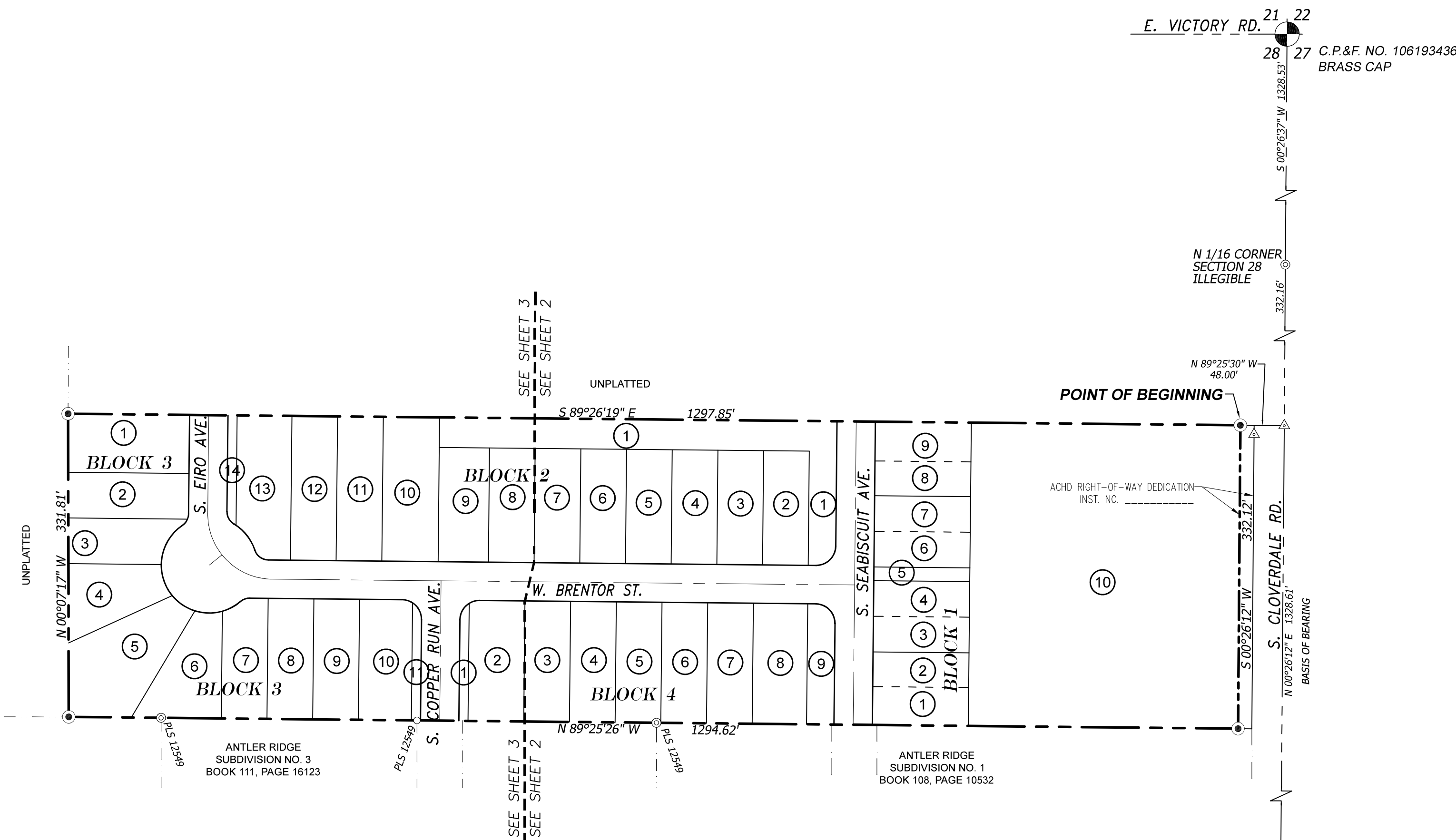


FINAL PLAT FOR CROSSWINDS SUBDIVISION

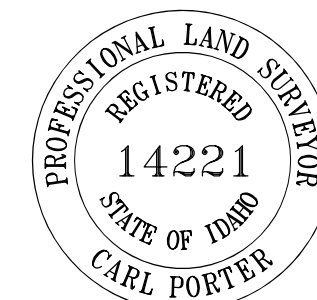
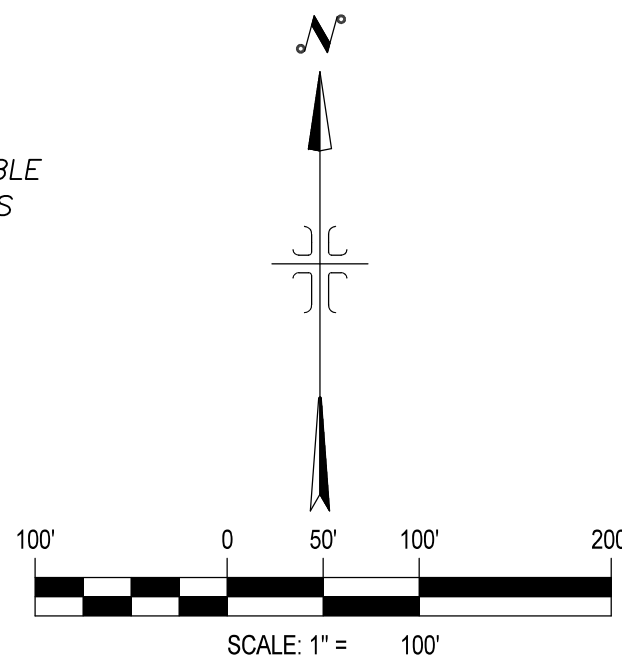
A PARCEL OF LAND LOCATED IN THE S 1/2 OF THE N 1/2 OF THE SE 1/4 OF THE NE 1/4 SECTION 28,
T.3N., R.1E., B.M., ADA COUNTY, IDAHO
2019

