

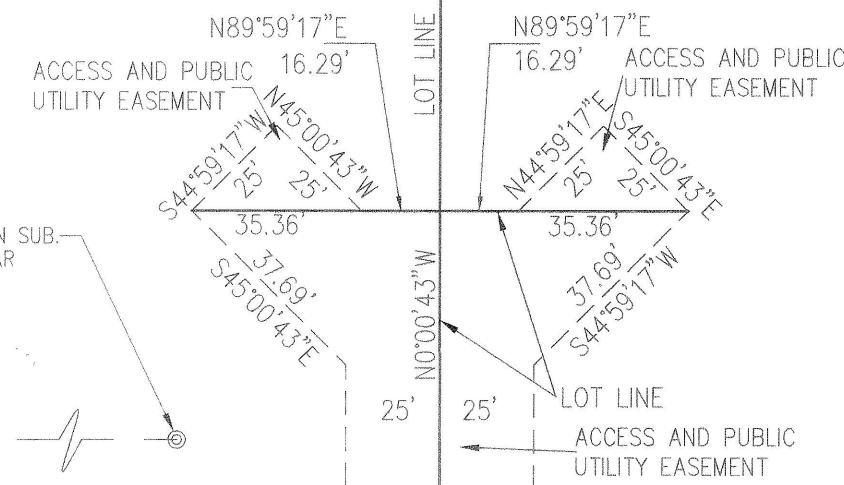
TERRACE GARDENS SUBDIVISION

PHASE 1

IN THE
SOUTH ONE-HALF OF THE NORTH ONE-HALF
OF THE SOUTHWEST QUARTER OF
SECTION 12
TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO
2000

Twin Falls County, Idaho
Recorded For:
3200 DEVELOPERS LLC
10:36am Jul 19, 2000
2000-010959
No. of Pages: 2 Fee: \$22.00
ROBERT S. FORT
Ex-Officio Recorder
Deputy: SL

