AMENDED PLAT SHOWING

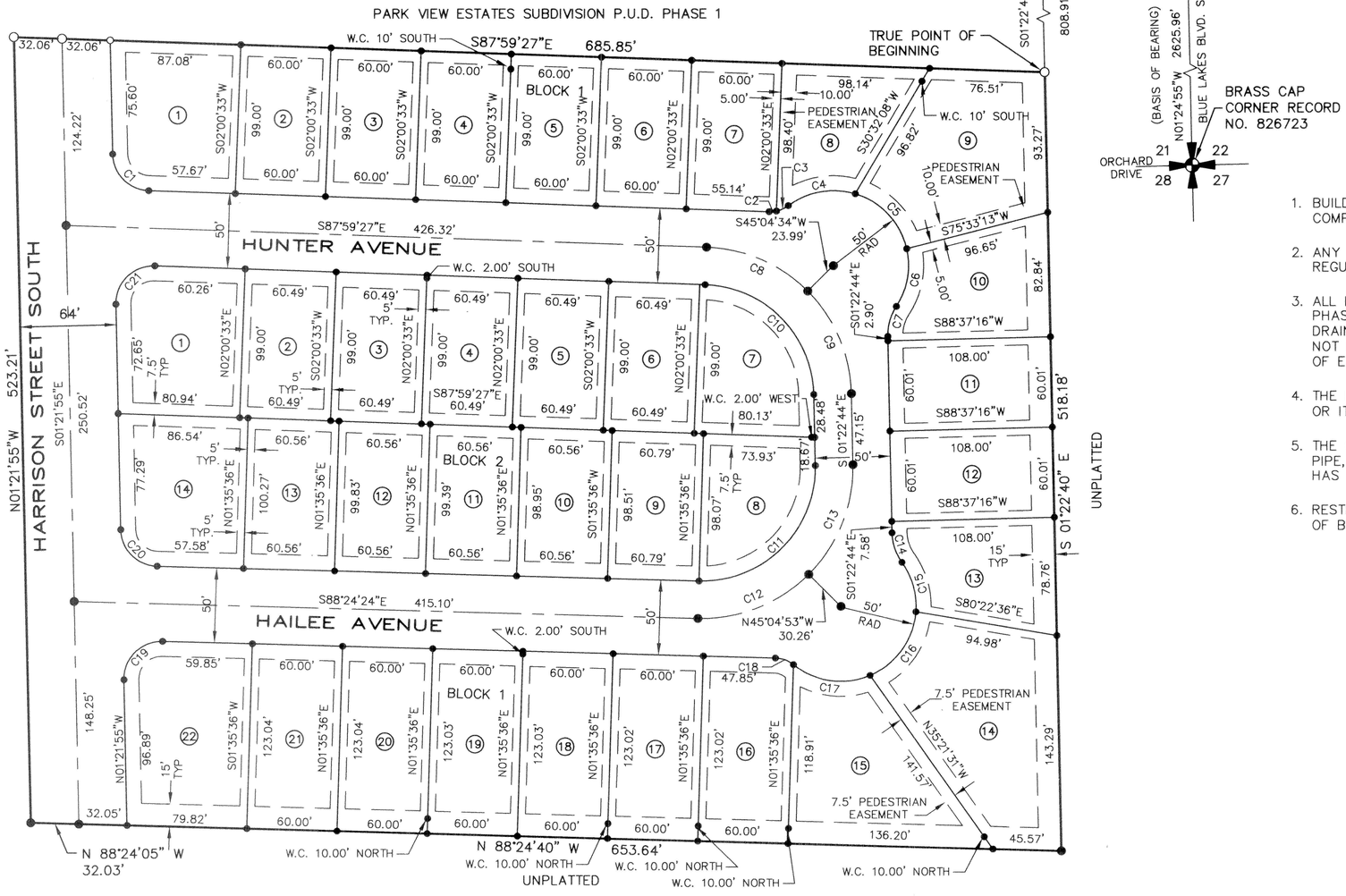
PARK VIEW ESTATES SUBDIVISION P.U.D. PHASE 2

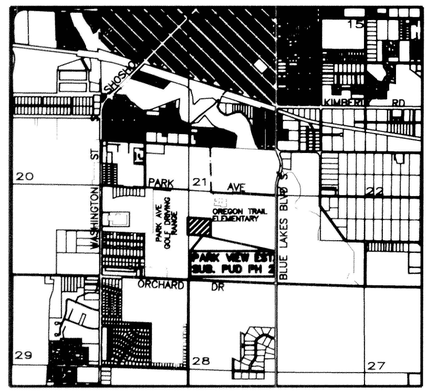
A PORTION OF THE S 1/2 OF
SECTION 21, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN
TWIN FALLS COUNTY, IDAHO
2003

