

Notes

1. Lots 14 & 15 of Block 4, Lot 12 of Block 5, and Lot 11 of Block 6, are common lots which shall be owned and maintained by the Bicentennial Farm Homeowners Association.
2. Lot 15 of Block 4 is a common driveway lot for access to lots 16, 17 & 18 of Block 4. 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 and the City of Meridian.
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. This development is subject to ACHD Temporary License Agreement Instrument Number 2019-055192.
12. Any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statutes, Title 42-1209.
13. This subdivision will be subject to Covenants, Conditions & Restrictions, Inst. No. 2019-063436.
14. This development is subject to a Development Agreement, Instrument No. 2015-003138 and as amended by Instrument No. 2015-082089.
15. Direct Lot or Parcel Access to E. Lake Hazel and S. Arable Way Rd. is prohibited.

Surveyor's Narrative

SURVEY PURPOSE: To determine the boundary of land as described in those Warranty Deeds recorded under Instrument Nos. 2018-019981 & 2019-019161 Ada County Records, Idaho, and to include a portion of said land within this subdivision.

DOCUMENTS USED: See Reference Documents below.

BOUNDARY CONTROLLED BY: The westerly and southerly boundary is controlled by Bicentennial Farm Subdivision No. 1. The easterly boundary is controlled by hereinabove described Warranty Deeds. The northerly boundary is controlled by a boundary line created by the client reflecting how the land of hereinabove said Warranty Deeds is desired to be subdivided.

Reference Documents

Subdivisions: Hill's Century Farm Subdivision Phases 5 & 10, & Bicentennial Farm Subdivision No. 1
 Surveys: ROSs 4531, 4956, 6122, & 10215.
 Deeds: 2001-028526, 113020012, 2018-019981, 2018-077579 & 2019-019161.
 Easements: 2019-104820 & 2019-121597
 Off-site Easements: 2018-111835.

Easement Notes

1. Lots 14 & 15 of Block 4, Lot 12 of Block 5, and Lot 11 of Block 6 are hereby designated as having a Utility Easement co-situate with said lots (i.e. Blanket Easement).
2. Lot 15 of Block 4, is hereby designated as having a Common Driveway Easement co-situate with said lot.
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. Portions of Lots 10 & 11 of Block 6 are servient to and contain the ACHD storm water drainage system. These lots are encumbered by that certain 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 No. 2018-111835 for ACHD Temporary Storm Drain Easement.
6. See Instrument No. 2019-104820 for ACHD Permanent (Sidewalk) Easements.
7. See Instrument No. 2019-121597 for City of Meridian Sanitary Sewer Easement.
8. 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.
9. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.



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