

# CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS, THAT THE CITY OF TWIN FALLS, A MUNICIPAL CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NW1/4 SE1/4 AND THE SW1/4 NE1/4 OF SECTION 17, TOWNSHIP 10 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN IN TWIN FALLS COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE1/4 FROM WHICH THE SECTION CORNER COMMON TO SECTIONS 17, 18, 20 AND 21 BEARS NORTH 89°37'49" EAST A DISTANCE OF 2641.01 FEET, THENCE RUNNING NORTH 1°20'07" WEST ALONG THE WESTERLY BOUNDARY OF THE SE1/4 A DISTANCE OF 1494.82 FEET; THENCE SOUTH 83°18'00" EAST A DISTANCE OF 10.10 FEET TO THE REAL POINT OF BEGINNING; THENCE NORTH 1°20'07" WEST A DISTANCE OF 656.14 FEET; THENCE NORTH 1°12'07" WEST A DISTANCE OF 417.75 FEET; THENCE NORTH 87°05'16" WEST A DISTANCE OF 21.00 FEET; THENCE NORTH 0°41'12" WEST A DISTANCE OF 1105.36 FEET; THENCE NORTH 84°10'44" EAST A DISTANCE OF 287.55 FEET; THENCE SOUTH 13°54'45" EAST A DISTANCE OF 350.00 FEET; THENCE SOUTH 54°54'45" EAST A DISTANCE OF 280.00 FEET; THENCE SOUTH 74°46'59" EAST A DISTANCE OF 323.86 FEET; THENCE SOUTH 1°31'56" EAST PARALLEL TO THE EAST LINE OF THE SW1/4 NE1/4 A DISTANCE OF 655.50 FEET; THENCE NORTH 87°05'16" WEST A DISTANCE OF 404.13 FEET; THENCE SOUTH 1°27'18" EAST A DISTANCE OF 1047.09 FEET TO THE NORTHERLY BOUNDARY OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY; THENCE NORTH 83°18'00" WEST ALONG SAID RAILROAD RIGHT-OF-WAY A DISTANCE OF 497.47 FEET TO THE REAL POINT OF BEGINNING CONTAINING 30.73 ACRES MORE OR LESS.

THE STREETS SHOWN ON THIS PLAT OF CITY INDUSTRIAL 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 AND FOR ANY OTHER USES AS DESIGNATED HEREON AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

BUILDING AND OCCUPANCY RESTRICTIONS: SEE BOOK NO. \_\_\_\_\_ OF MISCELLANEOUS RECORDS AT PAGE NO. \_\_\_\_\_. TWIN FALLS COUNTY, IDAHO, FOR BUILDING AND OCCUPANCY RESTRICTIONS FILED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., 1993, IN THE OFFICE THE TWIN FALLS COUNTY RECORDER, TWIN FALLS, IDAHO.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1993.

HOWARD ALLEN, MAYOR  
Jody Hall, DEPUTY CITY CLERK

STATE OF IDAHO )  
COUNTY OF TWIN FALLS )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1993, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED HOWARD ALLEN, KNOWN TO ME TO BE MAYOR OF THE CITY OF TWIN FALLS.

NOTARY PUBLIC FOR IDAHO  
MY COMMISSION EXPIRES \_\_\_\_\_  
RESIDING AT TWIN FALLS, IDAHO

# CERTIFICATE OF COUNTY TREASURER

I, \_\_\_\_\_, 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.

Corinne Treuting, COUNTY TREASURER  
1-27-93, DATE

## APPROVAL OF CITY COUNCIL

I, Jody Hall, DEPUTY CITY CLERK FOR THE CITY OF TWIN FALLS, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 7th DAY OF DECEMBER, 1992. THE FOREGOING PLAT OF CITY INDUSTRIAL SUBDIVISION WAS DULY ACCEPTED AND APPROVED.

Howard L. Allen, MAYOR  
Jody Hall, DEPUTY CITY CLERK

## CERTIFICATE OF ENGINEER

I, DALE L. RIEDESEL, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE PLAT DEPICTED HEREON AND DESIGNATED HEREIN AS CITY INDUSTRIAL SUBDIVISION, WAS SURVEYED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH TITLE 50, CHAPTER 13 AND TITLE 55, CHAPTER 15 OF THE IDAHO CODE, AND IS A TRUE AND ACCURATE REPRESENTATION THEREOF.

