

# THE WESTWOODS SUBDIVISION NO. 1

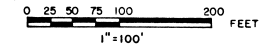
In the W. 1/2 of Section 18, T.16N., R.3E., BM.  
VALLEY COUNTY, IDAHO



### LEGEND

- o----- 1/2" x 24" long iron pin
- 5/8" x 30" long iron pin
- Brass Cap
- Utility Easement Lines
- All Easements 12' wide

### SCALE



### CURVE DATA

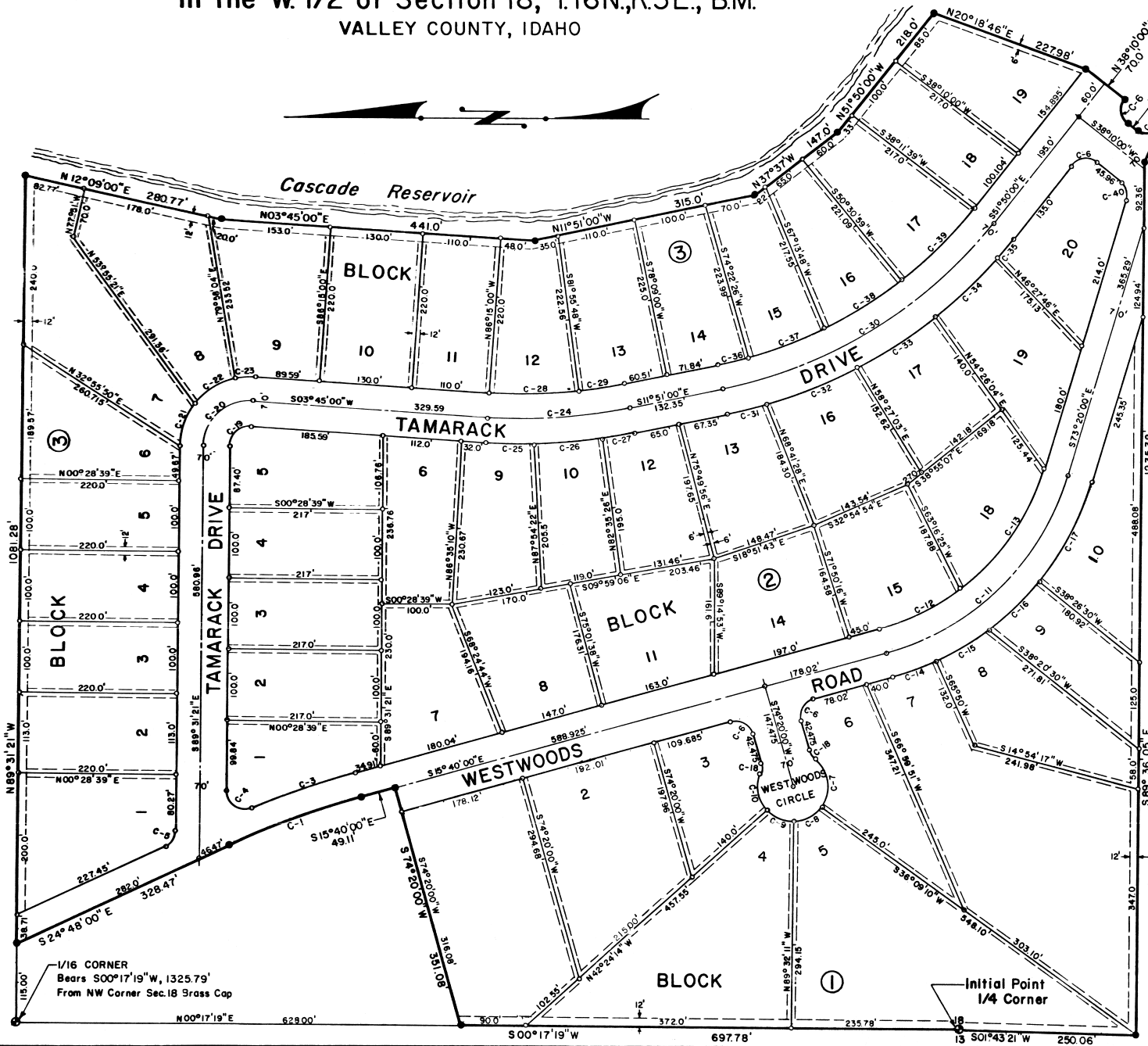
NO.	CENTRAL ANGLE	RADIUS	CHORD	ARC	TANGENT
1	9°08'00"	1,250.00'	199.047'	199.258'	99.84'
2	9°08'00"	1,215.00'	193.474'	193.697'	97.045'
3	7°02'31"	1,285.00'	157.833'	157.933'	79.066'
4	113°11'10"	25.00'	41.739'	49.386'	37.904'
5	64°43'21"	25.00'	26.762'	28.24'	15.841'
6	90°00'00"	25.00'	35.355'	39.269'	25.00'
7	88°41'22"	50.00'	69.897'	77.396'	48.869'
8	54°18'39"	50.00'	45.64'	47.394'	25.647'
9	47°07'57"	50.00'	39.98'	41.13'	21.809'
10	63°36'26"	50.00'	55.270'	55.507'	31.005'
11	57°40'00"	370.00'	356.874'	372.395'	203.689'
12	21°10'00"	335.00'	123.055'	123.758'	62.592'
13	36°30'00"	335.00'	209.819'	213.41'	110.466'
14	08°30'00"	405.00'	60.027'	60.082'	30.096'
15	12°20'00"	405.00'	87.011'	87.179'	43.758'
16	14°10'00"	405.00'	99.883'	100.138'	50.325'
