

6.123 P. 19426



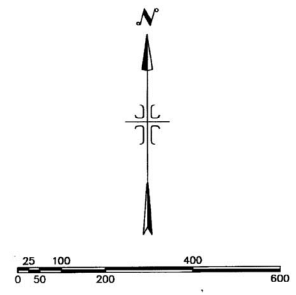
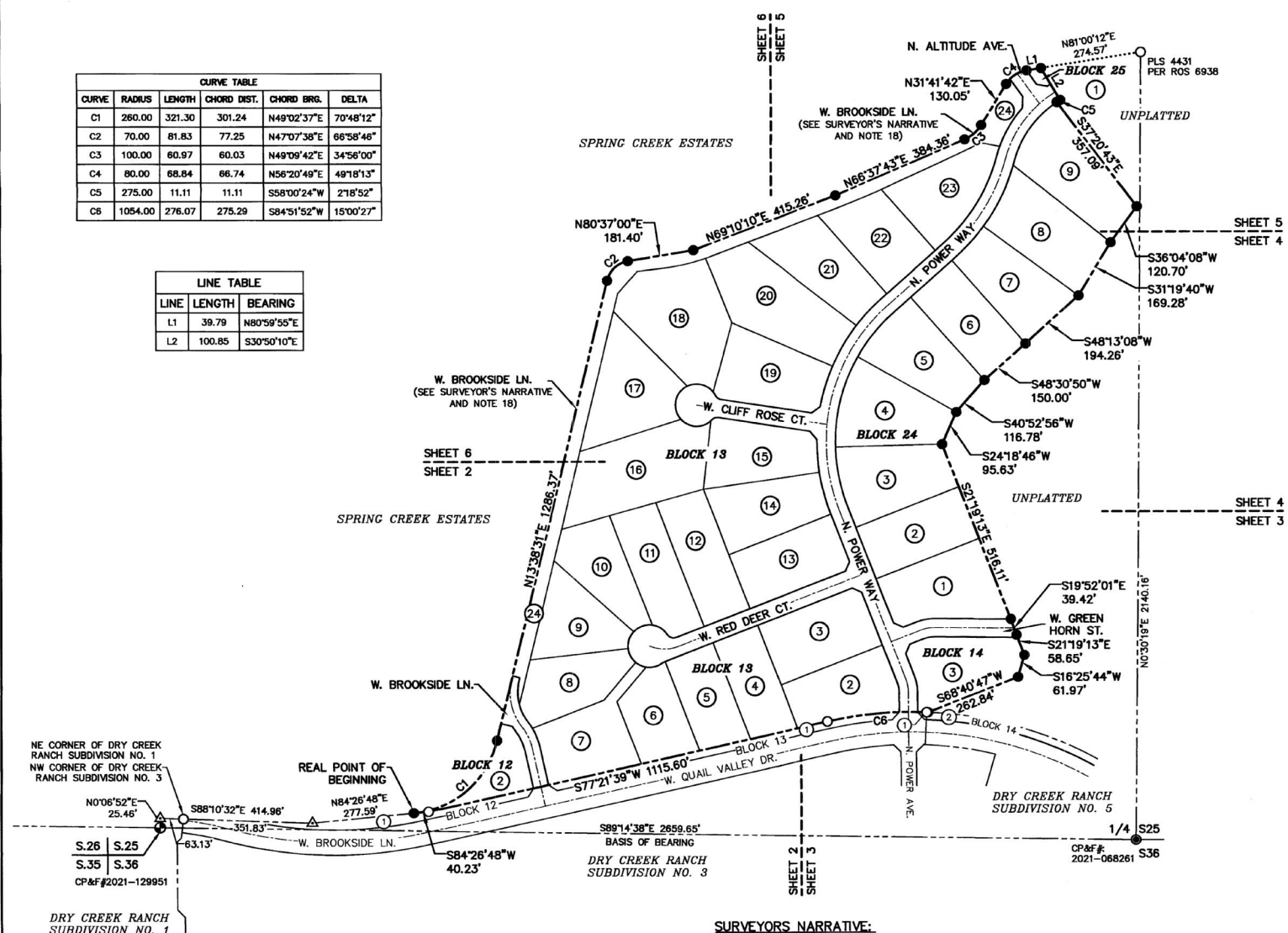
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PLAT SHOWING DRY CREEK RANCH SUBDIVISION NO. 7

LOCATED IN THE SW 1/4 OF SECTION 25
T.5N., R.1E., B.M. ADA COUNTY, IDAHO
2022

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	260.00	321.30	301.24	N49°02'37"E	70°48'12"
C2	70.00	81.83	77.25	N47°07'38"E	66°58'46"
C3	100.00	60.97	60.03	N49°09'42"E	34°56'00"
C4	80.00	68.84	66.74	N56°20'49"E	49°18'13"
C5	275.00	11.11	11.11	S58°00'24"W	2°18'52"
C6	1054.00	276.07	275.29	S84°51'52"W	15°00'27"

LINE TABLE		
LINE	LENGTH	BEARING
L1	39.79	N80°59'55"E
L2	100.85	S30°50'10"E



SCALE: 1" = 200'

LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN PLS 7729 UNLESS NOTED OTHERWISE
- SET 1/2" IRON PIN, PLS 7729
- SET 5/8" IRON PIN, PLS 7729
- △ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE
- TIE LINE
- ⑦ LOT NO.

SEE SHEET 7 FOR NOTES

LOT ACCESS TABLE		
LOT	BLOCK	LOT ACCESS STREET
3	13	N. POWER WAY
13	13	N. POWER WAY
15	13	N. POWER WAY
19	13	N. POWER WAY
3	14	N. POWER WAY
1	24	N. POWER WAY



MONUMENT CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS BEING RECORDED UNDER THE PROVISIONS OF IDAHO CODE 50-1331 THROUGH 50-1333 AND THAT ALL INTERIOR MONUMENTS WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT.

SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY SHOWN HEREON. THE PROPERTY IS ADJACENT TO DRY CREEK RANCH SUBDIVISION NOS. 3 AND 5, SPRING CREEK ESTATES SUBDIVISION AND UNPLATTED LANDS. THE SUBJECT PROPERTY IS ALSO A PORTION OF THE PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED 2016-082296 AND WARRANTY DEED 2021-085998 AND AS SHOWN ON ROS 6938 AND 8167. MONUMENTATION FOUND PER THE PLAT AND RECORD OF SURVEYS OF THE PROPERTY ARE IN SUBSTANTIAL AGREEMENT WITH THE MONUMENTATION SHOWN ON THESE SURVEYS AND WERE HELD AS CONTROLLING CORNERS FOR THIS PLAT. THE WESTERLY BOUNDARY OF THIS SUBDIVISION IS DESCRIBED AS THE APPARENT CENTERLINE OF N. BROOKSIDE LANE IN THAT SPECIAL WARRANTY DEED 2016-082296 AND WARRANTY DEED 2021-085998. THIS APPARENT CENTERLINE IS ALSO IDENTIFIED ON ROS 6938 AND 8167 AND WAS HELD AS THE BOUNDARY FOR THIS SURVEY. ACHD CLAIMS A 25' WIDE PRESCRIPTIVE EASEMENT FOR N. BROOKSIDE LANE AS SHOWN ON THIS PLAT.

JOB NO. 21-057
SHEET 1 OF 9

ISG IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

DRY CREEK RANCH SUBDIVISION NO. 7



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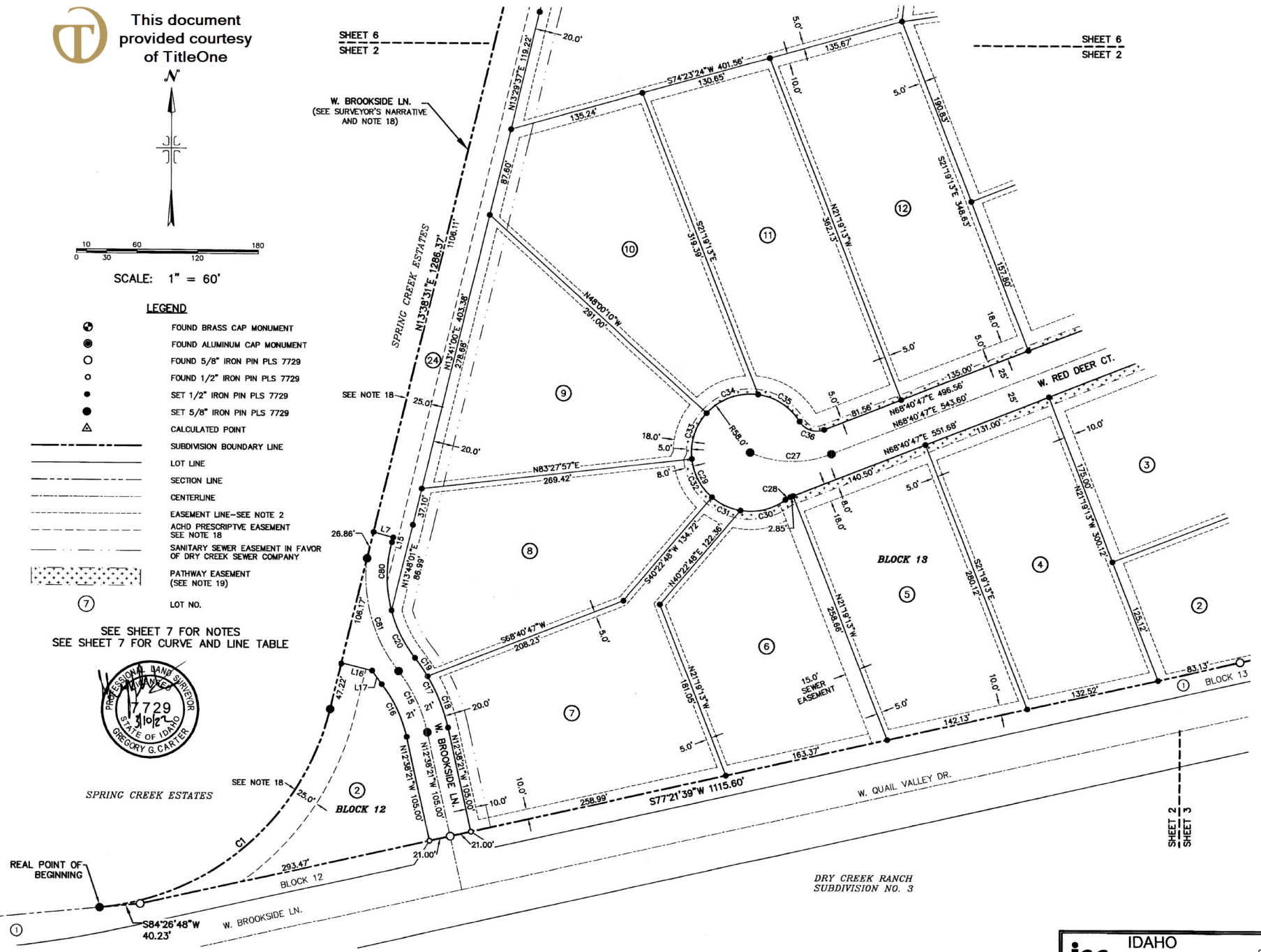


SCALE: 1" = 60'

LEGEND

- ⊙ FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN PLS 7729
- FOUND 1/2" IRON PIN PLS 7729
- SET 1/2" IRON PIN PLS 7729
- SET 5/8" IRON PIN PLS 7729
- △ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE
- EASEMENT LINE--SEE NOTE 2
- ACHD PRESCRIPTIVE EASEMENT SEE NOTE 18
- SANITARY SEWER EASEMENT IN FAVOR OF DRY CREEK SEWER COMPANY
- PATHWAY EASEMENT (SEE NOTE 19)
- ⑦ LOT NO.

SEE SHEET 7 FOR NOTES
SEE SHEET 7 FOR CURVE AND LINE TABLE

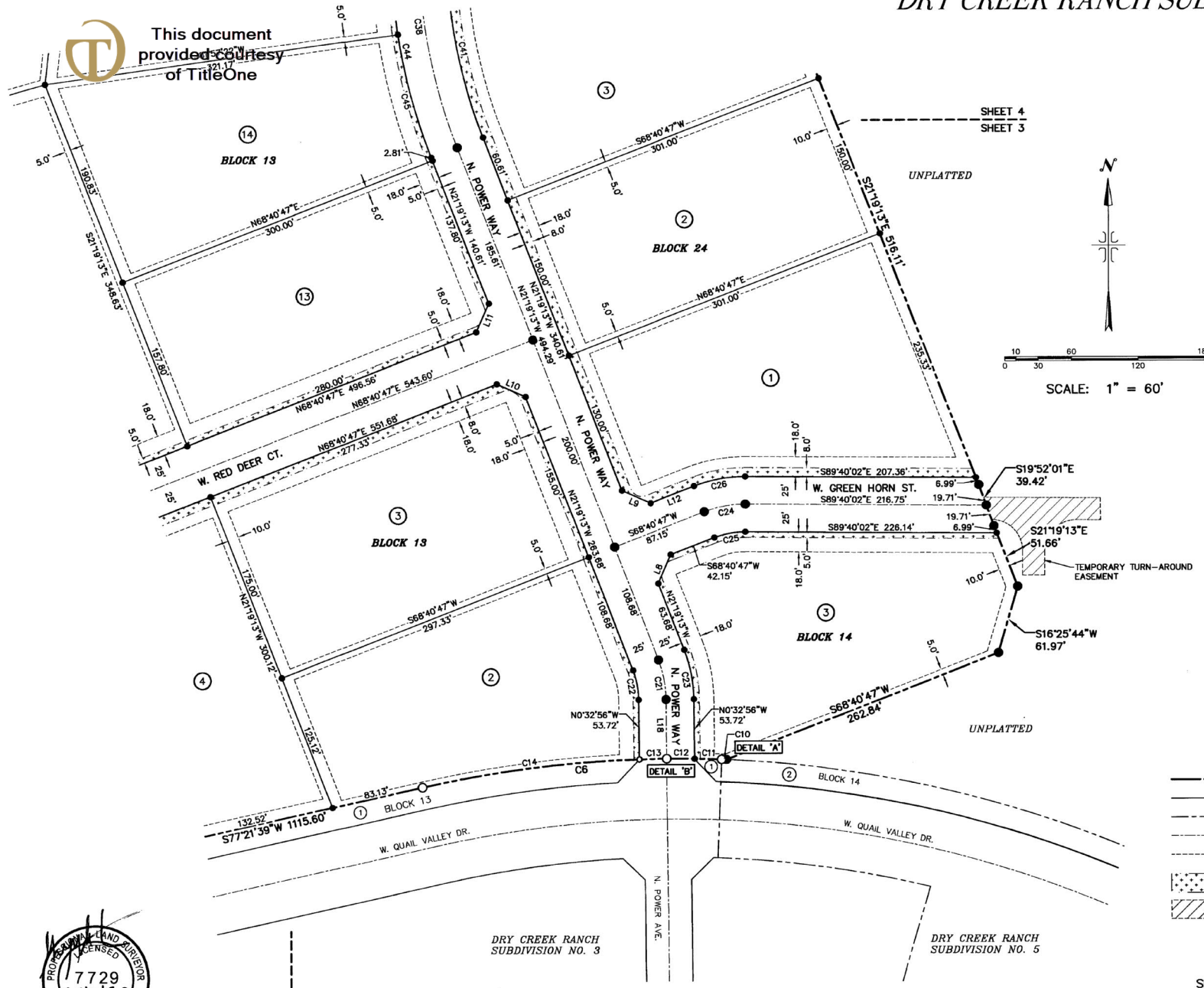


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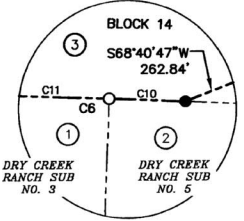


SHEET 4
SHEET 3

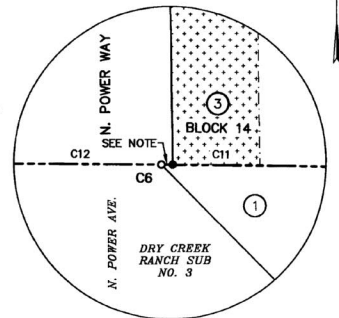
UNPLATTED



SCALE: 1" = 60'



DETAIL 'A'
SCALE: 1"=5'



DETAIL 'B'
SCALE: 1"=5'

NOTE:
THE RIGHT-OF-WAY LINE AT THE INTERSECTION OF DRY CREEK RANCH SUBDIVISION NO. 5 AND DRY CREEK RANCH SUBDIVISION NO. 7 AS SHOWN ABOVE DIFFERS BY A CHORD DISTANCE OF 0.65'.

LEGEND

- ⊙ FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN PLS 7729
- FOUND 1/2" IRON PIN PLS 7729
- SET 1/2" IRON PIN PLS 7729
- SET 5/8" IRON PIN PLS 7729
- △ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE
- EASEMENT LINE
- PATHWAY EASEMENT (SEE NOTE 19)
- ACHD TEMPORARY EASEMENT INST. NO. 2021-157364
- ⑦ LOT NO.

SEE SHEET 7 FOR NOTES
SEE SHEET 7 FOR CURVE AND LINE TABLE



SHEET 2
SHEET 3

DRY CREEK RANCH
SUBDIVISION NO. 3

DRY CREEK RANCH
SUBDIVISION NO. 5

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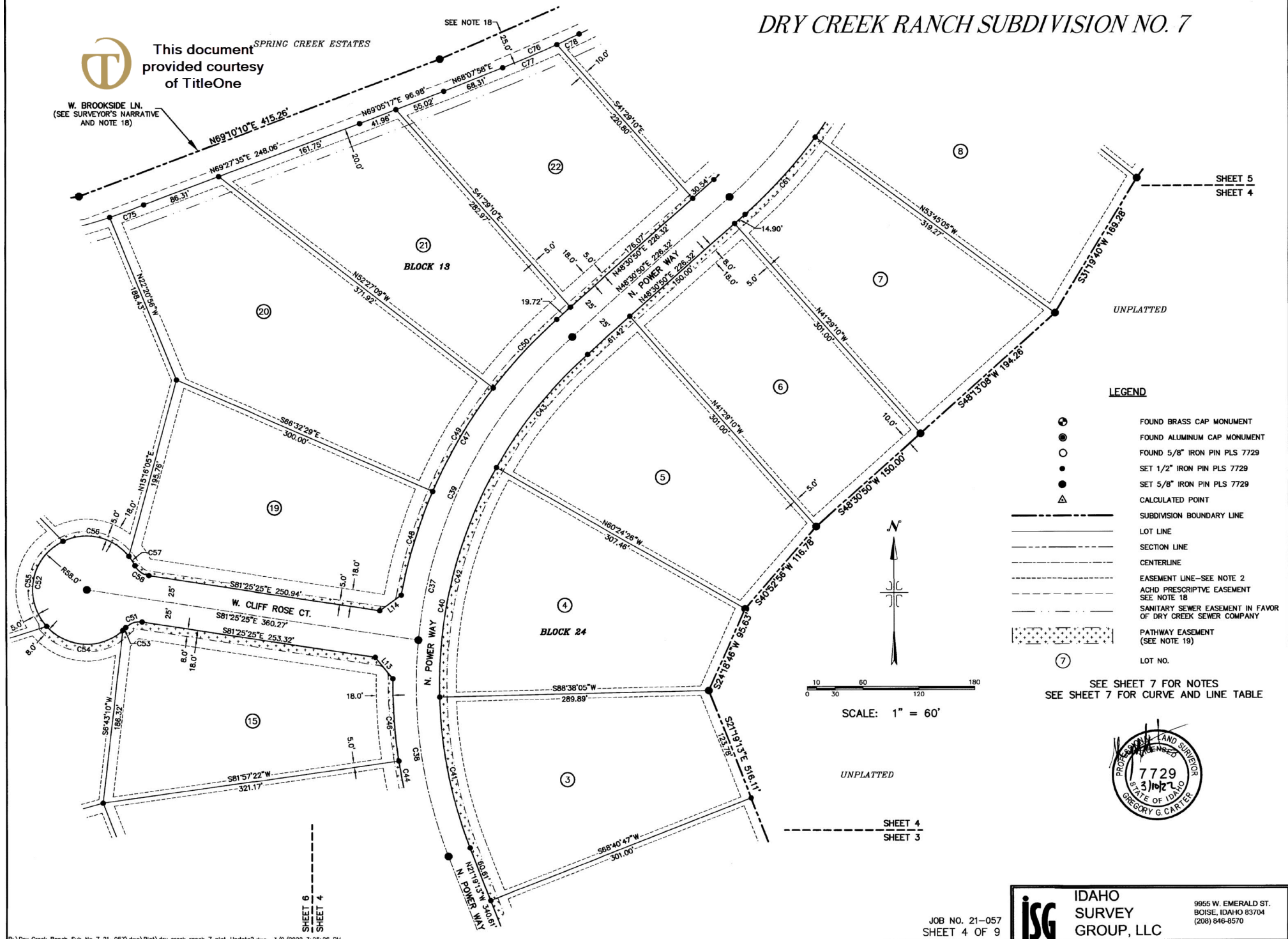
JOB NO. 21-057
SHEET 3 OF 9

DRY CREEK RANCH SUBDIVISION NO. 7



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W. BROOKSIDE LN.
(SEE SURVEYOR'S NARRATIVE AND NOTE 18)



SHEET 5
SHEET 4

UNPLATTED

LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN PLS 7729
- SET 1/2" IRON PIN PLS 7729
- SET 5/8" IRON PIN PLS 7729
- CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE
- EASEMENT LINE--SEE NOTE 2
- ACHD PRESCRIPTIVE EASEMENT
- SANITARY SEWER EASEMENT IN FAVOR OF DRY CREEK SEWER COMPANY
- PATHWAY EASEMENT (SEE NOTE 19)
- LOT NO.

SEE SHEET 7 FOR NOTES
SEE SHEET 7 FOR CURVE AND LINE TABLE



SCALE: 1" = 60'

UNPLATTED

SHEET 4
SHEET 3



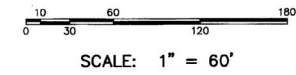
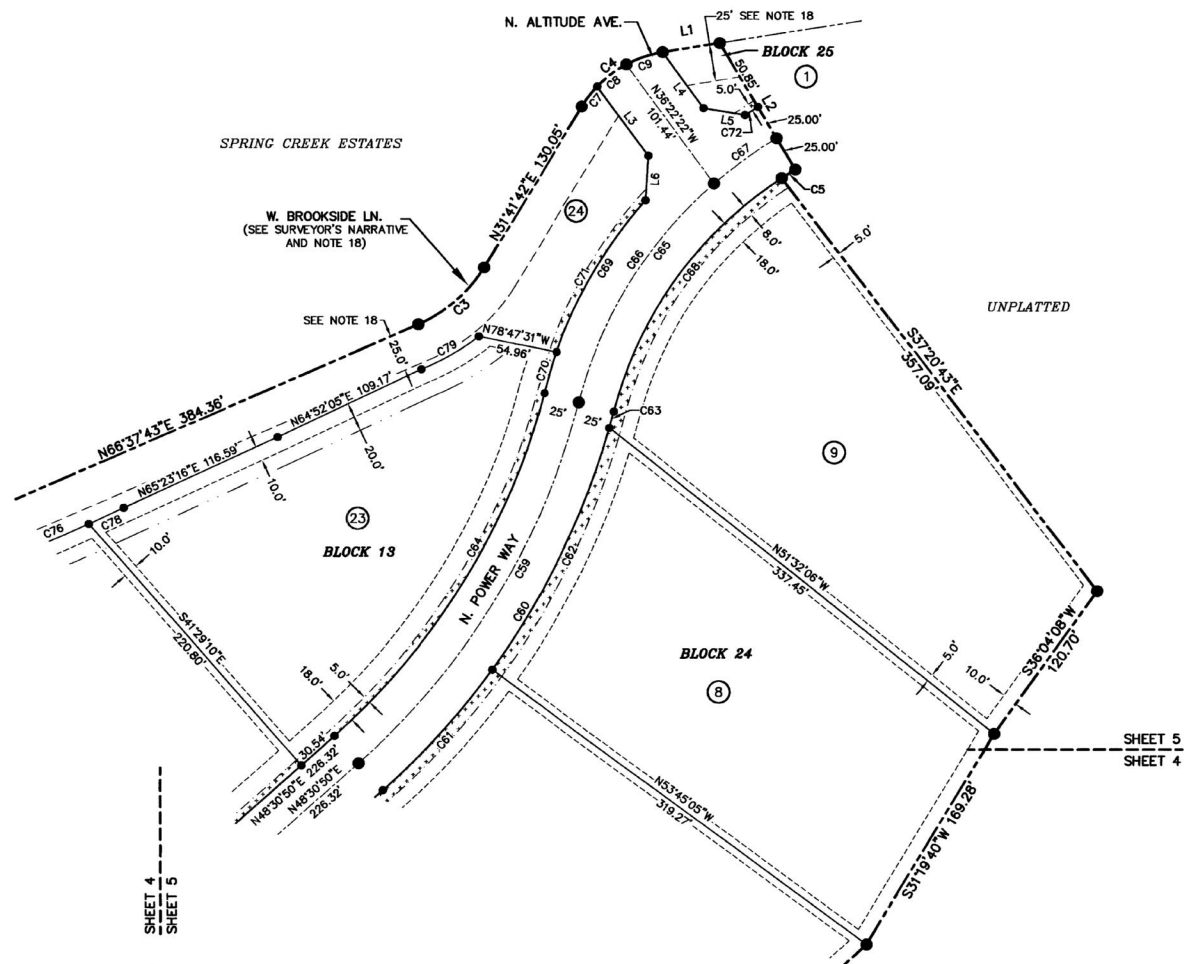
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DRY CREEK RANCH SUBDIVISION NO. 7



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LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN PLS 7729
- SET 1/2" IRON PIN PLS 7729
- SET 5/8" IRON PIN PLS 7729
- CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- PARCEL LINE
- CENTERLINE
- EASEMENT LINE—SEE NOTE 2
- ACHD PRESCRIPTIVE EASEMENT SEE NOTE 18
- SANITARY SEWER EASEMENT IN FAVOR OF DRY CREEK SEWER COMPANY
- PATHWAY EASEMENT (SEE NOTE 19)
- LOT NO.

SEE SHEET 7 FOR NOTES
SEE SHEET 7 FOR CURVE AND LINE TABLE



BOOK PAGE



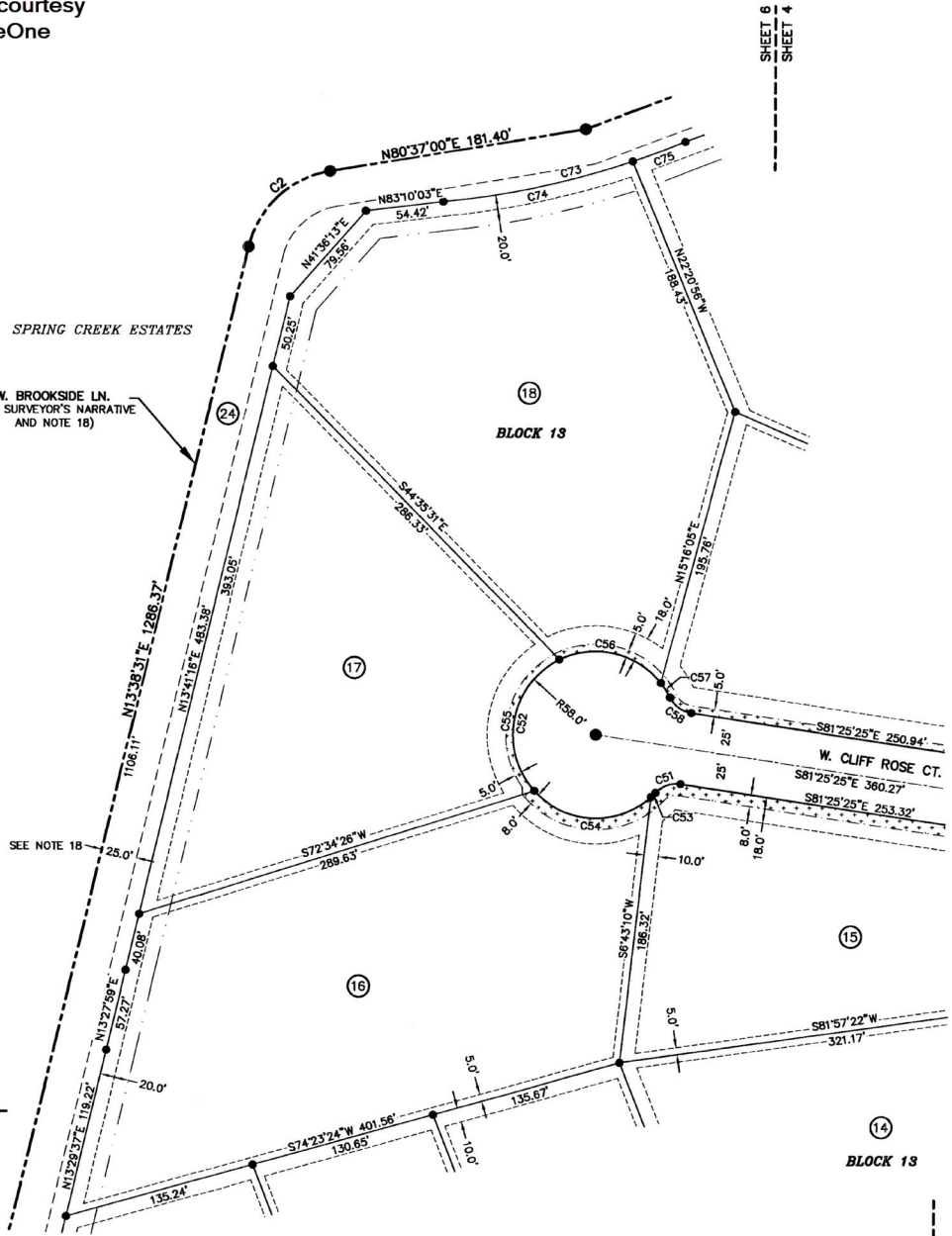
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JOB NO. 21-057
SHEET 5 OF 9

DRY CREEK RANCH SUBDIVISION NO. 7



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SHEET 6
SHEET 4



SCALE: 1" = 60'

LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN PLS 7729
- SET 1/2" IRON PIN PLS 7729
- SET 5/8" IRON PIN PLS 7729
- CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE
- EASEMENT LINE
- ACHD PRESCRIPTIVE EASEMENT
SEE NOTE 18
- SANITARY SEWER EASEMENT IN FAVOR OF DRY CREEK SEWER COMPANY
- PATHWAY EASEMENT
(SEE NOTE 19)
- 7 LOT NO.

SEE SHEET 7 FOR NOTES
SEE SHEET 7 FOR CURVE AND LINE TABLE



SHEET 6
SHEET 2

SHEET 6
SHEET 4

ISG IDAHO SURVEY GROUP, LLC

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JOB NO. 21-057
SHEET 6 OF 9

DRY CREEK RANCH SUBDIVISION NO. 7



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LINE TABLE		
LINE	LENGTH	BEARING
L1	39.79	N80°59'55"E
L2	100.85	S30°50'10"E
L3	58.97	N36°22'22"W
L4	47.39	N36°22'22"W
L5	28.76	S80°24'35"E
L6	30.74	S32°41'11"W
L7	20.13	S74°48'04"E
L8	28.28	N23°40'47"E
L9	28.28	N66°19'13"W
L10	28.28	S66°19'13"E
L11	28.28	N23°40'47"E
L12	42.15	S68°40'47"W
L13	29.86	S39°42'06"E
L14	28.55	N54°07'20"E
L15	5.00	N151°1'56"E
L16	31.28	N76°10'36"W
L17	16.49	N35°38'30"W
L18	53.42	N0°32'56"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	260.00	321.30	301.24	N49°02'37"E	70°48'12"
C2	70.00	81.83	77.25	N47°07'38"E	66°58'46"
C3	100.00	60.97	60.03	N49°09'42"E	34°56'00"
C4	80.00	68.84	66.74	N56°20'49"E	49°18'13"
C5	275.00	11.11	11.11	S58°00'24"W	218°52'
C6	1054.00	276.07	275.29	S84°51'52"W	150°02'27"
C7	80.00	17.34	17.31	S37°54'20"W	122°51'5"
C8	80.00	25.10	25.00	S53°06'20"W	175°8'46"
C9	80.00	26.39	26.27	S71°32'49"W	185°4'12"
C10	1054.00	4.38	4.38	N87°45'03"W	01°41'6"
C11	1054.00	24.28	24.28	N88°31'47"W	179°12'
C12	1054.00	25.00	25.00	N89°52'10"W	121°33'
C13	1054.00	25.00	25.00	S88°46'17"W	121°33'
C14	1054.00	197.41	197.12	S82°43'35"W	10°43'53"
C15	150.00	67.45	66.89	N25°31'19"W	25°45'56"
C16	129.00	58.01	57.52	N25°31'19"W	25°45'56"
C17	171.00	76.90	76.25	N25°31'19"W	25°45'56"
C18	171.00	55.00	54.76	N21°51'11"W	182°53'9"
C19	171.00	21.90	21.89	N34°44'09"W	72°01'8"
C20	129.00	52.69	52.33	S26°42'11"E	232°41'4"
C21	100.00	36.25	36.05	N10°56'05"W	20°46'17"
C22	75.00	27.19	27.04	N10°56'05"W	20°46'17"
C23	125.00	45.32	45.07	N10°56'05"W	20°46'17"
C24	100.00	37.79	37.57	S79°30'23"W	21°39'11"
C25	75.00	28.34	28.18	S79°30'23"W	21°39'11"
C26	125.00	47.24	46.96	S79°30'23"W	21°39'11"
C27	107.52	82.31	80.32	S89°23'16"E	43°51'54"
C28	20.00	5.58	5.55	S60°42'31"W	15°56'33"
C29	58.00	278.23	78.48	S10°09'53"W	274°51'18"
C30	58.00	47.07	45.79	N75°59'06"E	46°29'43"
C31	58.00	31.53	31.14	S65°11'37"E	31°08'51"
C32	58.00	43.62	42.59	S28°04'37"E	43°05'08"
C33	58.00	49.13	47.67	S17°43'57"W	48°32'08"
C34	58.00	56.35	54.16	S69°49'48"W	55°40'16"
C35	58.00	50.54	48.96	N57°22'18"W	49°55'41"
C36	20.00	27.55	25.42	S71°51'50"E	78°54'45"
C37	500.00	609.42	572.39	S13°35'48"W	89°50'03"
C38	500.00	235.89	233.71	S74°8'18"E	27°01'51"
C39	500.00	373.53	364.90	S27°06'44"W	42°48'12"
C40	475.00	578.95	543.77	S13°35'48"W	69°50'03"
C41	475.00	165.43	164.60	S11°20'34"E	19°57'18"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C42	475.00	256.65	253.54	S14°06'50"W	30°57'29"
C43	475.00	156.86	156.15	S39°03'12"W	18°55'15"
C44	525.00	203.87	202.59	S10°11'45"E	221°4'56"
C45	525.00	115.19	114.96	S15°02'05"E	12°34'17"
C46	525.00	88.68	88.57	S3°54'37"E	9°40'39"
C47	525.00	345.94	339.72	S29°38'12"W	37°45'18"
C48	525.00	116.36	116.12	S17°06'32"W	12°41'57"
C49	525.00	129.10	128.77	S30°30'11"W	14°05'20"
C50	525.00	100.48	100.33	S43°01'50"W	10°57'59"
C51	20.00	19.12	18.40	S71°11'37"W	54°45'56"
C52	58.00	293.09	66.92	S8°34'35"W	289°31'52"
C53	58.00	4.44	4.44	N46°00'11"E	4°23'04"
C54	58.00	90.62	81.68	S87°02'35"E	89°31'23"
C55	58.00	107.81	92.95	S10°58'14"W	106°30'15"
C56	58.00	78.24	72.44	N77°07'54"W	77°17'30"
C57	58.00	11.97	11.95	N32°34'19"W	11°49'40"
C58	20.00	19.12	18.40	S54°02'27"E	54°45'56"
C59	500.00	294.83	290.58	N31°37'17"E	33°47'06"
C60	525.00	309.57	305.11	N31°37'17"E	33°47'06"
C61	525.00	112.39	112.17	N42°22'52"E	121°5'55"
C62	525.00	185.55	184.59	N26°07'25"E	201°5'00"
C63	525.00	11.64	11.64	N15°21'49"E	1°16'12"
C64	475.00	280.09	276.05	N31°37'17"E	33°47'06"
C65	300.00	232.66	228.87	S36°56'47"W	44°26'06"
C66	300.00	179.57	176.90	S31°52'35"W	341°7'43"
C67	300.00	53.09	53.02	S54°05'38"W	10°08'23"
C68	275.00	202.17	197.64	S35°47'21"W	42°07'15"
C69	325.00	151.38	150.01	S28°04'20"W	26°41'13"
C70	325.00	29.34	29.33	S17°18'55"W	51°02'24"
C71	325.00	122.03	121.32	S30°39'32"W	21°30'49"
C72	325.00	10.48	10.48	S58°14'25"W	1°50'50"
C73	595.01	175.05	174.42	N78°05'33"E	16°51'24"
C74	595.01	136.07	135.77	N77°58'10"E	13°06'09"
C75	595.01	38.98	38.98	N69°32'28"E	3°45'14"
C76	1372.94	89.94	89.93	N66°15'21"E	3°45'13"
C77	1372.94	63.41	63.41	N66°48'34"E	2°38'47"
C78	1372.94	26.53	26.53	N64°35'58"E	1°08'26"
C79	174.93	45.84	45.71	N60°37'35"E	15°00'53"
C80	129.00	67.99	67.21	S0°05'56"W	301°20'00"
C81	150.00	118.41	115.36	S15°47'27"E	451°3'42"

NOTES:

- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS ESTABLISHED IN THE ZONING ORDINANCE.
- AN EIGHTEEN (18) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY, UNLESS OTHERWISE DIMENSIONED. A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG ALL REAR LOT LINES, UNLESS OTHERWISE DIMENSIONED. A FIVE (5) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG EACH SIDE OF INTERIOR LOT LINES UNLESS OTHERWISE DIMENSIONED. THE ABOVE EASEMENTS ARE AS SHOWN ON THIS PLAN.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, AND THE REQUIREMENTS IN IDAHO CODE 31-3805 ARE NOT APPLICABLE.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED, THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- AN EIGHTEEN (18) FOOT WIDE ACHD PERPETUAL STORM WATER DRAINAGE EASEMENT (NON-EXCLUSIVE), RECORDED AS INST. NO. 2021-173103, IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY.
- LOT 2, BLOCK 12; LOT 24, BLOCK 13; LOT 1, BLOCK 25; ARE COMMON LOTS TO BE OWNED BY THE DRY CREEK RANCH HOMEOWNER'S ASSOCIATION AND SHALL BE SUBJECT TO A BLANKET PUBLIC UTILITIES AND LOT DRAINAGE EASEMENT.
- THIS SUBDIVISION IS SERVICED BY A PRIVATE SEWER COMPANY OR DISTRICT, WHICH IS NOT REGULATED BY THE IDAHO PUBLIC UTILITIES COMMISSION. FEES, INCLUDING USER FEES AND MAINTENANCE FEES, ARE SUBJECT TO FLUCTUATION.
- THIS SUBDIVISION IS SERVICED BY A PRIVATE DRINKING WATER SYSTEM, WHICH MAY BE REGULATED BY THE IDAHO PUBLIC UTILITIES COMMISSION. FEES, INCLUDING USER FEES AND MAINTENANCE FEES, ARE SUBJECT TO FLUCTUATION.
- THE ADA COUNTY LANDFILL ADJOINS DRY CREEK RANCH PROPERTY ON ITS SOUTHERN BOUNDARY, WITH TWO ACTIVE LANDFILL SITES ENVISIONED TO OPERATE FOR EIGHTY FIVE (85) MORE YEARS ON APPROXIMATELY TWENTY SEVEN HUNDRED (2700) ACRES WHERE TRESPASSING IS PROHIBITED.
- THERE IS WILDLIFE HABITAT IN THE AREA OF DRY CREEK RANCH. DAMAGE TO LANDSCAPING FROM WILDLIFE SHALL BE THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER AND SHALL NOT BE THE RESPONSIBILITY OF THE STATE OF IDAHO OR ADA COUNTY. NEITHER ADA COUNTY NOR THE STATE OF IDAHO WILL BE LIABLE FOR WILDLIFE DEPRECIATION.
- FIRST AMENDMENT TO DEVELOPMENT AGREEMENT #205 INSTR. NO. 2017-019977.
- THE LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO THE MASTER CC&R'S INSTR. NO. 2018-086112 AND AS MAY BE AMENDED FROM TIME TO TIME.
- THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE REGULATIONS OF ADA COUNTY CODE, SECTION 8-3B (WILDLAND-URBAN FIRE INTERFACE OVERLAY DISTRICT).
- DOUBLE FRONTING LOTS SHALL HAVE RESTRICTED ACCESS TO ONE STREET ONLY. SEE TABLE ON SHEET ONE FOR STREET LOT ACCESS DESIGNATION.
- DIRECT LOT OR PARCEL ACCESS TO W. QUAIL VALLEY DR. AND W. BROOKSIDE LANE IS PROHIBITED.
- ACHD TEMPORARY LICENSE AGREEMENT INSTR. NO. 2021-170232.
- A PORTION OF LOT 2, BLOCK 12, LOT 24, BLOCK 13 AND LOT 1, BLOCK 25 ARE SUBJECT TO AN EXISTING ACHD FIVE (5) FOOT WIDE PRESCRIPTIVE EASEMENT FOR W. BROOKSIDE LANE AS SHOWN ON THIS PLAT.
- A PATHWAY EASEMENT IN FAVOR OF THE DRY CREEK HOMEOWNERS' ASSOCIATION IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY AS DIMENSIONED ON THIS PLAT.



DRY CREEK RANCH SUBDIVISION NO. 7



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CERTIFICATE OF OWNERS

Know all men by these presents: That Brookside Developers, Inc., an Idaho corporation, is the owner of record of the property described as follows:

A parcel of land located in the SW 1/4 of Section 25, T.5N., R.1E., B.M., Ada County, Idaho more particularly described as follows:

Commencing at the Section corner common to Sections 25, 26, 35 and Section 36, T.5N., R.1E., B.M., from which the 1/4 corner common to said Sections 25 and 36 bears South 89°14'38" East, 2659.65 feet, said point also being the Point of Beginning of Dry Creek Ranch Subdivision No. 1 as filed in Book 114 of Plats at pages 16964 through 16972, records Ada County, Idaho:

thence along said exterior boundary line of said Dry Creek Ranch Subdivision No. 1 the following 2 courses and distances:

thence North 00°06'52" East, 25.46 feet;

thence South 88°10'32" East, 63.13 feet to the NE corner of said Dry Creek Ranch Subdivision No. 1, and the NW corner of Dry Creek Ranch Subdivision No. 3 as filed in Book 117 of Plats at Pages 17711 through 17720, records Ada County, Idaho;

thence along the North boundary line of said Dry Creek Ranch Subdivision No. 3 the following two (2) courses and distances:

thence continuing South 88°10'32" East, 351.83 feet;

thence North 84°26'48" East, 277.59 feet to the **REAL POINT OF BEGINNING**;

thence along the apparent centerline of N. Brookside Lane the following nine (9) courses and distances:

thence leaving said North boundary line 321.30 feet along the arc of curve to the left, said curve having a radius of 260.00 feet, a central angle of 70°48'12" and a long chord which bears North 49°02'37" East, 301.24 feet;

thence North 13°38'31" East, 1,286.37 feet;

thence 81.83 feet along the arc of a non-tangent curve to the right, said curve having a radius of 70.00 feet, a central angle of 66°58'46" and a long chord which bears North 47°07'38" East, 77.25 feet;

thence North 80°37'00" East, 181.40 feet;

thence North 69°10'10" East, 415.26 feet;

thence North 66°37'43" East, 384.36 feet;

thence 60.97 feet along the arc of a non-tangent curve to the left, said curve having a radius of 100.00 feet, a central angle of 34°56'00" and a long chord which bears North 49°09'42" East, 60.03 feet;

thence North 31°41'42" East, 130.05 feet;

thence 68.84 feet along the arc of curve to the right, said curve having a radius of 80.00 feet, a central angle of 49°18'13" and a long chord which bears North 56°20'49" East, 66.74 feet;

thence North 80°59'55" East, 39.79 feet;

thence leaving the apparent centerline of N. Brookside Lane South 30°50'10" East, 100.85 feet;

thence 11.11 feet along the arc of curve to the left, said curve having a radius of 275.00 feet, a central angle of 02°18'52" and a long chord which bears South 58°00'24" West, 11.11 feet;

thence South 37°20'43" East, 357.09 feet; thence South 36°04'08" West, 120.70 feet; thence South 31°19'40" West, 169.28 feet;

thence South 48°13'08" West, 194.26 feet; thence South 48°30'50" West, 150.00 feet; thence South 40°52'56" West, 116.78 feet;

thence South 24°18'46" West, 95.63 feet; thence South 21°19'13" East, 516.11 feet; thence South 19°52'01" East, 39.42 feet;

thence South 21°19'13" East, 58.65 feet; thence South 16°25'44" West, 61.97 feet;

thence South 68°40'47" West, 262.84 feet to a point on the North boundary line of Dry Creek Ranch Subdivision No. 5 as filed in Book 120 of Plats at Pages 18575 through 18581, records Ada County, Idaho;

thence along the North boundary line of said Dry Creek Ranch Subdivision No. 5 and the North boundary line of said Dry Creek Ranch Subdivision No. 3 the following three (3) courses and distances:

thence 276.07 feet along the arc of a non-tangent curve to the left, said curve having a radius of 1,054.00 feet, a central angle of 15°00'27" and a long chord which bears South 84°51'52" West, 275.29 feet;

thence South 77°21'39" West, 1,115.60 feet;

thence South 84°26'48" West, 40.23 feet to the **REAL POINT OF BEGINNING**. Containing 43.54 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water service from an existing Dry Creek Water Company, LLC main line located adjacent to the subject subdivision, and Dry Creek Water Company, LLC has agreed in writing to serve all the lots in this subdivision.

Brookside Developers, Inc.,
an Idaho corporation

James H. Hunter
James H. Hunter, President

CERTIFICATE OF SURVEYOR

I, Gregory G. Carter, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

Gregory G. Carter



P.L.S. No. 7729

ACKNOWLEDGMENT

State of Idaho)
) s.s.
County of Ada)

On this 19 day of December, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared James H. Hunter, known or identified to me to be the president of Brookside Developers, Inc., an Idaho Corporation, the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation and acknowledged to me that such corporation executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

11-30-2026
My commission expires

Barbara Shiffer
Notary Public for Idaho
Residing in Meridian, Idaho



BOOK PAGE

	IDAHO SURVEY GROUP, LLC	9955 W EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570
	JOB NO. 21-057 SHEET 8 OF 9	

DRY CREEK RANCH SUBDIVISION NO. 7

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HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed in accordance with Section 50-1326, Idaho Code, by the issuance of a Certificate of Disapproval.



R. B. ... RCHS 10-27-2021
Central District Health Date

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of I.C.50-1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

3-22-2022
Date



Elizabeth Mahn
County Treasurer
Signed by Deputy: *Alexandra Wyatt*

APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS

Accepted and approved this 22nd day of March, 2022 by the Board of County Commissioners of Ada County, Idaho.

R. Beck
Chairman



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 15 day of Dec, 2021.



Bruce S. Wong
President ACHD
Signed by Bruce S. Wong, Director for President

COUNTY RECORDER'S CERTIFICATE

State of Idaho)
) s.s.
County of Ada)

I hereby certify that this instrument was filed for record at the request of *Idaho Survey Group* at 40 Minutes past 6 O'clock 4 M. on this 23 day of March, 2022 in Book 123 of plats at Pages 19426-19437

Instrument No. 2022-028851

A. Stone
Deputy

Phil McGraw
Ex-Officio Recorder

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

D. P. ...
County Surveyor
PCS # 13553
11 March 2022



BOOK PAGE

 IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

D R Y C R E E K R A N C H



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of TitleOne

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=105 CHE FOWLER
TITLEONE BOISE

2022-049854
05/25/2022 08:46 AM
\$322.00

Eighth Supplement
to
Master Declaration of Covenants, Conditions
& Restrictions
For
Dry Creek Ranch Planned Community

Adding
Phase 7 of
Dry Creek Ranch Planned Community

DRY CREEK RANCH



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THIS EIGHTH SUPPLEMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DRY CREEK RANCH PLANNED COMMUNITY (PHASE 7) (this “**Eighth Supplement**”) is made effective on the 13th day of April 2022, by BHH Investors 1414, LLC, an Idaho limited liability company (“**BHH**” or the “**the Declarant**”).

RECITALS

A. BHH is the Declarant identified in that certain Master Declaration of Covenants, Conditions and Restrictions for Dry Creek Ranch Planned Community, recorded on 09/11/2018 as Instrument No. 2018-086112 in the records of Ada County, Idaho (the “**Master Declaration**”), as the same may be from time to time amended or supplemented.

B. The purpose of this Supplemental Declaration is to permit and identify the terms and conditions on which Phase 7 of Dry Creek Ranch Planned Community would be brought under the jurisdiction of the Master Declaration, as set forth and discussed in Section 3.2 of the Master Declaration.

C. The Declarant now desires to supplement the Master Declaration to add Dry Creek Ranch Planned Community Phase 7 as property benefitted and burdened by the Master Declaration, as further described below.

NOW, THEREFORE, the Declarant hereby declares that the “Additional Phases,” as defined below, and each lot, parcel, or portion thereof, is and shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied, and improved subject to the following terms, covenants, conditions, easements, and restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement, and sale of the Additional Phases, and to enhance the value, desirability, and attractiveness of the Additional Phases. The terms, covenants, conditions, easements, and restrictions set forth herein shall run with the land constituting the Additional Phases and with each estate therein, and shall be binding upon all persons having or acquiring any right, title, or interest in the Additional Phases, or any lot, parcel, or portion thereof.

SUPPLEMENTAL DECLARATION

1. **Defined Terms.** All capitalized terms not defined herein shall have the meanings set forth in the Master Declaration, as the same may from time to time be amended.

2. **Annexation of Additional Phases.** The real property identified and described on **Exhibit A** attached hereto and made a part hereof (collectively, the “**Additional Phases**”) is owned by the Declarant and is comprised of a portion of the real property described in and encumbered by the Master Declaration. Pursuant to Sections 3.2 and 17.4 of the Master Declaration, the Additional Phases are hereby subjected to and benefitted and burdened by all terms, conditions, restrictions, and easements, as set forth in the Master Declaration, as the same may from time to time be amended.

3. **Association and Voting.** The Additional Phases shall be part of Dry Creek Ranch Homeowners’ Association, Inc. (the “**Association**”). The Additional Phases shall be governed in accordance with the Master Declaration, as the same may from time to time be amended, including without limitation the obligation for and enforcement of Assessments as further described therein.

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4. **Design Review.** Any and all improvements shall be subject to review by the Design Committee, which review will be in accordance with the Design Guidelines of Dry Creek Ranch Planned Community, as the same may be amended from time to time, and all in accordance with the Master Declaration. These design guidelines shall be followed in perpetuity on all properties that fall within the Dry Creek Ranch Planned Community.

5. **Common Area.** Owners of real property within the Additional Phases shall have access to all Common Area owned or operated by the Master Association. Per Article X of the Master Declaration, the following lots are hereby designated as Common Area:

Lot 2, Block 12; Lot 24, Block 13; and Lot 1, Block 25.

Said Common Area shall be maintained by the Association.

6. **Pressurized Irrigation.** Pressurized irrigation shall not be provided to the Additional Phases.

7. **Gravel Pathways.** The 8 foot wide gravel bridledpaths and the 5 foot wide gravel walk paths are contained within a pathway easement in favor of the Dry Creek Ranch Homeowners Association. They are to be maintained by the Dry Creek HOA. Refer to Exhibit E.

8. **Grass Mow Strips.** The 10 foot wide grass mow strips in the fronts and sides of the lots are to be maintained by the Homeowner. Refer to Exhibit E. During construction; the HOA will maintain the mow strip, utilizing the Homeowner's water service, at the homeowner's expense. Once the home receives a Certificate of Occupancy; the Homeowner will maintain the mow strip. No trees are to be planted in the grass mow strips.

9. **Drainage Swales in backs of lots.** There is a drainage swale located in the backs of lots 1 thru 9 in Block 24, and lots 16 thru 23 in Block 13. These swales are in place to capture and convey historical drainage. They are to remain open and unobstructed at all times.

10. **Dry Creek Sewer Company Reuse Waterline.** There is a 20 foot wide easement in favor of the Dry Creek Sewer Company in the backs of lots 7, 8, 9, 10, 16, 17, 18, 20, 21, 22 and 23 in Block 13. This easement is to remain clear and unobstructed at all times. No excavation or construction of any structures is to occur within the easement.

11. **Storm Drain Maintenance.** Operation and Maintenance of the storm water facilities at Dry Creek Ranch Subdivision No. 7 shall be governed by the operation and maintenance manual of storm drainage system in Dry Creek Ranch Subdivision, which manual may only be modified at the direction of the Board of the Association, with written approval by ACHD. Each lot shall collect, retain and infiltrate the stormwater collected within the lot coming from the house and adjacent roadway. No drainage from the lot shall flow onto the street. Berms constructed along adjacent lot lines must be kept substantially intact to prevent cross lot drainage.

12. **ACHD Storm Water Drainage System.** All lot lines common to a public Right-of-way are subject to an 18 foot wide ACHD Non Exclusive Perpetual Storm Water Drainage Easement. Refer to Exhibit C.

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13. **ACHD Right to Inspect and Maintain.** ACHD shall have the right at all times to inspect the storm water drainage system, and perform any required maintenance and repairs.
14. **ACHD Approval of Amendments.** Any amendment to this Declaration, the Covenants, Conditions and Restrictions contained herein, or the Operation and Maintenance Manual dated December 2021, prepared by J-U-B Engineers, having any direct impact or affect on the ACHD storm water drainage system shall be subject to prior review and approval by ACHD.
15. **ACHD Assessment of Costs.** ACHD shall be entitled to pursue reimbursement for the reasonable costs of all required maintenance and repairs to the storm water drainage system that are a result of failure by the HOA or dues paying organization to properly perform the light maintenance duties as defined in the referenced O&M Manual.
16. **No Additional Changes.** Except as supplemented by this Eighth Supplement, the Master Declaration shall remain unchanged and in full force and effect.
17. **Successors.** This Eighth Supplement shall be binding upon and inure to the benefit of the Declarant and its successors and assigns, and all Owners within the Additional Phases and their successors and assigns.
18. **Effect Upon Recording.** Upon the recording hereof, the terms and provisions set forth in the Master Declaration shall be amended by the terms hereof.

GENERAL AND SPECIFIC RESTRICTIONS (See also Article IV of the Master Declaration)

1. No Building Lot shall be used at any time for commercial or business purposes except for such commercial or business purposes as shall be conducted and maintained solely within a residential dwelling unit; provided that no signs relating to said commercial or business activities shall be displayed where visible from any public or private road within the Subdivision; and further provided that such commercial or business purposes shall not cause or result in the parking of vehicles or any public or private road within the Subdivision.
2. No outbuildings shall be constructed, erected or placed until the same has been approved by the Design Committee as to size, location and exterior design. It is the Declarant's intent that the design or any outbuilding that the Design Committee may approve must be consistent with the dwelling unit existing or to be constructed on the said Building Lot and the placement or any outbuildings are located to minimize potential, negative aesthetic impact on adjoining property and the Subdivision. No outside storage building may be constructed without the approval of the Design Committee and any applicable government authority with jurisdiction over the same.
3. No rubbish, trash, garbage, refuse or debris shall be placed or allowed to remain on the Property except trash kept and maintained within the interior of a Unit in sanitary containers. All such material shall only be kept in sanitary containers. All equipment for the storage or disposal of such material shall be kept clean, neat and in sanitary condition, and shall be appropriately screened and kept out of view from any street except as necessary on trash pickup days.

