HEALTH CERTIFICATE PINNACLE SUBDIVISION NOTES PLAT SHOWING 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 RIVER VISTA PLACE AND PINNACLE PLACE SHALL BE PRIVATE ROADS PULSIPHER CONDOMINIUMS OWNED AND MAINTAINED BY THE RIVER VISTA HOMEOWNER'S ASSOC. TRACTS "A" AND "B" SHALL BE USED FOR UTILITY EASEMENTS, 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 COMMON AREA PUBLIC ACCESS EASEMENTS, STORM WATER RETENTION AREAS AND ROADWAY AS REQUIRED. A CONDOMINIUM SUBDIVISION OF SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR THIS PROPERTY IS SUBJECT TO APPROVED GEOLOGICAL REPORTS FOR MEET THE OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS ARE IN FORCE, IN ACCORDANCE THE NORTHBRIDGE 2 P.U.D. AGREEMENT. LOT 1A OF BLOCK 1 OF RIVER VISTA P.U.D. SUBDIVISION WITH SECTION 50-1326, IDAHO CODE, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIREING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED. OPEN SPACE LANDS AND THEIR DEVELOPMENT SHALL CONFORM TO IN THE NW1/4 SW1/4 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 17 EAST, BOISE MERIDIAN THE NORTHBRIDGE 2 P.U.D. AGREEMENT. A 20' WIDE UTILITY AND STORM WATER RETENTION EASEMENT SHALL TWIN FALLS COUNTY, IDAHO SOUTH CENTRAL DISTRICT HEALTH DEPT., EHS EXIST ALONG ALL FRONT LOT LINES ADJOINING STREETS UNLESS 2006 THE LOTS ON THIS PLAT ARE SUBJECT TO INDIVIDUAL STORM WATER RETENTION REQUIREMENTS AS APPROVED BY THE CITY ENGINEER. INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE **LEGEND** STORM WATER RETENTION AREAS AS REQUIRED AND SHOWN ON THE DEVELOPMENT PLANS ON FILE WITH THE CITY OF TWIN FALLS TRACT B ENGINEERING DEPARTMENT. BRASS CAP MONUMENT PINNACLE SUBDIVISION 5/8" IRON PIN X 30" REBAR W/ PLASTIC CAP SET PULSIPHER CONDOMINIUMS NOTES FOUND 1/2" IRON PIN 1. A 24.00 FEET WIDE EASEMENT ALONG AND ADJACENT TO THIS NORTH BOUNDARY AND A 12.00 FEET WIDE EASEMENT ALONG AND ADJACENT TO THE EAST BOUNDARY OF PULSIPHER CONDOMINIUMS IS FOUND 5/8" IRON PIN CHISLED "X" IN CONCRETE RESERVED FOR ACCESS, PARKING, AND PUBLIC UTILITIES. 2. PULSIPHER CONDOMINIUMS IS SITUATED ON PARCEL B OF A RECORD OF SURVEY OF LOTS 18,19 & 20 BLOCK 1 OF THE PINNACLE BOUNDARY LINE LOT LINE SUBDIVISION SAID SURVEY IS RECORDED AS INS. 2003-005796 IN THE RECORDS OF TWIN FALLS COUNTY, IDAHO SECTION LINE UTILITY, DRAINAGE AND IRRIGATION EASEMENT LINE RIVER USTA BLOCK I P.U.D. SUBDINSION - FD. BRASS CAP CP & F #588945 & 909919 32 SCALE IN FEET RIVER USTA BLOCK J P.U.D. SUBDINSION TWIN FALLS COUNTY JUB ENGINEERS 4:18:04 pm 12-14-2006 794117 2006-031835 G - SURVEY INST.# 00'00" E 2641.09' BUILDING 1 PROJECT N90°00'00"W N81'04'21"E 179.61 ∠POINT OF N63:24'50'W 100.00' BEARING N 00'0 BEGINNING BASE STREET NORTH CURVE TABLE LENGTH RADIUS DELTA **TANGENT** CHORD L. CHD. BEARING WASHINGTON 46.94' 50.00' 53'47'07' 25.36 45.23 S80°36'01"E 36.10' 38.00' 54°25'50" 19.54 34.76 S30°46'57"E 7.68' 88.00' 5'00'00" S60°29'52"E 3.84 7.68 50.00' 32'35'49" 14.62' 28.06' N56°12'46"E VICINITY MAP N.T.S. 24.25' 50.00' 27°47'36" 12.37 24.02 N26°01'03"E UNPLATTED 17.55' 200.00' 5°01'35" 8.78 17.54 S59°18'16"E J-U-B ENGINEERS, INC. 32 7. 9 S. Engineers Surveyors Planners T. 10 S. Twin Falls, Idaho -FD. 5/8" REBAR & CAP CP & F # 909920 SHEET 1 OF 4