17	22°40'00"	405.00'	159.178'	160.221'	81.172'
18	36°52'12"	25.00'	15.811'	16.087'	8.333'
19	93°16'21"	30.00'	43.62'	48.837'	31.764'
20	93°16'21"	65.00'	94.511'	105.814'	68.822'
21	37°16'21"	100.00'	63.911'	65.052'	33.724'
22	40°00'00"	100.00'	68.404'	69.813'	36.357'
23	16°00'00"	100.00'	27.874'	27.925'	14.054'
24	15°36'00"	741.135'	201.167'	201.79'	101.523'
25	05°01'12"	776.135'	67.978'	68.00'	34.021'
26	7°22'56"	776.135'	99.93'	100.00'	50.069'
27	3°11'53"	776.135'	43.313'	43.319'	21.663'
28	10°23'09"	706.135'	127.924'	128.00'	64.175'
29	5°12'51"	706.135'	64.239'	64.261'	32.152'
30	39°59'00"	650.00'	444.448'	453.596'	236.473'
31	4°50'00"	685.00'	57.767'	57.784'	28.909'
32	11°40'00"	685.00'	139.24'	139.48'	69.982'
33	11°00'00"	685.00'	131.308'	131.51'	65.957'
34	10°00'00"	685.00'	119.403'	119.555'	59.823'
35	2°29'00"	685.00'	29.687'	29.699'	14.837'
36	4°00'00"	615.00'	42.926'	42.935'	21.476'
37	11°00'00"	615.00'	117.89'	118.071'	59.217'
38	11°59'00"	615.00'	128.392'	128.626'	64.548'
39	13°00'00"	615.00'	139.239'	139.539'	70.070'
40	68°30'00"	25.00'	26.14'	29.888'	17.021'
41	9°02'56"	25.00'	36.289'	40.60'	26.367'

