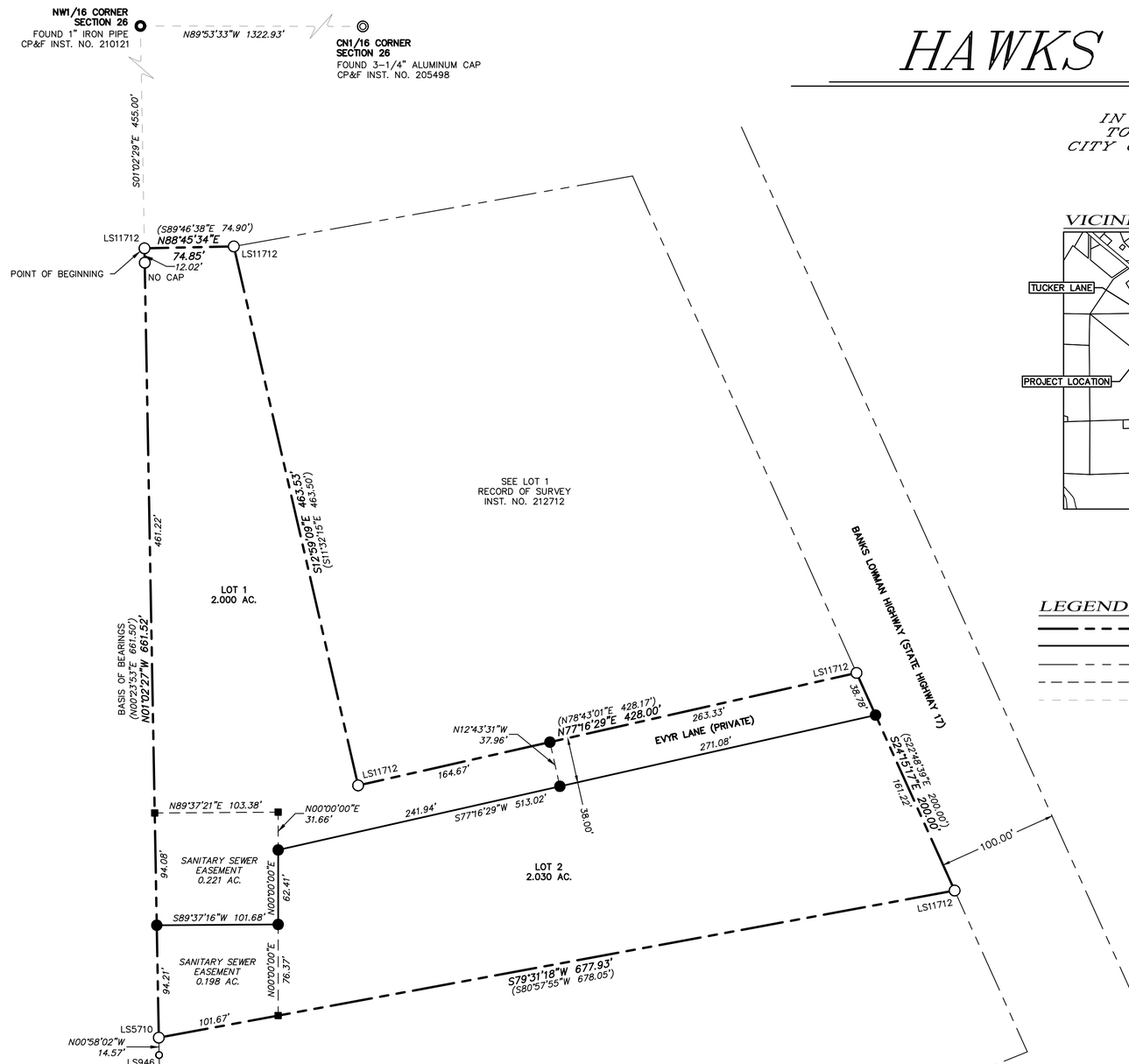
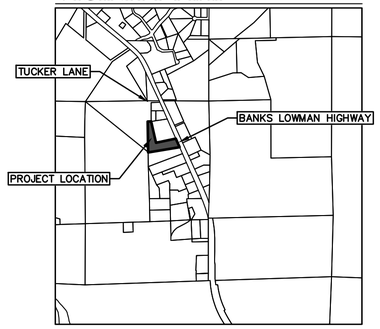
A MINOR PLAT OF
HAWKS VILLAGE SUBDIVISION

