

# FALCON CREST SUBDIVISION NO. 2 - AMENDMENT NO. 1

PLAT OF

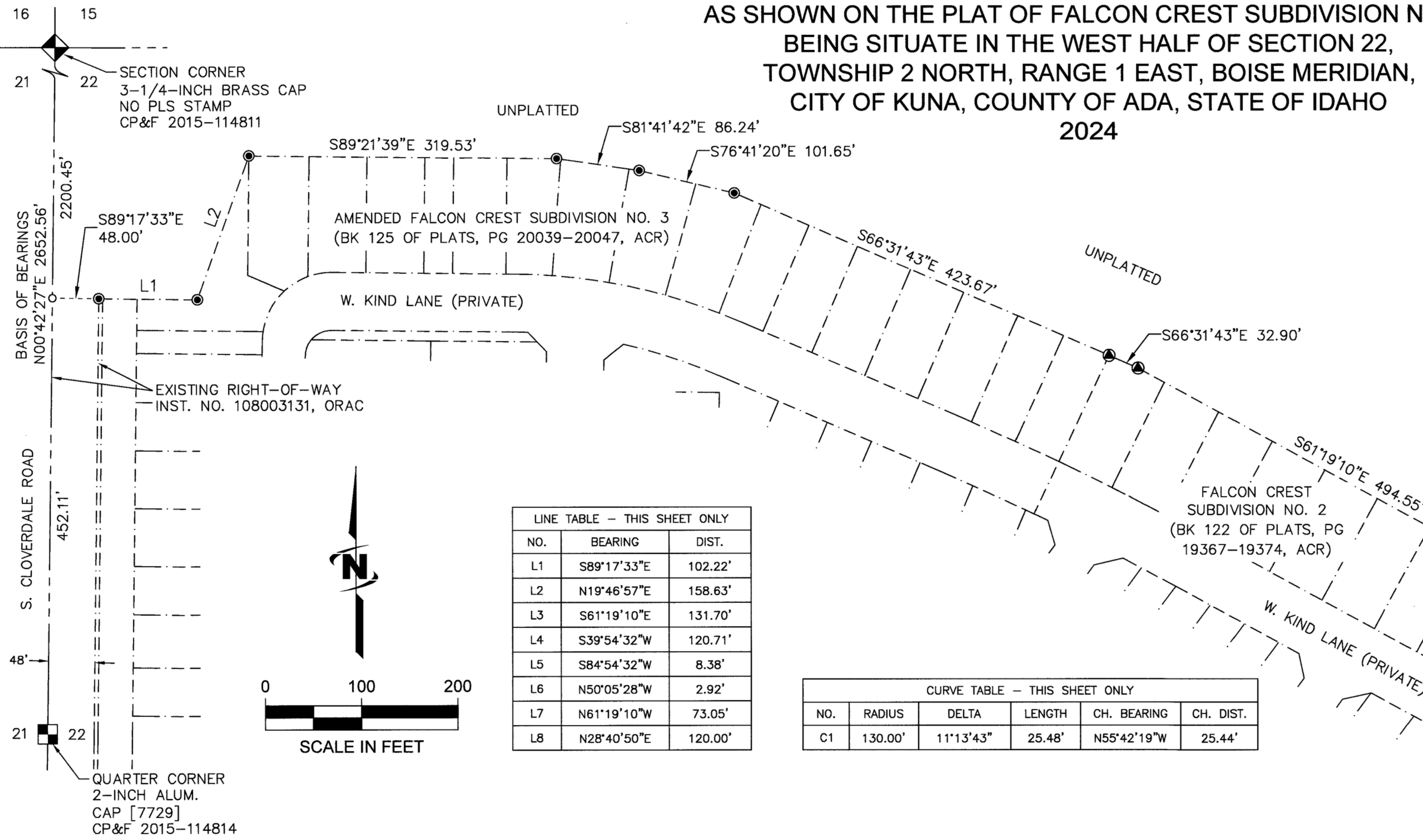
BOOK 128 OF PLATS, PAGE 2074B

RE-SUBDIVISION OF LOTS 109 AND 110 OF BLOCK 1  
AS SHOWN ON THE PLAT OF FALCON CREST SUBDIVISION NO. 2,  
BEING SITUATE IN THE WEST HALF OF SECTION 22,  
TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN,  
CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO

2024

## EASEMENT NOTES

1. 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, PRESSURIZED & GRAVITY IRRIGATION, IRRIGATION WASTE DITCHES, SEWER SERVICE, CABLE TELEVISION/DATA, APPURTENANCES THERETO; AND LOT DRAINAGE.
2. ALL IRRIGATION EASEMENTS SHOWN OR DESIGNATED HEREON ARE NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, AND ARE HEREBY RESERVED FOR THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF THE VALOR AQ COMMUNITY ASSOCIATION, INC. IRRIGATION LINES, AND APPURTENANCES THERETO.
3. THE EXISTING PRIVATE ROAD EASEMENT PER FALCON CREST SUBDIVISION NO. 2 (BK 122 OF PLATS, PG 19367-19374, ARC) COINCIDENT WITH THE SOUTHERLY LINE OF LOT 109 AND 110, SHOWN AND DESIGNATED HEREON IS NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, IS APPURTENANT TO THE LOTS PLATTED HEREON, AND IS HEREBY RESERVED FOR INGRESS, EGRESS, INGRESS AND EGRESS OF EMERGENCY VEHICLES, AND THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF ROADWAYS, SIDEWALKS, DRIVEWAYS, LANDSCAPING, AND APPURTENANCES THERETO.
4. NO UTILITY EASEMENT OR CITY OF KUNA EASEMENT SHOWN OR DESIGNATED HEREON SHALL PRECLUDE THE CONSTRUCTION AND MAINTENANCE OF HARD-SURFACED DRIVEWAYS, LANDSCAPING, PARKING, SIDE AND REAR PROPERTY LINE FENCES, OR OTHER SUCH NON-PERMANENT IMPROVEMENTS.
5. ALL EASEMENTS ARE PARALLEL WITH THE LINES, AND CONCENTRIC WITH THE CURVES THAT THEY ARE DIMENSIONED FROM UNLESS OTHERWISE NOTED.

