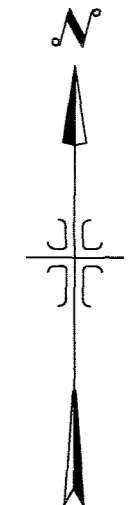
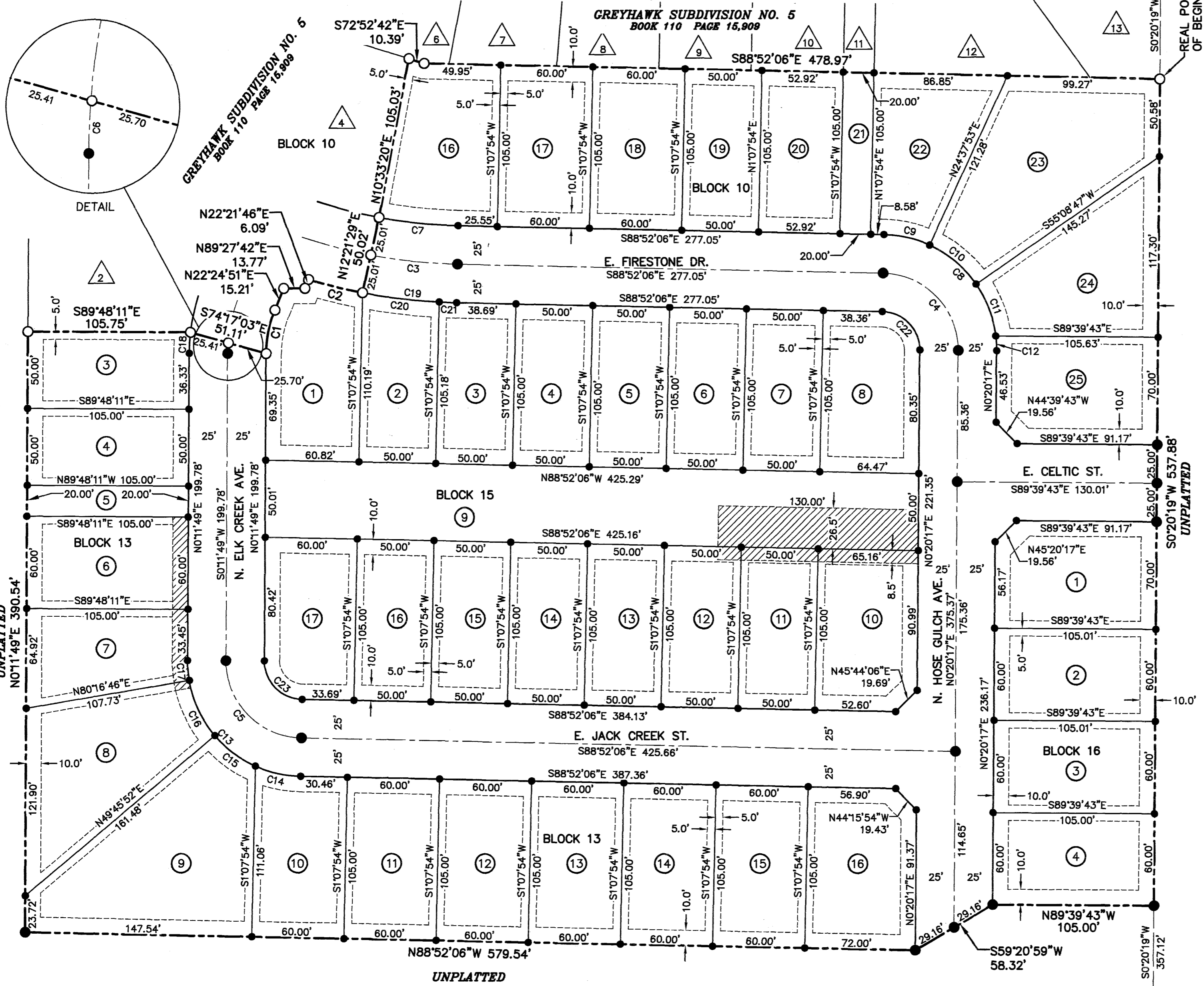
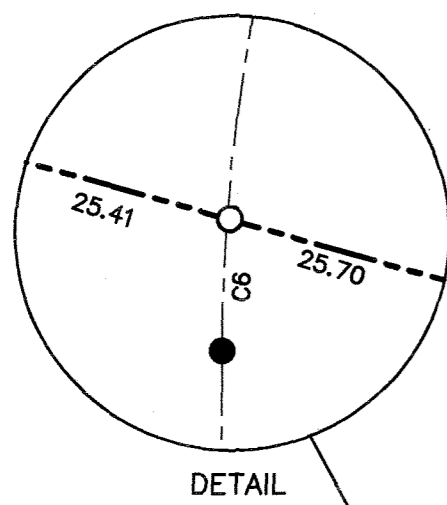