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Dogs, cats or other household pets may be kept on any Building Lot provided that they are not kept, bred, or maintained for any commercial purpose and provided that the keeper of such pets complies with all applicable laws, rules and regulations. Cats kept on any Building Lot shall be assessed an annual \$50 dollar fee as part of such Building Lot's Conservation Assessment. With written approval of the Design Committee, roosters, chickens, horses, goats, cattle and sheep may be kept on Building Lots that are 18,000 square feet or larger. Such animals and livestock may be kept only for personal and recreational purposes and shall not be kept, bred, or maintained for any commercial purpose, and the Owner of such animals and livestock shall comply with all county laws, rules and regulations.

5. No boats, trailers, tractors, recreational vehicles (example: any trailer, campers, motor homes, automobile campers or similar vehicle or equipment) dilapidated, un-repaired, broken down or unsightly vehicles, or similar equipment, motorcycles, snowmobiles, personal watercraft, commercial vehicles or trucks (working or non-working) greater than three quarter (3/4) of a ton in size shall regularly or as a matter of practice be parked, stored on any portion of the Property (including streets and driveways) unless enclosed by a structure or screened from view in a manner approved, in writing, by the Design Committee.

6. All lighting shall meet the requirements of the Design Guidelines and Chapter 4, Article H of Ada County Code. No light shall be emitted from any Building Lot which light is unreasonably bright or causes unreasonable glare. No sound shall be emitted from any Building Lot, which is unreasonable loud, or annoying, and no odors shall be emitted from any Property, which are noxious or offensive to others.

7. All fences must comply with the Design Guidelines as well as all Ada County and Ada County Highway District provisions and regulations, and must be approved in writing by the Design Committee in Accordance with the aforementioned procedures.

8. No dog run or kennel shall be constructed, erected, or placed until the same has been approved by the Design Committee as to size, location and exterior design. It is the Declarant's intent that the placement of any dog run or kennel be located to minimize potential negative aesthetic impact on adjoining property and the Subdivision. No dog run or kennel shall be permitted to be kept or placed within five (5) feet or a set-back line where applicable. Dog runs or kennels shall only be permitted to be placed and maintained in the rear of the dwellings and in no event shall such structure be visible from the street. All dog runs or kennels shall comply with all applicable laws and rules.

9. Homeowners are responsible for properly maintaining livestock on their premises. This includes the cleaning and remediation of manure, flies, and dust twice per week without exception. If the homeowner does not satisfy said requirements, the Declarant has the unilateral discretion to revoke the approval of livestock on site at any time. Declarant will notify homeowner with a written and verbal statement and the homeowner will have five calendar days to address concerns before approval is revoked.

CONSTRUCTION AND IMPROVEMENTS - TIMELINESS

1. Owner agrees that any and all site preparation, construction, and improvements placed on any of the Subject Lots shall be constructed in accordance with all applicable safety codes, ordinances, and regulations, and all other statutes, codes, laws, ordinances, City approvals, and regulations applicable to the Subject Lots or any improvements placed thereon. In addition to the foregoing:

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One 20-foot-wide construction access will be determined by the Developer, at their sole discretion. The 20-foot-wide construction access will be defined by two metal T posts installed by the Developer before construction commences. All construction materials, equipment, vehicles, and labor force must enter the Subject Lot via the construction access. Any damage to the surrounding common area subdivision improvements shall be repaired at the sole cost of the Owner. If the Owner fails to repair the damage in a timely manner; the Developer will debit the Owner's Security Deposit to complete repairs.

1.2 Owner shall at its sole cost and expense repair any damage to streets, bridle paths, mow strips, curbs, sidewalks, landscaping, fences, utility facilities, or any other subdivision improvements caused by Owner or resulting from construction activities of Owner, or activities of any other agent, subcontractor, employee, or person acting on behalf of Owner. It is conclusively presumed that all streets, curbs, gutters, utility facilities, and other improvements within Dry Creek Ranch are in good condition as of the Closing Date unless the contrary is evidenced by a writing delivered by Owner to Developer prior to the Closing Date. In the event that any streets, bridle paths, mow strips, curbs, sidewalks, landscaping, fences, utility facilities or other subdivision improvements bordering any of the Subject Lots are damaged prior to construction on the Subject Lots, it is Owner's responsibility to make damages aware to the Developer before commencing original home construction, otherwise it will be assumed that any damages were caused by Owner and will be subject to the Owner's expense. If the Owner fails to repair the common area subdivision improvements in a timely manner; the Developer will debit the Owner's Security Deposit to complete the repairs.

1.3 Without limiting any other requirements imposed in this Agreement or otherwise imposed by any governmental regulation, law, or ordinance, or by any common law requirement, during construction of improvements on any of the Subject Lots, Owner agrees to perform all work in a neat and workmanlike manner and shall not allow dirt piles, debris, or other waste material to remain on the Subject Lots or to be scattered on other lots or in the streets of Dry Creek Ranch. In Owner's grading and/or site improvement work, Owner will make adequate provisions to handle run off of surface waters in a manner that will not damage or deface streets or adjoining lots and will not drain into other lots or adjacent properties. Owner will at all times conduct its construction activities in a manner as to preserve lateral support for adjoining lots and properties. Owner agrees to remove all excess excavation materials, trash, or debris resulting from Owner's construction and/or improvement activities within 5 days of placement. Prior to removal of such materials, they shall be contained in an appropriate construction materials trash container. Owner shall adhere to all construction requirements and rules imposed, which are stated in the Master CC&R's, Community Design Guidelines, HOA ACC Requirements, and Builder Agreement (if applicable).

1.4 In the event Owner (whether they own the lot in fee title, or have optioned it) fails to perform any of its obligations within five (5) days of written notice from the Developer identifying the nature of any claimed default, the Developer may, at its option, undertake to cure the default. As it not intended for the Developer to be the maintainer of lots purchased or optioned by other parties, and as unsightly and unkempt lots have a negative effect on the surrounding properties, Developer shall charge the Owner three times what it costs the Developer to cure the default. In the event Owner fails to reimburse the Developer, upon Owner's receipt of an invoice from the Developer for any work performed to cure Owner's default, the Developer shall have the right to file a contractual lien against the Subject Lots for the amount of the expenses incurred by Seller. For Example: If Owner leaves dirt piles and trash on the subject lot, and Developer notices Owner, and Owner fails to correct the default, Developer and its agents may

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access the Subject Lot to correct the default. If the cleanup costs the Developer \$2,000, the Developer shall charge the Owner \$6,000.

2. Owner agrees that time is of the essence when either constructing a new home and/or making improvements to an existing home (landscape, shed, room or garage addition, pool, casita or outdoor living area, horse stable(s), etc). Timeliness to construct is imperative to the lifestyle and enjoyment of the community, as such the foregoing shall be followed:

2.1 New Construction - For newly constructed homes, there will be a 12-month window from the date of the lot closing between the Developer and the Builder to the commencement of construction. If construction has not begun within 12-months of lot closing, and Developer has not exercised any option or clause in the lot option or lot purchase and sale agreement with Owner, a daily fine in the amount of \$250 will be issued to the owner of the lot.. Additionally, landscaping will be expected to be completed within 3-months of the home receiving certificate of occupancy, unless the home is completed between November 15-March 15, in which case, landscaping (including fencing) will be expected to be completed by June 15. Failure to comply will result in a \$150 daily fine issued to the Owner.

2.2 Owner Improvements - For completed homes, Owners will want to make improvements from time to time. These improvements will first need to be reviewed and approved by the community's Design Committee. The Owner will need to abide by the Community's Design Guidelines when submitting a Design Committee request. Additionally, some improvements (pools, 500+ SqFt structures, and landscaping projects) may be required to submit a security deposit of two-thousand five-hundred dollars (\$2,500). This amount will be reimbursable to the Owner after an inspection by the Developer and/or HOA and so long as all areas, which construction may have impacted, including but not limited to streets, bridle paths, mow strips, curbs, sidewalks, landscaping, fences, utility facilities or other subdivision improvements bordering the Owner's lot have been remediated to their original state. A professional, licensed, and insured contractor is required to perform any improvement work and a timeline of 6-months will be granted to the Owner to complete their improvement from the time of receiving a Design Committee approval. Extensions to the timeline will need to be submitted and approved by the Design Committee, otherwise the Owner will forfeit the right to their deposit and pay a daily fine of \$100. Please note, that some improvements (electrical, plumbing, structures, etc) require a permit in order to perform work, and it is the responsibility of the Owner to receive proper permitting with the appropriate agency. Owners who fail to comply with local laws, codes, and ordinances risk their improvement's completion and/or fines, which are not associated with the Developer and/or HOA, but rather imposed by the local agency through which permitting may be required.

[end of text – signature on following page]

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IN WITNESS WHEREOF, the undersigned has duly executed this Eighth Supplement to Master Declaration of Covenants, Conditions and Restrictions for Dry Creek Ranch Planned Community as of the day and year first above written.

THE DECLARANT:

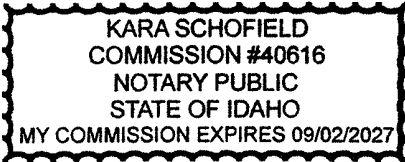
BHH Investors 1414, LLC, an Idaho limited liability company

By: [Signature]
Name: James H. Hunter
Title: Manager

STATE OF IDAHO)
County of Ada)

On this 24th day of May 2022, before me the undersigned, a Notary Public in and for said State, personally appeared JAMES H. HUNTER, known or identified to me to the Manager of BHH Investors 1414, LLC, and Idaho Limited Liability Company, the company that executed the instrument of the person who executed the instrument on behalf of said company, and acknowledged to me that such company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certification first above written.



[Signature: Kara Schofield]
Notary Public for Idaho
Residing at Ada County, Idaho
My Commission Expires: 9-2-27

Schedule of Exhibits

- Exhibit A - Legal Description and Final Plat for Phase 7 (the "Additional Phase")
Exhibit B - Storm Drain Operation and Maintenance Manual
Exhibit C - ACHD Non-Exclusive Perpetual Storm Water Drainage Easement
Exhibit D - Phase 7 Fence Map
Exhibit E - Phase 7 Gravel Paths and Mow Strips Map



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EXHIBIT A

LEGAL DESCRIPTION AND FINAL PLAT FOR PHASE 7 (THE "ADDITIONAL PHASE")
OF DRY CREEK RANCH PLANNED COMMUNITY

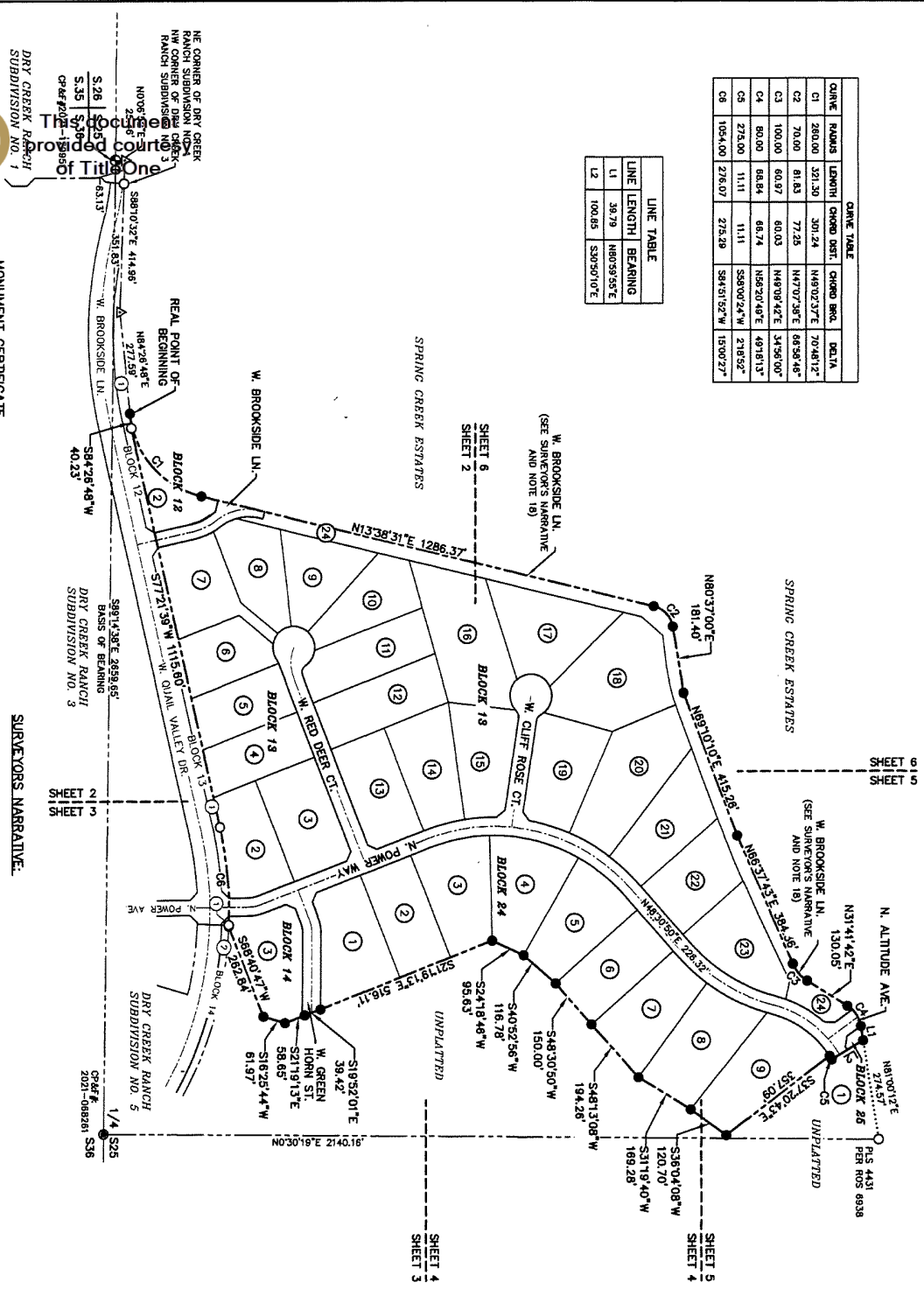
**EIGHTH SUPPLEMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS &
RESTRICTIONS FOR DRY CREEK RANCH PLANNED COMMUNITY – Exhibit A**

EXHIBIT "A"

PLAT SHOWING
DRY CREEK RANCH SUBDIVISION NO. 7
 LOCATED IN THE SW 1/4 OF SECTION 25
 T.5N., R.1E., B.M. ADA COUNTY, IDAHO
 2022

LINE	LENGTH	CHORD DIST.	CHORD BEAR.	DATA
C1	280.00	321.30	N49°02'37"E	70°48'12"
C2	70.00	81.83	N47°07'38"E	68°56'46"
C3	100.00	60.97	N48°09'42"E	34°58'00"
C4	80.00	88.84	N58°20'48"E	49°18'13"
C5	275.00	11.11	S58°00'24"W	2°18'52"
C8	1054.00	276.07	S84°51'52"W	18°00'27"

LINE	LENGTH	BEARING
L1	39.79	N80°59'55"E
L2	100.85	S30°50'10"E

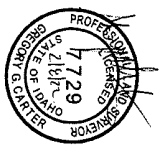


MONUMENT CERTIFICATE
 THIS IS TO CERTIFY THAT THIS PLAT IS BEING RECORDED UNDER THE PROVISIONS OF IDAHO CODE SO-1331 THROUGH SO-1333 AND THAT ALL INTERIOR MONUMENTS WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT.

SURVEYORS NARRATIVE:
 THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY SHOWN HEREON. THE PROPERTY IS ADJACENT TO DRY CREEK RANCH SUBDIVISION NOS. 2 AND 3, SPRING CREEK ESTATES SUBDIVISION AND DRY CREEK RANCH SUBDIVISION NOS. 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. MONUMENTATION FOUND FOR THE PLAT AND RECORD OF SURVEYS OF THE PROPERTY HELD AS CONTROLLING CONVEYERS FOR THE PLAT UNDER THE MEANS BOUNDARY OF THIS SUBDIVISION IS DESCRIBED AS THE APPARENT CENTERLINE OF N. BROOKSIDE LANE IN THAT SPECIAL WARRANTY DEED 2016-08298 AND WARRANTY DEED 2021-08598. THIS APPARENT CENTERLINE IS ALSO IDENTIFIED ON ROS 8938 AND 8197 AND WAS FIELD AS THE BOUNDARY FOR THIS SURVEY.

JOB NO. 21-057
 SHEET 1 OF 9

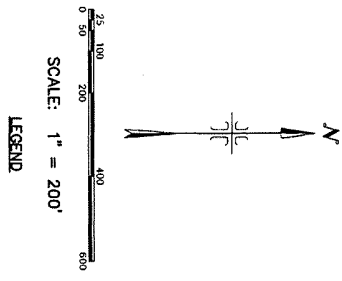
IDAHO SURVEY GROUP, LLC
 8955 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 946-8570



LOT	BLOCK	LOT ACCESS STREET
3	13	N. POWER WAY
13	13	N. POWER WAY
15	13	N. POWER WAY
19	13	N. POWER WAY
3	14	N. POWER WAY
1	24	N. POWER WAY

SEE SHEET 7 FOR NOTES

- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN, PLS 7729 UNLESS NOTED OTHERWISE
- SET 1/2" IRON PIN, PLS 7728
- SET 5/8" IRON PIN, PLS 7729
- △ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE
- THE LINE
- LOT NO.



DRY CREEK RANCH SUBDIVISION NO. 7

SHEET 6
SHEET 2

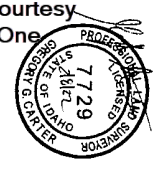
SHEET 6
SHEET 2



SCALE: 1" = 60'

LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN PLS 7728
- FOUND 1/2" IRON PIN PLS 7728
- SET 1/2" IRON PIN PLS 7728
- SET 5/8" IRON PIN PLS 7728
- ▲ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE
- EASEMENT LINE—SEE NOTE 2
- SANITARY SEWER EASEMENT IN FAVOR OF DRY CREEK SEWER COMPANY
- PATHWAY EASEMENT (SEE NOTE 19)
- LOT NO.



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SEE SHEET 7 FOR CURVE AND LINE TABLE

SPRING CREEK ESTATES

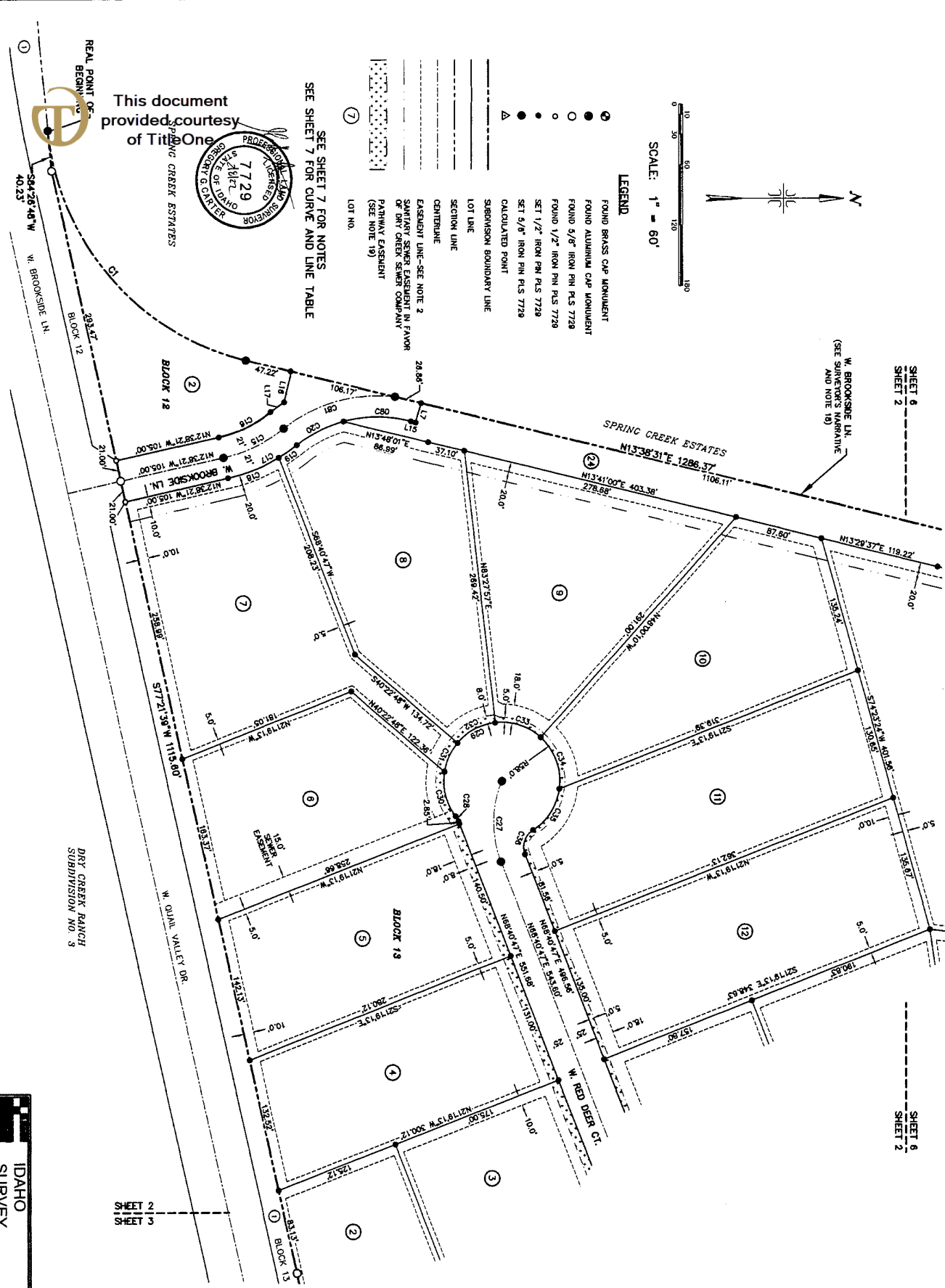
W. BROOKSIDE LN.
(SEE SURVEYOR'S NARRATIVE AND NOTE 18)

SPRING CREEK ESTATES

DRY CREEK RANCH
SUBDIVISION NO. 5

W. OAK VALLEY DR.

W. RED DEER CT.



W. Brookside Ranch, Sub No. 7 21-057, W. Brookside Ranch, Sub No. 7, Job Updated Aug. 2/20/2022 1:04:03 PM

JOB NO. 21-057
SHEET 2 OF 9

IDAHO SURVEY GROUP, LLC

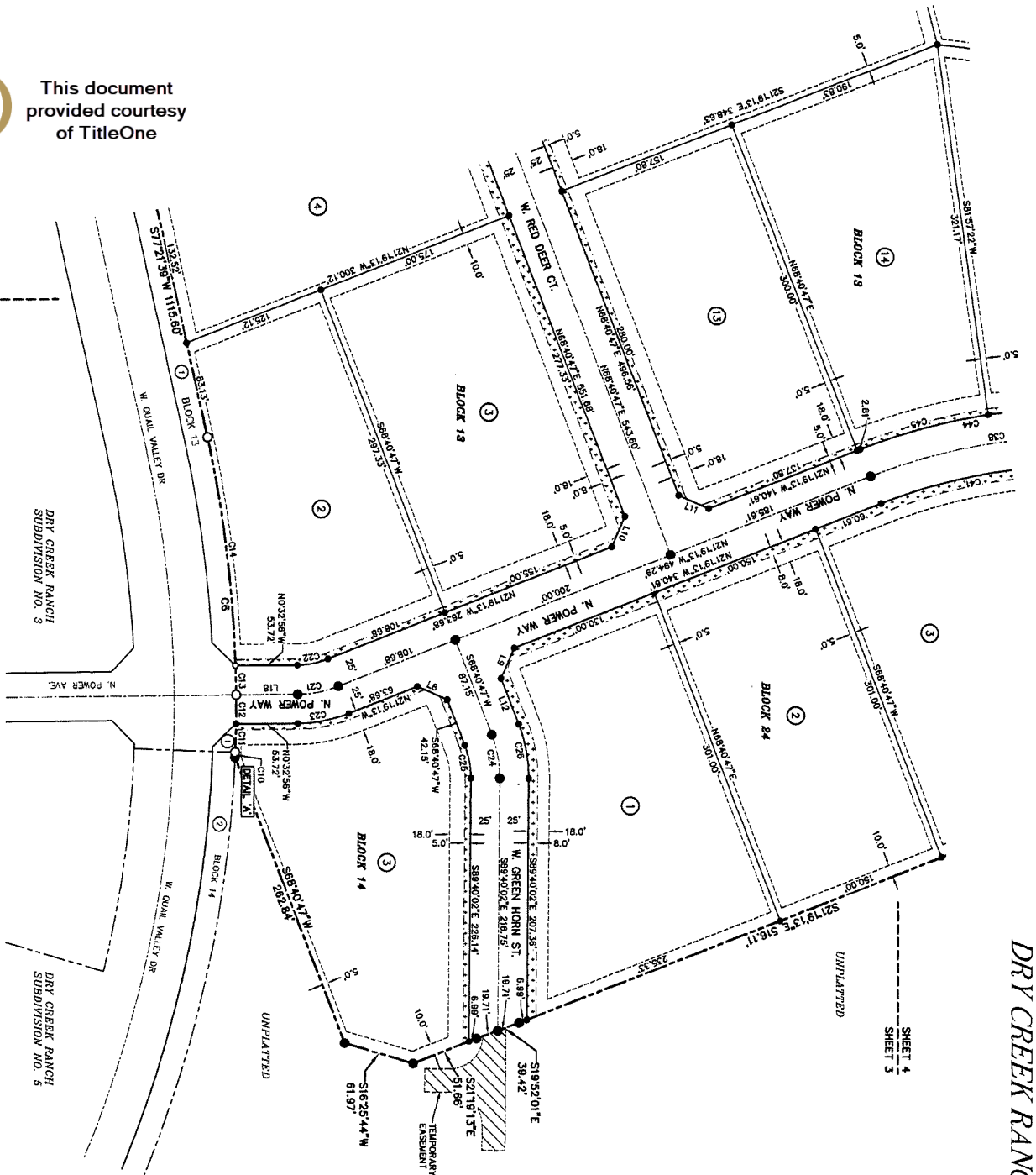
805 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-6570

DRY CREEK RANCH SUBDIVISION NO. 7

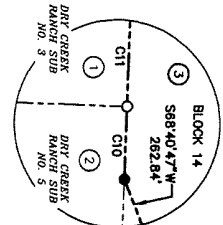


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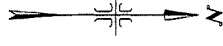
SHEET 2
SHEET 3



SHEET 4
SHEET 3



DETAIL A
SCALE 1"=5'



LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN PLS 7729
- FOUND 1/2" IRON PIN PLS 7729
- SET 1/2" IRON PIN PLS 7729
- SET 5/8" IRON PIN PLS 7729
- ▲ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE
- EASEMENT LINE
- PATHWAY EASEMENT (SEE NOTE 18)
- ROAD TEMPORARY EASEMENT (INST. NO. 2021-15758)
- LOT NO.

SEE SHEET 7 FOR NOTES
SEE SHEET 7 FOR CURVE AND LINE TABLE

JOB NO. 21-057
SHEET 3 OF 9

IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 346-8570

By: Dry Creek Ranch, Sub No. 7, 21-057, Dry Creek Ranch, 7 plat, Unplatted, 2/9/2022, 1:15:34 PM

DRY CREEK RANCH SUBDIVISION NO. 7

SPRING CREEK ESTATES

W. BROOKSIDE LN.
(SEE SURVEYOR'S MAP/PLAT AND NOTE 19)

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SHEET 6
SHEET 4

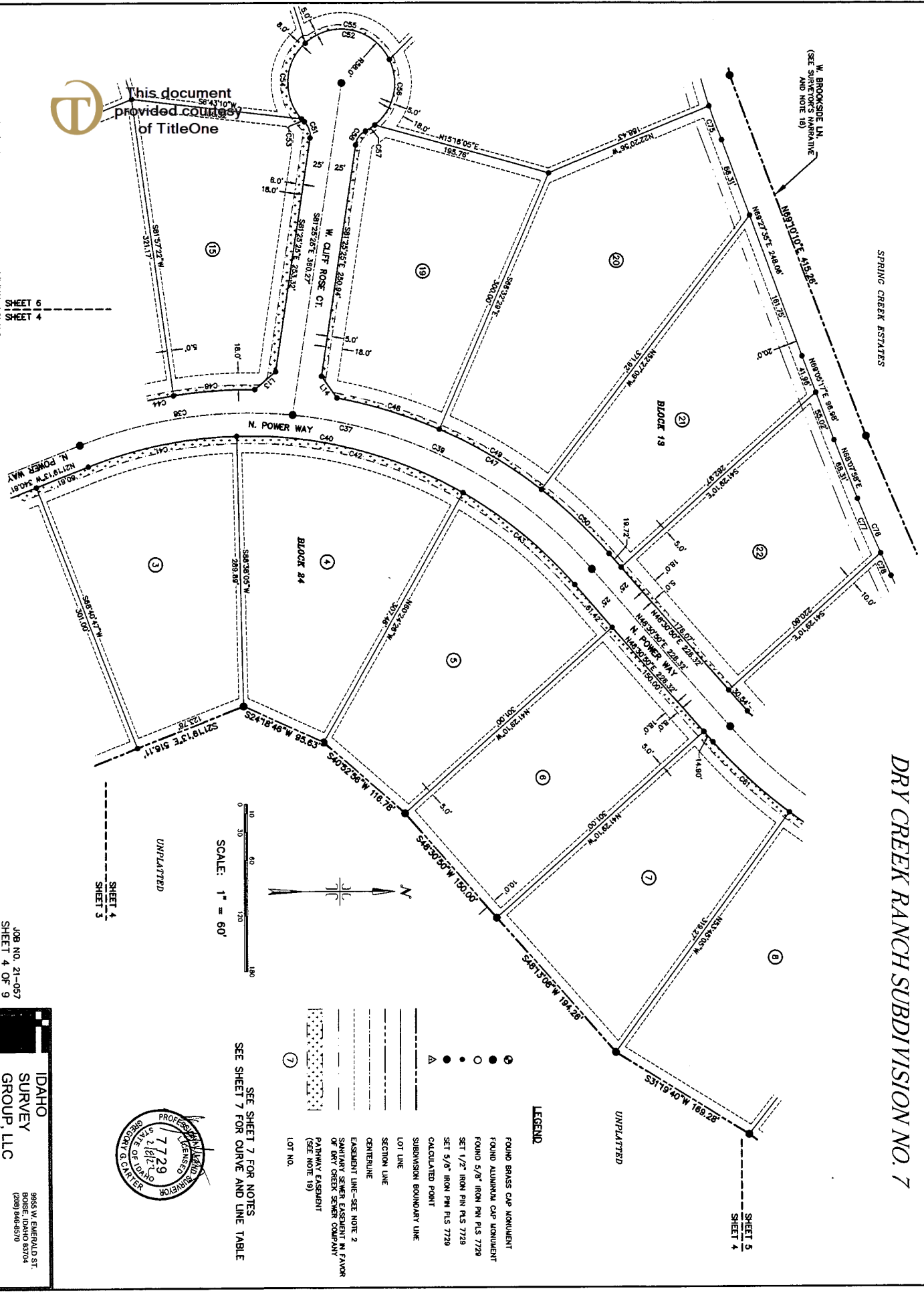
JOB NO. 21-057
SHEET 4 OF 9

IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 946-8570



SEE SHEET 7 FOR NOTES
SEE SHEET 7 FOR CURVE AND LINE TABLE

- LEGEND**
- FOUND BRASS CAP MONUMENT
 - FOUND ALUMINUM CAP MONUMENT
 - FOUND 5/8" IRON PIN PLS 7729
 - SET 1/2" IRON PIN PLS 7729
 - SET 5/8" IRON PIN PLS 7729
 - CALCULATED POINT
 - SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - SECTION LINE
 - CENTERLINE
 - EASEMENT LINE-SEE NOTE 2
 - SANITARY SEWER EASEMENT IN FAVOR OF DRY CREEK SEWER COMPANY
 - PATHWAY EASEMENT (SEE NOTE 19)
 - LOT NO.



SHEET 4
SHEET 5

SHEET 5
SHEET 4

UNPLATTED

SHEET 4
SHEET 5

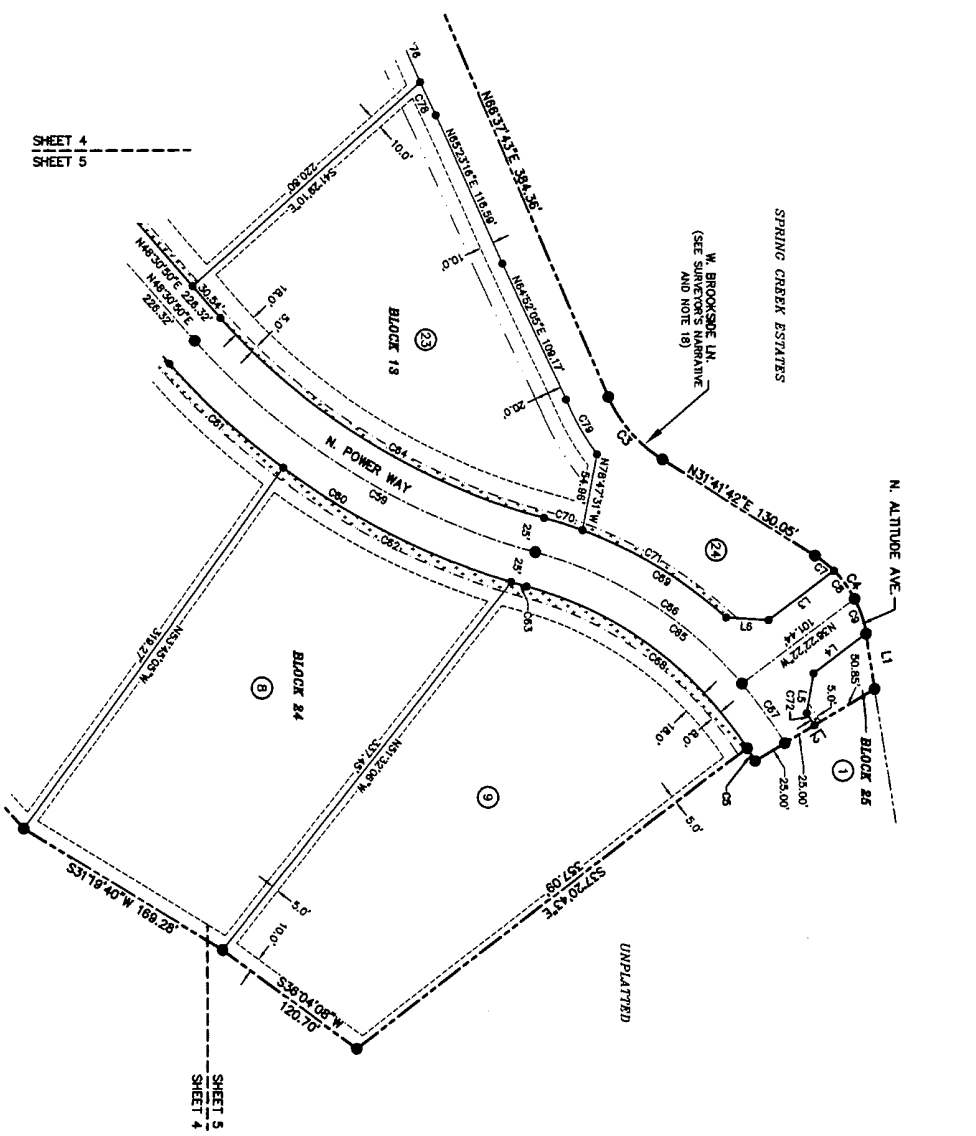
UNPLATTED



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2. VDP Code from Sub No. 7-1-03744, Revised Code from 7. pub. Updated on 2/9/2023 12:31:02 PM

DRY CREEK RANCH SUBDIVISION NO. 7



0 10 30 60 120 180
 SCALE: 1" = 60'

LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN PLUS 7729
- SET 1/2" IRON PIN PLUS 7729
- SET 5/8" IRON PIN PLUS 7729
- ▲ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- PARCEL LINE
- CENTRALINE
- EASEMENT LINE-SEE NOTE 2
- SWAMPY SEWER EASEMENT IN FAVOR OF DRY CREEK SEWER COMPANY (SEE NOTE 19)
- PATHWAY EASEMENT (SEE NOTE 19)
- LOT NO.

SEE SHEET 7 FOR NOTES
 SEE SHEET 7 FOR CURVE AND LINE TABLE



BOOK PAGE

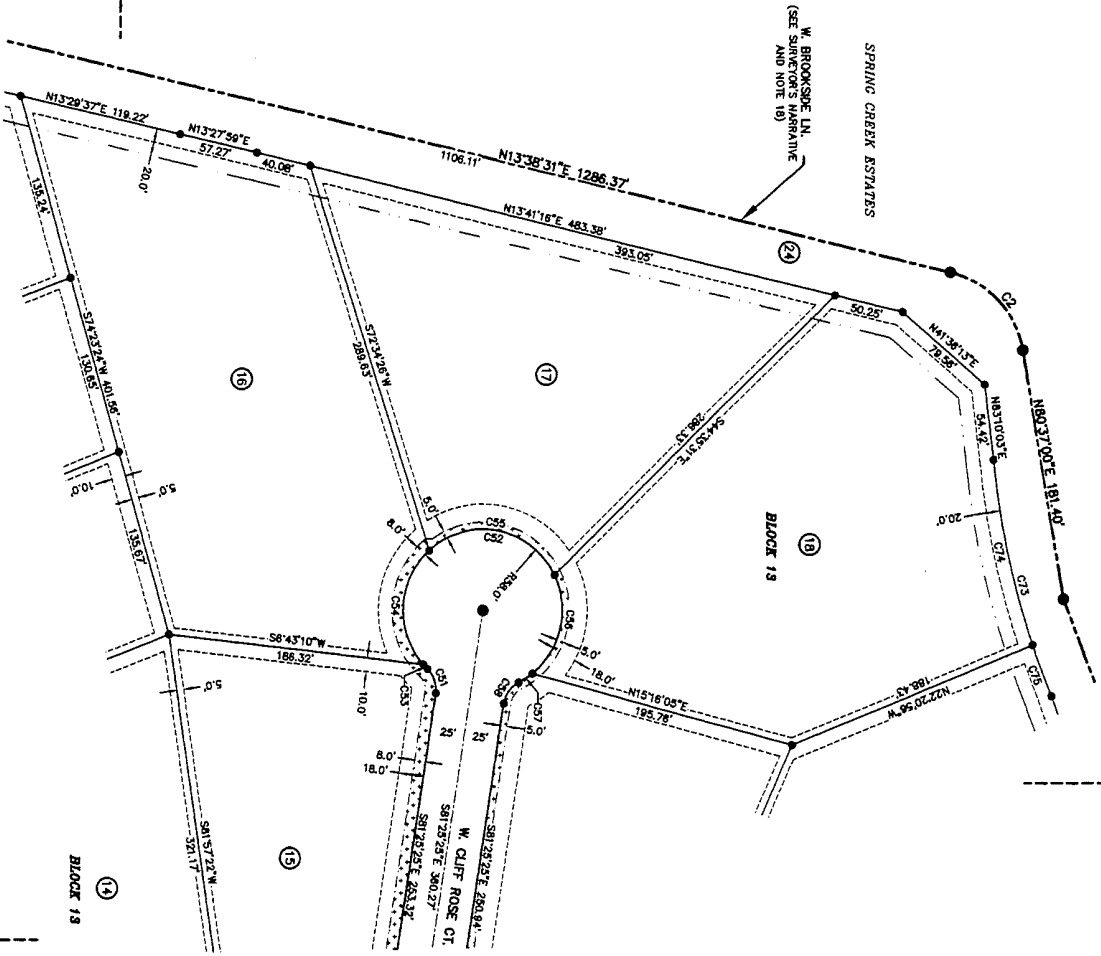
IDAHO SURVEY GROUP, LLC
 9055 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570

JOB NO. 21-057
 SHEET 5 OF 9

DRY CREEK RANCH SUBDIVISION NO. 7

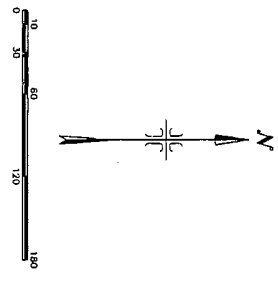


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SHEET 6
SHEET 4

SHEET 6
SHEET 4



LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN PLS 7728
- SET 1/2" IRON PIN PLS 7728
- SET 5/8" IRON PIN PLS 7728
- ▲ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE
- EASEMENT LINE
- SANITARY SEWER EASEMENT IN FAVOR OF DRY CREEK SEWER COMPANY
- PATHWAY EASEMENT (SEE NOTE 19)
- ⑦ LOT NO.

SEE SHEET 7 FOR NOTES
SEE SHEET 7 FOR CURVE AND LINE TABLE



JOB NO. 21-037
SHEET 6 OF 9

IDAHO SURVEY GROUP, LLC
 9955 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 346-8370

P:\Dry Creek Ranch Sub No. 7 21-037\Map\TitleOne\Survey\TitleOne.dwg 7/29/2023 12:51:23 PM

Dry Creek Ranch Subdivision No. 7

LINE	LENGTH	BEARING
L1	39.79	N89°59'55"E
L2	100.65	S30°10'E
L3	98.97	N83°22'22"W
L4	47.39	N83°22'22"W
L5	28.76	S80°24'35"E
L6	30.74	S32°11'W
L7	20.13	S74°48'4"E
L8	28.28	N23°40'47"E
L9	28.28	N69°01'5"W
L10	28.28	S68°19'15"E
L11	28.28	N23°40'47"E
L12	42.15	S68°40'47"W
L13	28.88	S39°42'08"E
L14	28.55	N8°10'20"E
L15	5.00	N19°10'35"W
L16	31.28	N78°10'35"W
L17	18.49	N53°39'30"W
L18	55.42	N03°32'56"W

CHAIN	RANGE	LENGTH	CHAIN DIST.	CHAIN BDR.	DELTA
C1	28.00	321.30	361.34	N48°03'7"E	70°48'12"
C2	20.00	61.33	77.26	N47°07'39"E	68°58'42"
C3	100.00	60.97	60.03	N48°04'42"E	34°88'00"
C4	80.00	68.84	68.74	N20°40'48"E	48°18'13"
C5	275.00	11.11	11.11	S80°00'24"W	218°93'2"
C6	104.00	278.07	278.29	S84°51'52"W	158°07'7"
C7	80.00	17.34	17.31	S37°45'20"W	172°55'46"
C8	80.00	23.10	23.00	S35°08'32"W	173°58'46"
C9	80.00	26.39	26.27	S71°32'48"W	185°41'2"
C10	104.00	4.38	4.38	N67°45'03"W	171°9'12"
C11	104.00	24.28	24.28	N89°31'47"W	179°52'
C12	104.00	26.00	26.00	N89°31'47"W	171°53'
C13	104.00	25.00	25.00	S89°48'12"W	121°53'
C14	104.00	197.41	197.12	S87°43'35"W	110°45'53"
C15	100.00	67.45	68.89	N23°10'W	218°46'58"
C16	128.00	36.01	57.52	N23°31'0"W	28°45'56"
C17	171.00	78.90	78.25	N23°31'0"W	28°45'56"
C18	171.00	55.00	54.78	N21°51'11"W	182°52'39"
C19	129.00	82.89	52.33	S28°42'11"E	232°41'4"
C20	100.00	38.25	36.65	N109°05'W	20°46'17"
C21	100.00	37.78	27.04	N103°08'W	20°46'17"
C22	76.00	43.32	46.07	N103°08'W	20°46'17"
C23	123.00	27.18	27.04	S100°32'W	213°9'11"
C24	100.00	37.78	37.57	S100°32'W	213°9'11"
C25	76.00	28.34	28.18	S100°32'W	213°9'11"
C26	123.00	47.24	46.86	S78°30'23"W	213°9'11"
C27	107.92	62.31	60.32	S88°23'16"E	43°91'54"
C28	20.00	5.86	5.55	S80°42'31"W	153°6'32"
C29	38.00	278.23	78.46	S100°33'W	274°51'18"
C30	38.00	47.07	43.79	N75°59'06"E	40°29'43"
C31	38.00	31.53	31.14	S81°13'7"E	31°08'51"
C32	38.00	43.82	42.29	S20°43'7"E	43°50'08"
C33	38.00	48.13	47.67	S17°43'57"W	49°32'08"
C34	38.00	36.35	34.16	S89°46'48"W	55°40'18"
C35	38.00	50.54	48.88	N127°18'W	48°55'41"
C36	20.00	27.65	26.42	S71°51'50"E	78°54'45"
C37	500.00	608.42	672.39	S13°35'48"W	69°50'03"
C38	500.00	235.88	233.71	S7°48'18"E	27°01'51"
C39	500.00	373.53	384.80	S27°09'44"W	42°48'12"
C40	475.00	678.94	643.77	S13°35'48"W	69°50'03"
C41	475.00	165.43	184.60	S11°20'34"E	183°7'18"

CHAIN	RANGE	LENGTH	CHAIN DIST.	CHAIN BDR.	DELTA
C42	475.00	256.65	253.54	S11°09'50"W	307°7'39"
C43	475.00	158.88	164.16	S30°03'12"W	108°51'10"
C44	525.00	200.87	202.98	S101°14"E	227°43'56"
C45	525.00	115.19	114.88	S102°00'E	123°41'7"
C46	525.00	88.88	88.87	S34°33'7"E	9°48'39"
C47	525.00	345.34	338.72	S20°38'12"W	37°45'18"
C48	525.00	116.39	116.12	S17°08'32"W	124°19'7"
C49	525.00	129.10	128.77	S50°30'11"W	143°52'50"
C50	525.00	100.48	100.33	S43°01'56"W	103°7'59"
C51	20.00	18.12	18.40	S71°11'37"W	54°45'46"
C52	80.00	203.08	88.82	S81°34'35"W	289°31'52"
C53	80.00	4.44	4.44	N49°00'17"E	47°30'4"
C54	80.00	80.82	81.86	S87°02'35"E	89°31'52"
C55	80.00	107.81	92.86	S100°14"W	108°30'15"
C56	80.00	78.24	72.44	N77°07'54"W	77°17'20"
C57	80.00	11.87	11.85	N33°41'0"W	11°46'40"
C58	20.00	18.12	18.40	S54°02'27"E	54°45'56"
C59	500.00	284.83	280.38	N31°37'1"E	33°47'06"
C60	525.00	306.57	306.11	N31°37'1"E	33°47'06"
C61	525.00	112.39	112.17	N42°22'59"E	123°55'4"
C62	525.00	168.55	164.59	N42°07'29"E	219°5'00"
C63	525.00	114.84	114.4	N42°07'29"E	171°6'12"
C64	475.00	280.89	278.05	N31°37'1"E	33°47'06"
C65	500.00	232.88	228.87	S49°06'47"W	44°28'06"
C66	500.00	178.57	178.90	S42°53'57"W	34°17'43"
C67	300.00	53.09	53.02	S54°05'38"W	103°0'32"
C68	275.00	202.17	197.64	S38°47'21"W	42°07'15"
C69	325.00	29.34	29.33	S17°18'55"W	51°02'4"
C70	325.00	151.38	150.01	S28°04'20"W	28°41'13"
C71	325.00	122.03	121.32	S10°38'53"W	21°50'46"
C72	325.00	10.48	10.46	S88°14'22"E	15°50'50"
C73	595.01	173.05	174.42	N75°05'33"E	103°12'4"
C74	595.01	138.07	138.77	N75°05'33"E	133°06'09"
C75	595.01	38.88	38.88	N66°23'29"E	34°51'4"
C76	1372.84	88.94	88.93	N66°23'29"E	34°51'4"
C77	1372.84	83.41	83.41	N66°23'29"E	34°51'4"
C78	1372.84	28.53	28.53	N62°55'58"E	150°00'33"
C79	174.83	45.84	46.31	N80°33'32"E	150°00'33"
C80	129.00	87.99	87.21	S05°05'06"W	307°32'00"
C81	150.00	118.41	118.36	S19°47'27"E	43°13'32"

NOTES:

1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT. ALL LOT, PARCEL AND EASEMENT LINES SHALL MEET MINIMUM STANDARDS ESTABLISHED IN THE ZONING ORDINANCE.
2. AN EASEMENT (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY DAMAGE LIABILITY EASEMENT (10) FOOT WIDE PERMANENT ALONG WITH A PERMANENT RIGHT-OF-WAY, UNLESS OTHERWISE DIMENSIONED, A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY DAMAGE EASEMENT IS HEREBY OPERATED ALONG ALL PUBLIC UTILITIES AND PROPERTY DAMAGE EASEMENT IS HEREBY OPERATED ALONG EACH SIDE OF INTERIOR LOT LINES UNLESS OTHERWISE DIMENSIONED. THE ABOVE EASEMENTS ARE AS SHOWN ON THIS PLAN.
3. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
4. THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3806, AND THE REQUIREMENTS IN IDAHO CODE 31-3806 ARE NOT APPLICABLE.
5. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4003, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE PRIVATE OR PUBLIC, BY ANY EXPANDED OPERATION, THAT IN ANY YEAR OR ANY YEAR WHEN THE OPERATION HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED, THE PROPOSED OR ENLARGED OPERATION OF ANY AGRICULTURAL, OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
6. AN EASEMENT (10) FOOT WIDE AROUND PERPETUAL STREAM WATER DRAINAGE EASEMENT (NON-EXCLUSIVE) RECORDED AS INSTRUMENT NO. 2021-12103, IS HEREBY DIMENSIONED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT OF WAY.
7. LOT 2, BLOCK 12, LOT 24, BLOCK 13, LOT 1, BLOCK 25, ARE COMMON LOTS TO BE OWNED BY THE DRY CREEK RANCH HOMEOWNERS ASSOCIATION AND SHALL BE SUBJECT TO A BLAVENET PUBLIC UTILITIES AND LOT DRAINAGE EASEMENT.
8. THIS SUBDIVISION IS SERVED BY A PRIVATE SEWER COMPANY OR DISTRICT, WHICH IS NOT REGULATED BY THE IDAHO PUBLIC UTILITIES COMMISSION. FEES, INCLUDING USER FEES AND MAINTENANCE FEES, ARE SUBJECT TO FLUCTUATION.
9. THIS SUBDIVISION IS SERVED BY A PRIVATE DRINKING WATER SYSTEM, WHICH MAY BE REGULATED BY THE IDAHO PUBLIC UTILITIES COMMISSION. FEES, INCLUDING USER FEES AND MAINTENANCE FEES, ARE SUBJECT TO FLUCTUATION.
10. THE ADA COUNTY LANDFILL ADOPTS DRY CREEK RANCH PROPERTY ON ITS SOUTHERN BOUNDARY. ANY AND ALL REGULATIONS AND ORDINANCES OF THE LANDFILL ADOPTED OR HEREINAFTER ADOPTED, INCLUDING THOSE PERTAINING TO WASTE MANAGEMENT, SHALL BE APPLICABLE TO THIS SUBDIVISION AND SHALL BE THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER AND SHALL NOT BE THE RESPONSIBILITY OF THE STATE OF IDAHO OR ADA COUNTY. THESE FEDERAL COUNTY FOR THE STATE OF IDAHO WILL BE Liable FOR WASTE DEPOSITION.
12. FIRST AMENDMENT TO DEVELOPMENT AGREEMENT #8203 INSTR. NO. 2017-019977.
13. THE LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO THE WASTEWATER COA'S INSTR. NO. 2016-086112 AND AS MAY BE AMENDED FROM TIME TO TIME.
14. THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE REGULATIONS OF ADA COUNTY CODE, SECTION 6-38 (MULDLAND-URBAN FIRE INTERFACE OVERLAY DISTRICT).
15. DOUBLE FRONTING LOTS SHALL HAVE RESTRICTED ACCESS TO ONE STREET ONLY. SEE TABLE ON SHEET ONE FOR STREET LOT ACCESS DESIGNATION.
16. DRECT LOT OR PARCEL ACCESS TO W. QUAIL VALLEY DR. AND W. BROOMSBORE LANE IS PROHIBITED.
17. ASHED TEMPORARY LICENSE AGREEMENT INSTR. NO. 2021-170232.
18. A PORTION OF LOT 24, BLOCK 13 IS SUBJECT TO AN EXISTING ACHD PRESCRIPTION EASEMENT FOR W. BROOMSBORE LANE.
19. A PATHWAY EASEMENT IN FAVOR OF THE DRY CREEK HOMEOWNERS ASSOCIATION IS HEREBY REOPENED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY AS DIMENSIONED ON THIS PLAN.

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This document
provided courtesy
of TitleOne

DRY CREEK RANCH SUBDIVISION NO. 7

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed in accordance with Section 50-1325, Idaho Code, by the issuance of a Certificate of Disapproval.



Paul Peck
Central District Health
Date 10.27.2021

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 15 day of Dec, 2021.

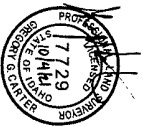


Scott D. Richards
President Scott D. Richards, Board Director
Mr. Richards

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

County Surveyor



CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of I.C. 50-1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

Date _____ County Treasurer _____

APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS

Accepted and approved this _____ day of _____, 2021 by the Board of County Commissioners of Ada County, Idaho.

Chairman

COUNTY RECORDER'S CERTIFICATE

State of Idaho)
County of Ada) s.s.

