



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

June 8, 2017

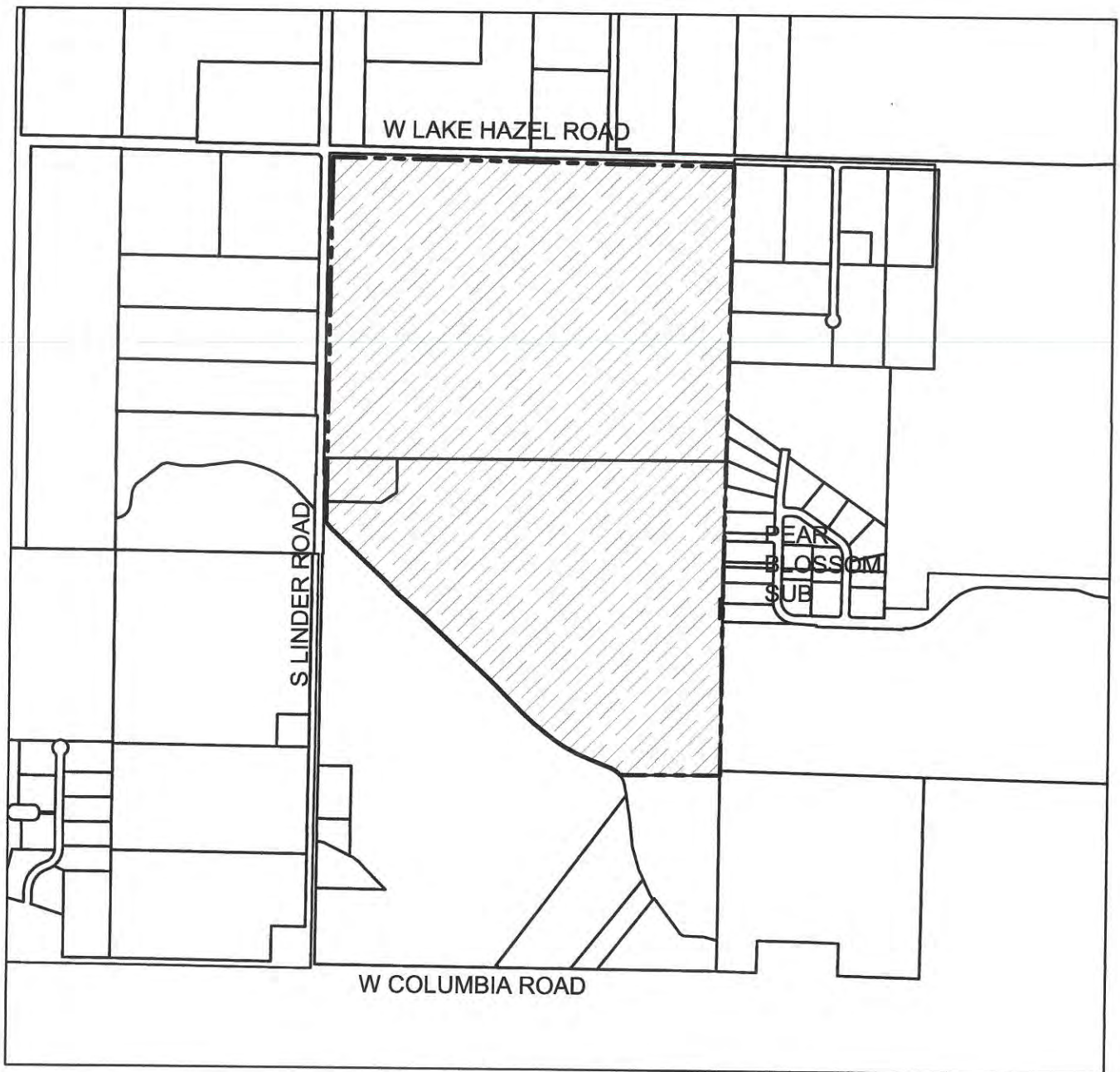
Notice is hereby given by the City of Kuna the following actions are under consideration:

FILE NUMBER:	17-05-S (Re-Preliminary Plat) – Springhill; Residential Subdivision.
PROJECT DESCRIPTION	Applicant requests Pre Plat approval in order to subdivide approximately 205.58 acres into 678 single family lots, and 30 common lots for a total of 37.81 acres open (18%) space, in an R-6 zone, within Kuna city limits.
SITE LOCATION	The SEC Lake Hazel and Linder Roads, Kuna, Idaho 83634
REPRESENTATIVE	<i>Bailey Engineers</i> AJ Lopez 4242 Brookside Ln. Boise, ID 83714 208.639.6930 ajlopez@baileyengineers.com
SCHEDULED HEARING DATE	Tuesday, July 25, 2017 6:00 P.M.
STAFF CONTACT	Troy Behunin Tbehunin@Kunald.Gov Phone: 922.5274 Fax: 922.5989

We have enclosed information to assist you with your consideration and response. **No response within 15 business days will indicate you have no objection or comments for this project.** We would appreciate any information you can supply us as to how this action would affect the service(s) you provide. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions. **If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, included their email as well.**

VICINITY MAP FOR SPRINGHILL SUBDIVISION

A PORTION OF THE WEST 1/2 OF SECTION 1
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2017



SPRINGHILL SUBDIVISION

SCALE 1" = 1000'

RECEIVED
5.15.17

B Bailey Engineering, Inc.
CIVIL ENGINEERING|PLANNING|CADD

May 12, 2017

City of Kuna
763 W. Avalon Street
Kuna, Idaho 83634

Subject: Springhill Preliminary Plat Modification

Council and City Staff:

We are pleased to present the modification of the preliminary plat for Springhill Subdivision on behalf of the land owner, NE Kuna Farms. It is located South of W. Lake Hazel Road, and East of N. Linder Road in Kuna City, Idaho. The address is 1585 W. Lake Hazel Road.

Site Information:

The site consists of 208.58 acres of land. It's located within the Kuna City Limits, Zoned R-6, and is consistent with the City of Kuna's Comprehensive Plan which calls for medium density residential use of the site.

The property consist of two parcels of land. The land is currently utilized as agricultural.

Parcel #1 S1301212405

Parcel #2 S1301325461

Existing Public Streets;

S. Linder Road is classified as a Principal Arterial

W. Lake Hazel Road is classified as a Principal Arterial

S. Kay Ave. is classified as a collector. Owner has proposed to construct Kay Avenue, north and south of the existing Pear Blossom Subdivision, as half of a 36-foot wide residential collector street section with vertical curb, gutter, and 8-foot wide concrete sidewalks abutting the site on the west side of the roadway, plus 12 addition feet of pavement (to total 30-feet of pavement) with gravel shoulder and a barrow ditch on the east side of the roadway. The right-of-way for Kay Avenue should extend to the east property line.

Sanitary Sewer

The sanitary sewer lines within the development are to be installed as development occurs to provide service to the lots within the subdivision. Developer is in the process of designing a lift station on site to provide the sewer to land owners.

4242 N. Brookside Lane ♦ Boise, Idaho 83714 ♦ Tel.: 208-938-0013

Water

The developer will provide main line extensions as necessary, in accordance with Kuna City’s master plan.

Pressure Irrigation

The developer will provide main line extensions as necessary, in accordance with Kuna City’s master plan. A municipal pressure irrigation pump station has been designed in the southeastern portion of the site adjacent to an existing irrigation pond; in the future, a permanent irrigation pond will be constructed and the existing pond will be filled.

Gravity Irrigation

There is one ditch along the east boundary that will be piped during construction of eastern phases to ensure delivery of irrigation water to downstream users. There are multiple onsite irrigation ditches and pipes that will be filled with the construction of each phase. Until construction these ditches will continue to be used for irrigation of the site to allow farming activities to continue. Ditches that are filled will be provided with a field drain to prevent water entering phases that are constructed or under construction.

Gravity Irrigation Drain

The Mason Creek Feeder Canal is located on the south side of the subdivision, this drain currently accepts the surface irrigation waste water from agricultural activities on the property.

Neighborhood Meeting

A neighborhood meeting was held for the proposed project on Thursday May 11, 2017 at 6:30 p.m. at the project site. The neighborhood sign in sheet and certification has been included within the application.

The residents of Pear Blossom Subdivision located directly east of the site have raised concerns regarding the potential for cut-thru traffic through their subdivision. Wild Pear Street, an existing stub street to this site, provides access to SH-69/Meridian Road via Aristocrat Drive. When ACHD approved Springhill Subdivision in 2007, a direct roadway connection was proposed between Linder Road and Wild Pear Street. As part of the current application the direct connection of Wild Pear Street to Linder Road has been removed and two local east-west street connections are proposed to be constructed north and south of Wild Pear Street. This should reduce the potential for cut-thru traffic though the Pear Blossom Subdivision as a direct connection to Wild Pear Street will not be made.

Adjoining Land Use

The properties that surround the subject lands are not all within Kuna’s city limits. However all adjoining properties are located within the city of Kuna’s impact area and surrounded by the City Limits.

The following list general identifies adjoining land uses:

North	Rural Urban transitional	RUT
South	Agriculture	A
East	Rural Residential/Agriculture	RR/A
West	Rural Residential/Agriculture	RR/A

Zoning

Kuna City Code 5-2-2 indicates the following:

Medium density residential district (R-6): The purpose of the R-6 district is to promote the development of medium density living areas, not to exceed six (6) dwelling units per net acre. A district requirement is connection to public sewer and water. The zone is intended to accommodate single-family dwellings, duplexes, manufactured homes and group living arrangements. There is an opportunity to initiate mixed-use activity in this zone through the PUD process.

The following identifies the specific items related to Springhill Subdivision as follows:

- **Density**

Density has been calculated as 3.22 residential homes per acre, under the maximum listed as 6 dwelling units per acre.

- **Public Utility Connections sewer and water**

The development will provide utility connections for water, sewer, and pressure irrigation service to each lot in the development through necessary and required extensions of the City services. The project is located within the City of Kuna Sanitary Sewer Local Improvement District.

- **Zone**

This development anticipates providing lots for single family homes. No mixed use is being provided with this subdivision.

Traffic Analysis

A traffic analysis has been submitted with this application for the City's review.

Utilities

Extensions of existing city infrastructure will provide the necessary utilities to develop the property. This will include the extension of sanitary sewer, potable water and pressure irrigation as discussed earlier in this letter.

Public utilities such as power, phone, etc. will be provided to the extent necessary to serve the appropriate elements within the project.

Though the specifics of these utility extensions have not been designed for every area of the property, specific information for the design elements have been provided on the preliminary plat indicating the water services, sanitary sewer lines and pressure irrigation lines to service the entire property and provide for extensions to adjoining development areas adjacent to Springhill Subdivision boundary.

