

OREGON TRAIL HOMESITES

08255
AKV
Burr

LOCATED IN SEC. 1 & 12, T8S, R13E, B.M. AND
SEC. 6 & 7, T8S, R14E, B.M., TWIN FALLS COUNTY, IDAHO

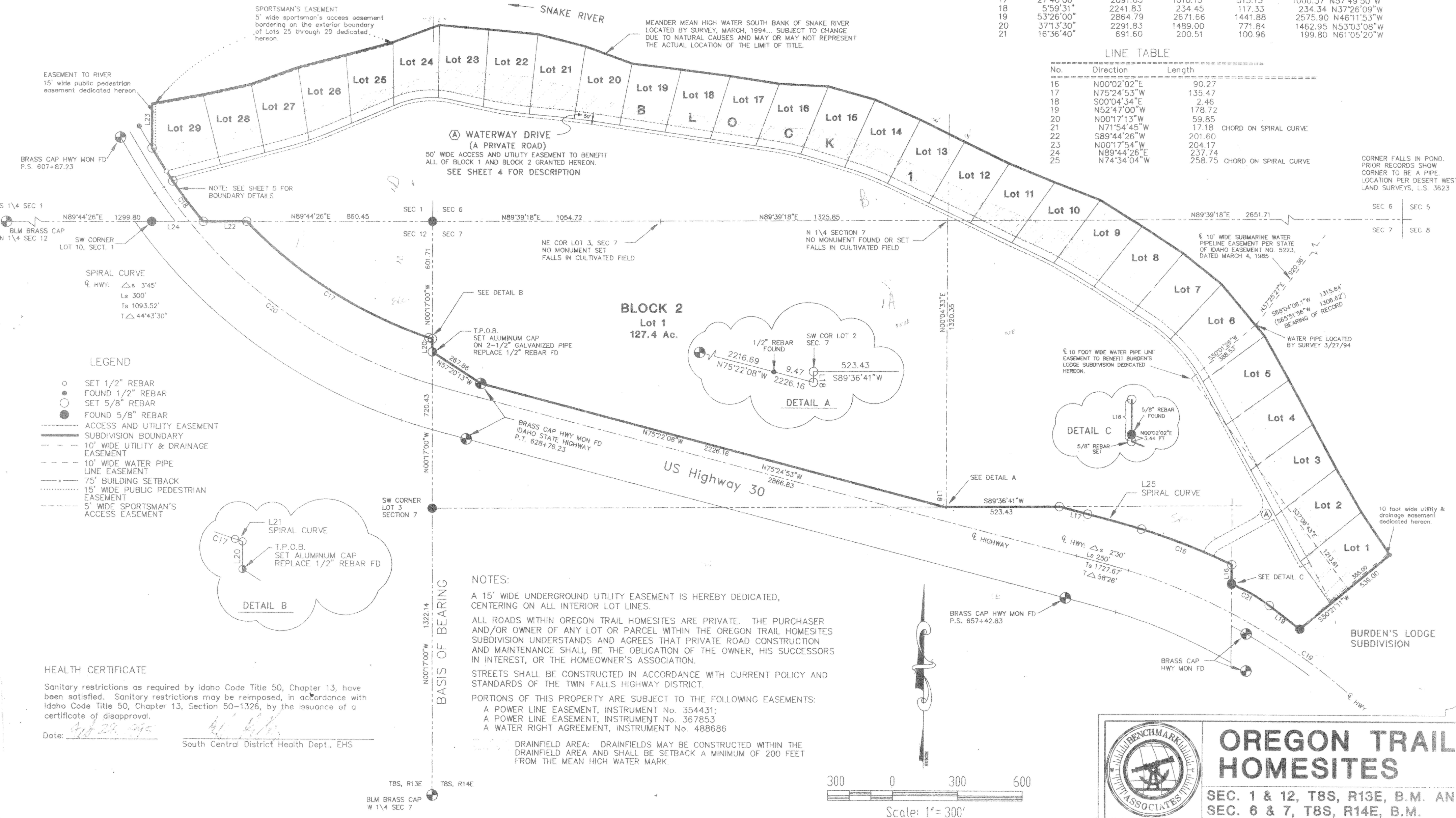
FEBRUARY, 1995

11-1-94 Dec 9 1994
01-018691

CURVE TABLE					
No.	Delta	Radius	Arc Length	Tangent	Chord
16	8°25'07"	3064.79	450.32	225.57	449.92 N68°42'17"W
17	27°40'06"	2091.83	1010.15	515.13	1000.37 N57°49'50"W
18	5°59'31"	2241.83	234.45	117.33	234.34 N37°26'09"W
19	53°26'00"	2864.79	2671.66	1441.88	2575.90 N46°11'53"W
20	37°13'30"	2291.83	1489.00	771.84	1462.95 N53°03'08"W
21	16°36'40"	691.60	200.51	100.96	199.80 N61°05'20"W

LINE TABLE		
No.	Direction	Length
16	N00°02'02"E	90.27
17	N75°24'53"W	135.47
18	S00°04'34"E	2.46
19	N52°47'00"W	178.72
20	N00°17'13"W	59.85
21	N71°54'45"W	17.18
22	S89°44'26"W	201.60
23	N00°17'54"W	204.17
24	N89°44'26"E	237.74
25	N74°34'04"W	258.75

CORNER FALLS IN POND.
PRIOR RECORDS SHOW
CORNER TO BE A PIPE.
LOCATION PER DESERT WEST
LAND SURVEYS, L.S. 3623



SPORTSMAN'S EASEMENT
5' wide sportsman's access easement
bordering on the exterior boundary
of Lots 25 through 29 dedicated
hereon.

