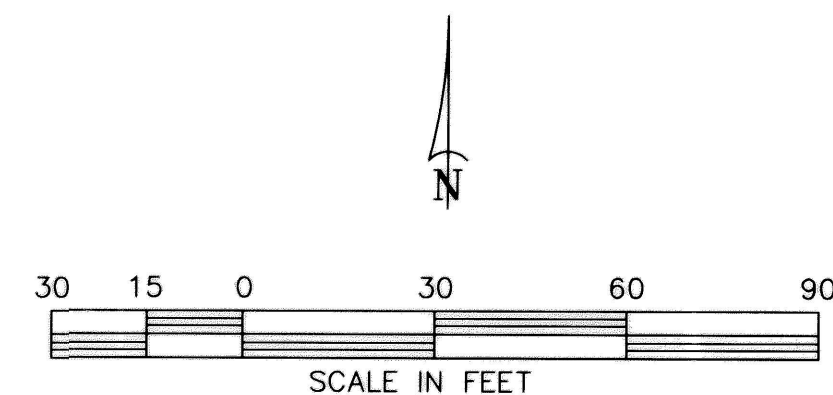


LEGEND

- Found Brass Cap Monument
- Set 5/8" X 30" Iron Pin with Plastic Cap
- Set 1/2" x 24" Iron Pin w/Plastic Cap
- ⊗ Chisled X In Concrete Fence Mow Strip
- Found Steel Pin
- Found 5/8" Pin
- Found 1/2" Pin
- Boundary Line
- Lot Line
- - - Utility, Drainage and Irrigation Easement Line
- - - Building Envelope
- - - 1/4 Section Line

PLAT SHOWING J.C. SUBDIVISION PORTION OF THE N 1/2 N.E. 1/4 S.E. 1/4 SECTION 10, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN TWIN FALLS COUNTY, IDAHO 1993