With the development of Springhill Subdivision, the necessary infrastructure of public utilities, such as phone, and power have been coordinated for extension through out Springhill Subdivision.

Storm Drainage

The storm drain system will consist of gutters, catch basins, storm drain piping, infiltration ponds, borrow ditches, and seepage beds. Preliminary drainage areas have been created based on the slope of the site and available areas for infiltration facilities. A phasing plan has been created in conjunction with the drainage areas to prevent large scale revisions to the drainage calculations.

Hazardous Areas

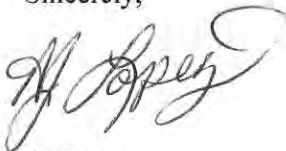
This property is located within a flood hazard along the Mason Creek Feeder
The property does not have any slopes in excess of 15%.
There are not rock outcropping on the site.

Summary

We look forward to continue working with the city of Kuna throughout this process and the completion of Springhill Subdivision. This development is within the City of Kuna's Comprehensive Plan, and we believe it will be an asset to the City of Kuna.

On behalf of the developer, as their representative, we respectfully request approval of the preliminary plat modification.

Sincerely,

A handwritten signature in black ink, appearing to read "Aj Lopez". The signature is written in a cursive style with a large, looping initial "A".

Aj Lopez
Bailey Engineering, Inc.



City of Kuna
 Planning & Zoning
 Department
 P.O. Box 13
 Kuna, Idaho 83634
 208.922.5274
 Fax: 208.922.5989
 Website: www.kunacity.id.gov

Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat *modification*
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

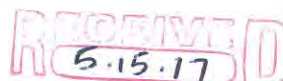
For Office Use Only	
File Number (s)	17-05-S
Project name	SPRINGHILL SUBDIVISION
Date Received	5.15.17
Date Accepted/ Complete	5.25.17
Cross Reference Files	06-10-ZC 06-12-S 06-11-DA
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>NE Kuna Farms</u>	Phone Number: _____
Address: <u>6152 W. Half Moon Ln.</u>	E-Mail: _____
City, State, Zip: <u>Eagle, ID 83616</u>	Fax #: _____
Applicant (Developer): <u>Timothy Eck</u>	Phone Number: <u>850-0591</u>
Address: _____	E-Mail: <u>timothyeck@me.com</u>
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>AJ Lopez</u>	Phone Number: <u>859-8252</u>
Address: <u>4242 Brookside Lane</u>	E-Mail: <u>ajlopez@haileyengineer.com</u>
City, State, Zip: <u>Boise, ID 83714</u>	Fax #: _____

Subject Property Information

Site Address: <u>1585 W. Lake Hazel Road.</u>	
Site Location (Cross Streets): <u>W. Lake Hazel Rd. / S. Linder Rd.</u>	
Parcel Number (s): <u>S1301212405; S1301325461</u>	
Section, Township, Range: <u>Sec. 1; T2N; R1W.</u>	
Property size: <u>208.58</u>	
Current land use: <u>Agricultural</u>	Proposed land use: <u>Subdivision</u>
Current zoning district: <u>RS</u>	Proposed zoning district: <u>RS</u>



Project Description

Project / subdivision name: Springhill Subdivision
General description of proposed project / request: approval of a subdivision modification consisting of 677 buildable lots on 209 acres
Type of use proposed (check all that apply):
 Residential _____
 Commercial _____
 Office _____
 Industrial _____
 Other _____
Amenities provided with this development (if applicable): _____

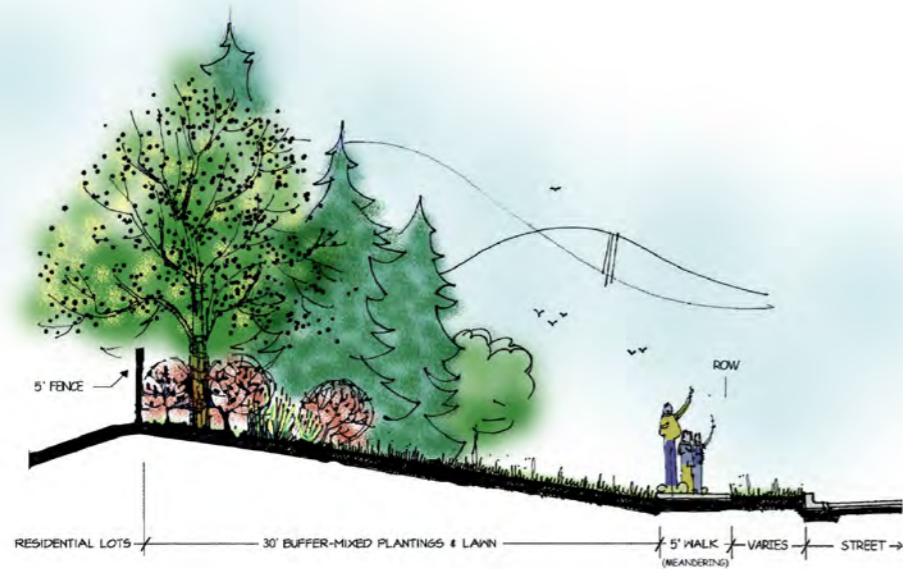
Residential Project Summary (if applicable)

Are there existing buildings? Yes No
Please describe the existing buildings: house
Any existing buildings to remain? Yes No
Number of residential units: 677 Number of building lots: 677
Number of common and/or other lots: 30
Type of dwellings proposed:
 Single-Family _____
 Townhouses _____
 Duplexes _____
 Multi-Family _____
 Other _____
Minimum Square footage of structure (s): _____
Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____
Percentage of open space provided: _____ Acreage of open space: _____
Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable)

Number of building lots: _____ Other lots: _____
Gross floor area square footage: _____ Existing (if applicable): _____
Hours of operation (days & hours): _____ Building height: _____
Total number of employees: _____ Max. number of employees at one time: _____
Number and ages of students/children: _____ Seating capacity: _____
Fencing type, size & location (proposed or existing to remain): _____
Proposed Parking: a. Handicapped spaces: _____ Dimensions: _____
b. Total Parking spaces: _____ Dimensions: _____
c. Width of driveway aisle: _____
Proposed Lighting: See landscape plan
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____

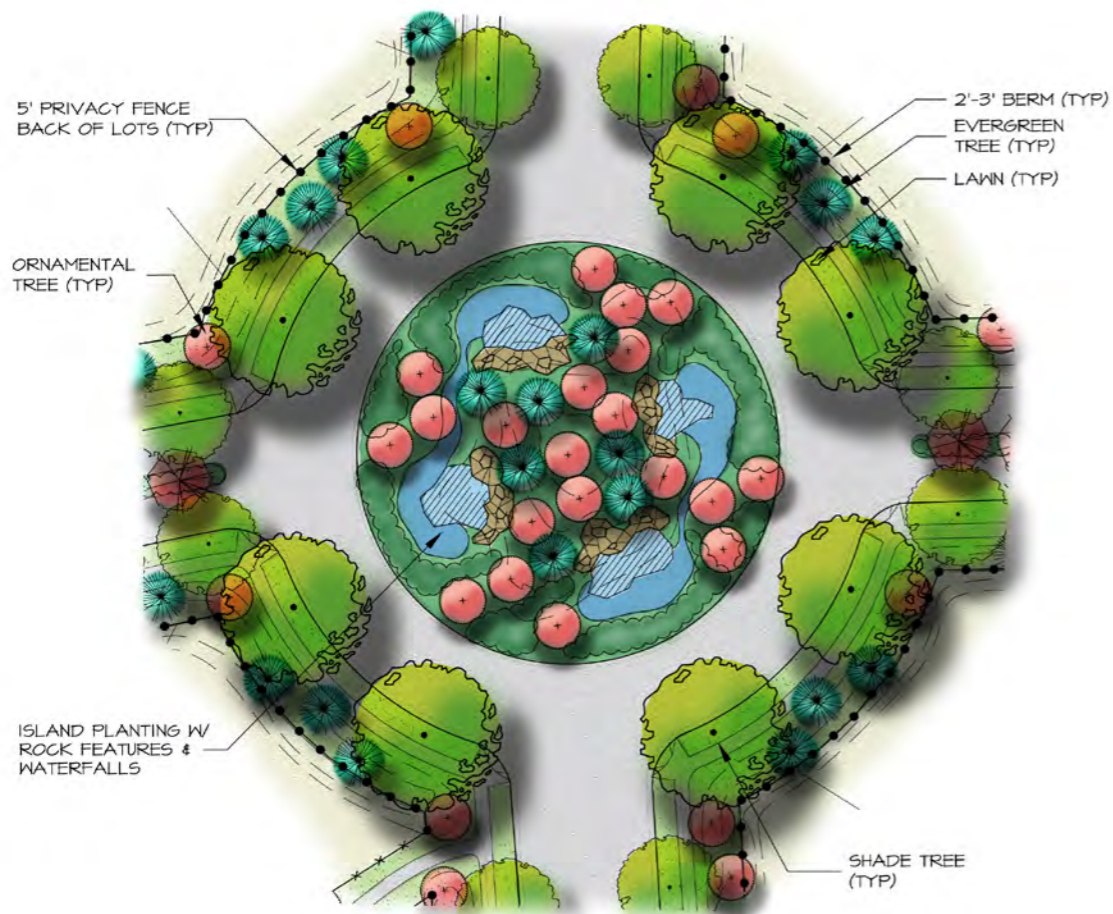
Applicant's Signature: AJ Lopez Date: 5/12/17



