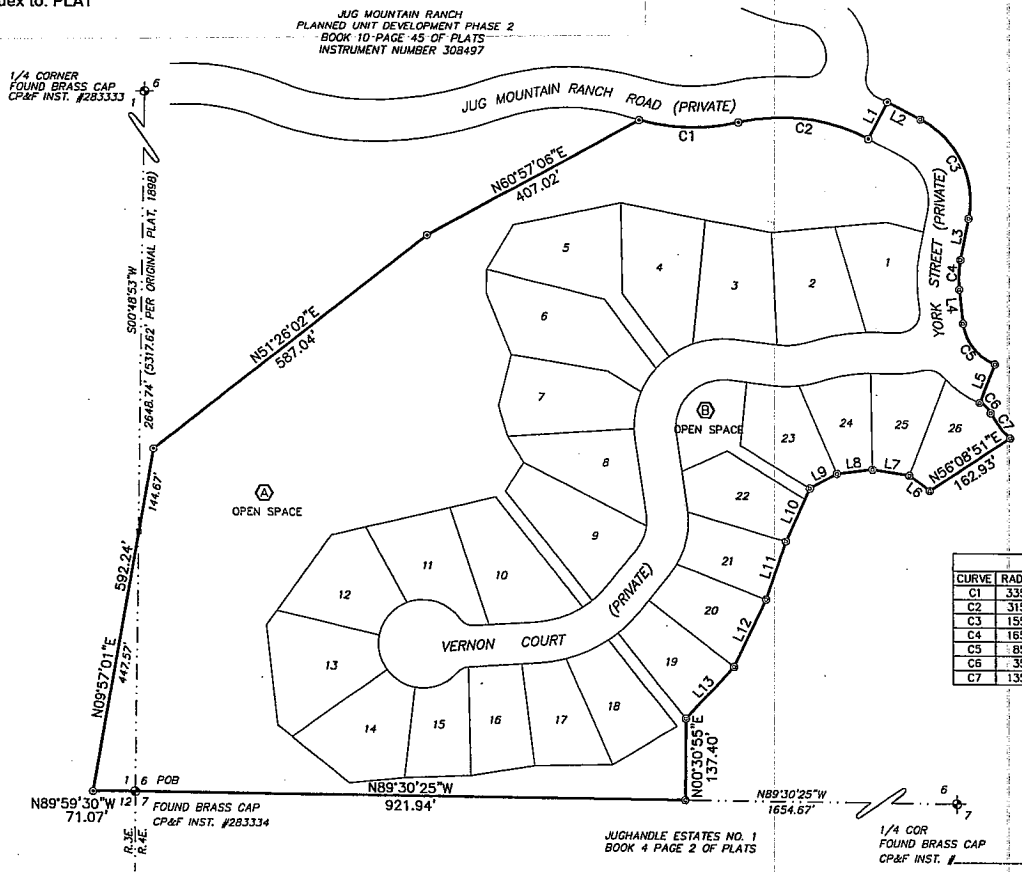


# JUG MOUNTAIN RANCH PLANNED UNIT DEVELOPMENT PHASE 3A

**Instrument # 416129** Located in the SE 1/4 of the SE 1/4 of Section 1, T.17N., R.3E.,  
 VALLEY COUNTY, CASCADE, IDAHO and the S 1/2 of the SW 1/4 of Section 6, T.17N., R.4E., B.M.  
 9-10-2018 11:49:07 AM No. of Pages: 4  
 Recorded for : RALPH MILLER  
 DOUGLAS A. MILLER Fee: 44.00  
 Ex-Officio Recorder Deputy **PMS**  
 Index to: PLAT

JUG MOUNTAIN RANCH  
 PLANNED UNIT DEVELOPMENT PHASE 2  
 BOOK 10 PAGE 45 OF PLATS  
 INSTRUMENT NUMBER 308497



LINE	LENGTH	BEARING
L1	70.00	N27°18'09"E
L2	62.65	S62°41'51"E
L3	71.79	S11°07'54"W
L4	57.98	S06°19'18"E
L5	70.00	N21°32'12"E
L6	42.60	S53°06'30"E
L7	62.81	N81°00'29"W
L8	60.26	S82°33'33"W
L9	52.14	S61°04'22"W
L10	99.06	S23°50'11"W
L11	104.28	N18°40'24"E
L12	126.76	N25°10'10"E
L13	120.75	N42°07'48"E

CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C1	335.00	168.34	85.99	28°47'28"	S89°04'00"E	166.57
C2	315.00	224.12	117.04	40°45'53"	N83°04'47"W	219.42
C3	155.00	199.73	116.44	73°49'45"	N25°46'58"W	186.19
C4	165.00	50.26	25.33	17°27'12"	S02°24'18"W	50.07
C5	85.00	92.19	51.22	62°08'30"	S37°23'33"E	87.74
C6	35.00	25.67	13.56	42°20'57"	N47°17'19"W	25.28
C7	135.00	53.98	27.35	22°54'11"	S37°33'57"E	53.61

- NOTES:**
- All roads and road rights of way depicted on this Final Plat are private; and, after completion of the private roads, such roads will be owned and maintained by the Jug Mountain Ranch Association, as is further provided in the Private Road Declaration, which is being recorded concurrently with this Final Plat with the Office of Recorder of Valley County, Idaho, as Instrument Number 416132.
  - Utilities will be completed as provided in the Declaration of Installation of Utilities, which is being recorded concurrently with this Final Plat with the Office of Recorder of Valley County, Idaho, as Instrument Number 416133.
  - All properties shown on this Final Plat are subject to and governed by the provisions of the General Declaration for Jug Mountain Ranch, the Supplemental Declaration for Jug Mountain Ranch Phase 3A, and the Articles of Incorporation and Bylaws for Jug Mountain Ranch Association, Inc., as these four documents may be amended and supplemented, and which are being recorded concurrently with this Final Plat with the Office of Recorder of Valley County, Idaho, as Instrument Nos. 283340 - 416131, 283342, and 283343, together with any additional Declarations and/or Sub-association Articles of Incorporation and Bylaws which may be recorded by the Declarant pursuant to the General Declaration for Jug Mountain Ranch and/or the Bylaws for Jug Mountain Ranch Association, Inc.
  - All properties shown on this Final Plat are subject to and governed by the Jug Mountain Ranch Design and Development Guidelines and the Jug Mountain Ranch Rules and Regulations, as may be amended or supplemented.
  - All properties shown on this Final Plat are subject to and governed by the provisions of Conditional Use Permit No. 04-34, Jug Mountain Ranch - Phases 2 and 3, PUD 97-1 Jug Mountain Ranch Planned Unit Development, as issued and as may be modified by Valley County, Idaho.
  - The Declarant reserves the right, without limitation, to assign its rights to any and all easements which are depicted on this Final Plat, in whole or in part.
  - All roads and road rights of way, and all Utility Easements, and all Open Space Lots which are depicted on this Final Plat, are dedicated for the use and enjoyment of the members of the Jug Mountain Ranch Association, together with their guests, invitees, and assigns, subject to the terms, conditions and reserved Declarant rights which are contained in the General Declaration for Jug Mountain Ranch and the Supplemental Declaration for Jug Mountain Ranch Phase 3A.
  - Declarant shall have the right to construct trails in any Open Space Lot, to be used for such recreational uses as the Declarant shall designate, including but not limited to the following uses: pedestrian, bicyclist, horseback riders, and skiers, subject to the terms and conditions contained in the General Declaration for Jug Mountain Ranch and the Supplemental Declaration for Jug Mountain Ranch Phase 3A.
  - Open Space Lots which are depicted on this Final Plat shall be used, managed and maintained in accordance with the General Declaration for Jug Mountain Ranch, as well as the Supplemental Declaration for Jug Mountain Ranch Phase 3A.
  - There shall be no further division of any Lot depicted on this Final Plat.
  - No additional domestic water supply shall be installed beyond the water system approved in the Sanitary Release.
  - This Plat is subject to compliance with Idaho Code Section 31-3805. No irrigation is provided.
  - Flood zones shown on this plat are per FEMA FIRN 16085C panel #1025 Effective August 26, 2016  
 Flood Zones: Zone X,  
 Base Flood Elevation: N/A  
 Flood Zones are subject to change by FEMA and all land within a floodway or floodplain is regulated by Title 9 and Title 11 of the Valley County Code.