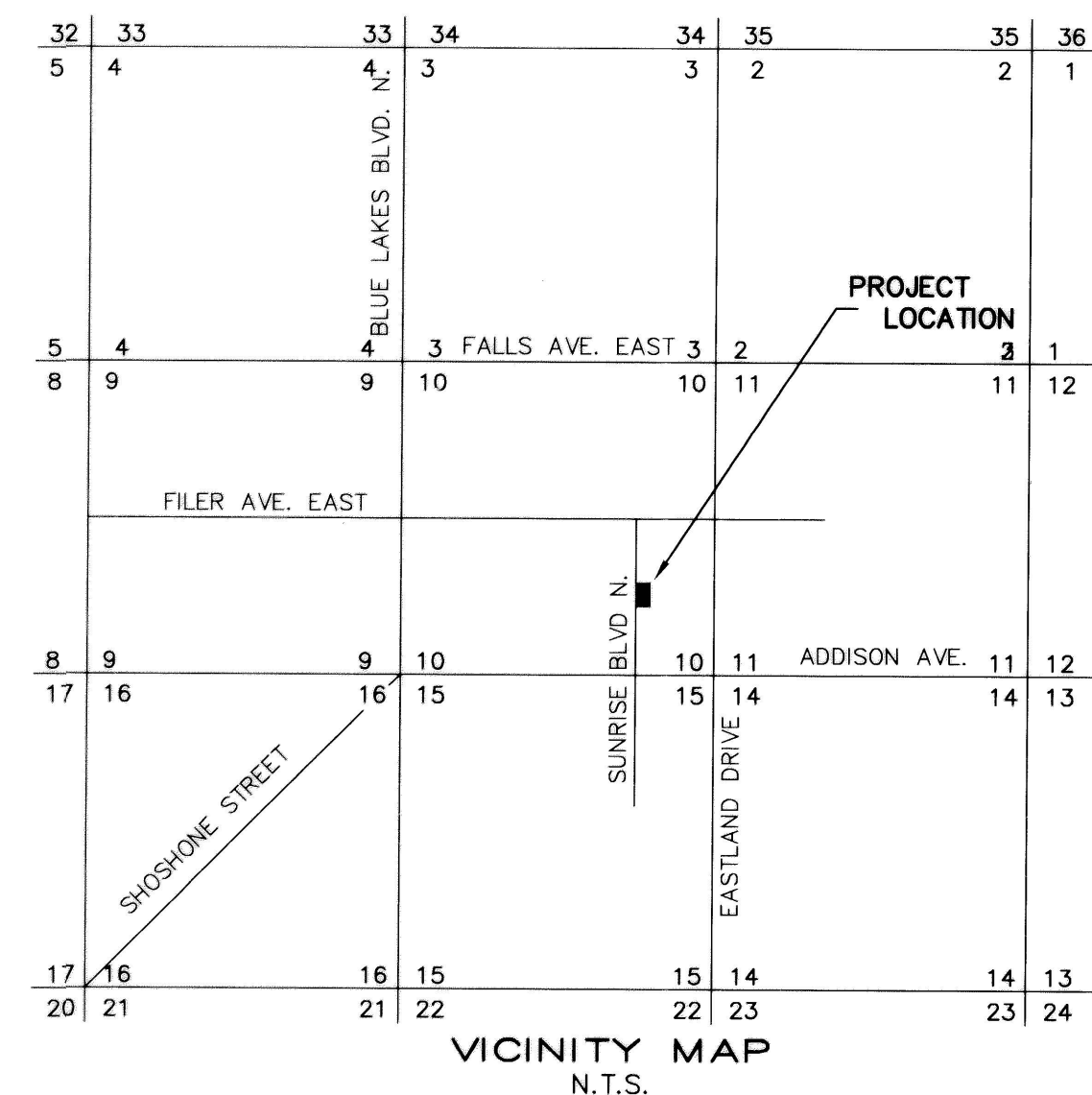


CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	90° 00' 00"	20.00'	31.42'	28.28'	20.00'	N 45° 13' 55" W
C2	90° 00' 00"	20.00'	31.42'	28.28'	20.00'	S 44° 50' 43" W
C3	90° 00' 00"	20.00'	31.42'	28.28'	20.00'	N 45° 13' 55" E
C4	90° 00' 00"	20.00'	31.42'	28.28'	20.00'	S 44° 50' 43" E

NOTE:

- ALL LOTS ARE HEREBY DESIGNATED AS HAVING PERMANENT PUBLIC UTILITIES, DRAINAGE, AND IRRIGATION EASEMENTS OVER THE OUTER FIFTEEN (15) FEET OF EACH LOT THAT IS CONTIGUOUS TO, AND PARALLEL WITH ROAD RIGHTS-OF-WAY AND THE SUBDIVISION BOUNDARY. HOWEVER THIS SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD SURFACE DRIVEWAYS FOR ACCESS TO EACH INDIVIDUAL LOT. ALL OTHER SPECIAL EASEMENTS ARE SHOWN.
- BUILDING SET-BACKS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF TWIN FALLS.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF OF THE RESUBDIVISION.
- DEVELOPER AND/OR OWNER(S) SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS.
- THE "CARLI'S COVE" PRIVATE DRIVE IS A DESIGNATED INGRESS/EGRESS EASEMENT FOR ACCESS TO LOTS 2,3,4,5,6,7,8 AND 10.
- "CARLI'S COVE" SHALL BE DESIGNATED AS A PRIVATE DRIVE AND IS AN EASEMENT FOR PUBLIC WATER AND SEWER LINES.

HILLCREST MEADOWS No.1
SUBDIVISION



Twin Falls County, Idaho
Recorded for:
TWIN FALLS, CITY OF
09:16:00 am Oct. 04, 1993
1993-014587

CLEMENTS ENGINEERING
Engineers, Project Managers, Planners
Twin Falls, Idaho