

Pk 123 Pg 19620

PLAT OF SPRINGHILL SUBDIVISION No. 3



0 50 100 150
Plan Scale: 1" = 50'

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. THE HOMEOWNERS' ASSOCIATION (HOA), ITS 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.
5. 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.
6. 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.
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 #2022-08 (INSTRUMENT No. 2022-034428, RECORDS OF ADA COUNTY, IDAHO), APPURTENANT IRRIGATION WATER RIGHTS HAVE BEEN POOLED FOR DELIVERY BY THE KUNA MUNICIPAL IRRIGATION SYSTEM.
9. LOTS 6, 15, 25 AND 30, BLOCK 4, LOT 8, BLOCK 5, LOT 18, BLOCK 9 AND LOT 10, BLOCK 13 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SPRINGHILL 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 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 PRESSURE IRRIGATION AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
11. 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.
12. 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.
13. ACHD PUBLIC RIGHT-OF-WAY EASEMENT (SIDEWALK) PER INSTRUMENT No. 2021-166479, RECORDS OF ADA COUNTY, IDAHO.
14. ALL OF LOT 15, BLOCK 4, ALL OF LOT 18, BLOCK 9, PORTIONS OF LOTS 9-10, 16, AND 29-30, BLOCK 4 AND PORTIONS OF LOTS 17 AND 19, BLOCK 9 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. 2021-166482, RECORDS OF ADA COUNTY, IDAHO.
16. PRIOR TO CONSTRUCTION, FOUND A REBAR WITH PLASTIC CAP MARKED "PLS 7729". REBAR WAS REMOVED DURING CONSTRUCTION. RESET AS SHOWN.



DB Development, LLC
MERIDIAN, IDAHO

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com