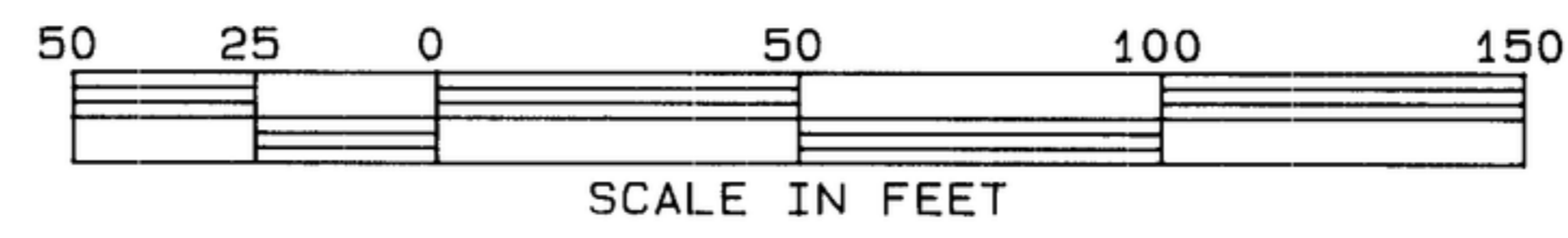
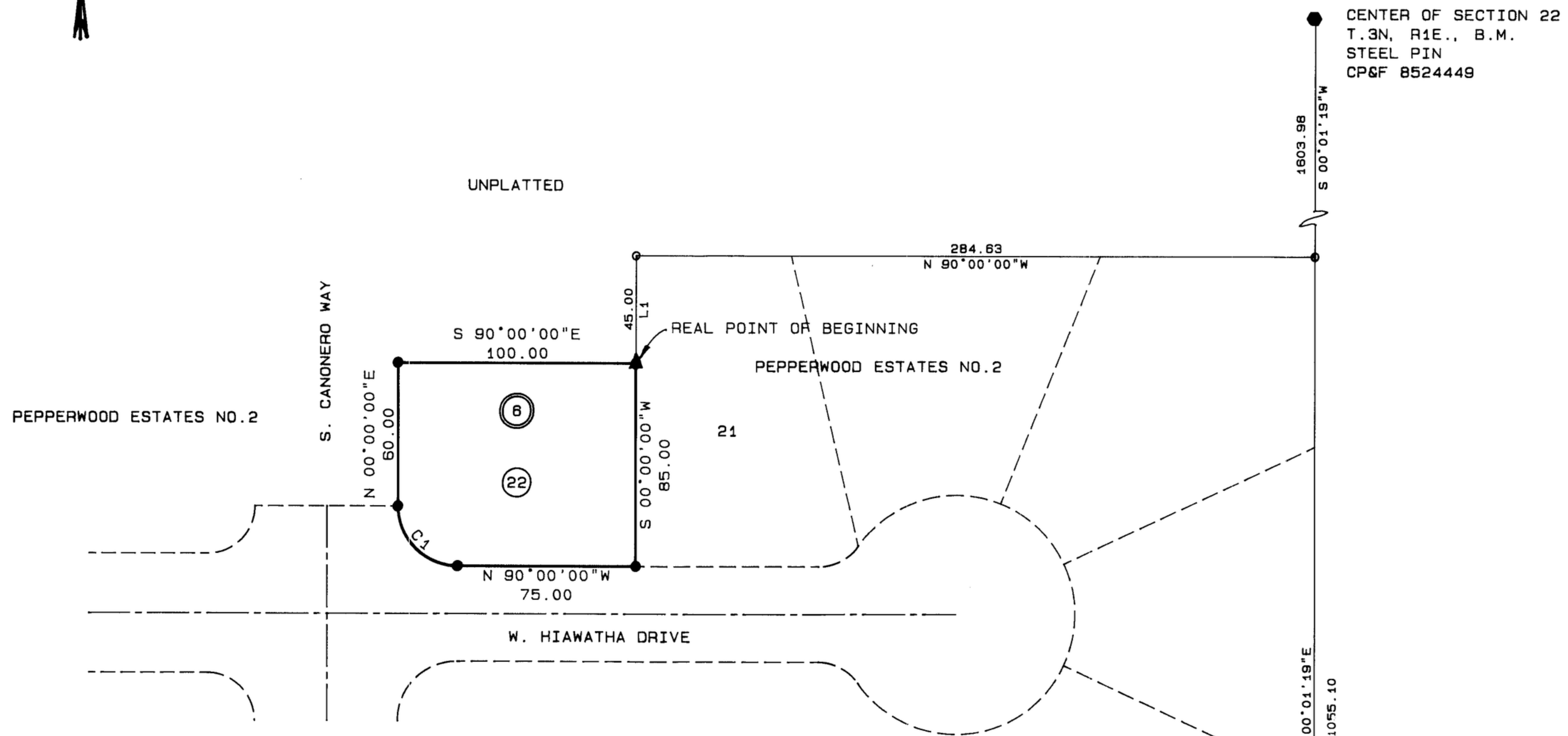


PEPPERWOOD ESTATES NO. 3

A PORTION OF THE SW 1/4 OF SECTION 22 T.3N., R.1E., B.M.
 ADA COUNTY, IDAHO JOHNSON ENGINEERING 1987



- LEGEND
- LAND CORNER
 - ▲ 2"x36" PIPE W/ALUM. CAP
 - 5/8"x30" PIN
 - 1/2"x24" PIN
 - ① LOT NUMBER
 - ④ BLOCK NUMBER
 - UTILITY EASEMENT



LINE	BEARING	DISTANCE				
1	S 00°00'00"W	45.00				
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	90°00'00"	25.00	39.27	25.00	35.36	N 45°00'00"W

NOTES

RESTRICTIVE COVENANTS
 BUILDING AND OCCUPANCY SHALL CONFORM TO THE STANDARDS ESTABLISHED BY THE RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ON FILE IN THE RECORDS OF ADA COUNTY, IDAHO. INSTRUMENT NO.

BUILDING SETBACKS
 BUILDING SETBACKS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF ADA COUNTY.

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

RE-SUBDIVISION
 ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.

IRRIGATION WATER
 THIS PLAT IS SUBJECT TO IDAHO CODE SECTION 31-3805 PERTAINING TO IRRIGATION WATERS.