I hereby certify that this instrument was filed for record at the request of _____ at _____ Minutes past _____ of _____ M. on this _____ day of _____, 20____, in Book _____ of plats at Pages _____ Instrument No. _____

Deputy Ex-Officio Recorder

JOB NO. 21-057
SHEET 9 OF 9

BOOK _____ PAGE _____
ISG IDAHO SURVEY GROUP, LLC

9951 W. HERALD ST.
BOISE, IDAHO 83704
(208) 546-8570

EXHIBIT "A"

DESCRIPTION FOR DRY CREEK RANCH SUBDIVISION NO. 7



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Utah State Office of Public Lands
A parcel of land located in the SW 1/4 of Section 25, T.5N., R.1E., B.M., Ada County, Idaho more particularly described as follows:

Commencing at the Section corner common to Sections 25, 26, 35 and Section 36, T.5N., R.1E., B.M., from which the 1/4 corner common to said Sections 25 and 36 bears South 89°14'38" East, 2659.65 feet, said point also being the Point of Beginning of Dry Creek Ranch Subdivision No. 1 as filed in Book 114 of Plats at pages 16964 through 16972, records Ada County, Idaho;

thence along said exterior boundary line of said Dry Creek Ranch Subdivision No. 1 the following 2 courses and distances:

thence North 00°06'52" East, 25.46 feet;

thence South 88°10'32" East, 63.13 feet to the NE corner of said Dry Creek Ranch Subdivision No. 1, and the NW corner of Dry Creek Ranch Subdivision No. 3 as filed in Book 117 of Plats at Pages 17711 through 17720, records Ada County, Idaho;

thence along the North boundary line of said Dry Creek Ranch Subdivision No. 3 the following two (2) courses and distances:

thence continuing South 88°10'32" East, 351.83 feet;

thence North 84°26'48" East, 277.59 feet to the **REAL POINT OF BEGINNING**;

thence along the apparent centerline of N. Brookside Lane the following nine (9) courses and distances:

thence leaving said North boundary line 321.30 feet along the arc of curve to the left, said curve having a radius of 260.00 feet, a central angle of 70°48'12" and a long chord which bears North 49°02'37" East, 301.24 feet;

thence North 13°38'31" East, 1,286.37 feet;

thence 81.83 feet along the arc of a non-tangent curve to the right, said curve having a radius of 70.00 feet, a central angle of 66°58'46" and a long chord which bears North 47°07'38" East, 77.25 feet;

thence North 80°37'00" East, 181.40 feet;

thence North 69°10'10" East, 415.26 feet;

thence North 66°37'43" East, 384.36 feet;

thence 60.97 feet along the arc of a non-tangent curve to the left, said curve having a radius of 100.00 feet, a central angle of 34°56'00" and a long chord which bears North 49°09'42" East, 60.03 feet;

thence North 31°41'42" East, 130.05 feet;

thence 68.84 feet along the arc of curve to the right, said curve having a radius of 80.00 feet, a central angle of 49°18'13" and a long chord which bears North 56°20'49" East, 66.74 feet;



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thence North 80°59'55" East, 39.79 feet;

thence leaving the apparent centerline of N. Brookside Lane South 30°50'10" East, 100.85 feet;

thence 11.11 feet along the arc of curve to the left, said curve having a radius of 275.00 feet, a central angle of 02°18'52" and a long chord which bears South 58°00'24" West, 11.11 feet;

thence South 37°20'43" East, 357.09 feet;

thence South 36°04'08" West, 120.70 feet;

thence South 31°19'40" West, 169.28 feet;

thence South 48°13'08" West, 194.26 feet;

thence South 48°30'50" West, 150.00 feet;

thence South 40°52'56" West, 116.78 feet;

thence South 24°18'46" West, 95.63 feet;

thence South 21°19'13" East, 516.11 feet;

thence South 19°52'01" East, 39.42 feet;

thence South 21°19'13" East, 58.65 feet;

thence South 16°25'44" West, 61.97 feet;

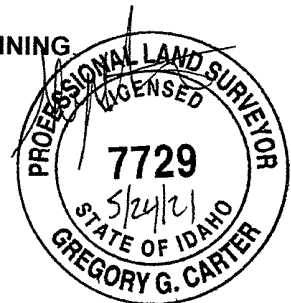
thence South 68°40'47" West, 262.84 feet to a point on the North boundary line of Dry Creek Ranch Subdivision No. 5 as filed in Book 120 of Plats at Pages 18575 through 18581, records Ada County, Idaho;

thence along the North boundary line of said Dry Creek Ranch Subdivision No. 5 and the North boundary line of said Dry Creek Ranch Subdivision No. 3 the following three (3) courses and distances:

thence 276.07 feet along the arc of a non-tangent curve to the left, said curve having a radius of 1,054.00 feet, a central angle of 15°00'27" and a long chord which bears South 84°51'52" West, 275.29 feet;

thence South 77°21'39" West, 1,115.60 feet;

thence South 84°26'48" West, 40.23 feet to the **REAL POINT OF BEGINNING**.
Containing 43.54 acres, more or less.





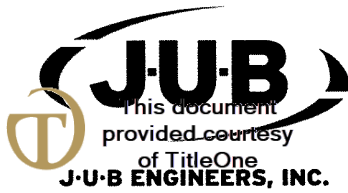
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DRY CREEK RANCH

EXHIBIT B

STORM DRAIN OPERATION AND MAINTENANCE MANUAL

EXHIBIT "B"



Dry Creek Ranch Subdivision No. 7

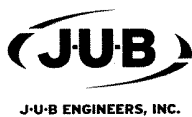
Ada County, Idaho

December 2021

Ada County Highway District Operation & Maintenance Manual

ACHD Project SUBP21-0028

JUB Project No. 10-19-057



2760 W. Excursion Lane, Suite 400
Meridian, Idaho 83642
208-376-7330
www.jub.com



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Contents

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1.3 Site Map	3
2. Detailed Facility Description	4
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Bridle Pathway.....	5
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1. Introduction

1.1 Purpose of Plan

This manual outlines the duties to be performed by the Home Owner's Association (HOA) and its members for the maintenance of the site facilities including parking areas, landscape areas, and swales located within the development.

Every stormwater system needs to be properly maintained to reduce or eliminate costly repair problems and to properly treat stormwater. The lack of proper maintenance is the most common cause of stormwater system failure.

The homeowners association will be responsible for administering the all maintenance requirements for Dry Creek Ranch Subdivision No. 7 until another qualified and approved organization or agency accepts this responsibility

Developer

Brookside Developers, LLC
923 S. Bridgeway Place
Eagle, Idaho 83616
(208) 577-5501

Engineer

JUB Engineering
2760 W. Excursion Lane, Suite 400
Boise, Idaho 83642
(208) 376-7330

Sewer

Dry Creek Sewer Company, LLC
923 S. Bridgeway Place
Eagle, Idaho 83616
(208) 577-5501

Water

Dry Creek Water Company, LLC
923 S. Bridgeway Place
Eagle, Idaho 83616
(208) 577-5501

Public Roads

Ada County Highway District
3775 N. Adams Street
Garden City, Idaho 83714
(208) 378-6100

1.2 General site description

This phase of the Dry Creek Ranch Subdivision is located in approximately 4,000-feet east of Idaho Highway 55 (N. Horseshoe Bend Road), immediately north of N. Brookside Lane. It is bordered on the west by existing residences and on the south by phase 3 of Dry Creek Ranch Subdivision. The site is located in the N 1/2 of Section 36, Township 5 North, Range 1 East, Boise meridian.

All of the roads in the developed site are maintained by Ada County Highway District (ACHD).

1.3 Site Map

See construction drawings in the appendix for the location of all storm drain facilities and roads.



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2. Detailed Facility Description

2.1 Facility Design Overview

The primary purpose of the stormwater facilities is to provide collection, conveyance, storage, and discharge of stormwater runoff.

This site is unique in its approach to stormwater management. Each lot shall collect, retain, and infiltrate the stormwater collected within the lot. Additionally, each lot shall collect, retain, and infiltrate the stormwater collected from the adjacent roadway. An easement exists over the 18-foot adjacent to all ACHD roadways for the maintenance and operation of this drainage system. This easement is a non-exclusive storm drain easement recorded with instrument number 2021-173103. This easement is included in the appendix

2.2 Facility structures

There are no special storm drain structures associated with this design

3. Maintenance and Operation

Where applicable, each property owner or the HOA shall be responsible for the following:

Mowing & Landscape Maintenance.

How to be performed	Surface maintenance to include lawn mowing and irrigation of landscaping and lawn areas. Maintain grass within the site common areas and in public right of way in a healthy condition. Sweep or blow grass clippings from surrounding concrete and asphalt surfaces after each mowing. If blown, clippings will be blown back onto grassed areas for decomposition.
Where to be performed	All common areas
Who will perform	Property owner, HOA, or HOA contracted third party as appropriate
Maintenance interval	Weekly
Additional information	None

Weed Control

How to be performed	Utilize a fertilizer with weed control. Application shall be by broadcast or spray methods following the manufacturer's recommended application rate. Sweep up any particles broadcast to surrounding concrete and asphalt surfaces after each application.
Where to be performed	All common areas
Who will perform	HOA or HOA contracted third party
Maintenance interval	Annually at a minimum
Additional information	None



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Trash Cleanup

How to be performed	Remove and dispose any trash found within the boundaries of any parking areas, right-of-way, and frontage landscape areas in a safe and legal manner.
Where to be performed	All common areas and roadways
Who will perform	HOA or HOA contracted third party
Maintenance interval	Weekly
Additional information	None

Bridle Pathway

How to be performed	Maintain surface to a standard to ensure the safety of both horse and rider. Follow weed control and trash cleanup section of this manual.
Where to be performed	All bridle pathways located in common areas and residential lots
Who will perform	Homeowner, HOA, or HOA contracted third party as appropriate
Maintenance interval	Weekly
Additional information	None



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4. Maintenance Log

Date	Maintenance Activity	Performed By	Description of Facility Conditions	Amount and Type of Material Removed	Comments



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5. Appendix

Includes the following:

Facility Drawings

Recorded License Agreement



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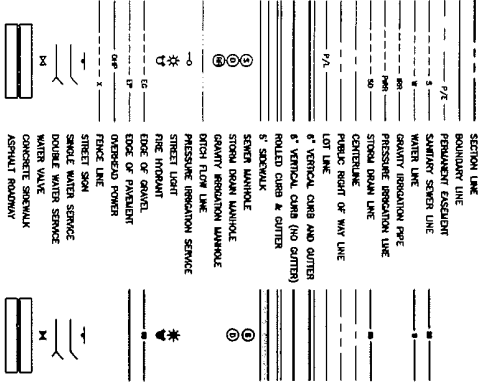


Plot Date: 01/15/2021 10:28 AM Plotted By: B.S. Bunn
 File Name: 10-19-057.dwg Plot Scale: 1/8" = 1' - 0" Plot Color: Black

LEGEND

EXISTING

PROPOSED



ABBREVIATIONS

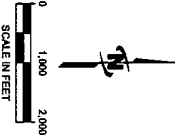
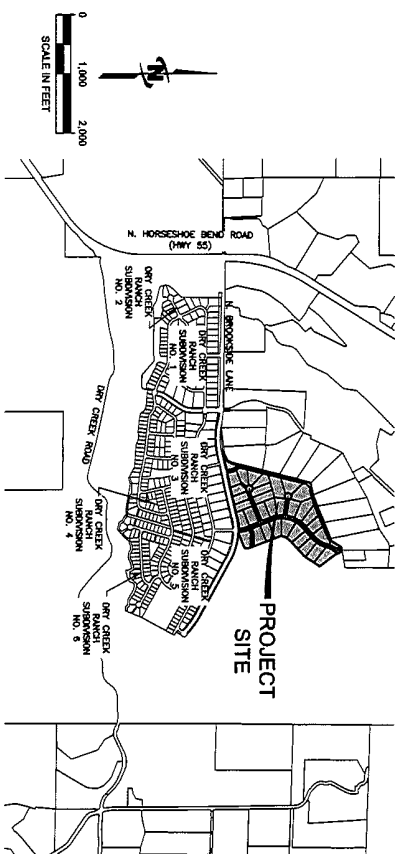
CA	CATCH BASIN
CL	CENTER LINE
EO	EDGE OF GRAVEL
FR	FRENCH DRAIN
FL	FLOWLINE
GB	GRADE BREAK
GW	GROUND WATER ELEVATION
IR	IRIGATION
IRB	IRIGATION BASIN
ISMC	IRIGATION STANDARDS FOR PUBLIC WORKS
PC	POINT OF CURVE
PCC	POINT OF COMPOUND CURVE
PR	POINT OF REFERENCE CURVE
PRP	PROPOSED REVERSE CURVE
PT	POINT OF TANGENCY
PTC	POINT OF TANGENCY CURVE
TVC	TANGENT TO VERTICAL CURVE
VOL	VOLUME
W	WATER
WSE	WATER SURFACE ELEVATION

document provided courtesy



**DRY CREEK RANCH SUBDIVISION NO. 7
 ADA COUNTY, IDAHO**

ADA COUNTY, IDAHO



DEVELOPER:

270 W. EXCURSION LANE, SUITE 400
 MERIDIAN, IDAHO 83642
 PHONE: (208) 376-7330
 WWW: WWW.JUB.COM

POWER:

270 W. EXCURSION LANE, SUITE 400
 MERIDIAN, IDAHO 83642
 PHONE: (208) 376-7330
 WWW: WWW.JUB.COM

ROADWAYS:

270 W. EXCURSION LANE, SUITE 400
 MERIDIAN, IDAHO 83642
 PHONE: (208) 376-7330
 WWW: WWW.JUB.COM

SEWER:

270 W. EXCURSION LANE, SUITE 400
 MERIDIAN, IDAHO 83642
 PHONE: (208) 376-7330
 WWW: WWW.JUB.COM

WATER:

270 W. EXCURSION LANE, SUITE 400
 MERIDIAN, IDAHO 83642
 PHONE: (208) 376-7330
 WWW: WWW.JUB.COM

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	NOTE SHEET
C-101	STREET LIGHT AND SERVICE PLAN
C-201	GRAVITY FLOW PLAN
C-301	N. POWER A/E
C-302	N. POWER A/E
C-303	N. POWER A/E
C-304	N. POWER A/E
C-305	W. RED DEER COURT AND N. BROOKSIDE LANE
C-306	W. RED DEER COURT AND N. BROOKSIDE LANE
C-307	W. RED DEER COURT AND N. BROOKSIDE LANE
C-308	W. CLIFF ROSE COURT
C-309	W. CLIFF ROSE COURT
C-400	N. GARDEN STREET
C-401	ORCHARD UNIT/F FLOW PLAN
C-402	SEWER LINE A
C-403	SEWER LINE B AND F
C-404	SEWER LINE C
C-405	SEWER LINE C
C-406	SEWER LINE C
C-407	SEWER LINE D
C-408	SEWER LINE E
C-409	SEWER LINE E
C-501	INTERSECTIONS AND STREET SECTIONS
C-502	DRAINAGE DETAILS



J-U-B ENGINEERS, INC.

2760 W. EXCURSION LANE, SUITE 400, MERIDIAN, ID 83642
 P. 208 376 7330 • WWW.JUB.COM

OTHER J-U-B COMPANIES



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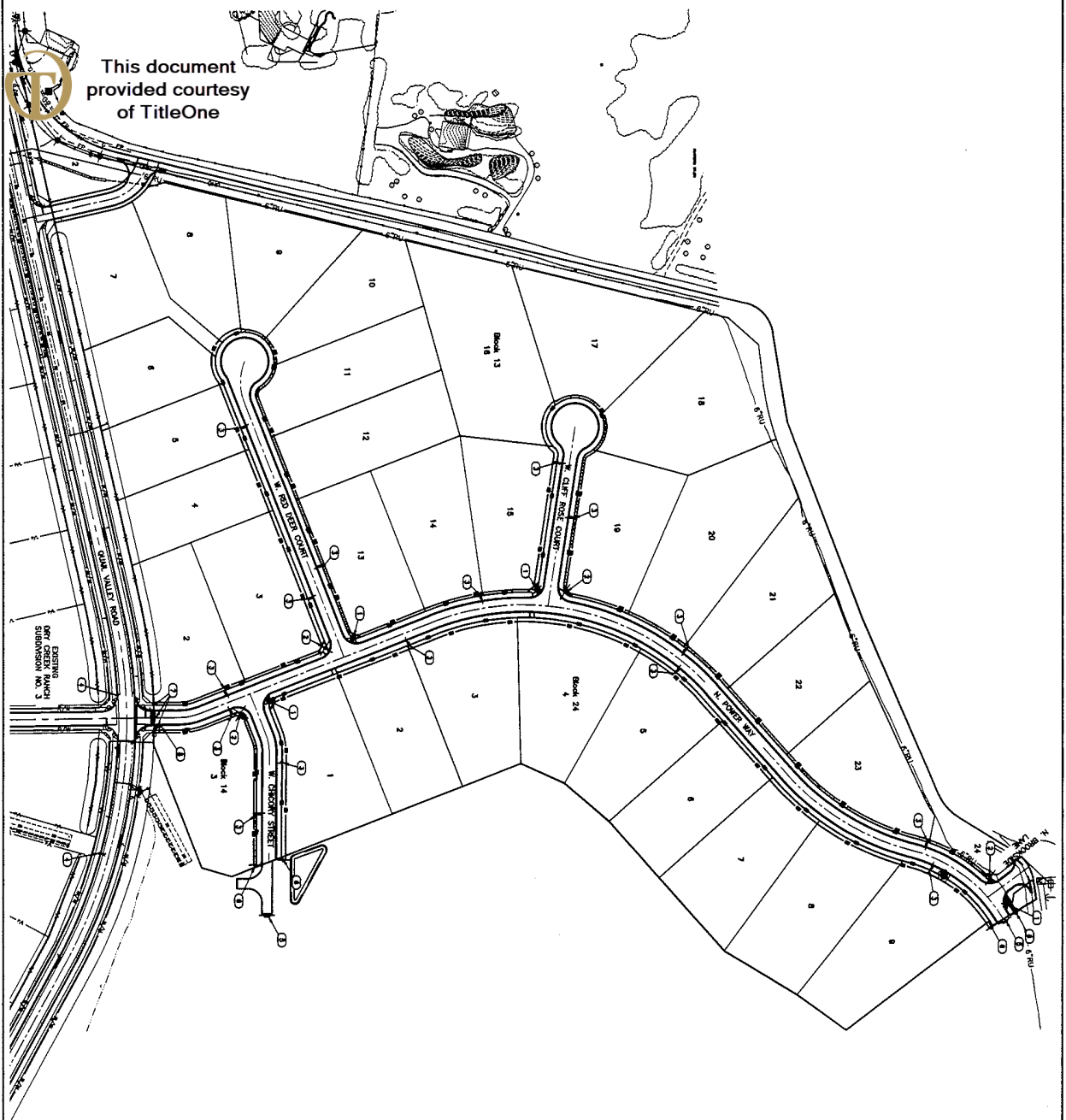
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811
 Call before you dig.
 ADVANCE BEFORE YOU DIG. OR EXCAVATE FOR THE BUNKING OF UNDERGROUND MEMBER UTILITIES

<p>DRY CREEK RANCH SUBDIVISION NO. 7 ADA COUNTY, IDAHO</p> <p>COVER SHEET</p>		<p>REUSE OF DRAWINGS</p> <p>J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THE DOCUMENT. THE USER SHALL NOT BE HELD HARMLESS WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE OF THIS DOCUMENT WITHOUT J-U-B'S PRIOR WRITTEN CONSENT SHALL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	REVISION	BY	DATE																				
NO.	REVISION	BY	DATE																								
<p>JUB ENGINEERS, INC. 2760 W. EXCURSION LANE SUITE 400 MERIDIAN, ID 83642 Phone: 208.376.7330 www.jub.com</p>																											
<p>DATE: 01-15-2021 10:28 AM PROJECT: ADA COUNTY DRAWN BY: B.S. BUNN CHECKED BY: B.S. BUNN DATE PLOTTED: 01-15-2021 10:28 AM PLOT SCALE: 1/8" = 1' - 0"</p> <p>SHEET NUMBER: C-001</p>		<p>JUB ENGINEERS, INC.</p>																									



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KEYED NOTES

- 1. INSTALL 100 WATT STREET LIGHT PER ISPEC SD-1118
- 2. INSTALL STREET NAME SIGN
- 3. INSTALL 12"x18" NO PARKING FIRE LAMP SIGN PER 2010 IRC APPENDIX D, SECTIONS D103.5 AND D103.6.1
- 4. EXISTING STREET LIGHT
- 5. TYPE III TERMINUS BARBICURE PER ADA SUPPLEMENT 1D PER ISPEC SD-1123 WITH ROAD TO BE EXTENDED IN
- 6. INSTALL TYPE III TERMINUS BARBICURE WITH KICK PLATE PER ADA SUPPLEMENT TO ISPEC SD-1123A
- 7. REMOVE EXISTING TERMINUS BARBICURE
- 8. INSTALL 30"x30" SPEED LIMIT SIGN PER MUTCD R2-1. CORRESPONDING SPEED LIMIT CORRELATION WITH ROAD

NOTES

1. CONTRACTOR RESPONSIBLE FOR SIGN INSTALLATION MUST BE BOUNDED WITH ADA AND OBTAIN A RIGHT-OF-WAY PERMIT FROM THE INSTALLATION OF SIGNS.
2. ALL STREET SIGNS AND BARBICURE MUST COMPLY WITH MUTCD REQUIREMENTS FOR SIGNAGE.
3. SIGNAGE APPROVED BY ADA. ADA APPROVAL IS NOT GUARANTEED. INSTALLATION OF SIGNS IS FURNISHED.

Plan No. 10883-Sub 11-11-07
 Title One
 10883 (10883) PROJECT: DRY CREEK RANCH PHASE 8, 10-16-07 PHASE 8 SUBSET 11-11-07 C-101.DWG

811
 HomeDepot Building
 Call Service Dept.
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRAVE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

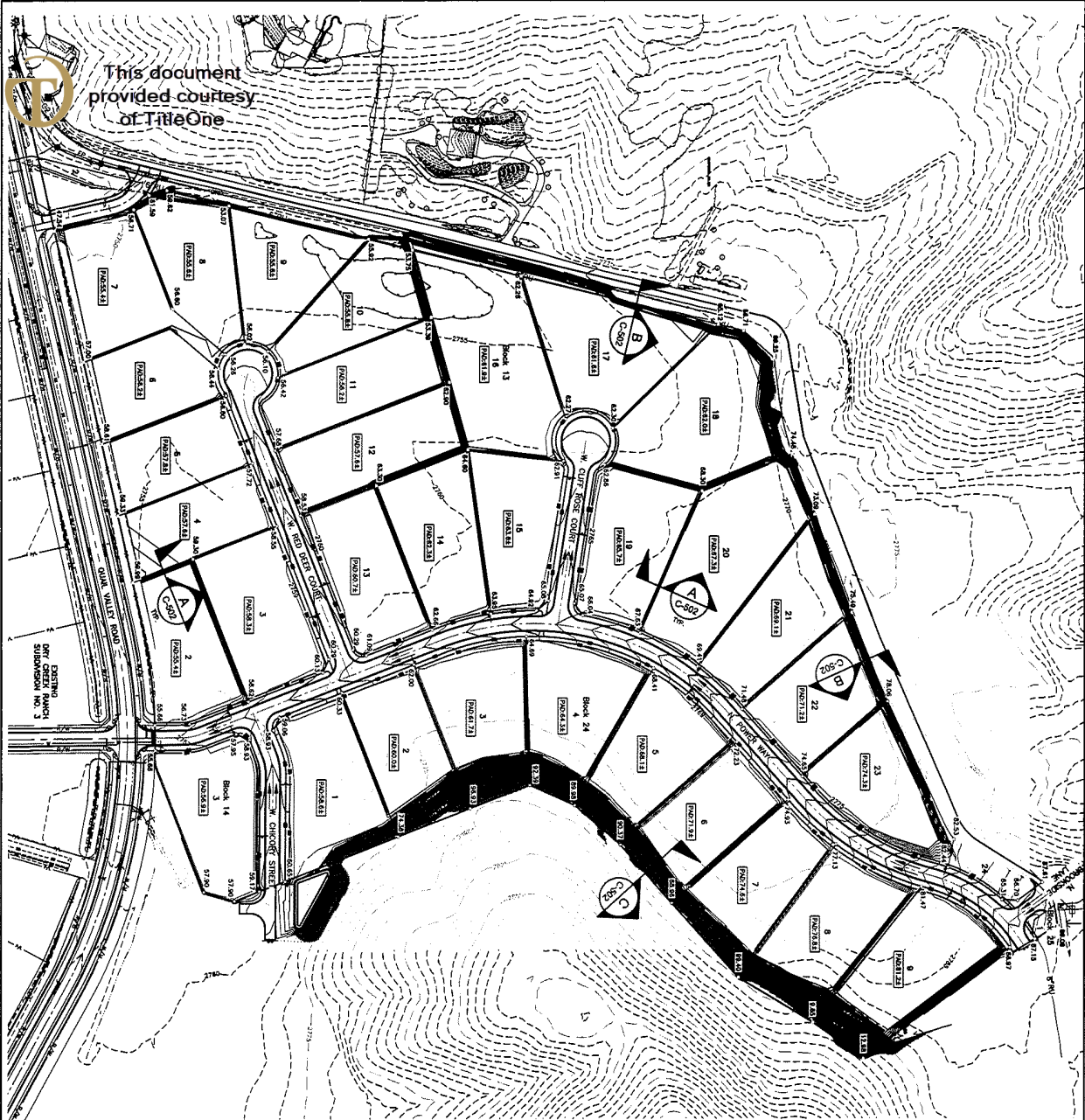
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 J-U-B ENGINEERS, INC.
 2760 W. Excursion Lane
 Suite 400
 Meridian, ID 83642
 Phone: 208.376.7330
 www.jub.com

DRY CREEK RANCH SUBDIVISION NO. 7
ADA COUNTY, IDAHO

STREET LIGHT AND SIGNAGE PLAN

10883
 PROJECT: DRY CREEK RANCH PHASE 8, 10-16-07 PHASE 8 SUBSET 11-11-07 C-101.DWG

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811
 Know what's below.
 Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRAVE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PLEASE SEE THE GRADING PLAN FOR THE
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 3. FROM LEGEND
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EARTHWORK
 CON: 88,800 C.Y.
 TBL: 88,800 C.Y.
 NET: 48 C.Y. EXCESS

NOTE
 1. AND FROM TEXT TO ALL SHIP EXTENSIONS TO DISTANCE
 2. FROM LEGEND
 3. FROM LEGEND
 4. FROM LEGEND

**DRY CREEK RANCH SUBDIVISION NO. 7
 ADA COUNTY, IDAHO**

GRADING PLAN

J-U-B ENGINEERS, INC.
 2760 W. Excursion Lane
 Suite 400
 Meridian, ID 83642
 Phone: 208.376.7330
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10883
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF IDAHO
 EXCISE NO. 41

REVISION

NO.	DESCRIPTION	DATE

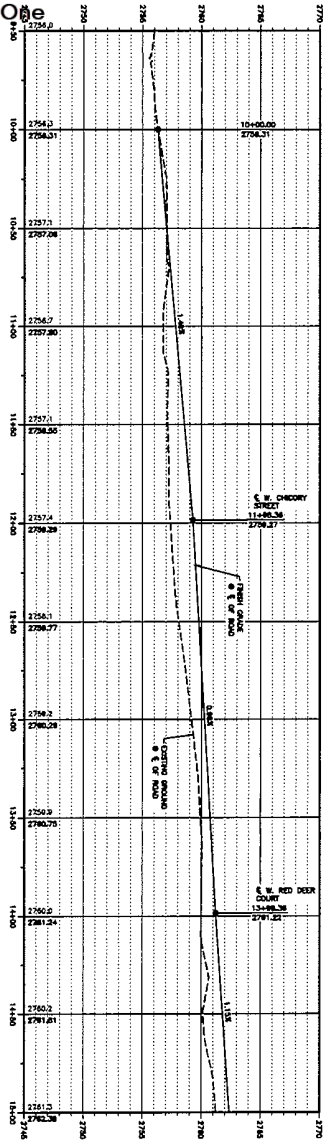
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DRY CREEK RANCH SUBDIVISION NO. 7
 ADA COUNTY, IDAHO
 GRADING PLAN
 SHEET NUMBER:
C-201

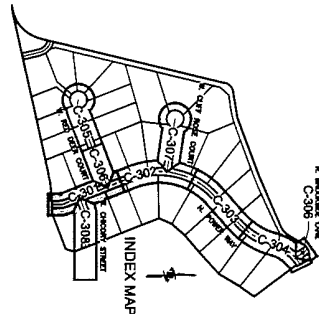
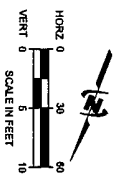
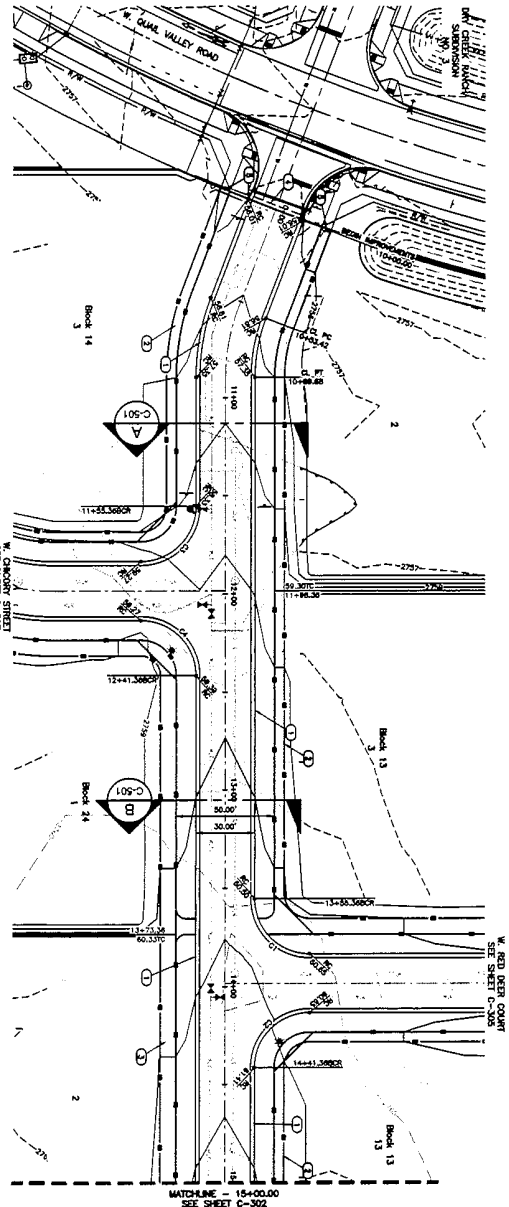
NOTES TO THE CONTRACTOR

1. VERIFY ALL FIELD DATA AND DIMENSIONS TO OBTAIN ACCURATE INFORMATION ON EXISTING CONDITIONS.
2. VERIFY ALL FIELD DATA AND DIMENSIONS TO OBTAIN ACCURATE INFORMATION ON EXISTING CONDITIONS.
3. VERIFY ALL FIELD DATA AND DIMENSIONS TO OBTAIN ACCURATE INFORMATION ON EXISTING CONDITIONS.
4. VERIFY ALL FIELD DATA AND DIMENSIONS TO OBTAIN ACCURATE INFORMATION ON EXISTING CONDITIONS.
5. VERIFY ALL FIELD DATA AND DIMENSIONS TO OBTAIN ACCURATE INFORMATION ON EXISTING CONDITIONS.

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CURVE #	CURVE DATA		DELTA	CHORD BEARING	CHORD LENGTH
	LENGTH	RAIUS			
C1	43.88'	28.00'	28.00°	90°00'00"	1187.19' 137"
C2	43.88'	28.00'	28.00°	90°00'00"	1023.46' 47"
C3	43.88'	28.00'	28.00°	90°00'00"	327.46' 47"
C4	43.88'	28.00'	28.00°	90°00'00"	387.19' 137"



- ROADWAY NOTES**
- 1. 5" GRANUL WALKWAY PER. PLACE 12" OF CRUSHED GRAVEL
 - 2. 8" GRANUL WALKWAY PER. PLACE 12" OF CRUSHED GRAVEL
 - 3. SURFACE PAVEMENT PER. ROADWAY NOTE 5. ON SHEET C-302. ALSO PER SUPPLEMENT TO SPEC. SO-302 MATCH EXISTING
 - 4. MATCH EXISTING CURBS AND SIDEWALK GRADES

Plan: As Accepted for Public Street Construction

811
 811
 811
 811

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE HANDLING OF UNDERGROUND MEMBER UTILITIES

DATE: 08/26/2021	BY: BJK-Rye
SCALE: AS SHOWN	CHECKED: BJK-Rye
PROJECT: DRY CREEK RANCH SUBDIVISION NO. 7	DRAWN: BJK-Rye
SHEET: C-301	TOTAL SHEETS: 3

DRY CREEK RANCH SUBDIVISION NO. 7
 ADA COUNTY, IDAHO

STREET PLAN AND PROFILE
 N. POWER AVE

REVISION

NO.	DESCRIPTION	BY	DATE

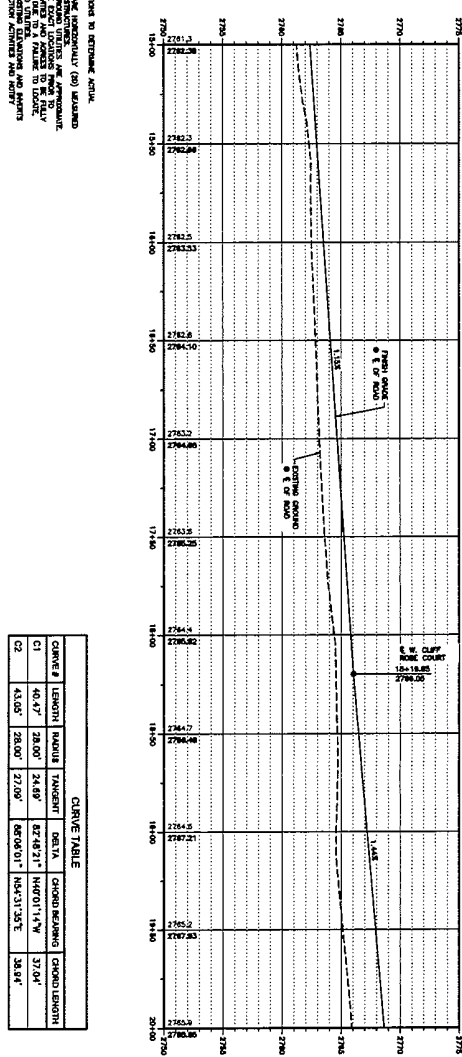
JUB ENGINEERS, INC.
 2760 W. Excursion Lane
 Suite 400
 Meridian, ID 83642

Phone: 208.376.7330
 www.jub.com

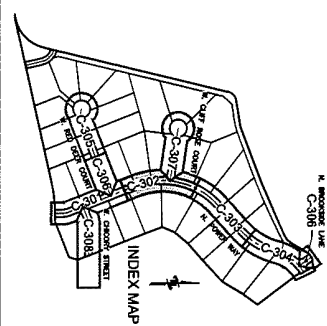
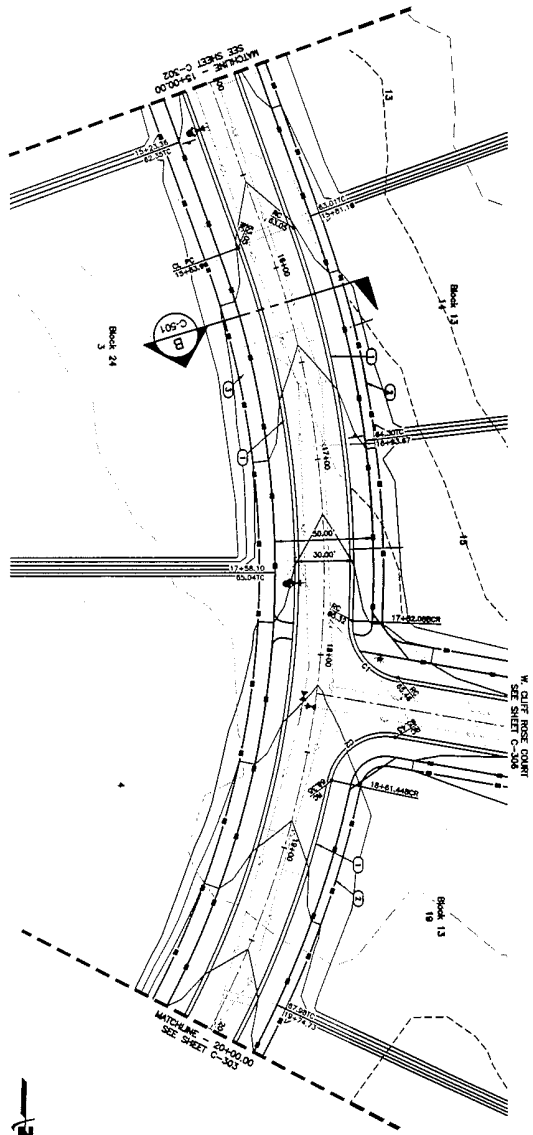
JUB ENGINEERS, INC.

NOTES TO CONTRACTOR
 1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

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CURVE TABLE					
CURVE #	LENGTH	STARTS	TANGENT	DELTA	CHORD BEARING
C1	46.47'	28.00'	24.89'	87°48'21"	N49°01'14"W
C2	43.05'	28.00'	27.09'	86°08'01"	N45°31'35"E



- ROADWAY NOTES**
- 1. RIBBON CURB PER ACR SUPPLEMENT TO SP16C SD-703
 - 2. 6" GRAVEL WALKWAY PER PLACE 12" OF CRUSHED GRAVEL
 - 3. 6" GRAVEL WALKWAY PER PLACE 12" OF CRUSHED GRAVEL

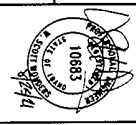
811
 Member of the
 International Brotherhood of
 Electrical Workers
 Local 1000
 1000 W. Main Street
 Boise, ID 83725
 Phone: 208-333-8111
 Fax: 208-333-8112
 Website: www.811.org

CALL 3 BUSINESS DAYS IN
 ADVANCE BEFORE YOU DIG.
 GRADE, OR EXCAVATE FOR THE
 LAYOUT OF UNDERGROUND
 MEMBER UTILITIES

**DRY CREEK RANCH SUBDIVISION NO. 7
 ADA COUNTY, IDAHO**

**STREET PLAN AND PROFILE
 N. POWER AVE**

JUB ENGINEERS, INC.
 2760 W. Excursion Lane
 Suite 400
 Meridian, ID 83642
 Phone: 208.376.7330
 www.jub.com



JUB ENGINEERS, INC.
 2760 W. Excursion Lane
 Suite 400
 Meridian, ID 83642
 Phone: 208.376.7330
 www.jub.com

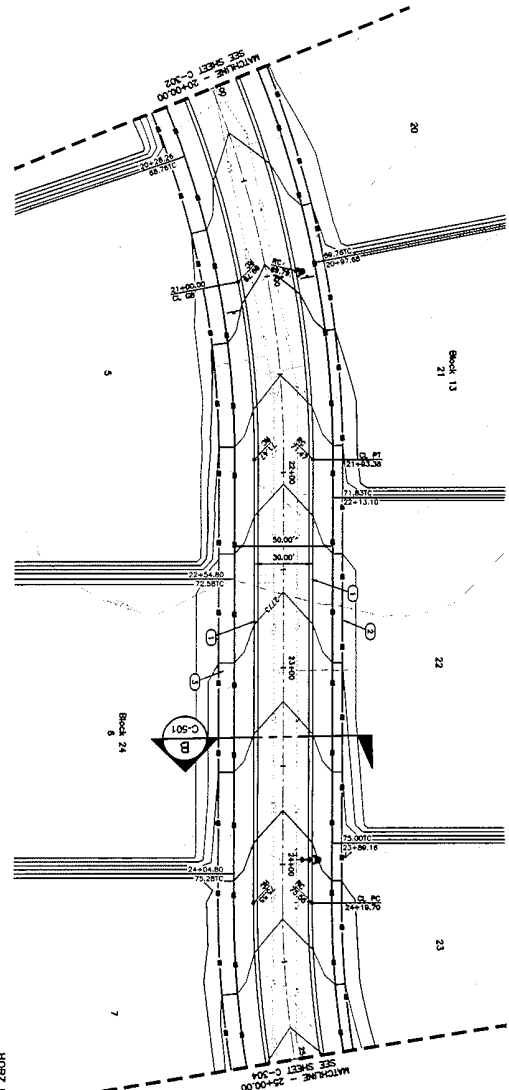
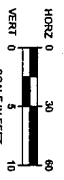
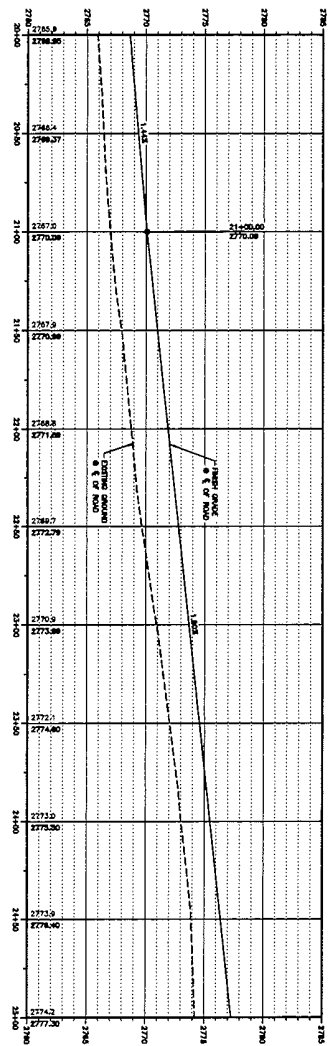
C-302

NOTES TO CONTRACTOR

1. ALL 2700 SERIES ALUMINUM FINISHES TO OBTAIN AS SHOWN.

2. ALL 2700 SERIES ALUMINUM FINISHES ARE INDICATED BY (20) DASHED LINES TO BE USED TO OBTAIN FINISH AS SHOWN. ALL 2700 SERIES ALUMINUM FINISHES ARE APPROXIMATE TO OBTAIN FINISH AS SHOWN. ALL 2700 SERIES ALUMINUM FINISHES ARE APPROXIMATE TO OBTAIN FINISH AS SHOWN. ALL 2700 SERIES ALUMINUM FINISHES ARE APPROXIMATE TO OBTAIN FINISH AS SHOWN.

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 MEMBER UTILITIES

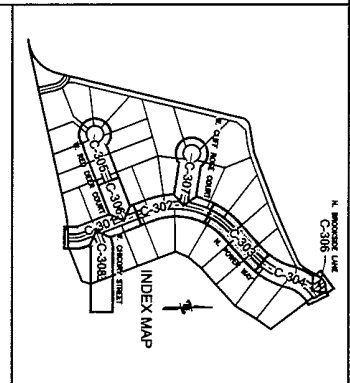
Plan Not Accepted For Public
 Review. This drawing is prepared for
 the purpose of providing information
 only. It is not to be used for construction
 or other purposes without the written
 consent of J-U-B Engineers, Inc.
 10/25/21
 Bill Gier

ROADWAY NOTES

1) RIBBON CURB PER ACHS SUPPLEMENT TO ISPMG 50-703

2) 5' GRANUL WALKWAY PER. PLACE 12" OF CRUSHED GRANUL.

3) 8' GRANUL WALKWAY PER. PLACE 12" OF CRUSHED GRANUL.



C-303

**DRY CREEK RANCH SUBDIVISION NO. 7
 ADA COUNTY, IDAHO**

STREET PLAN AND PROFILE
 N. POWER AVE

NO.	DESCRIPTION	DATE	BY	CHKD.



J-U-B ENGINEERS, INC.
 2760 W. Excursion Lane
 Suite 400
 Meridian, ID 83642

Phone: 208-376-7330
 www.jub.com

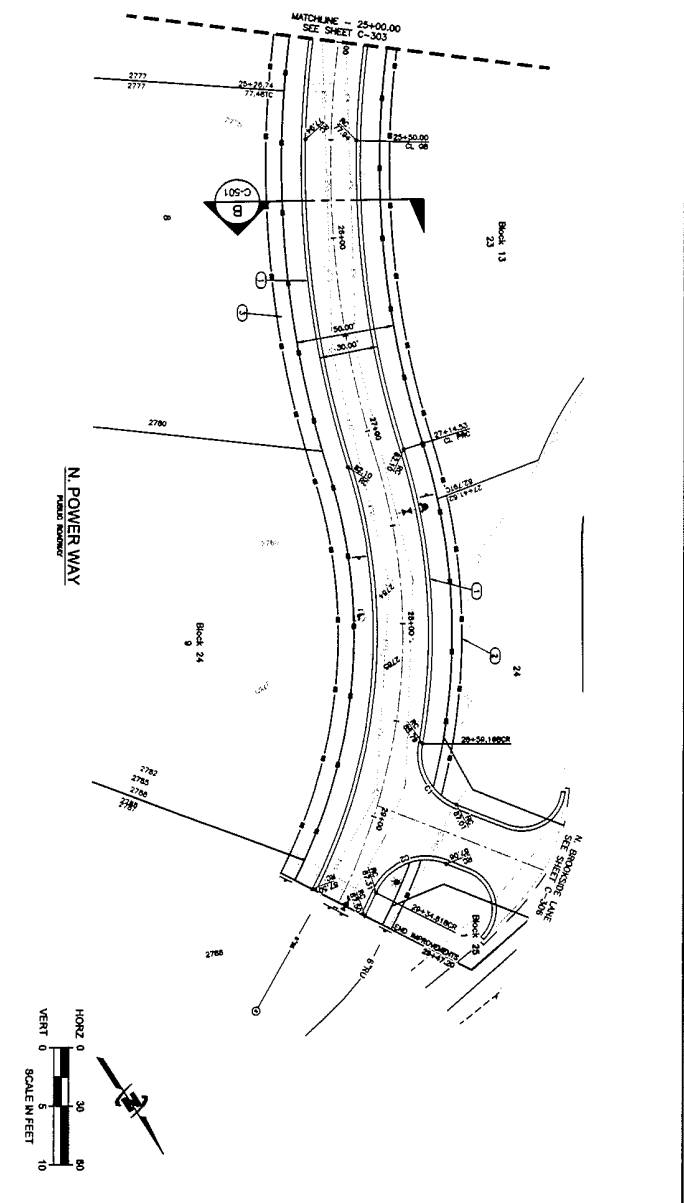
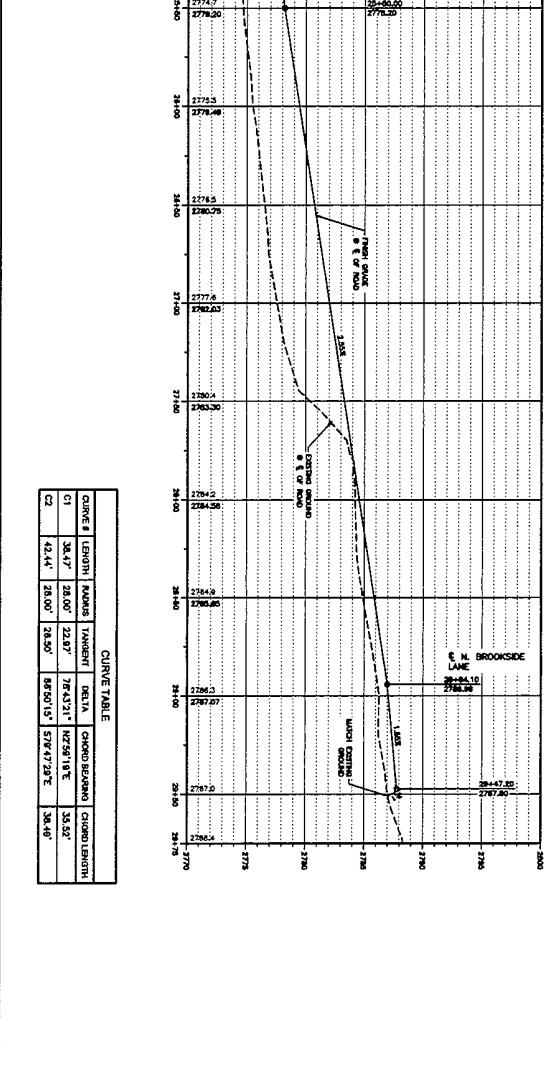
NOTES TO CONTRACTOR

1. JOB 2100 requires all survey data to be submitted to the engineer.

2. THE ENGINEER HAS REVIEWED ALL SURVEY DATA AND HAS FOUND IT TO BE ACCURATE AND SUFFICIENT FOR THE PURPOSES OF THIS PROJECT. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SURVEY AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE SURVEYOR'S QUALITY OF WORK OR A GUARANTEE OF THE SURVEYOR'S ACCURACY.

3. THE ENGINEER HAS REVIEWED THE SURVEY DATA AND HAS FOUND IT TO BE ACCURATE AND SUFFICIENT FOR THE PURPOSES OF THIS PROJECT. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SURVEY AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE SURVEYOR'S QUALITY OF WORK OR A GUARANTEE OF THE SURVEYOR'S ACCURACY.

4. THE ENGINEER HAS REVIEWED THE SURVEY DATA AND HAS FOUND IT TO BE ACCURATE AND SUFFICIENT FOR THE PURPOSES OF THIS PROJECT. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SURVEY AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE SURVEYOR'S QUALITY OF WORK OR A GUARANTEE OF THE SURVEYOR'S ACCURACY.



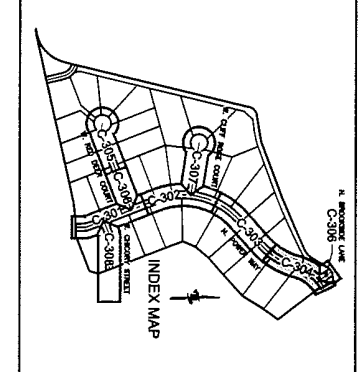
811
 Know what's below.
 Call before you dig.
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

ROADWAY NOTES

1. RIBBON CURB PER ACHS SUPERSEDES TO SP16C SD-703

2. 5" GRANUL WALKWAY PER. PLACE 12" OF CRUSHED GRANUL.

3. 8" GRANUL WALKWAY PER. PLACE 12" OF CRUSHED GRANUL.

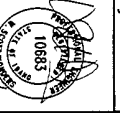


DATE: 03/08/2024	PROJECT: DRY CREEK RANCH PHASE 2
DESIGNER: JUB	CHECKED: JUB
DATE: 03/08/2024	PROJECT: DRY CREEK RANCH PHASE 2
DESIGNER: JUB	CHECKED: JUB
DATE: 03/08/2024	PROJECT: DRY CREEK RANCH PHASE 2
DESIGNER: JUB	CHECKED: JUB

**DRY CREEK RANCH SUBDIVISION NO. 7
 ADA COUNTY, IDAHO**

**STREET PLAN AND PROFILE
 N. POWER AVE**

NO.	DESCRIPTION	BY	DATE

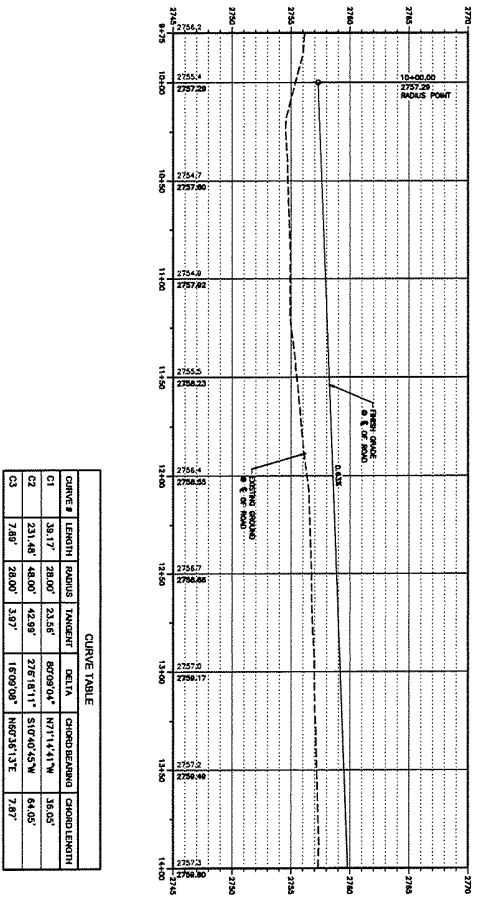


J-U-B ENGINEERS, INC.
 2760 W. Excursion Lane
 Suite 400
 Meridian, ID 83642

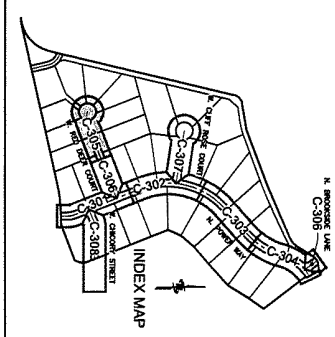
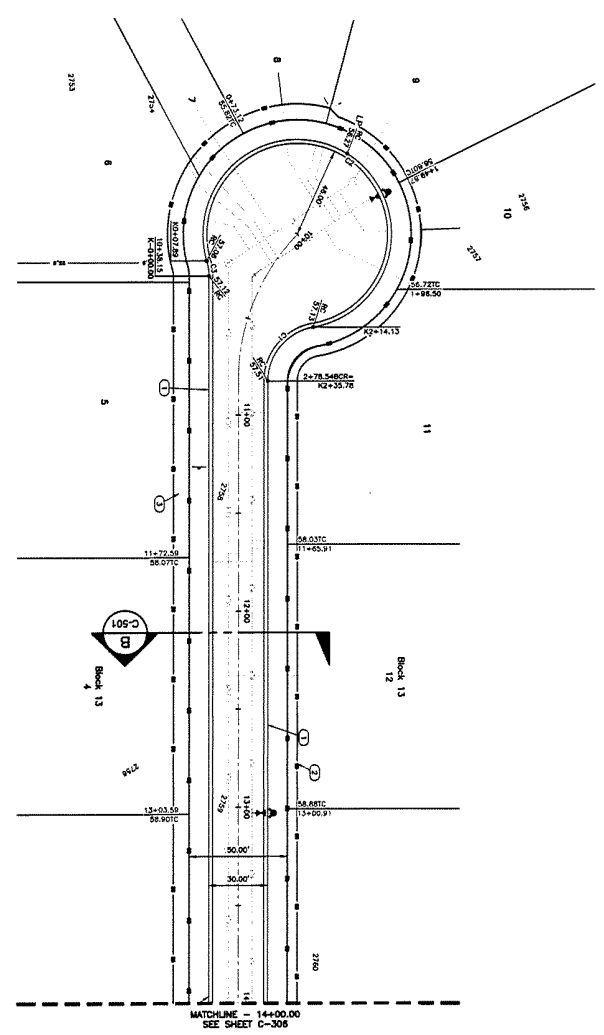
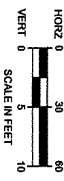
Phone: 208.375.7330
 www.jub.com

NOTES TO CONTRACTOR
 1. ALL DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTIONS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTIONS.
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 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTIONS.

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CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.17'	78.00'	23.35'	66.09104°	N71°14.17'W	36.65'
C2	231.48'	46.00'	42.99'	278°18.11'	S10°40.45'W	84.05'
C3	7.89'	26.00'	3.87'	167.09104°	N60°35.13'E	7.89'



ROADWAY NOTES
 1. RIBBON CURB PER ACHD SUPERSEDED TO SPMC 50-703
 2. 5' GRADE WALKWAY PER. PLACE 12" OF CRUSHED GRAVEL.
 3. 8' GRADE WALKWAY PER. PLACE 12" OF CRUSHED GRAVEL.

Plans Are Accepted For Public
 Review And Approval By The
 City Of Boise, Idaho
 On 02/22/2021
 By: Erik Eym
 Title: Engineer
 License No: 10883
 Seal No: 10883
 State: ID

811
 Non-emergency
 Call before you dig
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 MARKING OF UNDERGROUND
 MEMBER UTILITIES

<p>DRY CREEK RANCH SUBDIVISION NO. 7 ADA COUNTY, IDAHO</p> <p>STREET PLAN AND PROFILE W. RED DEER COURT</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	BY	DATE					<p>J-U-B ENGINEERS, INC. 2760 W. Excursion Lane Suite 400 Meridian, ID 83642</p> <p>Phone: 208.376.7330 www.jub.com</p>
	NO.	DESCRIPTION	BY	DATE						
<p>DATE: 02/22/2021 DRAWN BY: Erik Eym CHECKED BY: Erik Eym PROJECT NO: 10883 SHEET NUMBER: C-305</p>	<p>10883 PROFESSIONAL ENGINEER STATE OF IDAHO EXPIRES: 12/31/2024</p>	<p>JUB J-U-B ENGINEERS, INC.</p>								

NOTES TO CONTRACTOR

1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

2. VERIFY ALL STAKE LOCATIONS AND DIMENSIONS (AS) BEFORE BEGINNING CONSTRUCTION.

3. VERIFY ALL STAKE LOCATIONS AND DIMENSIONS (AS) BEFORE BEGINNING CONSTRUCTION.

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12. VERIFY ALL STAKE LOCATIONS AND DIMENSIONS (AS) BEFORE BEGINNING CONSTRUCTION.

13. VERIFY ALL STAKE LOCATIONS AND DIMENSIONS (AS) BEFORE BEGINNING CONSTRUCTION.

14. VERIFY ALL STAKE LOCATIONS AND DIMENSIONS (AS) BEFORE BEGINNING CONSTRUCTION.

15. VERIFY ALL STAKE LOCATIONS AND DIMENSIONS (AS) BEFORE BEGINNING CONSTRUCTION.

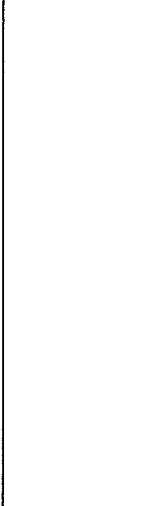
16. VERIFY ALL STAKE LOCATIONS AND DIMENSIONS (AS) BEFORE BEGINNING CONSTRUCTION.

