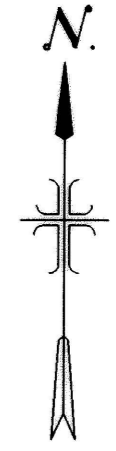


PLAT SHOWING RIVER RIDGE ESTATES NO. 2 SUBDIVISION

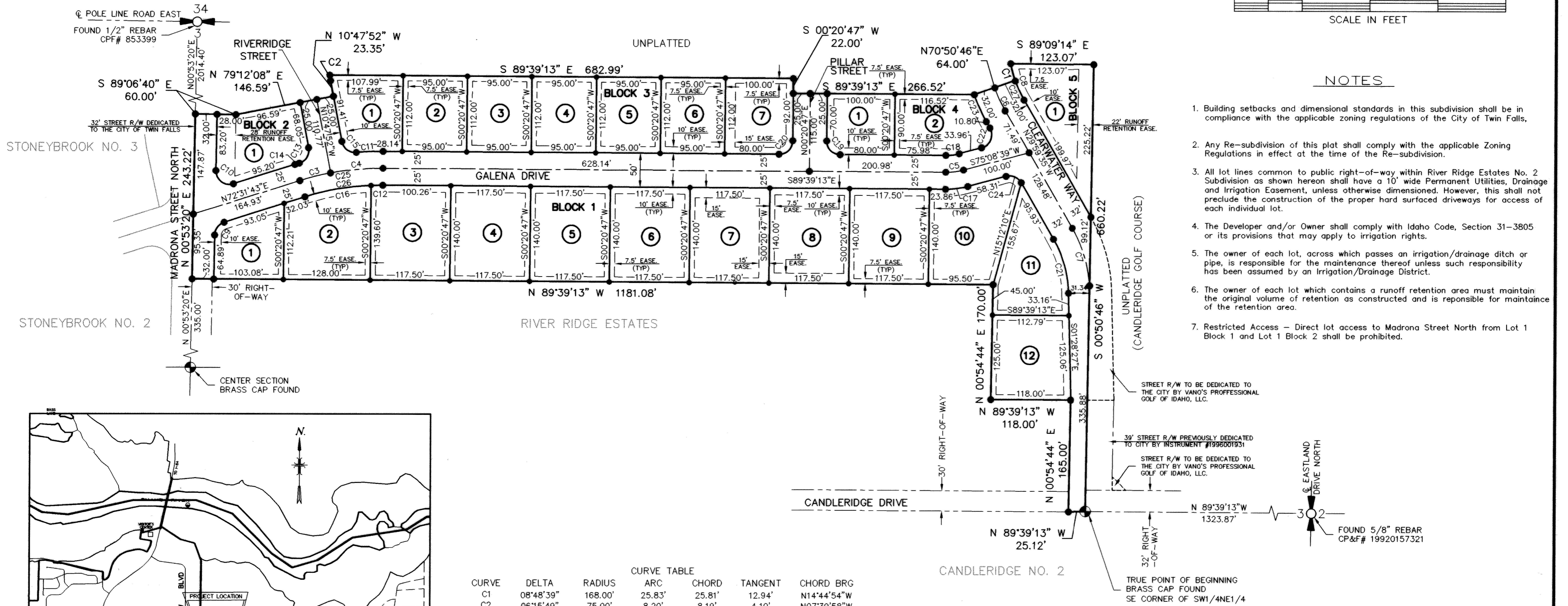
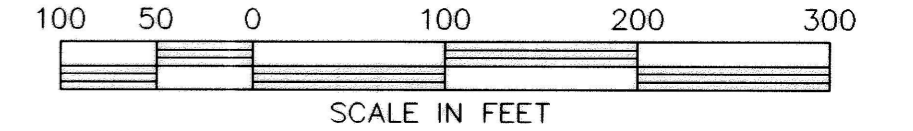
A PORTION OF THE SW1/4NE1/4,
SECTION 3, TOWNSHIP 10 SOUTH, RANGE 17 EAST,
BOISE MERIDIAN
TWIN FALLS COUNTY, IDAHO
2000

Twin Falls County, Idaho
Recorded for:
JUB ENGINEERS
04:29pm Apr. 28, 2000
2000-006378
No. of Pages: 2 Fee: \$22.00
ROBERT S. FORT
Ex-Officio Recorder
Deputy: SL



