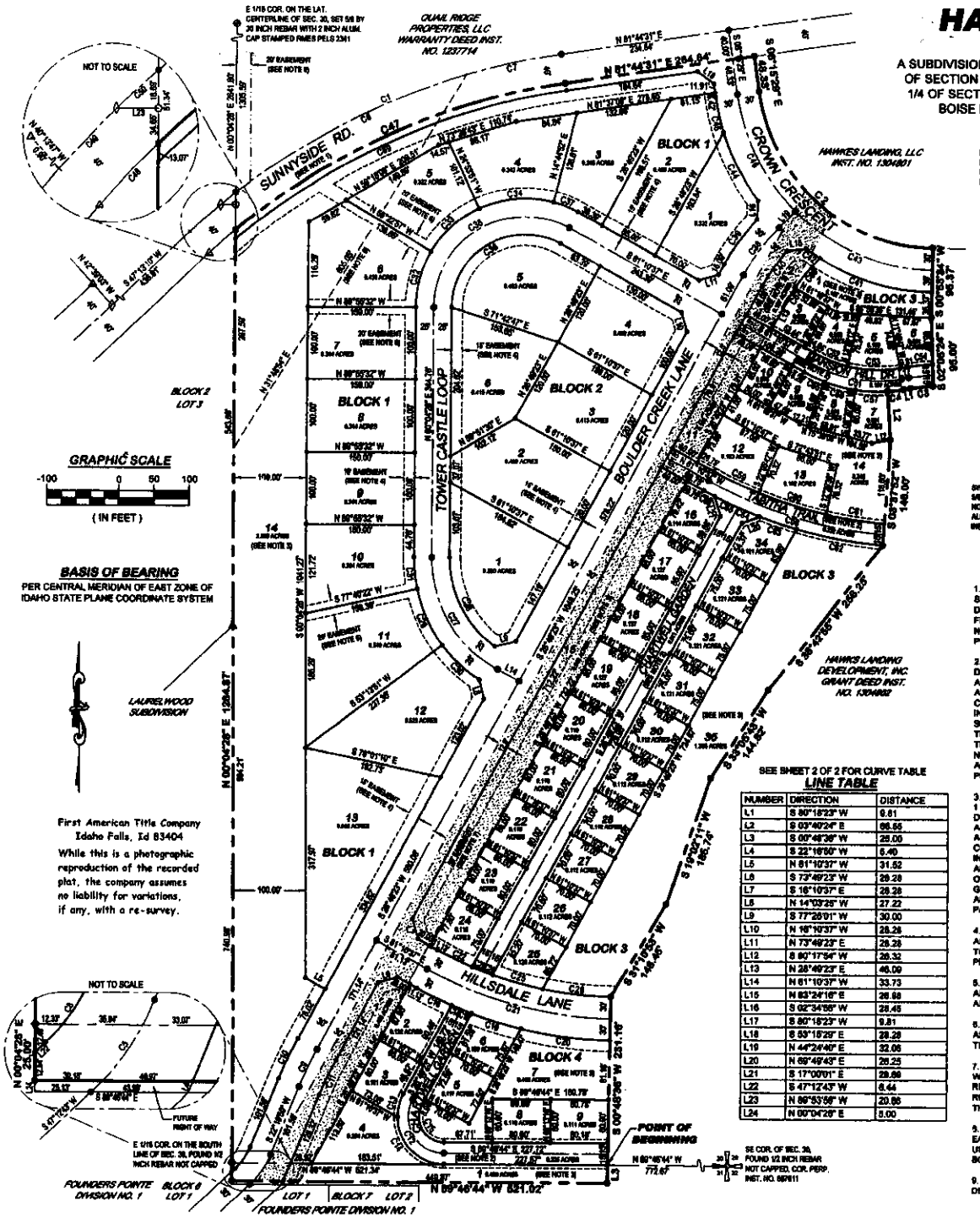
HAWKS LANDING
DIVISION NO. 1

A SUBDIVISION LOCATED IN THE EAST 1/2 OF SOUTHEAST 1/4 OF SECTION 30, AND THE NORTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 39 EAST, BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO



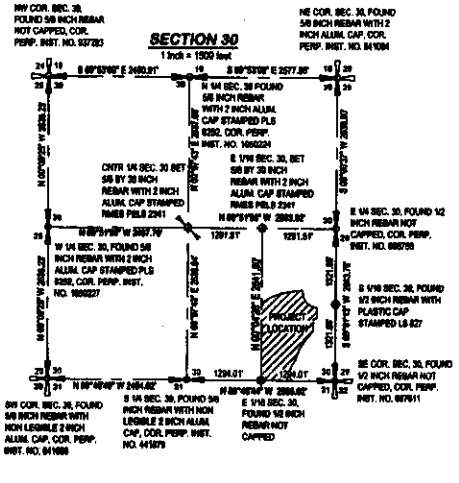
SEE SHEET 2 OF 2 FOR CURVE TABLE

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 80°18'23" W	6.81
L2	S 03°40'24" E	66.55
L3	S 00°46'36" W	28.00
L4	S 22°16'50" W	6.40
L5	N 81°10'37" W	31.52
L6	S 73°49'23" W	28.28
L7	S 16°10'37" E	28.28
L8	N 14°03'25" W	27.22
L9	S 77°28'01" W	30.00
L10	N 16°10'37" W	28.28
L11	N 73°49'23" E	28.28
L12	S 80°17'54" W	26.32
L13	N 28°49'23" E	46.09
L14	N 81°10'37" W	33.73
L15	N 83°24'16" E	28.68
L16	S 02°34'56" W	28.45
L17	S 80°18'23" W	9.81
L18	S 53°15'29" E	28.28
L19	N 44°24'40" E	32.06
L20	N 69°49'43" E	28.25
L21	S 17°00'01" E	28.99
L22	S 47°12'43" W	6.44
L23	N 86°53'56" W	20.86
L24	N 00°04'26" E	5.00

SECTION 30

1 inch = 1500 feet



NOTES:

1. THE CENTERLINE OF SUNNYSIDE ROAD WAS ESTABLISHED BY SPLITTING THE EXISTING PAVEMENT AND USING THE MONUMENTS AS DEPICTED ON THIS PLAT. A PORTION OF SUNNYSIDE ROAD BEING 40 FEET WIDE WAS DEEDED TO BONNEVILLE COUNTY UNDER INSTRUMENT NO. 511653. THE NORTHERLY 10 FEET AS SHOWN ON THIS PLAT IS DEDICATED FOR PUBLIC RIGHT OF WAY.

2. MANSION HILL DRIVE, TABITHA TRIAL, AND CHARTWELL GARDEN ARE DEDICATED IN COMMON TO THE LOT OWNERS OF HAWKS LANDING PUD AND SHALL BE ADMINISTERED BY HAWKS LANDING HOMEOWNERS ASSOCIATION ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IDENTIFIED IN THE RECORDING INSTRUMENT NUMBER ON SHEET 2 OF 2 OF THIS PLAT. NO PARKING SHALL BE ALLOWED ALONG SAID STREETS. THEY ARE COVERED IN THEIR ENTIRETY WITH A PUBLIC AND PRIVATE UTILITY EASEMENT WITH THE RIGHT OF INGRESS AND EGRESS TO PERFORM MAINTENANCE AS NECESSARY. ALSO TO BE USED AS A PRIVATE AND PUBLIC DRIVEWAY ACCESS. THE 5 FOOT WIDE EASEMENT ALONG SAID STREETS ARE FOR PUBLIC AND PRIVATE UTILITIES.

