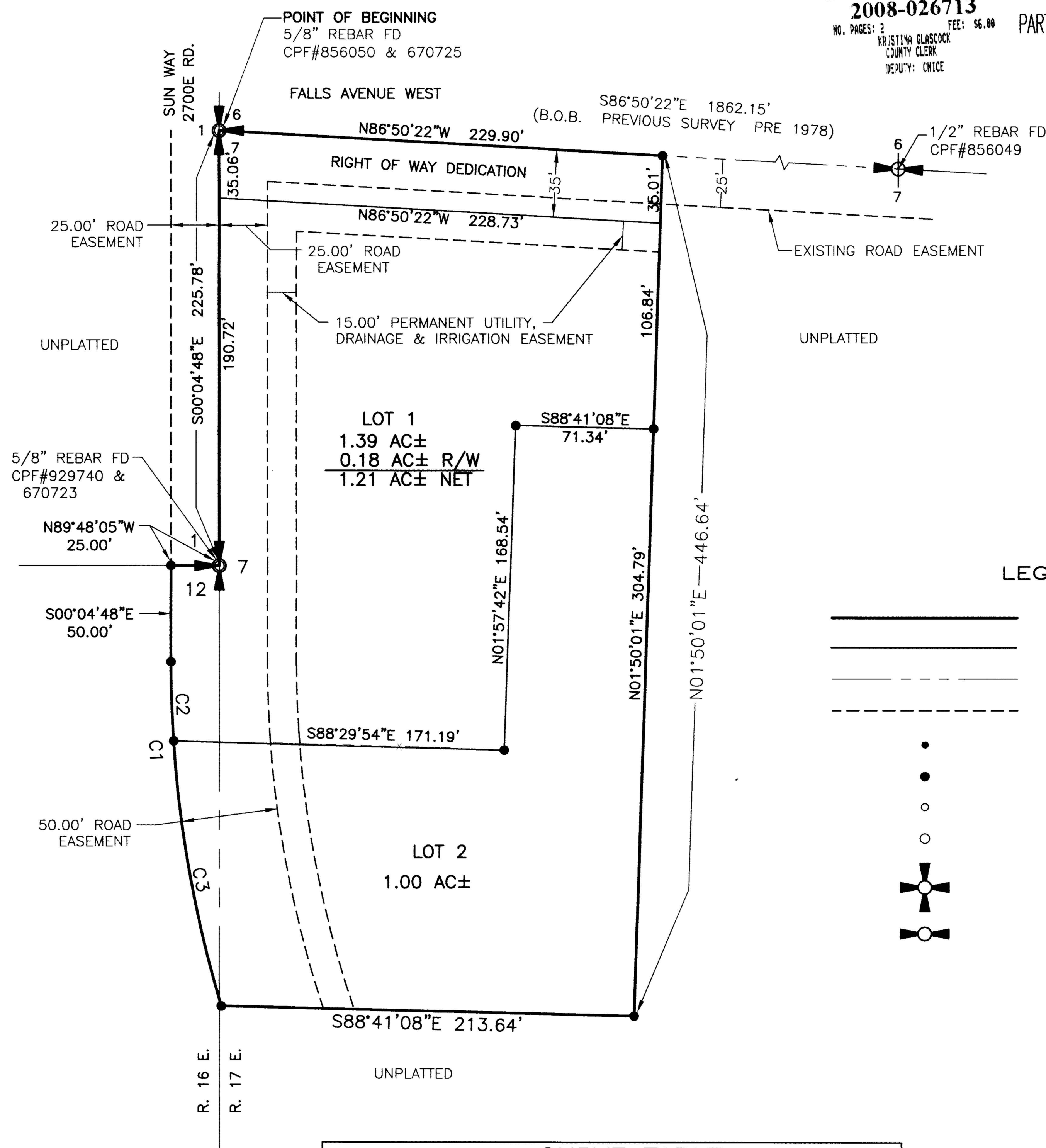


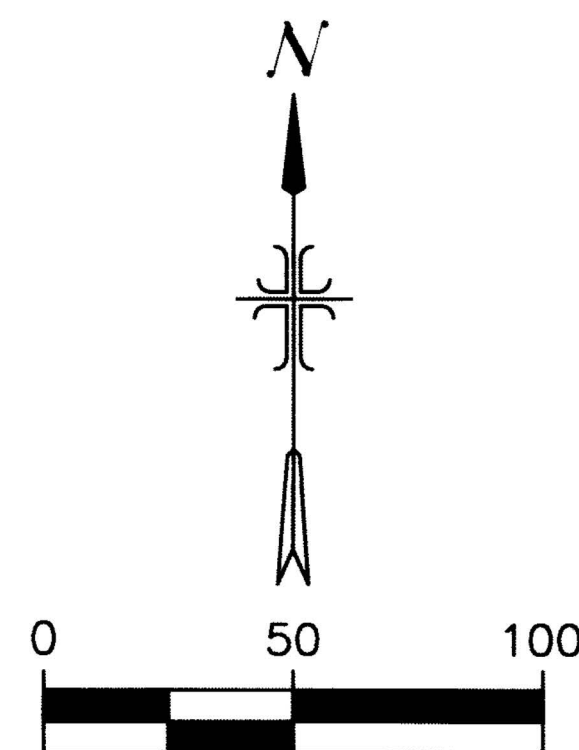
TWIN FALLS COUNTY
RECORDED FOR:
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2008-026713
NO. PAGES: 2 FEE: \$6.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: CHICE

