

HOMESTEAD ESTATES

DIVISION NO. 1
JERFERTON COUNTY, IDAHO
LOCATED IN THE SE 1/4 OF SECTION 31, T4N 15S, R3E, N.M.

BOUNDARY DESCRIPTION

A Parcel of Land Situated in Jefferson County, State of Idaho, Township 4 North, Range 39 East of the Base Meridian, Section 31, More Particularly Described as follows: Beginning at the Southeast Corner of Section 31, Township 4 North, Range 39 East, N.M. Thence S89°53'49"W along the South line of Section 31 for a Distance of 217.00 Feet to the True Point of Beginning Thence S89°53'49"W along said line for a Distance of 426.30 Feet Thence N04°07'28"E for a Distance of 499.00 Feet to the West line of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 31 Thence N04°07'28"E for a Distance of 1043.62 Feet to the Northwest Corner of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 31, Thence S89°53'49"E for a Distance of 1314.55 Feet to the Northeast Corner of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 31, Thence S89°53'49"E along the East line of Section 31 for a Distance of 872.83 Feet, Thence S89°53'49"E for a Distance of 209.00 Feet Thence S89°53'49"E for a Distance of 211.00 Feet Thence S89°53'49"E for a Distance of 840 Feet Thence S89°53'49"E for a Distance of 234.24 Feet to the True Point of Beginning, Containing 24.47 Acres More or Less.

WATER RIGHTS STATEMENT

Water Rights and Appurtenances are not appurtenant to the lands included within this Subdivision Plat.

HEALTH DEPARTMENT CERTIFICATE

I, Health Officer of the State, Requisitions Required by Idaho Code, Title 20, Chapter 13, have been satisfied. Said Subdivision Plat may be registered in accordance with Idaho Code Title 20, Chapter 13, Section 20-1-120, in the presence of a Certified Public Health Officer.



Kevin L. Thompson
E.I.S. No. 342
Date: 3-17-04

SURVEYOR'S CERTIFICATE

I, Kevin L. Thompson, a Registered Professional Land Surveyor in the State of Idaho, do hereby Certify that the survey of this subdivision, designed as the HOMESTEAD ACRES, Division No. 1, located in Jefferson County, Idaho, was made by me or under my direction, and that said subdivision is Truly and Correctly Shown as Required by Law and in Accordance with the Accompanying Plat.

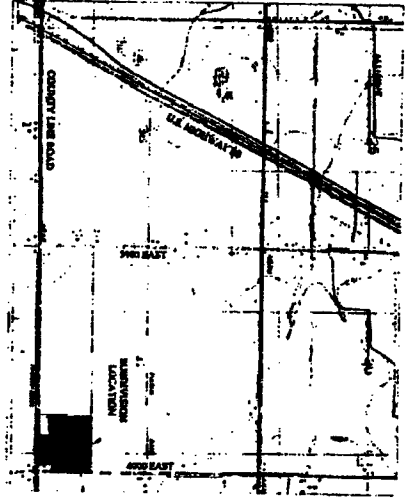


Kevin L. Thompson
P.L.S. License No. 10863
Date: 3-17-04

EXAMINING SURVEYOR'S CERTIFICATE

I, hereby Certify that I have examined this Subdivision Plat and find it to be Analytically Correct and Accurate as Required in Sections 50-1305 of the Idaho State Code.

Deanna J. Jones
P.L.S. License No. 1188
Date: 3-18-04



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 this Plat as per the Requirements of Idaho Code 20-1204, do hereby Certify that all County taxes for the Property shown and described on this Plat as being Subdivided, are Current.

Sharon R. Binger Treasurer
Blaine Madore Assessor
P.O. Box 99319003 Jefferson County Treasurer
Date: 3-17-04

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: That We the undersigned, are the Owners of the Tract of Land included within the Boundary Description Shown Hereon and have Granted this same to the Platted Jefferson County, Idaho and we do hereby dedicate to the Public all streets and Right-of-Ways as shown hereon. The Business shown hereon are not dedicated to the public, but the right to use said Business are hereby perpetually reserved for Public Utilities, Roadway Slopes, Drainage or for any other use designated on the Plat. We also Certify that the Lots shown on this Plat will be served by Individual Wells.

In Witness Whereof the Undersigned Have Duly Signed this Certificate this 12 day of March, 2004.

Charles Roy Ellis
Charles Roy Ellis

ACKNOWLEDGMENT

State of Idaho, SS.
County of Jefferson,

On this 17th day of March, 2004, before me, Notary Public, Personally Appeared CHARLES ROY ELLIS, Known or Identified to me to be a managing member of Homestead Estates, Inc. Whose name is subscribed to the within instrument, and Acknowledged to me that he executed the same.

Charles Roy Ellis
My Commission Expires on 1-13-2007

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Recorded in 2004
Book 10863
Page 1
Submitted by: Thompson
Contract No. 10863
Date: 3-17-04

SILVEYOR
Kevin L. Thompson, P.L.S.
154 East Main Street
Rigby, ID 83442
(208) 745-8771

LAND DEVELOPERS
Homestead Construction, Inc.
1301 East 17th St.
Rabo Park, ID 83404
(208) 521-1475

RECORDER'S CERTIFICATE

I, hereby Certify that the foregoing Plat of the HOMESTEAD ACRES, Division No. 1, located in Jefferson County, Idaho, was Filed for Recording in the office of the Recorder for Jefferson County on this 20th day of April, 2004.

Sharon R. Binger
Sharon R. Binger
Jefferson County Recorder

COUNTY APPROVAL

The foregoing Final Plat was Duly Assented and Approved by Jefferson County, Idaho, by Resolution Adopted this 12th day of April, 2004.

Deanna J. Jones
Deanna J. Jones
County Commissioner

PLANNING AND ZONING COMMISSION

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

Deanna J. Jones
Deanna J. Jones
Commissioner

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

FINAL PLAT	
LOCATED IN THE SE 1/4 OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 39 EAST, JEFFERSON COUNTY, IDAHO	
Project Name: Homestead Construction	Scale: N/A
Job Number: 2003-19	
Date: March 4, 2004	
Surveyor: K.L.T.	Sheet: 1 of 1