LEGEND

- Found Brass Cap Monument
- Set 5/8" Iron Pin with Plastic Cap
- Set 1/2" x 24" Iron Pin
- Boundary Line
- Lot Line
- Utility, Drainage and Irrigation Easement Line
- Runoff Retention Easement Line
- Quarter Section Line
- Street Centerline

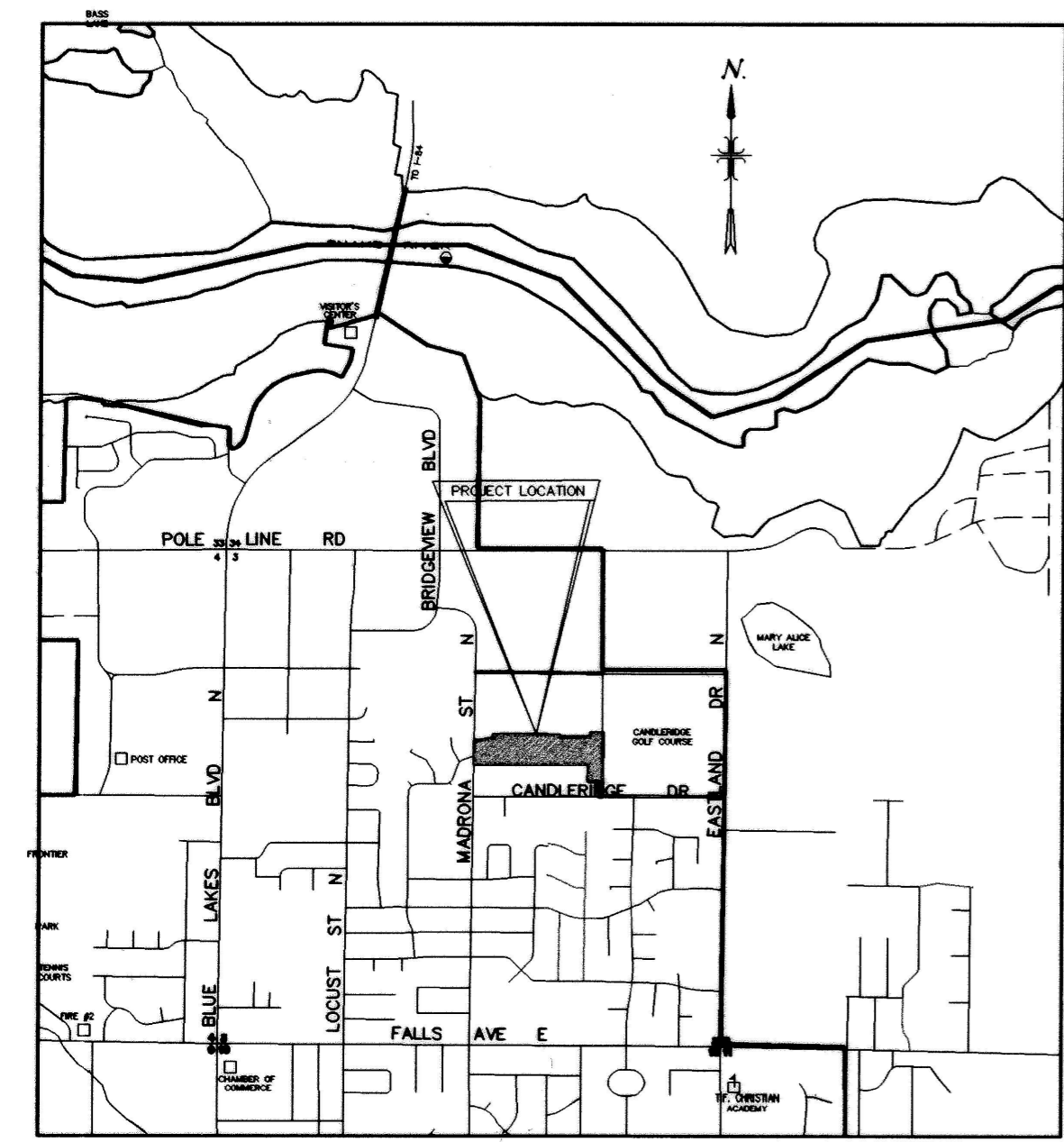


NOTES

1. Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Twin Falls.
2. Any Re-subdivision of this plat shall comply with the applicable Zoning Regulations in effect at the time of the Re-subdivision.
3. All lot lines common to public right-of-way within River Ridge Estates No. 2 Subdivision as shown hereon shall have a 10' wide Permanent Utilities, Drainage and Irrigation Easement, unless otherwise dimensioned. However, this shall not preclude the construction of the proper hard surfaced driveways for access of each individual lot.
4. The Developer and/or Owner shall comply with Idaho Code, Section 31-3805 or its provisions that may apply to irrigation rights.
5. The owner of each lot, across which passes an irrigation/drainage ditch or pipe, is responsible for the maintenance thereof unless such responsibility has been assumed by an Irrigation/Drainage District.
6. The owner of each lot which contains a runoff retention area must maintain the original volume of retention as constructed and is responsible for maintenance of the retention area.
7. Restricted Access - Direct lot access to Madrona Street North from Lot 1 Block 1 and Lot 1 Block 2 shall be prohibited.

STONEBROOK NO. 2

STONEBROOK NO. 3



VICINITY MAP
N.T.S.

CURVE		CURVE TABLE				
DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG	
C1	08'48"39"	168.00'	25.83'	25.81'	12.94'	N14'44"54"W
