

PLAT SHOWING
SPRINGHILL SUBDIVISION NO. 1
 LOCATED IN THE WEST 1/2 OF SECTION 1 TOWNSHIP 2 NORTH,
 RANGE 1 WEST, B.M., KUNA, ADA COUNTY, IDAHO
 2018

NOTES:

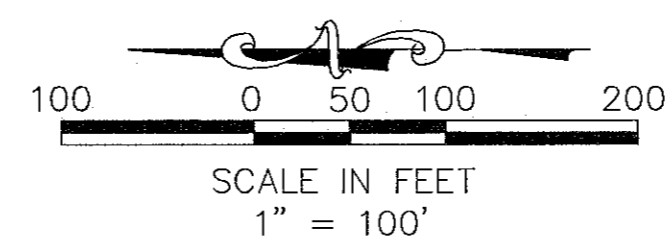
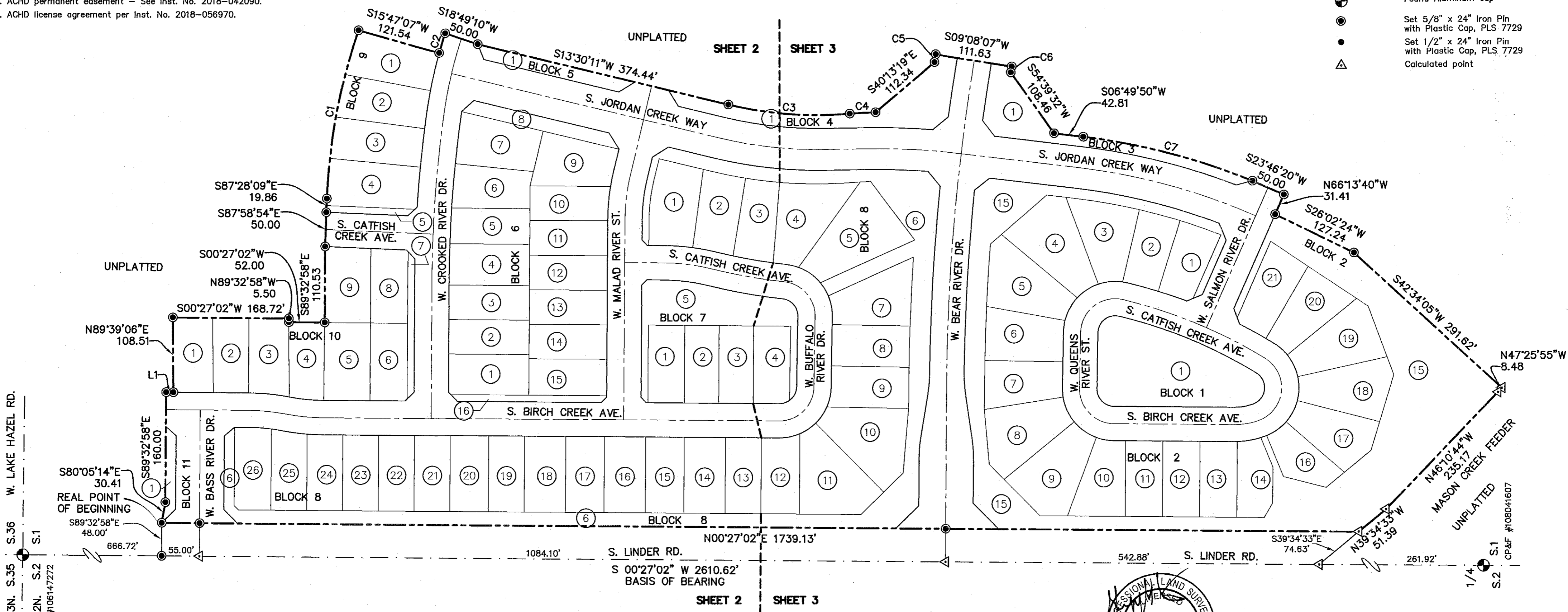
- Lot lines common to a public right-of-way line in Block 2 have a Ten (10) foot easement. Lot lines common to a public right-of-way line in Blocks 6-10 have a Sixteen (16) foot easement. All rear lot lines have a Ten (10) foot easement. Said easements as shown on the plat are designated as permanent public utilities, property drainage, and Pressure irrigation easements. Each side of interior lot lines have a Five (5) foot wide public utilities, property drainage, and pressure irrigation easement as shown. Where a City of Kuna Pressure Irrigation main is constructed, said side lot line easements are Ten (10) feet wide as shown.
- This subdivision is subject to a City of Kuna Development Agreement Recorded as Instrument No. 107040487, records of Ada County, Idaho. 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.
- Lot 1, Block 1, Lot 15, Block 2, Lot 1, Block 3, Lot 1, Block 4, Lot 1, Block 5, Lots 8 and 16, Block 6, Lot 5, Block 7, Lot 6, Block 8, Lot 5, Block 9, Lot 7, Block 10, and Lot 1, Block 11 are designated as common area lots to be owned and maintained by the Springhill Subdivision Homeowner's Association. This ownership and maintenance commitment may not be dissolved without the express consent of Kuna City. The Springhill Subdivision Homeowner's Association is responsible for the payment of irrigation assessments on said common area lots. In the event Springhill Subdivision Homeowner's Association fails to pay assessments, each residential lot is responsible for a fractional share of the assessment. All common lots contain a blanket utility and City of Kuna Pressure Irrigation Easement.
