

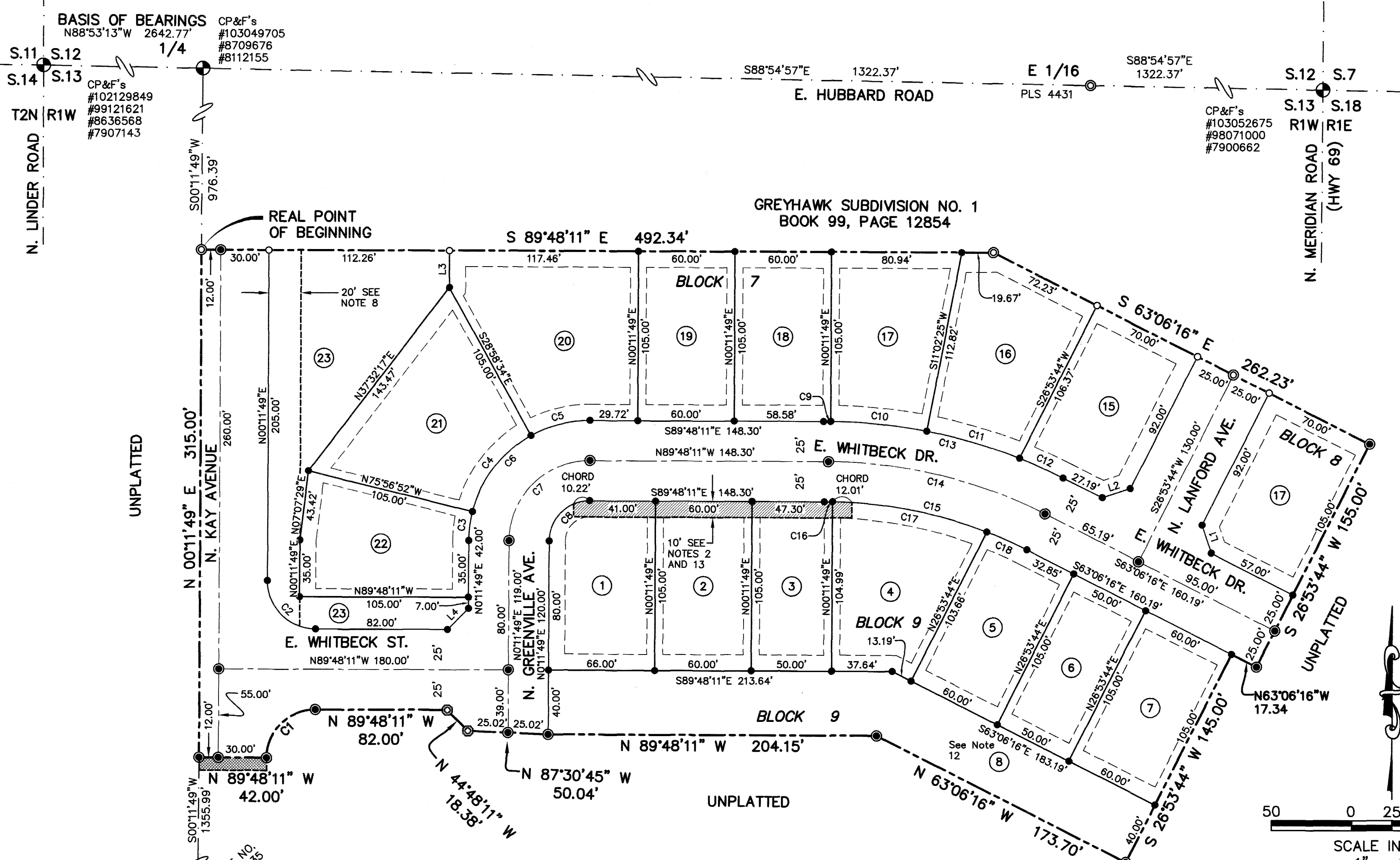
BK106 PG 469

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, property drainage, and irrigation easement as shown. Each side of interior lot lines have a five (5) foot wide public utilities, property drainage, and irrigation easement as shown.
- A portion of Lots 1-4, Block 9 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 resubdivision of this Plat shall comply with the applicable zoning regulations in effect at the time of resubdivision.
- Lot 23, Block 7 and Lot 8, Block 9 are designated as common area lots to be owned and maintained by the Greyhawk Subdivision Homeowner's Association. This ownership and maintenance commitment may not be dissolved without the express consent of Kuna City.
- 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 the 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 2013-20, annexing the Greyhawk Subdivision No. 2 into the Kuna Municipal Irrigation District and pooling the appurtenant water rights thereof, recorded as instrument No. 113112420, records of Ada County Idaho.
- Direct lot access to N. Kay Ave. is prohibited unless specifically allowed by the Ada County Highway District and Kuna City.
- Lot 23, Block 7, has a 20' wide Ada County Highway District sidewalk easement. Instrument No. 113116586.
- 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.
- Lot 8 Block 9 is subject to a blanket City of Kuna pressure irrigation easement.
- This subdivision is subject to an ACHD Temporary License Agreement Inst. No. 113116590.
- All lots are subject to the terms and conditions of that certain master declaration of covenants, conditions, restrictions and easements for Greyhawk Subdivision filed as instrument No. 108001929, official records of Ada County, Idaho.

