



City of Kuna
 Planning & Zoning Department

City of Kuna
 P.O. Box 13
 Kuna, Idaho 83634
 Phone: (208) 922-5274
 Fax: (208) 922-5989
 www.kunacity.id.gov

Agency Transmittal

April 26, 2022

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

File Number & Case Name:	22-01-CPF (Combination Preliminary and Final Plat) – Novak Industrial Subdivision
Project Description	The Land Group, Inc., on behalf of GC Kuna Land LC, requests approval for a Combination Preliminary and Final Plat to subdivide approximately 479 acres, zoned M-2 (Heavy Industrial), into two (2) lots. The subject site is located on the SEC of S Cole Road and W Barker Road, Kuna, ID 83634 (APN: S200711102).
Representative	The Land Group, Inc. 462 E Shore Drive, Ste 100 Eagle, ID 83616 208.939.4041 tamara@thelandgroupinc.com
Tentative Public Hearing Date	Tuesday, June 28, 2022 6:00 pm Kuna City Hall is located at 751 W. 4 th Street, Kuna, ID 83634
Staff Contact	Doug Hanson dhanson@kunaaid.gov Phone: 208.287.1771 Fax: 208.922.5989
<p>All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you. If your agency needs additional time for review, please let our office know as soon as possible. <i>No response within 15 business days will indicate you have no objection or comments for this project.</i></p>	



Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



****Office Use Only****

File No.(s): _____

Project Name: _____

Date Received: _____

Date Accepted as Complete: _____

Type of review requested (check all that apply):

<input type="checkbox"/>	Annexation & Zoning	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Comp. Plan Map Amendment	<input checked="" type="checkbox"/>	Combination Pre & Final Plat
<input type="checkbox"/>	Design Review	<input type="checkbox"/>	Development Agreement
<input type="checkbox"/>	Final Planned Unit Development	<input type="checkbox"/>	Final Plat
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Ordinance Amendment	<input type="checkbox"/>	Planned Unit Development
<input type="checkbox"/>	Preliminary Plat	<input type="checkbox"/>	Rezone
<input type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Temporary Business
<input type="checkbox"/>	Vacation	<input type="checkbox"/>	Variance

Owner of Record

Name: GC Kuna Land LC

Address: 201 S Main St Ste 2000, Salt Lake City, UT 84111

Phone: 208.246.8909 Email: weston@gardnercompany.net

Applicant (Developer) Information

Name: GC Kuna Land LC

Address: 201 S Main St Ste 2000, Salt Lake City, UT 84111

Phone: 208.246.8909 Email: weston@gardnercompany.net

Engineer/Representative Information

Name: The Land Group, Inc

Address: 462 E. Shore Drive, Ste 100, Eagle, ID 83616

Phone: 208.939.4041 Email: tamara@thelandgroupinc.com

Subject Property Information

Site Address: W Cole Road, Kuna, ID 83634

Nearest Major Cross Streets: Baker Road

Parcel No.(s): S2007111102

Section, Township, Range: 1N 2E 07

Property Size: 475.69 - Acres

Current Land Use: Industrial Proposed Land Use: _____

Current Zoning: M-2 Proposed Zoning: _____

Project Description

Project Name: Novak Industrial

General Description of Project: _____

Type of proposed use (check all that apply and provide specific density/zoning):

Residential: R-2 R-4 R-6 R-8 R-12 R-20 Commercial: C-1 C-2 C-3 CBD

Office Industrial: M-1 M-2 Other: _____

Type(s) of amenities provided with development: _____

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: _____

Will any existing buildings remain? YES NO

No. of Residential Units: _____ No. of Building Lots: _____

No. of Common Lots: _____ No. of Other Lots: _____

Type of dwelling(s) proposed (check all that apply):

Single-Family Townhomes Duplexes Multi-Family

Other: _____

Minimum square footage of structure(s): _____

Gross Density (Dwelling Units ÷ Total Acreage): _____

Net Density (Dwelling Units ÷ Total Acreage not including Roads): _____

Percentage of Open Space provided: _____ Acreage of Open Space: _____

Type of Open Space provided (i.e. public, common, landscaping): _____

Non-Residential Project Summary (If Applicable)

Number of building lots: _____ Other lots: _____

Gross floor area square footage: _____ Existing (if applicable): _____

Building height: _____ Hours of Operation: _____

Total No. of Employees: _____ Max No. of Employees at one time: _____

No. of and ages of students: _____ Seating capacity: _____

Proposed Parking

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

Proposed landscaping (i.e. berms, buffers, entrances, parking areas, etc.):

Applicant Signature:  Date: 04/05/2022

By signing, you are confirming you have provided all required items listed on this application.

Upon completion of this form, please email to pzapplications@kunaid.gov. A link will be provided to you for application attachments to be uploaded to the cloud.



Combination Preliminary Plat & Final Plat Application

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



Combo Plats require Public Hearings with both the Planning & Zoning Commission and City Council. Public Hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online.

****Office Use Only****

Case No(s): _____

Project Name: _____

Date of Pre-Application Meeting: Valid for three (3) months, unless otherwise determined by Staff

Date Received: _____

Date Accepted as Complete: _____

Application shall contain one (1) copy of the following (digital copies preferred):

- Complete Planning & Zoning Application Coversheet
- Complete Preliminary Plat Application
- Detailed narrative or justification for the application, describing the project, design elements, serviceability, amenities, and how the project complies with the requirements found within Kuna City Code.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Legal Description of Preliminary Plat Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. *(One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.
- A letter or email from the Ada County Engineer showing the subdivision name reservation. *(A name change needs to be submitted and approved by the Planning & Zoning Director & Ada County Engineer.)*
- Plat Plans (24" x 36"): Drawn to a scale of 1" = 100' (or similar), showing
 - Topography at 2' intervals
 - Land uses (location, layout, types & dimensions) of Residential, Commercial & Industrial
 - Street right-of-way (ROW) including dimensions of ROW dedication for all roadways, street sections, improvements, etc.
 - Easements/common space such as utility easements, parks, community spaces, etc.
 - Layout & dimensions of lots
 - Improvements drawing showing water, sewer, drainage, electricity, irrigation, telephone, gas, proposed street lighting, proposed street names, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.



April 6, 2022

City of Kuna Planning and Zoning
751 W. 4th Street
Kuna, Idaho 83634

RE: Novak Industrial Subdivision | Novak Industrial Subdivision Short Plat | Combined Preliminary & Final Plats | PN 120121

Dear Planning Staff:

We are pleased to present the enclosed application for a combined Preliminary and Final Plat, aka Short Plat associated with the GC Industrial.

Background

The project site is generally located on the North of the railroad tracks and East of Cole Road (parcel S2007111102). The project will be created 2 buildable parcels.



Figure 1 - Vicinity Map, subject properties highlighted

The properties are currently zoned M-2 in City of Kuna

An onsite neighborhood meeting was held on March 31, 2022, at 6:00 PM where there was opportunity for neighbors to connect with the applicant and project design team to learn about the proposed development and enclosed applications.

Combined Preliminary & Final plats

Included with our application are both the preliminary plat and final plat drawings. The combined pre-final plat is being used to separate 1 parcel into 2 parcels.

Per City Code (KCC 6-2-3), the Short Plat process can be used if the following criteria are met. We meet the criteria for the short process:

- A. A subdivision application for property may be processed as a short plat if all the following exist:
 - 1. The proposed subdivision does not exceed ten (10) lots;
Our application separates 1 parcel into 2 parcels.
 - 2. No new street dedication or street widening is involved;
No new street or street widening proposed
 - 3. No major special development considerations are involved, such as development in a floodplain, hillside development or the like; and
Development is not proposed within the floodplain, No hillsides exist on the property.
 - 4. All required information for both preliminary and final plat is complete and in an acceptable form
All required information is complete and in an acceptable form per City

In addition, we would like to address some of the short plat checklist items –

- 1. There is no building proposed at this time. The purpose of this application is to divide 1 parcel into 2 parcels
- 2. There are no landscape and irrigation for this short plat application.
- 3. There is 1 phase for this subdivision
- 4. No utilities or road improvements are proposed
- 5. No homeowner agreement at this time
- 6. This short plat meets all requirements or conditions; and short plat meets acceptable engineering practices and local standards

Conclusion

The Short plat request continues the framework already established in the immediate area.

We appreciate the opportunity to formally present these applications to the City of Kuna. As you complete your review, please let me know if we can provide any additional information to clarify the project's vision. I can be reached via email to tamara@thelandgroupinc.com or at 208-939-4041.

Sincerely,

A handwritten signature in black ink that reads "Tamara Thompson". The signature is written in a cursive, flowing style.

Tamara Thompson
Director of Client Services
The Land Group, Inc.





