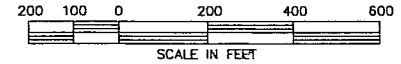


# PLAT SHOWING HORIZON CREST ESTATES SUBDIVISION

A PORTION OF NW 1/4 OF SECTION 10  
TOWNSHIP 10 SOUTH, RANGE 18 EAST, BOISE MERIDIAN  
TWIN FALLS COUNTY, IDAHO  
2006



**NOTES:**

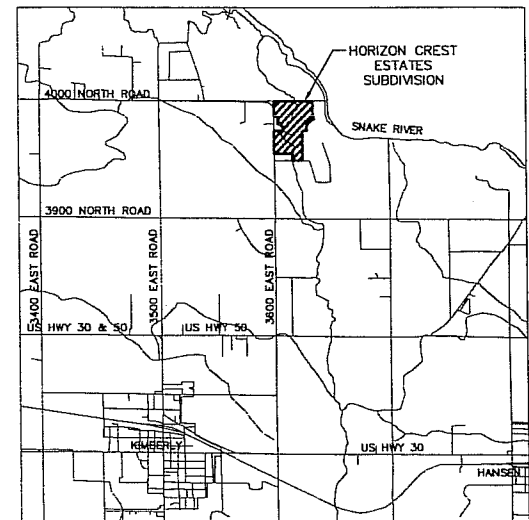
1. NO SEWER OR WATER SERVICE IS AVAILABLE. ALL LOTS WILL BE SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS WITHIN THE AREAS INDICATED ON THE PRELIMINARY PLAT ON FILE AT THE TWIN FALLS OFFICE OF SOUTH CENTRAL DISTRICT HEALTH. LIMITED SOIL DEPTH ON SOME LOTS MAY REQUIRE CAP AND FILL SYSTEMS.
2. BUILDING SETBACKS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

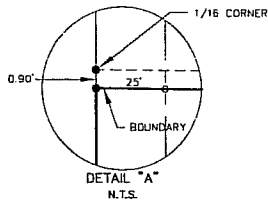


VICINITY MAP  
N.T.S.

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

**LEGEND**

- BRASS CAP MONUMENT
- SET 5/8" IRON PIN W/ PLASTIC CAP
- SET 1/2" X 24" IRON PIN
- BOUNDARY LINE
- LOT LINE
- - - UTILITY, DRAINAGE AND IRRIGATION EASEMENT LINE
- - - WALKING TRAIL EASEMENT



CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS, THAT GREENRIDGE DEVELOPMENT, L.L.C. DOES HEREBY CERTIFY THAT THEY ARE THE OWNER OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 18 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 10 BEARS SOUTH 00°01'09" WEST, 2645.92 FEET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°53'16" EAST, A DISTANCE OF 1,324.07 FEET ALONG THE NORTHERLY BOUNDARY OF SAID SECTION 10 TO A BRASS CAP MARKING THE NORTHEAST CORNER OF THE NW 1/4 NW 1/4, OF SAID SECTION 10;

THENCE SOUTH 89°26'09" EAST, A DISTANCE OF 472.50 FEET ALONG THE NORTHERLY BOUNDARY OF SAID SECTION 10;

THENCE SOUTH 01°05'24" WEST, A DISTANCE OF 493.30 FEET; THENCE SOUTH 13°30'27" EAST, A DISTANCE OF 325.03 FEET; THENCE SOUTH 68°26'45" WEST, A DISTANCE OF 83.51 FEET; THENCE SOUTH 50°13'54" WEST, A DISTANCE OF 279.75 FEET; THENCE SOUTH 22°56'20" WEST, A DISTANCE OF 191.77 FEET; THENCE SOUTH 19°50'33" EAST, A DISTANCE OF 143.20 FEET; THENCE NORTH 89°27'53" WEST, A DISTANCE OF 220.43 FEET TO A BRASS CAP MARKING THE SOUTHEAST CORNER OF THE NW 1/4 NW 1/4 OF SAID SECTION 10;

