

PLAT SHOWING  
**JEROME ESTATES SUBDIVISION**  
**PHASE 3**  
 A PORTION OF THE NW4 NE4  
 SECTION 13, TOWNSHIP 8 SOUTH, RANGE 16 EAST, BOISE MERIDIAN  
 JEROME COUNTY, IDAHO  
 2005

FOUND 5/8" REBAR W/ PLASTIC CAP  
 CP# #236559  
 S89°29'42"E  
 40.00'

FOUND 1/2" REBAR & CAP  
 CP# #1238600  
 S89°29'42"E  
 1491.05'

UNPLATTED  
 100 NORTH ROAD W/ 16TH AVE  
 BASIS OF BEING SURVEYED INST. #4050087  
 S89°29'42"E 587.44'

UNPLATTED  
 FOUND 5/8" REBAR W/ PLASTIC CAP  
 CP# #236559  
 S89°29'42"E  
 40.00'

UNPLATTED  
 100 NORTH ROAD W/ 16TH AVE  
 BASIS OF BEING SURVEYED INST. #4050087  
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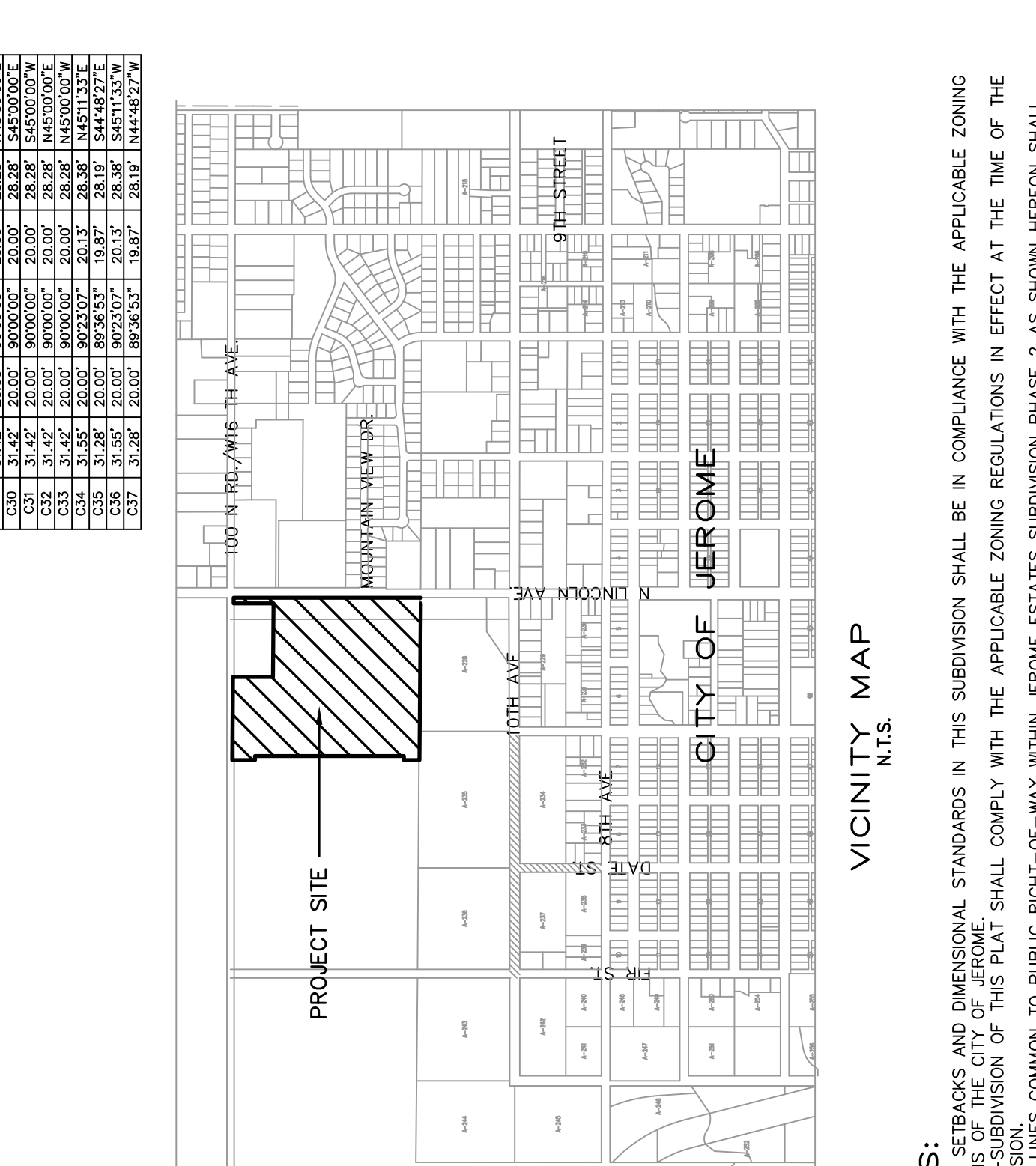
TRUE POINT OF BEGINNING  
 12 13 18  
 100°00'00"W 160.10'  
 100°00'00"W 282.00'  
 100°00'48"W 282.00'



