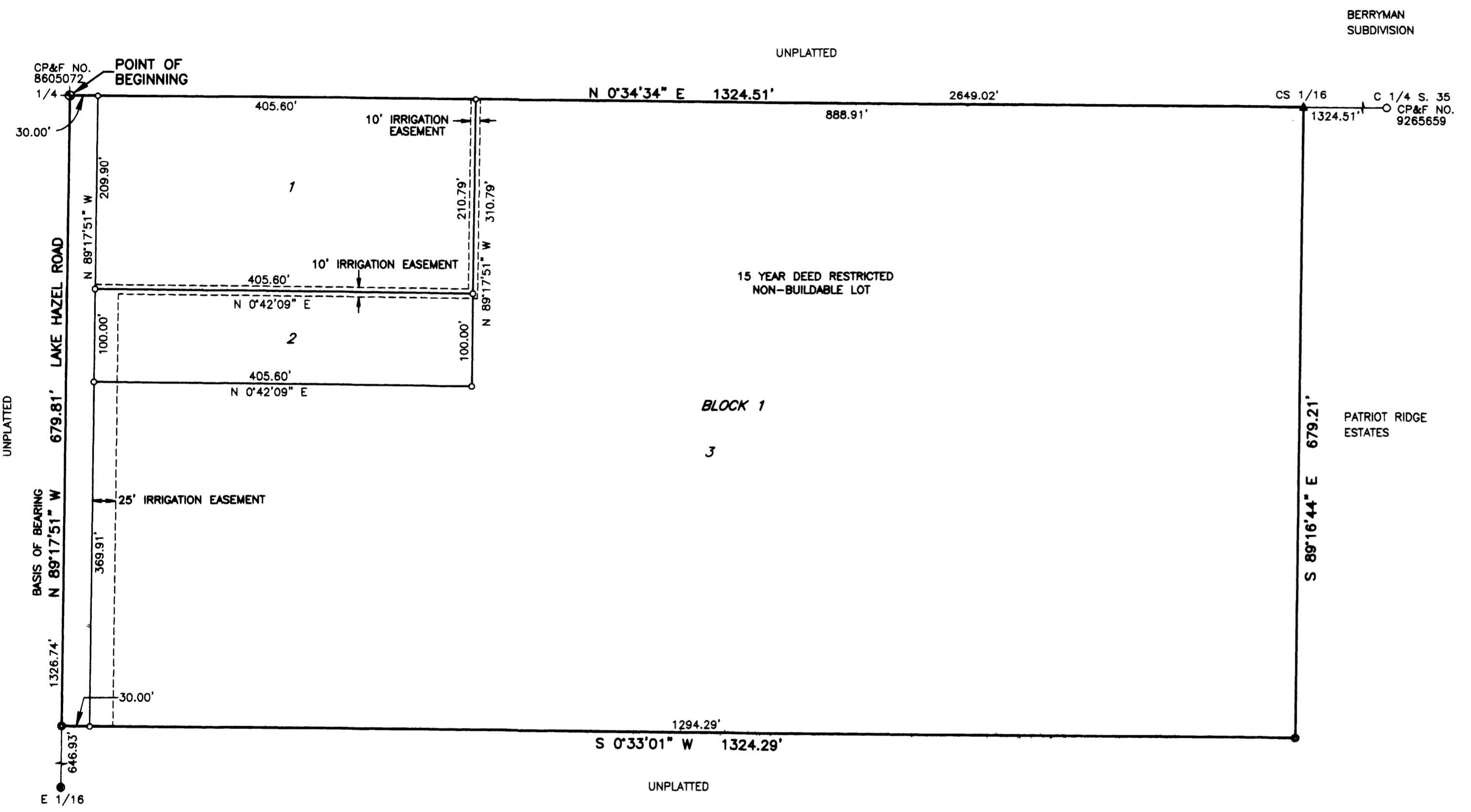
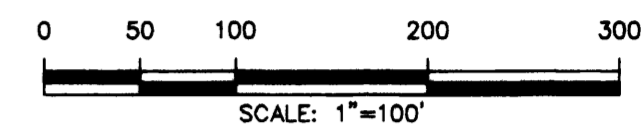
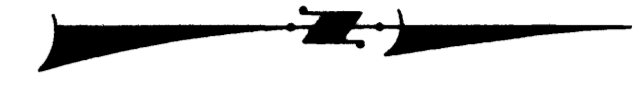


TITUS SUBDIVISION

LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 35,
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO.

1999



LEGEND

- SUBDIVISION BOUNDARY
- FOUND 5/8" IRON PIN WITH PLS 5082 PLASTIC CAP
- ▲ FOUND 5/8" IRON PIN WITH PLS 4347 PLASTIC CAP
- FOUND UNMARKED 5/8" IRON PIN
- SET 5/8" IRON PIN WITH PLS 5082 PLASTIC CAP
- SET 1/2" IRON PIN WITH PLS 5082 PLASTIC CAP
- ⊕ FOUND ALUMINUM CAP MONUMENT
- IRRIGATION EASEMENT LINE

EASEMENTS

ALL LOTS HAVE A 10 FOOT WIDE EASEMENT CONTIGUOUS TO ALL STREETS AND REAR LOT LINES FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION PURPOSES. SIDE LOT LINES HAVE A 5 FOOT WIDE EASEMENT ON EACH SIDE FOR UTILITIES. ALL OTHER EASEMENTS ARE AS SHOWN.

IRRIGATION RIGHTS

THIS SUBDIVISION IS WITHIN THE NEW YORK IRRIGATION DISTRICT. THE DEVELOPER HAS MADE PROVISION TO SUPPLY IRRIGATION WATER TO THE INDIVIDUAL LOTS. EACH LOT WILL BE SUBJECT TO THE DISTRICT ASSESSMENTS. THE DEVELOPER WILL COMPLY WITH IDAHO CODE 31-3805.

IRRIGATION EASEMENTS SHOWN ARE FOR THE USE OF THE NEW YORK IRRIGATION DISTRICT AND THE INDIVIDUAL LOT OWNERS.

NOTES

1. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
2. LOT 3, BLOCK 1 (LEGAL DESCRIPTION OF OPEN SPACE LOT) IS A DEED RESTRICTED LOT AND MAY ONLY BE USED FOR OPEN SPACE AS DEFINED IN THE NON-FARM DEVELOPMENT SECTION OF THE ADA COUNTY CODE, SECTION 8-4B-7 AND IN THE PLANNED DEVELOPMENT PROVISIONS OF THE ADA COUNTY CODE FOUND IN TITLE 8, CHAPTER 9. THE DEED RESTRICTED LOTS MUST ALSO ONLY BE USED IN THE MANNER SPECIFIED IN THE CONDITIONS OF APPROVAL ISSUED BY ADA COUNTY'S DEPARTMENT OF DEVELOPMENT SERVICES. THIS LOT MUST BE USED IN AFORESTATED MANNER FOR A PERIOD OF NOT LESS THAN FIFTEEN (15) YEARS FROM THE RECORDING DATE OF THE FINAL PLAT.
3. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF ADA COUNTY.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
5. REFERENCE RECORD OF SURVEY NUMBERS 839 AND 3326 AND PATRIOT RIDGE ESTATES SUBDMISION.



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