THENCE SOUTH 00°02'17" WEST, A DISTANCE OF 1,329.10 FEET ALONG THE EASTERLY BOUNDARY OF THE SW 1/4 NW 1/4, OF SAID SECTION 10 TO THE SOUTHEAST CORNER OF SAID SW 1/4 NW 1/4;

THENCE NORTH 89°11'50" WEST, A DISTANCE OF 478.52 FEET ALONG THE SOUTHERLY BOUNDARY OF THE SW 1/4 NW 1/4 TO THE CENTERLINE OF THE TWIN FALLS COULEE;

THENCE ALONG THE CENTERLINE OF THE TWIN FALLS COULEE THE FOLLOWING COURSES AND DISTANCES:

THENCE NORTH 03°32'20" EAST, A DISTANCE OF 44.01 FEET; THENCE NORTH 10°32'55" WEST, A DISTANCE OF 23.90 FEET; THENCE NORTH 05°46'57" EAST, A DISTANCE OF 29.71 FEET; THENCE NORTH 06°19'24" WEST, A DISTANCE OF 57.29 FEET; THENCE NORTH 55°37'21" EAST, A DISTANCE OF 31.17 FEET; THENCE NORTH 03°18'08" EAST, A DISTANCE OF 128.33 FEET;

THENCE NORTH 89°11'50" WEST, A DISTANCE OF 873.49 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE NW 1/4 OF SAID SECTION 10;

THENCE NORTH 00°01'09" EAST, A DISTANCE OF 1,022.03 FEET ALONG THE WESTERLY BOUNDARY OF THE NW 1/4 OF SAID SECTION 10;

THENCE SOUTH 89°24'51" EAST, A DISTANCE OF 413.51 FEET; THENCE NORTH 15°28'12" EAST, A DISTANCE OF 168.50 FEET; THENCE NORTH 75°19'49" WEST, A DISTANCE OF 44.02 FEET; THENCE NORTH 59°23'28" WEST, A DISTANCE OF 254.69 FEET; THENCE NORTH 03°29'26" EAST, A DISTANCE OF 126.28 FEET; THENCE NORTH 00°01'09" EAST, A DISTANCE OF 196.95 FEET; THENCE NORTH 89°58'51" WEST, A DISTANCE OF 204.19 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE NW 1/4 OF SAID SECTION 10;

THENCE NORTH 00°01'09" EAST, A DISTANCE OF 701.80 FEET ALONG THE WESTERLY BOUNDARY OF SAID SECTION 10 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 82.858 ACRES, MORE OR LESS.

THE STREETS SHOWN ON THIS PLAT OF HORIZON CREST ESTATES SUBDIVISION ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC, AND THE EASEMENTS INDICATED HEREON ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES OR AS DESIGNATED HEREON AND NO PERMANENT STRUCTURES ARE TO BE ERRECT WITHIN THE LINES OF SAID EASEMENTS.

PURSUANT TO IDAHO CODE 50-1334, GREENRIDGE DEVELOPMENT, LLC, AS OWNER, DOES HEREBY STATE THAT THE INDIVIDUAL LOTS DESCRIBED IN THIS PLAT WILL NOT BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM ANY EXISTING COMMUNITY WATER SYSTEM. THE OWNERS OF INDIVIDUAL LOTS IN THE HORIZON CREST ESTATES SUBDIVISION WILL BE RESPONSIBLE FOR DEVELOPMENT OF INDIVIDUAL WELLS TO PROVIDE DOMESTIC WATER NEEDS.

PURSUANT TO IDAHO CODE 31-3805, GREENRIDGE DEVELOPMENT, LLC, AS OWNER DOES HEREBY STATE THAT THE WATER RIGHTS APPURTENANT AND THE ASSESSMENT OBLIGATION OF THE LAND IN THE HORIZON CREST ESTATES SUBDIVISION AS SHOWN HEREON WILL REMAIN WITH AND WILL BE TRANSFERRED WITH THE INDIVIDUAL LOTS AND THAT AN IRRIGATION WATER DELIVERY SYSTEM WILL BE PROVIDED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS 16TH DAY OF AUGUST 2006

JACK BAUER, MANAGER, GREENRIDGE DEVELOPMENT, L.L.C.

