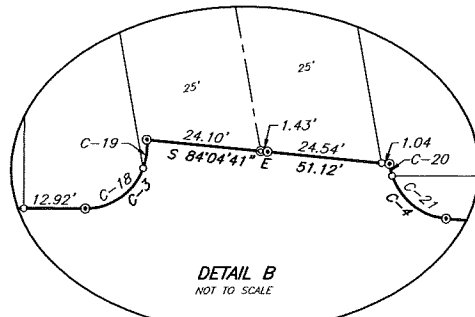
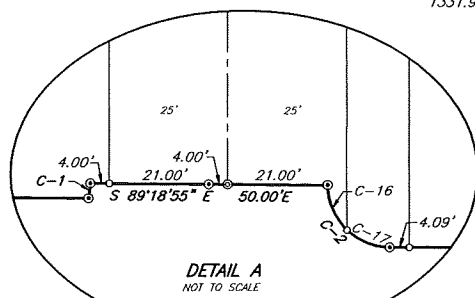
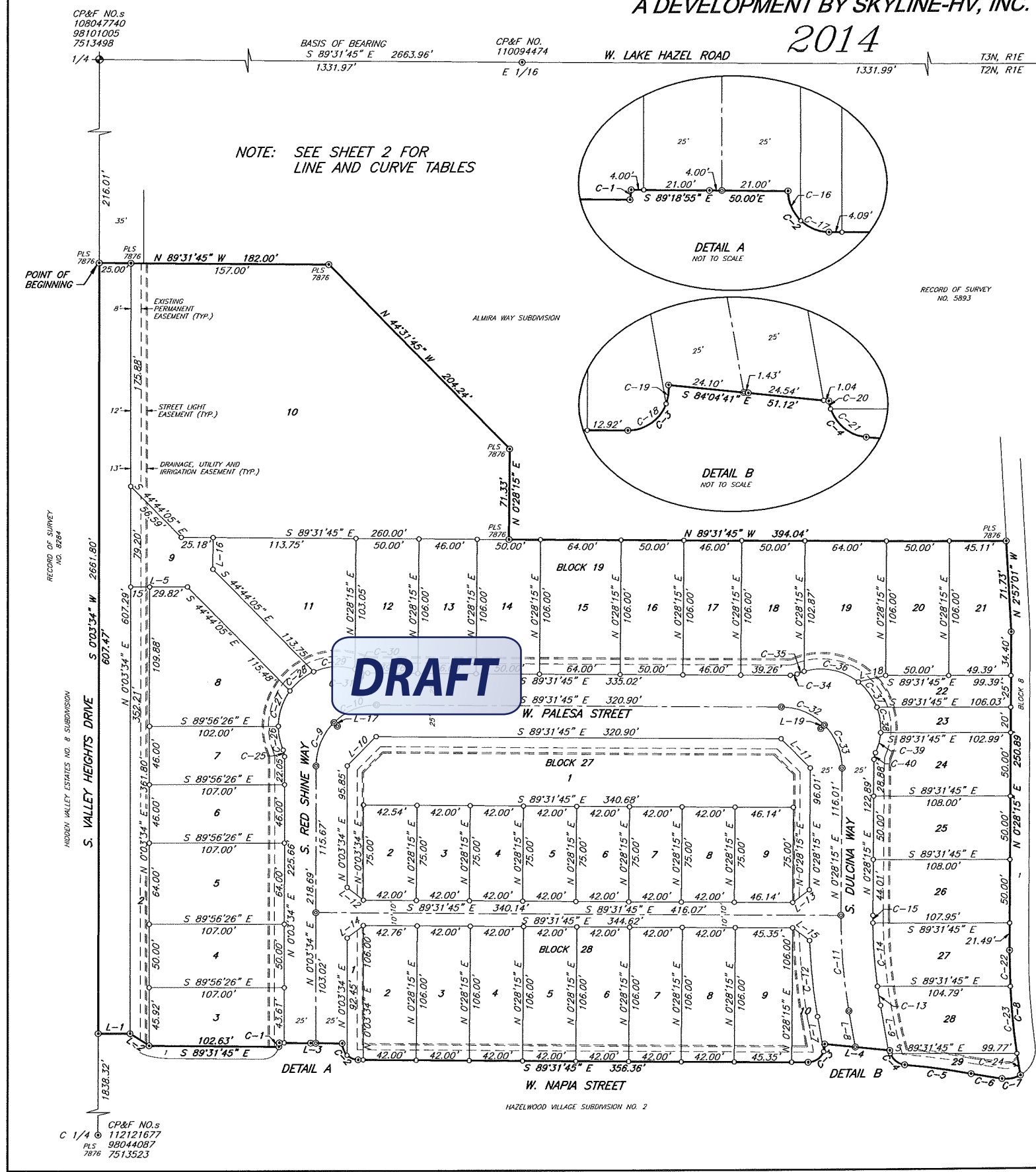


HAZELWOOD VILLAGE SUBDIVISION NO. 9

LOCATED IN THE NE 1/4 OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 EAST,
BOISE MERIDIAN, ADA COUNTY, IDAHO,

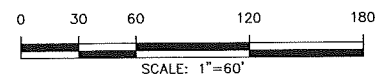
A DEVELOPMENT BY SKYLINE-HV, INC.

