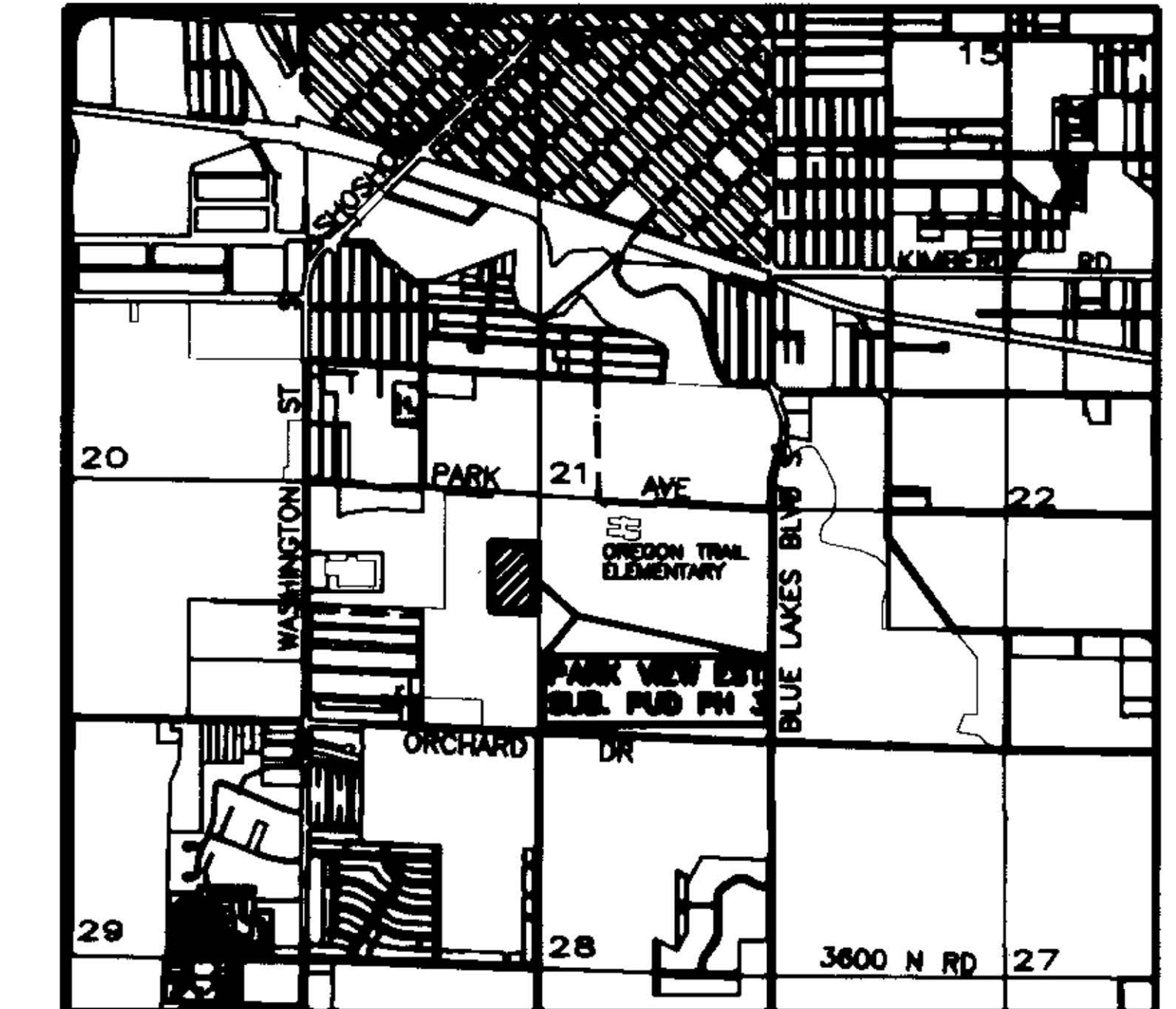
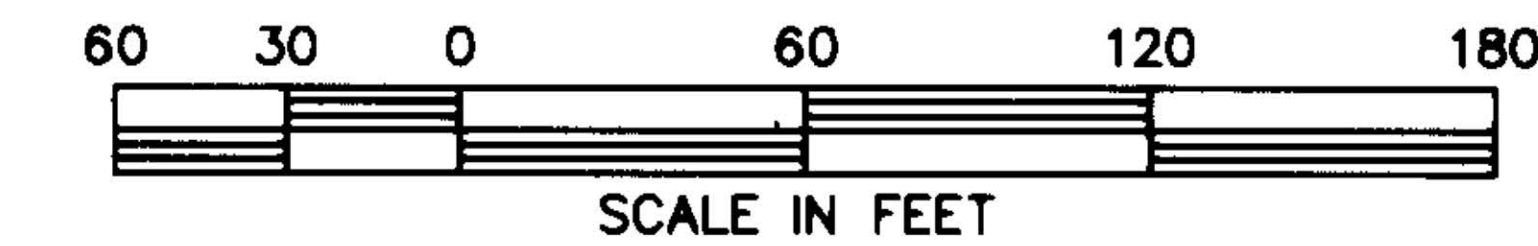


