

BARAYA SUBDIVISION NO. 1

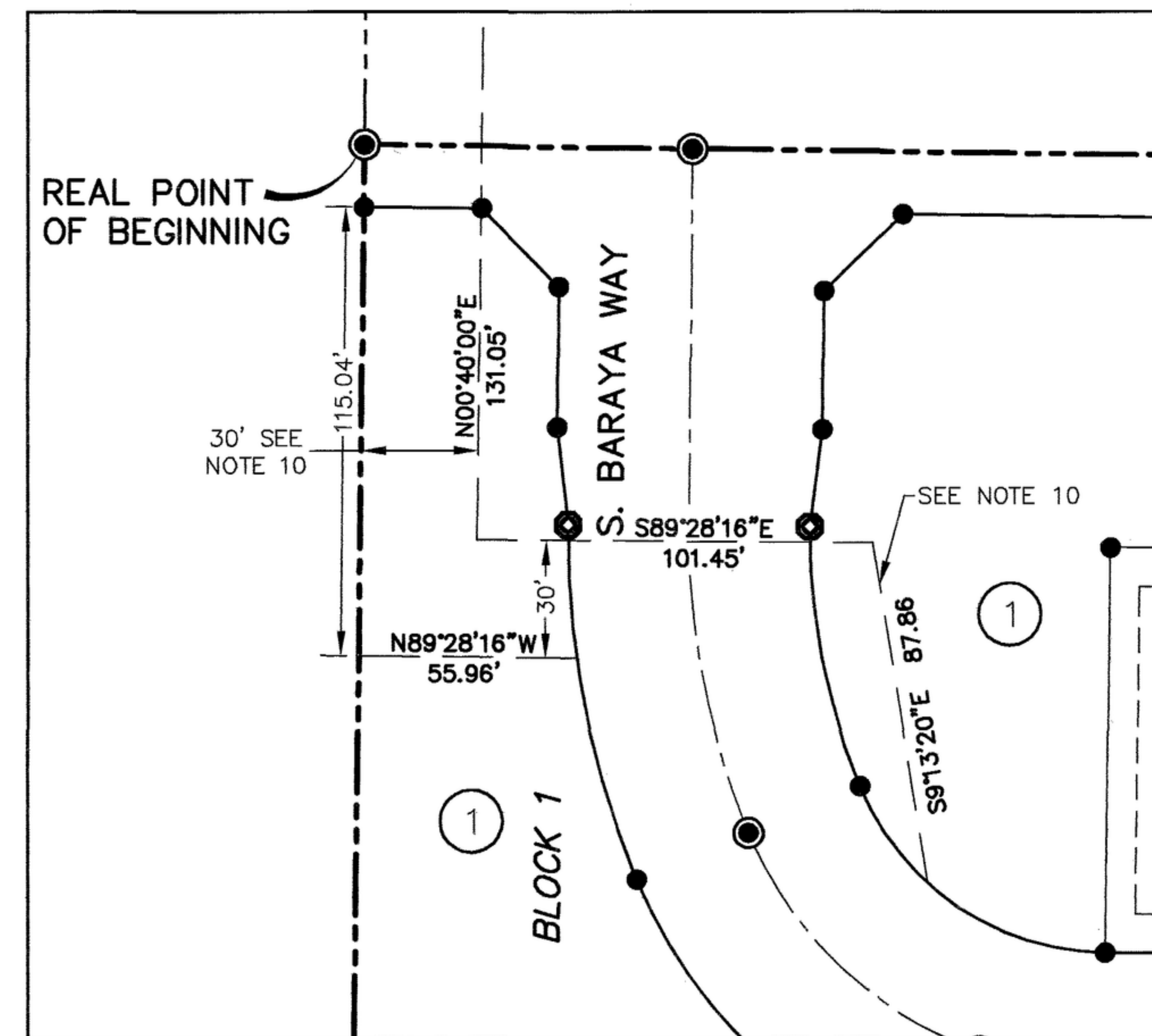
NOTES:

