

MOON VALLEY SUBDIVISION No. 1

Notes

1. Lot 1 of Block 1 is designated as a private road; and Lots 2, 33, 38, 42, 57, 66, 67, 76, 82 and 83 of Block 1, are common lots and will be owned and maintained by Moon Valley Subdivision Homeowner's Association.
2. Lot 17 of Block 1 is a common driveway lot for lot access to lots 15, 16, 18, 19 & 20 of Block 1. This common driveway lot shall be owned and maintained by the Moon Valley Subdivision Homeowners Association.
3. The pressurized irrigation system shall be owned and maintained by Moon Valley Subdivision Homeowner's Association. Irrigation water will be provided by Pioneer Ditch Company LTD. The Lots within this subdivision will be obligated for assessments from the Pioneer Ditch Company LTD.
4. Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of the re-subdivision.
5. Minimum building setbacks shall be in accordance with the City of Star applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and / or required, or as shown on this plat.
6. This Development is subject to a Development Agreement Instrument No. 2019-099018.
7. Lots shall not be reduced in size without prior approval from the Health Authority.
8. No additional domestic water supplies shall be installed beyond the water system approved in sanitary restriction release.
9. Reference is made to the public health letter on file with Ada County Recorder regarding additional restrictions.
10. 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."
11. No work shall be performed within the FEMA Floodway without a permit.
12. This development is subject to ACHD License Agreement Instrument No. 2020-051970.
13. This development is subject to Pioneer Ditch Company License Agreement Instrument No. 2019-122483 and Addendum thereto recorded as Instrument No. 2020-058943.
14. Direct lot/parcel access to West Moon Valley Road is prohibited.
15. This Subdivision is located within Special Flood Hazard Area Zone AE and the Floodway Area within Zone AE, as specified on FEMA Flood Insurance Rate Map 16001C0140 J, with effective date of June 19, 2020.
16. A building permit shall not be issued for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit. No work shall be performed within the Floodway Area without a permit. No rise certificates will be required for any work within the Floodway Area.

Surveyor's Narrative

SURVEY PURPOSE: To determine the boundary of portions of Parcels I and III of that land as described in that Special Warranty Deed recorded under Instrument No. 104023529, 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 northerly boundary is controlled by the southerly right-of-way line of W. Moon Valley Road as surveyed according to Record of Survey No. 11900 recorded under Instrument No. 2019-056821, Ada County Records.

The westerly boundary is controlled by the east line of the lands of Akins as described in that Warranty Deed recorded under Instrument No. 97066505, Ada County Records and as surveyed according to said Record of Survey No. 11900.

A portion of the southwesterly boundary is controlled by the north and east lines of the lands of Thomas as described in that Warranty Deed recorded under Instrument No. 104046780, Ada County Records and as surveyed according to said Record of Survey No. 11900.

A portion of the southwesterly boundary and the southerly and easterly boundary are controlled by a boundary line created by the client reflecting how the land of hereinabove described Parcels I and III is desired to be subdivided.

Reference Documents

Subdivisions: R.L. Hon Subdivision (Bk. 4 Plats, Pg. 163)
Matt Subdivision (Bk. 73 Plats, Pgs. 7509-7510)

Surveys: ROSs 706, 1216, 11900.

Deeds: 97066505, 104023529 & 104046780.

Easements: 95048768, 2019-119140, 2019-119141, 2019-119142, 2019-122482, 2020-001323, 2020-001324, 2020-024742, 2020-024743, 2020-024744, 2020-039593, 2020-039594, 2020-04672, 2020-046723, 2020-046724, 2020-049627 & 2020-049628.

Easement Notes

1. Lots 1, 17, 33, 38, 42, 57, 66, 67, 76, 82 & 83 of Block 1 are hereby designated as having a Utility Easement co-situate with said lot.
2. Lot 1 of Block 1 is hereby designated as having a Private Road Easement and a Star Sewer and Water District 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. The Access Easement designated hereon is non-exclusive, perpetual, shall run with the land, is appurtenant to the lots adjoining and fronting thereon. Lots 15, 16, 18, 19, & 20 of Block 1 front upon the easement over Lot 17 of Block 1, and are hereby reserved for ingress & egress; the installation, maintenance, operation, and use of a common driveway; and appurtenances thereto. See the CC&Rs for rights, restrictions, maintenance, and assessments.
5. The Private Road Easement designated hereon is non-exclusive, perpetual, shall run with the land, is appurtenant to the lots shown hereon, and is hereby reserved for the ingress and egress of emergency vehicles; the installation, maintenance, operation, and use of roadways, sidewalks, driveways, and landscaping; and appurtenances thereto.
6. See Instrument No. 95048768 for Irrigation Ditch Easement Agreement.
7. See Instrument No. 2020-046724 for ACHD Temporary Storm Drainage Easement.
8. See Instrument No. 2019-122482 for Little Pioneer Irrigation Easement.
9. See Instrument No. 2019-119142 for Star Sewer & Water District Easements.
10. See Instrument No. 2020-046722 for ACHD Permanent Easement.
11. See Instrument No. 2020-046723 for ACHD Temporary Right-of-Way Easement.
12. Sidewalk Easements as shown hereon are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots shown hereon, and are hereby reserved for ingress and egress; the installation, maintenance, operation, and use of sidewalks; and appurtenances thereto. Moon Valley Subdivision Homeowner's Association shall be responsible for maintenance of sidewalks.
13. No 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.
14. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.



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