

FOXBERY FARM ESTATES

DIVISION NO. 1
JEFFERSON COUNTY, IDAHO
LOCATED IN THE SE 1/4 OF SECTION 5, T4N R35E, B1M

PL 60° Iron Rod
with Cap
Inst. No. 28885

Richard A. Parer
4102 East 550 North
Rigby, ID 83442
Inst. No. 298812

BOUNDARY DESCRIPTION

A Parcel of Land Situated in Jefferson County, State of Idaho, Township 4 North, Range 39 East of the Boise Meridian, Section 5, More Particularly Described as follows, Beginning at the Southeast Corner of Section 5, Township 4 North, Range 39 East, B.M. Thence N84°59'37"W, along the East line of Section 5 for a Distance of 1139.75 Feet to the True Point of Beginning, Thence S30°45'59"W, for a Distance of 1261.43 Feet to the Easery Right-of-Way Line of the Eastern Idaho Railroad Thence N72°19'49"E, along said Right-of-Way for a Distance of 1707.83 Feet to the East/West Corner of said Section 5; Thence N89°45'32"E, for a Distance of 459.96 Feet to the East Quarter (E1/4) Corner of Section 5, Thence S00°59'37"E, along the East Line of Section 5 for a Distance of 1312.75 Feet to the True Point of Beginning, Containing 29.91 Acres More or Less.

NOTES:

- NOTE 1: The subdivision falls outside the 500-year Flood Plain as per FINAL Map No. 14031C0139 B.
- NOTE 2: The intended use of the Subdivision is for Residential Single Family Dwelling Units.
- NOTE 3: All lots will be served by Estimated Septic Systems.
- NOTE 4: See Record of Survey Instrument No. 130248 for information relating to how the Status of Existing and the Boundary of the Subdivision was determined.
- NOTE 5: All Wells shall be Located in the Front of the Lot. All Sewer Systems shall be Located on the Back, Side or No Lot.
- NOTE 6: No Lot within the Subdivision will Exceed One (1) Acre.
- NOTE 7: Private Well and shall not be encroached upon a depth of 2'.
- NOTE 8: Temporary Turnaround Encumbrance within the Lot will revert back to the Lot Owner when the County Street are Extended.

CLIQUE DATA

Curve No.	Radius	Delta	Arc
C1	28.28'	172.87'	248.64'
C2	28.28'	172.87'	248.64'
C3	28.28'	172.87'	248.64'
C4	28.28'	172.87'	248.64'
C5	28.28'	172.87'	248.64'
C6	28.28'	172.87'	248.64'
C7	28.28'	172.87'	248.64'
C8	28.28'	172.87'	248.64'
C9	28.28'	172.87'	248.64'
C10	28.28'	172.87'	248.64'
C11	28.28'	172.87'	248.64'
C12	28.28'	172.87'	248.64'
C13	28.28'	172.87'	248.64'
C14	28.28'	172.87'	248.64'
C15	28.28'	172.87'	248.64'
C16	28.28'	172.87'	248.64'
C17	28.28'	172.87'	248.64'
C18	28.28'	172.87'	248.64'
C19	28.28'	172.87'	248.64'

LINE DATA

Line No.	Distance	Bearing
L1	28.28'	S49°01'21"E
L2	28.28'	N43°58'39"E
L3	28.28'	N17°40'37"W
L4	28.28'	N62°40'23"W
L5	28.28'	N17°10'49"E
L6	28.28'	N17°40'23"W
L7	28.28'	N42°40'23"W
L8	28.28'	N72°19'49"E

AGREEMENT

7.00 Subdivisions — 29.91 Acres
21 Lots — 24.82 Acres
2.00 Lots — 5.09 Acres
Definitive County Road — 5.09 Acres

LEGEND

- Sub 50' x 30' Iron Rod with Cap No. 18863
- Sub 12' x 30' Iron Rod with Cap No. 18963
- Sub 12' x 30' Iron Rod with Cap No. 18963 for a Witness Corner
- Adjacent Property Line
- 12 Utility Easement

