

Notes

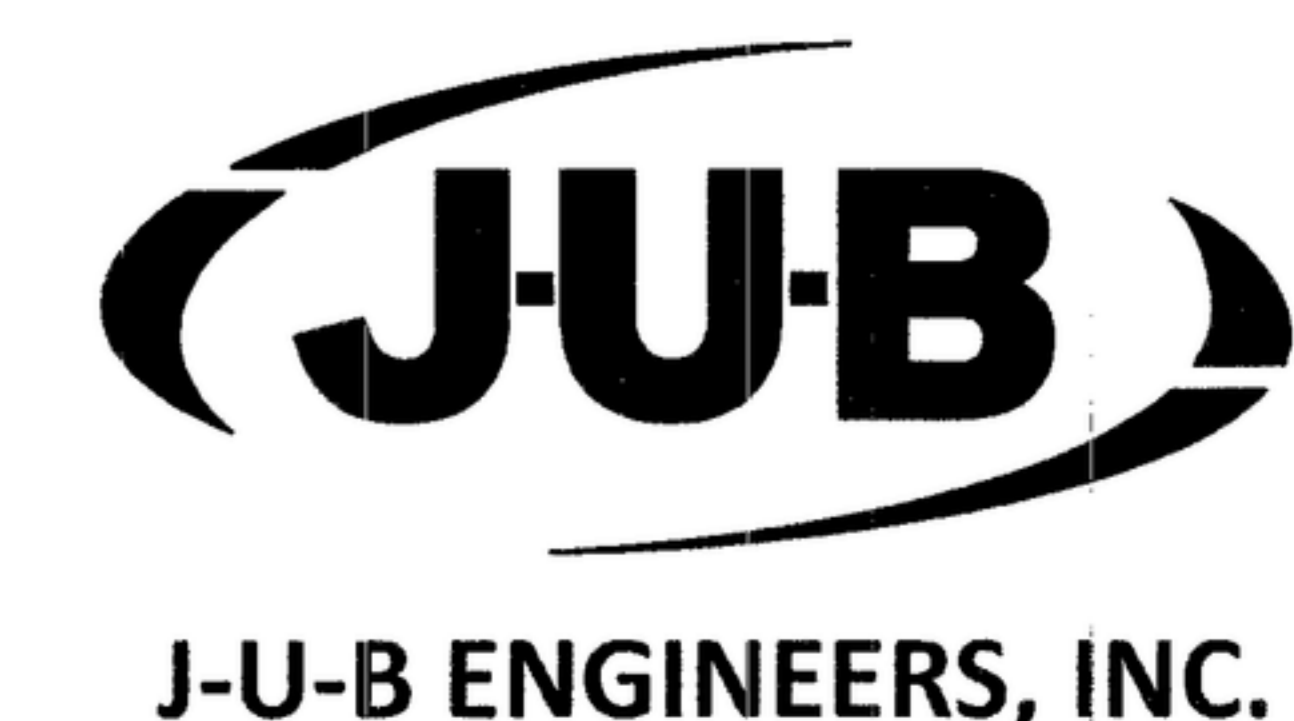
1. Lots 1, 2, & 31 of Block 1, Lot 1 of Block 2, Lots 1 & 10 of Block 3, Lot 1 of Block 4, Lot 1 of Block 5, Lot 1 of Block 6, Lot 1 of Block 7, and Lot 1 of Block 8 are common lots which shall be owned and maintained by the Bicentennial Farm Homeowners Association.
2. Lot 20 of Block 1 is a common driveway lot for access to Lots 18 & 19 of Block 1. This common driveway lot shall be maintained by the Bicentennial Farm Homeowners Association.
3. Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of re-subdivision.
4. Minimum building setback lines shall be in accordance with the City of Meridian's Zoning Ordinance at the time of issuance of the building permit. All lot, parcel, and tract sizes shall meet dimensional standards as established in the City of Meridian's Zoning Ordinance.
5. Lots shall not be reduced in size without prior approval from the health authority.
6. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
7. Reference is made to the public health letter on file with Ada County Recorder regarding additional restrictions.
8. 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 6 & 7, 2018, Material Testing & Inspection, Inc. excavated 8 test pits to depths between 2.5 feet and 5.1 feet below ground surface existing prior to excavation.
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. The pressurized irrigation system shall be owned and maintained by Bicentennial Farm Homeowners Association.
11. All maintenance and repair of the Pool House Parking Area as shown on Sheet 5 shall be the responsibility of the Bicentennial Farm Homeowners Association.
12. This development is subject to ACHD License Agreement Instrument Number 2018-117194.
13. Any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statutes, Title 42-1209.
14. This development is subject to Nampa and Meridian Irrigation District License Agreement Instrument Number 2018-075961 for discharge into the Ten Mile Drain.
15. This subdivision will be subject to restrictive covenants.
16. This development is subject to a Development Agreement, Instrument No. 2015-003138.
17. Direct Lot or Parcel Access to E. Lake Hazel Rd. and S. Arable Ave. is prohibited.
18. A portion of this subdivision is located within Special Flood Hazard Area Zone A as specified on FEMA Flood Insurance Rate Map 16001C0265 H with effective date of February 19, 2003.

Reference Documents

Subdivisions: Hill's Century Farm Subdivision Phases 4 & 5
 Surveys: ROSs 4531, 4956, 6122, & 10215.
 Deeds: 2001-028526, 113020012, 2018-019981, 2018-077579 & 2019-019161.
 Easements: 2018-077579, 2018-112932, 2018-112937, 2018-119252 & 2018-119253.
 Off-site Easements: 2018-093045

Easement Notes

1. Lots 2, 20, & 31 of Block 1, Lot 4 of Block 2, Lots 1 & 10 of Block 3, Lot 1 of Block 4, Lot 1 of Block 5, Lot 1 of Block 6, Lot 1 of Block 7, and Lot 1 of Block 8 are hereby designated as having a Utility Easement co-situate with said lots (i.e. Blanket Easement).
2. Lot 20 of Block 1 is hereby designated as having an Ingress/Egress Easement co-situate with said lot (i.e. Blanket Easement) in favor of Lots 18 & 19 of Block 1 .
3. 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 & private utilities, pressurized irrigation, sewer service, cable television/data; appurtenances thereto; and lot drainage.
4. A portion of Lot 1 of Block 2; and all of Lot 31 of Block 1, Lot 10 of Block 3, Lot 1 of Block 5, Lot 1 of Block 6, and Lot 1 of Block 8 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 No. 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.
5. See Instrument Number 2018-119252 for City of Meridian Sewer Easement.
6. See Instrument Number 2018-112937 for Existing ACHD Sidewalk Easements.
7. See Instrument Number 2018-112932 for Existing ACHD Permanent Easement.
8. See Instrument Number 2019-007855 for Offsite Water & Sewer Easement.
9. See Instrument Number 2018-119253 for City of Meridian Water Easement.
10. No Utility Easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping, parking, side & rear property line fences, or other such nonpermanent improvements. However, the lot owner shall be responsible for the removal and replacement of any improvements placed within the easement area in the event the easement area needs to be excavated by any beneficiary of said easement.
11. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.



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