April 12, 2022
Project No.: 120121

Novak Industrial Subdivision
GARDNER COMPANY

A PARCEL OF LAND LOCATED IN SECTION 7, AND A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO. BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, SOUTH 88° 56' 59" EAST, 2693.27 FEET, TO THE NORTH 1/4 CORNER OF SAID SECTION 7;
THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION 7, SOUTH 88° 56' 59" EAST, 50.00 FEET;
THENCE LEAVING SAID NORTH LINE, SOUTH 00° 14' 10" WEST, 280.04 FEET;
THENCE SOUTH 44° 37' 40" EAST, 575.09 FEET;
THENCE SOUTH 88° 56' 07" EAST, 352.75 FEET;
THENCE NORTH 00° 14' 08" EAST, 681.98 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 7;
THENCE ALONG SAID NORTH LINE, SOUTH 88° 56' 59" EAST, 1833.28 FEET, TO THE NORTHEAST CORNER OF SAID SECTION 7;
THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, SOUTH 00° 07' 33" WEST, 1336.95 FEET, TO THE NORTH 1/16 CORNER OF SAID SECTION 7;
THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, SOUTH 00° 06' 26" WEST, 1337.05 FEET, TO THE EAST 1/4 CORNER OF SAID SECTION 7;
THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, SOUTH 00° 06' 02" WEST, 2632.33 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 7;
THENCE ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, SOUTH 01° 12' 13" WEST, 364.70 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD;
THENCE ON SAID NORTHERLY RIGHT OF WAY LINE, NORTH 68° 05' 53" WEST, 4698.69 FEET;
THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 21° 54' 07" EAST, 430.97 FEET;
THENCE SOUTH 68° 05' 53" EAST, 456.20 FEET;
THENCE NORTH 00° 52' 44" EAST, 1093.98 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7;
THENCE ALONG SAID SOUTH LINE, SOUTH 88° 47' 44" EAST, 1124.31 FEET, TO THE CENTER 1/4 CORNER OF SAID SECTION 7;
THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 00° 14' 13" EAST, 1333.35 FEET, TO THE CENTER NORTH 1/16 CORNER OF SAID SECTION 7;

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 88° 52' 18" WEST, 1321.15 FEET, TO THE NORTHWEST 1/16 CORNER OF SAID SECTION 7;

THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, SOUTH 00° 15' 04" WEST, 1331.59 FEET, TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 7;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 88° 47' 40" WEST, 1376.35 FEET, TO THE WEST 1/4 CORNER OF SAID SECTION 7;

THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 00° 20' 05" EAST 2659.42 FEET, TO THE **POINT OF BEGINNING**.

The above-described area of land contains 479.70 acres, more or less.

PREPARED BY:

The Land Group, Inc.

Michael Femenia, PLS















04/20/2022

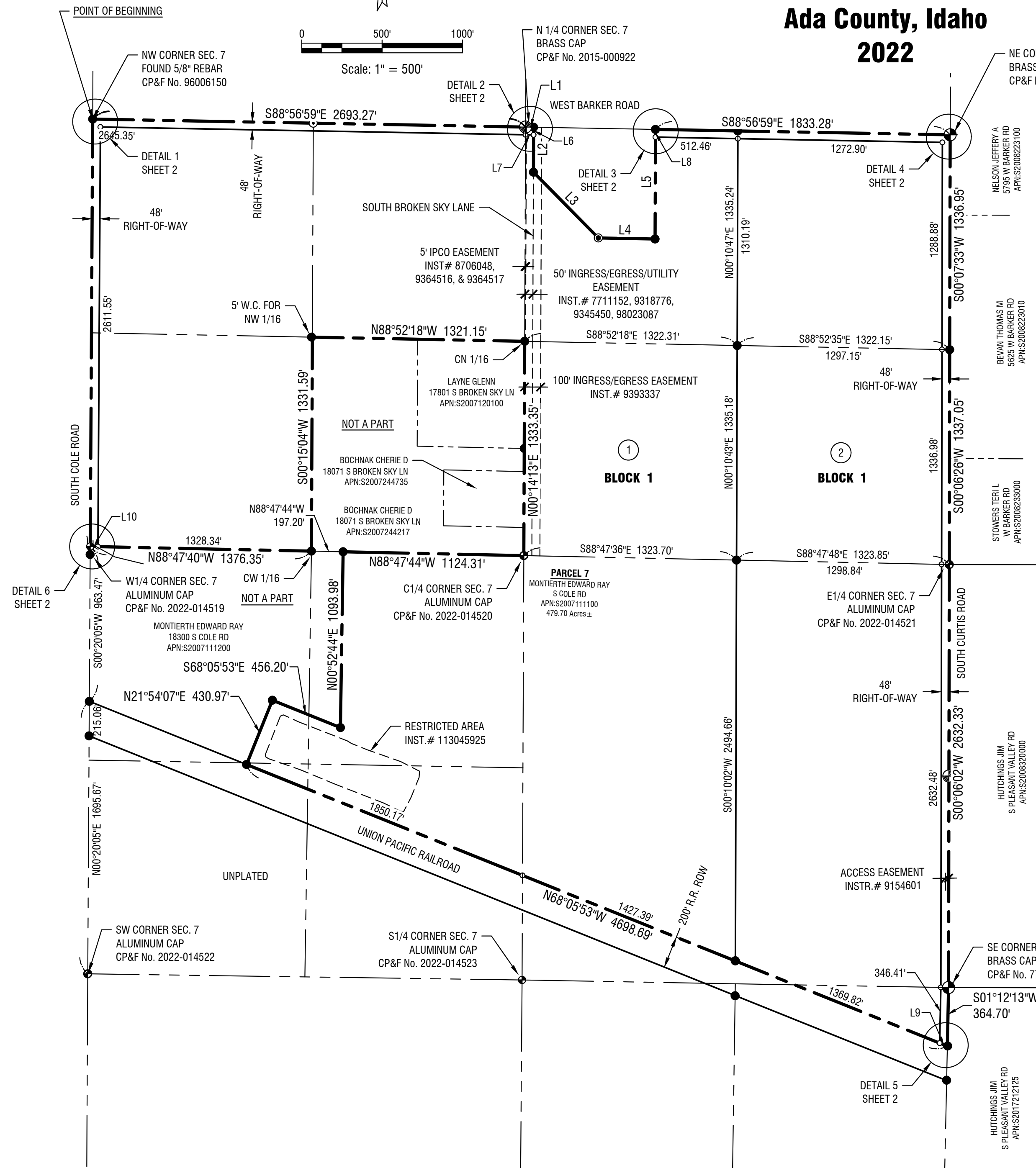
Final Plat for Novak Industrial Subdivision

Situated in a portion of Section 7 and a portion of the
Northeast 1/4 of the Northeast 1/4 of Section 18,
Township 1 North, Range 2 East, Boise Meridian,
Ada County, Idaho

2022

Legend:

-  FOUND BRASS OR ALUMINUM CAP MONUMENT, AS SHOWN
-  FOUND 5/8" REBAR
-  SET 5/8"x24" REBAR WITH PLASTIC CAP, MSF 13550
-  CALCULATED POINT, (NOTHING FOUND OR SET)
-  SECTION LINE
-  SUBDIVISION BOUNDARY LINE
-  RIGHT-OF-WAY LINE
-  LOT LINE
-  ROAD CENTERLINE
-  ADJACENT LOT LINE
-  EASEMENT LINE
-  LOT NUMBER



Line Table		
LINE	BEARING	LENGTH
L1	S88°56'59"E	50.00'
L2	S00°14'10"W	280.04'
L3	S44°37'40"E	575.09'
L4	S88°56'07"E	352.75'
L5	N00°14'08"E	681.98'
L6	S00°14'10"W	48.00'
L7	S88°56'59"E	50.00'
L8	N00°14'08"E	48.00'
L9	N68°05'53"W	51.31'
L10	N88°47'40"W	48.01'

Notes:

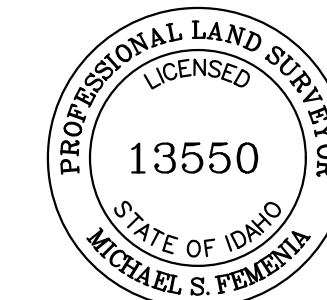
- ANY RESUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND PROPERTY IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE.
- ALL STREET RIGHT-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PUBLIC USE.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- 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 WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- THE PROPERTY SHOWN ON THIS PLAT IS NOT IN AN IRRIGATION DISTRICT, AND THE REQUIREMENTS OF IDAHO CODE, 31-3805 ARE NOT APPLICABLE.

Survey Narrative:

THIS PLAT IS BEING PREPARED TO CREATE NOVAK INDUSTRIAL SUBDIVISION. THE OVERALL PROPERTY BOUNDARY HAS BEEN DETERMINED FROM WARRANTY DEED INSTRUMENT #2021-071629 AND RECORD OF SURVEY #12419. FOUND MONUMENTS SUBSTANTIALLY FIT RECORD DATA. THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SECTION 7 WERE USED AS THE BASIS OF BEARINGS.

References:

- RECORD OF SURVEY No. 12419, INSTRUMENT #2020-081271, RECORDS OF ADA COUNTY.
- RECORD OF SURVEY No. 10805, INSTRUMENT #2017-012374, RECORDS OF ADA COUNTY.
- WARRANTY DEED, INSTRUMENT #2021-071629



462 East Shore Drive, Suite 100
Eagle, ID 83616
PH: (208) 939-4041

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=5 BONNIE OBERBILLIG
FIRST AMERICAN TITLE AND ESCROW COMPANY

2021-171629
12/03/2021 01:00 PM
\$15.00

Recording Requested by:

Clark Wardle LLP
Attn: Geoffrey Wardle
251 E. Front St.
Boise, Idaho 83702

32891644-TD/mc

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WARRANTY DEED

For value received, between EDWARD RAY MONTIERTH and SUSAN MONTIERTH, husband and wife, who also acquired title as RAY MONTIERTH and SUSAN MONTIERTH, husband and wife (together, "Grantor"), do hereby grant, bargain, sell, and convey unto GC Kuna Land, L.C., a Utah limited liability company, whose mailing address is 201 S. Main Street, Suite 2000, Salt Lake City, Utah 84111 ("Grantee"), the following described real property, located in Ada County, Idaho (the "Premises"):

See Exhibit A attached hereto and incorporated herein by reference.

