

PLAT OF
SPRINGHILL SUBDIVISION No. 2

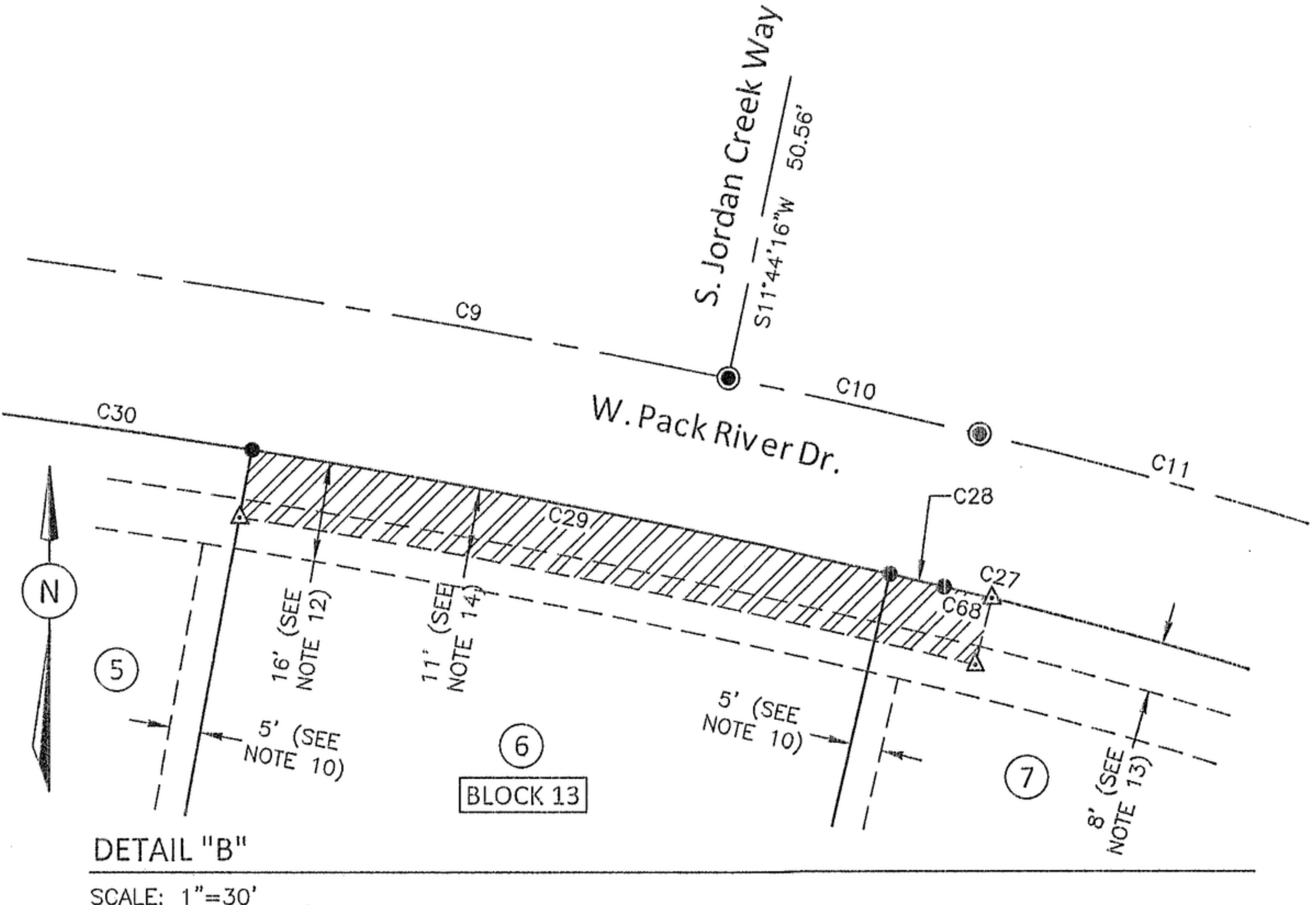
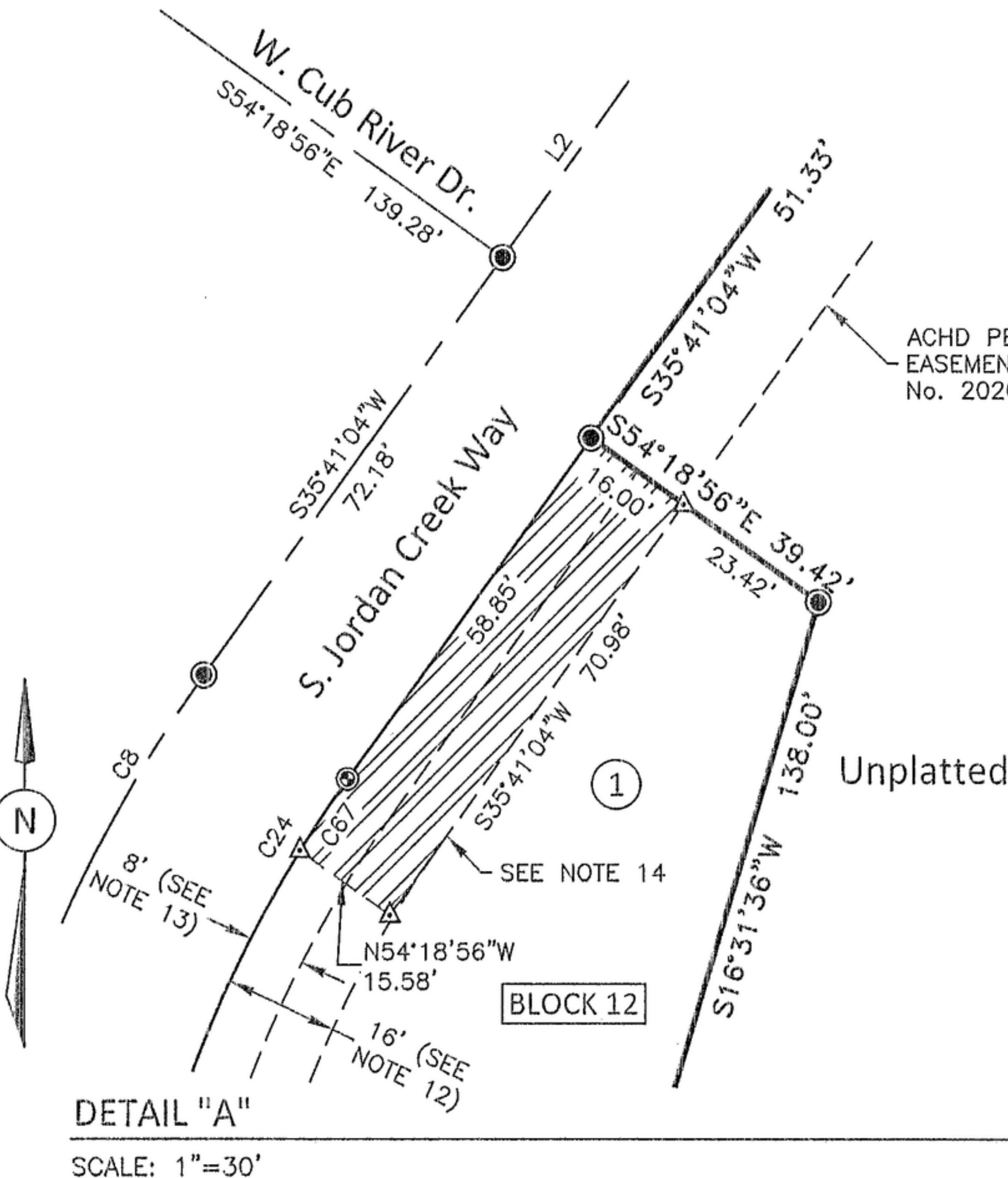
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	825.00'	13.39'	0°55'49"	S73°00'30"E	13.39'
C2	1196.20'	294.47'	14°06'17"	N79°18'55"W	293.73'
C3	975.00'	9.23'	0°32'33"	S84°40'06"E	9.23'
C4	862.09'	47.22'	3°08'18"	N85°57'56"W	47.21'
C5	100.00'	77.84'	44°36'02"	N22°45'03"E	75.89'
C6	100.00'	77.84'	44°36'02"	N67°21'05"E	75.89'
C7	200.00'	125.78'	36°01'58"	S72°19'55"E	123.72'
C8	200.00'	83.59'	23°56'48"	S23°42'40"W	82.98'
C9	1524.00'	321.48'	12°05'10"	S84°18'19"E	320.88'
C10	1524.00'	41.23'	1°33'01"	S77°29'13"E	41.23'
C11	800.00'	58.21'	4°10'08"	S74°37'39"E	58.20'
C12	1200.00'	42.18'	2°00'50"	N1°27'27"E	42.18'
C13	1000.00'	90.70'	5°11'47"	N87°35'07"W	90.66'
C14	125.00'	33.07'	15°09'38"	S8°01'51"W	32.98'
C15	13.00'	14.66'	64°37'28"	S16°42'05"E	13.90'
C16	55.00'	54.97'	57°15'58"	S20°22'50"E	52.71'
C17	55.00'	33.52'	34°54'55"	S25°42'36"W	33.00'
C18	55.00'	33.52'	34°54'55"	S60°37'31"W	33.00'
C19	55.00'	58.59'	61°01'58"	N71°24'02"W	55.86'
C20	13.00'	3.57'	15°43'55"	N48°45'01"W	3.56'
C21	13.00'	11.09'	48°53'33"	N81°03'45"W	10.76'
C22	125.00'	33.07'	15°09'38"	S82°04'17"W	32.98'
C23	225.00'	141.50'	36°01'58"	N72°19'55"W	139.18'
C24	175.00'	73.14'	23°56'48"	S23°42'40"W	72.61'
C25	1549.00'	4.20'	0°09'19"	N76°47'22"W	4.20'
C26	825.00'	46.63'	3°14'19"	N75°05'33"W	46.63'
