

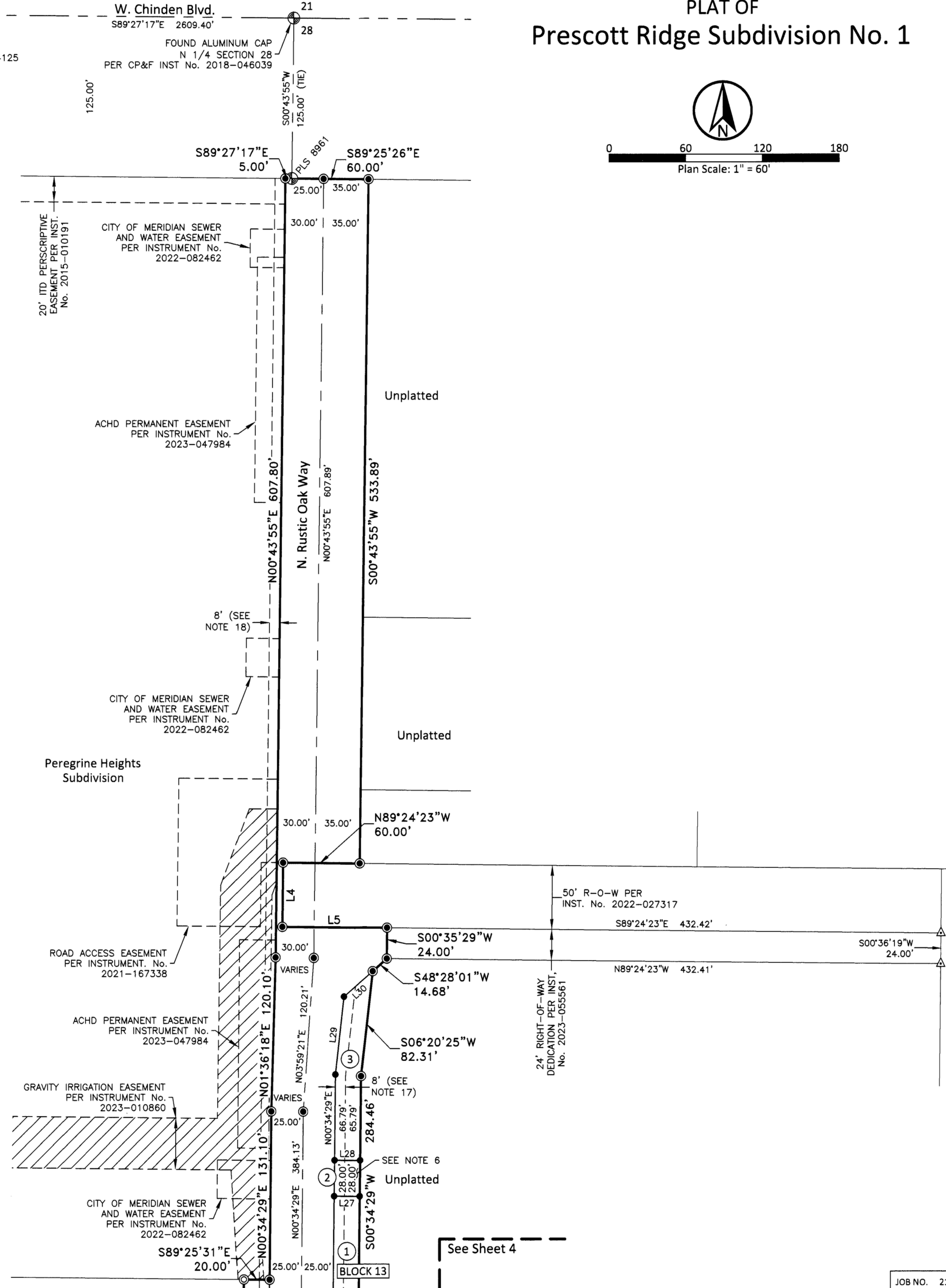
# PLAT OF Prescott Ridge Subdivision No. 1



0 60 120 180  
Plan Scale: 1" = 60'

