

PHASE 1
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
FINAL PLAT

IRRIGATION EASEMENT CALLS

- ETROLEUM PIPELINE
ASSESSMENT PER BOOK
64 OF DEEDS, PG. 123.
INSTR. No. 393205. T.F.C.R.

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.01	N62°47'31"E
L2	39.14	N54°57'02"E
L3	25.92	N65°07'56"E
L4	34.26	S85°09'30"E
L5	15.03	S00°23'29"W
L6	25.04	S00°23'29"W
L7	25.04	N00°23'13"E
L8	15.03	N00°23'13"E
L9	25.03	N00°23'13"E
L10	25.03	N00°23'13"E
L11	28.61	N25°47'20"W
L12	28.61	N25°47'20"W
L13	33.44	N86°41'36"W
L14	21.60	N00°23'13"E
L15	25.17	S83°23'33"W
L16	25.17	S83°23'33"W
L17	26.93	N21°27'10"W
L18	26.93	N21°27'10"W

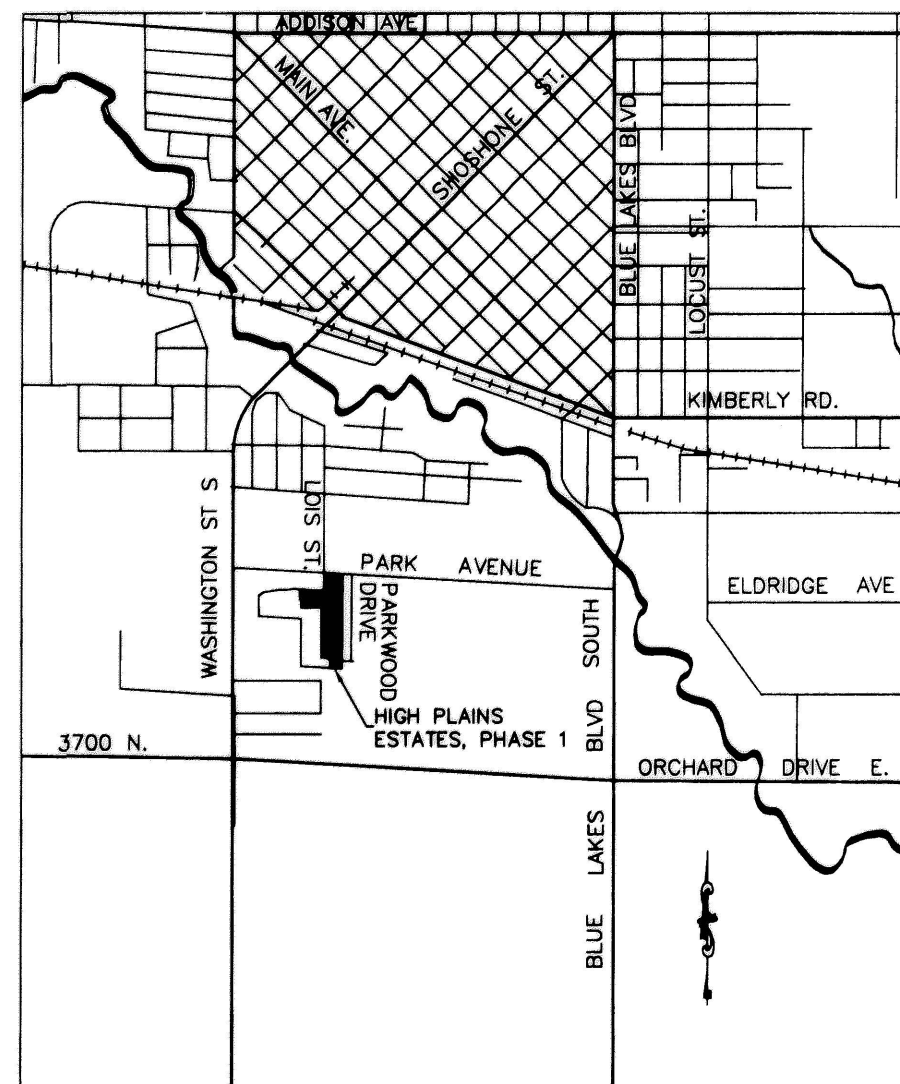
LANDS OF
B & D INC. PROFIT SHARING AND
MONEY PURCHASE PENSION PLAN
(NOT INCLUDED IN SUBDIVISION)