LEGEND

- BRASS CAP MONUMENT
- Fd. 5/8" IRON PIN W/ PLASTIC CAP
- SET 5/8" 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

PLAT SHOWING PARK VIEW ESTATES SUBDIVISION P.U.D. PHASE 3

A PORTION OF THE NE1/4 SW1/4 OF
SECTION 21, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN
TWIN FALLS COUNTY, IDAHO
2003



VICINITY MAP
NOT TO SCALE

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: 12/15/03

Mark W. S. /
SOUTH CENTRAL DISTRICT HEALTH DEPT., EHS

NOTES

- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF TWIN FALLS.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- ALL LOT LINES COMMON TO PUBLIC RIGHT-OF-WAY WITHIN PARK VIEW ESTATES SUBD. P.U.D. PHASE 3 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.
- THE DEVELOPER AND/OR OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- 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.
- RESTRICTED ACCESS - DIRECT LOT ACCESS TO HARRISON STREET SOUTH FROM LOT 1, 15 & 16 OF BLOCK 1 AND LOT 1 & 10 OF BLOCK 2 SHALL BE PROHIBITED.
- TRACT B OF BLOCK 1 AND TRACT A OF BLOCK 3 ARE DESIGNATED AS COMMON AREA TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD L.	CHD. BEARING
C1	48.89'	30.00'	93°22'28"	31.82'	43.66'	N45°19'19"E
C2	5.53'	125.00'	2°32'05"	2.77'	5.53'	N89°15'30"W
C3	35.77'	125.00'	16°23'38"	18.01'	35.64'	S81°16'39"W
C4	22.20'	20.00'	63°36'12"	12.40'	21.08'	S75°07'04"E
C5	4.89'	50.00'	5°36'17"	2.45'	4.89'	N44°07'06"W
C6	54.50'	50.00'	62°27'15"	30.31'	51.84'	N80°08'52"W
C7	25.00'	50.00'	28°38'52"	12.77'	24.74'	S54°18'04"W
C8	35.08'	50.00'	40°11'56"	18.30'	34.37'	S19°52'40"W
C9	41.87'	50.00'	47°58'31"	22.25'	40.65'	S24°12'34"E
C10	22.20'	20.00'	63°36'12"	12.40'	21.08'	N16°23'43"W
C11	13.77'	125.00'	6°18'43"	6.89'	13.76'	S12°15'01"W
C12	103.51'	125.00'	47°26'42"	54.93'	100.58'	S14°37'41"E
C13	45.36'	30.00'	86°37'32"	28.28'	41.16'	N44°40'41"W
C14	108.54'	75.00'	82°54'53"	66.25'	99.31'	S50°33'06"W
C15	127.08'	75.00'	97°05'07"	84.90'	112.42'	S39°26'54"E
C16	48.89'	30.00'	93°22'28"	31.82'	43.66'	N45°19'19"E
C17	45.36'	30.00'	86°37'32"	28.28'	41.16'	N44°40'41"W
C18	88.28'	125.00'	40°27'47"	46.07'	86.45'	S67°45'34"E
C19	83.37'	100.00'	47°45'57"	44.28'	80.97'	S66°07'35"W
C20	189.45'	100.00'	97°05'07"	113.20'	149.89'	S39°26'54"E
C21	48.87'	30.00'	92°57'31"	31.59'	43.51'	N45°06'50"E
C22	6.94'	125.00'	3°10'53"	3.47'	6.94'	N89°59'50"W
C23	32.27'	20.00'	92°26'58"	20.87'	28.88'	S45°21'48"E
C24	17.45'	20.00'	49°59'41"	9.33'	16.90'	S25°51'31"W
C25	63.69'	50.00'	72°58'41"	36.98'	59.47'	N14°22'02"E
C26	36.59'	50.00'	41°55'48"	19.16'	35.78'	N43°05'13"W
C27	20.02'	125.00'	9°10'38"	10.03'	20.00'	S42°56'21"E
C28	39.74'	50.00'	45°32'10"	20.99'	38.70'	N86°49'12"W
C29	40.01'	50.00'	45°51'12"	21.15'	38.96'	S47°29'07"W
C30	64.31'	50.00'	73°41'32"	37.47'	59.97'	S12°17'15"E
C31	13.72'	20.00'	39°17'31"	7.14'	13.45'	N28°29'15"W
C32	3.74'	20.00'	10°42'10"	1.87'	3.73'	N04°29'24"W
C33	30.56'	20.00'	87°33'02"	19.16'	27.67'	N44°38'12"E
C34	5.55'	100.00'	3°10'53"	2.78'	5.55'	N89°59'50"W
C35	4.16'	75.00'	3°10'53"	2.08'	4.16'	N89°59'50"W
C36	45.57'	30.00'	87°02'29"	28.49'	41.32'	N44°53'10"W
C37	61.35'	100.00'	35°08'56"	31.67'	60.39'	N26°40'08"E

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