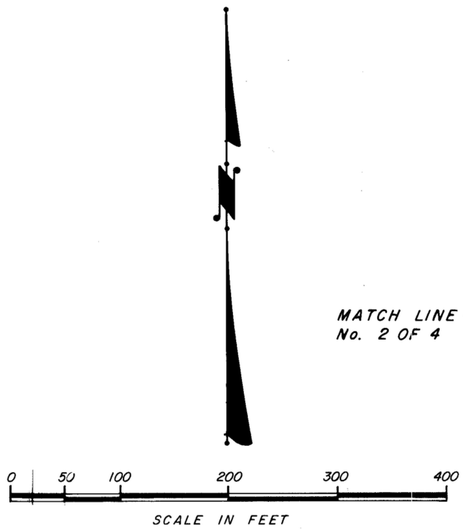
PEPPERWOOD ESTATES NO. 2 PHASE 1

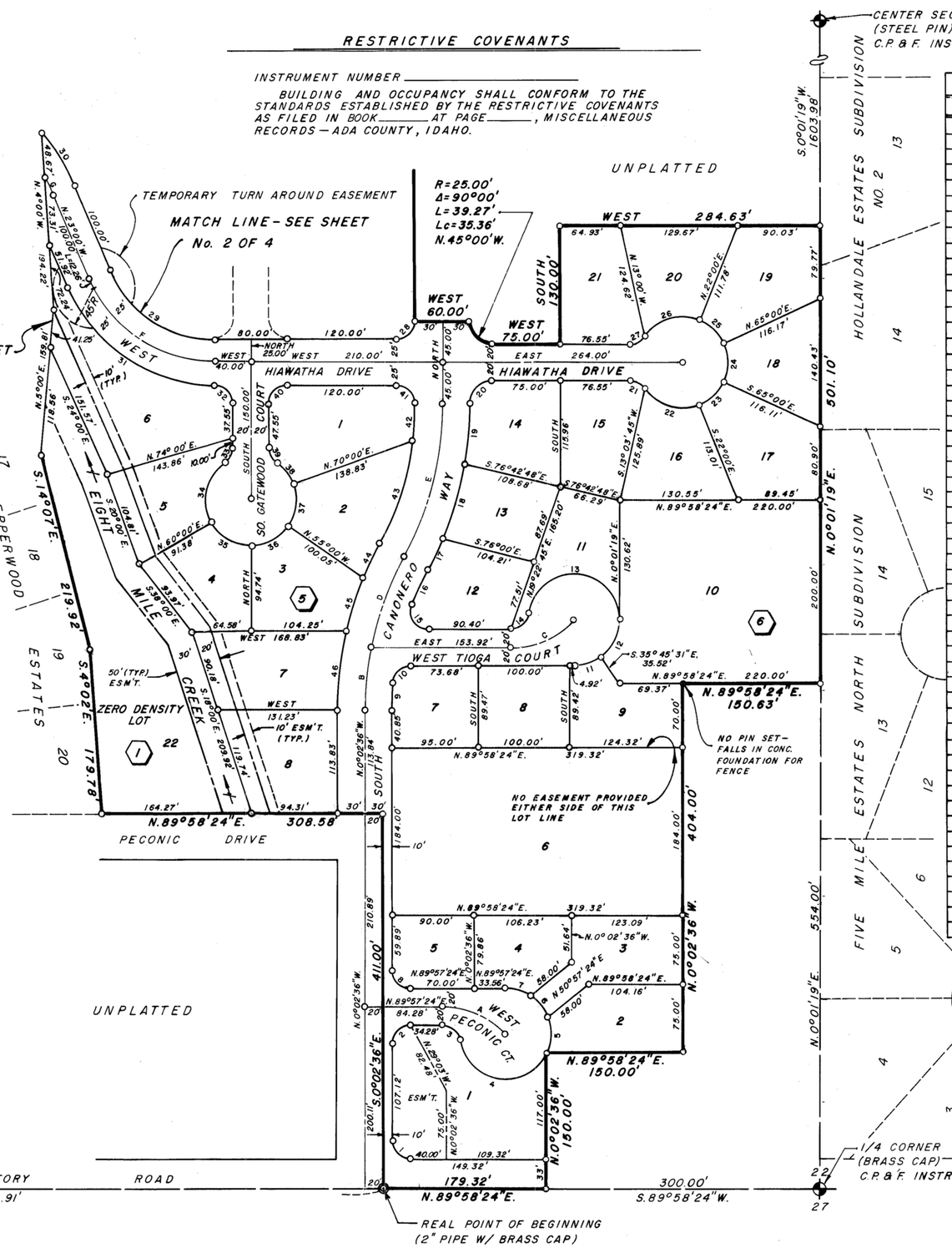
A TRACT OF LAND IN THE SW¼ OF SECTION 22, T.3N., R.1E., B.M., ADA CO., IDAHO

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 — ADA COUNTY, IDAHO.





BUILDING SETBACKS

NEW BUILDING SETBACKS AND LOT DIMENSIONS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF ADA COUNTY, OR AS MODIFIED IN FILE No. 79-6-PDR. (EXISTING BUILDINGS ON LOT 6 AND LOT 10, BLOCK 6 ARE NOT SUBJECT TO THIS REQUIREMENT

EASEMENTS

SINGLE FAMILY LOTS HAVE 10 FOOT WIDE EASEMENTS CONTIGUOUS TO PUBLIC STREETS AND REAR LOT LINES AND HAVE 5 FOOT WIDE EASEMENTS CONTIGUOUS TO SIDE LOT LINES FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE SHOWN.

