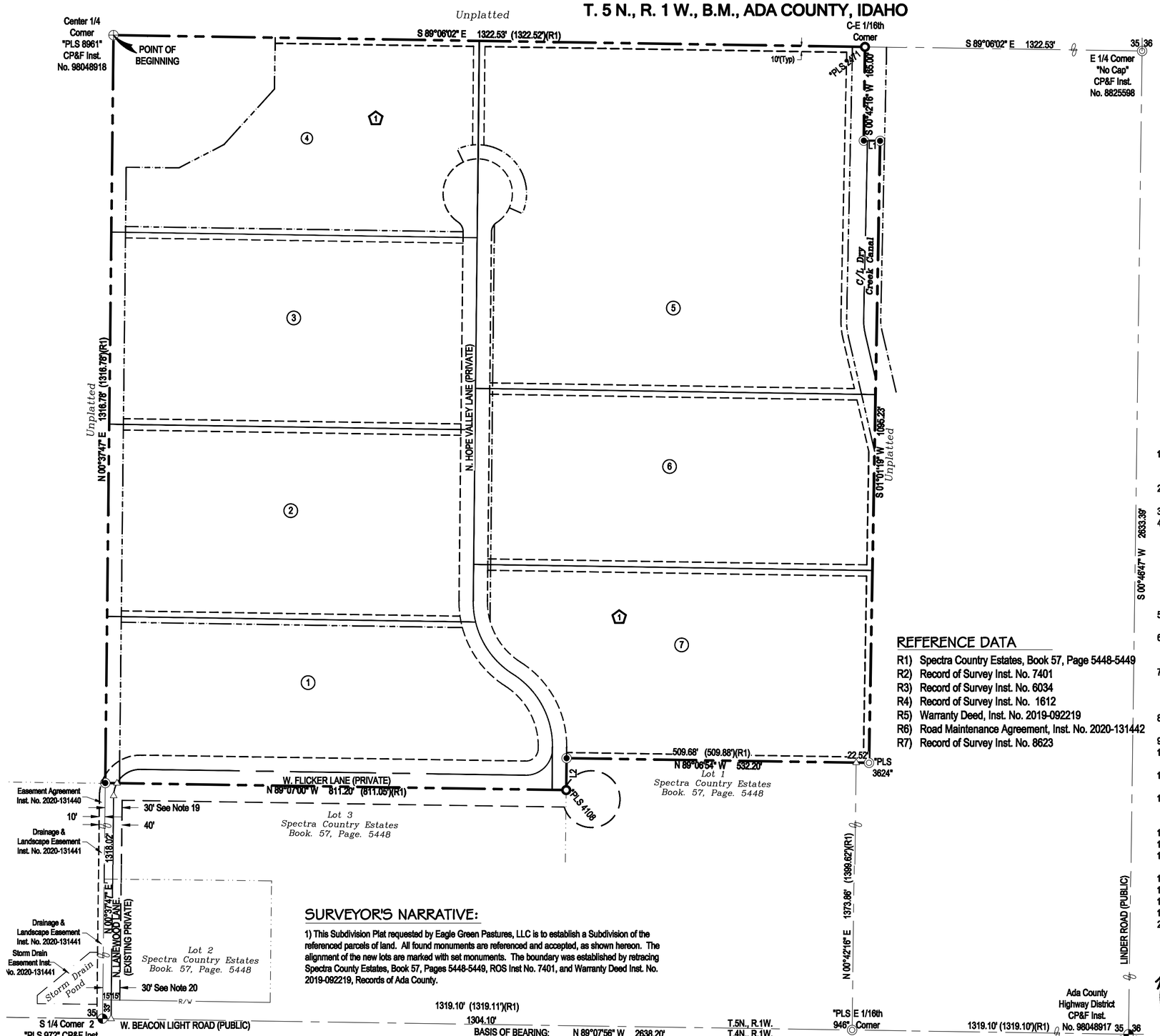
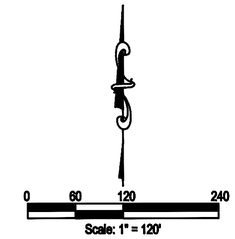
BK_____PG_____

PLAT OF

HEARTLAND RANCH SUBDIVISION

A REPLAT OF A PORTION OF LOT 1, ALL OF LOT 4 OF SPECTRA COUNTRY ESTATES SUBDIVISION, AND A PORTION OF THE NE1/4 SE1/4 OF SECTION 35, T. 5 N., R. 1 W., B.M., ADA COUNTY, IDAHO





