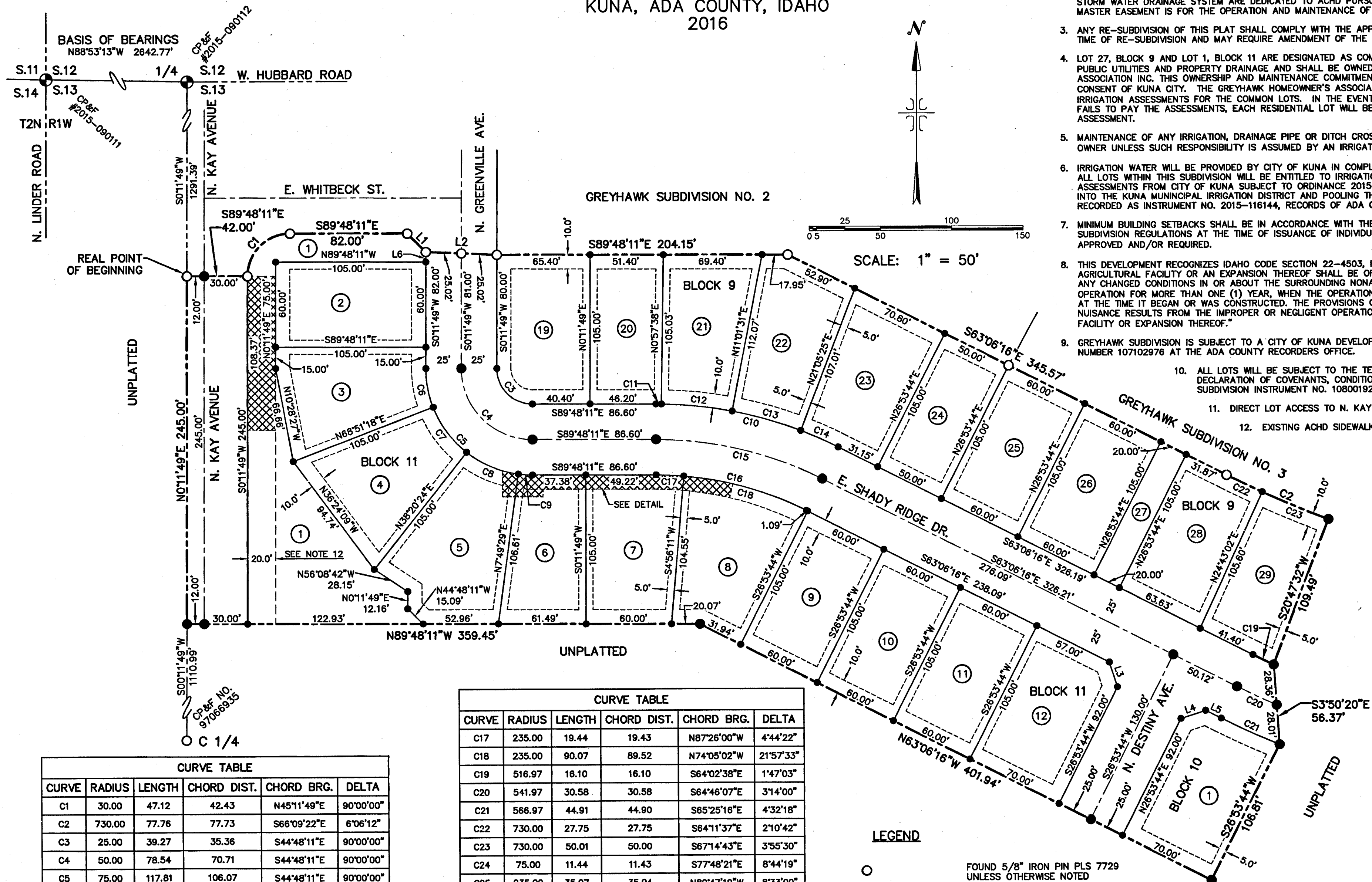


PLAT SHOWING
GREYHAWK SUBDIVISION NO. 4
 A PORTION OF THE WEST 1/2 OF THE NE 1/4 OF SECTION 13
 TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
 KUNA, ADA COUNTY, IDAHO
 2016