- Lot 14, Block 2 is a non-buildable lot which contains a City of Kuna Sewer Lift Station. Maintenance of the sewer lift station and all appurtenances is the responsibility of the City of Kuna. Landscaping outside of the fenced area of the Sewer lift station will be maintained by the Springhill Subdivision Homeowner's Association per Note 3 above.
- All of Lot 1, Block 1 and a portion of Lot 6, Block 8 is servient to and contains the ACHD Storm Water Drainage System. This lot is encumbered by the 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 for in full (the "Master Easement"). The Master Easement and the Storm Drainage System are dedicated to the ACHD pursuant to Section 40-2302 Idaho Code. The Master Easement is for the Operation and Maintenance of the Storm Water Drainage System.
- Irrigation water will be provided by Kuna Municipal Irrigation District in compliance with Idaho Code Section 31-3805(1)(b). All lots within this subdivision will be entitled to irrigation rights from the Boise-Kuna Irrigation District and will be obligated for assessments from City of Kuna. The City of Kuna will own, operate and maintain the system.
- 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."
- Direct lot access to N. Linder Rd. or W. Bear River Dr. is prohibited.
- Lot 15, Block 2 shall be subject to a 37' wide Boise-Kuna Irrigation District Easement for the operation and maintenance of the Mason Creek Feeder as shown on this plat.
- A portion of this subdivision is located with Zone A as shown on the FIRM Panel 16001C0250 J, Ada County, Idaho and incorporated areas. A building permit shall not be issued for any lot that is located within the mapped floodplain until a Flood Plan Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit.
- Lots 15, Block 2 has an existing United States of America access easement, Instrument No. 9153035.
- Lot 16, Block 6, Lot 6, Block 8 and Lot 7, Block 10 shall have a blanket sewer service easement for the benefit of Lot 1, block 6, Lot 1, Block 8 and Lot 8, Block 10, respectively.
- ACHD permanent easement - See Inst. No. 2018-042090.
- ACHD license agreement per Inst. No. 2018-056970.