C27	775.00'	56.39'	4°10'08"	N74°37'39"W	56.38'
C28	1499.00'	8.91'	0°20'26"	N76°52'56"W	8.91'
C29	1499.00'	104.08'	3°58'42"	N79°02'30"W	104.06'
C30	1499.00'	86.46'	3°18'18"	N82°41'00"W	86.45'
C31	1499.00'	71.51'	2°44'00"	N85°42'09"W	71.50'
C32	1499.00'	60.58'	2°18'55"	N88°13'36"W	60.57'
C33	1025.00'	54.22'	3°01'50"	N86°32'50"W	54.21'
C34	975.00'	60.56'	3°33'32"	N86°10'35"W	60.55'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C35	1225.00'	21.95'	1°01'36"	N1°57'04"E	21.95'
C36	1175.00'	31.90'	1°33'20"	N1°41'12"E	31.90'
C37	1175.00'	9.40'	0°27'30"	N0°40'47"E	9.40'
C38	75.00'	39.17'	29°55'35"	S15°24'49"W	38.73'
C39	75.00'	77.59'	59°16'29"	S60°00'51"W	74.18'
C40	175.00'	51.35'	16°48'49"	N81°56'29"W	51.17'
C41	175.00'	58.70'	19°13'09"	N63°55'30"W	58.43'
C42	225.00'	94.04'	23°56'48"	S23°42'40"W	93.36'
C43	1549.00'	46.63'	1°43'30"	N80°31'07"W	46.63'
C44	1549.00'	54.00'	1°59'51"	N82°22'47"W	54.00'
C45	1549.00'	56.62'	2°05'39"	N84°25'33"W	56.61'
C46	1549.00'	59.89'	2°12'55"	N86°34'49"W	59.88'
C47	1549.00'	49.91'	1°50'45"	N88°36'39"W	49.90'
C48	1549.00'	22.02'	0°48'52"	N89°56'28"W	22.02'
C49	1659.00'	42.23'	1°27'30"	N89°37'09"W	42.23'
C50	1659.00'	49.91'	1°43'26"	N88°01'41"W	49.91'
C51	1659.00'	59.89'	2°04'07"	N86°07'55"W	59.89'
C52	1659.00'	53.28'	1°50'24"	N84°10'39"W	53.27'
C53	1659.00'	54.33'	1°52'35"	N82°19'10"W	54.33'
C54	1659.00'	23.58'	0°48'52"	N89°56'28"W	23.58'
