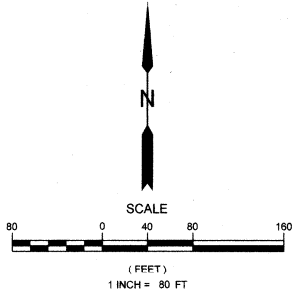


ESTRADA VILLAGE SUBDIVISION NO. 1

LOCATED IN THE NW1/4 OF THE SE1/4 AND THE NE1/4 OF THE SE1/4 OF SECTION 9,
T. 4 N., R. 1 E., B.M., CITY OF EAGLE, ADA COUNTY, IDAHO
2022



E1/4 COR. SEC. 9
PLS 2109
CP&F 111006150

S 01°21'25" W 1317.19'
S 02°10'39" W 436.30'

S 02°10'39" W 436.30'
S 1°16' COR. SEC. 9
PLS 12087
CP&F 2016-116959

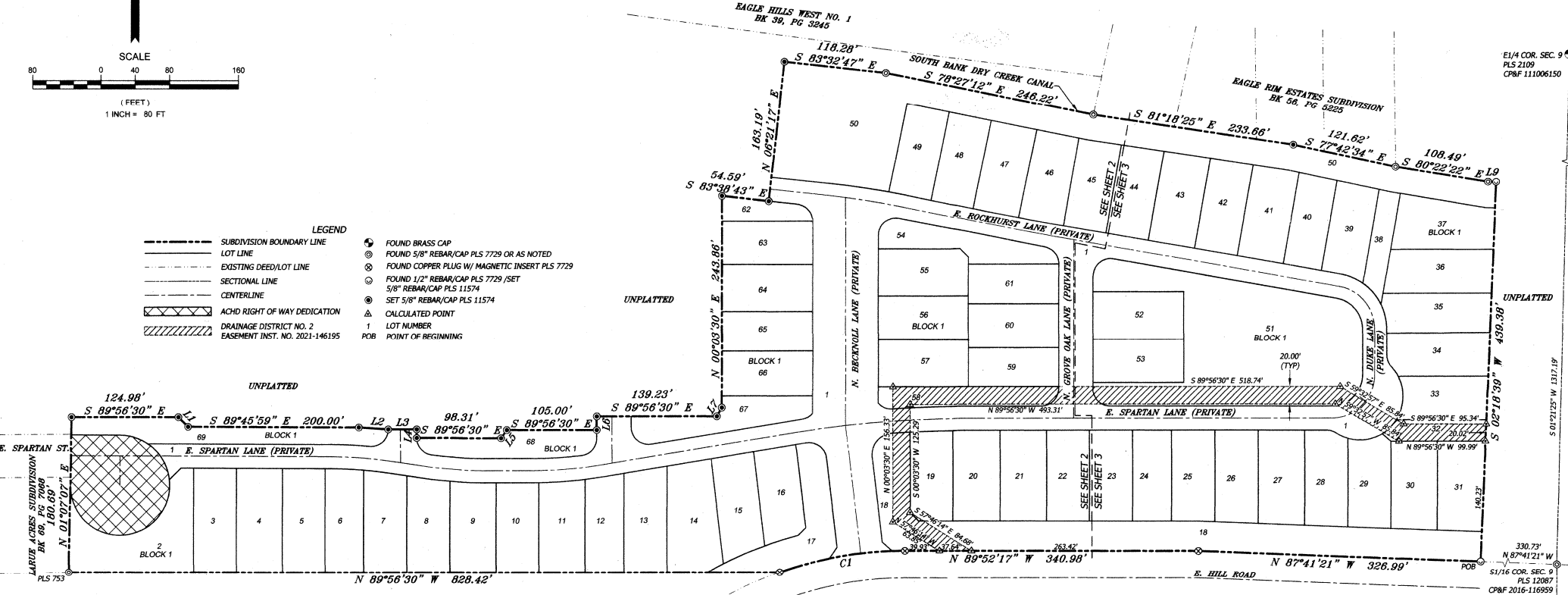
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PLS 12087
CP&F 2016-116959

