

PINNACLE SUBDIVISION NOTES

PINNACLE COURT AND PINNACLE PLACE SHALL BE PRIVATE ROADS OWNED AND MAINTAINED BY THE PINNACLE HOMEOWNER'S ASSOC. TRACTS "A" AND "B" SHALL BE USED FOR UTILITY EASEMENTS, COMMON AREA PUBLIC ACCESS EASEMENTS, STORM WATER RETENTION AREAS AND ROADWAY AS REQUIRED.

THIS PROPERTY IS SUBJECT TO APPROVED GEOLOGICAL REPORTS FOR THE NORTHBRIDGE 2 P.U.D. AGREEMENT.

OPEN SPACE LANDS AND THEIR DEVELOPMENT SHALL CONFORM TO THE NORTHBRIDGE 2 P.U.D. AGREEMENT.

A 20' WIDE UTILITY AND STORM WATER RETENTION EASEMENT SHALL EXIST ALONG ALL FRONT LOT LINES ADJOINING STREETS UNLESS OTHERWISE SHOWN.

THE LOTS ON THIS PLAT ARE SUBJECT TO INDIVIDUAL STORM WATER RETENTION REQUIREMENTS AS APPROVED BY THE CITY ENGINEER. INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE STORM WATER RETENTION AREAS AS REQUIRED AND SHOWN ON THE DEVELOPMENT PLANS ON FILE WITH THE CITY OF TWIN FALLS ENGINEERING DEPARTMENT.

ADAMS CONDOMINIUMS NOTES

A 24.00 FEET WIDE EASEMENT ALONG AND ADJACENT TO THIS NORTH BOUNDARY AND A 12.00 FEET WIDE EASEMENT ALONG AND ADJACENT TO THE WEST BOUNDARY OF ADAMS CONDOMINIUMS IS RESERVED FOR ACCESS, PARKING, AND PUBLIC UTILITIES.

HEALTH CERTIFICATE

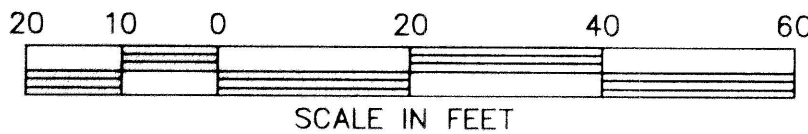
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON THE DEQ APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS ARE IN FORCE, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