STATE OF California SS COUNTY OF Santa Clara

ON THIS 16th DAY OF August 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JACK BAUER KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER RESPECTIVELY, OF GREENRIDGE DEVELOPMENT, L.L.C., THE CORPORATION THAT EXECUTED WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF SAID CORPORATION.

MY COMMISSION EXPIRES Aug. 24, 2008 RESIDING AT San Jose, CA



CERTIFICATE OF SURVEYOR

I, BERT J. NOWAK, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT HORIZON CREST ESTATES SUBDIVISION AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

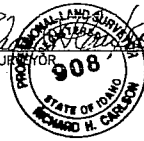
BERT J. NOWAK



CERTIFICATE OF COUNTY SURVEYOR

I, RICHARD H. CARLSON, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR TWIN FALLS COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PLAT OF HORIZON CREST ESTATES SUBDIVISION AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

RICHARD H. CARLSON, COUNTY SUPERVISOR, 9/08/06 DATE



TWIN FALLS HIGHWAY DISTRICT

THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED BY THE TWIN FALLS HIGHWAY DISTRICT BOARD OF COMMISSIONERS BUT IN NO WAY OBLIGATES THE TWIN FALLS HIGHWAY DISTRICT UNTIL THE TRAVEL WAYS ARE OFFICIALLY APPROVED AND DECLARED OPEN.

ACCEPTED AND APPROVED THIS 25 DAY OF September 2006

APPROVAL OF COUNTY COMMISSIONERS

ACCEPTED AND APPROVED THIS 25 DAY OF September 2006 BY THE BOARD OF COUNTY COMMISSIONERS OF TWIN FALLS COUNTY, IDAHO.

Gary Fendley, COUNTY COMMISSIONERS, 9-25-06 DATE

CERTIFICATE OF COUNTY TREASURER

I, Debbie Kauffman, COUNTY TREASURER IN AND FOR THE COUNTY OF TWIN FALLS, IDAHO PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

Debbie Kauffman, COUNTY TREASURER, 9-5-06 DATE

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. STATE OF IDAHO ) SS COUNTY OF TWIN FALLS )

