

"EAGLE CREST ESTATES"
Subdivision No. 2
located in
Gov't. Lots 6, 9, 13 and 15
Section 18, T. 9 S., R. 16 E., B.M.
Twin Falls County, Idaho
2003

Twin Falls County, Idaho

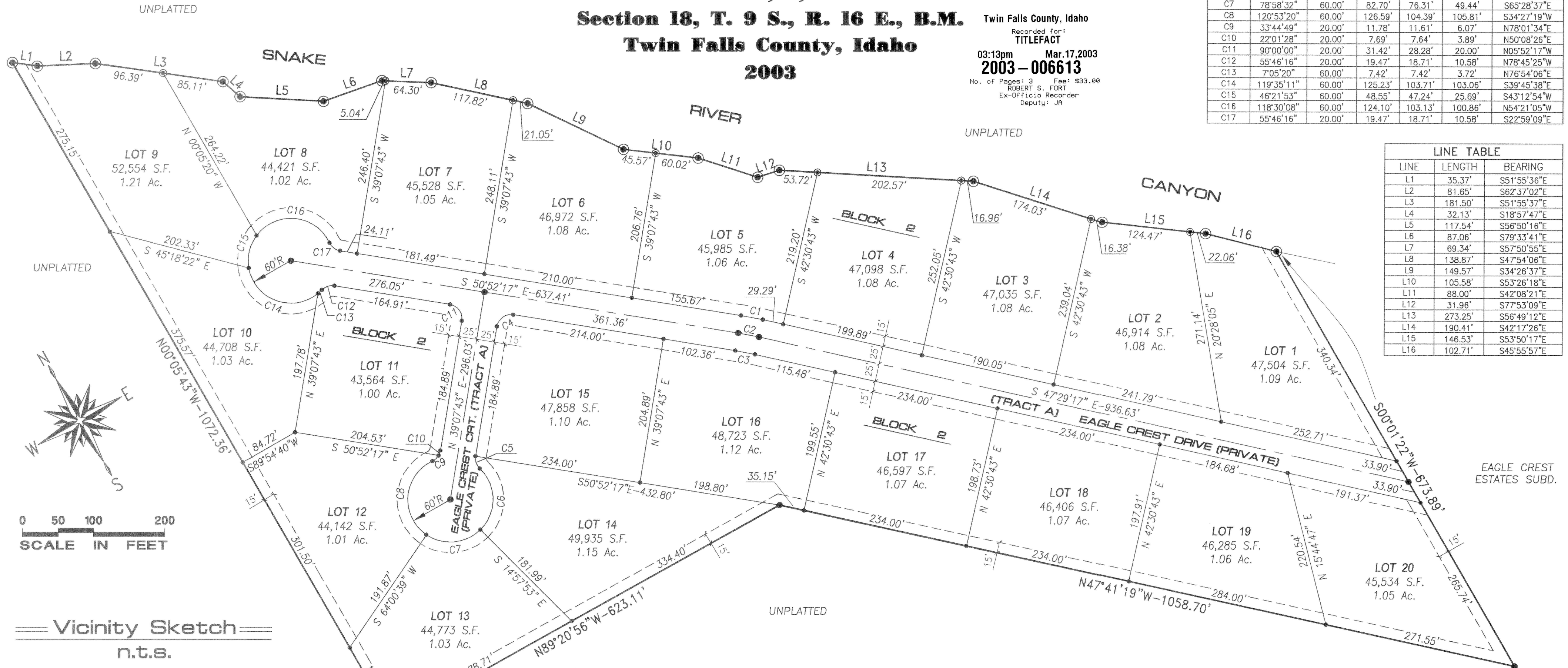
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ROBERT S. FORT
Ex-Officio Recorder
Deputy: JA

