

PLAT SHOWING DECEMBER SUBDIVISION NO. 1

LOCATED IN THE SW1/4 OF SECTION 13
T.2N., R.1W., B.M.,
ADA COUNTY, IDAHO
1999

• HUBBLE ENGINEERING, INC. •
BOISE, IDAHO



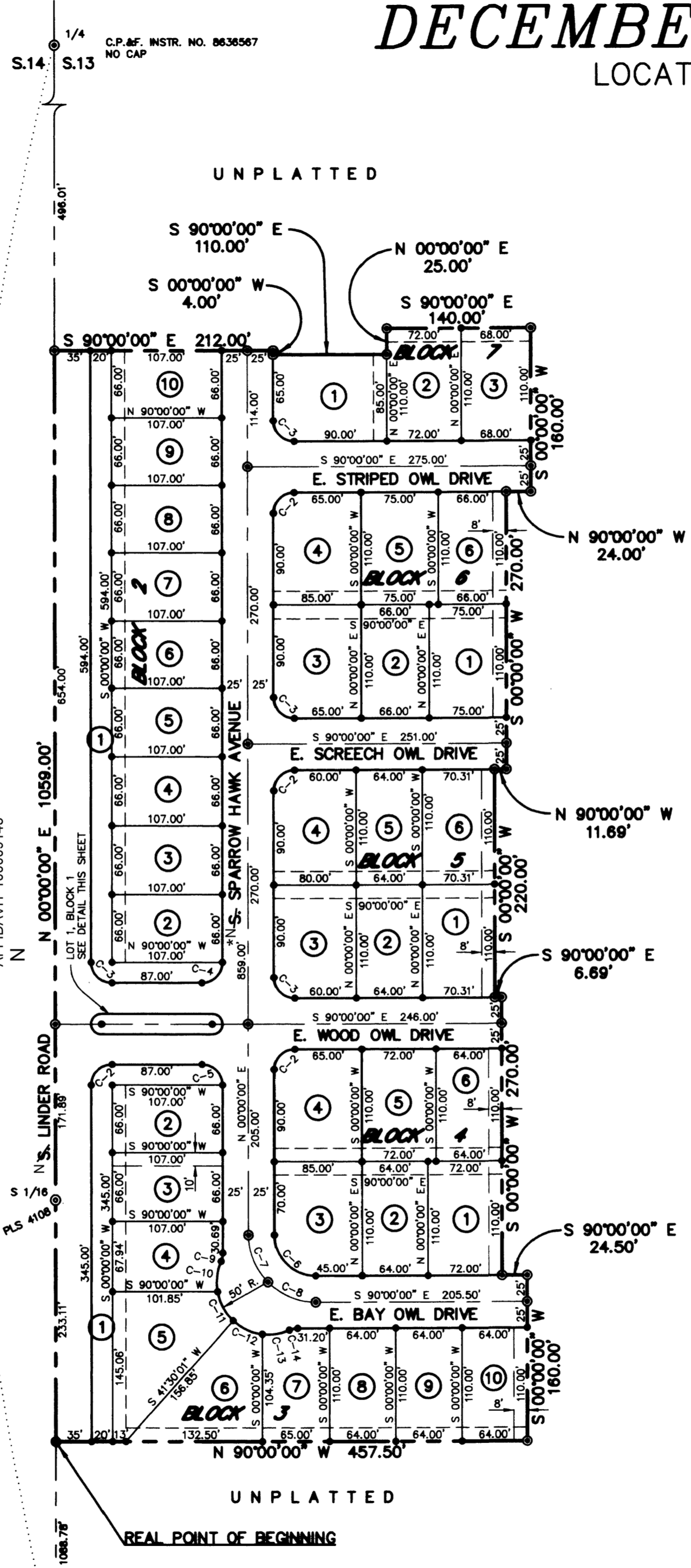
SCALE: 1" = 100'

LEGEND

- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP, PLS 4431
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP, PLS 4431
- ⊙ FOUND 5/8" IRON PIN
- ▲ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT 10' FROM PROPERTY LINE AND/OR LOT LINE
- CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- ② LOT NUMBER
- IRRIGATION EASEMENT 8' FROM PROPERTY LINE OR LOT LINE UNLESS DIMENSIONED OTHERWISE