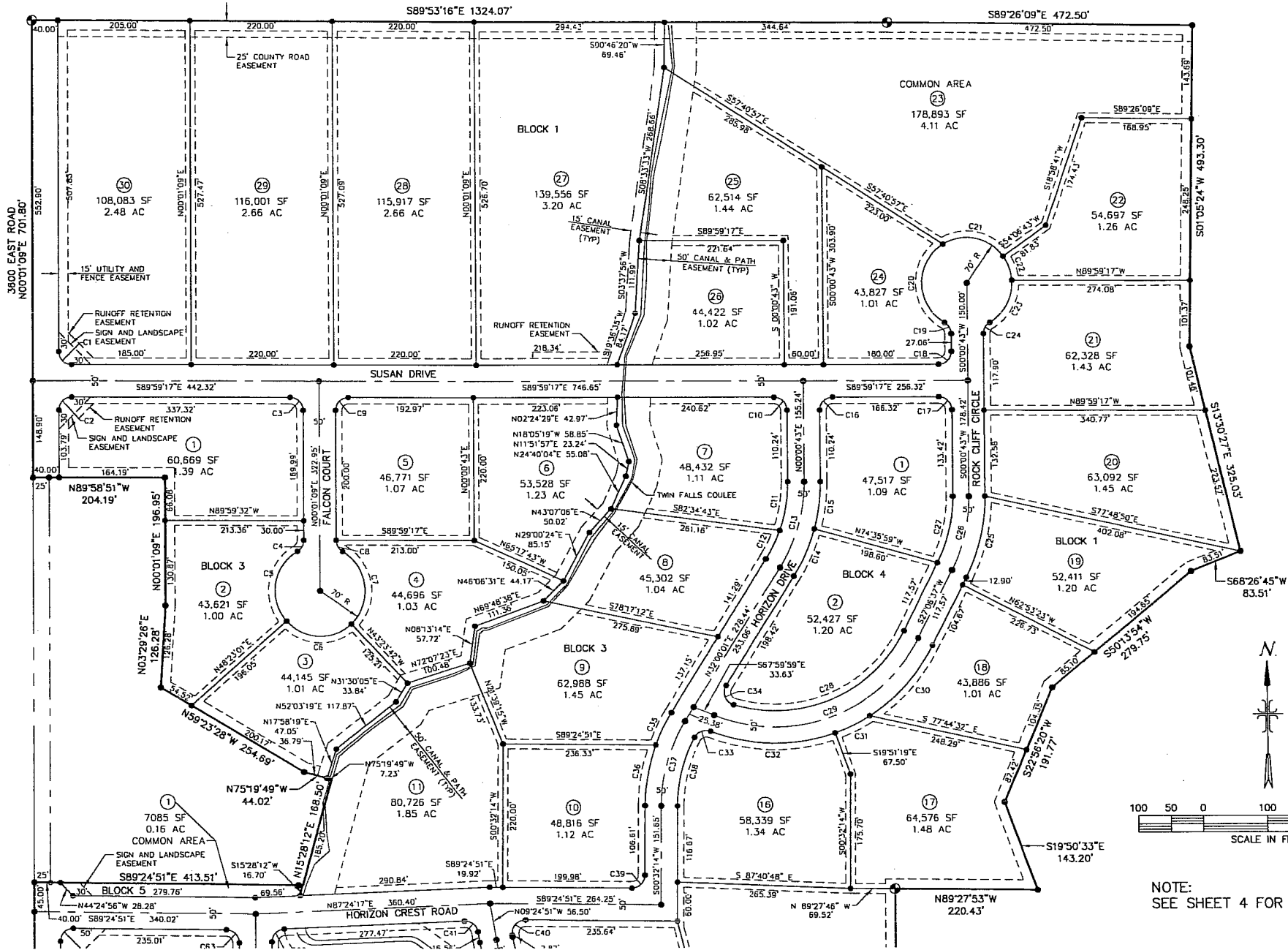
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF THE COUNTY OF TWIN FALLS AT MINUTES PAST O'CLOCK, M., THIS DAY OF 2006, IN MY OFFICE AND WAS DULY RECORDED IN BOOK OF PLATS AT PAGES AND