17. VERIFY ALL STAKE LOCATIONS AND DIMENSIONS (AS) BEFORE BEGINNING CONSTRUCTION.

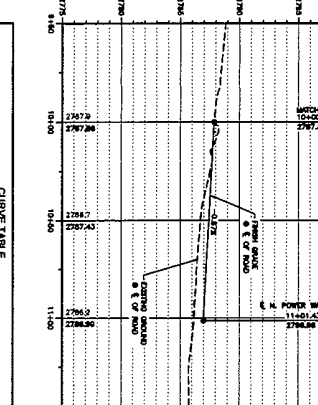
18. VERIFY ALL STAKE LOCATIONS AND DIMENSIONS (AS) BEFORE BEGINNING CONSTRUCTION.

19. VERIFY ALL STAKE LOCATIONS AND DIMENSIONS (AS) BEFORE BEGINNING CONSTRUCTION.

20. VERIFY ALL STAKE LOCATIONS AND DIMENSIONS (AS) BEFORE BEGINNING CONSTRUCTION.



CURVE #	LENGTH	POINTS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	43.88'	28.00'	28.00'	90°00'00"	142.40/17°E	38.80'
C2	43.88'	28.00'	28.00'	90°00'00"	148°18'13"W	38.80'
C3	38.47'	28.00'	22.97'	78°43'21"	142°59'13"E	35.52'
C4	42.44'	28.00'	28.00'	98°50'15"	57°47'29"E	38.48'
C5	38.48'	20.00'	20.28'	112°08'13"	52°01'45"W	33.38'
C6	38.93'	20.00'	28.44'	102°47'28"	148°18'13"W	31.80'

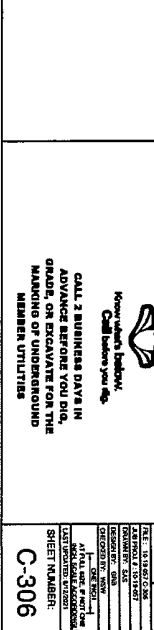
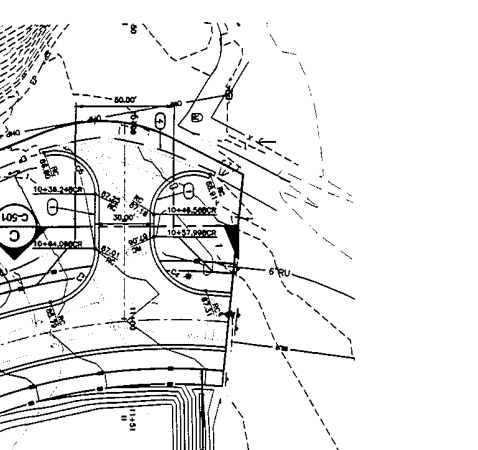


W. RED DEER COURT
PUBLIC ROADWAY

N. BROOKSIDE LANE
PUBLIC ROADWAY

VERTICAL SCALE IN FEET

HORIZ. SCALE IN FEET



ROADWAY NOTES

1. RIBBON CURB PER ACHD SUPPLEMENT TO SPWV 50-303

2. 5' GRAVEL WALKWAY PER. PLACE 12" OF CRUSHED GRAVEL.

3. 8' GRAVEL WALKWAY PER. PLACE 12" OF CRUSHED GRAVEL.

4. 10' GRAVEL WALKWAY PER. PLACE 12" OF CRUSHED GRAVEL.

5. C-300 ALSO PER SUPPLEMENT TO SPWV 50-303 WHICH EXISTING

811

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DRY CREEK RANCH SUBDIVISION NO. 7
ADA COUNTY, IDAHO

STREET PLAN AND PROFILE
W. RED DEER COURT AND N. BROOKSIDE LANE

DESIGNED BY: JUB
 CHECKED BY: JUB
 DATE: 05/05/2011

JUB ENGINEERS, INC.
 2760 W. Excursion Lane
 Suite 400
 Meridian, ID 83642
 Phone: 208.376.7330
 www.jub.com

JUB ENGINEERS, INC.

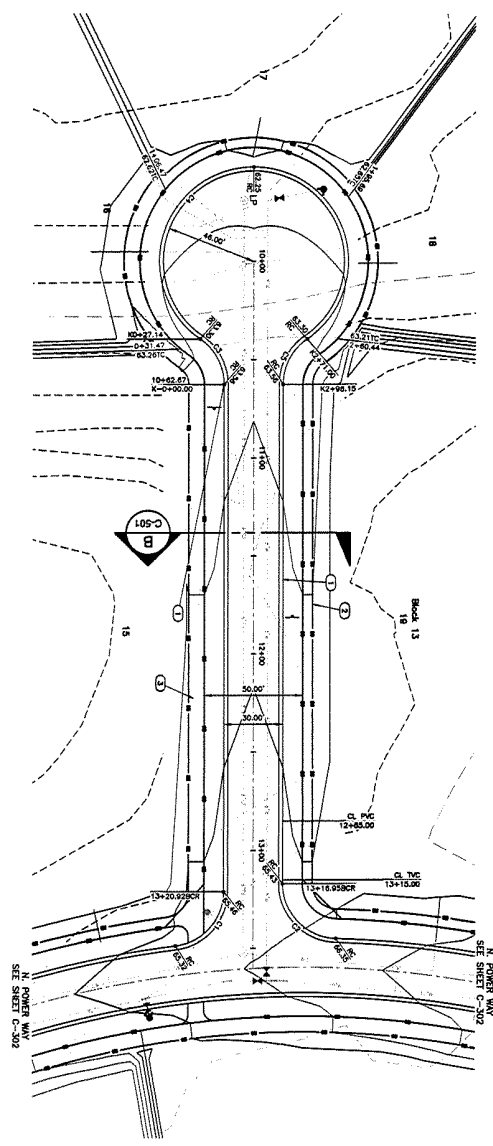
PROFESSIONAL ENGINEER
 IDAHO
 LICENSE NO. 10683

REVISION

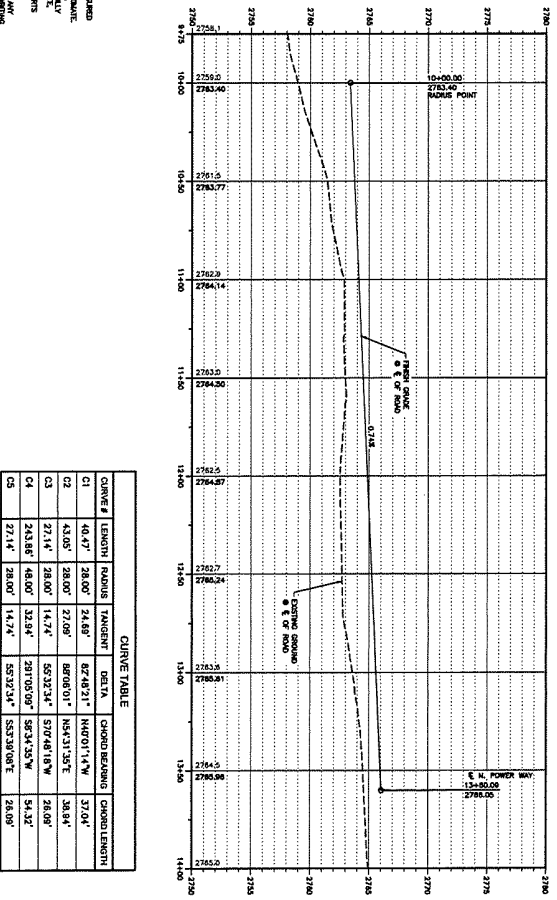
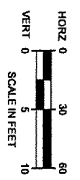
NO.	DESCRIPTION	BY	DATE

NOTES TO THE CONTRACTOR
 1. EXISTING UTILITIES SHOWN TO OBTAIN ACTUAL LOCATION OF UTILITIES.
 2. EXISTING UTILITIES ARE SHOWN BY (S) SURVEYED POINTS AND (U) UNDEVELOPED UTILITIES.
 3. EXISTING UTILITIES ARE SHOWN BY (S) SURVEYED POINTS AND (U) UNDEVELOPED UTILITIES.
 4. EXISTING UTILITIES ARE SHOWN BY (S) SURVEYED POINTS AND (U) UNDEVELOPED UTILITIES.
 5. EXISTING UTILITIES ARE SHOWN BY (S) SURVEYED POINTS AND (U) UNDEVELOPED UTILITIES.
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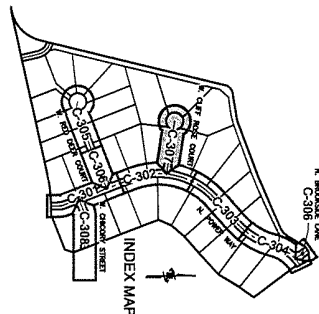
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W. CLIFF ROSE COURT
 7800' SECTION



CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARINGS	CHORD LENGTH
C1	46.47'	28.00'	24.89'	87.48 21'	H40°01'14"W	37.04'
C2	43.05'	28.00'	27.09'	89°00'01"	H5°41'35"E	38.84'
C3	27.14'	28.00'	14.72'	58.22 34'	S7°48'18"W	26.00'
C4	23.88'	28.00'	12.24'	59°05'00"	S8°34'32"W	24.32'
C5	27.14'	28.00'	14.72'	58.22 34'	S58°20'00"	26.00'



- ROADWAY NOTES**
- (1) REBORN CURB PER ACOB SUPPLEMENT TO SPAC 50-703
 - (2) 5" GRANITE WALKWAY PER. PLACE 12" OF CRUSHED GRAVEL
 - (3) 8" GRANITE WALKWAY PER. PLACE 12" OF CRUSHED GRAVEL

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 Local 1000.

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 EXCAVATION SERVICE
 COMPANY, INC.
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 BOISE, IDAHO 83702
 208.333.8111
 WWW.811IDAHO.COM

**DRY CREEK RANCH SUBDIVISION NO. 7
 ADA COUNTY, IDAHO**

STREET PLAN AND PROFILE
 W. CLIFF ROSE COURT

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NO.	DESCRIPTION	BY	DATE



J-U-B ENGINEERS, INC.
 2760 W. Excursion Lane
 Suite 400
 Meridian, ID 83642

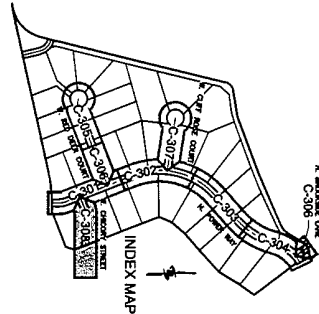
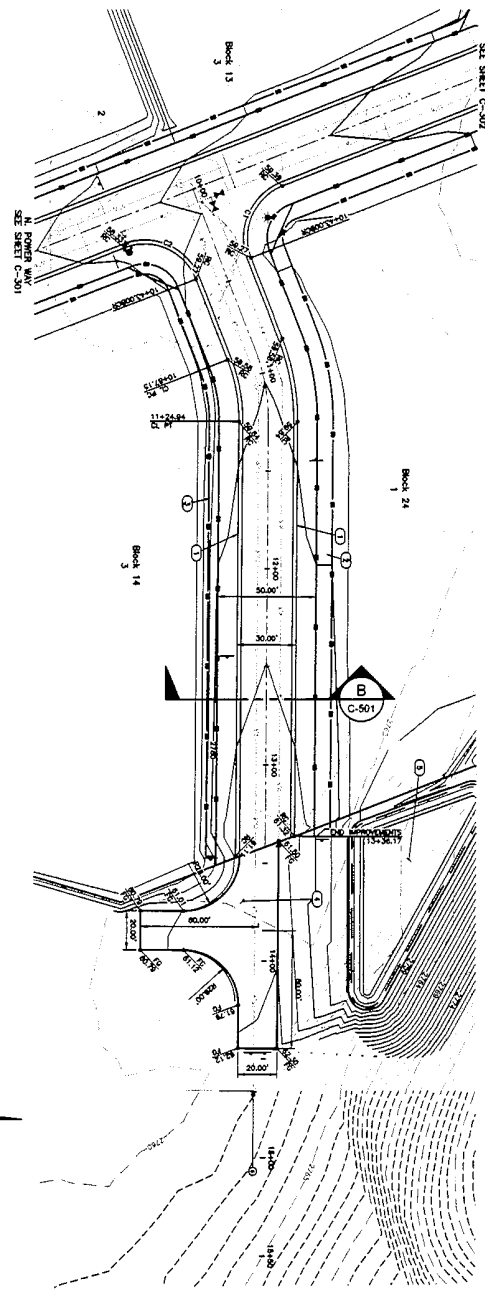
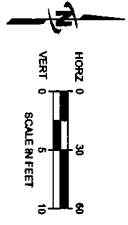
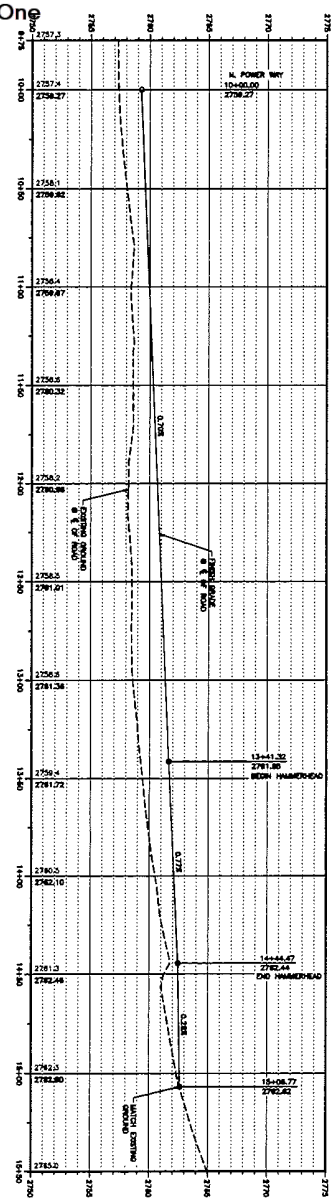
Phone: 208.376.7330
 www.jub.com

J-U-B ENGINEERS, INC.

NOTES TO CONTRACTOR
 1. THIS DRAWING IS TO BE USED FOR PERMITS TO INSTALL UTILITIES.
 2. ALL UTILITIES TO BE INSTALLED SHALL BE SHOWN ON THIS DRAWING.
 3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR REPAIRS TO ANY UTILITIES DAMAGED BY THE CONSTRUCTION.
 6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
 7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES.
 8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
 9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING FLOOD CONTROL MEASURES.
 10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING LANDSCAPE FEATURES.
 11. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING HISTORIC FEATURES.
 12. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING CULTURAL RESOURCES.
 13. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING ARCHITECTURAL FEATURES.
 14. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING ARTISTIC FEATURES.
 15. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SCULPTURAL FEATURES.
 16. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING MONUMENTAL FEATURES.
 17. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING MEMORIAL FEATURES.
 18. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING HISTORIC MONUMENTS.
 19. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING HISTORIC MARKERS.
 20. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING HISTORIC DISTRICTS.
 21. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING HISTORIC LANDMARKS.
 22. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING HISTORIC SITES.
 23. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING HISTORIC STRUCTURES.
 24. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING HISTORIC BUILDINGS.
 25. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING HISTORIC MONUMENTS.

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CURVE #	LENGTH	RAIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	43.88'	28.00'	28.00'	90.0000°	S87°19'17"E	39.60'
C2	43.88'	28.00'	28.00'	90.0000°	S22°49'27"W	39.60'



- ROADWAY NOTES**
- 1) REBAR CURB PER ACHS SUPPLEMENT TO ISPC 58-703
 - 2) 6" GRAVEL WALKWAY PER PLACE 12" OR CRUSHED GRAVEL
 - 3) 3" GRAVEL WALKWAY PER PLACE 12" OR CRUSHED GRAVEL
 - 4) 120' HAMMERHEAD PER FRINGE 010.1 PER IFC STANDARDS
 - 5) STORMWATER BASIN 1P (S)

811
 Know what's below.
 Call before you dig.
 CALL A BUSINESS DAY IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

**DRY CREEK RANCH SUBDIVISION NO. 7
 ADA COUNTY, IDAHO**
 STREET PLAN AND PROFILE
 W. CHICORY STREET

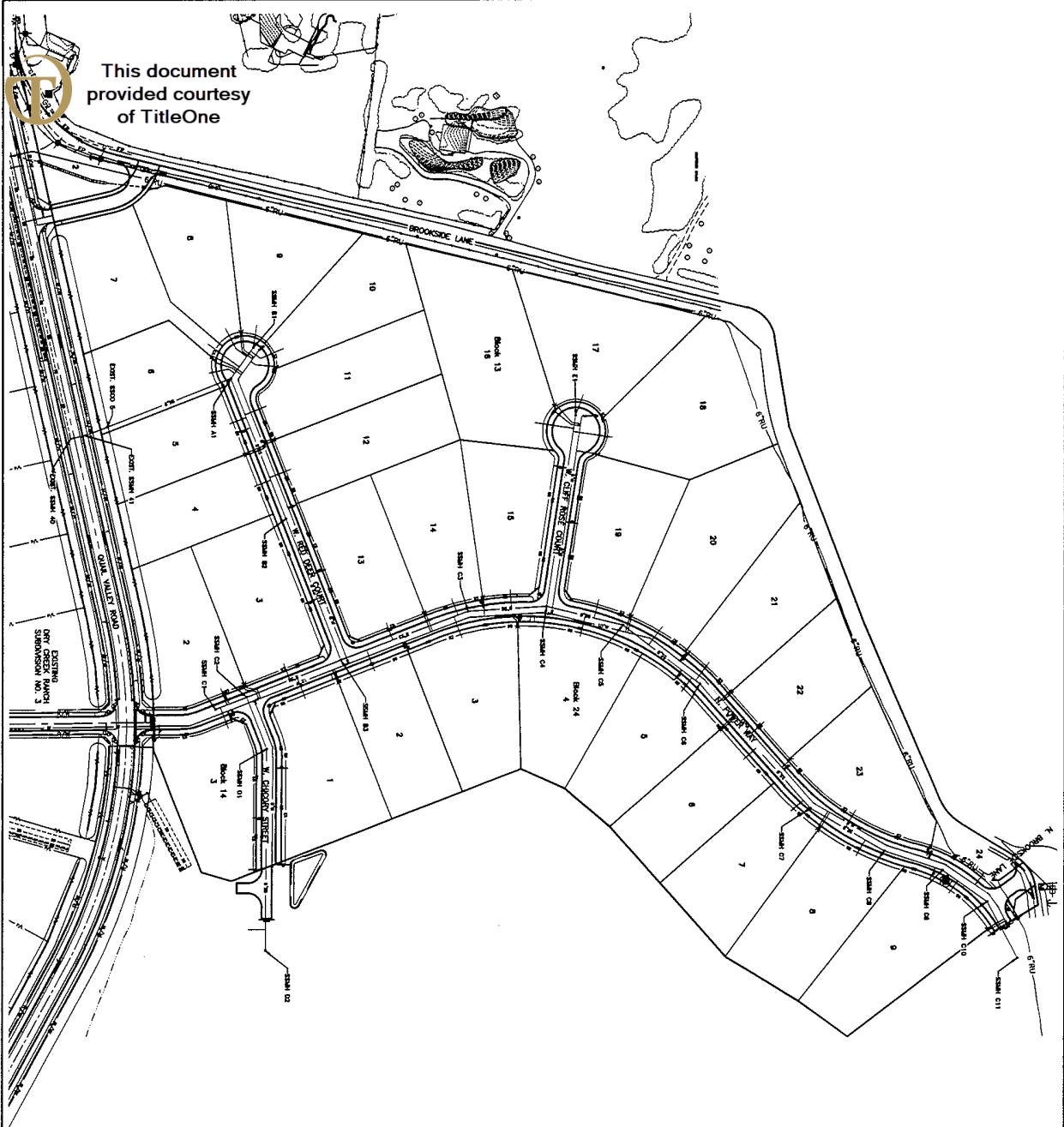
NO.	DESCRIPTION	BY	DATE



JUB ENGINEERS, INC.
 2760 W. Excursion Lane
 Suite 400
 Meridian, ID 83642
 Phone: 208.376.7330
 www.jub.com



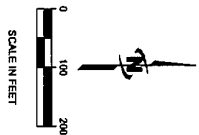
FILE: 03282308
 DATE: 08/20/2013
 DRAWN BY: BEN RYE
 CHECKED BY: BEN RYE
 PROJECT: DRY CREEK RANCH SUBDIVISION NO. 7, ADA COUNTY, IDAHO CIVIL ENGINEERING SHEET C-308
 TITLE: STREET PLAN AND PROFILE
 SHEET NUMBER: C-308



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811
 Know what's below.
 Call before you dig.
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

Per: John H. Henshaw, P.E., Inc.
 Street Commissioner
 City of Meridian, Idaho
 1810 N. Horseshoe Drive, Meridian, ID 83642
 208.376.7330
 www.jub.com



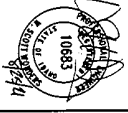
DATE	11/17/2021
PROJECT	DRY CREEK RANCH SUBD NO 7
CONTRACT NO.	
EXCISE NO.	
REVISION	
SCALE	AS SHOWN
ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION.	
SHEET NUMBER	C-400

**DRY CREEK RANCH SUBDIVISION NO. 7
 ADA COUNTY, IDAHO**

OVERALL UTILITY PLAN

REVISIONS

NO.	DESCRIPTION	BY	DATE

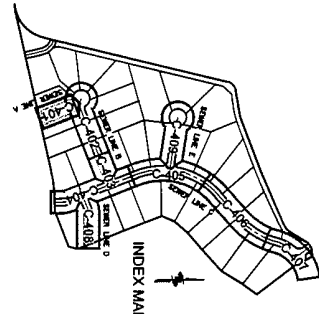
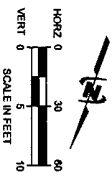
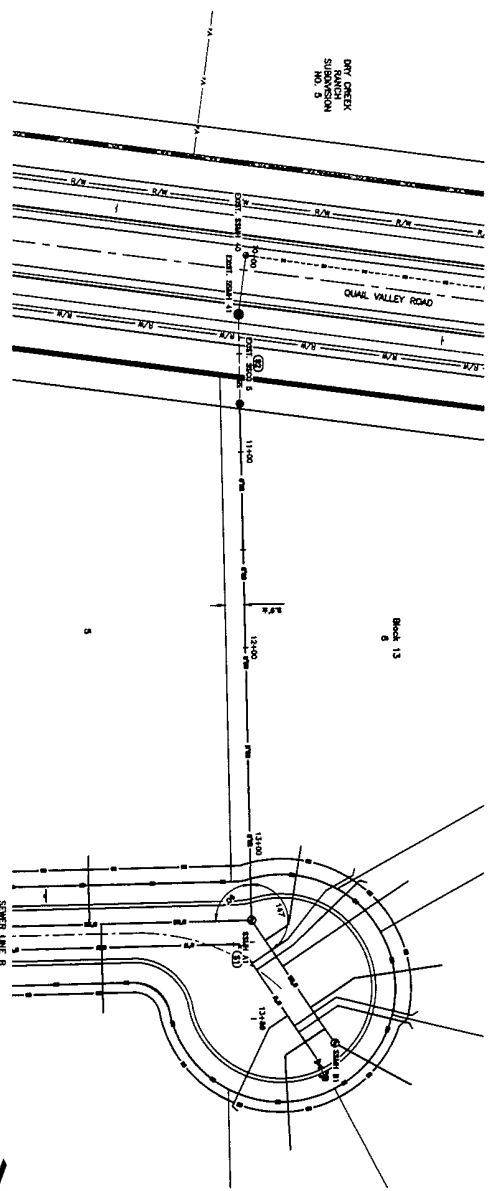
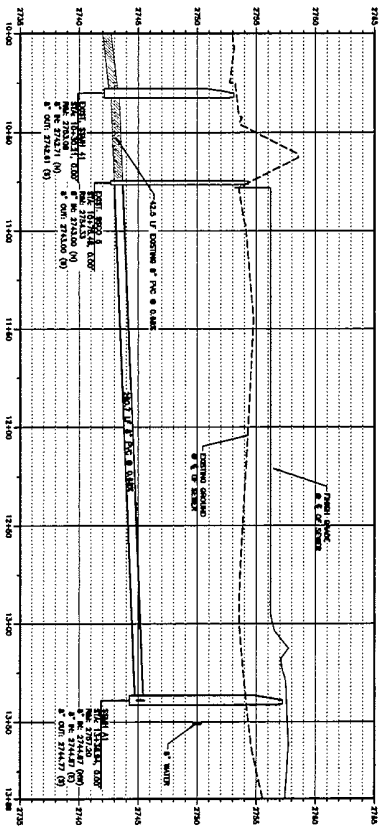


J-U-B ENGINEERS, INC.
 2760 W. Excursion Lane
 Suite 400
 Meridian, ID 83642
 Phone: 208.376.7330
 www.jub.com

NOTES TO CONTRACTOR

1. THIS PLAN IS TO BE CONSIDERED AS A PRELIMINARY PLAN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

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SEWER KEYED NOTES

- (CB) 48" SERR LUMBER PER 1990C 50'-50"
- (MD) 18" SERR LUMBER PER 1990C 50'-50"
- (MH) 36" SERR LUMBER PER 1990C 50'-50"
- (M) 36" SERR LUMBER PER 1990C 50'-50"
- (M) 36" SERR LUMBER PER 1990C 50'-50"

811
Kern County
Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE, OR EXCAVATE FOR THE LAYOUT OF UNDERGROUND MEMBER UTILITIES

**DRY CREEK RANCH SUBDIVISION NO. 7
ADA COUNTY, IDAHO**

WATER AND SEWER PLAN AND PROFILE
SEWER LINE A

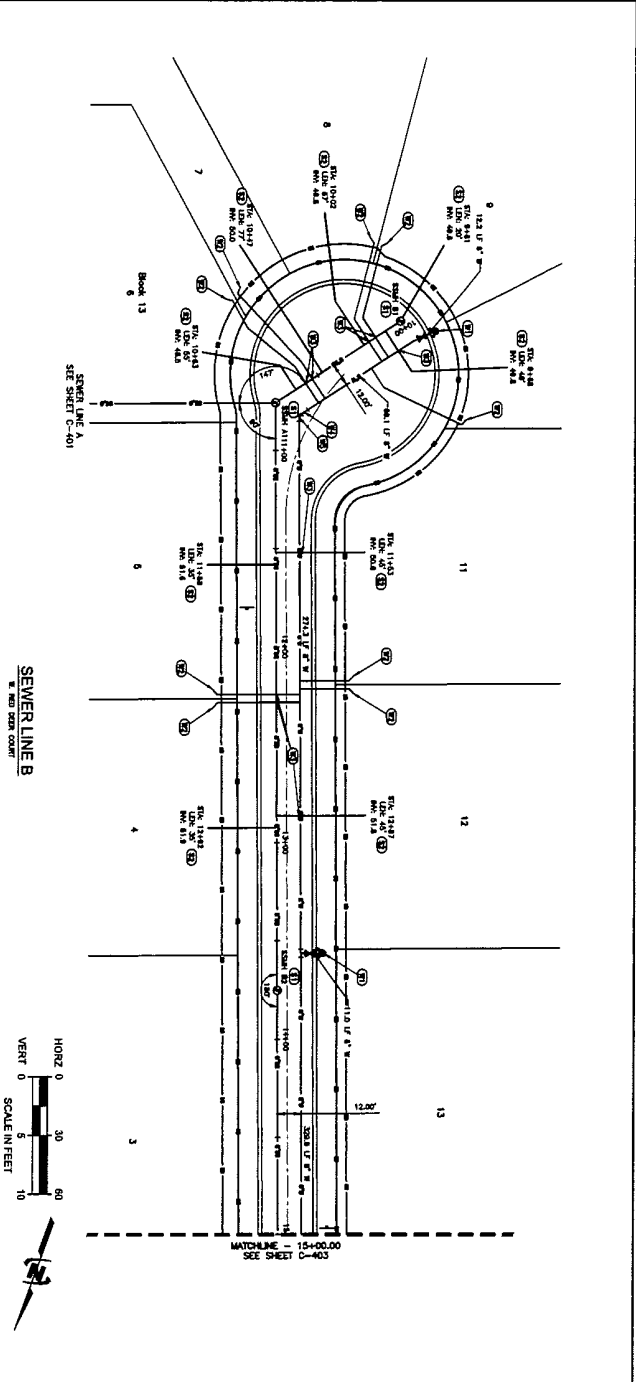
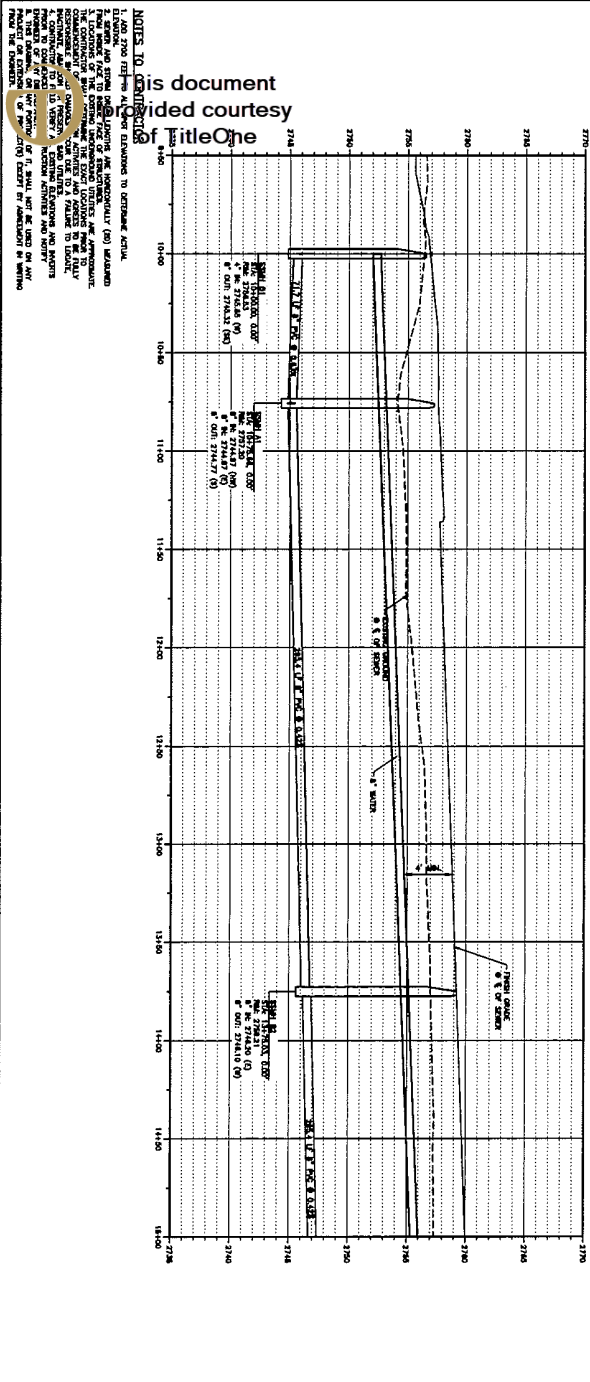
REVISIONS

NO.	DESCRIPTION	BY	DATE



J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.375.7330
www.jub.com

DATE: 11/13/2013
DRAWN BY: JUB
CHECKED BY: JUB
APPROVED BY: JUB
SHEET NUMBER: C-401

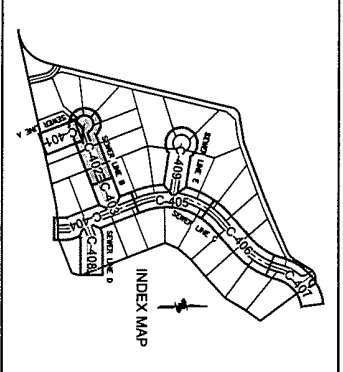


811
 Know what's below.
 Call before you dig.
 CALL A BUSINESS DAY IN
 ADVANCE BEFORE YOU DIG.
 GRADE, OR EXCAVATE FOR THE
 MAINTENANCE OF UNDERGROUND
 MEMBER UTILITIES

SEWER KEYPED NOTES
 (SD) 48" SPOKE MANHOLE PER ISPC SP-501
 (SE) SPOKE SERVICE LINE PER ISPC SP-511 AND SP-511A
 (SW) MANHOLE TO SURFACE PER ISPC SP-512

WATER KEYPED NOTES
 (WD) PRE. INPOUR ASSEMBLY PER ISPC SP-404
 (WE) 1" SPOKE SERVICE CONNECTION PER ISPC SP-401
 (WV) POINT/IN-POUR SERVICE CROSSING SEE WATER NOTE
 (WB) 11.25' EASEMENT
 (W) 48" EASEMENT

NOTE: ALL VALUES, DIMENSIONS, AND APPROPRIACIES SHALL HAVE THRUST
 SPACES PER ISPC SP-503



DATE: 02/20/2018
 DRAWN BY: ERIN EGAN
 CHECKED BY: JUB
 APPROVED BY: JUB
 TITLE: WATER AND SEWER PLAN AND PROFILE
 SHEET NUMBER: C-402

**DRY CREEK RANCH SUBDIVISION NO. 7
 ADA COUNTY, IDAHO**

**WATER AND SEWER PLAN AND PROFILE
 SEWER LINE B**

REVISIONS

NO.	DESCRIPTION	BY	DATE

DESIGNER: ERIN EGAN
 10683
 11/20/14

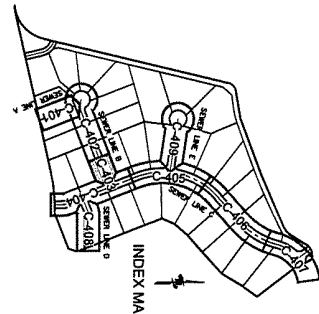
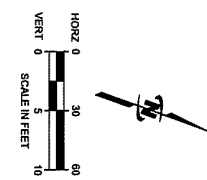
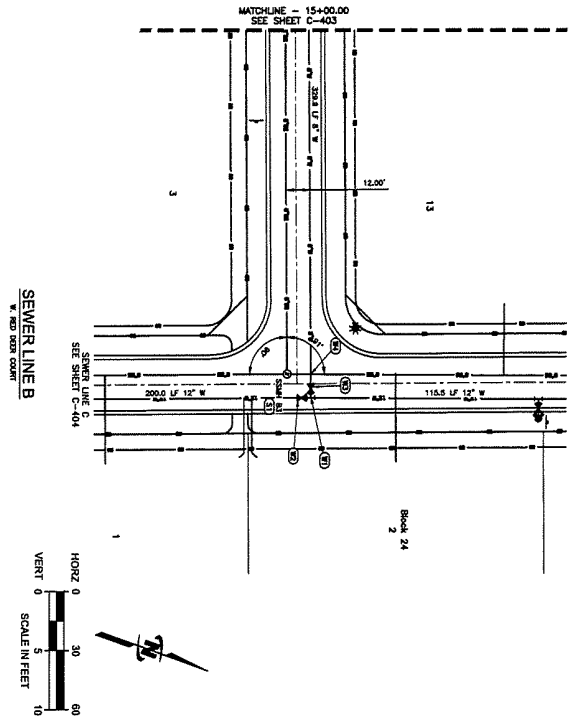
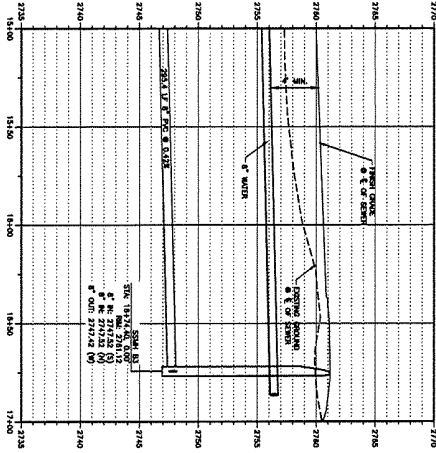
JUB ENGINEERS, INC.
 2760 W. Excursion Lane
 Suite 400
 Meridian, ID 83642

Phone: 208.376.7330
 www.jub.com

NOTES TO CONTRACTOR

1. AND 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS AND AGENCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS AND AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS AND AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS AND AGENCIES.
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9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS AND AGENCIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS AND AGENCIES.

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SEWER KEYED NOTES

- (E1) 48\"/>

WATER KEYED NOTES

- (E2) 12\"/>

NOTE: ALL VALVES, FITTINGS, AND APPURTENANCES SHALL HAVE THURST BLOCKS PER ISWPC SD 403

811
 Keep your business safe.
 Call before you dig.
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

DATE: 10/18/2020	BY: JUB
DESIGNED BY: JUB	CHECKED BY: JUB
APPROVED BY: JUB	DATE: 10/18/2020
SHEET NUMBER: C-403	

**DRY CREEK RANCH SUBDIVISION NO. 7
 ADA COUNTY, IDAHO**

**WATER AND SEWER PLAN AND PROFILE
 SEWER LINE B AND F**

NO.	DESCRIPTION	BY	DATE

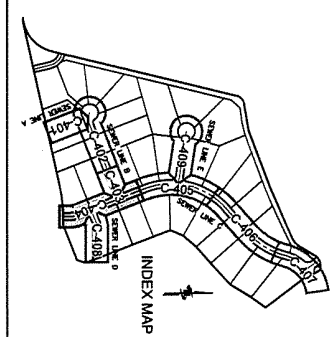
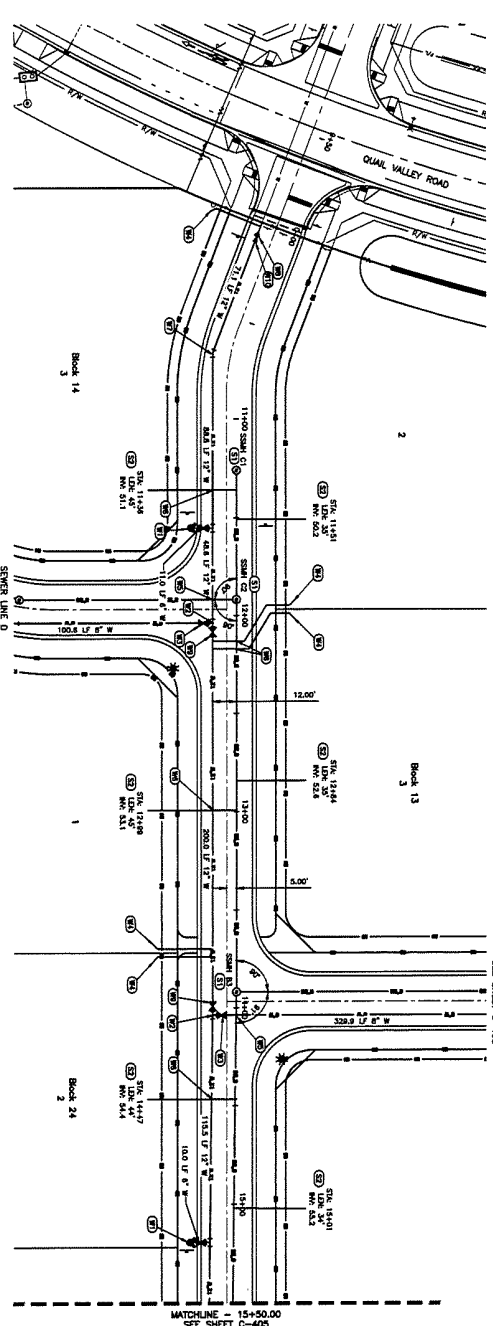
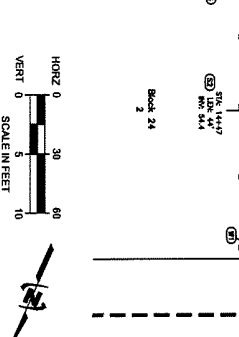
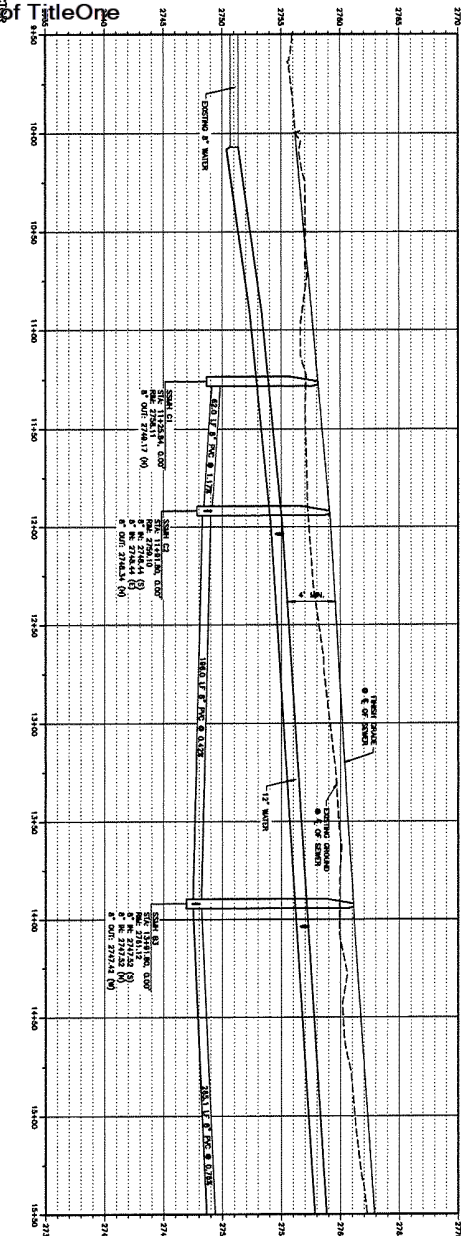


J-U-B ENGINEERS, INC.
 2760 W. Excursion Lane
 Suite 400
 Meridian, ID 83642

Phone: 208.375.7330
 www.jub.com

NOTES TO CONTRACTOR:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IDAHO DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION (DOT) STANDARD SPECIFICATIONS FOR HIGHWAYS, BRIDGES, AND STRUCTURES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS AND AGENCIES.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS AND AGENCIES.
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 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS AND AGENCIES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS AND AGENCIES.

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811
 Know what's below.
 Call before you dig.
 1-800-4-A-DIG
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

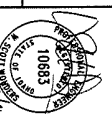
SEWER KEYED NOTES
 (S1) 48" SINKER MANHOLE PER ISPEC SD-501
 (S2) SINKER MANHOLE PER ISPEC SD-511 AND SD-511A
 (S3) SINKER MANHOLE PER ISPEC SD-512
 (S4) SINKER MANHOLE PER ISPEC SD-513

WATER KEYED NOTES
 (W1) 12" WATER MAIN PER ISPEC SD-404
 (W2) 12" WATER MAIN PER ISPEC SD-405
 (W3) 12" WATER MAIN PER ISPEC SD-406
 (W4) 12" WATER MAIN PER ISPEC SD-407
 (W5) 12" WATER MAIN PER ISPEC SD-408
 (W6) 12" WATER MAIN PER ISPEC SD-409
 (W7) 12" WATER MAIN PER ISPEC SD-410
 (W8) 12" WATER MAIN PER ISPEC SD-411
 (W9) 12" WATER MAIN PER ISPEC SD-412
 (W10) 12" WATER MAIN PER ISPEC SD-413
 (W11) 12" WATER MAIN PER ISPEC SD-414
 (W12) 12" WATER MAIN PER ISPEC SD-415
 (W13) 12" WATER MAIN PER ISPEC SD-416
 (W14) 12" WATER MAIN PER ISPEC SD-417
 (W15) 12" WATER MAIN PER ISPEC SD-418
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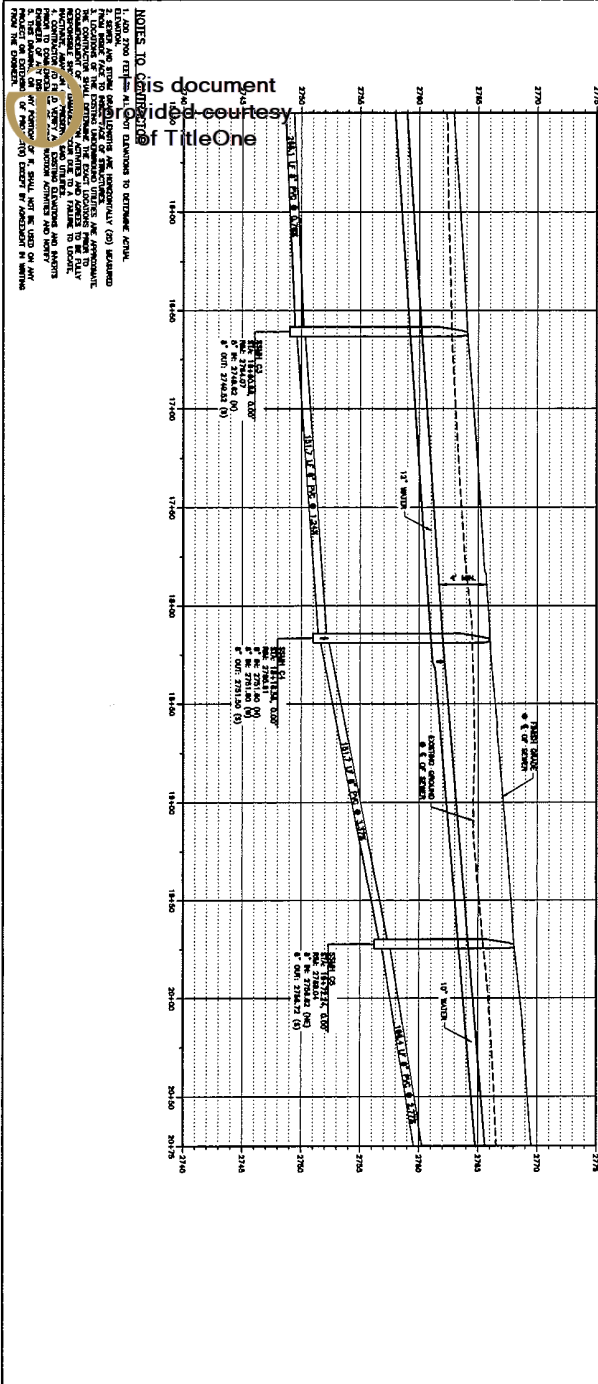
DRY CREEK RANCH PHASE 9, 15-19-037 PHASE 9A SHEET 15-19-037 C-404

DRY CREEK RANCH SUBDIVISION NO. 7
 ADA COUNTY, IDAHO
 WATER AND SEWER PLAN AND PROFILE
 SEWER LINE C

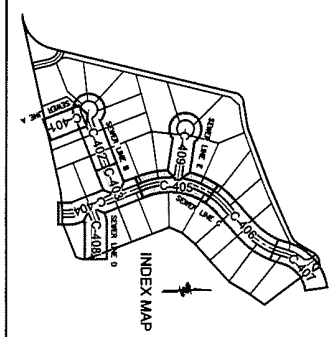
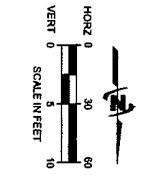
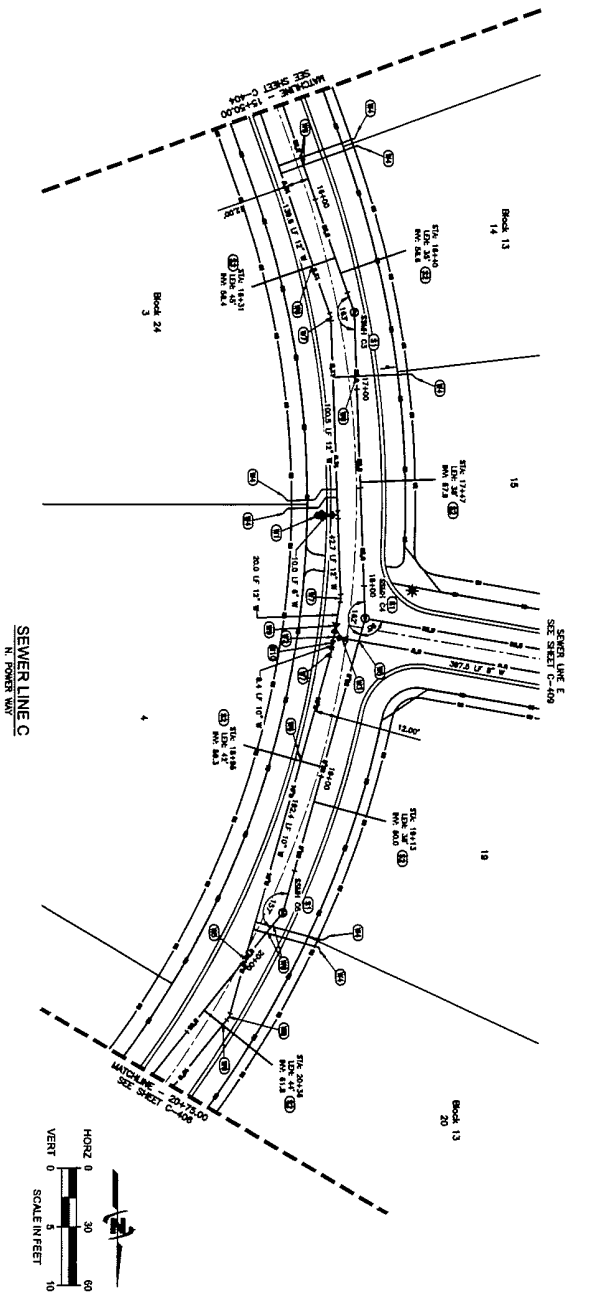
NO.	DESCRIPTION	BY	DATE
1	DESIGN	JK	05/20/21



J-U-B ENGINEERS, INC.
 2760 W. Excursion Lane
 Suite 400
 Meridian, ID 83642
 Phone: 208.376.7330
 www.jub.com



NOTES TO CONTRACTOR:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, AS APPLICABLE.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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SEWER KEYPED NOTES
 (SE) 48" SEWER MANHOLE PER ISWPC SD-501
 (SB) SEWER SERVICE LINE PER ISWPC SD-511 AND SD-511A
 (SA) MARK TO SURFACE PER ISWPC SD-512

WATER KEYPED NOTES
 (WB) FIRE HYDRANT ASSEMBLY PER ISWPC SD-404
 (WC) 12"x12" 90° TEE
 (WD) 8" DRAIN VALVE PER ISWPC SD-408
 (WE) 1" SHIELD SERVICE CONNECTION PER ISWPC SD-401
 (WF) 4" POLY/HDPE/POURABLE MANHOLE CROSSING SEE WATER NOTE 2
 (WG) 3" ON SWEET C-202
 (WH) 11.25" ELBOW
 (WI) 22.5" ELBOW
 (WJ) 12" GATE VALVE PER ISWPC SD-408
 (WK) 12"x10" REDUCER

NOTE: ALL VALVES, FITTINGS, AND APPURTENANCES SHALL HAVE THROST BLOCKS PER ISWPC SD 403

811
 Know what's below.
 Call before you dig.
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. STAKE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

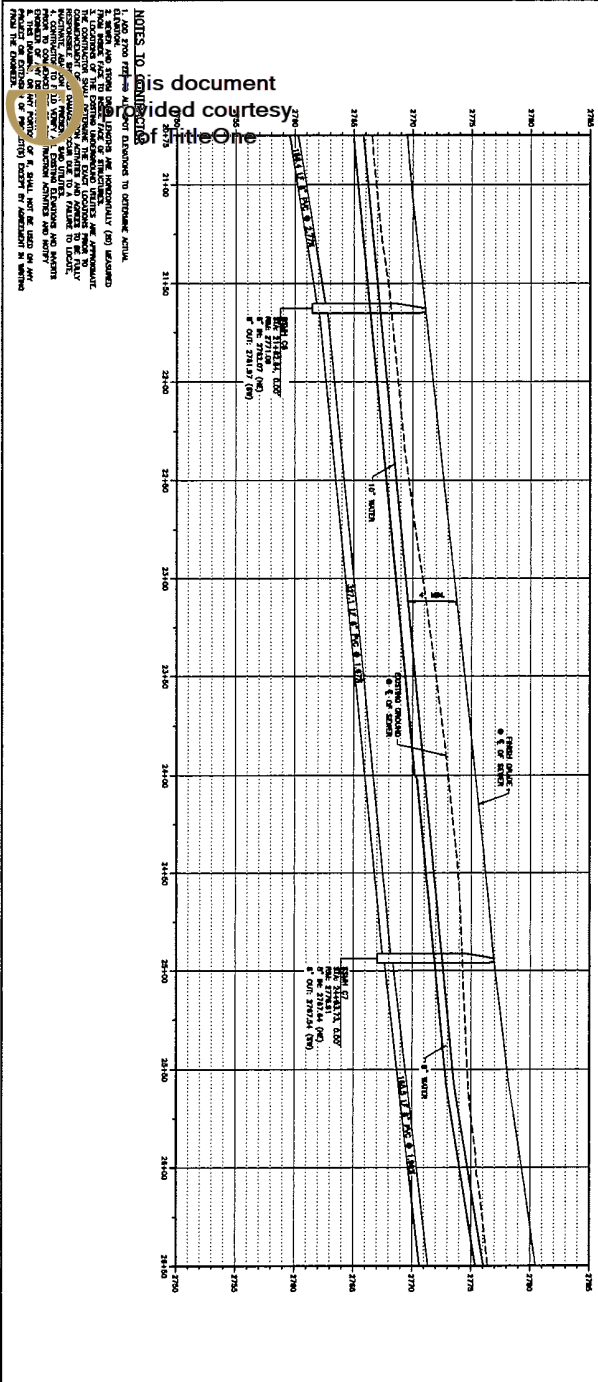
DATE	05/26/2021
PROJECT	2021-001 DRY CREEK RANCH PHASE 3 - 10-1007 PARKWAY CROSSING TO 10-1007 C-405
DESIGNER	JUB-ENGINEERS, INC.
CHECKED BY	JUB-ENGINEERS, INC.
DATE	05/26/2021
SCALE	AS SHOWN
SHEET NUMBER	C-405

DRY CREEK RANCH SUBDIVISION NO. 7
ADA COUNTY, IDAHO
WATER AND SEWER PLAN AND PROFILE
SEWER LINE C

NO.	DESCRIPTION	BY	DATE



JUB-ENGINEERS, INC.
 2760 W. Excursion Lane
 Suite 400
 Meridian, ID 83642
 Phone: 208.376.7330
 www.jub.com



NOTES TO CONTRACTOR

1. 2007 2700 profile and elevations to determine actual location of sewer line.

2. Location of sewer line shown on this plan and profile is based on existing utility records and field location. It is the responsibility of the contractor to verify the location of the sewer line before construction.

