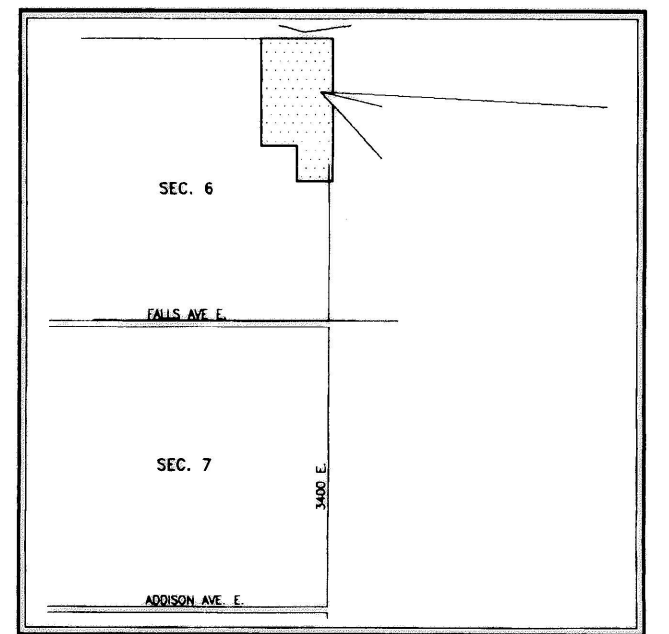




VICINITY MAP

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- STREET CENTERLINE/LOT LINE
- 15' UTILITY/PATH/DRAINAGE EASEMENT
- WALKING PATH EASEMENT
- DRAINAGE EASEMENT
- CANYON RIM
- CANYON RIM SETBACK
- FOUND BRASS CAP
- FOUND 1/2" IRON ROD
- FOUND 1/2" IRON ROD & REPLACED WITH 5/8" IRON ROD & CAP (LS4563)
- SET 5/8" REBAR & CAP (LS4563)
- SET 1/2" REBAR & CAP (LS4563)
- (144.46') DISTANCE FROM PROPERTY PIN TO CORNER OF EASEMENT
- DRAINAGE/RETENTION PONDS

PLAT NOTES

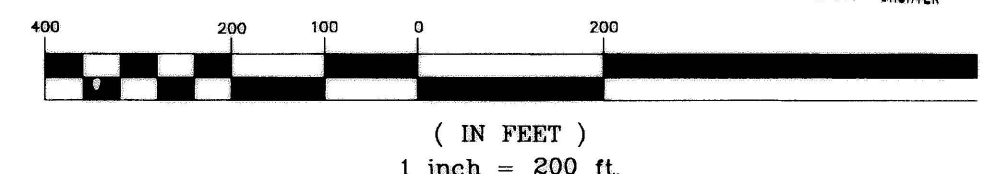
- ALL LOTS BORDERING 3400 EAST MUST BE ACCESSED BY USE OF QUAIL RIDGE DRIVE. NO LOTS WILL BE ALLOWED DIRECT ACCESS VIA 3400 EAST.
- QUAIL RIDGE DRIVE AND QUAIL HOLLOW LANE ARE PRIVATE ROADWAYS TO BE MANAGED AND MAINTAINED BY THE QUAIL RIDGE HOMEOWNERS' ASSOCIATION. THESE ROADWAYS DO NOT MEET THE MINIMUM SPECIFICATIONS AND DESIGN STANDARDS AS SET FORTH BY THE CITY OF TWIN FALLS OR THE COUNTY OF TWIN FALLS. NOR WILL THE CITY OR COUNTY EVER ACCEPT MAINTENANCE RESPONSIBILITY OF THE ROADWAYS AT A FUTURE DATE. THESE ROADWAYS ARE DEFINED AS DEDICATED ACCESS & UTILITY EASEMENTS FIFTY FEET (50') IN WIDTH. ADDITIONAL FIFTEEN FOOT (15') UTILITY EASEMENTS ARE LOCATED ON EACH SIDE OF THESE ROADWAYS AS INDICATED IN PLAT.
- ROADWAY CENTERLINES ALSO DOUBLE AS PROPERTY BOUNDARY LINES. HOWEVER, ALL ROADWAYS CONSIST OF A 50' ACCESS EASEMENT AND 15' UTILITY EASEMENTS (SEE NOTE 2). AS SUCH, NO PERMANENT OR PRIVATELY OWNED STRUCTURE SHALL BE PLACED WITHIN THESE EASEMENTS.
- CURVES C34-C42 AND LINES L104-L105 ARE FOR REFERENCE PURPOSES ONLY. SEE NOTE 3 REGARDING LOCATION OF ACTUAL PROPERTY BOUNDARY LINES.
- THE CANYON RIM AS INDICATED ON THE PLAT IS NOT EXACT BY CITY STANDARDS. ANY LOT OWNER APPLYING FOR A BUILDING PERMIT, WHOSE LOT RESIDES WITHIN THE CANYON RIM OVERLAY ZONE, WILL BE REQUIRED TO HAVE A GEOLOGIC REPORT PREPARED INDICATING HOW THAT INDIVIDUAL LOT INTERACTS WITH THE CANYON RIM.

