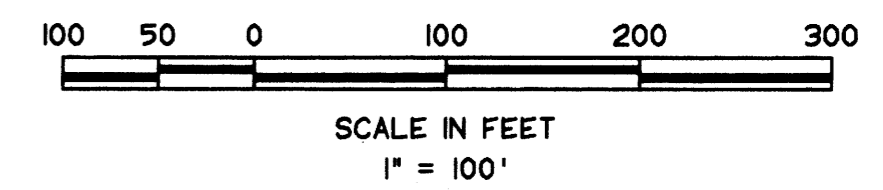


BK107 pg 14926

**NOTE**  
FOR ADDITIONAL BOUNDARY INFORMATION, SEE RECORD OF SURVEY NO. 9148, FILED FOR RECORD IN THE OFFICE OF THE ADA COUNTY RECORDER, BOISE, IDAHO UNDER INSTRUMENT NO. 11202950.

# PLAT OF VOLTERRA HEIGHTS SUBDIVISION

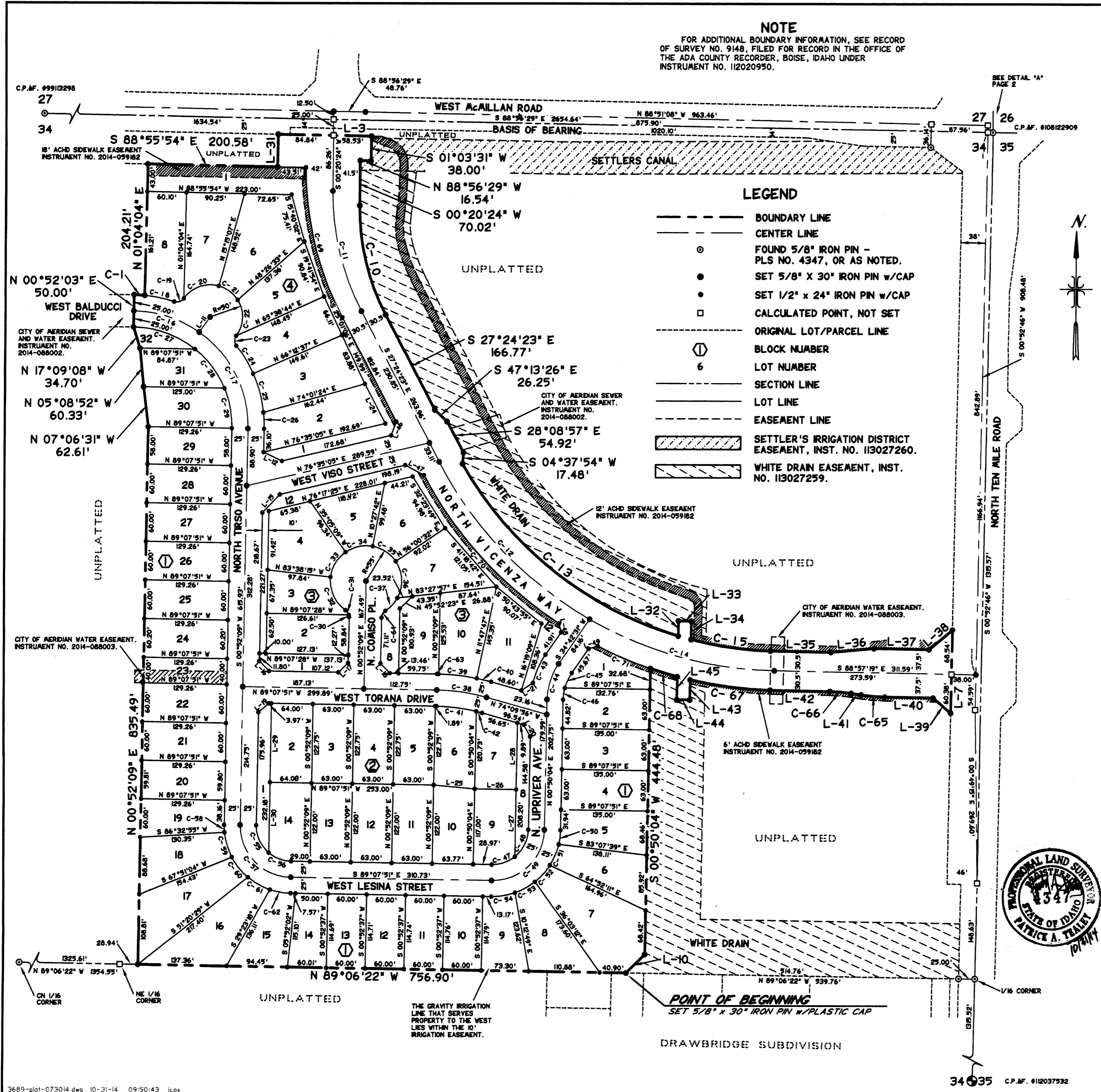
A PORTION OF THE NE 1/4 NE 1/4, SECTION 34,  
T.4N., R.1W., B.M.  
MERIDIAN, ADA COUNTY, IDAHO  
2014