EASEMENT TO RIVER
15' wide public pedestrian
easement dedicated hereon.

BLM BRASS CAP
P.S. 607+87.23

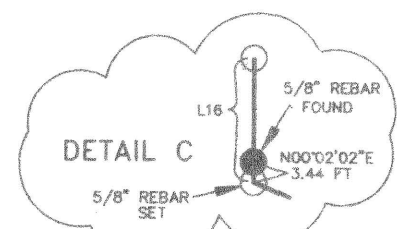
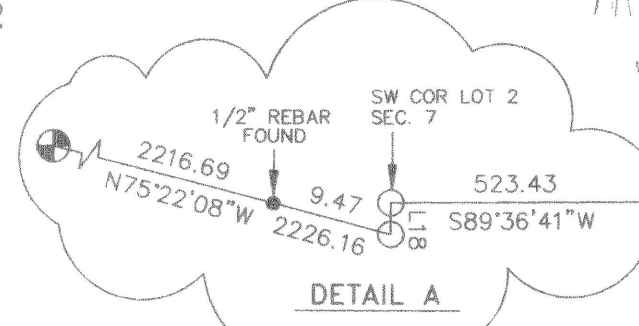
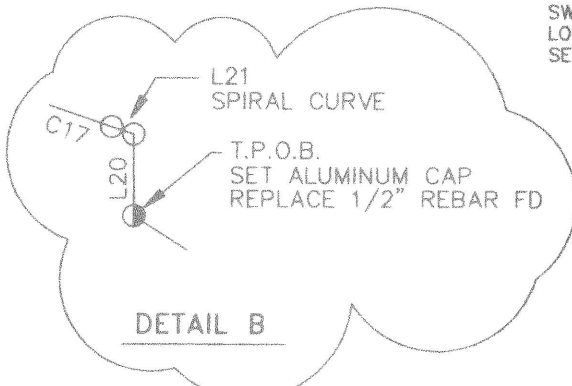
NOTE: SEE SHEET 5 FOR
BOUNDARY DETAILS

WATERWAY DRIVE
(A PRIVATE ROAD)
50' WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT
ALL OF BLOCK 1 AND BLOCK 2 GRANTED HEREON.
SEE SHEET 4 FOR DESCRIPTION

MEANDER MEAN HIGH WATER SOUTH BANK OF SNAKE RIVER
LOCATED BY SURVEY, MARCH, 1994... SUBJECT TO CHANGE
DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT
THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

SPIRAL CURVE
Q HWY: Δ s 3'45"
Ls 300'
Ts 1093.52'
T Δ 44°43'30"

- LEGEND
- SET 1/2" REBAR
 - FOUND 1/2" REBAR
 - SET 5/8" REBAR
 - FOUND 5/8" REBAR
 - ACCESS AND UTILITY EASEMENT
 - SUBDIVISION BOUNDARY
 - 10' WIDE UTILITY & DRAINAGE EASEMENT
 - 10' WIDE WATER PIPE LINE EASEMENT
 - 75' BUILDING SETBACK
 - 15' WIDE PUBLIC PEDESTRIAN EASEMENT
 - 5' WIDE SPORTSMAN'S ACCESS EASEMENT



NOTES:

A 15' WIDE UNDERGROUND UTILITY EASEMENT IS HEREBY DEDICATED, CENTERING ON ALL INTERIOR LOT LINES.

ALL ROADS WITHIN OREGON TRAIL HOMESITES ARE PRIVATE. THE PURCHASER AND/OR OWNER OF ANY LOT OR PARCEL WITHIN THE OREGON TRAIL HOMESITES SUBDIVISION UNDERSTANDS AND AGREES THAT PRIVATE ROAD CONSTRUCTION AND MAINTENANCE SHALL BE THE OBLIGATION OF THE OWNER, HIS SUCCESSORS IN INTEREST, OR THE HOMEOWNER'S ASSOCIATION.

STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT POLICY AND STANDARDS OF THE TWIN FALLS HIGHWAY DISTRICT.

PORTIONS OF THIS PROPERTY ARE SUBJECT TO THE FOLLOWING EASEMENTS:

- A POWER LINE EASEMENT, INSTRUMENT No. 354431;
- A POWER LINE EASEMENT, INSTRUMENT No. 367853
- A WATER RIGHT AGREEMENT, INSTRUMENT No. 488686

DRAINFIELD AREA: DRAINFIELDS MAY BE CONSTRUCTED WITHIN THE DRAINFIELD AREA AND SHALL BE SETBACK A MINIMUM OF 200 FEET FROM THE MEAN HIGH WATER MARK.

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: Feb 28, 1995

South Central District Health Dept., EHS

BENCHMARK ASSOCIATES

OREGON TRAIL HOMESITES

SEC. 1 & 12, T8S, R13E, B.M. AND
SEC. 6 & 7, T8S, R14E, B.M.

TWIN FALLS COUNTY, IDAHO

SHEET 1 OF 7