

Scale: 1" = 100'

"EAGLE CREST ESTATES"

A Planned Unit Development

located in

Gov't. Lot 15 & Gov't. Lot 9

Section 18, T. 9 S., R. 16 E., B.M.

Twin Falls County, Idaho

1997

Legend

SUBD. BNDY. LINE	●	SET 5/8" x 30" REBAR & CAP
LOT LINE	—	
EASEMENT LINE	—	SET 1/2" x 24" REBAR & CAP
ROAD CENTERLINE	△	POINT IN CREEK NOT SET
INITIAL POINT—SET BRASS CAP	●	WITNESS CORNER SET 1/2" x 24" REBAR & CAP

Notes

- TRACT A SHALL BE OWNED AND MAINTAINED BY THE EAGLE CREST ESTATES HOMEOWNER'S ASSOCIATION AND SHALL BE RESERVED FOR, BUT NOT LIMITED TO, PRIVATE ROADS AND UTILITIES.
- TRACTS B, C & D SHALL BE OWNED AND MAINTAINED BY THE EAGLE CREST HOMEOWNER'S ASSOCIATION AND SHALL BE RESERVED FOR, BUT NOT LIMITED TO, COMMON AREA, LANDSCAPING & PUBLIC UTILITIES. THE LIMITED COMMON AREA EASEMENT LOCATED ALONG THE SOUTH BOUNDARY OF LOTS 12, 13, 14 & 15 SHALL BE UTILIZED FOR LANDSCAPING AND UTILITY PURPOSES ONLY.
- A 15' WIDE UTILITY EASEMENT EXISTS ADJACENT TO AND WITHIN THE ENTIRE SUBDIVISION BOUNDARY.
- A TOTAL OF 1.00 ACRES OF COMMON AREA IS PROVIDED BY EASEMENT IN ADDITION TO TRACTS B, C & D FOR A TOTAL OF 4.50 ACRES OF COMMON AREA.
- DRIVEWAY ACCESS THROUGH THE EASTERLY PORTION OF LOTS 11 & 12 SHALL BE LIMITED TO THE 20' WIDE COMMON ACCESS EASEMENT CENTERED ON THE EASTERLY 100' OF COMMON BOUNDARY TO ACCOMMODATE DRAINFIELDS ALONG THE EASTERLY PORTIONS OF LOTS 11 & 12.
- 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.

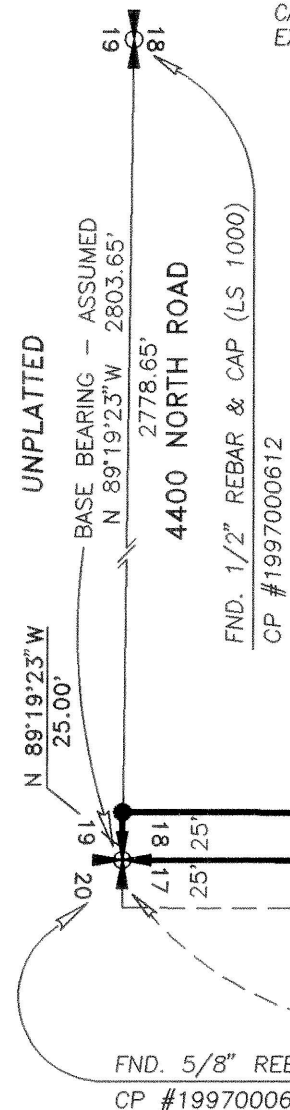
Health Certificate

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: March 28, 1997
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 building permits will be issued without the consent of the Health Department and strict conformance of these restrictions.



FND. 5/8" REBAR & CAP (LS 1000)
CP #1997000611

30' WIDE P.U.D. LANDSCAPING & UTILITY EASEMENT

UNPLATTED

TRACT A
2.06 Acres

END DEDICATED ROAD
BEGIN PRIVATE ROAD

DEDICATED ROAD
1.05 Acres

COMMON AREA
TRACT B
0.90 Acres

TRACT D
0.06 Acres

NE COR., GOV'T. LOT 9 INITIAL POINT
FND. GLO BRASS CAP DISTURBED -
RESET BRASS CAP IN CONCRETE
FROM TIES ON SURVEY INST. #
93-002792.

