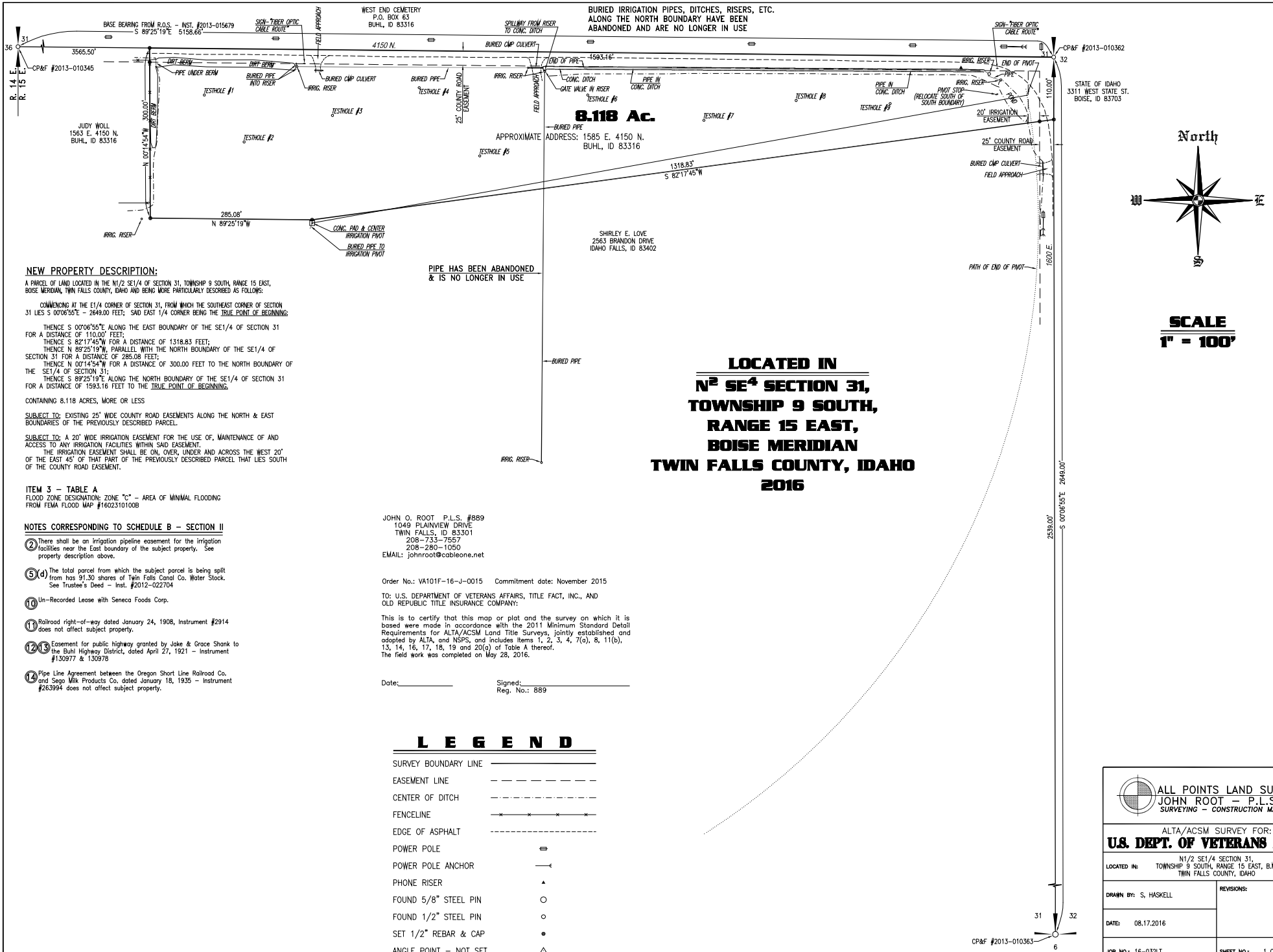

NEW PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE N1/2 SE1/4 OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 15 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER OF SECTION 31, FROM WHICH THE SOUTHEAST CORNER OF SECTION 31 LIES S 00°06'55"E – 2649.00 FEET; SAID EAST 1/4 CORNER BEING THE TRUE POINT OF BEGINNING;