PLAT SHOWING
GREYHAWK SUBDIVISION NO. 7
 LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 13,
 T.2N., R.1W., B.M.
 KUNA, ADA COUNTY, IDAHO
 2018

S.11 S.12 BASIS OF BEARING
 N88°53'13"W 2642.77'
 S.13 CP&F#2017-094753
 1/4 S.12
 S.13 CP&F# 2015-090112
 S88°54'57"E 1322.37'
 W. HUBBARD ROAD PLS 4431
 E1/16 S.12
 S.13



SCALE: 1" = 50'

LEGEND

- SET 1/2 IRON PIN WITH CAP PLS 7729
- SET 5/8" IRON PIN WITH CAP PLS 7729
- FOUND 1/2" IRON PIN WITH CAP PLS 7729
- FOUND 5/8" IRON PIN PLS 7729 UNLESS OTHERWISE NOTED
- FOUND ALUM. CAP MONUMENT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- 1/16 SECTION LINE
- CENTERLINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- ⑦ LOT NUMBER
- ① EXISTING PLATTED LOT NUMBER
- ▨ ACHD STORM DRAIN EASEMENT SEE NOTE 2

SEE PAGE 2 OF 4 FOR CURVE TABLE, LINE TABLE AND NOTES



C-E 1/16 S.13
 PLS 7729

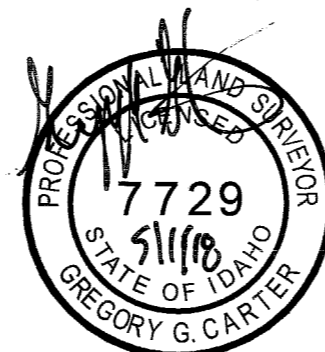
ISG IDAHO SURVEY GROUP, P.C.
 1450 E. WATERTOWER ST. SUITE 130
 MERIDIAN, IDAHO 83642
 PH. (208) 846-8570
 FAX (208) 884-5399

GREYHAWK SUBDIVISION NO. 7

NOTES:

1. EXCEPT FOR LOT 21, BLOCK 10, LOT 5, BLOCK 13 AND LOT 9, BLOCK 15, 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 PRESSURE IRRIGATION EASEMENT AS SHOWN ON THIS PLAT. EACH SIDE OF INTERIOR LOT LINES HAVE A FIVE (5) FOOT WIDE PUBLIC UTILITIES, PROPERTY DRAINAGE AND PRESSURE IRRIGATION EASEMENT AS SHOWN ON THIS PLAT.
2. A PORTION OF LOTS 6, 7 AND 8, BLOCK 13 AND A PORTION OF LOTS 9, 10, 11 AND 12, BLOCK 15 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. 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 21, BLOCK 10, LOT 5, BLOCK 13 AND LOT 9, BLOCK 15 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 SOUTH HOMEOWNER'S 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 2017-22, ANNEXING THE GREYHAWK SUBDIVISION NO. 7 INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT AND POOLING THE APPURTENANT WATER RIGHTS THEREOF, RECORDED AS INSTRUMENT NO. 2017-090212, 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. 2017-102614.
10. ACHD TEMPORARY LICENSE AGREEMENT INSTRUMENT NO. 2017-100890.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	75.00	29.08	28.90	N11°18'20"E	22°13'02"
C2	365.00	36.23	36.21	S76°21'15"E	5°41'13"
C3	340.00	56.71	56.64	S84°05'24"E	9°33'23"
C4	50.00	77.85	70.22	N44°15'54"W	89°12'23"
C5	50.00	77.72	70.13	S44°20'08"E	89°03'55"
C6	100.00	6.88	6.88	S2°10'06"W	3°56'34"
C7	315.00	51.81	51.75	S84°09'23"E	9°25'26"
C8	75.00	116.77	105.33	N44°15'54"W	89°12'23"
C9	75.00	30.76	30.55	N77°07'06"W	23°29'59"
C10	75.00	39.94	39.47	N50°06'40"W	30°30'54"
C11	75.00	36.39	36.04	N20°57'08"W	27°48'09"
C12	75.00	9.67	9.67	N3°21'23"W	7°23'21"
C13	75.00	116.59	105.20	S44°20'08"E	89°03'55"
C14	75.00	30.36	30.16	S77°16'11"E	23°11'50"
C15	75.00	33.30	33.02	S52°57'12"E	25°26'08"
C16	75.00	39.94	39.47	S24°58'41"E	30°30'54"
C17	75.00	12.98	12.97	S4°45'42"E	9°55'03"
C18	125.00	13.70	13.70	S3°20'15"W	6°16'52"
C19	365.00	61.61	61.53	S84°01'58"E	9°40'15"
C20	365.00	50.29	50.25	S83°08'41"E	7°53'39"
C21	365.00	11.32	11.32	S87°58'48"E	1°46'35"
C22	25.00	38.92	35.11	N44°15'54"W	89°12'23"
C23	25.00	38.86	35.07	S44°20'08"E	89°03'55"