S 01°16' COR. SEC. 9
PLS 12087
CP&F 2016-116959

- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - - - EXISTING DEED/LOT LINE
 - - - SECTIONAL LINE
 - CENTERLINE
 - ▨ ACHD RIGHT OF WAY DEDICATION
 - ▨ DRAINAGE DISTRICT NO. 2 EASEMENT INST. NO. 2021-146195
 - FOUND BRASS CAP
 - ⊙ FOUND 5/8" REBAR/CAP PLS 7729 OR AS NOTED
 - ⊙ FOUND COPPER PLUG W/ MAGNETIC INSERT PLS 7729
 - ⊙ FOUND 1/2" REBAR/CAP PLS 7729 /SET 5/8" REBAR/CAP PLS 11574
 - ⊙ SET 5/8" REBAR/CAP PLS 11574
 - ⊙ CALCULATED POINT
 - 1 LOT NUMBER
 - POB POINT OF BEGINNING



PLAT NOTES

- EASEMENTS: A PERMANENT EASEMENT FOR PUBLIC UTILITIES AND PROPERTY DRAINAGE IS HEREBY RESERVED ALONG THE FOLLOWING:
-TWELVE (12) FOOT WIDE ADJACENT TO SUBDIVISION BOUNDARY
-TWELVE (12) FOOT WIDE ADJACENT TO INTERNAL PRIVATE ROAD AS DEPICTED
-FIVE (5) FOOT WIDE ADJACENT TO EITHER SIDE OF INTERIOR SIDE LOT LINES
-SIX (6) FOOT WIDE ADJACENT TO INTERIOR REAR LOT LINES
- A PERMANENT EASEMENT FOR PRESSURE IRRIGATION IS HEREBY RESERVED ALONG THE FOLLOWING:
-TWELVE (12) FOOT WIDE ALONG SUBDIVISION BOUNDARY AND REAR LOT LINES OR AS DEPICTED
-FIVE (5) FOOT WIDE SIDE YARD
- 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 CONDITION 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."
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH APPLICABLE ZONING AND SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF EAGLE APPLICABLE ZONING AND SUBDIVISION REGULATIONS OR AS SPECIFICALLY APPROVED WITH THE DEVELOPMENT AGREEMENT ASSOCIATED WITH RZ-02-19 OR ANY SUBSEQUENT MODIFICATIONS.
- HOMEOWNERS ASSOCIATION SHALL NOT DISSOLVE WITHOUT THE CONSENT FROM THE CITY OF EAGLE.
- LOTS 1, 2, 17, 18, 32, 36, 50, 51, 54, 58, 62, AND 67-69, BLOCK 1, ARE COMMON LOTS AND ARE TO BE OWNED AND MAINTAINED BY THE ESTRADA VILLAGE COMMUNITY ASSOCIATION, INC.

