

# DRY CREEK RANCH VILLAGE SUBDIVISION NO. 2

**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 COMMON LOTS, ALL LOTS TO CONTAIN A TWENTY ONE (21.0) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY, A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT ALONG ALL REAR LOT LINES, AND A FIVE (5) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT ALONG EACH SIDE OF INTERIOR LOT LINES. ALL COMMON LOTS ARE SUBJECT TO A BLANKET PERMANENT PUBLIC UTILITY AND PROPERTY DRAINAGE EASEMENT.
- 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."
- LOT 29, BLOCK 1 AND LOT 25, BLOCK 5 ARE COMMON LOTS TO BE OWNED BY 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.
- SEE THE FIRST AMENDMENT TO DEVELOPMENT AGREEMENT #8205 INSTR. NO. 2017-019977.
- THE LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO THE MASTER CC&R'S INSTRUMENT NUMBER 2018-086112, AND AS MAY BE AMENDED.
- 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 SHEET ONE FOR STREET ACCESS DESIGNATION.
- DIRECT LOT ACCESS ONTO W. DRY CREEK ROAD IS PROHIBITED.
- A PORTION OF LOT 29, BLOCK 1 IS SERVIENT TO AND CONTAINS THE ACHD STORM WATER DRAINAGE SYSTEM AS SHOWN HEREON. THIS LOT IS 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.
- SEE INSTRUMENT NUMBER 2022-068924 FOR ACHD LICENSE AGREEMENT.
- SEE INSTRUMENT NUMBER 2022-055827 FOR ACHD PERMANENT EASEMENTS.