### LEGEND

- ⊕ FOUND ALUMINUM CAP MONUMENT
- ⊕ FOUND BRASS CAP MONUMENT
- ⊙ FOUND 5/8" IRON PIN
- ⊙ SET 5/8" X 30" REBAR MKD LS 8577
- ⊙ ANGLE POINT - NOTHING SET
- ⊙ COMMON OPEN SPACE PARCEL

### HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the State of Idaho, Department of Environmental Quality (DEQ) approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the 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 building permits if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

### MONUMENT CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS BEING RECORDED UNDER THE PROVISIONS OF IDAHO CODE 50-1331 THRU 50-1333 AND THAT ALL INTERIOR MONUMENTS WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT.



SCALE: 1" = 150'

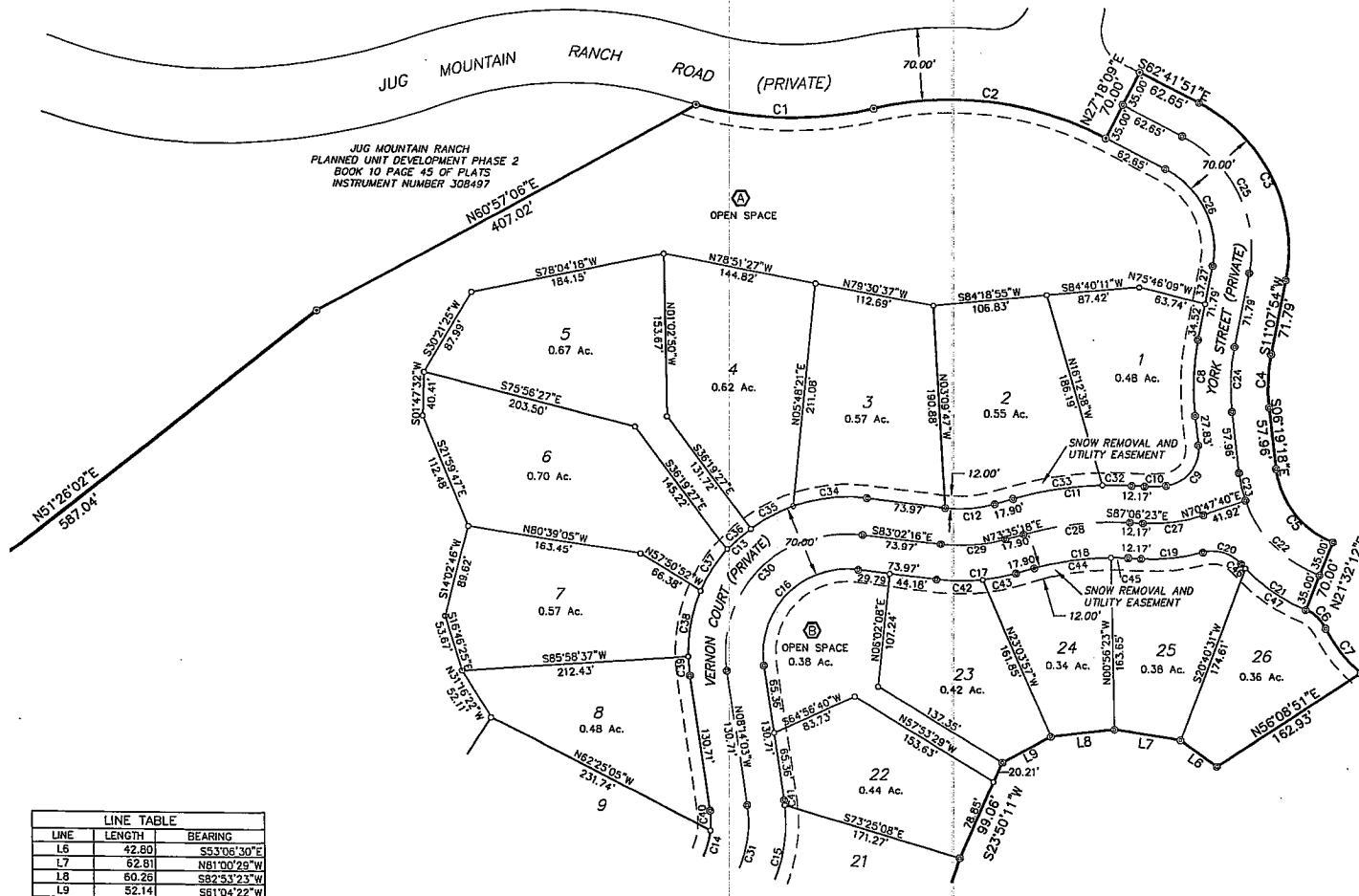
BEARINGS BASED ON JUG MOUNTAIN RANCH PLANNED UNIT DEVELOPMENT PHASE 2 BOOK 10 PAGE 45 OF PLATS, INST. #308497

