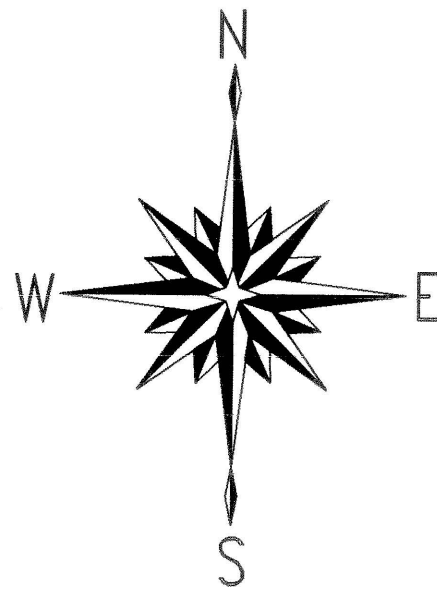


LOCATED IN
GOV'T. LOTS 8 & 9, SECTION 9,
AND
GOV'T. LOT 12, SECTION 4,
TOWNSHIP 9 SOUTH, RANGE 15 EAST,
BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO
1996

RIVER SIDE ESTATES

PLAT NOTES

1. VEHICULAR ACCESS TO LOTS FROM RIVER ROAD IS LIMITED TO THE SHARED COMMON APPROACH EASEMENTS SHOWN FOR ALL LOTS EXCEPT LOTS 5 AND 12.
2. WILDLIFE DAMAGE TO ORNAMENTAL TREES, LAWNS AND SHRUBS WILL OCCUR. THE COST OF RESOLVING PROBLEMS CAUSED BY WILDLIFE DAMAGE TO PRIVATE PROPERTY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S).
3. ALL FENCING SHALL BE POST AND POLE DESIGN WITH A MAXIMUM TOP-RAIL HEIGHT OF 42" AND A MINIMUM BOTTOM-RAIL HEIGHT OF 16".
4. ALL DOMESTIC PETS, INCLUDING CATS, WILL BE REQUIRED TO BE KEPT IN DOORS, IN KENNELS OR LEASHED AT ALL TIMES.
5. THE OWNER OF LOT 1, BLOCK 1 WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC PARKING ESM'T.
6. THE 75' RIPARIAN EASEMENT IS TO HELP PRESERVE THE WILDLIFE HABITAT, TO PROTECT WATER QUALITY OF THE SNAKE RIVER, TO REDUCE WILDLIFE DEPREDAION AND TO SCREEN THE SUBDIVISION RESIDENCE FROM THE HUNTING PUBLIC. NO ALTERATION OR REMOVAL OF EITHER LIVE OR DEAD VEGETATIVE MATTER SHALL BE PERMITTED WITHIN THE RIPARIAN EASEMENT.



SCALE
1" = 100'

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: July 22, 1996
South Central District Health Dept., EHS

The individual lots on this plat will not be served by any water system common to one (1) or more lots, but will be served by individual wells. (I.C. 50-1334)

The lots on this plat are subject to restrictions concerning the locations of wells and septic systems. These restrictions are on file at the South Central Health District Department and no building permits will be issued without the consent of the Health Department and strict conformance to these restrictions.

CURVE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	13°40'16"	1000.00	238.61	238.04	119.87	N 67°53'13"W
2	39°40'28"	500.00	346.23	339.35	180.38	S 85°26'24"W
3	8°09'06"	3093.47	440.12	439.75	220.43	S 69°40'43"W
4	15°37'28"	1156.07	315.26	314.28	158.61	N 81°34'00"E
5	13°40'16"	1025.00	244.57	243.99	122.87	N 67°53'13"W
6	8°00'45"	525.00	73.42	73.36	36.77	N 78°43'44"W
7	15°01'37"	525.00	137.69	137.30	69.24	S 89°45'04"W
8	16°38'06"	525.00	152.43	151.89	76.75	S 73°55'13"W
9	2°07'55"	3068.47	114.17	114.17	57.09	N 66°40'07"E
10	2°48'04"	3068.47	150.01	150.00	75.02	N 69°08'07"E
11	3°13'07"	3068.47	172.37	172.35	86.21	N 72°08'42"E
12	3°56'23"	1131.07	77.77	77.76	38.90	N 75°43'27"E
13	11°40'16"	1131.07	230.40	230.00	115.60	N 83°31'47"E

