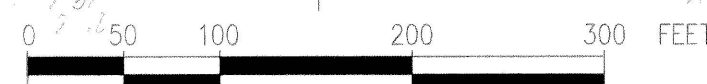
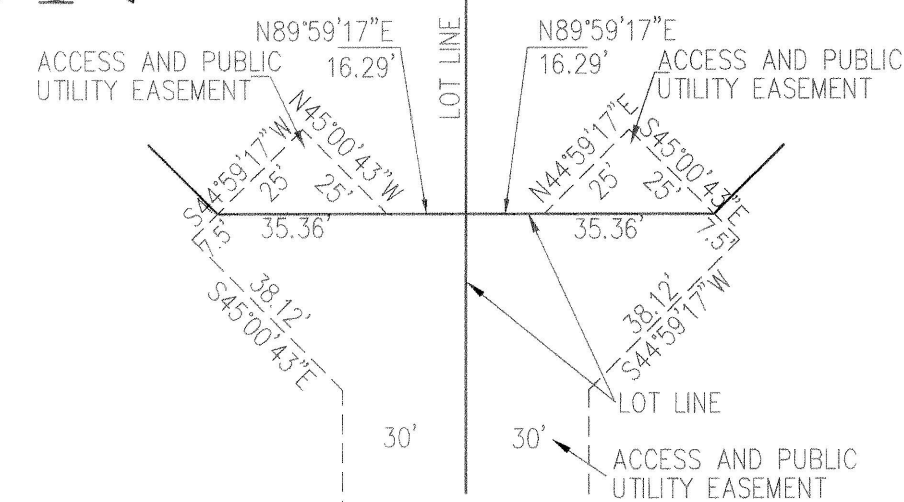


TERRACE GARDENS SUBDIVISION

PHASE 2
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

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



LEGEND

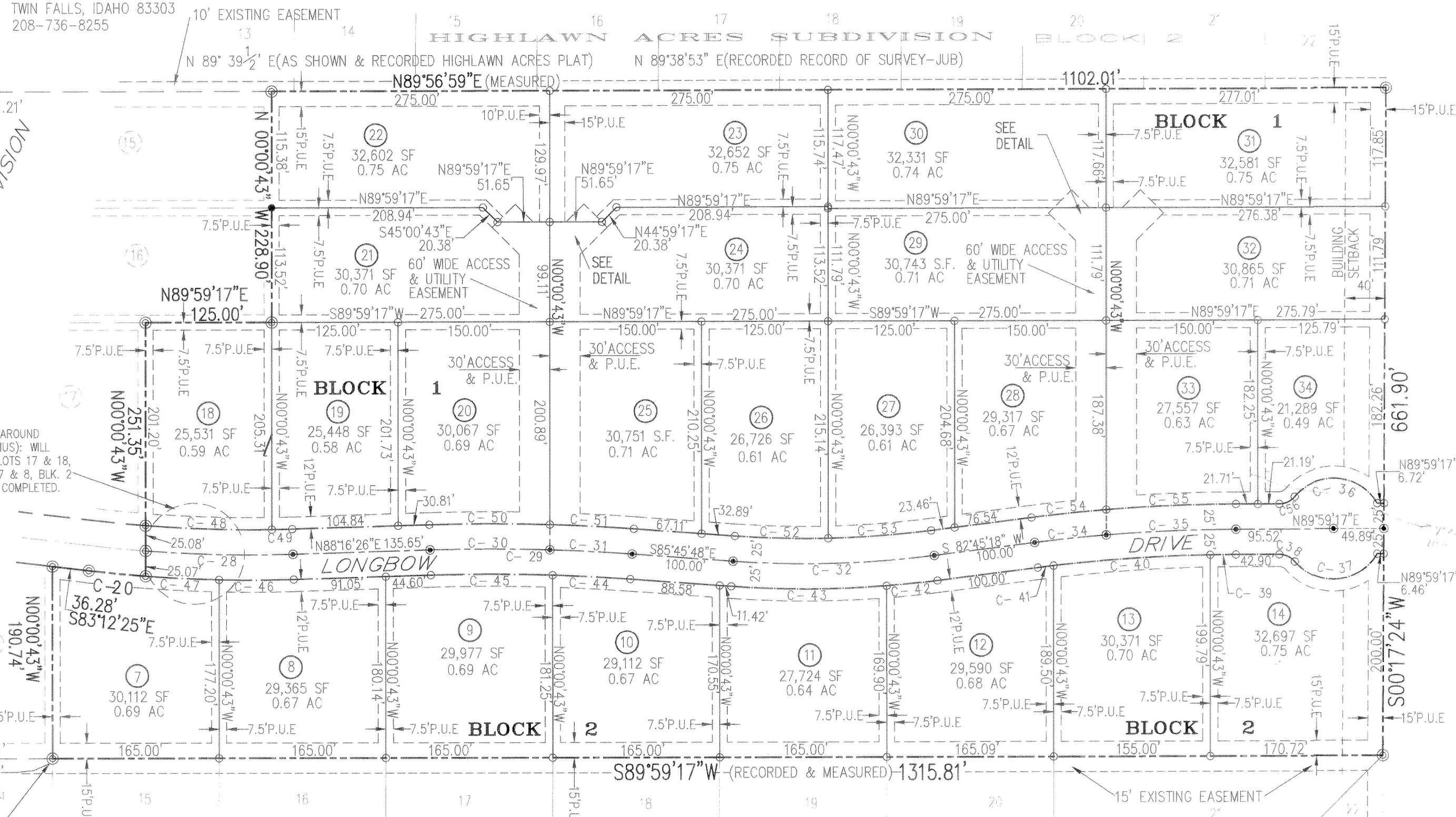
- (21) LOT NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT FOR DRAINAGE, UTILITIES, SNOW REMOVAL, ACCESS OR AS NOTED.
- SF SQUARE FEET
- AC ACRES
- 5/8"X30" REBAR/CAP SET
- 1/2"X24" REBAR/CAP SET
- 1/2" REBAR FOUND
- BRASS CAP FOUND
- 5/8"X30" REBAR FOUND
- CENTERLINE (AS SHOWN)
- EASEMENT LINE (AS SHOWN OR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

