

PLAT SHOWING

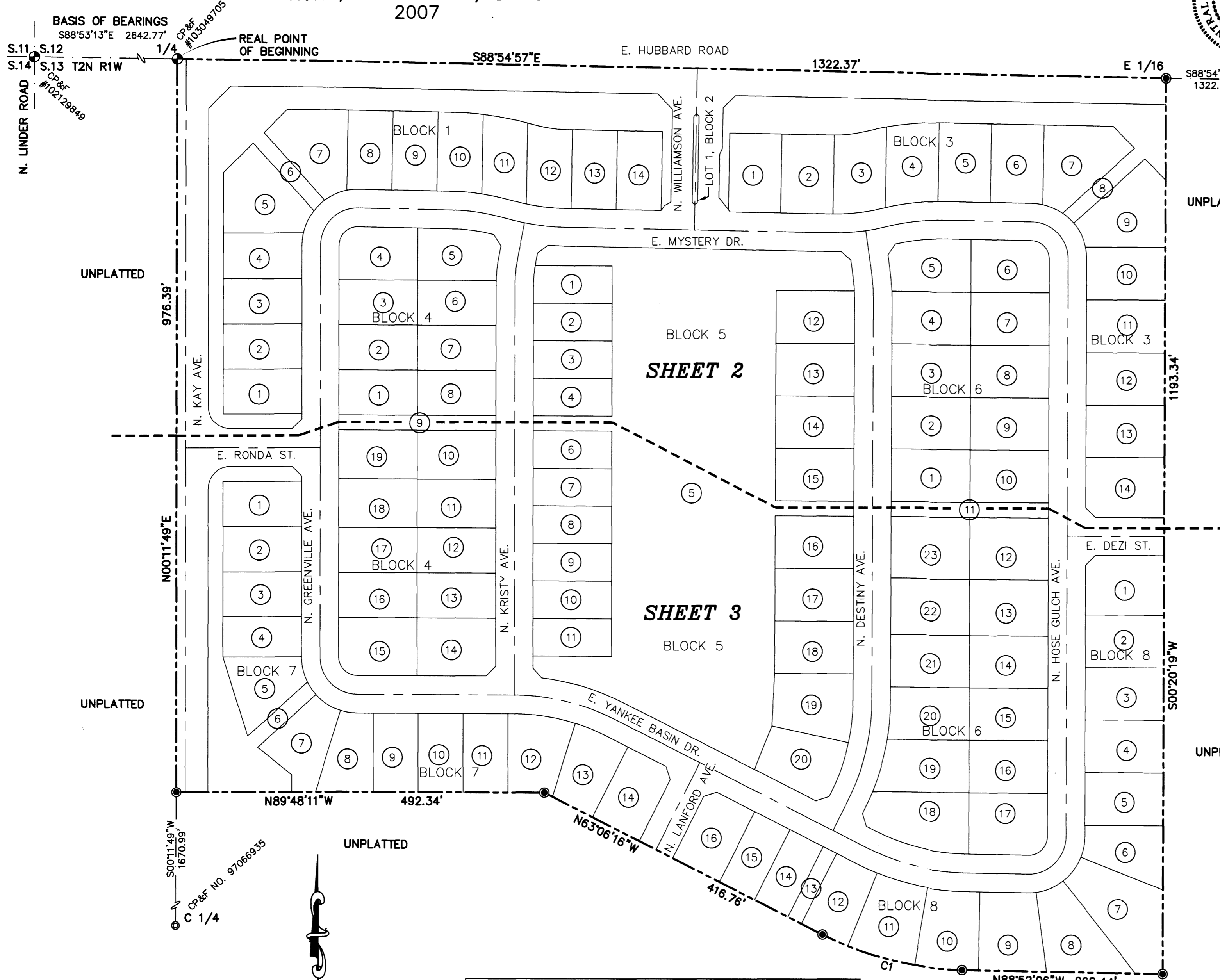
GREYHAWK SUBDIVISION NO. 1

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
2007

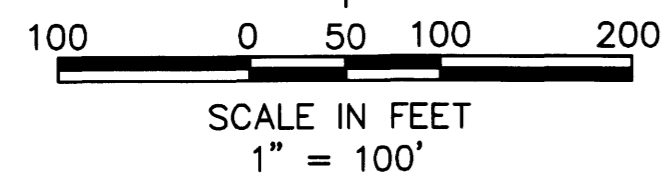
SANITARY RESTRICTION
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE NOT BEEN SATISFIED AND ARE IN FORCE FOR ALL LOTS. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING, OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED FOR ALL LOTS.

C. D. TERRY, R.E.M.S. 11-15-07
DISTRICT HEALTH DEPARTMENT, REHS DATE

- NOTES:**
- All 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. Each side of interior lot lines have a five (5) foot wide public utilities, property drainage, and irrigation easement.
 - A portion of Lots 1, 2, 3, and 4, Block 1; Lots 9, 10 and 11, Block 4; Lots 5, 14, 15 and 16, Block 5; Lots 6 through 12, Block 6; Lots 1 through 5, Block 7; Lots 8, 9 and 10, Block 8 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 June 1, 2004 as Instrument No. 104068411 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 6, Block 1, Lot 1, Block 2, Lot 8, Block 3, Lot 9, Block 4, Lot 5, Block 5, Lot 11, Block 6, Lot 6, Block 7 and Lot 13, Block 8 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 New York Irrigation District in compliance with Idaho Code Section 31-3805(b). All lots within this subdivision will be entitled to irrigation rights, and will be obligated for assessments from City of Kuna via New York Irrigation District. The City of Kuna will own, operate and maintain the system.
 - Direct lot access to W. Hubbard Road and N. Kay Ave. is prohibited unless specifically allowed by the Ada County Highway District and Kuna City.
 - Lot 6, Block 1, Lot 8, Block 3 and Lot 6, Block 7, have a blanket Ada County Highway District sidewalk easement. Instrument No. 107068541.
 - All of Lot 13, Block 8 and a portion of Lot 8, Block 3 have a City of Kuna sanitary sewer easement as shown.
 - 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, or as shown on this plat.
 - This development recognizes Idaho Code Section 22-4503, Right to Farm Act, which states: "No Agricultural Operation or Appurtenance to it shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding Nonagricultural Activities after the same has been in operation for more than One (1) year, when the Operation was not a nuisance at the time the Operation began; Provided that the Provisions of this Section shall not apply whenever a nuisance results from the improper or negligent Operation of any Agricultural Operation or Appurtenance to it."
 - Greyhawk Subdivision No. 1 is subject to a City of Kuna Development Agreement recorded as instrument number 107102976 at the Ada County Recorders office.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD
C1	193.36	430.00	25°45'50"	N75°59'11"W	191.73



D. TERRY PEUGH, PLS 4431
IDAHO SURVEY GROUP
1450 E. WATERTOWER STREET, STE. 150
MERIDIAN, ID 83642

- LEGEND**
- Subdivision Boundary
 - Section Line
 - Easement line (See Note 1)
 - Easement line (See Note 2 or as noted)
 - Street Centerline
 - Lot Line
 - ⑤ Lot Number
 - ⊕ Found Aluminum cap
 - ⊙ Found 5/8" Iron Pin, as noted
 - ⊙ Set 5/8" x 30" Iron Pin with Plastic Cap, PLS 4431
 - ⊙ Set 1/2" x 24" Iron Pin with Plastic Cap, PLS 4431
 - ▲ Calculated Point
 - ▨ ACHD storm drain easement (See note 2)
 - Survey/Dimension Line
 - CH Chord Distance

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