THENCE S 00°06'55"E ALONG THE EAST BOUNDARY OF THE SE1/4 OF SECTION 31 FOR A DISTANCE OF 110.00' FEET;
THENCE S 82°17'45"W FOR A DISTANCE OF 1318.83 FEET;
THENCE N 89°25'19"W, PARALLEL WITH THE NORTH BOUNDARY OF THE SE1/4 OF SECTION 31 FOR A DISTANCE OF 285.08 FEET;
THENCE N 00°14'54"W FOR A DISTANCE OF 300.00 FEET TO THE NORTH BOUNDARY OF THE SE1/4 OF SECTION 31;
THENCE S 89°25'19"E ALONG THE NORTH BOUNDARY OF THE SE1/4 OF SECTION 31 FOR A DISTANCE OF 1593.16 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 8.118 ACRES, MORE OR LESS

SUBJECT TO: EXISTING 25' WIDE COUNTY ROAD EASEMENTS ALONG THE NORTH & EAST BOUNDARIES OF THE PREVIOUSLY DESCRIBED PARCEL.

SUBJECT TO: A 20' WIDE IRRIGATION EASEMENT FOR THE USE OF, MAINTENANCE OF AND ACCESS TO ANY IRRIGATION FACILITIES WITHIN SAID EASEMENT.
THE IRRIGATION EASEMENT SHALL BE ON, OVER, UNDER AND ACROSS THE WEST 20' OF THE EAST 45' OF THAT PART OF THE PREVIOUSLY DESCRIBED PARCEL THAT LIES SOUTH OF THE COUNTY ROAD EASEMENT.

ITEM 3 – TABLE A
FLOOD ZONE DESIGNATION: ZONE "C" – AREA OF MINIMAL FLOODING
FROM FEMA FLOOD MAP #1602310100B

NOTES CORRESPONDING TO SCHEDULE B – SECTION II

(2) There shall be an irrigation pipeline easement for the irrigation facilities near the East boundary of the subject property. See property description above.

(5)(d) The total parcel from which the subject parcel is being split from has 91.30 shares of Twin Falls Canal Co. Water Stock. See Trustee's Deed – Inst. #2012-022704

(10) Un-Recorded Lease with Seneca Foods Corp.

(11) Railroad right-of-way dated January 24, 1908, Instrument #2914 does not affect subject property.

(12)(13) Easement for public highway granted by Jake & Grace Shank to the Buhl Highway District, dated April 27, 1921 – Instrument #130977 & 130978

(14) Pipe Line Agreement between the Oregon Short Line Railroad Co. and Sego Milk Products Co. dated January 18, 1935 – Instrument #263994 does not affect subject property.

LOCATED IN
N² SE⁴ SECTION 31, TOWNSHIP 9 SOUTH, RANGE 15 EAST, BOISE MERIDIAN TWIN FALLS COUNTY, IDAHO 2016

JOHN O. ROOT P.L.S. #889
1049 PLAINVIEW DRIVE
TWIN FALLS, ID 83301
208-733-7557
208-280-1050
EMAIL: johnroot@cableone.net

Order No.: VA101F-16-J-0015 Commitment date: November 2015

TO: U.S. DEPARTMENT OF VETERANS AFFAIRS, TITLE FACT, INC., AND OLD REPUBLIC TITLE INSURANCE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, and NSPS, and includes items 1, 2, 3, 4, 7(a), 8, 11(b), 13, 14, 16, 17, 18, 19 and 20(a) of Table A thereof.
The field work was completed on May 28, 2016.

Date:_____ Signed:_____
Reg. No.: 889

L E G E N D

SURVEY BOUNDARY LINE	———
EASEMENT LINE	– – – – – –
CENTER OF DITCH	—·—·—·—
FENCELINE	—×—×—×—
EDGE OF ASPHALT	----------
POWER POLE	⇔
POWER POLE ANCHOR	—‹
PHONE RISER	▲
FOUND 5/8" STEEL PIN	○
FOUND 1/2" STEEL PIN	○
SET 1/2" REBAR & CAP	●
ANGLE POINT – NOT SET	△

ALL POINTS LAND SURVEYING
JOHN ROOT – P.L.S. #889
SURVEYING – CONSTRUCTION MANAGEMENT

ALTA/ACSM SURVEY FOR:
U.S. DEPT. OF VETERANS AFFAIRS

LOCATED IN: N1/2 SE1/4 SECTION 31, TOWNSHIP 9 SOUTH, RANGE 15 EAST, B.M. TWIN FALLS COUNTY, IDAHO

DRAWN BY: S. HASKELL
REVISIONS:
DATE: 08.17.2016
JOB NO.: 16-032LT
SHEET NO.: 1 OF 1