PLAT SHOWING
HORIZON CREST ESTATES SUBDIVISION

A PORTION OF NW4 OF SECTION 10
TOWNSHIP 10 SOUTH, RANGE 18 EAST, BOISE MERIDIAN
TWIN FALLS COUNTY, IDAHO
2006

TWIN FALLS COUNTY
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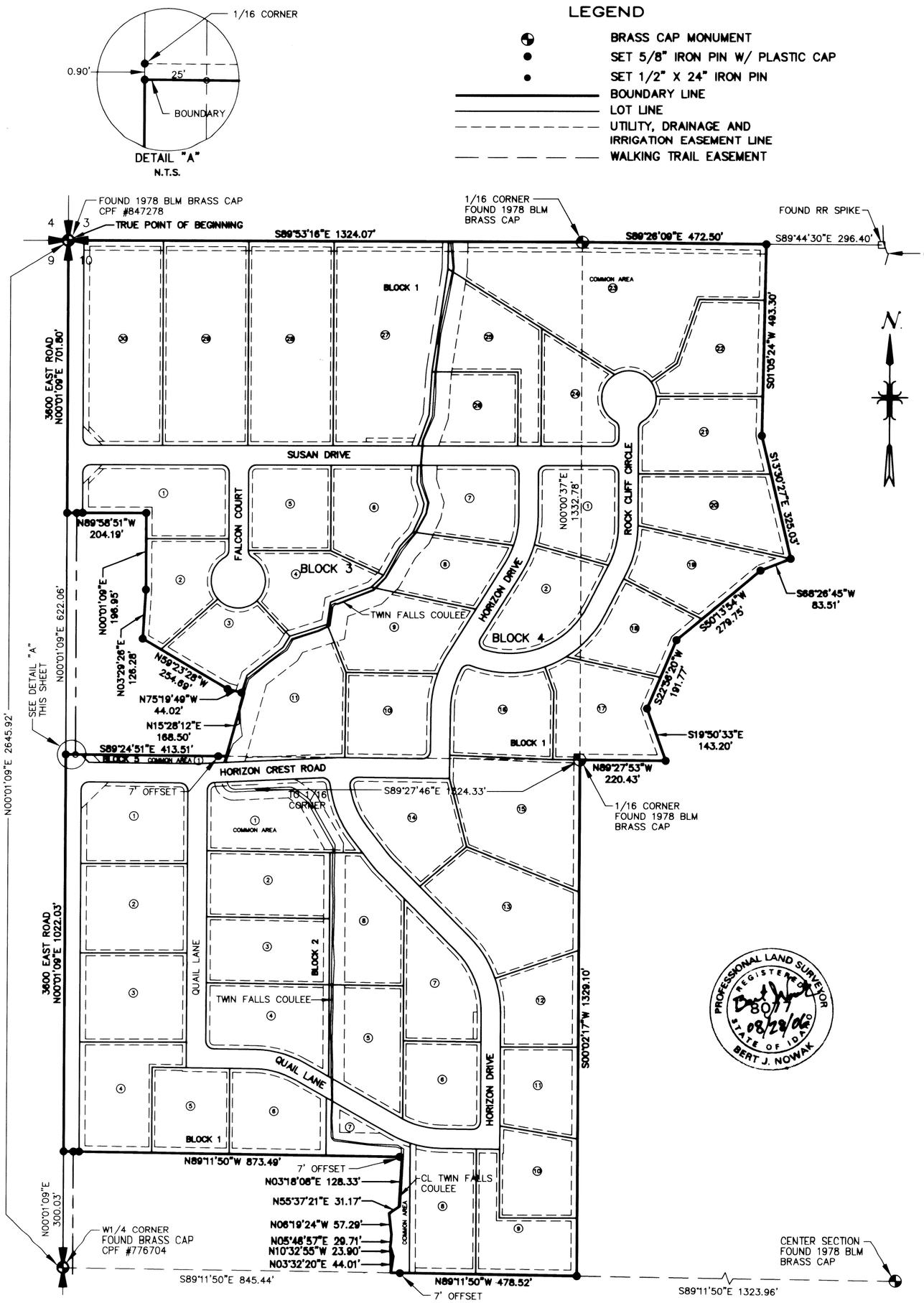


200 100 0 200 400 600
SCALE IN FEET

NOTES:

1. NO SEWER OR WATER SERVICE IS AVAILABLE. ALL LOTS WILL BE SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS WITHIN THE AREAS INDICATED ON THE PRELIMINARY PLAT ON FILE AT THE TWIN FALLS OFFICE OF SOUTH CENTRAL DISTRICT HEALTH. LIMITED SOIL DEPTH ON SOME LOTS MAY REQUIRE CAP AND FILL SYSTEMS.

2. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF TWIN FALLS COUNTY,

3. LOTS FRONTING ON A STREET OR ROAD WITHIN HORIZON CREST ESTATES SUBDIVISION ARE SUBJECT TO AN EASEMENT FOR UTILITIES, DRAINAGE'S AND IRRIGATION 10.00 FEET IN WIDTH LYING ADJACENT TO AND ADJOINING SAID ROAD RIGHT-OF-WAY. LOTS ADJOINING THE EXTERIOR BOUNDARY OF THE SUBDIVISION ARE SUBJECT TO A 15.00 FEET EASEMENT FOR DRAINAGE, IRRIGATION AND UTILITIES ALONG SAID BOUNDARY. INTERIOR LOTS ARE ALSO SUBJECT TO AN EASEMENT FOR DRAINAGE, IRRIGATION AND UTILITIES LYING 7.50 FEET ON EACH SIDE OF ANY COMMON LOT LINE.

4. EACH LOT IN HORIZON CREST ESTATES SUBDIVISION WILL RECEIVE IRRIGATION WATER FROM A PRESSURIZED IRRIGATION SYSTEM. THE OWNER OF EACH LOT IS RESPONSIBLE TO PROTECT THE PORTION OF THE IRRIGATION SYSTEM ON HIS OR HER LOT AND ABIDE BY THE WATER USE SCHEDULE PRESCRIBED BY THE HOMEOWNERS ASSOCIATION.

5. LOT 25 AND 26 BLOCK 1, LOT 5 AND 8 BLOCK 2 AND LOT 7, 8, 9 AND 11 BLOCK 3 ARE SUBJECT TO A 40.00 FEET WIDE EASEMENT FOR A WALKING TRAIL AS SHOWN.

6. LOT 7 AND 23 BLOCK 1, LOT 1 BLOCK 2 AND LOT 1 BLOCK 5 ARE COMMON LOTS TO BE RETAINED BY THE HOMEOWNERS ASSOCIATION AS OPEN SPACE AND FOR IRRIGATION AND RUNOFF RETENTION FACILITIES.

7. DIRECT ACCESS FROM LOTS 1 THRU 4 BLOCK 1 AND LOT 1 BLOCK 3 TO THE 3600 EAST ROAD SHALL BE PROHIBITED.

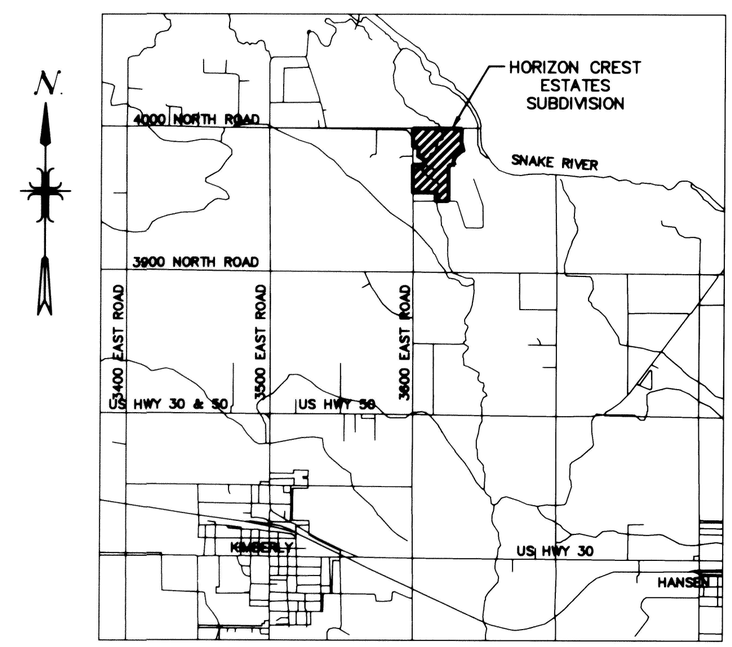
8. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR CONTROLLING WILDLIFE DEPREDATION AND NUISANCE WILDLIFE.

HEALTH CERTIFICATE

"SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL."

SOUTH CENTRAL DISTRICT HEALTH DEPT., REHS

DATE Sept 8, 2006



VICINITY MAP
N.T.S.

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