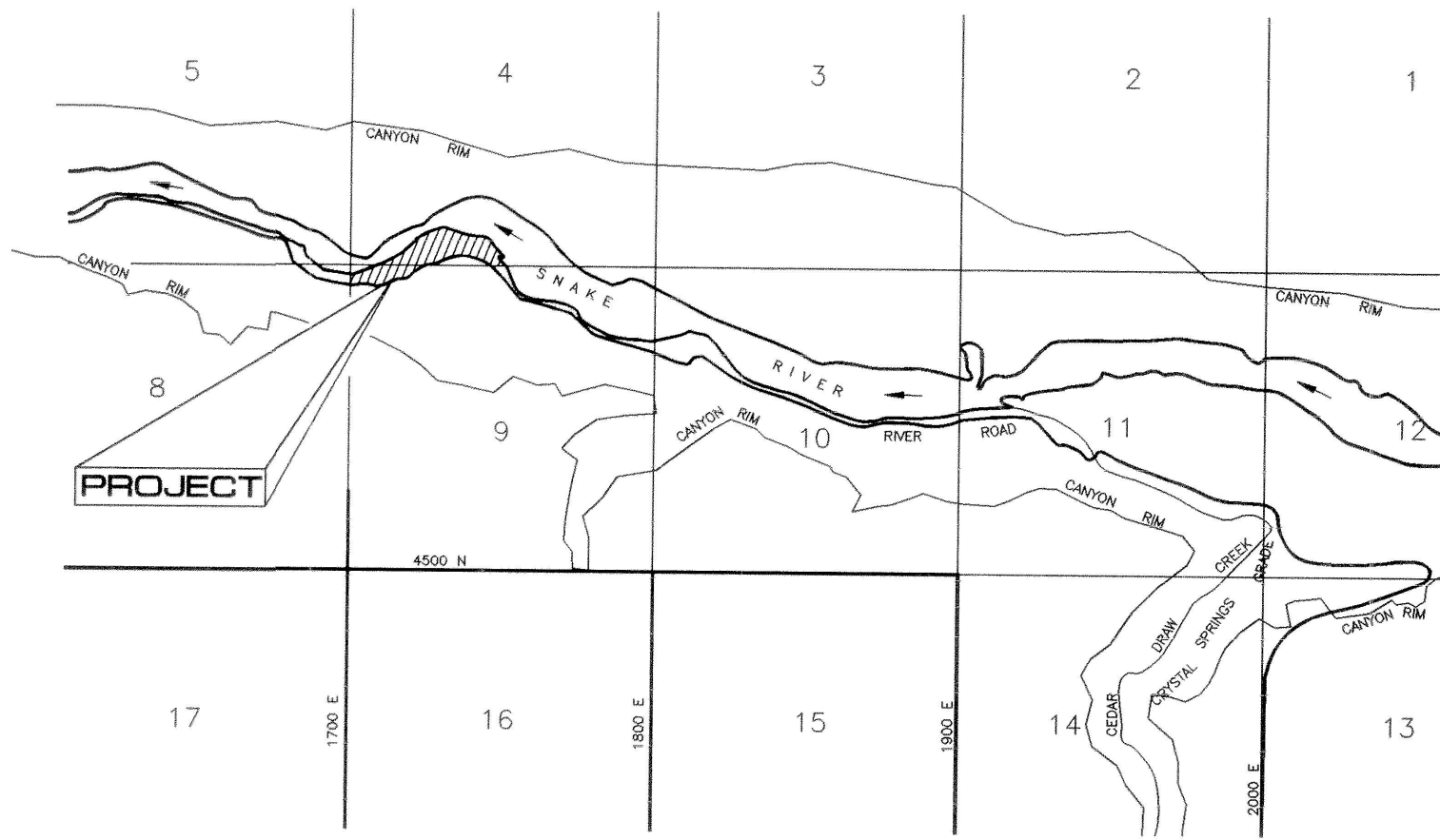
DATA

LINE DATA

LINE	BEARING	DISTANCE
1	S 89°58'22"W	55.15'
2	N 61°03'07"W	54.35'
3	S 45°19'25"E	52.68'
4	S 34°21'55"E	84.32'
5	S 61°03'07"E	99.50'

LEGEND

- SUBD. BOUNDARY LINE
- LOT LINE
- RIPARIAN EASEMENT
- EASEMENT LINE
- SECTION LINE
- SET 5/8" x 30" REBAR & CAP
- SET 1/2" x 24" REBAR & CAP
- DRILLED 5/8" REBAR & CAP IN ROCK
- SET 1/2" x 24" REBAR & CAP WITNESS CORNER



VICINITY

MAP

NOT TO SCALE

EHM Engineers, Inc.
ENGINEERS/SURVEYORS/PLANNERS

1996021952

EXM
P 3-42