TAX NO. 656
IN THE SE1/4 OF THE NW1/4, SECTION 26
TOWNSHIP 9 NORTH, RANGE 4 EAST, B.M.
CITY OF GARDEN VALLEY, BOISE COUNTY, IDAHO
2026



VICINITY MAP



GRID NORTH

70 35 0 70 140
HORIZONTAL SCALE IN FEET

BASIS OF BEARING

HORIZONTAL DATUM BASED ON IDAHO STATE PLANE, IDAHO WEST ZONE 1103. COORDINATES WERE DERIVED FROM GPS OBSERVATIONS AND PROJECTED TO GROUND BY APPLYING A SCALE FACTOR OF 1.0002109373 TO GRID VALUES. DISTANCES ARE GROUND DISTANCES AND ARE IN U.S. SURVEY FEET. TO ROTATE BEARINGS TO RECORD OF SURVEY INST. NO. 280118 AND WARRANTY DEED INST. NO. 285939 ADD 01°26'20" TO BEARINGS SHOWN HEREON.

LEGEND

- BOUNDARY LINE
- LOT LINE
- EXISTING PARCEL LINE
- EASEMENT LINE
- SIXTEENTH SECTION LINE
- FOUND IRON PIPE
- FOUND ALUMINUM CAP
- FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" REBAR AS NOTED
- SET 5/8"X24" REBAR, LS14217
- CALCULATED POINT, NO MONUMENT SET OR FOUND

NOTES

1. EVYR LANE AS DEPICTED ON THIS FINAL PLAT IS PRIVATE ROAD; AND, AFTER COMPLETION SUCH ROAD WILL BE MAINTAINED BY THE HAWKS VILLAGE SUBDIVISION PROPERTY OWNERS' ASSOCIATION, AS IS FURTHER PROVIDED IN THE CC&RS. BOISE COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE CONSTRUCTION OR MAINTENANCE OF SAID PRIVATE ROAD. NO COUNTY SERVICES (EXCEPT EMERGENCY IN NATURE) WILL BE PROVIDED FOR THE PRIVATE ROAD. EVYR LANE IS LOCATED WITHIN A PORTION OF LOT 1 AND SHALL ALSO SERVE AS A UTILITY AND DRAINAGE EASEMENT.
2. LOT 2 WILL BE SERVED BY AN EXISTING DRAIN FIELD SYSTEM AND EXISTING WELL, TO BE MAINTAINED BY THE LOT OWNER AS THEIR EXCLUSIVE RESPONSIBILITY. LOT 1 IS A DRY LOT FOR A FUTURE STORAGE UNIT FACILITY. BOISE COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE CONSTRUCTION, OPERATION OR MAINTENANCE OF ANY UTILITIES SERVICING HAWKS VILLAGE SUBDIVISION.
3. ALL PROPERTIES SHOWN ON THIS FINAL PLAT ARE SUBJECT TO AND GOVERNED BY THE PROVISIONS OF THE DECLARATION OF PROTECTIVE COVENANTS FOR HAWKS VILLAGE SUBDIVISION ("CC&RS"), AND THE ARTICLES OF INCORPORATION AND BYLAWS FOR HAWKS VILLAGE SUBDIVISION OWNERS' ASSOCIATION, INC., WHICH ARE RECORDED WITH THE BOISE COUNTY, IDAHO RECORDER AS INSTRUMENT NOS. _____, _____, _____, AND _____, AND AS THE SAME MAY BE AMENDED.
4. IDAHO CODE SECTION 31-3805 IS NOT APPLICABLE; THIS DEVELOPMENT IS NOT LOCATED WITHIN AN IRRIGATION ORGANIZATION.
5. ALL EASEMENTS WHICH ARE DEPICTED ON THIS FINAL PLAT, ARE DEDICATED FOR THE USE AND ENJOYMENT OF THE MEMBERS OF THE HAWKS VILLAGE SUBDIVISION PROPERTY OWNERS' ASSOCIATION, TOGETHER WITH THEIR GUESTS, INVITEES, AND ASSIGNS, SUBJECT TO THE TERMS, CONDITIONS AND RESERVED DECLARANT RIGHTS WHICH ARE CONTAINED IN THE CC&RS.
6. NO ADDITIONAL DOMESTIC WATER SUPPLY SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RELEASE.
7. ANY FUTURE DEVELOPMENT SHALL HAVE DRAINAGE ENGINEERED SO AS TO NOT AFFECT NEIGHBORING PROPERTIES.
8. ANY FUTURE DIVISION OF LOTS IN THIS SUBDIVISION SHALL COMPLY WITH BOISE COUNTY SUBDIVISION ORDINANCE AND PROCEDURES AND REQUIREMENTS.
9. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES "AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OF EXPANSION THEREOF NOT A NUISANCE- EXCEPTION. 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 IS 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 FACILITY OR EXPANSION THEREOF".