JAMES M. REES duly sworn, deposes and says: That he is a professional engineer licensed to practice by the State of Idaho, has compared the above copy with the original plat and that the same is a true and exact copy of said plat.

*James M. Rees*  
JAMES M. REES

Submitted and sworn before me this 22<sup>nd</sup> day of January, 1974.

*R. B. Prather*  
NOTARY PUBLIC



1/16 CORNER  
Bears S00°17'19"W, 1325.79'  
From NW Corner Sec.18 Grass Cap

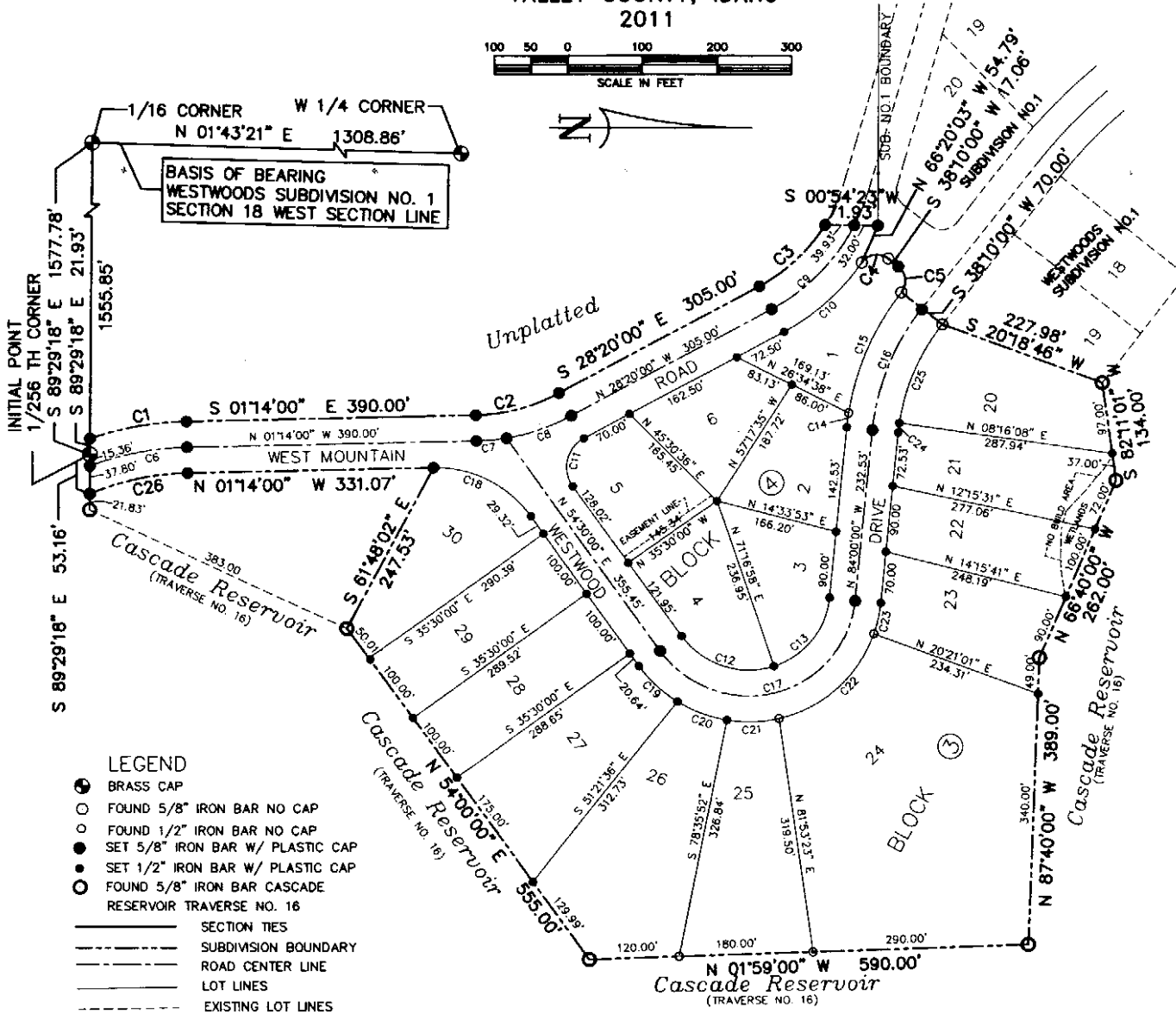
Initial Point  
1/4 Corner

# PLAT SHOWING THE WESTWOODS SUBDIVISION NO. 2

IN THE W. 1/2 OF SECTION 18, T.16N., R.3E., B.M.

