

# DRY CREEK RANCH VILLAGE SUBDIVISION NO. 1

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 98.19  | S76°22'53"W |
| L2         | 97.45  | S67°16'43"W |
| L3         | 101.88 | S55°31'40"W |
| L4         | 85.16  | N29°59'06"W |
| L5         | 86.17  | N35°59'11"W |
| L6         | 114.63 | N36°46'43"W |
| L7         | 50.00  | N33°56'01"W |
| L8         | 81.06  | N0°21'27"W  |
| L9         | 3.88   | N17°39'31"E |
| L10        | 11.41  | N46°52'00"E |
| L11        | 21.97  | N3°18'25"W  |
| L12        | 15.94  | S3°18'25"E  |
| L13        | 12.55  | S49°54'26"E |
| L14        | 186.38 | N83°29'32"E |
| L15        | 115.23 | N86°28'37"E |
| L16        | 68.30  | N83°29'32"E |
| L17        | 66.99  | S3°18'25"E  |
| L18        | 138.49 | N45°07'19"E |
| L19        | 41.57  | N45°07'19"E |
| L20        | 28.48  | S89°43'02"W |
| L21        | 60.73  | N37°51'59"W |
| L22        | 28.31  | N82°48'39"W |
| L23        | 22.26  | N37°51'59"W |
| L24        | 22.30  | N37°51'59"W |
| L25        | 28.28  | N82°45'18"W |
| L26        | 28.28  | N7°14'42"E  |
| L27        | 28.08  | S89°27'58"E |
| L28        | 57.31  | N52°14'42"E |
| L29        | 57.31  | N52°14'42"E |
| L30        | 91.20  | N46°42'17"W |
| L31        | 28.63  | N6°26'15"E  |
| L32        | 24.00  | S52°14'42"W |
| L33        | 28.48  | S0°31'35"W  |
| L34        | 41.57  | N45°07'19"E |
| L35        | 19.92  | N45°07'19"E |
| L36        | 19.92  | N45°07'19"E |
| L37        | 28.08  | S0°17'25"E  |
| L38        | 30.47  | N79°33'15"E |
| L39        | 10.39  | N8°11'59"E  |

| LINE TABLE- EASEMENT |        |             |
|----------------------|--------|-------------|
| LINE                 | LENGTH | BEARING     |
| L40                  | 34.19  | N79°34'41"E |
| L41                  | 51.79  | S3°51'11"E  |
| L42                  | 79.14  | S6°48'20"E  |
| L43                  | 165.64 | S10°25'19"E |
| L44                  | 26.45  | S26°44'59"E |
| L45                  | 39.56  | N6°30'28"W  |
| L46                  | 31.00  | S6°30'28"E  |
| L47                  | 49.04  | N83°29'32"E |
| L48                  | 55.27  | S0°36'38"W  |

