

HAILEY CREEK TWIN HOMES

AN ADDITION TO THE CITY OF RIGBY
DIVISION NO. 1
JEFFERSON COUNTY, IDAHO
LOCATED IN THE SE 1/4 OF SECTION 17, T4N R39E, B.M.

BOUNDARY DESCRIPTION

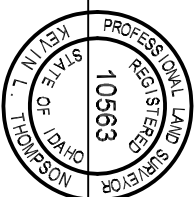
A Parcel of Land Situated in Jefferson County, State of Idaho, Township 4 North, Range 39 East of the Boise Meridian, Section 17, More Particularly Described as follows: Beginning at the Southeast Corner of Section 17, Township 4 North, Range 39 East B.M., Thence S89°23'12"W for a Distance of 764.12 Feet to the True Point of Beginning; Thence N00°40'20"W for a Distance of 433.00 Feet, said point being on a Curve Bearing of N44°19'40"E; Radius = 93.00' Arc = 146.08' for a Chord Distance of 131.52 Feet and a Chord Bearing of N44°19'40"E; Thence N89°19'40"E for a Distance of 7.00 Feet; Thence N30°00'00"W for a Distance of 60.00 Feet, said point being on a Curve Right; Thence along said Curve, Data = 41°33'36" Radius = 30.00' Arc = 52.42' for a Distance of 27.28 Feet; Thence S44°11'48"E for a Distance of 30.02 Feet; Thence S00°40'20"E for a Distance of 18.00 Feet; Thence S44°19'41"W for a Distance of 60.00 Feet, said point being on a Curve Left; Thence along said Curve, Data = 18°09'41" Radius = 70.00' Arc = 231.39' for a Chord Distance of 230.43 Feet and a Chord Bearing of S44°49'11"E; Thence S01°13'12"E for a Distance of 55.49 Feet; Thence S89°19'40"W for a Distance of 920.00 Feet to the True Point of Beginning; Containing 9.07 Acres More or Less. Subject to Easements and Right-of-Ways for Highways, roads, ditches, canals, power poles, and transmission lines as they exist.

HEALTH DEPARTMENT CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the Design plans and specifications and the conditions imposed on the developer for continued satisfaction of sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewerage facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewerage facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DHC, then sanitary restrictions are in force, in accordance with Section 50-1306, Idaho Code, and no construction of any building or shelter requiring drinking water or sewerage facilities shall be allowed.

SURVEYOR'S CERTIFICATE

I, Keith L. Thompson, a Registered Professional Land Surveyor in the State of Idaho, do Hereby Certify that the survey of this subdivision, designated as HAILEY CREEK TWIN HOMES, Division No. 1, An Addition to the City of Rigby, Jefferson County, Idaho, was made by me or under my direction, and that said subdivision is Truly and Correctly Staked as Required by Law and in Accordance with the Accompanying Plat.



PLS License No. 10563 Date _____
 P.L.S. License No. 760 Date _____

EXAMINING SURVEYOR'S CERTIFICATE

I Hereby Certify that I have Examined this Subdivision Plat and find it to be Correct and Acceptable as Required in Section 50-1305 of the Idaho State Code.

OWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, That I the undersigned, am the Owner of the Tract of Land included within the Boundary Description Shown Hereon and have caused the same to be Platted into Blocks, Lots, to be hereafter known as HAILEY CREEK TWIN HOMES, Division No. 1, An Addition to the City of Rigby, Jefferson County, Idaho and I do hereby dedicate to the Public all streets and Right-of-Ways as shown hereon. The Easements shown hereon are not dedicated to the public but the right to use said Easements are hereby perpetually reserved for Public Utilities, or for any other use designated on the Plat. I also Certify that the Lots Shown on this Plat are eligible and will receive water from the City of Rigby and said City has agreed to serve said Lots.

ACKNOWLEDGMENT (LIC)

Jacinta Magera - Manager
 State of Idaho) SS
 County of Jefferson)

CITY COUNCIL APPROVAL

Presented to the Rigby City Council this _____ day of _____, 20____, at which time the HAILEY CREEK TWIN HOMES, Division No. 1, An Addition to the City of Rigby, Jefferson County, Idaho, was approved and accepted.