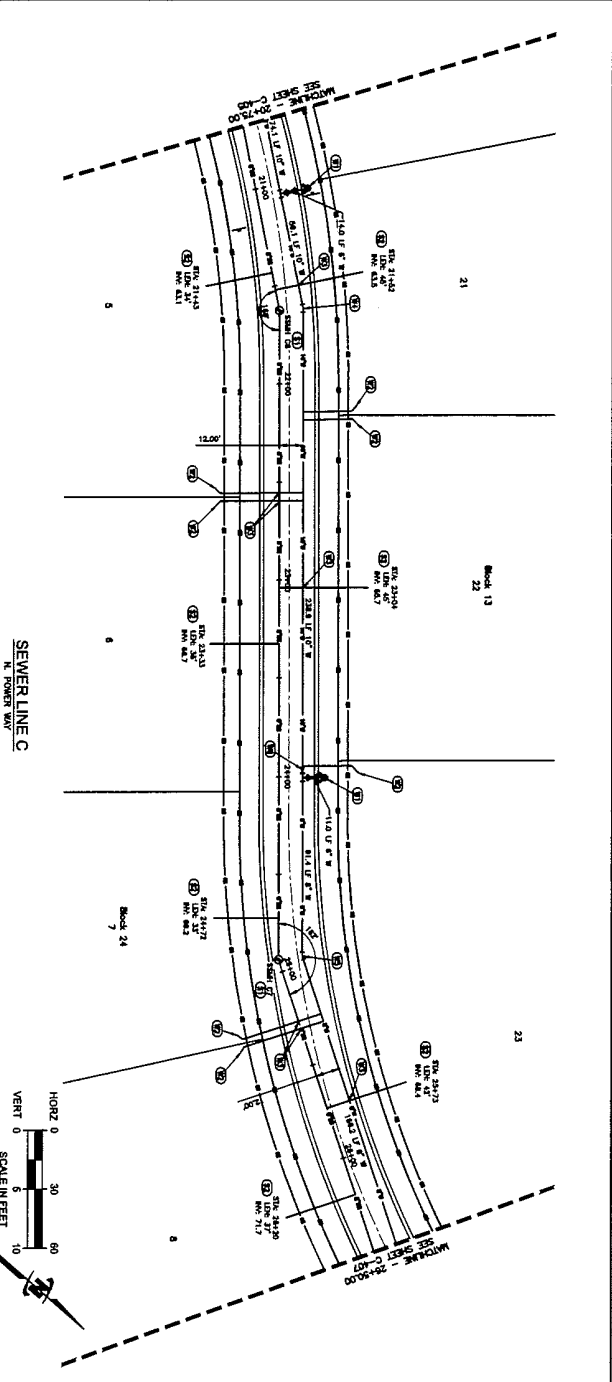
3. The sewer line shall be installed in accordance with the specifications of the International Association of Sewerage Engineers (IASE) and the International Association of Public Works (IAPW).

4. The sewer line shall be installed in accordance with the specifications of the International Association of Sewerage Engineers (IASE) and the International Association of Public Works (IAPW).

5. The sewer line shall be installed in accordance with the specifications of the International Association of Sewerage Engineers (IASE) and the International Association of Public Works (IAPW).

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 Know what's below.
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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES



SEWER KEYED NOTES

(1) 48" SEWER MANHOLE PER ISPEC SD-501

(2) SEWER SERVICE LINE PER ISPEC SD-511 AND SD-511A

(3) MARK TO SURFACE PER ISPEC SD-512

WATER KEYED NOTES

(4) 1" FIRE HOSE SERVICE PER ISPEC SD-401

(5) 1" FIRE HOSE SERVICE PER ISPEC SD-401

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(100) 1" FIRE HOSE SERVICE PER ISPEC SD-401

INDEX MAP

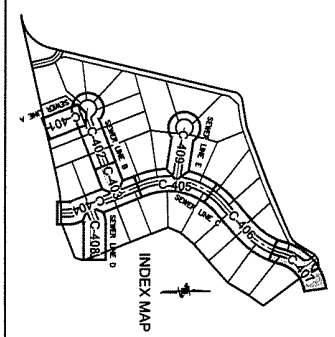
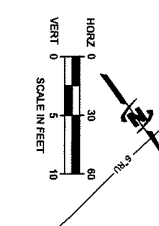
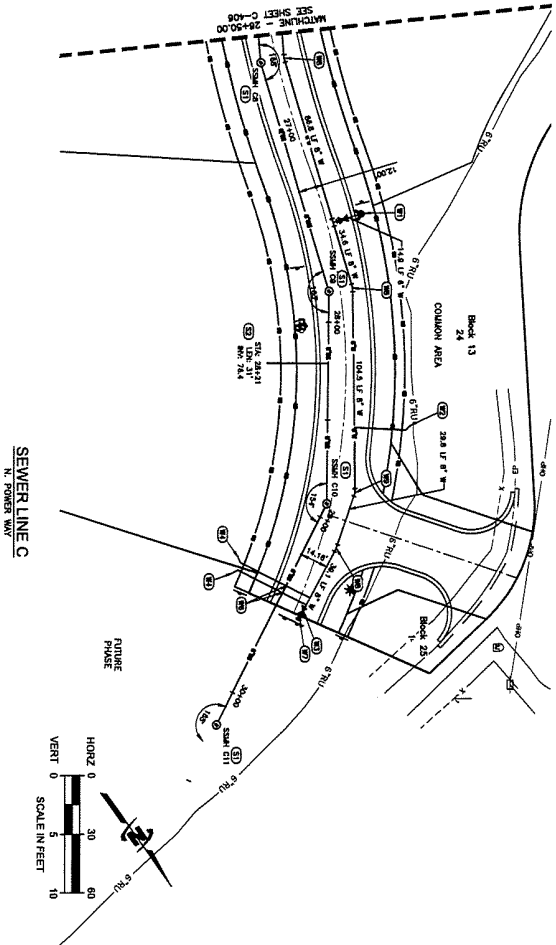
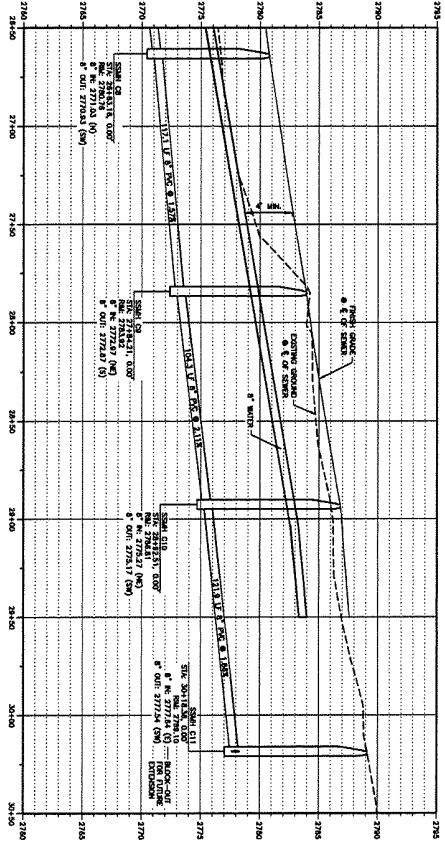
2760 W. Excursion Lane
 Suite 400
 Meridian, ID 83642

Phone: 208.376.7330
 www.jub.com

<p>DRY CREEK RANCH SUBDIVISION NO. 7 ADA COUNTY, IDAHO</p> <p>WATER AND SEWER PLAN AND PROFILE SEWER LINE C</p>	<p>JUB J-U-B ENGINEERS, INC.</p>	<p>10683</p>
		<p>DATE: 05/08/2011</p>
<p>PROJECT: DRY CREEK RANCH SUBDIVISION NO. 7</p>	<p>SCALE: 1" = 40'</p>	<p>DATE: 05/08/2011</p>
<p>SHEET NUMBER: C-406</p>	<p>DATE: 05/08/2011</p>	<p>DATE: 05/08/2011</p>

NOTES TO CONTRACTOR
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
 3. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND CONDITIONS TO BE SHOWN ON THIS PLAN AND SHALL BE RESPONSIBLE FOR CORRECTING ANY DISCREPANCIES.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 6. THE CONTRACTOR SHALL MAINTAIN ALL RECORDS AND DRAWINGS FOR THE LIFE OF THE PROJECT.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
 8. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND CONDITIONS TO BE SHOWN ON THIS PLAN AND SHALL BE RESPONSIBLE FOR CORRECTING ANY DISCREPANCIES.
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 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 11. THE CONTRACTOR SHALL MAINTAIN ALL RECORDS AND DRAWINGS FOR THE LIFE OF THE PROJECT.

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- SEWER KEYED NOTES**
- (C1) 48" SEWER MANHOLE PER ISPMC SD-501
 - (C2) SEWER SERVICE LINE PER ISPMC SD-511 AND SD-511A
 - (C3) MANHOLE TO SURFACE PER ISPMC SD-512
- WATER KEYED NOTES**
- (W1) FINE HOUSING ASSEMBLY PER ISPMC SD-404
 - (W2) 2" SINGLE SERVICE CONNECTION PER ISPMC SD-401 WITH 2" REDUCED PRESSURE ZONE ASSEMBLY PER WATER WASTER TECHNOLOGIES COMPANY MODEL 00940201
 - (W3) 8" DOME VALVE PER ISPMC SD-408
 - (W4) 1" SINGLE SERVICE CONNECTION PER ISPMC SD-401
 - (W5) 1" POLYETHYLENE GLYCOL (PEGL) VALVE PER ISPMC SD-401
 - (W6) 3/4" POLYETHYLENE GLYCOL (PEGL) VALVE PER ISPMC SD-401
 - (W7) 2" BLOW-OFF ASSEMBLY PER ISPMC SD-405
 - (W8) 11.25" ELBOW
 - (W9) 22.5" ELBOW
- NOTE: ALL WATERS, FITTINGS, AND APPURTENANCES SHALL HAVE THRUST BOLTS PER ISPMC SD-403

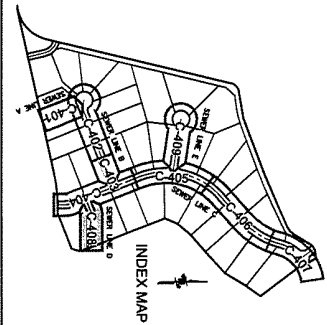
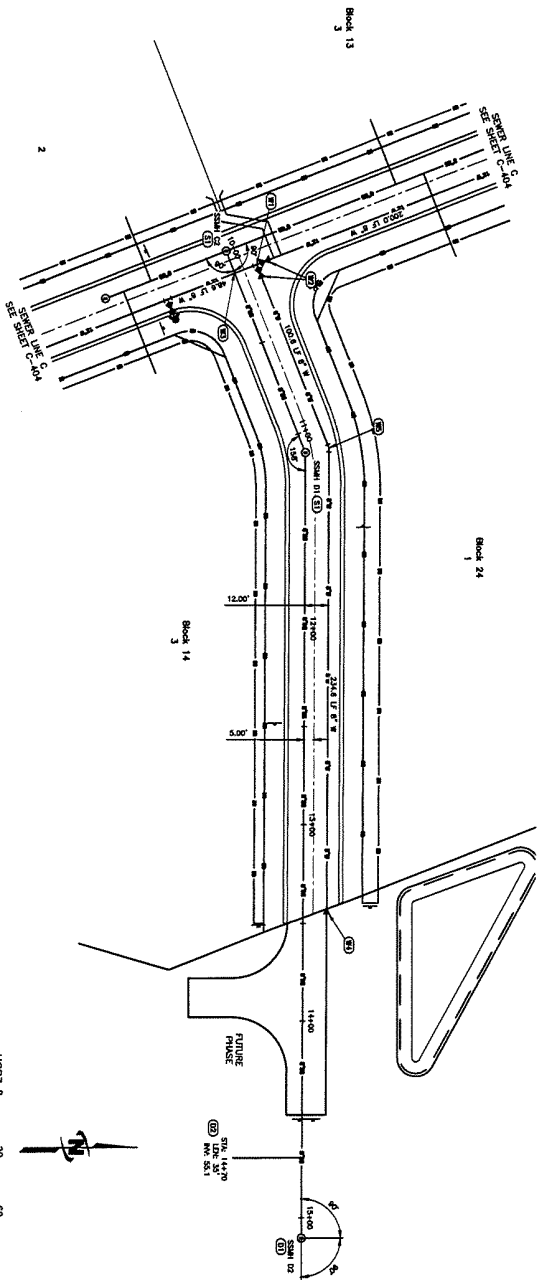
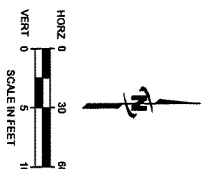
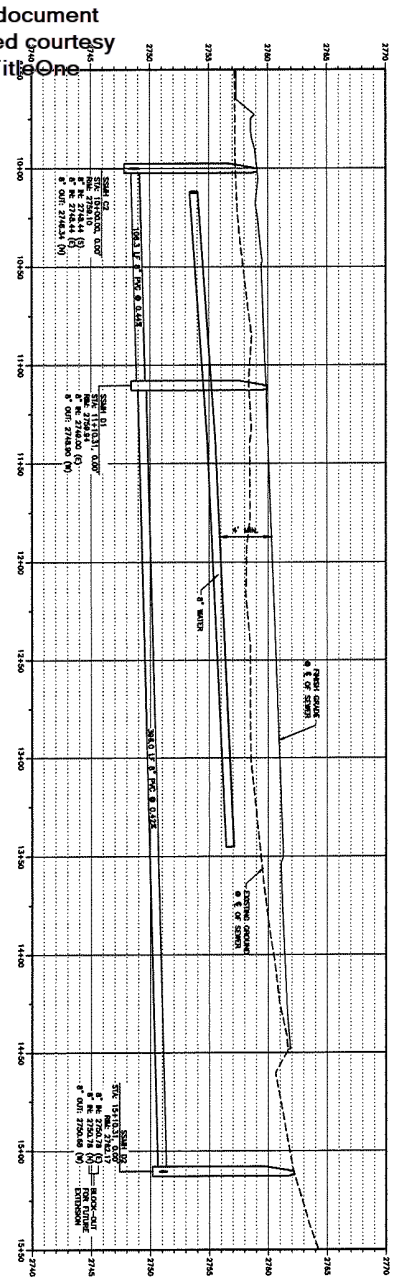
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 Know what's below.
 Call before you dig.
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

<p>DRY CREEK RANCH SUBDIVISION NO. 7 ADA COUNTY, IDAHO</p> <p>WATER AND SEWER PLAN AND PROFILE SEWER LINE C</p>		<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE									<p>JUB J-U-B ENGINEERS, INC. 2760 W. Excursion Lane Suite 400 Meridian, ID 83642 Phone: 208.378.7330 www.jub.com</p>
NO.	DESCRIPTION	BY	DATE												

NOTES TO CONTRACTOR

1. ALL 2020 FIELD AND SURVEY DATA ARE HORIZONTAL (H) AND VERTICAL (V) UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
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SEWER KEYED NOTES

- (E) 18" SEWER MANHOLE PER ISMPC SD-501
- (E) SEWER SERVICE LINE PER ISMPC SD-511 AND SD-511A
- (E) MARK TO SURFACE PER ISMPC SD-512

WATER KEYED NOTES

- (E) 8" GATE VALVE PER ISMPC SD-405
- (E) 8" POTABLE/NON-POTABLE MAIN CROSSING SEE WATER NOTE 2 ON SHEET C-002
- (E) 2" BLOW-OFF ASSEMBLY PER ISMPC SD-405
- (E) 22.5' ELBOW

NOTE: ALL VALVES, FITTINGS, AND APPURTENANCES SHALL HAVE THURST BLOCKS PER ISMPC SD 403

FILE NO.	15-16-07 C-408
DATE	05/25/2021
PROJECT	DRY CREEK RANCH
OWNER	ADA COUNTY
DESIGNER	JUB ENGINEERS, INC.
DATE PLOTTED	05/25/2021
PLOTTED BY	ERIN EYM
SCALE	AS SHOWN
SHEET NUMBER	C-408

**DRY CREEK RANCH SUBDIVISION NO. 7
 ADA COUNTY, IDAHO**

**WATER AND SEWER PLAN AND PROFILE
 SEWER LINE D**

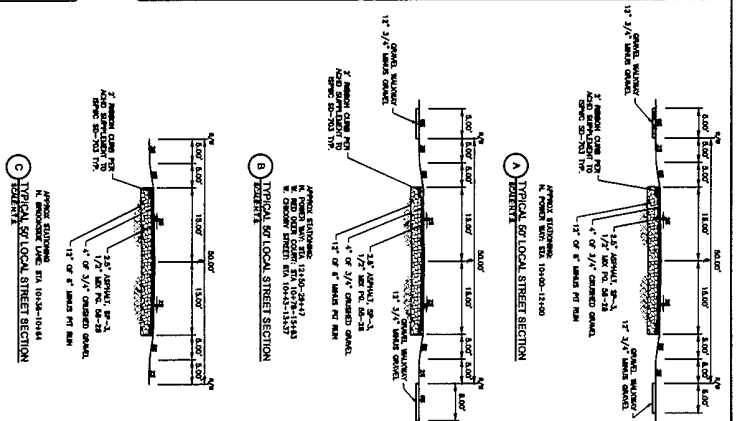
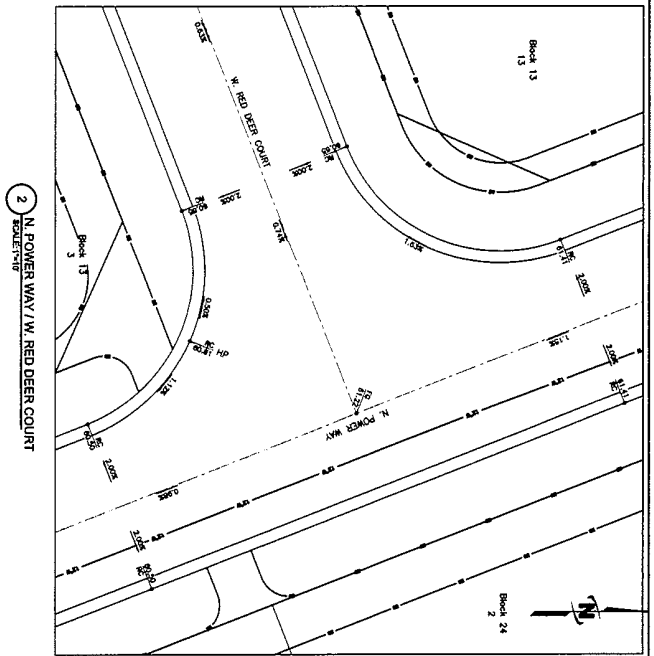
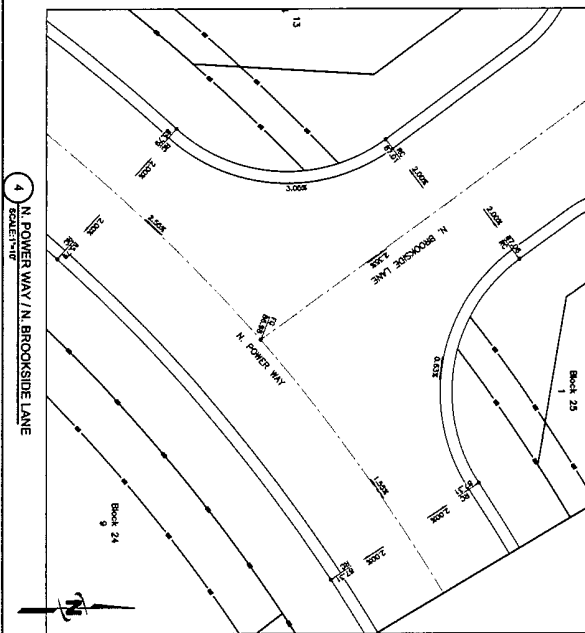
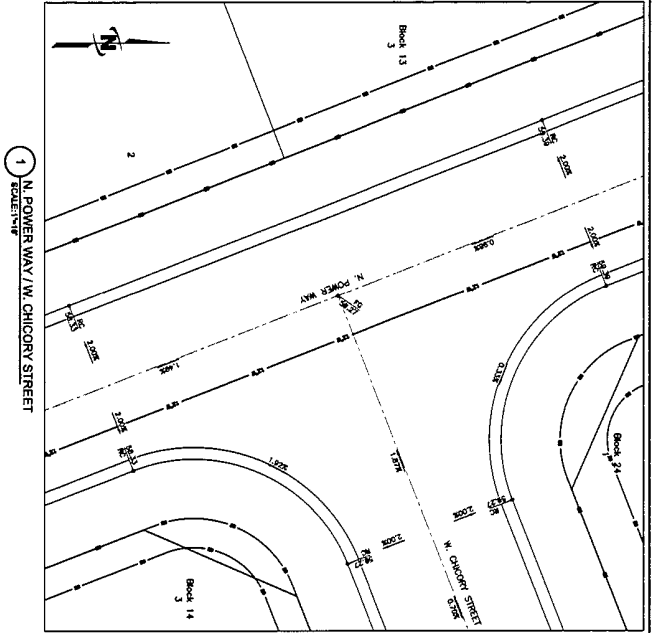
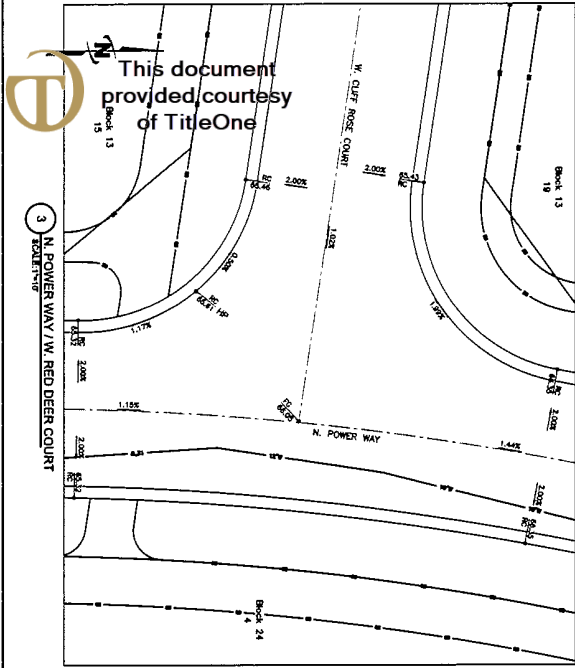
REVISIONS

NO.	DESCRIPTION	BY	DATE



J-U-B ENGINEERS, INC.
 2760 W. Excursion Lane
 Suite 400
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DRY CREEK RANCH SUBDIVISION NO. 7
 ADA COUNTY, IDAHO

INTERSECTIONS AND STREET SECTIONS

C-501

J-U-B ENGINEERS, INC.
 2760 W. Excursion Lane
 Suite 400
 Meridian, ID 83642

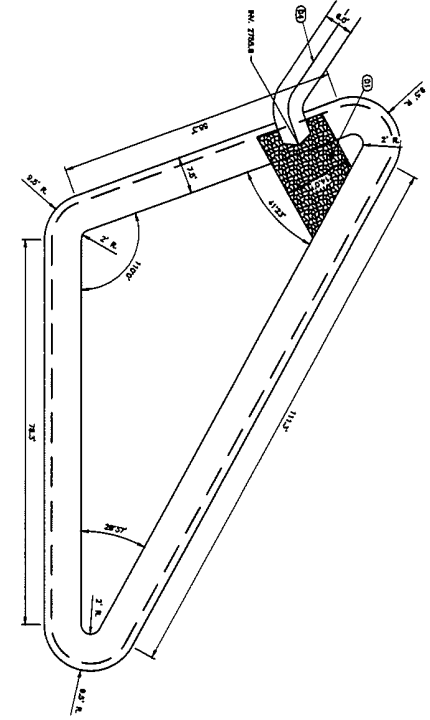
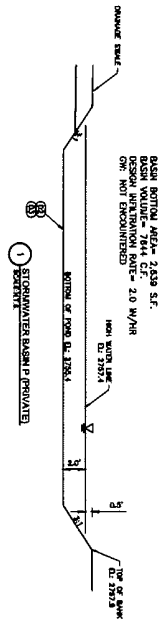
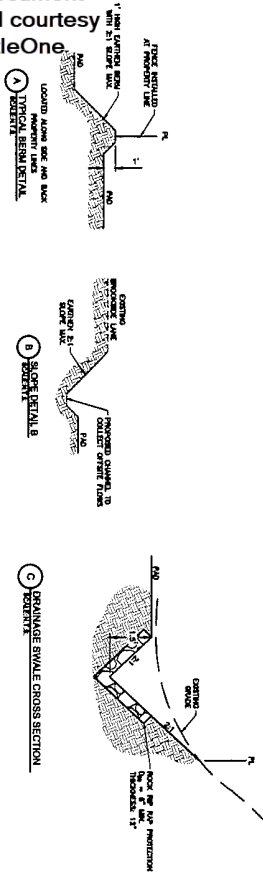
Phone: 208.376.7330
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10683

J-U-B ENGINEERS, INC.



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- ADDITIONAL STORM DRAIN NOTES**
1. FINISH GRADE SHALL BE 1" ABOVE FINISH GRADE OF THE BOTTOM DESIGN ELEVATION FOR ANY INFILTRATION FACILITY AND/OR IF IS HIGHER THAN ADJACENT FACILITY AND/OR IF IS HIGHER THAN ADJACENT FACILITY PRIOR TO FINISH.
 2. CONTRACTOR SHALL PERFORM PERCOLATION TESTING AT PROPOSED INFILTRATION SYSTEM PRIOR TO FINISH.
 3. MAXIMUM DESIGN INFILTRATION RATE OF 2.0 M/HR.
 4. FINISH DESIGN INFILTRATION RATE SHALL BE PER ASH AND SUPPLEMENT TO SPCC 20-427 AND SHALL BE 1" ABOVE FINISH GRADE OF THE BOTTOM DESIGN ELEVATION FOR ANY INFILTRATION FACILITY.
 5. FINISH DESIGN INFILTRATION RATE SHALL BE 1" ABOVE FINISH GRADE OF THE BOTTOM DESIGN ELEVATION FOR ANY INFILTRATION FACILITY.
- DRAINAGE NOTES**
- (DB) 12" THICK ENERGY ABSORPTION APPROX. 60-8"
 - (DB) 4" MIN TOPSOIL OR ALLOWED LAYER MATERIAL
 - (DB) REGENERATE AND LANSCAPE BASIN BOTTOM AND SLOPES IN ACCORDANCE WITH THE ADA COUNTY DESIGN DISTRICT SPECIFICATIONS AND LANSCAPE INFILTRATION SWALE MANUAL, DATED OCTOBER 2017
 - (DB) DRAINAGE SWALE

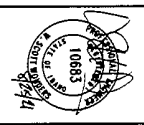
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TITLE	C-502
DATE	09/25/2021
PROJECT	DRY CREEK RANCH PHASE 7 - 10-2021
DESIGNER	JUB
CHECKER	JUB
DATE	09/25/2021
SCALE	AS SHOWN
BY	JUB
CHECKED	JUB
DATE	09/25/2021

**DRY CREEK RANCH SUBDIVISION NO. 7
 ADA COUNTY, IDAHO**

STREET PLAN AND PROFILE
 DRAINAGE DETAILS

NO.	DESCRIPTION	BY	DATE



J-U-B ENGINEERS, INC.
 2760 W. Excursion Lane
 Suite 400
 Meridian, ID 83642
 Phone: 208.376.7390
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SUBP21-0028

Dry Creek Ranch Subdivision No. 7
T 5N, R 2E, Sec 30

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=23 CHE FOWLER
ADA COUNTY HIGHWAY DISTRICT

2021-173103
12/08/2021 11:18 AM
NO FEE

(space reserved for recording)

**PERPETUAL STORM WATER DRAINAGE EASEMENT
(Non-Exclusive)**

This Non-Exclusive Perpetual Storm Water Drainage Easement (this "Easement") is made as of the 4th day of November, 2021, by and between **Brookside Developers, Inc.** an Idaho corporation ("Grantor") and **Ada County Highway District**, a body politic and corporate of the State of Idaho ("ACHD").

WITNESSETH:

For good and sufficient consideration it is agreed:

Section 1. Recitals.

1.1 Grantor owns certain parcels of real property located in Ada County, Idaho, including platted lots located within Phase 7 of Dry Creek Ranch Planned Community (the "Subdivision"), which parcels are described and depicted on Exhibit A attached hereto (the "Servient Parcels"). The Servient Parcels are each adjacent to a public street under the jurisdiction of ACHD, each of which are described and depicted on Exhibit B attached hereto (hereinafter the "Dominant Estate").

1.2 The Servient Parcels are larger, platted lots that are part of an area of the Subdivision that is designed to include a rural, equestrian feel and layout, including rural street sections with ribbon curb and horse paths adjacent to (but not included in) the Dominant Estate. Rather than including the type of storm water drainage system facilities that ACHD might require in typical residential projects, the Servient Parcels are instead graded to permit storm drain run off to "sheet flow" from the Dominant Estate onto the Servient Parcels, with the Servient Parcels, in turn, being graded and sized to allow such storm drain run off to be absorbed within the Easement Areas (defined below) within the Servient Parcels and not drain back onto the roads.

1.3. After Acceptance (as defined below) by ACHD, the Dominant Estate will become a part of ACHD's highway system. The portion of the Servient Parcels subject to the Easement Areas will, in turn, be subject to the rights and restrictions set forth herein. To



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SUBP21-0028

Dry Creek Ranch Subdivision No. 7

T 5N, R 2E, Sec 30

(space reserved for recording)

**PERPETUAL STORM WATER DRAINAGE EASEMENT
(Non-Exclusive)**

This Non-Exclusive Perpetual Storm Water Drainage Easement (this "Easement") is made as of the 4th day of November, 2021, by and between **Brookside Developers, Inc** an Idaho corporation ("Grantor") and **Ada County Highway District**, a body politic and corporate of the State of Idaho ("ACHD").

WITNESSETH:

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formalize such transfer ACHD desires to obtain this Easement from Grantor and Grantor is willing to grant such Easement to ACHD all on the terms and conditions hereinafter set forth

Section 2. Grant of Easement.

2.1 For the period and on the terms and conditions hereinafter set forth, for the benefit of the Dominant Estate, Grantor hereby grants to ACHD an easement on and under a portion of the Servient Parcels for the retention of storm water from the Dominant Estate (hereafter, the "Authorized Use") to, into, on, under, over and across that certain portion of the Servient Parcels identified in keynote 6 of the recorded final plat of the Subdivision (the "Easement Areas").

2.2 The Easement herein granted is not exclusive to ACHD. ACHD acknowledges that the Easement Areas contain numerous other improvements, utilities and landscaping, and that Grantor contemplates installing future improvements, installation of irrigation pressure lines and related facilities, utilities and landscaping in the Easement Areas. ACHD further acknowledges that Grantor and its grantees and licensees (including future grantees and licensees) may use the Easement Areas for any lawful purpose provided that such use does not materially interfere with ACHD's Authorized Use of the Easement Areas. If any structures, fences, landscaping or other improvements are constructed or planted on the Easement Areas in the future and such improvements interfere with the Authorized Use by diverting stormwater back onto the roadway, then such improvements must be removed in order for ACHD to perform its obligations, the costs of removal and replacement or restoration of the said improvements shall be the sole obligation of the owner of such improvements.

Section 3. Construction; Acceptance; Repair and Maintenance; Warranties.

3.1 At Grantor's sole cost and expense, Grantor shall perform initial construction of the Servient Parcels including the Easement Areas (not to include fine grading and construction of subsequent residential improvements) in accordance with designs, plans and specifications prepared by JUB Engineers, dated February 10, 2021 and approved by ACHD on August 25, 2021 ("**Engineered Plans**"), and in compliance with all applicable statutes and good engineering practices. During construction Grantor shall give ACHD reasonable notice and opportunity to inspect the Easement Areas.

3.2 From and after the date ACHD gives Grantor written notice that ACHD accepts the Dominant Estate and has approved the initial construction of the Easement Areas in accordance with the Engineered Plans ("**Acceptance**"), Grantor shall have sole responsibility for the operation, maintenance, repair, replacement, reconstruction and, as applicable, enhancement of the Easement Areas at Grantor's sole expense. Grantor shall operate, maintain, repair, replace, and as necessary reconstruct the Easement Areas at all times in good and safe condition and in full compliance with all Applicable Laws and the Authorized Use, as described above.

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Section 4. Indemnification.

4.1 Grantor shall indemnify, defend and save and hold harmless ACHD, its Commissioners and employees, from and against all claims, actions, judgments and expenses (including, without limitation, reasonable attorneys' fees incurred in defense thereof) for damages, injury or death (collectively, "**Claims**") caused by or arising out of Grantor's, and or Grantor's agents negligent design, construction and installation of the Easement Areas or Grantor's and or Grantor's agents failure to construct the Easement Areas in accordance with the Engineered Plans.

4.2 Grantor shall indemnify and hold harmless ACHD and the Servient Parcels from and against any and all claims for liens or liens (including, without limitation, mechanics' and materialman's' liens) (collectively, "**Mechanics' Liens**") arising out of the construction and installation of the Servient Parcels.

4.3 Grantor shall indemnify and hold harmless ACHD, its Commissioners and employees, from and against all Claims caused by or arising out of the presence, use, generation, release, discharge, storage or disposal of Hazardous Materials from, in, on, or under the Servient Parcels.

4.4 Upon completion of the initial construction of the Servient Parcels in accordance with the Engineered Plans, Grantor shall indemnify, defend and save and hold harmless ACHD, its Commissioners and employees from and against all Claims, arising out of Grantor's use of the Easement Areas, its failure or neglect to maintain, repair, or replace as necessary the Easement Areas, and or the presence, use, generation, release, discharge, storage or disposal of Hazardous Materials in, on, or under the Easement Areas.

4.5 Grantor shall indemnify, defend and save and hold harmless ACHD and the Servient Parcels from and against any and all Mechanic's Liens arising out of Grantor's or Grantor's agent's activities or work on the Servient Parcels.

4.6 If ACHD consents to improvements and/or landscaping and/or Grantor's use proposed by Grantor under Sections 2.1 or 2.2, Grantor shall indemnify, defend and save and hold harmless ACHD, its Commissioners and employees, from and against all Claims, caused by or arising out of Grantor's use of the same, the construction, installation, maintenance and repair of such improvements and/or landscaping, and/or Grantor's failure to comply with applicable federal, state and local laws.

Section 5. Term. The term of this Easement is perpetual.

Section 6. Covenants Run with the Land. Throughout the term of this Easement, it shall be a burden upon the Servient Parcels and shall be appurtenant to and for the benefit of the Dominant Estate, and shall run with the land.

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Section 7. Attorney's Fees and Costs. In any suit, action or appeal therefrom to enforce or interpret this Easement, the prevailing party shall be entitled to recover its costs incurred therein, including reasonable attorneys' fees.

Section 8. Exhibits. All exhibits attached hereto and the recitals contained herein are incorporated as if set forth in full herein.

Section 9. Successors and Assigns. This Easement and the covenants and agreements made herein shall inure to the benefit of, and be binding upon, ACHD and Grantor, and their respective successors and assigns. After the real property is transferred to a successor the Grantor (or any other previous owner of any Servient Parcel) shall not be held liable for any breach or violation of this Easement.

Section 10. Modification. This Easement may not be amended in whole or in part except by written instrument, duly executed and acknowledged by the parties hereto, and recorded.

Section 11. Notices. All notices given pursuant to this Easement shall be in writing and shall be given by personal delivery, by United States Mail Certified, Return Receipt Requested, or other established express delivery service (such as Federal Express), postage or delivery charge prepaid, addressed to the appropriate party at the address set forth below.

Grantor: Brookside Developers, Inc
923 S. Bridgeway Place
Eagle, Idaho 83616

ACHD: Ada County Highway District
3775 Adams Street
Garden City, Idaho 83714-6499

Section 12. Recordation. This Easement shall be recorded in the Real Property Records of Ada County, Idaho.

Section 13. Warranty of Authority to Execute.

13.1 The person(s) executing this Agreement on behalf of ACHD represent(s) and warrant(s) due authorization to do so on behalf of ACHD, and that upon execution of this Agreement on behalf of ACHD, the same is binding upon, and shall inure to the benefit of, ACHD.

13.2 If Grantor is not a natural person, the person(s) executing the Agreement on behalf of Grantor represent(s) and warrant(s) due authorization to do so on behalf of Grantor, and that upon execution of this Agreement on behalf of Grantor, the same is binding upon, and shall inure to the benefit, of Grantor.

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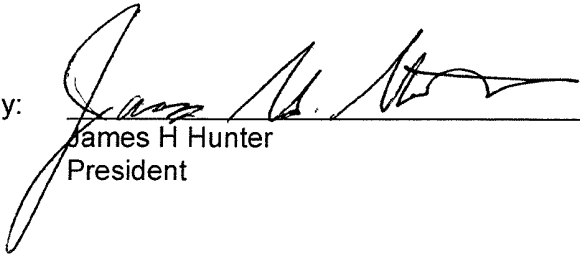
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13.3 Grantor warrants to the ACHD that Grantor is lawfully seized and possessed of the Servient Estate and has the right and authority to grant this Easement to ACHD. This Easement shall be subject to all easements and encumbrances of record or appearing on the land as of the date hereof.

IN WITNESS WHEREOF, the undersigned have caused this Easement to be executed the day and year first set forth above.

Grantor:

Brookside Developers, Inc

By: 
James H Hunter
President

ACHD:

Ada County Highway District, a body politic and corporate of the State of Idaho

By: 
Christy Little
Development Services Manager

[notary acknowledgements on following page]





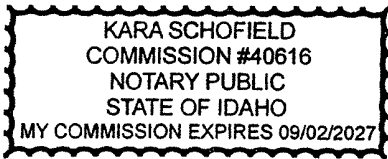
This document provided courtesy of TitleOne State of Idaho)

County of Ada)

) ss.

On this 4th day of November, 2021, before me, a Notary Public in and for the State of Idaho, personally appeared James H. Hunter, known or identified to me to be the President of the Corporation that executed this instrument or the persons who executed this instrument on behalf of said Corporation, and acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Kara Schofield

Notary Public for the State of Idaho Residing at Ada Counh Idaho My commission expires: 9-2-27

STATE OF IDAHO)

) ss.

County of Ada)

This record was acknowledged before me on 12/8/2021, 20__ by Christy Little as Development Services Manager of the Ada County Highway District

DocuSigned by:

Cynthia Rasavage

Signature of notary public

My commission expires: 6/7/2027



Schedule of Exhibits:

Exhibit A – Plat of Subdivision and Identification of Servient Parcels

Exhibit B – Identification of Dominant Estate (Depiction of ACHD ROW)

The Ada County Highway District (ACHD) is committed to compliance with Title VI of the Civil Rights Act of 1964 and related regulations and directives. ACHD assures that no person shall on the grounds of race, color, national origin, gender, disability or age, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any ACHD service, program or activity.

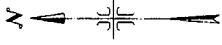
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DRY CREEK RANCH SUBDIVISION NO. 7

PLAT SHOWING
 LOCATED IN THE SW 1/4 OF SECTION 25
 T.5N., R.1E., B.M. ADA COUNTY, IDAHO
 2022



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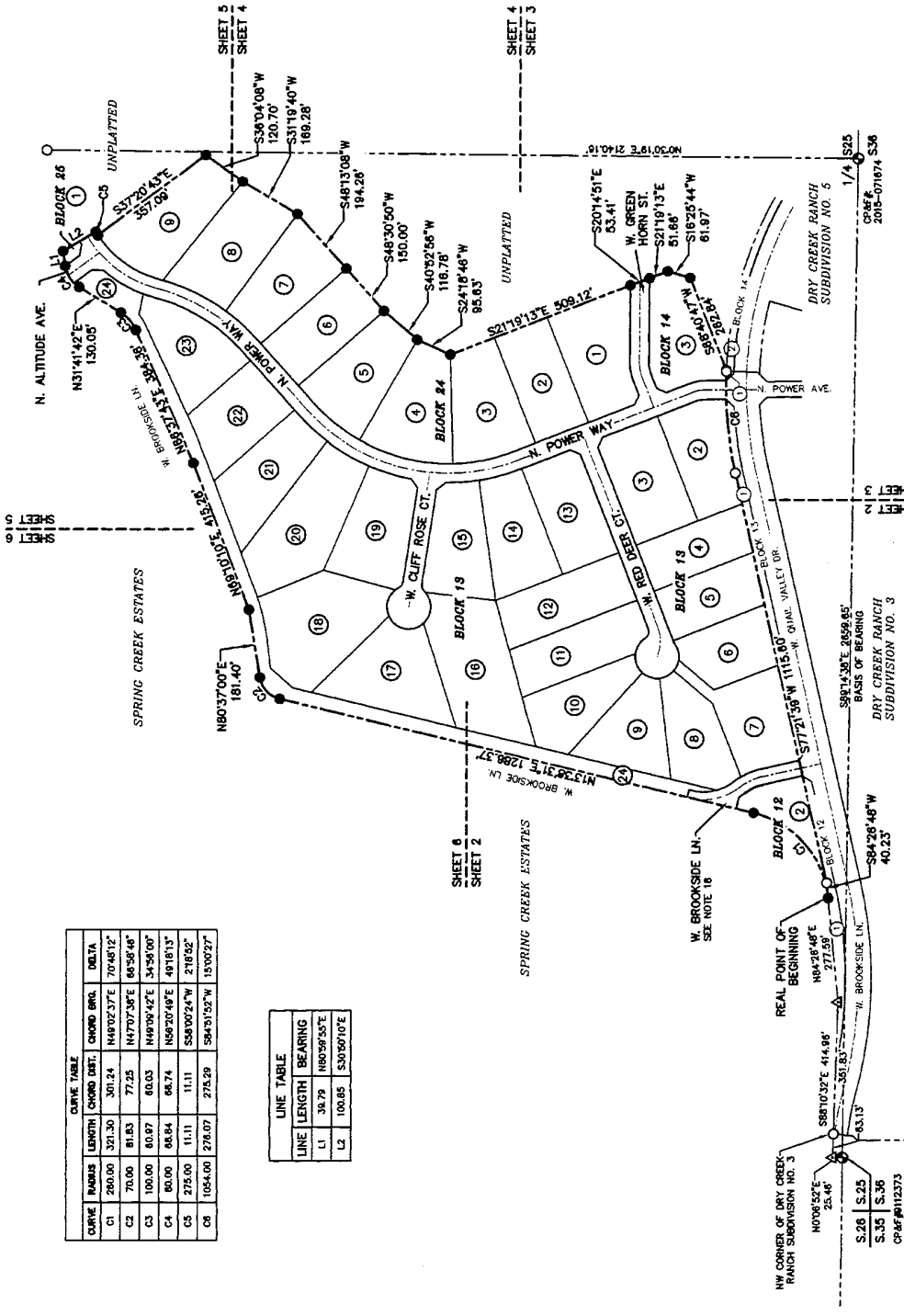
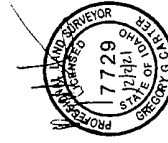


SCALE: 1" = 200'

LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN, PLS 7729
- SET 1/2" IRON PIN, PLS 7729
- SET 5/8" IRON PIN, PLS 7729
- △ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE
- ⑦ LOT NO.

SEE SHEET 7 FOR NOTES



CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	280.00	321.30	301.24	N49°02'37"E	70°46'12"
C2	70.00	81.83	77.25	N47°07'38"E	66°36'48"
C3	100.00	80.87	60.03	N49°09'42"E	54°50'00"
C4	80.00	68.84	66.74	N58°20'49"E	49°18'13"
C5	275.00	11.11	11.11	S58°00'24"W	2°18'42"
C6	1064.00	276.07	276.29	S84°51'52"W	15°00'27"

LINE	LENGTH	BEARING
L1	38.79	N89°59'55"E
L2	100.65	S30°59'10"E

SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY SHOWN HEREON. THE PROPERTY IS ADJACENT TO DRY CREEK RANCH SUBDIVISION NOS. 3 AND 5, SPRING CREEK ESTATES SUBDIVISION AND ADJACENT TO DRY CREEK RANCH SUBDIVISION NOS. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 AND 8187' MONUMENTATION FOUND PER THE PLAT AND RECORD OF SURVEYS OF THE PROPERTY ARE IN SUBSTANTIAL AGREEMENT WITH THE MONUMENTATION SHOWN ON THESE SURVEYS AND THE CORNER BRASS IN AND SALE DEED INSTRUMENT NO. 105148009 AND WHERE HELD AS CONTROLLING CORNER BRASS IN AND SALE DEED INSTRUMENT NO. 105148009. THE PROPERTY IS BEING BUILT AS BUILDABLE LOT AND MAY NOT BE ACCESSIBLE IN THE FUTURE. WITNESS CORNERS AS SHOWN ON THIS SURVEY HAVE BEEN SET ON THE RESPECTIVE SECTION LINES TO PERPETUATE ITS POSITION.

BOOK [REDACTED] PAGE [REDACTED]
 IDAHO SURVEY GROUP, LLC
 8965 W. EMERALD ST.
 BOYD, IDAHO 83704
 (208) 646-6870

JOB NO. 21-057
 SHEET 1 OF 9

DRY CREEK RANCH SUBDIVISION NO. 7

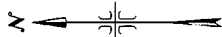


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SHEET 6
SHEET 2

SHEET 6
SHEET 2

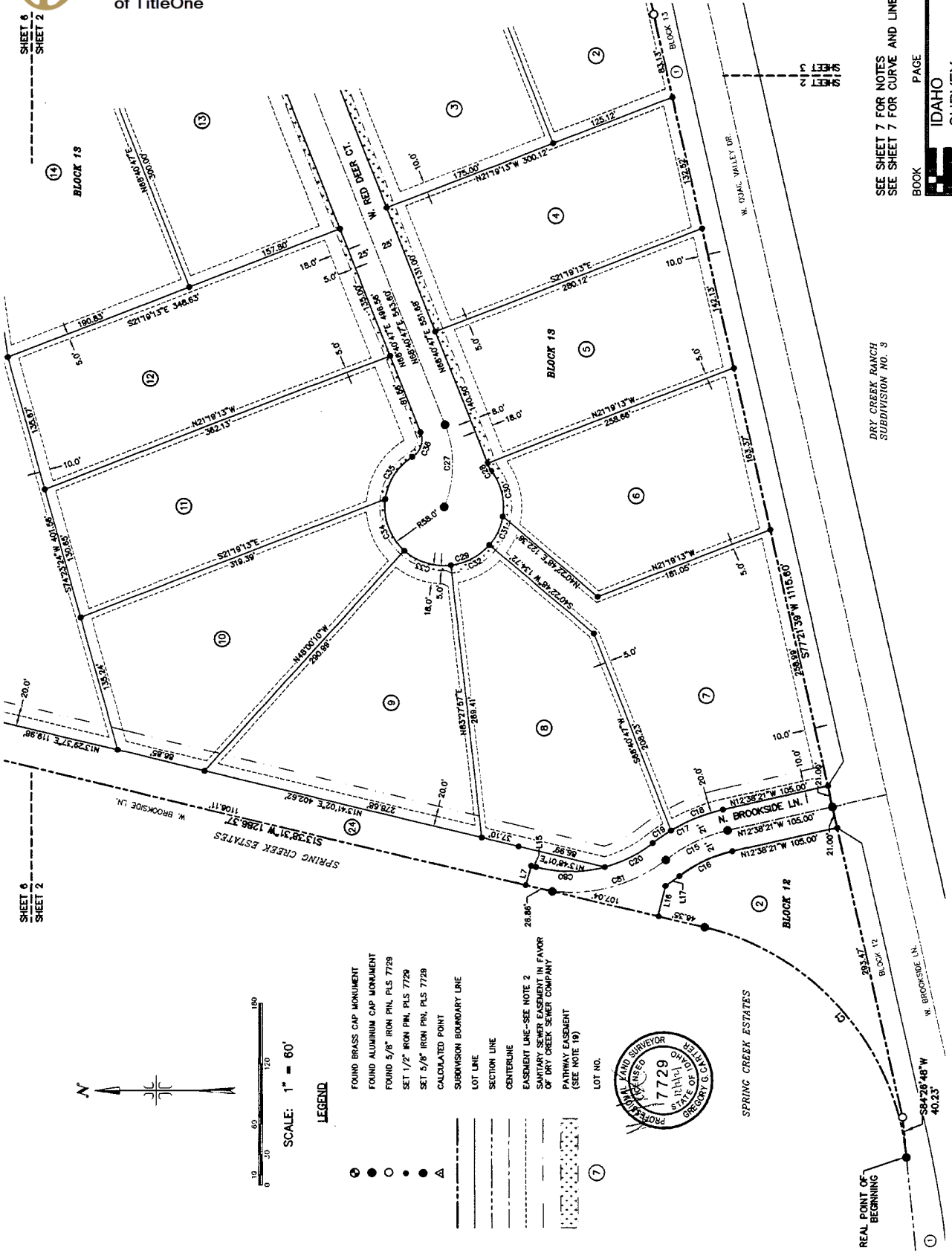
SHEET 6
SHEET 2



SCALE: 1" = 60'

LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN, PLS 7729
- SET 1/2" IRON PIN, PLS 7729
- SET 5/8" IRON PIN, PLS 7729
- △ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE
- EASEMENT LINE--SEE NOTE 2
- SANITARY SEWER EASEMENT IN FAVOR OF DRY CREEK SEWER COMPANY (SEE NOTE 16)
- PATHWAY EASEMENT (SEE NOTE 16)



SEE SHEET 7 FOR NOTES
SEE SHEET 7 FOR CURVE AND LINE TABLE

BOOK PAGE

IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 946-6670

JOB NO. 21-057
SHEET 2 OF 9

DRY CREEK RANCH
SUBDIVISION NO. 3

DRY CREEK RANCH SUBDIVISION NO. 7

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SCALE: 1" = 60'

LEGEND

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- SET 1/2" IRON PIN, PLS 7729
- SET 5/8" IRON PIN, PLS 7729
- CALCULATED POINT
- △ SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE
- EASEMENT LINE
- ▨ PATHWAY EASEMENT (SEE NOTE 19)
- ▨ TEMPORARY TURN-AROUND EASEMENT, INST. NO. _____
- ⑦ LOT NO.

SEE SHEET 7 FOR NOTES
SEE SHEET 7 FOR CURVE AND LINE TABLE

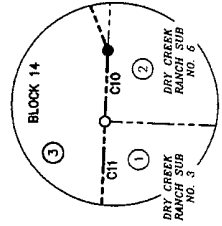
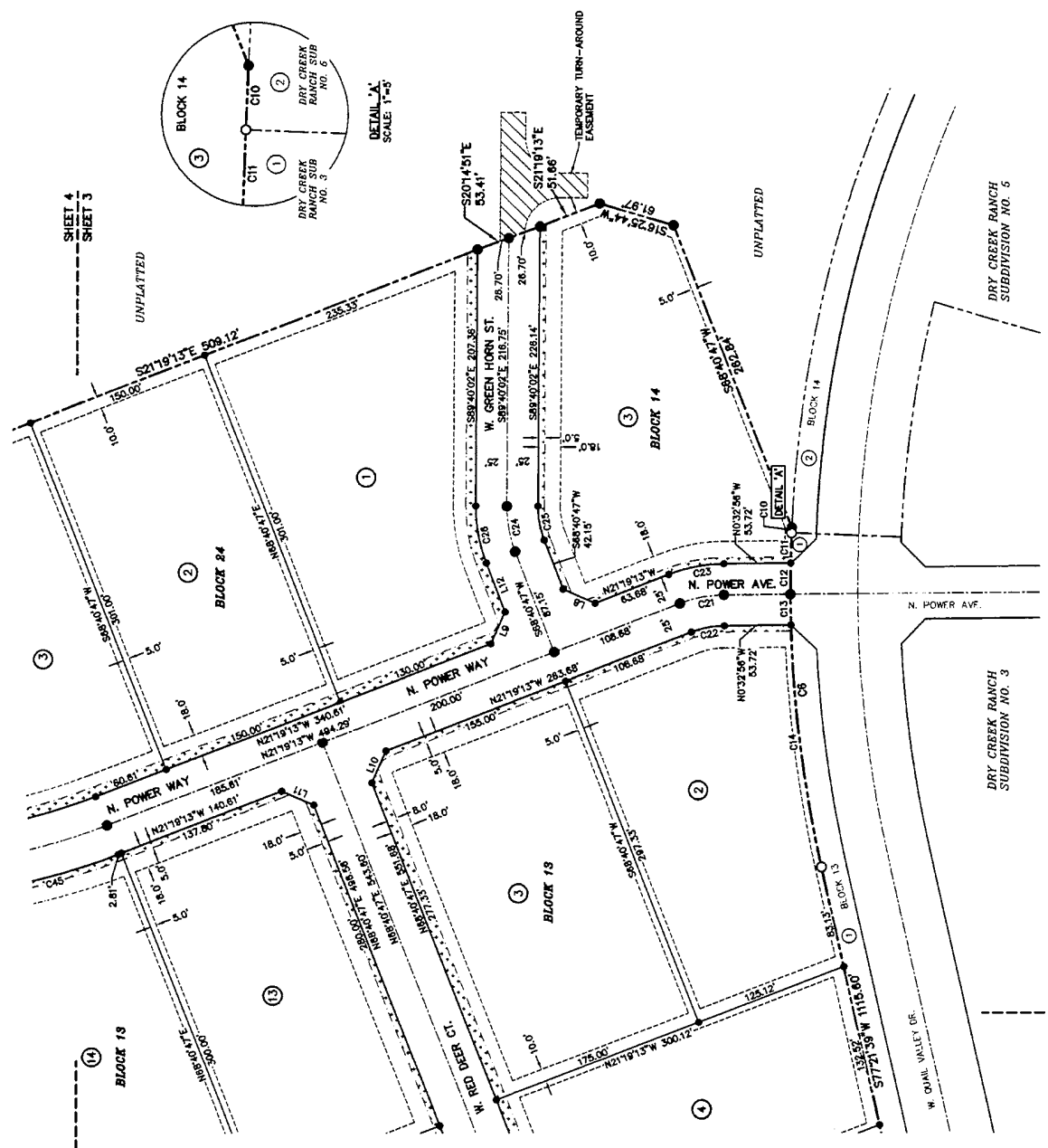


BOOK PAGE

IDAHO SURVEY GROUP, LLC

9985 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 946-6970

JOB NO. 21-057
SHEET 3 OF 9



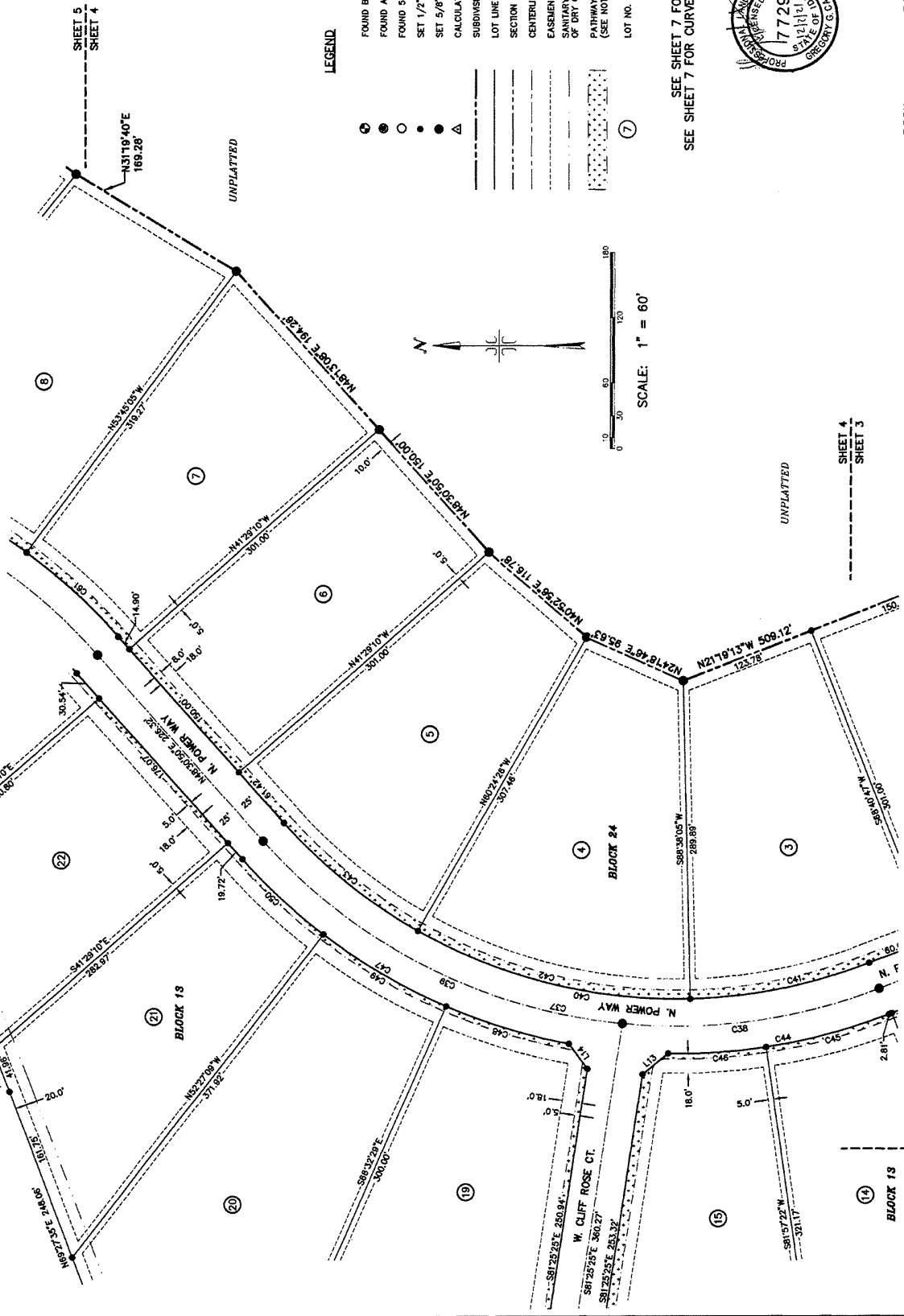
SHEET 4
SHEET 3

SHEET 3
SHEET 2

DRY CREEK RANCH SUBDIVISION NO. 7



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LEGEND

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- SET 1/2" IRON PIN, PLS 7729
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- LOT LINE
- SECTION LINE
- CENTERLINE
- EASEMENT LINE—SEE NOTE 2
- SANITARY SEWER EASEMENT IN FAVOR OF DRY CREEK SEWER COMPANY
- PATHWAY EASEMENT (SEE NOTE 19)
- ⑦ LOT NO.