**SECESH ENGINEERING, INC.**  
 McCall, Idaho

**416130**  
 INSTRUMENT NUMBER DISTRICT HEALTH DEPARTMENT, EHS

# JUG MOUNTAIN RANCH PLANNED UNIT DEVELOPMENT PHASE 3A

Located in the SE 1/4 of the SE 1/4 of Section 1, T.17N., R.3E.,  
and the S 1/2 of the SW 1/4 of Section 6, T.17N., R.4E., B.M.  
Valley County, Idaho



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C1	335.00	168.34	65.99	28°47'28"	S89°04'00"E	166.57
C2	315.00	224.12	117.04	40°45'53"	N83°04'47"W	219.42
C3	155.00	199.73	116.44	73°49'45"	N25°46'58"W	186.19
C4	165.00	50.26	25.33	17°27'12"	S02°24'18"W	50.07
C5	85.00	92.19	51.22	62°08'30"	S37°23'33"E	87.74
C6	35.00	25.87	13.56	42°20'57"	N47°17'19"W	25.28
C7	135.00	53.96	27.35	22°54'11"	S37°33'57"E	53.61
C8	235.00	71.59	36.07	17°27'12"	S02°24'18"W	71.31
C9	35.00	54.41	34.44	89°34'32"	N38°12'58"E	49.10
C10	115.00	20.35	10.20	10°28'23"	N87°42'25"E	20.32
C11	335.00	112.87	56.98	19°18'18"	S83°14'27"W	112.34
C12	115.00	46.91	23.79	23°22'25"	N85°16'31"E	46.59
C13	150.00	275.40	196.18	105°11'46"	S44°21'50"W	238.32
C14	75.00	61.51	32.60	46°59'24"	N15°15'39"E	59.80
C15	145.00	118.92	63.03	46°59'24"	N15°15'39"E	115.61
C16	80.00	146.88	104.63	105°11'46"	S44°21'50"W	127.10
C17	185.00	73.47	38.27	23°22'25"	N85°16'31"E	74.95
C18	265.00	89.29	45.07	19°18'18"	S83°14'27"W	88.87
C19	185.00	58.80	29.65	18°12'43"	N83°47'15"E	58.56
C20	35.00	39.50	22.15	64°39'31"	N72°59'21"W	37.43
C21	155.00	75.22	38.36	27°48'13"	S54°33'41"E	74.48
C22	120.00	103.17	55.01	49°15'28"	S43°30'04"E	100.02
C23	120.00	26.98	13.55	12°53'02"	S12°45'49"E	26.93
C24	200.00	60.92	30.70	17°27'12"	S02°24'18"W	60.69
C25	120.00	154.63	90.15	73°49'45"	N25°46'58"W	144.15
C26	85.00	109.53	63.65	73°49'45"	N25°46'58"W	102.11
C27	150.00	57.85	29.29	22°35'56"	N81°50'18"E	57.50
C28	300.00	101.08	51.02	19°18'18"	S83°14'27"W	100.60
C29	150.00	61.19	31.03	23°22'25"	N85°16'31"E	60.77
C30	115.00	211.14	150.40	105°11'46"	S44°21'50"W	182.71
C31	110.00	90.21	47.82	46°59'24"	N15°15'39"E	87.71
C32	335.00	27.42	13.72	4°41'23"	N89°27'05"W	27.41
C33	335.00	85.45	42.96	14°36'56"	S80°53'46"W	85.22
C34	150.00	70.36	35.84	26°52'28"	S83°31'30"W	69.71
C35	150.00	45.64	23.00	17°28'02"	S81°22'15"W	45.47
C36	150.00	30.26	15.18	11°33'36"	S63°32'26"W	30.21
C37	150.00	47.52	23.96	18°39'04"	S32°11'06"W	47.32
C38	150.00	63.14	32.04	24°07'02"	S10°53'03"W	62.67
C39	150.00	18.48	9.25	7°03'35"	S04°42'15"E	18.47
C40	75.00	19.03	9.57	14°32'12"	N00°57'57"W	19.98
C41	145.00	4.81	2.40	1°54'01"	N07°17'02"W	4.81
C42	185.00	43.54	21.87	13°29'03"	S89°46'48"E	43.44
C43	185.00	31.93	16.01	9°52'23"	N78°31'59"E	31.89
C44	265.00	73.13	36.80	15°48'42"	S81°24'40"W	72.90
C45	285.00	16.16	8.08	2°29'35"	N85°51'11"W	16.15
C46	155.00	6.08	3.04	2°14'53"	S41°47'01"E	6.08
C47	155.00	69.13	35.15	25°33'20"	S55°41'08"E	68.56