RECORDER'S CERTIFICATE

I Hereby Certify that the foregoing Plat of HAILEY CREEK TWIN HOMES, Division No. 1, An Addition to the City of Rigby, Jefferson County, Idaho, was Filed for Recording in the office of the Recorder for Jefferson County on this _____ day of _____, 20____ at _____

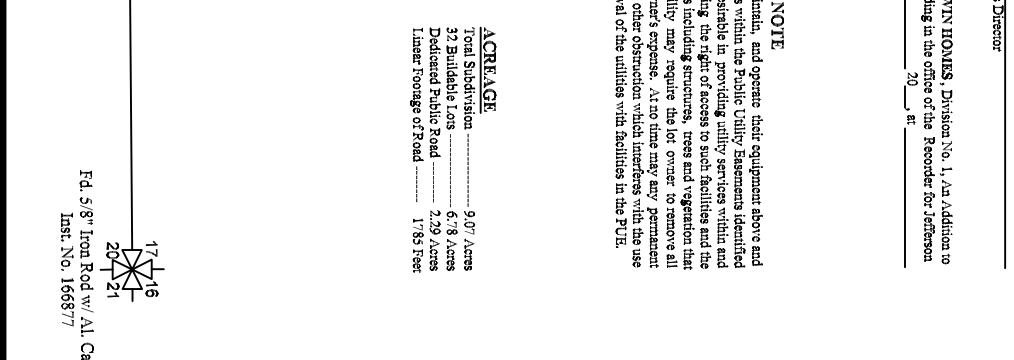
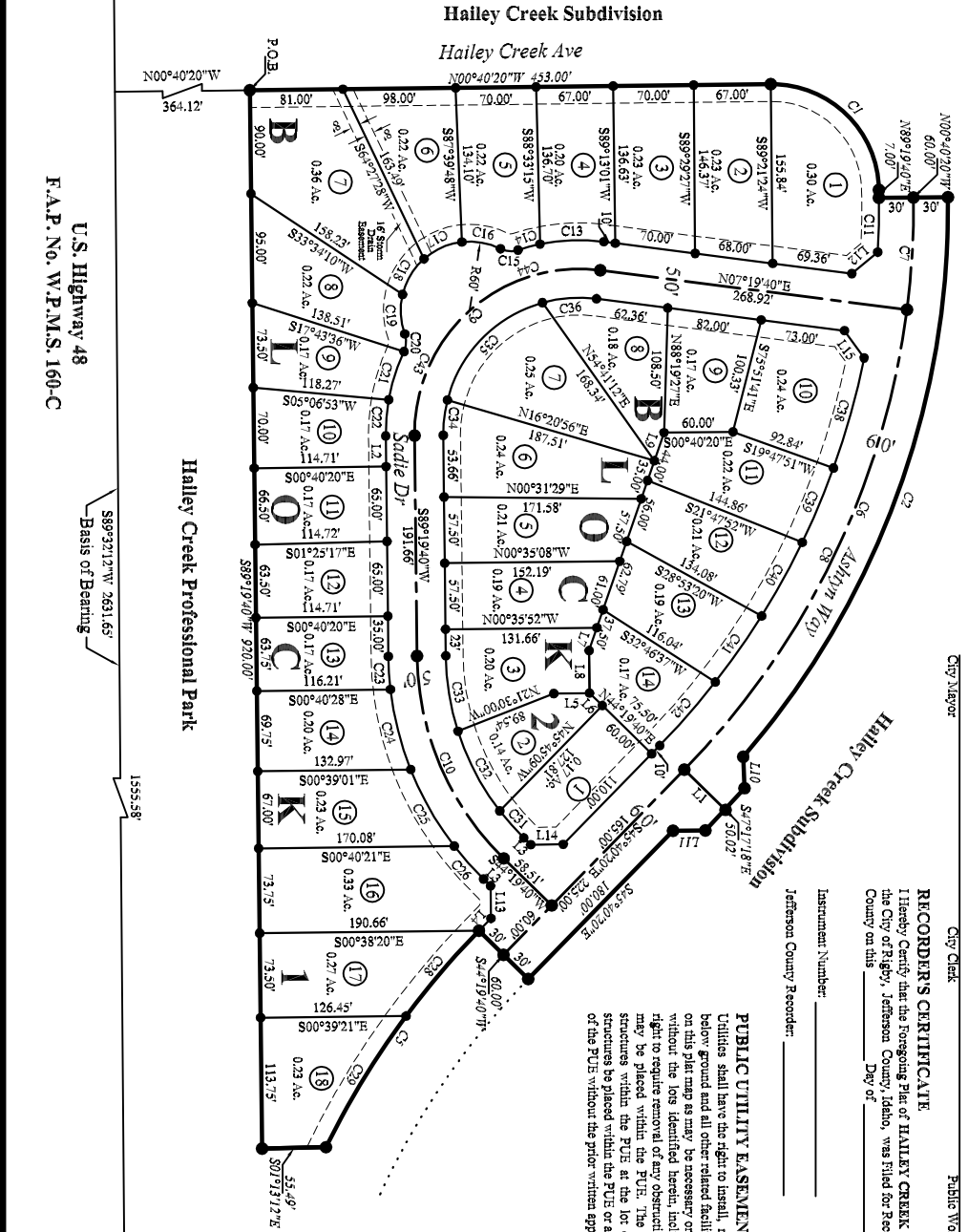
PUBLIC UTILITY EASEMENT NOTE

Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

AGREEMENT

Total Subdivision: 9.07 Acres
 32 Buildable Lots: 6.78 Acres
 Dedicated Public Road: 2.29 Acres
 Intersected Road: 1/85 Feet

LINE	BEARING	DISTANCE
L1	N44°19'40"E	43.32
L2	S89°19'40"E	26.66
L3	N44°19'40"E	8.51
L4	S54°40'20"E	15.00
L5	N00°40'20"W	31.07
L6	N44°19'40"E	15.50
L7	S71°00'17"E	21.00
L8	S89°19'40"E	37.00
L9	S71°00'17"E	25.72
L10	S81°21'52"E	27.28
L11	S89°19'40"E	28.25
L12	N89°16'47"W	24.28
L13	S89°19'40"E	24.28
L14	S89°19'40"E	24.28
L15	S89°19'40"E	24.28
L16	S89°19'40"E	24.28
L17	S89°19'40"E	24.28
L18	S89°19'40"E	24.28
L19	S89°19'40"E	24.28
L20	S89°19'40"E	24.28
L21	S89°19'40"E	24.28
L22	S89°19'40"E	24.28
L23	S89°19'40"E	24.28
L24	S89°19'40"E	24.28
L25	S89°19'40"E	24.28
L26	S89°19'40"E	24.28
L27	S89°19'40"E	24.28
L28	S89°19'40"E	24.28
L29	S89°19'40"E	24.28
L30	S89°19'40"E	24.28
L31	S89°19'40"E	24.28
L32	S89°19'40"E	24.28
L33	S89°19'40"E	24.28
L34	S89°19'40"E	24.28
L35	S89°19'40"E	24.28
L36	S89°19'40"E	24.28
L37	S89°19'40"E	24.28
L38	S89°19'40"E	24.28
L39	S89°19'40"E	24.28
L40	S89°19'40"E	24.28
L41	S89°19'40"E	24.28
L42	S89°19'40"E	24.28
L43	S89°19'40"E	24.28
L44	S89°19'40"E	24.28
L45	S89°19'40"E	24.28
L46	S89°19'40"E	24.28
L47	S89°19'40"E	24.28
L48	S89°19'40"E	24.28
L49	S89°19'40"E	24.28
L50	S89°19'40"E	24.28
L51	S89°19'40"E	24.28
L52	S89°19'40"E	24.28
L53	S89°19'40"E	24.28
L54	S89°19'40"E	24.28
L55	S89°19'40"E	24.28
L56	S89°19'40"E	24.28
L57	S89°19'40"E	24.28
L58	S89°19'40"E	24.28
L59	S89°19'40"E	24.28
L60	S89°19'40"E	24.28
L61	S89°19'40"E	24.28
L62	S89°19'40"E	24.28
L63	S89°19'40"E	24.28
L64	S89°19'40"E	24.28
L65	S89°19'40"E	24.28
L66	S89°19'40"E	24.28
L67	S89°19'40"E	24.28
L68	S89°19'40"E	24.28
L69	S89°19'40"E	24.28
L70	S89°19'40"E	24.28
L71	S89°19'40"E	24.28
L72	S89°19'40"E	24.28
L73	S89°19'40"E	24.28
L74	S89°19'40"E	24.28
L75	S89°19'40"E	24.28
L76	S89°19'40"E	24.28
L77	S89°19'40"E	24.28
L78	S89°19'40"E	24.28
L79	S89°19'40"E	24.28
L80	S89°19'40"E	24.28
L81	S89°19'40"E	24.28
L82	S89°19'40"E	24.28
L83	S89°19'40"E	24.28
L84	S89°19'40"E	24.28
L85	S89°19'40"E	24.28
L86	S89°19'40"E	24.28
L87	S89°19'40"E	24.28
L88	S89°19'40"E	24.28
L89	S89°19'40"E	24.28
L90	S89°19'40"E	24.28
L91	S89°19'40"E	24.28
L92	S89°19'40"E	24.28
L93	S89°19'40"E	24.28
L94	S89°19'40"E	24.28
L95	S89°19'40"E	24.28
L96	S89°19'40"E	24.28
L97	S89°19'40"E	24.28
L98	S89°19'40"E	24.28
L99	S89°19'40"E	24.28
L100	S89°19'40"E	24.28