1. A ten (10) foot wide Permanent Public Utilities, Property Drainage, and Nampa & Meridian Irrigation District Pressure Irrigation Easement is hereby designated along all lot lines common to a Public Right-of-Way and along all rear lot lines. A five (5) foot (or eight (8) foot where shown) wide Nampa & Meridian Irrigation District Pressure Irrigation Easement and a Public Utilities and Property Drainage Easement is hereby designated along each side of interior lot lines. Easements are as shown on this plat.
2. Lot 1, Block 1 and Lots 1 and 11, Block 3 are common lots to be owned and maintained by the Baraya Subdivision Homeowners Association. Lot 1, Block 1 is subject to a blanket public utility and Idaho Power easement.
3. Portions of Lots 1, Block 1 are servient to and contain the ACHD Storm Water Drainage System. These lots are encumbered by that certain Master Perpetual Storm Water Drainage Easement recorded on May 8, 2009 as Instrument No. 109053259 and First Amended Master Storm Water Drainage Easement recorded on November 10, 2015, as Instrument No. 2015-103256, Official Records of Ada County, and incorporated herein by this reference as if set forth in full (the "Master Easement"). The Master Easement and the Storm Water Drainage System are dedicated to ACHD pursuant to Section 40-2302 Idaho Code. The Master Easement is for the Operation and Maintenance of the Storm Water Drainage System.
4. Any Re-Subdivision of this Plat shall be in compliance with the most recently approved Subdivision Standards of the City of Meridian.
5. 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 an agricultural operation, agricultural facility or expansion thereof."
6. Maintenance of any Pressure Irrigation or Drainage pipe or Ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an Irrigation/Drainage District. Irrigation water has been provided by Nampa & Meridian Irrigation District in compliance with Idaho Code Section 31-3805(1)(b). Lots within the subdivision will be entitled to Irrigation Water Rights, and will be Obligated for Assessments from Nampa & Meridian Irrigation District.
7. Direct lot access to W. Franklin Road is prohibited.
8. The bottom elevation of all structural footings shall be set a minimum of 12-inches above the highest established normal Ground Water Elevation.
9. Portions of Lot 1, Block 1 and All of Lot 1, Block 3 shall be subject to a Nampa & Meridian Irrigation District Easement for Maintenance and Operation of the Purdam Drain as shown. Existing Purdam Drain Easement Instr. No. 66259 is located within the boundaries of this easement.
10. Existing Meridian City sewer easement as shown. Instr. No. 106122360
11. This plat is subject to a development agreement Instr. No. 107123289, Records of Ada County.
12. ACHD sidewalk easement Instr. No. 2016-057937, Records of Ada County.
13. City of Meridian Regional Pathway Easement Instr. No. 2016-037781, Records of Ada County.
14. ACHD Temporary License Agreement Instr. No. 2016-046007, Records of Ada County.
15. Nampa-Meridian Irrigation District Construction Contract for Urban Irrigation System Instr. No. 2016-050354, Records of Ada County. Addendum Instr. No. 2016-085652.
16. Nampa-Meridian Irrigation District License Agreement for Purdam Drain, Instr. No. 2016-050361, Records of Ada County.
17. City of Meridian & Nampa-Meridian Irrigation District License Agreement for Purdam Drain, Instr. No. 2016-050362, Records of Ada County.
18. Century Link easement Instr. 2015-112586, Release of Easement Instr. No. 2016-104114.
19. Century Link easement Instr. No. 2016-096089.
20. ACHD Permanent Easement Instr. No. 2015-112585 was relinquished and superceded by ACHD Permanent Easement Instr. No. 2016-116599.

