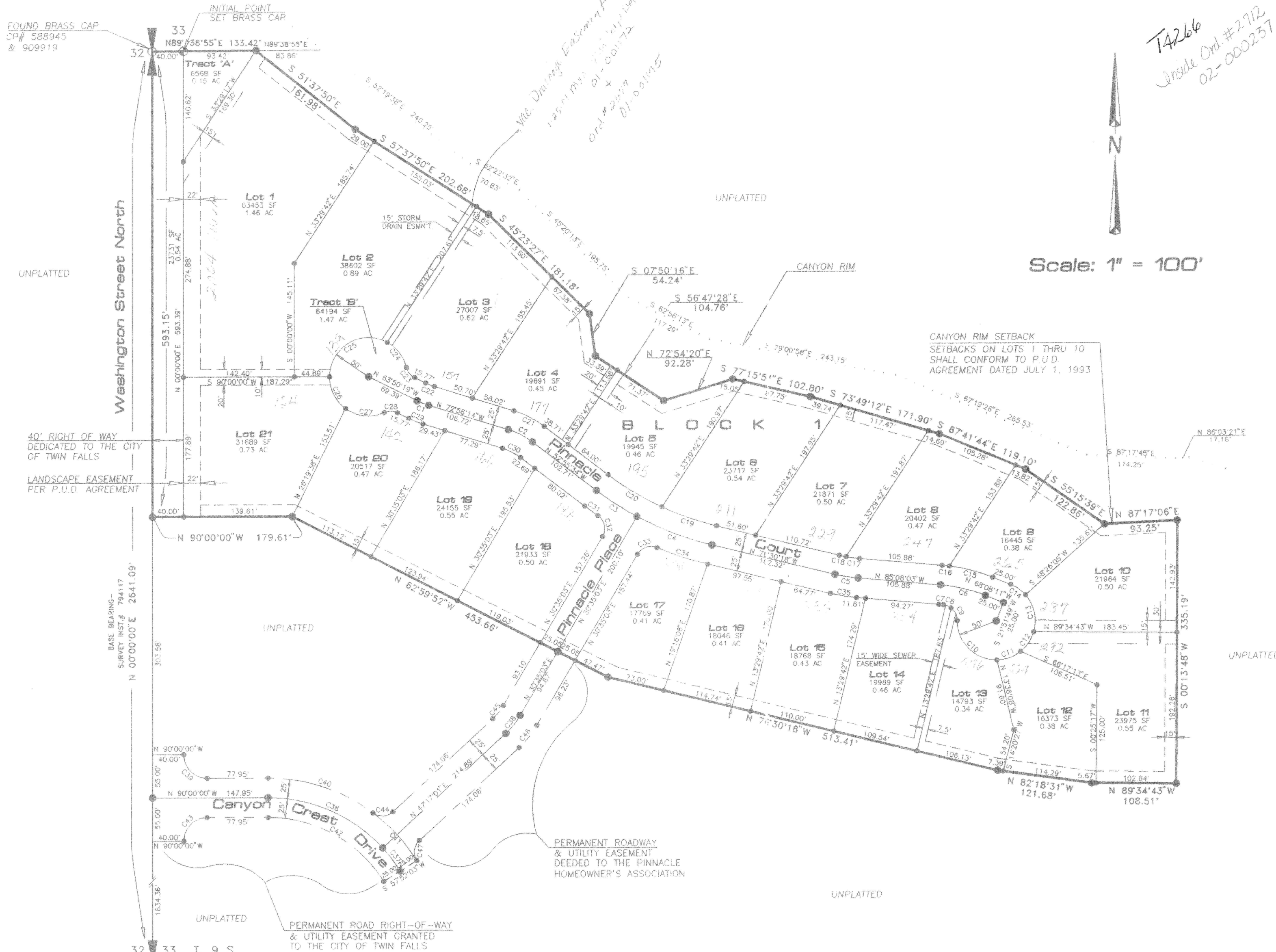


TWIN FALLS COUNTY, IDAHO
RECORDED FOR: **EHM**
1996 AUG 26 A 11:03
ROBERT S. FORT
EX-OFFICIO RECORDER
FEE: 3300 DEPUTY



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 approval.

Jan 16, 96
Date: _____
South Central District Health Dept., EHS

The lots on this plat are eligible to receive water service from the City of Twin Falls Municipal Water System (I.C. 50-1334)