3. (LOT 14, BLOCK 1), (LOTS 1, 2, 11, 14, 15, AND 35, BLOCK 3), AND (LOTS 1 AND 7, BLOCK 4) ARE NON BUILDABLE PARKWAY LOTS AND ARE DEDICATED IN COMMON TO THE LOT OWNERS OF HAWKS LANDING PUD AND SHALL BE ADMINISTERED BY HAWKS LANDING HOMEOWNERS ASSOCIATION ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IDENTIFIED IN THE RECORDING INSTRUMENT NUMBER ON SHEET 2 OF 2 OF THIS PLAT. THE CITY OF AMMON IS HEREBY GRANTED A STORM WATER RETENTION EASEMENT OVER THE ENTIRETY OF LOT 14, BLOCK 1. AFTER COMPLETION OF THE GRADING, CONSTRUCTION, AND IMPROVEMENTS ACCORDING TO APPROVED PLANS, NO OTHER ALTERATIONS MAY BE MADE TO SAID PARKWAY LOTS EXCEPT FOR MAINTENANCE.

4. THE 15 FOOT WIDE EASEMENTS AS SHOWN ALONG SUNNYSIDE ROAD AND CROWN CRESCENT, AND EACH SIDE OF BOULDER CREEK LANE, TOWER CASTLE LOOP, AND HILLSDALE LANE ARE FOR PUBLIC AND PRIVATE UTILITIES.

5. THE 20 FOOT WIDE EASEMENT (BEING 10 FEET EACH SIDE OF ADJOINING LOT LINE OF LOTS 10 AND 11, AND LOTS 6 AND 7, BLOCK 1) ARE FOR STORM WATER DRAINAGE LINES.

6. THE 20 FOOT WIDE EASEMENT (BEING 10 FEET EACH SIDE OF ADJOINING LOT LINE OF LOTS 5 AND 6, BLOCK 1) AND THE EXTENSION THEREOF ARE FOR PUBLIC AND PRIVATE UTILITIES.

7. A TWO POLE POWER LINE RUNS THROUGH THE DEPICTED 90 FOOT WIDE EASEMENT GRANTED TO UTAH POWER & LIGHT COMPANY, RECORDED UNDER INSTRUMENT NO. 230590, BOOK 14 PAGE 343, IN THE RECORDS OF BONNEVILLE COUNTY. THE EASEMENT IS PARALLEL TO THE MAIN STRETCH OF BOULDER CREEK LANE.

8. A SINGLE POLE POWER LINE RUNS ALONG THE DEPICTED LINE EASEMENT GRANTED TO UTAH POWER & LIGHT COMPANY, RECORDED UNDER INSTRUMENT NO. 178312, BOOK 5 PAGE 341, IN THE RECORDS OF BONNEVILLE COUNTY.

9. A 20 FOOT WIDE EASEMENT GRANTED TO HAWKS LANDING DEVELOPMENT, INC, RECORDED UNDER INSTRUMENT NO. 1310208.

LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND 1/4 CORNER AS NOTED
- FOUND OR SET 1/16 CORNER AS NOTED
- SET CENTER 1/4 CORNER AS NOTED
- SET 5/8 INCH BY 24 INCH REBAR WITH 2 INCH ALUM. CAP STAMPED (RMES PELS 2341)
- SET 1/2 INCH BY 24 INCH REBAR WITH PLASTIC CAP STAMPED (RMES PELS 22341) AT LOT CORNERS AND END OF CURVES
- FOUND 1/2 REBAR NOT CAPPED PER LAURELWOOD PARK SUBDIVISION
- FOUND RAILROAD SPIKE PER LAURELWOOD PARK SUBDIVISION
- FOUND 5/8 REBAR NOT CAPPED
- FOUND 1/2 REBAR WITH PLASTIC CAP STAMPED LS 7880, ORIGIN UNKNOWN, REPLACED WITH 5/8 INCH BY 24 INCH REBAR WITH 2 INCH ALUM. CAP STAMPED (RMES PELS 2341)
- SUBDIVISION BOUNDARY LINE
- SUBDIVISION LOT LINES
- STREET CENTERLINE
- SECTION LINE
- EXISTING PROPERTY / LOT LINES
- EASEMENT SIDELINE (SEE NOTES 4 THROUGH 8)
- EASEMENT SIDELINE (SEE NOTE 9)
- LINE EASEMENT (SEE NOTE 8)
- 90 FOOT WIDE EASEMENT (SEE NOTE 7)
- 7 LOT NUMBER