TOGETHER WITH all appurtenances, easements, rights of access, fixtures, buildings, and improvements located thereon, including without limitation all of Grantor's right, title, and interest in and to the irrigation portion of decreed Water Right No. 63-7531, as more particularly described in Exhibit B, attached hereto and incorporated herein, and any and all other water and water rights (represented by license, decree, permit or otherwise) appurtenant to the Premises, any and all wells, ditches and ditch rights; all minerals, privileges, and other rights appurtenant thereto; streets, alleys, and rights of way adjacent thereto; all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining to; the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title, and interest in and to the Premises, as well in law as in equity (together with the Premises, the "Property")

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever. And Grantor does hereby covenant to and with Grantee and its successors and assigns forever, that Grantor is owner in fee simple of the Property; that Grantor has the right to convey fee simple title to the Property; that the Property is free from any and all liens, claims, encumbrances, and other defects of title except the current years' taxes, levies, and assessments, U.S. Patent reservations, restrictions, and easements of record, and easements visible upon the premises; and that Grantor shall and will warrant and defend the quiet and peaceful possession of said Property by Grantee and its successors and assigns forever, against all claims whatsoever.

[signature page follows]

DATED effective as of December 3, 2021.

GRANTOR:

Edward Ray Montierth
Edward Ray Montierth

Susan Montierth
Susan Montierth

STATE OF IDAHO)
County of Ada) ss.

This document was acknowledged before me 12-2-2021 (date), by Edward Ray Montierth and Susan Montierth, husband and wife.

Tami DeJournett
Signature of Notary Public
My commission expires 9-12-2022

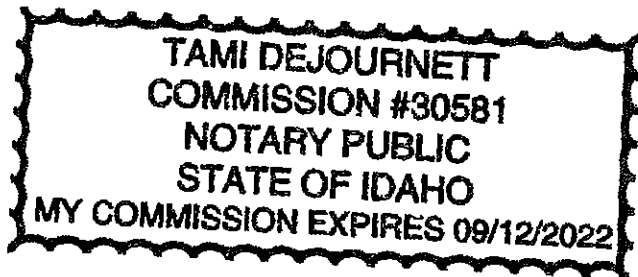


EXHIBIT A

Legal Description

PARCEL 7:

A PARCEL OF LAND LOCATED IN SECTION 7, AND A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO. BEING FURTHER DESCRIBED AS FOLLOWS

BASIS OF BEARING:

THE NORTH LINE OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 2 EAST, BOISE MERIDIAN, DERIVED FROM FOUND MONUMENTS AND TAKEN AS SOUTH 88°56'59" EAST WITH THE DISTANCE BETWEEN MONUMENTS FOUND TO BE 5335.02 FEET BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 7, TOWNSHIP 1 NORTH, RANGE 2 EAST, BOISE MERIDIAN;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4, SOUTH 88°56'59" EAST, TO THE NORTH 1/4 CORNER OF SAID SECTION 7, A DISTANCE OF 2,693.27 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7 SOUTH 88°56'59" EAST A DISTANCE OF 50.00 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°14'10" WEST, A DISTANCE OF 280.04 FEET;

THENCE SOUTH 44°37'40" EAST, A DISTANCE OF 575.09 FEET;

THENCE SOUTH 88°56'07" EAST, A DISTANCE OF 352.75 FEET;

THENCE NORTH 00°14'08" EAST, TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 681.98 FEET;

THENCE ALONG SAID NORTH LINE, SOUTH 88°56'59" EAST, TO THE NORTHEAST CORNER OF SAID SECTION 7, A DISTANCE OF 1,833.28 FEET;

THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, SOUTH 00°07'33" WEST, TO THE NORTH 1/16 CORNER OF SAID SECTION 7, A DISTANCE OF 1,336.95 FEET;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, SOUTH 00°06'26" WEST, TO THE EAST 1/4 CORNER OF SAID SECTION 7, A DISTANCE OF 1,337.05 FEET;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, SOUTH 00°06'02" WEST, TO THE SOUTHEAST CORNER OF SAID SECTION 7, A DISTANCE OF 2,632.33 FEET;

THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, SOUTH 01°12'13" WEST, TO A POINT ON THE ON THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, A DISTANCE OF 364.70 FEET;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 68°05'53" WEST, A DISTANCE OF 4,698.69 FEET;

THENCE LEAVING SAID NORTH RIGHT OF WAY NORTH 21°54'04" EAST, A DISTANCE OF 430.97 FEET;

THENCE SOUTH 68°05'53" EAST, A DISTANCE OF 456.20 FEET;

THENCE NORTH 00°52'44" EAST, TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 1,093.98 FEET;

THENCE ALONG SAID SOUTH LINE SOUTH 88°47'45" EAST, TO THE CENTER 1/4 CORNER OF SAID SECTION, A DISTANCE OF 1,124.31 FEET;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 00°14'13" EAST, TO THE CENTER NORTH 1/16 CORNER OF SAID SECTION 7, A DISTANCE OF 1,333.35 FEET;
THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 88°52'18" WEST, TO THE NORTHWEST 1/16 CORNER OF SAID SECTION 7, A DISTANCE OF 1,321.15 FEET;
THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, SOUTH 00°15'04" WEST, TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 7, A DISTANCE OF 1,331.59 FEET;
THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 88°47'40" WEST, TO THE W 1/4 CORNER OF SAID SECTION 7, A DISTANCE OF 1,376.34 FEET;
THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 00°20'05" EAST, A DISTANCE OF 2659.42 FEET TO THE POINT OF BEGINNING.

EXHIBIT B
Water Rights

Water Right No.	Basis of Right	Priority Date	Purpose of Use	Diversion Rate in cubic feet per second (CFS)	Diversion Volume in Acre Feet per year (AFA)	Acres
63-7531	Decree	12/10/1971	Irrigation	2.51	360	135.8

All other portions of Water Right No. 63-7531 are reserved to Grantor.



**AFFIDAVIT OF
LEGAL INTEREST**



PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

State of Idaho)
) ss
County of Ada)

I, Christian Gardner Full Name _____,

Address Eagle , ID 83616

Being first duly sworn upon oath, depose and say: (If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to The Land Group, Inc Full Name _____
462 E Shore Drive, Ste 100 Address _____ Eagle , ID 83616 City State ZIP _____
to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend, and hold City of Kuna and its employees, harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 5th Date _____ day of April Month _____, 20 2022

Christian Gardner
Signature

Subscribed and sworn to before me the day and year first above written.

Chantelle Martin Taylor Print Name _____
Residing at: 127 N Constellation Way Address _____
Ketchi City UT State 84043 ZIP _____

Affix Seal Here

My Commission expires: DA 25-2024 Date _____
Chantelle Martin Taylor
Signature



**AFFIDAVIT OF
LEGAL INTEREST**

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



State of Idaho)
) ss
County of Ada)

I, Thomas E. Nicholson

14375 S. Cole RD Kuna, ID 83634

Being first duly sworn upon oath, depose and say: (If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to The Land Group, Inc

462 E Shore Drive, Ste 100 Eagle, ID 83616

to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend, and hold City of Kuna and its employees, harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 4th day of April, 2022

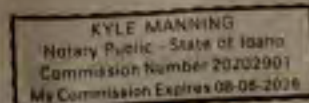
Thomas E. Nicholson
Signature

Subscribed and sworn to before me the day and year first above written.

Kyle Manning
Residing at: 1577 N Linder Rd
Kuna ID 83634

My Commission expires: 08/06/2026

Kyle Manning
Signature





Neighborhood Meeting Certification

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



You **must** conduct a Neighborhood Meeting **prior** to submission of an application for Annexation; Rezone; Special Use Permit; Subdivision; and Variance. Please see Kuna City Code 5-1A-2 for more information or contact the Planning & Zoning Department at (208) 922-5274.

The Neighborhood Meeting Certification packet includes the following:

- Neighborhood Meeting Certification – This acts as quick reference information regarding your project.
- Sign-in Sheet – This provides written record of who attended your Neighborhood Meeting.
- Neighborhood Meeting Minutes – Provides space in which to record the items discussed and any concerns attendees may have.

A Neighborhood Meeting cannot take place more than two (2) months prior to acceptance of the application and an application will not be accepted before the meeting is conducted. You are required to mail written notification of your meeting, allowing at least fourteen (14) days before your meeting for property owners to plan to attend. **Contacting and/or meeting individually with property owners will not fulfill Neighborhood Meeting requirements.** You may request a 300' property owners mailing list by completing the Neighborhood Meeting Mailing List Request form located under Forms & Applications on the City of Kuna website.

Neighborhood Meetings must be held on either a weekend between 10:00 Am & 7:00 PM, or a weekday between 6:00 PM & 8:00 PM. The meeting **cannot** be conducted on holidays, holiday weekends, or the day before/after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- Subject property;
- Nearest available public meeting place (i.e. Libraries, Community Centers, etc.); or
- An office space within a one (1) mile radius of the subject property.

Once you have held your Neighborhood Meeting, please complete this certification form and include with your application along with the Sign-in Sheet, Neighborhood Meeting Minutes & a copy of the notification mailed to attendees.

