

AVERY ACRES SUBDIVISION

* 514604

DIVISION NO. 1
JEFFERSON COUNTY, IDAHO
LOCATED IN THE SE 1/4 OF SECTION 15, T4N R39E, B1M

BOUNDARY DESCRIPTION

A Parcel of Land Situated in Jefferson County, State of Idaho, Township 4 North, Range 39 East of the Boise Meridian, Section 15, More Particularly Described as follows: Beginning at the Southeast Corner of Section 15, Township 4 North, Range 39 East B1M. Thence N00°17'25"W along the East Line of Section 15 for a Distance of 42.15 feet to the North Right-of-Way line of U.S. Highway 40. Thence S89°53'54"W along said Right-of-Way for a Distance of 277.00 feet to the True Point of Beginning. Thence S89°53'54"W along said Right-of-Way for a Distance of 402.40 feet. Thence S00°17'25"W for a Distance of 618.17 feet. Thence S00°17'25"W for a Distance of 602.17 feet. Thence N00°17'25"W for a Distance of 320.34 feet. Thence N89°53'54"W for a Distance of 1002.25 feet. Thence S00°17'25"W for a Distance of 417.40 feet. Thence N89°53'54"W for a Distance of 711.00 feet to the East Line of Section 15. Thence N89°53'54"W for a Distance of 257.00 feet. Thence S00°17'25"W for a Distance of 362.50 feet to the True Point of Beginning, Containing 15.02 Acres More or Less.

IRRIGATION CERTIFICATE

This Subdivision falls in an Irrigation District. A suitable Irrigation Water Delivery System has been provided and no Water Flumes will be provided for or sold with the Lots within the Subdivision.

HEALTH DEPARTMENT CERTIFICATE

I hereby Certify that the Sanitary Regulations required by Idaho Code, Title 24, Chapter 11, have been studied. Sanitary Regulations may be subject to modification in accordance with Idaho Code Title 24, Chapter 11, Section 20-1124, by the issuance of a Certificate of Designation.



Raymond Haskins, BLS
Date: 1/26/02

SURVEYOR'S CERTIFICATE

I, Lytle I. Thompson, a Registered Professional Land Surveyor in the State of Idaho, do hereby Certify that the Survey of this Subdivision, Done and as the AVERY ACRES SUBDIVISION, Located in Jefferson County, Idaho, was Made by me or under my Direction, and the said Subdivision is Truly and Correctly Shown as Required by Law and in Accordance with the Accompanying Plat.



FILE NO. 84
1-30-02
Date

EXAMINING SURVEYOR'S CERTIFICATE

I hereby Certify that I have Examined the Subdivision Plat and find it to be Accurately Current and Applicable as Required in Section 50-1202 of the Idaho State Code.

Deborah L. Jones
Date: 1-22-02

TREASURER'S AND ASSESSOR'S CERTIFICATE

We, the Undersigned County Treasurer and County Assessor in and for the County of Jefferson State of Idaho, having reviewed the Plat as per the Requirements of Idaho Code 50-1304, do hereby Certify that all County Taxes for the Property shown and described on this Plat as being Subdivided, are Current.

Deborah L. Jones
County Assessor
Deborah L. Jones
County Treasurer
Date: 1-22-02

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: That we the undersigned are the Owner of the Tract of Land hereinafter described within the Boundary Description Shown Hereon and have Chased the name to the Plat of this Subdivision to be recorded in the Public Records of the County of Jefferson, Idaho and we do hereby declare to the Public of Right-of-Ways as shown hereon. The Boundaries shown hereon are not obtained to the public but the right to use said Boundaries are hereby properly reserved for Public Use, including Easements, Driveways, or for any other use designated on the Plat. We also certify that the Plat shown on this Plat will be served by individual wells in Western Watershed the Undersigned have duly signed the Certificate this 22nd Day of March, 2002.

Shelby A. Berg
John B. Williams

ACKNOWLEDGMENT

State of Idaho) ss.
County of Jefferson) ss.
On this 29th Day of March, 2002, before me, the undersigned, a Notary Public for the State of Idaho, personally appeared Shelby A. Berg and John B. Williams, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.



Shelby A. Berg
John B. Williams
My Commission Expires on: 1/31/2003

ACKNOWLEDGMENT

State of Idaho) ss.
County of Jefferson) ss.
On this 15th Day of April, 2002, before me, Deborah L. Jones, Notary Public for the State of Idaho, personally appeared Deborah L. Jones, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Deborah L. Jones
Notary Public
My Commission Expires on: 3-8-03

RECORDER'S CERTIFICATE

I hereby Certify that the foregoing Plat of the AVERY ACRES SUBDIVISION, Located in Jefferson County, Idaho, was Filed for Recording in the office of the Recorder for Jefferson County, Idaho, this 29th Day of March, 2002.

Shelby A. Berg
Recorder

COUNTY APPROVAL

The foregoing Plat was duly Accepted and Approved by Jefferson County, Idaho, by Resolution Adopted this 22nd Day of April, 2002.

Shelby A. Berg
County Commissioner

PLANNING AND ZONING COMMISSION

The foregoing Plat has been Approved by the Jefferson County Planning and Zoning Commission.

Deborah L. Jones
Chairman

TE THOMPSON ENGINEERING, INC.
CONSULTING ENGINEERS
RIGBY, IDAHO 83442

PRELIMINARY/FINAL PLAT

LOCATED IN THE SE 1/4 OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 39 EAST, JEFFERSON COUNTY, IDAHO

Project Name:	Jeff Avery	Scale:	N/A
Job Number:	2001-35		
Date:	January 30, 2002		
Surveyor:	L.I.T.		
Drawn By:	K.L.T.	Sheet	1
Checked By:	L.I.T.	Of	2