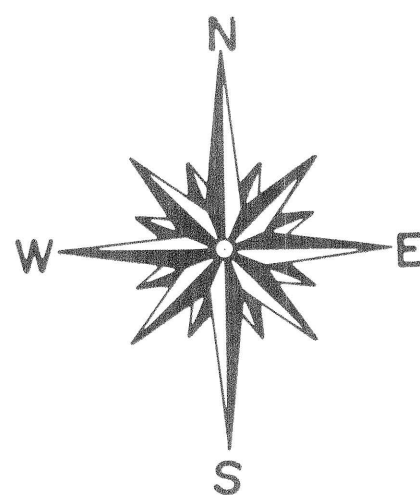




LOT 31
OCHALARA SUBDIVISION

ROBBINS AVENUE

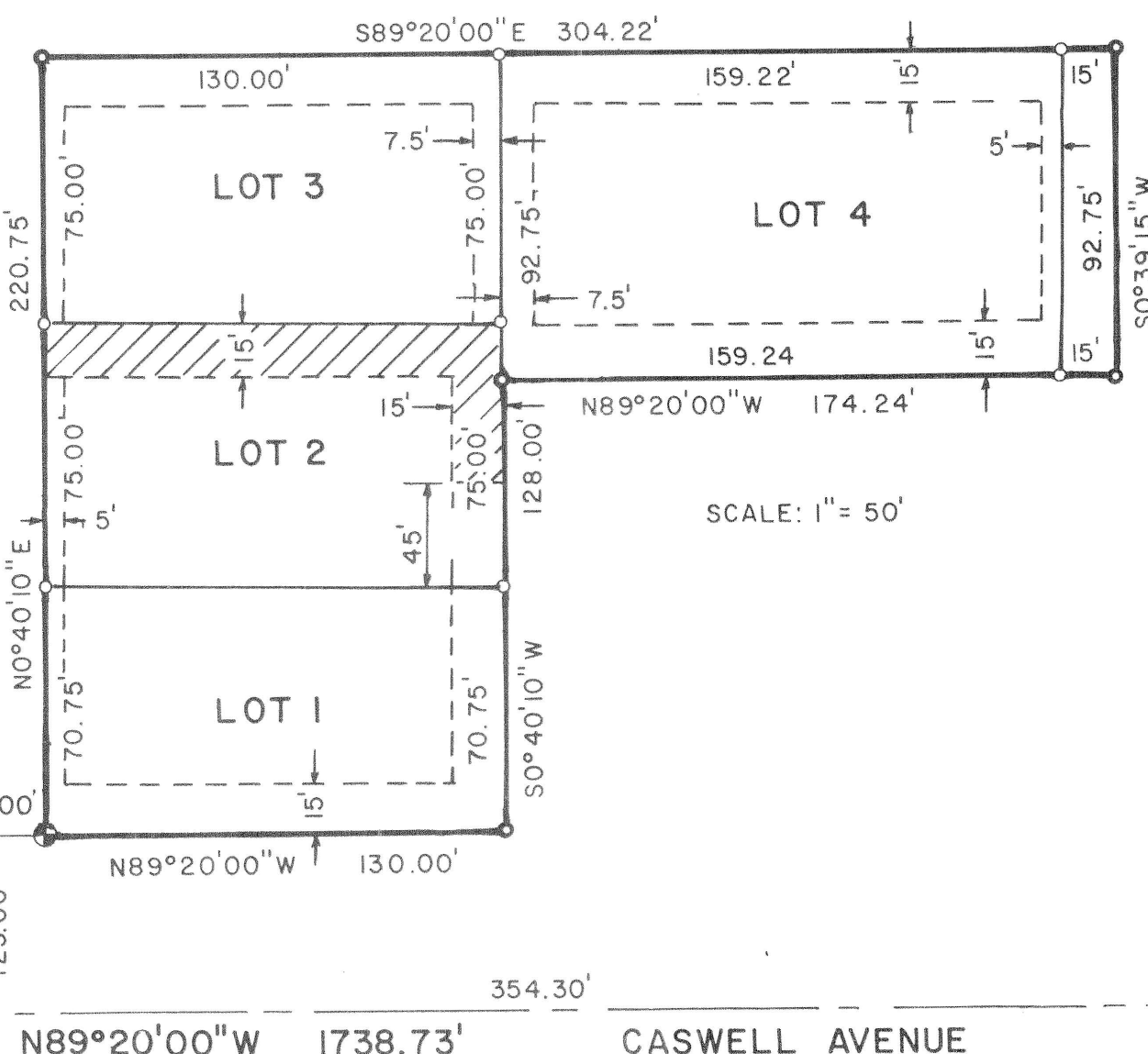
WASHINGTON ST. NORTH

SO°39'15"W 681.49'

SPARKS STREET

BOLTON STREET

NO°40'10"E 125.00'



SCALE: 1" = 50'

N89°20'00"W 1738.73' CASWELL AVENUE

L E G E N D

- STREET CENTER LINE
- LOT LINE
- SUBDIVISION BOUNDARY LINE
- ⊕ SET B.C. - INITIAL POINT
- FOUND 1/2" REBAR & CAP
- SET 5/8" X 30" REBAR & CAP
- SET 1/2" X 24" REBAR & CAP
- UTILITY EASEMENT
- ▨ DRAINAGE EASEMENT

COUNTY ENGINEERS CERTIFICATE

This is to certify that I, Keith C. Andersen, P.E., L.S., have checked the above plat and computations and have determined that they comply with the laws of the State of Idaho and County of Twin Falls related thereto.