**SURVEY REFERENCES:**

CP&F INST. NO.'S: 2019-090885, 9264882, & 2021-129951.  
 DEED INST. NO.'S: 2020-152457, & 105148509.  
 SUBDIVISIONS: DRY CREEK RANCH VILLAGE NO. 1.  
 ROS NO.'S: 6938 & 8167.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BRG.	CHORD DIST.
C1	2034.00'	1°11'47"	42.47'	N77°35'20"E	42.47'
C2	1466.00'	19°47'51"	506.55'	N86°53'23"E	504.04'
C3	150.00'	48°53'44"	128.01'	N27°47'50"E	124.16'
C4	150.00'	11°46'30"	30.83'	N46°21'27"E	30.77'
C5	150.00'	37°07'14"	97.18'	N21°54'35"E	95.49'
C6	131.50'	48°53'44"	112.22'	N27°47'50"E	108.85'
C7	168.50'	24°00'45"	70.62'	N15°21'21"E	70.10'
C8	168.50'	20°36'36"	60.61'	N17°03'25"E	60.29'
C9	168.50'	3°24'08"	10.01'	N5°03'03"E	10.00'
C10	50.00'	90°27'51"	78.94'	N41°52'57"W	71.00'
C11	31.50'	90°27'51"	49.74'	N41°52'57"W	44.73'
C12	68.50'	90°27'51"	108.15'	N41°52'57"W	97.27'
C13	68.50'	15°59'45"	19.12'	N4°38'54"W	19.06'
C14	68.50'	26°17'24"	31.43'	N25°47'28"W	31.16'
C15	68.50'	35°56'35"	42.97'	N56°54'28"W	42.27'
C16	68.50'	12°14'07"	14.63'	N80°59'49"W	14.60'
C17	1000.00'	7°50'58"	137.00'	S88°57'39"W	136.89'
C18	981.50'	7°50'58"	134.46'	S88°57'39"W	134.36'
C19	981.50'	0°49'07"	14.02'	N87°31'26"W	14.02'
C20	981.50'	3°48'20"	65.19'	N89°50'09"W	65.18'
C21	981.50'	3°13'30"	55.25'	S86°38'55"W	55.24'
C22	1018.50'	7°50'58"	139.53'	S88°57'39"W	139.42'
C23	1018.50'	0°46'22"	13.74'	N87°30'03"W	13.74'
C24	1018.50'	3°56'27"	70.05'	N89°51'27"W	70.04'
C25	1018.50'	3°08'09"	55.75'	S86°36'15"W	55.74'
C26	75.51'	96°39'43"	127.39'	S46°37'58"E	112.81'
C27	57.01'	21°39'38"	21.55'	S84°08'01"E	21.42'
C28	94.01'	56°04'21"	92.00'	S66°55'39"E	88.37'
C29	94.01'	30°19'32"	49.76'	S79°48'04"E	49.18'
C30	94.01'	25°44'48"	42.24'	S51°45'53"E	41.89'
C31	20.00'	40°55'27"	14.29'	N59°21'12"W	13.98'
C32	55.00'	289°58'50"	278.36'	S65°10'29"W	63.11'
C33	55.00'	3°48'08"	3.65'	S77°54'52"E	3.65'
C34	55.00'	59°27'12"	57.07'	S46°17'12"E	54.54'
C35	55.00'	54°21'31"	52.18'	S10°37'10"W	50.25'
C36	55.00'	172°21'59"	165.46'	N56°01'05"W	109.76'
C37	20.00'	103°28'06"	36.12'	S21°34'09"E	31.41'
C38	500.00'	11°46'30"	102.76'	N43°38'33"W	102.58'
C39	481.50'	11°46'30"	98.95'	N43°38'33"W	98.78'
C40	481.50'	3°46'10"	31.68'	N47°38'43"W	31.67'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BRG.	CHORD DIST.
C41	481.50'	8°00'20"	67.28'	N41°45'28"W	67.22'
C42	518.50'	11°46'30"	106.56'	N43°38'33"W	106.37'
C43	518.50'	0°33'06"	4.99'	N49°15'15"W	4.99'
C44	518.50'	9°01'19"	81.64'	N44°28'02"W	81.56'
C45	518.50'	2°12'05"	19.92'	N38°51'20"W	19.92'
C46	150.00'	28°25'46"	74.43'	S51°58'11"E	73.67'
C47	131.50'	17°40'10"	40.55'	S46°35'23"E	40.39'
C48	168.50'	21°28'10"	63.14'	S48°29'23"E	62.77'
C49	168.50'	9°32'08"	28.04'	S42°31'22"E	28.01'
C50	168.50'	11°56'02"	35.10'	S53°15'27"E	35.03'
C51	20.00'	53°22'58"	18.63'	N32°31'59"W	17.97'
C52	55.00'	297°41'41"	285.77'	N25°18'39"E	56.91'
C53	55.00'	25°56'14"	24.90'	S18°48'37"E	24.69'
C54	55.00'	59°42'41"	57.32'	S61°38'05"E	54.76'
C55	55.00'	86°01'45"	82.58'	N45°29'42"E	75.04'
C56	55.00'	126°01'01"	120.97'	N60°31'41"W	98.02'
C57	20.00'	68°06'44"	23.78'	S89°28'50"E	22.40'
C58	55.00'	7°19'32"	7.03'	S60°07'34"W	7.03'
C59	55.00'	118°41'29"	113.94'	N56°51'55"W	94.63'
C60	55.00'	9°50'12"	9.44'	S10°45'37"E	9.43'
C61	55.00'	16°06'02"	15.46'	S23°43'44"E	15.40'
C62	55.00'	10°15'44"	9.85'	S70°52'56"E	9.84'
C63	55.00'	49°11'28"	47.22'	S41°09'20"E	45.78'

**LINE TABLE**

LINE	LENGTH	BEARING
L1	64.97'	N37°51'54"W
L2	75.12'	N41°04'44"W
L3	115.37'	N40°09'32"W
L4	37.00'	N37°45'18"W
L5	8.64'	S52°14'42"W
L6	155.72'	N37°45'18"W
L7	44.24'	N62°22'24"W
L8	81.54'	N9°55'50"W
L9	116.05'	N4°26'44"W
L10	147.66'	N76°59'27"E
L11	80.74'	S30°22'50"E
L12	82.07'	S16°39'59"E
L13	83.50'	S12°28'45"E
L14	40.00'	S84°41'58"W
L15	132.86'	N72°04'14"W
L16	73.47'	N33°35'25"W
L17	82.40'	N58°27'02"W
L18	31.04'	N88°38'33"W
L19	30.58'	N9°22'58"W
L20	36.78'	N87°06'52"W
L21	36.78'	N87°06'52"W
L22	36.78'	N87°06'52"W
L23	28.28'	N82°45'18"W
L24	28.28'	N71°44'42"E
L25	42.33'	N66°11'04"W
L26	19.10'	S4°50'50"E
L27	23.36'	S10°25'32"E
L28	36.16'	N54°47'40"E
L29	23.95'	S37°45'18"E