CERTIFICATE OF HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF TWIN FALLS COUNTY DISAPPROVAL.

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GRAPHIC SCALE



QUAIL RIDGE ESTATES

NE 1/4 OF SECTION 6
TOWNSHIP 10 SOUTH
RANGE 18 EAST
BOISE MERIDIAN
TWIN FALLS COUNTY, IDAHO

HARPER-LEAVITT ENGINEERING, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS

1534 Falls Ave. East
Twin Falls, Idaho 83401
(208) 736-4977
Fax: (208) 736-6082

800 W. Judicial St.
Blackfoot, Idaho 83201
(208) 736-4977
Fax: (208) 736-2090

885 N. Capital Ave.
Idaho Falls, Idaho 83405
(208) 884-0919
Fax: (208) 884-0229

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SHEET
1
OF
2

LINE TABLE-QUAIL RIDGE ESTATES

LINE	LENGTH	BEARING
L1	40.32'	S82°57'10"E
L2	214.65'	S82°57'10"E
L3	22.93'	S22°57'14"E
L4	21.45'	S16°34'49"W
L5	27.81'	S45°56'08"W
L6	4.48'	S01°49'18"W
L7	12.96'	S25°40'43"E
L8	7.30'	S63°58'42"E
L9	58.46'	N44°23'31"E
L10	17.90'	S67°40'28"E
L11	2.13'	N89°09'01"E
L12	3.10'	N05°55'11"E
L13	129.52'	N43°26'50"W
L14	19.80'	N43°26'50"W
L15	42.39'	N13°38'11"W
L16	66.67'	N42°28'17"W
L17	46.49'	N16°00'13"E
L18	107.05'	N16°00'13"E
L19	100.44'	S79°04'13"W
L20	2.95'	N44°36'10"E
L21	5.14'	N00°00'00"W
L22	77.08'	N25°18'24"W
L23	64.90'	N07°27'30"W
L24	17.66'	S86°34'17"E
L25	138.74'	S86°34'17"E
L26	40.08'	S86°34'17"E
L27	106.26'	S82°58'34"W
L28	131.48'	S82°58'34"W
L29	52.42'	N89°27'22"W
L30	25.00'	S89°59'41"E
L31	62.53'	N65°58'52"E
L32	75.92'	S55°27'02"W
L33	73.03'	S37°31'07"E
L34	66.93'	S21°13'50"E
L35	45.48'	N86°05'32"E
L36	68.33'	S53°19'56"E
L37	44.82'	S43°20'28"W
L38	24.12'	S08°59'09"E
L39	65.95'	S53°20'50"W
L40	29.88'	S00°00'00"E
L41	74.74'	S49°06'55"E
L42	66.56'	N90°00'00"W
L43	99.21'	S38°09'09"E
L44	46.51'	N74°00'43"E
L45	26.64'	S15°59'17"E
L46	83.85'	N74°00'43"E
L47	68.36'	S15°59'17"E
L48	78.87'	S15°57'51"W
L49	42.10'	S51°39'15"W
L50	70.38'	N87°53'03"W
L51	120.24'	S03°44'37"E
L52	57.49'	N34°26'35"W

LINE TABLE-QUAIL RIDGE ESTATES

LINE	LENGTH	BEARING
L53	118.32'	N84°55'16"W
L54	72.19'	N88°17'53"W
L55	97.56'	N60°03'09"W
L56	43.14'	S08°39'44"W
L57	160.34'	N24°00'01"E
L58	93.54'	N88°17'31"E
L59	81.03'	N19°17'52"E
L60	38.49'	N53°14'27"E
L61	147.73'	N24°00'01"E
L62	94.42'	N88°17'31"E
L63	86.76'	N19°17'52"E
L64	41.44'	N53°14'27"E
L65	101.89'	S02°24'08"W
L66	80.88'	S36°02'47"W
L67	174.34'	S00°00'00"E
L68	116.29'	S53°40'15"E
L69	99.71'	S02°24'08"W
L70	81.23'	S36°02'47"W
L71	161.87'	S00°00'00"E
L72	92.64'	S53°40'15"E
L73	35.00'	S89°45'01"W
L74	87.68'	S00°14'59"E
L75	35.00'	S89°45'01"W
L76	191.49'	N42°58'14"E
L77	48.62'	N19°06'42"W
L78	185.37'	N42°58'14"E
L79	94.10'	N19°06'42"W
L80	62.99'	S59°17'40"W
L81	67.16'	N33°01'41"W
L82	42.09'	S00°35'11"W
L83	129.60'	S00°13'39"E
L84	23.74'	N90°00'00"E
L85	146.68'	S82°31'07"E
L86	76.12'	S45°15'42"E
L87	46.87'	S68°26'40"E
L88	131.99'	N02°35'12"E
L89	104.91'	N10°55'46"W
L90	30.12'	N45°50'32"E
L91	25.16'	N90°00'00"E
L92	12.90'	N40°49'25"E
L93	45.91'	N80°19'58"W
L94	62.92'	N21°52'04"W
L95	51.03'	S45°15'42"E
L96	70.97'	S68°26'40"E
L97	154.79'	N02°35'12"E
L98	98.58'	N10°55'46"W
L99	15.93'	N45°50'32"E
L100	25.94'	N90°00'00"E
L101	46.36'	N40°49'25"E
L102	64.11'	N80°19'58"W
L103	51.36'	N21°52'04"W
L104	117.65'	N82°58'34"E
L105	121.62'	N82°58'34"E

