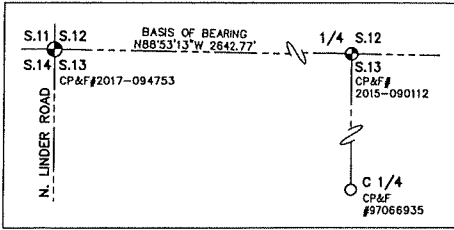


PLAT SHOWING  
**GREYHAWK SUBDIVISION NO. 8**

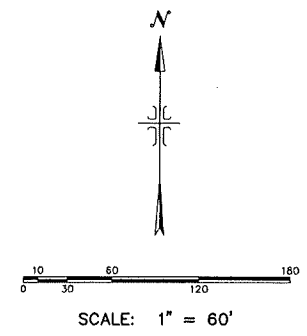
LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 13,  
 T.2N., R.1W., B.M.  
 KUNA, ADA COUNTY, IDAHO  
 2018



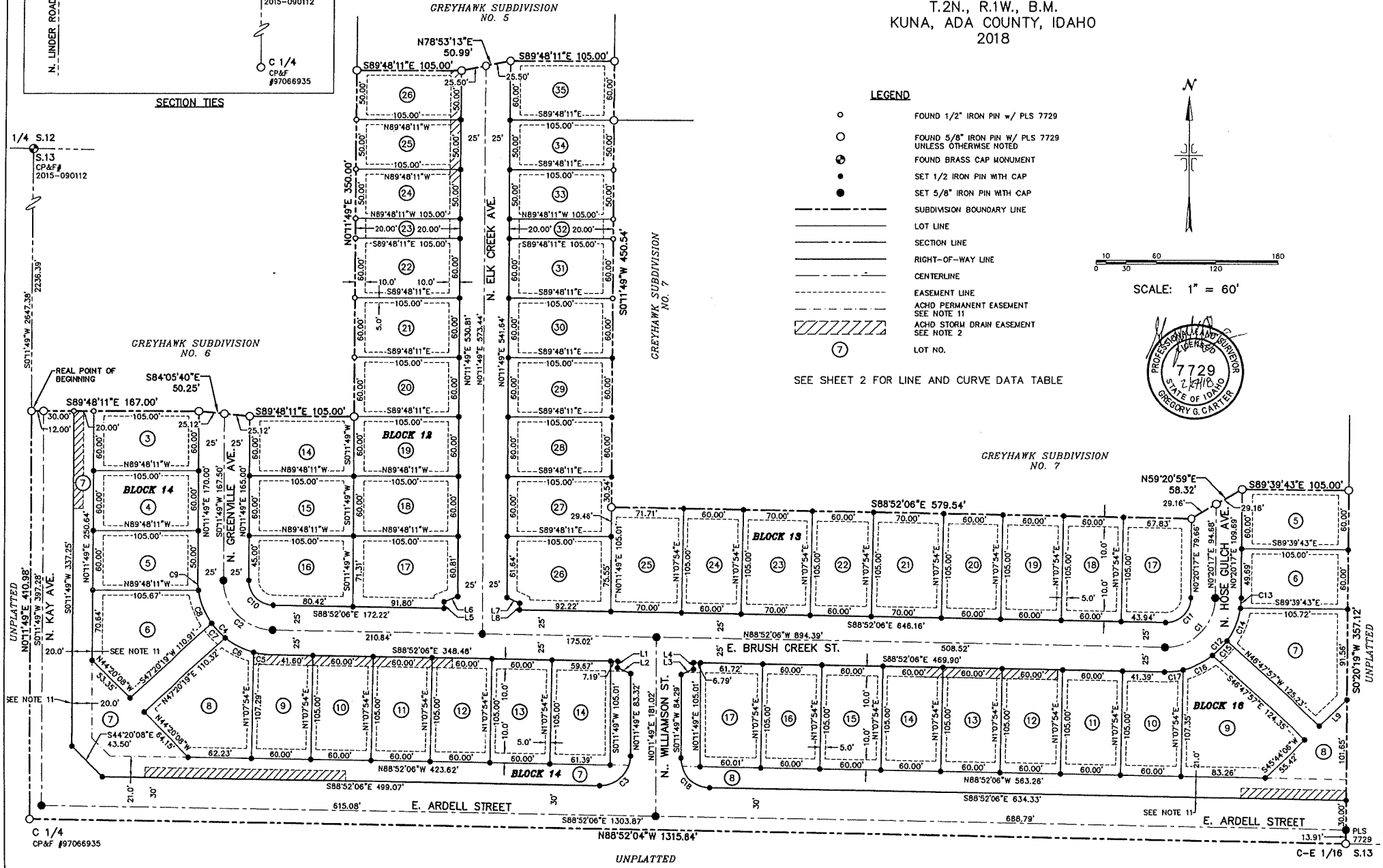
SECTION TIES

LEGEND

- FOUND 1/2" IRON PIN w/ PLS 7729
- FOUND 5/8" IRON PIN w/ PLS 7729 UNLESS OTHERWISE NOTED
- FOUND BRASS CAP MONUMENT
- SET 1/2 IRON PIN WITH CAP
- SET 5/8" IRON PIN WITH CAP
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- ACHD PERMANENT EASEMENT SEE NOTE 11
- ACHD STORM DRAIN EASEMENT SEE NOTE 2
- 7 LOT NO.



