

LEGEND

- BOUNDARY LINE
- - - CENTER LINE
- LOT LINE
- - - SETBACK LINE
- - - EASEMENT LINE
- 5/8" X 32 PIN w/CAP SET
- 1/2" X 24" PIN w/CAP SET
- ⊙ BRASS CAP FOUND
- 5/8" PIN FOUND

THE GROVE ESTATES SUBDIVISION — A P.U.D. PHASE I

PLAT SHOWING
A PORTION OF THE SW1/4SW1/4,
SECTION 3, TOWNSHIP 10 SOUTH, RANGE 17 EAST,
BOISE MERIDIAN
TWIN FALLS COUNTY, IDAHO
1998

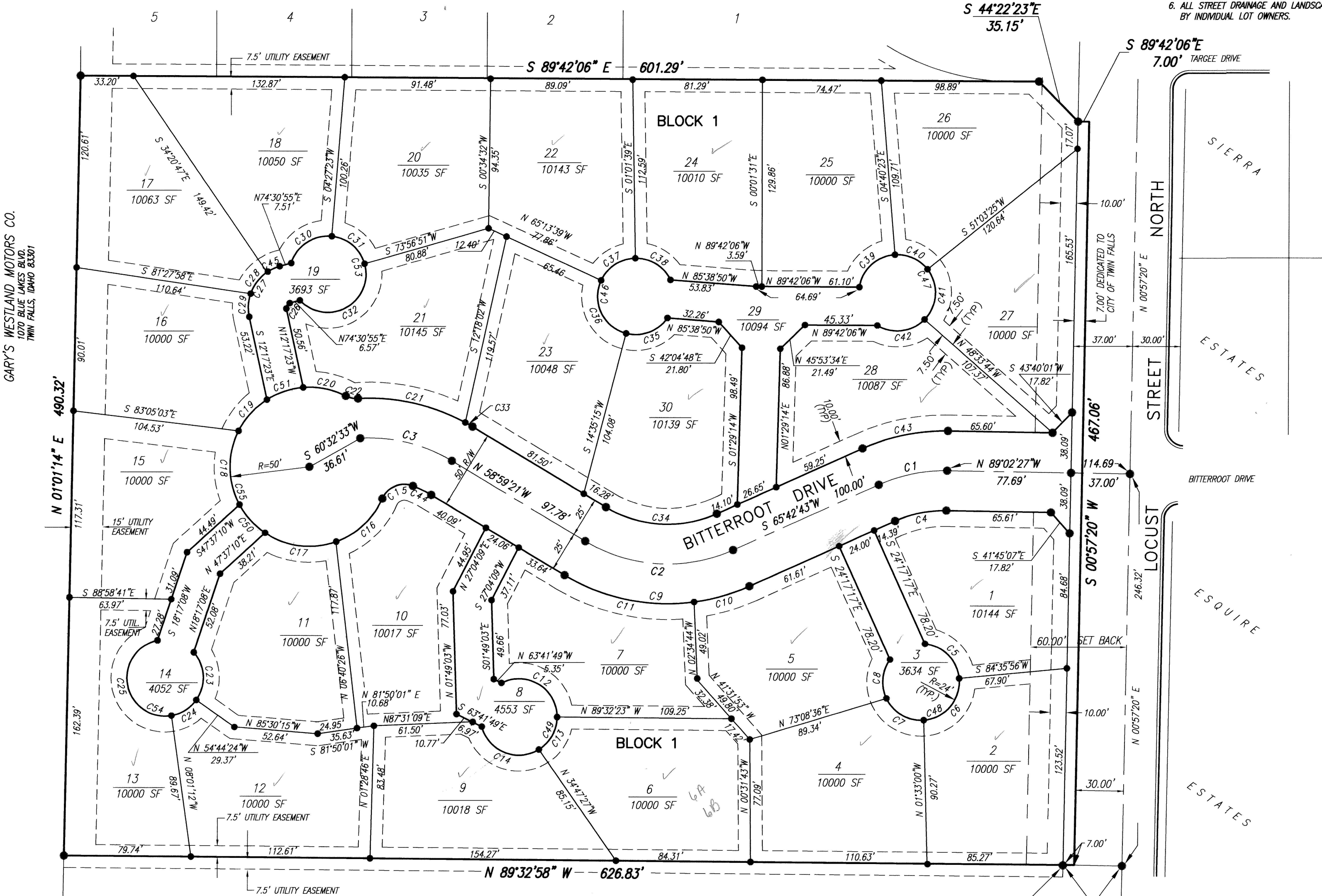
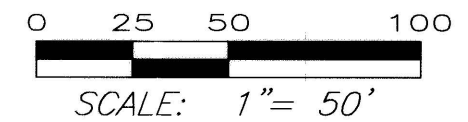
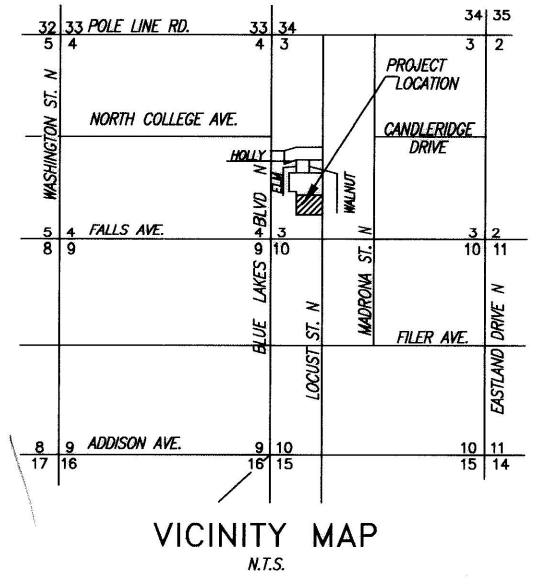
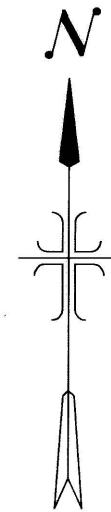
12-11-98 Covenants 98-022203

