

# PLAT SHOWING DRY CREEK RANCH SUBDIVISION NO. 2

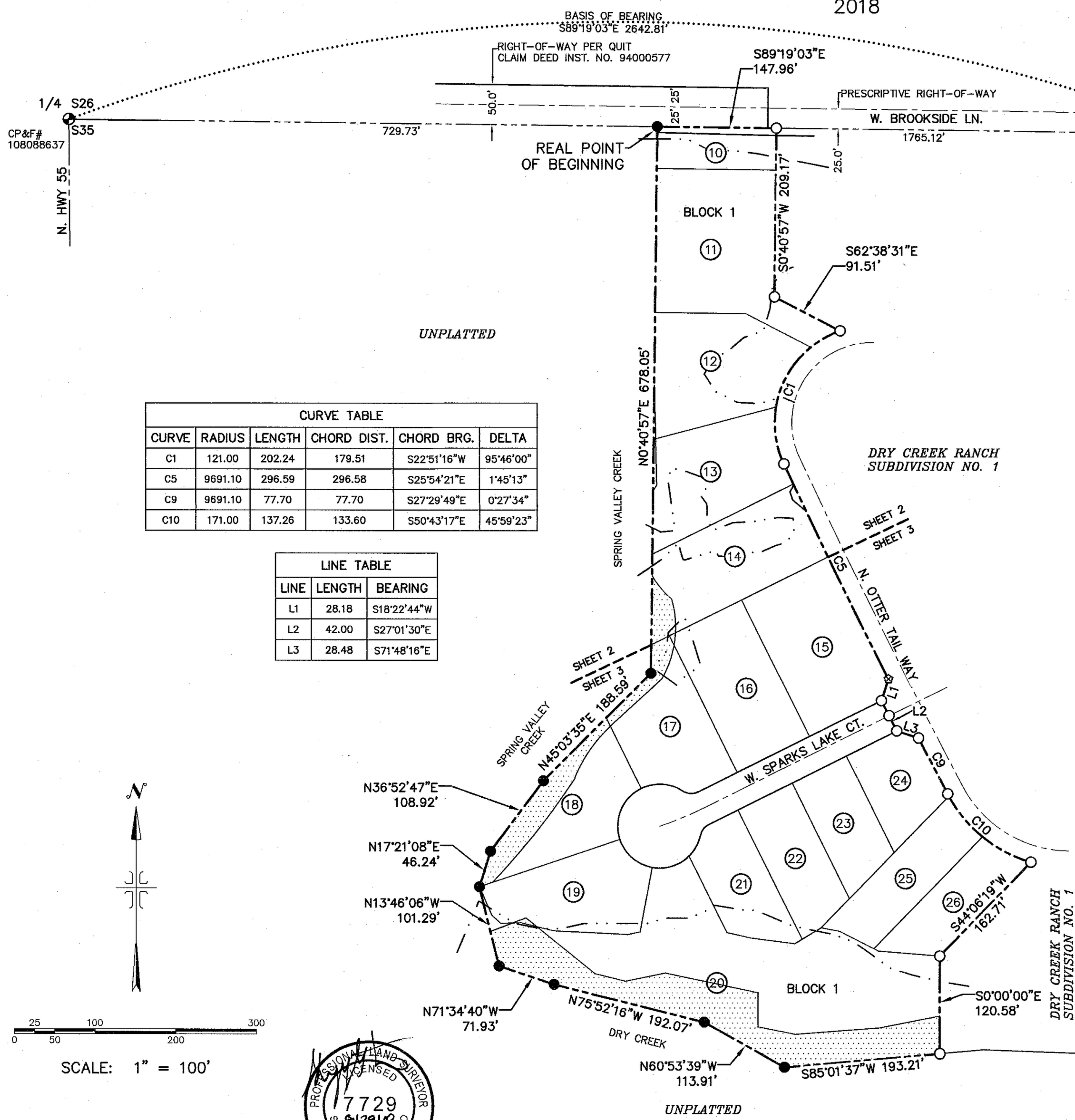
LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 35,  
T.5N., R.1E., B.M.  
ADA COUNTY, IDAHO  
2018

### LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN WITH CAP PLS 7729
- ⊗ FOUND 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT PLS 7729
- SET 5/8" IRON PIN WITH CAP PLS 7729
- △ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- APPROXIMATE FEMA 100 YEAR FLOOD PLAIN LINE-SEE NOTE 15
- ⑦ LOT NO.
- 30' SETBACK LINE FROM THE NORMAL HIGH WATER LINE FOR DRY CREEK AND SPRING VALLEY CREEK
- PATHWAY EASEMENT SEE NOTE 19

