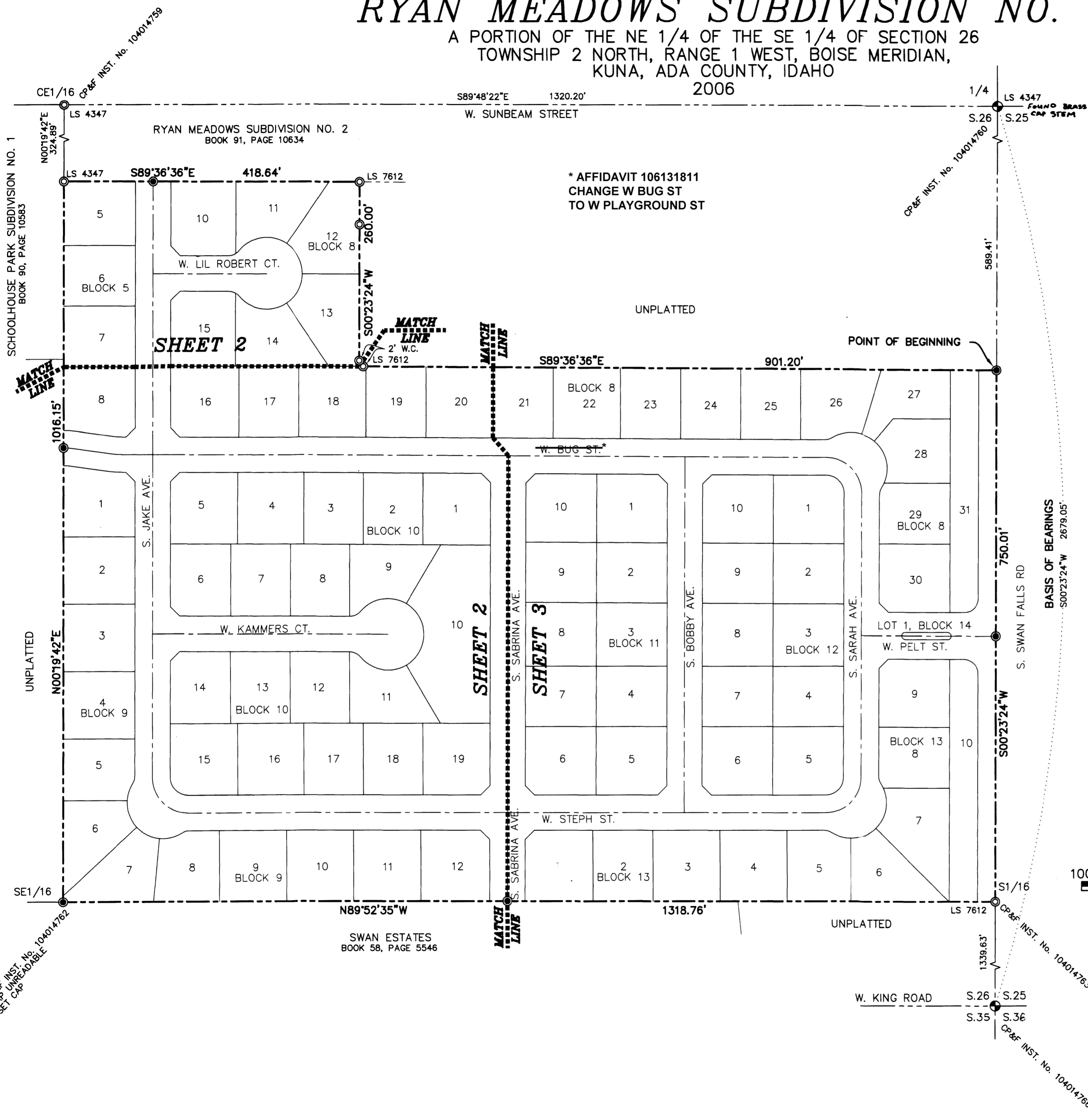


# PLAT SHOWING RYAN MEADOWS SUBDIVISION NO. 3

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 26  
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN,  
KUNA, ADA COUNTY, IDAHO  
2006