DATE Feb 24, 2004

[Signature]
SOUTH CENTRAL DISTRICT HEALTH DEPT., EHS

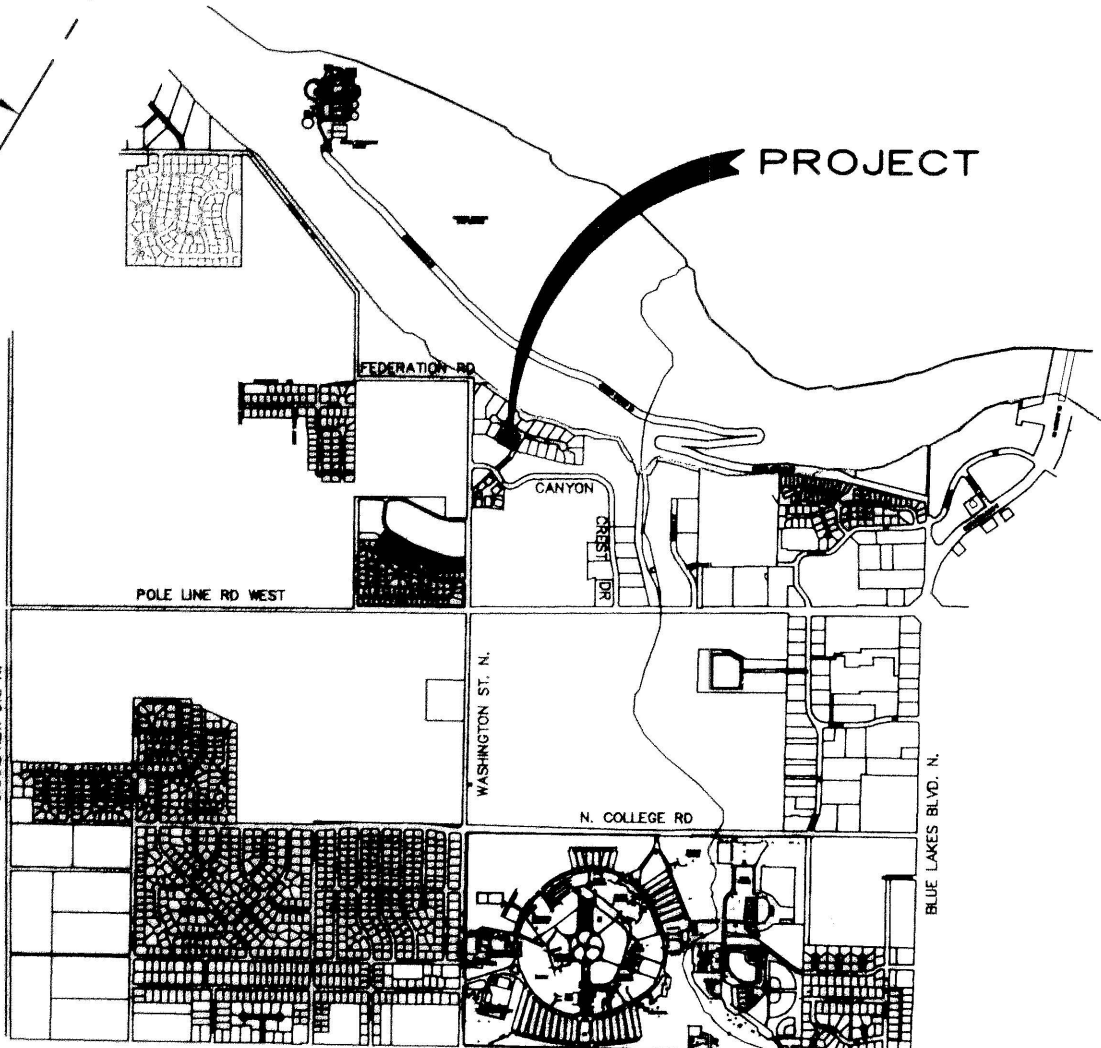
PLAT SHOWING
ADAMS CONDOMINIUMS

A CONDOMINIUM SUBDIVISION OF
PART OF LOTS 18 AND 19 OF BLOCK 1 OF PINNACLE SUBDIVISION
IN THE NW1/4 SW1/4 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 17 EAST, BOISE MERIDIAN
TWIN FALLS COUNTY, IDAHO
2004