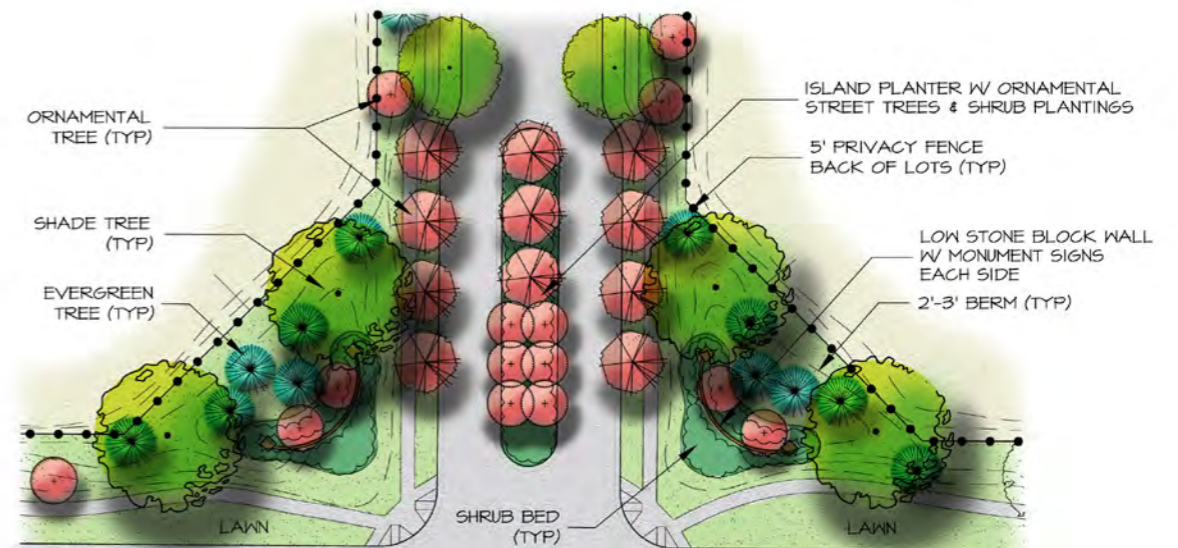
TYPICAL BUFFER SECTION
NOT TO SCALE



COMMUNITY POOL AND PARK



MONET DRIVE ROUNDABOUT



TYPICAL ENTRY AND BUFFER PLAN

SPRINGHILL SUBDIVISION

KUNA, IDAHO

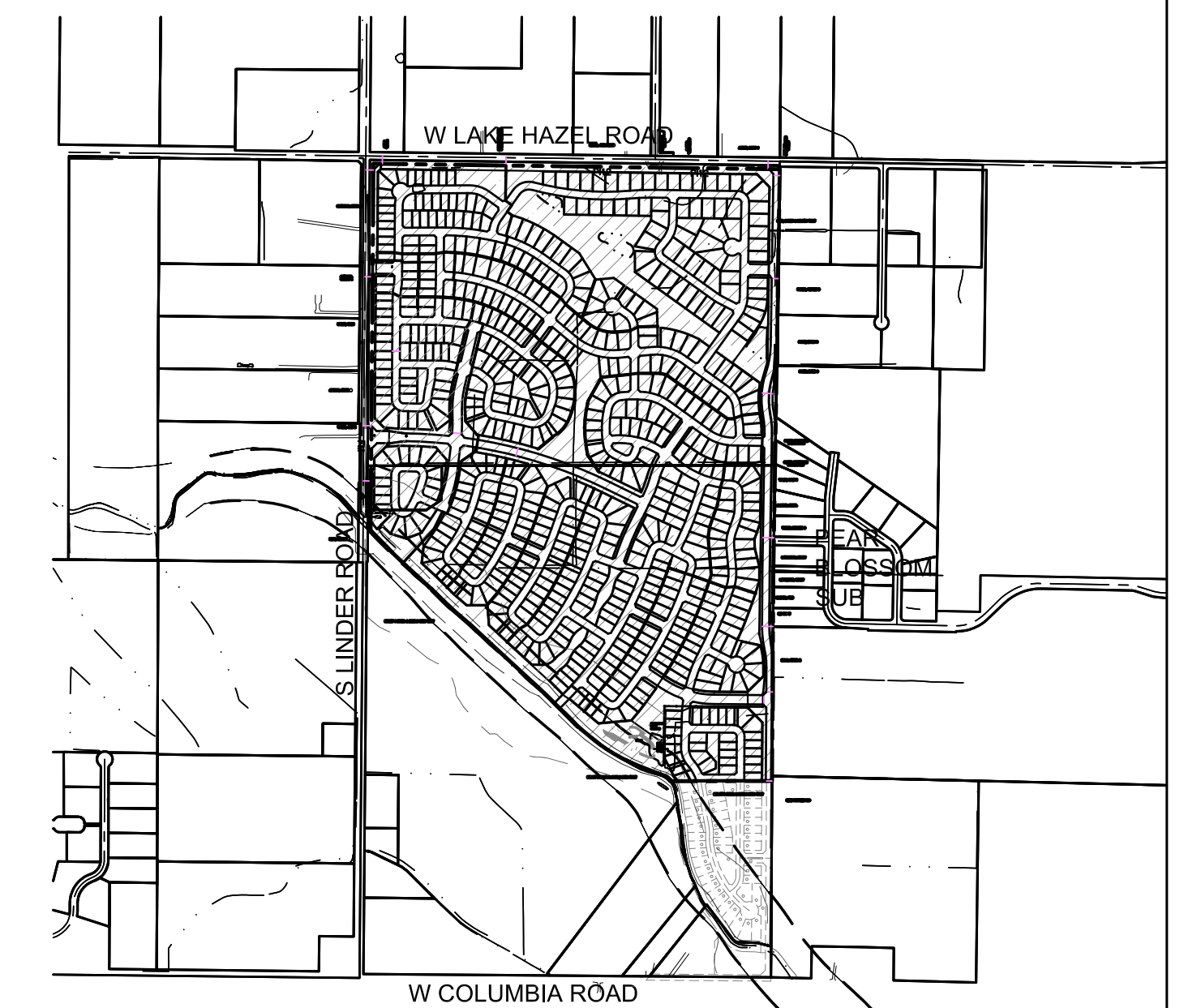


Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1500 E. BROWN EAGLE DRIVE
EAGLE, ID 83616
TEL: 208-938-0213
FAX: 208-938-0515

JENSENBELTS
ASSOCIATES
Site Planning
Landscape Architecture

**PRELIMINARY PLAT UPDATE FOR
SPRINGHILL SUBDIVISION**

A PORTION OF THE WEST 1/2 OF SECTION 1
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2017



SPRINGHILL SUBDIVISION
SCALE 1" = 1000'



Parcel Table			
Lot	Area	Perimeter	
BLOCK 1 Lot 1 OPEN	23366	641	INFILTRATION POND
BLOCK 2 Lot 15 OPEN	32235	2480	BUFFER
BLOCK 2 Lot 16 OPEN	8915	440	SEWER LIFT STATION
BLOCK 2 Lot 22 OPEN	203376	5253	OPEN/PATHWAY
BLOCK 2 Lot 41 OPEN	3901	473	END CAP
BLOCK 3 Lot 1 OPEN	10929	923	BUFFER
BLOCK 3 Lot 12 OPEN	54562	3548	BUFFER PATHWAY
BLOCK 3 Lot 20 OPEN	3901	473	END CAP
BLOCK 4 Lot 1 OPEN	166908	5418	COMMUNITY CENTER
BLOCK 4 Lot 6 OPEN	2682	308	OPEN SPACE
BLOCK 4 Lot 24 OPEN	3815	464	END CAP
BLOCK 5 Lot 1 OPEN	4253	488	END CAP
BLOCK 5 Lot 8 OPEN	19263	986	PATHWAY OPEN
BLOCK 6 Lot 8 OPEN	4253	488	END CAP
BLOCK 7 Lot 5 OPEN	11988	546	OPEN
BLOCK 8 Lot 6 OPEN	49865	4225	BUFFER/OPEN SPACE
BLOCK 9 Lot 16 OPEN	3876	470	END CAP
BLOCK 11 Lot 1 OPEN	1878	296	END CAP
BLOCK 11 Lot 2 OPEN	18527	1299	BUFFER/ OPEN SPACE
BLOCK 11 Lot 21 OPEN	68351	1991	BUFFER/ OPEN SPACE
BLOCK 11 Lot 22 OPEN	101643	5164	BUFFER/ OPEN SPACE
BLOCK 13 Lot 25 OPEN	345631	4962	OPEN SPACE
BLOCK 14 Lot 5 OPEN	11671	433	OPEN SPACE
BLOCK 14 Lot 21 OPEN	12403	450	OPEN SPACE
BLOCK 16 Lot 7 OPEN	99081	3014	BUFFER/ OPEN SPACE
BLOCK 18 Lot 7 OPEN	3081	451	END CAP
BLOCK 19 Lot 1 OPEN	7723	350	OPEN SPACE
BLOCK 20 Lot 8 OPEN	2788	450	END CAP
BLOCK 20 Lot 35 OPEN	85584	4513	BUFFER/ OPEN SPACE
BLOCK 21 Lot 6 OPEN	5060	708	END CAP
BLOCK 23 Lot 10 OPEN	4520	492	PATHWAY
BLOCK 24 Lot 13 OPEN	6780	512	PATHWAY
BLOCK 25 Lot 7 OPEN	25644	969	OPEN SPACE
BLOCK 26 Lot 8 OPEN	3900	473	END CAP
BLOCK 27 Lot 1 OPEN	3900	473	END CAP
BLOCK 28 Lot 10 OPEN	5186	560	END CAP
BLOCK 29 Lot 10 OPEN	186996	3009	OPEN SPACE IRRIGATION POND
BLOCK 30 Lot 6 OPEN	30992	2353	BUFFER/ OPEN SPACE
BLOCK 31 Lot 5 OPEN	16548	798	OPEN SPACE

OWNER
NE KUNA FARMS LLC
6152 W HALF MOON LANE
EAGLE, ID 83616

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
4242 N BROOKSIDE LANE
BOISE, ID 83714
938-0013

PLANNER
AJ LOPEZ
BAILEY ENGINEERING, INC.
4242 N BROOKSIDE LANE
BOISE, ID 83714
938-0013

DEVELOPMENT FEATURES

ACREAGE
TOTAL PARCEL - 202.96 ACRES
TOTAL LOTS - 710
BUILDABLE LOTS - 671
COMMON LOTS - 39
DENSITY DU/ACRE - 3.31

ZONING
EXISTING - R6
PROPOSED - R6
SEWAGE DISPOSAL
KUNA CITY SEWER

WATER SUPPLY
KUNA CITY WATER

SCHOOL DISTRICT
KUNA

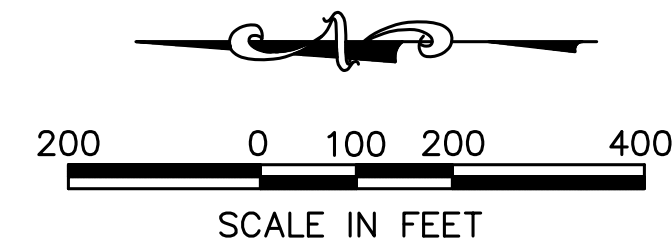
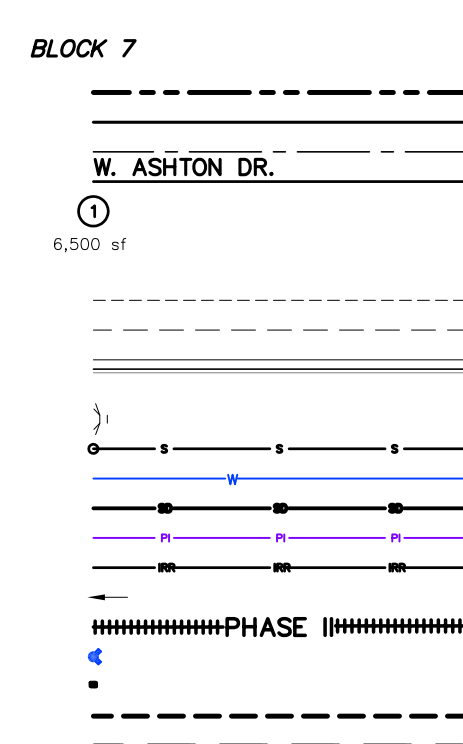
FIRE DISTRICT
KUNA

