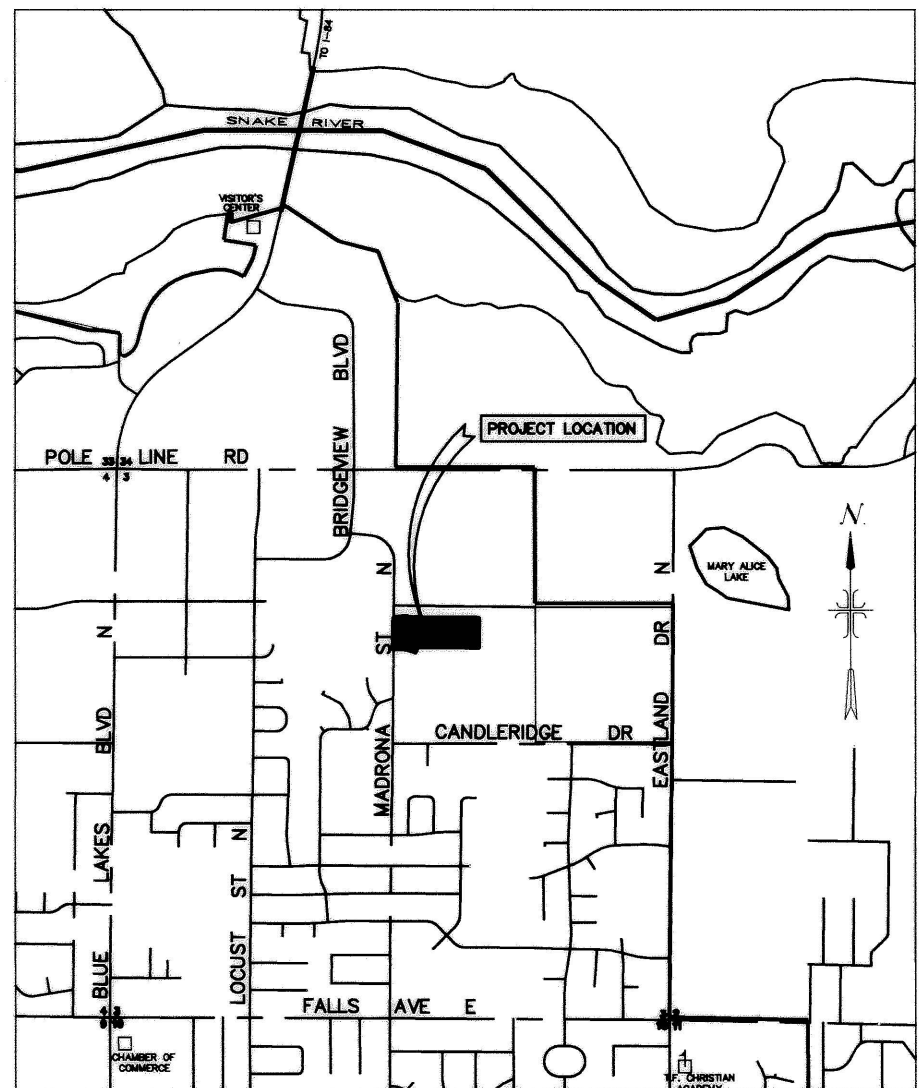
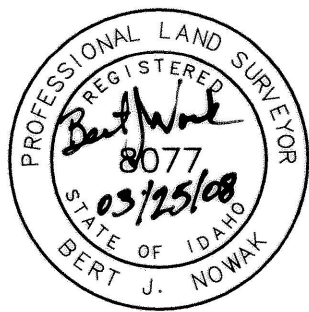
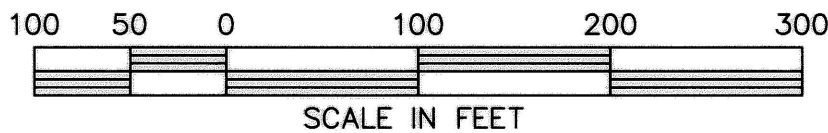


