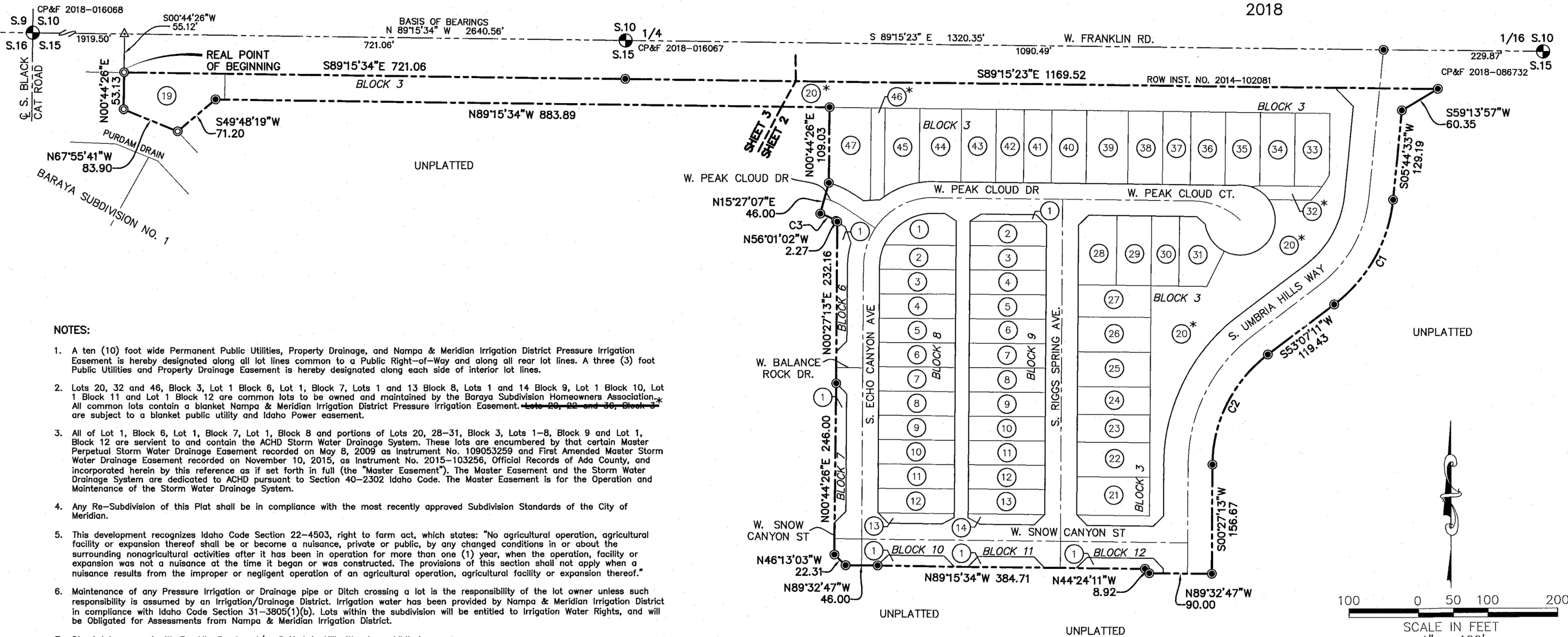


BL 114 pg 17063

\* 2018093303  
3rd line of Note 2 should read ... Lots 20, 32, 46, Block 3...

PLAT SHOWING  
**BARAYA SUBDIVISION NO. 2**  
LOCATED IN THE NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4  
OF SECTION 15, T.3N., R.1W., B.M.  
MERIDIAN, ADA COUNTY, IDAHO  
2018



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 three (3) foot Public Utilities and Property Drainage Easement is hereby designated along each side of interior lot lines.
2. Lots 20, 32 and 46, Block 3, Lot 1 Block 6, Lot 1, Block 7, Lots 1 and 13 Block 8, Lots 1 and 14 Block 9, Lot 1 Block 10, Lot 1 Block 11 and Lot 1 Block 12 are common lots to be owned and maintained by the Baraya Subdivision Homeowners Association. All common lots contain a blanket Nampa & Meridian Irrigation District Pressure Irrigation Easement. ~~Lots 20, 32 and 46, Block 3~~ are subject to a blanket public utility and Idaho Power easement.
3. All of Lot 1, Block 6, Lot 1, Block 7, Lot 1, Block 8 and portions of Lots 20, 28-31, Block 3, Lots 1-8, Block 9 and Lot 1, Block 12 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 and/or S Umbria Hills Way 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. This plat is subject to a development agreement Instr. No. 107123289.
10. Nampa-Meridian Gravity Irrigation/Pump Station Easement Instr. No. 2016-097486.
11. Nampa-Meridian Irrigation District Pump Station Operation and Maintenance Agreement Instr. No. 2016-050354 and amended by Instr. No. 2018-053037.
12. Centurylink Easement Instr. No. 2016-096091.
13. ACHD Permanent Easement Instr. No. 2018-074777 and 2018-074643.
14. Lot 19, Block 3 contains a pressure irrigation pump station and shall be owned by the Nampa & Meridian Irrigation District.
15. ACHD Temporary License Agreement Instr. No. 2018-029288
16. City of Meridian Utility Easements Instr. No.s 2018-029800, 2018-029803 and 2018-081818.
17. Intermountain Gas Company Easement No. 2016-086862.
18. Lot 32, Block 3 shall be subject to a common driveway access easement in favor of Lots 33, 34 and 35, Block 3. The maintenance for the common driveway shall be defined in the CC&R's recorded in conjunction with this Plat.
19. This subdivision shall be subject to the Declaration of Covenants, Conditions and Restrictions for the Baraya Subdivision Homeowners Association, Instr. No. 2016-125674 and as may be amended.
20. ACHD Permanent Easement Instr. No. 2016-116599.



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LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- - - - - EASEMENT LINE (SEE NOTE 1)
- - - - - EXISTING EASEMENT LINE (AS NOTED)
- STREET CENTERLINE
- LOT LINE
- ACHD storm drain easement  
See Note 3
- LOT NUMBER
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 7729
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN AS NOTED
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 7729
- CALCULATED POINT

SEE SHEET 1 OF 5 FOR NOTES  
SEE SHEET 3 OF 5 FOR LINE AND CURVE TABLES

**Bailey Engineering, Inc.**  
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