IRRIGATION DISTRICT
BOISE-KUNA IRRIGATION DISTRICT
KUNA CITY PROVIDES PI

- NOTES:**
- ALL LOT LINES COMMON TO A PUBLIC RIGHT OF WAY HAVE A 10' UTILITY EASEMENT.
 - A 10' UTILITY EASEMENT IS LOCATED ADJACENT TO THE EXTERIOR BOUNDARY.
 - ALL SIDE YARD LOT LINES HAVE A 5' DRAINAGE & IRRIGATION EASEMENT ON EACH SIDE OF THE LOT LINE UNLESS OTHERWISE SHOWN.
 - MUNICIPAL SEWER AND WATER SERVICES SHALL BE PROVIDED TO EACH LOT.
 - DRAINAGE FOR THE PUBLIC STREETS WILL BE COLLECTED IN STORM DRAIN CATCH BASINS AND ROUTED THROUGH SAND AND GREASE TRAPS TO SEEPAGE BEDS.
 - ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE FAMILY RESIDENTIAL LOTS, WITH THE EXCEPTION OF COMMON LOTS AS SHOWN WHICH ARE COMMON AREA LOTS ALL OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL SAID COMMON LOTS SHALL HAVE A BLANKET UTILITY AND DRAINAGE EASEMENT.
 - THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-3806(1)(b) CONCERNING IRRIGATION WATER. PRESSURE IRRIGATION WILL BE SUPPLIED TO ALL LOTS IN THIS SUBDIVISION FROM CITY OF KUNA MUNICIPAL IRRIGATION SYSTEM. EXISTING SHARES AND WATER RIGHTS SHALL BE TRANSFERRED TO THE CITY OF KUNA.
 - NO DIRECT ACCESS TO LAKE HAZEL, LINDER, KAY, COLUMBIA AND MONET WILL BE ALLOWED UNLESS APPROVED IN WRITING BY CITY OF KUNA AND ADA COUNTY HIGHWAY DISTRICT.
 - ALL EXISTING BUILDINGS ON SITE TO BE REMOVED.

PLAT LEGEND

- BOUNDARY LOT LINES
- ROAD CENTERLINE
- RIGHT OF WAY
- LOT NUMBER
- LOT AREA
- BLOCK NUMBER
- EASEMENT
- SETBACK
- CURB GUTTER SW
- STREET NAME
- HANDICAP RAMP
- SEWER LINE
- WATER LINE
- STORM DRAIN LINE
- PRESSURE IRRIGATION
- GRAVITY IRRIGATION
- FLOW ARROW
- PHASE LINE
- FIRE HYDRANT
- CATCH BASIN
- FLOODWAY
- 100 YR FLOOD PLAIN



REVISED NO. DATE DESCRIPTION

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LANE TEL: 208-938-0013
BOISE, ID 83714 www.baileyengr.com

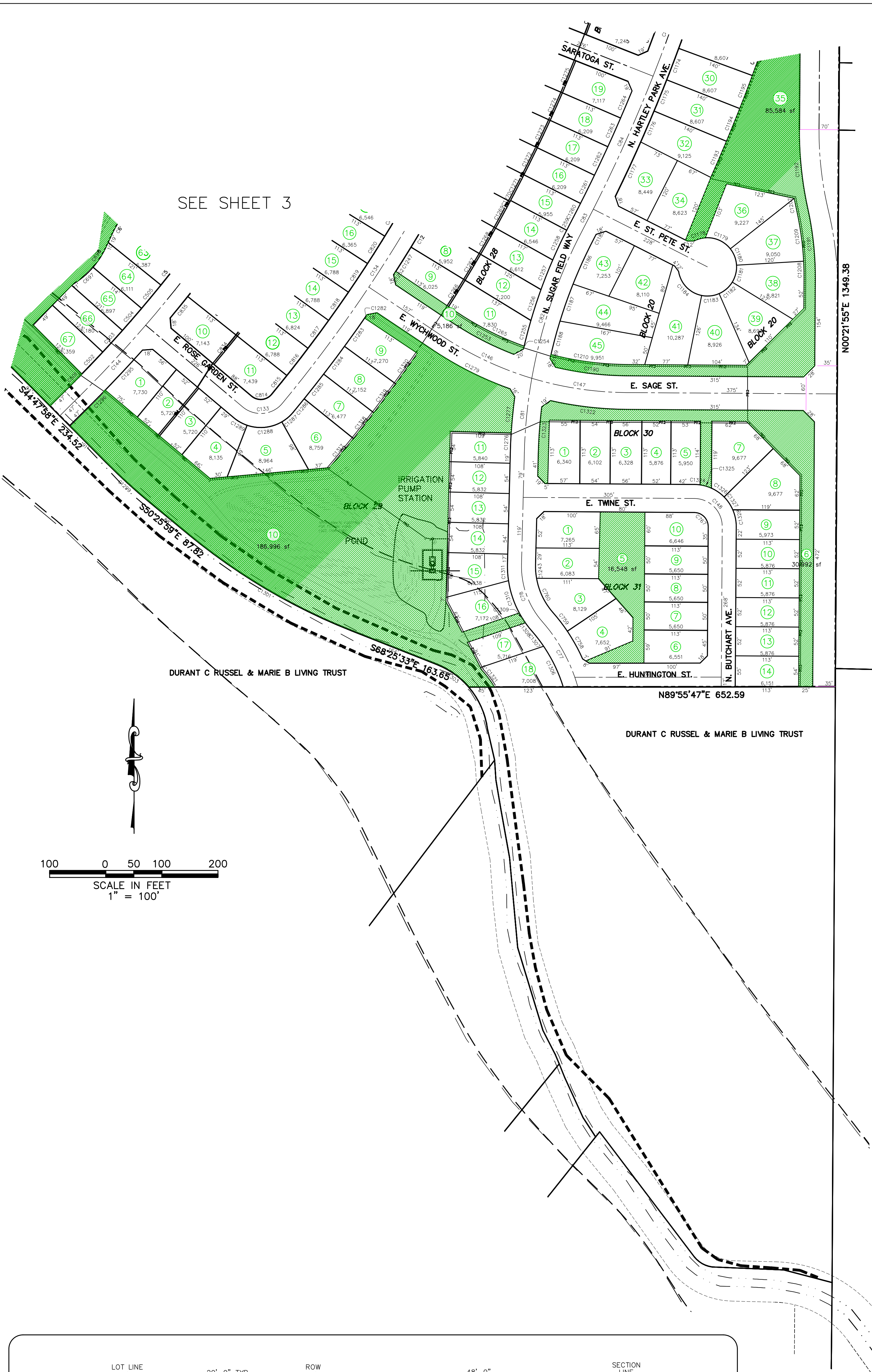
DRAWN BY: DAB CHECKED BY: DAVID A. BAILEY, P.E. PROJECT: C2016-006 DATE: 04-20-2017