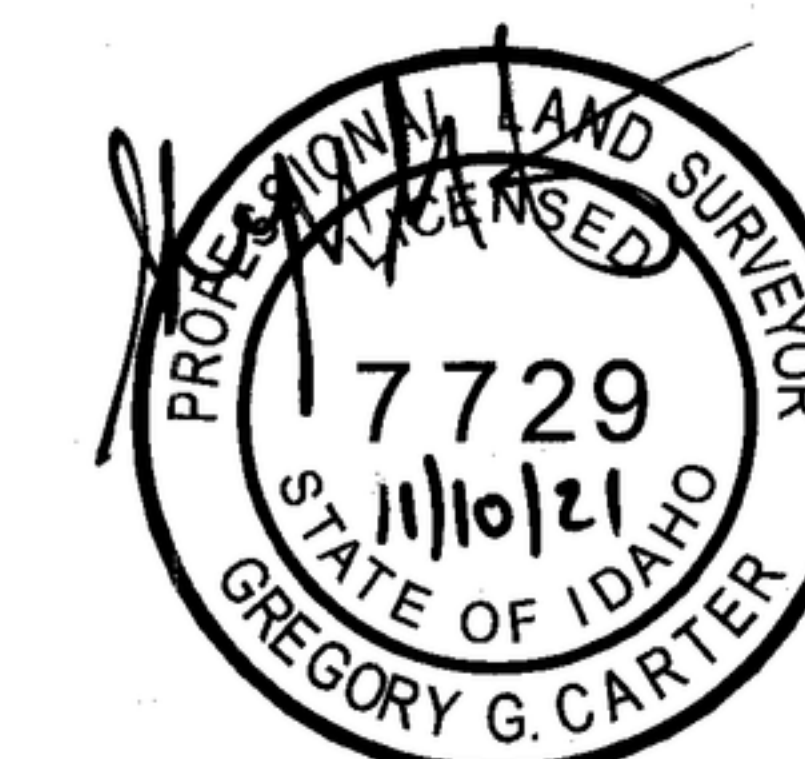
| CURVE TABLE |         |        |             |             |           |
|-------------|---------|--------|-------------|-------------|-----------|
| CURVE       | RADIUS  | LENGTH | CHORD DIST. | CHORD BRG.  | DELTA     |
| C1          | 281.50  | 11.67  | 11.67       | N36°34'02"W | 2°22'32"  |
| C2          | 277.11  | 33.84  | 33.82       | S59°33'22"W | 6°59'47"  |
| C3          | 1948.00 | 26.15  | 26.15       | S78°39'00"W | 0°46'09"  |
| C4          | 334.00  | 141.79 | 140.73      | N84°58'53"W | 24°19'25" |
| C5          | 254.00  | 150.00 | 147.83      | S84°13'37"E | 33°50'11" |
| C6          | 2040.00 | 174.12 | 174.06      | N81°18'00"E | 4°53'25"  |
| C7          | 1966.00 | 183.80 | 183.74      | N80°48'51"E | 5°21'24"  |
| C8          | 300.00  | 173.27 | 170.87      | S87°18'06"E | 33°05'33" |
| C9          | 2000.00 | 256.22 | 256.05      | S79°49'20"W | 7°20'25"  |
| C10         | 1948.00 | 158.54 | 158.49      | S81°21'58"W | 4°39'47"  |
| C11         | 2000.00 | 186.98 | 186.91      | N80°48'51"E | 5°21'24"  |
| C12         | 2034.00 | 188.34 | 188.27      | N80°50'23"E | 5°18'19"  |
| C13         | 1000.00 | 181.47 | 181.22      | S11°42'23"E | 10°23'50" |
| C14         | 975.00  | 176.93 | 176.69      | S11°42'23"E | 10°23'50" |
| C15         | 1025.00 | 186.00 | 185.75      | S11°42'23"E | 10°23'50" |
| C16         | 300.00  | 383.22 | 357.69      | N87°20'49"W | 73°11'20" |
| C17         | 300.00  | 89.20  | 88.87       | S64°34'37"W | 17°02'11" |
| C18         | 300.00  | 294.01 | 282.39      | N78°49'43"W | 56°09'09" |
| C19         | 284.10  | 329.17 | 311.06      | N83°56'12"W | 66°23'05" |
| C20         | 325.00  | 51.61  | 51.55       | S60°36'28"W | 9°05'54"  |
| C21         | 318.50  | 267.12 | 259.36      | N74°46'43"W | 48°03'08" |
| C22         | 2000.00 | 453.70 | 452.72      | N44°15'13"W | 12°59'51" |
| C23         | 2000.00 | 205.05 | 204.96      | N47°48'55"W | 5°52'27"  |
| C24         | 2000.00 | 248.65 | 248.49      | N41°19'00"W | 7°07'23"  |
| C25         | 2018.50 | 168.45 | 168.40      | N48°21'42"W | 4°46'53"  |
| C26         | 1981.50 | 164.65 | 164.61      | N48°22'19"W | 4°45'40"  |
| C27         | 1981.50 | 207.85 | 207.75      | N40°45'36"W | 6°00'36"  |
| C28         | 1981.50 | 83.39  | 83.39       | N42°33'33"W | 2°24'41"  |
| C29         | 1981.50 | 80.08  | 80.07       | N40°11'45"W | 2°18'56"  |
| C30         | 1981.50 | 44.38  | 44.38       | N38°23'47"W | 1°16'59"  |
| C31         | 2018.50 | 212.45 | 212.35      | N40°46'13"W | 6°01'49"  |
| C32         | 2018.50 | 81.20  | 81.19       | N42°37'59"W | 2°18'17"  |
| C33         | 2018.50 | 81.09  | 81.08       | N40°19'47"W | 2°18'06"  |
| C34         | 2018.50 | 50.16  | 50.16       | N38°28'01"W | 1°25'26"  |
| C35         | 895.72  | 111.36 | 111.29      | S48°41'00"W | 7°07'24"  |
| C36         | 877.22  | 109.06 | 108.99      | S48°41'00"W | 7°07'24"  |
| C37         | 914.22  | 79.67  | 79.64       | S47°37'06"W | 4°59'34"  |
| C38         | 325.18  | 73.13  | 72.98       | N44°18'34"W | 12°53'09" |
| C39         | 306.68  | 68.97  | 68.83       | N44°18'34"W | 12°53'09" |
| C40         | 343.68  | 77.29  | 77.13       | N44°18'34"W | 12°53'09" |
| C41         | 343.68  | 39.86  | 39.84       | N41°11'21"W | 6°38'42"  |
| C42         | 343.68  | 37.43  | 37.42       | N47°37'55"W | 6°14'27"  |
| C43         | 110.70  | 154.77 | 142.47      | S10°41'59"E | 80°06'20" |
| C44         | 129.20  | 115.23 | 111.45      | S25°12'05"E | 51°06'07" |

