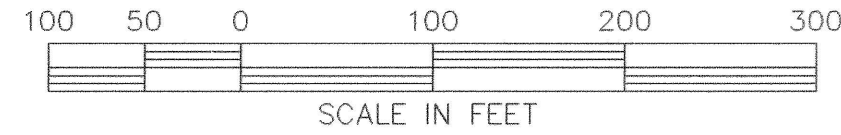
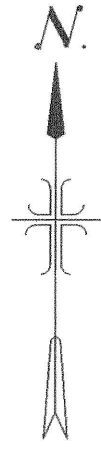


# PLAT SHOWING CEDARPARK SUBDIVISION NO. 3

A PORTION OF THE SOUTHEAST QUARTER,  
SECTION 11, TOWNSHIP 10 SOUTH, RANGE 17 EAST,  
BOISE MERIDIAN  
TWIN FALLS COUNTY, IDAHO  
1999



Twin Falls County, Idaho  
Recorded for:  
**JUB ENGINEERS**  
11:55am Nov. 23, 1999  
**1999 - 020883**  
No. of Pages: 2 Fee: \$22.00  
ROBERT S. FORT  
Ex-Officio Recorder  
Deputy: SL

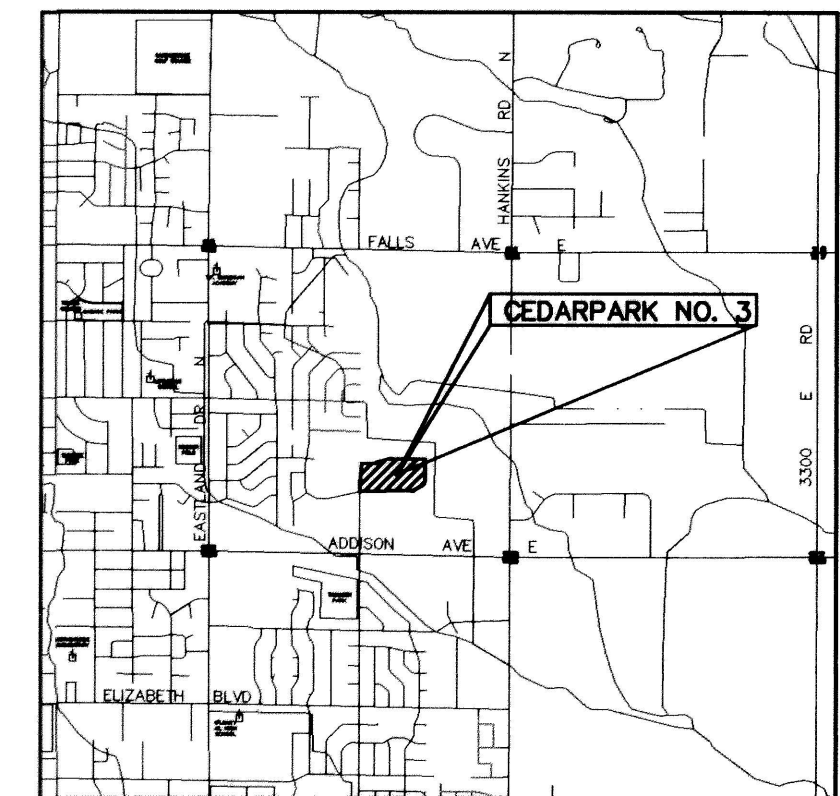
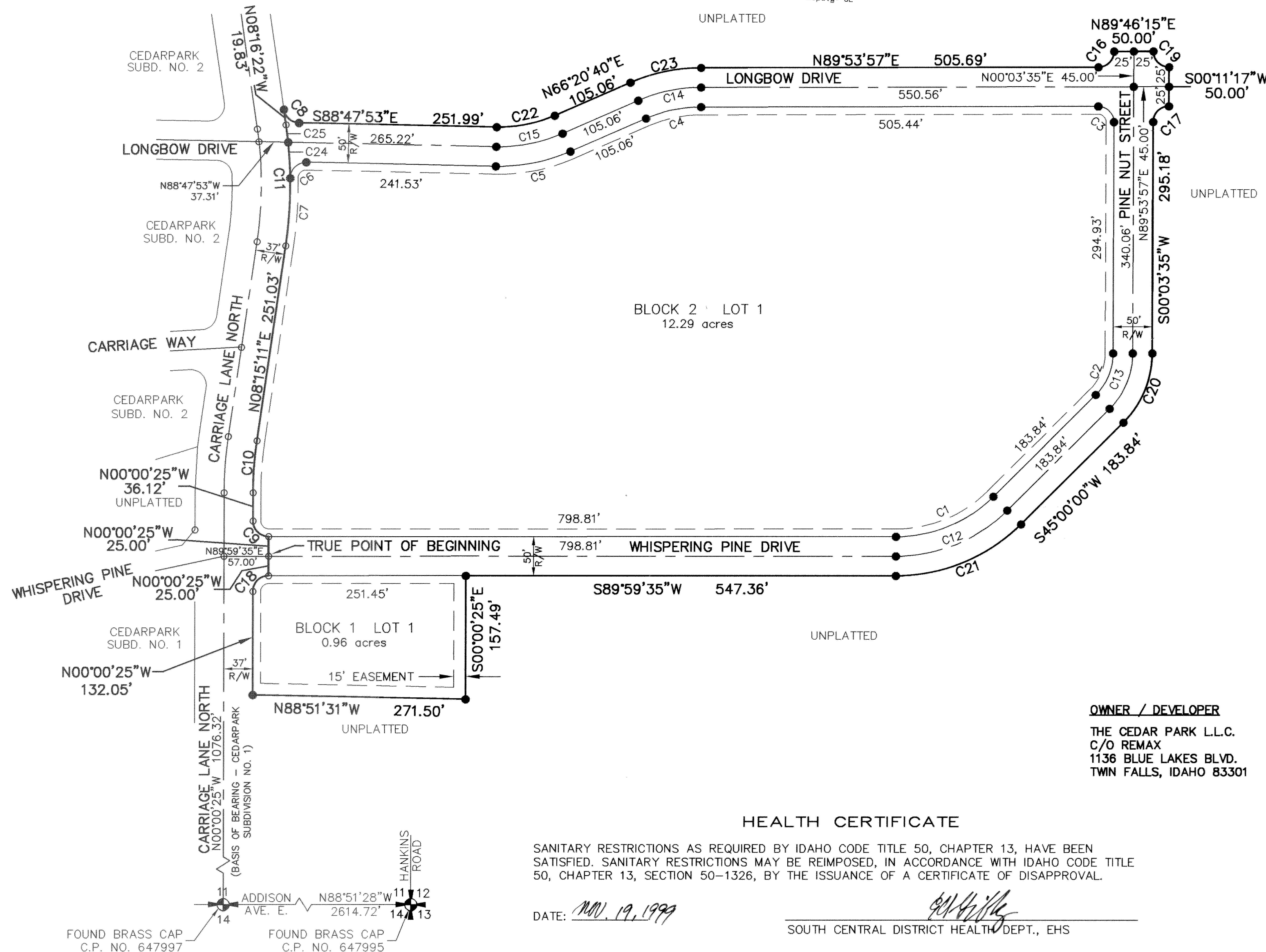
## LEGEND

