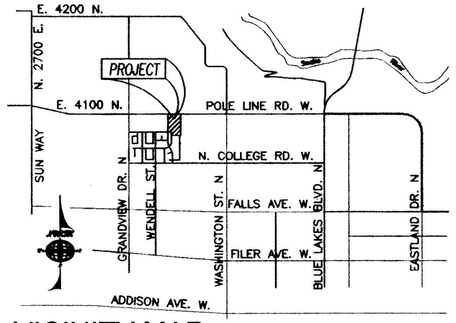
NORTH POINTE PARK SUBDIVISION

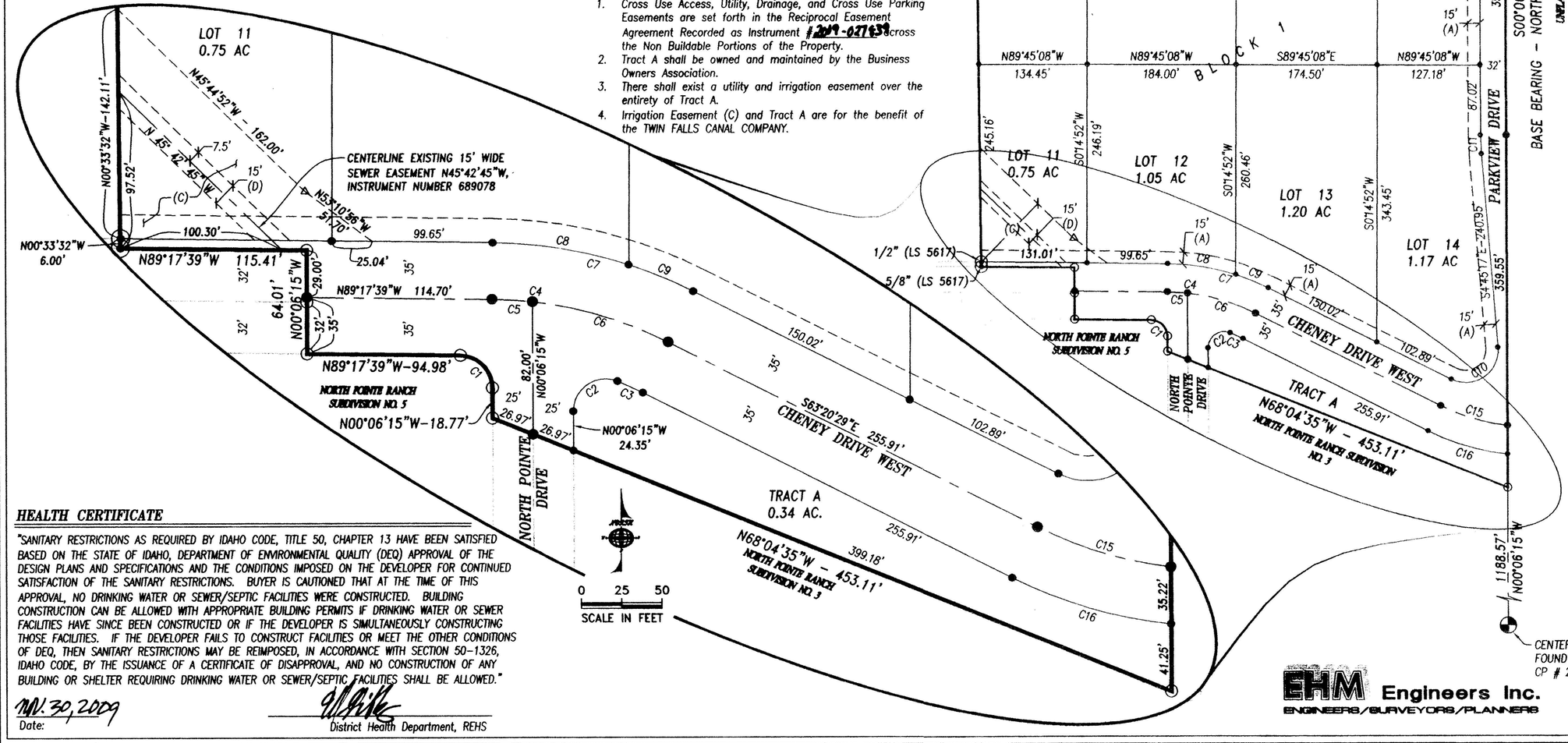
A PLANNED UNIT DEVELOPMENT
LOCATED IN A PORTION OF
GOVERNMENT LOT 3, SECTION 5
TOWNSHIP 10 SOUTH, RANGE 17 EAST,
BOISE MERIDIAN, TWIN FALLS COUNTY
IDAHO 2009