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	L.C.B.
C1	3°23'01"	525.00'	31.00'	31.00'	15.51'	N49°10'47"W
C2	3°23'01"	500.00'	29.53'	29.52'	14.77'	N49°10'47"W
C3	3°23'01"	475.00'	28.05'	28.05'	14.03'	N49°10'47"W
C4	90°00'00"	20.00'	31.42'	28.28'	20.00'	S84°07'43"W
C5	55°46'16"	20.00'	19.47'	18.71'	10.58'	S11°14'35"W
C6	91°40'40"	60.00'	96.00'	86.09'	61.78'	N29°11'47"E
C7	78°58'32"	60.00'	82.70'	76.31'	49.44'	S65°28'37"E
C8	120°53'20"	60.00'	126.59'	104.39'	105.81'	S34°27'19"W
C9	33°44'49"	20.00'	11.78'	11.61'	6.07'	N78°01'34"E
C10	22°01'28"	20.00'	7.69'	7.64'	3.89'	N50°08'26"E
C11	90°00'00"	20.00'	31.42'	28.28'	20.00'	N05°52'17"W
C12	55°46'16"	20.00'	19.47'	18.71'	10.58'	N78°45'25"W
C13	7°05'20"	60.00'	7.42'	7.42'	3.72'	N76°54'06"E
C14	119°35'11"	60.00'	125.23'	103.71'	103.06'	S39°45'38"E
C15	46°21'53"	60.00'	48.55'	47.24'	25.69'	S43°12'54"W
C16	118°30'08"	60.00'	124.10'	103.13'	100.86'	N54°21'05"W
C17	55°46'16"	20.00'	19.47'	18.71'	10.58'	S22°59'09"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.37'	S51°55'36"E
L2	81.65'	S62°37'02"E
L3	181.50'	S51°55'37"E
L4	32.13'	S18°57'47"E
L5	117.54'	S56°50'16"E
L6	87.06'	S79°33'41"E
L7	69.34'	S57°50'55"E
L8	138.87'	S47°54'06"E
L9	149.57'	S34°26'37"E
L10	105.58'	S53°26'18"E
L11	88.00'	S42°08'21"E
L12	31.96'	S77°53'09"E
L13	273.25'	S56°49'12"E
L14	190.41'	S42°17'26"E
L15	146.53'	S53°50'17"E
L16	102.71'	S45°55'57"E



Vicinity Sketch
n.t.s.



POINT OF BEGINNING

CMC FOUND 5/8" REBAR AND
CAP (LS 1000)
CP#1997000609

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.

2-4-03

Date:

South Central District Health Dept., EHS

The individual lots on this plat will not be served by any water system common to one (1) or more lots, but will be served by individual wells. (I.C. 50-1334)

The lots on this plat are subject to restrictions concerning the locations of wells and septic systems. These restrictions are on file at the South Central District Health Department and no septic permits will be issued without the consent of the Health Department and strict conformance of these restrictions.

FOUND 5/8" REBAR AND
CAP (LS 1000)
CP#1997000611

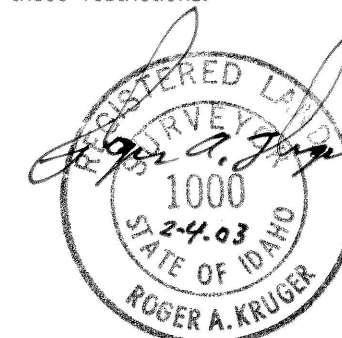
FOUND 1/2" REBAR AND
CAP (LS 1000)
CP#1997000612

Legend

- SUBD. BNDY. LINE • SET 5/8" x 30" REBAR AND CAP (LS 1000)
- LOT LINE • SET 1/2" x 24" REBAR AND CAP (LS 1000)
- EASEMENT LINE (SEE NOTES) • DRILLED ROCK AND SET 5/8" REBAR & CAP (LS 1000)
- ROAD CENTERLINE • DRILLED ROCK AND SET 1/2" REBAR & CAP (LS 1000)

Notes

- TRACT A SHALL BE OWNED AND MAINTAINED BY THE EAGLE CREST ESTATES SUBDIVISION NO. 2 HOMEOWNER'S ASSOCIATION AND SHALL BE RESERVED FOR, BUT NOT LIMITED TO, PRIVATE ROADS AND UTILITIES.
- A 15' WIDE UTILITY EASEMENT EXISTS ALONG THE SUBDIVISION BOUNDARY. (EXCLUDING THE BOUNDARY THAT FRONTS THE CANYON RIM)
- A 15' WIDE UTILITY, DRAINAGE AND ROADWAY EASEMENT EXISTS ALONG ALL FRONT LOT LINES ADJACENT TO ROADWAYS.
- CANYON RIM SETBACK CONDITIONS:
 - NO IMPROVEMENTS (EXCEPT LANDSCAPING) WILL BE ALLOWED WITHIN 10 FEET OF THE CANYON RIM.
 - WITH THE EXCEPTION OF IMPROVEMENTS THAT DO NOT EXCEED A MAXIMUM HEIGHT OF FIVE (5) FEET FROM THE NATURAL GRADE OF THE PROPERTY, NO IMPROVEMENTS CAN EXIST WITHIN TWENTY FIVE (25) FEET OF THE RIM OF THE CANYON.
 - NO RESIDENCE CAN EXIST WITHIN (65) FEET OF THE VERTICAL DROP OFF OF THE CANYON OR (50) FEET FROM THE CANYON RIM, BEING DEFINED BY ORDINANCE AS THAT POINT EXCEEDING 30% SLOPE, WHICH EVER DISTANCE IS FURTHER FROM THE CANYON. THE CANYON RIM SETBACK LINE SHALL BE ESTABLISHED BY MEASURING TO A POINT ON THE EAST AND WEST PROPERTY LINES 65 FEET FROM THE CANYON RIM AND THEN CONNECTING SAID POINTS WITH A STRAIGHT LINE.



EHM Engineers, Inc.
ENGINEERS/SURVEYORS/PLANNERS