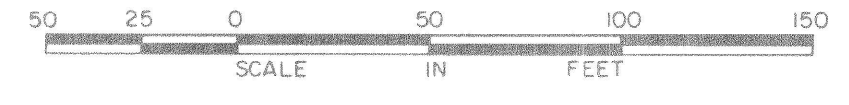


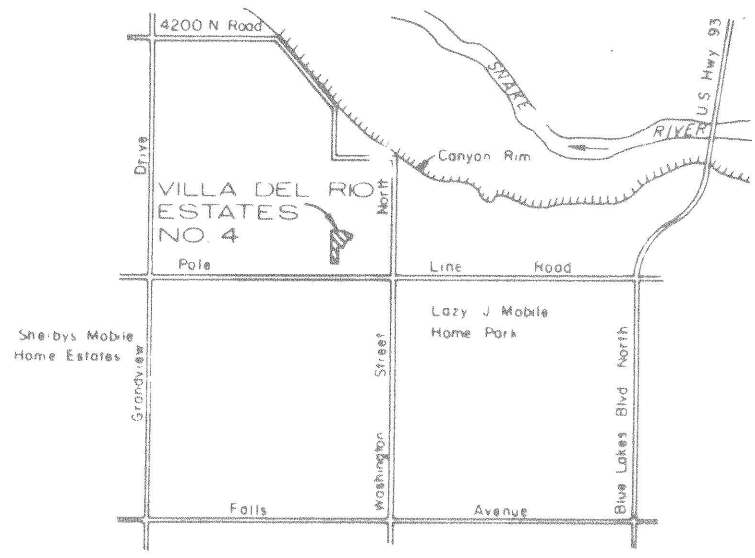
1985 08841

PLAT SHOWING
 VILLA DEL RIO ESTATES NO. 4
 A SUBDIVISION IN
 A PORTION OF THE SE1/4 SE1/4 SECTION 32, T.9S., R.17E., B.M.
 TWIN FALLS COUNTY, IDAHO
 1984



