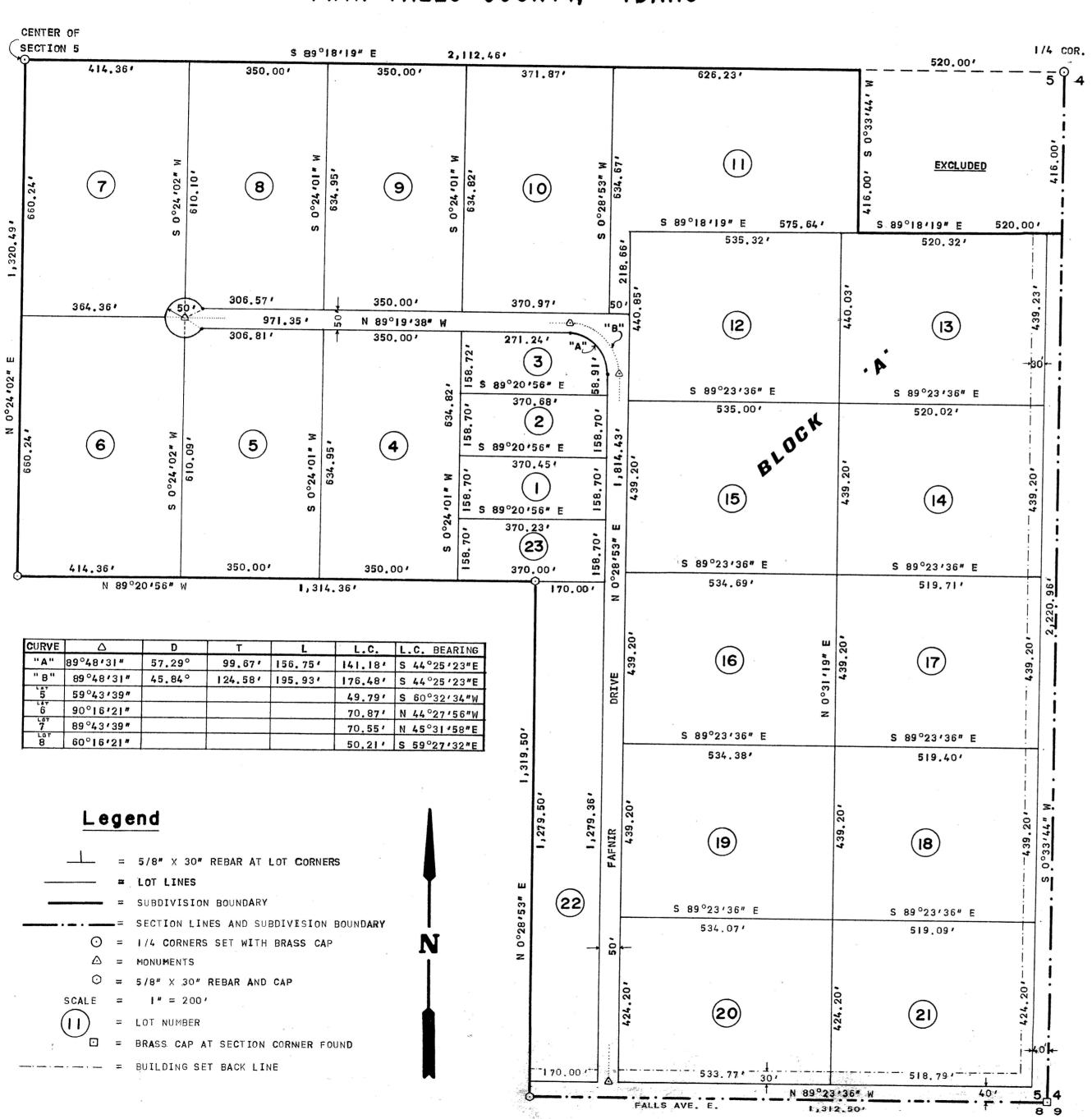
## CARTER MINI RANCHES SUBDIVISION

SECTION 5,

T 10 S,

R 18 E, B.M.