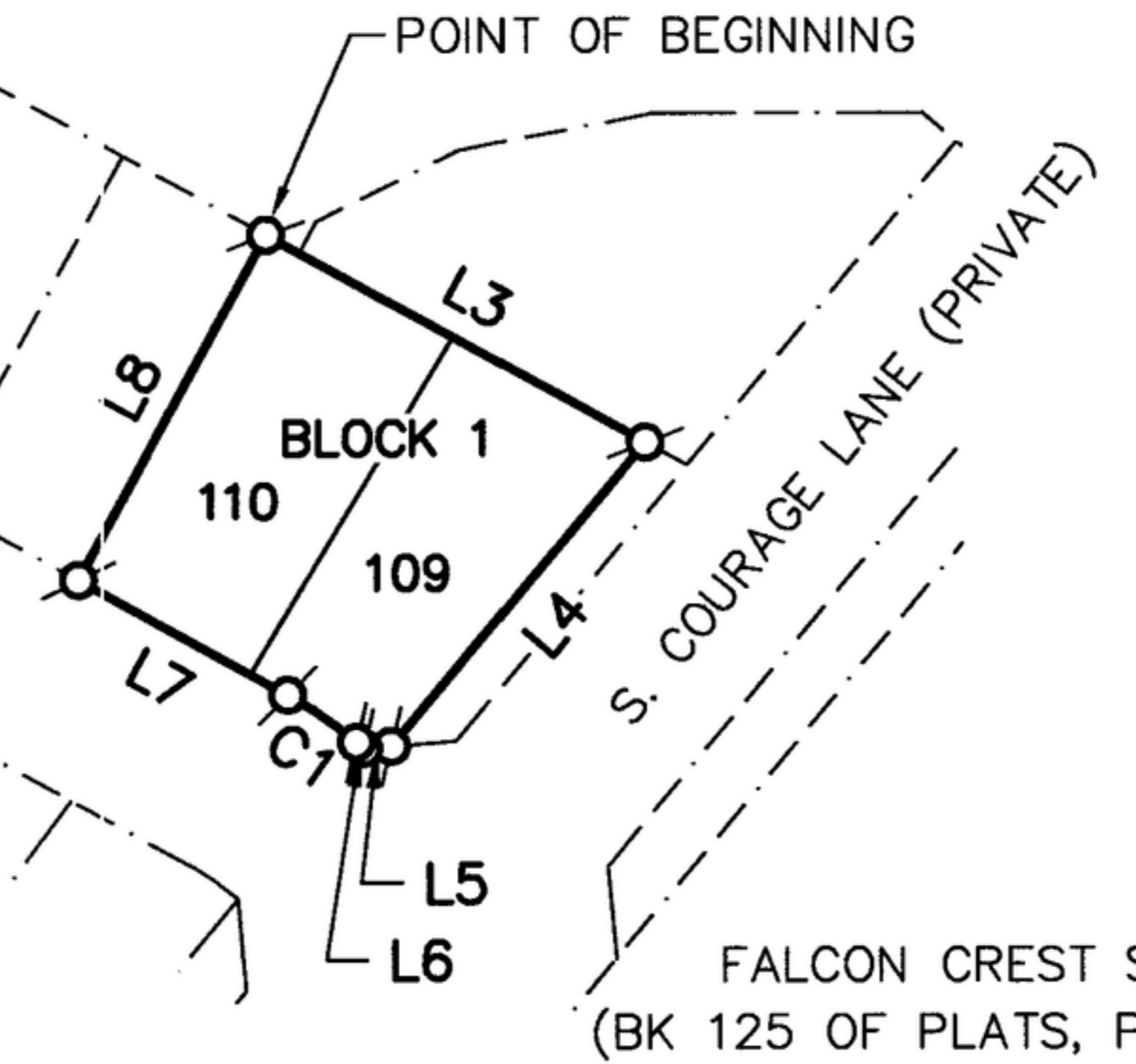
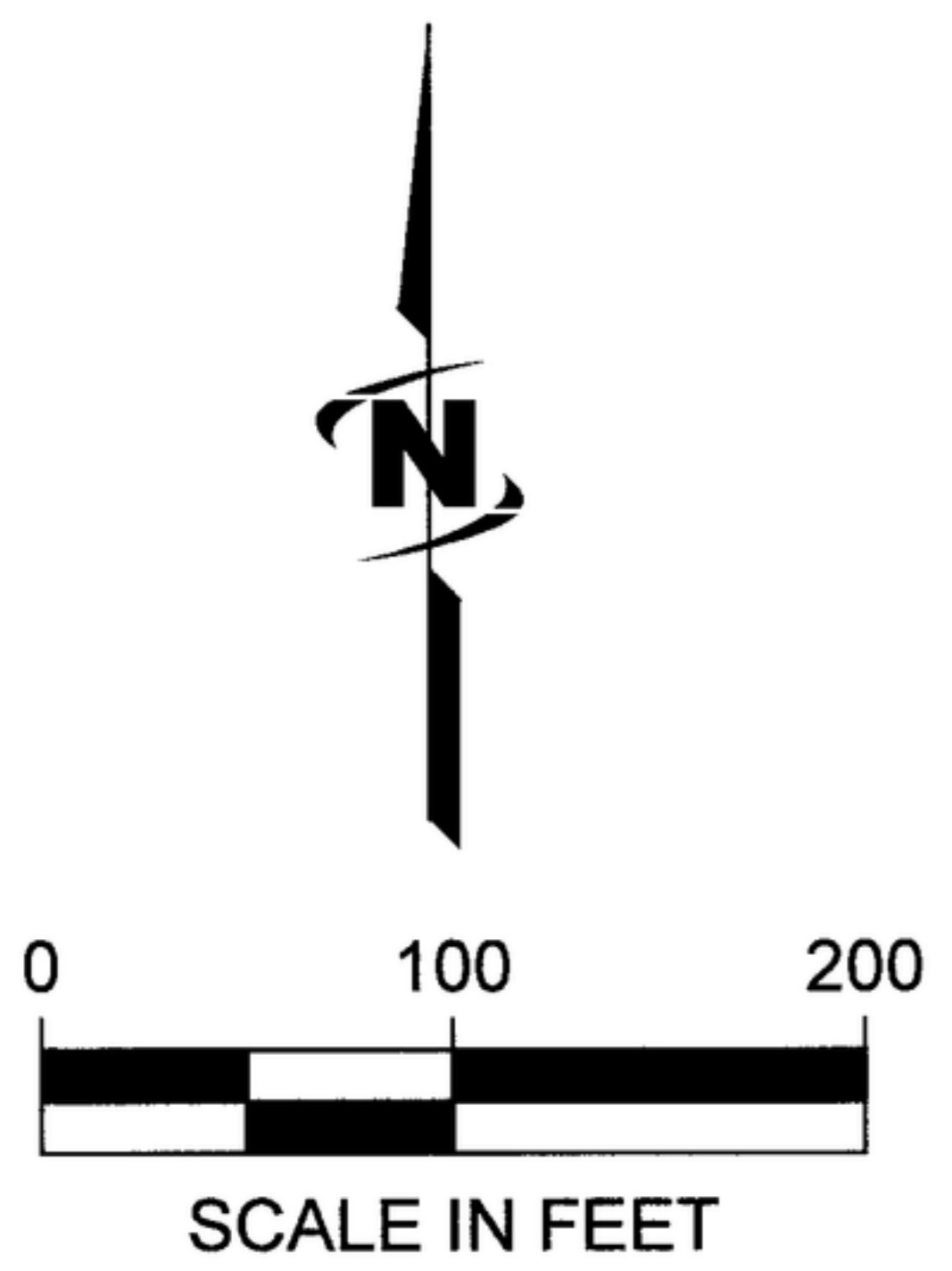


LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L1	S89°17'33\"E	102.22'
L2	N19°46'57\"E	158.63'
L3	S61°19'10\"E	131.70'
L4	S39°54'32\"W	120.71'
L5	S84°54'32\"W	8.38'
L6	N50°05'28\"W	2.92'
L7	N61°19'10\"W	73.05'
L8	N28°40'50\"E	120.00'

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	130.00'	11°13'43\"	25.48'	N55°42'19\"W	25.44'



## NOTES

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
2. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA'S ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
3. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
4. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
5. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE WITH ADA COUNTY RECORDER REGARDING ADDITIONAL RESTRICTIONS.
6. 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."
7. MAINTENANCE OF ANY IRRIGATION PIPE, 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.
8. THE VALOR AQ COMMUNITY ASSOCIATION, INC. (VAQCA), 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 VAQCA COMMON LOT THAT RECEIVES PRIVATE IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY THE VAQCA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.

9. THIS DEVELOPMENT IS SUBJECT TO DEVELOPMENT AGREEMENT INSTRUMENT NO. 2019-111089, ORAC AND INCLUDES ANNEXATION INTO THE CITY OF KUNA.
10. THIS DEVELOPMENT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, FOR VALOR AQ RECORDED AS INSTRUMENT NO. 2022-017813, AND ANY EXISTING OR FUTURE AMENDMENTS, RESTATEMENTS OR SUPPLEMENTS TO SAID DECLARATION.
11. 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.
12. THIS SUBDIVISION DOES NOT LIE WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805 AND THE REQUIREMENTS OF SAID CODE DO NOT APPLY TO THIS SUBDIVISION. IRRIGATION WATER SHALL BE PROVIDED BY THE VALOR AQ COMMUNITY ASSOCIATION, INC.

SEE SHEET 2 FOR LEGEND

## SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO ADJUST THE LOT LINE BETWEEN LOT 109 AND 110 OF BLOCK 1 OF FALCON CREST SUBDIVISION NO. 2. (BK 122 OF PLATS, PGS 19367-19374, ACR).
2. THE BOUNDARY LINES SHOWN HEREON WERE ESTABLISHED BY HOLDING THE MONUMENTS FOUND REPRESENTING THE CORNERS OF FALCON CREST SUBDIVISION NO. 2 (BK 122 OF PLATS, PGS 19367-19374, ACR)

## REFERENCE DOCUMENTS

SUBDIVISIONS: FALCON CREST SUBDIVISION NO. 2, AMENDED FALCON CREST SUBDIVISION NO. 3,  
SURVEYS: ROS NO. 10338  
DEEDS: 2022-033709, ORAC  
EASEMENTS: AS SHOWN ON FALCON CREST SUBDIVISION NO. 2



*Timothy Harrigan*  
4/29/2024



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