

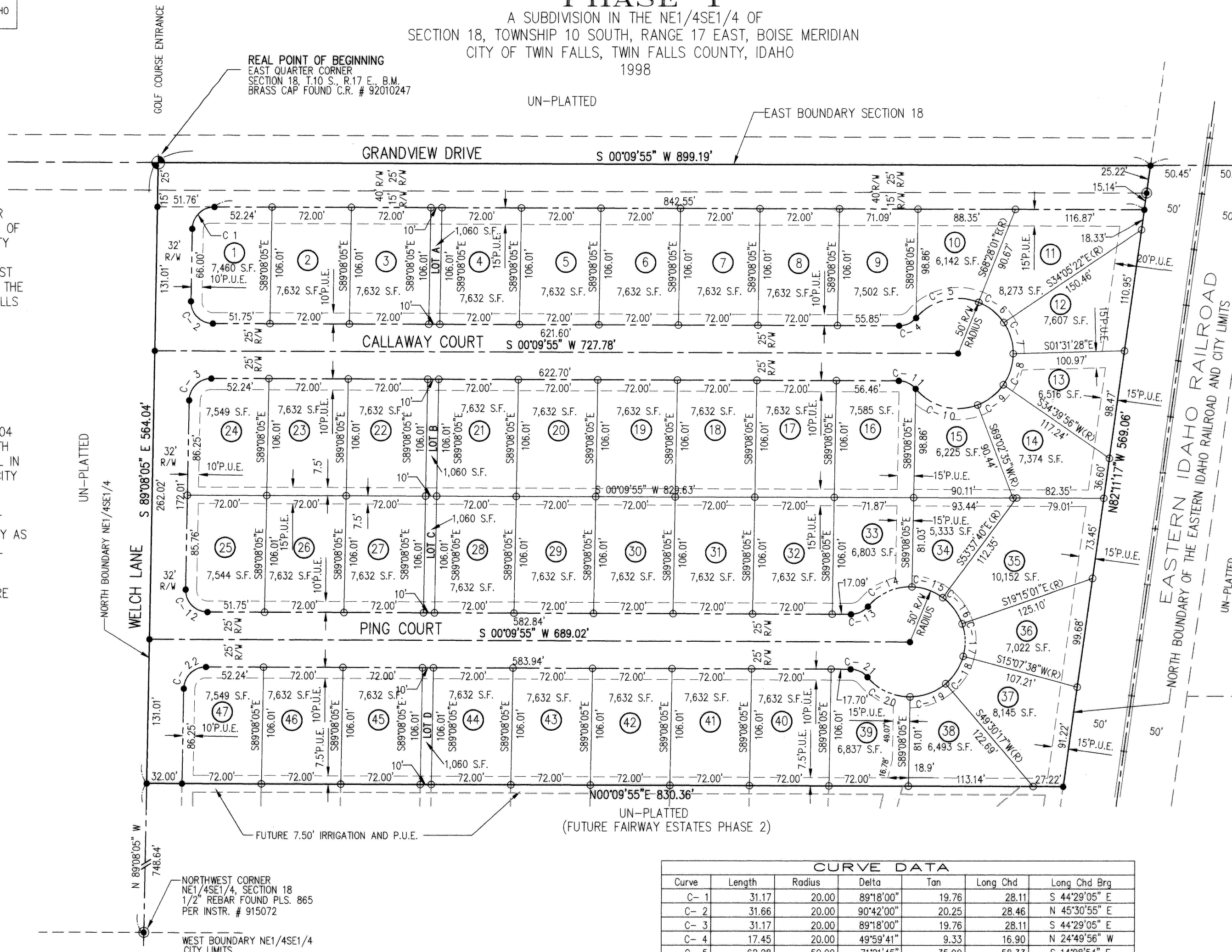
DEVELOPERS
DOUGLAS D. VOLLMER JOHN J. STRAUBHAR
233 2ND STREET NORTH P.O. BOX 5071
TWIN FALLS, IDAHO TWIN FALLS, IDAHO
208-734-5650 208-736-8255

FAIRWAY ESTATES

PHASE 1
A SUBDIVISION IN THE NE1/4SE1/4 OF
SECTION 18, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN
CITY OF TWIN FALLS, TWIN FALLS COUNTY, IDAHO
1998

BASIS OF BEARINGS
THE LINE BETWEEN THE EAST QUARTER
CORNER AND THE SOUTHEAST CORNER OF
SECTION 18, T.10 S., R.17 E., B.M., CITY
OF TWIN FALLS, TWIN FALLS COUNTY,
IDAHO TAKEN AS SOUTH 00°09'55" WEST
AS SHOWN ON RECORD OF SURVEY IN THE
OFFICE OF THE RECORDER OF TWIN FALLS
COUNTY AS INSTRUMENT No. 915072.