**PRELIMINARY PLAT UPDATE
SPRINGHILL SUBDIVISION
NE KUNA FARMS LLC**

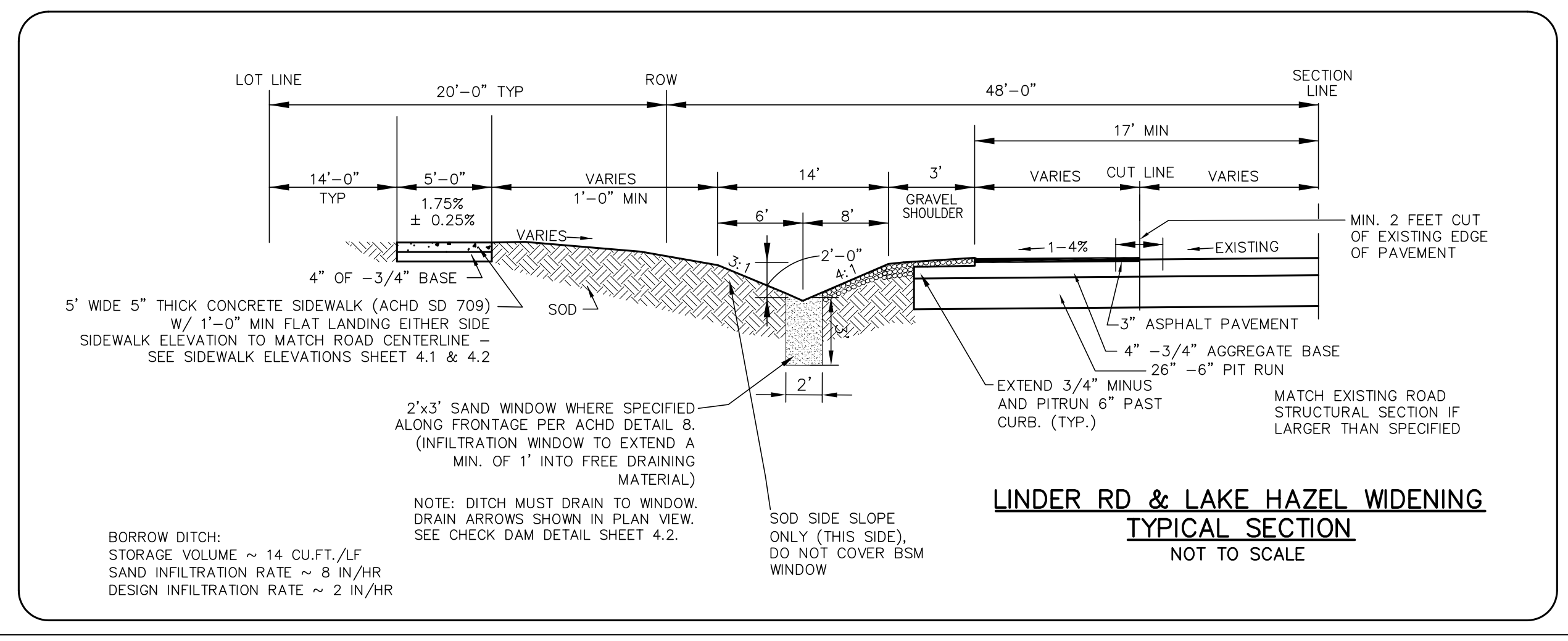
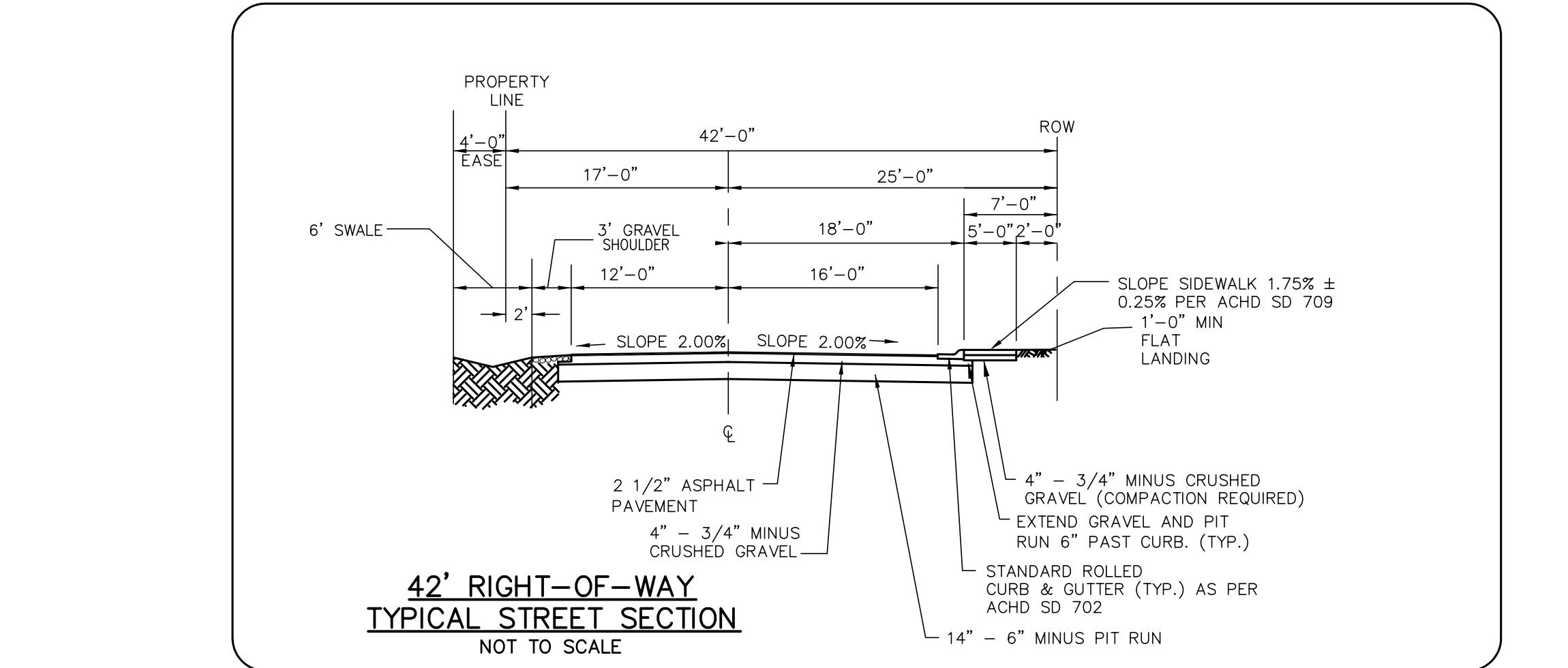