SEE SHEET 7 FOR NOTES
SEE SHEET 7 FOR CURVE AND LINE TABLE



BOOK PAGE

IDAHO SURVEY GROUP, LLC

8655 W. EMERALD ST.
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(208) 848-6570

JOB NO. 21-057
SHEET 4 OF 9

DRY CREEK RANCH SUBDIVISION NO. 7



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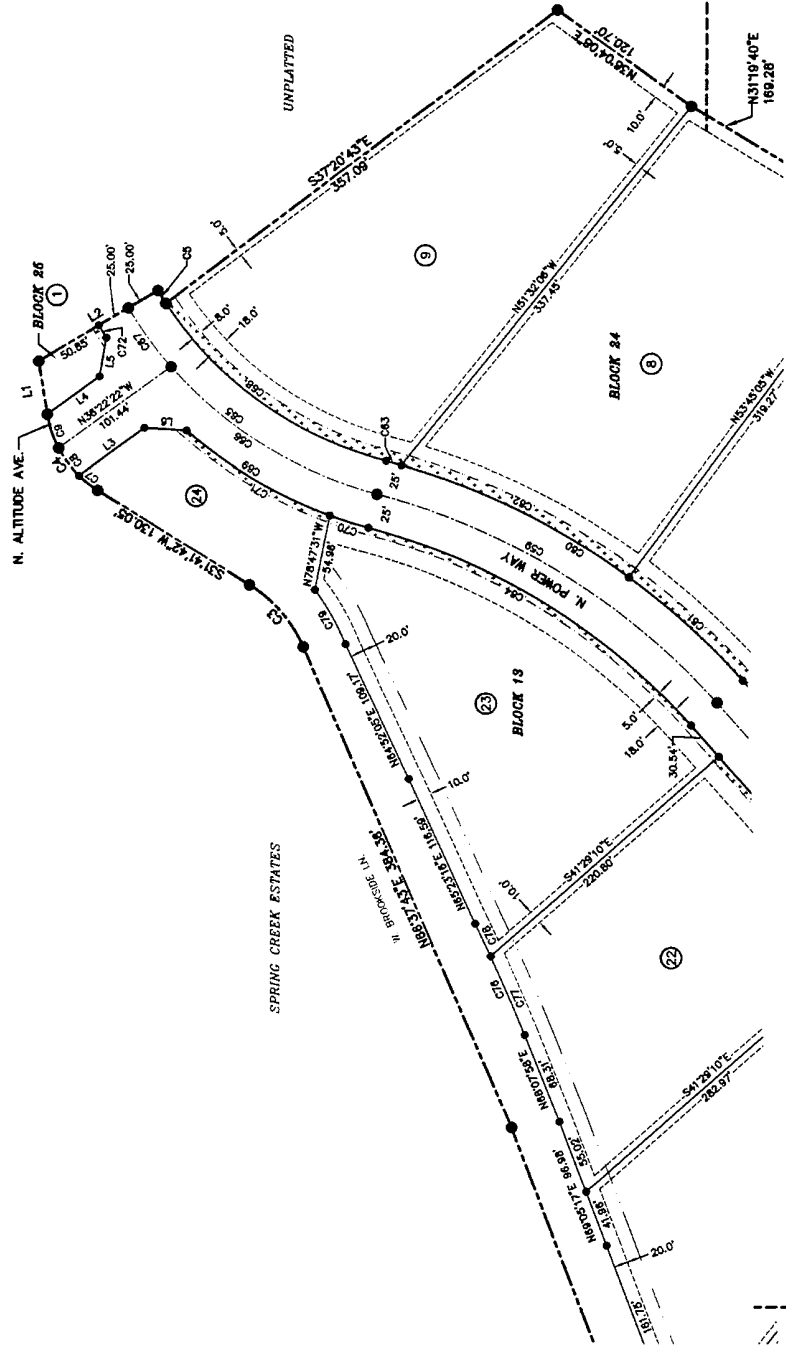


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LEGEND

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- △ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE
- EASEMENT LINE--SEE NOTE 2
- SANITARY SEWER EASEMENT IN FAVOR OF DRY CREEK SEWER COMPANY
- PATHWAY EASEMENT (SEE NOTE 15)
- ① LOT NO.

SEE SHEET 7 FOR NOTES
SEE SHEET 7 FOR CURVE AND LINE TABLE



BOOK PAGE

IDAHO SURVEY GROUP, LLC

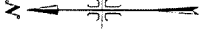
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 446-6676

JOB NO. 21-057
SHEET 5 OF 9

SHEET 5
SHEET 6



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LEGEND

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- SET 1/2" IRON PIN, PLS 7728
- SET 5/8" IRON PIN, PLS 7729
- ▲ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE
- EASEMENT LINE
- ACHD PERMANENT EASEMENT LINE
- INSTR. NO.
- ▨ PATHWAY EASEMENT (SEE NOTE 19)
- ⑦ LOT NO.

SEE SHEET 7 FOR NOTES
SEE SHEET 7 FOR CURVE AND LINE TABLE



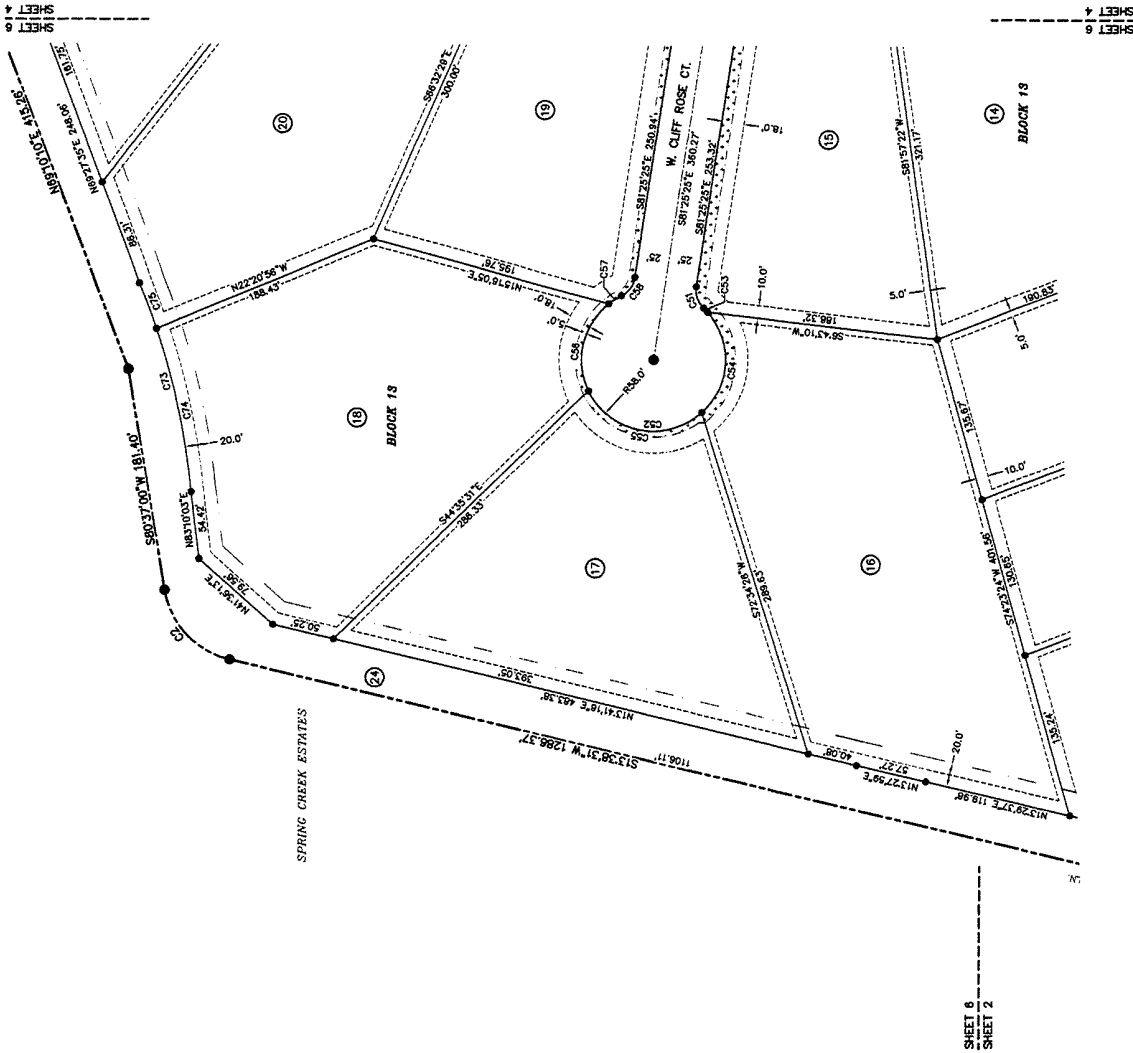
BOOK PAGE

IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST.
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(208) 846-8570

JOB NO. 21-057
SHEET 6 OF 9

DRY CREEK RANCH SUBDIVISION NO. 7



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DRY CREEK RANCH SUBDIVISION NO. 7



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NOTES:

- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE. ALL TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS ESTABLISHED IN THE ZONING ORDINANCE.
- AN EIGHTEEN (18) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY, UNLESS OTHERWISE DIMENSIONED. A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES, UNLESS OTHERWISE DIMENSIONED. A FIVE (5) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES, UNLESS OTHERWISE DIMENSIONED. THE ABOVE DIMENSIONED EASEMENTS ARE AS SHOWN ON THIS PLAN.
- ANY RESUBDIVISION OF THIS PLAN SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- THE LAND WITHIN THIS PLAN IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-1805, AND THE REQUIREMENTS IN IDAHO CODE 31-1805 ARE NOT APPLICABLE.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4903, RIGHT TO FARM ACT, WHICH PROTECTS AGRICULTURAL OPERATIONS FROM THE FACILITY OR EASEMENT CONDIMONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATOR, FACILITY OR EASEMENT OPERATOR HAS COMPLIED WITH THE REQUIREMENTS OF THE ACT. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EASEMENT OPERATION.
- AN EIGHTEEN (18) FOOT WIDE ACHD PERPETUAL STORM WATER DRAINAGE EASEMENT (NON-EXCLUSIVE), RECORDED AS INST. NO. _____, IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT OF WAY.
- LOT 2, BLOCK 12, LOT 24, BLOCK 13, LOT 1, BLOCK 23; ARE COMMON LOTS TO BE OWNED BY THE DRY CREEK RANCH HOMEOWNER'S ASSOCIATION AND SHALL BE SUBJECT TO A BANNER PUBLIC UTILITIES AND LOT DRAINAGE EASEMENT.
- THIS SUBDIVISION IS SERVICED BY A PRIVATE SEWER COMPANY OR DISTRICT, WHICH IS NOT SUBJECT TO THE DRY CREEK RANCH HOMEOWNER'S ASSOCIATION AND SHALL BE SUBJECT TO THE DRY CREEK RANCH HOMEOWNER'S ASSOCIATION. FEES, INCLUDING USER AND MAINTENANCE FEES, ARE SUBJECT TO FLUCTUATION.
- THIS SUBDIVISION IS SERVICED BY A PRIVATE DOMESTIC WATER SYSTEM, WHICH MAY BE REGULATED BY THE IDAHO PUBLIC UTILITIES COMMISSION. FEES, INCLUDING USER FEES AND MAINTENANCE FEES, ARE SUBJECT TO FLUCTUATION.
- THE ADA COUNTY LANDROLL ADJOINS DRY CREEK RANCH PROPERTY ON ITS SOUTHERN BOUNDARY, WITH TWO ACTIVE LANDFILL SITES EASEMENTED TO OPERATE FOR EIGHTY FIVE (85) MORE YEARS ON APPROXIMATELY TWENTY SEVEN THOUSAND (27000) ACRES WHERE RE-SPACING IS PROHIBITED.
- THERE IS WILDLIFE HABITAT IN THE AREA OF DRY CREEK RANCH. DAMAGE TO WILDLIFE HABITAT SHALL BE THE RESPONSIBILITY OF THE STATE OF IDAHO OR ADA COUNTY. NEITHER ADA COUNTY NOR THE STATE OF IDAHO WILL BE LIABLE FOR WILDLIFE DEPRECIATION.
- FIRST AMENDMENT TO DEVELOPMENT AGREEMENT #2003 INSTR. NO. 2017-018977.
- THE LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO THE MASTER COBAY'S INSTR. NO. 2018-088112 AND AS MAY BE AMENDED FROM TIME TO TIME.
- THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE REGULATIONS OF ADA COUNTY CODEL SECTION 9-38 (WILDLIFE-USSWA PRE INTERFACE OVERLAY DISTRICT).
- DOUBLE FRONTING LOTS SHALL HAVE RESTRICTED ACCESS TO ONE STREET ONLY. SEE TABLE ON SHEET ONE FOR STREET LOT ACCESS DESIGNATION.
- DIRECT LOT OR PARCEL ACCESS TO W. OVAL VALLEY DR. AND W. BROOKSIDE LANE IS PROHIBITED.
- ACHD TEMPORARY LICENSE AGREEMENT INSTR. NO. _____
- A PORTION OF LOT 24, BLOCK 13 IS SUBJECT TO AN EXISTING ACHD PERMANENT EASEMENT FOR H. BROOKSIDE LANE INST. NO. _____
- A BANNER EASEMENT IN FAVOR OF THE DRY CREEK HOMEOWNER'S ASSOCIATION IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY AS DIMENSIONED ON THIS PLAN.

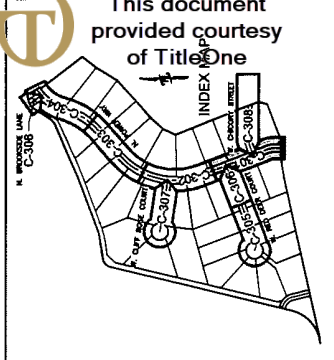
8955 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 946-6070

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BEAR.	DELTA
C42	475.00	226.65	233.54	S11°06'50"W	30°37'28"
C43	475.00	164.86	156.15	S10°32'12"W	18°35'16"
C44	525.00	203.87	202.59	S10°11'45"E	22°14'56"
C45	525.00	115.19	114.08	S10°02'05"E	12°34'17"
C46	525.00	86.68	86.57	S3°34'37"E	9°40'39"
C47	525.00	345.94	339.72	S20°36'12"W	37°45'16"
C48	525.00	116.38	116.12	S17°06'32"W	12°41'57"
C49	525.00	126.10	126.77	S30°30'11"W	14°03'20"
C50	525.00	100.46	100.33	S43°01'50"W	10°37'59"
C51	20.00	16.12	16.40	S71°13'37"W	84°45'09"
C52	56.00	86.68	86.92	S9°34'35"W	28°31'02"
C53	56.00	4.44	4.44	N48°00'11"E	4°23'04"
C54	56.00	90.62	81.88	S87°02'35"E	89°31'23"
C55	56.00	107.81	92.85	S10°59'14"W	106°30'15"
C56	56.00	78.24	72.44	N77°07'44"W	77°17'30"
C57	56.00	11.97	11.95	N32°24'18"W	11°49'40"
C58	20.00	16.12	16.40	S84°10'27"E	54°45'09"
C59	500.00	284.63	290.68	N31°37'17"E	33°47'06"
C60	525.00	309.57	305.11	N42°22'52"E	12°16'55"
C61	525.00	112.39	112.17	N42°22'52"E	12°16'55"
C62	525.00	185.55	184.59	N28°30'25"E	20°15'00"
C63	525.00	11.84	11.84	N15°21'48"E	1°16'12"
C64	475.00	280.09	278.67	N31°37'17"E	33°47'06"
C65	300.00	232.66	228.87	S48°56'37"W	44°20'06"
C66	300.00	178.57	178.80	S31°52'35"W	34°17'43"
C67	300.00	53.06	53.02	S45°05'36"W	10°08'23"
C68	275.00	202.24	197.71	S35°47'48"W	42°08'10"
C69	325.00	151.38	150.01	S28°04'20"W	28°41'13"
C70	325.00	26.34	26.33	S17°18'55"W	5°10'24"
C71	325.00	122.03	121.32	S30°39'32"W	21°30'49"
C72	325.00	10.48	10.48	S88°14'23"W	1°50'50"
C73	565.01	175.06	174.42	N78°05'33"E	16°31'24"
C74	565.01	138.07	135.77	N77°58'10"E	13°06'09"
C75	565.01	38.89	38.89	N89°32'28"E	3°45'14"
C76	1372.84	86.94	86.93	N88°15'21"E	3°45'13"
C77	1372.84	63.41	63.41	N46°48'34"E	2°38'47"
C78	1372.84	26.53	26.53	N64°55'58"E	1°08'28"
C79	174.83	45.64	45.71	S67°35'35"W	15°00'33"
C80	128.00	67.89	67.21	N05°05'58"W	30°12'00"
C81	150.00	118.41	115.38	S18°47'27"E	45°13'42"

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BEAR.	DELTA
C1	260.00	321.30	301.24	N49°02'37"E	70°48'12"
C2	70.00	61.83	77.25	N47°07'38"E	69°58'46"
C3	100.00	80.87	60.03	N49°09'42"E	34°49'00"
C4	60.00	66.84	66.74	N59°29'48"E	49°18'13"
C5	275.00	11.11	11.11	S50°09'24"W	21°59'22"
C6	1044.00	276.07	275.20	S84°51'02"W	10°09'27"
C7	80.00	17.34	17.31	S77°54'20"W	12°25'15"
C8	80.00	26.10	25.00	S53°09'20"W	17°58'46"
C9	80.00	26.38	26.27	S71°32'48"W	10°54'12"
C10	1054.00	4.38	4.38	N67°40'03"W	0°14'16"
C11	1054.00	24.28	24.28	N68°31'47"W	1°19'12"
C12	1054.00	23.00	23.00	N89°32'10"W	1°21'33"
C13	1054.00	25.00	25.00	S88°48'17"W	1°21'33"
C14	1054.00	197.41	197.12	S82°43'35"W	10°43'53"
C15	1500.00	87.45	86.89	N25°31'18"W	25°45'08"
C16	128.00	56.01	57.52	N25°31'18"W	25°45'08"
C17	171.00	76.90	76.25	N25°31'18"W	25°45'08"
C18	171.00	55.00	54.76	N21°51'11"W	19°25'39"
C19	171.00	21.80	21.89	N54°44'09"W	7°20'18"
C20	128.00	62.89	52.33	S28°42'11"E	23°24'14"
C21	100.00	36.25	36.05	N10°56'05"W	20°40'17"
C22	75.00	27.19	27.04	N10°56'05"W	20°40'17"
C23	125.00	45.32	45.07	N10°56'05"W	20°46'17"
C24	100.00	37.79	37.57	S76°39'23"W	21°39'11"
C25	75.00	28.34	28.18	S76°39'23"W	21°39'11"
C26	125.00	47.24	46.86	S79°39'23"W	21°39'11"
C27	107.52	92.31	80.32	S89°23'16"E	43°50'54"
C28	20.00	3.58	3.55	S89°42'31"W	15°59'33"
C29	95.00	278.23	276.48	S10°59'53"W	27°41'18"
C30	95.00	47.07	45.79	N75°39'06"E	46°29'43"
C31	95.00	31.53	31.14	S85°11'37"E	31°08'51"
C32	95.00	43.62	42.59	S99°04'37"E	43°05'09"
C33	95.00	46.13	47.67	S17°43'57"W	46°32'08"
C34	95.00	58.35	64.16	S89°48'48"W	85°01'18"
C35	95.00	50.34	48.89	H97°22'18"W	49°55'41"
C36	20.00	27.85	25.42	S71°01'50"E	78°54'45"
C37	500.00	809.42	572.39	S13°35'48"W	69°20'03"
C38	500.00	233.79	233.71	S7°46'18"E	27°01'51"
C39	500.00	373.53	364.80	S27°09'44"W	42°48'12"
C40	475.00	576.95	543.77	S13°35'48"W	69°20'03"
C41	475.00	185.43	184.60	S11°20'34"E	19°57'18"

LINE	LENGTH	BEARING
L1	39.79	N80°59'55"E
L2	100.85	S33°36'10"E
L3	56.87	N36°22'22"W
L4	47.39	N38°22'22"W
L5	28.78	S89°24'33"E
L6	30.74	S72°41'11"W
L7	20.13	S74°46'04"E
L8	28.28	N23°40'47"E
L9	28.28	N68°19'13"W
L10	28.28	N68°19'13"E
L11	28.28	N23°40'47"E
L12	42.15	S88°40'47"W
L13	29.86	S39°42'06"E
L14	28.85	N44°07'20"E
L15	5.00	N15°11'56"E
L16	31.28	N79°10'36"W
L17	16.49	N35°38'30"W



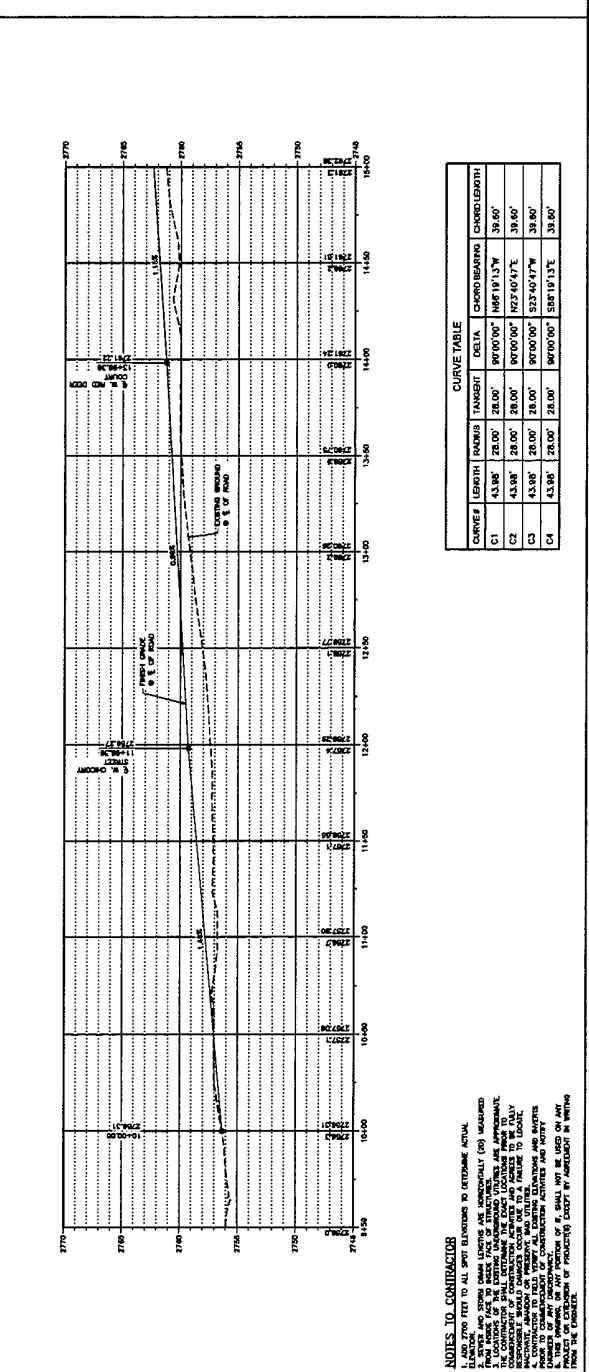
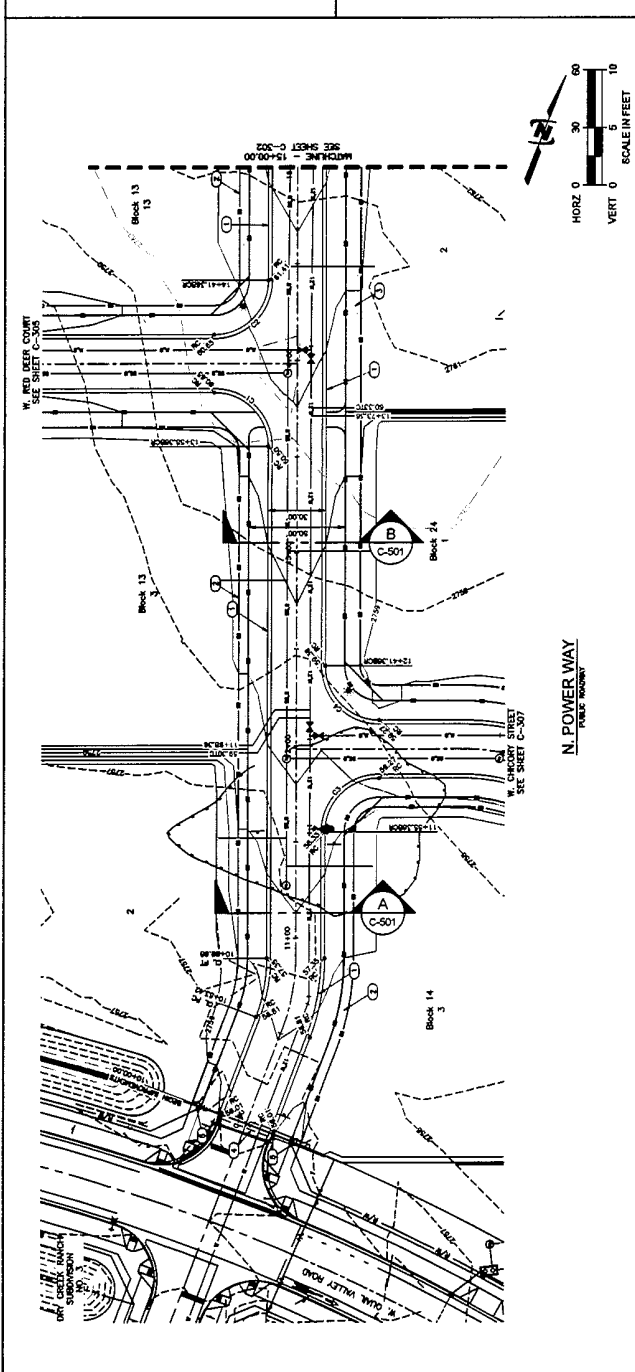


ROADWAY NOTES
 (1) RIBBON CURB PER ACO SUPPLEMENT TO SPWC 50-703
 (2) 8" GRAVEL WALKWAY PER PLACE 127 OF CRISTED GRAVEL
 (3) 8" GRAVEL WALKWAY PER PLACE 127 OF CRISTED GRAVEL
 (4) 8" GRAVEL WALKWAY PER PLACE 127 OF CRISTED GRAVEL
 (5) C-302 ALSO PER SUPPLEMENT TO SPWC 50-703, MATCH EXISTING CURB AND SERRIAL GRADES

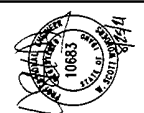
EXHIBIT B

Please Refer to Exhibit B, Profile Sheet C-301
 Call 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, THE PRESENCE OF UNDERGROUND MEMBER UTILITIES

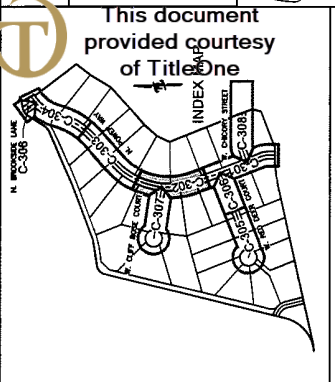
Know what's below. Call before you dig.



NOTES TO CONTRACTOR
 1. REFER TO ALL SPOT ELEVATIONS TO DETERMINE ACTUAL ELEVATION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES.
 3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES.
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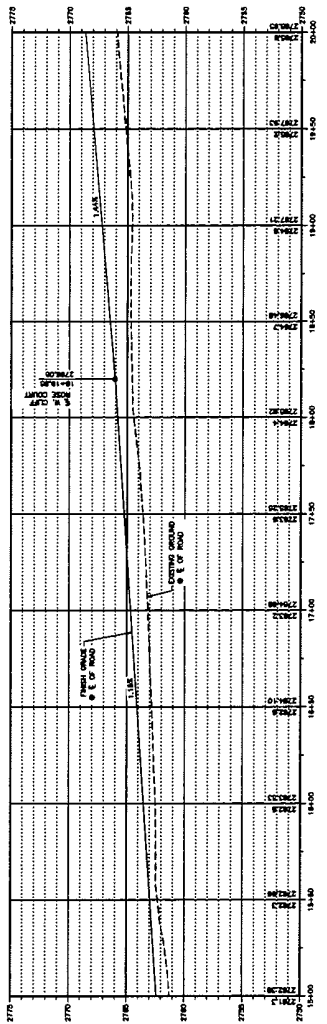
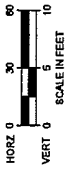
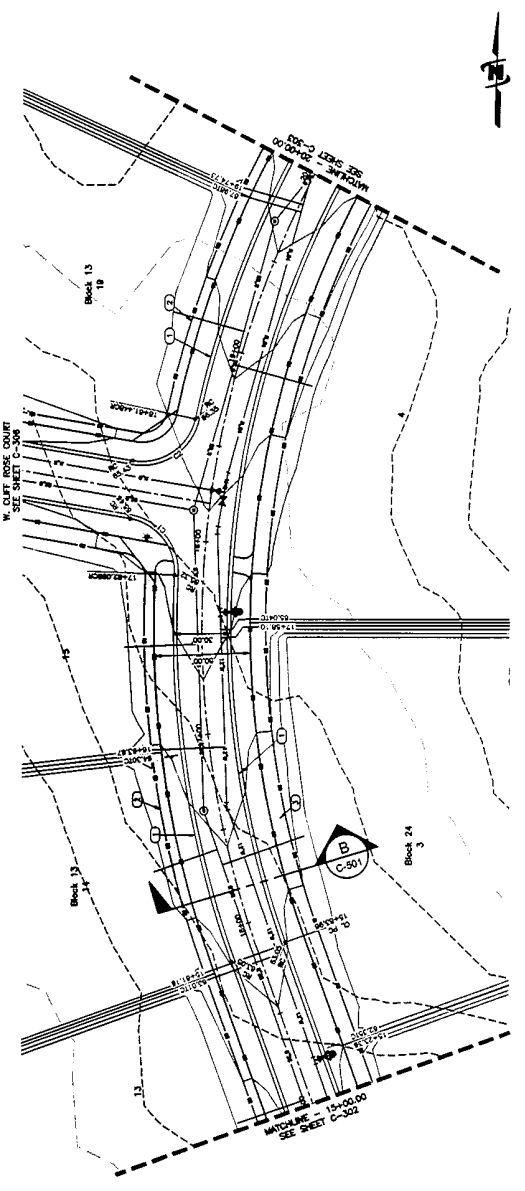
This document provided courtesy of TitleOne

- ROADWAY NOTES**
- 1) BROWN CURB PER ACHD SUPPLEMENT TO ISPIC SD-703
 - 2) 4" GRAVEL WALKWAY PER PLACE 12" OF CRUSHED GRAVEL
 - 3) 6" GRAVEL WALKWAY PER PLACE 12" OF CRUSHED GRAVEL

Plans Are Accepted For Public Street Construction
As Shown On This Drawing. The Engineer Is Not Responsible For The Accuracy Of The Data Provided To Him. The Engineer Is Not Responsible For The Accuracy Of The Data Provided To Him. The Engineer Is Not Responsible For The Accuracy Of The Data Provided To Him.

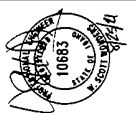


CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. THE MARKING OF UNDERGROUND MEMBER UTILITIES

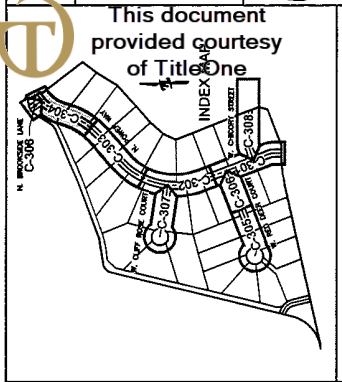


CURVE #	LENGTH	PC	PT	PI	DELTA	CHORD BEARING	CHORD LENGTH
C1	40.47'	28.00'	24.89'	82°43'21"	N60°01'14"W	37.04'	
C2	43.00'	28.00'	27.09'	86°05'01"	N83°31'35"E	38.94'	

NOTES TO CONTRACTOR
ELEVATIONS TO ALL SPOT ELEVATIONS TO DETERMINE ACTUAL GRADE. THE CONTRACTOR SHALL MAINTAIN THE GRADE OF THE EXISTING ROADWAY THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL MAINTAIN THE GRADE OF THE EXISTING ROADWAY THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL MAINTAIN THE GRADE OF THE EXISTING ROADWAY THROUGHOUT THE CONSTRUCTION PERIOD.



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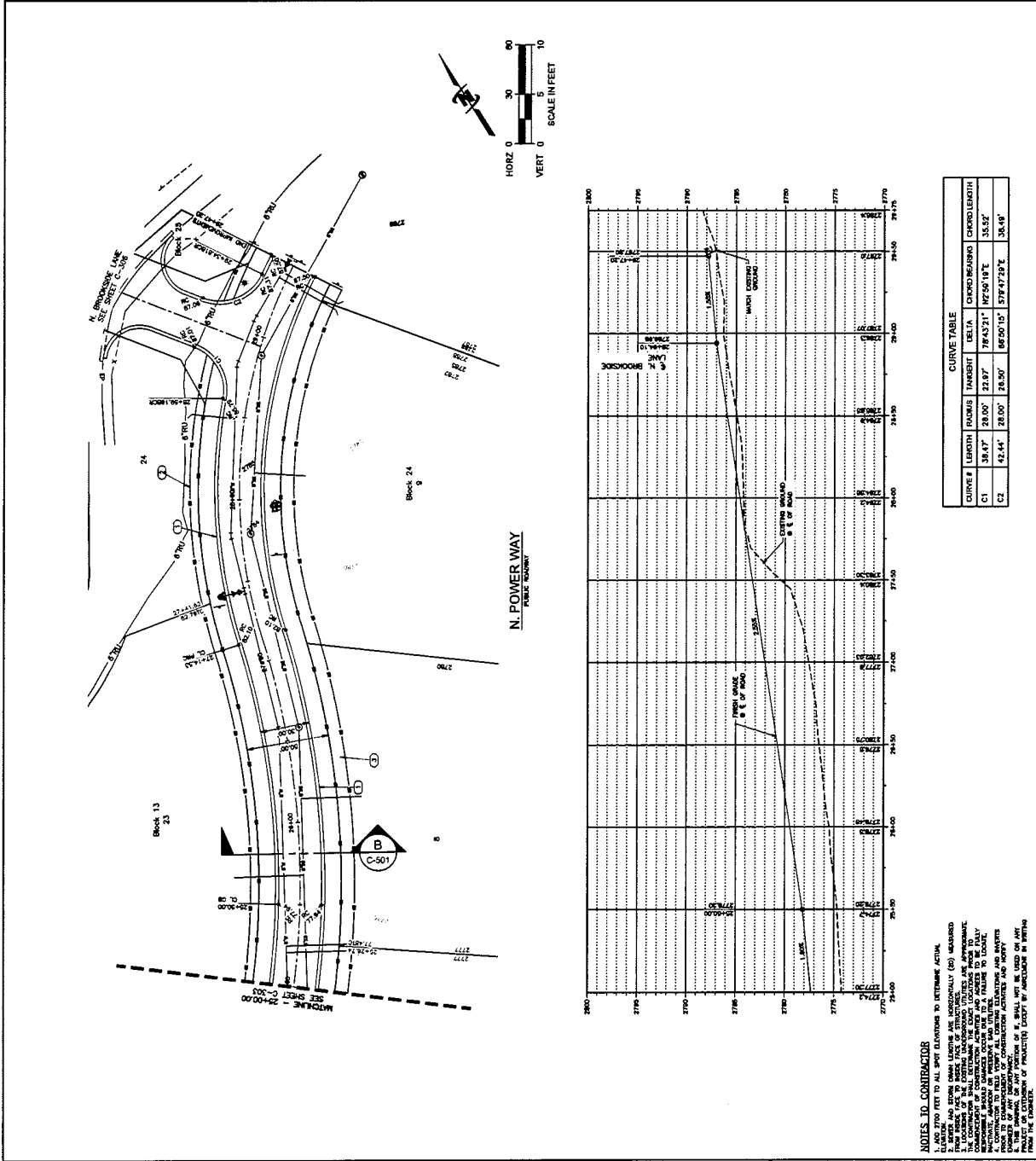
This document provided courtesy of TitleOne

- ROADWAY NOTES**
- 1. RIBBON CURB PER ACHD SUPPLEMENT TO SPWC 50-703
 - 2. 6" GRAVEL WALKWAY PER PLACE 1" OF CRUSHED GRAVEL
 - 3. 8" GRAVEL WALKWAY PER PLACE 1" OF CRUSHED GRAVEL
 - 4. 6" GRAVEL WALKWAY PER PLACE 1" OF CRUSHED GRAVEL

Please See Approved Civil
Street Construction
Specifications for details.
The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
The contractor shall be responsible for protecting all existing utilities and structures.
The contractor shall be responsible for maintaining access to all adjacent properties.
The contractor shall be responsible for maintaining traffic control during construction.
The contractor shall be responsible for maintaining safety during construction.
The contractor shall be responsible for maintaining cleanliness during construction.
The contractor shall be responsible for maintaining quality during construction.
The contractor shall be responsible for maintaining schedule during construction.
The contractor shall be responsible for maintaining cost during construction.
The contractor shall be responsible for maintaining communication during construction.
The contractor shall be responsible for maintaining documentation during construction.
The contractor shall be responsible for maintaining records during construction.
The contractor shall be responsible for maintaining compliance during construction.
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The contractor shall be responsible for maintaining communication during construction.
The contractor shall be responsible for maintaining documentation during construction.
The contractor shall be responsible for maintaining records during construction.
The contractor shall be responsible for maintaining compliance during construction.



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, OR MARKING OF UNDERGROUND UTILITIES



NOTES TO CONTRACTOR

1. ALL SPOT ELEVATIONS TO BE DETERMINED ACTUALLY.

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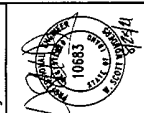
96. ALL SPOT ELEVATIONS TO BE DETERMINED ACTUALLY.

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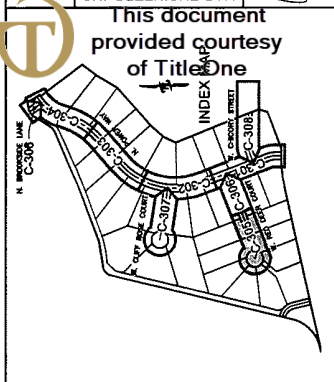
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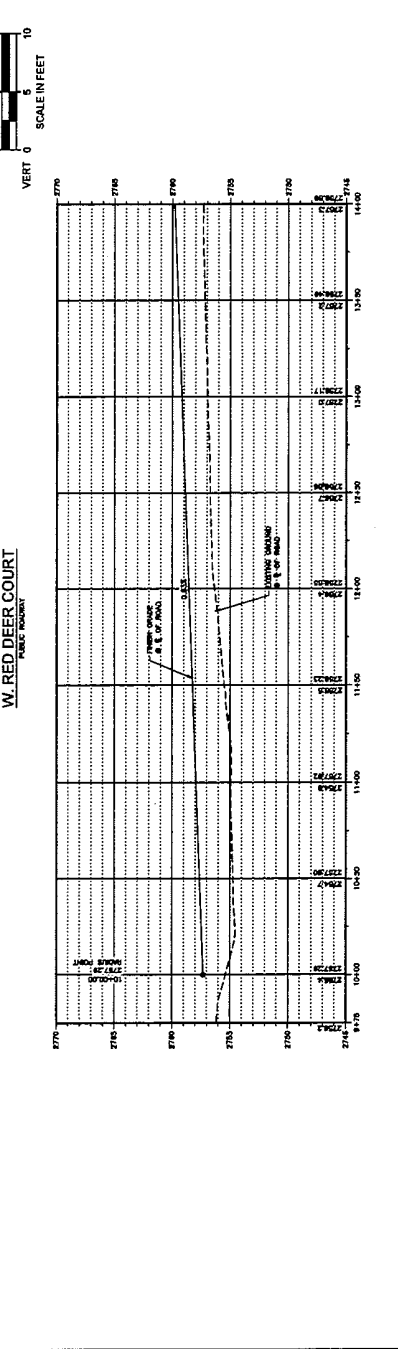
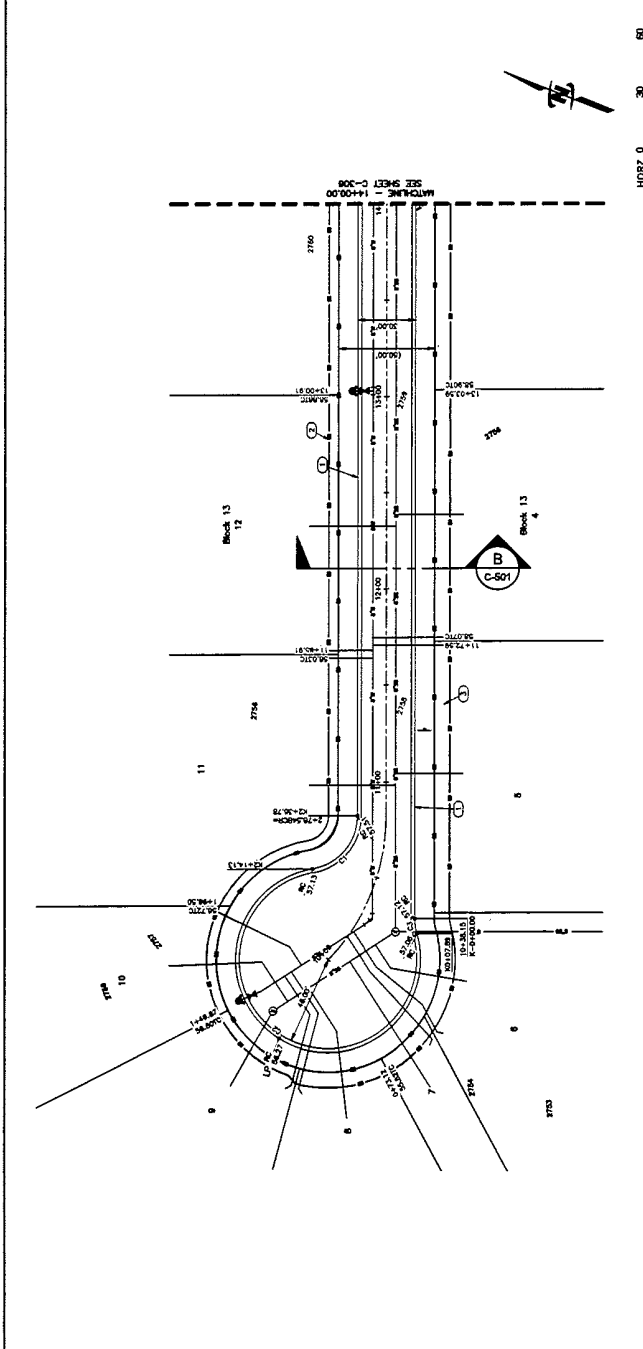
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This document provided courtesy of TitleOne

- ROADWAY NOTES**
- ① 18000 CURB PER ACHD SUPPLEMENT TO ISOPC 53-703
 - ② 8" GRAVEL WALKWAY PER PLACE 12" OF CRUSHED GRAVEL
 - ③ 8" GRAVEL WALKWAY PER PLACE 12" OF CRUSHED GRAVEL

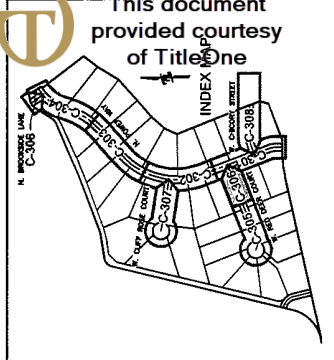
Please See Appendix for Public Street Construction



CURVE #	LENGTH	ROADS	THROUGHT	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.17'	28.00'	23.58'	80°09'04"	N71°14'41"W	38.05'
C2	231.48'	48.00'	42.39'	278°18'11"	S10°40'45"W	84.05'
C3	7.89'	28.00'	3.97'	16°09'08"	N82°36'13"E	7.87'

NOTES TO CONTRACTOR

1. ALL SPOT ELEVATIONS TO DETERMINE ACTUAL GRADE AND CURB ELEVATIONS ARE INTERPOLATED (DO) MEASURED FROM THE CURB TO THE CENTERLINE OF THE ROAD. (DO NOT) MEASURE FROM THE CENTERLINE OF THE ROAD TO THE CURB. (DO NOT) MEASURE FROM THE CENTERLINE OF THE ROAD TO THE CURB TO DETERMINE ACTUAL GRADE AND CURB ELEVATIONS. (DO NOT) MEASURE FROM THE CENTERLINE OF THE ROAD TO THE CURB TO DETERMINE ACTUAL GRADE AND CURB ELEVATIONS.



ROADWAY NOTES

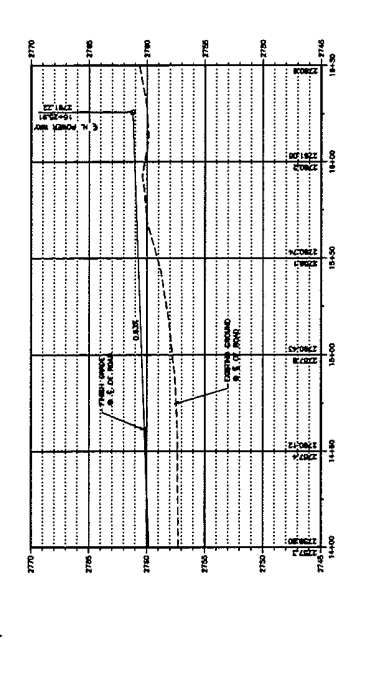
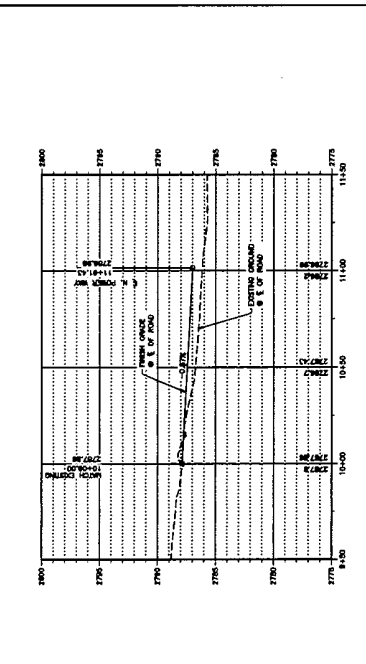
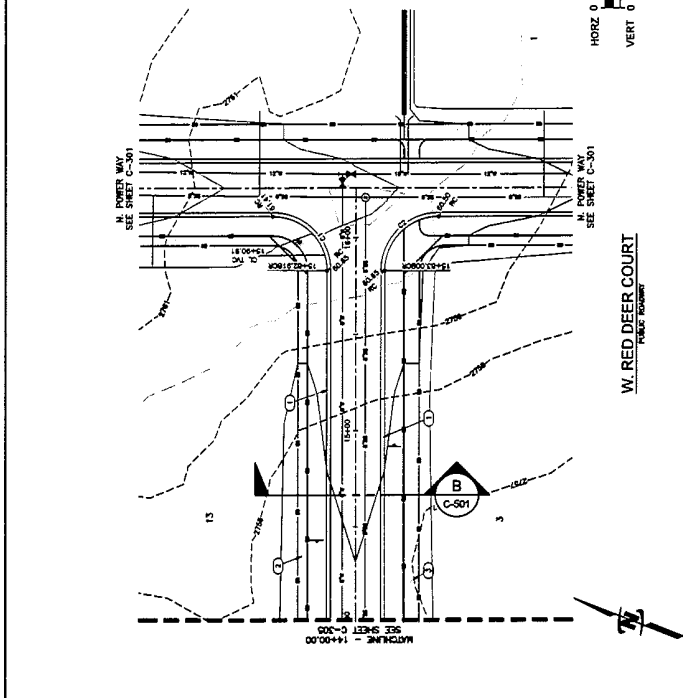
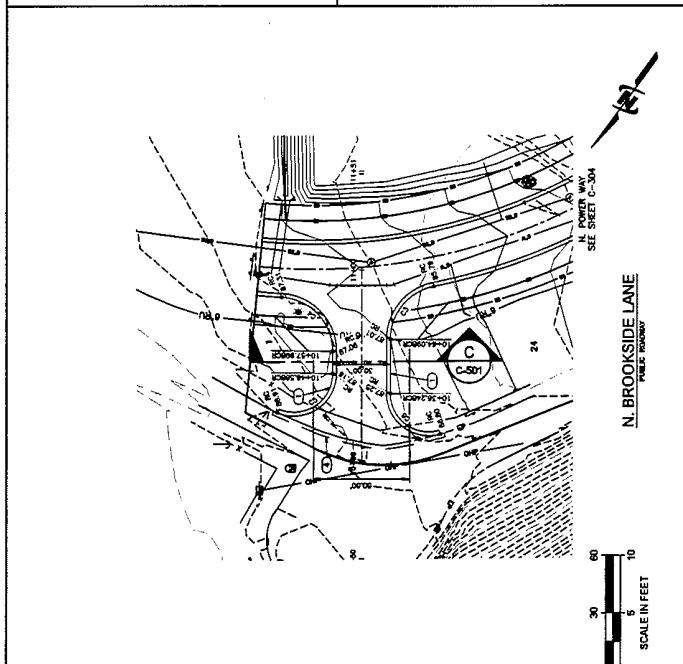
- 1) RIBBON CURB PER AASH TO ASPIC 30-70
- 2) 5' GRAVEL WALKWAY PER PLACE 12" OF CRUSHED GRAVEL
- 3) 5' GRAVEL WALKWAY PER PLACE 12" OF CRUSHED GRAVEL
- 4) SAWCUT PAVEMENT PER AASH ROADWAY NOTE 5 ON SHEET C-307
- 5) 500 PER SUPPLEMENT TO ASPIC 30-300. MATCH EXISTING

DRY CREEK RANCH SUBDIVISION NO. 7
 ADA COUNTY, IDAHO
 STREET PLAN AND PROFILE
 W. RED DEER COURT AND N. BROOKSIDE LANE

SHEET NUMBER: C-306
 SHEET TITLE: STREET PLAN AND PROFILE
 DATE: 08/11/2011
 DRAWN BY: JUB
 CHECKED BY: JUB

Plans Are Accepted For Public Street Contribution
 In Accordance With The City Of Meridian, Idaho
 Ordinance No. 100633
 The City Engineer Has Reviewed The Plans And
 Has Determined That They Conform To The
 Requirements Of The Ordinance.
 City Engineer: [Signature]
 Date: 08/11/2011

811
 Know what's below.
 Call before you dig.
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. OBTAIN A UTILITY LOCATOR FOR THE RANGE OF UTILITIES AND MEMBER UTILITIES



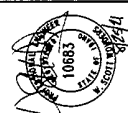
CURVE #	LENGTH	RAIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	43.38'	20.00'	28.00'	90.0000°	103.740°47'E	39.60'
C2	43.38'	20.00'	28.00'	90.0000°	103.740°13'W	39.60'
C3	36.47'	26.00'	21.87'	79.4371°	102.59°10'E	35.52'
C4	42.44'	26.00'	26.50'	86.50°15'	379°47'28"E	38.49'
C5	39.48'	20.00'	30.28'	113.96°13'	330°10'45"W	33.38'
C6	38.93'	20.00'	26.44'	108.97°39'	108°18'11"W	31.80'

NOTES TO CONTRACTOR

1. ALL SPOT ELEVATIONS IN GEOMETRIC ACTION.
2. ALL SPOT ELEVATIONS TO BE CHECKED BY CONTRACTOR.
3. ALL SPOT ELEVATIONS TO BE CHECKED BY CONTRACTOR.
4. ALL SPOT ELEVATIONS TO BE CHECKED BY CONTRACTOR.
5. ALL SPOT ELEVATIONS TO BE CHECKED BY CONTRACTOR.
6. ALL SPOT ELEVATIONS TO BE CHECKED BY CONTRACTOR.
7. ALL SPOT ELEVATIONS TO BE CHECKED BY CONTRACTOR.
8. ALL SPOT ELEVATIONS TO BE CHECKED BY CONTRACTOR.
9. ALL SPOT ELEVATIONS TO BE CHECKED BY CONTRACTOR.
10. ALL SPOT ELEVATIONS TO BE CHECKED BY CONTRACTOR.