EX-OFFICIO RECORDER

HORIZON CREST ESTATES SUBDIVISION

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

# HORIZON CREST ESTATES SUBDIVISION - CONTINUED



SEE SHEET 4

NOTE:  
SEE SHEET 4 FOR CURVE DATA

# HORIZON CREST ESTATES SUBDIVISION - CONTINUED

SEE SHEET 3



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CH. BRG.
C1	31.42	20.00	90°00'26"	20.00	28.29	S44°59'04"E
C2	31.41	20.00	89°59'34"	20.00	28.28	S45°00'56"W
C3	31.42	20.00	90°00'26"	20.00	28.29	N44°59'04"W
C4	20.94	20.00	60°00'00"	11.55	20.00	N30°01'09"E
C5	124.17	70.00	101°38'08"	85.88	108.52	S09°12'05"W
C6	31.42	20.00	91°46'43"	72.21	100.52	S87°30'20"E
C7	130.22	70.00	106°35'10"	93.89	112.24	N06°41'16"W
C8	20.94	20.00	60°00'00"	11.55	20.00	S29°58'51"E
C9	31.41	20.00	89°59'34"	20.00	28.28	S45°00'56"W
C10	31.42	20.00	90°00'00"	20.00	28.28	N44°59'17"W
C11	76.60	225.00	19°30'21"	38.67	76.23	N09°45'53"E
C12	49.02	225.00	12°28'57"	24.61	48.92	N25°45'32"E
C13	139.58	250.00	31°59'18"	71.66	137.77	N16°00'22"E
C14	79.67	275.00	16°36'00"	40.12	79.40	N23°42'01"E
C15	73.86	275.00	15°23'18"	37.15	73.64	N07°42'22"E
C16	31.42	20.00	90°00'00"	20.00	28.28	S45°00'43"W
C17	31.42	20.00	90°00'00"	20.00	28.28	N44°59'17"W
C18	31.42	20.00	90°00'00"	20.00	28.28	N45°00'43"E
C19	20.94	20.00	60°00'00"	11.55	20.00	N29°59'17"W
C20	144.84	70.00	118°33'11"	117.78	120.35	S00°42'42"E
C21	104.52	70.00	85°32'49"	64.76	95.07	N78°39'42"W
C22	39.70	70.00	32°29'30"	20.40	39.17	N19°38'32"W
C23	77.47	70.00	63°24'30"	43.24	73.57	N28°18'28"E
C24	20.94	20.00	60°00'00"	11.55	20.00	S30°00'43"W
C25	130.06	275.00	27°05'55"	66.27	128.85	N13°33'40"E
C26	118.24	250.00	27°05'55"	60.25	117.14	N13°33'40"E
C27	106.42	225.00	27°05'55"	54.22	105.43	N13°33'40"E
C28	311.18	225.00	79°14'29"	186.27	286.97	N66°43'52"E
C29	370.40	250.00	84°53'23"	228.64	337.44	N69°33'19"E
C30	148.41	275.00	30°55'17"	76.06	146.62	N42°34'16"E
C31	60.12	275.00	12°31'33"	30.18	60.00	N64°17'40"E
C32	194.70	275.00	40°33'59"	101.63	190.66	S89°09'34"E
C33	28.82	20.00	82°33'22"	17.56	26.39	S69°50'45"W
C34	36.88	20.00	105°38'54"	26.37	31.87	S20°49'27"E
C35	55.76	275.00	11°37'01"	27.97	55.66	S26°11'30"W
C36	95.26	275.00	19°50'46"	48.11	94.78	S10°27'37"W
C37	137.28	250.00	31°27'47"	70.42	135.57	S16°16'07"W
C38	110.08	225.00	28°01'50"	56.16	108.98	S14°33'09"W
C39	31.43	20.00	90°02'55"	20.02	28.30	N45°33'41"E
C40	34.91	20.00	100°00'00"	23.84	30.64	S40°35'09"W
C41	29.04	20.00	83°10'52"	17.75	26.55	S51°00'17"W
C42	135.73	275.00	28°16'46"	69.28	134.36	S23°33'14"E
C43	123.39	250.00	28°16'46"	62.98	122.14	S23°33'14"E
C44	111.05	225.00	28°16'46"	56.68	109.93	S23°33'14"E
C45	28.26	225.00	71°15'11"	14.15	28.25	S41°17'32"E
C46	31.41	250.00	71°15'11"	15.72	31.38	S41°17'32"E
C47	34.55	275.00	71°15'11"	17.30	34.52	S41°17'32"E
C48	176.44	225.00	44°55'45"	93.04	171.95	N22°25'36"W
C49	196.04	250.00	44°55'45"	103.37	191.06	N22°25'36"W
C50	125.53	275.00	26°09'13"	63.88	124.44	N31°48'52"W
C51	90.12	275.00	18°46'32"	45.47	89.71	N09°20'59"W
C52	31.68	20.00	90°45'53"	20.27	28.47	N45°25'14"E
C53	105.02	225.00	26°44'39"	53.49	104.07	S75°49'30"E
C54	8.02	225.00	2°02'29"	4.01	8.02	S61°25'56"E
C55	125.60	250.00	28°47'08"	64.16	124.28	S74°48'16"E
C56	82.18	275.00	17°07'16"	41.40	81.87	S80°38'12"E
C57	55.98	275.00	11°39'51"	28.09	55.89	S66°14'38"E
C58	113.04	225.00	28°47'08"	57.74	111.85	N74°48'16"W
C59	125.60	250.00	28°47'08"	64.16	124.28	N74°48'16"W
C60	138.16	275.00	28°47'08"	70.57	136.71	N74°48'16"W
C61	31.14	20.00	89°12'59"	19.73	28.09	S44°35'20"E
C62	30.50	20.00	87°23'08"	19.11	27.63	S43°42'43"W
C63	31.22	20.00	89°26'00"	19.80	28.14	N44°41'51"W
C64	31.61	20.00	90°34'00"	20.20	28.42	S45°18'09"W

