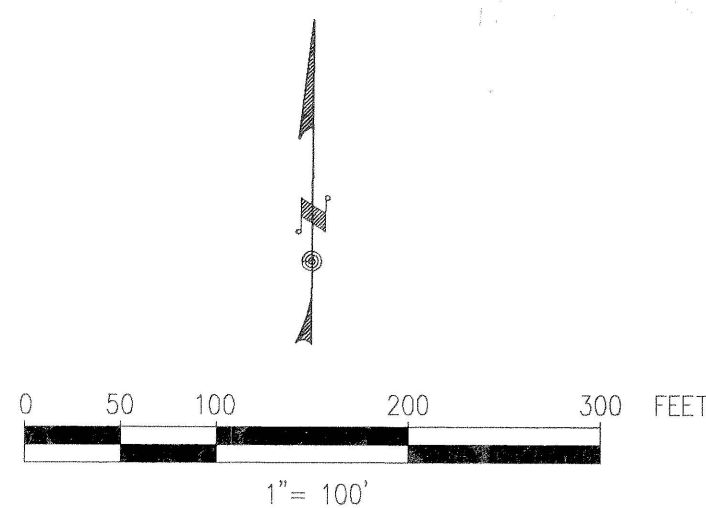


NUMBER	DELTA	CHORD BRG	RADIUS	LENGTH	TANGENT	CHD. LENGTH
C1	91°08'03"	S 45°01'00" W	25.00'	39.76'	25.50'	35.70'
C2	90°00'00"	S 45°33'02" E	25.00'	39.27'	25.00'	35.36'
C3	88°50'12"	S 44°58'08" E	25.00'	38.76'	24.50'	34.99'
C4	90°43'33"	N 45°15'00" E	25.00'	39.59'	25.32'	35.58'
C5	89°18'12"	N 44°45'53" W	25.00'	38.97'	24.70'	35.14'