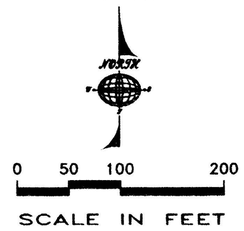


VICINITY MAP

NTS

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	31.13	20.00	89°11'24"	19.72	28.08	N44°41'57"W
C2	39.15	20.00	112°09'10"	29.74	33.19	N55°58'23"E
C3	17.30	215.00	4°36'33"	8.65	17.29	S65°38'45"E
C4	113.24	250.00	25°57'10"	57.61	112.27	N76°19'04"W
C5	25.06	250.00	5°44'38"	12.54	25.05	N86°25'20"W
C6	88.18	250.00	20°12'32"	44.55	87.72	N73°26'45"W
C7	129.09	285.00	25°57'10"	65.67	127.99	N76°19'04"W
C8	85.75	285.00	17°14'20"	43.20	85.43	N80°40'29"W
C9	43.35	285.00	8°42'51"	21.71	43.30	N67°41'54"W
C10	84.76	40.00	121°24'48"	71.30	69.77	S55°57'07"W
C11	22.89	282.00	4°39'02"	11.45	22.88	S2°25'46"E
C12	31.44	20.00	90°04'42"	20.03	28.30	S45°08'36"E
C13	78.47	50.00	89°55'19"	49.93	70.66	S44°51'24"W
C14	62.74	40.00	89°51'45"	39.90	56.50	S45°02'08"E
C15	86.63	250.07	19°50'53"	43.75	86.20	S73°16'00"E
C16	102.99	285.07	20°42'01"	52.06	102.43	S73°41'34"E





LEGEND

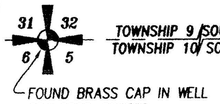
- Subdivision Boundary Line
- Section Line
- Center Line
- Lot Line
- Easement Line (See Table)
- Set 1/2"x24" Rebar and Cap (LS 1000) ●
- Set 5/8"x24" Rebar and Cap (LS 1000) ●
- Found 5/8" Rebar and Cap (LS 1000) ○
- Found Rebar and Cap (As Noted) ⊙
- Angle Point △

EASEMENTS

(A) Utility, Irrigation, Drainage & Sidewalk Easement
(B) Vehicular Access, Utility, Irrigation, Drainage & Sidewalk Easmt
(C) Utility, Irrigation & Drainage Easement
(D) Sewer Easement

NOTES

1. Cross Use Access, Utility, Drainage, and Cross Use Parking Easements are set forth in the Reciprocal Easement Agreement Recorded as Instrument # 2009-027839 across the Non Buildable Portions of the Property.
2. Tract A shall be owned and maintained by the Business Owners Association.
3. There shall exist a utility and irrigation easement over the entirety of Tract A.
4. Irrigation Easement (C) and Tract A are for the benefit of the TWIN FALLS CANAL COMPANY.



FOUND BRASS CAP IN WELL
CP# 2008-005383

S89°58'00"E - 2656.74'

FOUND 5/8" REBAR & CAP (LS 1000)
CP# 2008-016238

POLELINE ROAD WEST
PROJECT DHP-NH-F-2390(104)