PROPERTY DESCRIPTION
A PARCEL OF LAND GENERALLY
DESCRIBED AS BEING THE EAST 564.04
FEET OF THE NE1/4SE1/4 LYING NORTH
OF THE EASTERN IDAHO RAILROAD ALL IN
SECTION 18, T.10 S., R.17 E., B. M., CITY
OF TWIN FALLS, TWIN FALLS COUNTY,
IDAHO AS SHOWN IN PART ON THE
RECORD OF SURVEY IN THE OFFICE OF
THE RECORDER OF TWIN FALLS COUNTY AS
INSTRUMENT No. 915072. SAID PARCEL
CONTAINS 11.20 ACRES.
A.T.N. T00110187210
(SEE OWNERS CERTIFICATE FOR A MORE
SPECIFIC DESCRIPTION)



SOUTHEAST CORNER
SECTION 18, T.10 S., R.17 E., B.M.
BRASS CAP FOUND C.R. # 92010230
C.R. # 593022

NOTES:
1. MAINTENANCE AND WEED CONTROL PURSUANT TO IDAHO CODE
22-2407 FOR ALL LOTS ARE THE RESPONSIBILITY OF THE DEVELOPER
UNTIL THE LOTS ARE SOLD AND THEREAFTER ARE THE RESPONSIBILITY
OF THE INDIVIDUAL LOT OWNERS.

2. LOTS WILL BE SERVED BY THE CITY OF TWIN FALLS DOMESTIC
WATER SYSTEM AND SEWERAGE.

3. EASEMENTS: THERE WILL BE A 10' WIDE PUBLIC UTILITY AND SNOW
REMOVAL EASEMENT ALONG THE STREET SIDE OF ALL LOTS WITH THE
EXCEPTION OF GRANDVIEW DRIVE WHICH WILL BE 15' WIDE PUBLIC
UTILITY EASEMENT. THERE WILL BE A 7.50' WIDE PUBLIC UTILITY AND
DRAINAGE EASEMENT ALONG THE BACK OF LOTS 14 THROUGH 35.
THERE WILL BE A 15' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT
ALONG THE BACK OF LOTS 13,14,35,36 AND 37. THERE WILL BE A 15'
WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE SOUTH SIDE
OF LOTS 16,33 AND 39. AND ALONG THE EAST SIDE OF LOT 13;
THERE WILL BE A 20' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT
ALONG THE SOUTH SIDE OF LOT 11 AND 12. THERE WILL BE A 7.5'
WIDE PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT ALONG THE
BACK OF LOTS 38 THROUGH 47 AND ALONG THE SOUTHWESTERLY SIDE
OF LOT 37.

4. DEDICATED LOTS: LOT A,B,C, AND D WILL BE DEDICATED TO THE
PUBLIC FOR PUBLIC STORM DRAINAGE AND PEDESTRIAN ACCESS.

5. TRAVEL WAYS IN THE DEDICATED RIGHTS OF WAY WILL BE BUILT TO
CITY OF TWIN FALLS STANDARDS AND SPECIFICATIONS TO SATISFY
IDAHO CODE 50-1313.

6. ALL LAND INCLUDED IN THIS PLAT WILL SUBJECT TO THE
RESTRICTIVE COVENANTS FOR FAIRWAY ESTATES SUBDIVISION PHASE 1,
INSTRUMENT No. _____

6. BUILDING SETBACKS ARE AS FOLLOWS;
CORNER LOTS- 20' STREET SIDE, 5' SIDE YARD, 20' BACKYARD
REGULAR LOTS- 20' FRONT AND REAR YARD AND 5' SIDE YARD.

SETBACK EXCEPTIONS:
LOT 16, 33 AND 39 SOUTH SIDE SIDE YARD 15';
LOT 13 EAST SIDE SIDE YARD 15'

7. LOT ADDRESSES WILL BE ASSIGNED BY THE CITY OF TWIN FALLS.

CURVE DATA						
Curve	Length	Radius	Delta	Tan	Long Chd	Long Chd Brg
C- 1	31.17	20.00	89°18'00"	19.76	28.11	S 44°29'05" E
C- 2	31.66	20.00	90°42'00"	20.25	28.46	N 45°30'55" E
C- 3	31.17	20.00	89°18'00"	19.76	28.11	S 44°29'05" E
C- 4	17.45	20.00	49°59'41"	9.33	16.90	N 24°49'56" W
C- 5	62.28	50.00	71°21'45"	35.90	58.33	S 14°08'54" E
C- 6	30.00	50.00	34°22'39"	15.47	29.55	S 38°43'19" W
C- 7	30.00	50.00	34°22'39"	15.47	29.55	N 73°05'58" E
C- 8	30.00	50.00	34°22'39"	15.47	29.55	N 72°31'23" W
C- 9	30.00	50.00	34°22'39"	15.47	29.55	N 38°08'44" W
C- 10	62.06	50.00	71°07'01"	35.74	58.15	N 14°36'06" E
C- 11	17.45	20.00	49°59'41"	9.33	16.90	S 25°09'46" W
C- 12	31.66	20.00	90°42'00"	20.25	28.46	N 45°30'55" E
C- 13	17.45	20.00	49°59'41"	9.33	16.90	N 24°49'56" W
C- 14	45.10	50.00	51°40'36"	24.21	43.58	N 23°59'28" W
C- 15	30.13	50.00	34°31'30"	15.54	29.68	N 19°06'35" E
C- 16	30.00	50.00	34°22'39"	15.47	29.55	N 53°33'40" E
C- 17	30.00	50.00	34°22'39"	15.47	29.55	N 87°56'19" E
C- 18	30.00	50.00	34°22'39"	15.47	29.55	S 57°41'02" E
C- 19	35.11	50.00	40°13'51"	18.31	34.39	S 20°22'47" E
C- 20	44.00	50.00	50°25'28"	23.54	42.60	S 24°56'52" W
C- 21	17.45	20.00	49°59'41"	9.33	16.90	S 25°09'46" W
C- 22	31.17	20.00	89°18'00"	19.76	28.11	S 44°29'05" E