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 AND PROPERTY DRAINAGE EASEMENT AS SHOWN. EACH SIDE OF INTERIOR LOT LINES HAVE A FIVE (5) FOOT WIDE PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT AS SHOWN.
- A PORTION OF LOTS 1 AND 5-8, BLOCK 11 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 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.
- LOT 27, BLOCK 9 AND LOT 1, BLOCK 11 ARE DESIGNATED AS COMMON AREA LOTS AND SHALL HAVE A BLANKET PUBLIC UTILITIES AND PROPERTY DRAINAGE AND SHALL 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. THE GREYHAWK HOMEOWNER'S ASSOCIATION, INC. IS RESPONSIBLE FOR PAYMENT OF IRRIGATION ASSESSMENTS FOR THE COMMON LOTS. IN THE EVENT THE GREYHAWK HOMEOWNER'S ASSOCIATION, INC. FAILS TO PAY THE ASSESSMENTS, EACH RESIDENTIAL LOT WILL BE RESPONSIBLE FOR A FRACTIONAL SHARE OF THE ASSESSMENT.
- 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 2015-13, ANNEXING THE GREYHAWK SUBDIVISION NO. 4 INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT AND POOLING THE APPURTENANT WATER RIGHTS THEREOF, RECORDED AS INSTRUMENT NO. 2015-116144, 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 RECORDERS OFFICE.
- 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. 2015-014968.
- DIRECT LOT ACCESS TO N. KAY AVENUE IS PROHIBITED.
- EXISTING ACHD SIDEWALK EASEMENT INSTRUMENT NO. 2015-099399.



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	30.00	47.12	42.43	N45°11'49"E	90°00'00"
C2	730.00	77.76	77.73	S66°09'22"E	6°06'12"
C3	25.00	39.27	35.36	S44°48'11"E	90°00'00"
C4	50.00	78.54	70.71	S44°48'11"E	90°00'00"
C5	75.00	117.81	106.07	S44°48'11"E	90°00'00"
C6	75.00	27.94	27.78	S10°28'27"E	21°20'31"
C7	75.00	39.94	39.47	S36°24'09"E	30°30'54"
C8	75.00	39.94	39.47	S66°55'04"E	30°30'54"
C9	75.00	9.98	9.98	S85°59'21"E	7°37'40"
C10	285.00	132.80	131.61	N76°27'13"W	26°41'55"
C11	285.00	3.80	3.80	N89°25'16"W	0°45'49"
C12	285.00	50.06	50.00	N84°00'25"W	10°03'53"
C13	285.00	50.06	50.00	N73°56'32"W	10°03'53"
C14	285.00	28.88	28.86	N66°00'26"W	5°48'19"
C15	260.00	121.15	120.06	N76°27'13"W	26°41'55"
C16	235.00	109.51	108.52	N76°27'13"W	26°41'55"

