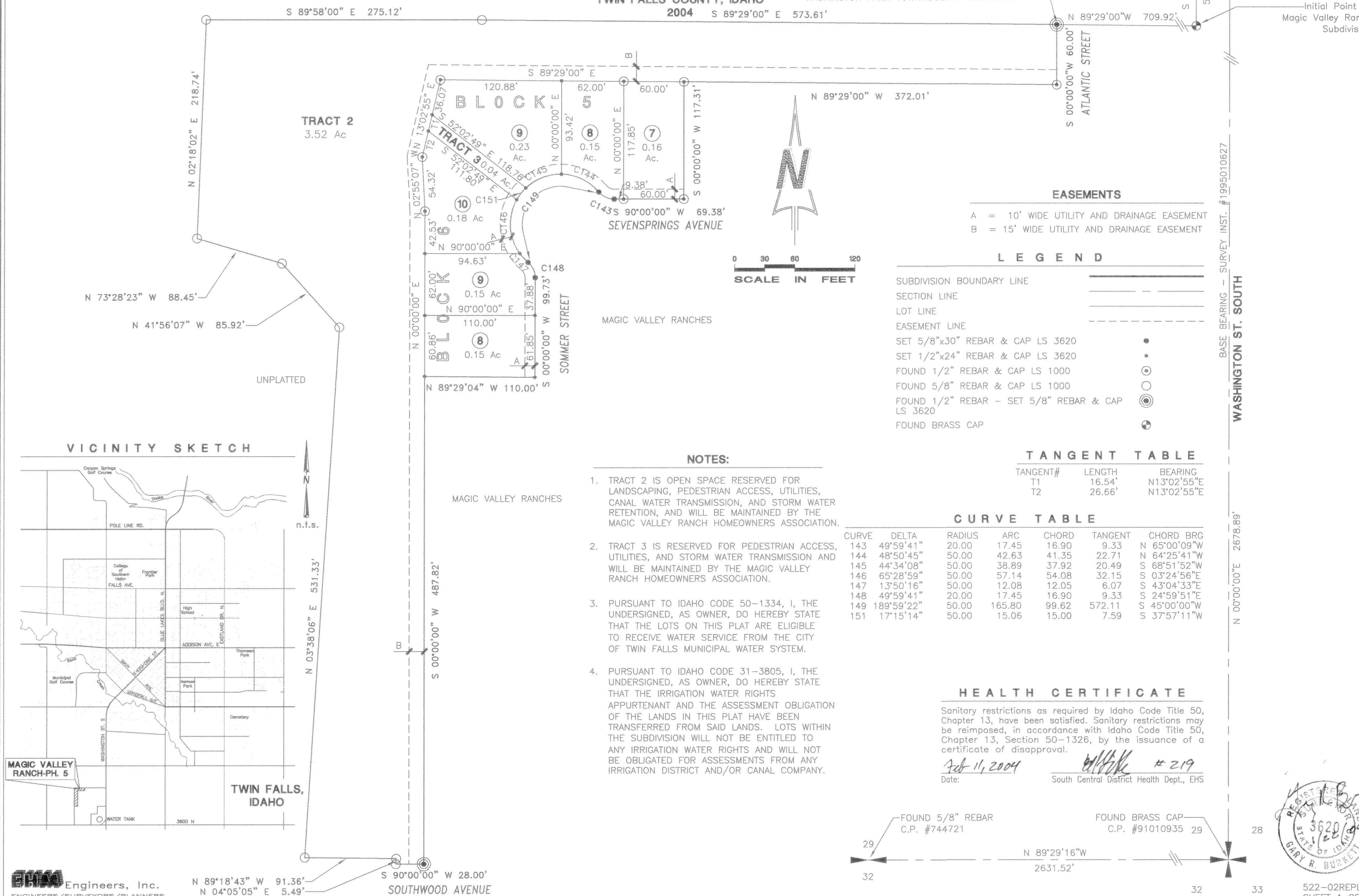


**MAGIC VALLEY RANCH PHASE 5  
A REPLAT, RESUBDIVISION, & RENUMBERING OF BLOCKS 5 & 6  
OF MAGIC VALLEY RANCH  
LOCATED IN  
SE 1/4, SECTION 29  
TOWNSHIP 10 SOUTH, RANGE 17 EAST,  
BOISE MERIDIAN,  
TWIN FALLS COUNTY, IDAHO  
2004**

