

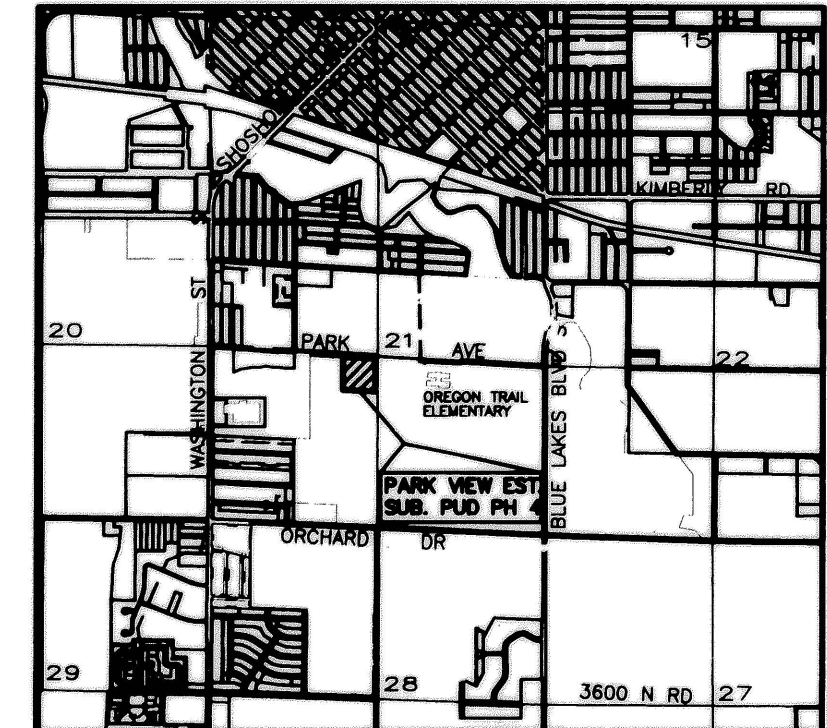
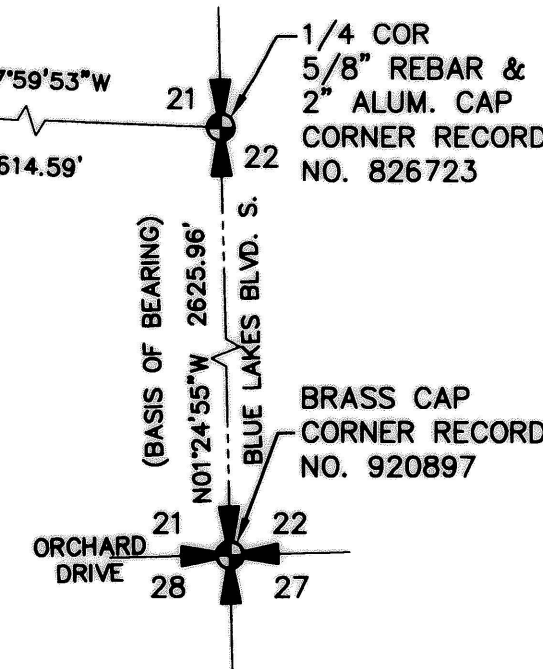
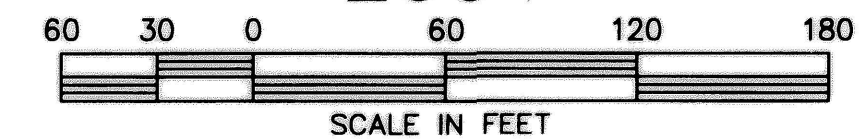
LEGEND

⊙	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 4

A PORTION OF THE NE1/4 SW1/4 OF
SECTION 21, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN
TWIN FALLS COUNTY, IDAHO
2004

TWIN FALLS COUNTY
RECORDED FOR:
JUB ENGINEERS
14:40 12-15-2004
2004-026709
NO. PAGES: 2
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: COUNBAR



VICINITY MAP
NOT TO SCALE

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 4 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 16 OF BLOCK 1 AND LOT 1 & 10 OF BLOCK 2 SHALL BE PROHIBITED. DIRECT LOT ACCESS TO PARK AVENUE FROM LOTS 2, 3, 4, & 5 OF BLOCK 1 SHALL BE PROHIBITED.
- LOT 1 OF BLOCK 1 IS DESIGNATED AS COMMON AREA TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD L	CHD. BEARING
C1	30.23'	20.00'	86°37'01"	18.85'	27.44'	S44°40'28"E
C2	48.89'	30.00'	93°22'28"	31.82'	43.86'	N45°19'19"E
C3	45.36'	30.00'	86°37'32"	28.28'	41.16'	N44°40'41"W
C4	48.89'	30.00'	93°22'28"	31.82'	43.86'	N45°19'19"E
C5	45.36'	30.00'	86°37'32"	28.28'	41.16'	N44°40'41"W
C6	13.77'	20.00'	39°28'14"	7.17'	13.50'	S72°17'28"W
C7	54.88'	50.00'	62°37'51"	30.42'	51.87'	N83°53'14"E
C8	44.68'	50.00'	51°12'14"	23.86'	43.21'	S39°11'43"E
C9	45.10'	50.00'	51°41'07"	24.22'	43.59'	S12°14'58"E
C10	13.77'	20.00'	39°28'14"	7.17'	13.50'	N18°22'24"E
C11	12.86'	20.00'	37°08'01"	6.72'	12.74'	N19°54'44"W
C12	44.40'	50.00'	50°52'29"	23.78'	42.95'	S13°02'30"E
C13	45.55'	50.00'	52°11'48"	24.49'	43.99'	S38°29'38"W
C14	46.73'	50.00'	53°32'53"	25.23'	45.05'	N88°38'01"W
C15	9.80'	50.00'	11°00'09"	4.82'	9.59'	N56°21'30"W
C16	12.96'	20.00'	37°08'01"	6.72'	12.74'	S69°25'28"E
C17	81.47'	100.00'	46°40'38"	43.15'	79.23'	S88°40'14"W
C18	81.47'	100.00'	46°40'38"	43.15'	79.23'	S21°59'36"W
C19	75.61'	100.00'	43°19'22"	39.72'	73.82'	S23°00'24"E
C20	75.61'	100.00'	43°19'22"	39.72'	73.82'	S68°19'46"E
C21	113.42'	75.00'	88°38'44"	70.73'	102.92'	S44°40'05"E
C22	122.20'	75.00'	93°21'16"	79.52'	109.12'	S45°19'55"W

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON THE DEQ APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF 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 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 ARE IN FORCE, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

DATE Dec 8, 2004

[Signature] #219
SOUTH CENTRAL DISTRICT HEALTH DEPT., EHS

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