- Found Brass Cap Monument
- Found 5/8" Iron Pin
- Set 5/8" Iron Pin with Plastic Cap
- Set 1/2" x 24" Iron Pin
- Boundary Line
- Lot Line
- Street Centerline
- - - Utility, Drainage and Irrigation Easement Line
- Adjacent Property Boundary

| CURVE TABLE |           |         |         |         |         |             |
|-------------|-----------|---------|---------|---------|---------|-------------|
| CURVE       | DELTA     | RADIUS  | ARC     | CHORD   | TANGENT | CHORD BRG   |
| C1          | 44°59'35" | 175.00' | 137.42' | 133.92' | 72.47'  | N67°29'48"E |
| C2          | 44°56'25" | 75.00'  | 58.83'  | 57.33'  | 31.02'  | N22°31'48"E |
| C3          | 90°09'38" | 20.00'  | 31.47'  | 28.32'  | 20.06'  | N45°01'14"W |
| C4          | 23°33'17" | 175.00' | 71.94'  | 71.44'  | 36.49'  | S78°07'18"W |
| C5          | 24°51'27" | 225.00' | 97.62'  | 96.85'  | 49.59'  | N78°46'23"E |
| C6          | 92°11'10" | 20.00'  | 32.18'  | 28.82'  | 20.78'  | S45°06'32"W |
| C7          | 09°14'14" | 537.00' | 86.58'  | 86.48'  | 43.38'  | N03°38'04"E |
| C8          | 80°31'31" | 20.00'  | 28.11'  | 25.85'  | 16.94'  | S48°32'08"E |
| C9          | 90°00'00" | 20.00'  | 31.42'  | 28.28'  | 20.00'  | N45°00'25"W |
| C10         | 08°15'36" | 463.00' | 66.75'  | 66.69'  | 33.43'  | N04°07'23"E |
| C11         | 16°31'33" | 537.00' | 154.89' | 154.35' | 77.98'  | N00°00'35"W |
| C12         | 44°59'35" | 200.00' | 157.06' | 153.05' | 82.83'  | N67°29'48"E |
| C13         | 44°56'25" | 100.00' | 78.44'  | 76.44'  | 41.36'  | N22°31'48"E |
| C14         | 23°33'17" | 200.00' | 82.22'  | 81.64'  | 41.70'  | S78°07'18"W |
| C15         | 24°51'27" | 200.00' | 86.77'  | 86.09'  | 44.08'  | N78°46'23"E |
| C16         | 89°50'22" | 20.00'  | 31.36'  | 28.24'  | 19.94'  | N44°58'46"E |
| C17         | 89°50'22" | 20.00'  | 31.36'  | 28.24'  | 19.94'  | S44°58'46"W |
| C18         | 90°00'00" | 20.00'  | 31.42'  | 28.28'  | 20.00'  | N44°59'35"E |
| C19         | 90°09'38" | 20.00'  | 31.47'  | 28.32'  | 20.06'  | S45°01'14"E |
| C20         | 44°56'25" | 125.00' | 98.04'  | 95.55'  | 51.70'  | S22°31'48"W |
| C21         | 44°59'35" | 225.00' | 176.69' | 172.18' | 93.18'  | S67°29'48"W |
| C22         | 24°51'27" | 175.00' | 75.92'  | 75.33'  | 38.57'  | N78°46'23"E |
| C23         | 23°33'17" | 225.00' | 92.50'  | 91.85'  | 46.91'  | N78°07'18"E |
| C24         | 04°54'01" | 537.00' | 45.93'  | 45.91'  | 22.98'  | N03°26'04"W |
| C25         | 02°23'17" | 537.00' | 22.38'  | 22.38'  | 11.19'  | N07°04'43"W |

## 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 Cedarpark Subdivision No. 3 as shown hereon shall have a 10' 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.



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