

VILLA VISTA SUBDIVISION NO. 7

A PORTION OF
THE SE 1/4 NW 1/4, SECTION 28
T. 10 S., R. 17 E., B.M.
TWIN FALLS COUNTY, IDAHO
2005

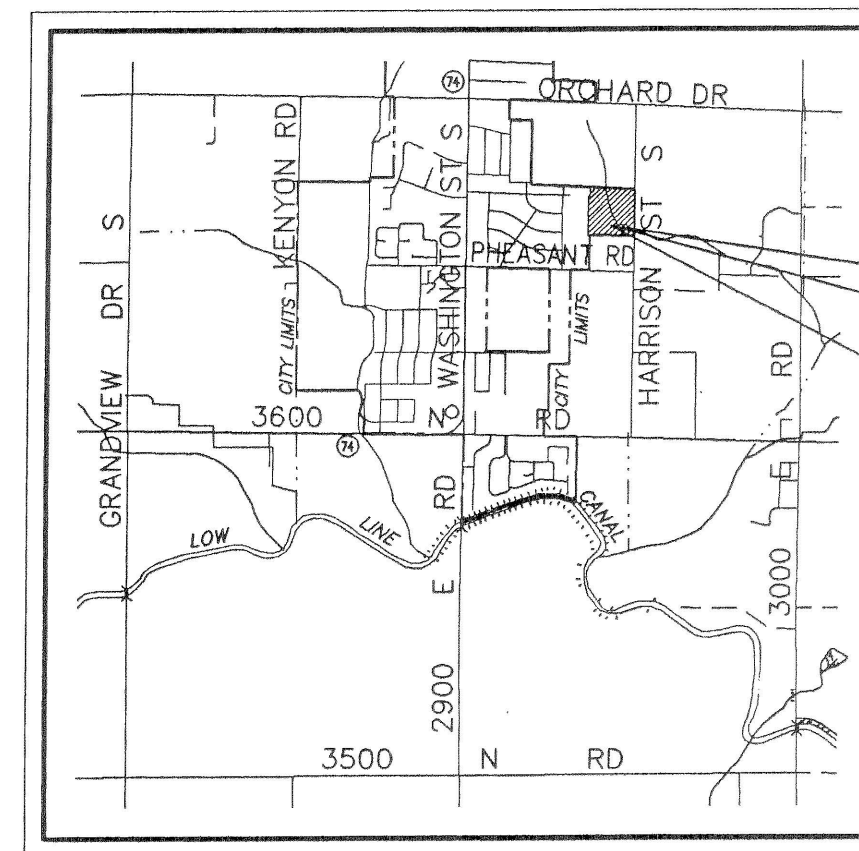
12.04 ACRES

TWIN FALLS COUNTY
RECORDED FOR:
RIEDEL ENGINEERING
12:18:02 pm 03-31-2005
2005-006600
NO. PAGES: 2 FEE: \$22.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: CNICE

LEGEND

	BOUNDARY LINE
	SUBDIVISION LOT BOUNDARY
	SECTION LINE
	CENTERLINE
	UTILITY, IRRIGATION & CATV EASEMENT
	BRASS CAP FOUND
	FOUND 5/8" REBAR
	FOUND 1/2" REBAR
	SET 1/2"x 24" REBAR & CAP
	SET 5/8"x 30" REBAR & CAP
	LOT NUMBER
	BASIS OF BEARINGS
	FOUND

100 50 0 100 200
SCALE IN FEET



VICINITY MAP

NOT TO SCALE

NOTES:

IRRIGATION WATER RIGHTS WILL BE TRANSFERRED TO THE CITY OF TWIN FALLS REGIONAL IRRIGATION DISTRICT AND A PRESSURE IRRIGATION SYSTEM WILL BE PROVIDED.

ALL INTERIOR LOT LINES HAVE A 5' UTILITY EASEMENT.

EACH LOT IS SUBJECT TO A RETENTION AREA TO RETAIN STORM WATER RUNOFF IN ACCORDANCE TO THE C.C.&R'S AS RECORDED IN THE TWIN FALLS COUNTY RECORDER'S OFFICE FOR THIS SUBDIVISION. ANY MODIFICATIONS TO THIS AREA ARE SUBJECT TO THE APPROVAL OF THE CITY OF TWIN FALLS, IDAHO.

REF:

WARRANTY DEEDS 1999-017603, 2000-004421, 2000-009544, 2004-012042, 2005-004333 & 2005-005781.

