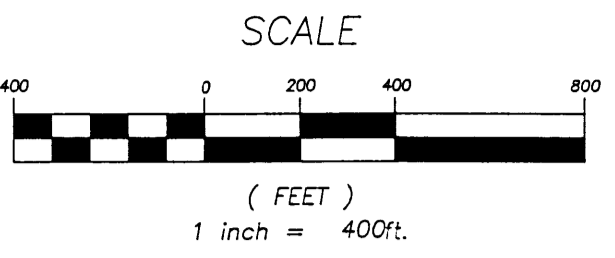


ARROWROCK RANCH SUBDIVISION NO 1

SITUATED IN SECTION 3 AND THE
SW1/4NW1/4 OF SECTION 2,
T 1 N, R 1 E, B.M., ADA COUNTY, IDAHO
2005



1. LOTS 62 & 63, BLOCK 1 ARE DEED RESTRICTED LOTS AND MAY ONLY BE USED FOR OPEN SPACE AS DEFINED IN THE NON-FARM DEVELOPMENT AND DEDICATED OPEN SPACE SECTIONS OF THE ADA COUNTY ZONING ORDINANCE. THE DEED RESTRICTED LOTS MUST ALSO BE USED IN THE MANNER SPECIFIED IN THE CONDITIONS OF APPROVAL ISSUED BY ADA COUNTY'S DEPARTMENT OF DEVELOPMENT SERVICES. THESE LOT(S) MUST BE USED IN THIS MANNER UNTIL THE SUBJECT PROPERTY HAS RECEIVED DEVELOPMENT APPROVAL AND APPROVAL FOR A ZONING ORDINANCE MAP AMENDMENT TO 1) A COMMERCIAL OR INDUSTRIAL DISTRICT OR 2) A RESIDENTIAL OR RURAL DISTRICT THAT ALLOWS A DENSITY OF LESS THAN OR EQUAL TO 5 ACRES PER DWELLING; AND URBAN SERVICES ARE AVAILABLE TO THE PROPOSED DEVELOPMENT. LOTS 62 AND 63, BLOCK 1, ARE SUBJECT TO MATTERS CONTAINED IN WASTE WATER DISBURSEMENT AGREEMENT INST. NO. 103131423.

2. THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."

3. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.

4. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF ADA COUNTY AND THIS APPROVAL.

5. UPON BEING REASONABLY AVAILABLE, EACH LOT WITHIN THE DEVELOPMENT SHALL CONNECT TO A MUNICIPAL SEWAGE COLLECTION AND TREATMENT SYSTEM.

6. THE PROPERTY SHOWN ON THIS PLAT IS NOT IN AN IRRIGATION DISTRICT, AND THE REQUIREMENTS OF IDAHO CODE, 31-3805 ARE NOT APPLICABLE.

7. THERE IS A 10' WIDE EASEMENT AROUND THE EXTERIOR BOUNDARIES OF ALL LOTS AND A 5' WIDE EASEMENT ALONG EACH INTERIOR LOT LINE FOR A TOTAL OF 10' OF EASEMENT ON COMMON LOT LINES. THE EASEMENTS ARE FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.

8. IRRIGATION/DRAINAGE WATERS SHALL NOT BE IMPEDED BY ANY CONSTRUCTION ON SITE.

9. LOTS 3, 12, 24, 33, 43 AND 51, BLOCK 1, ARE COMMON AREAS, ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. LOT 2, BLOCK 1 IS A WELL LOT, AND IS TO BE DEEDED TO INTERMOUNTAIN SEWER AND WATER CORP., WHICH IS TO PROVIDE WATER TO THIS SUBDIVISION.

10. LOT 60, BLOCK 1, IS A COMMON LOT, AND IS TO BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION, HOWEVER NO INDIVIDUAL USAGE OF THIS LOT IS GRANTED. NO ACCESS ALLOWED TO LOT 60 FROM WEST KUNA-MORA ROAD. ACCESS MUST BE FROM LOT 1 AND/OR LOT 2, BLOCK 1.