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	862.09	249.66	248.79	S79°14'18"E	16°35'35"
C2	625.00	29.81	29.81	S72°50'55"E	2°43'57"
C3	550.00	177.47	176.70	S04°15'33"W	18°29'16"
C4	550.00	37.51	37.50	S03°01'53"E	3°54'25"
C5	3020.00	11.62	11.62	S80°48'10"E	0°13'14"
C6	2980.00	8.74	8.74	N80°40'26"W	0°10'05"
C7	945.00	254.42	253.65	S14°32'36"W	15°25'32"

Line Table		
Line #	Direction	Length
L1	S00°27'02"W	10.58

LEGEND

- Subdivision Boundary
- Section Line
- Easement line (See Note 1)
- Street Centerline
- Lot Line
- Sheet Match Line
- Lot Number
- Found Aluminum cap
- Set 5/8" x 24" Iron Pin with Plastic Cap, PLS 7729
- Set 1/2" x 24" Iron Pin with Plastic Cap, PLS 7729
- Calculated point



GREGORY G. CARTER, PLS 7729
 IDAHO SURVEY GROUP
 9955 W. EMERALD ST.
 BOISE, IDAHO 83704

SEE SHEET 4 FOR LINE & CURVE TABLES

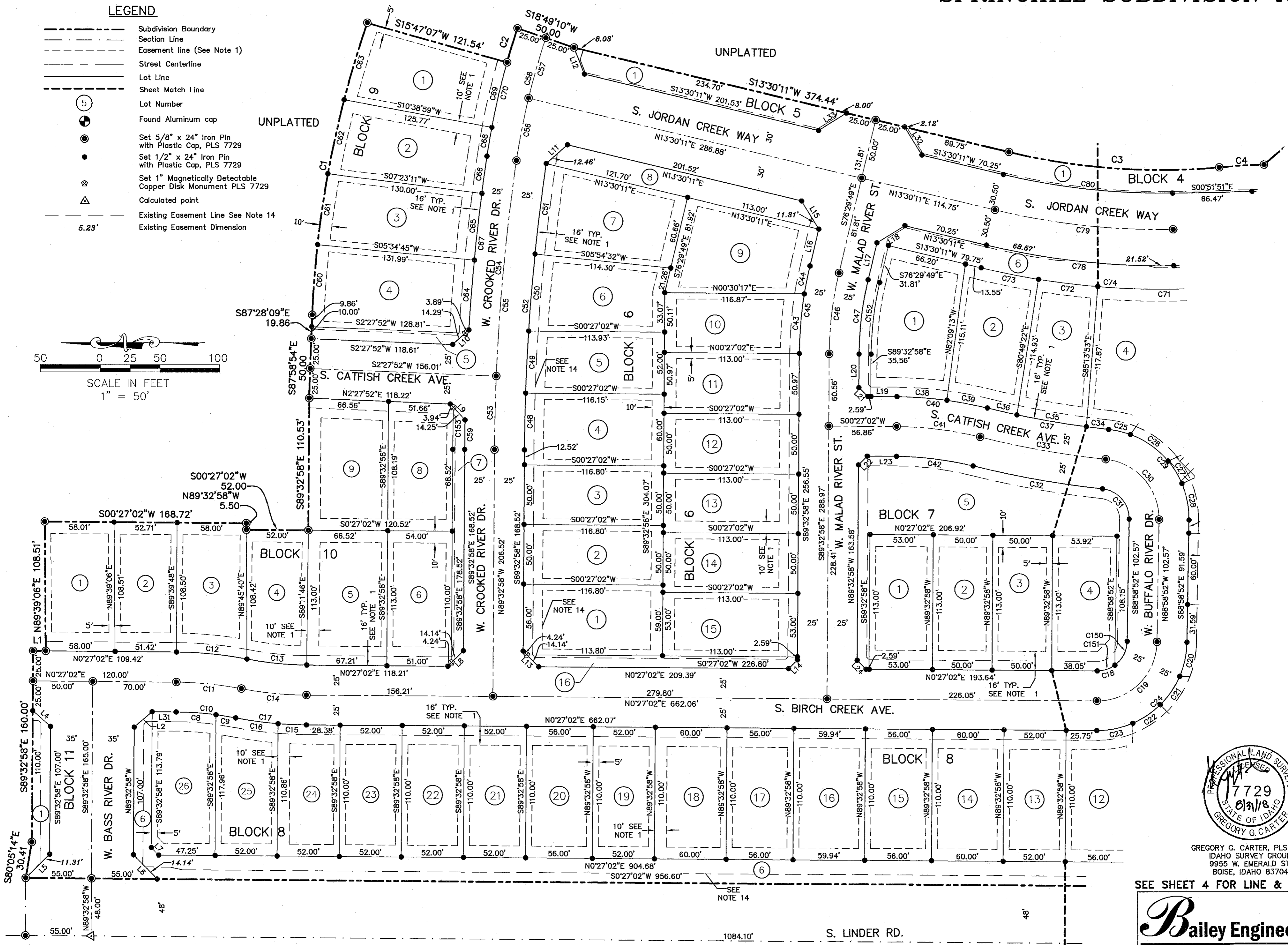
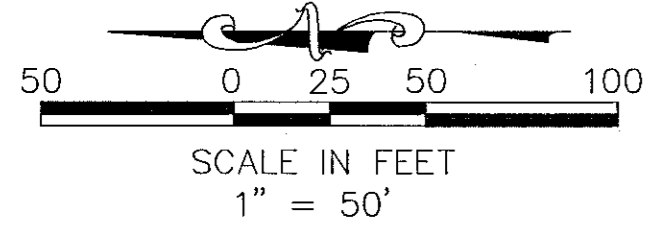
Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD
 4242 N. BROOKSIDE LANE TEL 208-938-0013
 BOISE, ID 83714 www.baileyengineers.com