CURVE TABLE

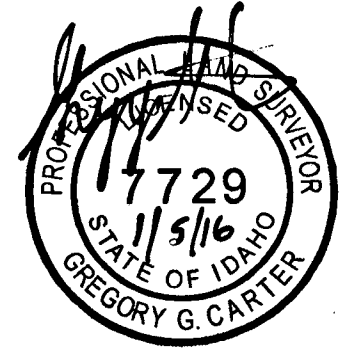
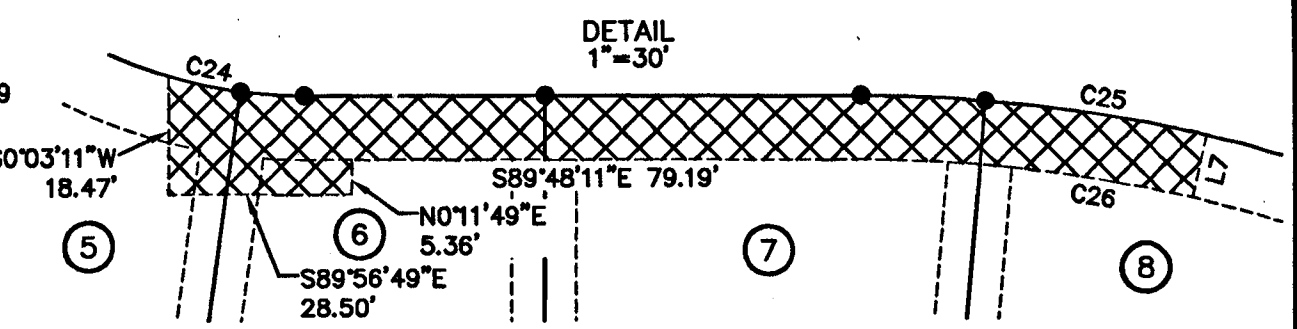
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C17	235.00	19.44	19.43	N87°26'00"W	4°44'22"
C18	235.00	90.07	89.52	N74°05'02"W	21°57'33"
C19	516.97	16.10	16.10	S64°02'38"E	1°47'03"
C20	541.97	30.58	30.58	S64°46'07"E	3°14'00"
C21	566.97	44.91	44.90	S65°25'16"E	4°32'18"
C22	730.00	27.75	27.75	S64°11'37"E	2°10'42"
C23	730.00	50.01	50.00	S67°14'43"E	3°55'30"
C24	75.00	11.44	11.43	S77°48'21"E	8°44'19"
C25	235.00	35.07	35.04	N80°47'19"W	8°33'00"
C26	225.00	52.19	52.07	N83°09'30"W	13°17'23"

LINE TABLE

LINE	LENGTH	BEARING
L1	18.38	S44°48'11"E
L2	50.04	S87°30'45"E
L3	18.38	S18°06'16"E
L4	18.38	N71°53'44"E
L5	12.14	S63°06'16"E
L6	7.00	S0°11'49"W
L7	10.00	N13°29'12"E

LEGEND

- FOUND 5/8" IRON PIN PLS 7729 UNLESS OTHERWISE NOTED
- FOUND ALUMINUM CAP MONUMENT
- SET 1/2 IRON PIN WITH CAP PLS 7729
- SET 5/8" IRON PIN WITH CAP PLS 7729
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE
- EASEMENT LINE
- LOT NO.
- ACHD STORM DRAIN EASEMENT (SEE NOTE 2)



GREYHAWK SUBDIVISION NO. 4

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 NE 1/4 of Section 13, T.2N., R.1W., B.M., 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 West boundary line of Greyhawk Subdivision No. 1, as same is recorded in Book 99 of Plats at Pages 12854-12858 and along the West boundary of Greyhawk Subdivision No. 2, as same is recorded in Book 106 of Plats at Pages 14699-14701, records of Ada County, Idaho, South 00°11'49" West, 1291.39 feet to the Southwest corner of said Greyhawk Subdivision No. 2, said point being the **REAL POINT OF BEGINNING**:

Thence along the southerly boundary line of Greyhawk Subdivision No. 2 the following 6 courses and distances:

Thence South 89°48'11" East, 42.00 feet;

Thence 47.12 feet along the arc of a non-tangent curve to the right having a radius of 30.00 feet, a central angle of 90°00'00" and a long chord which bears North 45°11'49" East, a distance of 42.43 feet;

Thence South 89°48'11" East, 82.00 feet;

Thence South 44°48'11" East, 18.38 feet;

Thence South 87°30'45" East, 50.04 feet;

Thence South 89°48'11" East, 204.15 feet;

Thence continuing along the southerly boundary line of said Greyhawk Subdivision No. 2 and along the southerly boundary line of Greyhawk Subdivision No. 3 as same is recorded in Book 108 of Plats at Pages 15090-15092, records of Ada County, Idaho South 63°06'16" East, 345.57 feet;