| CURVE TABLE |        |        |             |             |            |
|-------------|--------|--------|-------------|-------------|------------|
| CURVE       | RADIUS | LENGTH | CHORD DIST. | CHORD BRG.  | DELTA      |
| C45         | 129.20 | 15.53  | 15.52       | S47°18'32"E | 6°53'14"   |
| C46         | 129.20 | 76.28  | 75.18       | S26°57'05"E | 33°49'41"  |
| C47         | 129.20 | 23.42  | 23.39       | S4°50'38"E  | 10°23'13"  |
| C48         | 92.20  | 61.00  | 59.90       | S31°47'53"E | 37°54'32"  |
| C49         | 92.20  | 3.78   | 3.78        | S49°34'45"E | 2°20'48"   |
| C50         | 92.20  | 57.23  | 56.31       | S30°37'29"E | 35°33'44"  |
| C51         | 20.00  | 15.95  | 15.53       | N22°29'57"W | 45°41'52"  |
| C52         | 55.00  | 283.17 | 59.11       | N77°51'15"W | 294°59'17" |
| C53         | 55.00  | 44.65  | 43.44       | S22°05'23"E | 46°31'02"  |
| C54         | 55.00  | 131.81 | 102.46      | S69°49'37"W | 137°18'57" |
| C55         | 55.00  | 106.70 | 90.74       | N14°03'44"E | 111°09'18" |
| C56         | 20.00  | 28.79  | 26.37       | S28°23'54"W | 82°29'00"  |
| C57         | 211.11 | 71.52  | 71.18       | S47°27'38"E | 19°24'40"  |
| C58         | 229.61 | 13.20  | 13.20       | S39°24'06"E | 3°17'36"   |
| C59         | 20.00  | 24.19  | 22.74       | S72°24'33"E | 69°18'31"  |
| C60         | 55.00  | 285.49 | 57.14       | N41°38'26"E | 297°24'30" |
| C61         | 55.00  | 92.75  | 82.14       | N58°45'17"W | 96°37'04"  |
| C62         | 55.00  | 51.90  | 50.00       | N16°35'16"E | 54°04'02"  |
| C63         | 55.00  | 20.47  | 20.35       | N54°17'00"E | 21°19'25"  |
| C64         | 55.00  | 31.92  | 31.48       | N81°34'21"E | 33°15'17"  |
| C65         | 55.00  | 73.47  | 68.12       | S43°32'03"E | 76°31'56"  |
| C66         | 55.00  | 14.99  | 14.94       | S2°32'18"W  | 15°36'46"  |
| C67         | 20.00  | 17.94  | 17.34       | N15°21'06"W | 51°23'34"  |
| C68         | 800.00 | 99.46  | 99.40       | N48°41'00"E | 7°07'24"   |
| C69         | 818.50 | 101.76 | 101.69      | N48°41'00"E | 7°07'24"   |
| C70         | 781.50 | 97.16  | 97.10       | N48°41'00"E | 7°07'24"   |
| C71         | 100.00 | 157.08 | 141.42      | S7°14'42"W  | 90°00'00"  |
| C72         | 81.50  | 128.02 | 115.26      | S7°14'42"W  | 90°00'00"  |
| C73         | 118.50 | 186.14 | 167.58      | S7°14'42"W  | 90°00'00"  |
| C74         | 118.50 | 45.75  | 45.47       | S41°11'05"W | 22°07'15"  |
| C75         | 118.50 | 59.46  | 58.84       | S15°45'01"W | 28°44'53"  |
| C76         | 118.50 | 60.31  | 59.67       | S13°12'19"E | 29°09'45"  |
| C77         | 118.50 | 20.62  | 20.59       | S32°46'15"E | 9°58'07"   |
| C78         | 300.00 | 12.44  | 12.44       | N36°34'02"W | 2°22'32"   |
| C79         | 318.50 | 13.20  | 13.20       | N36°34'02"W | 2°22'32"   |

