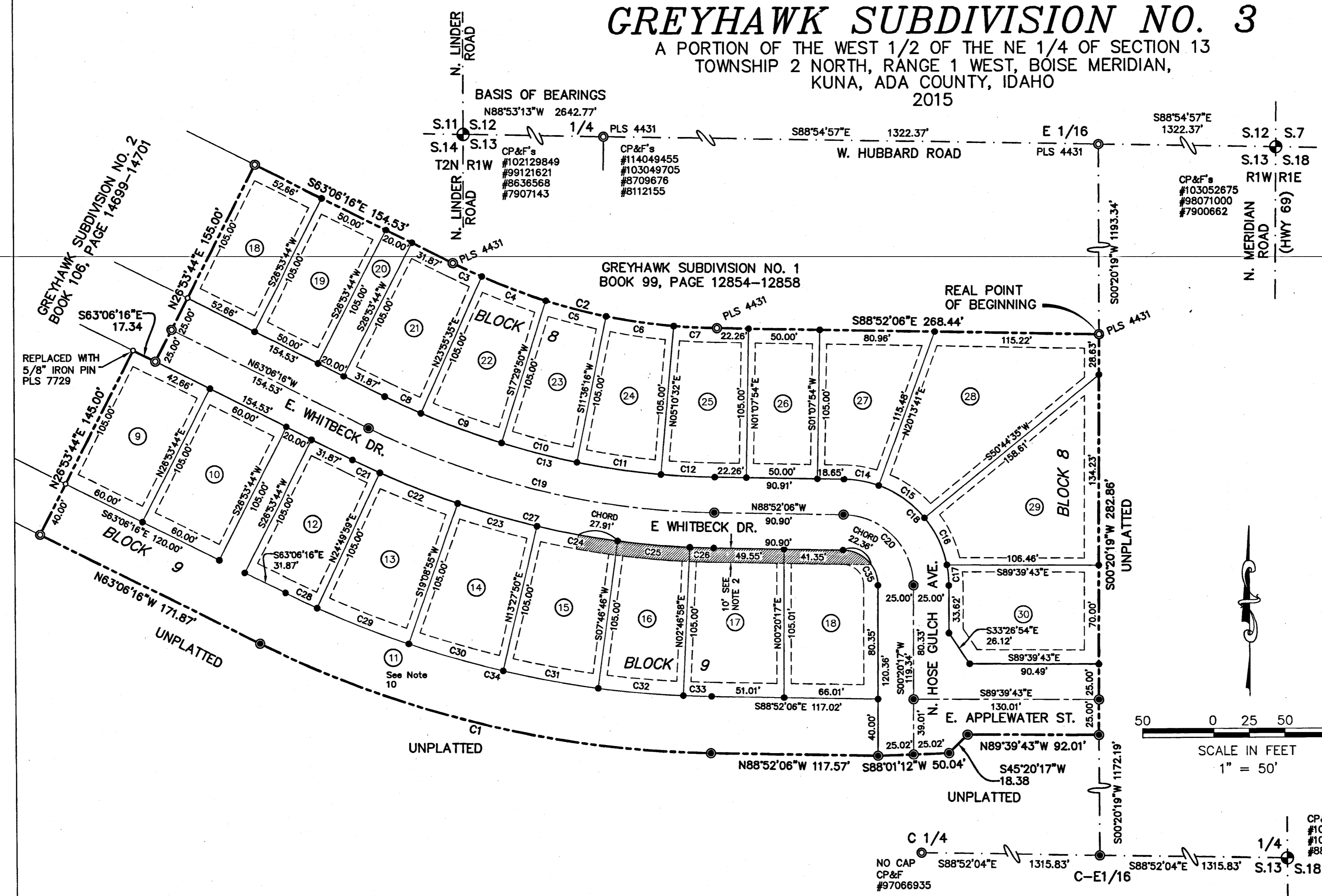
BK108 pg 15090

# PLAT SHOWING

## GREYHAWK SUBDIVISION NO. 3

A PORTION OF THE WEST 1/2 OF THE NE 1/4 OF SECTION 13  
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN,  
KUNA, ADA COUNTY, IDAHO  
2015