AK ✓
K71 ✓

PEACOCK ESTATES PHASE I

NOTES

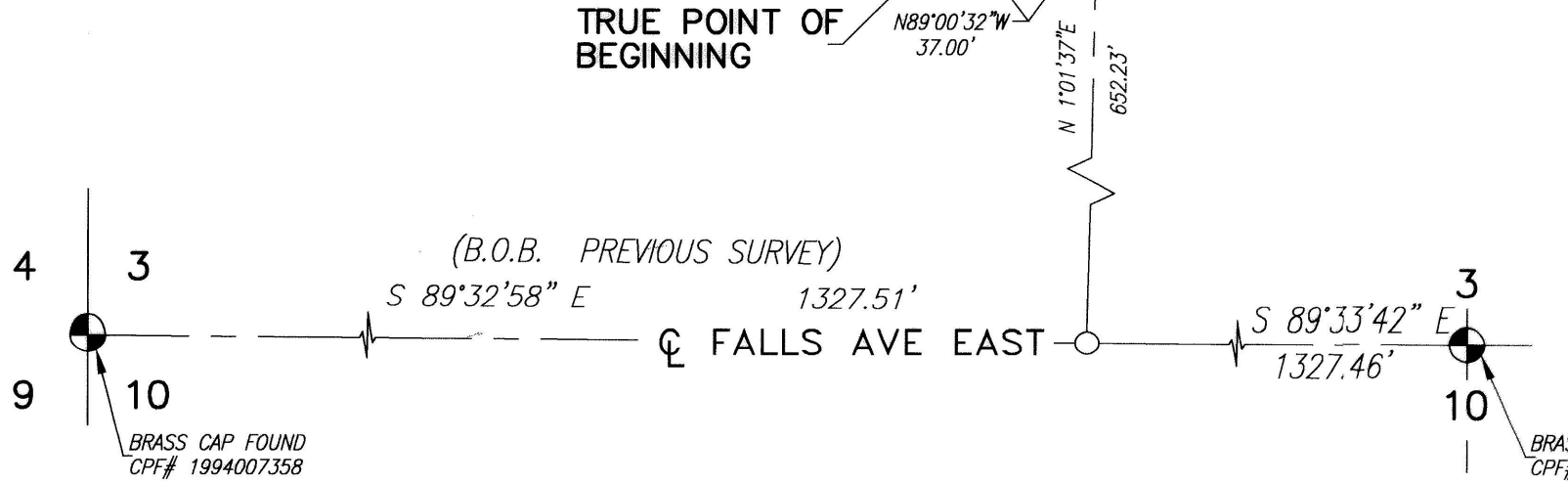
1. LOT 3 IS COMMONLY OWNED BY THE RESPECTIVE OWNERS OF LOTS 1, 2, 4, AND 5 AND SHALL FUNCTION AS AN ACCESS AND PUBLIC UTILITY EASEMENT.
2. LOT 8 IS COMMONLY OWNED BY THE RESPECTIVE OWNERS OF LOTS 6, 7, 9 AND 10 AND SHALL FUNCTION AS AN ACCESS AND PUBLIC UTILITY EASEMENT.
3. LOT 14 IS COMMONLY OWNED BY THE RESPECTIVE OWNERS OF LOTS 11, 12, 13 AND 15 AND SHALL FUNCTION AS AN ACCESS AND PUBLIC UTILITY EASEMENT.
4. LOT 19 IS COMMONLY OWNED BY THE RESPECTIVE OWNERS OF LOTS 16, 17, 18, 20 AND 21 AND SHALL FUNCTION AS AN ACCESS AND PUBLIC UTILITY EASEMENT.
5. LOT 29 IS COMMONLY OWNED BY THE RESPECTIVE OWNERS OF LOTS 22, 23, 24, 25, 26, 27, 28 AND 30 AND SHALL FUNCTION AS AN ACCESS AND PUBLIC UTILITY EASEMENT.
6. ALL STREET DRAINAGE AND LANDSCAPE SWELLS SHALL NOT BE CHANGED BY INDIVIDUAL LOT OWNERS.



CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	25°14'50"	100.00'	44.06'	43.71'	22.40'	S78°20'08"W
C2	55°17'56"	100.00'	96.51'	92.81'	52.39'	S86°38'19"E
C3	34°27'28"	100.00'	60.14'	59.24'	31.01'	N76°13'05"W
C4	25°14'50"	75.00'	33.05'	32.78'	16.80'	N78°20'08"E
C5	78°53'13"	24.00'	33.04'	30.50'	19.74'	N44°50'40"W
C6	91°16'31"	24.00'	38.23'	34.32'	24.54'	N40°14'11"E
C7	68°39'36"	24.00'	28.76'	27.07'	16.39'	S59°47'45"E
C8	61°10'40"	24.00'	25.63'	24.43'	14.19'	S05°07'23"W
C9	55°17'56"	125.00'	120.64'	116.02'	65.49'	S86°38'19"E
C10	16°32'55"	125.00'	36.10'	35.98'	18.18'	N73°59'11"E
C11	38°45'01"	125.00'	84.54'	82.94'	43.96'	S78°21'51"E
C12	117°16'55"	24.00'	49.13'	40.99'	39.38'	N58°38'27"W
C13	58°16'25"	24.00'	24.41'	23.37'	13.38'	N29°08'13"E
C14	107°00'21"	24.00'	44.82'	38.59'	32.44'	S68°13'24"E
C15	87°45'51"	15.00'	22.98'	20.80'	14.43'	N67°21'06"E
C16	46°52'31"	50.00'	40.91'	39.78'	21.68'	N46°54'26"E
C17	53°23'16"	50.00'	46.59'	44.92'	25.14'	S82°57'40"E
C18	55°13'09"	50.00'	48.19'	46.34'	26.15'	S00°53'05"E
C19	30°41'11"	50.00'	26.78'	26.46'	13.72'	S42°04'05"W
C20	31°36'28"	50.00'	27.58'	27.23'	14.15'	N78°50'17"W
C21	32°01'54"	125.00'	69.88'	68.98'	35.88'	N77°25'52"W
C22	30°24'46"	15.00'	7.96'	7.87'	4.08'	N78°14'26"W
C23	76°58'28"	24.00'	32.24'	29.87'	19.08'	N03°13'38"W
C24	45°00'00"	24.00'	18.85'	18.37'	9.94'	N57°45'36"E
C25	178°01'32"	24.00'	74.57'	47.99'	1392.60'	S10°43'38"E
C26	86°48'18"	3.00'	4.55'	4.12'	2.84'	S31°06'46"W
C27	86°48'18"	27.00'	40.91'	37.10'	25.53'	S31°06'46"W
C28	36°29'44"	27.00'	17.20'	16.91'	8.90'	S37°12'46"W
C29	31°15'17"	27.00'	14.73'	14.55'	7.55'	S03°20'15"W
C30	79°06'55"	24.00'	33.14'	30.57'	19.82'	S56°20'44"W
C31	68°02'40"	24.00'	28.50'	26.86'	16.20'	N50°04'29"W
C32	152°47'22"	24.00'	64.00'	46.65'	99.16'	N60°20'32"E
C33	02°25'34"	125.00'	5.29'	5.29'	2.65'	N60°12'08"W
C34	55°17'56"	75.00'	72.39'	69.61'	39.29'	N86°38'19"W
C35	70°14'05"	24.00'	29.42'	27.61'	16.88'	N69°28'12"E
C36	100°11'06"	24.00'	41.97'	36.82'	28.70'	S25°19'12"E
C37	64°12'00"	24.00'	26.89'	25.51'	15.06'	S56°52'21"W
C38	65°22'49"	24.00'	27.39'	25.92'	15.40'	N58°20'15"W
C39	78°02'06"	24.00'	32.69'	30.22'	19.45'	S47°25'26"W
C40	55°35'45"	24.00'	23.29'	22.39'	12.65'	N65°45'38"W
C41	82°11'20"	24.00'	34.43'	31.55'	20.93'	N03°07'54"E
C42	76°52'20"	24.00'	32.20'	29.84'	19.05'	N82°39'44"E
C43	25°14'50"	125.00'	55.08'	54.64'	27.99'	S78°20'08"W
C44	09°46'37"	75.00'	12.80'	12.78'	6.41'	S63°52'40"E
C45	19°03'17"	27.00'	8.98'	8.94'	4.53'	S64°59'17"W
C46	300°00'00"	24.00'	125.66'	24.00'	13.86'	N04°21'10"E
C47	292°41'31"	24.00'	122.60'	26.60'	15.98'	S25°14'51"E
C48	300°00'00"	24.00'	125.66'	24.00'	13.86'	S65°42'43"W
C49	282°33'41"	24.00'	118.36'	30.02'	19.24'	S23°59'55"W
C50	27°46'23"	50.00'	24.24'	24.00'	12.36'	S42°22'50"E
C51	27°56'48"	50.00'	24.39'	24.15'	12.44'	S71°23'05"W
C53	299°56'57"	24.00'	125.64'	24.00'	13.87'	S13°14'15"E
C54	300°00'00"	24.00'	125.66'	24.00'	13.86'	N71°42'52"W
C55	27°29'46"	50.00'	238.67'	68.52'	47.04'	S19°46'56"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.

DATE: Nov. 13, 1998
SOUTH CENTRAL DISTRICT HEALTH DEPT., EHS



Twin Falls County, Idaho
Recorded for:
FIRST FEDERAL
04:14:00 pm Nov. 13, 1998
1998 - 020429
CLEMENTS ENGINEERING, L.L.C.
560 PARK TERRACE, SUITE 102
Twin Falls, Idaho