Thence continuing along the southerly boundary line of said Greyhawk Subdivision No. 3, 77.76 feet along the arc of a curve to the left having a radius of 730.00 feet, a central angle of 06°06'12" and a long chord which bears South 66°09'22" East, a distance of 77.73 feet;

Thence leaving said southerly boundary line South 20°47'32" West, 109.49 feet;

Thence South 03°50'20" East, 56.37 feet;

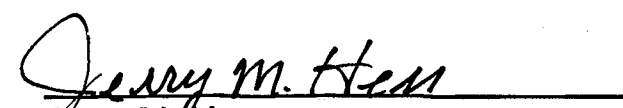
Thence South 26°53'44" West, 106.81 feet;

Thence North 63°06'16" West, 401.94 feet;

Thence North 89°48'11" West, 359.45 feet to a point on the North-South centerline of said Section 13;

Thence along said North-South centerline North 00°11'49" East, 245.00 feet to the **REAL POINT OF BEGINNING**.
Containing 4.84 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

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 plotted 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)

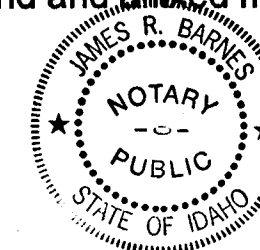
) s.s.


County of Ada)

On this 27th day of July, 2015, 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 1, 2017
My commission expires

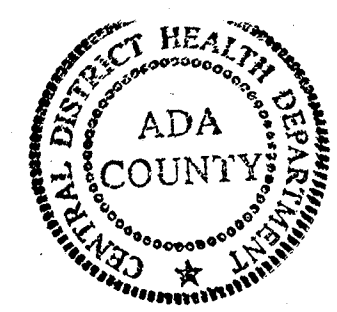



Notary Public for Idaho
Residing in Boise, Idaho

GREYHAWK SUBDIVISION NO. 4

HEALTH CERTIFICATE

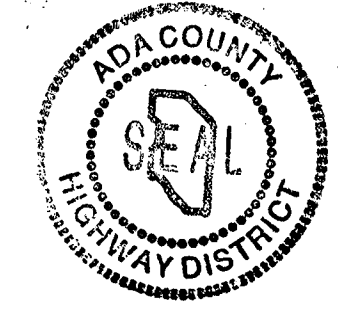
Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the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



Lori Bodin EHS 8-12-15
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 9th day of December, 2015.



Tom Haman
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 30 Dec 2015, hereby approve this plat.

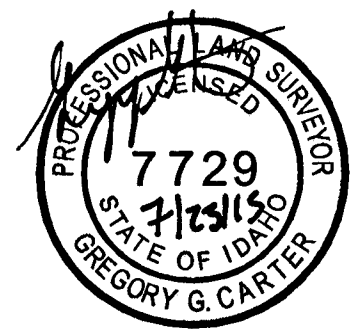
Gordon Law 12/30/2015
City Engineer Date

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 21st day of July, 2015, this plat was duly accepted and approved.

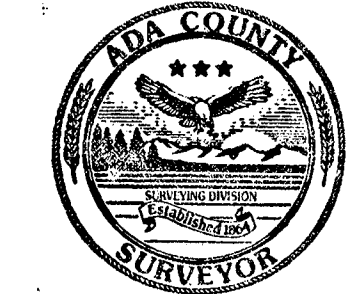


Chris Engels
City Clerk, Kuna, Idaho



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.



Joey L. Hastings
County Surveyor
PLS 5359 1-5-2016

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.



01/05/2016
Date

Vicky McTatye
County Treasurer
by Treasurer deputy [Signature]

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 39 Minutes past 9 O'clock A.M. on this 6th day of January, 2016, in Book 109 of plats at Pages 15482 - 15484.

Instrument No. 2015-000992

N. Olson Fee: \$16.-
Deputy

Christopher D. Rich
Ex-Officio Recorder

ISG	IDAHO SURVEY GROUP, P.C.	1450 E. WATERTOWER ST.
		SUITE 130
		MERIDIAN, IDAHO 83642
		PH. (208) 846-8570
		FAX (208) 884-5399