

# PEPPERWOOD ESTATES

A TRACT OF LAND IN THE SW<sup>4</sup> OF SECTION 22, T.3N., R.1E., Boise Meridian  
 ADA COUNTY, IDAHO  
 TUDOR ENGINEERING COMPANY  
 -1977-

**EASEMENTS**

ALL LOTS HAVE 5 FOOT WIDE EASEMENTS CONTIGUOUS TO FRONT, SIDE AND BACK LOT LINES FOR PUBLIC UTILITIES, DRAINAGE AND OR IRRIGATION PURPOSES UNLESS OTHERWISE SHOWN

**RESTRICTIVE COVENANTS**

INSTRUMENT NUMBER \_\_\_\_\_  
 BUILDING AND OCCUPANCY SHALL CONFORM TO THE STANDARDS ESTABLISHED BY THE RESTRICTIVE COVENANTS AS FILED IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ MISCELLANEOUS RECORDS OF ADA COUNTY, IDAHO.

**BUILDING SETBACKS**

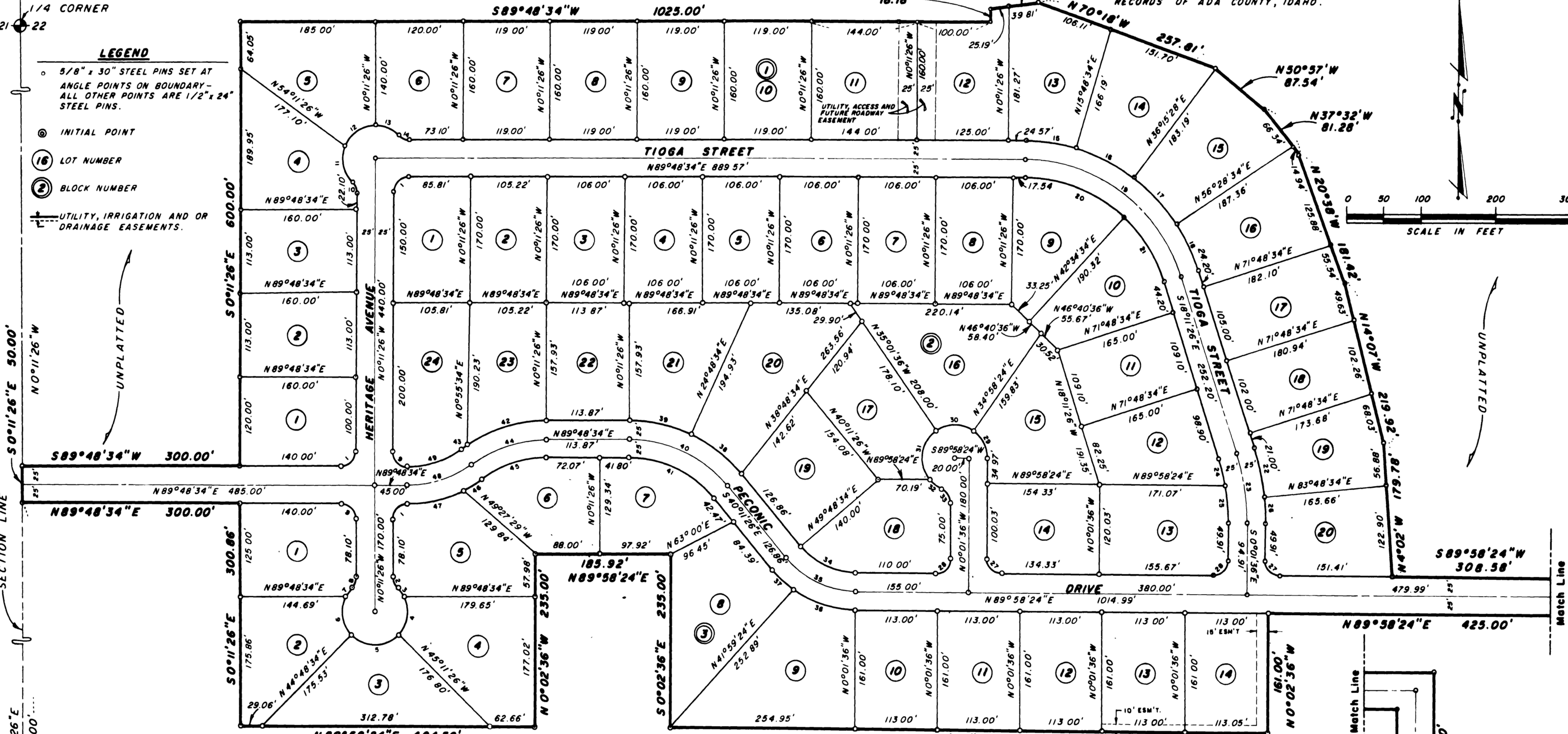
MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONE STANDARDS IN EFFECT FOR THIS AREA.