Dale L. Riedesel, P.E./L.S.,  
NO. 1831  
1-14-93, DATE

## CERTIFICATE OF COUNTY ENGINEER

I, Charles D. Howard, A REGISTERED ENGINEER FOR TWIN FALLS COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PLAT OF CITY INDUSTRIAL SUBDIVISION AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

Charles D. Howard, COUNTY ENGINEER  
1-21-93, DATE

## COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. 1994002940  
STATE OF IDAHO )  
COUNTY OF TWIN FALLS ) SS  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF THE CITY OF TWIN FALLS AT 05 MINUTES PAST 11:00 O'CLOCK, a.m., THIS 16 DAY OF July, 1994, IN MY OFFICE AND WAS DULY RECORDED IN BOOK 14 OF PLATS AT PAGES 31 AND \_\_\_\_\_.

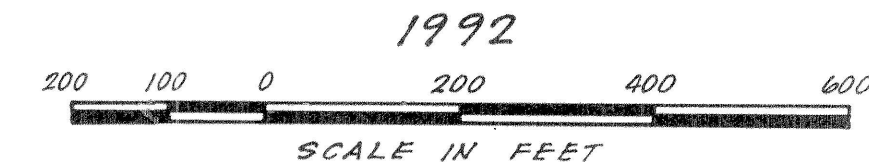
Shirley Ann, DEPUTY  
Robert B. Ford, EX-OFFICIO RECORDER

## APPROVAL OF CITY ENGINEER

I, GARY L. YOUNG, CITY ENGINEER IN AND FOR THE CITY OF TWIN FALLS, IDAHO, DO HEREBY APPROVE THIS PLAT OF CITY INDUSTRIAL SUBDIVISION.

Gary L. Young, P.E./L.S.,  
CITY ENGINEER  
2-1-94, DATE

JK ✓  
T0886  
CITY INDUSTRIAL SUBD.  
A SUBDIVISION IN  
PART OF NW1/4 SE1/4, SW1/4 NE1/4  
SECTION 17, T.10S, R.17E, B.M.  
TWIN FALLS, TWIN FALLS COUNTY, IDAHO



| CURVE | R      | A         | T       | L       | CH L    | CH BRG      |
|-------|--------|-----------|---------|---------|---------|-------------|
| C-1   | 388.10 | 94°14'50" | 417.99' | 638.40' | 568.82' | N45°47'18"E |
| C-2   | 358.10 | 94°14'50" | 385.68' | 589.05' | 524.85' | N45°47'18"E |
| C-3   | 328.10 | 94°14'50" | 353.37' | 539.70' | 480.88' | N45°47'18"E |