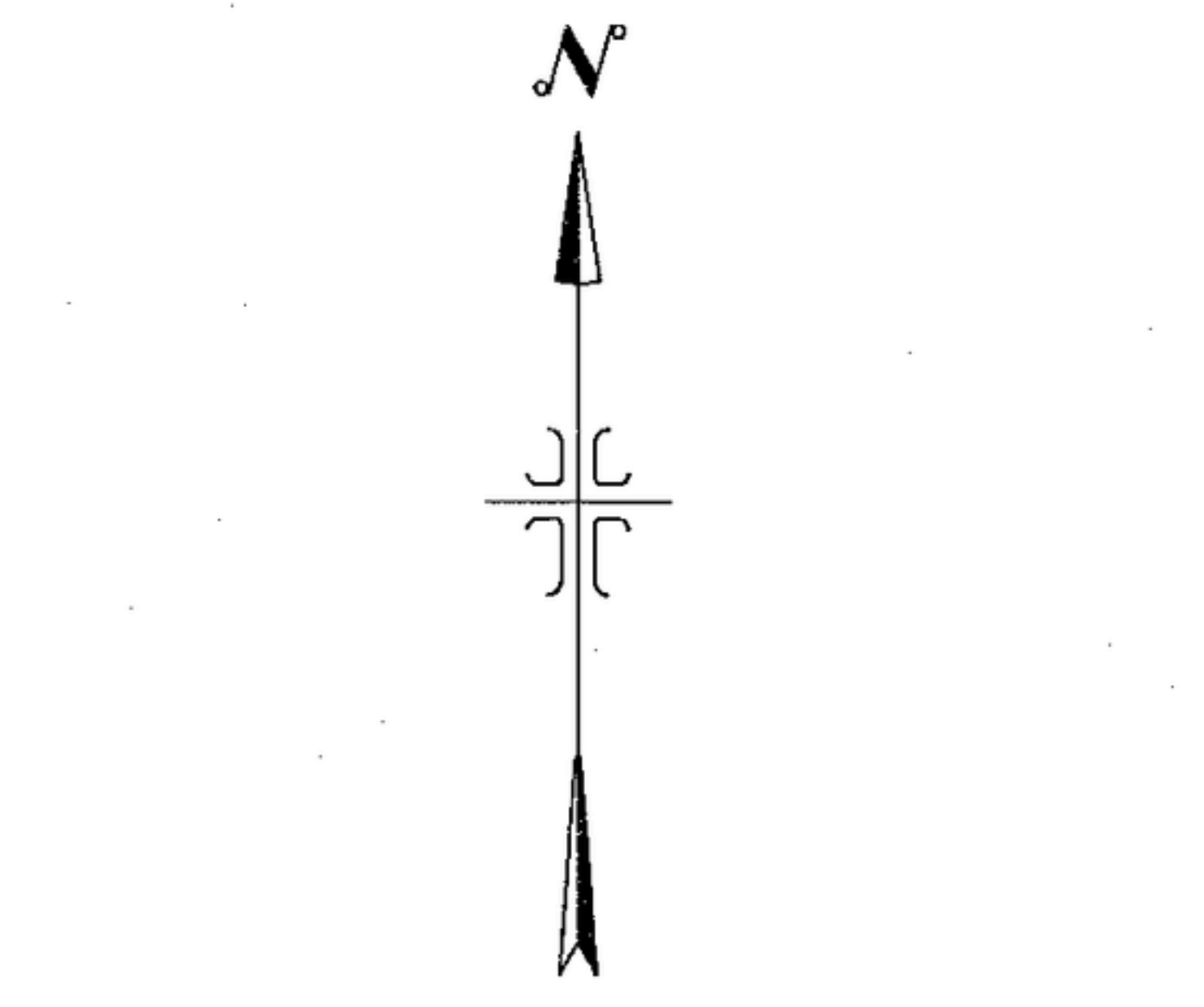
### NOTES

- 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 IS PROHIBITED.
- 7) A PORTION OF LOTS 19 AND 20, BLOCK 1 ARE SERVED TO AND CONTAINS 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 LICENSE AGREEMENT INST. NO. 2018-066692.
- 9) ACHD PERMANENT EASEMENT INST. NO. 2018-069326.
- 10) LOTS 10 AND 20, BLOCK 1 ARE COMMON LOTS TO BE OWNED BY DRY CREEK RANCH HOMEOWNERS ASSOCIATION. LOT 10, BLOCK 1 SHALL BE SUBJECT TO A BLANKET PUBLIC UTILITIES EASEMENT.
- 11) 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.
- 12) 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.
- 13) 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.
- 14) 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.
- 15) 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.
- 16) FIRST AMENDMENT TO DEVELOPMENT AGREEMENT #8205 INSTR. NO. 2017-019977.
- 17) THE LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO THE CC&R'S RECORDED IN CONJUNCTION WITH THIS SUBDIVISION PLAT.
- 18) THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE REGULATIONS OF ADA COUNTY CODE, SECTION 8-3B (WILDLAND-URBAN FIRE INTERFACE OVERLAY DISTRICT).
- 19) LOT 20, BLOCK 1 SHALL BE SUBJECT TO A PATHWAY EASEMENT AS SHOWN AND DELINEATED ON THIS PLAT IN FAVOR OF THE DRY CREEK RANCH HOMEOWNERS ASSOCIATION AS DEFINED IN THE CC&R'S FOR DRY CREEK RANCH SUBDIVISION.
- 20) DOUBLE FRONTING LOTS SHALL BE RESTRICTED TO ACCESS TO ONE STREET ONLY. LOTS 15 AND 24, BLOCK 1 SHALL TAKE ACCESS FROM W. SPARKS LAKE COURT.



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	121.00	202.24	179.51	S22°51'16"W	95°46'00"
C5	9691.10	296.59	296.58	S25°54'21"E	1°45'13"
C9	9691.10	77.70	77.70	S27°29'49"E	0°27'34"
C10	171.00	137.26	133.60	S50°43'17"E	45°59'23"

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.18	S18°22'44"W
L2	42.00	S27°01'30"E
L3	28.48	S71°48'16"E



SCALE: 1" = 100'



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JOB NO. 17-308  
SHEET 1 OF 5