

NOTES

1. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
3. 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."
4. LOT 11 OF BLOCK 4, LOTS 19, 26, AND 28 OF BLOCK 5, AND LOT 9 OF BLOCK 6 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE SELLWOOD SUBDIVISION HOMEOWNER'S ASSOCIATION.
5. THIS SUBDIVISION IS SUBJECT TO A TEMPORARY LICENSE AGREEMENT WITH ADA COUNTY HIGHWAY DISTRICT RECORDED AS INSTRUMENT NO. 2024-024205, OFFICIAL RECORDS OF ADA COUNTY.
6. SEE COVENANTS, CONDITIONS AND RESTRICTIONS, AS MAY BE AMENDED, INSTRUMENT NO. 2024-009092, OFFICIAL RECORDS OF ADA COUNTY.

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 & PRIVATE UTILITIES, PRESSURIZED IRRIGATION, SEWER SERVICE, CABLE TELEVISION/DATA; APPURTENANCES THERETO; AND LOT DRAINAGE.
2. LOT 11 OF BLOCK 4, LOTS 19, 26, AND 28 OF BLOCK 5, AND LOT 9 OF BLOCK 6 ARE HEREBY DESIGNATED AS BEING SUBJECT TO A BLANKET UTILITY EASEMENT OVER SAID LOTS.
3. NO UTILITY 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.
4. ALL EASEMENTS ARE PARALLEL OR CONCENTRIC TO THE LINES OR CURVES THAT THEY ARE DIMENSIONED FROM UNLESS OTHERWISE NOTED.
5. PORTIONS OF LOTS 10 THROUGH 14 OF BLOCK 2, LOTS 8 THROUGH 10 OF BLOCK 4, LOT 26 OF BLOCK 5, LOTS 1 THROUGH 5 AND LOTS 8 THROUGH 10 OF BLOCK 6 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.
6. ALL FRONT AND REAR LOT LINES HAVE A 10-FOOT WIDE PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENT. ALL SIDE LOT LINES HAVE A 5-FOOT WIDE PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENT. UNLESS OTHERWISE NOTED.

SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.
2. THE BOUNDARY LINES SHOWN HERE WERE ESTABLISHED BY HOLDING THE MONUMENTS FOUND REPRESENTING THE GOVERNMENT CORNERS, HOLDING MONUMENTS FOUND ALONG THE LINE DESCRIBED IN THE BOUNDARY LINE AGREEMENT RECORDED AS INSTRUMENT NO. 113024490, ACR, AND MONUMENTS FOUND ALONG THE BOUNDARY OF SELLWOOD PLACE SUBDIVISION NO. 1.

REFERENCE DOCUMENTS

SUBDIVISIONS: RUSTIC RIDGE SUBDIVISION (BK 111 OF PLATS, PG'S 16052-16054, ACR)
 CANVASBACK SUBDIVISION NO. 1 INST. NO. 2023-032545 (BK 126 OF PLATS, PG'S 20248-20252, ACR)
 SELLWOOD PLACE SUBDIVISION NO. 1 INST. NO. 2023-072171 (BK 127 OF PLATS, PG'S 20542-20548, ACR)
 RECORDS OF SURVEY: NOS. 13491, 11639, 9393, 2415, ACR
 DEEDS: 2021-127305, 2021-127306, 2023-005079 ACR
 EASEMENTS: 2023-059106, 2023-059109, ACR



J-U-B ENGINEERS, INC.

2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5752