**NOTES:**

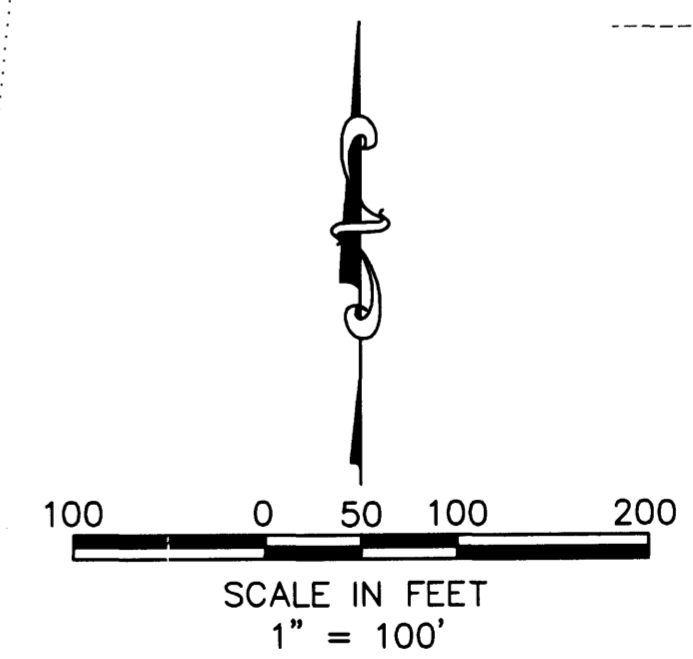
- 1) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE AND ALL INTERIOR REAR LOT LINES HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, AND IRRIGATION EASEMENT.
- 2) EACH SIDE OF INTERIOR LOT LINES HAVE A FIVE (5) FOOT WIDE IRRIGATION AND PROPERTY DRAINAGE EASEMENT.
- 3) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 4) LOTS 27 & 31, BLOCK 8, LOT 10, BLOCK 10, LOT 10, BLOCK 13, AND LOT 1, BLOCK 14, ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE RYAN MEADOWS SUBDIVISION HOMEOWNER'S ASSOCIATION. THIS OWNERSHIP AND MAINTENANCE COMMITMENT MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF KUNA CITY.
- 5) MAINTENANCE OF ANY IRRIGATION, DRAINAGE PIPE OR DITCH CROSSING IN A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.
- 6) IRRIGATION WATER WILL BE PROVIDED BY CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(b). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM CITY OF KUNA.
- 7) REFER TO RECORD OF SURVEY NO. 6416 FOR ADDITIONAL BOUNDARY INFORMATION.
- 8) SIDE YARD SETBACKS ARE 10' MINIMUM ADJACENT TO PRESSURE IRRIGATION MAINS.
- 9) DIRECT LOT ACCESS TO S. SWAN FALLS ROAD IS PROHIBITED UNLESS SPECIFICALLY ALLOWED BY THE ADA COUNTY HIGHWAY DISTRICT AND KUNA CITY.
- 10) PARTS OF LOTS 7 AND 8, BLOCK 5, PARTS OF LOTS 14 AND 15, BLOCK 8, ALL OF LOT 27, BLOCK 8, PARTS OF LOTS 1, 2, 10, 11 AND 12, BLOCK 9, PARTS OF LOTS 3, 4, 5, 10, 11, 12 AND 19, BLOCK 10 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON JUNE 1, 2004 AS INSTRUMENT NO. 104068411 OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- 11) LOT 31, BLOCK 8, AND LOT 10, BLOCK 13, HAVE AN ADA COUNTY HIGHWAY DISTRICT SIDEWALK EASEMENT AS SHOWN, INSTRUMENT NO. 105174697
- 12) LOT 31, BLOCK 8, HAS A QWEST EASEMENT AS SHOWN, INSTRUMENT NO. 106089466



\* AFFIDAVIT 106131811  
CHANGE W BUG ST  
TO W PLAYGROUND ST

**LEGEND**

- SUBDIVISION BOUNDARY
- SECTION LINE
- CENTER LINE
- - - EASEMENT LINE (SEE NOTE 1 & 2)
- - - EASEMENT LINE (SEE NOTES 8, 10 & 12)
- ② LOT NUMBER
- ⊕ FOUND BRASS CAP MONUMENT
- ⊙ FOUND 5/8" IRON PIN AS NOTED
- SET 5/8" x 30" IRON PIN WITH PLASTIC CAP, PLS 11118
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 11118
- W.C. WITNESS CORNER



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