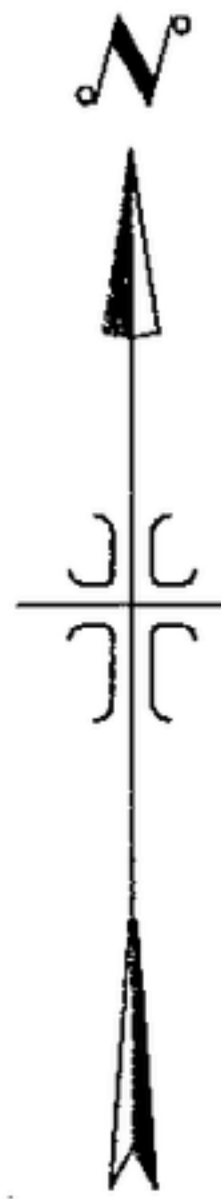
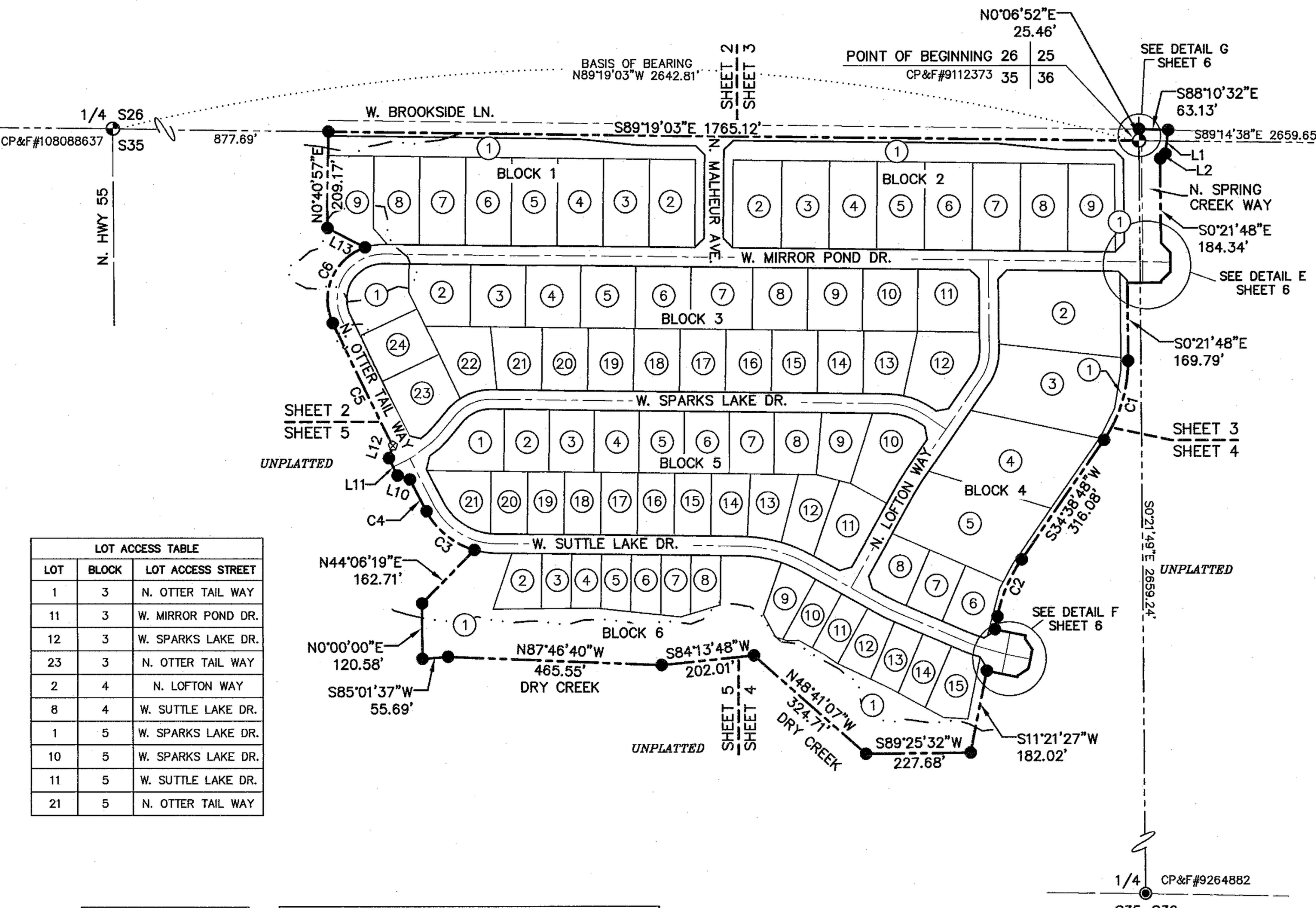