Description of proposed project: _____

Date of Meeting: _____ Time: _____

Meeting Location: _____

Site Information

Location: Section _____ Township _____ Range _____ Total Acres _____

Subdivision Name: _____ Lot _____ Block _____

Address: _____

Parcel No(s): _____

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: _____

Address: _____

Contact Person

Name: _____

Business Name (if applicable): _____

Address: _____

Phone: _____ Email: _____

Applicant

Name: _____

Address: _____

Phone: _____ Email: _____

I, _____, *certify that a Neighborhood Meeting was conducted at the time and location noted on this form in accordance with Kuna City Code 5-1A-2.*

Applicant Signature: *Jamara Thompson* Date: _____

SIGN-IN SHEET

Project Name: KUNA Gardner Industrial

	Name	Address	Phone
1	Tom Floyd	10726 Birch Rd. Edell	208-996-5127
2	Kerry Blerinn		
3	Dean Blerinn		
4	Sheri Blerinn		
5	Jim Blerinn Hutchings	13690 S. Cloverdale Rd	(208) 962-2963
6	Jesse Flick	6445 W. Barker Rd	541-405-5932
7	David W. I.	4904 N. Moenway, Kuna	208-287-7628
8	Danaka Nelson	5795 W. Barker Rd Kuna	208-284-7658
9	Angel Bautista	17221 S. Cobles Rd	208-794-1464
10	Michael Harris	" "	208-866-9663
11	Tricia Doughty	6629 W. Summer Hill	(208) 859-7020
12	Lee Stowers	23344 El Camino Ph. Middle	208-631-3629
13	BRIAN FROST		208-871-4939
14	Tamara Thompson	462 E. Shore Dr. Eagle	208-939-4041
15			
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35			

NEIGHBORHOOD MEETING MINUTES


Meeting Date: _____ Number of Attendees: _____

Location: _____

Project Description: _____

Attendee Comments or Concerns: _____

I, _____, hereby certify the above information and the information provided within these forms is true, complete and correct to the best of my knowledge.

Applicant Signature: _____  _____ Date: _____



COMMITMENT TO PROPERTY POSTING

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



Per Kuna City Code (KCC) 5-1A-8, the Applicant, for all applications requiring a Public Hearing, shall post the subject property *not less than ten (10) days prior to the hearing*. The Applicant shall post a copy of the Public Hearing notice on the property under consideration; all posting must be in substantial compliance.

The Applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the Planning and Zoning Department *no later than seven (7) days* prior to the Public Hearing, attesting to where and when the sign(s) were posted. Unless such certificate is received by the required date, the hearing will be continued to the next available date, as scheduling permits.

The signs shall be removed no later than three (3) days after the end of the Public Hearing for which the sign(s) had been posted.

Print Name: _____

Signature: *Jamara Simpson* Date: _____

Macy Lui

To: Tamara Thompson
Subject: RE: Novak Industrial Subdivision Name Reservation

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Friday, April 8, 2022 3:52 PM
To: Tamara Thompson <tamara@thelandgroupinc.com>
Cc: Jim Washburn <jim@thelandgroupinc.com>
Subject: RE: Novak Industrial Subdivision Name Reservation

April 8, 2022

Jim Washburn, The Land Group
Tamara Thompson, The Land Group

RE: Subdivision Name Reservation: **NOVAK INDUSTRIAL SUBDIVISION**

At your request, I will reserve the name **Novak Industrial Subdivision** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,

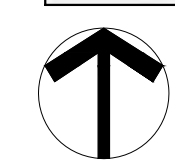
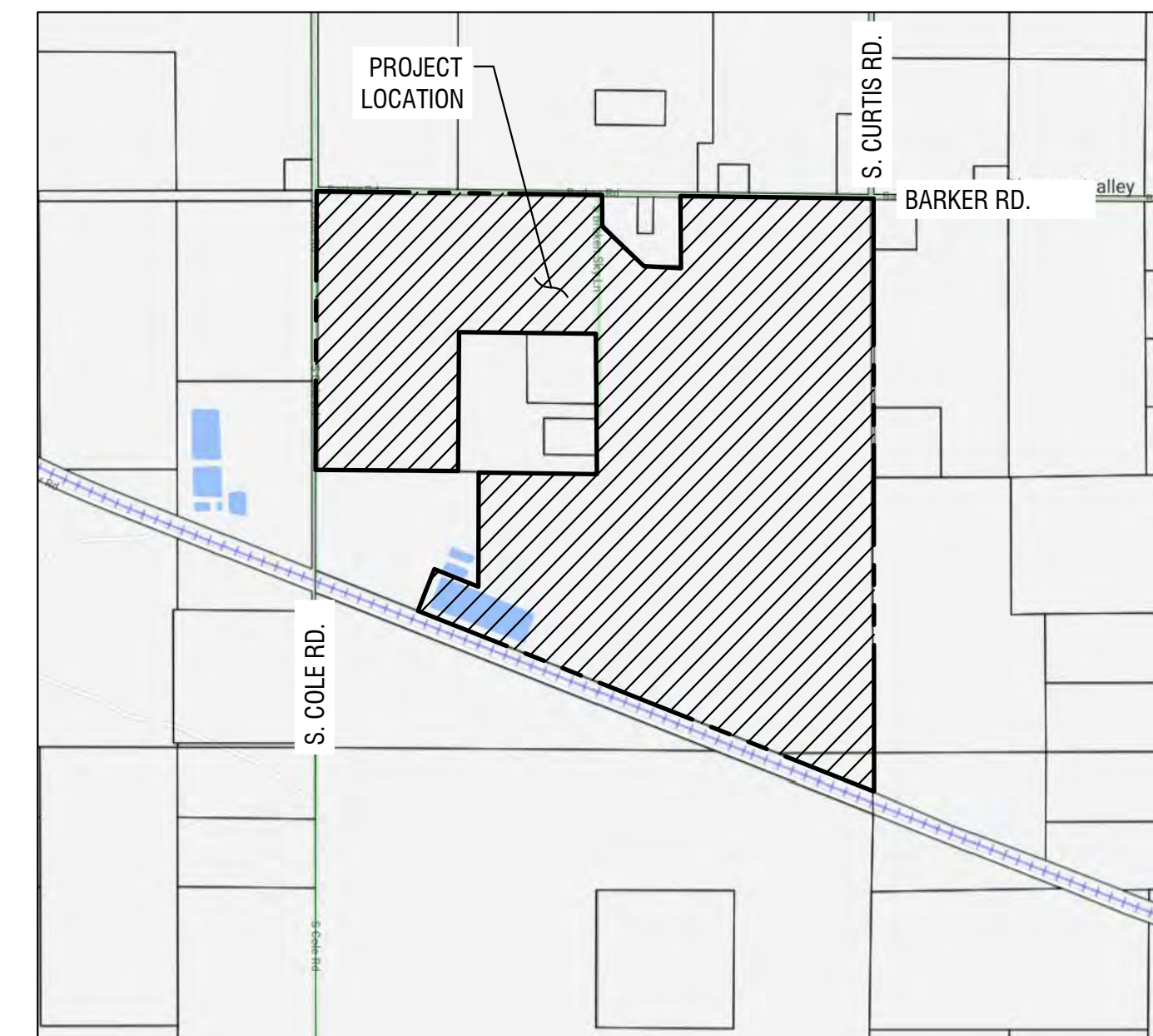
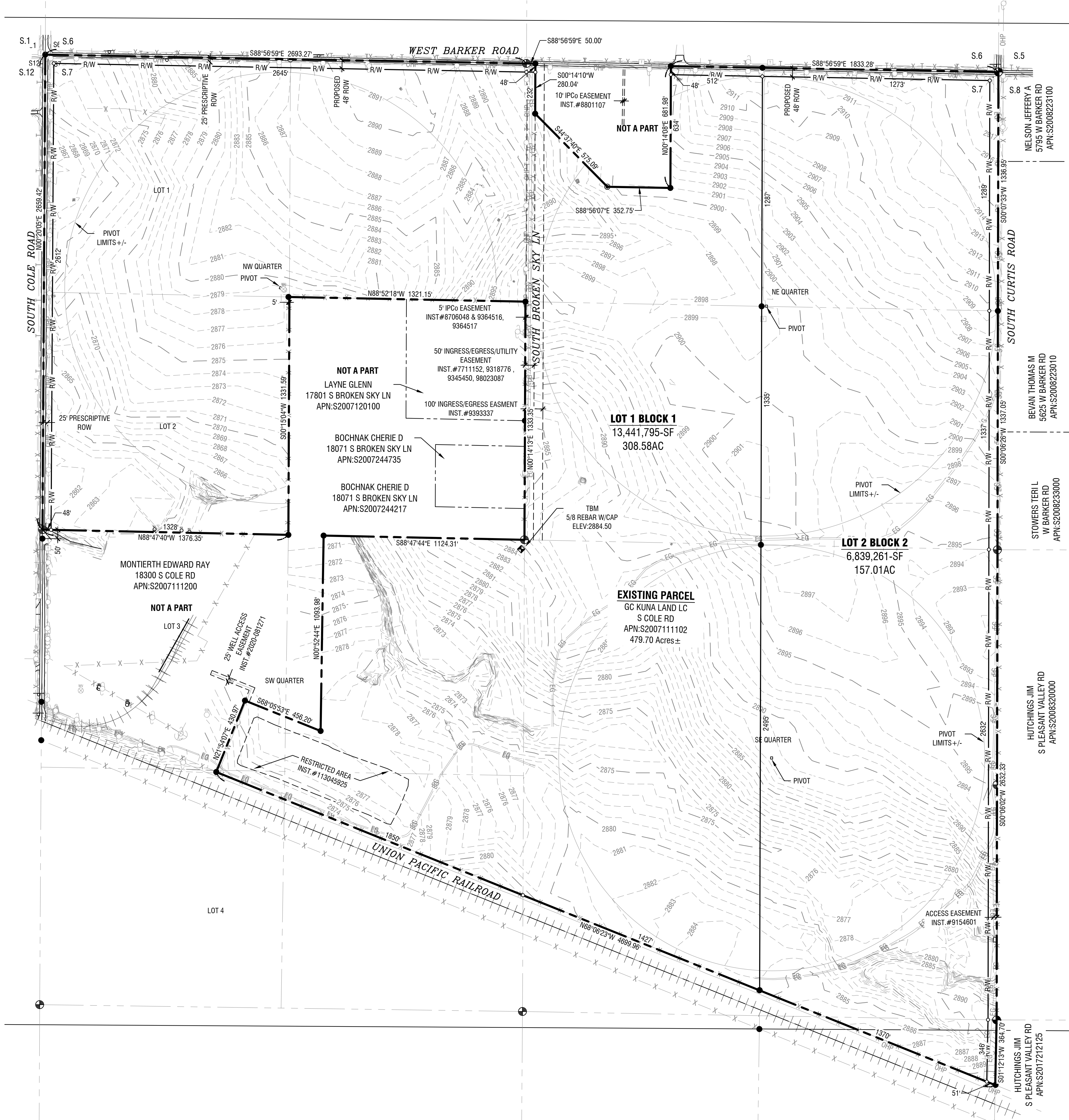


