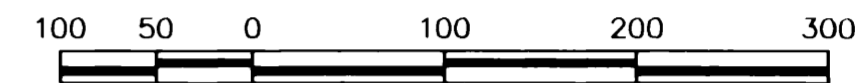
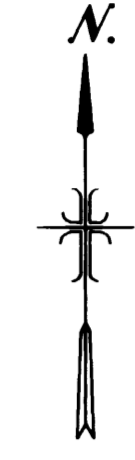


# PLAT OF RICE RIDGE SUBDIVISION

A PORTION OF GOVERNMENT LOT 3  
SECTION 7, T.2N., R.1E., B.M.,  
ADA COUNTY, IDAHO

1994



SCALE IN FEET  
1" = 100'

### LEGEND

- BOUNDARY LINE
- - - EASEMENT BOUNDARY
- CENTER LINE
- FOUND ALUMINUM CAP
- FOUND BRASS CAP
- SET 5/8" x 30" IRON PIN w/CAP
- SET 1/2" x 24" IRON PIN w/CAP
- CALCULATED POINT NOT SET
- WC WITNESS CORNER

### NOTES

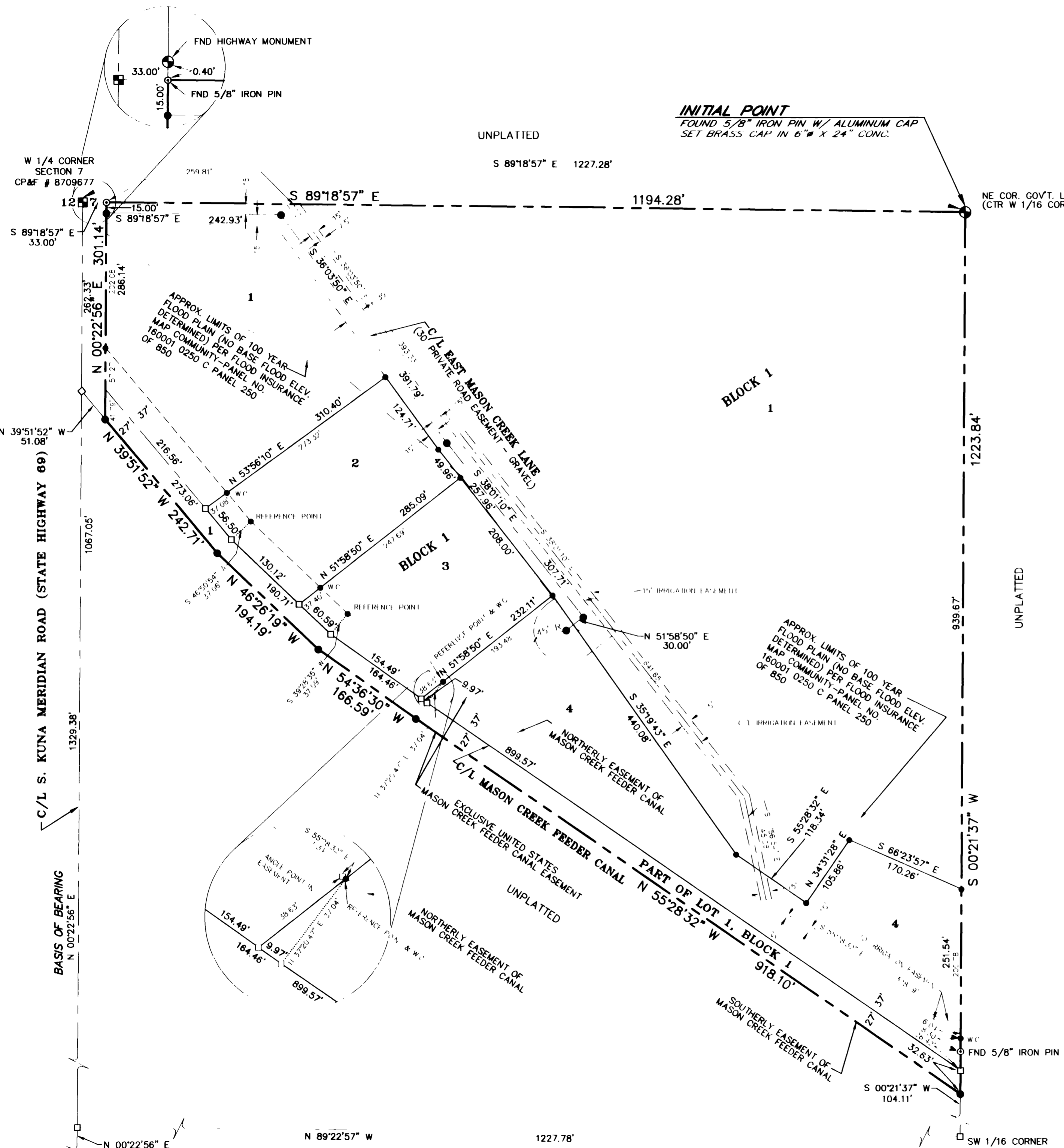
1. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF ADA COUNTY, IDAHO.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
3. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT OVER THE TWELVE (12) FEET ADJACENT TO MASON CREEK LANE. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS TO EACH LOT.
4. SUBDIVIDER WILL COMPLY WITH THE DISCLOSURE REQUIREMENTS OF SECTION 31-3805 OF THE IDAHO CODE.
5. A TWELVE (12) FOOT PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT IS HEREBY DESIGNATED ALONG THE WEST, NORTH AND EAST EXTERIOR BOUNDARY LINES AND ADJACENT TO AND NORTHERLY OF THE NORTHERLY EASEMENT OF MASON CREEK FEEDER CANAL.
6. A TWELVE (12) FOOT PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT IS HEREBY DESIGNATED AS BEING CENTERED ALONG THE NORTHWEST LOT LINE OF LOT 2, THE NORTHWEST AND SOUTHEAST LOT LINES OF LOT 3 AND THE NORTHERLY LOT LINES OF LOT 4.