- NOTES:
1. 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.
 2. 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.
 3. EASEMENTS: THERE WILL BE A 12' WIDE UTILITY, DRAINAGE, IRRIGATION AND SNOW REMOVAL EASEMENT ALONG THE PUBLIC STREET SIDE OF ALL LOTS. THERE WILL BE A 15' WIDE EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND DRAINAGE ALONG ALL LOT LINES THAT ARE FORMED BY THE EXTERIOR BOUNDARY OF THIS SUBDIVISION UNLESS OTHERWISE DESIGNATED HEREON. 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 60' FEET IN WIDTH FOR LOTS 20 THRU 25, 28 THRU 33, BLOCK 1 DESIGNATED AS LANE.
 4. TRAVEL WAYS IN THE DEDICATED RIGHTS OF WAY WILL BE BUILT TO TWIN FALLS HIGHWAY DISTRICT STANDARDS AND SPECIFICATIONS 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.
 5. LOTS WILL BE CONNECTED TO CITY OF TWIN FALLS DOMESTIC WATER SYSTEM AND SANITARY SEWER SYSTEM.
 6. ALL LAND INCLUDED IN THIS PLAT WILL BE SUBJECT TO THE RESTRICTIVE COVENANTS FOR TERRACE GARDENS SUBDIVISION ON FILE AT THE COUNTY RECORDER'S OFFICE.
 7. 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. CONNECTION TO THIS SYSTEM WILL BE AT THE WEST BOUNDARY OF PHASE 1 IN LONGBOW DRIVE FOR THIS SPECIFIC SITE.
 8. EACH LOT WILL BE RESPONSIBLE FOR CONTAINING THEIR STORM WATER RUNOFF.

JOHN J. STRAUBHAR CONSULTING ENGINEER
TWIN FALLS, IDAHO

SHEET 1 OF 2

Curve	Delta	Radius	Length	Tan	Long Chd	Long Chd Brg
C-20	02°22'07"	1367.62'	56.53'	28.27'	56.53'	S84°23'29"E
C-28	06°14'01"	1342.62'	146.07'	73.11'	146.00'	S88°36'34"E
C-29	05°57'47"	1920.05'	199.82'	100.00'	199.73'	N88°44'41"W
C-30	03°32'08"	1920.05'	118.48'	59.26'	118.46'	N89°57'31"W
C-31	02°25'39"	1920.05'	81.35'	40.68'	81.34'	N86°58'37"W
C-32	11°28'54"	994.70'	199.33'	100.00'	199.00'	N88°29'45"E
C-33	07°13'59"	1582.18'	199.74'	100.00'	199.61'	S86°22'17"W
C-34	02°34'56"	1582.18'	71.31'	35.66'	71.30'	S84°02'46"W
C-35	04°39'03"	1582.18'	128.43'	64.25'	128.40'	S87°39'45"W
C-36	109°59'41"	50.00'	95.99'	71.40'	81.91'	N85°00'34"W
C-37	109°59'41"	50.00'	95.99'	71.40'	81.91'	N84°59'08"E
C-38	49°59'41"	20.00'	17.45'	9.33'	16.90'	N65°00'52"W
C-39	00°56'17"	1557.18'	25.49'	12.75'	25.49'	S89°31'09"W
C-40	05°43'05"	1557.18'	155.41'	77.77'	155.34'	S86°11'28"W
C-41	00°34'38"	1557.18'	15.68'	7.84'	15.68'	S83°02'36"W
C-42	02°50'32"	1019.70'	50.58'	25.30'	50.58'	N84°10'34"E
C-43	08°38'23"	1019.70'	153.76'	77.03'	153.61'	N89°55'01"E
C-44	02°19'17"	1895.05'	76.78'	38.40'	76.77'	N86°55'26"W
C-45	03°38'30"	1895.05'	120.44'	60.24'	120.42'	N89°54'20"W
C-46	03°06'01"	1367.62'	74.00'	37.01'	73.99'	N89°58'13"W
C-47	03°03'02"	1367.62'	72.81'	36.42'	72.81'	S87°06'03"E
C-48	05°26'26"	1317.62'	125.11'	62.60'	125.07'	S88°07'37"E
C-49	00°52'44"	1317.62'	20.21'	10.11'	20.21'	N88°42'48"E
C-50	03°30'43"	1945.05'	119.22'	59.63'	119.21'	N89°58'13"W
C-51	02°27'03"	1945.05'	83.20'	41.61'	83.19'	N86°59'19"W
C-52	05°27'06"	969.70'	92.27'	46.17'	92.23'	S88°29'21"E
C-53	06°01'48"	969.70'	102.05'	51.08'	102.01'	N85°46'12"E
C-54	02°39'17"	1607.18'	74.47'	37.24'	74.46'	S84°04'56"W
C-55	04°34'42"	1607.18'	128.43'	64.25'	128.39'	S87°41'56"W
C-56	49°59'41"	20.00'	17.45'	9.33'	16.90'	N64°59'26"E



ADDISON AVENUE EAST

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.

11/4/2000 *[Signature]* 219
SOUTH CENTRAL DISTRICT HEALTH DEPT., EHS

UN-PLATTED

UN-PLATTED