PLAT SHOWING

VILLA DEL RIO ESTATES

A SUBDIVISION

A PORTION OF THE SE1/4 SE1/4, SECTION 32, T. 9S., R. 17E., B.M.,

TWIN FALLS COUNTY, IDAHO

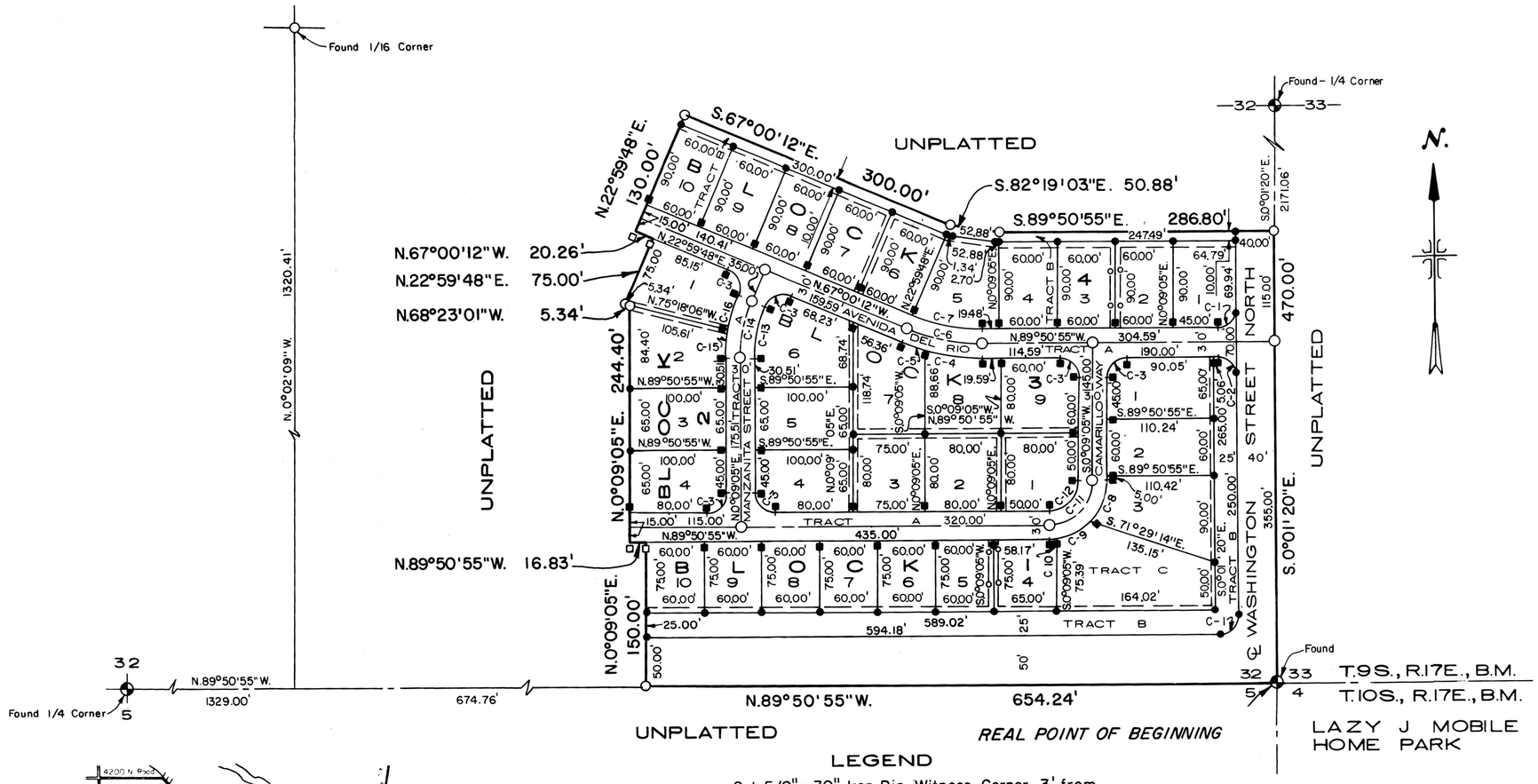
1980

100 50 0 100 200 300

SCALE IN FEET

NOTES

1. All lot lines common to public right-of-way and Avenida Del Rio, Manzanita Street and Camarillo Way (private lanes - Tract A) boundary lines have a five (5) foot wide permanent public utilities, drainage and irrigation easement.
2. Building setbacks in this subdivision shall conform to the applicable Zoning Regulations of the City of Twin Falls - Zone R4MHS.
3. Tract A; Tract B, Block 1; Tract B, Block 4; and Tract C, Block 1 are owned and maintained by Villa Del Rio Estates Homeowners Association.
4. 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.
5. Tract B, Block 1 and Tract B, Block 4 is a Common Landscaped Area and has a Blanket Easement for public utilities, drainage and irrigation.
6. Tract C, Block 1 is a Recreational Vehicle Storage Area and has a Blanket Easement for public utilities, drainage and irrigation.
7. 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.



CURVE DATA

CURVE	R	Δ	T	L	CH. L.	CH. BEARING
C-1	20.00'	90°10'25"	20.06'	31.48'	28.33'	S.45°03'53" W.
C-2	20.00'	89°49'35"	19.94'	31.36'	28.24'	N.44°56'07" W.
C-3	20.00'	90°00'00"	20.00'	31.42'	28.28'	———
C-4	215.00'	16° 19'06"	30.83'	61.23'	61.03'	N.8°41'22" W.
C-5	215.00'	6°31'37"	12.26'	24.49'	24.48'	N.70°16'00" W.
C-6	200.00'	22°50'43"	40.41'	79.75'	79.22'	N.78°25'33" W.
C-7	185.00'	22°50'43"	37.38'	73.76'	73.28'	N.78°25'33" W.