2014



LEGEND

- SUBDIVISION BOUNDARY
- ⊙ SET 5/8" IRON PIN WITH PLS 5082 PLASTIC CAP
- ⊙ FOUND 5/8" IRON PIN WITH PLS 5082 PLASTIC CAP OR AS LABELED
- ⊕ FOUND BRASS CAP MONUMENT
- SET 1/2" IRON PIN WITH PLS 5082 PLASTIC CAP
- FOUND 1/2" IRON PIN WITH PLS 5082 PLASTIC CAP
- CALCULATED POINT - NOTHING SET
- - - EASEMENT LINE
- - - STREET CENTERLINE
- LOT LINE



NOTES

1. ANNEXATION TO THE CITY OF BOISE HAS BEEN REQUESTED AND THE CITY OF BOISE MAY ANNEX THIS SUBDIVISION AT ANY TIME IN THE FUTURE.
2. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY 200600071-S/ZC/DA/PUD AND 201301626-S/DA.
3. ALL LOTS HAVE A 13 FOOT WIDE EASEMENT CONTIGUOUS TO ALL STREETS AND A 10 FOOT WIDE EASEMENT CONTIGUOUS TO THE REAR LOT LINES FOR PUBLIC UTILITIES, LOT DRAINAGE AND IRRIGATION PURPOSES. ALL STREET FRONTAGE HAS A 12 FOOT WIDE STREET LIGHT EASEMENT TO BOISE CITY. SIDE LOT LINES HAVE A 5 FOOT WIDE EASEMENT ON EACH SIDE FOR PUBLIC UTILITIES, LOT DRAINAGE AND IRRIGATION PURPOSES. REAR LOT LINES HAVE A 10 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE AND IRRIGATION PURPOSES. ALL OTHER EASEMENTS ARE AS SHOWN.
4. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE IN EFFECT AT THE TIME OF ISSUANCE OF BUILDING PERMIT OR AS SPECIFICALLY APPROVED BY 200600071-S/ZC/DA/PUD. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY 200600071-S/SC/DA/PUD.
5. BUILDING AND OCCUPANCY SHALL CONFORM TO THE STANDARDS ESTABLISHED BY THE RESTRICTIVE COVENANTS TO BE FILED IN THE OFFICE OF THE RECORDER, ADA COUNTY, IDAHO.
6. REFERENCE RECORD OF SURVEY NUMBERS 5893 AND 8284, HAZELWOOD VILLAGE SUBDIVISION, HAZELWOOD VILLAGE SUBDIVISION NO. 2, HIDDEN VALLEY ESTATES NO. 8 SUBDIVISION AND ALMIRA WAY SUBDIVISION.
7. NO BUILDING PERMIT SHALL BE ISSUED ON ANY LOT IN THIS SUBDIVISION UNTIL THE PROVISIONS OF NON-BUILD AGREEMENT INSTRUMENT NO. _____ HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF BOISE.
8. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
9. 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 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."
10. LOTS ABUTTING PUBLIC RIGHT-OF-WAY ARE SUBJECT TO AN EXISTING PERMANENT EASEMENT CONTIGUOUS TO ALL STREETS AS DESCRIBED IN INST. NO. _____.
11. HAZELWOOD VILLAGE SUBDIVISION NO. 9 IS SUBJECT TO ADA COUNTY DEVELOPMENT AGREEMENT NO. 7641 RECORDED AS INSTRUMENT NO. 106172712 AND AS AMENDED BY INSTRUMENT NO. 112006904 AND AS AMENDED BY DEVELOPMENT AGREEMENT NO. 7641-3-14 RECORDED AS INSTRUMENT NO. 114002763.
12. LOTS 2, 9, 10, 22, 23, AND 29 OF BLOCK 19 AND LOT 1 OF BLOCK 27 AND LOTS 1 AND 10 OF BLOCK 28 ARE LANDSCAPE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE HAZELWOOD VILLAGE HOMEOWNERS ASSOCIATION.
13. HAZELWOOD VILLAGE SUBDIVISION NO. 9 IS SUBJECT TO A LICENSE AGREEMENT WITH ACHD FOR LANDSCAPING AS DESCRIBED IN INSTRUMENT NO. 111082875 AND AS AMENDED BY INSTRUMENT NO. _____.
14. LOTS 9 AND 10 OF BLOCK 19 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 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
15. DIRECT LOT ACCESS TO ANY PUBLIC STREET IS PROHIBITED FOR ANY RESIDENTIAL LOT THAT HAS BOTH PUBLIC STREET FRONTAGE AND A REAR ALLEY. SAID LOT SHALL BE ACCESSED BY THE REAR ALLEY ONLY. DIRECT LOT OR PARCEL ACCESS TO S. VALLEY HEIGHTS DRIVE IS PROHIBITED.
16. LOT 1 OF BLOCK 27 IS SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION PURPOSES.
17. LOT 22 OF BLOCK 19 IS A SHARED DRIVEWAY LOT WHICH PROVIDES INGRESS-EGRESS ACCESS TO THE LOTS WITH SHARED DRIVEWAY FRONTAGE AND SHALL BE OWNED AND MAINTAINED BY THE HAZELWOOD VILLAGE HOMEOWNERS ASSOCIATION. THIS LOT IS SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES, BOISE CITY SANITARY SEWER, DRAINAGE AND IRRIGATION PURPOSES.



CIVIL SURVEY CONSULTANTS, INC.

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