

# FAIRWAY ESTATES

## PHASE 2

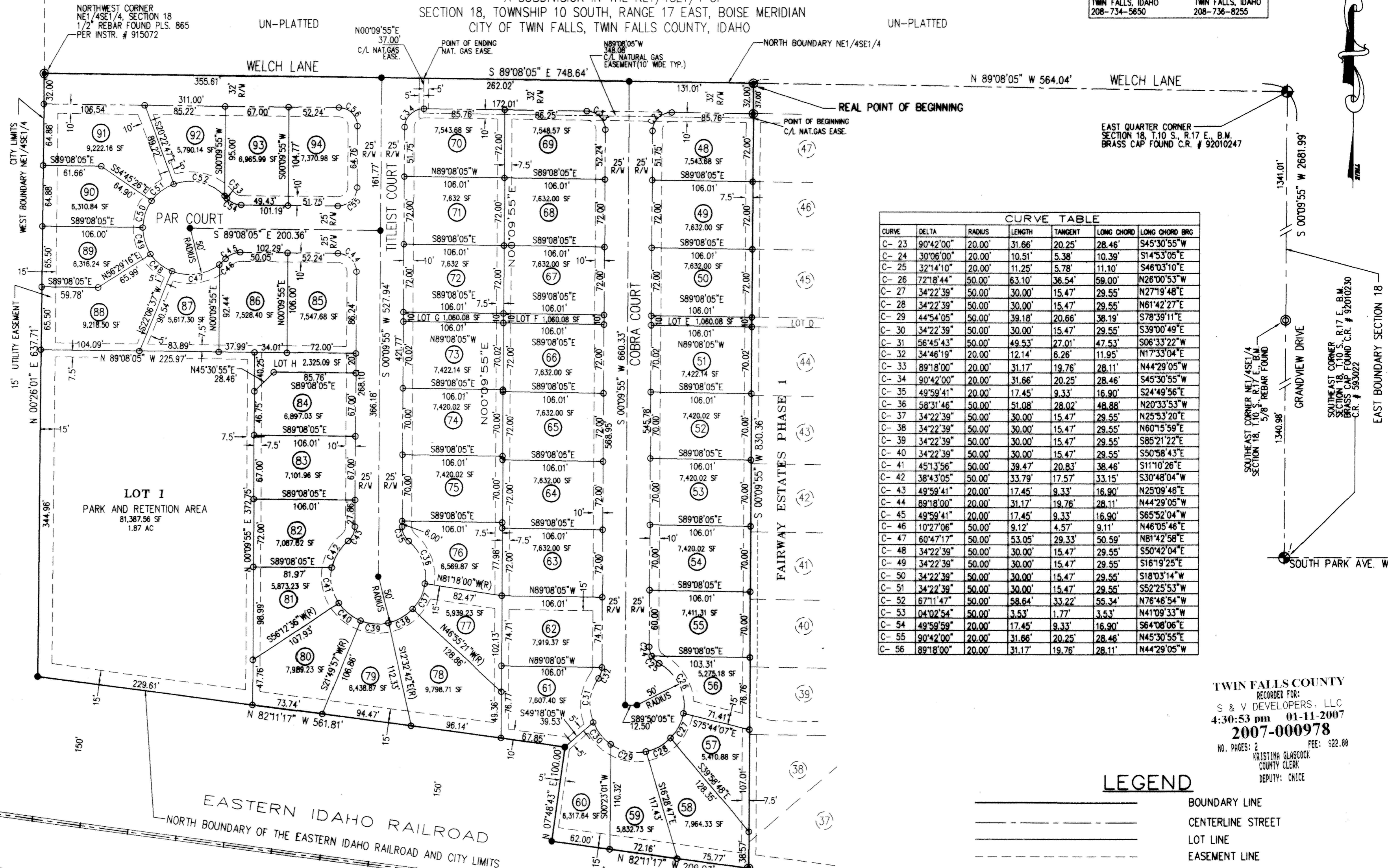
A SUBDIVISION IN THE NE1/4SE1/4 OF SECTION 18, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN CITY OF TWIN FALLS, TWIN FALLS COUNTY, IDAHO

DEVELOPERS  
 DOUGLAS D. VOLLMER JOHN J. STRAUBHAR  
 233 2ND STREET NORTH P.O. BOX 5071  
 TWIN FALLS, IDAHO TWIN FALLS, IDAHO  
 208-734-5650 208-736-8255

BASIS OF BEARINGS  
 THE LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 18, T.10 S., R.17 E., B.M., CITY OF TWIN FALLS, TWIN FALLS COUNTY, IDAHO TAKEN AS SOUTH 00°09'55" WEST AS SHOWN ON RECORD OF SURVEY IN THE OFFICE OF THE RECORDER OF TWIN FALLS COUNTY AS INSTRUMENT No. 915072.

