Probative Grants # 340631

HUNTER CREEK ESTATES
DIVISION NO. 1
AN ADDITION TO THE CITY OF RIGBY
JEFFERSON COUNTY, IDAHO
LOCATED IN THE SE 1/4 OF SECTION 13, T6N R38E, B.M.

BOUNDARY DESCRIPTION

[illegible]

PUBLIC EASEMENT NOTE

[illegible]

ENGINEER CERTIFICATE

[illegible]

CITY COUNCIL APPROVAL

Presented to Rigby City Council this 7th day of June, 2005, at which time the [illegible] HUNTER, Division No. 1, An Addition to the City of Rigby, Jefferson County, [illegible] accepted.

City Clerk

Mayor

SURVEYOR'S CERTIFICATE

I, [illegible] a Registered Professional Land Surveyor in the State of Idaho, do Hereby Certify that a survey of the Subdivision, designated as the HUNTER CREEK ESTATES, Division No. 1, An Addition to the City of Rigby, Jefferson County, Idaho, was made by me or under my direction, and [illegible] Fully and Correctly Platted as Required by Law and in Accordance with the Accompanying Plat.

P.L.S. License No. [illegible] May 13, 2005
Date

PRINCIPAL SURVEYOR'S CERTIFICATE

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

P.L.S. License No. 7[illegible] 5-23-05
Date

HEALTH DEPARTMENT CERTIFICATE

[illegible]

Idaho Health Department, [illegible]
Date

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 50-1308, do Hereby Certify that all County taxes for the Property shown and described on this Subdivision Subdivided, are Current.

Jefferson County Assessor — PARCEL NUMBER — Jefferson County Treasurer — Date 6/2/05

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: That We the undersigned, owners of the Tract of Land Included within the Boundary Description Shown Hereon and have Caused the same to be Platted into Blocks, Lots, and Streets to be hereafter known as the HUNTER CREEK ESTATES, Division No. 1, An Addition to the City of Rigby, Jefferson County, Idaho and we do hereby dedicate to the Public all Streets and Rights-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, Irrigation, Drainage, or for any other use designated on the Plat. We also Certify that the Lots shown on this Plat are eligible and will receive water from the City of Rigby and said City has signed in writing to serve said Lots.

In Witness Whereof the Undersigned Have Duly Signed this Certificate this 23rd Day May, 2005.

H & S Development, LLC

Scott Stoker, Managing Member — Paul Hepworth, Managing Member

ACKNOWLEDGMENT

State of Idaho)
ss.
County of Jefferson)

On this 23rd Day of May, in the Year of 2005, before me, Linda Kingham, Personally Appeared SCOTT STOKER & PAUL HEPWORTH, Known or Identified to me to be the Managing Members in the Limited Liability Company Business as the H & S Development LLC, who executed the foregoing instrument and Acknowledged to me that they executed the same in said Personally name.

SEAL

Notary Public

My Commission Expires on: 3-17-2011

NOTES:

NOTE 1: This Subdivision falls outside the 500 year Flood Plain as per Map No. 16051C0275 B

NOTE 2: This Subdivision falls within the City of Rigby Limits.

NOTE 3: The Basis of Bearing was obtained from a Record of Survey done for Thomas Wilson and recorded in the Jefferson County Courthouse as Instrument No. 302771.

NOTE 4: The Intended use of this Subdivision is for Residential Single Family Dwelling Units and Multi-Family Dwelling Units.

NOTE 5: No Variances to City of Rigby Ordinance requirements are requested for this Subdivision.

NOTE 6: No Permit Uses or Structures are allowed within the Canal Right-of-Way, as defined by the Canal Toe of Slope.

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

LAND DEVELOPER
Paul Hepworth / Scott Stoker
572 Aspen Lane
Rigby, ID. 83442
(208) 745-8215

RECORDER'S CERTIFICATE

I Hereby Certify that the Foregoing Plat of the HUNTER CREEK ESTATES, 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 7th Day of June, 2005, at 4:03 P.M.

Instrument Number: 340631

Jefferson County Recorder

Vicinity Map
(No Scale)

THOMPSON ENGINEERING, INC.
CONSULTING ENGINEERS
RIGBY, IDAHO 83442

FINAL PLAT

LOCATED IN THE SE 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 38 EAST, JEFFERSON COUNTY, IDAHO

Project Name: Scott Stoker Job Number: 2003-62 CadCo File: StokerZoneFinal		Scale N/A
Date: May 17, 2005 Surveyor: K.L.T. Drawn By: K.L.T.	Sheet 1	Of 2

JUL. 12. 2005 2:05PM IDAHO CORPORATE SERVICES NO. 1453 P. 3