UNPLATTED

582°45'W  
65.00'  
50°11'26"E  
18.18'

**LEGEND**

- 5/8" x 30" STEEL PINS SET AT ANGLE POINTS ON BOUNDARY - ALL OTHER POINTS ARE 1/2" x 24" STEEL PINS.
- ⊙ INITIAL POINT
- ① LOT NUMBER
- ② BLOCK NUMBER
- UTILITY, IRRIGATION AND OR DRAINAGE EASEMENTS.



CURVE DATA					CURVE DATA				
CURVE	RADIUS	Δ DELTA	LENGTH	LONG CHORD	CURVE	RADIUS	Δ DELTA	LENGTH	LONG CHORD
1	20'	30°00'	31.42'	28.28'	25	325'	6°09'30"	34.98'	34.98'
2	20'	30°00'	31.42'	28.28'	26	325'	6°09'30"	34.98'	34.98'
3	20'	30°00'	31.42'	28.28'	27	325'	6°09'30"	34.98'	34.98'
4	20'	30°00'	31.42'	28.28'	28	325'	6°09'30"	34.98'	34.98'
5	20'	30°00'	31.42'	28.28'	29	325'	6°09'30"	34.98'	34.98'
6	20'	30°00'	31.42'	28.28'	30	325'	6°09'30"	34.98'	34.98'
7	20'	30°00'	31.42'	28.28'	31	325'	6°09'30"	34.98'	34.98'
8	20'	30°00'	31.42'	28.28'	32	325'	6°09'30"	34.98'	34.98'
9	20'	30°00'	31.42'	28.28'	33	325'	6°09'30"	34.98'	34.98'
10	20'	30°00'	31.42'	28.28'	34	325'	6°09'30"	34.98'	34.98'
11	20'	30°00'	31.42'	28.28'	35	325'	6°09'30"	34.98'	34.98'
12	20'	30°00'	31.42'	28.28'	36	325'	6°09'30"	34.98'	34.98'
13	20'	30°00'	31.42'	28.28'	37	325'	6°09'30"	34.98'	34.98'
14	20'	30°00'	31.42'	28.28'	38	325'	6°09'30"	34.98'	34.98'
15	20'	30°00'	31.42'	28.28'	39	325'	6°09'30"	34.98'	34.98'
16	20'	30°00'	31.42'	28.28'	40	325'	6°09'30"	34.98'	34.98'
17	20'	30°00'	31.42'	28.28'	41	325'	6°09'30"	34.98'	34.98'
18	20'	30°00'	31.42'	28.28'	42	325'	6°09'30"	34.98'	34.98'
19	20'	30°00'	31.42'	28.28'	43	325'	6°09'30"	34.98'	34.98'
20	20'	30°00'	31.42'	28.28'	44	325'	6°09'30"	34.98'	34.98'
21	20'	30°00'	31.42'	28.28'	45	325'	6°09'30"	34.98'	34.98'
22	20'	30°00'	31.42'	28.28'	46	325'	6°09'30"	34.98'	34.98'
23	20'	30°00'	31.42'	28.28'	47	325'	6°09'30"	34.98'	34.98'
24	20'	30°00'	31.42'	28.28'	48	325'	6°09'30"	34.98'	34.98'
25	20'	30°00'	31.42'	28.28'	49	325'	6°09'30"	34.98'	34.98'
26	20'	30°00'	31.42'	28.28'	50	325'	6°09'30"	34.98'	34.98'

UNPLATTED