## NOTES

1. THE BOTTOM OF STRUCTURAL FOOTINGS SHALL BE SET A MINIMUM OF 12-INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUND WATER ELEVATION.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN IN EFFECT AT THE TIME OF RESUBDIVISION.
3. IRRIGATION WATER HAS BEEN PROVIDED FROM SETTLERS IRRIGATION DISTRICT AND NAMPA MERIDIAN IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SETTLERS IRRIGATION DISTRICT AND NAMPA MERIDIAN IRRIGATION DISTRICT.
4. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE 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 THIS AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF".
5. LOTS 1, 8, 19, AND 30, BLOCK 1, LOTS 1 AND 9, BLOCK 2, LOTS 1 AND 11, BLOCK 3, LOT 1, BLOCK 4, LOTS 1 AND 15, BLOCK 5, LOTS 1, 6, 12, AND 18, BLOCK 6, LOT 6, BLOCK 7, LOTS 1 AND 15, BLOCK 8, LOT 1, BLOCK 9, LOT 1 BLOCK 10, LOT 1, BLOCK 11, LOTS 1-3 BLOCK 12, LOTS 1-3, BLOCK 13 AND LOT 1, BLOCK 14 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE PRESCOTT RIDGE HOMEOWNERS ASSOCIATION, INC. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES, STORM DRAINAGE, GRAVITY IRRIGATION AND HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION.
6. LOT 2, BLOCK 12 AND LOT 2, BLOCK 13 (COMMON LOTS) ARE PRIVATE ROADS (FUTURE). MAINTENANCE FOR SAID LOTS IS AS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION. THE RESTRICTIVE COVENANT FOR MAINTENANCE OF THE PRIVATE ROADS CANNOT BE MODIFIED AND THE HOMEOWNER'S ASSOCIATION CANNOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF MERIDIAN.
7. LOT 8, BLOCK 1 (COMMON LOT) IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVE TO PROVIDE ACCESS TO LOTS 5, 6 AND 7, BLOCK 1 ONLY. SAID COMMON LOT SHALL BE PAVED AND CAPABLE OF SUPPORTING EMERGENCY VEHICLES AND EQUIPMENT AS REQUIRED BY MERIDIAN CITY CODE. THE COMMON DRIVES SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
8. UNLESS SHOWN OTHERWISE, ALL LOT LINES COMMON TO THE PUBLIC RIGHTS-OF-WAY CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, CITY OF MERIDIAN STREET LIGHTS, HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION AND LOT DRAINAGE.
9. UNLESS SHOWN OTHERWISE, ALL LOT LINES COMMON TO THE SUBDIVISION BOUNDARY AND ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION AND LOT DRAINAGE.
10. UNLESS SHOWN OTHERWISE, ALL INTERIOR LOT LINES, EXCEPT FOR THOSE DESIGNATED AS ZERO LOT LINES AS SHOWN IN THE LEGEND, CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC UTILITIES, HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION AND LOT DRAINAGE.
11. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND THE CITY OF MERIDIAN.
12. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
13. THIS SUBDIVISION WILL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE TO BE FILED FOR RECORD AT THE ADA COUNTY RECORDER'S OFFICE, AND MAY BE AMENDED FROM TIME TO TIME.
14. DIRECT LOT ACCESS FROM N. MCDERMOTT RD., N. RUSTIC OAK WAY AND W. CHINDEN BLVD. IS PROHIBITED, UNLESS OTHERWISE APPROVED.
15. A PORTION OF LOTS 1 AND 2, BLOCK 2, LOTS 1, 2, AND 22, BLOCK 3, LOT 1, BLOCK 4, LOTS 12 AND 13, BLOCK 6, LOT 15, BLOCK 8, LOT 1, BLOCK 10, AND LOT 1, BLOCK 12 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.
16. ACHD PERMANENT EASEMENT PER INSTRUMENT No. 2023-039853, RECORDS OF ADA COUNTY, IDAHO.
17. ACHD PERMANENT EASEMENT PER INSTRUMENT No. 2023-039386, RECORDS OF ADA COUNTY, IDAHO.
18. ACHD PERMANENT EASEMENT PER INSTRUMENT No. 2023-047983, RECORDS OF ADA COUNTY, IDAHO.
19. AS SHOWN HEREON, LOTS 1, 7, 9-30, BLOCK 1, LOT 1, BLOCK 2, LOTS 1 AND 6, BLOCK 4, LOTS 1-8, BLOCK 5, AND LOT 6, BLOCK 8 ARE SUBJECT TO AN EASEMENT FOR GRAVITY IRRIGATION IN FAVOR OF AND MAINTAINED BY THE PRESCOTT RIDGE SUBDIVISION HOMEOWNER'S ASSOCIATION.
20. THIS PLAT IS SUBJECT TO AN ACHD TEMPORARY LICENSE AGREEMENT PER INSTRUMENT No. 2023-058503, OF ADA COUNTY RECORDS.
21. THIS PLAT IS SUBJECT TO A MCMULLEN LATERAL WATER USERS ASSOCIATION, ICD. LICENSE AGREEMENT PER INSTRUMENT No. 2022-025192, OF ADA COUNTY RECORDS.



Developer  
**Prescott Ridge Properties, LLC.**  
Meridian, Idaho

