

River Vista
A Planned Unit Development
A Resubdivision & Renumbering Of
Lots 4 & 20, Block 1
And
Portions of Tract B & Lots 3, 5, 17, 18, & 19, Block 1
Of
"The Pinnacle Subdivision"
Located In
N2 SW4, Section 33
T. 9 S., R. 17 E., B.M.
Twin Falls County, Idaho
2004

Twin Falls County, Idaho
Recorded for:
EHM ENGINEERS
01:44pm Oct. 21, 2004
2004 - 022878
No. of Pages: 2 Fee: \$22.00
KRISTINA GLASCOCK
County Clerk
Deputy: CN

Legend:

SUBDIVISION BOUNDARY	_____
LOT LINE	_____
EASEMENT	-----
CANYON RIM SETBACK	
CANYON RIM	
SET 5/8" x 30" REBAR & CAP (LS1000)	●
SET 1/2" x 24" REBAR & CAP (LS 1000)	•
FOUND 1/2" REBAR - REPLACED WITH 5/8" x 30" REBAR & CAP (LS 1000)	◐
FOUND 1/2" REBAR & CAP (LS 1000)	○
FOUND 5/8" REBAR & CAP (LS 1000)	○

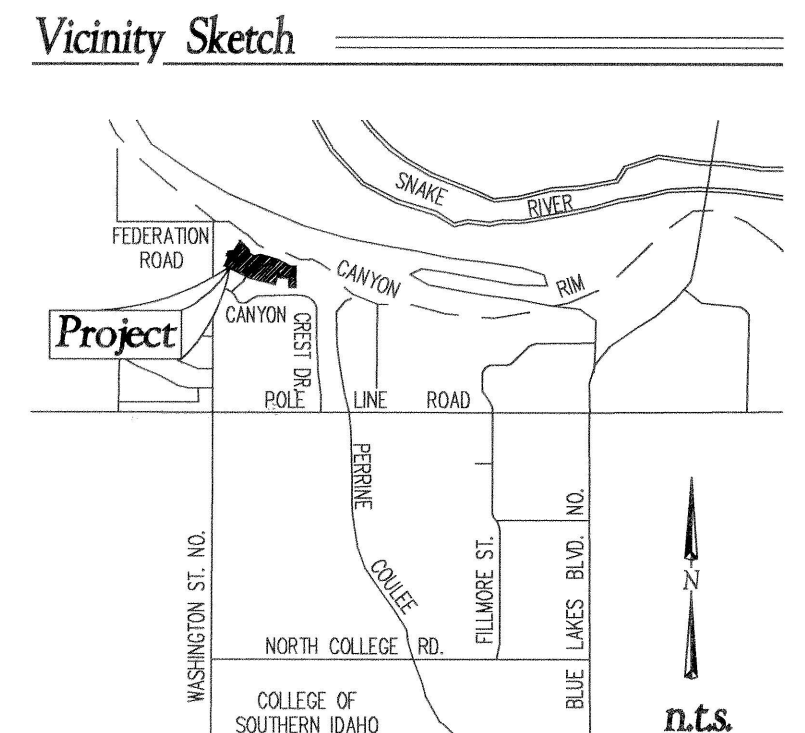
Notes:

RIVER VISTA PLACE AND PINNACLE PLACE SHALL BE PRIVATE ROADS OWNED AND MAINTAINED BY THE RIVER VISTA HOMEOWNER'S ASSOC.

THIS PROPERTY IS SUBJECT TO APPROVED GEOLOGICAL REPORTS FOR THE NORTHBRIDGE 2 P.U.D. AGREEMENT.

LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE REQUIREMENTS SET FORTH IN THE RIVER VISTA HOMEOWNER'S ASSOC. CC&R'S.

THE LOTS ON THIS PLAT ARE SUBJECT TO INDIVIDUAL STORM WATER RETENTION REQUIREMENTS AS APPROVED BY THE CITY ENGINEER. INDIVIDUAL LOT OWNER'S SHALL BE RESPONSIBLE FOR MAINTAINING THE STORM WATER RETENTION AREAS AS REQUIRED AND SHOWN ON THE DEVELOPMENT PLANS ON FILE WITH THE CITY OF TWIN FALLS ENGINEERING DEPARTMENT.



Health Certificate

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 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 since been 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 are in force, in accordance with Section 50-1326, Idaho Code, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

Date: Sept 3, 2004 # 219
District Health Department, EHS

EHM Engineers, Inc.
ENGINEERS/SURVEYORS/PLANNERS

Curve Data							
CRV.	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG	
C1	172°43'25"	50.00	150.73	99.80	786.22	N 39°56'14"E	
C1B	53°47'16"	50.00	46.94	45.23	25.36	S 80°35'42"E	
C1C	118°56'09"	50.00	103.79	86.13	84.77	N 13°02'36"E	
C2	54°25'50"	38.00	36.10	34.76	19.54	S 30°46'57"E	
C3	05°00'00"	88.00	7.68	7.68	3.84	S 60°29'52"E	
C4	26°00'53"	50.00	22.70	22.51	11.55	S 66°42'30"E	
C5	27°46'23"	50.00	24.24	24.00	12.36	N 86°23'52"E	
C6	32°35'49"	50.00	28.45	28.06	14.62	N 56°12'46"E	
C7	27°47'36"	50.00	24.25	24.02	12.37	N 26°01'03"E	
C8	05°01'35"	200.00	17.55	17.54	8.78	S 59°18'16"E	
C9	05°01'35"	176.00	15.44	15.43	7.72	S 59°18'16"E	
C10	60°01'03"	15.00	15.71	15.00	8.66	S 86°48'00"E	
C11	51°52'34"	43.00	38.93	37.62	20.92	N 89°07'46"E	
C12	67°48'43"	10.00	11.84	11.16	6.72	S 22°53'07"E	
C13	15°57'10"	43.00	11.97	11.93	6.03	S 03°02'40"W	
C14	48°36'07"	70.00	59.38	57.61	31.61	S 25°01'19"E	
C15	05°01'35"	220.00	19.30	19.29	9.66	S 59°18'16"E	

