

SPRINGHILL SUBDIVISION NO. 1

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
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

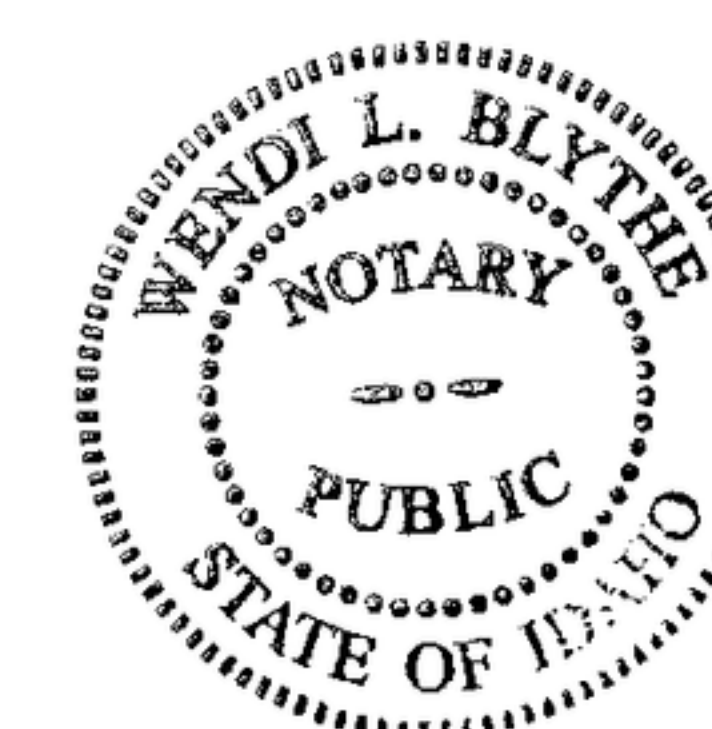
State of Idaho)
) s.s.
County of Ada)

On this 19 day of October, 2017, 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

Wendi L. Blythe
Notary Public for Idaho
Residing in Boise, Idaho



Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD

4242 N. BROOKSIDE LANE
BOISE, ID 83714

TEL 208-938-0013
www.baileyengineers.com