TWIN FALLS COUNTY, IDAHO



## OWNER'S CERTIFICATE

THE UNDERSIGNED DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY AND THAT THE FOLLOWING IS A CORRECT DESCRIPTION OF THE LAND INCLUDED IN THIS PLAT OF CARTER MINI RANCHES SUBDIVISION: THAT PROPERTY BEING THE NEI/4SEI/4 EXCEPT THE NORTH 416.00' OF THE EAST 520.00' THEREOF, AND SEI/4SEI/4, AND NWI/4SEI/4 OF SECTION 5, T 10 S, R 18 E, B.M., TWIN FALLS COUNTY, IDAHO. THE BOUNDRY OF SAID SUBDIVISION IS DESCRIBED FROM A SURVEY AS FOLLOWS: BEGINNING AT THE SE SECTION CORNER, A FILED BRASS CAP, THENCE N 89°23'36" W 1,312.50' ALONG THE SECTION LINE, THENCE N 0°28'53" E 1,319.50', THENCE N 89°20'56" W 1,314.36', THENCE N 0°24'02" E 1,320.49' TO A SET BRASS CAP AT THE CENTER OF SECTION 5, THENCE S 89°18'19" E 2,112.46', THENCE S 0°33'44" W ALONG THE SECTION LINE 2,220.96' TO THE POINT OF BEGINNING, WHICH BOUNDRY CONTAINS SOME 114.49 ACRES.

IT IS THE INTENTION OF SAID OWNERS TO INCLUDE ALL OF THE ABOVE DESCRIBED PROPERTY IN SAID PLAT AND THAT SAID PROPERTY IS TO BE DIVIDED INTO LOTS AND BLOCKS AS SHOWN, AND THAT THE LOCATION AND DIMENSIONS OF SAID LOTS AND BLOCKS ARE AS SHOWN ON THIS PLAT, AND THAT DONATION OF SAID STREETS: (THE EAST 40' BY 2,220.96' ALONG THE SECTION 5 - 4 LINE, AND THE SOUTH 40' BY 1,312.50' ALONG THE SECTION 5 - 8 LINE, AND A 50' WIDTH ALONG THE ENTIRE LENGTH OF FAFNIR DRIVE AS IS SHOWN ON THE PLAT, IS HEREBY MADE TO THE COUNTY OF TWIN FALLS.

THE UTILITY EASEMENTS, WHICH HEREBY EXIST BY REFERENCE, TO BE 15' WIDE ALONG THE SUBDIVISION BOUNDRY AND 7 1/2' WIDE ON EACH SIDE OF ALL INTERIOR LOT LINES, ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO STRUCTURES, OTHER THAN THOSE FOR UTILITY PURPOSES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

INCLUDED WITH THE PROPERTY OF LOTS 16, 17, 18, 19, 20, 21, AND 22 IS A TOTAL OF 40 SHARES OF TWIN FALLS CANAL CO. WATER STOCK, OF WHICH OWNERSHIP WILL REMAIN UNDIVIDED. HOWEVER, THE WATER AS WELL AS THE DUES AND ASSESSMENTS WILL BE SHARED BY THE OWNERS OF THE ABOVE IDENTIFIED LOTS AT THE RATE OF 1/7 TH OF THE TOTAL PER LOT. DITCH EASEMENTS WILL COINCIDE WITH THE ABOVE IDENTIFIED UTILITY EASEMENTS IN SO FAR AS ALL LOTS OF THE SUBDIVISION MAY HAVE ACCESS TO IRRIGATION WATER.

A 30' DITCH AND ACCESS EASEMENT HEREBY EXISTS, BY REFERENCE, TO TRAVERSE LOTS 20, 21, AND 22 FOR THE TWIN FALLS CANAL CO. LATERAL #26.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS DAY AND YEAR:

M. W Carter	May 7-1973		
(OWNER)	DATE	(OWNER)	DATE
Marian F. Carter	May 7, 1973		
(OWNER)	BATE	(OWNER)	DATE

## COUNTY RECORDER'S CERTIFICATE

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THE REQUEST OF MELVIN W. C. S. DAY OF May	ARTER, A1	r <u>るo</u> 3, A.D. 1	MINUTES	PAST <u>/0</u> (	oʻclock <u>А.</u> м. тніs	
Vicinity Ma	p		W	(COUNTY	RECORDER)	7
FALLS AVE.	5	***	P	e r		
ID/AHO #50	8	9				
KIMBERLV	ROAD				Twin Falls County, Idaho Recorded for: EDWARDS, EARL 09:00:00 am May 01,19	73

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