OWNER-DEVELOPER
3200 DEVELOPERS LLC
P.O. BOX 5071
TWIN FALLS, IDAHO 83303
208-736-8255



DETAIL
TYPICAL PRIVATE LANE END
NO SCALE

0 50 100 200 300 FEET

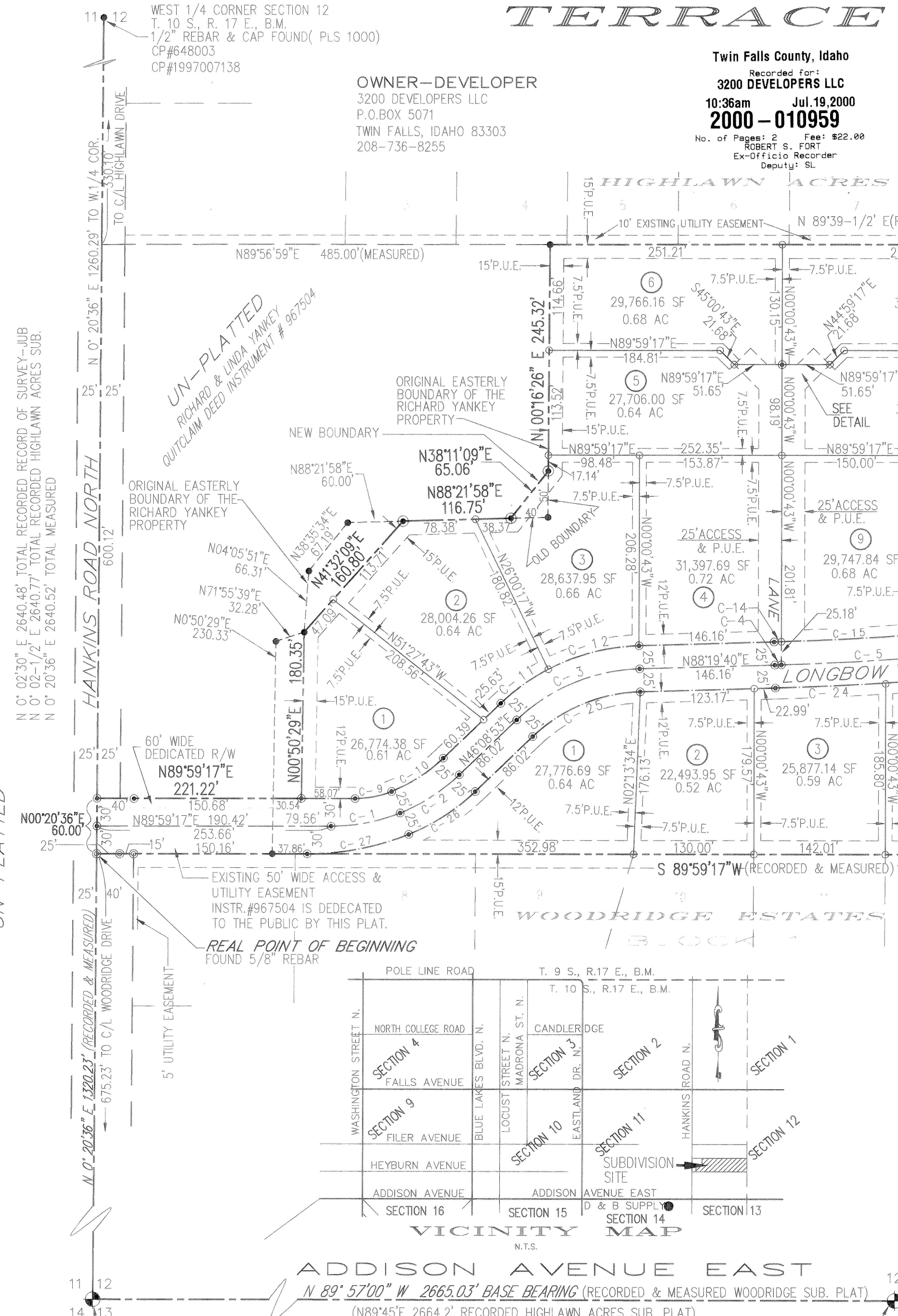
LEGEND

- (21) LOT NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT FOR DRAINAGE, UTILITIES, SNOW REMOVAL, ACCESS OR AS NOTED.
- SF SQUARE FEET
- AC ACRES
- 5/8"X30" REBAR/CAP SET
- 1/2"X24" REBAR/CAP SET
- 1/2" REBAR FOUND
- BRASS CAP FOUND
- 5/8"X30" REBAR FOUND
- CENTERLINE (AS SHOWN)
- EASEMENT LINE (AS SHOWN OR NOTED)
- SECTION LINE
- RIGHT OF WAY LINE (EXISTING)
- RIGHT OF WAY LINE (NEW)
- SUBDIVISION BOUNDARY
- LOT LINE (EXISTING)
- LOT LINE (FUTURE)

NOTES:

- MAINTENANCE AND WEED CONTROL PURSUANT TO IDAHO CODE 22-2407 FOR ALL LOTS ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE LOTS ARE SOLD AND THEREAFTER ARE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
- BASIS OF BEARINGS: THE LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 12, T.10 S., R.17 E., B. M., TWIN FALLS COUNTY, IDAHO TAKEN AS NORTH 89°57' WEST AS SHOWN ON WOODRIDGE ESTATES SUBDIVISION PLAT IN THE OFFICE OF THE RECORDER OF TWIN FALLS COUNTY.
- EASEMENTS: THERE WILL BE A 12' WIDE UTILITY, DRAINAGE, IRRIGATION AND SNOW REMOVAL EASEMENT ALONG THE STREET SIDE OF ALL LOTS. THERE WILL BE A 15' WIDE EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE ALONG THE BACK OF ALL LOTS. THERE WILL BE A 15' WIDE EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND DRAINAGE CENTERED ON THE INTERIOR SIDE LOT LINES UNLESS OTHERWISE DESIGNATED HEREON. THERE WILL BE A PUBLIC UTILITY & ACCESS (SEWER, WATER, GAS, TEL, POWER, IRRIGATION) EASEMENT 50' FEET IN WIDTH FOR LOTS 4 THRU 9, 12 THRU 17, BLOCK 1.
- TRAVEL WAYS IN THE DEDICATED RIGHTS OF WAY WILL BE BUILT TO TWIN FALLS HIGHWAY DISTRICT STANDARDS AND SPECIFICATIONS OR AN APPROVED ALTERNATE AND WILL NOT OBLIGATE THE TWIN FALLS HIGHWAY DISTRICT UNTIL OFFICIALLY ACCEPTED AND DECLARED OPEN FOR PUBLIC TRAVEL BY THE TWIN FALLS HIGHWAY DISTRICT PER IDAHO CODE 50-1313.
- LOTS WILL BE CONNECTED TO CITY OF TWIN FALLS DOMESTIC WATER SYSTEM. SEPTIC TANKS WILL BE USED UNTIL SEWER IS AVAILABLE. A DRY LINE SANITARY SEWER WILL BE INSTALLED FOR FUTURE CONNECTION. IT IS PLANNED AT PRESENT THAT NO MORE THAN 35 LOTS WILL BE ABLE TO UTILIZE A SUBSURFACE WASTE DISPOSAL SYSTEM.
- ALL LAND INCLUDED IN THIS PLAT WILL SUBJECT TO THE RESTRICTIVE COVENANTS FOR TERRACE GARDENS SUBDIVISION.
- THE IRRIGATION WATER WILL BE TRANSFERRED TO THE CITY OF TWIN FALLS REGIONAL IRRIGATION DISTRICT. A LOW PRESSURE IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LOTS. THE CITY WILL INSTALL A REGIONAL IRRIGATION SUPPLY SYSTEM AT THE SOUTHWEST CORNER OF THE PROJECT, FOR THIS SPECIFIC SITE.
- EACH LOT WILL BE RESPONSIBLE FOR CONTAINING THEIR STORM WATER RUNOFF.