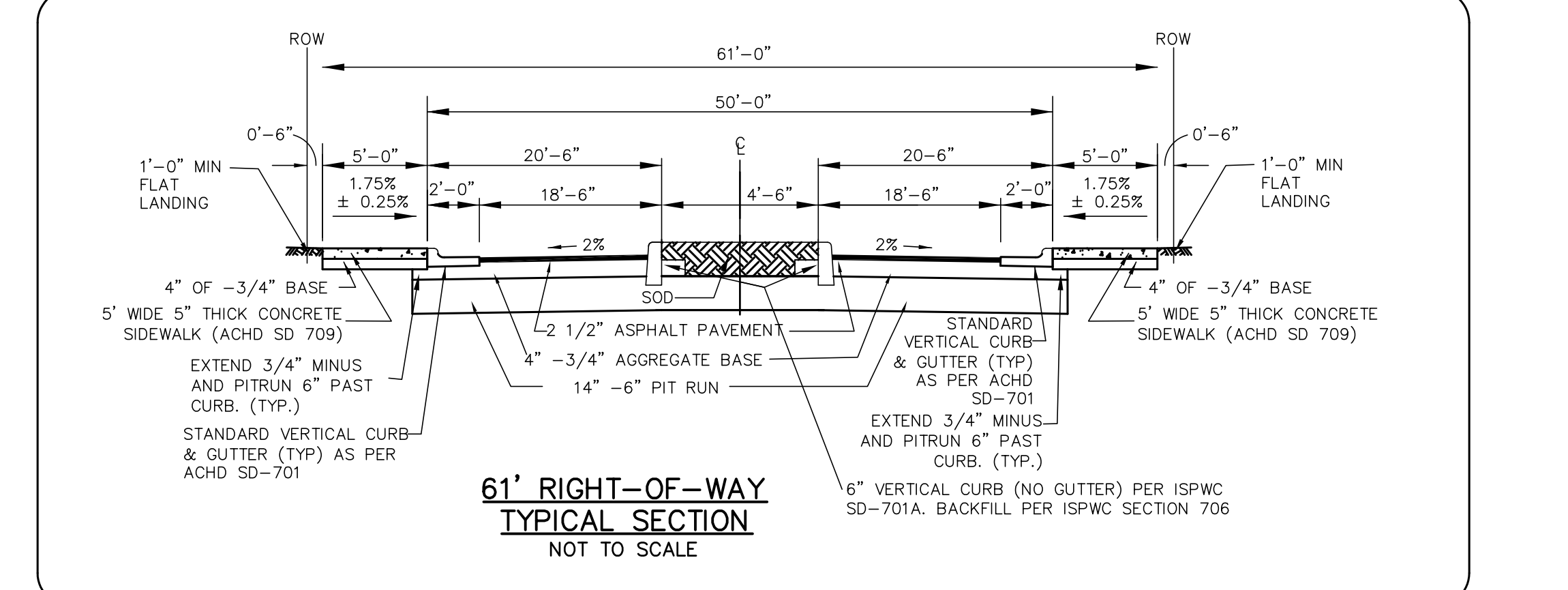
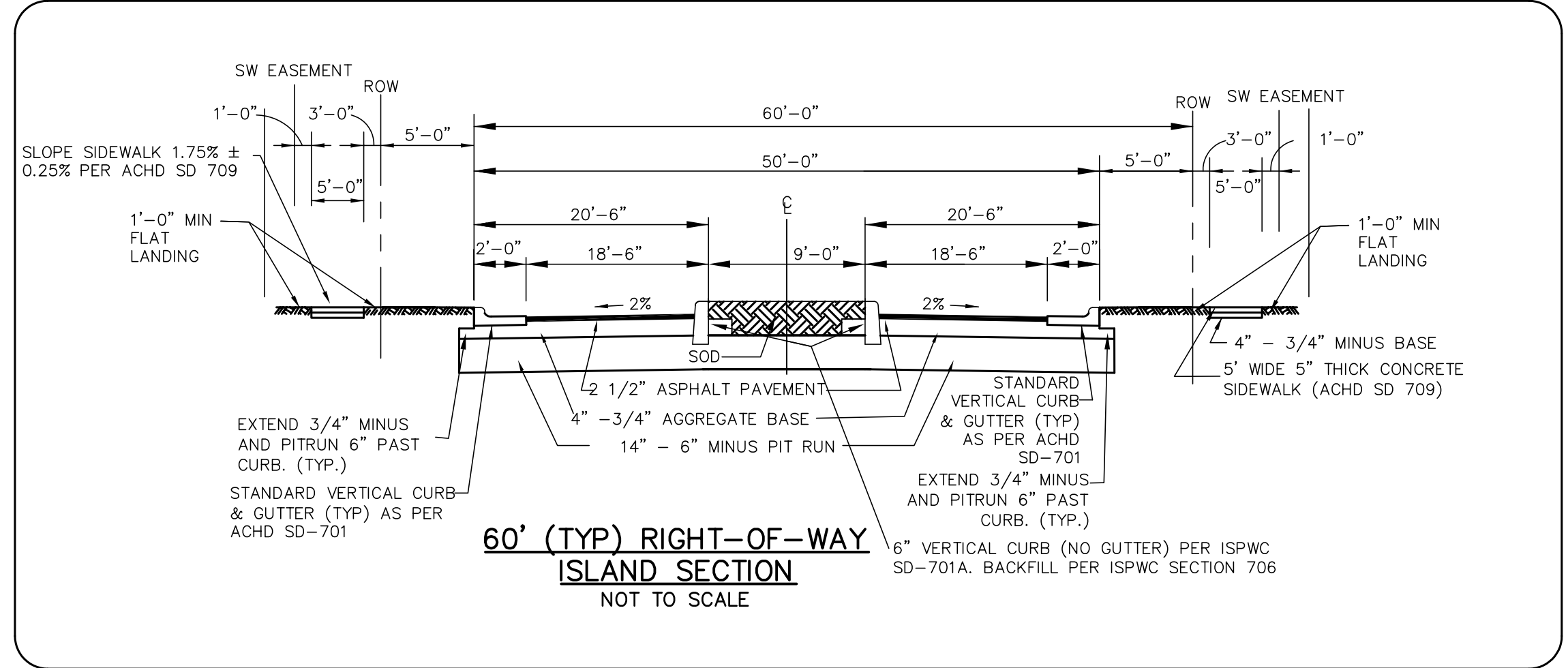
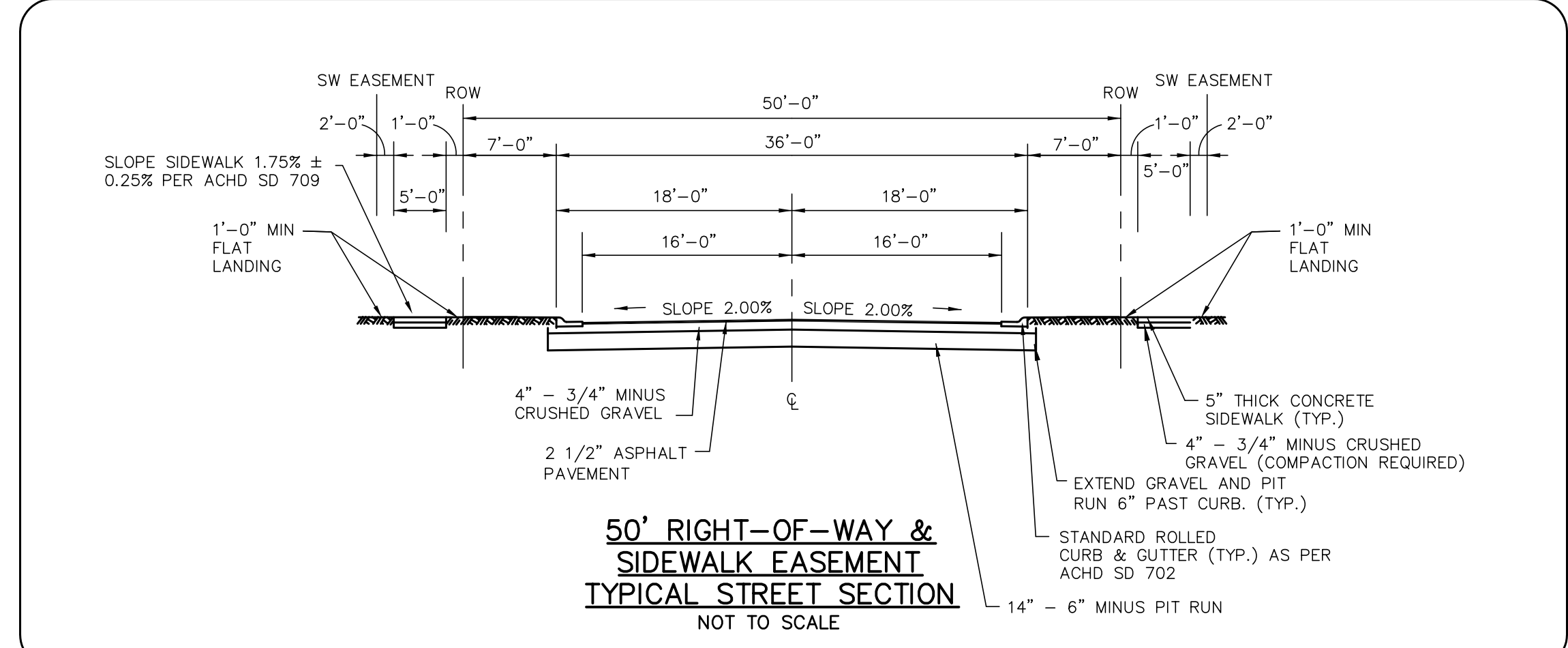
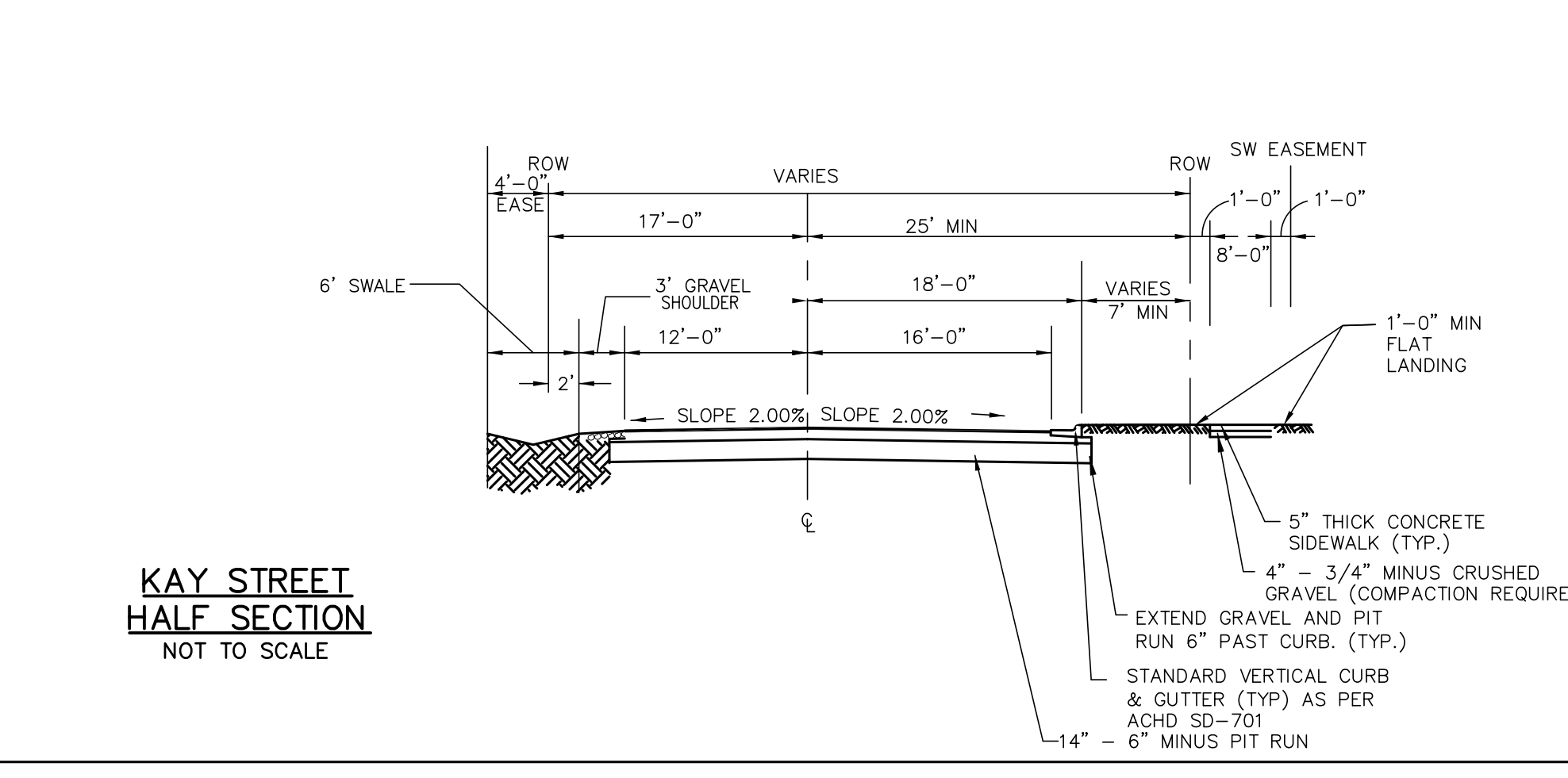