C-8	60.00'	45°00'00"	24.85'	47.12'	45.92'	S.22°39'05" W.
C-9	60.00'	38°27'46"	20.93'	40.28	39.53'	S.64°22'58" W.
C-10	60.00'	6°32'14"	3.43'	6.85'	6.84'	S.86°52'58" W.
C-11	45.00'	90°00'00"	45.00'	70.69'	63.64'	S.45°09'05" W.
C-12	30.00'	90°00'00"	30.00'	47.12'	42.43'	S.45°09'05" W.
C-13	139.25'	22°50'43"	28.13'	55.52'	55.16'	N. 11°34'27" E.
C-14	154.25'	22°50'43"	31.17'	61.50'	61.10'	N. 11°34'27" E.
C-15	169.25'	9°18'16"	13.77'	27.49'	27.45'	N. 4°48'13" E.
C-16	169.25'	13°32'27"	20.09'	40.00'	39.91'	N. 16°13'34" E.

788200

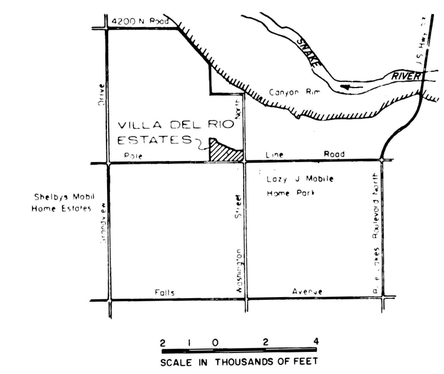
STATE OF IDAHO } ss.
County of Twin Falls }

I hereby certify that this instrument filed for record at the request of City of Twin Falls 8:30 o'clock, AM this AUG 22 1980 in my office and duly recorded in book ..... of ..... page .....

RICHARD A. PENCE
Ex-Officio Recorder
Janet Brown
Deputy

Fee $ 10.00
Return to File

Twin Falls County, Idaho
Recorded for:
JUB ENGINEERS
09:00:00 am Aug.01,1980
0000 – 788200



VICINITY MAP

LEGEND

- Set 5/8"x 30" Iron Pin, Witness Corner, 3' from Boundary Corner
- Set 1/2"x 24" Iron Pin, Witness Corner, 3' from Lot Boundary Corner
- Boundary Line
- Brass Cap
- 3/4"x 30" Iron Pin
- 5/8"x 30" Iron Pin
- 1/2"x 24" Iron Pin
- Public Utilities, Drainage and Irrigation Easement Five (5') feet from Interior Boundary Lines
- Pedestrian Walkway, 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	1	Landscape Area
Tract B	4	Lot
Tract C	1	Recreation Vehicle Storage Lot

VILLA DEL RIO ESTATES
A Joint Venture
Developer
Twin Falls, Idaho

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