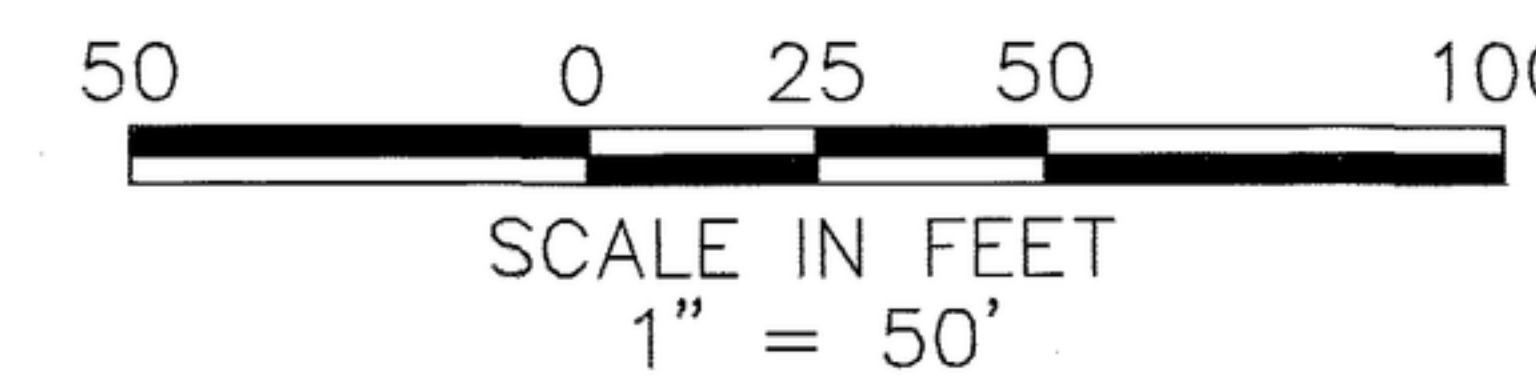
Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	169.00	68.06	67.60	S11°00'22"E	23°04'26"
C2	69.00	80.34	75.88	S55°54'05"E	66°42'59"
C3	200.00	80.54	80.00	S11°00'22"E	23°04'26"
C4	100.00	116.44	109.97	S55°54'05"E	66°42'59"
C5	100.00	83.97	81.52	S46°35'56"E	48°06'40"
C6	100.00	32.47	32.33	S79°57'25"E	18°36'18"
C7	231.00	93.03	92.40	N11°00'22"W	23°04'26"
C8	131.00	75.02	74.00	N38°56'54"W	32°48'37"
C9	125.00	22.83	22.80	N14°06'51"E	10°27'47"
C10	125.00	18.22	18.20	N04°42'24"E	8°21'06"
C11	125.00	41.05	40.86	S09°56'17"W	18°48'54"
C12	100.00	32.84	32.69	S09°56'17"W	18°48'54"
C13	75.00	24.63	24.52	S09°56'17"W	18°48'54"
C14	131.00	7.55	7.55	N87°36'27"W	3°18'15"

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C15	131.00	22.53	22.51	S84°19'54"E	9°51'20"
C16	131.00	42.17	41.99	S70°10'56"E	18°26'37"
C17	131.00	42.17	41.99	S51°44'19"E	18°26'37"
C18	131.00	14.70	14.69	S39°18'12"E	6°25'38"
C19	131.00	16.13	16.12	S32°33'45"E	7°03'16"
C20	131.00	137.70	131.44	N59°08'51"W	60°13'27"
C21	100.00	105.11	100.34	N59°08'51"W	60°13'27"
C22	69.00	72.53	69.23	N59°08'51"W	60°13'27"
C23	75.00	38.98	38.54	N75°51'09"E	29°46'33"
C24	100.00	51.97	51.39	N75°51'09"E	29°46'33"
C25	125.00	23.86	23.82	S66°25'59"W	10°56'13"
C26	125.00	41.10	40.92	S81°19'16"W	18°50'20"
C27	125.00	64.96	64.23	N75°51'09"E	29°46'33"

Line Table		
Line #	Direction	Length
L1	N19°20'44"E	2.47
L2	N18°00'14"W	15.77
L3	S56°41'43"W	15.77
L4	N47°20'35"E	25.24
L5	S42°39'25"E	25.29
L6	N42°39'25"W	25.29
L7	S47°20'35"W	25.24
L8	N09°11'37"E	16.68
L9	N72°19'41"W	16.51
L10	N89°15'34"W	30.24
L11	N44°21'52"W	28.23
L12	N06°19'09"W	25.15
L13	S45°38'08"W	28.34
L14	S07°22'50"W	25.15



EXISTING MERIDIAN CITY SEWER EASEMENT
SEE NOTE 10



GREGORY G CARTER, PLS 7729
IDAHO SURVEY GROUP
1450 E. WATERTOWER STREET, STE. 130
MERIDIAN, ID 83642

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CIVIL ENGINEERING | PLANNING | CADD