

PLAT SHOWING RIVER RIDGE ESTATES NO. 3 SUBDIVISION

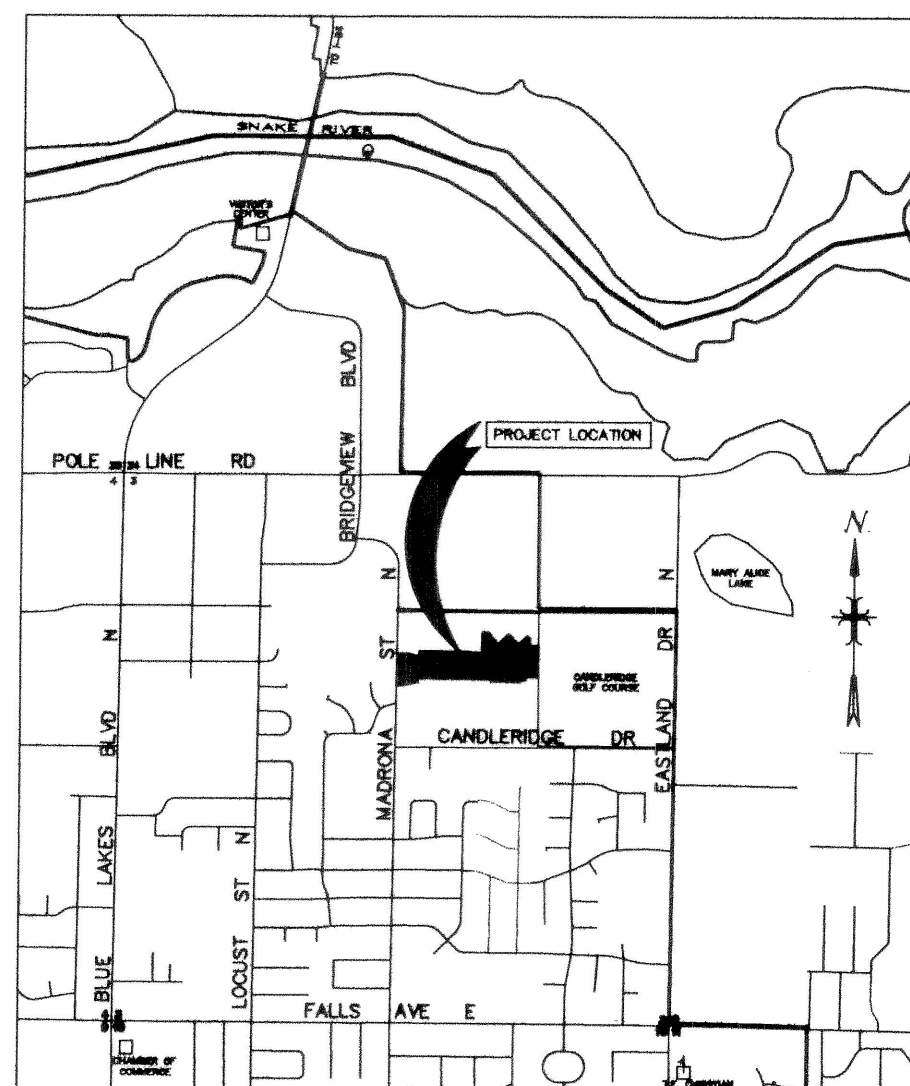
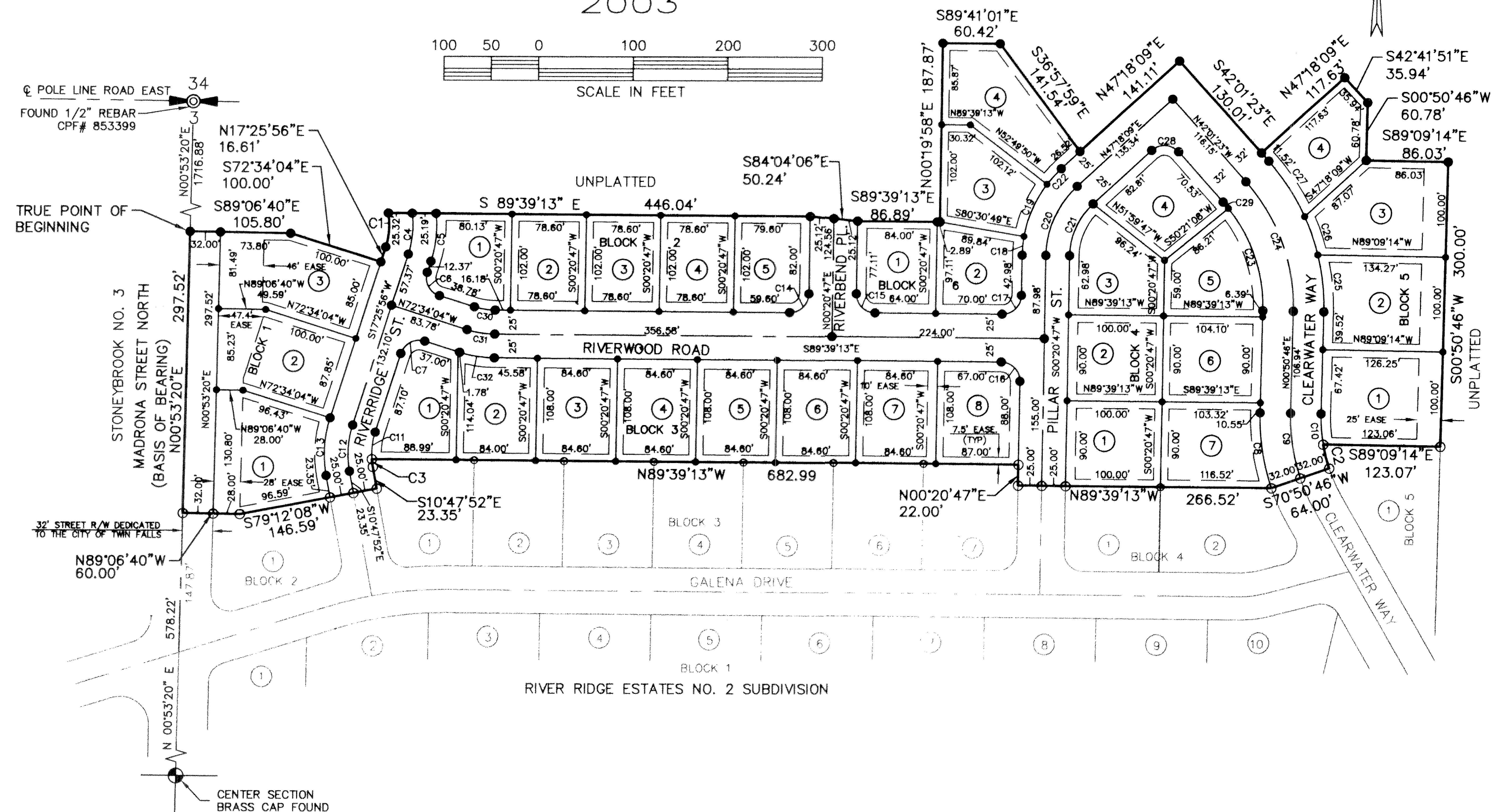
A PORTION OF THE SW1/4NE1/4,
SECTION 3, TOWNSHIP 10 SOUTH, RANGE 17 EAST,
BOISE MERIDIAN
TWIN FALLS COUNTY, IDAHO
2003