NOTES:

- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH ADA COUNTY 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.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- LOT 10 BLOCK 2 AND LOT 5 BLOCK 1 SHALL HAVE A BLANKET OR AS SHOWN CITY OF BOISE SEWER EASEMENT. A PORTION OF LOTS 4 AND 6, LOTS 9 AND 10 BLOCK 1, AND LOTS 1 AND 9 BLOCK 2 SHALL HAVE A CITY OF BOISE SEWER EASEMENT AS SHOWN.
- A PERMANENT PUBLIC UTILITIES & PRESSURE IRRIGATION EASEMENT IS HEREBY DESIGNATED, AS FOLLOWS, UNLESS OTHERWISE DIMENSIONED:
 - 18.5' WIDE ALONG ALL PUBLIC RIGHT-OF-WAY LINES
 - 5' WIDE ALONG THE INTERIOR SIDE LOT LINES
 - 10' MINIMUM ALONG REAR LOT LINES
 - 5' MINIMUM ON BOTH SIDES OF ALL PRESSURE IRRIGATION PIPES OR 10' WIDE TOTAL WHICHEVER IS GREATER.
- ALL LOTS IN THIS SUBDIVISION ARE SINGLE FAMILY RESIDENTIAL EXCEPT FOR LOT 5 BLOCK 1, LOTS 1 & 14 BLOCK 2, LOT 11 BLOCK 3 AND LOTS 1 & 9 BLOCK 4 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE CROSSWINDS SUBDIVISION HOMEOWNERS ASSOCIATION. THESE LOTS CANNOT BE DEVELOPED FOR RESIDENTIAL PURPOSES IN THE FUTURE.
- THIS DEVELOPMENT IS SUBJECT TO A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. _____.
- IRRIGATION WATER HAS BEEN PROVIDED FROM NEW YORK 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 NEW YORK IRRIGATION DISTRICT.
- THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH ADA COUNTY DEVELOPMENT CODE OR AS SPECIFICALLY APPROVED UNDER _____.
- PORTIONS OF LOT 1 BLOCK 2, LOTS 7 - 10 BLOCK 2 & LOTS 1 - 3 BLOCK 3 ARE SERVIENT TO AND CONTAIN AN ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND ARE 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.
- THIS SUBDIVISION SHALL BE SUBJECT TO THE DECLARATION OF THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CROSSWINDS HOMEOWNERS ASSOCIATION AS SHOWN ON FILE WITH THE ADA COUNTY RECORDER AND SUBSEQUENT AMENDMENTS.
- LOT 10 BLOCK 2 SHALL BE NON-BUILDABLE WHILE SEWER LIFT STATION IS IN OPERATION.
- DIRECT LOT OR PARCEL ACCESS TO CLOVERDALE ROAD IS PROHIBITED EXCLUDING LOT 10 BLOCK 2.
- LOT 1 BLOCK 2 & LOT 9 BLOCK 4 SHALL HAVE A BOISE PROJECT BOARD OF CONTROL BLANKET GRAVITY IRRIGATION EASEMENT.
- 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 (1) ONE YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME THE IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- THIS SUBDIVISION IS SUBJECT TO AN ACHD LICENSE AGREEMENT INSTRUMENT NO. 2019-086776, ADA COUNTY RECORDS.
- ALL STRUCTURES SHALL BE REQUIRED TO BE SETBACK A MINIMUM OF 30- FEET FROM ALL WATER COURSES (IRRIGATION DITCHES).
- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO AN ACHD SIDEWALK EASEMENT AS RECORDED IN INSTRUMENT NO. 2019-077834, ADA COUNTY RECORDS.
- THIS SUBDIVISION IS SUBJECT TO A NEW YORK IRRIGATION DISTRICT LICENSE AGREEMENT, AS RECORDED, IN INSTRUMENT NO. 2019-_____, ADA COUNTY RECORDS.
- 15.00 FOOT WIDE RIGHT OF WAY OF S. CLOVERDALE ROAD WAS DEDICATED TO ACHD WITH INSTRUMENT NO. 2019-077832, ADA COUNTY RECORDS.



SEE SHEET 2 FOR LEGEND
SEE SHEET 3 FOR LINE & CURVE TABLE
SEE SHEETS 2 & 3 FOR EASEMENTS



2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105

SAWTOOTH
Land Surveying, LLC
EMMETT, IDAHO

WWW.SAWTOOTHLS.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG#:
1 OF 5	08/29/2019	RLC	CP	17192	17192-FP

C.P.&F. NO. 106043559
E 1/4 CORNER
SECTION 28