PLAT SHOWING GREYHAWK SUBDIVISION NO. 2

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
2014



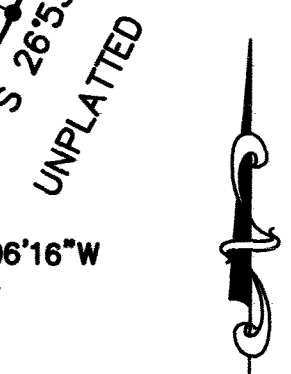
BASIS OF BEARINGS
N88°53'13"W 2642.77'
S00°11'49"W 976.39'

CP&F's
#103049705
#8709676
#8112155

CP&F's
#102129849
#99121621
#8636568
#7907143

CP&F's
#103052675
#98071000
#7900662

UNPLATTED



SCALE IN FEET
1" = 50'

- LEGEND**
- Subdivision Boundary
 - Section Line
 - Easement line (See Note 1)
 - Easement line (See Note 2 or as noted)
 - Street Centerline
 - Lot Line
 - Lot Number
 - Found Aluminum cap
 - Found 5/8" Iron Pin with Plastic Cap, PLS 4431 or as noted
 - Found 1/2" Iron Pin with Plastic Cap, PLS 4431
 - Set 5/8" x 24" Iron Pin with Plastic Cap, PLS 7729
 - Set 1/2" x 24" Iron Pin with Plastic Cap, PLS 7729
 - Set PK Nail with Washer marked PLS 7729
 - ACHD storm drain easement (See note 2)
 - ACHD temporary storm drain easement Instr No. 113116587

Curve #	Radius	Length	Chord	Bearing	Delta
C1	30.00	47.12	42.43	S45°11'49"W	90°00'00"
C2	30.00	47.12	42.43	N44°48'11"W	90°00'00"
C3	75.00	18.14	18.09	S07°07'29"W	13°51'19"
C4	75.00	61.49	59.78	S37°32'17"W	46°58'18"
C5	75.00	38.19	37.78	S75°36'38"W	29°10'23"
C6	75.00	117.81	106.07	S45°11'49"W	90°00'00"
C7	50.00	78.54	70.71	S45°11'49"W	90°00'00"
C8	25.00	39.27	35.36	N45°11'49"E	90°00'00"
C9	325.00	1.42	1.42	N89°40'40"W	0°15'02"
C10	325.00	60.09	60.00	N84°15'22"W	10°35'34"

Curve #	Radius	Length	Chord	Bearing	Delta
C11	325.00	60.09	60.00	N73°39'48"W	10°35'34"
C12	325.00	29.85	29.84	N65°44'08"W	5°15'45"
C13	325.00	151.44	150.08	N76°27'13"W	26°41'55"
C14	300.00	139.79	138.53	N76°27'13"W	26°41'55"
C15	275.00	128.14	126.99	N76°27'13"W	26°41'55"
C16	275.00	2.70	2.70	S89°31'19"E	0°33'43"
C17	275.00	98.25	97.73	S79°00'19"E	20°28'16"
C18	275.00	27.19	27.18	S65°56'14"E	5°39'55"

Line #	Direction	Length
L1	S18°06'16"E	18.38
L2	S71°53'44"W	18.38
L3	S00°11'49"W	22.83
L4	S45°11'49"W	18.38



GREGORY G. CARTER, PLS 7729
IDAHO SURVEY GROUP
1450 E. WATERTOWER STREET, STE. 130
MERIDIAN, ID 83642

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

4242 N. BROOKSIDE LANE
BOISE, ID 83714
TEL 208-938-0013
www.baileyengineers.com

Bk 106 pg 14700

GREYHAWK SUBDIVISION NO. 2

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 bears North 88°53'13" West, 2642.77 feet; Thence along the West boundary of Greyhawk Subdivision No. 1, as same is recorded in Book 99 of Plats at Page 12854, records of Ada County, Idaho, South 00°11'49" West, 976.39 feet to the Southwest corner of said subdivision, said point being the **REAL POINT OF BEGINNING**.