Glen Smallwood
Surveying Technician
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7926 office
(208) 287-7909 fax

From: Tamara Thompson <tamara@thelandgroupinc.com>
Sent: Friday, April 8, 2022 11:43 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: [EXTERNAL] RE: Kuna Gardner Subdivision Name Reservation

Please reserve the name **Novak Industrial**.
Thanks!

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Thursday, April 7, 2022 6:17 AM
To: Tamara Thompson <tamara@thelandgroupinc.com>
Subject: RE: Kuna Gardner Subdivision Name Reservation



Vicinity Map
 SITUATE IN A PORTION OF SECTION 7 AND SECTION 18
 TOWNSHIP 1 NORTH, RANGE 2 EAST, BOISE MERIDIAN
 ADA COUNTY, IDAHO

Benchmarks: NAVD '88 Datum
 TBM EL = 2884.5
 5" REBAR "TLG CPT"
 N: 645678.94 E: 2498061.14

Property Owner:
 GC KUNA LAND LC
 201 S MAIN ST STE 2000
 SALT LAKE CITY, UT 84111
 PH: 208.246.8909

Developer:
 GC KUNA LAND, LLC
 201 S MAIN ST STE 2000 SALT LAKE
 CITY, UT 84111
 CONTACT: WESTON ARNELL
 PH: 208.246.8909

Planner, Engineer, Landscape Architect:
 THE LAND GROUP, INC.
 CONTACT: TAMARA THOMPSON (PLANNER)
 CONTACT: JASON DENSMER, PE (ENGINEER)
 CONTACT: PHIL HULL, PLA (LANDSCAPE ARCHITECT)
 CONTACT: MIKE FEMENIA, PLS (LAND SURVEYOR)
 462 E. SHORE DR., SUITE 100
 EAGLE, ID 83616
 PH: 208.939.4041

Utility Service Providers:
 SEWER: SEPTIC
 WATER: WELL
 ELECTRIC: IDAHO POWER COMPANY
 GAS: INTERMOUNTAIN GAS COMPANY

Preliminary Plat Development Features:

RIGHT OF WAY AREA	±14.11 AC
M-2 ZONE AREA	±465.59 AC
INDUSTRIAL LOTS (M-2)	2 LOTS; DENSITY = 0.004 LOTS/AC
TOTAL AREA	±479.70 AC

DIMENSIONAL STANDARDS OF M-2 ZONING DISTRICT:

MAXIMUM BUILDING HEIGHT	100-FT
MINIMUM FRONT SETBACK	0-FT
MINIMUM REAR SETBACK	0-FT
MINIMUM INTERIOR SIDE SETBACK	0-FT
MINIMUM STREET SIDE SETBACK	0-FT
MAXIMUM LOT COVERAGE	100% DR
MINIMUM LOT SIZE	5,000-SF

- Notes:**
- ANY RESUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
 - ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND PROPERTY IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE.
 - ALL STREET RIGHT-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PUBLIC USE.
 - MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
 - 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 WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
 - THE PROPERTY SHOWN ON THIS PLAT IS NOT IN AN IRRIGATION DISTRICT, AND THE REQUIREMENTS OF IDAHO CODE, 31-3805 ARE NOT APPLICABLE.

Legend:

	FOUND BRASS CAP MONUMENT
	FOUND ALUMINUM CAP MONUMENT
	FOUND 5/8" REBAR, AS SHOWN
	FOUND 1/2" REBAR, AS SHOWN
	TEMPORARY BENCHMARK
	CALCULATED POINT, NOTHING FOUND OR SET
	WATER VALVE
	WATER MANHOLE
	BLACK FLOW PREVENTER
	POWER POLE
	GUY WIRE
	TELEPHONE RISER SIGN
	OVERALL PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY LINE
	INTERIOR PROPERTY LINE
	SECTION LINE
	EASEMENT LINE
	EDGE OF GRAVEL
	EDGE OF PAVEMENT
	FENCE LINE
	RIGHT-OF-WAY LINE
	WATER LINE
	TOP OF DITCH/BANK/SLOPE
	BOTTOM OF DITCH/BANK/SLOPE
	OVERHEAD POWER LINE
	UNDERGROUND TELEPHONE LINE
	RAILROAD TRACKS
	EXISTING GROUND CONTOUR

- Keynotes:**
- UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE LOCATIONS SHOWN HEREON ARE BASED UPON ABOVE GROUND EVIDENCE AND UTILITY COMPANY FACILITY MAPS. THE SURVEYOR MAKES NO GUARANTEE OF THE ACCURACY OF LOCATION OF UNDERGROUND UTILITIES.
 - THE BASIS OF BEARING OF THIS MAP IS GRID NORTH ON THE IDAHO STATE PLANE COORDINATES SYSTEM (NAD 83), WEST ZONE, AS DETERMINED BY GLOBAL POSITIONING SYSTEMS METHODS. ANY DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. VERTICAL DATUM (NAVD 88)

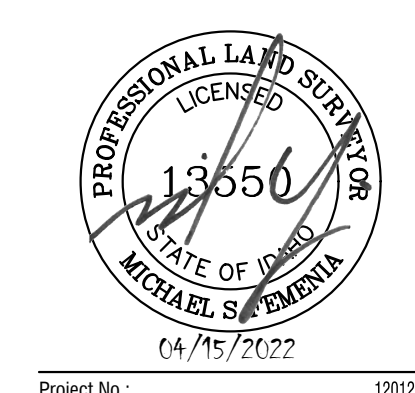
Referenced Survey Table:

R1.	RECORD OF SURVEY No. 12419, INSTRUMENT #2020-081271, RECORDS OF ADA COUNTY.
R2.	RECORD OF SURVEY No. 11796, INSTRUMENT #2019-028105, RECORDS OF ADA COUNTY.

NOTE:
 TO THE BEST OF OUR KNOWLEDGE, THE PRELIMINARY PLAT MEETS ALL REQUIREMENTS OF THE CITY CODE.

NOVAK INDUSTRIAL SUBDIVISION
GC Kuna Land LC
 W. Cole Rd.
 Kuna, Idaho

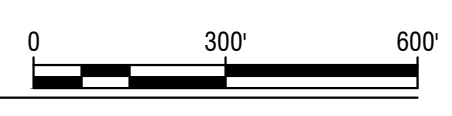
Revisions



Project No.: 120121
 Date of Issuance: 04.19.2022
 Project Milestone:

Preliminary Plat

PP1.00















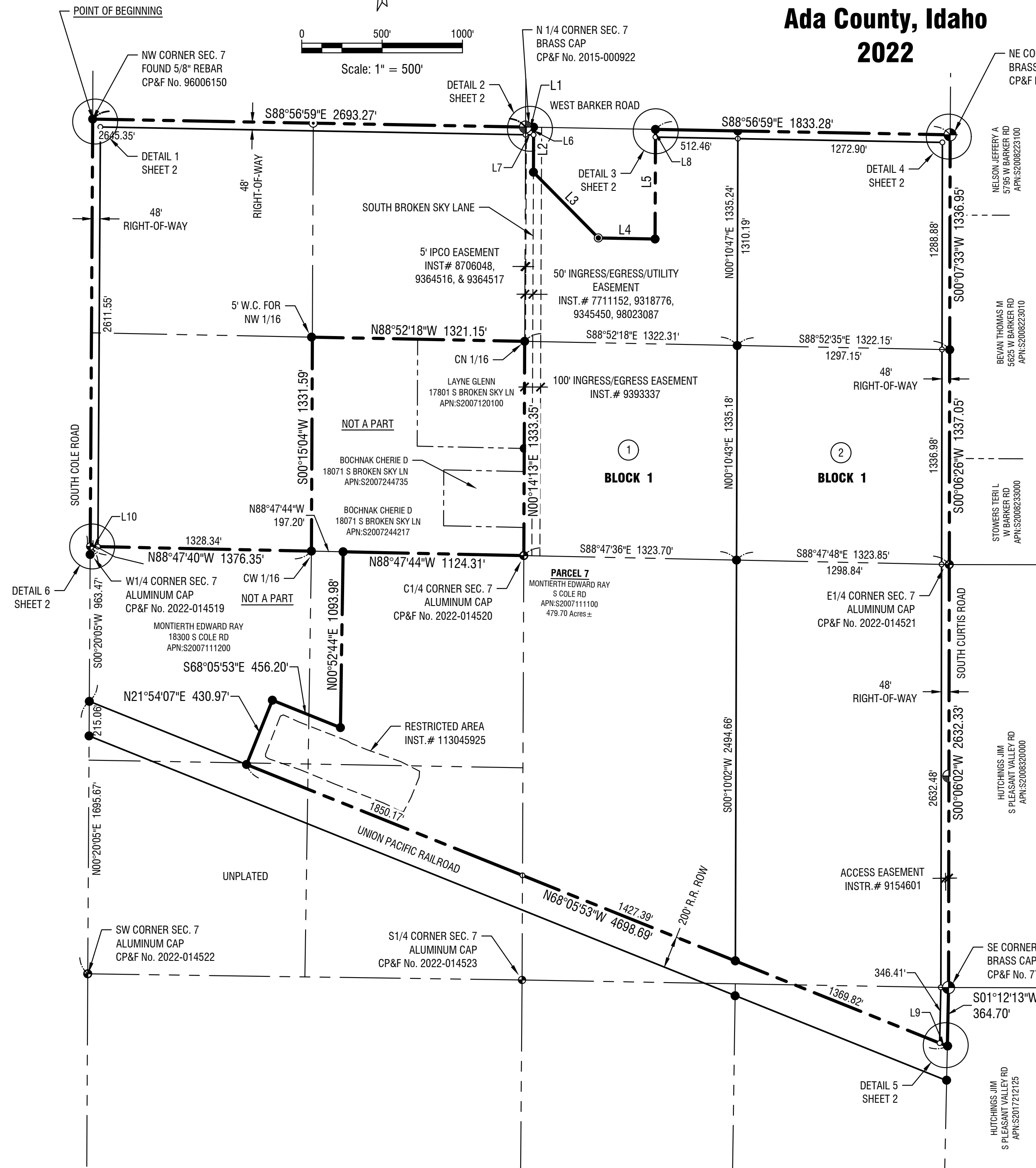
Final Plat for Novak Industrial Subdivision

Situated in a portion of Section 7 and a portion of the
Northeast 1/4 of the Northeast 1/4 of Section 18,
Township 1 North, Range 2 East, Boise Meridian,
Ada County, Idaho

2022

Legend:

-  FOUND BRASS OR ALUMINUM CAP MONUMENT, AS SHOWN
-  FOUND 5/8" REBAR
-  SET 5/8"x24" REBAR WITH PLASTIC CAP, MSF 13550
-  CALCULATED POINT, (NOTHING FOUND OR SET)
-  SECTION LINE
-  SUBDIVISION BOUNDARY LINE
-  RIGHT-OF-WAY LINE
-  LOT LINE
-  ROAD CENTERLINE
-  ADJACENT LOT LINE
-  EASEMENT LINE
-  LOT NUMBER



Line Table		
LINE	BEARING	LENGTH
L1	S88°56'59"E	50.00'
L2	S00°14'10"W	280.04'
L3	S44°37'40"E	575.09'
L4	S88°56'07"E	352.75'
L5	N00°14'08"E	681.98'
L6	S00°14'10"W	48.00'
L7	S88°56'59"E	50.00'
L8	N00°14'08"E	48.00'
L9	N68°05'53"W	51.31'
L10	N88°47'40"W	48.01'

Notes:

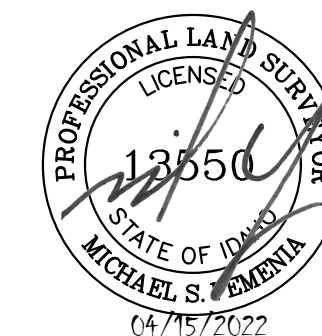
- ANY RESUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND PROPERTY IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE.
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- THE PROPERTY SHOWN ON THIS PLAT IS NOT IN AN IRRIGATION DISTRICT, AND THE REQUIREMENTS OF IDAHO CODE, 31-3805 ARE NOT APPLICABLE.

Survey Narrative:

THIS PLAT IS BEING PREPARED TO CREATE NOVAK INDUSTRIAL SUBDIVISION. THE OVERALL PROPERTY BOUNDARY HAS BEEN DETERMINED FROM WARRANTY DEED INSTRUMENT #2021-071629 AND RECORD OF SURVEY #12419. FOUND MONUMENTS SUBSTANTIALLY FIT RECORD DATA. THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SECTION 7 WERE USED AS THE BASIS OF BEARINGS.

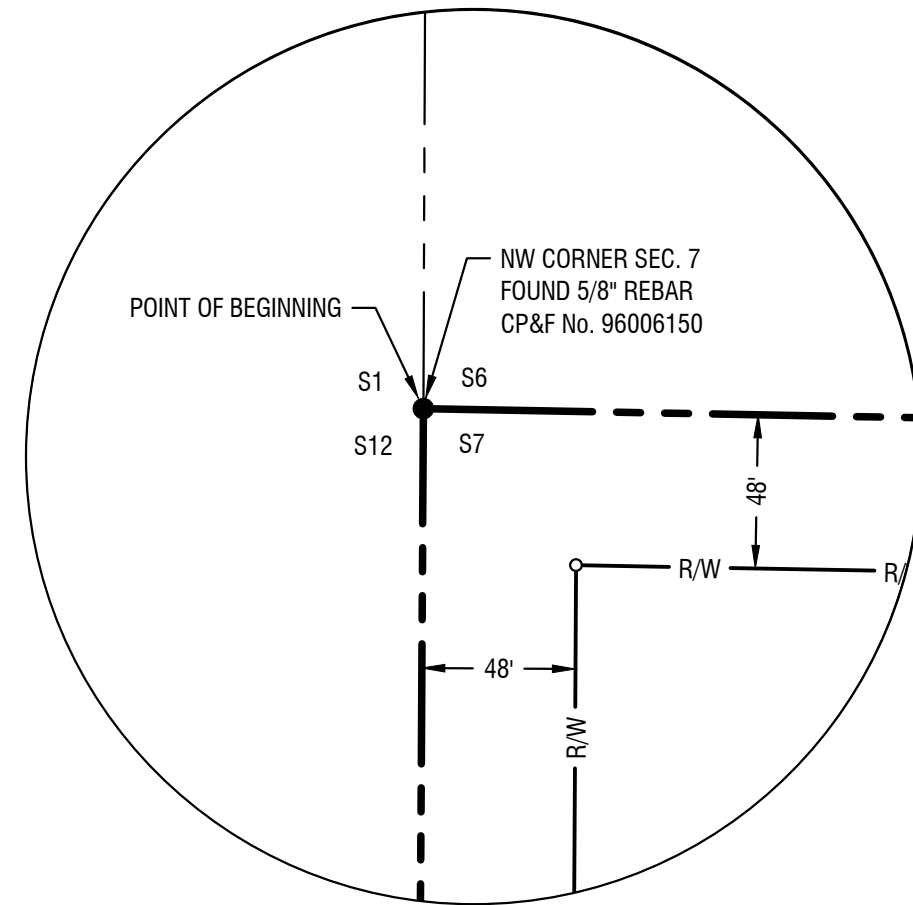
References:

- RECORD OF SURVEY No. 12419, INSTRUMENT #2020-081271, RECORDS OF ADA COUNTY.
- RECORD OF SURVEY No. 10805, INSTRUMENT #2017-012374, RECORDS OF ADA COUNTY.
- WARRANTY DEED, INSTRUMENT #2021-071629

