

PLAT SHOWING
Fall Creek Meadows Subdivision No. 1

PLAT BOOK 114 PAGE 17044

Notes

1. Lot 6 of Block 1, Lots 9 & 19 of Block 2, Lot 1 of Block 3, Lots 1 & 7 of Block 4, and Lot 1 of Block 5 are common lots and will be owned and maintained by Fall Creek Homeowners Association.
2. The owner has provided irrigation water to each lot through a pressurized irrigation system to be owned and maintained by Nampa & Meridian Irrigation District. All lots in this subdivision will be subject to assessments by the Nampa & Meridian Irrigation District. See Bill of Sale Instrument Number 2018-041140 & Construction Contract for Urban Irrigation System Instrument Number 2018-041139.
3. Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of the re-subdivision.
4. Minimum building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Meridian, Idaho.
5. This Development is subject to a Development Agreement Instrument No. 106151232, and as amended by Instrument No.s 110057970 & 2016-067643.
6. Lots shall not be reduced in size without prior approval from the Health Authority.
7. No additional domestic water supplies shall be installed beyond the water system approved in sanitary restriction release.
8. Reference is made to the public health letter on file with Ada County Recorder regarding additional restrictions.
9. This development recognizes Section 22-4503 of Idaho Code, Right to Farm Act, which states, "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
10. This development is subject to ACHD License Agreement Instrument No. 2018-042238.
11. Per the City of Meridian, bottom elevation of structural footings shall be set a minimum of 12-inches above the highest established normal ground water elevation. On March 21, 2012, MT&I excavated 16 test pits to depths between 7 and 16 feet and encountered ground water in one hole at 14.3 feet deep.
12. Direct access to S. Linder Road and W. Kodiak Drive is prohibited.

Reference Documents

Subdivisions:

Fall Creek Subdivision No. 1 (Book 107 of Plats at Pages 14780 through 14782).
Fall Creek Subdivision No. 2 (Book 109 of Plats at Pages 15465 through 15467).
Fall Creek Subdivision No. 4 (Book 113 of Plats at Pages 16528 through 16535).

Surveys:

ROS's 5672, 5800, 6726, and 9666.

Deeds:

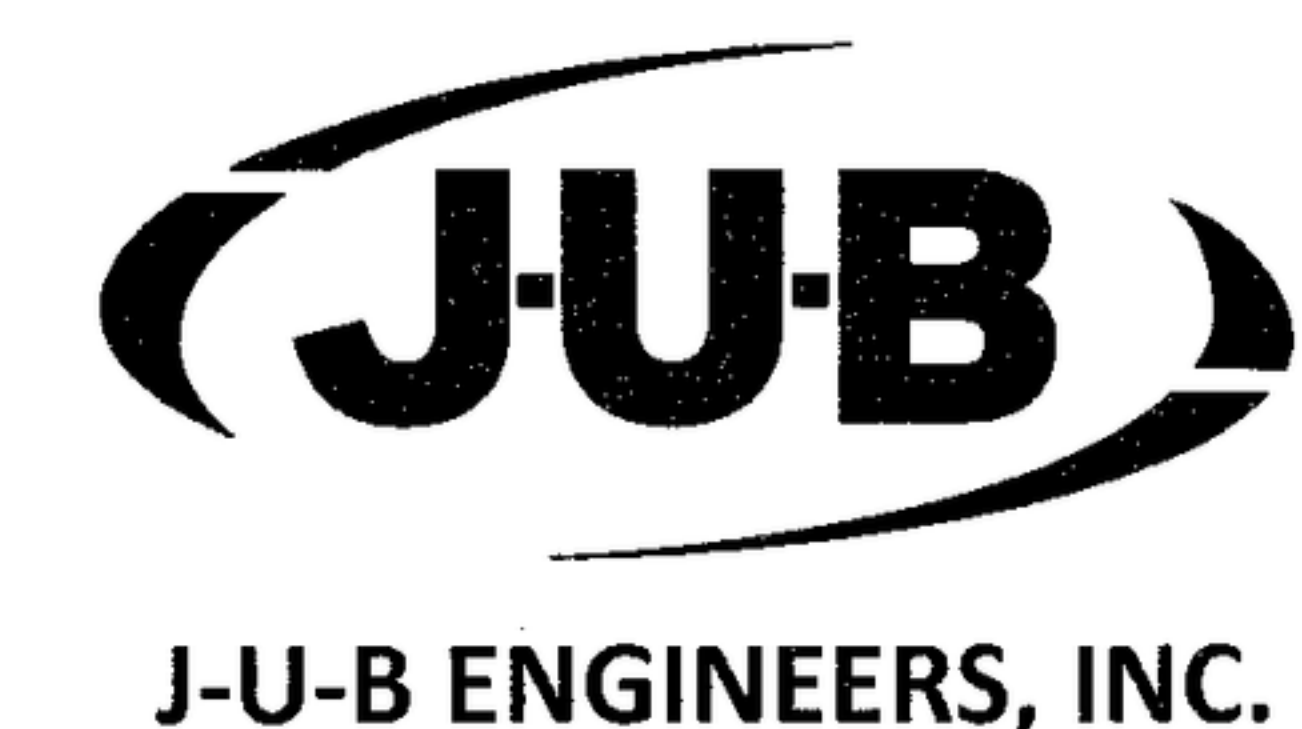
2016-107398, & 2018-069345.

Easements:

2017-076326, 2018-014061, & 2018-027679.

Easement Notes

1. Lot 6 of Block 1, Lots 9 & 19 of Block 2, Lot 1 of Block 3, Lot 7 of Block 4, and Lot 1 of Block 5 are hereby designated as having a Utility Easement co-situated with said lots (i.e. blanket easement).
2. All Utility Easements shown or designated hereon are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots shown hereon, and are hereby reserved for the installation, maintenance, operation, and use of public and private utilities, gravity & pressure irrigation, sewer service, cable television/data; appurtenances thereto; and lot drainage.
3. A portion of Lots 6 & 7 of Block 1, Lots 1 & 18 of Block 2, Lots 2, 3, & 4 of Block 3, and Lot 1 of Block 4 are servient to and contain the ACHD storm water drainage system. These lots are encumbered by that certain First Amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015 as Instrument Number 2015-103256, official records of Ada County, and incorporated herein by this reference as if set forth in full (the "Master easement"). the Master Easement and the storm water drainage system are dedicated to ACHD pursuant to section 40-2302 Idaho code. The Master Easement is for the operation and maintenance of the storm water drainage system.
4. See Instrument Numbers 2017-076326 & 2018-014061 for existing ACHD Sidewalk Easements.
5. See Instrument Number 2018-027679 for offsite Existing City of Meridian Sewer Easement.
6. No Utility Easement created hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping, parking, or other such nonpermanent improvements.
7. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.



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