

# A VIMOR TOWNHOMES NORTH SUBDIVISION

**NOTES:**

1. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE AVIMOR PLANNED COMMUNITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
3. THIS SUBDIVISION SHALL BE SUBJECT TO THE APPROVAL AND REVISED DEVELOPMENT AGREEMENT AS RECORDED AT THE ADA COUNTY RECORDER'S OFFICE AS INSTRUMENT NO. 2014-097021.
4. THIS SUBDIVISION IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, AND THE REQUIREMENTS IN IDAHO CODE 31-3805 ARE NOT APPLICABLE.
5. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL FACILITY OR AN 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."
5. LOTS 2, 3, 4, 11, 20, 21, 22, 29 AND 34, BLOCK 1 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE AVIMOR RESIDENTIAL COMMUNITY ASSOCIATION, INC. ALL COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT.
6. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
7. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
8. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
9. THE OWNER OF ANY PRIVATE PROPERTY ON WHICH GRADING OR OTHER WORK HAS BEEN PERFORMED, PURSUANT TO AN APPROVED GRADING PLAN AND SUBJECT TO THE REGULATIONS CONTAINED IN THE HILLSIDE OVERLAY DISTRICT SET FORTH IN ARTICLE 8-3H OF THE ADA COUNTY CODE, SHALL MAINTAIN IN PERPETUITY AND REPAIR ALL GRADE SURFACES AND EROSION-PREVENTION DEVICES, RETAINING WALLS, DRAINAGE STRUCTURES, MEANS, AND DEVICES NOT SUBJECT TO THE JURISDICTION OF ADA COUNTY HIGHWAY DISTRICT, AND PLANTINGS AND GROUP COVER INSTALLED OR COMPLETED.
10. A TEN (10) FOOT WIDE EASEMENT IS HEREBY RESERVED ADJACENT TO ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY AND ALL REAR LOT LINES FOR PUBLIC UTILITIES. THESE EASEMENTS SHALL NOT PRECLUDE THE CONSTRUCTION AND MAINTENANCE OF HARD SURFACE DRIVEWAYS, WALKWAYS, LANDSCAPING, PARKING OR OTHER NONPERMANENT IMPROVEMENTS.
11. THE PLAT IS SUBJECT TO THE AVIMOR RESIDENTIAL COMMUNITY ASSOCIATION, INC. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PER INSTRUMENT NO. 108037910, RECORDS ADA COUNTY, IDAHO AND AS BE AMENDED FROM TIME TO TIME.
12. THIS SUBDIVISION IS SUBJECT TO THE DISTRICT DEVELOPMENT AGREEMENT NO. 1 FOR AVIMOR COMMUNITY INFRASTRUCTURE DISTRICT NO. 1 AS RECORDED AT THE ADA COUNTY RECORDER'S OFFICE AS INSTRUMENT NO. 2015-031250 AND AS MAY BE AMENDED FROM TIME TO TIME.
13. THE RECORDING OF THIS PLAT SHALL CONSTITUTE CONSENT PURSUANT TO IDAHO CODE S 50-222(4)(o) TO THE ANNEXATION OF ALL LOTS IN THIS SUBDIVISION INTO THE CITY OF EAGLE, THIS CONSENT SHALL BE BINDING UPON ALL SUBSEQUENT PURCHASERS, HEIRS, OR ASSIGNS OF EACH LOT.
14. THE STORM WATER DRAINAGE SYSTEM, LOCATED IN LOTS 1 AND 21, BLOCK 1, FOR THIS SUBDIVISION SHALL BE OWNED AND MAINTAINED BY THE AVIMOR RESIDENTIAL COMMUNITY ASSOCIATION, INC.
15. A PORTION OF LOT 3, BLOCK 1 SHALL BE SUBJECT TO AN ACCESS EASEMENT IN FAVOR OF THE AVIMOR RESIDENTIAL COMMUNITY ASSOCIATION, INC.
16. LOTS 23-28 AND 30-33, BLOCK 1 SHALL BE SUBJECT TO A SIDEWALK EASEMENT IN FAVOR OF THE AVIMOR RESIDENTIAL COMMUNITY ASSOCIATION, INC. AS SHOWN ON THIS PLAT.
17. LOTS 5-10, 12-19, 23-28 AND 30-33, BLOCK 1 SHALL BE SUBJECT TO A TEN (10) FOOT WIDE PUBLIC UTILITIES EASEMENT AS SHOWN ON THIS PLAT.

LINE TABLE*		
LINE	LENGTH	BEARING
L1	13.73	N62°28'59"E
L2	13.38	N44°27'08"E
L3	7.61	N26°12'18"E
L4	23.67	N22°03'31"E
L5	33.24	S89°48'01"E
L6	9.38	S89°58'03"E
L7	5.01	S0°11'59"W
L8	15.42	S89°48'01"E
L9	5.00	N0°11'59"E
L10	37.30	S89°48'01"E
L11	10.33	S44°03'42"E
L13	11.50	S44°03'42"E
L14	12.48	S89°51'25"E
L15	2.11	S0°08'35"W
L16	18.61	S89°51'25"E
L17	51.00	N0°08'35"E
L18	10.28	N34°38'14"E
L19	73.56	N0°12'06"E
L20	43.90	S0°12'06"W
L21	38.42	S0°12'06"W
L22	14.37	S44°03'42"E

\* 2021178751  
Add to Line Table

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	135.00	140.29	134.07	N29°58'23"E	59°32'35"
C2	34.50	27.54	26.82	N66°55'51"W	45°44'19"
C3	34.50	16.67	16.51	N75°57'17"W	27°41'27"
C4	34.50	10.87	10.82	N53°05'07"W	18°02'52"
C5	43.00	20.38	20.19	N30°28'56"W	27°09'31"
C6	64.50	31.25	30.95	S14°05'01"W	27°45'49"
C7	17.00	35.61	29.45	S29°50'42"E	120°00'19"
C8	18.00	28.27	25.46	S45°12'03"W	89°59'53"
C9	63.50	50.69	49.36	N66°55'51"W	45°44'19"
C10	63.50	49.06	47.85	N21°55'47"W	44°15'47"
C11	48.00	37.08	36.17	N21°55'48"W	44°15'48"

**SURVEYORS NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY SHOWN HEREON. THE PROPERTY IS ADJACENT TO AVIMOR SUBDIVISION NO. 8 AND UNPLATTED LANDS. THE ADA-BOISE COUNTY LINE WAS ESTABLISHED FROM FOUND MONUMENTS PER ROS 10362. MONUMENTATION PER THE PLAT OF AVIMOR SUBDIVISION NO. 8 LOCATED ON THE GROUND ARE WERE USED TO ESTABLISH THE COMMON BOUNDARY LINE BETWEEN THIS SUBDIVISION AND AVIMOR SUBDIVISION NO. 8. THE MONUMENT FOR THE NE CORNER OF LOT 35, BLOCK 28 OF AVIMOR SUBDIVISION NO. 8 WAS FOUND 0.49 FEET WEST OF THE ADA/BOISE COUNTY LINE AS LOCATED FROM THE FOUND ALUMINUM CAP MONUMENTS SET PER RECORD OF SURVEY 10362. THIS PLAT HOLDS THE POSITION OF THE ADA-BOISE COUNTY LINE AS LOCATED FROM THE FOUND MONUMENTS AND AS SHOWN HEREON. THOSE MONUMENTS OF RECORD THAT WERE NOT FOUND WERE RE-MONUMENTED AS SHOWN ON THE PLAT.



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