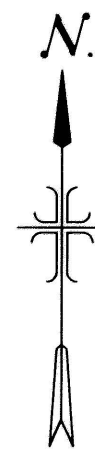
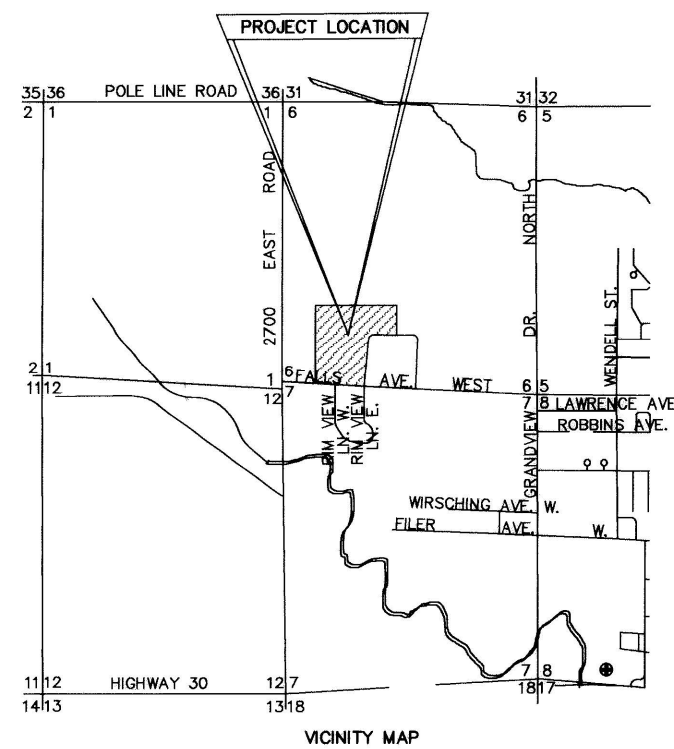


PLAT SHOWING BRADSHAW SUBDIVISION

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 6
TOWNSHIP 10 SOUTH, RANGE 17 EAST,
BOISE MERIDIAN
TWIN FALLS, TWIN FALLS COUNTY, IDAHO
1998

CORRECTION PLAT



SCALE: 1"=100'

LEGEND

- Found 5/8" Iron Pin
- Found 1/2" Iron Pin
- ⊙ Set Brass Cap Monument (REAL POINT OF BEGINNING)
- Set 5/8"x 30" Iron Pin with Plastic Cap
- Set 1/2"x 24" Iron Pin with Plastic Cap
- Boundary Line
- Lot Line
- - - Centerline of Street
- - - Utility, Drainage and Irrigation Easement Line

NOTES

- Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Twin Falls.
- Any Re-subdivision of this plat shall comply with the applicable Zoning Regulations in effect at the time of the Re-subdivision.
- All lot lines common to public right-of-way within Bradshaw Subdivision as shown hereon shall have a 5' wide Permanent Utilities, Drainage and Irrigation Easement, unless otherwise dimensioned. However, this shall not preclude the construction of the proper hard surfaced driveways for access of each individual lot.
- The Developer and/or Owner shall comply with Idaho Code, Section 31-3805 or its provisions that may apply to irrigation rights.
- The owner of each lot, across which passes an irrigation/drainage ditch or pipe, is responsible for the maintenance thereof unless such responsibility has been assumed by an Irrigation/Drainage District.
- Reference is hereby made to Record of Survey filed as Instrument No. 1995007798 for further survey information.
- Restricted Access - Direct lot access to Falls Ave. West from Lots 1 and 8, Block 1 shall be prohibited.
- Lots on this plat are subject to restrictions concerning the location of well and septic systems. These restrictions are on file at the South Central District Health Department and no building permits will be issued without the consent of the Health Department and strict conformance to these restrictions.

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH IDAHO CODE TITLE 50, CHAPTER 13, SECTION 50-1326, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE: Oct 28, 1998

SOUTH CENTRAL DISTRICT HEALTH DEPT., EHS

OWNER / DEVELOPER:

KELLY F. & JOAN W. RICE,
GARY L. BRADSHAW
P. O. BOX 2655
TWIN FALLS, ID
83303-2655
(208)733-0737

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	60°00'00"	20.00	20.94	20.00	11.55	N26°12'58"W
C2	92°52'30"	70.00	113.47	101.45	73.60	S09°46'44"E
C3	36°40'30"	70.00	44.81	44.05	23.20	S54°59'46"W
C4	36°40'30"	70.00	44.81	44.05	23.20	N88°19'44"W
C5	55°06'34"	70.00	67.33	64.76	36.52	N42°26'13"W
C6	16°41'54"	70.00	20.40	20.33	10.27	N06°31'59"W
C7	61°58'04"	70.00	75.71	72.07	42.03	N32°48'00"E
C8	60°00'00"	20.00	20.94	20.00	11.55	S33°47'02"W
C9	89°59'52"	20.00	31.42	28.28	20.00	N48°46'58"E
C10	90°00'08"	20.00	31.42	28.28	20.00	S41°13'02"E

RECORDED AT THE REQUEST

OF: _____

J-U-B ENGINEERS, INC.

Engineers Surveyors Planners

Twin Falls, Idaho

PLAT BOOK _____ PAGE _____

SHEET 1 OF 2

Twin Falls County, Idaho
Recorded for:
JUB ENGINEERS
03:29:00 pm Oct. 28, 1998
1998-019326