- NOTES:**
- Lot lines common to a public right-of-way line and all rear lot lines have a ten (10) foot wide permanent public utilities, property drainage, and irrigation easement as shown. Each side of interior lot lines have a five (5) foot wide public utilities, property drainage, and irrigation easement as shown.
  - A portion of Lots 15-18, Block 9 are servient to and contain the ACHD storm water drainage system. These lots are encumbered by that certain master perpetual storm water drainage easement recorded on May 8, 2009 as Instrument No. 109053259 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.
  - Any subdivision of this Plat shall comply with the applicable zoning regulations in effect at the time of subdivision and may require amendment of the development agreement.
  - Lot 20, Block 8 and Lot 11, Block 9 are designated as common area lots to be owned and maintained by the Greyhawk Homeowner's Association Inc. This ownership and maintenance commitment may not be dissolved without the express consent of Kuna City.
  - 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.
  - Irrigation water will be provided by City of Kuna in compliance with Idaho Code Section 31-3805(1)(b). All lots within this subdivision will be entitled to irrigation rights, and will be obligated for assessments from City of Kuna subject to Ordinance 2014-15, annexing the Greyhawk Subdivision No. 3 into the Kuna Municipal Irrigation District and pooling the appurtenant water rights thereof, recorded as Instrument No. 2014-083700, 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.
  - This development recognizes Idaho Code Section 22-4503, right to farm act, which states: "No agricultural facility or an 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."
  - Greyhawk Subdivision is subject to a City of Kuna Development Agreement recorded as Instrument Number 107102976 at the Ada County Recorder's office.
  - Lot 11 Block 9 is subject to a blanket City of Kuna pressure irrigation easement.
  - All lots will be subject to the terms and conditions of that certain master declaration of covenants, conditions, restrictions and easements for Greyhawk Subdivision Instrument No. 108001929 and amended by instrument No. 113127490.

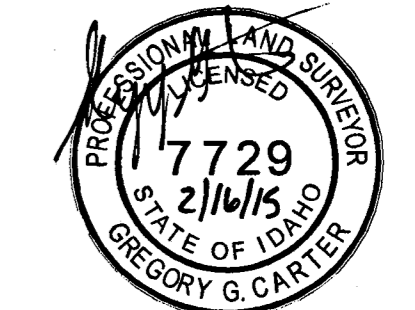


Curve #	Radius	Length	Chord	Bearing	Delta
C1	730.00	328.26	325.50	N75°59'11"W	25°45'50"
C2	430.00	193.36	191.73	S75°59'11"E	25°45'50"
C3	430.00	22.28	22.28	N64°35'20"W	2°58'09"
C4	430.00	48.25	48.22	N69°17'17"W	6°25'45"
C5	430.00	44.23	44.21	N75°26'57"W	5°53'34"
C6	430.00	48.25	48.22	N81°36'36"W	6°25'45"
C7	430.00	30.35	30.34	N86°50'47"W	4°02'37"
C8	535.00	27.72	27.72	S64°35'20"E	2°58'09"
C9	535.00	60.03	60.00	S69°17'17"E	6°25'45"
C10	535.00	55.02	55.00	S75°26'57"E	5°53'34"
C11	535.00	60.03	60.00	S81°36'36"E	6°25'45"
C12	535.00	37.76	37.75	S86°50'47"E	4°02'37"

Curve #	Radius	Length	Chord	Bearing	Delta
C13	535.00	240.56	238.54	S75°59'09"E	25°45'47"
C14	75.00	25.00	24.88	S79°19'12"E	19°05'47"
C15	75.00	39.94	39.47	S54°30'52"E	30°30'54"
C16	75.00	37.07	36.69	S25°05'52"E	28°19'05"
C17	75.00	14.76	14.74	S05°18'01"E	11°16'36"
C18	75.00	116.77	105.33	N44°15'54"W	89°12'23"
C19	560.00	251.81	249.70	S75°59'11"E	25°45'50"
C20	50.00	77.85	70.22	N44°15'54"W	89°12'23"
C21	585.00	21.06	21.06	N64°08'08"W	2°03'45"
C22	585.00	58.04	58.02	N68°00'33"W	5°41'04"
C23	585.00	58.04	58.02	N73°41'38"W	5°41'04"
C24	585.00	58.04	58.02	N79°22'42"W	5°41'04"