5/8" (LS 5617)
S89°58'00"E - 657.21'
S00°06'15"E 147.57'
FOUND ALUMINUM CAP
REAL POINT OF BEGINNING

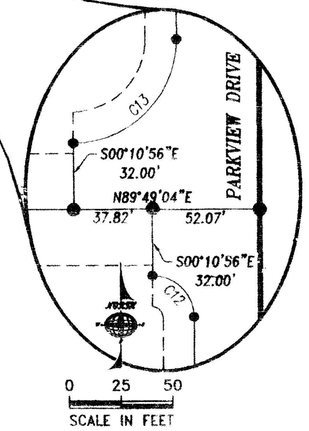
188.99' | 138.50' | 249.82' | 22.96' | 39.90'
249.87'
35.31'
62.81' PERMANENT EASEMENT, INSTRUMENT NUMBER 2004-017039

LOT 3 0.73 AC | LOT 2 0.54 AC | LOT 1 1.35 AC
168.19' | S01°41'52"W 188.88' | 169.39' | S01°41'52"W -203.39'
S89°45'08"E 186.62' | S89°45'08"E 138.50'
BLOCK 1
PARKVIEW DRIVE
164.49' | 164.58' | 372.14'
S89°45'08"E 290.98'
15' (A) | 40' | 85.87'

LOT 4 0.87 AC | LOT 5 0.65 AC | LOT 6 1.08 AC
206.43' | S01°41'52"W 205.03' | S01°41'52"W -203.99' | 169.99'
N89°49'04"E -183.72' | 27' (B) | N89°49'04"E-138.50' | N89°49'04"E-242.13'
138.22' | 184.01' | PRIVATE DRIVE | 174.50' | 105.44'
ST. LUKES SUBDIVISION
N00°33'32"W - 892.90'

LOT 10 0.84 AC | LOT 9 1.14 AC | LOT 8 1.08 AC | LOT 7 0.77 AC
267.12' | N01°41'52"E 268.13' | S01°41'52"W 269.51' | N01°41'52"E 270.82' | 279.74' | 358.83'
N89°45'08"W 134.45' | N89°45'08"W 184.00' | S89°45'08"E 174.50' | N89°45'08"W 127.18'
BLOCK 1
15' (A) | 32' | 87.02'
PARKVIEW DRIVE
S00°06'15"E - 1166.99' UNPLATTED
BASE BEARING

LOT 11 0.75 AC | LOT 12 1.05 AC | LOT 13 1.20 AC | LOT 14 1.17 AC
245.16' | S01°41'52"W 246.19' | S01°41'52"W 260.46' | S01°41'52"W 343.45' | S14°45'17"E 240.95' | 359.55'
15' (C) | 15' (D) | 131.01' | 99.65' | 15' (A) | C8 | C7 | C9 | 15' (A) | 150.02' | 102.89'
1/2" (LS 5617)
5/8" (LS 5617)
NORTH POINTE RANCH SUBDIVISION NO. 5
C4 | C5 | C6 | C7 | C9 | C10 | C3 | C15 | C16
35'
CHENEY DRIVE WEST
NORTH POINTE DRIVE
TRACT A
N68°04'35"W - 453.11'
NORTH POINTE RANCH SUBDIVISION NO. 3
1188.57'
N00°06'15"W
CENTER OF SECTION 5
FOUND ALUMINUM CAP
CP # 2005-023854



NOTE: A 6" HIGH MINIMUM 6" WIDE CONTINUOUS RIBBON CONCRETE CURB MAY BE CONSTRUCTED AT A FUTURE DATE AT THE DISCRETION OF THE CITY ENGINEER IN A LOCATION DETERMINED BY THE CITY ENGINEER BETWEEN NORTH HAVEN DRIVE AND POLE LINE ROAD.

TWIN FALLS COUNTY
Recorded for
EHM ENGINEERS
1:48:03 pm 12-21-2009
2009-027830
No. Pages: 3 Fee: $ 33.00
KRISTINA GLASCOCK
County Clerk
Deputy: DWRIGHT

HEALTH CERTIFICATE

"SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO, DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE 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 SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED."

NOV. 30, 2009
Date:

District Health Department, REHS

REGISTERED LAND SURVEYOR
1000
12-15-09
STATE OF IDAHO
ROGER A. KRUGER

EHM Engineers Inc.
ENGINEERS/SURVEYORS/PLANNERS

183-05FP
SHEET 1 OF 3