

# PEPPERWOOD ESTATES NO. 2 PHASE 1

A TRACT OF LAND IN THE SW<sup>1</sup> OF SECTION 22, T.3 N., R.1 E., B.M., ADA CO., IDAHO

Book 53 p 4730-4735

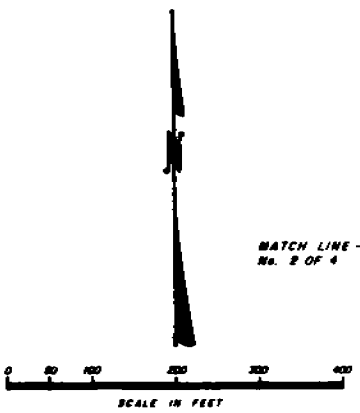
## RESTRICTIVE COVENANTS

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.

CENTER SECTION 22  
 (STEEL PIN)  
 C.P. & F. INSTRUMENT NO. 8884499

CURVE DATA TABLE					
CURVE	RADIUS	DELTA	LENGTH	LOSS CHORD	CHORD BEARING
A	85	48°45'58"	77.64	75.80	S.66°37'49"E
B	350	17°12'58"	69.13	69.01	N.0°33'43"E
C	95	48°45'58"	77.64	75.80	N.66°37'49"E
D	350	17°12'58"	108.88	108.88	N.15°28'30"E
E	350	24°58'46"	174.79	172.99	N.15°28'30"E
F	150	87°00'	178.61	188.98	N.87°00'00"E
G	200	6°08'46"	81.26	81.27	N.82°02'53"W
H	20	89°58'	31.41	28.80	N.89°58'00"W
I	20	90°00'	31.42	28.80	N.89°58'00"W
J	20	81°07'18"	31.59	28.80	N.81°07'18"W
K	20	148°00'16"	128.18	96.15	S.88°18'30"E
L	20	45°16'30"	38.52	38.50	N.45°16'30"E
M	20	38°00'	30.34	30.07	N.38°00'00"E
N	20	33°30'	29.23	28.82	N.33°30'00"E
O	20	90°00'	31.42	28.28	N.48°02'30"W
P	20	5°28'44"	30.60	30.59	N.4°41'46"E
Q	20	84°33'62"	29.58	28.91	N.47°53'04"E
R	20	38°45'31"	31.81	30.70	N.37°07'18"E
S	20	24°13'10"	47.38	48.87	N.87°07'34"E
T	20	171°48'31"	169.93	92.78	N.89°58'00"W
U	20	81°07'18"	31.59	28.79	N.81°07'18"W
V	20	111°07'58"	38.81	33.00	N.82°02'53"W
W	20	178°28'58"	91.56	61.49	N.82°02'53"W
X	20	5°28'44"	30.60	30.59	N.47°53'04"E
Y	20	178°00'00"	98.22	88.03	N.18°30'30"E
Z	20	10°00'	30.34	30.07	N.8°00'00"E
1	20	38°00'	30.34	30.36	N.48°00'E
2	20	38°00'	30.34	30.36	N.48°00'E
3	20	77°08'	67.35	66.39	S.77°28'30"E
4	20	43°00'	37.33	36.63	N.43°00'E
5	20	30°00'	43.63	42.86	NORTH
6	20	43°00'	37.33	36.63	N.43°00'E
7	20	77°08'	67.35	66.39	S.77°28'30"W
8	20	25°00'	13.62	13.68	N.25°00'00"W
9	20	90°00'	31.42	28.28	N.48°00'E
10	20	67°00'	146.17	137.98	S.67°00'E
11	20	178°28'58"	91.56	61.49	S.81°41'48"E
12	20	67°00'	80.46	193.18	S.67°00'E
13	20	30°00'	31.42	28.28	N.48°00'E
14	20	58°08'	19.25	18.36	S.57°34'30"W
15	20	89°08'	76.31	87.85	S.89°24'30"W
16	20	60°00'	32.36	30.00	S.60°00'E
17	20	38°00'	48.00	46.18	N.48°00'E
18	20	58°08'	48.00	46.18	N.57°30'E
19	20	58°08'	50.87	50.80	N.57°30'30"W
20	20	58°08'	19.25	18.36	N.57°30'30"W
21	20	90°00'	31.42	28.28	N.48°00'E
22	20	90°00'	31.42	28.28	S.48°00'E
23	20	7°15'22"	40.33	40.30	S.3°57'41"W
24	20	21°21'24"	119.28	118.98	S.17°28'04"W
25	20	6°19'08"	41.91	41.85	S.3°27'11"W
26	20	9°17'37"	61.84	61.57	S.17°30'48"W
27	20	13°02'36"	85.51	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.