LEGEND

⊙ 5/8" ϕ x 30" STEEL PINS SET AT ANGLE POINTS ON BOUNDARY- ALL OTHER POINTS ARE 1/2" ϕ x 24" STEEL PINS.

10 LOT NUMBER

(3) BLOCK NUMBER

THIS PLAT IS SUBJECT TO COMPLIANCE WITH IDAHO CODE, SECTION 31-3805

CURVE DATA TABLE

CURVE	RADIUS	DELTA	LENGTH	LONG CHORD	CHORD BEARING
A	95'	46°49'35"	77.64'	75.50'	S.66°37'48"E.
B	350'	11°18'58"	69.13'	69.01'	N.5°36'53"E.
C	95'	46°49'35"	77.64'	75.50'	N.66°35'12"E.
D	350'	17°20'24"	105.92'	105.52'	N.19°56'34"E.
E	350'	28°36'46"	174.79'	172.98'	N.14°18'23"E.
F	150'	67°00'	175.41'	165.58'	N.56°30'W.
G	200'	6°05'46"	21.28'	21.27'	N.26°02'53"W
1	20'	89°59'	31.41'	28.28'	N.45°02'06"W.
2	20'	90°00'	31.42'	28.28'	N.44°57'24"E.
3	20'	81°47'12"	28.55'	26.19'	S.49°09'E.
4	50'	148°00'14"	129.16'	96.13'	S.82°15'30"E.
5	50'	45°16'59"	39.52'	38.50'	N.1°05'53"E.
6	50'	35°00'	30.54'	30.07'	N.39°02'36"W.
7	50'	33°30'	29.23'	28.82'	N.73°17'36"W.
8	20'	90°00'	31.42'	28.28'	N.45°02'36"W.
9	320'	5°28'44"	30.60'	30.59'	N.2°41'46"E.
10	20'	84°33'52"	29.52'	26.91'	N.47°43'04"E.
11	50'	35°45'31"	31.21'	30.70'	N.72°07'15"E.
12	50'	54°13'10"	47.32'	45.57'	N.27°07'54"E.
13	50'	171°48'31"	149.93'	99.75'	N.85°52'57"W.
14	20'	81°47'12"	28.55'	26.19'	S.49°06'24"W.
15	20'	111°11'08"	38.81'	33.00'	N.34°24'26"W.
16	320'	7°25'38"	41.48'	41.45'	N.24°53'57"E.
17	380'	5°36'46"	37.23'	37.21'	N.25°48'23"E.
18	380'	13°00'	86.22'	86.03'	N.16°30'E.
19	380'	10°00'	66.32'	66.24'	N.5°00'E.
20	25'	90°00'	39.27'	35.36'	N.45°00'E.
21	20'	55°09'	19.25'	18.52'	S.62°25'30"E.
22	50'	77°09'	67.33'	62.35'	S.73°25'30"E.
23	50'	43°00'	37.53'	36.65'	N.46°30'E.
24	50'	50°00'	43.63'	42.26'	NORTH
25	50'	43°00'	37.53'	36.65'	N.46°30'W.
26	50'	77°09'	67.33'	62.35'	S.73°25'30"W.
27	20'	55°09'	19.25'	18.52'	S.62°25'30"W.
28	20'	90°00'	31.42'	28.28'	N.45°00'E.
29	125'	67°00'	146.17'	137.98'	S.56°30'E.
30	225'	17°23'31"	68.30'	68.04'	S.31°41'46"E.
31	175'	67°00'	204.64'	193.18'	S.56°30'E.
32	20'	90°00'	31.42'	28.28'	S.45°00'E.
33	20'	55°09'	19.25'	18.52'	S.27°34'30"W.
34	50'	85°09'	74.31'	67.66'	S.12°34'30"W.
35	50'	60°00'	52.36'	50.00'	S.60°00'E.
36	50'	55°00'	48.00'	46.18'	N.62°30'E.
37	50'	55°00'	48.00'	46.18'	N.7°30'E.
38	50'	35°09'	30.67'	30.20'	N.37°34'30"W.
39	20'	55°09'	19.25'	18.52'	N.27°34'30"W.
40	20'	90°00'	31.42'	28.28'	N.45°00'E.
41	20'	90°00'	31.42'	28.28'	S.45°00'E.
42	320'	7°15'22"	40.53'	40.50'	S.3°37'41"W.
43	320'	21°21'24"	119.28'	118.59'	S.17°56'04"W.
44	380'	6°19'09"	41.91'	41.89'	S.25°27'11"W.
45	380'	9°17'37"	61.64'	61.57'	S.17°38'48"W.
46	380'	13°02'36"	86.51'	86.32'	S.6°28'42"W

NOTE

ALL STORM DRAINAGE STRUCTURES ON PRIVATE PROPERTY ARE TO BE MAINTAINED BY ADJACENT OR UNDERLYING PROPERTY OWNERS OR HOME OWNERS CORPORATION.

REGISTERED LAND SURVEYOR 887 5/23/80 STATE OF IDAHO DON G. PAYNE

REV. 6-10-'85
NOVEMBER, 1983

TUDOR ENGINEERING COMPANY
1802 N. 33rd STREET
BOISE, IDAHO - 83703

Sanitary restriction in force under Title 50, Chapter 13, Idaho Code.