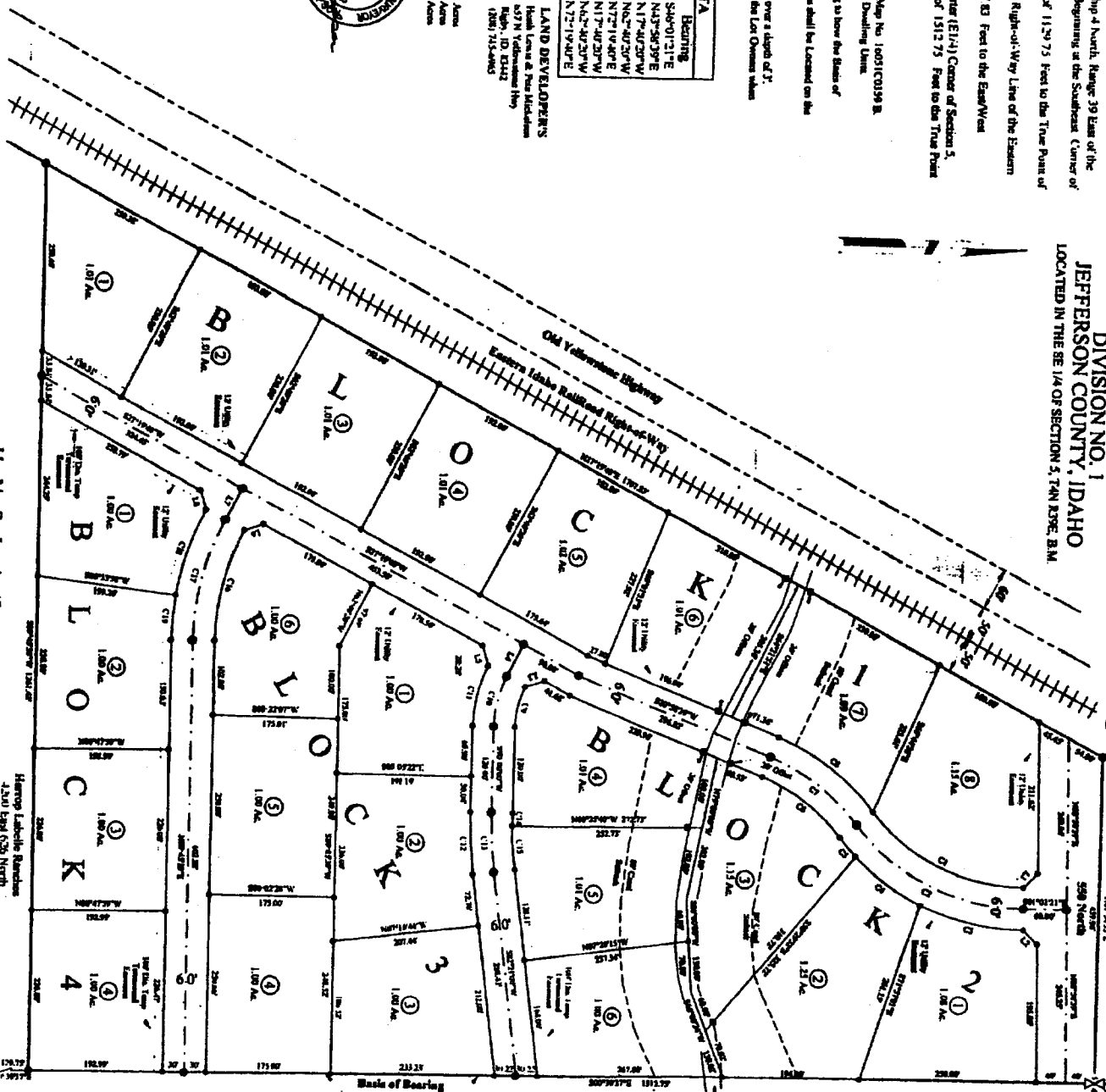


TE THOMPSON ENGINEERING, INC.
CONSULTING ENGINEERS
RIGBY, IDAHO 83442

FINAL PLAT



LOCATED IN THE SE 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 39 EAST, JEFFERSON COUNTY, IDAHO
Project Name: Harrop Labelle Ranches
Sub Number: 2003481
Date: January 16, 2004
Surveyor: K.L.T.
Scale: 1" = 100'
Sheet: 1 of 1



UNPLATTED

Harrop Labelle Ranches
4200 East 626 North
Rigby, ID 83442
Inst. No. 216851