**CURVE TABLE**

CHORD BEARING	CHORD DIST.	ARC BEARING	ARC DIST.	PI	PC	PT	CS
C1	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C2	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C3	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C4	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C5	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C6	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C7	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C8	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C9	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C10	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C11	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C12	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C13	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C14	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C15	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C16	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C17	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C18	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C19	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C20	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C21	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C22	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C23	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C24	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C25	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C26	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C27	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C28	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C29	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C30	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C31	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C32	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C33	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C34	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C35	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C36	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W
C37	31.42'	20.00°	80.00'	20.18'	20.18'	20.18'	S45°13.00'W

- LEGEND**
- SET 5/8" IRON PIN W/ PLASTIC CAP
  - SET 1/2" X 24" IRON PIN
  - BOUNDARY LINE
  - - - UTILITY, DRAINAGE AND IRRIGATION EASEMENT LINE
  - ① BLOCK NUMBER
  - ① LOT NUMBER



**VICINITY MAP**  
 N.T.S.

PROJECT SITE

100 N. RD./W15 TH AVE

100 N. RD./W15 TH AVE

100 N. RD./W15 TH AVE

100 N. RD./W15 TH AVE

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**NOTES:**

- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF JEROME.
- ALL LOT LINES COMMON TO PUBLIC RIGHT-OF-WAY WITHIN JEROME ESTATES SUBDIVISION PHASE 2 AS SHOWN HEREON SHALL BE CONSIDERED AS BOUNDARIES OF THIS PHASE 3 SUBDIVISION.
- ALL LOT LINES COMMON TO PUBLIC RIGHT-OF-WAY WITHIN JEROME ESTATES SUBDIVISION PHASE 2 AS SHOWN HEREON SHALL BE CONSIDERED AS BOUNDARIES OF THIS PHASE 3 SUBDIVISION.
- THE DEVELOPER AND/OR OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- ACCESS TO ANY LOT OR ACCESS WHICH PASSES AN IRRIGATION/DRAINAGE DITCH OR PIPE IS RESPONSIBLE FOR THE MAINTENANCE THEREOF UNLESS SUCH RESPONSIBILITY HAS BEEN ASSIGNED BY AN IRRIGATION/DRAINAGE DISTRICT.
- RESTRICTED ACCESS - DIRECT LOT ACCESS TO 100 NORTH ROAD/W 16TH STREET FROM LOTS 1-2 OF BLOCK 1 AND LOTS 1-4 OF BLOCK 9 SHALL BE PROHIBITED. DIRECT LOT ACCESS TO NORTH LINCOLN STREET FROM LOTS 13-15 OF BLOCK 7 AND LOT 17 OF BLOCK 9 SHALL BE PROHIBITED.
- LOT 9 BLOCK 2 SHALL BE COMMON AREA TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON THE DEO APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF 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 WATER PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEO, THEN SANITARY RESTRICTIONS ARE IN FORCE. IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

DATE

SOUTH CENTRAL DISTRICT HEALTH DEPT., EHS

DATE

SOUTH CENTRAL DISTRICT HEALTH DEPT., EHS

DATE

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SOUTH CENTRAL DISTRICT HEALTH DEPT., EHS

DATE

SOUTH CENTRAL DISTRICT HEALTH DEPT., EHS

DATE

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

DATE

SOUTH CENTRAL DISTRICT HEALTH DEPT., EHS

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