- THIS SUBDIVISION IS SUBJECT TO ACHD LICENSE AGREEMENT NO. 2021-063990.
- IRRIGATION WATER HAS BEEN PROVIDED FROM NEW DRY CREEK DITCH CO., IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO COMPLIANCE WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM NEW DRY CREEK DITCH CO.
- MAINTENANCE OF ANY IRRIGATION DITCH OR PIPE CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER, UNLESS SUCH RESPONSIBILITY IS ASSUMED BY THE IRRIGATION/DRAINAGE ENTITY OR ESTRADA VILLAGE COMMUNITY ASSOCIATION, INC.
- THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, TO BE RECORDED IN CONJUNCTION WITH THIS PLAT, AND AS AMENDED.
- LOTS 1, 2, 32 AND 36, BLOCK 1 ARE SUBJECT TO A BLANKET SANITARY SEWER EASEMENT FOR THE BENEFIT OF EAGLE SEWER DISTRICT. LOT 2, BLOCK 1 CONTAINS A SANITARY SEWER LIFT STATION THAT WILL BE OWNED AND MAINTAINED BY EAGLE SEWER DISTRICT.
- LOT 1, BLOCK 1 IS SUBJECT TO A BLANKET EASEMENT FOR THE BENEFIT OF EAGLE SEWER DISTRICT AND EAGLE WATER COMPANY.
- DIRECT LOT ACCESS TO E. HILL ROAD IS PROHIBITED UNLESS APPROVED BY THE ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF EAGLE.
- THE ESTRADA VILLAGE COMMUNITY ASSOCIATION, INC. SHALL OWN AND MAINTAIN THE PRESSURIZED IRRIGATION PUMP AND ALL APPURTENANCES ASSOCIATED WITH THE PRESSURIZED IRRIGATION SYSTEM.
- ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE CONSISTENT WITH THE CONDITIONS OF THE DEVELOPMENT AGREEMENT INST. NO. 2021-023622, ASSOCIATED WITH RZ-02-19 AND SUBSEQUENT MODIFICATIONS.
- LOTS 30 AND 31, BLOCK 1, WILL TAKE ACCESS FROM LOT 32, BLOCK 1, LOTS 36 AND 37, BLOCK 1 WILL TAKE ACCESS FROM LOT 38, BLOCK 1. THESE COMMON DRIVEWAYS ARE FOR THE PURPOSE OF INGRESS/EGRESS. SHALL CONTAIN BLANKET TYPE WATER, SEWER AND UTILITY EASEMENTS AND SHALL RUN WITH THE LAND. THESE COMMON DRIVEWAYS/LOTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH UIC 11C-6C-3D AND BE PAVED A MINIMUM OF 20 FEET WIDE WITH SURFACE CAPABLE OF SUPPORTING 75,000 LBS. COMMON DRIVEWAYS/LOTS SHALL BE OWNED AND MAINTAINED BY ESTRADA VILLAGE COMMUNITY ASSOCIATION, INC.
- LOT 1, BLOCK 1, IS A PRIVATE ROAD TO BE OWNED AND MAINTAINED BY THE ESTRADA VILLAGE COMMUNITY ASSOCIATION. THE PERPETUAL RIGHT OF INGRESS/EGRESS OVER THE DESCRIBED PRIVATE ROAD IS HEREBY RESERVED IN FAVOR OF EACH LOT OWNER. THE PERPETUAL EASEMENT SHALL RUN WITH THE LAND AND THE RESTRICTIVE COVENANT FOR MAINTENANCE OF THE PRIVATE ROADS CANNOT BE MODIFIED WITHOUT THE EXPRESS CONSENT OF THE CITY OF EAGLE.
- THIS SUBDIVISION IS SUBJECT TO ACHD SIDEWALK EASEMENT INST. NO. 2021-061602.
- THE DRY CREEK CANAL EASEMENT IN LOT 50, BLOCK 1 IS HEREBY RESERVED BY THIS PLAT.
- THIS DEVELOPMENT IS SUBJECT TO A DRAINAGE DISTRICT NO. 2 LICENSE AGREEMENT INST. NO. 2021-146194.
- GRAVITY IRRIGATION EASEMENTS IN FAVOR OF DRAINAGE DISTRICT NO. 2 ARE HEREBY RESERVED AS BLANKET EASEMENTS IN COMMON LOTS 1, 18, 38, 51, 54 AND 58, BLOCK 1, AND AS SHOWN AND DIMENSIONED IN LOTS 20, 35, 36, 55-57 AND 59-61, BLOCK 1.



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

SAWTOOTH
Land Surveying, LLC WWW.SAWTOOTHLS.COM

SHEET: 1 OF 5	DATE: 1/2022	DRAWN BY: AR	CHECKED BY: JB	JOB#: 120289	DWG#: 120289-FP
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