

# Falcon Crest Subdivision No. 1

## Notes

- Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of re-subdivision.
- Lot 1 of Block 1 is designated as a private road; and Lots 2, 6, 17, 24, 31, 37, 46, 58, 59, 60 and 61 of Block 1 are common lots which shall be owned and maintained by the Valor AQ Community Association, Inc. The ownership and maintenance commitment may not be dissolved without the express consent of the City of Kuna.
- Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Kuna and this approval.
- 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 the 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."
- Maintenance of any irrigation, drainage pipe, or ditch, crossing a lot, is the responsibility of the lot owner, unless such responsibility is assumed by an irrigation or drainage entity or district.
- The Homeowners Association (HOA), its ownership, and maintenance commitments cannot be dissolved without the express written consent of the City of Kuna, Idaho. All improved individual lots are subject to the fractional share of the irrigation assessment for each HOA common lot(s) that receive(s) municipal irrigation. If the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non-payment.
- Intentionally Deleted.
- This development is subject to that Declaration of Covenants, Conditions, and Restrictions For Falcon Crest Subdivision No. 1, which will be recorded concurrently with this plat; and any existing or future amendments, restatements, or supplements to said Declaration.
- This subdivision is located within Zone X as shown on the FIRM panel 425 of 875, Ada County, Idaho and Incorporated Areas. 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.
- The land within this plat is not within an Irrigation District as defined in Idaho Code 31-3805, and the requirements in Idaho Code 31-3805 are not applicable. Water for irrigation purposes shall be provided by ~~Falcon Crest Subdivision Homeowners Association, Inc.~~
- Any and all street lights that do not conform to the City of Kuna standard street light detail shall be owned and maintained in perpetuity by ~~Falcon Crest Subdivision Homeowners Association, Inc.~~ The ornamental/non standard lighting, maintenance, and power are the responsibility of ~~Falcon Crest Subdivision Homeowners Association, Inc.~~
- This Development is subject to Development Agreement Instrument No. 2019-111089 and includes annexation into the City of Kuna.
- Direct lot/parcel access to S. Cloverdale Road is prohibited.
- Lots 38, 39, 40, 41, 42, 43, 44, and 45 of Block 1 are designated as duplex lots

## Reference Documents

Subdivisions: Cloverdale Ridge Estates, Cloverdale Ridge Estates No. 3 & A Partial Re-Plat of Desert View Estates No. 1.

Surveys: ROSs 0222, 0441, 10338 & 11990.

Deeds: 100049802, 108003131 & 2015-115982

Easements: 2021-146133

## Easement Notes

- Lots 1, 2, 6, 17, 24, 31, 37, 46, 58, 59, 60 and 61 of Block 1 are designated as having a Utility Easement co-situate with said Lots (i.e. blanket easement).
- Lot 1 of Block 1 is hereby designated as having a Private Road Easement and a City of Kuna Utility Easement co-situate with said lot (i.e. blanket easement).
- 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 and private utilities, sewer service, cable television/data; City of Kuna water, sewer & drainage; appurtenances thereto; and lot drainage.
- The Irrigation Easement shown hereon is non-exclusive, perpetual, shall run with the land, and is hereby reserved for the installation, maintenance, operation, and use of the ~~Falcon Crest Subdivision Homeowners Association, Inc.~~; and appurtenances thereto.
- 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.
- 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.
- See Instrument Number 2021-146133 for Existing Off-site Kuna Utility Easements.
- Intentionally left blank.
- No Utility or City of Kuna 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.

## Surveyor's Narrative

**SURVEY PURPOSE:** To determine the boundary of that land as described in that Quitclaim Deed recorded under Instrument No. 2015-115982, 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 a boundary line created by the client reflecting how the hereinabove described land is desired to be subdivided.

The westerly boundary is controlled by the easterly right-of-way line of S. Cloverdale Road as described in that Warranty Deed to the Ada County Highway District recorded under Instrument No. 108003131, Ada County Records.

The east boundary is controlled by a boundary line created by the client reflecting how the hereinabove described land is desired to be subdivided.

The south boundary is controlled by a boundary line created by the client reflecting how the hereinabove described land is desired to be subdivided.



**J-U-B ENGINEERS, INC.**

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