

PLAT SHOWING MOON VALLEY SUBDIVISION No. 2

PLAT BOOK 121 PAGE 1812

Notes

- Lot 169 of Block 1 is designated as a private road; and Lots 85, 87, 97, 114, 115, 132, 139, 149, 159 and 168 of Block 1, are common lots and will be owned and maintained by Riverstone Homeowner's Association, Inc.
- Lot 96 of Block 1 is designated as a common driveway lot for lot access to lots 92, 93, 94, 95, 97, 98 and 99 of Block 1; Lot 146 of Block 1 is designated as a common driveway lot for lot access to lots 147 and 148 of Block 1; Lot 160 of Block 1 is designated as a common driveway lot for lot access to lots 159, 161, 162, 163 and 164 of Block 1. These common driveway lots shall be owned and maintained by Riverstone Homeowners Association, Inc.
- The pressurized irrigation system shall be owned and maintained by Riverstone Homeowner's Association, Inc. 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.
- Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of the re-subdivision.
- 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.
- This Development is subject to a Development Agreement Instrument No. 2019-099018, and amended by that First Amendment to Amended and Restated Development Agreement Instrument No. 2021-076058.
- Lots shall not be reduced in size without prior approval from the Health Authority.
- No additional domestic water supplies shall be installed beyond the water system approved in sanitary restriction release.
- Reference is made to the public health letter on file with Ada County Recorder regarding additional restrictions.
- 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."
- This development is subject to ACHD License Agreement Instrument No. 2021-039251.
- This development is subject to Pioneer Ditch Company License Agreement Instrument No. 2019-122483 and Addendum thereto recorded as Instrument No. 2020-058943.
- This subdivision is subject to Covenants, Conditions & Restrictions contained in Instrument No. 2020-095409, First Supplement Instrument No. 2020-095415, and First Amendment to First Supplement Instrument No. 2021-016388 along with any Amendments thereto.
- Direct lot/parcel access to West Moon Valley Road is prohibited.
- This Subdivision is located within Zone X as specified on FEMA Flood Insurance Rate Maps 16001C0130 J and 16001C0140 J, both with effective date of June 19, 2020.
- 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.

Surveyor's Narrative

SURVEY PURPOSE: To determine the boundary of portions of Parcels I, II 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, and also controlled by the northerly line of Lot 2, Block 1 of Matt Subdivision.

The westerly boundary is controlled by Moon Valley Subdivision No. 1.

The east boundary is controlled by the east line of that land as described in that Special Warranty Deed recorded under Instrument No. 104023529, Ada County Records.

The south boundary is controlled by a boundary line created by the client reflecting how the land of hereinabove described Parcels I, II 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)
Moon Valley Subdivision No. 1 (Bk. 118 Plats, Pgs. 18219-18229)

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, 2020-046722, 2020-058943, 2020-046723, 2020-046724, 2020-049627, 2020-049628, 2021-009430 & 2021-024279, 2021-095021 (Termination of Access Easement), 2021-095022 (Access Easement Agreement).

Easement Notes

- Lots 85, 87, 96, 97, 114, 115, 132, 139, 146, 149, 159, 160, and 168 of Block 1 are hereby designated as having a Utility Easement co-situate with said lot.
- Lot 169 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.
- 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.
- The Access Easements designated hereon are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots adjoining and fronting thereon. Lots 92, 93, 94, 95, 97, 98 & 99 of Block 1 front upon the easement over Lot 96 of Block 1; Lots 147 & 148 of Block 1 front upon the easement over Lot 146 of Block 1; Lots 159, 161, 162, 163 & 164 of Block 1 front upon the easement over Lot 160 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 Covenants, Conditions and Restrictions referenced in Note 13 for rights, restrictions, maintenance, and assessments.
- 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.
- The Emergency Access 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 driveways, landscaping and appurtenances thereto.
- Portions of Lots 97 and 146 of Block 1, 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.
- The Pond Maintenance Easements shown or designated hereon are non-exclusive, perpetual, shall run with the land, are appurtenant to the adjoining common lot, and are hereby reserved unto the Riverstone Homeowner's Association, Inc. for access to and maintenance of ponds within the common lots.
- See Instrument No. 2019-122482 for Little Pioneer Irrigation Easement and amended per Instrument No. 2020-058943.
- See Instrument No. 2021-009430 for Star Sewer & Water District Easement.
- See Instrument No. 2021-024279 for ACHD Permanent Easements.
- See Instrument No. 2019-119142 for Star Sewer & Water District Easement.
- 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. Maintenance, operation and use of sidewalks are the responsibility of Riverstone Homeowner's Association, Inc.
- 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.
- All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.



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