CURVE DATA											
CRV.	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG	CRV.	DELTA	RADIUS	ARC	CHORD
1	9°05'55"	100.00	15.88	15.86	7.96	S 68°23'17"E	25	118°39'28"	50.00	103.55	86.01
2	20°00'40"	100.00	34.93	34.75	17.64	N 62°55'54"W	26	53°42'04"	50.00	46.86	45.17
3	8°49'09"	400.00	61.57	61.51	30.85	S 57°20'09"E	27	60°07'57"	50.00	52.48	50.10
4	14°45'35"	400.00	103.04	102.76	51.81	S 69°07'31"E	28	49°59'41"	20.00	17.45	16.90
5	8°37'45"	200.00	30.12	30.09	15.09	S 80°49'11"E	29	9°05'55"	125.00	19.85	19.83
6	16°59'52"	200.00	59.33	59.12	29.89	N 76°38'07"W	30	20°00'40"	75.00	26.19	26.06
7	1°56'35"	175.00	5.93	5.93	2.97	N 84°09'45"W	31	2°47'11"	425.00	20.67	20.67
8	30°39'22"	20.00	10.70	10.57	5.48	N 67°51'47"W	32	86°17'48"	20.00	30.12	27.36
9	53°11'36"	20.00	18.57	17.91	10.01	N 25°56'18"W	33	82°05'15"	20.00	28.65	26.27
10	91°33'31"	50.00	79.90	71.67	51.38	S 45°07'16"E	34	9°10'37"	425.00	68.07	68.00
11	37°46'02"	50.00	32.96	32.36	17.10	N 70°12'58"E	35	8°37'45"	225.00	33.89	33.85
12	35°03'18"	50.00	30.59	30.12	15.79	N 33°48'18"E	36	47°17'01"	200.00	165.05	160.41
13	57°50'34"	50.00	50.48	48.36	27.63	N 12°38'38"W	37	10°35'02"	200.00	36.94	36.89
14	26°34'15"	50.00	23.19	22.98	11.81	N 54°51'03"W	38	16°41'58"	100.00	29.15	29.04
15	14°34'00"	225.00	57.20	57.05	28.76	N 75°25'11"W	39	90°00'00"	30.00	47.12	42.43
16	2°25'52"	225.00	9.55	9.55	4.77	N 83°55'07"W	40	36°42'00"	225.00	144.12	141.67
17	5°48'48"	175.00	17.65	17.65	8.83	S 82°14'39"E	41	21°10'03"	225.00	83.12	82.65
18	2°50'57"	175.00	8.70	8.70	4.35	S 75°54'47"E	42	57°52'03"	175.00	176.75	169.33
19	11°17'57"	375.00	73.93	73.81	37.09	N 70°51'23"E	43	90°00'00"	30.00	47.12	42.43
20	12°16'57"	375.00	80.23	80.23	40.35	S 59°04'03"E	44	79°24'58"	20.00	27.72	25.56
21	20°00'40"	125.00	43.66	43.44	22.05	N 62°55'54"W	45	16°41'58"	75.00	21.86	21.78
22	9°05'55"	75.00	11.91	11.90	5.97	S 68°23'17"E	46	16°41'58"	125.00	36.43	36.30
23	49°59'41"	20.00	17.45	16.90	9.33	N 38°50'29"E	47	79°24'58"	20.00	27.72	25.56
24	47°29'54"	50.00	41.45	40.27	22.00	N 37°35'35"W					

EHM Engineers, Inc.
ENGINEERS/SURVEYORS/PLANNERS

6-27-96 LHM:RS 96-014996
10-4-96 Amendment Covenants 96-017193
"THE PINNACLE SUBDIVISION"
A Planned Unit Development
located in
N² SW⁴, Section 33
T. 9 S., R. 17 E., B.M.
Twin Falls County, Idaho
1996

LEGEND:

- SUBDIVISION BOUNDARY
- LOT LINE
- LANDSCAPE, UTILITY & IRRIGATION EASEMENT
- LANDSCAPE, UTILITY, IRR. & PUBLIC ACCESS EASEMENT
- CANYON RIM
- INITIAL POINT - SET BRASS CAP
- SET 5/8" x 30" REBAR & CAP
- SET 1/2" x 24" REBAR & CAP

NOTES:

- PINNACLE COURT AND PINNACLE PLACE SHALL BE PRIVATE ROADS OWNED AND MAINTAINED BY THE PINNACLE HOMEOWNER'S ASSOC. TRACTS 'A' AND 'B' SHALL BE USED FOR UTILITY EASEMENTS, COMMON AREA PUBLIC ACCESS EASEMENTS, STORM WATER RETENTION AREAS AND ROADWAY AS REQUIRED.
- THIS PROPERTY IS SUBJECT TO APPROVED GEOLOGICAL REPORTS FOR THE NORTHBRIDGE 2 P.U.D. AGREEMENT.
- LANDSCAPING ALONG WASHINGTON ST. NO. SHALL CONFORM TO THE NORTHBRIDGE 2 P.U.D. AGREEMENT.
- OPEN SPACE LANDS AND THEIR DEVELOPMENT SHALL BE DICTATED BY THE NORTHBRIDGE 2 P.U.D. AGREEMENT.
- THE EASEMENTS SHOWN BETWEEN LOTS 1 & 21, 4 & 5, AND 10 & 11 SHALL INCLUDE PUBLIC ACCESS TO COMMON AREAS.
- A 20' WIDE UTILITY AND STORM WATER RETENTION EASEMENT SHALL EXIST ALONG ALL FRONT LOT LINES ADJOINING STREETS UNLESS SHOWN OTHERWISE.
- THE LOTS ON THIS PLAT ARE SUBJECT TO INDIVIDUAL STORM WATER RETENTION REQUIREMENTS AS APPROVED BY THE CITY ENGINEER. INDIVIDUAL LOT OWNER'S SHALL BE RESPONSIBLE FOR MAINTAINING THE STORM WATER RETENTION AREAS AS REQUIRED AND SHOWN ON THE DEVELOPMENT PLANS ON FILE WITH THE CITY OF TWIN FALLS ENGINEERING DEPARTMENT.

Vicinity Sketch