PLAT SHOWING DRY CREEK RANCH SUBDIVISION NO. 1

LOCATED IN THE SW 1/4 OF SECTION 25, THE NE 1/4 OF SECTION 35 AND NW 1/4 OF SECTION 36,
T.5N., R.1E., B.M.
ADA COUNTY, IDAHO
2018



SCALE: 1" = 200'



NOTES

- 1) MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS ESTABLISHED IN THE ZONING ORDINANCE.
- 2) A SIXTEEN AND ONE HALF (16.5) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY, UNLESS OTHERWISE DIMENSIONED. A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG ALL REAR LOT LINES, UNLESS OTHERWISE DIMENSIONED. A FIVE (5) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG EACH SIDE OF INTERIOR LOT LINES UNLESS OTHERWISE DIMENSIONED. THE ABOVE EASEMENTS ARE AS SHOWN ON THIS PLAT.
- 3) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 4) THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, AND THE REQUIREMENTS IN IDAHO CODE 31-3805 ARE NOT APPLICABLE.
- 5) THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, 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 ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF".
- 6) DIRECT LOT OR PARCEL ACCESS TO W. BROOKSIDE LANE AND N. SPRING CREEK WAY IS PROHIBITED.
- 7) PORTIONS LOT 1, BLOCK 1, LOT 1, BLOCK 2, LOTS 6 AND 7, BLOCK 3 AND LOT 1, BLOCK 6 ARE SERVICED TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM AS SHOWN HEREON. THESE LOTS ARE ENCUMBERED BY THAT FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT NO. 2015-103256, 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.
- 8) ACHD TEMPORARY EASEMENT INSTR. NO. 2018-069325.
- 9) ACHD TEMPORARY EASEMENT INSTR. NO. 2018-069292.
- 10) ACHD LICENSE AGREEMENT INSTR. NO. 2018-066692.
- 11) NOT USED
- 12) LOT 1, BLOCK 1, LOT 1, BLOCK 2 LOT 7, BLOCK 3, LOT 1 BLOCK 4 AND LOT 1, BLOCK 6 ARE COMMON LOTS TO BE OWNED BY THE DRY CREEK RANCH HOMEOWNER'S ASSOCIATION. LOT 1, BLOCK 1 AND LOT 1, BLOCK 4 SHALL BE SUBJECT TO A BLANKET PUBLIC UTILITIES AND DRAINAGE EASEMENT.
- 13) THIS SUBDIVISION IS SERVICED BY A PRIVATE SEWER COMPANY OR DISTRICT, WHICH IS NOT REGULATED BY THE IDAHO PUBLIC UTILITIES COMMISSION. FEES, INCLUDING USER FEES AND MAINTENANCE FEES, ARE SUBJECT TO FLUCTUATION.
- 14) THIS SUBDIVISION IS SERVICED BY A PRIVATE DRINKING WATER SYSTEM, WHICH MAY BE REGULATED BY THE IDAHO PUBLIC UTILITIES COMMISSION. FEES, INCLUDING USER FEES AND MAINTENANCE FEES, ARE SUBJECT TO FLUCTUATION.
- 15) THE ADA COUNTY LANDFILL ADJOINS DRY CREEK RANCH PROPERTY ON ITS SOUTHERN BOUNDARY, WITH TWO ACTIVE LANDFILL SITES ENVISIONED TO OPERATE FOR EIGHTY FIVE (85) MORE YEARS ON APPROXIMATELY TWENTY SEVEN HUNDRED (2700) ACRES WHERE TRESPASSING IS PROHIBITED.
- 16) THERE IS WILDLIFE HABITAT IN THE AREA OF DRY CREEK RANCH. DAMAGE TO LANDSCAPING FROM WILDLIFE SHALL BE THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER AND SHALL NOT BE THE RESPONSIBILITY OF THE STATE OF IDAHO OR ADA COUNTY. NEITHER ADA COUNTY NOR THE STATE OF IDAHO WILL BE LIABLE FOR WILDLIFE DEPREDAATION.
- 17) PORTIONS OF THE SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD ZONE AE AND ZONE X (SHADED) PER FIRM PANEL 16001C0156 H, EFFECTIVE DATE FEBRUARY 19, 2003 AND REVISED APRIL 20, 2018 BY THAT LETTER OF MAP REVISION DETERMINATION DOCUMENT, CASE NO. 17-10-1683P AND ARE SUBJECT TO THE REGULATIONS OF ADA COUNTY CODE, SECTION 8-3F (FLOOD OVERLAY DISTRICT). NO DEVELOPMENT IS ALLOWED IN THE FLOODWAY. ANY DEVELOPMENT WITHIN THE FLOOD PLAIN SHALL REQUIRE APPROVAL OF A FLOOD PLAIN PERMIT.
- 18) FIRST AMENDMENT TO DEVELOPMENT AGREEMENT #8205 INSTR. NO. 2017-019977.
- 19) THE LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO THE CC&R'S RECORDED IN CONJUNCTION WITH THIS SUBDIVISION PLAT.
- 20) THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE REGULATIONS OF ADA COUNTY CODE, SECTION 8-3B (WILDLAND-URBAN FIRE INTERFACE OVERLAY DISTRICT).
- 21) LOT 1, BLOCK 6 IS SHALL BE SUBJECT TO A PATHWAY EASEMENT AS SHOWN AND DELINEATED ON THIS PLAT IN FAVOR OF THE DRY CREEK HOMEOWNERS ASSOCIATION AS DEFINED IN THE CC&R'S FOR DRY CREEK RANCH SUBDIVISION.
- 22) DOUBLE FRONTING LOTS SHALL HAVE RESTRICTED ACCESS TO ONE STREET ONLY. SEE TABLE, THIS SHEET, FOR STREET LOT ACCESS DESIGNATION.