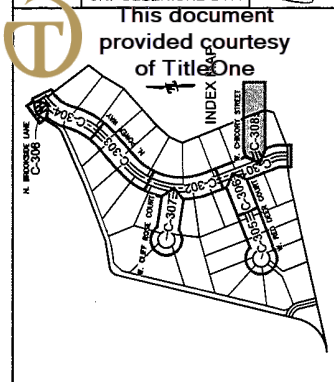
JUB ENGINEERS, INC.
2780 W. EXURSION LANE
SUITE 400
MERRIDEN, ID 83642
PHONE: 208.376.7330
WWW.JUB.COM



NO.	DESCRIPTION

DRY CREEK RANCH SUBDIVISION NO. 7
ADA COUNTY, IDAHO
STREET PLAN AND PROFILE
W. CHICORY STREET

DATE: 11/14/2023
DRAWN BY: JUB
CHECKED BY: JUB
DATE: 11/14/2023
SCALE: AS SHOWN
SHEET NUMBER: C-308



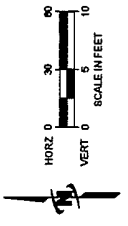
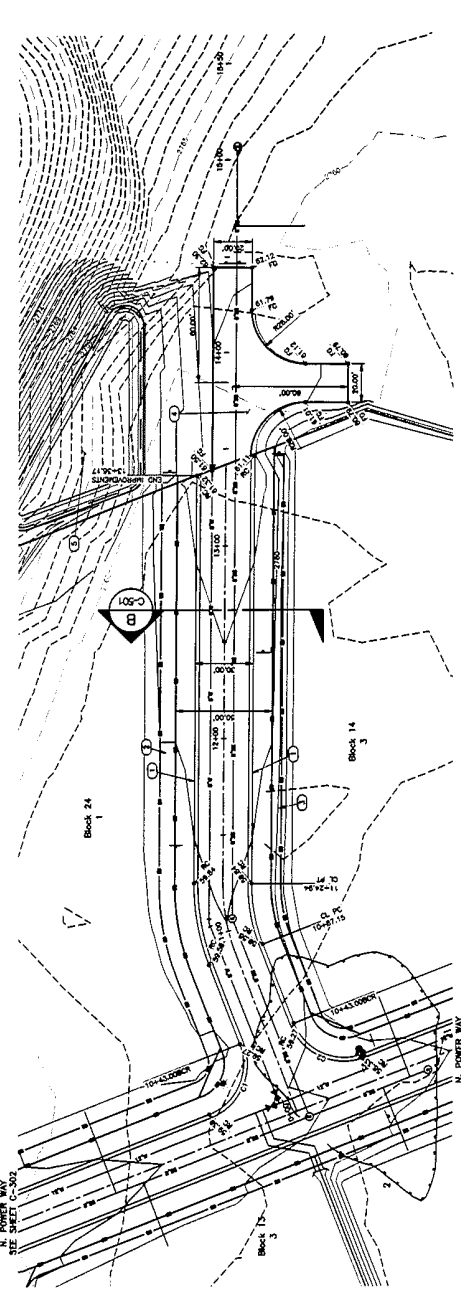
This document provided courtesy of TitleOne

- ROADWAY NOTES**
- 1 RIBBON CURB PER ACO SUPPLEMENT TO SPWC 50-703
 - 2 6" GRAVEL WALKWAY PER PLACE 12" OF GRADED GRAVEL
 - 3 5" GRAVEL WALKWAY PER PLACE 12" OF GRADED GRAVEL
 - 4 120" HAMMERHEAD PER FIGURE D103.1 PER IFC STANDARDS
 - 5 STORMWATER BASIN PER IFC

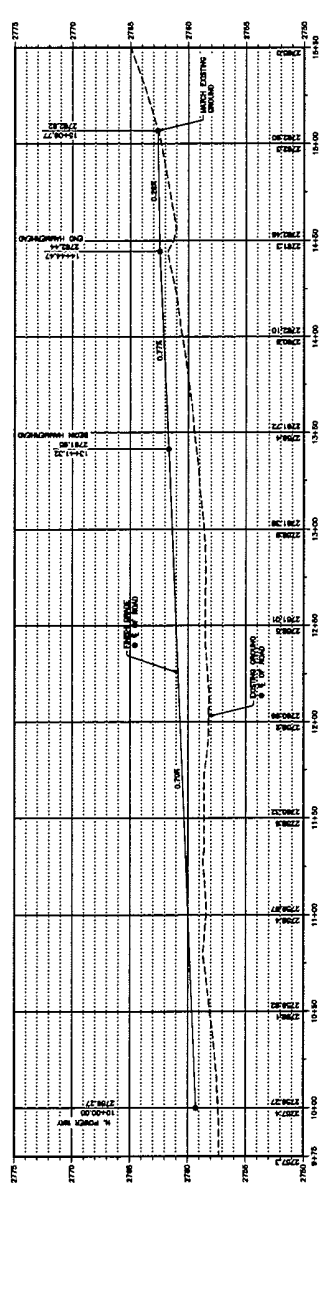
Plans Are Accepted For Public Street Construction
Know what's building. Call before you dig.
City of Ada, IDAHO



CALL 2 BUSINESS DAYS IN ADVANCE TO REPORT ANY UNDEGROUND MARKING OF UNDERGROUND MEMBER UTILITIES



W. CHICORY STREET
PLAN AND PROFILE

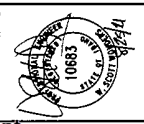


CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	43.88'	26.00'	26.00'	90°00'00"	S66°19'13"E	39.00'
C2	43.88'	26.00'	26.00'	89°00'00"	S23°40'47"W	39.00'

NOTES TO CONTRACTOR
 1. ALL SPOT ELEVATIONS TO DETERMINE ACTUAL EXISTING GRADE SHALL BE TAKEN FROM THE CENTERLINE OF THE ROADWAY. ALL SPOT ELEVATIONS SHALL BE TAKEN FROM THE CENTERLINE OF THE ROADWAY. ALL SPOT ELEVATIONS SHALL BE TAKEN FROM THE CENTERLINE OF THE ROADWAY.
 2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF ADA, IDAHO, PRIOR TO CONSTRUCTION.
 3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
 4. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
 5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.



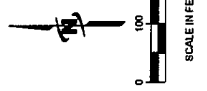
JUB ENGINEERS, INC.
 Phone: 208.376.7330
 www.jub.com
 2760 W. Excursion Lane
 Suite 400
 Meridian, ID 83642



NO.	REVISION	DATE

OVERALL UTILITY PLAN
 DRY CREEK RANCH SUBDIVISION NO. 7
 ADA COUNTY, IDAHO
 SHEET NUMBER:
C-400

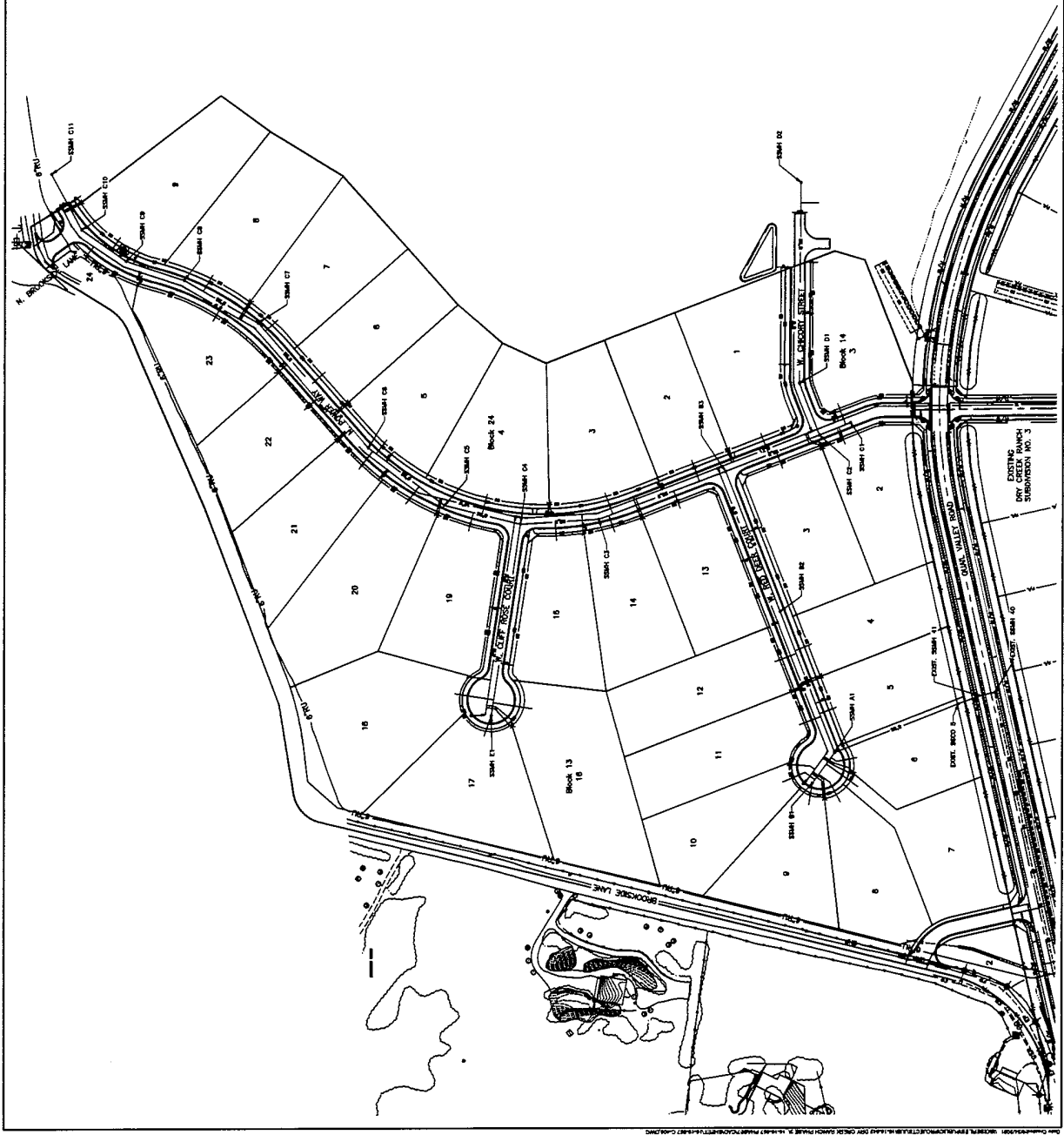
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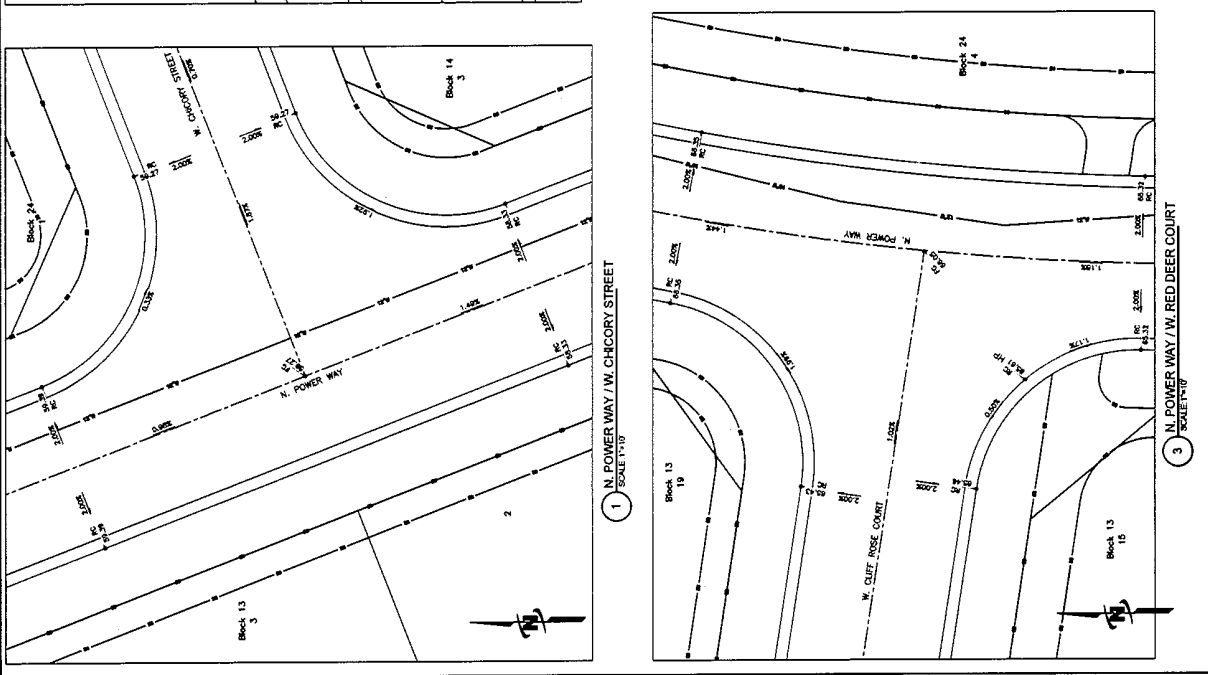
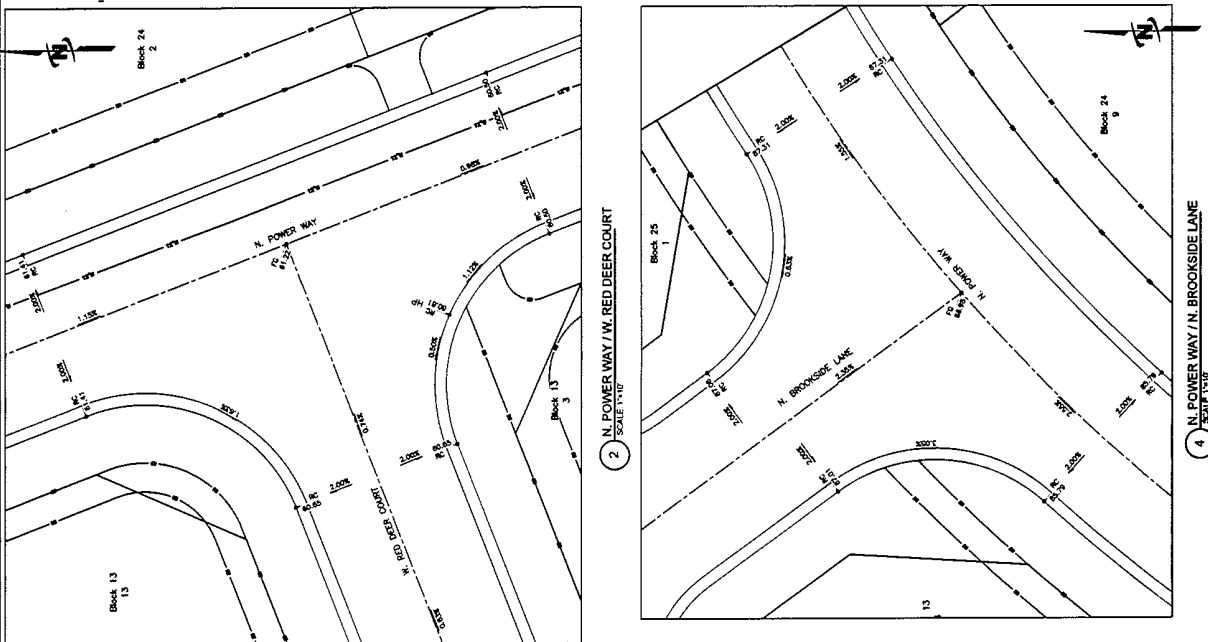
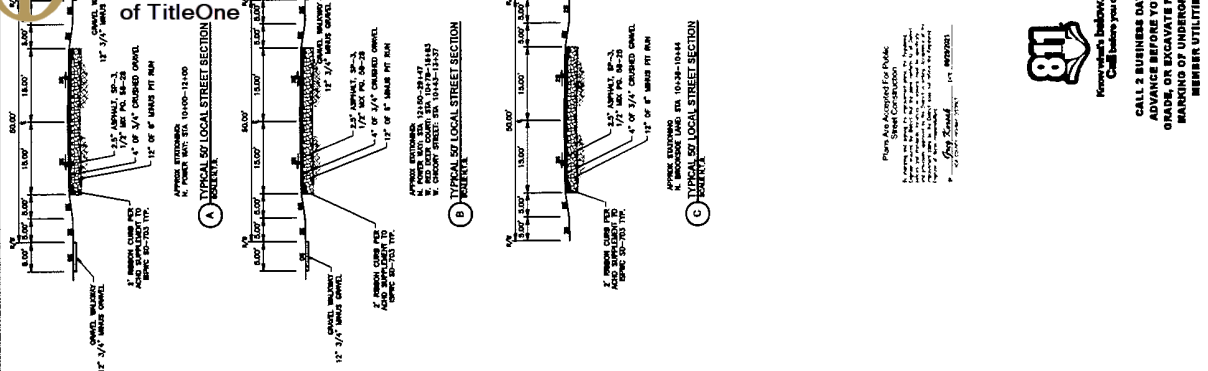
Please See Accepted For Public
 Street Construction
 Ordinance No. 10-01-01
 For Details On The Requirements For
 Street Construction
 City of Meridian, Idaho
 www.meridianidaho.gov



CALL 2 BUSINESS DAYS IN
 ADVANCE BEFORE YOU DIG,
 ORANGE OR LOCATE FOR THE
 PUBLIC UTILITIES
 MEMBER UTILITIES



FOR INFORMATION OF THE CONTRACTOR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTIONS AND THE STATE OF IDAHO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTIONS AND THE STATE OF IDAHO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTIONS AND THE STATE OF IDAHO.





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of TitleOne

DRY CREEK RANCH

EXHIBIT C

ACHD NON-EXCLUSIVE PERPETUAL STORM WATER DRAINAGE EASEMENT

**EIGHTH SUPPLEMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS &
RESTRICTIONS FOR DRY CREEK RANCH PLANNED COMMUNITY – Exhibit C**

EXHIBIT "C"



This document provided courtesy of TitleOne

SUBP21-0028

Dry Creek Ranch Subdivision No. 7

T 5N, R 2E, Sec 30

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=23 CHE FOWLER
ADA COUNTY HIGHWAY DISTRICT

2021-173103
12/08/2021 11:18 AM
NO FEE

(space reserved for recording)

PERPETUAL STORM WATER DRAINAGE EASEMENT (Non-Exclusive)

This Non-Exclusive Perpetual Storm Water Drainage Easement (this "Easement") is made as of the 4th day of November, 2021, by and between **Brookside Developers, Inc** an Idaho corporation ("Grantor") and **Ada County Highway District**, a body politic and corporate of the State of Idaho ("ACHD").

WITNESSETH:

For good and sufficient consideration it is agreed:

Section 1. Recitals.

1.1 Grantor owns certain parcels of real property located in Ada County, Idaho, including platted lots located within Phase 7 of Dry Creek Ranch Planned Community (the "Subdivision"), which parcels are described and depicted on Exhibit A attached hereto (the "Servient Parcels"). The Servient Parcels are each adjacent to a public street under the jurisdiction of ACHD, each of which are described and depicted on Exhibit B attached hereto (hereinafter the "Dominant Estate").

1.2 The Servient Parcels are larger, platted lots that are part of an area of the Subdivision that is designed to include a rural, equestrian feel and layout, including rural street sections with ribbon curb and horse paths adjacent to (but not included in) the Dominant Estate. Rather than including the type of storm water drainage system facilities that ACHD might require in typical residential projects, the Servient Parcels are instead graded to permit storm drain run off to "sheet flow" from the Dominant Estate onto the Servient Parcels, with the Servient Parcels, in turn, being graded and sized to allow such storm drain run off to be absorbed within the Easement Areas (defined below) within the Servient Parcels and not drain back onto the roads.

1.3. After Acceptance (as defined below) by ACHD, the Dominant Estate will become a part of ACHD's highway system. The portion of the Servient Parcels subject to the Easement Areas will, in turn, be subject to the rights and restrictions set forth herein. To



This document provided courtesy of TitleOne

SUBP21-0028
Dry Creek Ranch Subdivision No. 7
T 5N, R 2E, Sec 30

(space reserved for recording)

PERPETUAL STORM WATER DRAINAGE EASEMENT
(Non-Exclusive)

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formalize such transfer ACHD desires to obtain this Easement from Grantor and Grantor is willing to grant such Easement to ACHD all on the terms and conditions hereinafter set forth

Section 2. Grant of Easement.

2.1 For the period and on the terms and conditions hereinafter set forth, for the benefit of the Dominant Estate, Grantor hereby grants to ACHD an easement on and under a portion of the Servient Parcels for the retention of storm water from the Dominant Estate (hereafter, the "Authorized Use") to, into, on, under, over and across that certain portion of the Servient Parcels identified in keynote 6 of the recorded final plat of the Subdivision (the "Easement Areas").

2.2 The Easement herein granted is not exclusive to ACHD. ACHD acknowledges that the Easement Areas contain numerous other improvements, utilities and landscaping, and that Grantor contemplates installing future improvements, installation of irrigation pressure lines and related facilities, utilities and landscaping in the Easement Areas. ACHD further acknowledges that Grantor and its grantees and licensees (including future grantees and licensees) may use the Easement Areas for any lawful purpose provided that such use does not materially interfere with ACHD's Authorized Use of the Easement Areas. If any structures, fences, landscaping or other improvements are constructed or planted on the Easement Areas in the future and such improvements interfere with the Authorized Use by diverting stormwater back onto the roadway, then such improvements must be removed in order for ACHD to perform its obligations, the costs of removal and replacement or restoration of the said improvements shall be the sole obligation of the owner of such improvements.

Section 3. Construction; Acceptance; Repair and Maintenance; Warranties.

3.1 At Grantor's sole cost and expense, Grantor shall perform initial construction of the Servient Parcels including the Easement Areas (not to include fine grading and construction of subsequent residential improvements) in accordance with designs, plans and specifications prepared by JUB Engineers, dated February 10, 2021 and approved by ACHD on August 25, 2021 ("**Engineered Plans**"), and in compliance with all applicable statutes and good engineering practices. During construction Grantor shall give ACHD reasonable notice and opportunity to inspect the Easement Areas.

3.2 From and after the date ACHD gives Grantor written notice that ACHD accepts the Dominant Estate and has approved the initial construction of the Easement Areas in accordance with the Engineered Plans ("**Acceptance**"), Grantor shall have sole responsibility for the operation, maintenance, repair, replacement, reconstruction and, as applicable, enhancement of the Easement Areas at Grantor's sole expense. Grantor shall operate, maintain, repair, replace, and as necessary reconstruct the Easement Areas at all times in good and safe condition and in full compliance with all Applicable Laws and the Authorized Use, as described above.

A handwritten signature in black ink, appearing to be 'JUB'.



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Section 4. Indemnification.

4.1 Grantor shall indemnify, defend and save and hold harmless ACHD, its Commissioners and employees, from and against all claims, actions, judgments and expenses (including, without limitation, reasonable attorneys' fees incurred in defense thereof) for damages, injury or death (collectively, "**Claims**") caused by or arising out of Grantor's, and or Grantor's agents negligent design, construction and installation of the Easement Areas or Grantor's and or Grantor's agents failure to construct the Easement Areas in accordance with the Engineered Plans.

4.2 Grantor shall indemnify and hold harmless ACHD and the Servient Parcels from and against any and all claims for liens or liens (including, without limitation, mechanics' and materialman's' liens) (collectively, "**Mechanics' Liens**") arising out of the construction and installation of the Servient Parcels.

4.3 Grantor shall indemnify and hold harmless ACHD, its Commissioners and employees, from and against all Claims caused by or arising out of the presence, use, generation, release, discharge, storage or disposal of Hazardous Materials from, in, on, or under the Servient Parcels.

4.4 Upon completion of the initial construction of the Servient Parcels in accordance with the Engineered Plans, Grantor shall indemnify, defend and save and hold harmless ACHD, its Commissioners and employees from and against all Claims, arising out of Grantor's use of the Easement Areas, its failure or neglect to maintain, repair, or replace as necessary the Easement Areas, and or the presence, use, generation, release, discharge, storage or disposal of Hazardous Materials in, on, or under the Easement Areas.

4.5 Grantor shall indemnify, defend and save and hold harmless ACHD and the Servient Parcels from and against any and all Mechanic's Liens arising out of Grantor's or Grantor's agent's activities or work on the Servient Parcels.

4.6 If ACHD consents to improvements and/or landscaping and/or Grantor's use proposed by Grantor under Sections 2.1 or 2.2, Grantor shall indemnify, defend and save and hold harmless ACHD, its Commissioners and employees, from and against all Claims, caused by or arising out of Grantor's use of the same, the construction, installation, maintenance and repair of such improvements and/or landscaping, and/or Grantor's failure to comply with applicable federal, state and local laws.

Section 5. Term. The term of this Easement is perpetual.

Section 6. Covenants Run with the Land. Throughout the term of this Easement, it shall be a burden upon the Servient Parcels and shall be appurtenant to and for the benefit of the Dominant Estate, and shall run with the land.

A handwritten signature in black ink, appearing to be 'AJM'.



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Section 7. Attorney's Fees and Costs. In any suit, action or appeal therefrom to enforce or interpret this Easement, the prevailing party shall be entitled to recover its costs incurred therein, including reasonable attorneys' fees.

Section 8. Exhibits. All exhibits attached hereto and the recitals contained herein are incorporated as if set forth in full herein.

Section 9. Successors and Assigns. This Easement and the covenants and agreements made herein shall inure to the benefit of, and be binding upon, ACHD and Grantor, and their respective successors and assigns. After the real property is transferred to a successor the Grantor (or any other previous owner of any Servient Parcel) shall not be held liable for any breach or violation of this Easement.

Section 10. Modification. This Easement may not be amended in whole or in part except by written instrument, duly executed and acknowledged by the parties hereto, and recorded.

Section 11. Notices. All notices given pursuant to this Easement shall be in writing and shall be given by personal delivery, by United States Mail Certified, Return Receipt Requested, or other established express delivery service (such as Federal Express), postage or delivery charge prepaid, addressed to the appropriate party at the address set forth below.

Grantor: Brookside Developers, Inc
923 S. Bridgeway Place
Eagle, Idaho 83616

ACHD: Ada County Highway District
3775 Adams Street
Garden City, Idaho 83714-6499

Section 12. Recordation. This Easement shall be recorded in the Real Property Records of Ada County, Idaho.

Section 13. Warranty of Authority to Execute.

13.1 The person(s) executing this Agreement on behalf of ACHD represent(s) and warrant(s) due authorization to do so on behalf of ACHD, and that upon execution of this Agreement on behalf of ACHD, the same is binding upon, and shall inure to the benefit of, ACHD.

13.2 If Grantor is not a natural person, the person(s) executing the Agreement on behalf of Grantor represent(s) and warrant(s) due authorization to do so on behalf of Grantor, and that upon execution of this Agreement on behalf of Grantor, the same is binding upon, and shall inure to the benefit, of Grantor.

A handwritten signature in black ink, appearing to be 'JAM'.



This document provided courtesy of TitleOne

State of Idaho)
) ss.
County of Ada)

On this 4th day of November, 2021, before me, a Notary Public in and for the State of Idaho, personally appeared James H. Hunter, known or identified to me to be the President of the Corporation that executed this instrument or the persons who executed this instrument on behalf of said Corporation, and acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Kara Schofield
Notary Public for the State of Idaho
Residing at Ada Counh Idaho
My commission expires: 9-2-27

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on 12/8/2021, 20 by Christy Little as Development Services Manager of the Ada County Highway District

DocuSigned by:
Cynthia Rasavage
Signature of notary public
My commission expires: 6/7/2027



Schedule of Exhibits:

- Exhibit A – Plat of Subdivision and Identification of Servient Parcels**
- Exhibit B – Identification of Dominant Estate (Depiction of ACHD ROW)**

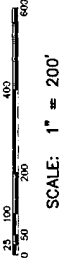
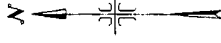
The Ada County Highway District (ACHD) is committed to compliance with Title VI of the Civil Rights Act of 1964 and related regulations and directives. ACHD assures that no person shall on the grounds of race, color, national origin, gender, disability or age, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any ACHD service, program or activity.

DRY CREEK RANCH SUBDIVISION NO. 7

PLAT SHOWING
 LOCATED IN THE SW 1/4 OF SECTION 25
 T.5N., R.1E., B.M. ADA COUNTY, IDAHO
 2022



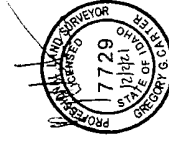
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 of TitleOne



LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN, PLS 7729
- FOUND 1/2" IRON PIN, PLS 7729
- FOUND 5/8" IRON PIN, PLS 7729
- △ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE
- ⑦ LOT NO.

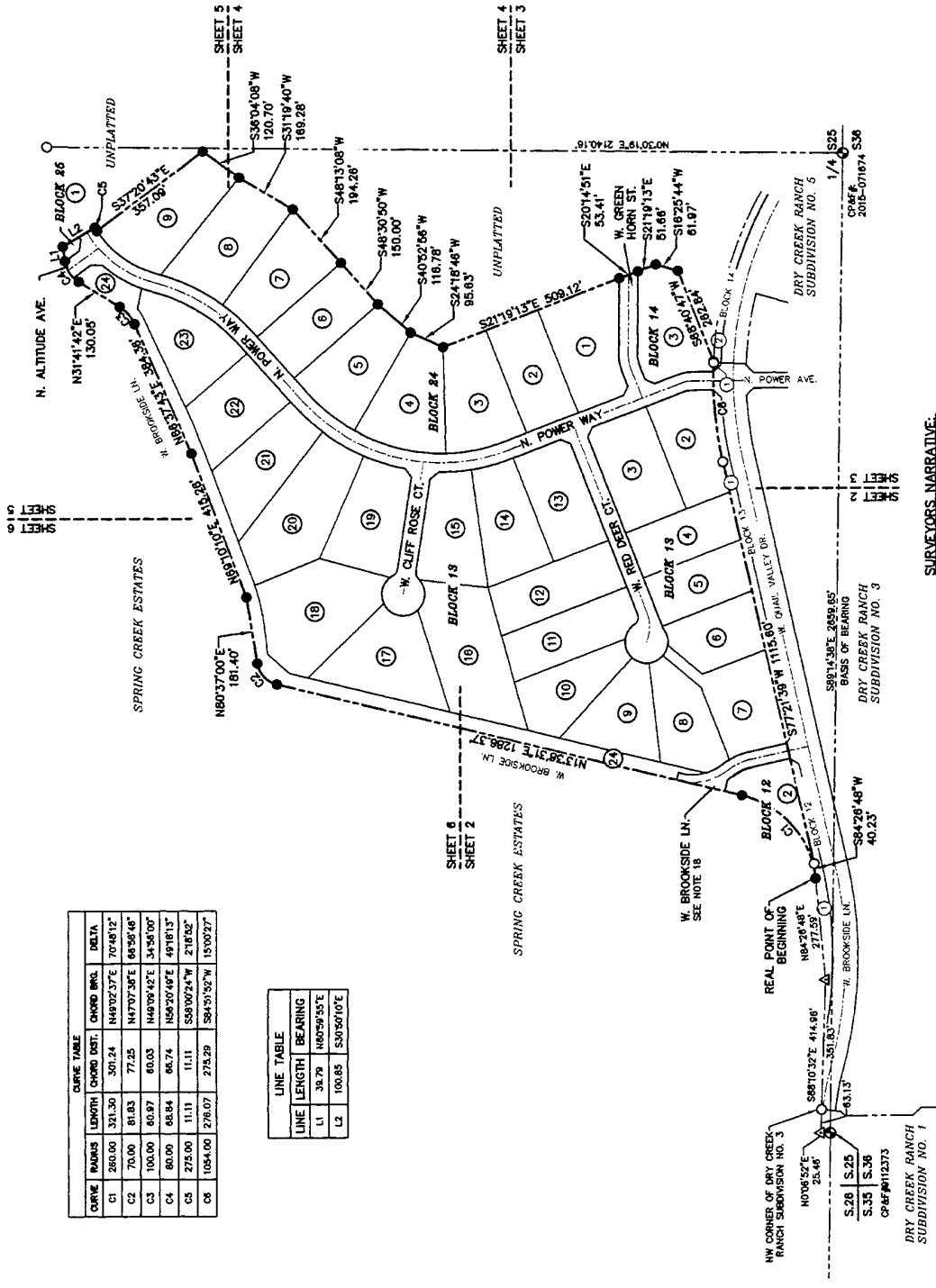
SEE SHEET 7 FOR NOTES



BOOK PAGE

IDAHO
 SURVEY
 GROUP, LLC

JOB NO. 21-057
 SHEET 1 OF 9



CURVE	POINTS	LENGTH	CHORD DIST.	CHORD BNL.	DELTA
C1	260.00	321.30	301.24	N49°02'37"E	70°48'12"
C2	70.00	81.83	77.25	N47°07'38"E	68°35'46"
C3	100.00	60.87	60.03	N49°09'42"E	34°58'00"
C4	80.00	68.84	66.74	N59°20'48"E	49°18'13"
C5	275.00	11.11	11.11	S88°00'24"W	2°18'52"
C6	1094.00	276.07	276.29	S84°51'52"W	15°00'27"

LINE TABLE		
LINE	LENGTH	BEARING
L1	38.79	N06°59'55"E
L2	100.85	S30°50'10"E

SURVEYORS' NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY SHOWN HEREON. THE PROPERTY IS ADJACENT TO DRY CREEK RANCH SUBDIVISION NOS. 3 AND 5, SPRING CREEK ESTATES SUBDIVISION AND UNPLATTED LOTS 1-26, BLOCKS 1-14, AND 18-26, DRY CREEK RANCH SUBDIVISION NO. 7, PLATS 693B AND B107. MONUMENTATION FOUND PER THE PLAT AND RECORD OF SURVEYS OF THE PROPERTY ARE IN SUBSTANTIAL AGREEMENT WITH THE MONUMENTATION SHOWN ON THESE SURVEYS AND THE CORRECTION BASED ON THE MONUMENTATION FOUND. THE SURVEYORS HAVE BEEN ADVISED BY THE OWNER OF THE PROPERTY THAT THE PROPERTY IS TO BE USED AS A RESIDENTIAL DEVELOPMENT. THE SURVEYORS HAVE BEEN ADVISED THAT THE PROPERTY IS TO BE USED AS A RESIDENTIAL DEVELOPMENT. THE SURVEYORS HAVE BEEN ADVISED THAT THE PROPERTY IS TO BE USED AS A RESIDENTIAL DEVELOPMENT. THE SURVEYORS HAVE BEEN ADVISED THAT THE PROPERTY IS TO BE USED AS A RESIDENTIAL DEVELOPMENT.

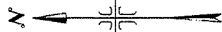
DRY CREEK RANCH SUBDIVISION NO. 7

SHEET 6
SHEET 2

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SHEET 6
SHEET 2

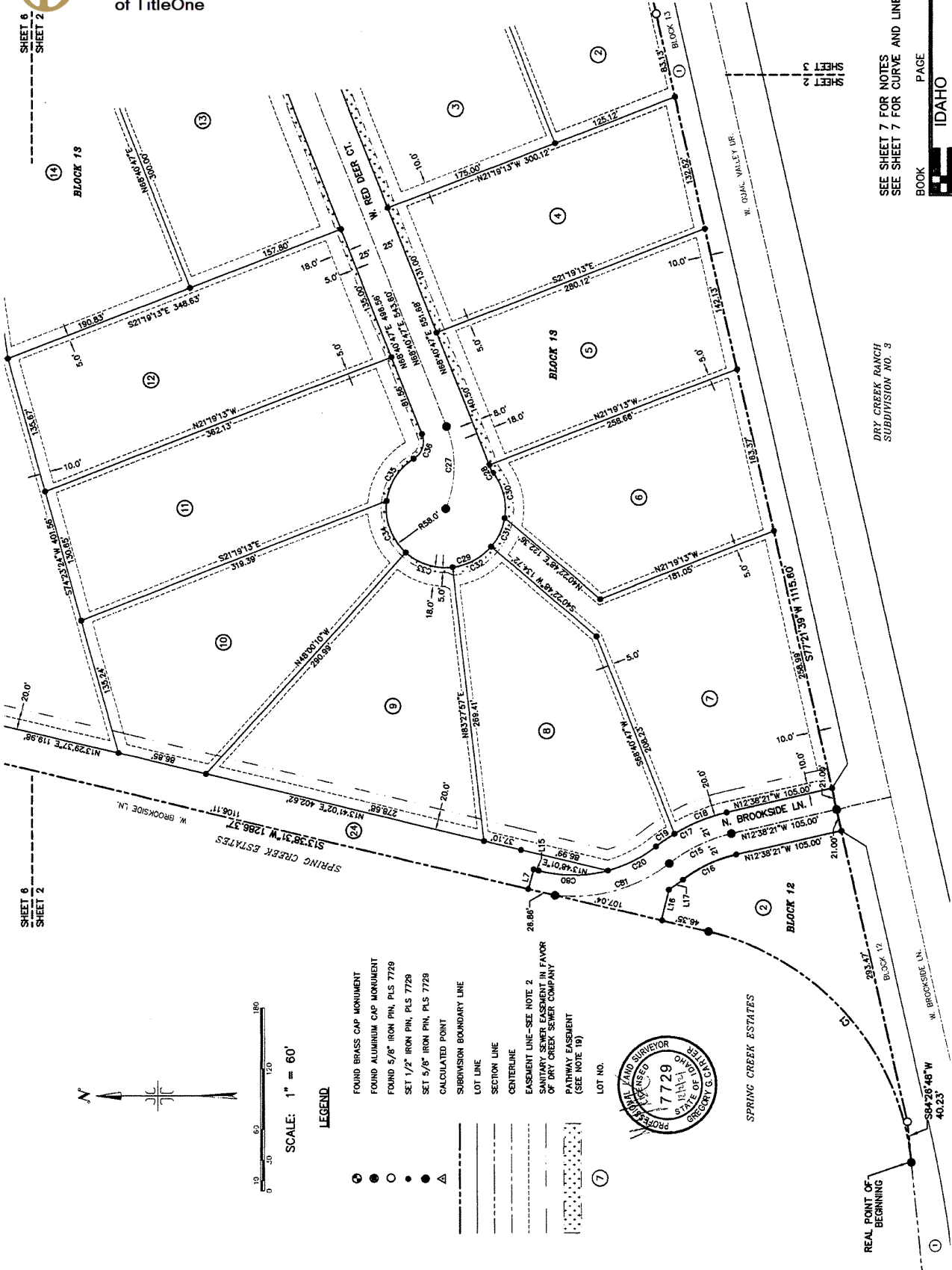
SHEET 6
SHEET 2



SCALE: 1" = 60'

LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN, PLS 7729
- SET 1/2" IRON PIN, PLS 7729
- SET 5/8" IRON PIN, PLS 7729
- CALCULATED POINT
- △ SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE
- EASEMENT LINE—SEE NOTE 2
- SANITARY SEWER EASEMENT IN FAVOR OF DRY CREEK SEWER COMPANY
- PATHWAY EASEMENT (SEE NOTE 19)
- ⑦ LOT NO.



REAL POINT OF BEGINNING

DRY CREEK RANCH
SUBDIVISION NO. 3

SEE SHEET 7 FOR NOTES
SEE SHEET 7 FOR CURVE AND LINE TABLE

BOOK PAGE

IDAHO
SURVEY
GROUP, LLC

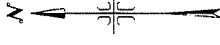
9895 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8970

JOB NO. 21-057
SHEET 2 OF 9

DRY CREEK RANCH SUBDIVISION NO. 7



This document provided courtesy of TitleOne



SCALE: 1" = 60'

LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN, PLS 7729
- SET 1/2" IRON PIN, PLS 7729
- SET 5/8" IRON PIN, PLS 7729
- CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE
- EASEMENT LINE
- PATHWAY EASEMENT (SEE NOTE 19)
- TEMPORARY TURN AROUND EASEMENT, INST. NO. _____
- LOT NO. _____

SEE SHEET 7 FOR NOTES
SEE SHEET 7 FOR CURVE AND LINE TABLE

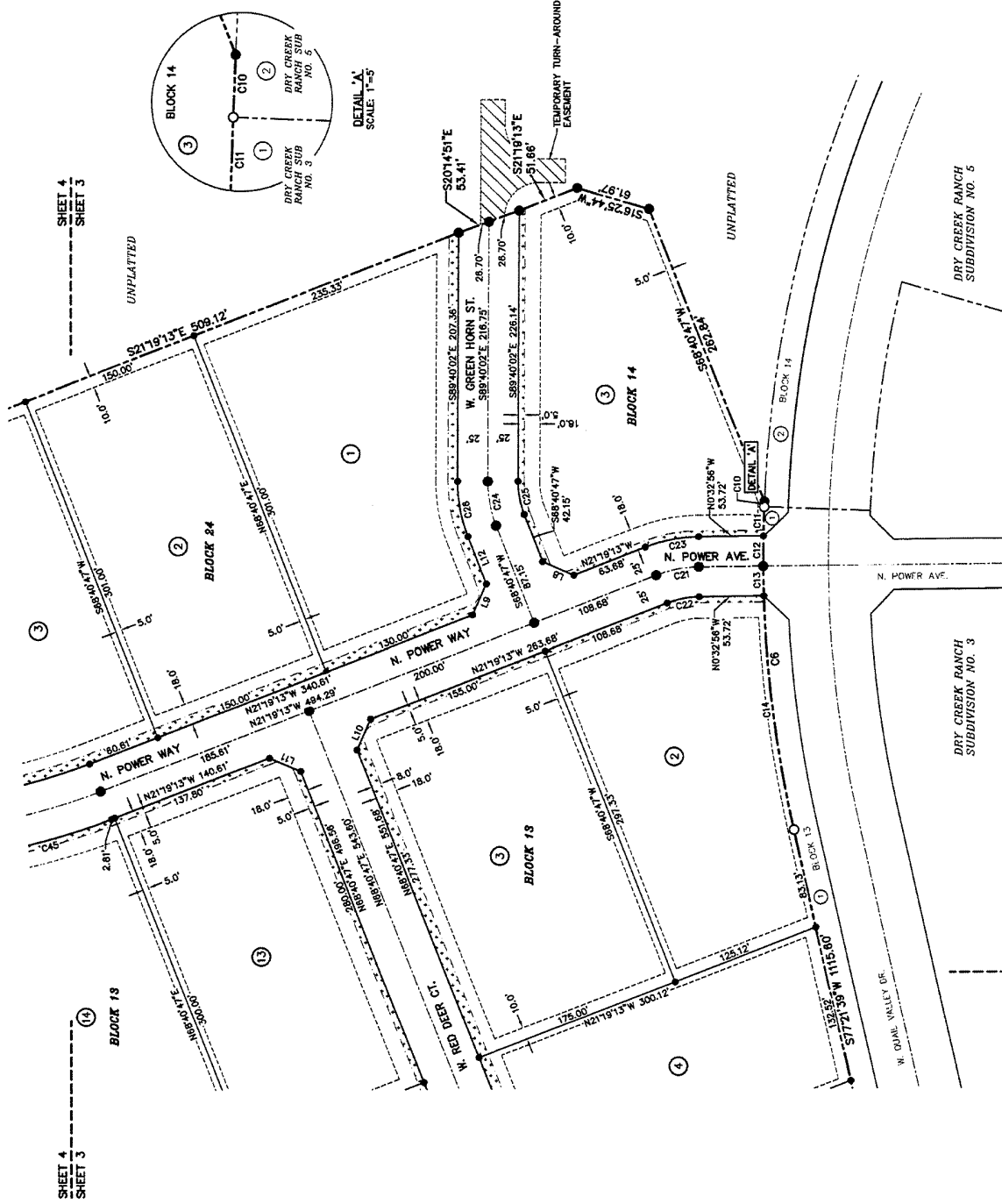


BOOK PAGE

IDAHO SURVEY GROUP, LLC

9655 W EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8870

JOB NO. 21-057
SHEET 3 OF 9



SHEET 3

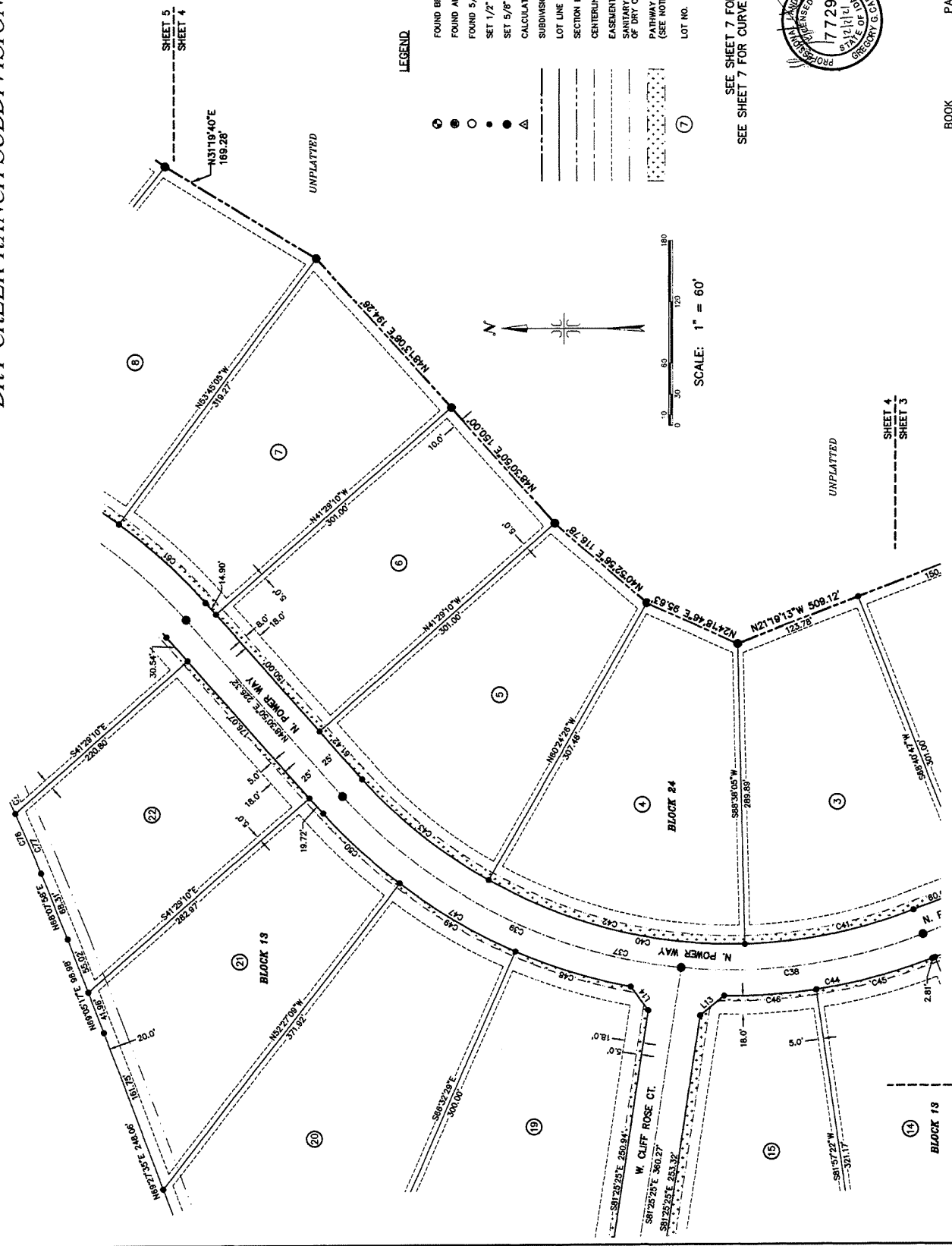
SHEET 2

DRY CREEK RANCH SUBDIVISION NO. 7



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DocuSign Envelope ID: 4D565FDC-D0E4-4741-503B-D3AC75EACFF5



LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN, PLS 7729
- SET 1/2" IRON PIN, PLS 7729
- SET 5/8" IRON PIN, PLS 7729
- ▲ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE
- EASEMENT LINE-SEE NOTE 2
- SANITARY SEWER EASEMENT IN FAVOR OF DRY CREEK SEWER COMPANY
- PATHWAY EASEMENT (SEE NOTE 19)
- ⑦ LOT NO.

SEE SHEET 7 FOR NOTES
SEE SHEET 7 FOR CURVE AND LINE TABLE



BOOK PAGE

IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

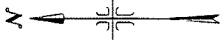
JOB NO. 21-057
SHEET 4 OF 9

Plot Date: Ranch, S.B. No. 7, 21-057, View(Bldg) View area: c:\ch7_7.dwg, 12/22/2021, 1:56:13 PM

DRY CREEK RANCH SUBDIVISION NO. 7



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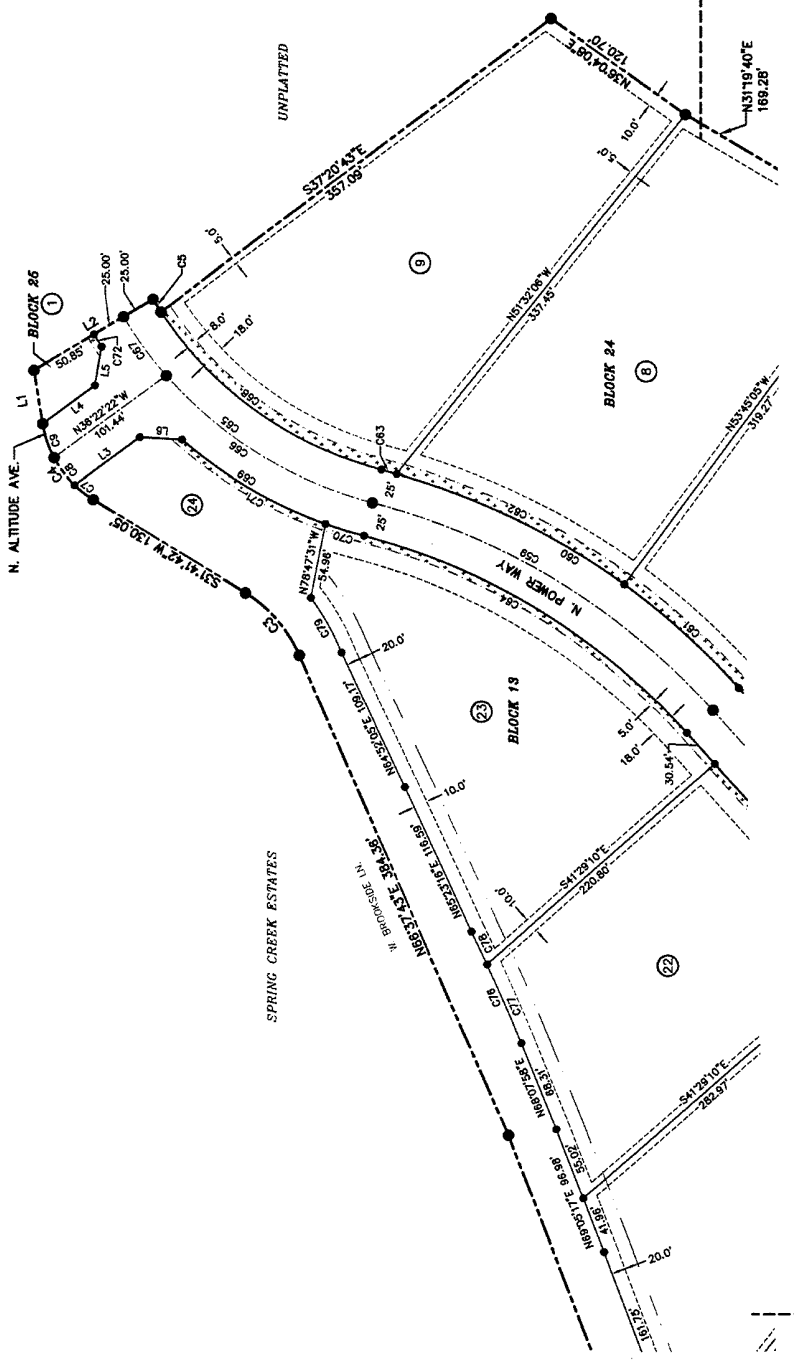


SCALE: 1" = 60'

LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN, PLS 7729
- FOUND 1/2" IRON PIN, PLS 7729
- SET 5/8" IRON PIN, PLS 7729
- △ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE
- EASEMENT LINE--SEE NOTE 2
- SANITARY SEWER EASEMENT IN FAVOR OF DRY CREEK SEWER COMPANY
- PATHWAY EASEMENT (SEE NOTE 19)
- ⑦ LOT NO.

SEE SHEET 7 FOR NOTES
SEE SHEET 7 FOR CURVE AND LINE TABLE



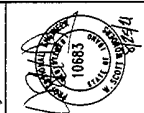
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IDAHO SURVEY GROUP, LLC

JOB NO. 21-057
SHEET 5 OF 9

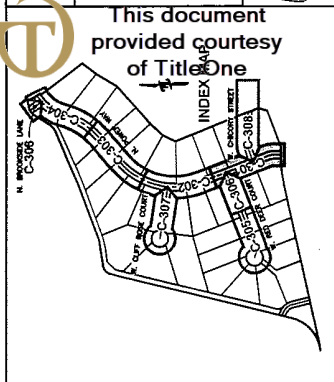
SHEET 5
SHEET 6

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NO.	REVISION	DATE



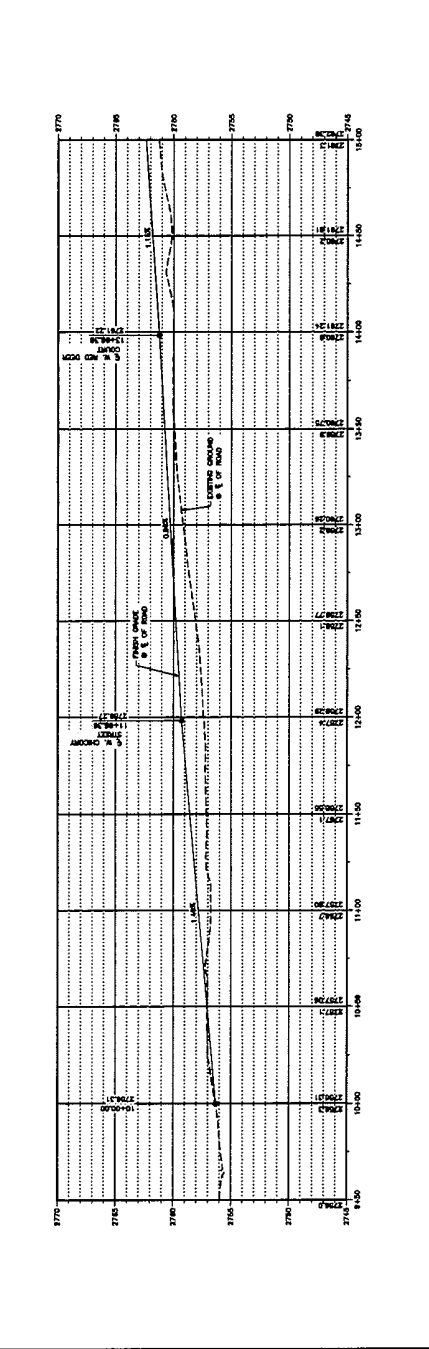
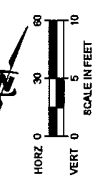
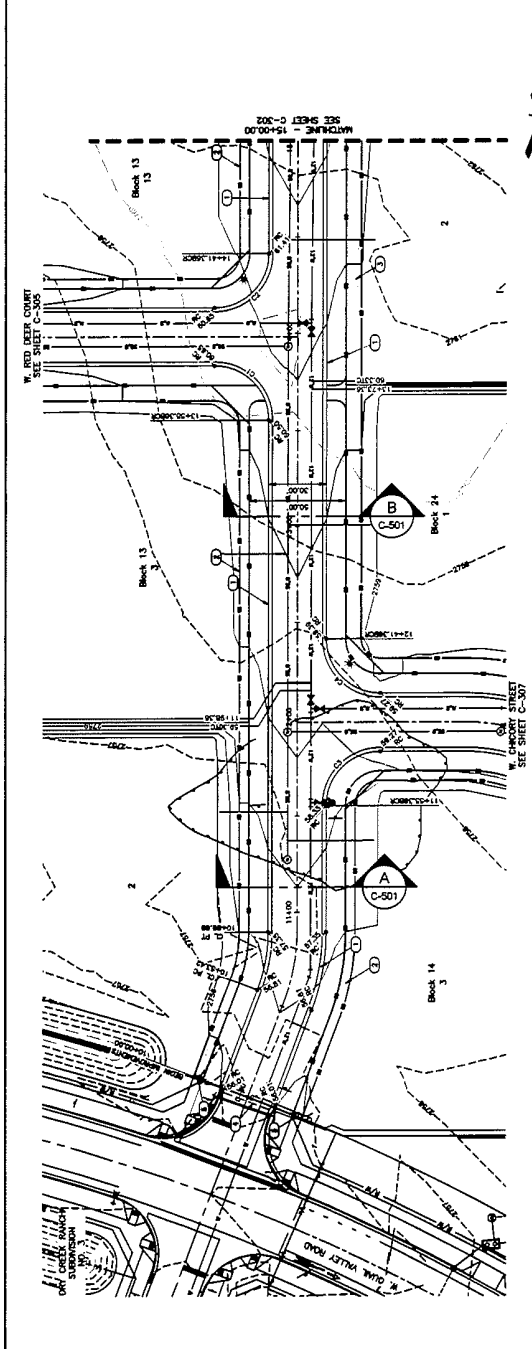
- ROADWAY NOTES**
- ① RIBBON CURB PER ACHD SUPPLEMENT TO ISPC 501-703
 - ② 3" GRAVEL WALKWAY PER. PLACE 12" OF CRUSHED GRAVEL
 - ③ 6" GRAVEL WALKWAY PER. PLACE 12" OF CRUSHED GRAVEL
 - ④ 12" ASPHALT DRIVE PER. PLACE 12" OF CRUSHED GRAVEL
 - ⑤ 2" ASPHALT DRIVE PER. PLACE 12" OF CRUSHED GRAVEL
 - ⑥ MATCH EXISTING CURB AND SIDEWALK GRABES

EXHIBIT B

Please Refer to Exhibit B for Public Street Construction



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. MARKING OF UNDERGROUND UTILITIES

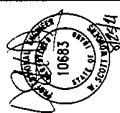


CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARS	CHORD LENGTH
C1	43.98'	28.00'	28.00'	80°00'00"	102340.47'	39.60'
C2	43.98'	28.00'	28.00'	80°00'00"	102340.47'	39.60'
C3	43.98'	28.00'	28.00'	80°00'00"	102340.47'	39.60'
C4	43.98'	28.00'	28.00'	80°00'00"	102340.47'	39.60'

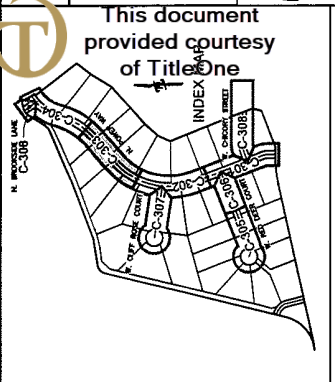
NOTES TO CONTRACTOR

1. ALL DIMENSIONS TO ALL POINTS UNLESS OTHERWISE SPECIFIED ARE TO BE DETERMINED AS SHOWN.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND ELEVATIONS SHOWN ON THIS PLAN AND PROFILE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND ELEVATIONS SHOWN ON THIS PLAN AND PROFILE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND ELEVATIONS SHOWN ON THIS PLAN AND PROFILE.