SEE SHEET 2 FOR LINE AND CURVE DATA TABLE



C 1/4  
 CP&F #97066935

PLS 7729  
 C-E 1/16 S.13

UNPLATTED

**ISG** IDAHO SURVEY GROUP, LLC  
 1450 E. WATERTOWER ST. SUITE 130  
 MERIDIAN, IDAHO 83842  
 PH. (208) 846-8570  
 FAX (208) 884-8399

JOB NO. 18-063  
 SHEET 1 OF 4

# GREYHA WK SUBDIVISION NO. 8

**NOTES:**

1. EXCEPT FOR LOT 23, BLOCK 12, LOT 32, BLOCK 13, LOT 7, BLOCK 14, AND LOT 8, BLOCK 16 THE FOLLOWING EASEMENTS SHALL APPLY. LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE AND ALL REAR LOT LINES SHALL HAVE A TEN (10) FOOT WDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND PRESSURE IRRIGATION EASEMENT AS SHOWN ON THIS PLAT. EACH SIDE OF INTERIOR LOT LINES HAVE A FIVE (5) FOOT WDE PUBLIC UTILITIES, PROPERTY DRAINAGE AND IRRIGATION EASEMENT AS SHOWN ON THIS PLAT.
2. A PORTION OF LOTS 24-26, BLOCK 12, A PORTION OF LOTS 7 AND 9-12, BLOCK 14 AND A PORTION OF LOTS 8 AND 10-12, BLOCK 16 ARE SERVED 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. 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.
3. LOT 23, BLOCK 12, LOT 32, BLOCK 13, LOT 7, BLOCK 14, AND LOT 8, BLOCK 16 ARE DESIGNATED AS COMMON AREA LOTS AND SHALL BE SUBJECT TO A BLANKET PUBLIC UTILITIES, PROPERTY DRAINAGE AND PRESSURE IRRIGATION EASEMENT. SAID LOTS SHALL BE OWNED AND MAINTAINED BY THE GREYHAWK SOUTH HOMEOWNERS ASSOCIATION, INC. THIS OWNERSHIP AND MAINTENANCE COMMITMENT MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF KUNA CITY. THE GREYHAWK SOUTH HOMEOWNERS ASSOCIATION, INC. IS RESPONSIBLE FOR PAYMENT OF IRRIGATION ASSESSMENTS FOR THE COMMON LOTS. IN THE EVENT THE GREYHAWK HOMEOWNERS ASSOCIATION, INC. FAILS TO PAY THE ASSESSMENTS, EACH RESIDENTIAL LOT WILL BE RESPONSIBLE FOR A FRACTIONAL SHARE OF THE ASSESSMENT.
4. 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.
5. 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 THROUGH THE NEW YORK IRRIGATION DISTRICT AND WILL BE OBLIGATED FOR ASSESSMENTS FROM CITY OF KUNA SUBJECT TO ORDINANCE 2016-19, ANNEXING THE GREYHAWK SUBDIVISION NO. 7 INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT AND POOLING THE APPURTENANT WATER RIGHTS THEREOF, RECORDED AS INSTRUMENT NO. RECORDS OF ADA COUNTY, IDAHO.
6. 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.
7. 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."
8. GREYHAWK SUBDIVISION IS SUBJECT TO A CITY OF KUNA DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 107102976 AT THE ADA COUNTY RECORDERS OFFICE.
9. ALL LOTS WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR GREYHAWK SOUTH HOMEOWNERS ASSOCIATION, INC. INSTRUMENT NO. 108001929.
10. ACHD TEMPORARY LICENSE AGREEMENT INSTRUMENT NO.
11. EXISTING ACHD PERMANENT EASEMENT INSTRUMENT NO.
12. DIRECT LOT ACCESS TO N. KAY AVENUE IS PROHIBITED.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	50.00	79.23	71.20	N45°44'06"E	90°47'37"
C2	50.00	77.72	70.13	S44°20'08"E	89°03'55"
C3	30.00	47.61	42.77	N45°39'52"E	90°56'05"
C4	75.00	116.59	105.20	S44°20'08"E	89°03'55"
C5	75.00	18.59	18.55	S81°45'56"E	14°12'19"
C6	75.00	31.86	31.62	S62°29'38"E	24°20'22"
C7	75.00	20.06	20.00	S42°39'41"E	15°19'28"
C8	75.00	36.04	35.70	S21°13'54"E	27°32'06"
C9	75.00	10.03	10.02	S3°38'01"E	7°39'40"
C10	25.00	38.86	35.07	S44°20'08"E	89°03'55"
C11	25.00	39.62	35.60	N45°44'06"E	90°47'37"
C12	75.00	118.85	106.80	N45°44'06"E	90°47'37"
C13	75.00	10.34	10.33	N4°17'18"E	7°54'03"
C14	75.00	35.74	35.40	N21°53'20"E	27°17'59"
C15	75.00	20.06	20.00	N43°12'03"E	15°19'28"
C16	75.00	33.80	33.62	N63°48'48"E	25°54'01"
C17	75.00	18.81	18.76	N63°56'51"E	14°22'06"
C18	30.00	46.63	42.08	S44°20'08"E	89°03'55"

