

VILLA VISTA SUBDIVISION NO. 8

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

8.27 ACRES

TWIN FALLS COUNTY
RECORDED FOR:
RIEDEL ENGINEERING
11:28:06 am 01-18-2006
2006-001220
NO. PAGES: 2 FEE: \$22.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: COUNBAR

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
	CORNER PERPETUATION NUMBER
	SQUARE FEET

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 AND PER THE CITY OF TWIN FALLS REGULATIONS.

REF:

WARRANTY DEEDS 1999-017603, 2000-004421, 2000-009544, 2004-012042 & 2004-015038.

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.

July 13, 2005
DATE

TWIN FALLS COUNTY
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RIEDEL & ASSOCIATES, INC.
202 FALLS AVENUE
TWIN FALLS, IDAHO 83301
VILLA VISTA SUBDIVISION NO. 8
SHEET 1 OF 2



DATE: 2-28-05 JOB NO: 707

N1/4 COR. SEC. 28
FD 5/8" PIN
CP# 920896
ORCHARD DR.

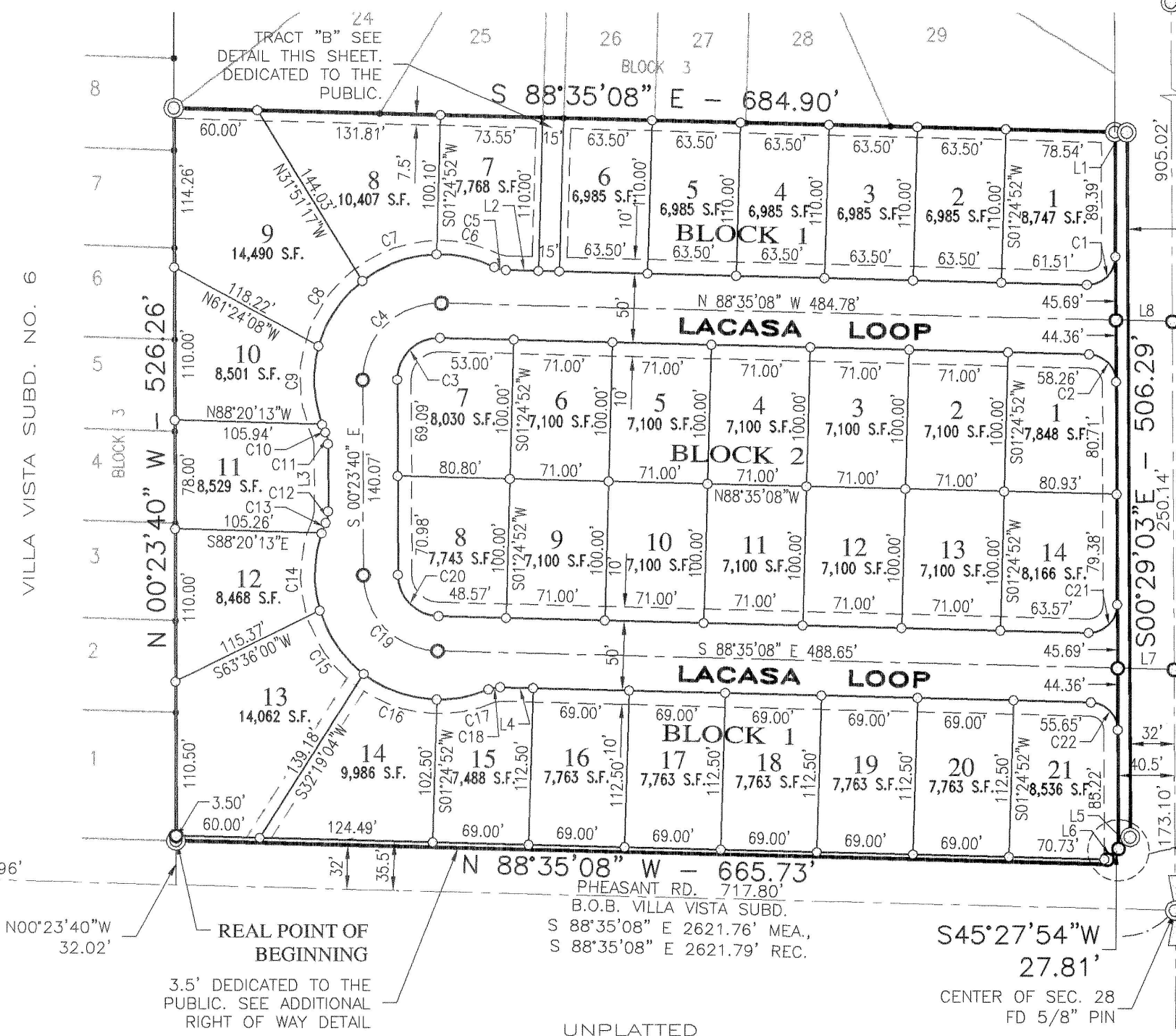
21
28

VILLA VISTA SUBD. NO. 7

N01°24'52"E 110.00'
S01°24'52"W 110.00'
0.04 Ac.
N88°35'08"W 15.00'
TRACT "B" DETAIL

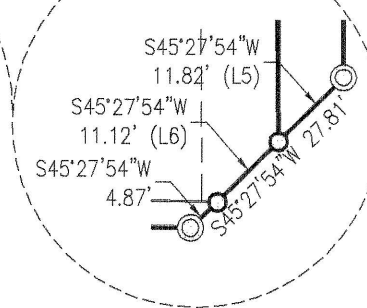
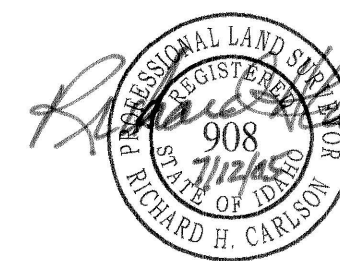
WASHINGTON ST. S.
S 00°18'57"E 2679.00'
NW SEC. COR.
ITD B.C. #936653
CP# 762673 & 854835
W1/4 COR.
SEC. 28
FD 5/8" PIN
CP# 680391

VILLA VISTA SUBD. NO. 6



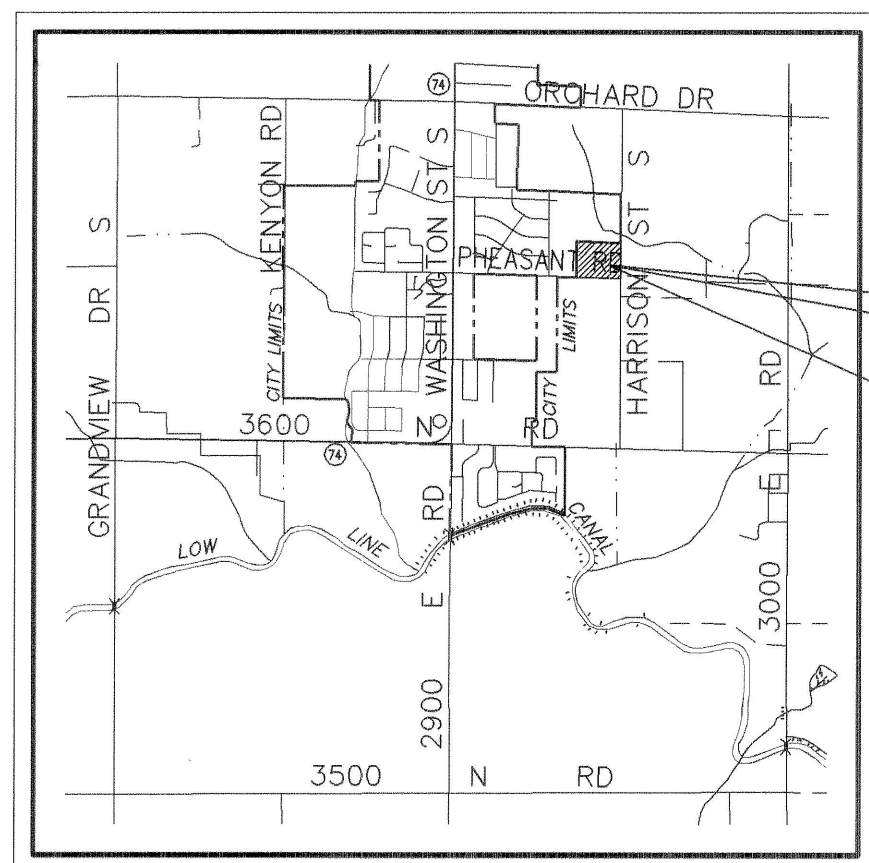
8.5' DEDICATED TO THE PUBLIC.