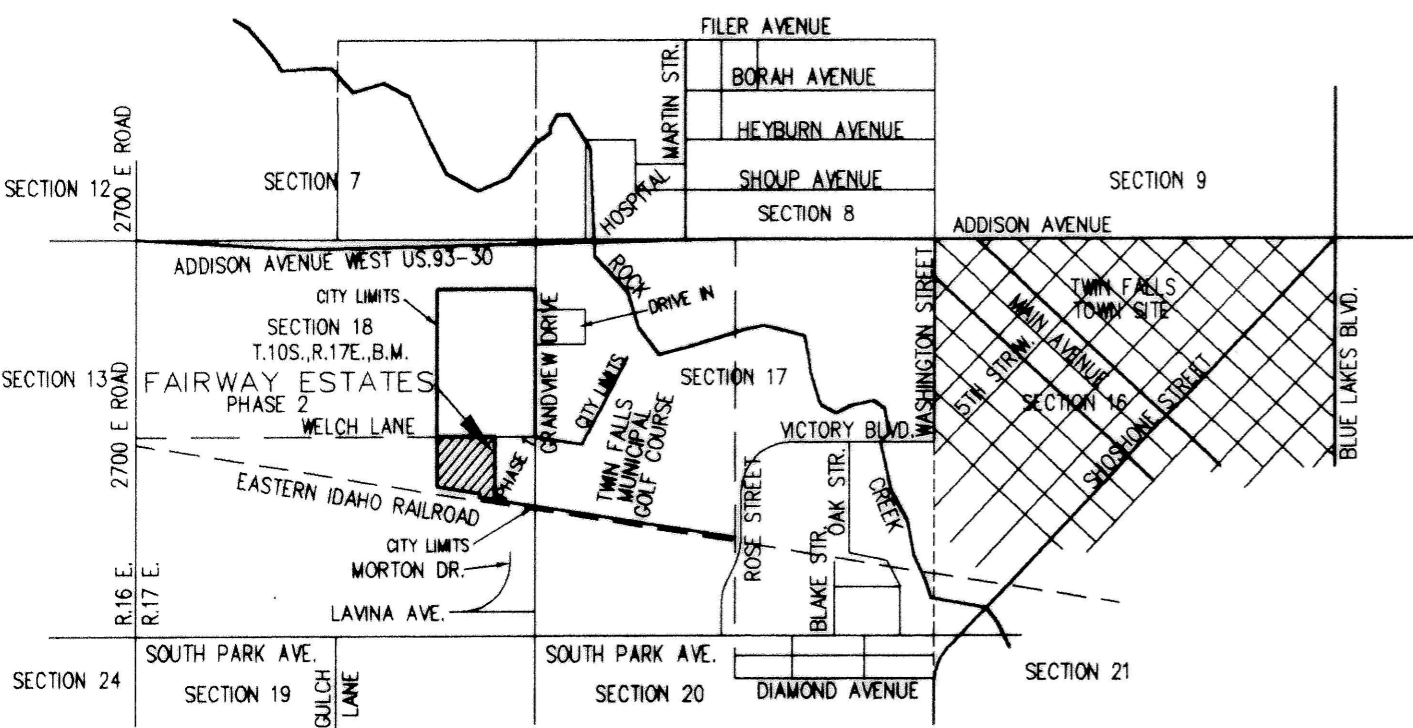
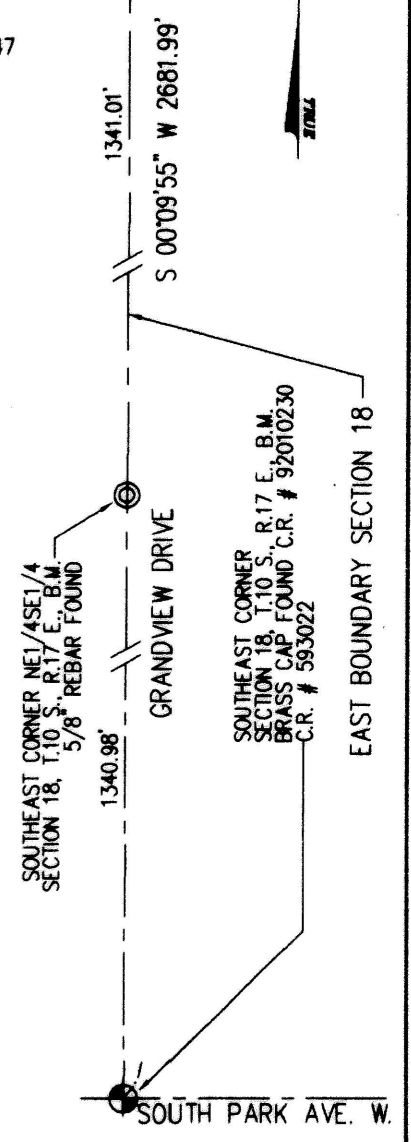
PROPERTY DESCRIPTION  
 A PARCEL OF LAND GENERALLY DESCRIBED AS BEING THE WEST 748.64 FEET OF THE NE1/4SE1/4 LYING NORTH OF THE EASTERN IDAHO RAILROAD ALL IN SECTION 18, T.10 S., R.17 E., B.M., CITY OF TWIN FALLS, TWIN FALLS COUNTY, IDAHO AS SHOWN IN PART ON THE RECORD OF SURVEY IN THE OFFICE OF THE RECORDER OF TWIN FALLS COUNTY AS INSTRUMENT No. 915072. SAID PARCEL CONTAINS 12.24 ACRES. A.T.N. T00110187210 (SEE OWNERS CERTIFICATE FOR A MORE SPECIFIC DESCRIPTION)

