Bk 116 Pg 17414

* 2019064922
All corner monuments and street centerline monuments have been set
with the type of monument as shown on the recorded plat.

PLAT SHOWING
BARAYA APARTMENTS SUBDIVISION
LOCATED IN THE NW 1/4 OF THE NE 1/4
OF SECTION 15, T.3N., R.1W., B.M.
CITY OF MERIDIAN, ADA COUNTY, IDAHO
2019

CP&F 2018-086732
1/16
S.10 S.15
S00°35'22"W 55.12'
POINT OF BEGINNING
PLS 11778
7.02'
9.49'
S1°50'10"W 239.40'
29.13'
177.16'
25.00'
3.0'
10' SEE NOTE 1
UNPLATTED
52.81'
206.60'
S14°40'48"E 46.41'
21.00'
S00°35'22"W 1273.84
185.95'
105.00'
145.00'
204.25'
195.75'
UNPLATTED
PLS 3624
CP&F 103095845
NE1/16
BLOCK 1
SEE NOTE 13
N54°54'53"E 130.36'
S89°24'38"E 135.00'
S89°15'23"E 172.69'
S89°15'23"E 150.98
W. FRANKLIN RD.
N 89°15'23" W 1320.35'
BASIS OF BEARINGS
SEE NOTE 16
95.50'
29.09'
101.13'
106.06'
N0°35'22"E 207.19
14.0'
14' SEE NOTE 17
10' SEE NOTE 14
S89°24'38"E 66.42'
N59°13'57"E 23.79'
N5°44'33"E 124.15
93.63'
30.53'
N59°13'57"E 60.35
N05°44'33"E 129.19
42.68'
CP&F 2018-088996
S.10 1/4 S.15
N48°42'10"W 129.72'
C3 C5 C2 C4 C6 C10 C9 C11 C8 C7 C13 C14 C12 C1
12' SEE NOTE 1
8' SEE NOTE 9
BARAYA SUBDIVISION NO. 2
2640.56'
N 89°15'34" W
21.98'
51.48'
N53°07'11"E 119.43
N53°07'11"E 119.43'
S36°52'49"E 138.85'
29.5'
27.5'
67.95'
S. UMBRIA HILLS WAY
S89°24'38"E 192.28'
N22°25'49"W 9.24'
S89°15'16"E 329.68'
S89°15'16"E 329.64'
S89°15'16"E 329.29'
S89°15'16"E 328.81'
S88°42'40"E 90.45'
S89°00'10"W 131.17'
328.34'
N89°15'16"E 538.85
UNPLATTED
8' SEE NOTE 1
95.55'
145.00'
209.00'
N0°27'13"E 640.56
204.25'
133.25'
195.75'
202.75'
41.00'
S67°24'14"E 151.17'
S89°15'16"E 130.50'
N89°32'47"W 130.50'
21.5'
21.5'
8' SEE NOTE 10
12' SEE NOTE 1
184.75'
209.67'
S0°27'13"W 729.75
132.59'
202.75'
N0°27'13"E 573.03
10.00'
N00°27'13"E 156.67
35.00'
S. UMBRIA HILLS WAY
S0°27'13"W 572.86
35'
S89°32'47"E 70.00
PLS 7729
22.32'
30.00'
45.00'
SEE NOTE 10
N00°27'13"E 572.68
8.0'
UNPLATTED
SEE NOTE 11
SEE NOTE 18
17.0'
19.5'
2103.52'
N 89°15'16" W
PLS 3624
NW1/16
CP&F 103095844
60 0 30 60 120
SCALE IN FEET
1" = 60'
S. BLACK CAT ROAD
CP&F 2018-016068
S.9 S.10 S.16 S.15
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16
7729
3/18/19
GREGORY G. CARTER

NOTES:

1. Except for Lots 1 & 16, Block 1 the following easements apply. 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 the subdivision boundary. A twelve (12) feet wide Permanent Public Utilities, Property Drainage, and Nampa—Meridian Irrigation District Pressure Irrigation Easement is hereby designated easterly of and adjacent to the easterly boundary line of Lot 1, Block 1 as shown. A five (5) foot wide Public Utilities, Nampa—Meridian Irrigation District Pressure Irrigation and Property Drainage Easement is hereby designated along each side of interior lot lines, except where shown and dimensioned as eight (8) feet wide.
2. Any Re—Subdivision of this Plat shall be in compliance with the most recently approved Subdivision Standards of the City of Meridian.
3. 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."
4. Maintenance of any 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.
5. Direct lot access to W. Franklin Rd. is prohibited. Direct access to S. Umbria Hills Way is limited to a common access point along the common lot line of Lots 14 and 15, Block 1 and a common access point along the common lot line of Lots 11 and 12, Block 1
6. Lots 1 & 16, Block 1 are common lots which shall be owned and maintained by the Baraya Subdivision Homeowner's Association. All common lots are subject to a blanket Public Utility Easement and Irrigation Easement.
7. This subdivision is subject to a City of Meridian Development Agreement recorded as Inst. 107123289 records of Ada County, Idaho
8. ACHD License Agreement Inst. 2018—106797.
9. ACHD Sidewalk Easement Inst. 2018—074643
10. ACHD Sidewalk Easement Inst. 2018—086016
11. ACHD Offsite Storm Drain Easement Inst. 2018—086174
12. Not used.
13. A portion of Lots 1—4, Block 1 is subject to a Nampa & Meridian Irrigation District Kennedy Lateral Easement as shown on this plat.
14. Nampa & Meridian Gravity Irrigation Easement — Inst. No. 2016—097486
15. City of Meridian Water & Sewer Easement Inst. 2018—081818. Released by Inst. 2018—095845.
16. City of Meridian Water, Sewer Easement Inst. No. 2018—094118. Those portions of the Lots subject to the City of Meridian Water, Sewer Easement Inst. No. 2018—094118 shall also be subject to Cross—Access Easement dedicated hereon for the operation and maintenance of the common driveway as defined in the CC&R's recorded in conjunction with this plat.
17. Centurylink Easement — Inst. No. 2016—096091
18. ACHD Temporary Turnaround Easement — Inst. No. 2018—087266

BARAYA SUBDIVISION NO. 2

PLS 7729

Curve Table

Curve #	Radius	Length	Chord	Bearing	Delta
C1	200.00	183.84	177.44	N26°47'12"E	52°39'58"
C2	215.00	177.78	172.76	N29°25'52"E	47°22'38"
C3	225.00	97.45	96.69	N18°09'00"E	24°48'55"
C4	225.00	88.60	88.03	N41°50'19"E	22°33'43"
C5	225.00	186.05	180.79	N29°25'52"E	47°22'38"
C6	100.00	116.90	110.36	N34°04'46"E	66°58'48"
C7	220.00	9.45	9.45	S01°41'04"W	2°27'42"
C8	220.00	75.57	75.20	S12°45'21"W	19°40'51"
C9	220.00	112.04	110.83	S37°11'07"W	29°10'41"
C10	220.00	60.65	60.46	S59°40'19"W	15°47'43"
C11	220.00	257.71	243.22	S34°00'42"W	67°06'58"
C12	190.00	50.63	50.48	S08°05'17"W	15°16'09"
C13	190.00	124.01	121.82	S34°25'16"W	37°23'49"
C14	190.00	174.65	168.56	S26°47'12"W	52°39'58"

LEGEND

━ ━ ━	SUBDIVISION BOUNDARY	⊕	FOUND ALUMINUM CAP MONUMENT PLS 14221 UNLESS OTHERWISE NOTED
—— - ——	SECTION LINE		
— — — —	EASEMENT LINE (SEE NOTE 1)	◉	SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 7729
- - - - - -	EXISTING EASEMENT LINE (AS NOTED)	●	SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 7729
—— - ——	STREET CENTERLINE		
———	LOT LINE	◎	FOUND 5/8" IRON PIN WITH CAP PLS 7729
———	EXISTING PARCEL LINE		
········	TIE LINE	△	CALCULATED POINT
⑥	LOT NUMBER	*S32°00'10W 131.17*	EASEMENT LINE DIMENSIONS
▨	PUBLIC UTILITIES & CROSS ACCESS EASEMENT. SEE NOTE 16		

GREGORY G CARTER,
PLS 7729
IDAHO SURVEY GROUP
9955 W. EMERALD ST
BOISE, ID 83704

SHEET 1 OF 3

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.

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LN
BOISE, ID 83714
TEL 208-938-0013
www.baileyengineers.com