WASHINGTON PARK TOWNHOUSES SUBDIVISION



REAL POINT OF BEGINNING  
Found 1/2" Rebar & Cap LS 1000  
Set 5/8" Rebar & Cap LS 3620

Found 5/8" Rebar & Cap LS 1000  
C.P. #939655

Initial Point of  
Magic Valley Ranch  
Subdivision

**TRACT 2**  
3.52 Ac

**BLOCK 5**  
0.23 Ac  
0.15 Ac  
0.16 Ac

**BLOCK 6**  
0.18 Ac  
0.15 Ac  
0.15 Ac

**EASEMENTS**

A = 10' WIDE UTILITY AND DRAINAGE EASEMENT  
B = 15' WIDE UTILITY AND DRAINAGE EASEMENT

**LEGEND**

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- LOT LINE
- EASEMENT LINE
- SET 5/8"x30" REBAR & CAP LS 3620
- SET 1/2"x24" REBAR & CAP LS 3620
- FOUND 1/2" REBAR & CAP LS 1000
- FOUND 5/8" REBAR & CAP LS 1000
- FOUND 1/2" REBAR - SET 5/8" REBAR & CAP LS 3620
- FOUND BRASS CAP



**NOTES:**

- TRACT 2 IS OPEN SPACE RESERVED FOR LANDSCAPING, PEDESTRIAN ACCESS, UTILITIES, CANAL WATER TRANSMISSION, AND STORM WATER RETENTION, AND WILL BE MAINTAINED BY THE MAGIC VALLEY RANCH HOMEOWNERS ASSOCIATION.
- TRACT 3 IS RESERVED FOR PEDESTRIAN ACCESS, UTILITIES, AND STORM WATER TRANSMISSION AND WILL BE MAINTAINED BY THE MAGIC VALLEY RANCH HOMEOWNERS ASSOCIATION.
- PURSUANT TO IDAHO CODE 50-1334, I, THE UNDERSIGNED, AS OWNER, DO HEREBY STATE THAT THE LOTS ON THIS PLAT ARE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF TWIN FALLS MUNICIPAL WATER SYSTEM.
- PURSUANT TO IDAHO CODE 31-3805, I, THE UNDERSIGNED, AS OWNER, DO HEREBY STATE THAT THE IRRIGATION WATER RIGHTS APPURTENANT AND THE ASSESSMENT OBLIGATION OF THE LANDS IN THIS PLAT HAVE BEEN TRANSFERRED FROM SAID LANDS. LOTS WITHIN THE SUBDIVISION WILL NOT BE ENTITLED TO ANY IRRIGATION WATER RIGHTS AND WILL NOT BE OBLIGATED FOR ASSESSMENTS FROM ANY IRRIGATION DISTRICT AND/OR CANAL COMPANY.