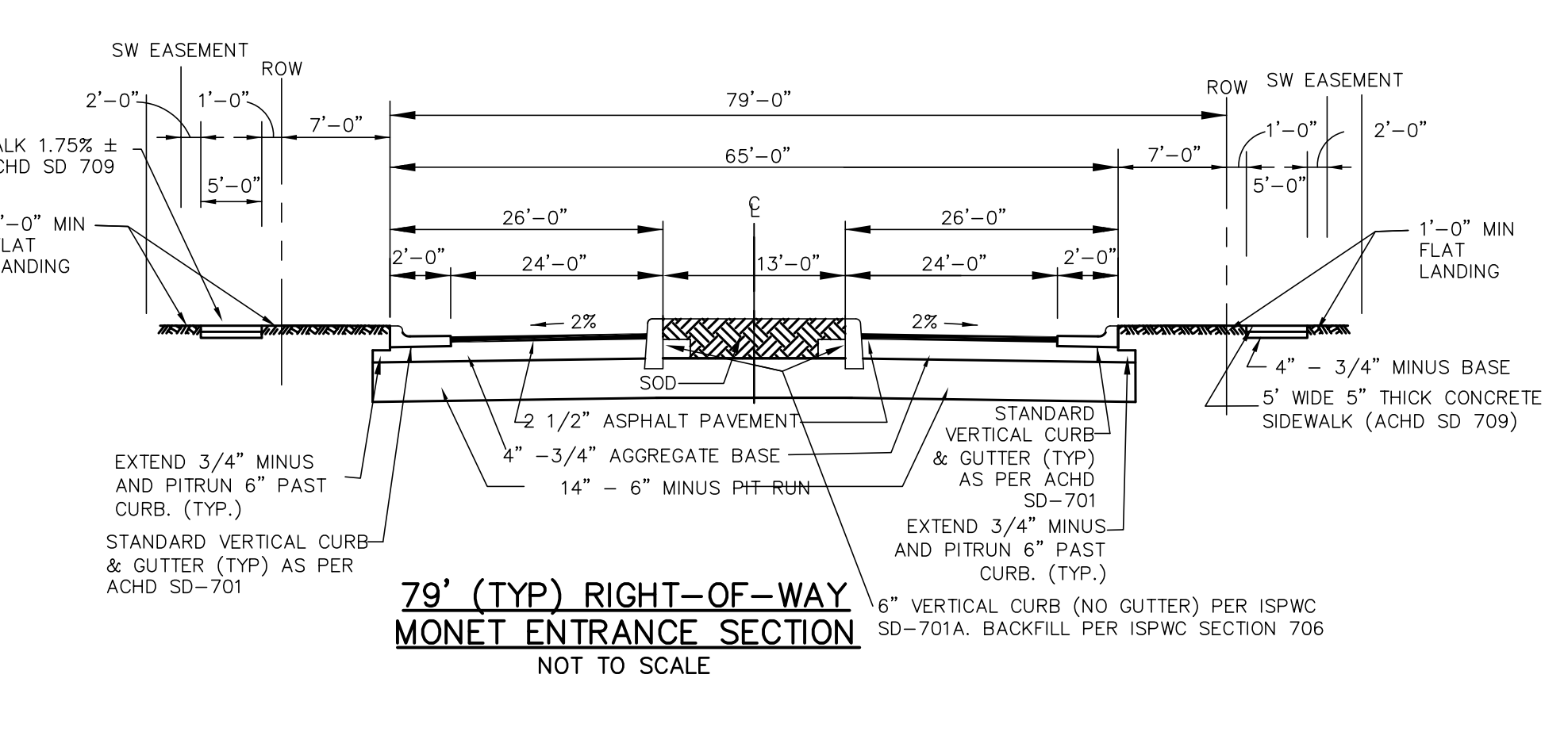
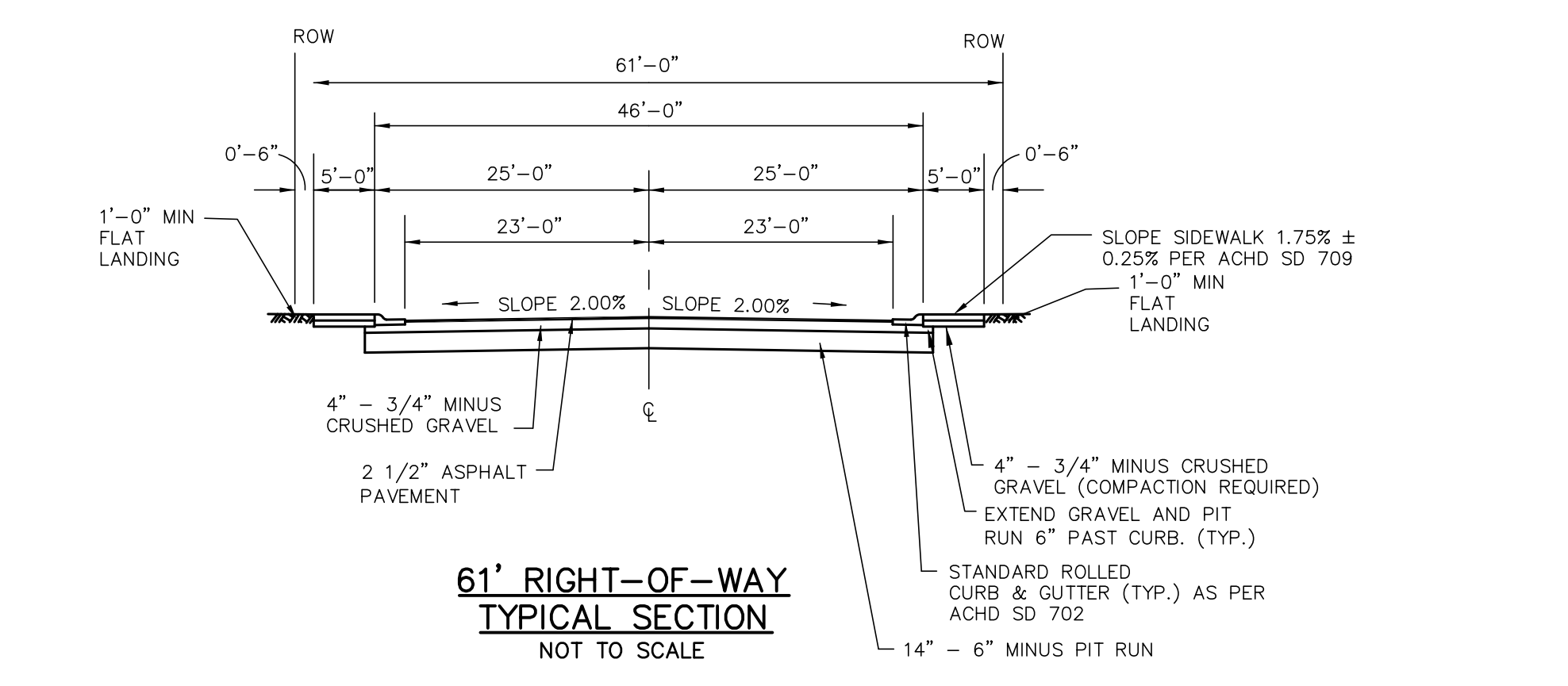
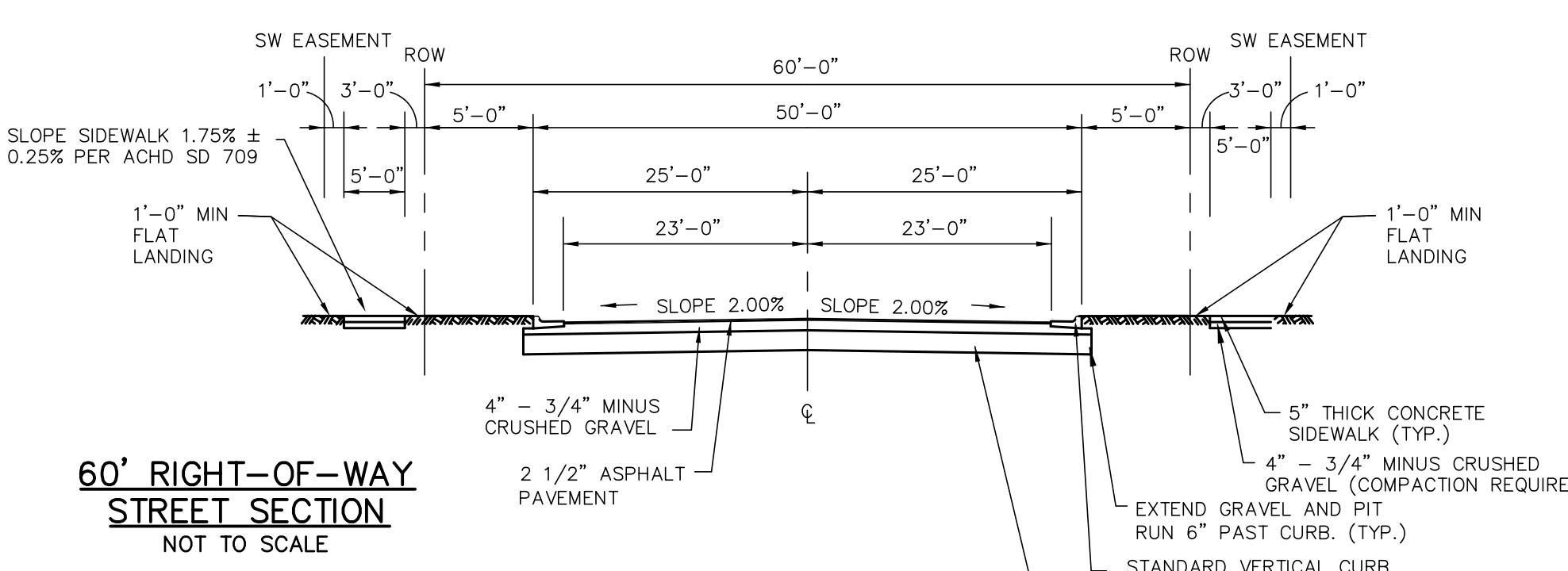
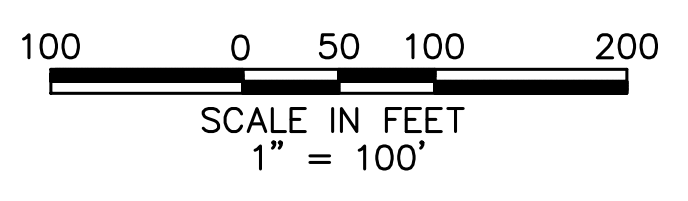
SHEET **PP-1**