COMMON AREA
TRACT C
2.54 Acres

LOT 12
1.31 Acres

LOT 11
1.07 Acres

LOT 10
1.31 Acres

LOT 5
1.17 Acres

LOT 4
0.90 Acres

LOT 3
0.94 Acres

LOT 2
0.97 Acres

LOT 1
1.16 Acres

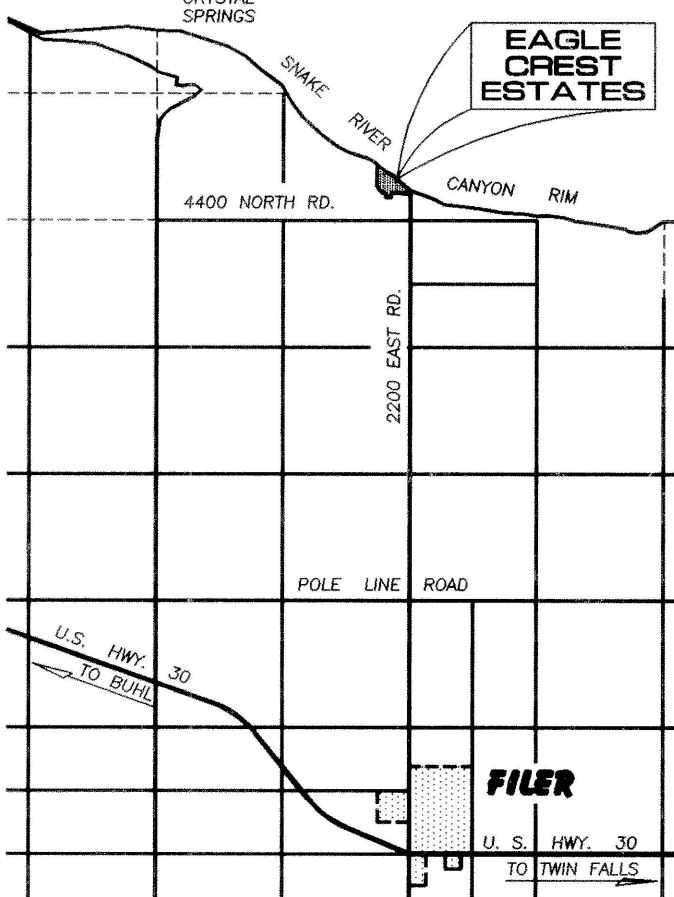
SEE NOTE NO. 6 FOR CANYON RIM SETBACK RESTRICTIONS.

Curve Data

CVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	16°26'50"	377.42	108.34	107.97	54.55	N 50°06'48" W
2	27°15'46"	815.00	387.80	384.15	197.64	N 32°53'01" W
3	16°26'50"	402.42	115.52	115.12	58.16	N 50°06'48" W
4	4°54'08"	427.42	36.57	36.56	18.30	N 55°53'08" W
5	9°03'55"	1025.00	162.18	162.01	81.26	S 53°48'15" E
6	9°03'55"	1025.00	162.18	162.01	81.26	S 53°48'15" E
7	9°03'55"	1025.00	162.18	162.01	81.26	S 53°48'15" E
8	9°00'00"	20.00	31.42	28.28	20.00	S 85°43'43" W
9	55°46'16"	20.00	19.47	18.71	10.58	S 12°50'35" W
10	84°45'10"	60.00	88.75	80.88	54.74	N 27°20'02" E
11	57°33'28"	60.00	60.27	57.77	32.96	S 81°30'39" E
12	46°07'00"	60.00	48.29	47.00	25.54	S 29°40'28" E
13	103°06'53"	60.00	107.98	93.99	75.59	S 44°56'32" W
14	55°46'16"	20.00	19.47	18.71	10.58	N 68°36'51" E
15	90°00'00"	20.00	31.42	28.28	20.00	N 04°18'17" W
16	137°47'15"	70.00	165.34	150.61	181.35	N 68°48'06" W
17	84°13'39"	70.00	102.90	93.88	63.28	S 00°13'27" W
18	84°13'39"	20.00	29.40	26.82	18.08	N 84°27'06" E
19	9°18'21"	375.00	60.91	60.84	30.52	N 53°55'28" W
20	9°18'21"	400.00	64.97	64.90	32.55	N 53°55'28" W
21	9°18'21"	425.00	69.03	68.95	34.59	N 53°55'28" W
22	72°53'43"	25.00	31.81	29.70	18.46	S 22°07'46" E
23	132°37'41"	60.00	138.89	109.89	136.78	N 51°59'45" W
24	54°53'29"	60.00	57.48	55.31	31.16	S 34°14'39" W
25	93°26'53"	60.00	97.86	87.37	63.72	S 39°55'32" E
26	28°04'21"	25.00	12.25	12.13	6.25	N 72°36'49" W
27	19°41'36"	427.42	146.91	146.19	74.19	N 09°43'17" W
28	10°46'36"	427.42	80.39	80.27	40.32	N 24°57'23" W
29	42°00'54"	377.42	276.76	270.60	144.93	N 20°52'56" W
30	42°00'54"	402.42	295.09	288.53	154.53	N 20°52'56" W
31	84°13'39"	20.00	29.40	26.82	18.08	S 11°46'08" W
32	53°45'27"	70.00	65.68	63.30	35.48	N 27°00'14" E

Vicinity Sketch

n.t.s.



Line Data

LINE	BEARING	DISTANCE
1	N 14°21'23" W	68.88'
2	N 00°51'39" W	104.88'
3	N 10°04'40" W	62.82'
4	N 04°39'20" W	69.65'
5	N 05°37'39" W	90.83'
6	N 05°37'39" W	90.83'
7	N 01°54'11" W	108.20'
8	N 05°06'02" E	71.99'
9	N 05°06'02" E	27.89'
10	N 05°06'02" E	27.89'
11	N 12°59'48" E	68.10'
12	N 10°47'22" E	39.82'
13	N 45°31'48" E	35.49'
14	N 66°25'37" E	23.54'
15	N 30°55'29" E	36.25'
16	N 40°43'43" E	3.86'
17	N 40°43'43" E	3.86'

Engineers, Inc.
ENGINEERS/SURVEYORS/PLANNERS