**TANGENT TABLE**

TANGENT#	LENGTH	BEARING
T1	16.54'	N13°02'55"E
T2	26.66'	N13°02'55"E

**CURVE TABLE**

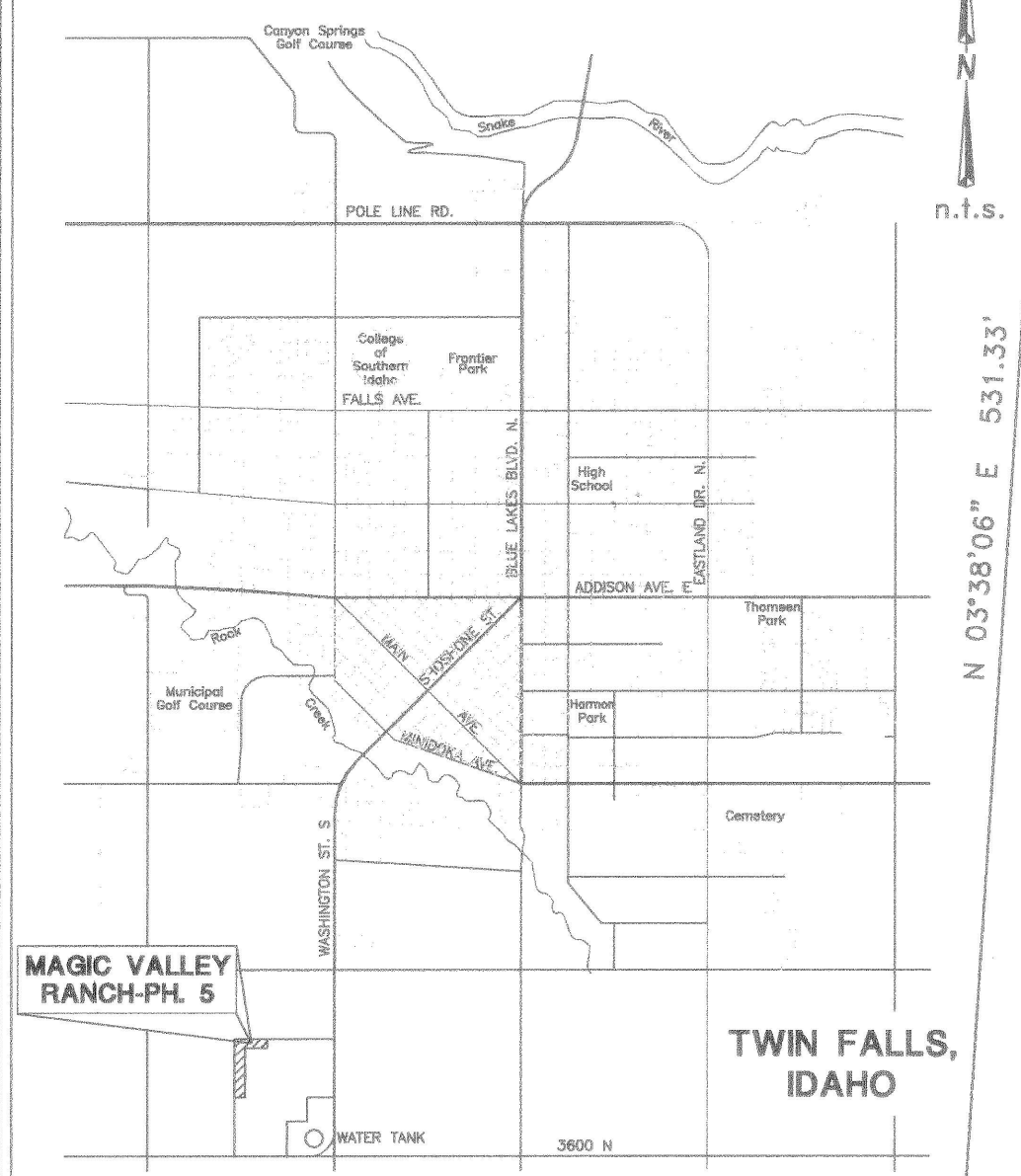
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
143	49°59'41"	20.00	17.45	16.90	9.33	N 65°00'09"W
144	48°50'45"	50.00	42.63	41.35	22.71	N 64°25'41"W
145	44°34'08"	50.00	38.89	37.92	20.49	S 68°51'52"W
146	65°28'59"	50.00	57.14	54.08	32.15	S 03°24'56"E
147	13°50'16"	50.00	12.08	12.05	6.07	S 43°04'33"E
148	49°59'41"	20.00	17.45	16.90	9.33	S 24°59'51"E
149	189°59'22"	50.00	165.80	99.62	572.11	S 45°00'00"W
151	17°15'14"	50.00	15.06	15.00	7.59	S 37°57'11"W

**HEALTH CERTIFICATE**

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.

Date: Feb 11, 2004  
South Central District Health Dept., EHS

**VICINITY SKETCH**



Twin Falls County, Idaho  
Registered Professional Engineer  
E.H.M. ENGINEERS  
08:31am Mar. 10, 2004  
2004 - 004909  
No. of Pages: 1  
Fees: \$22.00  
Deputy: CD

**E.H.M. Engineers, Inc.**  
ENGINEERS/SURVEYORS/PLANNERS

N 89°18'43" W 91.36'  
N 04°05'05" E 5.49'  
S 90°00'00" W 28.00'  
SOUTHWOOD AVENUE

