

NOTES:

- 1* 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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."
9. Direct lot access to N. Linder Rd. or W. Bear River Dr. is prohibited.
10. 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.
11. 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 Plan Development Permit.
12. Lots 15, Block 2 has an existing United States of America access easement, Instrument No. 9153035.
13. 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.
14. ACHD permanent easement - See Inst. No. 2018-042090.
15. ACHD license agreement per Inst. No. 2018-056970.

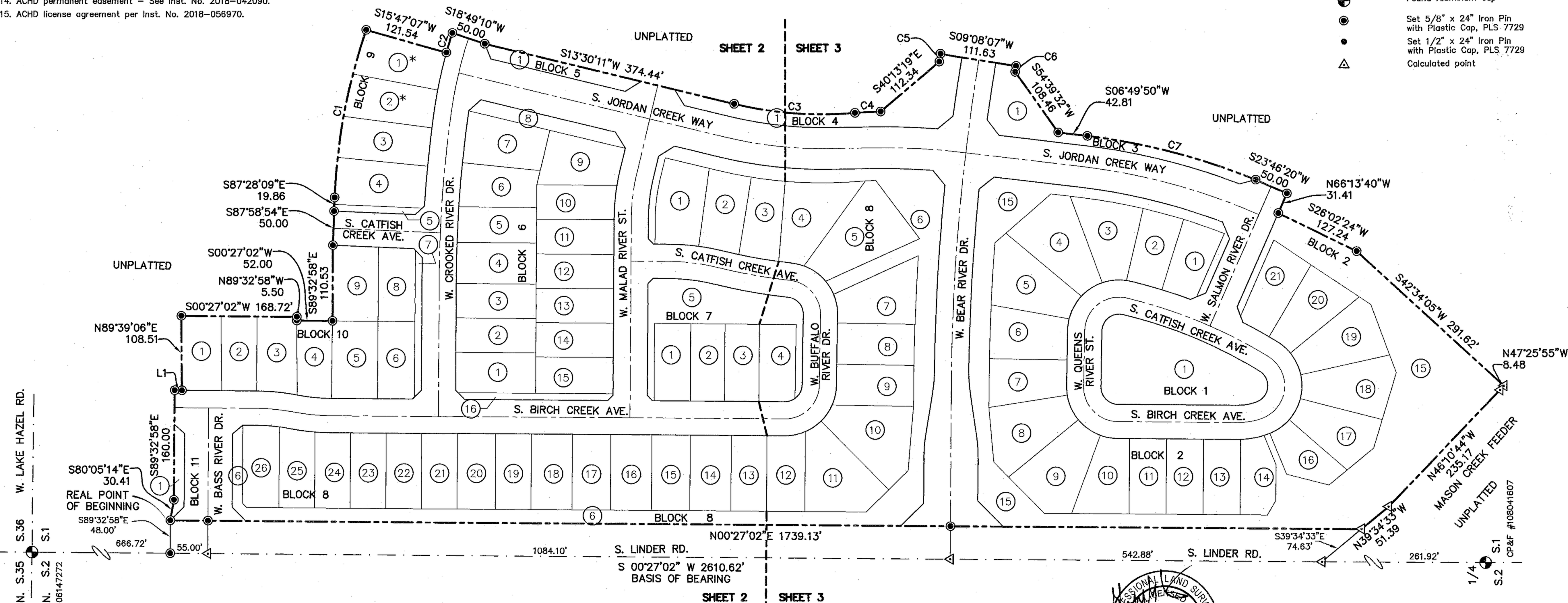
PLAT SHOWING
SPRINGHILL SUBDIVISION NO. 1
LOCATED IN THE WEST 1/2 OF SECTION 1 TOWNSHIP 2 NORTH,
RANGE 1 WEST, B.M., KUNA, ADA COUNTY, IDAHO
2018

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

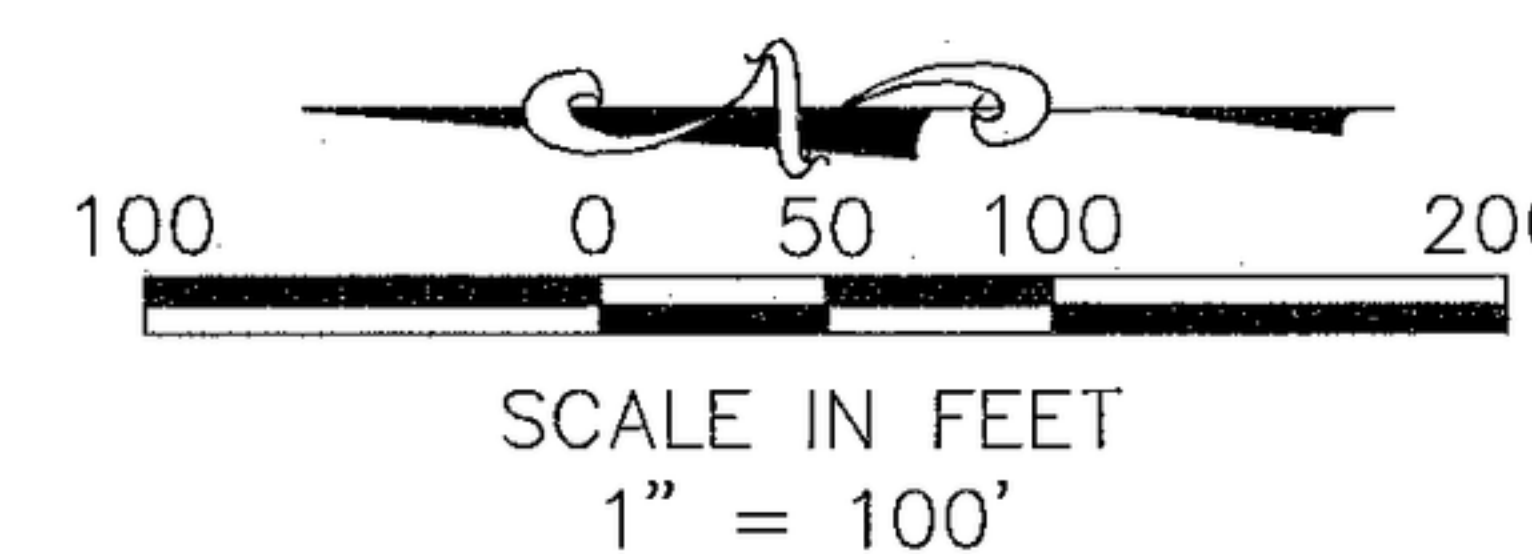
LEGEND

- 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



* 2019058725

The side lot line easements along the common lot line of Lots 1 and 2 Block 9 should be 5' along the easterly lot line of Lot 2 and 10' along the westerly boundary line of Lot 1



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

SHEET 1 OF 6