Edwards, Howard & Martens, Inc.
ENGINEERS / PLANNERS / SURVEYORS

COATS SUBDIVISION

A RESUBDIVISION AND RENUMBERING OF A PORTION OF
LOT 31 OF THE
OCHALARA SUBDIVISION
LOCATED IN
NE⁴NE⁴ SECTION 8 T.10S., R.17E., B.M.
TWIN FALLS COUNTY, IDAHO
1984

CERTIFICATE OF OWNERS

This is to certify that the undersigned are the owners or representatives of the owners in fee simple of the following described property located in NE⁴NE⁴ Section 8, T.10S., R.17E., B.M., Twin Falls County, Idaho, more particularly described as follows: Commencing at the intersection of Caswell Avenue and Washington Street North. Said point lies SO°39'15"W, 681.49' from the intersection of Robbins Avenue and Washington Street North. Thence N89°20'00"W, 354.30' to the intersection of Bolton Street and Caswell Avenue, Thence NO°40'10"E, 125.00' along the centerline of Bolton Street. Thence S89°20'00"E, 25.00' to the INITIAL POINT. Thence NO°40'10"E, 220.75'.....Thence S89°20'00"E, 304.22' Thence SO°39'15"W, 92.75'.....Thence N89°20'00"W, 174.24' Thence SO°40'10"W, 128.00'.....Thence N89°20'00"W, 130.00' to the INITIAL POINT. The gross area in this platted land as described is 1.03 Acres.

That it is the intention of the undersigned to and they do hereby include said land in this plat.

The easements indicated on this are not dedicated to the public but the rights to use said easements are hereby perpetually reserved for public utilities and no structures other than for such utility purposes are to be erected within the lines of said easements. The undersigned by these presents dedicate to the public for public use forever a 15.00 foot wide additional road Right of Way along Washington Street as shown on this plat.

Donald L. Coats
Donald L. Coats

Becky L. Coats
Becky L. Coats

A C K N O W L E D G E M E N T

STATE OF IDAHO) ss
COUNTY OF TWIN FALLS)

On this 20th day of FEB. 1984, at 4:30 P.M., before me, the undersigned, a Notary Public in and for said State, appeared the persons whose names are subscribed to the above Certificate of Owners and acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Roger A. Kruger
Notary Public in the State of Idaho

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. 856575

STATE OF IDAHO) ss
COUNTY OF TWIN FALLS)

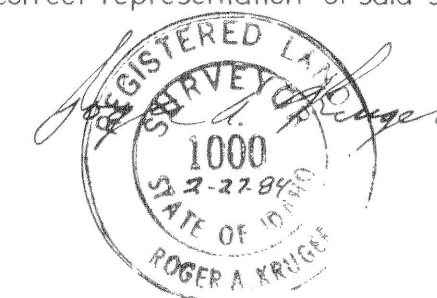
On this _____ day of MAR 9 1984, at 9:15 A.M., the foregoing plat was filed for record in the office of the Recorder of Twin Falls County, Idaho and duly recorded in plat book 13 on page 7.

Janet Brauer
Deputy

Richard A. Pence
Ex-Officio Recorder

CERTIFICATE OF SURVEYOR

This is to certify that I, Roger A. Kruger, a Registered Land Surveyor in the State of Idaho, made the survey of the land as described in the Certificate Of Owners and designate hereon as Coats Subdivision, and that this plat is a true and correct representation of said survey as made and staked by me on said land.



A C K N O W L E D G E M E N T

STATE OF IDAHO) ss
COUNTY OF TWIN FALLS)

On this 2nd day of March 1984 before me, a Notary Public in and for the State of Idaho, personally appeared Roger A. Kruger known to me to be the person whose name is subscribed to the above Certificate of Surveyor and acknowledged to me that he executed the same. IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Becky S. Newcomb
Notary Public in the State of Idaho

APPROVAL OF CITY ENGINEER

I have reviewed the accompanying plat of the Coats Subdivision and hereby certify that this plat conforms with the applicable ordinances of the City of Twin Falls, Idaho.

Sam L. Young
March 9, 1984

APPROVAL OF CITY COUNCIL

Accepted by the City Council of Twin Falls Idaho at their meeting on the 6th day of February 1984.

Emory L. Peterson
Mayor

Jewel Chandler
City Clerk

COUNTY COMMISSIONER'S ACCEPTANCE

The foregoing plat has been accepted and approved by the Board of County Commissioners of Twin Falls County Idaho this 15th day of Feb. 1984.

Richard A. Pence
Attest Clerk

Don S. Cores
Chairman

COUNTY TREASURER'S CERTIFICATE

The foregoing plat was accepted and approved by the County Treasurer of Twin Falls County, Idaho this 9th day of March 1984.

Janita Stettin
Twin Falls County Treasurer

SANITARY RESTRICTIONS