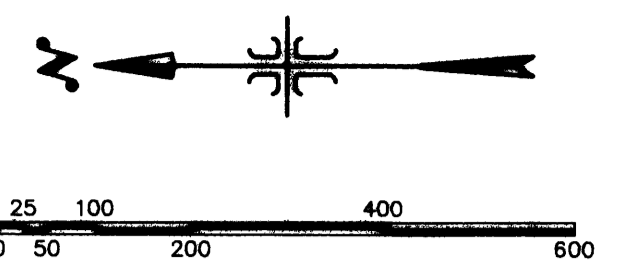


# DANSKIN RIDGE SUBDIVISION NO. 1

LOCATED IN THE W1/2 OF SECTION 11, T.2N., R.1W., B.M.,  
ADA COUNTY, IDAHO

2000

HUBBLE ENGINEERING, INC.  
BOISE, IDAHO



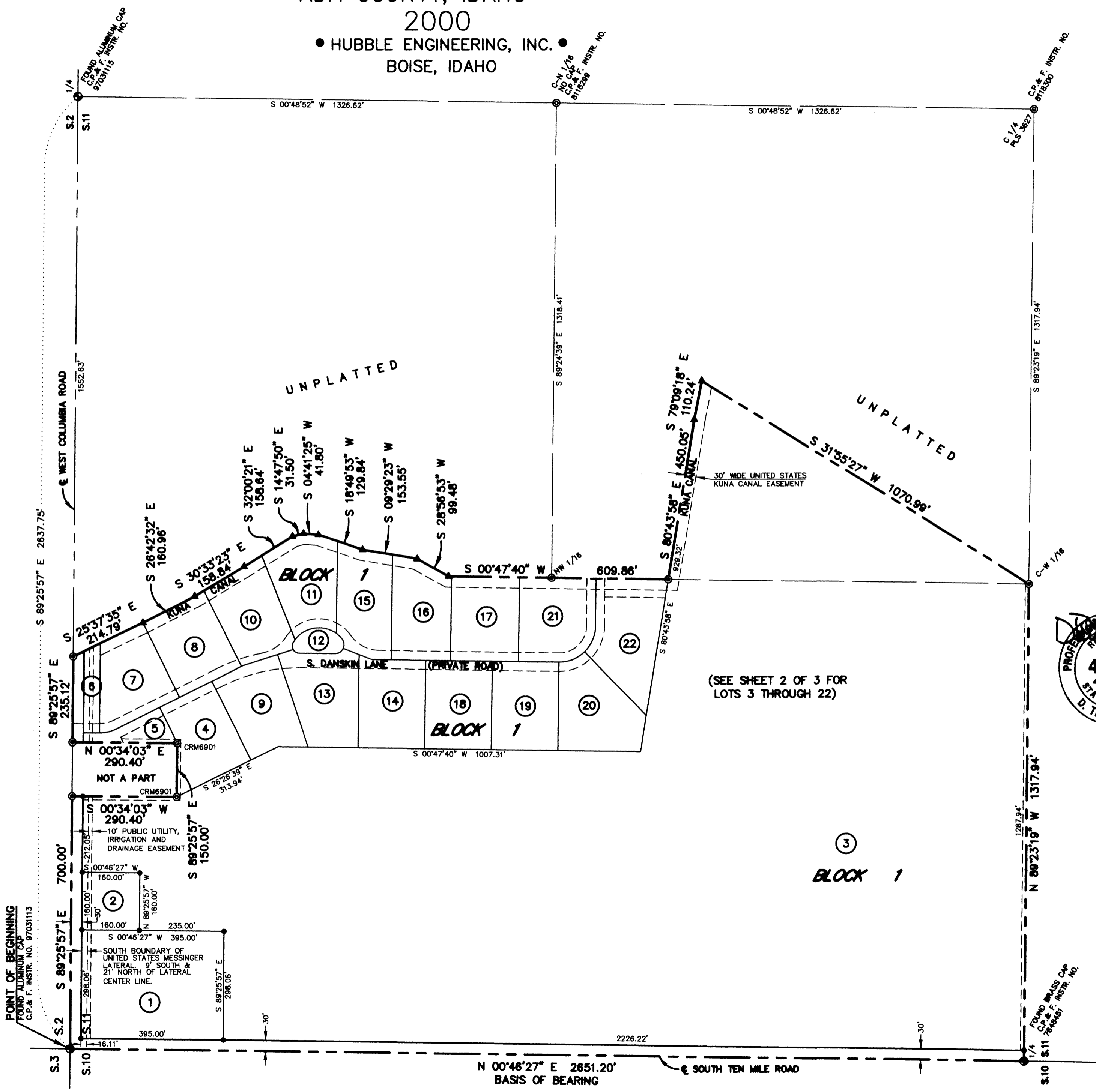
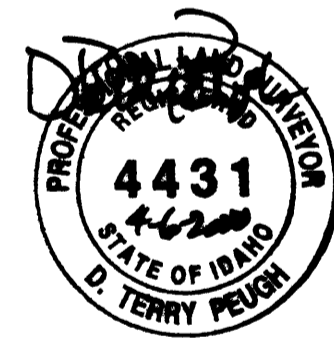
SCALE: 1" = 200'