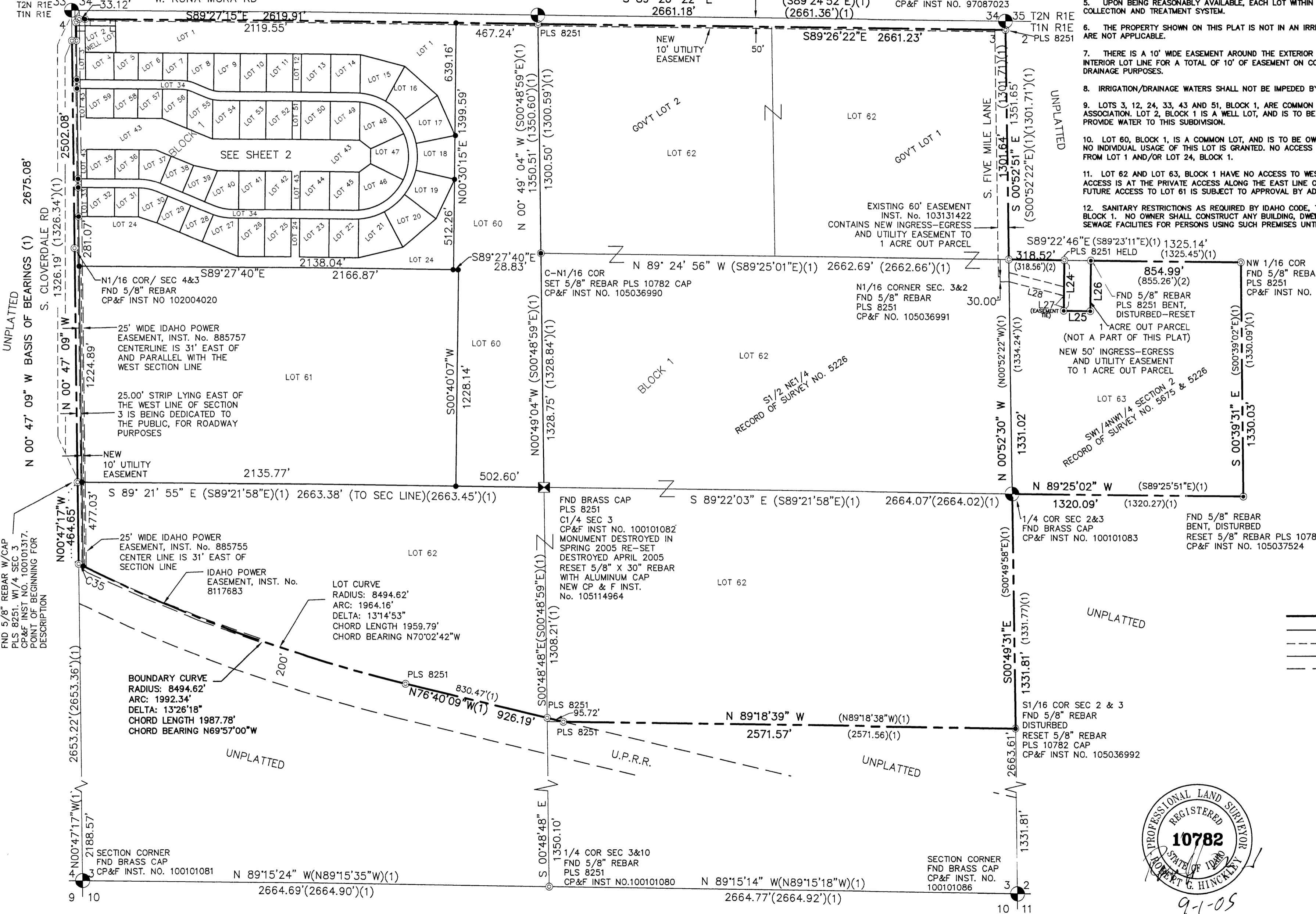
11. LOT 62 AND LOT 63, BLOCK 1 HAVE NO ACCESS TO WEST KUNA-MORA ROAD OR SOUTH CLOVERDALE ROAD. ACHD APPROVED ACCESS IS AT THE PRIVATE ACCESS ALONG THE EAST LINE OF GOVT. LOT 1 IN SECTION 3. LOT 61, BLOCK 1 HAS NO ACCESS. ANY FUTURE ACCESS TO LOT 61 IS SUBJECT TO APPROVAL BY ADA COUNTY AND A.C.H.D..

12. SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE ON LOTS 60, 61, 62, AND 63 OF BLOCK 1. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING, OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

SECTION CORNER
FND BRASS CAP ACHD
SURVEY MARKER PLS 5291
CP&F INST. NO. 97087021

1/4 CORNER
FND BRASS CAP ACHD
SURVEY MARKER PLS 5291
CP&F INST. NO. 97087022

SECTION CORNER
FND BRASS CAP ACHD
SURVEY MARKER PLS 5291
CP&F INST. NO. 97087023



SHEET 1 LINE TABLE

LINE	BEARING	DISTANCE
L24	S 00°37'14" W	287.27'
L25	S 89°22'46" E	151.64'
L26	N 00°37'14" E	287.27'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L27	S 00°37'14" W	85.67'
L28	S 75°54'01" E	324.15'

SURVEY REFERENCES
(1) RECORD OF SURVEY INST. No. 5226
(2) RECORD OF SURVEY INST. No. 5675

LEGEND

- SUBDIVISION BOUNDARY
- NEW LOT LINES
- - - EASEMENT
- - - SECTIONAL LINE
- - - RIGHT OF WAY
- FOUND BRASS CAP MONUMENT
- ⊠ RESET ALUMINUM CAP MONUMENT
- ⊙ FOUND 5/8" REBAR
- ⊙ SET 5/8" X 30" REBAR
- ⊙ SET 1/2" X 24" REBAR
- ⊙ W/ORANGE PLASTIC CAP PLS 10782
- ⊙ W/ORANGE PLASTIC CAP PLS 10782
- △ CALCULATED POINT
- () RECORD INFORMATION



TREASURE VALLEY ENGINEERS
TREASURE VALLEY ENGINEERS, INC.
5680 E. FRANKLIN RD. SUITE 220
NAMPA, IDAHO 83687
(208) 463-0305
FAX (208) 463-4391
mail@TreasureValleyEngineers.com