04115

6-24-85
 John Dore
 7-23-85



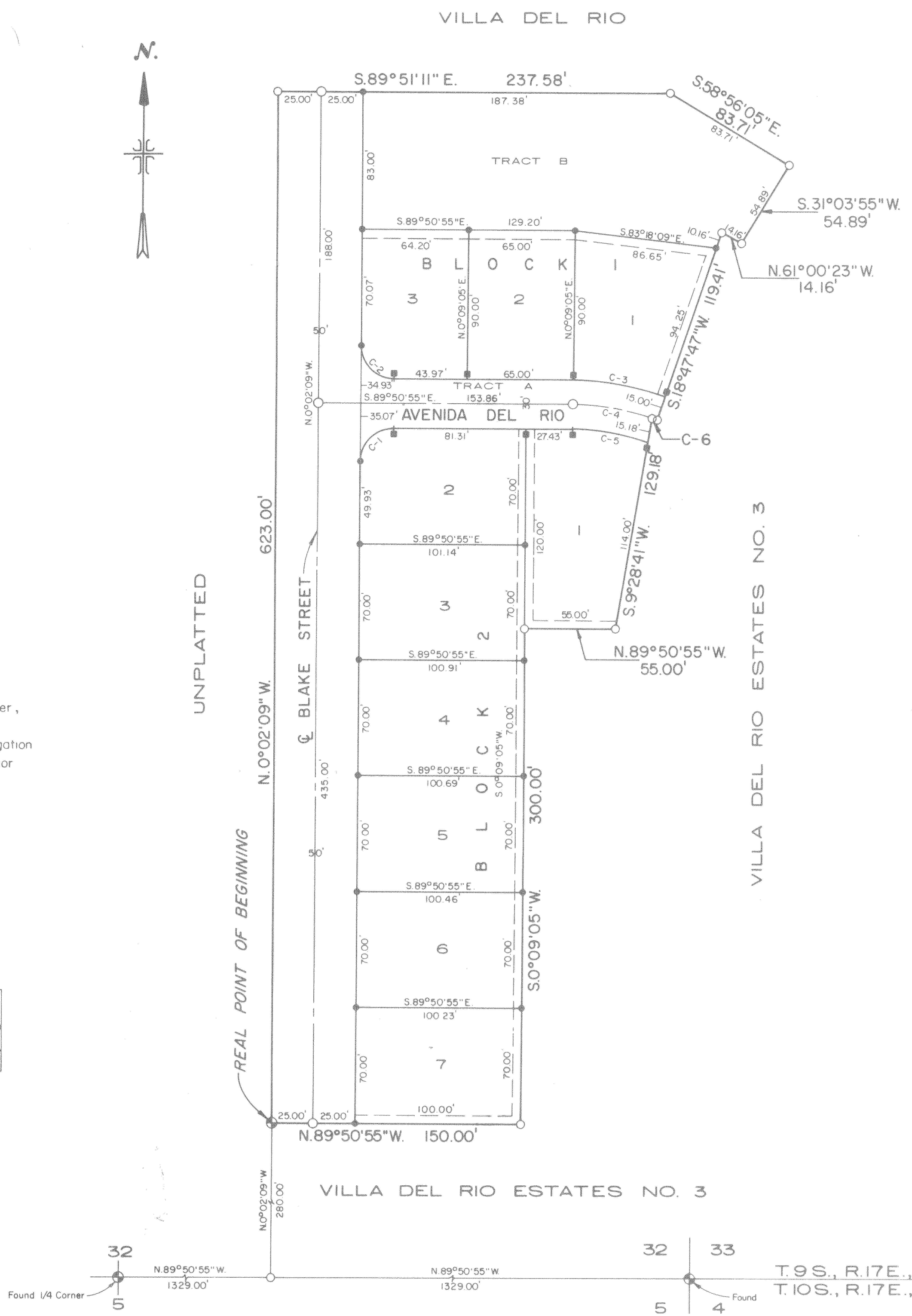
SCALE IN THOUSANDS OF FEET

VICINITY MAP

- LEGEND**
- Boundary Line
 - ⊙ Brass Cap
 - 3/4" x 30" Iron Pin
 - 5/8" x 30" Iron Pin
 - 1/2" x 24" Iron Pin
 - 1/2" x 24" Iron Pin, Witness Corner, 3' From Lot Corner
 - - - - - Public Utilities, Drainage and Irrigation Easement Five (5) feet from Interior Boundary Lines

COMMON AREA

LOT NO.	BLOCK NO.	COMMON AREA DESCRIPTION
Tract A		Motor Court Lot
Tract B	I	Landscape Area



CURVE DATA

Curve No.	Radius	Δ	Tangent	Length	Chord	Chord Bearing
C-1	20.00'	90°11'14"	20.07'	31.48'	28.33'	N. 45°03'28" E.
C-2	20.00'	89°48'46"	19.93'	31.35'	28.24'	N. 44°56'12" W.
C-3	175.00'	18°38'42"	28.73'	56.95'	56.70'	S. 81°31'34" E.
C-4	160.00'	17°38'44"	24.83'	49.28'	49.08'	S. 81°01'11" E.
C-5	145.00'	18°30'47"	23.63'	46.85'	46.65'	S. 80°35'11" E.
C-6	160.00'	0°59'59"	1.40'	2.79'	2.79'	N. 71°42'12" W.

- NOTES**
- All lot lines common to boundary lines of public right-of-way and private lanes (Tract A) have a five (5) foot wide permanent public utilities, drainage and irrigation easement.
 - Building setbacks in this subdivision shall conform to the applicable Zoning Regulations of the City of Twin Falls - Zone R4MHS.
 - Tract A; Tract B, Block I; are owned and maintained by Villa Del Rio Estates Homeowners Association.
 - Tract A is hereby designated as a private motor court lot and a Blanket Easement for sanitary sewer, public utilities, drainage, irrigation, public service and emergency vehicular access and an ingress-egress easement.
 - Tract B, Block I is a Common Landscaped Area and has a Blanket Easement for public utilities, drainage and irrigation.
 - A Blanket Easement for the Villa Del Rio Estates Homeowners Association's sprinkler system over all of the plat of Villa Del Rio Estates, except for public dedicated right-of-ways.

868605

J-U-B ENGINEERS, INC.
 Engineers Surveyors Planners
 Twin Falls, Idaho