CONVEYANCE PLAT
THIEBERT SUBDIVISION
PART OF THE GOV'T LOT 1 OF SECTION 7, TOWNSHIP 10 SOUTH, RANGE 17 EAST,
& NE 1/4 NE1/4 OF SECTION 12 TOWNSHIP 10 SOUTH, RANGE 16 EAST,
BOISE MERIDIAN
TWIN FALLS COUNTY, IDAHO
2008

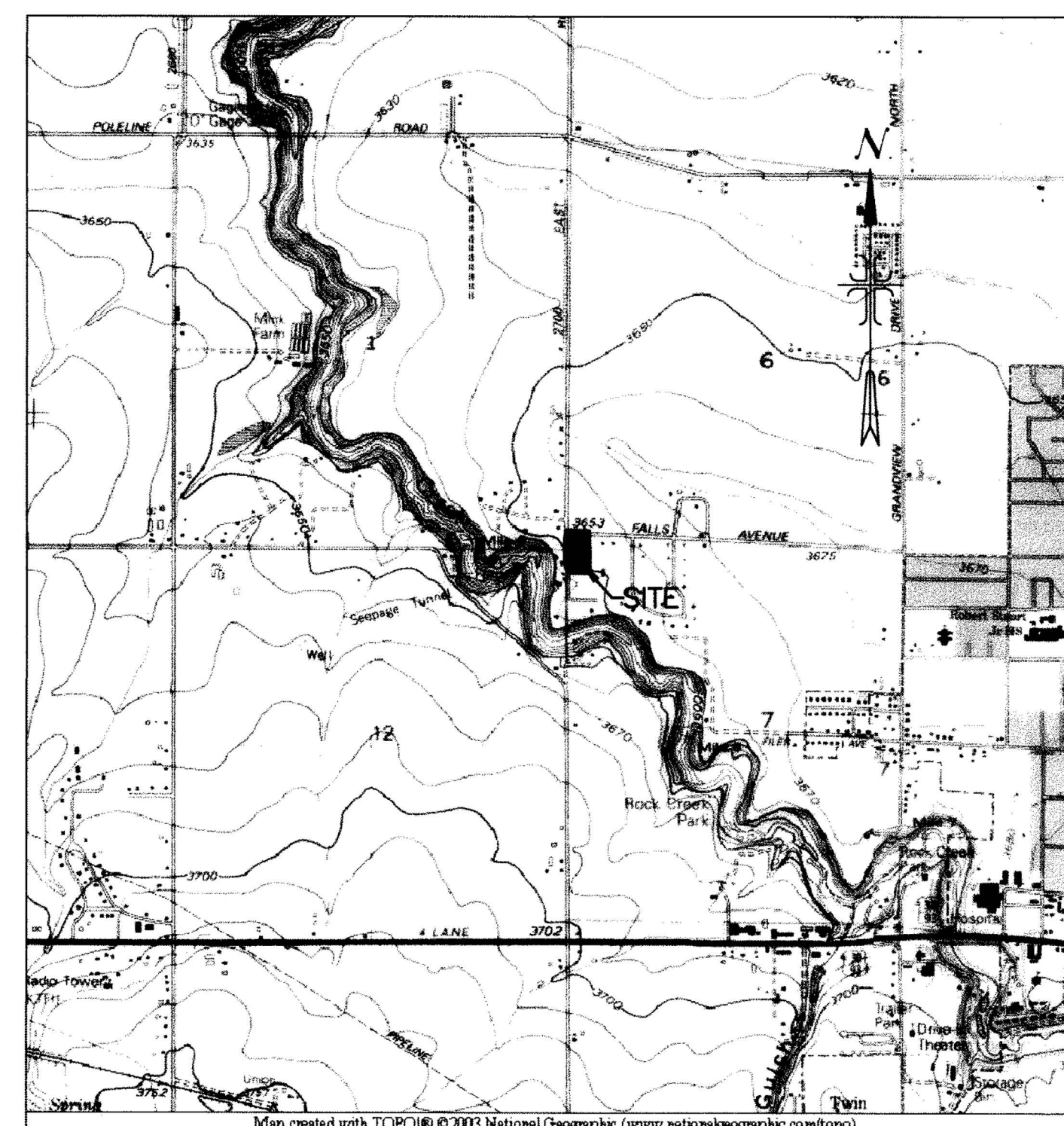


LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- 1/2"x24" REBAR w/CAP SET
- 5/8"x30" REBAR w/ CAP SET
- 1/2" REBAR FOUND
- 5/8" REBAR FOUND
- SECTION CORNER
- QUARTER CORNER



SCALE IN FEET



VICINITY SKETCH
NOT TO SCALE

NOTES

- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF TWIN FALLS.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- ALL LOT LINES COMMON TO PUBLIC RIGHT-OF-WAY WITHIN THE THIEBERT 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.
- THE DEVELOPER AND/OR OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- 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.

CONVEYANCE PLAT NOTE

"A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY OF TWIN FALLS, IDAHO, FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF TITLE 10 OF THE CITY OF TWIN FALLS CITY CODE. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED AND ACCEPTED CONVEYANCE PLAT IS A VIOLATION OF CITY CODE."

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	181.05'	625.00'	16°35'51"	180.42'	S08°22'43"E
C2	41.11'	625.00'	3°46'08"	41.10'	S01°57'52"E
C3	139.94'	625.00'	12°49'43"	139.65'	S10°15'48"E

HEALTH CERTIFICATE

"SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING, OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTIONS REQUIREMENTS ARE SATISFIED."

NOV. 19, 2008
DATE

DISTRICT HEALTH DEPARTMENT, REMS



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