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.

SOUTH CENTRAL DISTRICT HEALTH DEPT., EHS

LEGEND

- BOUNDARY LINE
- CENTERLINE STREET
- LOT LINE
- EASEMENT LINE
- RIGHT OF WAY AND LOT LINE
- 5/8"x30" REBAR/CAP SET
- BRASS CAP FOUND
- 1/2" REBAR / CAP FOUND
- 5/8" REBAR/CAP FOUND
- 1/2"x24" REBAR/CAP SET
- LOT NUMBER
- RADIAL LINE
- P.U.E.
- R/W
- PUBLIC UTILITY, DRAINAGE
AND IRRIGATION EASEMENT
- RIGHT OF WAY

Twin Falls County, Idaho

Recorded for:

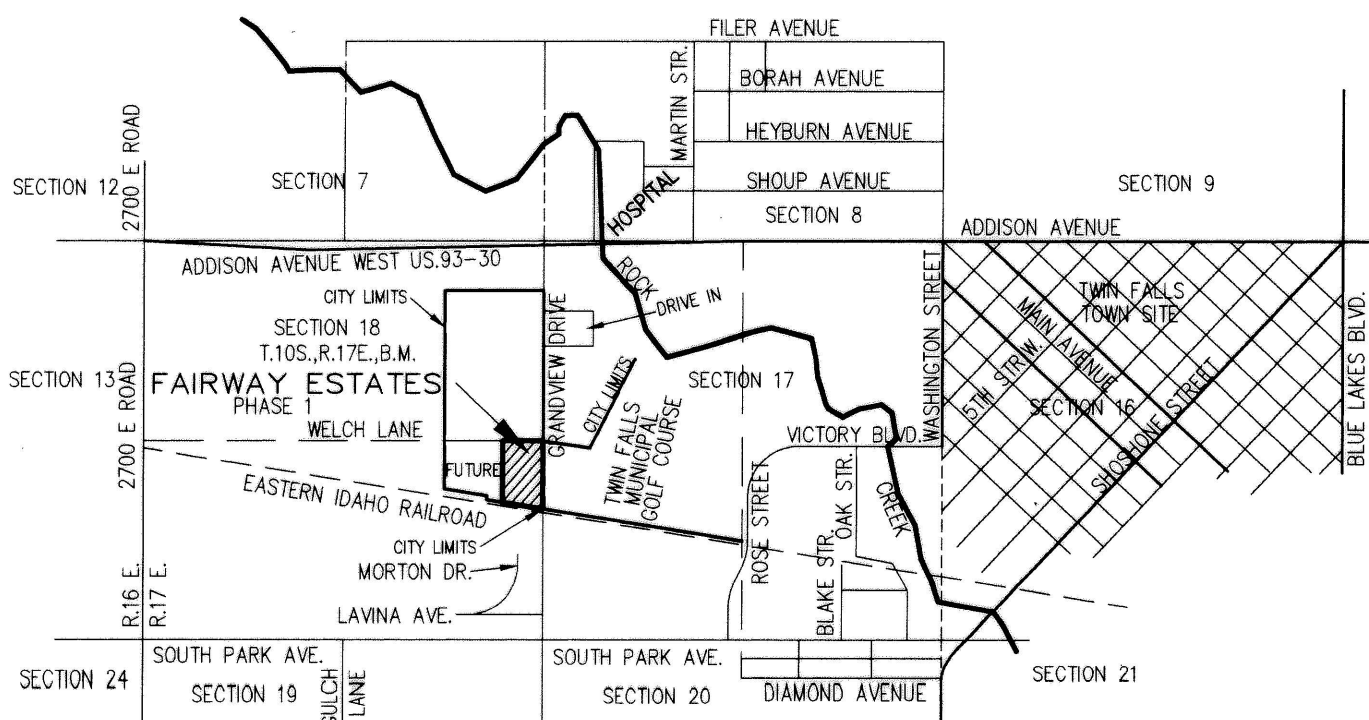
S & V DEVELOPERS

11:24:00 am Jan. 22, 1999

1999-001301

JOHN J. STRAUBHAR CONSULTING ENGINEER
TWIN FALLS, IDAHO

SHEET 1 OF 2



VICINITY MAP
NO SCALE