PLEASANT VALLEY RANCHES No. 3 A PLANNED UNIT DEVELOPMENT

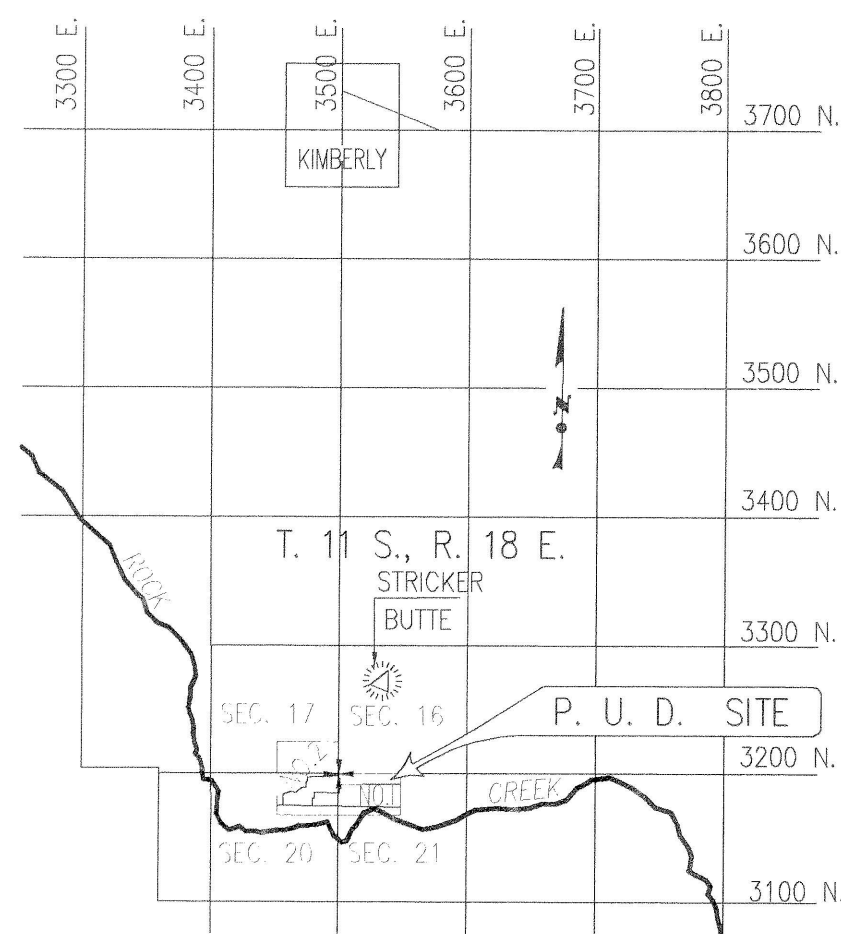
IN THE N1/2NW1/4, SECTION 21
T. 11 S., R. 18 E., B.M.
TWIN FALLS COUNTY, IDAHO

1997



LEGEND

- 1/2" REBAR W/YELLOW CAP FOUND
- BRASS CAP OR ALUM. CAP FOUND
- ⊙ 5/8"x30" REBAR/CAP SET (LS 908)
- 5/8" REBAR/YELLOW CAP FOUND
- 1/2"x24" REBAR/CAP SET (LS 908)
- (14) LOT NUMBER
- (R) RADIAL LINE
- CENTERLINE STREET
- BOUNDARY LINE
- PLATTED
- BUILDING SETBACK LINE
- EASEMENTS
- PUBLIC UTILITY, SNOW REMOVAL & DRAINAGE EASEMENTS
- LOT ADDRESS



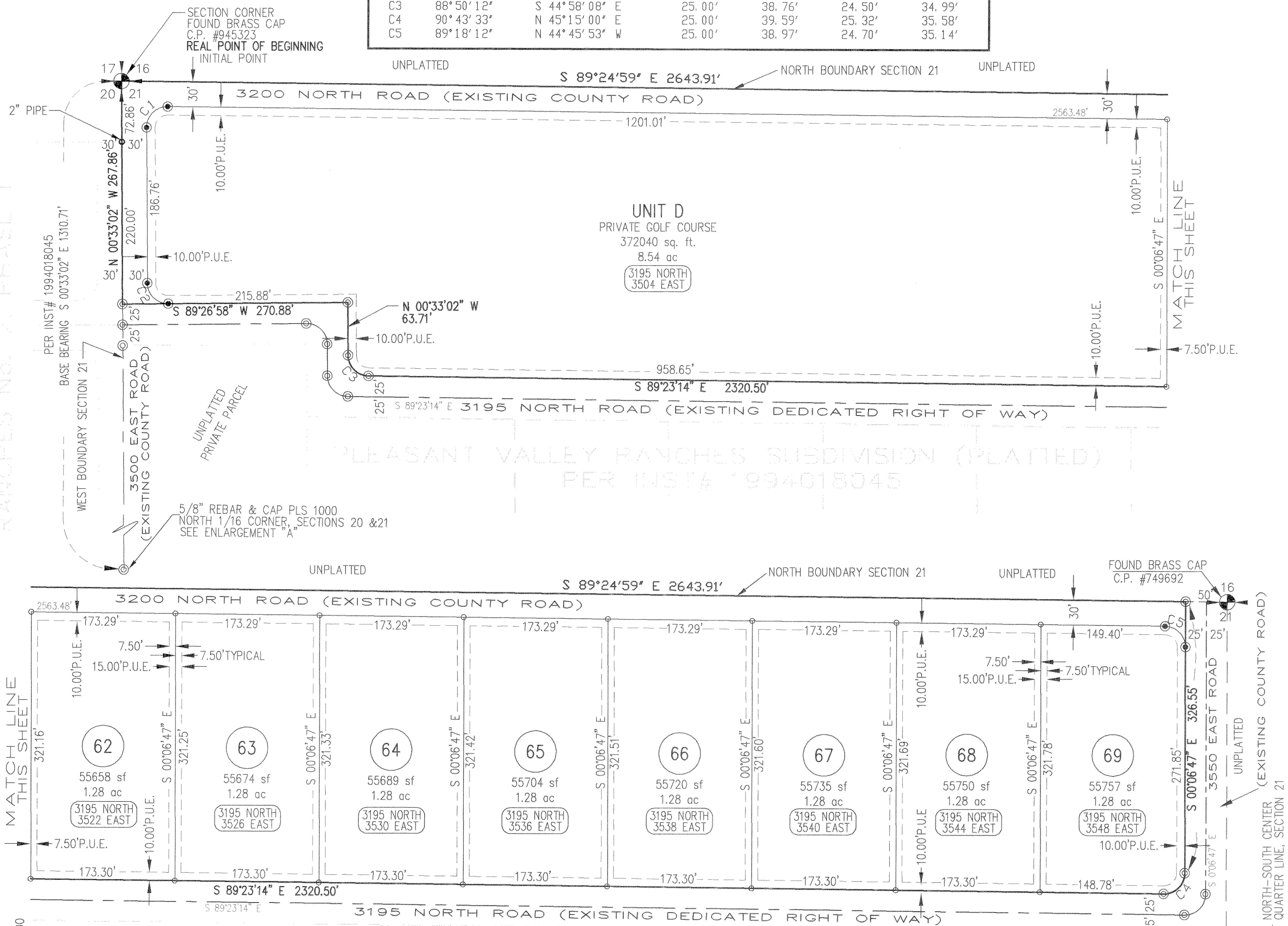
VICINITY MAP
N.T.S.