PLAT SHOWING
RIVER RIDGE ESTATES NO. 4 SUBDIVISION

A PORTION OF THE SW1/4NE1/4,
SECTION 3, TOWNSHIP 10 SOUTH, RANGE 17 EAST,
BOISE MERIDIAN
TWIN FALLS COUNTY, IDAHO
2008



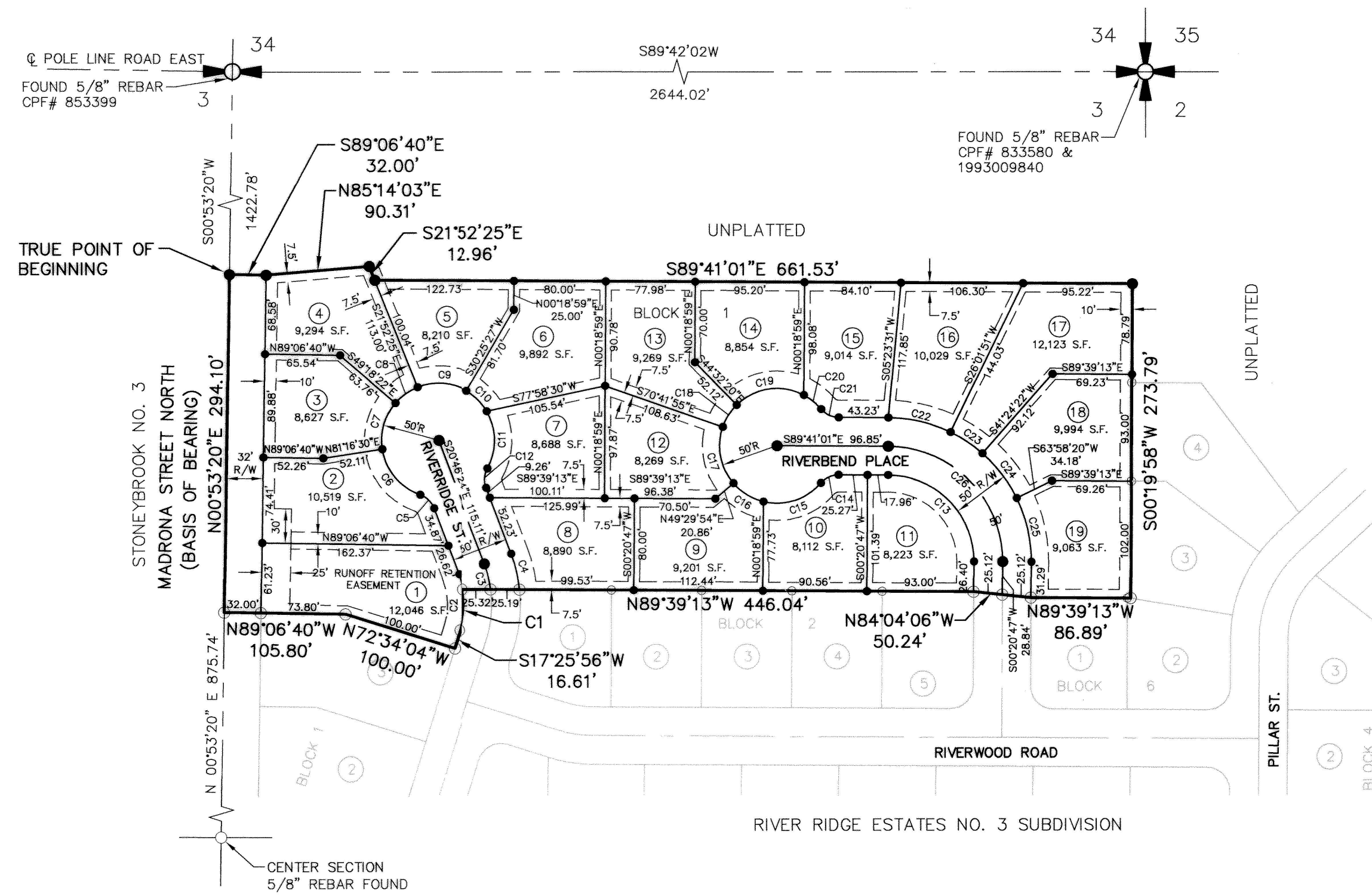
VICINITY MAP
N.T.S.