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- Set 1/2" x 24" Iron Pin with Plastic Cap, PLS 7729
- Set 1" Magnetically Detectable Copper Disk Monument PLS 7729
- Calculated point
- Existing Easement Line See Note 14
- Existing Easement Dimension 5.23'



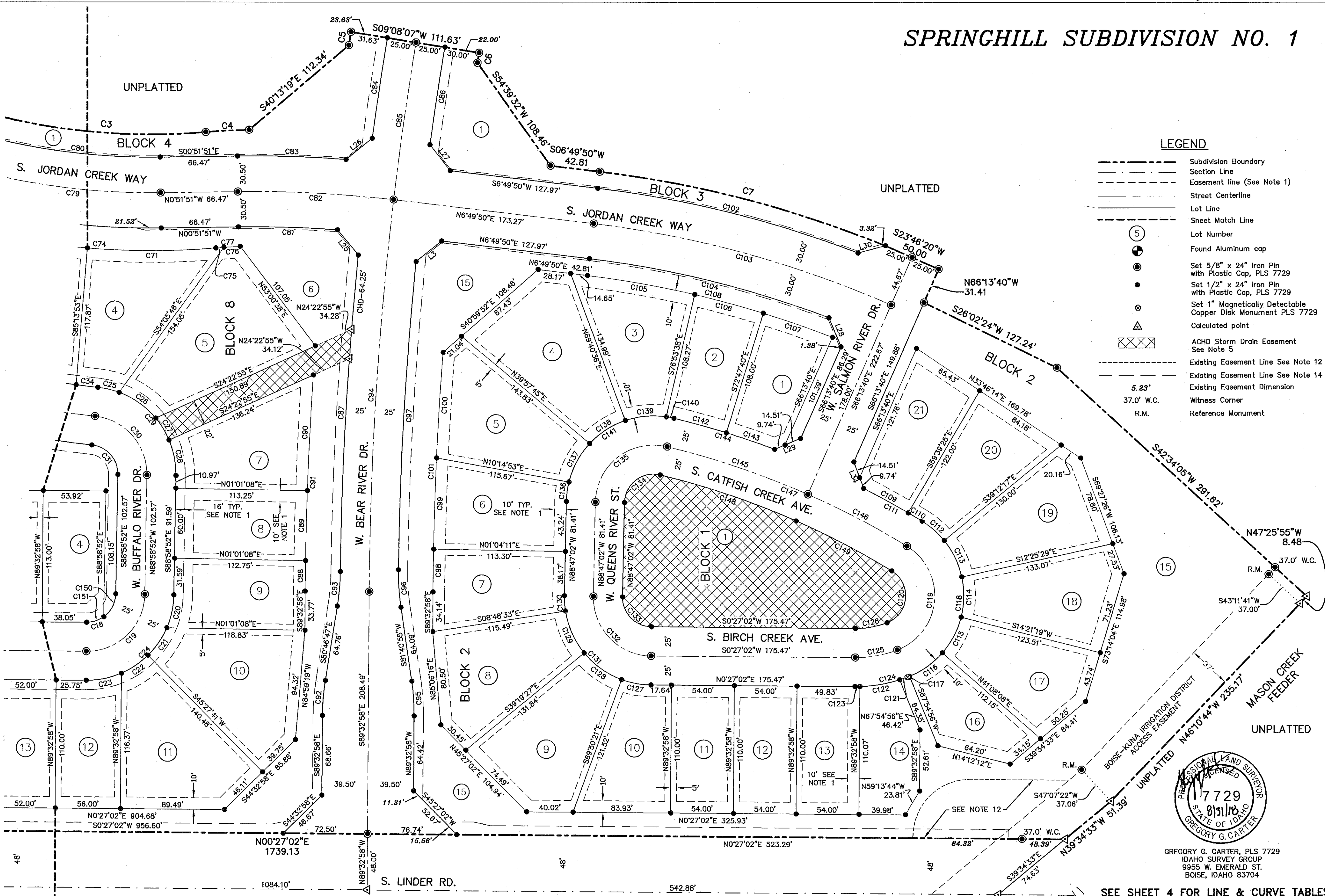
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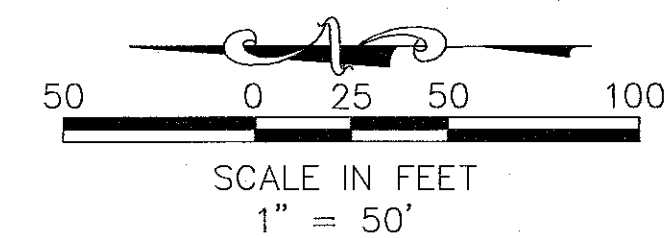
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- ACHD Storm Drain Easement See Note 5
- Existing Easement Line See Note 12
- Existing Easement Line See Note 14
- Existing Easement Dimension
- Witness Corner
- Reference Monument



