BK 86 PG. 9720

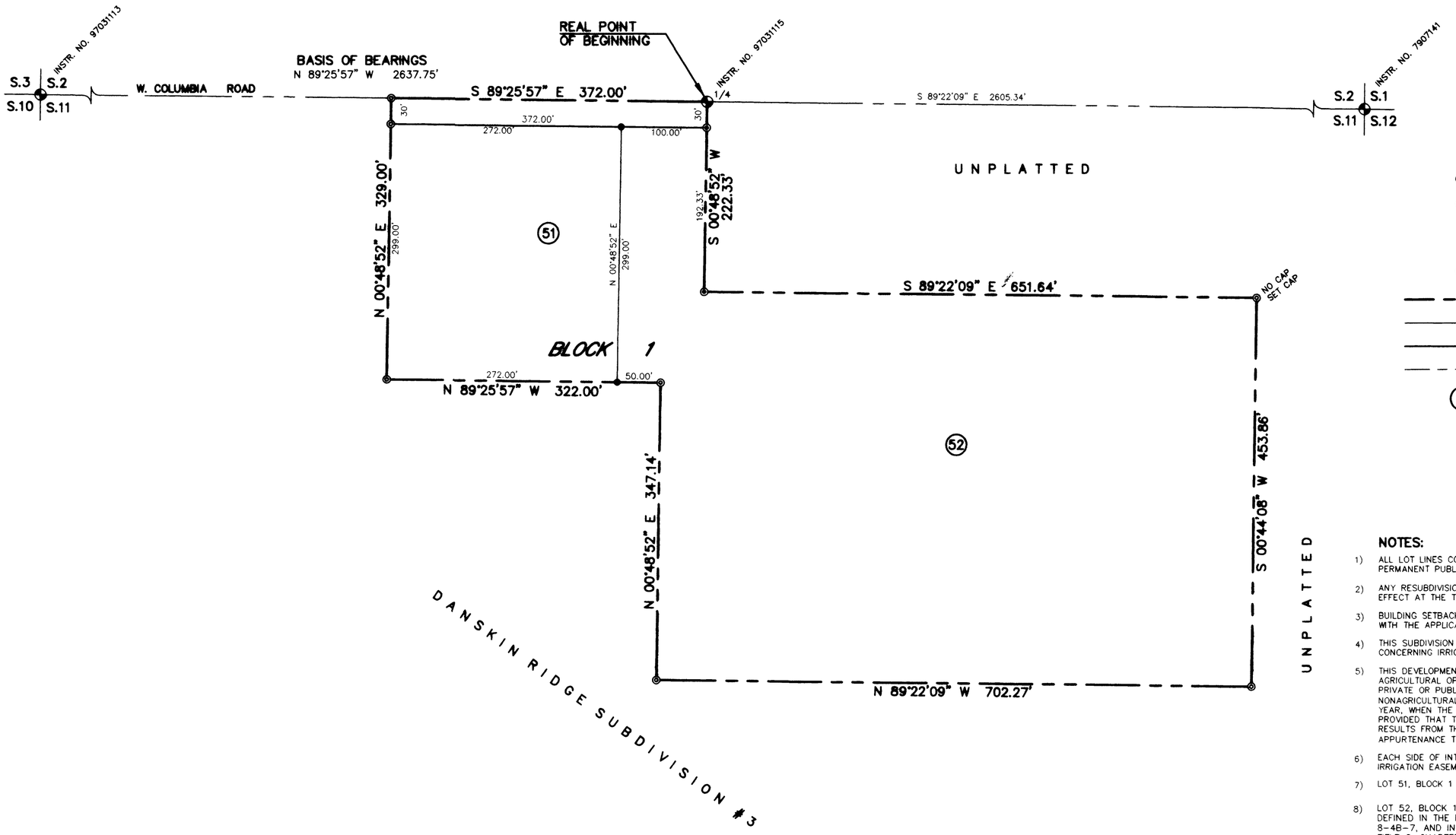
PLAT SHOWING

DANSKIN RIDGE SUBDIVISION NO. 4

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

2002

• HUBBLE ENGINEERING, INC. •
MERIDIAN, IDAHO



SCALE: 1" = 100'

LEGEND

- FOUND 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, PLS 4431 UNLESS OTHERWISE NOTED
- PROPERTY BOUNDARY
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION 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.
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 WIDE PERMANENT PUBLIC UTILITIES AND IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE.
7) LOT 51, BLOCK 1 IS A SINGLE-FAMILY RESIDENTIAL LOT.
8) LOT 52, 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 8-4B-7, AND IN THE PLANNED DEVELOPMENT PROVISION OF THE ADA COUNTY CODE FOUND IN TITLE 8, CHAPTER 9. SAID LOT 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 99-36-PDR-NF.
10) 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.
11) SEE PLAT OF DANSKIN RIDGE SUBDIVISION NO. 1 FOR ADDITIONAL BOUNDARY INFORMATION.

DEVELOPER:
STETSON PROPERTIES
MERIDIAN, IDAHO
99-252-04