- LEGEND**
- BOUNDARY LINE
  - CENTER LINE
  - ⊙ FOUND 5/8" IRON PIN - PLS NO. 4347, OR AS NOTED.
  - SET 5/8" X 30" IRON PIN w/CAP
  - SET 1/2" X 24" IRON PIN w/CAP
  - CALCULATED POINT, NOT SET
  - - - ORIGINAL LOT/PARCEL LINE
  - ⊕ BLOCK NUMBER
  - 6 LOT NUMBER
  - SECTION LINE
  - LOT LINE
  - - - EASEMENT LINE
  - ▨ SETTLER'S IRRIGATION DISTRICT EASEMENT, INST. NO. 113027260.
  - ▩ WHITE DRAIN EASEMENT, INST. NO. 113027259.

### NOTES

1. UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, CITY OF MERIDIAN STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET, UNLESS OTHERWISE NOTED. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
2. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
4. IRRIGATION WATER HAS BEEN PROVIDED BY SETTLERS IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SETTLERS IRRIGATION DISTRICT.
5. UNLESS OTHERWISE SHOWN OR DESIGNATED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5') FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND A TEN (10') FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES, FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE.
6. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
7. BOTTOM OF BUILDING FOOTINGS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE ESTABLISHED NORMAL HIGH GROUNDWATER ELEVATION.
8. RESTRICTIVE COVENANTS ARE IN EFFECT FOR THIS SUBDIVISION, FILED AS INSTRUMENT NO. \_\_\_\_\_.
9. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 111013993, RECORDS OF ADA COUNTY, IDAHO.
10. LOT 1, 23 AND 32 OF BLOCK 1, LOTS 1 AND 8 OF BLOCK 2, LOTS 1, 8 AND 12 OF BLOCK 3 AND LOT 1 OF BLOCK 4 ARE NON-BUILDABLE AND TO BE MAINTAINED AND OWNED BY THE BRIDGETOWER HEIGHTS HOMEOWNERS ASSOCIATION OR ITS ASSIGNS, AND SHALL HAVE A BLANKET EASEMENT FOR LANDSCAPE, PRESSURIZED IRRIGATION, AND HOMEOWNERS PEDESTRIAN ACCESS.
11. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT 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 NEGLIGENCE OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
12. THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF AN ADA COUNTY HIGHWAY DISTRICT LICENSE AGREEMENT, RECORDED AS INSTRUMENT NO. 2014-063863, RECORDS OF ADA COUNTY, IDAHO. LANDSCAPING TO BE MAINTAINED BY THE BRIDGETOWER HEIGHTS HOMEOWNERS ASSOCIATION.
13. LOTS 1, 23 AND 32 OF BLOCK 1, LOTS 1 AND 8 OF BLOCK 2, LOTS 1, 8 AND 12 OF BLOCK 3 AND LOT 1 OF BLOCK 4 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON MAY 8, 2009 AS INSTRUMENT NO. 109053259, 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 B4-40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.



**TEALEY'S LAND SURVEYING**  
 12594 W. EXPLORER DRIVE, SUITE 150  
 208-385-0636 BOISE, ID. 83719  
 Project No. 3689 Sheet 1 of 3