Curve #	Radius	Length	Chord	Bearing	Delta
C25	585.00	51.02	51.00	N84°43'08"W	4°59'48"
C26	585.00	16.86	16.86	N88°02'34"W	1°39'04"
C27	585.00	263.06	260.85	S75°59'10"E	25°45'51"
C28	690.00	24.84	24.84	S64°08'08"E	2°03'45"
C29	690.00	68.46	68.43	S68°00'33"E	5°41'04"
C30	690.00	68.46	68.43	S73°41'38"E	5°41'04"
C31	690.00	68.46	68.43	S79°22'42"E	5°41'04"
C32	690.00	60.17	60.15	S84°43'08"E	4°59'48"
C33	690.00	19.88	19.88	S88°02'34"E	1°39'04"
C34	690.00	310.27	307.66	S75°59'11"E	25°45'50"
C35	25.00	38.92	35.11	N44°15'54"W	89°12'23"

- LEGEND**
- Subdivision Boundary
  - - - Section Line
  - - - Easement line (See Note 1)
  - - - Easement line (See Note 2 or as noted)
  - Street Centerline
  - Lot Line
  - Lot Number
  - Found Aluminum cap
  - Found 5/8" Iron Pin with Plastic Cap, PLS 7729 Unless Noted
  - Found 1/2" Iron Pin with Plastic Cap, PLS 7729 Unless Noted
  - Set 5/8" x 24" Iron Pin with Plastic Cap, PLS 7729
  - Set 1/2" x 24" Iron Pin with Plastic Cap, PLS 7729
  - ▨ ACHD storm drain easement (See note 2)



GREGORY G. CARTER, PLS 7729  
IDAHO SURVEY GROUP  
1450 E. WATERTOWER STREET, STE. 130  
MERIDIAN, ID 83642

**Bailey Engineering, Inc.**  
CIVIL ENGINEERING | PLANNING | CADD  
4242 N. BROOKSIDE LANE BOISE, ID 83714  
TEL 208-938-0013  
www.baileyengineers.com

# GREYHAWK SUBDIVISION NO. 3

## CERTIFICATE OF OWNERS

Know all men by these presents: That Jerry M. Hess a married man, as his sole and separate property, is the owner of the property described as follows:

A portion of the West 1/2 of the Northeast 1/4 of Section 13, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 13, from which the Northwest corner of said Section 13 bears North 88°53'13" West, 2642.77 feet; Thence along the North line of said Section 13 South 88°54'57" East, 1322.37 feet to the East 1/16 corner of said Section 13; Thence along the East boundary line of the West 1/2 of the Northeast 1/4 of said Section 13 and the East boundary line of Greyhawk Subdivision No. 1, as same is recorded in Book 99 of Plats at Pages 12854-12858, records of Ada County, Idaho, South 00°20'19" West, 1193.34 feet to the Southeast corner of said Greyhawk Subdivision No. 1, said point being the **REAL POINT OF BEGINNING**;

Thence continuing along the East boundary line of the West 1/2 of the Northeast 1/4 of Section 13 South 00°20'19" West, 282.86 feet;

Thence leaving said East boundary line North 89°39'43" West, 92.01 feet;

Thence South 45°20'17" West, 18.38 feet;

Thence South 88°01'12" West, 50.04 feet;

Thence North 88°52'06" West, 117.57 feet;

Thence 328.26 feet along the arc of a curve to the right having a radius of 730.00 feet, a central angle of 25°45'50", and a long chord which bears North 75°59'11" West, a distance of 325.50 feet;

Thence North 63°06'16" West, 171.87 feet to the most southerly corner of Greyhawk Subdivision No. 2, as same is recorded in Book 106 of Plats at Pages 14699-14701, records of Ada County, Idaho;

Thence along the easterly exterior boundary of said Greyhawk Subdivision No. 2, the following 3 courses:

Thence North 26°53'44" East, 145.00 feet;

Thence South 63°06'16" East, 17.34 feet;

Thence North 26°53'44" East, 155.00 feet to a point on the southerly boundary line of said Greyhawk Subdivision No. 1;

Thence along the southerly boundary of said Greyhawk Subdivision No. 1, the following courses:

Thence South 63°06'16" East, 154.53 feet;

Thence 193.36 feet along the arc of a curve to the left having a radius of 430.00 feet, a central angle of 25°45'50", and a long chord which bears South 75°59'11" East, a distance of 191.73 feet;

Thence South 88°52'06" East, 268.44 feet to the **REAL POINT OF BEGINNING**. Containing 4.74 acres, more or less.

