

# DECEMBER SUBDIVISION NO. 2

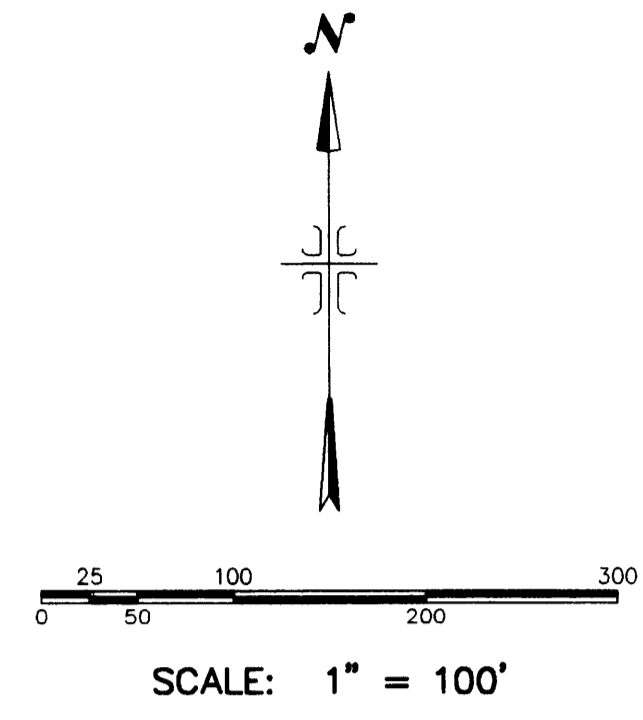
LOCATED IN THE SW1/4 OF SECTION 13  
T.2N., R.1W., B.M.,  
ADA COUNTY, IDAHO  
2000

• HUBBLE ENGINEERING, INC. •  
BOISE, IDAHO

UNPLATTED

DECEMBER SUBDIVISION NO. 1  
BOOK 79, PAGE 8477

UNPLATTED



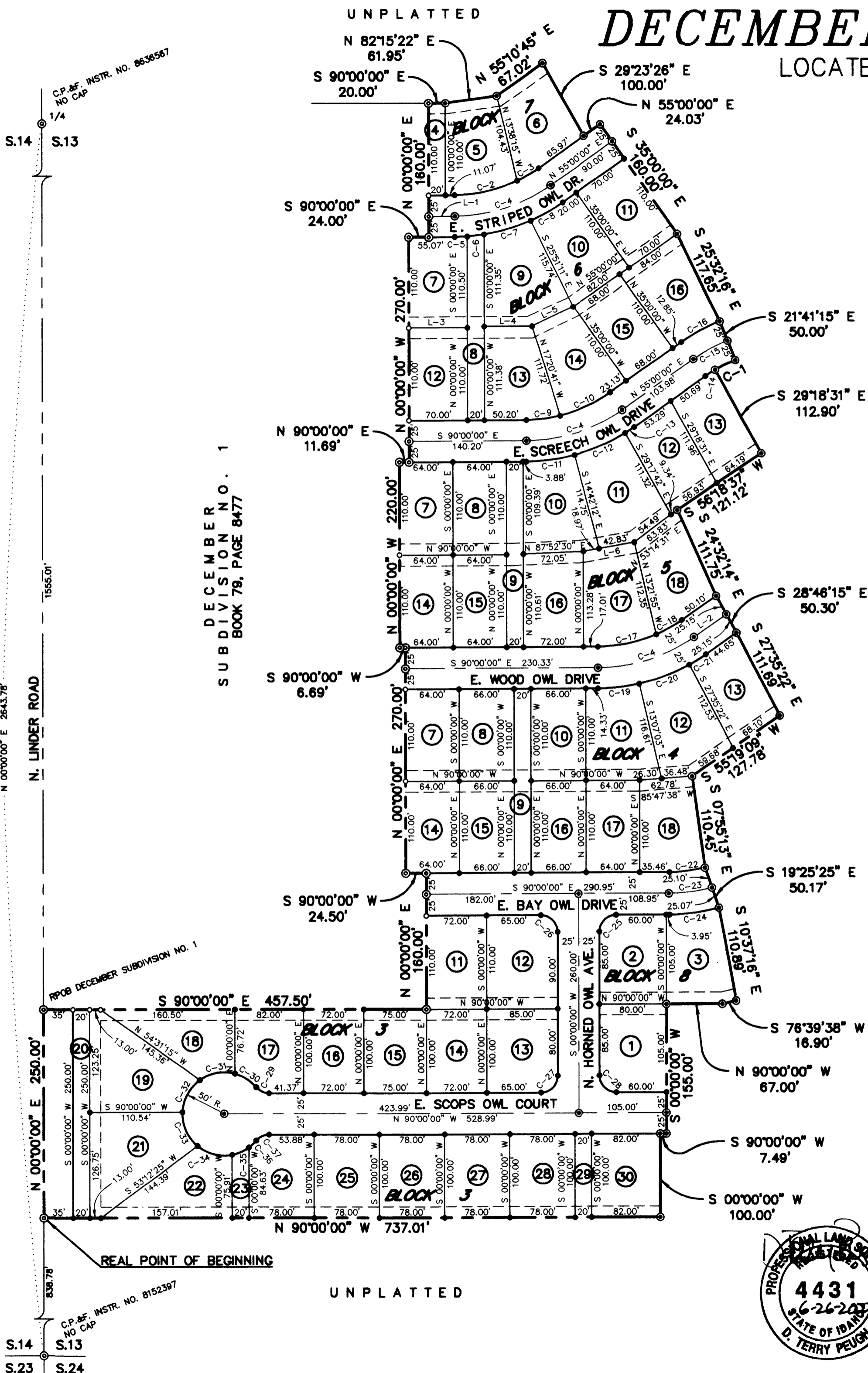
LINE TABLE:

LINE	BEARING	DISTANCE
L-1	N 90° 00' 00" W	31.07'
L-2	N 55° 00' 00" E	47.38'
L-3	N 90° 00' 00" W	70.00'
L-4	S 90° 00' 00" W	57.34'
L-5	N 64° 16' 53" E	54.48'
L-6	S 80° 09' 09" W	61.80'

CURVE DATA:

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C-1	175.00'	27.08'	27.05'	S 63° 52' 49" W	08° 51' 53"
C-2	175.00'	77.45'	76.82'	N 77° 19' 19" E	25° 21' 22"
C-3	175.00'	29.46'	29.42'	N 59° 49' 19" E	09° 38' 38"
C-4	200.00'	122.17'	120.28'	N 72° 30' 00" E	35° 00' 00"
C-5	225.00'	14.95'	14.94'	N 88° 05' 50" E	03° 48' 21"
C-6	225.00'	20.13'	20.12'	N 83° 37' 52" E	05° 07' 35"
C-7	225.00'	58.49'	58.32'	N 73° 37' 15" E	14° 53' 39"
C-8	225.00'	43.88'	43.81'	N 60° 35' 13" E	11° 10' 26"
C-9	175.00'	40.82'	40.73'	N 83° 19' 05" E	13° 21' 51"
C-10	175.00'	66.08'	65.69'	N 65° 49' 05" E	21° 38' 09"
C-11	225.00'	58.33'	58.17'	N 82° 34' 22" E	14° 51' 15"
C-12	225.00'	66.10'	65.87'	N 66° 43' 45" E	16° 49' 59"
C-13	225.00'	13.01'	13.01'	N 56° 39' 23" E	03° 18' 45"
C-14	175.00'	13.59'	13.58'	S 57° 13' 26" W	04° 26' 53"
C-15	200.00'	46.47'	46.37'	S 61° 39' 23" W	13° 18' 45"
C-16	225.00'	52.28'	52.16'	S 61° 39' 23" W	13° 18' 45"
C-17	175.00'	71.84'	71.34'	N 78° 14' 20" E	23° 31' 20"
C-18	175.00'	35.06'	35.00'	N 60° 44' 20" E	11° 28' 40"
C-19	225.00'	49.84'	49.74'	N 83° 39' 14" E	12° 41' 33"
C-20	225.00'	64.22'	64.00'	N 69° 07' 52" E	16° 21' 10"
C-21	225.00'	23.38'	23.37'	N 57° 58' 38" E	05° 57' 17"
C-22	175.00'	42.79'	42.69'	N 82° 59' 41" E	14° 00' 39"
C-23	200.00'	51.27'	51.13'	N 82° 39' 20" E	14° 41' 20"
C-24	225.00'	59.75'	59.58'	N 82° 23' 31" E	15° 12' 58"
C-25	20.00'	31.42'	28.28'	S 45° 00' 00" W	90° 00' 00"
C-26	20.00'	31.42'	28.28'	N 45° 00' 00" W	90° 00' 00"
C-27	20.00'	31.42'	28.28'	N 45° 00' 00" E	90° 00' 00"
C-28	20.00'	31.42'	28.28'	S 45° 00' 00" E	90° 00' 00"
C-29	20.00'	17.45'	16.90'	S 65° 00' 09" E	49° 59' 41"
C-30	50.00'	30.49'	30.02'	N 57° 28' 21" W	34° 56' 05"
C-31	50.00'	44.25'	42.82'	S 79° 42' 23" W	50° 42' 26"
C-32	50.00'	45.68'	44.11'	S 28° 10' 46" W	52° 20' 48"
C-33	50.00'	45.72'	44.15'	S 24° 11' 26" E	52° 23' 36"
C-34	50.00'	44.13'	42.71'	S 75° 40' 13" E	50° 33' 59"
C-35	50.00'	21.99'	21.82'	N 66° 26' 40" E	25° 12' 16"
C-36	50.00'	12.07'	12.05'	N 46° 55' 25" E	13° 50' 13"
C-37	20.00'	17.45'	16.90'	S 65° 00' 09" W	49° 59' 41"

- 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, PLS 4431 UNLESS OTHERWISE NOTED
  - FOUND 1/2" IRON PIN, PLS 4431 UNLESS OTHERWISE NOTED
  - 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



**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) LOTS 20, 23 & 29, BLOCK 3; LOT 9, BLOCK 4; LOT 8, BLOCK 5; LOT 8, BLOCK 6 AND LOT 4, BLOCK 7, ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE BIRDS OF PREY ESTATES HOMEOWNER'S ASSOCIATION, AND THIS OWNERSHIP AND MAINTENANCE COMMITMENT MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF KUNA CITY.
- 6) LOTS 23 & 29, BLOCK 3 HAVE A BLANKET SANITARY SEWER EASEMENT.
- 7) 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.
- 8) 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.
- 9) REFER TO RECORD OF SURVEY NO.'S 2060 AND 4934 FOR ADDITIONAL BOUNDARY INFORMATION.
- 10) DIRECT LOT ACCESS TO S. LINDER ROAD IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY ADA COUNTY HIGHWAY DISTRICT AND KUNA CITY.