- NOTES:
1. MAINTENANCE AND WEED CONTROL PURSUANT TO IDAHO CODE 22-2407 FOR ALL LOTS ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE LOTS ARE SOLD AND THEREAFTER ARE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
  2. LOTS WILL BE SERVED BY THE CITY OF TWIN FALLS DOMESTIC WATER SYSTEM AND SEWERAGE.
  3. EASEMENTS: THERE WILL BE A 10' WIDE PUBLIC UTILITY AND SNOW REMOVAL EASEMENT ALONG THE STREET SIDE OF ALL LOTS. THERE WILL BE A 5' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ADJACENT TO INTERIOR SIDE LOT LINES. ALL OTHER EASEMENTS ARE AS SHOWN.
  4. DEDICATED LOTS: LOT E, F, G, H, AND I WILL BE DEDICATED TO THE PUBLIC FOR PUBLIC STORM DRAINAGE AND PEDESTRIAN ACCESS AND PARK USES.
  5. TRAVEL WAYS IN THE DEDICATED RIGHTS OF WAY WILL BE BUILT TO CITY OF TWIN FALLS STANDARDS AND SPECIFICATIONS TO SATISFY IDAHO CODE 50-1313.
  6. ALL LAND INCLUDED IN THIS PLAT WILL SUBJECT TO THE RESTRICTIVE COVENANTS FOR FAIRWAY ESTATES SUBDIVISION PHASE 2, INSTRUMENT No. \_\_\_\_\_
  6. BUILDING SETBACKS WILL BE PER CITY REGULATIONS AND CODES.
  7. LOT ADDRESSES WILL BE ASSIGNED BY THE CITY OF TWIN FALLS.