CURVE DATA						
Curve	Length	Radius	Delta	Tan	Long Chd	Long Chd Brg
C- 1	76.52	200.00	21°55'12"	38.73	76.05	N 79°01'41" E
C- 2	76.52	200.00	21°55'12"	38.73	76.05	N 57°06'29" E
C- 3	147.23	200.00	42°10'47"	77.13	143.93	N 67°14'17" E
C- 4	7.05	3325.32	00°07'17"	3.53	7.05	N 88°16'01" E
C- 5	192.89	3325.32	03°19'25"	96.47	192.87	N 86°32'40" E
C- 6	199.94	3325.32	03°26'42"	100.00	199.92	N 86°36'19" E
C- 7	199.28	958.66	11°54'37"	100.00	198.92	S 89°09'44" E
C- 8	53.56	1342.62	02°17'09"	26.78	53.56	S 84°21'00" E
C- 9	40.49	105.84	21°55'12"	20.50	40.25	S 79°01'41" W
C- 10	66.95	175.00	21°55'12"	33.89	66.54	S 57°06'29" W
C- 11	63.56	225.00	16°11'09"	31.99	63.35	S 54°14'28" W
C- 12	102.08	225.00	25°59'38"	51.93	101.20	S 75°19'51" W
C- 13	NOT USED					
C- 14	7.78	3300.32	00°08'06"	3.89	7.78	S 88°15'37" W
C- 15	150.23	3300.32	02°36'29"	75.13	150.22	S 86°53'19" W
C- 16	40.43	3300.32	00°42'07"	20.22	40.43	S 85°14'01" W
C- 17	77.28	983.66	04°30'05"	38.66	77.26	S 87°08'00" W
C- 18	127.20	983.66	07°24'32"	63.69	127.11	N 86°54'41" W
C- 19	50.59	1317.62	02°12'00"	25.30	50.59	N 84°18'25" W
C- 20	56.54	1367.62	02°22'07"	28.27	56.53	N 84°23'29" W
C- 21	78.54	933.66	04°49'11"	39.29	78.52	S 85°37'01" E
C- 22	115.54	933.66	07°05'26"	57.85	115.47	N 88°25'41" E
C- 23	82.27	3350.32	01°24'25"	41.14	82.27	N 85°35'10" E
C- 24	119.17	3350.32	02°02'17"	59.59	119.17	N 87°18'32" E
C- 25	128.83	175.00	42°10'47"	67.49	125.94	N 67°14'17" E
C- 26	86.08	225.00	21°55'12"	43.57	85.56	N 57°06'29" E
C- 27	112.55	294.20	21°55'12"	56.97	111.87	N 79°01'41" E



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.

SOUTH CENTRAL DISTRICT HEALTH DEPT., EHS