**PRELIMINARY PLAT UPDATE FOR
SPRINGHILL SUBDIVISION**

A PORTION OF THE WEST 1/2 OF SECTION 1
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2017



SEE SHEET 3



REVISED NO.	DATE	DESCRIPTION

REVISOR
NO. DATE DESCRIPTION

BAILEY ENGINEERING, INC.
CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LANE TEL: 208-938-0013
BOISE, ID 83714 www.baileyengr.com

DRAWN BY: DAB CHECKED BY: DAVID A. BAILEY P.E. PROJECT: C2016-006 DATE: 04-20-2017

**PRELIMINARY PLAT UPDATE
SPRINGHILL SUBDIVISION
NE KUNA FARMS LLC**

SHEET **PP-2**

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C1	722.00	96.12	C136	2538.00	194.43	C263	575.00	61.01	C421	611.87	59.73	C536	375.00	89.54	C651	262.00	43.01	C797	2980.00	56.13	C924	450.00	7.01	C1095	225.00	78.76	C1220	75.00	49.42	C1365	2538.00	194.43	C264	575.00	61.01	C422	611.87	59.73	C537	375.00	86.35	C652	262.00	10.28	C798	2980.00	74.23	C925	3090.00	99.83	C1096	225.00	32.00	C1221	75.00	56.81	C1366	2538.00	194.43	C265	575.00	74.55	C423	611.87	29.46	C538	375.00	88.14	C653	262.00	60.33	C799	2980.00	67.84	C926	3090.00	60.00	C1097	234.00	68.89	C1222	2563.00	52.03	C1367	2538.00	194.43	C266	575.00	24.55	C424	611.87	29.46	C539	375.00	65.88	C654	262.00	48.30	C800	2980.00	84.84	C927	3090.00	26.24	C1098	75.00	41.59	C1223	2563.00	59.67	C1368	2538.00	194.43	C267	575.00	24.55	C425	611.87	29.46	C540	375.00	55.88	C655	262.00	13.28	C801	2980.00	18.52	C928	650.00	49.08	C1104	275.00	20.98	C1224	2563.00	46.84	C1369	2538.00	194.43	C268	575.00	7.79	C426	611.87	29.46	C541	375.00	98.18	C656	262.00	40.91	C802	2980.00	54.03	C929	650.00	50.01	C1105	275.00	20.48	C1225	2789.00	53.57	C1370	2538.00	194.43	C269	575.00	23.82	C427	611.87	29.46	C542	375.00	31.88	C657	262.00	40.15	C803	2980.00	54.00	C930	650.00	110.65	C1108	175.00	38.38	C1226	2789.00	60.00	C1371	2538.00	194.43	C270	575.00	23.82	C428	611.87	29.46	C543	375.00	36.52	C658	262.00	74.65	C804	2980.00	91.00	C931	650.00	14.45	C1112	13.00	29.26	C1227	2789.00	9.40	C1372	2538.00	194.43	C271	575.00	23.82	C429	611.87	29.46	C544	375.00	63.89	C659	262.00	29.67	C805	1492.00	6.00	C932	13.00	0.21	C1113	55.00	61.45	C1228	275.00	69.96	C1373	2538.00	194.43	C272	575.00	23.82	C430	611.87	29.46	C545	325.00	61.52	C660	570.00	34.80	C806	1492.00	8.76	C933	85.00	54.97	C1114	55.00	53.21	C1229	275.00	41.53	C1374	2538.00	194.43	C273	575.00	23.82	C431	611.87	29.46	C546	325.00	49.61	C661	630.00	64.08	C807	1492.00	7.01	C934	55.00	33.52	C1115	55.00	35.05	C1230	225.00	34.61	C1375	2538.00	194.43	C274	575.00	23.82	C432	611.87	29.46	C547	325.00	42.50	C662	630.00	16.71	C808	2980.00	17.20	C935	1931.00	55.92	C1116	55.00	39.04	C1231	225.00	44.73	C1376	2538.00	194.43	C275	575.00	23.82	C433	611.87	29.46	C548	325.00	60.00	C663	150.00	41.11	C809	1245.00	85.76	C936	55.00	33.52	C1117	55.00	58.83	C1232	225.00	15.57	C1377	2538.00	194.43	C276	575.00	23.82	C434	611.87	29.46	C549	325.00	58.00	C664	150.00	49.04	C810	1245.00	52.05	C937	55.00	58.89	C1118	555.00	42.26	C1233	2676.00	63.03	C1378	2538.00	194.43	C277	575.00	23.82	C435	611.87	29.46	C550	325.00	51.89	C665	1475.00	54.00	C811	945.00	87.17	C938	13.00	3.57	C1119	2287.00	5.22	C1234	2676.00	60.01	C1379	2538.00	194.43	C278	575.00	23.82	C436	611.87	29.46	C551	325.00	59.27	C666	75.00	37.92	C812	3010.00	76.01	C939	601.00	114.30	C1120	555.00	82.79	C1235	2676.00	48.00	C1380	2538.00	194.43	C279	575.00	23.82	C437	611.87	29.46	C552	75.00	0.02	C667	75.00	35.87	C813	930.50	231.07	C940	601.00	87.93	C1121	555.00	68.43	C1236	2563.00	45.44	C1381	2538.00	194.43	C280	575.00	23.82	C438	611.87	29.46	C553	75.00	38.88	C668	1768.00	35.25	C814	25.00	48.57	C1122	555.00	17.22	C1237	2563.00	51.54	C1382	2538.00	194.43	C281	575.00	23.82	C439	611.87	29.46	C554	75.00	38.90	C669	150.00	54.93	C815	2513.00	43.33	C942	25.00	41.31	C1123	2513.00	4.80	C1238	2563.00	51.54	C1383	2538.00	194.43	C282	575.00	23.82	C440	611.87	29.46	C555	75.00	44.11	C670	25.00	40.88	C816	2513.00	61.45	C943	13.00	11.09	C1124	225.00	11.16	C1239	2563.00	51.54	C1384	2538.00	194.43	C283	575.00	23.82	C441	611.87	29.46	C556	75.00	0.00	C671	997.00	45.33	C817	2513.00	61.45	C944	1625.00	71.50	C1125	225.00	50.10	C1240	2563.00	51.54	C1385	2538.00	194.43	C284	575.00	23.82	C442	611.87	29.46	C557	1625.00	20.00	C672	150.00	34.58	C818	2513.00	61.45	C945	1881.00	54.09	C1126	225.00	50.10	C1241	2563.00	51.54	C1386	2538.00	194.43	C285	575.00	23.82	C443	611.87	29.46	C558	275.00	87.77	C673	1047.00	48.65	C819	2513.00	61.45	C946	1881.00	54.09	C1127	2513.00	62.08	C1242	2563.00	51.54	C1387	2538.00	194.43	C286	575.00	23.82	C444	611.87	29.46	C559	380.00	78.35	C674	75.00	10.14	C820	2513.00	57.62	C947	1170.00	129.51	C1128	2513.00	62.08	C1243	125.00	24.72	C1388	2538.00	194.43	C287	575.00	23.82	C445	611.87	29.46	C560	320.00	7.78	C675	75.00	38.69	C821	2513.00	57.62	C948	1881.00	56.09	C1129	225.00	25.17	C1244	2540	44.68	C1389	2538.00	194.43	C288	575.00	23.82	C446	611.87	29.46	C561	720.00	71.69	C676	2287.00	17.08	C822	2513.00	57.62	C949	1881.00	56.09	C1130	175.00	2.55	C1245	2540	51.54	C1390	2538.00	194.43	C289	575.00	23.82	C447	611.87	29.46	C562	275.00	74.36	C677	1768.00	26.60	C823	2513.00	57.62	C950	1881.00	56.10	C1131	175.00	44.73	C1246	2540	39.60	C1391	2538.00	194.43	C290	575.00	23.82	C448	611.87	29.46	C563	275.00	4.75	C678	2400.00	30.35	C824	1379.00	5.36	C951	1881.00	56.09	C1132	175.00	45.00	C1247	2563.00	51.09	C1392	2538.00	194.43	C291	575.00	23.82	C449	611.87	29.46	C564	275.00	83.63	C679	2400.00	21.66	C825	2513.00	4.80	C952	1881.00	64.65	C1133	175.00	45.00	C1248	2540	27.79	C1393	2538.00	194.43	C292	575.00	23.82	C450	611.87	29.46	C565	325.00	24.89	C680	2400.00	61.95	C826	2400.00	58.66	C953	1881.00	62.13	C1134	175.00	14.65	C1249	2540	55.77	C1394	2538.00	194.43	C293	575.00	23.82	C451	611.87	29.46	C566	325.00	22.95	C681	2400.00	28.94	C827	2400.00	56.00	C954	1475.00	64.02	C1135	670.00	47.36	C1250	697.00	92.79	C1395	2538.00	194.43	C294	575.00	23.82	C452	611.87	29.46	C567	325.00	59.32	C682	2400.00	25.56	C828	2400.00	55.03	C955	1475.00	56.28	C1136	670.00	26.59	C1251	697.00	123.49	C1396	2538.00	194.43	C295	575.00	23.82	C453	611.87	29.46	C568	325.00	58.06	C683	2400.00	33.73	C829	2400.00	56.00	C956	1155.00	49.32	C1137	430.00	35.42	C1252	2563.00	7.22	C1397	2538.00	194.43	C296	575.00	23.82	C454	611.87	29.46	C569	325.00	32.83	C684	2400.00	20.77	C830	2400.00	58.69	C957	1155.00	78.53	C1138	430.00	53.24	C1253	2540	125.44	C1398	2538.00	194.43	C297	575.00	23.82	C455	611.87	29.46	C570	325.00	29.10	C685	2400.00	40.42	C831	2400.00	58.69	C958	125.00	33.07	C1139	565.00	116.50	C1254	925.00	5.35	C1399	2538.00	194.43	C298	575.00	23.82	C456	611.87	29.46	C571	715.33	40.94	C686	2400.00	14.07	C832	2400.00	58.69	C959	225.00	141.50	C1140	535.00	277.54	C1255	925.00	47.48	C1400	2538.00	194.43	C299	575.00	23.82	C457	611.87	29.46	C572	1625.00	58.87	C687	2400.00	45.21	C833	2400.00	58.69	C960	1881.00	56.09	C1141	565.00	176.60	C1256	925.00	57.90	C1401	2538.00	194.43	C300	575.00	23.82	C458	611.87	29.46	C573	275.00	49.04	C688	2400.00	9.29	C834	2400.00	65.50	C961	1881.00	16.53	C1142	353.00	39.48	C1257	925.00	56.81	C1402	2538.00	194.43	C301	575.00	23.82	C459	611.87	29.46	C574	275.00	97.30	C689	2400.00	56.56	C835	2287.00	49.49	C962	1768.00	12.34	C1143	353.00	78.61	C1258	925.00	58.53	C1403	2538.00	194.43	C302	575.00	23.82	C460	611.87	29.46	C575	275.00	0.18	C690	2287.00	51.88	C836	2287.00	55.93	C963	1768.00	3.20	C1144	353.00	78.61	C1259	925.00	11.77	C1404	2538.00	194.43	C303	575.00	23.82	C461	611.87	29.46	C576	500.00	45.38	C691	2287.00	51.93	C837	2287.00	56.22	C964	1768.00	52.72	C1145	353.00	17.51	C1260	2789.00	42.02	C1405	2538.00	194.43	C304	575.00	23.82	C462	611.87	29.46	C577	500.00	4.03	C692	2287.00	51.93	C838	2287.00	56.22	C965	125.00	151.10	C1146	545.00	78.64	C1261	2789.00	56.08	C1406	2538.00	194.43	C305	575.00	23.82	C463	611.87	29.46	C578	500.00	56.01	C693	2287.00	51.93	C839	2287.00	55.93	C966	1775.00	59.02	C1147	545.00	46.91	C1262	2789.00	56.08	C1407	2538.00	194.43	C306	575.00	23.82	C464	611.87	29.46	C579	500.00	16.14	C694	2513.00	46.39	C840	2287.00	52.43	C967	1775.00	61.49	C1148	325.00	36.09	C1263	2789.00	56.08	C1408	2538.00	194.43	C307	575.00	23.82	C465	611.87	29.46	C580	500.00	43.90	C695	25.00	35.34	C84

Springhill Subdivision

A parcel of land located in the West 1/2 of Section 1, T.2N., R.1W., B.M., Ada County, Idaho, more particularly described as follows:

Commencing at the NW corner of said Section 2 from which the W1/4 corner of said Section 2 bears South 00°27'02" West, 2610.62 feet;

thence along the West boundary line of said Section 2 South 00°27'02" West, 50.00 feet;

thence leaving said West boundary line South 89°12'54" East, 48.00 feet to a point on the South right-of-way line of E. Lake Hazel Road, said point being the **REAL POINT OF BEGINNING**;

thence along said South right-of-way line South 89°12'54" East, 2,609.59 feet to a point on the North-South centerline of said Section 2;

thence along said North-South centerline and along the West boundary line of Lake Hazel Estates and Pear Blossom Subdivision, as same are recorded in Book 29 of Plats at Page 1800, and Book 85 of Plats at Page 9605, respectively, South 00°54'58" West, 2,579.88 feet to the C1/4 corner of said Section 2;

thence continuing along said North-South centerline South 00°21'55" West, 1,349.38 feet;

thence leaving said North-South centerline South 89°55'47" West, 652.59 feet to a point on the centerline of the Mason Creek Feeder Lateral;

thence along the centerline of the Mason Creek Feeder Lateral the following courses and distances:

thence 69.89 feet along the arc of a non-tangent curve to the left, said curve having a radius of 143.00 feet, a central angle of 28°00'15" and a long chord of 69.20 feet which bears North 54°25'25" West;

thence North 68°25'33" West, 163.65 feet;

thence 339.78 feet along the arc of a curve to the right, said curve having a radius of 1,082.00 feet, a central angle of 17°59'34" and a long chord of 338.39 feet which bears North 59°25'46" West;

thence North 50°25'59" West, 87.82 feet;

thence 108.16 feet along the arc of a curve to the right, said curve having a radius of 1,100.00 feet, a central angle of 05°38'01" and a long chord of 108.11 feet which bears North 47°36'58" West;

thence North 44°47'58" West, 234.52 feet;

thence 51.55 feet along the arc of a curve to the left, said curve having a radius of 1,100.00 feet, a central angle of 02°41'06" and a long chord of 51.54 feet which bears North 46°08'31" West;

thence North 47°29'04" West, 288.73 feet;

thence North 47°03'31" West, 292.85 feet;

thence North 49°17'03" West, 221.73 feet;

thence North 44°48'15" West, 151.99 feet;

thence North 47°25'55" West, 231.99 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, 2,355.56 feet to the **REAL POINT OF BEGINNING**. Containing 202.96 acres, more or less.