HEALTH CERTIFICATE PHASE 1

SANITARY RESTRICTIONS AS REQUIRED BY THE IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON THE DEQ APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF THE DEQ, THE "SANITARY RESTRICTIONS" MAY BE REIMPOSED IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATION OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

DATE Jan 21, 2005 Walter E. P. Beck
REHS, SOUTH CENTRAL DISTRICT HEALTH

2004
VICINITY MAP
N.T.S.



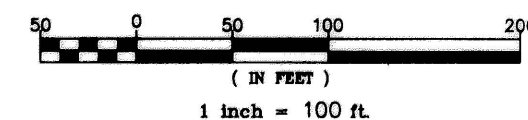
LEGEND

- = 1/2" REBAR WITH L.S. CAP SET
 ● = 5/8" REBAR WITH L.S. CAP SET
 ○ = 1/2 REBAR FOUND PER R-1, R-2 OR R-3.
 ⊕ = SECTION CORNER FOUND AS INDICATED

T.F.C.R. = TWIN FALLS COUNTY RECORDS

 PROPERTY LINE
 LOT LINE
 ADJOINING PROPERTY LINE
 SECTION OR SECTION SUBDIVISION LINE
 ROADWAY EASEMENT LINE
 UTILITY & ACCESS EASEMENT LINE
 STREET CENTERLINE

GRAPHIC SCALE



TWIN FALLS COUNTY

RECORDED FOR:
MOON & ASSOCIATES
1:38:45 pm 02-09-2005
2005-002895

NO. PAGES: 2 FEE: \$22.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: COUNBAR

MOON & ASSOCIATES
ENGINEERING & LAND SURVEYING

525 F STREET RUPERT IDAHO 83350

HI

HIGH PLAINS ESTATES, PHASE 1
 FINAL PLAT

DRAWN BY: D.E. MOON DATE: 10 JAN 05

CHECKED BY: C.J. KING JOB NO.: 03071

DRAWING: 03071-FM.DWG		
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SHEET 1 OF 2 SHEETS

NOTE: A 10 FOOT UTILITY EASEMENT
EXISTS AS SHOWN ALONG ALL LOT
FRONTAGES.

GPS BASIS OF BEARING

THE BASIS OF BEARINGS OF THIS MAP IS GRID NORTH ON THE IDAHO STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE, AS DETERMINED BY GLOBAL POSITIONING SYSTEM METHODS. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY DECIMAL FEET. THIS BASIS IS RECORDED ON RECORD OF SURVEY INSTRUMENT NO. 2003 025897, T.F.C.R. AND IS DEPICTED HERE AS THE BEARING ALONG WASHINGTON STREET SOUTH.

GPS BASIS OF BEARING

REFERENCES

- R-1: RECORD OF SURVEY MAP FOR NORCO WINDOWS RECORDED JANUARY 17, 1992
AS INST. No. 92-000663, T.F.C.R.
- R-2: RECORD OF SURVEY MAP FOR WASHINGTON WAREHOUSE RECORDED SEPTEMBER 5, 2002
AS INST. No. 2002-018086, T.F.C.R.
- R-3: RECORD OF SURVEY MAP FOR NORCO RECORDED JULY 10, 1995
AS INST. No. 1995-010628, T.F.C.R.
- R-4: RECORD OF SURVEY FOR SECURITY TITLE CO. RECORDED JANUARY 19, 1990
AS INST. No. 965421, T.F.C.R.
- R-5: RECORD OF SURVEY MAP FOR GALEN EVANS RECORDED JULY 14, 1987
AS INST. No. 924869, T.F.C.R.
- R-6: RECORD OF SURVEY MAP FOR W3P, L.L.C., ET AL., RECORDED OCT. 3, 2003
AS INST. No. 2003 025897, T.F.C.R.

N00°26'36"E
2026.47'

SOUTHWEST CORNER,
SECTION 21:
FOUND BRASS CAP PER
R-6 AND PER C.P.REC.
INST. No. 854835, T.F.C.R.

PROJECT BENCHMARK
TWIN FALLS BM 3752-2938
ELEVATION 3789.42

N00°26'36"E
2026.47'

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