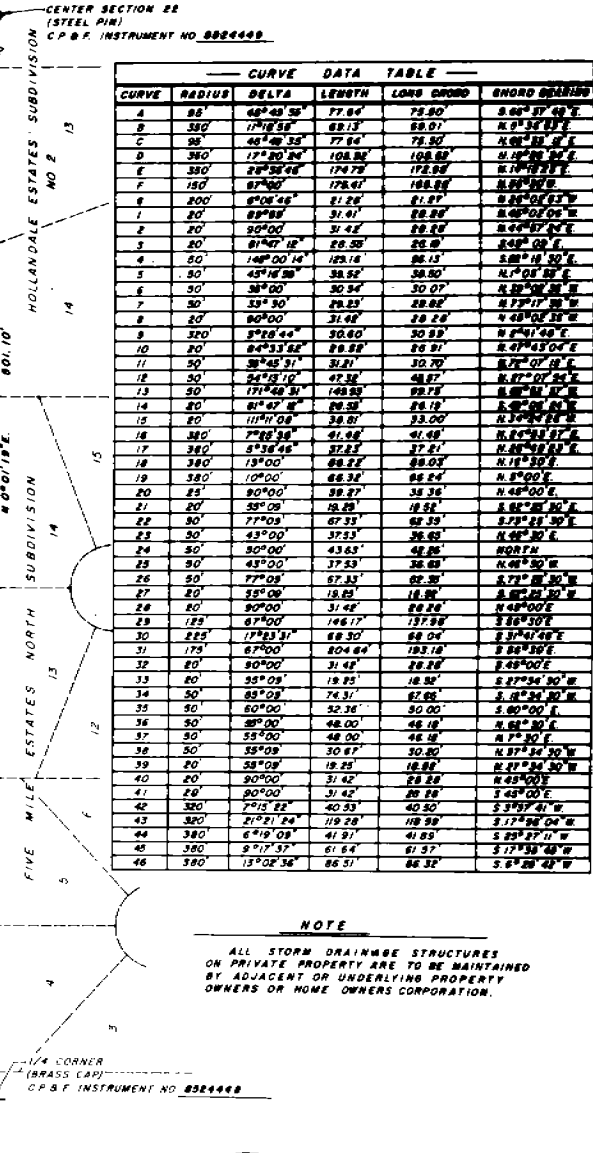
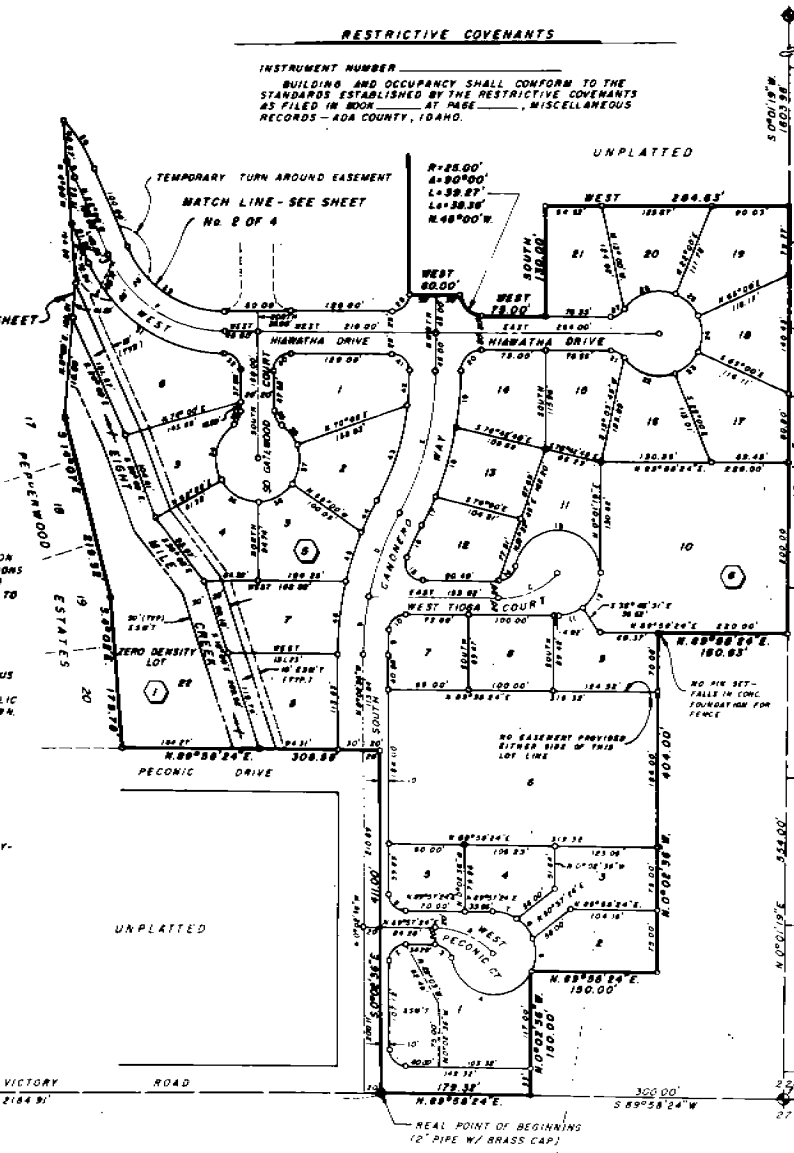
**BUILDING SETBACKS**  
 NEW BUILDING SETBACKS AND LOT DIMENSIONS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF ADA COUNTY, OR AS MODIFIED IN FILE NO. 79-6-PDR (EXISTING BUILDINGS ON LOT 8 AND LOT 10, BLOCK 8 ARE NOT SUBJECT TO THIS REQUIREMENT)