NO.	DESCRIPTION	BY	DATE



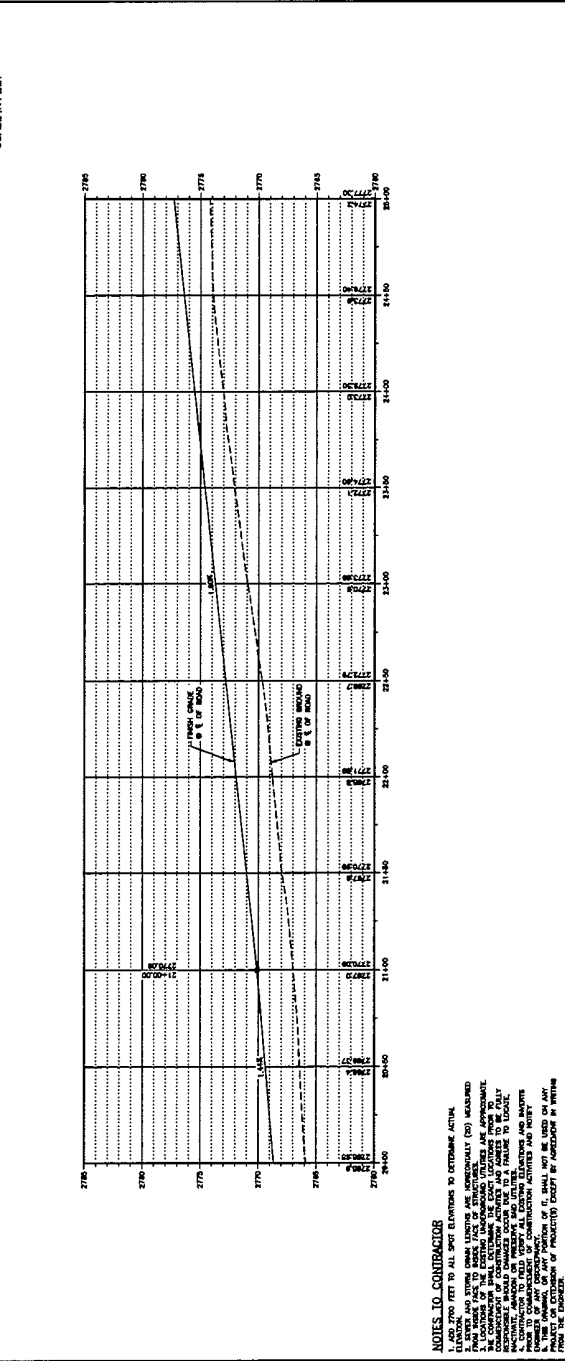
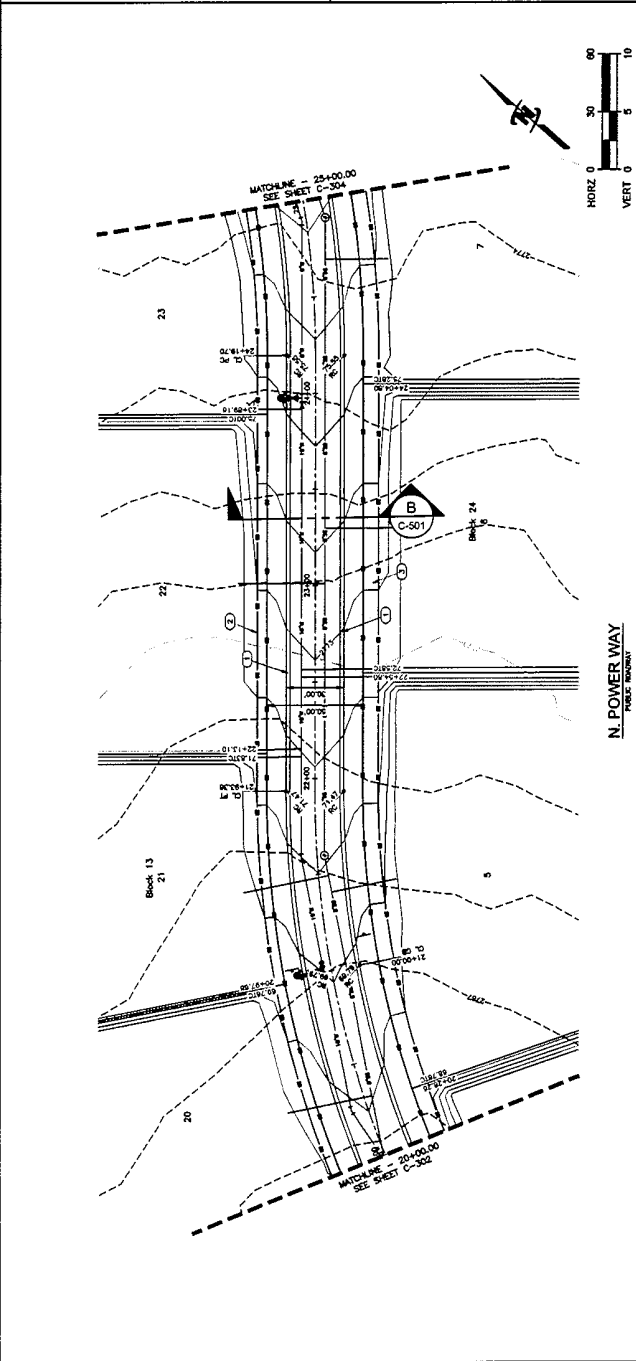
This document provided courtesy of TitleOne

- ROADWAY NOTES**
- 1. REBAR CURB PER ACHD SUPPLEMENT TO SPWC SD-703
 - 2. 8" GRAVEL WALKWAY PER. PLACE 1" OF CRUSHED GRAVEL
 - 3. 8" GRAVEL WALKWAY PER. PLACE 1" OF CRUSHED GRAVEL

Plans Are Accepted For Public Review At 10:00 AM On The Day After The Date Indicated Below. The Public May Obtain Copies Of The Plans For Review At The Office Of The Planning Commission, 100 N. Myrtle Street, Boise, Idaho 83724. The Public May Also Obtain Copies Of The Plans For Review At The Office Of The Planning Commission, 100 N. Myrtle Street, Boise, Idaho 83724. The Public May Also Obtain Copies Of The Plans For Review At The Office Of The Planning Commission, 100 N. Myrtle Street, Boise, Idaho 83724.



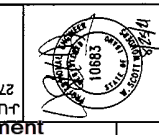
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE RANCH. CALL BEFORE YOU DIG. MEMBER UTILITIES.



NOTES TO CONTRACTOR
 1. AND 2760 FEET TO ALL SPOT ELEVATIONS TO DETERMINE ACTUAL GRADE AND TO BE USED TO DETERMINE ACTUAL GRADE.
 2. ALL SPOT ELEVATIONS ARE TO BE TAKEN AT THE CENTERLINE OF THE ROAD AND TO BE USED TO DETERMINE ACTUAL GRADE.
 3. ALL SPOT ELEVATIONS ARE TO BE TAKEN AT THE CENTERLINE OF THE ROAD AND TO BE USED TO DETERMINE ACTUAL GRADE.
 4. ALL SPOT ELEVATIONS ARE TO BE TAKEN AT THE CENTERLINE OF THE ROAD AND TO BE USED TO DETERMINE ACTUAL GRADE.
 5. ALL SPOT ELEVATIONS ARE TO BE TAKEN AT THE CENTERLINE OF THE ROAD AND TO BE USED TO DETERMINE ACTUAL GRADE.
 6. ALL SPOT ELEVATIONS ARE TO BE TAKEN AT THE CENTERLINE OF THE ROAD AND TO BE USED TO DETERMINE ACTUAL GRADE.
 7. ALL SPOT ELEVATIONS ARE TO BE TAKEN AT THE CENTERLINE OF THE ROAD AND TO BE USED TO DETERMINE ACTUAL GRADE.
 8. ALL SPOT ELEVATIONS ARE TO BE TAKEN AT THE CENTERLINE OF THE ROAD AND TO BE USED TO DETERMINE ACTUAL GRADE.
 9. ALL SPOT ELEVATIONS ARE TO BE TAKEN AT THE CENTERLINE OF THE ROAD AND TO BE USED TO DETERMINE ACTUAL GRADE.
 10. ALL SPOT ELEVATIONS ARE TO BE TAKEN AT THE CENTERLINE OF THE ROAD AND TO BE USED TO DETERMINE ACTUAL GRADE.



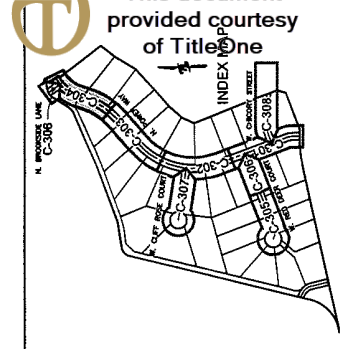
JUB ENGINEERS, INC.
 2760 W. Excursion Lane
 Suite 400
 Meridian, ID 83642
 Phone: 208.376.7390
 www.jub.com



NO.	DESCRIPTION	DATE

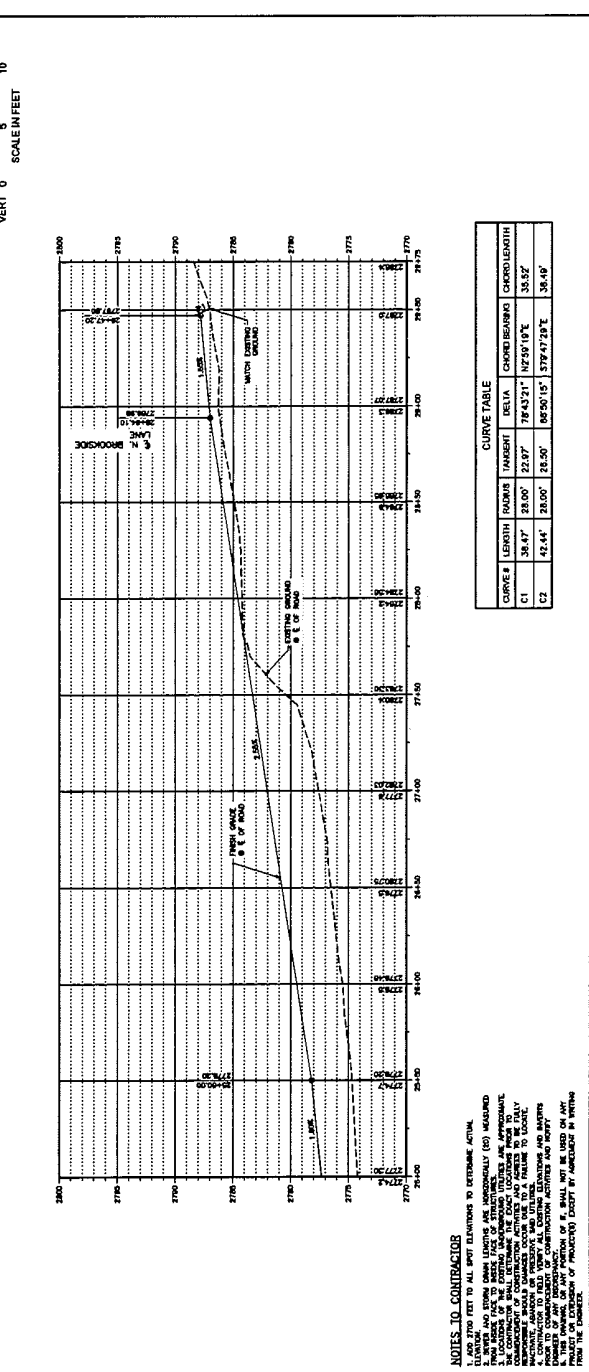
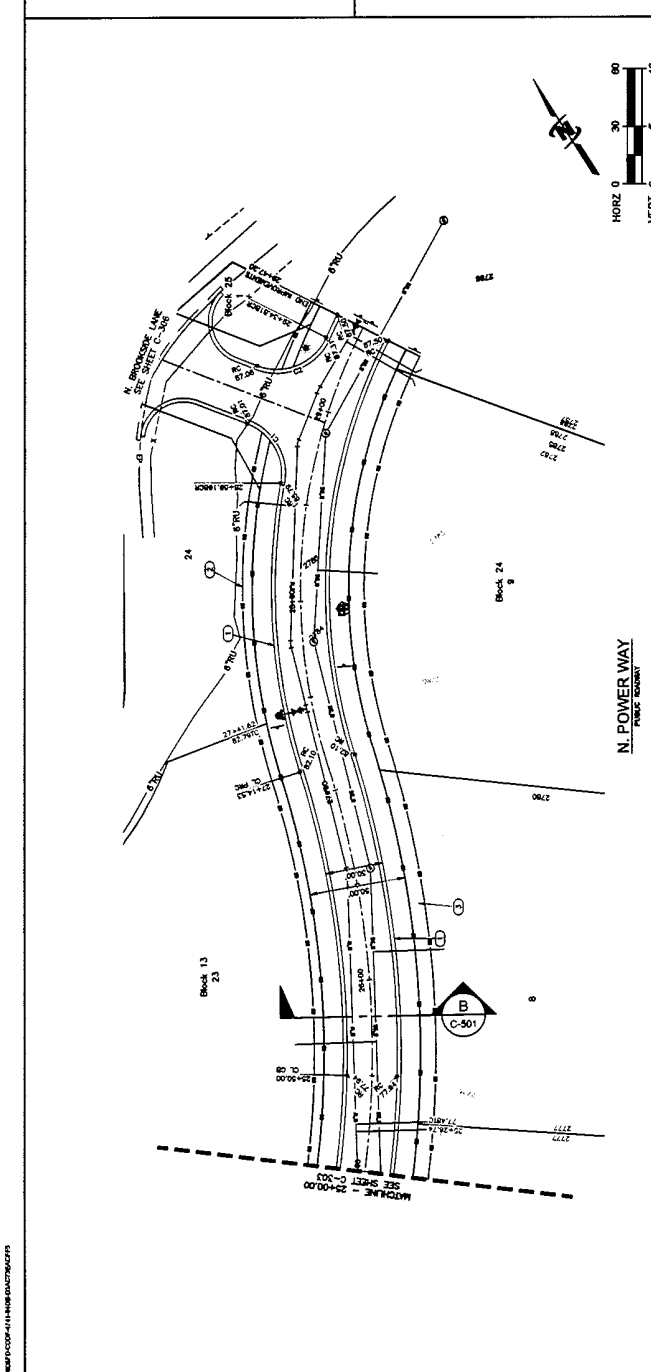
DRY CREEK RANCH SUBDIVISION NO. 7
 ADA COUNTY, IDAHO
 STREET PLAN AND PROFILE
 N. POWER AVE

C-304
 SHEET NUMBER



ROADWAY NOTES
 RIBBON CURB PER AASHO SUPPLEMENT TO SPWC 50-703
 5" GRAVEL WALKWAY PER PLACE 12" OF CRUSHED GRAVEL
 6" GRAVEL WALKWAY PER PLACE 12" OF CRUSHED GRAVEL

Please Also Referenced to Plans
 Street Construction
 811
811
 Home water, Gas, Sewer
 Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKERS AND UTILITY LOCATIONS. CALL 800.487.7347



CURVE TABLE

CURVE #	LENGTH	RAIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	38.47'	20.00'	22.07'	78°43'21"	147°59'10"	33.52'
C2	42.44'	28.00'	28.00'	89°50'15"	172°47'28"	38.49'

NOTES TO CONTRACTOR
 1. AND 2770 FEET TO ALL SPOT ELEVATIONS TO DETERMINE ACTUAL
 2. WATER AND UTILITY MARKERS ARE INDICATED BY (D) MARKERS
 3. LOCATIONS OF ALL CURVES AND TANGENTS ARE APPROXIMATE
 4. CONSTRUCTION OF CURVES AND TANGENTS TO BE FULLY
 5. CONSTRUCTION OF CURVES AND TANGENTS TO BE FULLY
 6. CONSTRUCTION OF CURVES AND TANGENTS TO BE FULLY
 7. CONSTRUCTION OF CURVES AND TANGENTS TO BE FULLY
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 9. THE FINISH OF ANY PORTION OF IT SHALL NOT BE USED OF ANY
 FROM THE CONTRACTOR

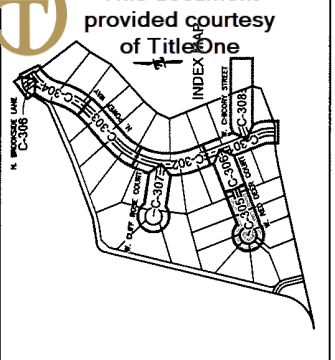
JUB ENGINEERS, INC.
 2760 W. Excursion Lane
 Meridian, ID 83642
 Phone: 208.378.7330
 www.jub.com

JUB ENGINEERS, INC.
 Suite 400
 2760 W. Excursion Lane
 Meridian, ID 83642

10883

NO.	DESCRIPTION	BY	DATE

DRY CREEK RANCH SUBDIVISION NO. 7
 ADA COUNTY, IDAHO
 STREET PLAN AND PROFILE
 W. RED DEER COURT



ROADWAY NOTES

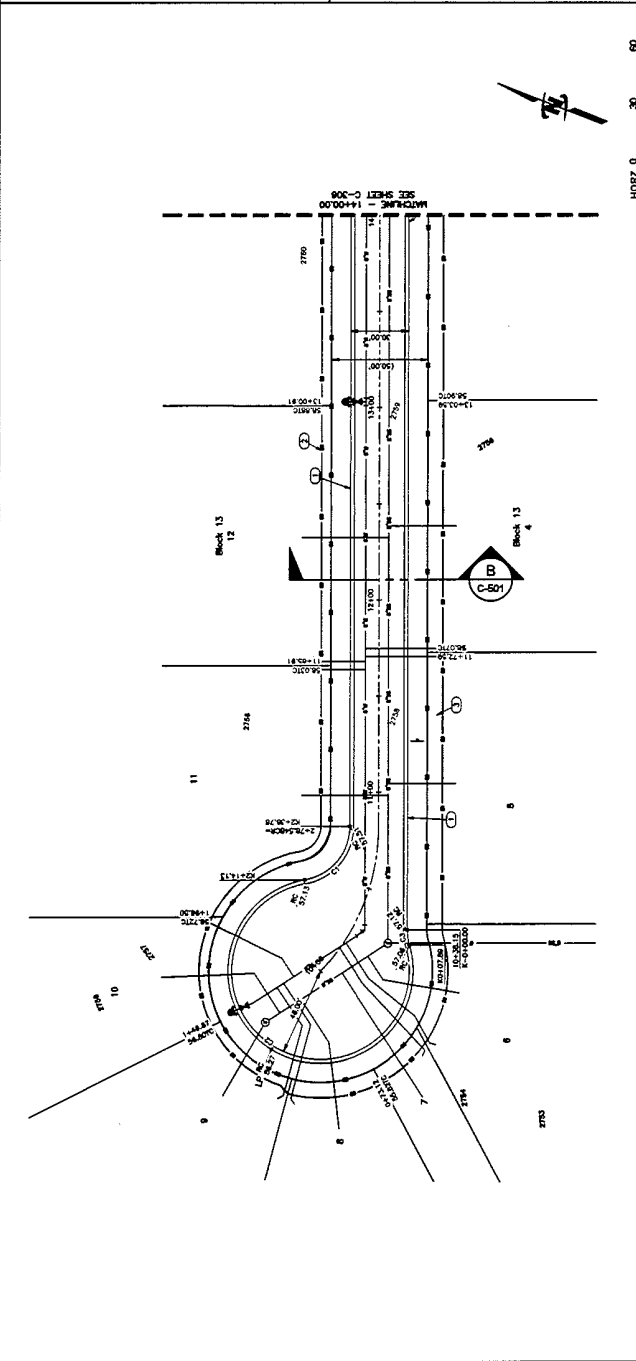
- 1. BERKUM CURB PER ACHD SUPPLEMENT TO USPC 35-703
- 2. 5' GRAVEL WALKWAY PER PLACE 12" OF CRUSHED GRAVEL
- 3. 6' GRAVEL WALKWAY PER PLACE 12" OF CRUSHED GRAVEL

Please see Appendix "F" of the Street Construction Manual for more information regarding the construction of the roadway.

811

Know what's below.
 Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE TO REGISTER FOR THE MARKING OF UNDERGROUND UTILITIES.



W. RED DEER COURT PUBLIC BOUNDARY

HORIZ 0 30 60
 VERT 0 5 10
 SCALE IN FEET

CURVE #	LENGTH	CHORD BEARING	CHORD LENGTH	
C1	36.17'	86°09'04"	87.714417M	35.05'
C2	231.48'	84°00'	278.8511'	54.05'
C3	7.83'	28.00'	16.99100'	7.87'

NOTES TO CONTRACTOR

1. SEE ALL NOTES TO THE CONTRACT AND SPECIFICATIONS FOR A COMPLETE LIST OF REQUIREMENTS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

5. THE CONTRACTOR SHALL MAINTAIN THE PROGRESS OF THE PROJECT AT ALL TIMES.

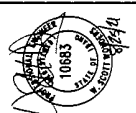
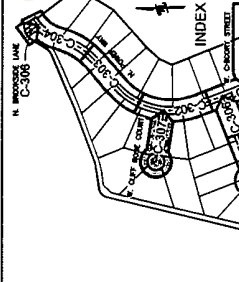
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL AND THE PUBLIC AT ALL TIMES.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ENVIRONMENT AT ALL TIMES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC FROM THE DANGER OF THE PROJECT AT ALL TIMES.

JUB
JUB ENGINEERS, INC.
2750 W. EKURSION LANE
Suite 400
Meridian, ID 83642
Phone: 208.378.2330
www.jub.com

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DATE: 10/24/2007
PROJECT: C-307
DRAWN BY: JUB
CHECKED BY: JUB
DATE: 10/24/2007

DRY CREEK RANCH SUBDIVISION NO. 7
ADA COUNTY, IDAHO
STREET PLAN AND PROFILE
W. CLIFF ROSE COURT

SHEET NUMBER:
C-307

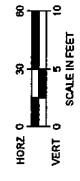
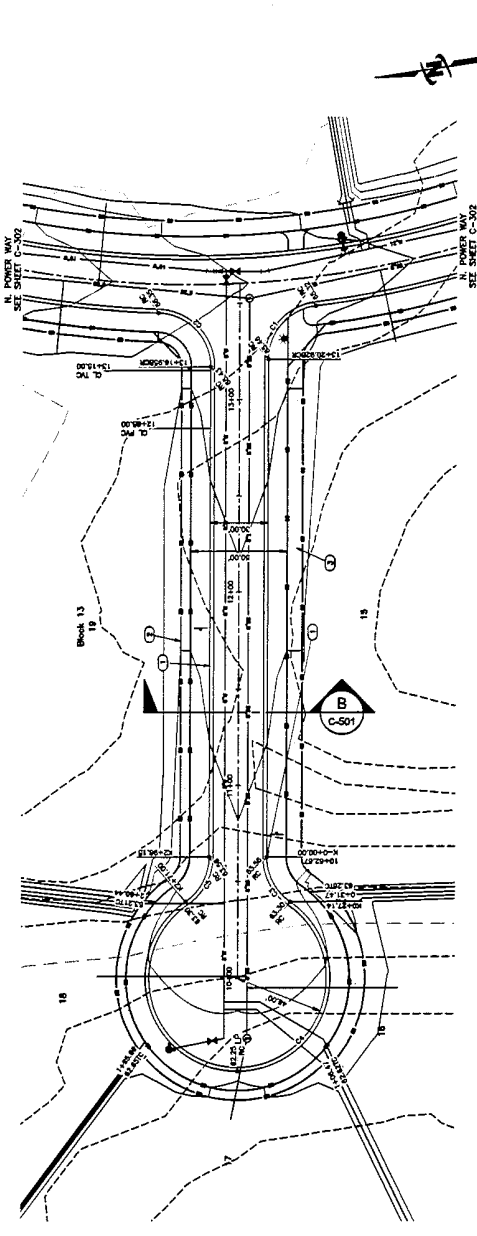
ROADWAY NOTES

- 1) 6" GRAVEL WALKWAY PER PLACE 12" OF CRUSHED GRAVEL
- 2) 6" GRAVEL WALKWAY PER PLACE 12" OF CRUSHED GRAVEL
- 3) 6" GRAVEL WALKWAY PER PLACE 12" OF CRUSHED GRAVEL

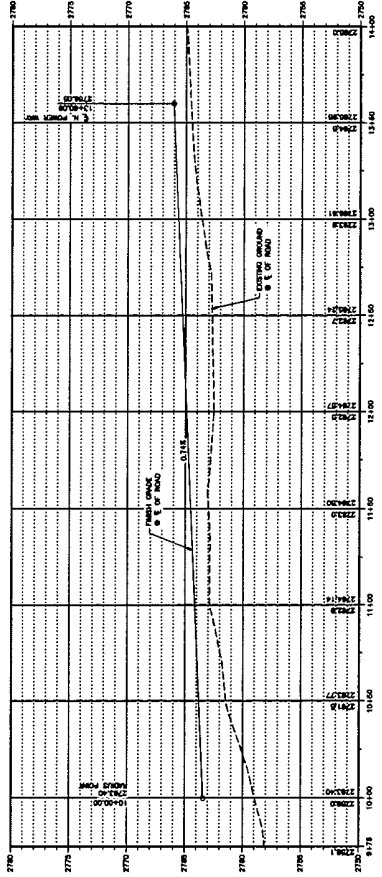
Plans are prepared for Public Use.
It is the user's responsibility to verify the accuracy of the information shown on these plans.
The user shall verify all dimensions, bearings, and elevations shown on these plans.
The user shall verify all easements, rights-of-way, and other encumbrances shown on these plans.
The user shall verify all utility lines and structures shown on these plans.
The user shall verify all other information shown on these plans.
The user shall verify all other information shown on these plans.



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE RISKING OF UNDERGROUND MEMBER UTILITIES



W. CLIFF ROSE COURT
Profile Notes




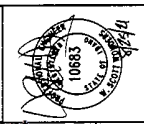
CURVE TABLE

CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	40.47'	25.00'	24.89'	87.4931°	N40°01'14" W	37.04'
C2	43.95'	28.00'	27.00'	86.0051°	S84°31'35" E	38.94'
C3	23.14'	28.00'	14.74'	55.3234°	S70°45'18" W	20.09'
C4	24.88'	48.00'	32.94'	291°00'09"	S87°44'35" W	54.32'
C5	27.14'	28.00'	14.74'	55.3234°	S53°39'08" E	20.09'

NOTES TO CONTRACTORS

1. ALL SPOT ELEVATIONS TO DETERMINE ACTUAL GRADE SHALL BE TAKEN AT ALL SPOT ELEVATIONS TO DETERMINE ACTUAL GRADE.
2. ALL SPOT ELEVATIONS SHALL BE TAKEN AS INDICATED BY THE PLAN.
3. ALL SPOT ELEVATIONS SHALL BE TAKEN AS INDICATED BY THE PLAN.
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9. ALL SPOT ELEVATIONS SHALL BE TAKEN AS INDICATED BY THE PLAN.
10. ALL SPOT ELEVATIONS SHALL BE TAKEN AS INDICATED BY THE PLAN.

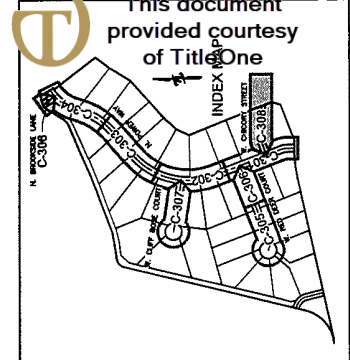

JUB ENGINEERS, INC.
 2760 W. Excursion Lane
 Suite 400
 Meridian, ID 83642
 Phone: 208.376.7330
 www.jub.com




NO.	REVISION	DATE

DRY CREEK RANCH SUBDIVISION NO. 7
ADA COUNTY, IDAHO
STREET PLAN AND PROFILE
W. CHICORY STREET

SHEET NUMBER:
C-308




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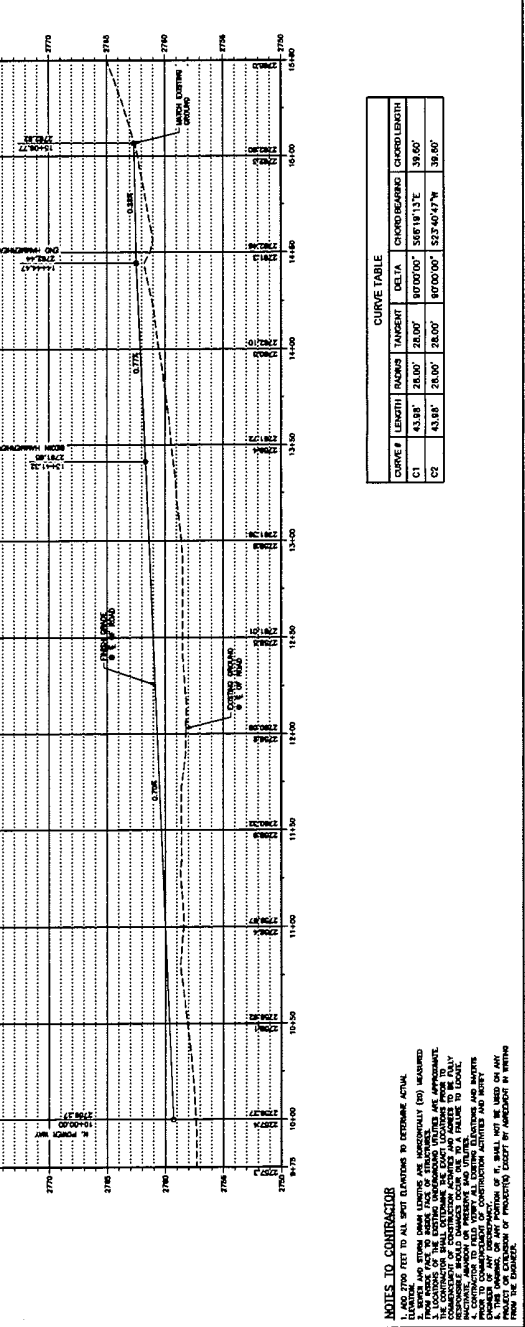
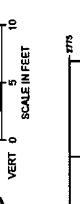
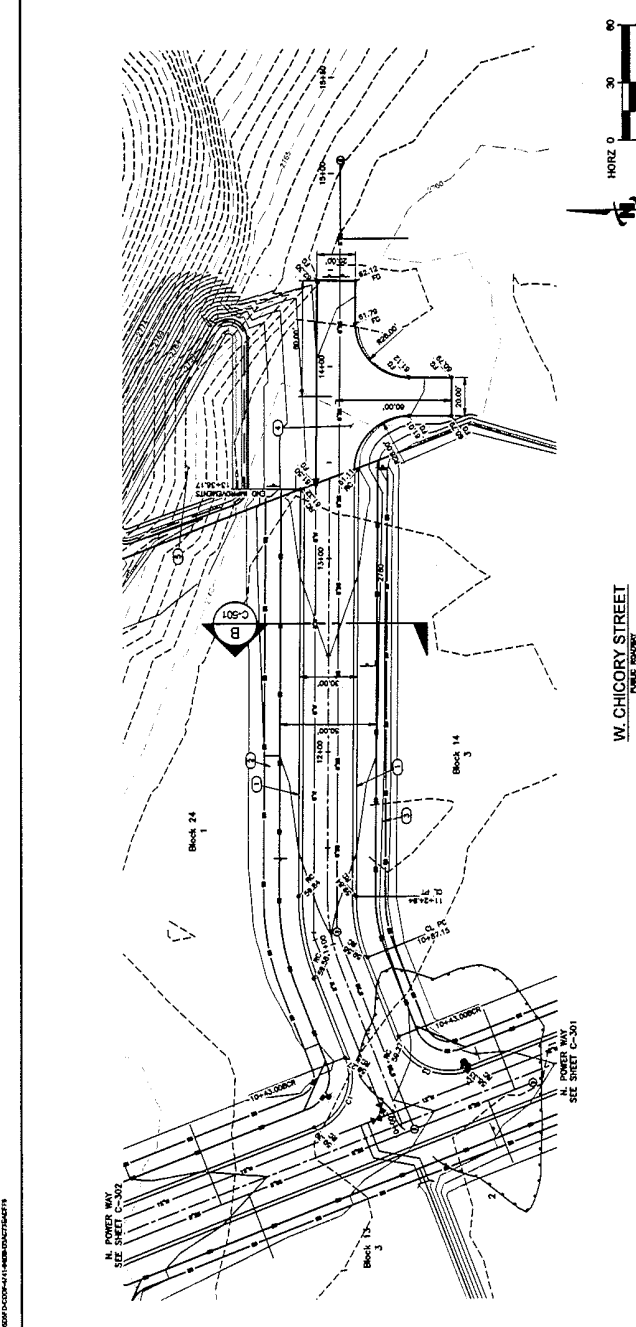
- ROADWAY NOTES**
- ① RIBBON CURB PER ACHO SUPPLEMENT TO SPWC 50-703
 - ② 8" GRAVEL WALKWAY PER PLAZE 12" OF CRUSHED GRAVEL
 - ③ 5" GRAVEL WALKWAY PER PLAZE 12" OF CRUSHED GRAVEL
 - ④ 120' HAMMOCKHEAD PER FIGURE D103.1 PER IFC STANDARDS
 - ⑤ STORMWATER BUSY P 

Plans Are Accepted For Public Street Construction
 It is hereby certified that the above described plans have been examined and approved by the undersigned as being in accordance with the provisions of the laws of the State of Idaho and the rules and regulations of the Board of Public Works of the State of Idaho.

 City Engineer



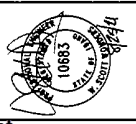
CALL 8 BUSINESS DAYS IN ADVANCE TO REPORT ANY MARKING OF UNDERGROUND MEMBER UTILITIES.
 Know what's below. Call before you dig.



CURVE #	LENGTH	BEARS	TANGENT	DELTA	CHORD BEARS	CHORD LENGTH
C1	43.88'	28.00'	28.00'	80°00'00"	506.19' @ 1.3%	39.00'
C2	43.88'	28.00'	28.00'	80°00'00"	523.40' @ 1.3%	39.00'

NOTES TO CONTRACTOR
 1. ALL DIMENSIONS TO ALL SPOT ELEVATIONS TO DETERMINE ACTUAL GRADE.
 2. ALL SPOT ELEVATIONS TO BE DETERMINED BY THE CONTRACTOR.
 3. ALL SPOT ELEVATIONS TO BE DETERMINED BY THE CONTRACTOR.
 4. ALL SPOT ELEVATIONS TO BE DETERMINED BY THE CONTRACTOR.
 5. ALL SPOT ELEVATIONS TO BE DETERMINED BY THE CONTRACTOR.
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 9. ALL SPOT ELEVATIONS TO BE DETERMINED BY THE CONTRACTOR.
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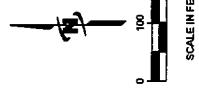
JUB ENGINEERS, INC.
 Phone: 208.376.7300
 www.jub.com
 2780 W. Excursion Lane
 Meridian, ID 83642
 Suite 400



NO.	DESCRIPTION	DATE

OVERALL UTILITY PLAN
 DRY CREEK RANCH SUBDIVISION NO. 7
 ADA COUNTY, IDAHO
 SHEET NUMBER:
C-400

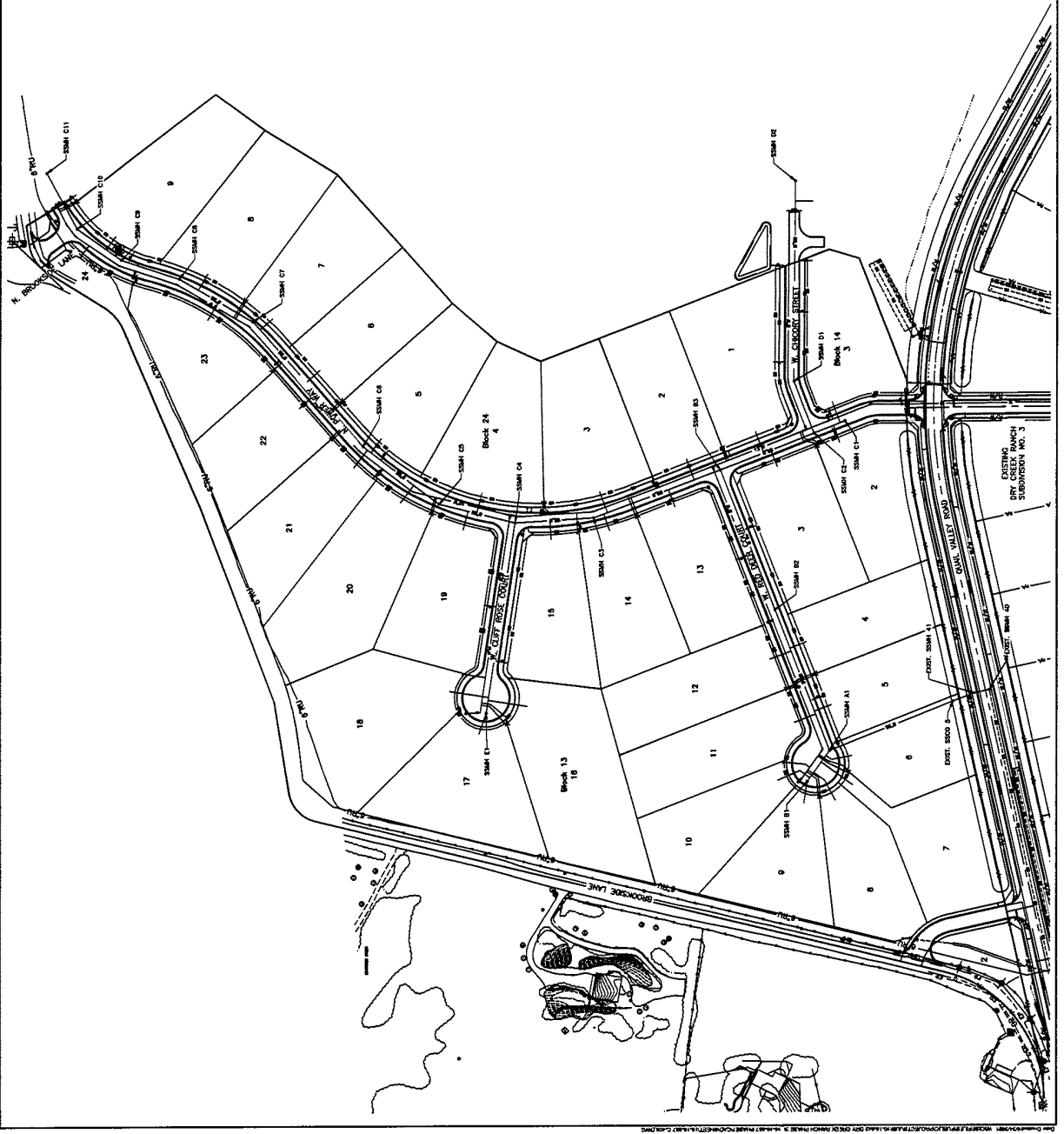
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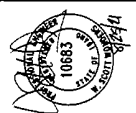


Plans Are Accepted For Public
 Sheet Construction
 The undersigned hereby certifies that the above described plans were prepared by him or under his direct supervision and that he is a duly Licensed Professional Engineer in the State of Idaho.
 JUB ENGINEERS, INC.
 JUB
 Mechanical Engineering
 No. 10383
 State of Idaho



CALL 2 BUSINESS DAYS IN
 ADVANCE BEFORE YOU DIG,
 OR SEPARATE FOR THE
 ADJACENT PROPERTY
 OWNER'S UTILITY
 MEMBER UTILITIES





NO.	DESCRIPTION	DATE

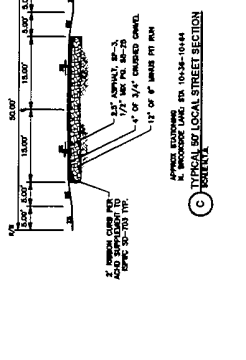
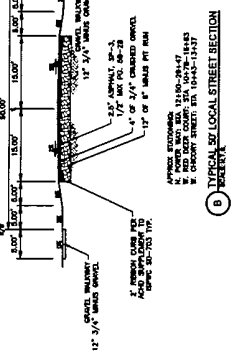
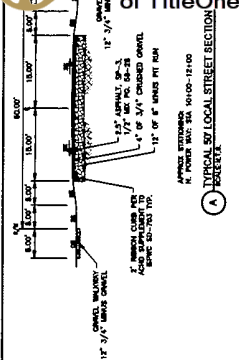
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DRAWN BY: JUB	CHECKED BY: JUB
CITY: ADA	COUNTY: ADA
STATE: ID	SCALE: AS SHOWN

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, AS APPLICABLE TO THE STATE OF IDAHO.

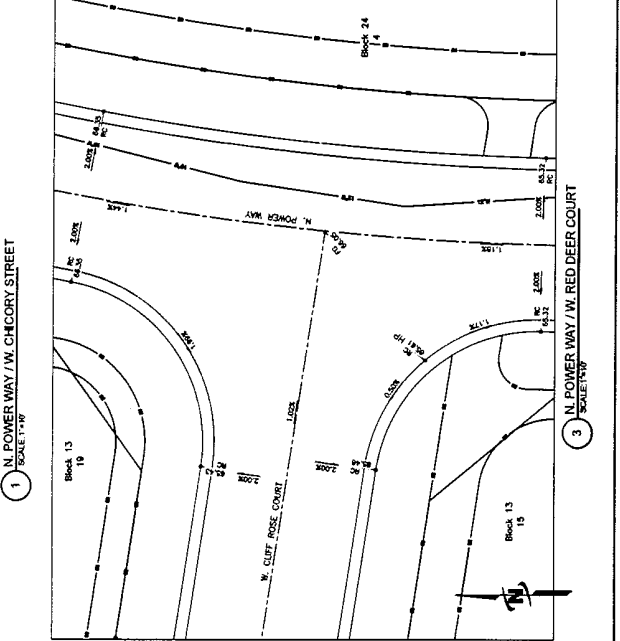
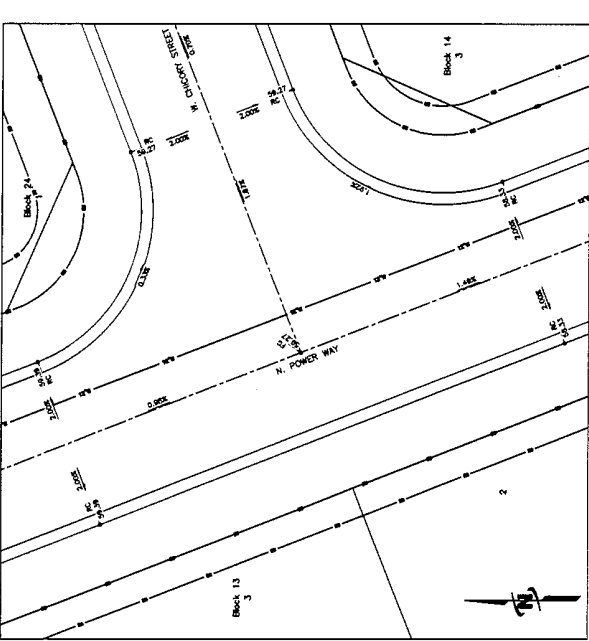
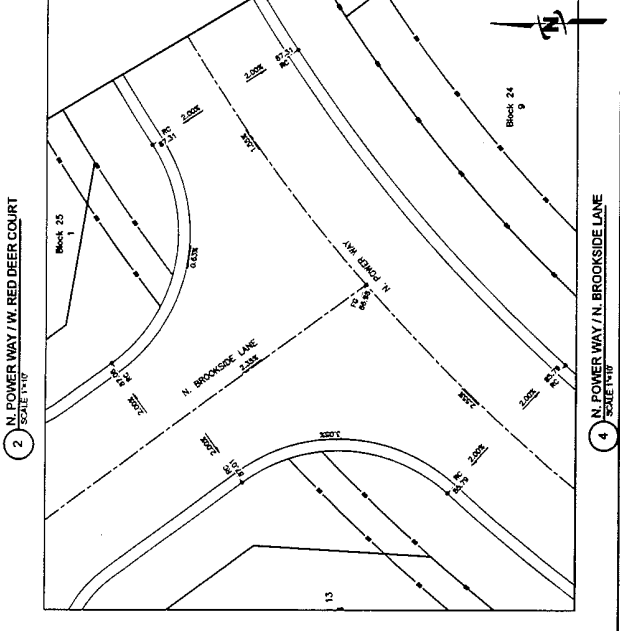
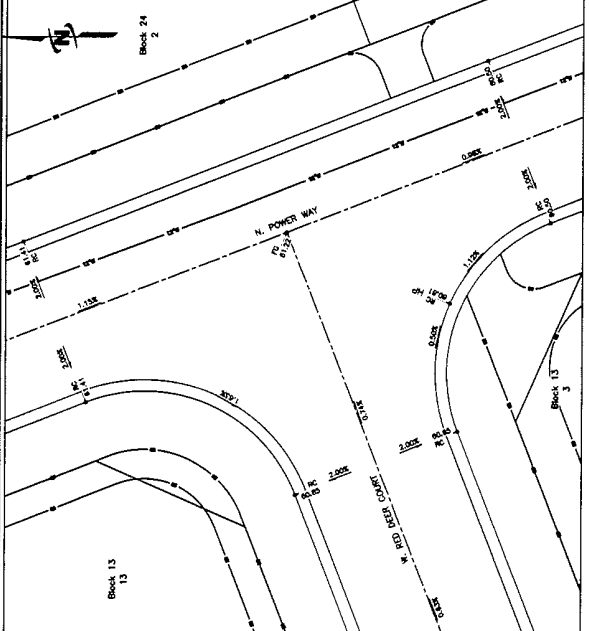
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

C-501

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DRY CREEK RANCH

EXHIBIT D

PHASE 7 FENCE MAP

**EIGHTH SUPPLEMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS &
RESTRICTIONS FOR DRY CREEK RANCH PLANNED COMMUNITY – Exhibit D**



DRY CREEK RANCH The Estates

EXHIBIT "D"

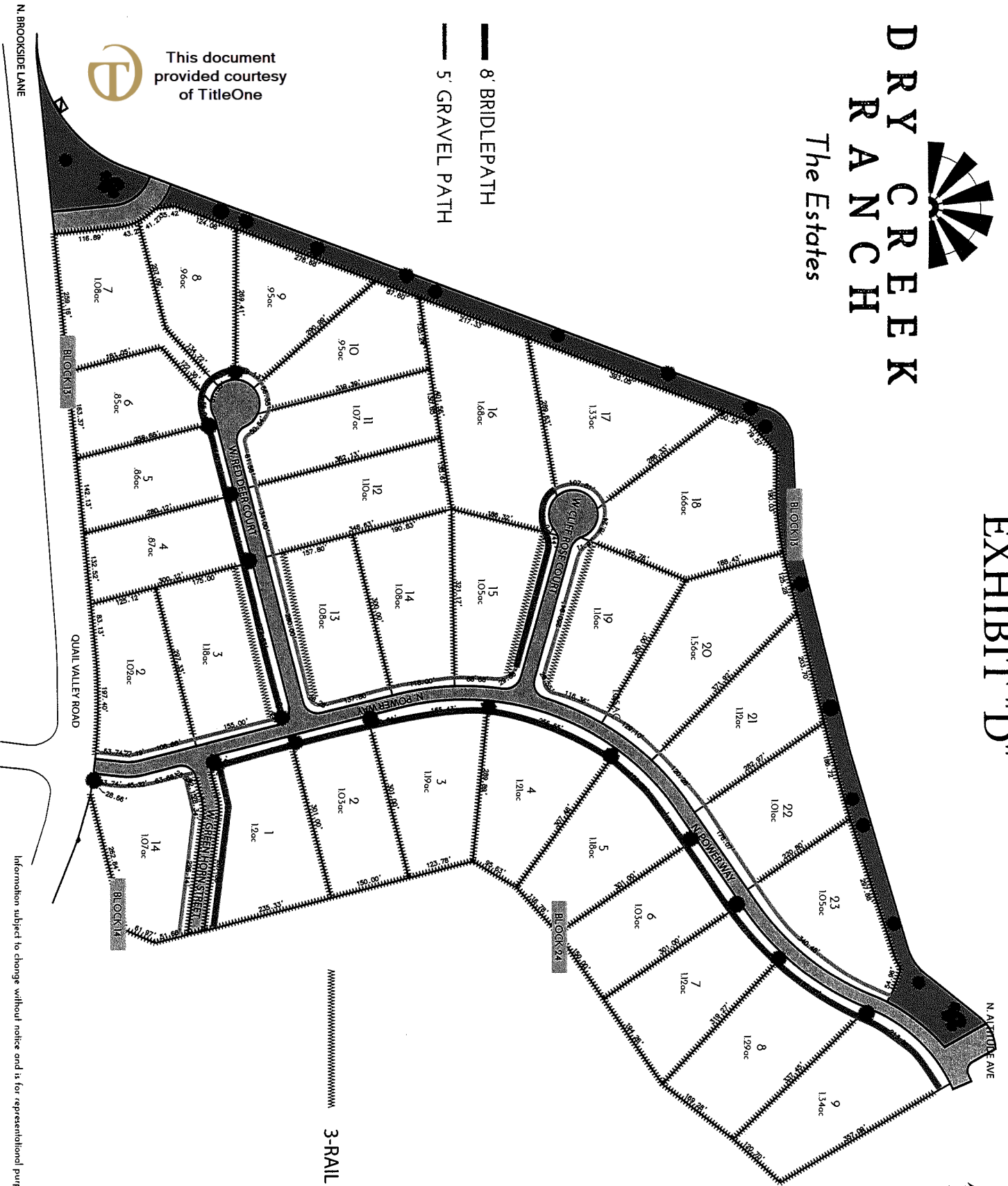


- 8' BRIDLEPATH
- 5' GRAVEL PATH



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3-RAIL FENCE



N BROOKSIDE LANE

QUAIL VALLEY ROAD

N AIRPORT AVE



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DRY CREEK RANCH

EXHIBIT E

PHASE 7 GRAVEL PATHS AND MOW STRIPS MAP

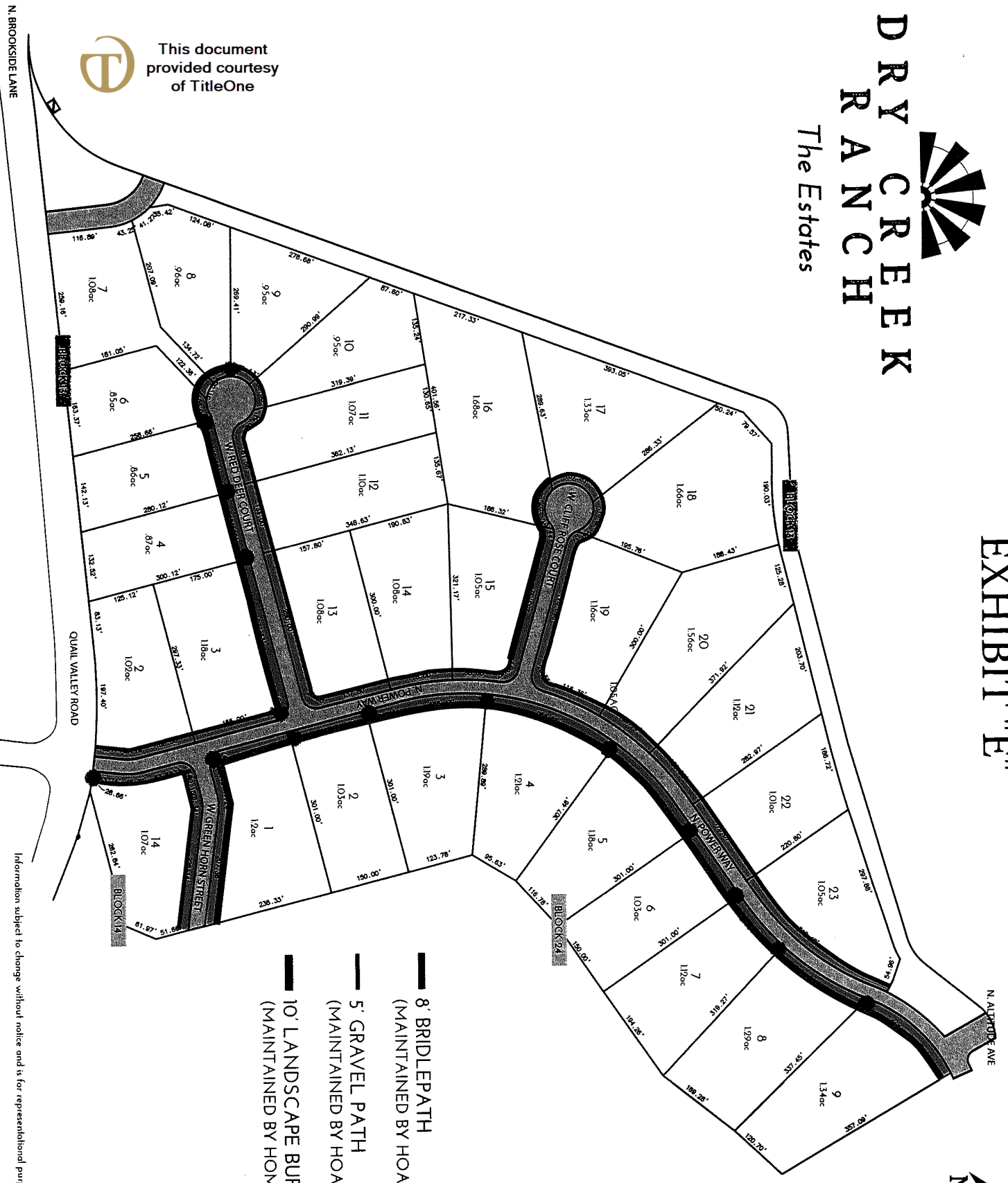
**EIGHTH SUPPLEMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS &
RESTRICTIONS FOR DRY CREEK RANCH PLANNED COMMUNITY – Exhibit E**

DRY CREEK RANCH The Estates

EXHIBIT "E"



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