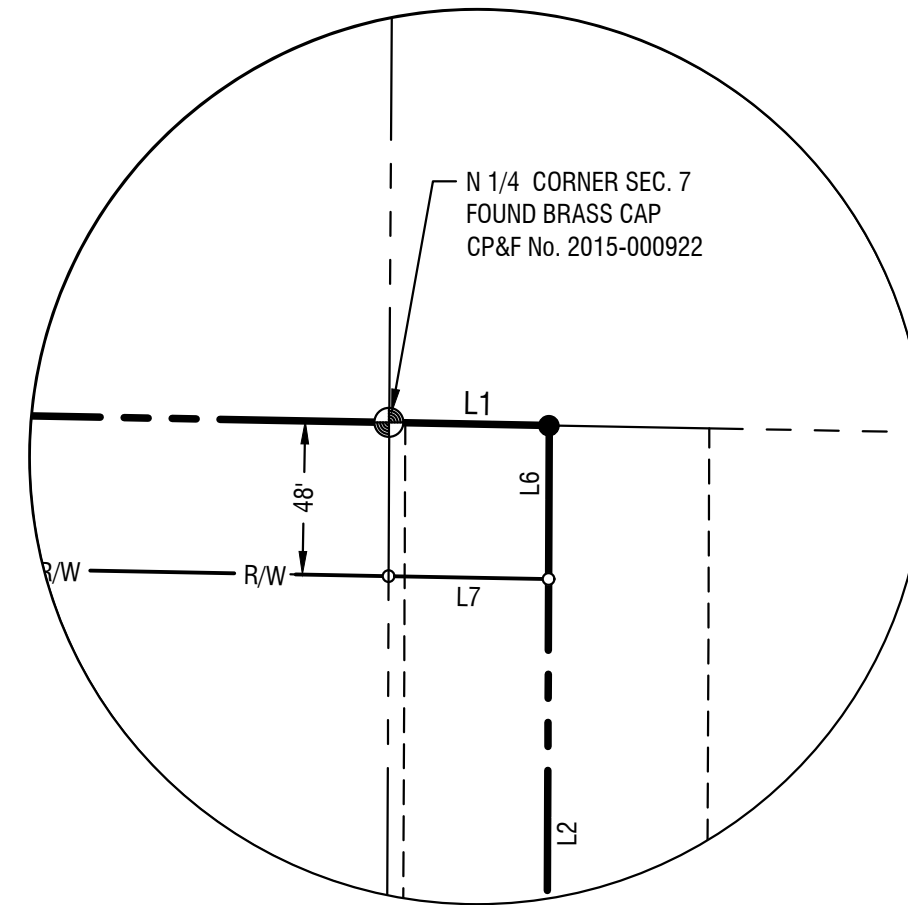


462 East Shore Drive, Suite 100
Eagle, ID 83616
PH: (208) 939-4041

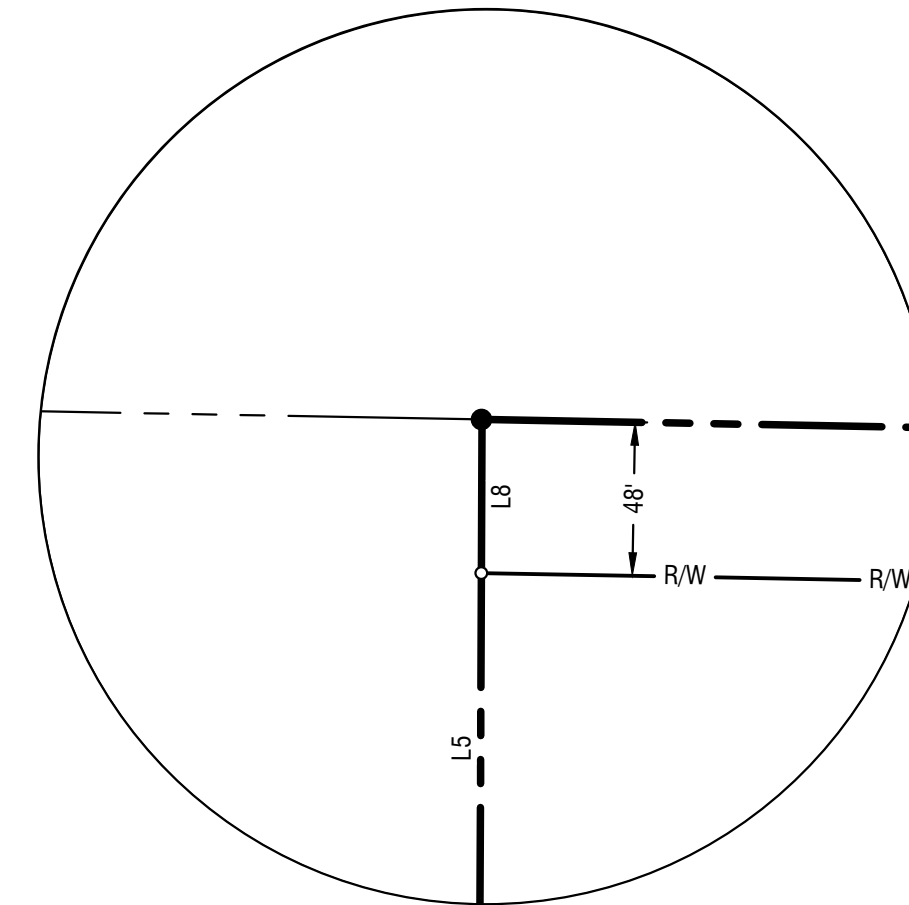
Final Plat for Novak Industrial Subdivision



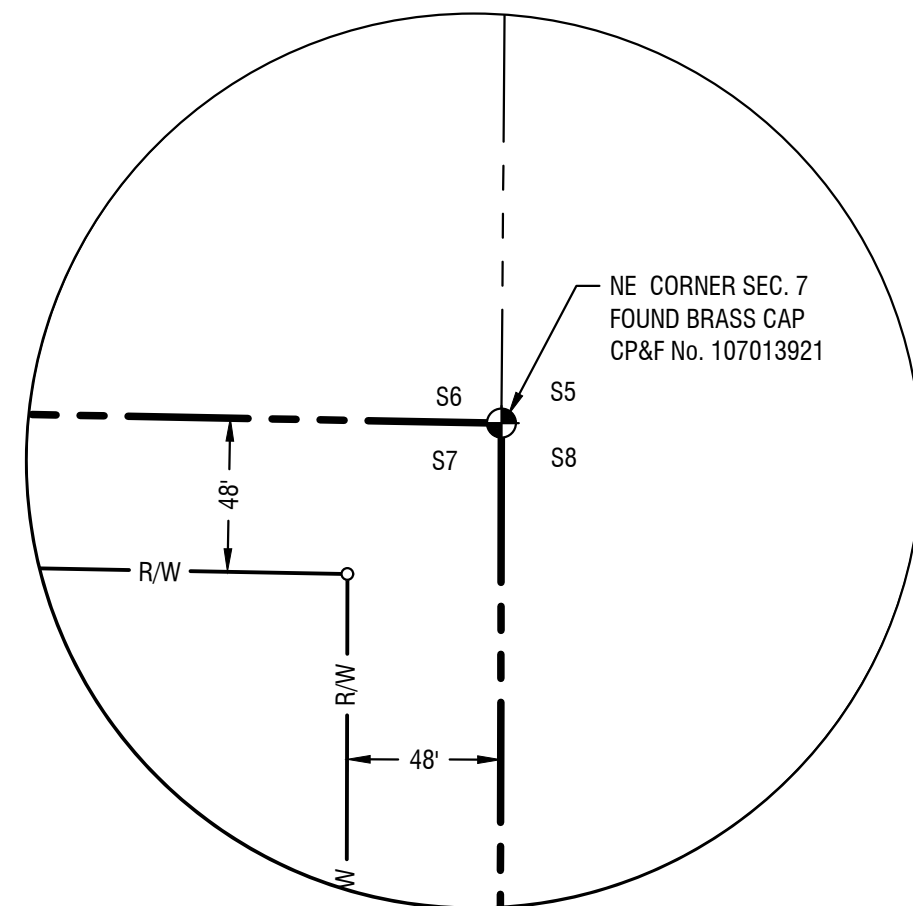
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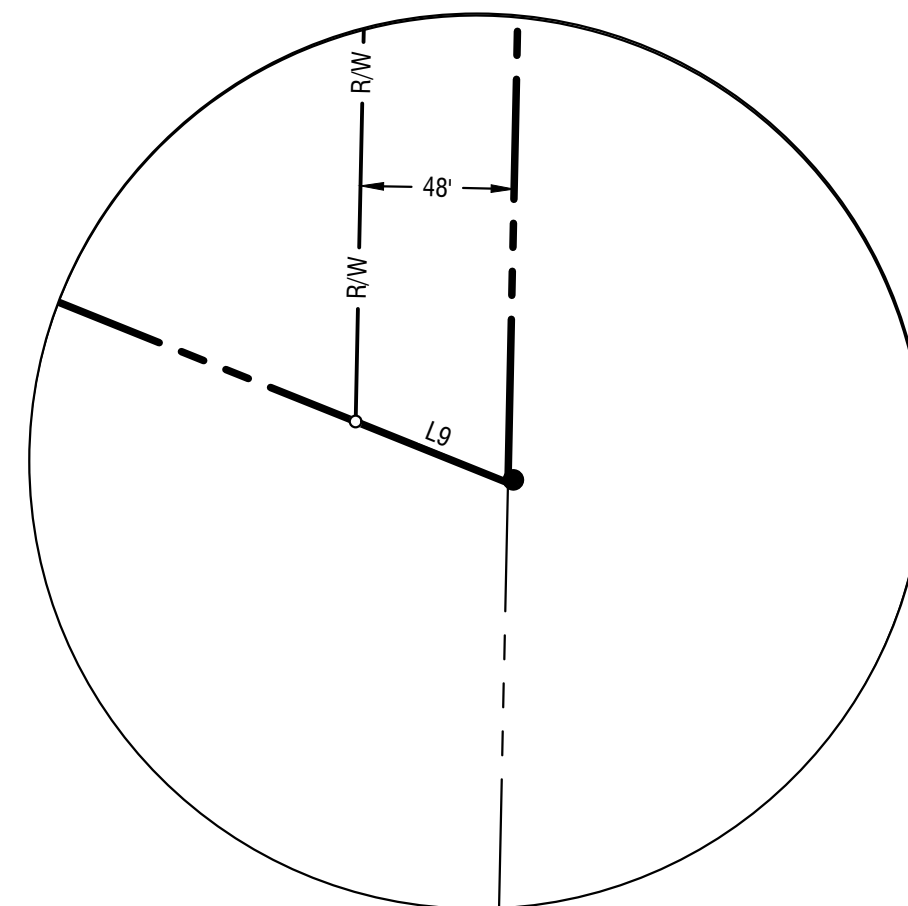
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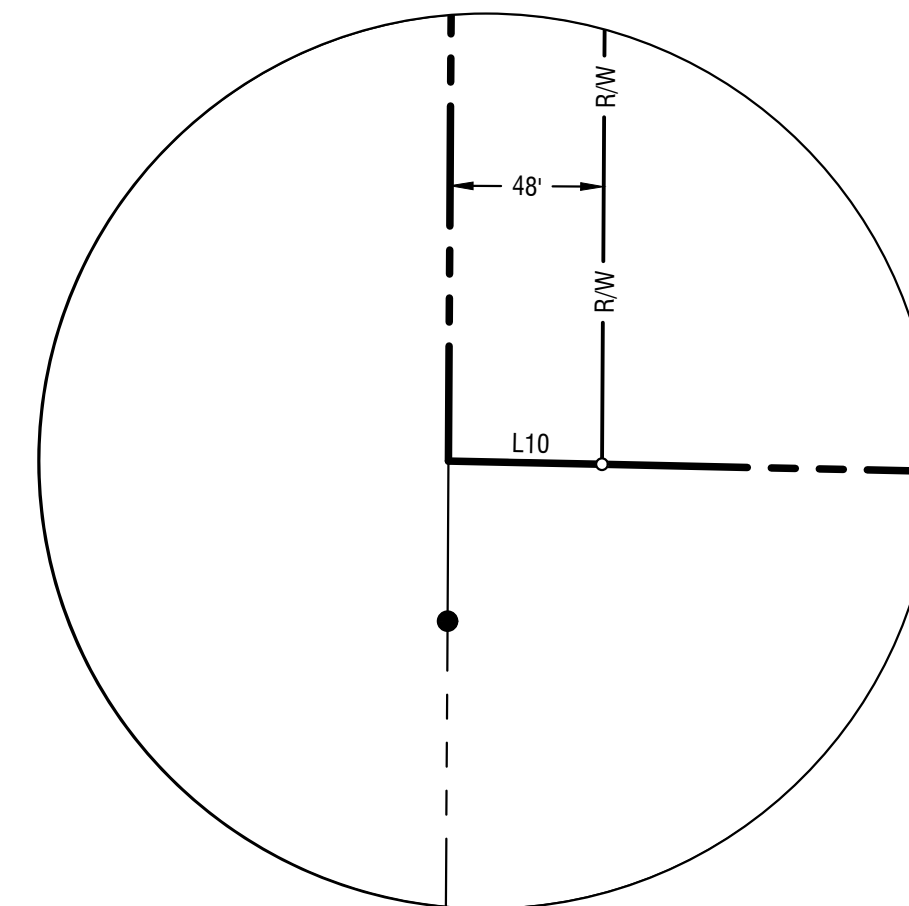
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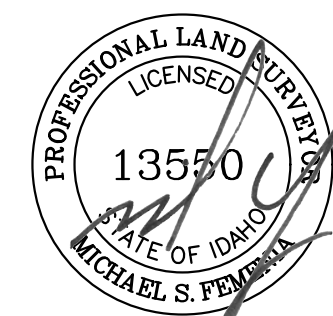
-DETAIL 4-
Scale: 1" = 60'