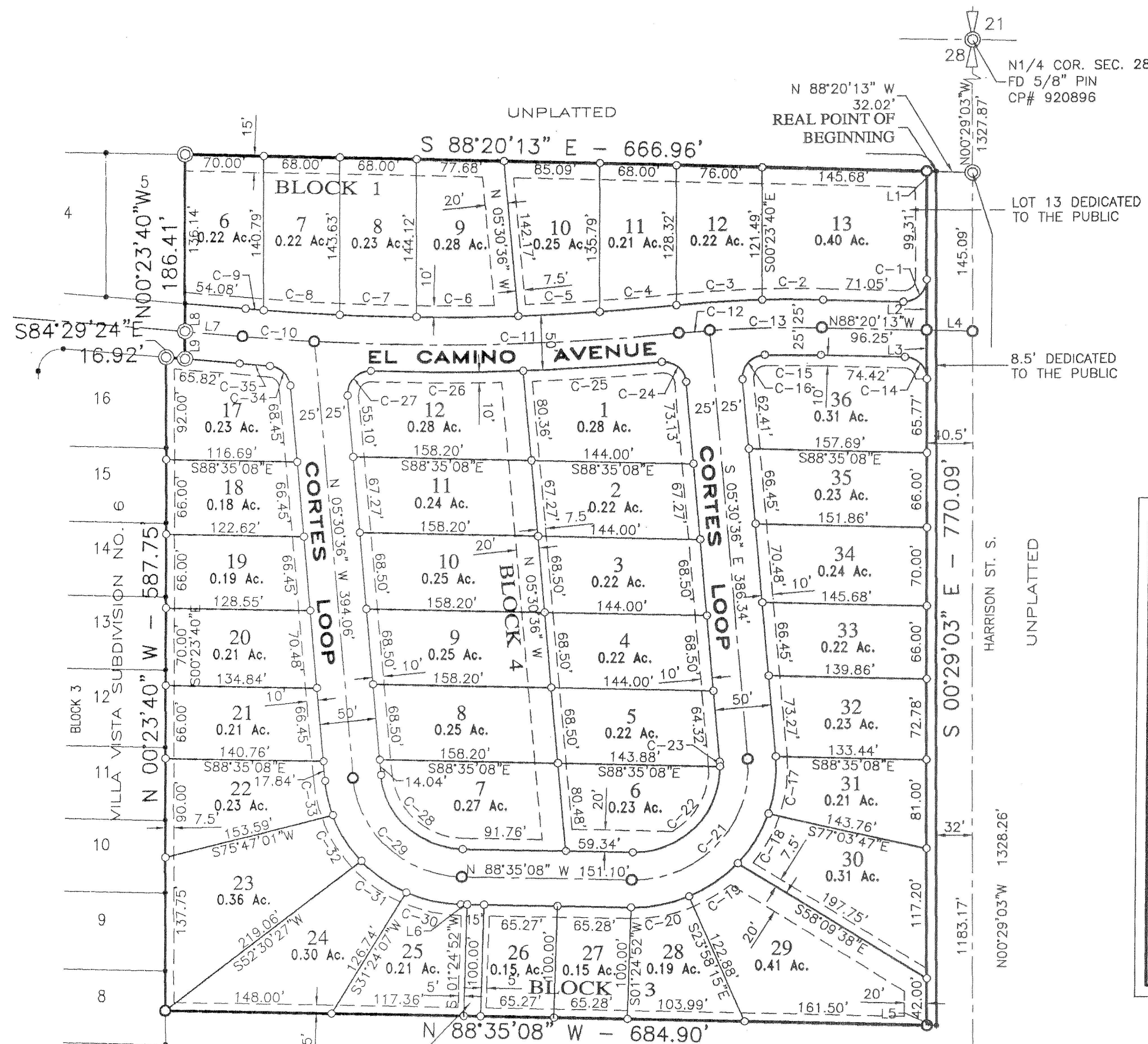
HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON THE DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS FOR THIS SUBDIVISION AND THE CONDITIONS IMPOSED ON THE OWNER / DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. FUTURE OWNERS ARE CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO POTABLE WATER OR SANITARY SEWER FACILITIES HAVE BEEN CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF SAID FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE OWNER / DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING SAID FACILITIES. IF THE OWNER / DEVELOPER FAILS TO CONSTRUCT SAID FACILITIES OR TO MEET OTHER CONDITIONS OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY, THEN THE SANITARY RESTRICTIONS ARE IN FORCE, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING POTABLE WATER OR SANITARY SEWER / SEPTIC FACILITIES SHALL BE ALLOWED.

