

PEPPERWOOD ESTATES NO. 2 PHASE 1

EASEMENTS

LOTS 95, 97 AND 98, BLOCK 4, HAVE 10 FOOT WIDE EASEMENTS CONTIGUOUS TO ALL OF THEIR BOUNDARY LINES FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE SHOWN.

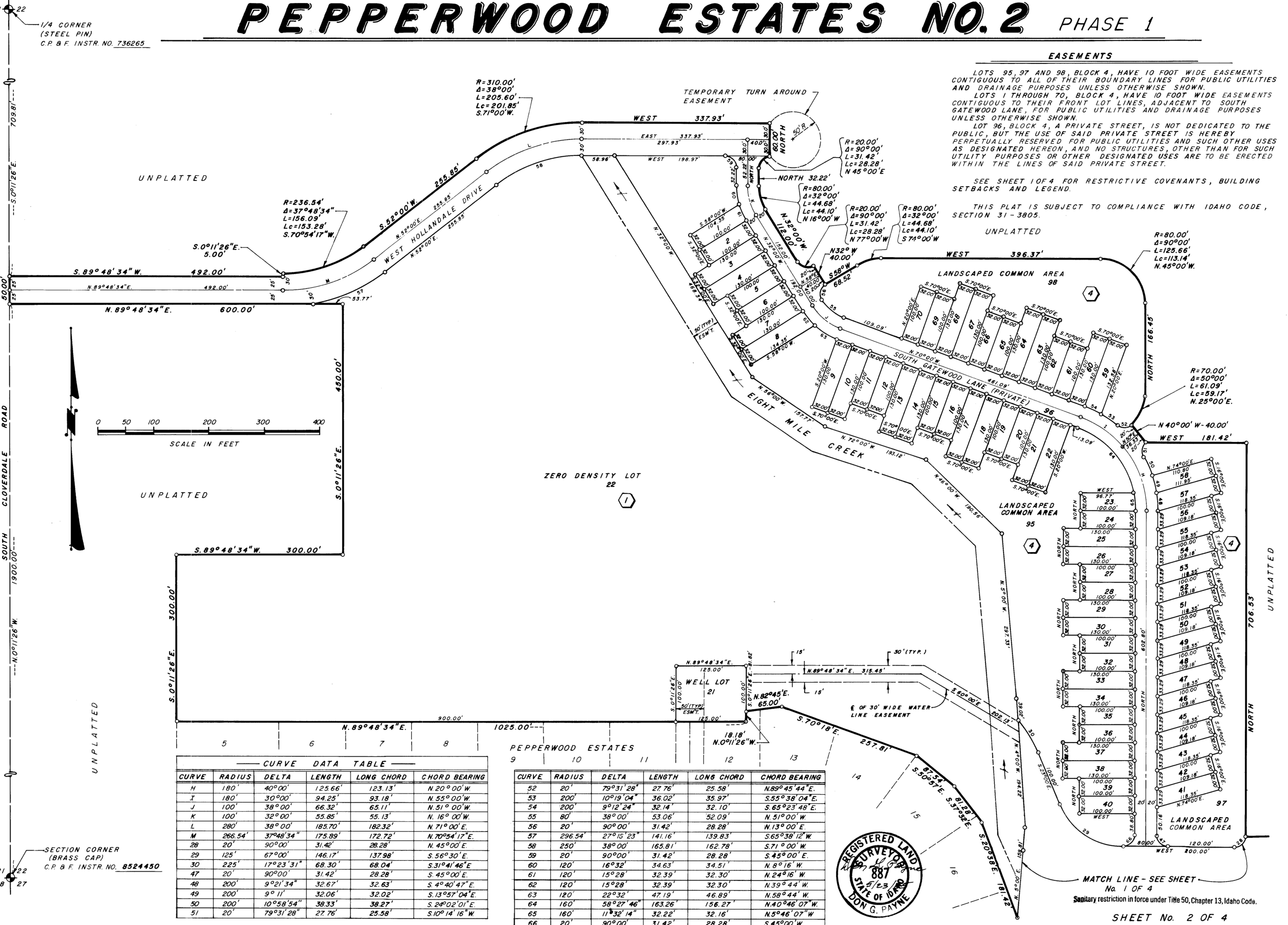
LOTS 1 THROUGH 70, BLOCK 4, HAVE 10 FOOT WIDE EASEMENTS CONTIGUOUS TO THEIR FRONT LOT LINES, ADJACENT TO SOUTH GATEWOOD LANE, FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE SHOWN.

LOT 96, BLOCK 4, A PRIVATE STREET, IS NOT DEDICATED TO THE PUBLIC, BUT THE USE OF SAID PRIVATE STREET IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED HEREON, AND NO STRUCTURES, OTHER THAN FOR SUCH UTILITY PURPOSES OR OTHER DESIGNATED USES ARE TO BE ERRECTED WITHIN THE LINES OF SAID PRIVATE STREET.

SEE SHEET 1 OF 4 FOR RESTRICTIVE COVENANTS, BUILDING SETBACKS AND LEGEND.

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

UNPLATTED



— CURVE DATA TABLE —

CURVE	RADIUS	DELTA	LENGTH	LONG CHORD	CHORD BEARING
H	180'	40°00'	125.66'	123.13'	N. 20°00' W.
I	180'	30°00'	94.25'	93.18'	N. 55°00' W.
J	100'	38°00'	66.32'	65.11'	N. 51°00' W.
K	100'	32°00'	55.85'	55.13'	N. 16°00' W.
L	280'	38°00'	185.70'	182.32'	N. 71°00' E.
M	236.54'	37°48'34"	175.89'	172.72'	N. 70°54'17" E.
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.
47	20'	90°00'	31.42'	28.28'	S. 45°00' E.
48	200'	9°21'34"	32.67'	32.63'	S. 4°40'47" E.
49	200'	9°11'	32.06'	32.02'	S. 13°05'04" E.
50	200'	10°58'54"	38.33'	38.27'	S. 24°02'01" E.
51	20'	79°31'28"	27.76'	25.58'	S. 10°14'16" W.

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CURVE	RADIUS	DELTA	LENGTH	LONG CHORD	CHORD BEARING
52	20'	79°31'28"	27.76'	25.58'	N. 89°45'44" E.
53	200'	10°19'04"	36.02'	35.97'	S. 55°38'04" E.
54	200'	9°12'24"	32.14'	32.10'	S. 65°23'48" E.
55	80'	38°00'	53.06'	52.09'	N. 51°00' W.
56	20'	90°00'	31.42'	28.28'	N. 13°00' E.
57	296.54'	27°15'23"	141.16'	139.83'	S. 65°38'12" W.
58	250'	38°00'	165.81'	162.78'	S. 71°00' W.
59	20'	90°00'	31.42'	28.28'	S. 45°00' E.
60	120'	16°33'	34.63'	34.51'	N. 6°16' W.
61	120'	15°28'	32.39'	32.30'	N. 24°16' W.
62	120'	15°28'	32.39'	32.30'	N. 39°44' W.
63	120'	22°32'	47.19'	46.89'	N. 58°44' W.
64	160'	58°27'46"	163.26'	156.27'	N. 40°46'07" W.
65	160'	11°32'14"	32.22'	32.16'	N. 5°46'07" W.
66	20'	90°00'	31.42'	28.28'	S. 45°00' W.

