

PLAT SHOWING
MOON VALLEY ESTATES SUBDIVISION

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Notes

1. Lot 1 of Block 1 is designated as a private road; and Lots 2 and 6 of Block 1, are common lots and will be owned and maintained by Riverstone Homeowner's Association, Inc.
2. Lot 5 of Block 1 is a common driveway lot for lot access to lots 4, 6, 7, 8 & 9 of Block 1. This common driveway lot shall be maintained by the Riverstone Homeowner's Homeowners Association.
3. The pressurized irrigation system shall be owned and maintained by Riverstone Homeowner's 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, and amended by that First Amendment to Amended and Restated Development Agreement Instrument No. 2021-076058.
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. 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.
12. This Subdivision is located within Special Flood Hazard Area Zone AE, as shown hereon and as specified on FEMA Flood Insurance Rate Map 16001C0140 J, with effective date of June 19, 2020.
13. 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 a portion of that land as described in that Warranty Deed recorded under Instrument No. 104046780, 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 north and east boundaries are controlled by Moon Valley Subdivision No. 1.

The west boundary is controlled by the west line of the lands of Thomas as described in that Warranty Deed recorded under Instrument No. 104046780, Ada County Records and as surveyed according to Record of Survey No. 12191.

The south boundary is controlled by the south line of the lands described in that Order of Inclusion and Annexation (Star Sewer & Water District) recorded under Instrument No. 2021-043132, Ada County Records and as surveyed and shown on said Record of Survey No. 12191.

Reference Documents

Subdivisions: Moon Valley Subdivision No. 1 (Bk. 118 Plats, Pgs. 18219-18229)

Surveys: ROSs 706, 1216, 11900 & 12191

Deeds: 104023529, 104046780 & 2021-043132.

Easements: 2021-095021 (Termination of Access Easement)
2021-095022 (Access Easement Agreement)

Easement Notes

1. Lots 1, 2, 5, & 6 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 7 & 8 of Block 1 front upon the easement over Lot 5 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 11 for rights, restrictions, maintenance, and assessments.
5. Pioneer Ditch Co., LTD (a.k.a. Little Pioneer Ditch Co., LTD) claims no responsibility for maintaining the irrigation supply ditch shown hereon as the "Lawrence-Kennedy Canal." Private irrigation water users supplied by said ditch are responsible for its maintenance.
6. 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.
7. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.



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