

PLAT OF
SPRINGHILL SUBDIVISION No. 2

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PARCEL OF LAND SITUATED IN A PORTION OF GOVERNMENT LOT 4 OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M., CITY OF KUNA, ADA COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

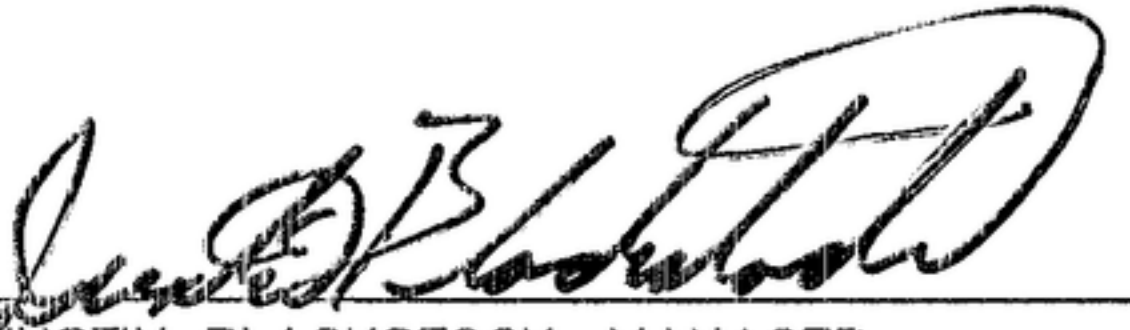
COMMENCING AT AN ALUMINUM CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 1, WHICH BEARS N00°27'02"E A DISTANCE OF 2,610.62 FEET FROM AN ALUMINUM CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 1, THENCE FOLLOWING THE WESTERLY LINE OF SAID GOVERNMENT LOT 4, S00°27'02"W A DISTANCE OF 666.72 FEET TO A FOUND 5/8-INCH REBAR; THENCE LEAVING SAID WESTERLY LINE, S89°32'58"E A DISTANCE OF 48.00 FEET TO A FOUND 5/8-INCH REBAR MARKING THE NORTHWEST CORNER OF SPRINGHILL SUBDIVISION NO. 1 (BOOK 114 OF PLATS AT PAGES 17,026 THROUGH 17,031, RECORDS OF ADA COUNTY, IDAHO), THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH LINDER ROAD, AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING SAID EASTERLY RIGHT-OF-WAY LINE, N00°27'02"E A DISTANCE OF 616.44 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST LAKE HAZEL ROAD;
THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°12'50"E A DISTANCE OF 851.16 FEET;
THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, S00°47'06"W A DISTANCE OF 225.56 FEET TO A SET 5/8-INCH REBAR;
THENCE S54°18'56"E A DISTANCE OF 50.00 FEET TO A SET 5/8-INCH REBAR;
THENCE S35°41'04"W A DISTANCE OF 51.33 FEET TO A SET 5/8-INCH REBAR;
THENCE S54°18'56"E A DISTANCE OF 39.42 FEET TO A SET 5/8-INCH REBAR;
THENCE S16°31'36"W A DISTANCE OF 138.00 FEET TO A SET 5/8-INCH REBAR;
THENCE 13.39 ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 825.00 FEET, A DELTA ANGLE OF 00°55'49", A CHORD BEARING OF S73°00'30"E AND A CHORD DISTANCE OF 13.39 FEET TO A SET 5/8-INCH REBAR;
THENCE S17°27'25"W A DISTANCE OF 168.00 FEET TO A SET 5/8-INCH REBAR;
THENCE 294.47 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,196.20 FEET, A DELTA ANGLE OF 14°06'17", A CHORD BEARING OF N79°18'55"W AND A CHORD DISTANCE OF 293.73 FEET TO A SET 5/8-INCH REBAR;
THENCE S03°10'04"W A DISTANCE OF 174.19 FEET TO A SET 5/8-INCH REBAR;
THENCE 9.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 975.00 FEET, A DELTA ANGLE OF 00°32'33", A CHORD BEARING OF S84°40'06"E AND A CHORD DISTANCE OF 9.23 FEET TO A SET 5/8-INCH REBAR;
THENCE S05°36'11"W A DISTANCE OF 113.00 FEET TO A SET 5/8-INCH REBAR ON THE BOUNDARY OF SAID SPRINGHILL SUBDIVISION NO. 1;
THENCE FOLLOWING SAID BOUNDARY THE FOLLOWING ELEVEN (11) COURSES:

- 1.47.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 862.09 FEET, A DELTA ANGLE OF 03°08'18", A CHORD BEARING OF N85°57'56"W AND A CHORD DISTANCE OF 47.21 FEET TO A FOUND 5/8-INCH REBAR;
- 2.N87°28'09"W A DISTANCE OF 19.86 FEET TO A FOUND 5/8-INCH REBAR;
- 3.N87°58'54"W A DISTANCE OF 50.00 FEET TO A SET 5/8-INCH REBAR;
- 4.N89°32'58"W A DISTANCE OF 110.53 FEET TO A FOUND 5/8-INCH REBAR;
- 5.N00°27'02"E A DISTANCE OF 52.00 FEET TO A FOUND 5/8-INCH REBAR;
- 6.S89°32'58"E A DISTANCE OF 5.50 FEET TO A FOUND 5/8-INCH REBAR;
- 7.N00°27'02"E A DISTANCE OF 168.72 FEET TO A FOUND 5/8-INCH REBAR;
- 8.S89°39'06"W A DISTANCE OF 108.51 FEET TO A FOUND 5/8-INCH REBAR;
- 9.N00°27'02"E A DISTANCE OF 10.58 FEET TO A SET 5/8-INCH REBAR;
- 10.N89°32'58"W A DISTANCE OF 160.00 FEET TO A FOUND 5/8-INCH REBAR;
- 11.N80°05'14"W A DISTANCE OF 30.41 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A TOTAL OF 13.194 ACRES, MORE OR LESS.

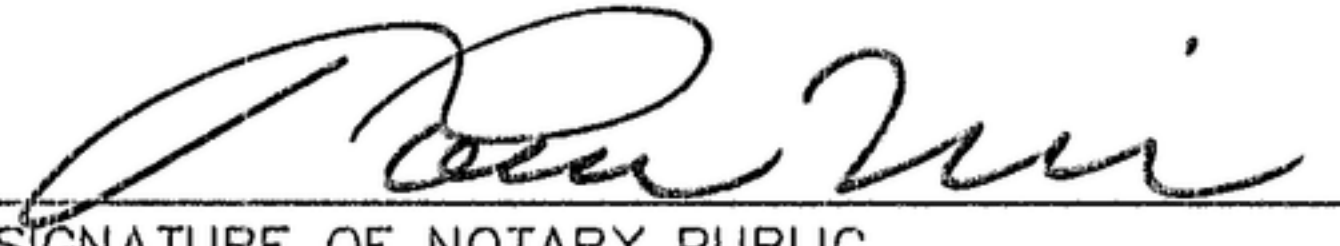
IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERRECT WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM THE CITY OF KUNA AND SAID CITY HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.


JUSTIN BLACKSTOCK, MANAGER
DB DEVELOPMENT, LLC

ACKNOWLEDGMENT

STATE OF IDAHO }
ADA COUNTY }SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON June 4, 2021, BY JUSTIN BLACKSTOCK, AS MANAGER OF DB DEVELOPMENT, LLC.


SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 5.6.2022



CERTIFICATE OF SURVEYOR

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF SPRINGHILL SUBDIVISION No. 2 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, 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.

AARON L. BALLARD, P.L.S. 12459



DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