Twin Falls County, Idaho
Recorded for:
HUTISON, JANN
01:59pm Sep. 08, 2003
2003-023457
No. of Pages: 2 Fee: \$22.00
KRISTINA GLASCOCK
County Clerk
Deputy: CD

LEGEND

- FOUND BRASS CAP MONUMENT
- SET 5/8" IRON PIN WITH PLASTIC CAP
- SET 1/2" X 24" IRON PIN
- FOUND 5/8" IRON PIN WITH PLASTIC CAP
- FOUND 1/2" X 24" IRON PIN
- BOUNDARY LINE
- LOT LINE
- UTILITY, DRAINAGE AND IRRIGATION EASEMENT LINE
- RUNOFF RETENTION EASEMENT LINE
- QUARTER SECTION LINE
- STREET CENTERLINE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	75.00'	36.20'	18.46'	35.85'	N03°36'16"E	27°39'21"
C2	168.00'	25.83'	12.94'	25.81'	S14°44'54"E	8°48'39"
C3	75.00'	8.20'	4.10'	8.19'	S07°39'58"E	6°15'49"
C4	100.00'	43.62'	22.16'	43.28'	N04°56'08"E	24°59'37"
C5	125.00'	51.06'	25.89'	50.71'	N05°43'48"E	23°24'17"
C6	20.00'	31.42'	20.00'	28.28'	S27°34'04"E	90°00'00"
C7	20.00'	31.42'	20.00'	28.28'	S62°25'56"W	90°00'00"
C8	232.00'	80.96'	40.90'	80.55'	S09°09'05"E	19°59'42"
C9	200.00'	69.80'	35.28'	69.44'	N09°09'05"W	19°59'42"
C10	168.00'	32.79'	16.45'	32.74'	S04°44'43"E	11°10'57"
C11	75.00'	28.75'	14.56'	28.58'	S06°26'56"W	21°57'59"
C12	100.00'	49.27'	25.15'	48.77'	N03°19'02"E	28°13'48"
C13	125.00'	61.59'	31.43'	60.97'	S03°19'02"W	28°13'48"
C14	20.00'	31.42'	20.00'	28.28'	N45°20'47"E	90°00'00"
C15	20.00'	31.42'	20.00'	28.28'	S44°39'13"E	90°00'00"
C16	20.00'	31.42'	20.00'	28.28'	N44°39'13"W	90°00'00"
C17	20.00'	31.42'	20.00'	28.28'	N45°20'47"E	90°00'00"
C18	125.00'	19.94'	9.99'	19.92'	S04°54'59"W	9°08'24"
C19	125.00'	60.40'	30.80'	59.81'	S23°19'40"W	27°40'59"
C20	100.00'	81.95'	43.44'	79.68'	N23°49'28"E	46°57'22"
C21	75.00'	61.47'	32.58'	59.76'	S23°49'28"W	46°57'22"
C22	125.00'	22.11'	11.08'	22.08'	S42°14'09"W	10°07'59"
C23	168.00'	116.89'	60.93'	114.55'	N19°05'13"W	39°51'59"
C24	200.00'	149.64'	78.52'	146.18'	N20°35'19"W	42°52'09"
C25	232.00'	61.18'	30.77'	61.01'	N06°42'33"W	15°06'37"
C26	232.00'	42.75'	21.44'	42.69'	N19°32'35"W	10°33'28"
C27	232.00'	68.65'	35.09'	69.39'	N33°25'21"W	17°12'04"
C28	20.00'	31.65'	20.24'	28.45'	N87°21'37"W	90°40'28"
C29	168.00'	8.80'	4.40'	8.80'	N40°31'18"W	3°00'10"
C30	75.00'	22.37'	11.27'	22.28'	S81°06'38"E	17°05'09"
C31	100.00'	29.82'	15.02'	29.71'	S81°06'38"E	17°05'09"
C32	125.00'	37.28'	18.78'	37.14'	S81°06'38"E	17°05'09"



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: *Sept 2, 2003*

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

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 RIVER RIDGE ESTATES NO. 3 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.
- THE OWNER OF EACH LOT WHICH CONTAINS A RUNOFF RETENTION AREA MUST MAINTAIN THE ORIGINAL VOLUME OF RETENTION AS CONSTRUCTED AND IS RESPONSIBLE FOR MAINTENANCE OF THE RETENTION AREA.
- RESTRICTED ACCESS - DIRECT LOT ACCESS TO MADRONA STREET NORTH FROM LOT 1, LOT 2 AND LOT 3 OF BLOCK 1 SHALL BE PROHIBITED.

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