### LEGEND

- ⊕ FOUND ALUMINUM CAP MONUMENT
- ⊕ FOUND BRASS CAP MONUMENT
- ⊙ FOUND 5/8" IRON PIN
- ⊙ SET 5/8" X 24" REBAR MKD LS B577
- ⊙ SET 1/2" X 24" REBAR MKD LS B577
- ◻ ANGLE POINT - NOTHING SET
- ⓐ COMMON OPEN SPACE PARCEL
- - - EASEMENT LINE

SCALE: 1" = 80'

SEE SHEET 3

SEGESH ENGINEERING, INC.

McCall, Idaho

# JUG MOUNTAIN RANCH PLANNED UNIT DEVELOPMENT PHASE 3A

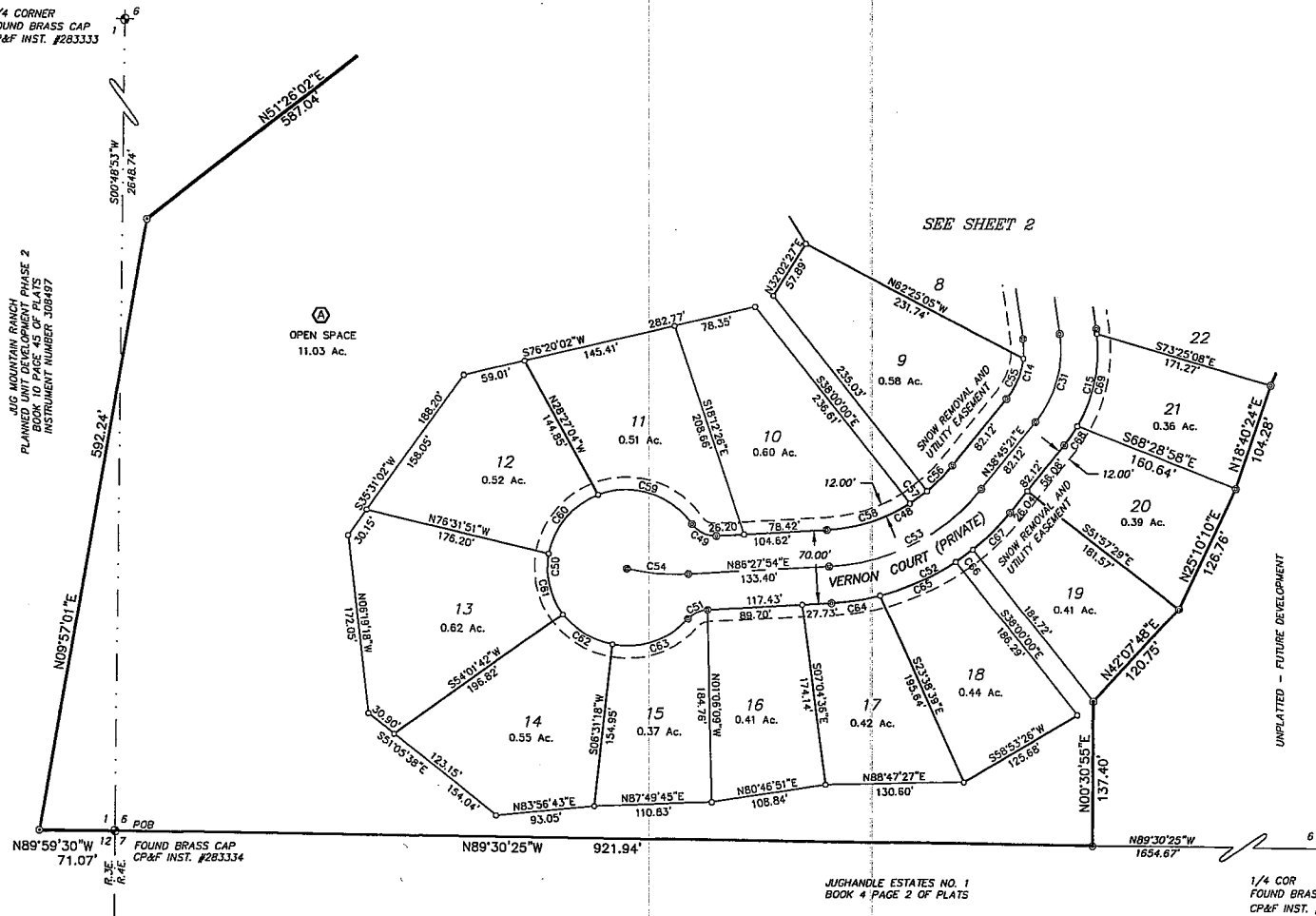
Located in the SE 1/4 of the SE 1/4 of Section 1, T.17N., R.3E.,  
and the S 1/2 of the SW 1/4 of Section 6, T.17N., R.4E., B.M.  
Valley County, Idaho

