

PLAT OF  
RYAN MEADOWS SUBDIVISION NO. 2

A PORTION OF THE NE 1/4 SE 1/4,  
SECTION 26, T.2N., R.1W., B.M.,  
KUNA, ADA COUNTY, IDAHO

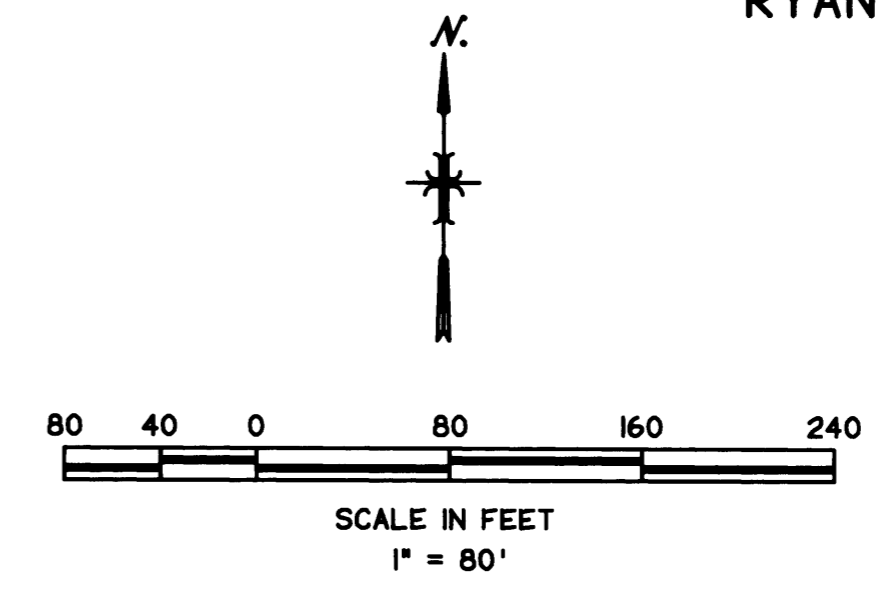
2004

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C-1	1000.00'	04°49'26"	84.19'	N 87°46'50" E	84.17'
C-2	1780.00'	09°52'14"	306.65'	N 89°41'46" W	306.27'
C-3	2100.00'	07°12'14"	264.03'	S 88°21'46" E	263.86'
C-4	1025.00'	03°58'08"	71.00'	N 88°12'29" E	70.99'
C-5	1025.00'	00°51'18"	15.30'	N 85°47'46" E	15.30'
C-6	1755.00'	02°14'56"	68.89'	S 86°29'35" W	68.88'
C-7	1755.00'	03°10'03"	97.02'	S 89°12'05" W	97.01'
C-8	1755.00'	03°10'11"	97.09'	N 87°37'48" W	97.07'
C-9	1755.00'	01°17'04"	39.34'	N 85°24'11" W	39.34'
C-10	2125.00'	01°07'48"	41.91'	S 85°19'33" E	41.91'
C-11	2125.00'	02°17'41"	85.11'	S 87°02'18" E	85.10'
C-12	2125.00'	01°42'20"	63.26'	S 89°02'19" E	63.25'
C-13	20.00'	49°59'41"	17.45'	N 66°58'02" W	16.90'
C-14	50.00'	46°29'01"	40.56'	S 65°12'42" E	39.46'
C-15	50.00'	60°00'00"	52.36'	N 61°32'47" E	50.00'
C-16	50.00'	60°12'07"	52.54'	N 01°26'44" E	50.15'
C-17	50.00'	60°00'00"	52.36'	N 58°39'19" W	50.00'
C-18	50.00'	53°18'15"	46.52'	S 64°41'33" W	44.86'
C-19	20.00'	49°59'41"	17.45'	N 63°02'16" E	16.90'
C-20	2075.00'	01°22'32"	49.82'	S 89°11'44" E	49.81'
C-21	2075.00'	02°02'43"	74.07'	S 87°29'07" E	74.07'
C-22	2075.00'	01°42'06"	61.63'	S 85°36'42" E	61.62'
C-23	1805.00'	00°40'25"	21.22'	N 85°05'52" W	21.22'
C-24	1805.00'	02°53'38"	91.17'	N 86°52'53" W	91.16'
C-25	1805.00'	02°47'37"	88.01'	N 89°43'31" W	88.00'
C-26	1805.00'	02°26'48"	77.08'	S 87°39'17" W	77.07'
C-27	1805.00'	01°03'46"	33.48'	S 85°54'00" W	33.48'
C-28	975.00'	03°02'17"	51.70'	N 86°53'15" E	51.69'
C-29	975.00'	01°47'09"	30.39'	N 89°17'58" E	30.39'
C-30	2100.00'	06°21'24"	232.98'	S 87°56'21" E	232.86'
C-31	2100.00'	00°50'50"	31.05'	N 88°27'32" E	31.05'

LINE	BEARING	LENGTH
L-1	S 45°09'29" W	28.30'
L-2	N 44°55'51" W	28.26'
L-3	N 44°01'57" E	27.79'
L-4	S 46°04'22" E	30.13'
L-5	S 00°01'47" W	53.64'
L-6	S 46°04'22" E	30.79'
L-7	S 89°48'40" E	59.28'
L-8	N 38°12'39" E	29.53'
L-9	S 89°48'40" E	62.56'
L-10	N 38°12'39" E	17.51'
L-11	N 00°01'47" E	60.60'
L-12	S 45°58'03" E	28.77'
L-13	N 45°06'34" E	28.25'
L-14	N 00°01'47" E	30.00'
L-15	N 44°53'26" W	28.32'
L-16	S 45°07'40" W	28.50'
L-17	S 44°50'31" E	28.27'
L-18	N 45°09'22" E	28.27'
L-19	S 00°07'24" W	30.00'
L-20	N 44°50'38" W	28.30'

LEGEND

- BOUNDARY LINE
- CENTER LINE
- SECTION LINE
- LOT LINE
- EASEMENT LINE
- ⊙ FOUND BRASS CAP UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON PIN
- SET 5/8" X 30" IRON PIN W/CAP UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON PIN
- SET 1/2" X 24" IRON PIN W/CAP
- CALCULATED POINT



23 24 FOUND 5/8" IRON PIN  
26 25 CPF #104015743

S 00°01'47" W 2656.76'  
BASIS OF BEARING:  
S. SWAN FALLS RD.

