ARROWROCK RANCH SUBDIVISION NO 1 SITUATED IN SECTION 3 AND THE

SCALE

(FEET)

1 inch = 400 ft.

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SW1/4NW1/4 OF SECTION 2, T 1 N, R 1 E, B.M., ADA COUNTY, IDAHO

ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE SECTION CORNER FND BRASS CAP ACHD 1/4 CORNER FND BRASS CAP ACHD SURVEY MARKER PLS 5291 S89°27'15"E(S89°27'20"E)(1) 2661.78' (2661.30')(1) SECTION CORNER BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE SURVEY MARKER PLS 5291 FND BRASS CAP ACHD SURVEY MARKER PLS 5291 ZONING REGULATIONS OF ADA COUNTY AND THIS APPROVAL. CP&F INST. NO. 97087021 CP&F INST NO. 97087022 T2N R1E 33 34 W. KUNA MORA RD S 89° 26' 22" E UPON BEING REASONABLY AVAILABLE, EACH LOT WITHIN THE DEVELOPMENT SHALL CONNECT TO A MUNICIPAL SEWAGE CP&F INST NO. 97087023 (2661.36')(1) COLLECTION AND TREATMENT SYSTEM. 34 35 T2N R1E T1N R1E THE PROPERTY SHOWN ON THIS PLAT IS NOT IN AN IRRIGATION DISTRICT, AND THE REQUIREMENTS OF IDAHO CODE, 31-3805 467.24 PLS 8251 S89°26'22"E 2661.23 2 PLS 8251 NEW 10' UTILITY THERE IS A 10' WIDE EASEMENT AROUND THE EXTERIOR BOUNDARIES OF ALL LOTS AND A 5' WIDE EASEMENT ALONG EACH EASEMENT INTERIOR LOT LINE FOR A TOTAL OF 10' OF EASEMENT ON COMMON LOT LINES. THE EASEMENTS ARE FOR PUBLIC UTILITY AND 8. IRRIGATION/DRAINAGE WATERS SHALL NOT BE IMPEDED BY ANY CONSTRUCTION ON SITE. cour Lot 2 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 LOT 62 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 LOT 47 LOT 18 LOT 62 SEE SHEET 2 FROM LOT 1 AND/OR LOT 24, 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 GOV'T. 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.. 18 9 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. EXISTING 60' EASEMENT INST. No. 103131422 LOT 60 CONTAINS NEW INGRESS-EGRESS Z AND UTILITY EASEMENT TO S89°22'46"E (S89°23'11"E)(1) 1325.14' 1 ACRE OUT PARCEL PLS 8251 HELD (1325.45')(1) UNPLATTED
ASIS OF BEARINGS (318.52 ∕S89**ʻ**27'40,"E 28.83 LOT 24 NW 1/16 COR N 89° 24′ 56" W (S89°25'01"E)(1) 2662.69' (2662.66')(1) N1/16 COR/ SEC 4&3 S89*27'40"E (318.56')(2)854.99' C-N1/16 COR FND 5/8" REBAR 2166.87 (855.26')(2)SET 5/8" REBAR PLS 10782 CAP PLS 8251 N1/16 CORNER SEC. 3&2 FND 5/8" REBAR CP&F INST NO. 105037523 CP&F INST NO. 105036990 √FND 5/8" REBAR FND 5/8" REBAR CP&F INST NO 102004020 30.00' PLS 8251 BENT, DISTURBED-RESET CP&F NO. 105036991 SHEET 1 LINE TABLE 1 ACRE OUT PARCEL -25' WIDE IDAHO POWER BASIS LINE BEARING DISTANCE EASEMENT, INST. No. 885757 (NOT A PART OF THIS PLAT) LOT 60 L24 S 00°37′14″ W 287 27′ CENTERLINE IS 31' EAST OF NEW 50' INGRESS-EGRESS L25 S 89'22'46" E 151.64' AND PARALLEL WITH THE AND UTILITY EASEMENT WEST SECTION LINE L26 N 00*37'14" E 287.27' TO 1 ACRE OUT PARCEL LOT 61 25.00' STRIP LYING EAST OF EASEMENT LINE TABLE THE WEST LINE OF SECTION LINE BEARING DISTANCE 3 IS BEING DEDICATED TO L27 S 00°37′14″ W 85 67′ THE PUBLIC, FOR ROADWAY L28 S 75'54'01" E 324 15' PURPOSES 10' UTILITY 2135.77 EASEMENT 502.60' N 89°25'02" W (S89°25'51"E)(1) S 89° 21' 55" E (S89°21'58"E)(1) 2663.38' (TO SEC LINE)(2663.45')(1) S 89°22'03" E (S89°21'58"E)(1) FND BRASS CAP 2664.07'(2664.02)(1) SURVEY REFERENCES (1320.27)(1)1320.09' PLS 8251 (1) RECORD OF SURVEY INST. No. 5226 FND 5/8" REBAR 1/4 COR SEC 2&3 C1/4 SEC 3 (2) RECORD OF SURVEY INST. No. 5675 BENT, DISTURBED CP&F INST NO. 100101082 FND BRASS CAP -25' WIDE IDAHO POWER MONUMENT DESTROYED IN CP&F INST NO. 100101083 RESET 5/8" REBAR PLS 10782 EASEMENT, INST. No. 885755 CP&F INST NO. 105037524 SPRING 2005 RE-SET LOT 62 CENTER LINE IS 31' EAST OF DESTROYED APRIL 2005 SECTION LINE RESET 5/8" X 30" REBAR IDAHO POWER WITH ALUMINUM CAP EASEMENT, INST. No. LOT 62 LOT CURVE NEW CP & F INST. **LEGEND** RADIUS: 8494.62' No. 105114964 ARC: 1964.16' UNPLATTED SUBDIVISION BOUNDARY DELTA: 13°14'53" CHORD LENGTH 1959.79' **NEW LOT LINES** CHORD BEARING N70°02'42"W ____ EASEMENT SECTIONAL LINE RIGHT OF WAY BOUNDARY CURVE FOUND BRASS CAP MONUMENT RADIUS: 8494.62' RESET ALUMINUM CAP MONUMENT ARC: 1992.34' S1/16 COR SEC 2 & 3 DELTA: 13°26'18" FND 5/8" REBAR N 8918'39" W (N8918'38"W)(1) FOUND 5/8" REBAR CHORD LENGTH 1987.78' DISTURBED CHORD BEARING N69'57'00"W SET 5/8" X 30" REBAR PLS 8251 2571.57 (2571.56)(1)RESET 5/8" REB.
9 PLS 10782 CAP
CP&F INST NO. 1 RESET 5/8" REBAR W/ORANGE PLASTIC CAP PLS 10782 UNPLATTED CP&F INST NO. 105036992 UNPLATTED SET 1/2" X 24" REBAR W/ORANGE PLASTIC CAP PLS 10782 CALCULATED POINT RECORD INFORMATION ິກ 1/4 COR SEC 3&10 → FND 5/8" REBAR SECTION CORNER FND BRASS CAP SECTION CORNER TREASURE VALLEY ENGINEERS. INC. FND BRASS CAP 3 CP&F INST. NO. 100101081 PLS 8251 N 8915'24" W(N8915'35"W)(1) CP&F INST. NO. 5680 E. FRANKLIN RD. SUITE 220 N 89°15'14" W(N89°15'18"W)(1) CP&F INST NO.100101080 100101086 2664.69'(2664.90')(1)

2664.77'(2664.92')(1)

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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 AGRESSMENT INST. NO. 103131423.

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

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