C55	1659.00'	53.45'	1°50'45"	N88°36'39"W	53.45'
C56	1659.00'	64.14'	2°12'55"	N86°34'49"W	64.14'
C57	1659.00'	60.64'	2°05'39"	N84°25'33"W	60.63'
C58	1659.00'	57.84'	1°59'51"	N82°22'47"W	57.83'
C59	235.00'	37.50'	9°08'35"	S31°06'47"W	37.46'
C60	235.00'	60.72'	14°48'13"	S19°08'23"W	60.55'
C61	1196.20'	62.72'	3°00'15"	N87°52'11"W	62.71'
C62	1196.20'	58.81'	2°49'01"	N87°57'48"W	58.81'
C63	1196.20'	66.19'	3°10'14"	N84°58'10"W	66.19'
C64	1196.20'	77.30'	3°42'09"	N81°31'58"W	77.29'
C65	1196.20'	98.82'	4°44'00"	N77°18'54"W	98.79'
C66	1196.20'	56.07'	2°41'08"	N73°36'20"W	56.06'
C67	175.00'	12.13'	3°58'23"	S33°41'53"W	12.13'
C68	775.00'	7.89'	0°34'59"	N76°25'13"W	7.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N44°56'56"W	25.00
L2	S35°41'04"W	38.00
L4	N0°27'02"E	16.98
L5	N80°41'04"E	18.38
L6	S32°37'57"E	18.18
L7	N45°31'59"E	4.29
L8	N45°31'59"E	14.12
L9	S43°48'22"E	14.33
L10	S43°48'22"E	3.82
L11	N46°44'27"E	4.47
L12	N46°44'27"E	14.01
L13	S44°56'56"E	4.47
L14	S44°56'56"E	14.04
L15	N45°03'04"E	14.24
L16	N45°03'04"E	4.01
L17	S44°56'56"E	4.47
L18	S44°56'56"E	14.04
L19	S9°18'56"E	4.24
L20	S9°18'56"E	14.14
L21	N11°44'16"E	13.02
L22	N56°02'27"E	14.32
L23	N56°02'27"E	3.84
L24	N35°41'04"E	44.18
L25	N11°44'16"E	23.27
L26	N45°37'04"E	24.73

NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE MINIMAL DIMENSIONAL STANDARDS AS REQUIRED IN THE CITY OF KUNA ZONING ORDINANCE.