C2	06'15"49"	75.00'	8.20'	8.19'	4.10'	N07'39"58"W
C3	06'40"25"	400.00'	46.59'	46.56'	23.32'	N75'51"55"E
C4	11'08"39"	400.00'	77.80'	77.68'	39.02'	N84'46"27"E
C5	15'12"08"	100.00'	26.53'	26.46'	13.34'	N82'44"43"E
C6	10'50"22"	200.00'	37.84'	37.78'	18.97'	N24'34"24"W
C7	25'42"16"	200.00'	89.73'	88.97'	45.63'	N17'08"27"W
C8	19'39"00"	168.00'	57.62'	57.33'	29.09'	S20'10"05"E
C9	71'38"23"	20.00'	25.01'	23.41'	14.43'	S36'42"31"W
C10	108'21"37"	20.00'	37.82'	32.43'	27.71'	S53'17"29"E
C11	05'20"25"	425.00'	39.61'	39.60'	19.82'	S87'40"34"W
C12	02'38"04"	375.00'	17.24'	17.24'	8.62'	S89'01"45"W
C13	84'11"46"	20.00'	29.39'	26.82'	18.07'	N31'18"01"E
C14	00'52"11"	425.00'	6.45'	6.45'	3.23'	N72'57"48"E
C15	84'11"46"	20.00'	29.39'	26.82'	18.07'	S52'53"45"E
C16	15'11"00"	375.00'	99.38'	99.08'	49.98'	S80'07"13"W
C17	15'12"08"	125.00'	33.17'	33.07'	16.68'	N82'44"43"E
C18	15'12"08"	75.00'	19.90'	19.84'	10.01'	N82'44"43"E
C19	90'00"00"	20.00'	31.42'	28.28'	20.00'	S44'39"13"E
C20	90'00"00"	20.00'	31.42'	28.28'	20.00'	N45'20"47"E
C21	28'31"08"	168.00'	83.62'	82.76'	42.70'	N15'44"01"W
C22	105'08"14"	20.00'	36.70'	31.76'	26.13'	N22'34"32"E
C23	10'50"22"	232.00'	43.89'	43.82'	22.01'	S24'34"24"E
C24	74'51"46"	20.00'	26.13'	24.31'	15.31'	N67'25"28"W
C25	17'49"04"	400.00'	124.39'	123.89'	62.70'	N81'26"15"E
C26	17'49"04"	375.00'	116.62'	116.15'	58.78'	S81'26"15"W
C27	10'50"22"	168.00'	31.78'	31.74'	15.94'	N24'34"24"W

HEALTH CERTIFICATE

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

DATE: 7/28/00

Daniel W. King
SOUTH CENTRAL DISTRICT HEALTH DEPT., EHS

J-U-B ENGINEERS, INC.
Engineers Surveyors Planners
Twin Falls, Idaho