Mar 25, 2005
DATE

Walter S. Beach
DISTRICT HEALTH DEPARTMENT, EHS

RIEDEL & ASSOCIATES, INC.
202 FALLS AVENUE
TWIN FALLS, IDAHO 83301
VILLA VISTA SUBDIVISION NO. 7
SHEET 1 OF 2



TRACT "A" SEE
DETAIL THIS SHEET.
DEDICATED TO THE
PUBLIC

UNPLATTED
NW SEC. COR.
ITD B.C. #936653
CP# 762673 & 854835

CENTER OF SEC. 28
FD 5/8" PIN

W1/4 COR. SEC. 28
FD 5/8" PIN
CP# 680391

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S 88°20'13" E	8.50'
L2	S 00°29'03" E	45.78'
L3	S 00°29'03" E	44.28'
L4	N 88°20'13" W	40.53'
L5	N 88°35'08" W	8.50'
L6	N 88°35'08" W	5.55'
L7	N 84°29'24" W	51.49'
L8	N 00°23'40" W	25.13'
L9	N 00°23'40" W	25.13'

CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C-1	92°08'50"	20.00'	32.17'	28.81'	20.76'	N 45°35'22" E
C-2	03°01'13"	1025.00'	54.03'	54.03'	27.02'	N 89°50'50" W
C-3	04°15'10"	1025.00'	76.08'	76.06'	38.06'	S 86°30'59" W
C-4	01°58'37"	1975.00'	68.15'	68.14'	34.08'	N 85°22'43" E
C-5	02°06'03"	1975.00'	72.42'	72.41'	36.21'	N 87°25'02" E
C-6	02°37'13"	1975.00'	90.32'	90.31'	45.17'	N 89°46'40" E
C-7	01°58'24"	1975.00'	68.02'	68.02'	34.01'	S 87°55'31" E
C-8	01°58'39"	1975.00'	68.16'	68.16'	34.09'	S 85°57'00" E
C-9	00°28'16"	1975.00'	16.24'	16.24'	8.12'	S 84°43'32" E
C-10	01°50'26"	2000.00'	64.25'	64.25'	32.13'	N 85°24'37" W
C-11	09°16'46"	2000.00'	323.91'	323.56'	162.31'	S 89°01'47" W
C-12	01°34'24"	1000.00'	27.46'	27.46'	13.73'	S 85°10'36" W
C-13	05°41'59"	1000.00'	99.48'	99.44'	49.78'	S 88°48'48" W
C-14	87°51'10"	20.00'	30.67'	27.75'	19.26'	N 44°24'38" W
C-15	02°55'36"	975.00'	49.80'	49.80'	24.91'	N 89°48'01" W
C-16	94°14'47"	20.00'	32.90'	29.31'	21.54'	S 41°36'47" W
C-17	24°13'23"	125.00'	52.85'	52.45'	26.82'	S 06°36'05" W
C-18	24°14'01"	125.00'	52.87'	52.48'	26.84'	S 30°49'48" W
C-19	24°14'02"	125.00'	52.87'	52.48'	26.84'	S 55°03'49" W
C-20	24°14'02"	125.00'	52.87'	52.48'	26.84'	S 79°17'51" W
C-21	96°55'28"	100.00'	169.17'	149.70'	112.88'	S 42°57'08" W
C-22	93°44'20"	75.00'	122.70'	109.47'	80.06'	N 44°32'42" E
C-23	03°11'08"	75.00'	4.17'	4.17'	2.09'	N 03°55'02" W
C-24	89°36'23"	20.00'	31.28'	28.19'	19.86'	N 50°18'47" W
C-25	03°29'09"	2025.00'	123.20'	123.17'	61.61'	S 86°37'36" W
C-26	03°49'19"	2025.00'	135.08'	135.06'	67.57'	N 89°43'11" W
C-27	97°42'05"	20.00'	34.10'	30.12'	22.89'	S 43°20'27" W
C-28	83°04'32"	75.00'	108.75'	99.47'	66.44'	S 47°02'52" E
C-29	83°04'32"	100.00'	144.99'	132.62'	88.59'	N 47°02'52" W
C-30	22°48'46"	125.00'	49.77'	49.44'	25.22'	N 77°10'45" W
C-31	22°48'47"	125.00'	49.77'	49.44'	25.22'	N 54°21'58" W
C-32	22°48'46"	125.00'	49.77'	49.44'	25.22'	N 31°33'12" W
C-33	14°38'13"	125.00'	31.93'	31.85'	16.05'	N 12°49'43" W
C-34	79°44'44"	20.00'	27.84'	25.64'	16.71'	N 45°22'58" W
C-35	00°45'56"	2025.00'	27.06'	27.06'	13.53'	N 84°52'22" W