CURVE	DELTA	RADIUS	LENGTH	TANGENT	LONG CHORD	LONG CHORD BRG
C-23	90°42'00"	20.00'	31.66'	20.25'	28.46'	S45°30'55"W
C-24	30°06'00"	20.00'	10.51'	5.38'	10.39'	S14°53'05"E
C-25	32°14'10"	20.00'	11.25'	5.78'	11.10'	S46°03'10"E
C-26	72°18'44"	50.00'	63.10'	36.54'	59.00'	N26°00'53"W
C-27	34°22'39"	50.00'	30.00'	15.47'	29.55'	N27°19'48"E
C-28	34°22'39"	50.00'	30.00'	15.47'	29.55'	N61°42'27"E
C-29	44°54'05"	50.00'	39.18'	20.66'	38.19'	S78°39'11"E
C-30	34°22'39"	50.00'	30.00'	15.47'	29.55'	S39°00'49"E
C-31	56°45'43"	50.00'	49.53'	27.01'	47.53'	S06°33'22"W
C-32	34°46'19"	20.00'	12.14'	6.26'	11.95'	N17°33'04"E
C-33	89°18'00"	20.00'	31.17'	19.76'	28.11'	N44°29'05"W
C-34	90°42'00"	20.00'	31.66'	20.25'	28.46'	S45°30'55"W
C-35	49°59'41"	20.00'	17.45'	9.33'	16.90'	S24°49'56"E
C-36	58°31'46"	50.00'	51.08'	28.02'	48.88'	N20°33'53"W
C-37	34°22'39"	50.00'	30.00'	15.47'	29.55'	N25°53'20"E
C-38	34°22'39"	50.00'	30.00'	15.47'	29.55'	N60°15'59"E
C-39	34°22'39"	50.00'	30.00'	15.47'	29.55'	S85°21'22"E
C-40	34°22'39"	50.00'	30.00'	15.47'	29.55'	S50°58'43"E
C-41	45°13'56"	50.00'	39.47'	20.83'	38.46'	S11°10'26"E
C-42	38°43'05"	50.00'	33.79'	17.57'	33.15'	S30°48'04"W
C-43	49°59'41"	20.00'	17.45'	9.33'	16.90'	N25°09'46"E
C-44	89°18'00"	20.00'	31.17'	19.76'	28.11'	N44°29'05"W
C-45	49°59'41"	20.00'	17.45'	9.33'	16.90'	S65°52'04"W
C-46	10°27'06"	50.00'	9.12'	4.57'	9.11'	N46°05'46"E
C-47	60°47'17"	50.00'	53.05'	29.33'	50.59'	N81°42'58"E
C-48	34°22'39"	50.00'	30.00'	15.47'	29.55'	S50°42'04"E
C-49	34°22'39"	50.00'	30.00'	15.47'	29.55'	S16°19'25"E
C-50	34°22'39"	50.00'	30.00'	15.47'	29.55'	S18°03'14"W
C-51	34°22'39"	50.00'	30.00'	15.47'	29.55'	S52°25'53"W
C-52	67°11'47"	50.00'	58.64'	33.22'	55.34'	N76°46'54"W
C-53	04°02'54"	50.00'	3.53'	1.77'	3.53'	N41°09'33"W
C-54	49°59'59"	20.00'	17.45'	9.33'	16.90'	S64°08'06"E
C-55	90°42'00"	20.00'	31.66'	20.25'	28.46'	N45°30'55"E
C-56	89°18'00"	20.00'	31.17'	19.76'	28.11'	N44°29'05"W

EAST QUARTER CORNER SECTION 18, T.10 S., R.17 E., B.M. BRASS CAP FOUND C.R. # 92010247



**HEALTH CERTIFICATE**  
 SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO, DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE OWNER/DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE OWNER/DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE OWNER/DEVELOPER FAILS TO CONSTRUCT FACILITIES OR TO MEET OTHER CONDITIONS OF DEQ, THEN THE SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE BY ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

*[Signature]* MAY 24, 2006

SOUTH CENTRAL DISTRICT HEALTH, EHS  
 FOR THE DEPT. OF ENVIRONMENTAL QUALITY THROUGH MEMORANDUM OF UNDERSTANDING(MOU)

**LEGEND**

- BOUNDARY LINE
- CENTERLINE STREET
- LOT LINE
- EASEMENT LINE
- RIGHT OF WAY AND LOT LINE
- 5/8"X30" REBAR/CAP SET
- BRASS CAP FOUND
- 1/2" REBAR / CAP FOUND
- 5/8" REBAR/CAP FOUND
- 1/2"X24" REBAR/CAP SET
- LOT NUMBER
- RADIAL LINE
- PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT
- RIGHT OF WAY

0 40 80 160 240 FEET  
 1" = 80'

JOHN J. STRAUBHAR CONSULTING ENGINEER TWIN FALLS, IDAHO