**EASEMENTS**  
 SINGLE FAMILY LOTS HAVE 5 FOOT WIDE EASEMENTS CONTIGUOUS TO PUBLIC STREETS AND NEAR 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" x 30" STEEL PINS SET AT ANGLE POINTS ON BOUNDARY - ALL OTHER POINTS ARE 1/2" x 24" STEEL PINS  
 10 LOT NUMBER  
 2 BLOCK NUMBER

THIS PLAN IS SUBJECT TO COMPLIANCE WITH IDAHO CODE, SECTION 31-3806

SECTION CORNER  
 E1/4 CORNER (BRASS CAP) C.P. & F. INSTRUMENT NO. 8884499 WEST VICTORY ROAD 2184.91' N.89°58'24"E



REV. 6-10-85  
 NOVEMBER, 1993  
 TUDOR ENGINEERING COMPANY  
 1802 N. 33<sup>RD</sup> STREET  
 BOISE, IDAHO - 83703

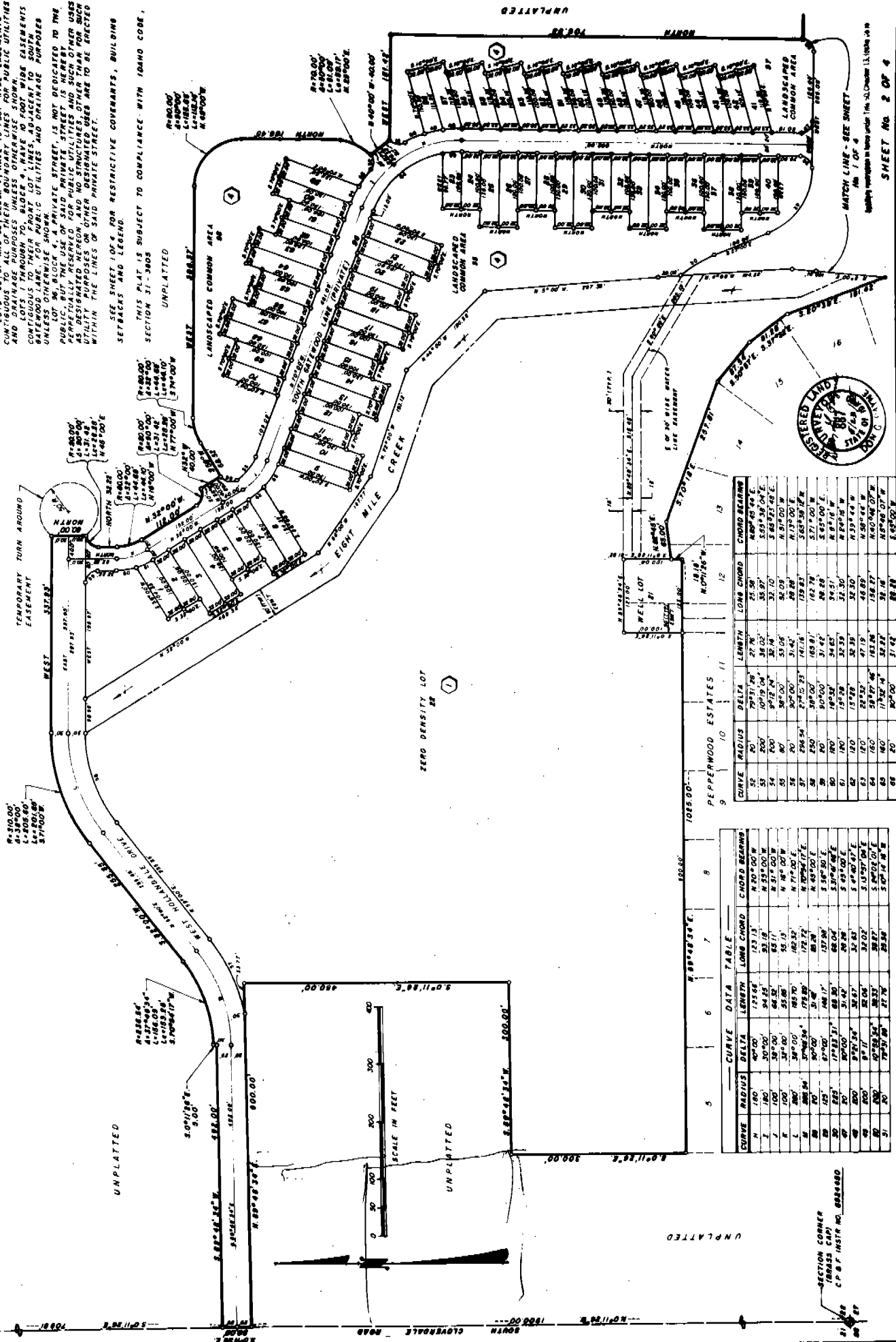
# PEPPERWOOD ESTATES NO. 2 PHASE 1

## EASEMENTS

LOTS 95, 97 AND 98, BLOCK 4, HAVE 10 FOOT WIDE EASEMENTS CONTIGUOUS TO ALL OF THEIR BOUNDARY LINES FOR PUBLIC UTILITIES AND THE LINES OF THE EASEMENTS ARE TO BE SHOWN ON THE PLAT CONTIGUOUS TO THEIR FRONT LOT LINES, ADJACENT TO SOUTH GATEWOOD LANE, FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS LOT 98, 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 MAY BE DETERMINED BY THE CITY OF DENVER FOR PUBLIC UTILITY PURPOSES ON OTHER DESIGNATED AREAS TO BE EXERCISED 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	RADIUS	DELTA	LENGTH	LONG CHORD	CHORD BEARING
1	100.00	123.15	123.15	123.15	N 0° 00' 00" E
2	100.00	123.15	123.15	123.15	N 0° 00' 00" E
3	100.00	123.15	123.15	123.15	N 0° 00' 00" E