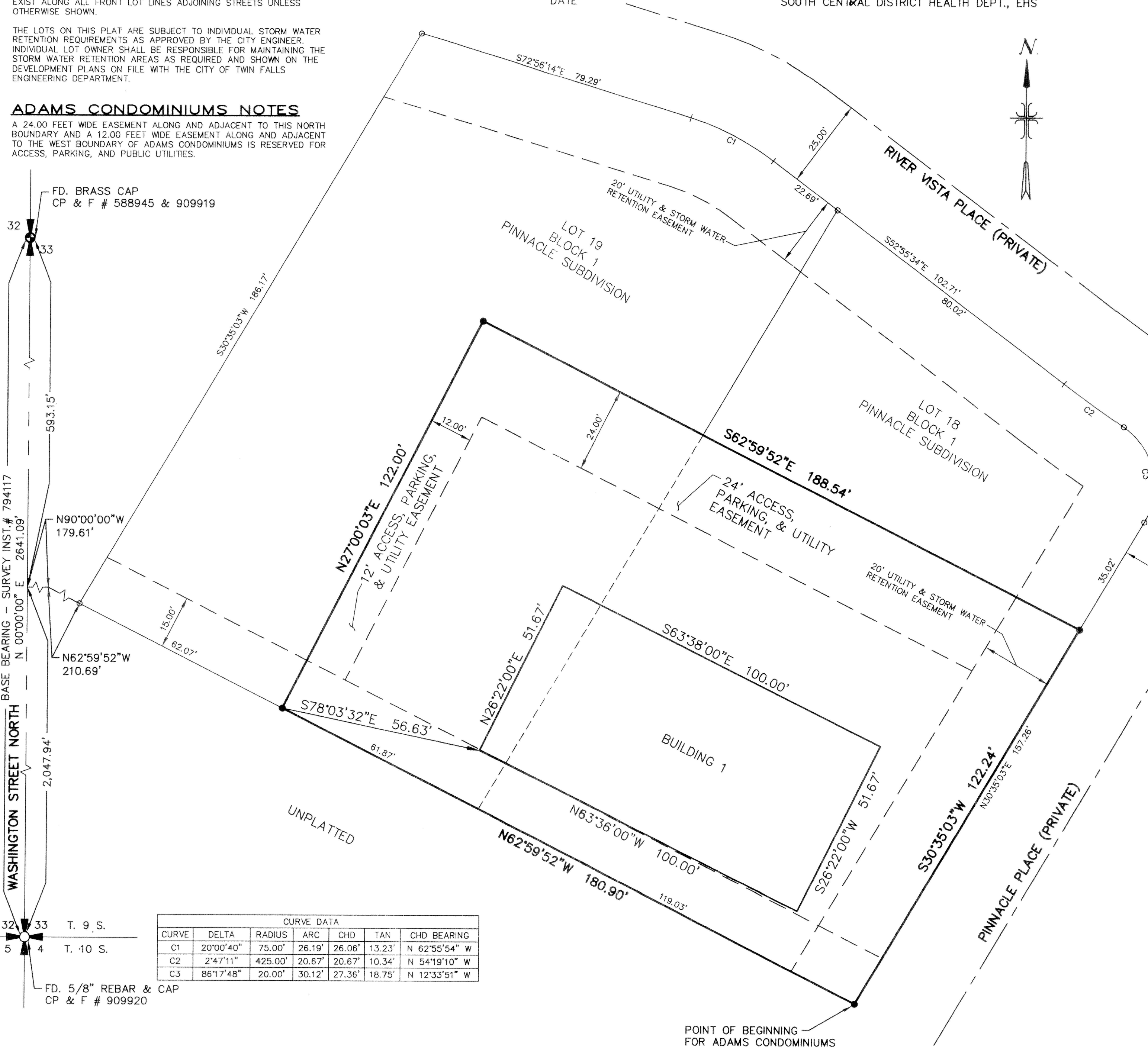
LEGEND

- BRASS CAP MONUMENT
- 5/8" IRON PIN X 30" REBAR W/ PLASTIC CAP SET
- FOUND 1/2" IRON PIN
- FOUND 5/8" IRON PIN
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- - - UTILITY, DRAINAGE AND IRRIGATION EASEMENT LINE



VICINITY MAP
N.T.S.

J-U-B ENGINEERS, INC.
Engineers Surveyors Planners
Twin Falls, Idaho



CURVE DATA						
CURVE	DELTA	RADIUS	ARC	CHD	TAN	CHD BEARING
C1	20°00'40"	75.00'	26.19'	26.06'	13.23'	N 62°55'54" W
C2	2°47'11"	425.00'	20.67'	20.67'	10.34'	N 54°19'10" W
C3	86°17'48"	20.00'	30.12'	27.36'	18.75'	N 12°33'51" W

FD. BRASS CAP
CP & F # 588945 & 909919

N90°00'00"W
179.61'

N62°59'52"W
210.69'

32 33 T. 9, S.
5 4 T. 10 S.

FD. 5/8" REBAR & CAP
CP & F # 909920

Twin Falls County, Idaho
Recorded for:
JUB ENGINEERS
01:40pm
Apr 22, 2004
2004 - 008532
No. of Pages: 36
Kris Carroll, County Clerk
Deputy: CD