TWIN FALLS COUNTY
RECORDED FOR:
JUB ENGINEERS
3:31:14 pm 06-12-2008
2008-013451
NO. PAGES: 2 FEE: \$22.00
KRISTINA OLASCOCK
COUNTY CLERK
DEPUTY: CNICE

NOTES

1. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF TWIN FALLS. 2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
3. ALL LOT LINES COMMON TO PUBLIC RIGHT-OF-WAY WITHIN RIVER RIDGE ESTATES NO. 4 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. ALL SIDE LOT LINES SHALL HAVE A 5' WIDE PERMANENT UTILITIES EASEMENT UNLESS OTHERWISE NOTED.
4. THE DEVELOPER AND/OR OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
5. 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.
6. 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.
7. RESTRICTED ACCESS - DIRECT LOT ACCESS TO MADRONA STREET NORTH FROM LOTS 1 THRU 4 OF BLOCK 1 SHALL BE PROHIBITED.

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



LEGEND

- 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
- STREET CENTERLINE

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO, DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS 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 SINCE CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

DATE March 24, 2008 SOUTH CENTRAL DISTRICT HEALTH DEPT., EHS

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH. L.	CH. BRG.
C1	36.20'	75.00'	27°39'21"	18.46'	35.85'	S03°36'16"W
C2	50.01'	75.00'	38°12'20"	25.98'	49.09'	N01°40'14"W
C3	23.06'	100.00'	13°12'44"	11.58'	23.01'	N14°10'02"W
C4	32.29'	125.00'	14°48'03"	16.24'	32.20'	N13°22'23"W
C5	17.45'	20.00'	49°59'41"	9.33'	16.90'	N45°46'15"W
C6	54.14'	50.00'	62°02'35"	30.07'	51.54'	S39°44'48"E
C7	43.13'	50.00'	49°25'08"	23.01'	41.80'	S15°59'04"W
C8	23.94'	50.00'	27°25'57"	12.20'	23.71'	S54°24'36"W
C9	45.64'	50.00'	52°17'52"	24.55'	44.07'	N85°43'29"W
C10	25.41'	50.00'	29°06'47"	12.98'	25.13'	N45°01'10"W
C11	52.08'	50.00'	59°41'03"	28.68'	49.76'	N00°37'15"W
C12	17.45'	20.00'	49°59'41"	9.33'	16.90'	S04°13'26"W
C13	117.85'	75.00'	90°01'48"	75.04'	106.09'	N44°40'07"W
C14	17.45'	20.00'	49°59'41"	9.33'	16.90'	S65°19'08"W
C15	55.46'	50.00'	63°33'20"	30.97'	52.66'	N72°05'58"E
C16	31.09'	50.00'	35°37'16"	16.06'	30.59'	S58°18'44"E
C17	52.19'	50.00'	59°48'11"	28.75'	49.85'	S10°36'00"E
C18	22.83'	50.00'	26°09'34"	11.62'	22.63'	S32°22'52"W
C19	63.24'	50.00'	72°28'10"	36.64'	59.11'	S81°41'45"W
C20	19.53'	50.00'	22°22'50"	9.89'	19.41'	N50°52'45"W
C21	17.45'	20.00'	49°59'41"	9.33'	16.90'	S64°41'10"E
C22	56.10'	125.00'	25°42'52"	26.53'	55.63'	N76°49'35"W
C23	33.54'	125.00'	15°22'31"	16.87'	33.44'	N56°16'54"W
C24	49.23'	125.00'	22°33'58"	24.94'	48.91'	N37°18'39"W
C25	57.54'	125.00'	26°22'27"	29.29'	57.03'	N12°50'27"W
C26	157.13'	100.00'	90°01'48"	100.05'	141.46'	N44°40'07"W