CERTIFICATE OF SURVEYOR

I, DANIEL T. DUNN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE CURRENT LAWS OF THE STATE OF IDAHO PERTAINING TO PLATS AND SURVEYS.

SURVEY NARRATIVE

THIS PLAT WAS PREPARED TO CREATE TWO LOTS AS SHOWN HEREON. THE BOUNDARY OF THIS PLAT IS BASED ON THE RETRACEMENT OF RECORDED DOCUMENTS LISTED BELOW AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTS RECOVERED WERE FOUND TO BE IN CONFORMANCE WITH THE RECORD; ALL FOUND MONUMENTS WERE ACCEPTED AND HELD. REFER TO RECORD OF SURVEY, INSTRUMENT NO. 280118. HAWKS VILLAGE SUBDIVISION AS SHOWN HEREON IS LOCATED WITHIN BOISE COUNTY PARCEL NO. RP09N04E264604 AND MORE SPECIFICALLY DESCRIBED IN WARRANTY DEED INST. NO.285939.

PROFESSIONAL LAND SURVEYOR
LICENSED
14217
STATE OF IDAHO
DANIEL T. DUNN

SHEET 1 OF 2

25 COYOTE TRAIL
CASCADE, ID 83611

PHONE: (208) 634-6896
WWW.DUNNLANDSURVEYS.COM

dunn
LAND SURVEYS, INC.

A MINOR PLAT OF

HAWKS VILLAGE SUBDIVISION

TAX NO. 656
IN THE SE1/4 OF THE NW1/4, SECTION 26
TOWNSHIP 9 NORTH, RANGE 4 EAST, B.M.
CITY OF GARDEN VALLEY, BOISE COUNTY, IDAHO
2026

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS, THAT DRAPER DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED:

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 4 EAST, BOISE MERIDIAN, BOISE COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3-1/4 INCH ALUMINUM CAP MONUMENT MARKING THE CENTER-NORTH 1/16 CORNER SAID SECTION 26, CP&F INST. NO. 205498, CORNER RECORDS OF SAID BOISE COUNTY;

THENCE A BEARING OF N89°53'33"W, A DISTANCE OF 1322.93 FEET, TO A FOUND 1-INCH IRON PIPE MONUMENT MARKING THE NORTHWEST 1/16 CORNER SAID SECTION 26, CP&F INST. NO. 210121, SAID CORNER RECORDS OF BOISE COUNTY;

THENCE A BEARING OF S01°02'29"E, A DISTANCE OF 455.00 FEET, TO A FOUND 5/8-INCH REBAR BEING THE TRUE POINT OF BEGINNING.

