

Falcon Crest Clubhouse Subdivision

Notes

1. Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of re-subdivision.
2. Lot 1 of Block 1 is designated as a private road which shall be owned and maintained by Valor AQ Community Association; and Lot 2 of Block 1 is a common lot which shall be owned and maintained by Valor Maintenance Corp. Association. The ownership and maintenance commitments may not be dissolved without the express consent of the City of Kuna.
3. Minimum building setback lines shall be in accordance with the City of Kuna's Zoning Ordinance at the time of issuance of the individual building permit, or as specifically approved and/or required.
4. Lots shall not be reduced in size without prior approval from the health authority.
5. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
6. Reference is made to the public health letter on file with Ada County Recorder regarding additional restrictions.
7. 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."
8. 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.
9. The Valor Maintenance Corp. Association (VMCA), and the Valor AQ Community Association, 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 VMCA or Valor AQ Community Association common lot that receives private irrigation. If the assessment is not paid by the VMCA or Valor AQ Community Association, the individual improved lots are subject to a lien for non-payment.
10. Lot 1 of Block 1 of this development is subject to that Declaration of Covenants, Conditions, and Restrictions for Valor AQ Community Association, to be recorded concurrently with this plat, and any existing or future amendments, restatements, or supplements to said Declaration.
11. Lot 2 of Block 1 of this development is subject to that Declaration of Covenants, Conditions, and Restrictions for Valor Maintenance Corp. Association, recorded as Instrument No. 2022-017813, and any existing or future amendments, restatements, or supplements to said Declaration.
12. 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.
13. 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 Valor Maintenance Corp. Association and TVC Club Owner, LLC.
14. Lot 3 of Block 1 of this Plat is part of the "Club Property", as such term is defined in Article 1 of the Declaration of Covenants, Conditions, Restrictions and Easements for Valor AQ recorded as Document No. 2022-017810 in the Official Records of Ada County, Idaho (the "Valor AQ CC&Rs"), and such Club Property is benefited but not burdened by such Valor AQ CC&Rs.

Reference Documents

Subdivisions: Falcon Crest Subdivision No. 2.
Robinhood Subdivision No. 1

Surveys: ROSs 0222, 0441, 10338, 11990, & 13759.

Deeds: 100049802, 108003131, 2015-115982, 2019-014374,
2021-042022, & 2022-047265

Easements: 2015-103256 & 2022-082046

Easement Notes

1. Lot 1 of Block 1 is designated as having a Utility Easement co-situate with said Lot (i.e. blanket easement) which is non-exclusive, perpetual, shall run with the land, is appurtenant to the lots shown hereon, and is hereby reserved for the installation, maintenance, operation, and use of public and private utilities, sewer service, cable television/data; Valor AQ Community Association water, sewer, pressurized irrigation & drainage; appurtenances thereto; and lot drainage.
2. Lot 2 of Block 1 is designated as having a Utility Easement co-situate with said Lot (i.e. blanket easement) which is non-exclusive, perpetual, shall run with the land, is appurtenant to the lots shown hereon, and is hereby reserved for the installation, maintenance, operation, and use of public and private utilities, sewer service, cable television/data; Valor Maintenance Corp. Association, Inc. water, sewer, pressurized irrigation & drainage; appurtenances thereto; and lot drainage.
3. Lot 1 of Block 1 is hereby designated as having a Private Road Easement and Public Access Easement co-situate with said lot (i.e. blanket easement).
4. All Sewer 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 City of Kuna sewer service & appurtenances thereto.
5. All Water 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 City of Kuna water service & appurtenances thereto.
6. 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.
7. See Instrument No. 2022-082046 for Off-site Kuna Sewer Easement.
8. A portion of Lot 2 of Block 1 are servient to and contain the ACHD storm water drainage system. This lot is 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.
9. 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.
10. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.

Surveyor's Narrative

1. The purpose of this survey is to subdivide those lands as described in the special warranty deed recorded under Instrument No. 2022-047265, Ada County Records, and as shown on Record of Survey No. 13759, recorded as Instrument No. 2022-101306, Ada County Records.
2. The boundary lines shown here were established by holding the monuments found representing the government corners along aliquot section lines, and by holding the monuments found representing the corners of Falcon Crest Subdivision No. 2 (Bk. 122 of Plats, Pgs. 19367-19374, Ada County Records) and Robinhood Subdivision No. 1 (Bk. 124 of Plats, Pgs. 19818-19831, Ada County Records).



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