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CERTIFICATE OF OWNERS

Know all men by these presents: That DB Development, LLC, a Delaware limited liability company, is the owner of the property described as follows:

A parcel of land located in the W1/2 of Section 1, T.2N., R.1W., B.M., Kuna, Ada County, Idaho, more particularly described as follows:

Commencing the NW corner of said Section 1 from which the W1/4 of said Section 1 bears South 00°27'02" West, 2610.62 feet;

thence along the West boundary line of said Section 1 South 00°27'02" West, 666.72 feet;

thence leaving the West boundary line South 89°32'58" East, 48.00 feet to a point on the East right-of-way line of S. Linder Road, said point being the **REAL POINT OF BEGINNING**;

thence South 80°05'14" East, 30.41 feet;

thence South 89°32'58" East, 160.00 feet;

thence South 00°27'02" West, 10.58 feet;

thence North 89°39'06" East, 108.51 feet;

thence South 00°27'02" West, 168.72 feet;

thence North 89°32'58" West, 5.50 feet;

thence South 00°27'02" West, 52.00 feet;

thence South 89°32'58" East, 110.53 feet;

thence South 87°58'54" East, 50.00 feet;

thence South 87°28'09" East, 19.86 feet;

thence 249.66 feet along the arc of a non-tangent curve to the right, said curve having a radius of 862.09 feet, a central angle of 16°35'35" and a long chord of 248.79 feet which bears South 79°14'18" East;

thence South 15°47'07" West, 121.54 feet;

thence 29.81 feet along the arc of a non-tangent curve to the right, said curve having a radius of 625.00 feet, a central angle of 02°43'57" and a long chord of 29.81 feet which bears South 72°50'55" East;

thence South 18°49'10" West, 50.00 feet;

thence South 13°30'11" West, 374.44 feet;

thence 177.47 feet along the arc of a curve to the left, said curve having a radius of 550.00 feet, a central angle of 18°29'16" and a long chord of 176.70 feet which bears South 04°15'33" West to a point of reverse curve;

thence 37.51 feet along the arc of said reverse curve, said reverse curve having a radius of 550.00 feet, a central angle of 03°54'25" and a long chord of 37.50 feet which bears South 03°01'53" East;