VALLEY COUNTY, IDAHO

2011



NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC	CHORD
C1	173°09'	S 10°02'33" E	67.41	435.00	133.76	133.23
C2	27°06'00"	S 14°47'00" E	60.25	250.00	116.25	117.15
C3	29°44'52"	S 43°12'28" E	63.06	237.45	123.28	121.90
C4	93°02'55"	S 08°21'28" E	28.37	25.00	40.60	36.28
C5	90°00'00"	S 83°10'00" W	25.00	25.00	39.27	35.36
C6	132°32'24"	N 10°35'42" W	68.34	400.00	136.37	134.72
C7	08°15'45"	N 05°21'52" W	20.58	285.00	41.10	41.06
C8	18°50'15"	N 18°54'52" W	47.28	285.00	93.70	93.28
C9	34°04'51"	N 45°22'25" W	83.50	272.45	162.06	159.68
C10	26°32'55"	N 41°36'28" W	72.53	307.45	142.46	141.19
C11	97°10'00"	N 78°54'59" W	50.42	44.48	75.43	66.71
C12	72°30'01"	N 157°4'59" E	80.66	110.00	139.19	130.09
C13	63°59'59"	N 51°00'01" W	71.43	180.00	126.71	118.82
C14	03°10'00"	N 82°25'00" W	9.85	356.40	19.70	19.70
C15	29°00'00"	S 66°20'00" E	92.17	356.40	180.39	178.47
C16	32°10'00"	N 67°55'00" W	92.87	321.40	180.44	178.08
C17	138°30'00"	S 14°45'00" E	382.72	145.00	350.51	271.19
C18	88°44'00"	N 26°38'00" E	63.40	157.74	153.44	147.46
C19	22°30'03"	N 43°14'59" E	35.81	180.00	70.69	70.23
C20	22°29'54"	N 20°44'58" E	35.80	180.00	70.68	70.23
C21	22°30'02"	N 01°45'01" W	35.80	180.00	70.69	70.23
C22	57°22'32"	N 41°41'15" W	99.50	180.00	180.25	172.81
C23	13°37'29"	N 77°11'16" W	21.50	180.00	42.80	42.70
C24	02°40'00"	N 82°40'00" W	6.67	286.40	13.33	13.33
C25	29°30'00"	N 66°35'00" W	75.40	286.40	147.46	145.84
C26	21°31'46"	N 11°59'53" W	69.39	385.00	137.15	138.35

NOTES

- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED.
- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY AND ADJACENT TO SAID R-O-W HAVE A (12) FOOT WIDE PERMANENT PUBLIC UTILITIES, DRAINAGE, IRRIGATION AND STREET LIGHT EASEMENT. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND WALKWAYS.
- DEVELOPER SHALL COMPLY WITH IDAHO CODE SECTION 31-3805.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- THE MAINTENANCE FOR ALL IRRIGATION AND DRAINAGE FACILITIES OUTSIDE THE PUBLIC R-O-W IS THE RESPONSIBILITY OF THE LOT OWNERS THROUGH WHICH THESE FACILITIES PASS.
- ALL LOTS SHALL HAVE A (6) FOOT WIDE EASEMENT ADJACENT TO EACH SIDE AND REAR LOT LINES FOR THE PURPOSE OF TRANSPORTING PROPERTY DRAINAGE.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC) AS REGULATED BY VALLEY COUNTY.
- ALL LOTS WITH FRONTAGE ON WESTWOOD DRIVE MUST TAKE THEIR DRIVEWAY ACCESS FROM WESTWOOD DRIVE.
- IN ACCORDANCE WITH IDAHO CODE SECTION 42-1102, NO PERSON OR ENTITY SHALL CAUSE OR PERMIT ANY ENCROACHMENTS ONTO RECLAMATION LANDS, INCLUDING PUBLIC OR PRIVATE ROADS, UTILITIES, FENCES, GATES, PIPELINES, STRUCTURES, OR OTHER CONSTRUCTION OR PLACEMENT OF OBJECTS, WITHOUT THE WRITTEN PERMISSION OF THE BUREAU OF RECLAMATION. THE RECLAMATION LANDS, ADJACENT TO THIS SUBDIVISION ARE DESIGNATED AS A WILDLIFE MANAGEMENT AREA (WMA). ALL WMA RULES WOULD BE IN EFFECT.
- AS SET FORTH IN THE CONDITIONAL USE PERMIT FOR THIS SUBDIVISION NO FURTHER LOT SPLITS ARE ALLOWED.
- LOT 5, BLOCK 4 HAS A TEN (10) FOOT WIDE SEWER SERVICE EASEMENT ON ITS EASTSIDE ADJACENT TO LOT 4.
- THE PUBLIC UTILITIES, SEWER LINES AND SERVICES HAVE BEEN INSTALLED.

CCRS # 364539

LEGEND

- BRASS CAP
- FOUND 5/8" IRON BAR NO CAP
- FOUND 1/2" IRON BAR NO CAP
- SET 5/8" IRON BAR W/ PLASTIC CAP
- SET 1/2" IRON BAR W/ PLASTIC CAP
- FOUND 5/8" IRON BAR CASCADE
- RESERVOIR TRAVERSE NO. 16
- SECTION TIES
- - - SUBDIVISION BOUNDARY
- ROAD CENTER LINE
- LOT LINES
- - - EXISTING LOT LINES

JOB NO. 04-801