7. LOT 1, 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 PROVISIONS OF THE ADA COUNTY CODE FOUND IN TITLE 8, CHAPTER 9 THE DEED RESTRICTED LOT MUST ALSO ONLY BE USED IN THE MANNER SPECIFIED IN THE CONDITIONS OF APPROVAL ISSUED BY THE ADA COUNTY'S DEPARTMENT OF DEVELOPMENT SERVICES. THIS LOT MUST BE USED IN A FORESTED MANNER FOR A PERIOD NO LESS THAN FIFTEEN (15) YEARS FROM THE RECORDING DATE OF THIS PLAT.
8. SEE R.O.S. 2560 RECORDED AT INSTRUMENT NO. 9361391 FOR ADDITIONAL SURVEY INFORMATION.
9. EAST MASON CREEK LANE IS HEREBY DESIGNATED AS A PRIVATE ROAD WITH A PERPETUAL EASEMENT FOR INGRESS-EGRESS AND THAT SUCH EASEMENT SHALL RUN WITH THE LAND AND PROVIDES EACH LOT OWNER, HAVING ACCESS FROM THE PRIVATE ROAD, UNDIVIDED INTEREST WITHIN THE PRIVATE ROAD. THE PRIVATE ROAD WILL BE MAINTAINED AND OPERATED BY THE HOMEOWNER'S ASSOCIATION.

**INITIAL POINT**  
FOUND 5/8" IRON PIN W/ ALUMINUM CAP  
SET BRASS CAP IN 6" X 24" CONC.

UNPLATTED  
S 89°18'57" E 1227.28'

NE COR. GOV'T. LOT 3  
(CTR W 1/16 CORNER)

UNPLATTED



SW CORNER SECTION 7  
CP&F # 7900662

**TEALEY'S LAND SURVEYING**

109 S. 4th ST. BOISE, IDAHO  
208-385-0636

Project No. 1272 Sheet 1 of 2

