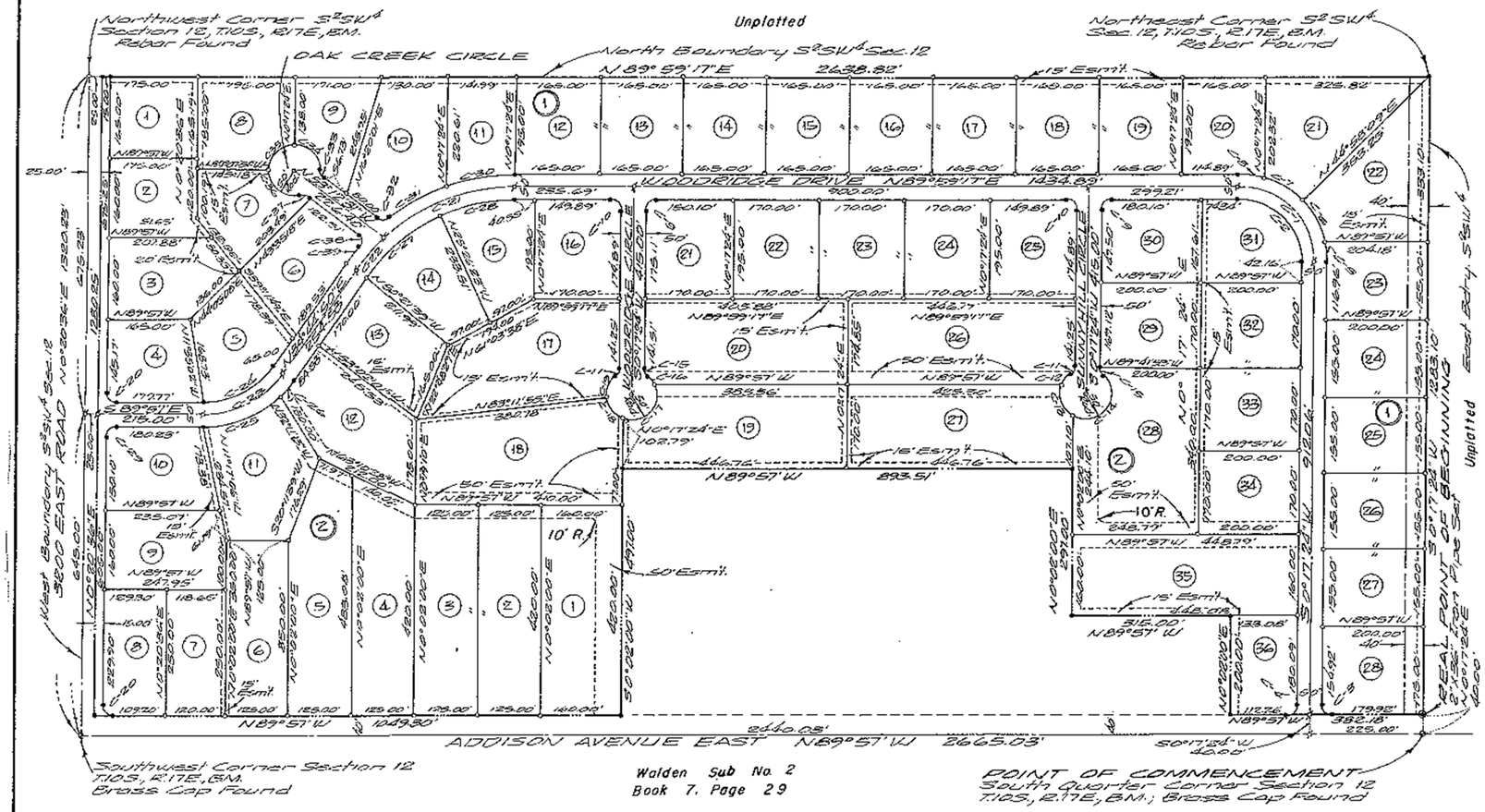
WOODRIDGE ESTATES

A SUBDIVISION IN THE S½SW¼, SECTION 12 IN T10S, R17E, B.M.
TWIN FALLS COUNTY, IDAHO

DEVELOPERS:
Bob Brehm &
Dave Brown
Twin Falls, Idaho

ENGINEER:
Newton Engineers P.O.
Twin Falls, Idaho



CURVE DATA CHART

Curve	R	Δ	T	L	L.C.	L.C. Bearing
C-1	150.00'	90°18'07"	150.79'	236.41'	212.69'	N44°51'40"W
C-2	125.00'	90°18'07"	125.66'	197.01'	177.24'	N44°51'40"W
C-3	20.00'	90°14'24"	20.08'	31.50'	28.34'	N41°49'48"W
C-4	20.00'	89°45'36"	19.92'	31.28'	28.23'	N45°10'12"E
C-5	175.00'	12°33'01"	19.24'	38.33'	38.26'	N5°59'06"W
C-6	175.00'	31°06'12"	48.70'	95.00'	93.84'	N27°48'45"W
C-7	175.00'	30°01'26"	46.93'	91.70'	90.66'	N58°22'32"W
C-8	175.00'	16°57'28"	25.57'	50.78'	50.60'	N81°41'39"W
C-9	20.00'	89°41'53"	19.89'	31.31	28.21'	S45°08'21"W
C-10	20.00'	90°18'07"	20.11'	31.52'	28.36'	S44°51'40"E
C-11	20.00'	49°39'41"	9.33'	17.45'	16.90'	S25°17'15"W
C-12	50.00'	26°32'06"	11.79'	23.16'	22.95'	S37°01'02"W
C-13	50.00'	83°34'27"	44.71'	72.96'	66.66'	S18°03'14"E
C-14	50.00'	168°50'49"	562.83'	148.22'	99.61'	N33°13'07"E
C-15	20.00'	49°59'41"	9.33'	17.45'	16.90'	S24°42'27"E
C-16	50.00'	12°24'40"	11.27'	22.18'	21.99'	S36°39'57"E
C-17	50.00'	135°35'22"	122.49'	118.32'	92.35'	S43°30'04"W
C-18	50.00'	6°54'10"	29.99'	54.02'	51.43'	S37°45'10"E
C-19	50.00'	57°05'10"	27.20'	49.82'	47.78'	S21°44'50"W
C-20	20.00'	90°17'36"	20.10'	31.52'	28.36'	N44°48'18"W
C-21	380.23'	43°12'21"	151.36'	286.82'	281.45'	S68°29'07"W
C-22	380.23'	12°02'07"	40.29'	80.29'	80.14'	S40°45'53"W
C-23	190.86'	55°18'11"	100.00'	184.23'	177.16'	N62°25'55"E