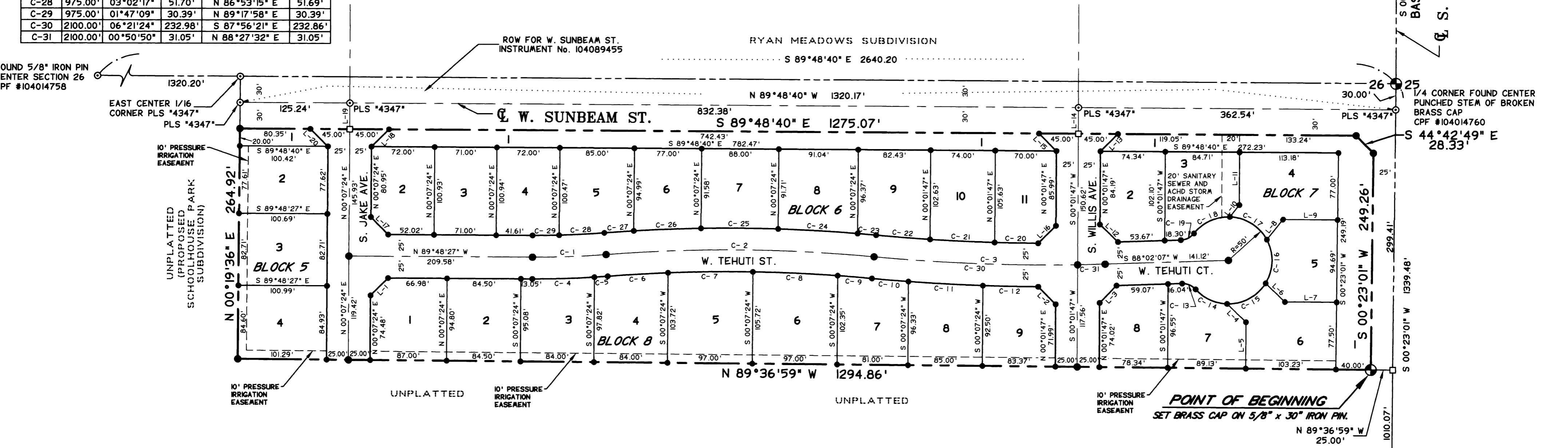
26 25 1/4 CORNER FOUND CENTER  
PUNCHED STEM OF BROKEN  
BRASS CAP  
CPF #104014760  
S 44°42'49" E  
28.33'

S 00°23'01" W 249.26'  
S 00°23'01" W 1399.48'

1/16 CORNER  
CPF  
104014763  
PLS 7612

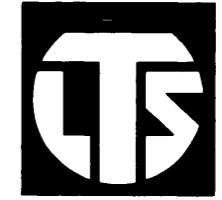
26 25 FOUND BRASS CAP  
35 36 CPF #104014766

FOUND 5/8" IRON PIN  
CENTER SECTION 26  
CPF #104014758



NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT, OR AS ALLOWED BY CONDITIONAL USE.
2. ANY RESUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
3. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT OVER THE TEN (10) FEET ADJACENT TO ANY STREET THAT IS DEDICATED TO THE USE OF THE PUBLIC. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACED DRIVEWAYS TO EACH LOT.
4. THE OWNER SHALL COMPLY WITH IDAHO CODE SECTION 31-3805, OR ITS PROVISIONS THAT APPLY TO IRRIGATION WATER.
5. ALL LOTS ABUTTING THE EXTERIOR BOUNDARY OF THE SUBDIVISION ARE HEREBY DESIGNATED AS HAVING A PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND IRRIGATION EASEMENT OVER THE TEN (10) FEET ADJACENT TO THE EXTERIOR BOUNDARY.
6. ALL INTERIOR LOT LINES ARE HEREBY DESIGNATED AS HAVING A TEN (10) FOOT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT LYING FIVE (5) FEET ON EITHER SIDE OF SAID LOT LINES.
7. LOT 1, BLOCK 5, LOT 1, BLOCK 6 AND LOT 1, BLOCK 7 ARE HEREBY DESIGNATED AS BEING COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE RYAN MEADOWS HOMEOWNERS ASSOCIATION.
8. ALL BUILDABLE LOTS ARE FOR SINGLE FAMILY DWELLINGS ONLY. EACH STRUCTURE SHALL BE A MINIMUM OF 1,400 SQUARE FEET IN SIZE, EXCLUDING GARAGES.
9. DIRECT LOT ACCESS TO S. SWAN FALLS ROAD, AND W. SUNBEAM STREET IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF KUNA.
10. EACH LOT CONTAINING A PRESSURE IRRIGATION LINE SHALL HAVE A MINIMUM BUILDING LINE SETBACK OF TEN FEET (10') FROM EACH LOT LINE ADJACENT TO THE PRESSURE IRRIGATION LINE.



TEALEY'S LAND SURVEYING

2501 BOGUS BASIN RD. BOISE, IDAHO 83702  
208-385-0636

Project No. 2483 Sheet 1 of 2