CURVE TABLE-QUAIL RIDGE ESTATES

CURVE	DELTA	CHORD	BEARING	LENGTH	RADIUS
C1	59°59'56"	150.00'	S52°57'12"E	157.08'	150.00'
C2	39°32'03"	135.28'	S03°11'13"E	138.00'	200.00'
C3	29°21'19"	136.83'	S31°15'28"W	138.33'	270.00'
C4	44°06'50"	172.74'	N23°52'43"E	177.08'	230.00'
C5	27°30'01"	128.35'	N11°55'43"W	129.59'	270.00'
C6	19°08'59"	96.48'	N35°15'13"W	96.93'	290.00'
C7	19°08'59"	96.48'	N54°24'12"W	96.93'	290.00'
C8	71°37'42"	128.74'	S80°12'25"W	137.52'	110.00'
C9	8°14'11"	21.54'	N48°30'37"E	21.56'	150.00'
C10	59°41'49"	149.31'	N82°28'37"E	156.29'	150.00'
C11	23°10'31"	80.35'	N79°15'44"W	80.90'	200.00'
C12	26°13'21"	100.72'	S76°02'20"W	101.60'	222.00'
C13	23°35'12"	90.75'	S51°08'04"W	91.39'	222.00'
C14	33°25'17"	127.67'	S22°37'50"W	129.50'	222.00'
C15	9°20'46"	56.14'	S01°14'48"W	56.20'	344.55'
C16	6°33'12"	39.39'	S06°42'11"E	39.41'	344.55'
C17	33°28'03"	198.41'	S26°42'49"E	201.26'	344.55'
C18	29°48'40"	128.61'	N28°32'31"W	130.08'	250.00'
C19	28°50'06"	59.76'	S28°03'14"E	60.39'	120.00'
C20	58°28'30"	166.07'	N13°14'02"W	173.50'	170.00'
C21	26°09'46"	74.69'	S02°55'21"W	75.34'	165.00'
C22	68°42'41"	186.23'	S44°30'51"E	197.87'	165.00'
C23	22°03'36"	63.14'	S89°53'59"E	63.53'	165.00'
C24	45°18'47"	77.04'	N78°16'23"W	79.09'	100.00'
C25	41°30'25"	70.87'	N34°51'47"W	72.44'	100.00'
C26	41°13'38"	70.41'	N06°30'15"E	71.96'	100.00'
C27	17°29'06"	30.40'	N35°51'37"E	30.52'	100.00'
C28	44°36'10"	75.90'	S22°18'05"W	77.85'	100.00'
C29	25°18'24"	70.10'	S12°39'12"E	70.67'	160.00'
C30	17°50'54"	62.05'	N16°22'57"W	62.30'	200.00'
C31	17°33'05"	30.51'	S16°14'02"E	30.63'	100.00'
C32	32°39'45"	56.24'	S41°20'27"E	57.01'	100.00'
C33	28°53'58"	49.91'	S72°07'18"E	50.44'	100.00'
C34	80°08'09"	25.75'	N42°54'30"E	27.97'	20.00'
C35	60°00'00"	20.00'	N67°01'26"W	20.94'	20.00'
C36	72°58'19"	83.25'	N73°30'35"W	89.15'	70.00'
C37	42°09'18"	50.35'	N48°55'36"E	51.50'	70.00'
C38	49°32'02"	58.65'	N03°04'55"E	60.52'	70.00'
C39	43°32'59"	51.93'	N43°27'35"W	53.21'	70.00'
C40	91°47'21"	100.53'	N68°52'15"E	112.14'	70.00'
C41	60°00'00"	20.00'	S52°58'34"W	20.94'	20.00'
C42	75°05'33"	24.38'	S59°28'39"E	26.21'	20.00'