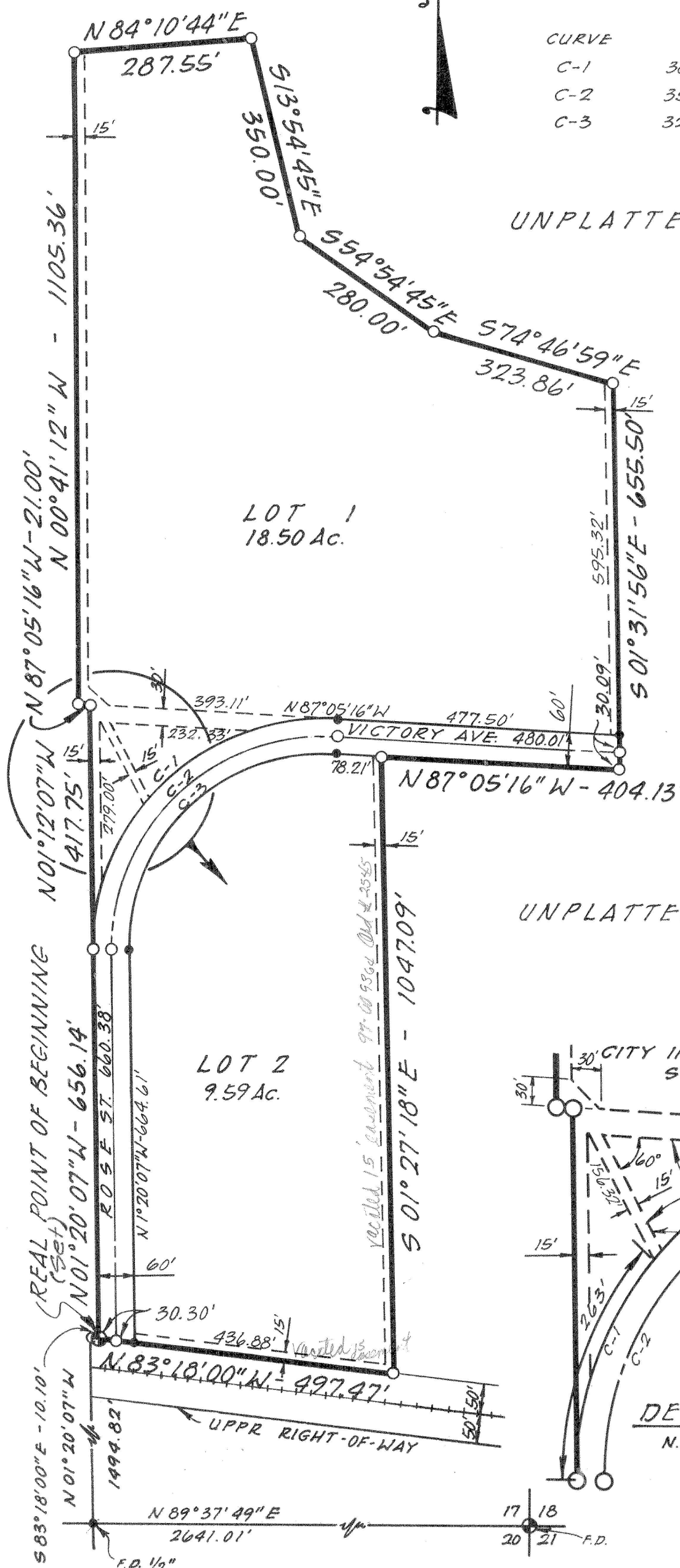
UNPLATTED

## LEGEND

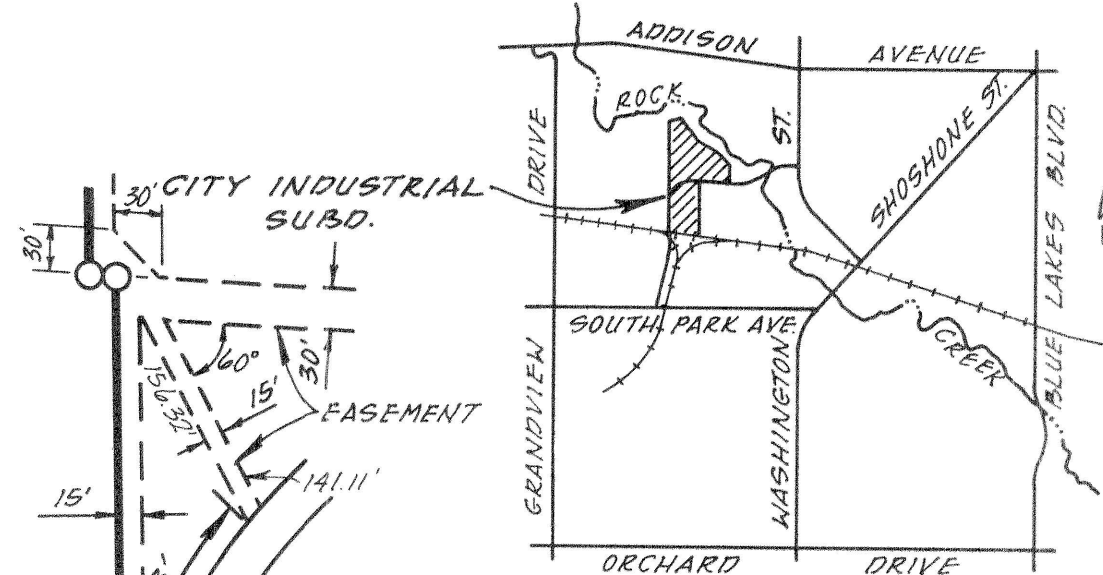
- Boundary Line
- Brass Cap
- 5/8" x 30" Rebar - Set
- 1/2" x 24" Rebar - Set
- Public Utilities, Irrigation & Drainage Easement
- Lot Line

NOTE: There is hereby reserved along all lot frontages adjacent to streets, a 5' wide easement for public utilities. The 30' esm't in Lot 1 is to provide access for Twin Falls Municipal Golf Course Maintenance.

UNPLATTED MUNICIPAL GOLF COURSE



UNPLATTED



## VICINITY MAP

DETAIL  
N.T.S.

Dale L. Riedesel P.E./L.S.  
Suite 105, 488 Blue Lakes Blvd. N.  
Twin Falls, Idaho  
83301