60 30 0 60 120 180
SCALE IN FEET

LEGEND

- BRASS CAP MONUMENT
- Fd. 5/8" IRON PIN W/ PLASTIC CAP
- SET 5/8" IRON PIN W/ PLASTIC CAP
- Fd. 1/2" IRON PIN W/ PLASTIC CAP
- SET 1/2" IRON PIN W/ PLASTIC CAP
- BOUNDARY LINE
- LOT LINE
- UTILITY, DRAINAGE AND IRRIGATION EASEMENT LINE
- SECTION LINE
- STREET CENTER LINE





VICINITY MAP
NOT TO SCALE

NOTES

1. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF TWIN FALLS.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
3. ALL LOT LINES COMMON TO PUBLIC RIGHT-OF-WAY WITHIN PARK VIEW ESTATES SUBD. P.U.D. PHASE 2 SUBDIVISION AS SHOWN HEREON SHALL HAVE A 10' WIDE PERMANENT UTILITIES, DRAINAGE AND IRRIGATION EASEMENT, UNLESS OTHERWISE DIMENSIONED. HOWEVER, THIS SHALL NOT PRECLUDE THE CONSTRUCTION OF THE PROPER HARD SURFACED DRIVEWAYS FOR ACCESS OF EACH INDIVIDUAL LOT.
4. THE DEVELOPER AND/OR OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
5. THE OWNER OF EACH LOT, ACROSS WHICH PASSES AN IRRIGATION/DRAINAGE DITCH OR PIPE, IS RESPONSIBLE FOR THE MAINTENANCE THEREOF UNLESS SUCH RESPONSIBILITY HAS BEEN ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.
6. RESTRICTED ACCESS – DIRECT LOT ACCESS TO HARRISON STREET FROM LOT 1 & 22 OF BLOCK 1 AND LOT 1 &14 OF BLOCK 2 SHALL BE PROHIBITED.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	37.80'	25.00'	23.57'	34.30'	S44°40'41"E	86°37'32"
C2	4.91'	20.00'	2.47'	4.89'	N84°58'57"E	14°03'12"
C3	8.70'	20.00'	4.42'	8.63'	N65°29'43"E	24°55'17"
C4	46.89'	50.00'	25.33'	45.19'	S79°53'53"W	53°43'37"
C5	52.59'	50.00'	29.02'	50.20'	N43°06'31"W	60°15'34"
C6	40.15'	50.00'	21.23'	39.08'	N10°01'28"E	46°00'25"
C7	21.02'	35.00'	10.84'	20.70'	S15°49'28"W	34°24'25"
C8	75.17'	100.00'	39.46'	73.41'	N66°27'26"W	43°04'02"
C9	76.00'	100.00'	39.94'	74.18'	N23°09'05"W	43°32'42"
C10	113.37'	75.00'	70.69'	102.88'	N44°41'06"W	86°36'43"
C11	121.70'	75.00'	79.00'	108.78'	N45°06'26"E	92°58'20"
C12	81.46'	100.00'	43.14'	79.23'	N68°15'21"E	46°40'29"
C13	80.80'	100.00'	42.75'	78.62'	N21°46'11"E	46°17'51"
C14	21.11'	35.00'	10.89'	20.79'	S18°39'33"E	34°33'37"
C15	35.01'	50.00'	18.26'	34.30'	N15°52'44"W	40°07'14"
C16	54.89'	50.00'	30.58'	52.17'	N35°37'48"E	62°53'49"
C17	54.02'	50.00'	29.98'	51.43'	S81°58'23"E	61°53'50"
C18	13.05'	20.00'	6.77'	12.82'	N69°42'56"W	37°22'56"
C19	40.56'	25.00'	26.33'	36.26'	S45°06'50"W	92°57'31"
C20	37.98'	25.00'	23.74'	34.43'	S44°53'10"E	87°02'29"
C21	40.74'	25.00'	26.52'	36.38'	S45°19'19"W	93°22'28"

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: June 17, 2003

SOUTH CENTRAL DISTRICT HEALTH DEPT., EHS

AMENDED PLAT CHANGES:
1. SIDE LOT EASEMENTS CHANGED FROM 7.50' TO 5.00'
2. ADDED WITNESS CORNERS

J-U-B ENGINEERS, INC.
Engineers Surveyors Planners
Twin Falls, Idaho

Twin Falls County, Idaho
Recorded for: JUB ENGINEERS
03:59pm Jun.23.2003
2003-016151
No. of Pages: 2
Robert S. FORT
Ex-Officio Recorder
Fee: $22.00
Deputy: JA