

# ROEDER MEADOWS SUBDIVISION

SITUATED IN THE SW1/4 NE1/4 SW1/4 OF SECTION 23,  
T.2N., R.1W., B.M., KUNA,  
ADA COUNTY, IDAHO  
1997

UNPLATTED  
R O S NO. 1001  
WARRANTY DEED INST. NO. 8528593

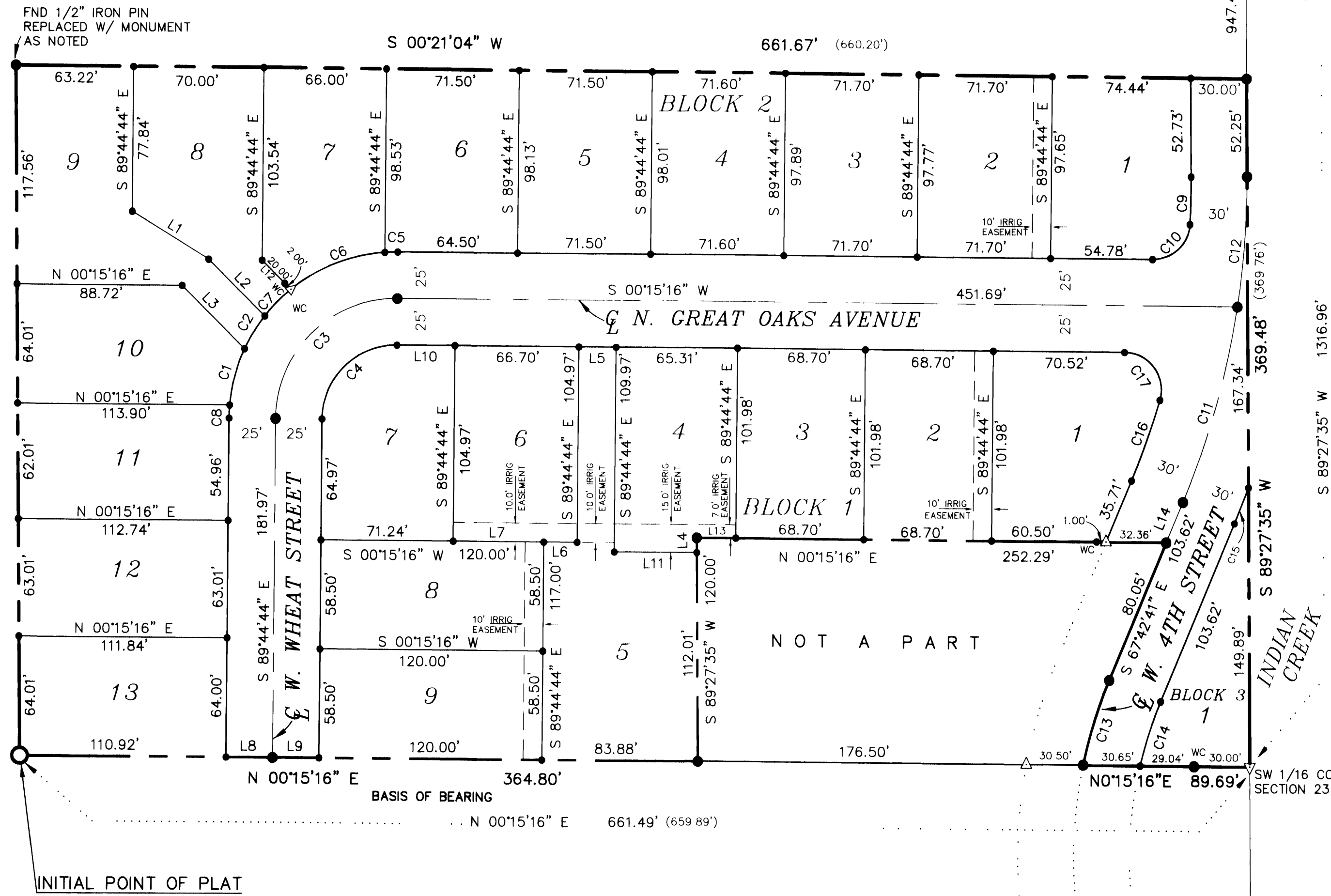
CS 1/16 CORNER  
SECTION 23

## NOTES

- BUILDING SETBACKS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- ANY RESUBDIVISION OF THIS PLAT SHALL CONFORM WITH THE APPLICABLE ZONING REGULATIONS AT THE TIME OF RESUBDIVISION.
- 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.
- EACH SIDE OF COMMON LOT LINES HAVE A FIVE (5) FOOT WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION AND DRAINAGE EASEMENT, UNLESS NOTED OTHERWISE.
- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 PERTAINING TO IRRIGATION WATERS.
- A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION AND DRAINAGE EASEMENT IS LOCATED ALONG THE EXTERIOR BOUNDARY LINES.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THAT LOT OWNER, UNLESS THE RESPONSIBILITY IS ASSUMED BY AN IRRIGATION OR DRAINAGE DISTRICT, OR OTHER AUTHORITY.
- LOT 1 BLOCK 3 IS DESIGNATED AS A COMMON AREA LOT, AND IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, AS PER THE CONDITIONS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS.
- LOT 1 BLOCK 3 IS DESIGNATED AS HAVING A BLANKET PUBLIC UTILITIES, IRRIGATION AND A.C.H.D. STORM DRAINAGE EASEMENT.
- DIRECT LOT ACCESS FROM WEST FOURTH STREET IS PROHIBITED.

## LEGEND

- PROPERTY BOUNDARY
- FOUND BRASS CAP
- SET 5/8" x 30" IRON PIN W/ CAP MARKED L.S. 7045 INSIDE A 2" x 36" GALVANIZED IRON PIPE
- SET 5/8" x 30" IRON PIN W/ PLASTIC CAP MARKED L.S. 7045
- SET 1/2" x 24" IRON PIN W/ PLASTIC CAP MARKED L.S. 7045
- FOUND 5/8" IRON PIN
- WITNESS CORNER
- DATA OF RECORD
- POINT NOT SET (CALCULATED POINT)
- LOT NUMBER