THENCE A BEARING OF N88°45'34"E, A DISTANCE OF 74.85 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE A BEARING OF S12°59'09"E, A DISTANCE OF 463.53 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE A BEARING OF N77°16'29"E, A DISTANCE OF 428.00 FEET, TO A FOUND 5/8-INCH REBAR ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF BANKS LOWMAN HIGHWAY (HIGHWAY 17);

THENCE ON SAID RIGHT-OF-WAY BOUNDARY A BEARING OF S24°15'17"E, A DISTANCE OF 200.00 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY A BEARING OF S79°31'18"W, A DISTANCE OF 677.93 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE A BEARING OF N01°02'27"W, A DISTANCE OF 661.52 FEET, TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND CONTAINS 4.030 ACRES, MORE OR LESS.

THAT IT IS THE INTENTION OF THE UNDERSIGNED TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHT OF ACCESS TO AND USE OF THESE EASEMENTS AS REQUIRED TO SERVICE SAID UTILITIES BY THE UTILITY PROVIDER IS PERPETUALLY GRANTED.

IN WITNESS WHEREOF: WE HAVE HEREUNTO SET OUR SIGNATURES THIS _____ DAY OF

_____, 2026.

_____
BY: CHRISTOPHER CODY DRAPER, DRAPER DEVELOPMENT, LLC.

ACKNOWLEDGEMENT

STATE OF)
) SS
COUNTY OF)

ON THIS _____ DAY OF _____, 2025, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF IDAHO PERSONALLY APPEARED CHRISTOPHER CODY DRAPER, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF DRAPER DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH COMPANY EXECUTED THE SAME.

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

_____
NOTARY PUBLIC OF IDAHO

RESIDING AT _____

COMMISSION EXPIRES: _____

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE REIMPOSED IN ACCORDANCE WITH SECTION 50-1326 IDAHO CODE BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

_____ _____
CENTRAL DISTRICT HEALTH, EHS *DATE*

CERTIFICATE OF BOISE COUNTY ASSESSOR

I THE UNDERSIGNED, COUNTY ASSESSOR, IN AND FOR THE COUNTY OF BOISE, IDAHO, PER REQUIREMENTS OF IDAHO CODE, DO HEREBY CERTIFY THAT THIS PLATTING IS ACCEPTABLE FOR ASSESSING AND TAX PURPOSES.

_____ _____
BOISE COUNTY ASSESSOR DATE

CERTIFICATE OF BOISE COUNTY BOARD OF COMMISSIONERS

THE PLAT OF HAWKS VILLAGE SUBDIVISION IS HEREBY ACCEPTED AND APPROVED THE _____ DAY

OF_____, 2026,

BY THE BOARD OF COMMISSIONERS OF BOISE COUNTY.

_____ _____
CHAIRMAN DATE

CERTIFICATE OF BOISE COUNTY SURVEYOR

I, THE UNDERSIGNED COUNTY SURVEYOR FOR VALLEY COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF *HAWKS VILLAGE SUBDIVISION* IS IN COMPLIANCE WITH TITLE 50, CHAPTER 13, IDAHO CODE, RELATING TO PLATS AND SURVEYS AND IS ALSO IN COMPLIANCE WITH THE VALLEY COUNTY SUBDIVISION REGULATIONS RELATING TO PLATS.

_____ _____
VALLEY COUNTY SURVEYOR DATE

CERTIFICATE OF SURVEYOR

I, DANIEL T. DUNN, PROFESSIONAL LAND SURVEYOR NO. 14217, LICENSED BY THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF *HAWKS VILLAGE SUBDIVISION* AS DESCRIBED IN THE "CERTIFICATE OF OWNERS", WAS DRAWN FROM A SURVEY CONDUCTED BY ME AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMANCE WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

PROFESSIONAL LAND SURVEYOR
LICENSED
14217
STATE OF IDAHO
DANIEL T. DUNN

CERTIFICATE OF BOISE COUNTY TREASURER

I THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF BOISE, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THE PLAT OF HAWKS VILLAGE SUBDIVISION HAS BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

_____ _____
BOISE COUNTY TREASURER DATE

SHEET 2 OF 2

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dunn
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