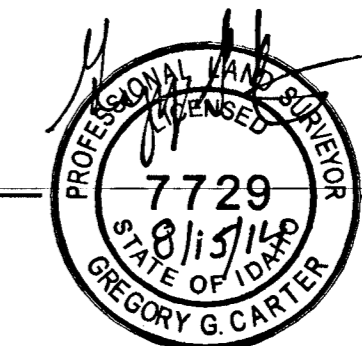
It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water service from an existing City of Kuna main line located adjacent to the subject subdivision, and the City of Kuna has agreed in writing to serve all the lots in this subdivision.

*Jerry M. Hess*  
Jerry M. Hess

## CERTIFICATE OF SURVEYOR

I, Gregory G. Carter, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" was drawn from an actual 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.

Gregory G. Carter



P.L.S. No. 7729

## ACKNOWLEDGMENT

State of Idaho )

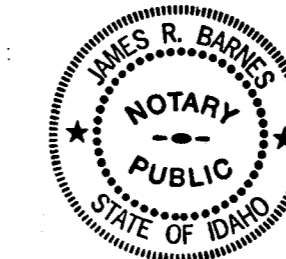
) s.s.

County of Ada )

On this 15<sup>TH</sup> day of August, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Jerry M. Hess, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he 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.

June 2, 2017  
My commission expires



*James R. Barnes*  
Notary Public for Idaho  
Residing in Boise Idaho

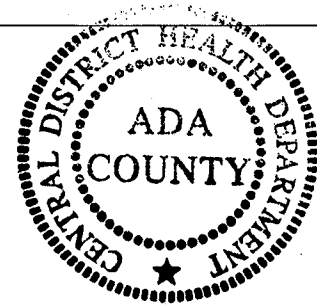
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# GREYHAWK SUBDIVISION NO. 3

### HEALTH CERTIFICATE

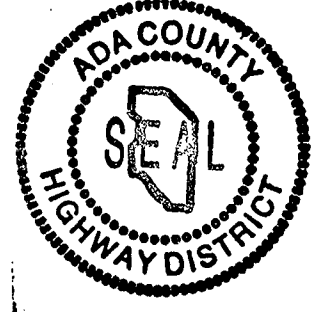
Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.



William H. R. Rehs 8/20/14  
District Health Department, EHS 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 7<sup>th</sup> day of January, 2015.



Tom Kanner  
Chairman ACHD

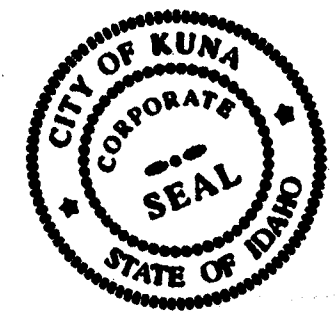
### APPROVAL OF CITY ENGINEER

I, Gordon Law, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this day 9 Feb 2015, hereby approve this plat.

Gordon Law 2/09/2015  
City Engineer Date

### APPROVAL OF 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 2nd day of October, 2014, this plat was duly accepted and approved.



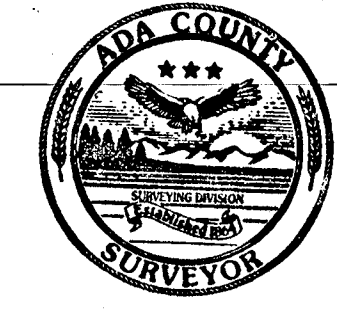
Chris Engels  
City Clerk, Kuna, Idaho



GREGORY G. CARTER, PLS 7729  
IDAHO SURVEY GROUP  
1450 E. WATERTOWER STREET, STE. 130  
MERIDIAN, ID 83642

### 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 that it complies with the State of Idaho Code relating to plats and surveys.



Jeremy L. Hastings  
County Surveyor 2-24-2015  
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.



2-24-2015  
Date

Vicky McIntyre  
County Treasurer  
by deputy treasurer Kate Miller

### COUNTY RECORDER'S CERTIFICATE

State of Idaho )  
                          ) s.s.  
County of Ada )

I hereby certify that this instrument was filed for record at the request of Kent Brown at 17 Minutes past 2 O'clock P.M. on this 24 day of February, 2015, in Book 108 of plats at Pages 15090-15092.

Instrument No. 2015-014198

Y. Bass  
Deputy

Fee 16.<sup>00</sup>

Christopher D. Rich  
Ex-Officio Recorder

**Bailey Engineering, Inc.**  
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