LEGEND

- Found Brass Cap Monument
- Found Aluminum Cap Monument
- Found 5/8" x 24" Iron Pin w/Plastic Cap as Noted
- Found 1/2 inch dia. iron pin, Replaced W/ Set 5/8 inch dia. x 24 inch iron pin w/ Plastic Cap as noted
- Set 5/8" x 24" Iron Pin w/Plastic Cap "CLS PLS 7732"
- Calculated Point
- Set 1/2" x 24" Iron Pin w/Plastic Cap "CLS PLS 7732"
- Block Number
- Lot Number
- Subdivision Boundary Line
- Lot Line
- Section Line
- Easement Line
- Existing Easement Line
- Lot Line/ Parcel Line of Record

REFERENCE DATA

R1) Spectra Country Estates, Book 57, Page 5448-5449
R2) Record of Survey Inst. No. 7401
R3) Record of Survey Inst. No. 6034
R4) Record of Survey Inst. No. 1612
R5) Warranty Deed, Inst. No. 2019-092219
R6) Road Maintenance Agreement, Inst. No. 2020-131442
R7) Record of Survey Inst. No. 8623

SURVEYOR'S NARRATIVE:

1) This Subdivision Plat requested by Eagle Green Pastures, LLC is to establish a Subdivision of the referenced parcels of land. All found monuments are referenced and accepted, as shown hereon. The alignment of the new lots are marked with set monuments. The boundary was established by retracing Spectra County Estates, Book 57, Pages 5448-5449, ROS Inst No. 7401, and Warranty Deed Inst. No. 2019-092219, Records of Ada County.

NOTES:

1. Minimum Building Setbacks and Dimensional Standards for this Subdivision shall be in accordance with the Applicable Zone and Subdivision Regulations at the time of the issuance of Individual Building Permits or as Specifically Approved and/or Required.
2. Any re-subdivision of this Plat shall comply with the Applicable Zoning Regulations in effect to the time of re-subdivision.
3. Lots shall not be reduced in size without prior Approval from the Health Authority.
4. This Development recognizes Section 22-4503 of the Idaho Code, Right to Farm Act, which states: Agricultural operations, agricultural facilities or expansion thereof not a nuisance exception. no 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 improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof.
5. The Owner has provided Irrigation Water to each Lot through a Pressure Irrigation System to be Owned and Maintained by the Heartland Ranch Homeowners Association.
6. Irrigation water is provided by Farmers Union Ditch Company LTD in compliance with Idaho Code, Section 31-3805(1)(b). All Lots in this Subdivision will be subject to Assessments from the Farmers Union Ditch Company.
7. All Lot Lines Common to any Public Right of Way, Rear Lot Lines, Side Lot Lines, and Exterior Boundary Lines are hereby designated as having a Permanent Ten foot wide (10') Easement for Public Utilities, Irrigation and Lot Drainage. These Easements shall not preclude the Construction of hard-surfaced Driveways and Walkways to each Lot.
8. No Additional Domestic Water Supplies shall be installed beyond the Water System Approved in Sanitary Restriction Release.
9. Reference is made to Public Health Letter on file Regarding Additional Restrictions.
10. This Subdivision is Subject to the Covenants, Conditions that are to be Filed for Record in the Ada County Recorders Office.
11. Maintenance of and Irrigation or Drainage Pipe or Ditch Crossing is the Responsibility of the Lot Owner unless such Responsibility is Assumed by and Irrigation/Drainage Entity.
12. All Lots in this Subdivision are Subject to the Private Lanes (West Flicker Lane, and North Hope Valley Lane) as Shown hereon for Access, Public Utilities, Irrigation and Drainage. Access for this Subdivision is taken from W. Beacon Light Road Via the Existing Private N. Lanewood Lane.
13. Lots in this Subdivision will be Served by Individual Septic Systems.
14. Lots in this Subdivision will be Served by Individual Wells per IDWR Specifications/Requirements.
15. Lots 1-4, Block 1 are encumbered by a 25' Access and Utility Easement along their rear lot lines for access and power to the irrigation pond and its corresponding pump.
16. Lot 4, Block 1 has an irrigation pond easement as shown hereon.
17. Lots 5 and 6, Block 1 is subject to a Dry Creek Canal easement.
18. For additional Boundary information, see ROS 7401.
19. Transfer Use of Easement, Instrument No. 2020-131438 affects the property as shown.
20. Easement Agreement, Instrument No. 2020-131439 affects the property as shown.

PROFESSIONAL LAND SURVEYOR REGISTERED 7732 04/20/2021 STATE OF IDAHO RICHARD A. GRAY

COMPASS LAND SURVEYING, PLLC
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SHEET 1 OF 4

04/20/2021