| CURVE TABLE - EASEMENT |        |        |             |             |           |
|------------------------|--------|--------|-------------|-------------|-----------|
| CURVE                  | RADIUS | LENGTH | CHORD DIST. | CHORD BRG.  | DELTA     |
| C80                    | 975.00 | 113.89 | 113.83      | S9°51'15"E  | 6°41'35"  |
| C81                    | 55.00  | 36.95  | 36.26       | S20°24'49"W | 38°29'22" |
| C82                    | 318.50 | 108.65 | 108.12      | N89°01'55"W | 19°32'42" |
| C83                    | 335.00 | 65.09  | 64.98       | N32°18'56"W | 11°07'54" |
| C84                    | 215.00 | 94.17  | 93.42       | S25°19'59"E | 25°05'48" |
| C85                    | 485.00 | 94.95  | 94.80       | S7°10'35"E  | 11°13'01" |
| C86                    | 70.00  | 110.14 | 99.12       | S43°30'22"W | 90°08'52" |
| C87                    | 381.97 | 149.64 | 148.69      | N77°21'24"E | 22°26'46" |
| C88                    | 55.00  | 26.92  | 26.65       | S53°40'45"W | 28°02'29" |
| C89                    | 334.00 | 131.97 | 131.11      | S84°08'21"E | 22°38'20" |

**NOTES:**

- 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.
- EXCEPT FOR ALL COMMON LOTS, ALL LOTS TO CONTAIN A TWENTY ONE (21.0) 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.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 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.
- 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".
- PORTIONS OF LOT 1, BLOCK 1 AND LOT 1, BLOCK 3 ARE SERVIENT 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.
- LOT 1, BLOCK 1; LOT 1, BLOCK 3; LOT 1 AND 3 BLOCK 5, ARE COMMON LOTS TO BE OWNED BY THE DRY CREEK RANCH HOMEOWNER'S ASSOCIATION. LOT 1, BLOCK 1 AND LOTS 1 AND 3, BLOCK 5 SHALL BE SUBJECT TO A BLANKET STORM DRAIN EASEMENT IN FAVOR OF THE DRY CREEK RANCH HOMEOWNER'S ASSOCIATION.
- 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.
- 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.
- 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.
- 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.
- FIRST AMENDMENT TO DEVELOPMENT AGREEMENT #8205 INSTR. NO. 2017-019977.
- THE LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO THE CC&R'S RECORDED IN CONJUNCTION WITH THIS SUBDIVISION PLAT.
- THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE REGULATIONS OF ADA COUNTY CODE, SECTION 8-3B (WILDLAND-URBAN FIRE INTERFACE OVERLAY DISTRICT).
- DOUBLE FRONTING LOTS SHALL HAVE RESTRICTED ACCESS TO ONE STREET ONLY. SEE TABLE ON SHEET ONE FOR STREET LOT ACCESS DESIGNATION.
- EXCEPT FOR A FUTURE FIRE STATION TO BE LOCATED ON LOT 1, BLOCK 2, DIRECT LOT ACCESS ONTO DRY CREEK ROAD, N. BOUNTIFUL WAY AND THE COLLECTOR PORTION OF N. TIERRA LINDA WAY ADJACENT TO BLOCKS 1 AND 2 AND LOT 1, BLOCK 3 IS PROHIBITED.
- ACHD TEMPORARY LICENSE AGREEMENTS INST. NO. 2021-159104 AND 2021-159107.
- ALL STREET RIGHT-OF-WAY WIDTHS ARE 18.50' ON EITHER SIDE OF CENTERLINE UNLESS OTHERWISE NOTED.
- LOT 1, BLOCK 1 SHALL BE SUBJECT TO A TEN (10') FOOT WIDE PATHWAY EASEMENT IN THE LOCATION DELINEATED ON THIS PLAT IN FAVOR OF ADA COUNTY FOR A REGIONAL TRAIL AS DEFINED IN THE APPROVED DRY CREEK RANCH RECREATION PLAN THAT IS ON FILE WITH ADA COUNTY DEVELOPMENT SERVICES.
- A PORTION OF LOT 1, BLOCK 1 SHALL BE SUBJECT TO AN EMERGENCY ACCESS EASEMENT IN FAVOR OF THE EAGLE FIRE DEPARTMENT.
- ACHD PERMANENT EASEMENTS INST. NO.S 2021-024658, 2021-031906 AND 2021-031909.



BOOK PAGE

**ISG** IDAHO SURVEY GROUP, LLC  
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JOB NO. 20-086 SHEET 4 OF 6