Thence along the southerly boundary of said subdivision South 89°48'11" East, 492.34 feet;

Thence South 63°06'16" East, 262.23 feet;

Thence departing said southerly boundary South 26°53'44" West, 155.00 feet;

Thence North 63°06'16" West, 17.34 feet;

Thence South 26°53'44" West, 145.00 feet;

Thence North 63°06'16" West, 173.70 feet;

Thence North 89°48'11" West, 204.15 feet;

Thence North 87°30'45" West, 50.04 feet;

Thence North 44°48'11" West, 18.38 feet;

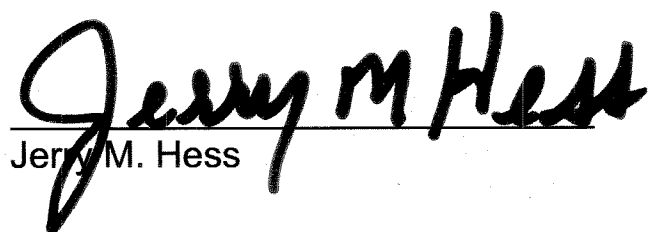
Thence North 89°48'11" West, 82.00 feet;

Thence 47.12 feet along the arc of a curve to the left, having a radius of 30.00 feet, a central angle of 90°00'00", and a long chord bearing South 45°11'49" West, 42.43 feet;

Thence North 89°48'11" West, 42.00 feet to a point on the North-South mid-section line of said Section 13;

Thence along said North-South mid-section North 00°11'49" East, 315.00 feet to the Point of Beginning. Containing 4.63 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 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)

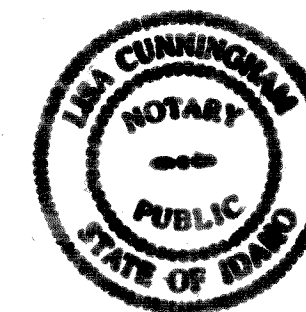
) s.s.

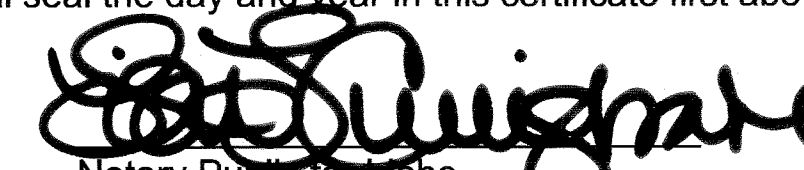
County of Ada)

On this 7th day of October, 2013, 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.

10/24/18
My commission expires




Notary Public for Idaho
Residing in BOISE, Idaho

Bailey Engineering, Inc.

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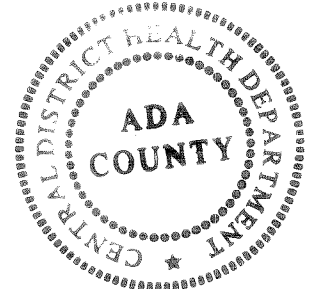
4242 N. BROOKSIDE LANE
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TEL 208-938-0013
www.baileyengineers.com

GREYHAWK SUBDIVISION NO. 2

HEALTH CERTIFICATE

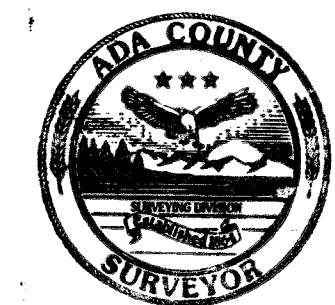
Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the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



Bob Badi EHS 8.28.13
District Health Department, EHS Date

CERTIFICATE OF COUNTY SURVEYOR

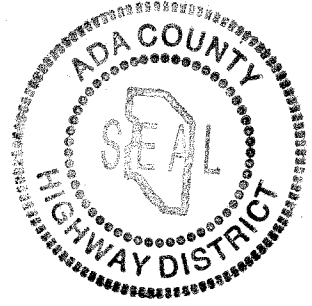
I, the undersigned, County Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.



Joseph L. Hastings
County Surveyor
PLS 5359 4-9-2014

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 23rd day of October, 2013.



Ball
Chairman 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.

4/9/2014
Date



Vicky McIntyre
County Treasurer
by Jon V. Deputy

APPROVAL OF CITY ENGINEER

I, Gordon Law, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this day 31 MARCH 2014, hereby approve this plat..

Gordon Law 3-31-2014
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 6th day of August, 2013, this plat was duly accepted and approved.



Debra D. Bingham
City Clerk, Kuna, Idaho

COUNTY RECORDER'S CERTIFICATE

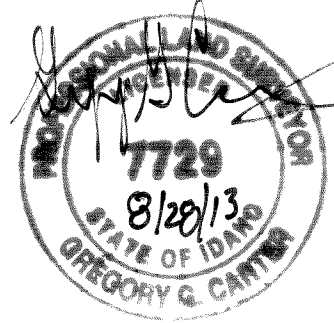
State of Idaho)
) s.s.
County of Ada)

I hereby certify that this instrument was filed for record at the request of Kent Brown at 54 Minutes past 11 O'clock A.M. on this 9 day of April, 2014, in Book 106 of plats at Pages 14699 - 14701.

Instrument No. 114026167

Y. Burt
Deputy
fee 100

Christopher Rich
Ex-Officio Recorder



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