thence South 40°13'19" East, 112.34 feet;

thence 11.62 feet along the arc of a non-tangent curve to the right, said curve having a radius of 3,020.00 feet, a central angle of 00°13'14" and a long chord of 11.62 feet which bears South 80°48'10" East;

thence South 09°08'07" West, 111.63 feet;

thence 8.74 feet along the arc of a non-tangent curve to the left, said curve having a radius of 2,980.00 feet, a central angle of 00°10'05" and a long chord of 8.74 feet which bears North 80°40'26" West;

thence South 54°39'32" West, 108.46 feet;

thence South 06°49'50" West, 42.81 feet;

thence 254.42 feet along the arc of a curve to the right, said curve having a radius of 945.00 feet, a central angle of 15°25'32" and a long chord of 253.65 feet which bears South 14°32'36" West;

thence South 23°46'20" West, 50.00 feet;

thence North 66°13'40" West, 31.41 feet;

thence South 26°02'24" West, 127.24 feet;

thence South 42°34'05" West, 291.62 feet to a point on the centerline of the Mason Creek Feeder Canal;

thence along said centerline the following 3 courses and distances:

thence North 47°25'55" West, 8.48 feet;


thence North 46°10'44" West, 235.17 feet;

thence North 39°34'33" West, 51.39 feet to a point on the East right-of-way line of S. Linder Road;

thence along said East right-of-way line North 00°27'02" East, 1,739.13 feet to the **REAL POINT OF BEGINNING**.


Containing 23.58 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.

DB Development, LLC

Justin Blackstock, Manager

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

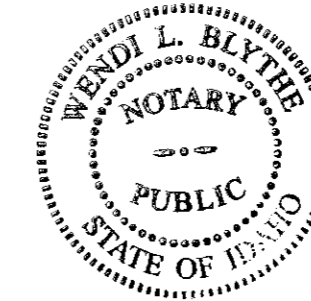
State of Idaho)
) s.s.
County of Ada)

On this 19 day of October, 20 17, before me, the undersigned, a Notary Public in and for said State, personally appeared Justin Blackstock, known or identified to me to be a member of DB Development, 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.

9/29/22
My commission expires


Notary Public for Idaho
Residing in Boise, Idaho



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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.



Michelle Rene RCHS 6/18/18
District Health Department, EHS Date

CERTIFICATE OF COUNTY SURVEYOR

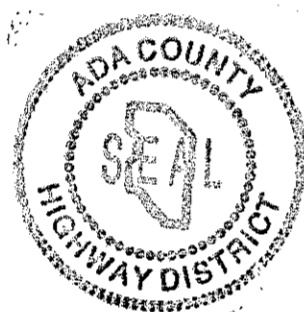
I, the undersigned, County Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.



Jersey L. Hastings
County Surveyor
PLS 5359
9-10-2018

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 22nd day of June, 2018.



Bah
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.



9-11-2018
Date

Beth Mahan
County Treasurer
Signed by
Deputy Treasurer

APPROVAL OF CITY ENGINEER

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

Paul A. Starn P.E. 8722
City Engineer 29 AUG 2018

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 July, 2018, this plat was duly accepted and approved.



Chris Engels
City Clerk, Kuna, Idaho

COUNTY RECORDER'S CERTIFICATE

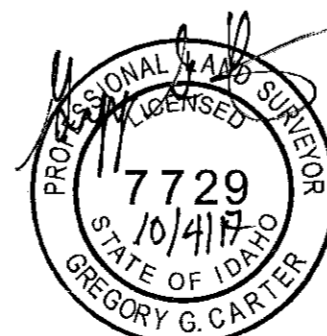
State of Idaho)
) s.s.
County of Ada)

I hereby certify that this instrument was filed for record at the request of Bailey Engineering at 08 Minutes past 12 O'clock P.M. on this 11th day of September, 2018, in Book 114 of plats at Pages 17026 - 17031.

Instrument No. 2018-086137

Gregory G. Carter
Deputy

Christopher D. Rich
Ex-Officio Recorder



CIVIL ENGINEERING | PLANNING | CADD

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