88-113 pg 16/38

GREYHAWK SUBDIVISION NO. 7

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 parcel of land located in 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 N1/4 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 boundary line of said Section 13 South 88°54'57" East, 1322.37 feet to the E1/16 corner of said Section 13; thence along the East boundary line of Greyhawk Subdivision No. 1, as filed in Book 99 of Plats at Pages 12854-12858, the East boundary line of Greyhawk Subdivision No. 3, as filed in Book 108 of Plats at Pages 15090-15092 and the East boundary line of Greyhawk Subdivision No. 5, as filed in Book 110 of Plats at Pages 15,909 through 15,912, records of Ada County, Idaho South 00°20'19" West, 1753.39 feet to the Southeast corner of said Greyhawk Subdivision No. 5, said point being the **REAL POINT OF BEGINNING**;

thence along the East boundary line of the SW1/4 of the NE 1/4 of said Section 13 South 00°20'19" West, 537.88 feet;

thence leaving said East boundary line North 89°39'43" West, 105.00 feet;

thence South 59°20'59" West, 58.32 feet;

thence North 88°52'06" West, 579.54 feet;

thence North 00°11'49" East, 390.54 feet to a point on the southerly boundary line of said Greyhawk Subdivision No. 5;

thence along the exterior boundary line of said Greyhawk Subdivision No. 5 the following 11 courses and distances:

thence South 89°48'11" East, 105.75 feet;

thence South 74°17'03" East, 51.11 feet;

thence 29.08 feet along the arc of a non-tangent curve to the right, said curve having a radius of 75.00 feet, a central angle of 22°13'02" and a long chord of 28.90 feet which bears North 11°18'20" East;

thence North 22°24'51" East, 15.21 feet;

thence North 89°27'42" East, 13.77 feet;

thence North 22°21'46" East, 6.09 feet;

thence 36.23 feet along the arc of a non-tangent curve to the left, said curve having a radius of 365.00 feet, a central angle of 05°41'13" and a long chord of 36.21 feet which bears South 76°21'15" East;

thence North 12°21'29" East, 50.02 feet;

thence North 10°33'20" East, 105.03 feet;

thence South 72°52'42" East, 10.39 feet;

thence South 88°52'06" East, 478.97 feet to the **REAL POINT OF BEGINNING**. Containing 8.62 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.

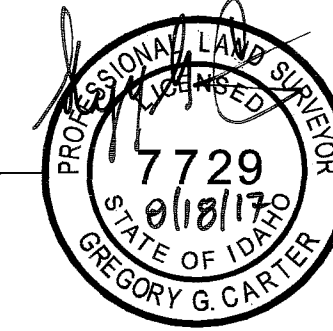
Greyhawk Land Company, LLC

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

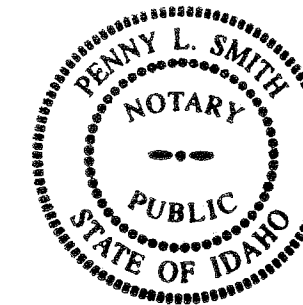
State of Idaho)
) s.s.
County of Ada)

On this 18th day of August, 2017, 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.

2-16-2019
My commission expires

Notary Public for Idaho
Residing in Meridian, Idaho



GREYHAWK SUBDIVISION NO. 7

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.



Rori Pool REHS 8.30.17
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.



Joseph L. Hastings
County Surveyor
PLS 5359
5-10-2018

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 14th day of March, 2018.



Brah
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.



05/11/2018
Date

Vicky McIntyre
County Treasurer
By Deputy Treasurer [Signature]

APPROVAL OF CITY ENGINEER


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

Paul A. Stevens
City Engineer 8722

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 3rd day of October, 2017, this plat was duly accepted and approved.

Chris Engel
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 Kent Brown at 33 Minutes past 12 O'clock P.M. on this 11 day of May, 2018, in Book 113 of plats at Pages 16736 - 16739.

Instrument No. 2018-042971

[Signature]
Deputy

Fee 21.00

Christopher D Rich
Ex-Officio Recorder