### LEGEND

- FOUND BRASS OR ALUMINUM CAP
- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP, PLS 4431
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP, PLS 4431
- FOUND 5/8" IRON PIN, AS NOTED
- ▲ CALCULATED POINT
- RM REFERENCE MONUMENT
- WC WITNESS CORNER
- PROPERTY BOUNDARY
- LOT LINE
- RIGHT-OF-WAY LINE
- SANITARY SEWER DRAIN FIELD EASEMENT LINE
- SECTION LINE
- PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT 10' FROM PROPERTY LINE AND/OR LOT LINE
- ① LOT NUMBER

### NOTES:

- 1) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE.
- 2) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 3) BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE REGULATIONS OF ADA COUNTY.
- 4) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
- 5) THIS DEVELOPMENT RECOGNIZES SECTION 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 NONAGRICULTURAL 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 AN APPURTENANCE TO IT."
- 6) EACH SIDE OF INTERIOR LOT LINES HAVE A FIVE (5) FOOT PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT.
- 7) ALL LOTS IN THIS SUBDIVISION ARE SINGLE-FAMILY RESIDENTIAL LOTS EXCEPT LOTS 2, 3, 5, 6 AND 12, BLOCK 1. LOTS 2, 5, 6 AND 12 ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE DANSKIN RIDGE SUBDIVISION HOMEOWNERS ASSOCIATION OR FOUNDATION AS SPECIFIED IN THE CONDITIONS, COVENANTS AND RESTRICTIONS OF DANSKIN RIDGE SUBDIVISION. LOT 5, BLOCK 1 SHALL HAVE A BLANKET DRAINAGE EASEMENT FOR STORM WATER RUN OFF. LOT 2, BLOCK 1 IS A DEED RESTRICTED WELL LOT.
- 8) LOT 3, BLOCK 1 IS A DEED RESTRICTED LOT AND MAY ONLY BE USED FOR OPEN-SPACE AS DEFINED IN THE NON-FARM DEVELOPMENT SECTION OF THE ADA COUNTY CODE, SECTION 8-48-7, AND IN THE PLANNED DEVELOPMENT PROVISION OF THE ADA COUNTY CODE FOUND IN TITLE 8, CHAPTER 9. SAID LOT 3 SHALL BE DEED RESTRICTED IN THE AFORESAID MANNER FOR A PERIOD OF NOT LESS THAN 15 YEARS FROM THE RECORDING DATE OF THIS SUBDIVISION PLAT, UNLESS OTHERWISE ALLOWED BY THE CONDITIONS OF APPROVAL AND/OR ADA COUNTY.
- 9) THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE ZONING ORDINANCE OR SPECIFICALLY APPROVED BY CUP-99-11-PDR-NF.
- 10) DIRECT LOT ACCESS TO WEST COLUMBIA ROAD AND SOUTH TEN MILE ROAD IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY ADA COUNTY HIGHWAY DISTRICT, EXCEPT FOR LOT 1 WHICH WILL TAKE ACCESS FROM SOUTH TEN MILE ROAD. LOT 2 WELL LOT SHALL TAKE ACCESS FROM WEST COLUMBIA ROAD. THE "NOT A PART" PARCEL LYING WEST OF LOT 5, BLOCK 1 SHALL TAKE ACCESS FROM S. DANSKIN LANE AND NOT FROM THE FRONTING PUBLIC ROAD.
- 11) SOUTH DANSKIN LANE, A PRIVATE ROAD AS SHOWN ON THIS PLAT, IS A PERPETUAL EASEMENT PROVIDING ACCESS TO ALL FRONTING LOTS IN THIS SUBDIVISION. SAID PRIVATE ROAD SHALL HAVE A BLANKET PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENT.
- 12) A CEMENTED SOIL LAYER (OR LAYERS) IS KNOWN TO EXIST OVER THIS SITE. EACH LOT BUYER SHALL DETERMINE THE LAYERS DEPTH AND PERMEABILITY CHARACTERISTICS AND DESIGN THEIR STRUCTURE TO PREVENT THE ACCUMULATION OF WATER IN CRAWL SPACES AND/OR OTHER ADVERSE EFFECTS DUE TO THIS MATERIAL.



(SEE SHEET 2 OF 3 FOR LOTS 3 THROUGH 22)

UNPLATTED

③  
BLOCK 1

DEVELOPER:  
STETSON PROPERTIES  
MERIDIAN, IDAHO  
99-252