LOT	BLOCK	LOT ACCESS STREET
1	3	N. OTTER TAIL WAY
11	3	W. MIRROR POND DR.
12	3	W. SPARKS LAKE DR.
23	3	N. OTTER TAIL WAY
2	4	N. LOFTON WAY
8	4	W. SUTTLE LAKE DR.
1	5	W. SPARKS LAKE DR.
10	5	W. SPARKS LAKE DR.
11	5	W. SUTTLE LAKE DR.
21	5	N. OTTER TAIL WAY

LINE	LENGTH	BEARING
L1	51.88	S6°07'37"W
L2	15.91	S45°42'50"W
L3	28.54	S44°50'42"E
L4	42.01	S0°21'48"E
L5	28.03	S45°09'52"W
L6	28.08	S11°21'27"W
L7	7.26	S11°21'27"W
L8	28.18	S33°50'41"E
L9	2.31	S11°21'27"W
L10	28.48	N71°48'16"W
L11	42.00	N27°01'30"W
L12	28.18	N18°22'44"E
L13	91.51	N62°38'31"W

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	299.16	182.80	179.97	S17°08'30"W	35°00'35"
C2	334.00	135.76	134.83	S23°00'07"W	23°17'20"
C3	171.00	137.26	133.60	N50°43'17"W	45°59'23"
C4	9691.10	77.70	77.70	N27°29'49"W	0°27'34"
C5	9691.10	296.59	296.58	N25°54'21"W	1°45'13"
C6	121.00	202.24	179.51	N22°51'16"E	95°46'00"

LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- SET 5/8" IRON PIN WITH CAP PLS 7729
- SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT PLS 7729
- CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE
- EASEMENT LINE
- APPROXIMATE FEMA 100 YEAR FLOOD PLAIN LINE
- LOT NO.



IDAHO SURVEY GROUP, LLC.

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

JOB NO. 17-049
SHEET 1 OF 9