2. THIS SUBDIVISION IS SUBJECT TO A CITY OF KUNA DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT No. 107040487, RECORDS OF ADA COUNTY, IDAHO. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF RESUBDIVISION.
3. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
4. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
5. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
6. DIRECT LOT OR PARCEL ACCESS TO S. LINDER RD. AND/OR W. LAKE HAZEL RD. IS PROHIBITED.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR 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".
8. IRRIGATION WATER HAS BEEN PROVIDED FROM KUNA MUNICIPAL IRRIGATION SYSTEM IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM KUNA MUNICIPAL IRRIGATION SYSTEM. PER KUNA CITY ORDINANCE #2021-01 (INSTRUMENT No. 2021-002842, RECORDS OF ADA COUNTY, IDAHO) IRRIGATION WATER RIGHTS HAVE BEEN TRANSFERRED TO KUNA MUNICIPAL IRRIGATION SYSTEM.
9. LOT 6, BLOCK 9, LOT 17, BLOCK 10, LOT 20, BLOCK 11, LOT 1, BLOCK 12, LOTS 2 AND 6, BLOCK 13, AND LOTS 1 AND 12, BLOCK 14 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SPRINGHILL SUBDIVISION HOMEOWNER'S ASSOCIATION, OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND KUNA MUNICIPAL IRRIGATION SYSTEM PRESSURE IRRIGATION.
10. UNLESS OTHERWISE SHOWN, ALL INTERIOR SIDE LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR KUNA MUNICIPAL IRRIGATION SYSTEM PRESSURE IRRIGATION AND LOT DRAINAGE.
11. UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR KUNA MUNICIPAL IRRIGATION SYSTEM PRESSURE IRRIGATION AND LOT DRAINAGE.
12. UNLESS OTHERWISE SHOWN, ALL FRONT LOT LINES COMMON TO THE PUBLIC RIGHT-OF-WAYS CONTAIN A 16.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, CITY OF KUNA STREET LIGHTS, KUNA MUNICIPAL IRRIGATION SYSTEM IRRIGATION AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
13. ACHD PERMANENT EASEMENT (SIDEWALK) PER INSTRUMENT No. 2020-086078, RECORDS OF ADA COUNTY, IDAHO.
14. PORTIONS OF LOTS 13-15, BLOCK 10, LOT 1, BLOCK 12 AND LOTS 6 AND 7, BLOCK 13 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN 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 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.
15. THIS PLAT IS SUBJECT TO AN ACHD LANDSCAPE LICENSE AGREEMENT PER INSTRUMENT No. 2020-033096, RECORDS OF ADA COUNTY, IDAHO.
16. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE ON FILE AT THE ADA COUNTY RECORDER'S OFFICE AS INSTRUMENT No. 2018-089185, AND MAY BE AMENDED FROM TIME TO TIME.
17. THE HOMEOWNERS' ASSOCIATION (HOA), IT'S OWNERSHIP AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF KUNA, IDAHO. ALL IMPROVED INDIVIDUAL LOTS ARE SUBJECT TO A FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH HOA COMMON LOT(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY THE HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.
18. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY. SUCH LOTS MUST REMAIN FREE OF ENCROACHMENTS AND OBSTRUCTIONS TO SAID IRRIGATION/DRAINAGE FACILITIES. IRRIGATION WATER RIGHTS HAVE BEEN TRANSFERRED FROM NEW YORK IRRIGATION DISTRICT TO KUNA MUNICIPAL IRRIGATION SYSTEM PER INSTRUMENT No. 2018-069828, RECORDS OF ADA COUNTY, IDAHO.
19. PRIOR TO CONSTRUCTION, THESE MONUMENTS WERE FOUND TO BE IN CONFORMANCE WITH AND PER THE PLAT OF SPRINGHILL SUBDIVISION No. 1. THESE MONUMENTS WERE OBLITERATED DURING THE PROCESS OF CONSTRUCTION AND RESET AS SHOWN HEREON.



DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