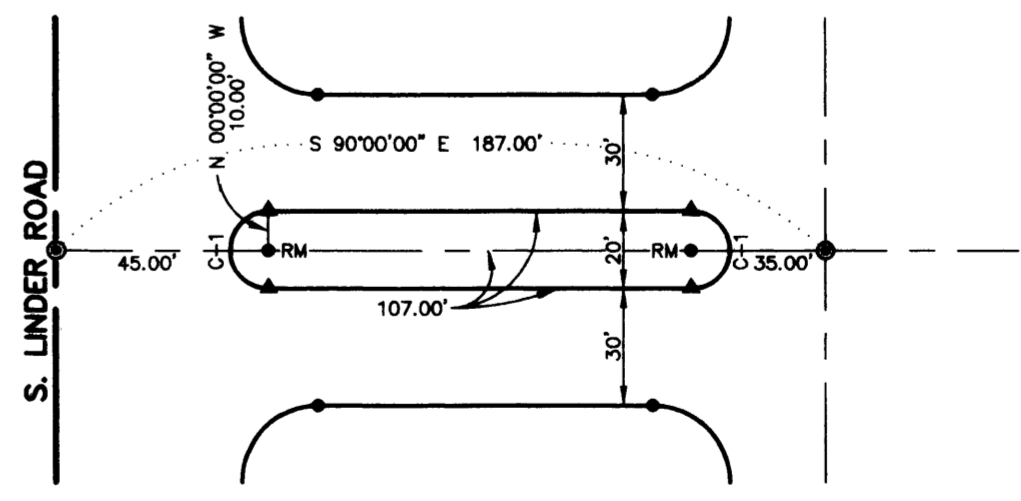
NOTES:

- 1) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TWELVE (12) FOOT WIDE PERMANENT PUBLIC UTILITIES, DRAINAGE, AND IRRIGATION EASEMENT.
- 2) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
- 3) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 4) EACH SIDE OF INTERIOR LOT LINES HAVE A FIVE (5) FOOT IRRIGATION, AND DRAINAGE EASEMENT, UNLESS DIMENSIONED OTHERWISE.
- 5) ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE-FAMILY RESIDENTIAL LOTS, EXCEPT LOTS 1, BLOCKS 1 THROUGH 3, WHICH ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE DECEMBER SUBDIVISION HOMEOWNER'S ASSOCIATION, AND THIS OWNERSHIP AND MAINTENANCE COMMITMENT MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF KUNA CITY.
- 6) MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.
- 7) MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE ZONING ORDINANCE.
- 8) REFER TO RECORD OF SURVEY NO. 2060 FOR ADDITIONAL BOUNDARY INFORMATION.
- 9) DIRECT LOT ACCESS TO S. LINDER ROAD IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY ADA COUNTY HIGHWAY DISTRICT AND KUNA CITY.



CURVE DATA:

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C-1	10.00'	31.42'	20.00'	S 00°00'00" W	180°00'00"
C-2	20.00'	31.42'	28.28'	S 45°00'00" W	90°00'00"
C-3	20.00'	31.42'	28.28'	S 45°00'00" E	90°00'00"
C-4	20.00'	31.42'	28.28'	N 45°00'00" E	90°00'00"
C-5	20.00'	31.42'	28.28'	N 45°00'00" W	90°00'00"
C-6	40.00'	62.83'	56.57'	S 45°00'00" E	90°00'00"
C-7	65.00'	51.05'	49.75'	S 22°30'00" E	45°00'00"
C-8	65.00'	51.05'	49.75'	S 67°30'00" E	45°00'00"
C-9	20.00'	8.31'	8.25'	N 11°54'33" E	23°49'07"
C-10	50.00'	29.81'	29.37'	S 06°44'19" W	34°09'35"
C-11	50.00'	31.98'	31.44'	S 28°40'01" E	36°39'06"
C-12	50.00'	31.98'	31.44'	S 65°19'07" E	36°39'06"
C-13	50.00'	26.33'	26.03'	N 81°16'07" E	30°10'27"
C-14	20.00'	8.31'	8.25'	S 78°05'27" W	23°49'07"



LOT 1, BLOCK 1
-NTS-