UNPLATTED  
WARRANTY DEED INST. NO. 8533163

UNPLATTED

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHD BEARING
C1	19°58'14"	90.00'	31.37'	15.84'	31.21'	N 75°16'25" W
C2	13°08'12"	90.00'	20.63'	10.37'	20.59'	N 58°43'12" W
C3	90°00'00"	65.00'	102.10'	65.00'	91.92'	N 44°44'44" W
C4	90°00'00"	40.00'	62.83'	40.00'	56.57'	N 44°44'44" W
C5	04°27'52"	90.00'	7.01'	3.51'	7.01'	N 01°58'40" W
C6	35°10'58"	90.00'	55.26'	28.53'	54.40'	N 21°48'05" W
C7	12°45'32"	90.00'	20.04'	10.06'	20.00'	N 45°46'20" W
C8	04°29'13"	90.00'	7.04'	3.52'	7.04'	N 87°30'08" W
C9	03°30'39"	420.00'	25.74'	12.87'	25.73'	S 88°49'18" E
C10	87°19'22"	20.00'	30.48'	19.09'	27.62'	S 43°24'25" E
C11	13°53'54"	450.00'	109.15'	54.84'	108.88'	S 74°39'36" E
C12	08°58'13"	450.00'	70.45'	35.30'	70.38'	S 86°05'38" E
C13	10°57'44"	250.00'	47.83'	23.99'	47.76'	S 73°12'21" E
C14	09°25'44"	220.00'	36.20'	18.14'	36.16'	S 72°26'42" E
C15	02°27'53"	480.00'	20.65'	10.33'	20.65'	S 68°56'38" E
C16	06°16'02"	420.00'	45.94'	22.99'	45.92'	S 70°50'42" E
C17	105°46'02"	20.00'	36.92'	26.43'	31.90'	N 53°08'39" E

**LINE TABLE**

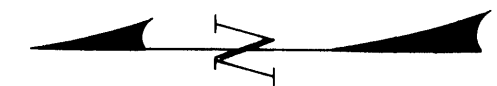
LINE	BEARING	DISTANCE
L1	N 31°53'44" E	48.51'
L2	N 45°09'21" E	42.91'
L3	N 45°09'21" E	47.86'
L4	N 89°27'35" E	7.99'
L5	S 00°15'16" W	20.00'
L6	S 00°15'16" W	17.94'
L7	S 00°15'16" W	66.70'
L8	N 00°15'16" E	25.00'
L9	N 00°15'16" E	25.00'
L10	S 00°15'16" W	31.24'
L11	S 00°15'16" W	44.39'
L12	N 45°09'21" E	22.00'
L13	S 00°15'16" W	21.03'
L14	S 67°42'41" E	23.57'

CP&F No. 8337498  
W 1/4 CORNER  
SECTION 23

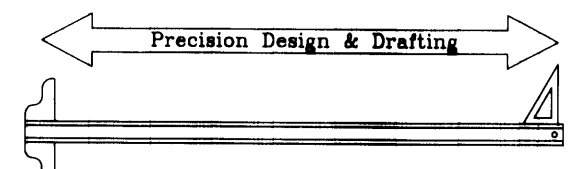
(S 0°05'47" W 1321.65')  
S 00°05'42" W 1321.70'

CP&F No. 8337501  
S 1/16 CORNER  
SECTION 23

N. TEN MILE ROAD



1 INCH = 50 FT.



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(208)386-9093