UNPLATTED



N00°23'40"W 32.02'
S88°35'08"E 669.22'
N88°35'08"W 665.73'
S45°27'54"W 4.87'

ADDITIONAL RIGHT-OF-WAY DEDICATED
2,336 S.F.



VICINITY MAP
NOT TO SCALE

CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	91°53'55"	20.00'	32.08'	28.75'	20.67'	S 45°27'54" W
C2	88°06'05"	20.00'	30.75'	27.81'	19.35'	S 44°32'06" E
C3	91°48'32"	30.00'	48.07'	43.09'	30.96'	N 45°30'36" E
C4	91°48'32"	55.00'	88.13'	79.00'	56.76'	S 45°30'36" W
C5	24°37'12"	20.00'	8.59'	8.53'	4.36'	N 76°16'32" W
C6	27°20'48"	90.00'	42.96'	42.55'	21.90'	N 77°38'20" W
C7	36°38'25"	90.00'	57.55'	56.58'	29.80'	S 70°22'04" W
C8	36°37'29"	90.00'	57.53'	56.56'	29.79'	S 33°44'06" W
C9	36°37'29"	90.00'	57.53'	56.56'	29.79'	S 02°53'23" E
C10	03°48'45"	90.00'	5.99'	5.99'	3.00'	S 23°06'30" E
C11	24°37'12"	20.00'	8.59'	8.53'	4.36'	S 12°42'16" E
C12	24°37'12"	20.00'	8.59'	8.53'	4.36'	S 11°54'56" W
C13	05°03'56"	90.00'	7.96'	7.95'	3.98'	S 21°41'34" W
C14	36°01'17"	90.00'	56.58'	55.66'	29.26'	S 01°08'58" W
C15	36°00'48"	90.00'	56.57'	55.64'	29.25'	S 34°52'05" E
C16	36°00'49"	90.00'	56.57'	55.64'	29.25'	S 70°52'54" E
C17	24°19'02"	90.00'	38.20'	37.91'	19.39'	N 78°57'11" E
C18	24°37'12"	20.00'	8.59'	8.53'	4.36'	N 79°06'16" E
C19	88°11'28"	55.00'	84.66'	76.54'	53.29'	S 44°29'24" E
C20	88°11'28"	30.00'	46.18'	41.75'	29.07'	N 44°29'24" W
C21	91°53'55"	20.00'	32.08'	28.75'	20.67'	S 45°27'55" W
C22	88°06'05"	20.00'	30.75'	27.81'	19.35'	S 44°32'06" E

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S 88°35'08" E	8.50'
L2	N 88°35'08" W	23.44'
L3	S 00°23'40" E	48.42'
L4	S 88°35'08" E	23.65'
L5	S 45°27'54" W	11.82'
L6	S 45°27'54" W	11.12'
L7	S 88°35'08" E	40.52'
L8	N 88°35'08" W	40.52'