CURVE	DISTAN	EXHAUST	LENGTH	BEARING	DISTANCES
C1	90°00'00"	93.00	146.08	N44°19'40"E	131.52
C2	146°08'00"	93.00	321.52	S89°19'40"E	51.78
C3	146°08'00"	93.00	321.52	S89°19'40"E	51.78
C4	43°00'00"	100.00	54.73	S86°02'00"E	53.74
C5	08°00'00"	100.00	97.74	S86°02'00"E	97.66
C6	37°00'00"	100.00	45.00	S84°10'20"E	44.23
C7	37°00'00"	148.23	243.00	S41°40'20"E	184.21
C8	49°00'00"	243.00	198.43	N66°49'40"E	191.34
C9	49°00'00"	60.00	47.13	S88°28'28"E	47.12
C10	19°00'00"	168.23	55.79	S02°02'00"E	55.54
C11	06°54'22"	168.23	19.85	S15°03'11"E	19.84
C12	43°56'48"	20.00	15.69	S0°40'20"W	15.29
C13	39°00'00"	60.00	34.28	S10°00'00"W	34.28
C14	15°00'00"	60.00	28.69	S29°21'52"E	28.68
C15	15°00'00"	60.00	34.82	S84°22'02"E	34.82
C16	13°21'11"	20.00	15.69	S8°30'00"E	15.39
C17	43°56'48"	20.00	15.69	S8°30'00"E	15.39
C18	15°00'00"	168.23	44.00	S72°23'38"E	43.92
C19	15°00'00"	168.23	31.60	S84°11'29"E	31.55
C20	06°00'00"	73.20	28.80	N88°19'40"E	28.78
C21	15°00'00"	73.20	71.99	N73°49'40"E	71.97
C22	06°00'00"	73.20	76.79	N68°19'40"E	76.55
C23	06°00'00"	73.20	38.40	N48°19'40"E	38.37
C24	07°59'41"	76.00	97.61	S9°09'11"E	97.54
C25	10°00'00"	76.00	131.73	S89°30'00"E	133.29
C26	08°00'00"	225.00	31.22	S81°19'40"E	31.29
C27	08°00'00"	225.00	48.56	S81°19'40"E	48.61
C28	14°00'00"	118.23	58.56	N89°02'00"W	58.57
C29	14°00'00"	118.23	123.82	N89°02'00"W	118.52
C30	39°00'00"	118.23	47.46	N04°10'20"W	47.45
C31	08°00'00"	60.00	57.47	S7°47'09"E	59.31
C32	06°00'00"	60.00	70.16	S6°12'09"E	70.13
C33	06°00'00"	60.00	73.09	S81°19'40"E	73.65
C34	06°00'00"	60.00	70.16	S84°57'09"E	70.13
C35	06°16'49"	60.00	73.44	S84°57'09"E	73.40
C36	06°00'00"	148.23	122.50	N1°40'20"W	118.80
C37	49°00'00"	148.23	122.50	N1°40'20"W	118.80

THOMPSON ENGINEERING, INC.
CONSULTING ENGINEERS
RIGBY, IDAHO 83442

FINAL PLAT

LOCATED IN THE SE 1/4 OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 39 EAST, JEFFERSON COUNTY, IDAHO

Project Name: Jarantia Magera
 Job Number: 2007-50
 CoGo File: 4-39-17.pro

Date: September 4, 2008
 Surveyor: K.L.T.
 Drawn By: T.S.G.

Scale: 1" = 100'

Sheet 1 Of 1