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.61	N1°07'54"E
L2	14.16	N65°38'35"W
L3	14.19	S67°54'23"W
L4	6.61	N1°07'54"E
L5	6.61	S0°53'58"W
L6	14.19	N67°54'23"E
L7	14.16	S65°38'35"E
L8	6.61	S1°21'50"W
L9	37.82	S45°44'06"W



# GREYHA WK SUBDIVISION NO. 8

## CERTIFICATE OF OWNERS

Know all men by these presents: That Greyhawk Land Company, LLC, an Idaho Limited Liability Company, is the owner of the property described as follows:

A portion of the SW 1/4 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 NW 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, along the West boundary of Greyhawk Subdivision No. 2, as same is recorded in Book 106 of Plats at Pages 14699-14701, along the West boundary line of Greyhawk Subdivision No. 4, as same is recorded in Book 109 of Plats at Pages 15482-15484, records of Ada County, Idaho, and along the West boundary line of Greyhawk Subdivision No. 6, as same is recorded in Book 112 of Plats at Pages 16292-16294, records of Ada County, Idaho, South 00°11'49" West, 2,236.39 feet to the SW corner of said Greyhawk Subdivision No. 6, said point also being the REAL POINT OF BEGINNING;

thence along the exterior boundary line of said Greyhawk Subdivision No. 6 the following 4 courses and distances:

thence South 89°48'11" East, 167.00 feet;  
thence South 84°05'40" East, 60.25 feet;  
thence South 89°48'11" East, 105.00 feet;  
thence North 00°11'49" East, 350.00 feet to the SW corner of Lot 3, Block 12 of Greyhawk Subdivision No. 5

as same is recorded in Book 110 of Plats at Pages 15,909 through 15,912, records of Ada County, Idaho;

thence along the exterior boundary line of said Greyhawk Subdivision No. 5 the following 3 courses and distances:

thence South 89°48'11" East, 105.00 feet;  
thence North 78°53'13" East, 50.99 feet;  
thence South 89°48'11" East, 105.00 feet;

thence continuing along the exterior boundary line of said Greyhawk Subdivision No 5 and along the West boundary line of Greyhawk Subdivision No. 7 as same is recorded in Book \_\_\_\_\_ of Plats at Pages \_\_\_\_\_ through \_\_\_\_\_, records of Ada County, South 00°11'49" West, 450.54 feet to the Southwest corner of said Grayhawk Subdivision No 7;

thence along the southerly boundary line of said Greyhawk Subdivision No 7 the following 3 courses and distances:

thence South 88°52'06" East, 579.54 feet;  
thence North 59°20'59" East, 58.32 feet;  
thence South 89°39'43" East, 105.00 feet to the SE corner of said Greyhawk Subdivision No. 7, point also being on the East boundary line of SW 1/4 of the NE 1/4 of said Section 13;

thence along said East boundary line South 00°20'19" West, 357.12 feet to the C-E 1/16 corner of said Section 13;

thence along the South boundary line of SW 1/4 of the NE 1/4 of said Section 13 North 88°52'04" West, 1,315.84 feet to the C1/4 of said Section 13;

thence along the North-South centerline of said Section 13 North 00°11'49" East, 410.98 feet to the REAL POINT OF BEGINNING. Containing 13.20 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.

Greyhawk Land Company, LLC

\_\_\_\_\_  
E. Don Hubble, Authorized Agent

## 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared E. Don Hubble, known or identified to me to be an authorized agent of Greyhawk Land Company, 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 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

\_\_\_\_\_  
Notary Public for Idaho  
Residing in \_\_\_\_\_, Idaho

# GREYHA WK SUBDIVISION NO. 8

## 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.

\_\_\_\_\_  
District Health Department, EHS      Date

## 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.

\_\_\_\_\_  
County Surveyor

## APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
President ACHD

## 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.

\_\_\_\_\_  
Date

\_\_\_\_\_  
County Treasurer

## APPROVAL OF CITY ENGINEER

I, the City Engineer in and for the City of Kuna, Ada County, Idaho, hereby approve this plat.

\_\_\_\_\_  
City Engineer

## 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, this plat was duly accepted and approved.

\_\_\_\_\_  
City Clerk, Kuna, Idaho

## 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 \_\_\_\_\_ at \_\_\_\_\_ Minutes past \_\_\_\_\_ O'clock \_\_\_\_\_ M. on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in Book \_\_\_\_\_ of plats at Pages \_\_\_\_\_.

Instrument No. \_\_\_\_\_

\_\_\_\_\_  
Deputy

\_\_\_\_\_  
Ex-Officio Recorder