4	100.00	123.15	123.15	123.15	N 0° 00' 00" E
5	100.00	123.15	123.15	123.15	N 0° 00' 00" E
6	100.00	123.15	123.15	123.15	N 0° 00' 00" E
7	100.00	123.15	123.15	123.15	N 0° 00' 00" E
8	100.00	123.15	123.15	123.15	N 0° 00' 00" E
9	100.00	123.15	123.15	123.15	N 0° 00' 00" E
10	100.00	123.15	123.15	123.15	N 0° 00' 00" E
11	100.00	123.15	123.15	123.15	N 0° 00' 00" E
12	100.00	123.15	123.15	123.15	N 0° 00' 00" E
13	100.00	123.15	123.15	123.15	N 0° 00' 00" E
14	100.00	123.15	123.15	123.15	N 0° 00' 00" E
15	100.00	123.15	123.15	123.15	N 0° 00' 00" E
16	100.00	123.15	123.15	123.15	N 0° 00' 00" E

CURVE	RADIUS	DELTA	LENGTH	LONG CHORD	CHORD BEARING
1	100.00	123.15	123.15	123.15	N 0° 00' 00" E
2	100.00	123.15	123.15	123.15	N 0° 00' 00" E
3	100.00	123.15	123.15	123.15	N 0° 00' 00" E
4	100.00	123.15	123.15	123.15	N 0° 00' 00" E
5	100.00	123.15	123.15	123.15	N 0° 00' 00" E
6	100.00	123.15	123.15	123.15	N 0° 00' 00" E
7	100.00	123.15	123.15	123.15	N 0° 00' 00" E
8	100.00	123.15	123.15	123.15	N 0° 00' 00" E
9	100.00	123.15	123.15	123.15	N 0° 00' 00" E
10	100.00	123.15	123.15	123.15	N 0° 00' 00" E
11	100.00	123.15	123.15	123.15	N 0° 00' 00" E
12	100.00	123.15	123.15	123.15	N 0° 00' 00" E
13	100.00	123.15	123.15	123.15	N 0° 00' 00" E
14	100.00	123.15	123.15	123.15	N 0° 00' 00" E
15	100.00	123.15	123.15	123.15	N 0° 00' 00" E
16	100.00	123.15	123.15	123.15	N 0° 00' 00" E

SECTION CORNER (BRASS CAP) C.P. & I. INSTR. NO. 688480