1/4 CORNER  
FOUND BRASS CAP  
CP&F INST. #283333

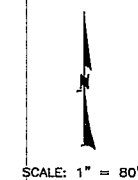
JUG MOUNTAIN RANCH  
PLANNED UNIT DEVELOPMENT PHASE 2  
CITY OF TWIN FALLS OF IDAHO  
INSTRUMENT NUMBER 308947

OPEN SPACE  
11.03 Ac.

SEE SHEET 2



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C14	75.00	61.51	32.60	46°59'24"	N15°15'39"E	58.80
C15	145.00	118.92	63.03	46°59'24"	N15°15'39"E	115.61
C31	110.00	90.21	47.82	46°59'24"	N15°15'39"E	87.71
C48	165.00	137.39	72.96	47°42'33"	N62°36'37"E	133.46
C49	26.00	26.59	14.59	58°36'05"	S64°14'04"E	25.45
C50	75.00	37.34	37.33	285°12'49"	S02°27'34"W	91.09
C51	26.00	21.15	11.20	48°36'44"	S63°09'32"W	20.57
C52	235.00	195.68	103.01	47°42'33"	N62°36'37"E	190.08
C53	200.00	166.54	86.44	47°42'33"	N62°36'37"E	161.77
C54	200.00	58.20	29.31	16°40'25"	S85°11'54"E	58.00
C55	75.00	42.48	21.83	32°27'12"	N22°31'45"E	41.92
C56	165.00	34.12	17.12	11°50'52"	N44°40'47"E	34.06
C57	165.00	20.03	10.03	6°57'14"	N54°04'50"E	20.01
C58	165.00	83.25	42.53	28°54'27"	N72°00'41"E	82.37
C59	75.00	99.62	58.70	78°08'05"	N72°59'03"W	92.45
C60	75.00	76.46	41.83	58°24'41"	S39°45'34"W	73.19
C61	75.00	61.53	32.61	47°00'11"	S12°56'52"E	59.82
C62	75.00	56.36	29.59	43°03'31"	S57°58'43"E	55.05
C63	75.00	79.38	43.86	60°38'21"	N70°10'20"E	75.72
C64	235.00	46.56	23.56	11°21'09"	N80°47'19"E	46.49
C65	235.00	78.80	39.78	19°12'48"	N65°30'20"E	78.44
C66	235.00	20.01	10.01	4°52'45"	N53°27'34"E	20.01
C67	235.00	50.30	25.25	12°15'50"	N44°53'16"E	50.20
C68	145.00	21.87	10.96	8°38'31"	N34°26'05"E	21.85
C69	145.00	92.24	47.74	36°26'51"	N11°53'24"E	90.69



### LEGEND

- ⊕ FOUND ALUMINUM CAP MONUMENT
- ⊕ FOUND BRASS CAP MONUMENT
- ⊙ FOUND 5/8" IRON PIN
- ⊙ SET 5/8" X 30" REBAR MKD LS 8577
- ⊙ SET 5/8" X 30" REBAR MKD LS 8577
- ANGLE POINT - NOTHING SET
- ⊕ COMMON OPEN SPACE PARCEL
- - - EASEMENT LINE

JUGHANDLE ESTATES NO. 1  
BOOK 4 PAGE 2 OF PLATS

1/4 COR  
FOUND BRASS CAP  
CP&F INST. #

SECESH ENGINEERING, INC.  
McCall, Idaho