C-24	165.86'	55°18'11"	86.90'	160.10'	153.95'	N62°25'55"E
C-25	215.86'	44°41'09"	88.72'	168.36'	164.13'	S67°42'25"W
C-26	215.86'	10°37'01"	20.06'	40.00'	39.94'	S40°03'20"W
C-27	357.23'	31°10'58"	99.65'	194.42'	192.03'	S50°20'18"W
C-28	357.23'	24°03'30"	76.12'	150.00'	148.90'	S77°57'32"W
C-29	20.00'	89°42'24"	19.90'	31.31'	28.21'	S45°11'48"W
C-30	407.23'	20°25'37"	73.37'	145.18'	144.42'	S79°46'39"W
C-31	407.23'	17°40'02"	63.09'	125.57'	125.07'	S60°43'39"W
C-32	20.00'	74°53'51"	15.32'	26.13'	24.32'	N89°20'39"E
C-33	20.00'	49°59'41"	9.33'	17.45'	16.90'	N28°12'40"W
C-34	50.00'	86°29'46"	47.03'	75.48'	68.52'	N46°27'43"W
C-35	50.00'	89°25'15"	49.50'	78.03'	70.35'	S43°34'42"W
C-36	50.00'	104°04'21"	64.08'	90.82'	78.84'	S51°10'02"E
C-37	20.00'	49°59'41"	9.33'	17.45'	16.90'	S78°12'21"E
C-38	20.00'	92°51'34"	21.02'	32.41'	28.98'	S6°46'44"E
C-39	407.23'	4°54'14"	17.44'	34.85'	34.84'	S37°11'57"W

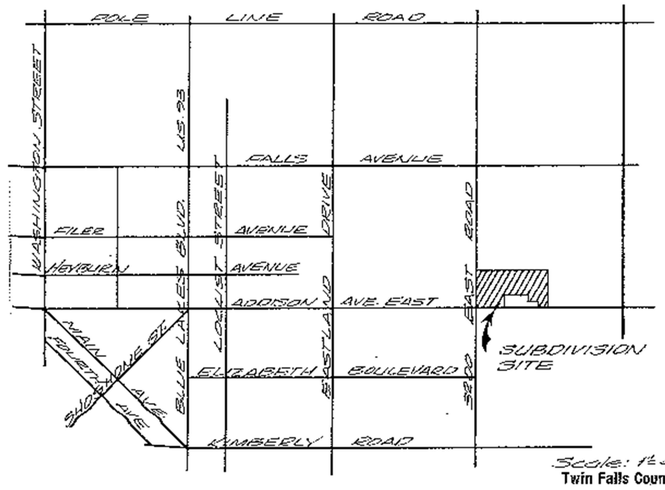
LEGEND

- 5/8"x30" Steel Bar Set
- ½"x24" Steel Bar Set
- ¾"x30" Steel Bar Set
- Boundary Line
- Lot Line
- Utility Easement - 15' wide
- Utility Easement - 15' wide
- Utility Easement - 20' wide
- Utility & Road Easement - 50' wide
- Utility & Road Easement - 50' wide
- Lot Number
- Block Number
- Building Setback Line (Lots 21 thru 28, Block 1)

NOTE:

1. There is hereby reserved along all lot frontages adjacent to streets a five (5) foot wide easement for public utilities.
2. All interior street widths are fifty (50) feet.

Scale: 1" = 200'



Scale: 1" = 4000'

VICINITY MAP

Twin Falls County, Idaho
Recorded for:
NEWTON ENG.
09:00:00 am Sep.01,1977
0000 – 722159