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: 8/8/1997

SOUTH CENTRAL DISTRICT HEALTH DEPT., EHS



NOTES:

1. MAINTENANCE AND WEED CONTROL PURSUANT TO IDAHO CODE 22-2407 FOR ALL LOTS ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE LOTS ARE SOLD AND THEREAFTER ARE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
2. LOTS WILL HAVE INDIVIDUAL DOMESTIC WATER SYSTEMS AND INDIVIDUAL SUB SURFACE WASTE DISPOSAL SYSTEMS.
3. EASEMENTS: THERE WILL BE A 10' WIDE UTILITY AND SNOW REMOVAL EASEMENT ALONG ALL LOT LINES BORDERING ROADS. THERE WILL BE A 15' WIDE EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE CENTERED ON ALL COMMON SIDE LOT LINES.
4. TRAVEL WAYS IN THE DEDICATED RIGHTS OF WAY WILL BE BUILT TO TWIN FALLS HIGHWAY DISTRICT STANDARDS. 3500 E. ROAD AND 3200 N. ROAD ARE EXISTING AND ARE PRESENTLY MAINTAINED BY THE TWIN FALLS HIGHWAY DISTRICT. 3195 N. ROAD AND 3550 E. ROAD ARE AT THIS DATE UNDER CONSTRUCTION.

5. UNIT "D" IS OPEN SPACE FOR A PRIVATE GOLF COURSE AND CLUB HOUSE.

6. UNIT "D" SHALL NOT BE SUBDIVIDED ANY FURTHER.

7. ALL LAND INCLUDED IN THIS PLAT IS SUBJECT TO THE RESTRICTIVE COVENANTS FOR PLEASANT VALLEY RANCHES No. 3 INSTRUMENT No. 1997005931

8. ALL LAND INCLUDED IN THIS PLAT IS SUBJECT TO A RESTRICTION LIMITING GOLF CART AND PEDESTRIAN CROSSING TO THE INTERSECTION OF 3195 NORTH AND 3500 EAST ROAD.

9. ALL LAND INCLUDED IN THIS PLAT IS SUBJECT TO A RESTRICTION LIMITING ACCESS TO 3195 NORTH ROAD AND NO ACCESS WILL BE ALLOWED TO 3200 NORTH ROAD AND 3500 EAST ROAD.

HUMBOLDT
ENGINEERING &
CONSTRUCTION, INC.
1205 2ND STREET EAST TWIN FALLS, ID 83301 PHONE: (208) 733-2500 FAX: (208) 733-2525

ENLARGEMENT "A"
CORNERS FOUND AT
THE NORTH 1/16 CORNER
COMMON TO SECTIONS 20 & 21