-DETAIL 5-
Scale: 1" = 60'



-DETAIL 6-
Scale: 1" = 60'



462 East Shore Drive, Suite 100
Eagle, ID 83616 PH: (208) 939-4041

04/15/2022

Final Plat for Novak Industrial Subdivision

Certificate of Owners

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED, IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED:

A PARCEL OF LAND LOCATED IN SECTION 7, AND A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO. BEING FURTHER DESCRIBED AS FOLLOWS:

BASIS OF BEARING:

THE NORTH LINE OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 2 EAST, BOISE MERIDIAN, DERIVED FROM FOUND MONUMENTS AND TAKEN AS SOUTH 88° 56' 59" EAST WITH THE DISTANCE BETWEEN MONUMENTS FOUND TO BE 5335.02 FEET.

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, SOUTH 88° 56' 59" EAST, 2693.27 FEET, TO THE NORTH 1/4 CORNER OF SAID SECTION 7;
 THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION 7, SOUTH 88° 56' 59" EAST, 50.00 FEET;
 THENCE LEAVING SAID NORTH LINE, SOUTH 00° 14' 10" WEST, 280.04 FEET;
 THENCE SOUTH 44° 37' 40" EAST, 575.09 FEET;
 THENCE SOUTH 88° 56' 07" EAST, 352.75 FEET;
 THENCE NORTH 00° 14' 08" EAST, 681.98 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 7;
 THENCE ALONG SAID NORTH LINE, SOUTH 88° 56' 59" EAST, 1833.28 FEET, TO THE NORTHEAST CORNER OF SAID SECTION 7;
 THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, SOUTH 00° 07' 33" WEST, 1336.95 FEET, TO THE NORTH 1/16 CORNER OF SAID SECTION 7;
 THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, SOUTH 00° 06' 26" WEST, 1337.05 FEET, TO THE EAST 1/4 CORNER OF SAID SECTION 7;
 THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, SOUTH 00° 06' 02" WEST, 2632.33 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 7;
 THENCE ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, SOUTH 01° 12' 13" WEST, 364.70 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD;
 THENCE ON SAID NORTHERLY RIGHT OF WAY LINE, NORTH 68° 05' 53" WEST, 4698.69 FEET;
 THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 21° 54' 07" EAST, 430.97 FEET;
 THENCE SOUTH 68° 05' 53" EAST, 456.20 FEET;
 THENCE NORTH 00° 52' 44" EAST, 1093.98 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7;
 THENCE ALONG SAID SOUTH LINE, SOUTH 88° 47' 44" EAST, 1124.31 FEET, TO THE CENTER 1/4 CORNER OF SAID SECTION 7;
 THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 00° 14' 13" EAST, 1333.35 FEET, TO THE CENTER NORTH 1/16 CORNER OF SAID SECTION 7;
 THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 88° 52' 18" WEST, 1321.15 FEET, TO THE NORTHWEST 1/16 CORNER OF SAID SECTION 7;
 THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, SOUTH 00° 15' 04" WEST, 1331.59 FEET, TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 7;
 THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 88° 47' 40" WEST, 1376.35 FEET, TO THE WEST 1/4 CORNER OF SAID SECTION 7;
 THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 00° 20' 05" EAST 2659.42 FEET, TO THE **POINT OF BEGINNING**.

THE ABOVE-DESCRIBED AREA OF LAND CONTAINS 479.70 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 ERRECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF KUNA, AND THE CITY OF KUNA HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS WITHIN THIS SUBDIVISION.

GC KUNA LAND LC

BY: _____
 CHRISTIAN GARDNER, MANAGING MEMBER

Acknowledgment

STATE OF IDAHO)
) SS
 COUNTY OF ADA)

ON THIS _____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CHRISTIAN GARDNER, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGING MEMBER OF GC KUNA LAND, L.C., AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

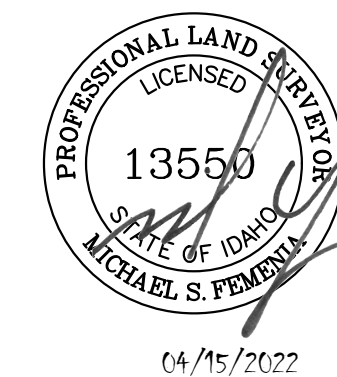
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

 NOTARY PUBLIC FOR
 RESIDING IN _____

 MY COMMISSION EXPIRES

Certificate of Surveyor

I, MICHAEL S. FEMENIA, 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.



462 East Shore Drive, Suite 100
 Eagle, ID 83616
 PH: (208) 939-4041

Final Plat for
Novak Industrial Subdivision

Approval of Central District Health Department

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (OLPE) REPRESENTING THE CITY OF KUNA AND THE OLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED, OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN THE SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

_____ DATE
 CENTRAL DISTRICT HEALTH DEPARTMENT, REHS

Approval of City Engineer

I, THE UNDERSIGNED, THE CITY ENGINEER IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

_____ DATE
 KUNA CITY ENGINEER

Approval of City Council

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE ____ DAY OF _____, _____, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

_____ DATE
 CITY CLERK, KUNA, IDAHO

Certificate of County Surveyor

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR, IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

_____ DATE
 COUNTY SURVEYOR

Certificate of the County Treasurer

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

_____ DATE
 COUNTY TREASURER

County Recorder's Certificate

STATE OF IDAHO)
) SS
 COUNTY OF ADA)

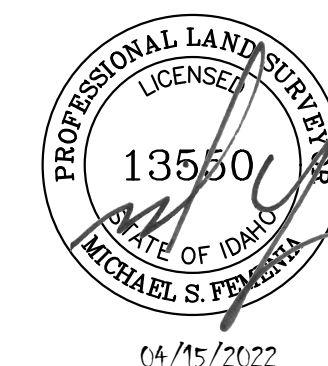
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF THE LAND GROUP, INC.

AT ____ MINUTES PAST ____ O'CLOCK ____ M., ON THIS ____ DAY OF _____, _____, IN

BOOK ____ OF PLATS AT PAGES ____ THROUGH _____, INSTRUMENT NO. _____.

_____ DATE
 DEPUTY EX-OFFICIO RECORDER

FEE: _____



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