JEFFERSON GREENS ESTATES

DIVISION NO. 1
JEFFERSON COUNTY, IDAHO
LOCATED IN THE N 1/2 OF SECTION 8, 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 8. More Particularly Described as Follows: Beginning at the Southeast Corner of Section 8, Township 4 North, Range 39 East, B.M.

Thence N00°15'12"W along the East line of Section 8 for a Distance of 2598.49 Feet to the Centerline of the Parks & Lemonville Canal, also being the True Point of Beginning.

Thence N85°12'33"W along the Centerline of said Canal for a Distance of 175.95 Feet.

Thence N85°00'00"W along the Centerline of said Canal for a Distance of 110.00 Feet.

Thence N84°00'00"W along the Centerline of said Canal for a Distance of 130.00 Feet.

Thence N00°15'12"W for a Distance of 24.00 Feet to the bank Rim of said Canal,

Thence S89°36'00"W along said Bank 124.00 Feet. Thence S85°00'00"W along said Bank 132.00 Feet.

Thence S75°12'00"W along said Bank 80.00 Feet. Thence S52°00'00"W along said Bank 181.00 Feet.

Thence S40°15'00"W along said Bank 148.00 Feet. Thence S00°00'14"W along said Bank 72.31 Feet.

Thence S67°21'00"W along said Bank 100.00 Feet. Thence S86°32'00"W along said Bank 100.00 Feet.

Thence S00°00'00"W along said Bank 110.00 Feet. Thence S81°57'00"W along said Bank 193.00 Feet.

Thence S70°42'00"W along said Bank 160.00 Feet. Thence S81°01'00"W along said Bank 180.00 Feet.

Thence S66°02'00"W along said Bank 135.00 Feet. Thence N84°15'00"W along said Bank 105.00 Feet.

Thence N15°50'00"W along said Bank 45.00 Feet. Thence N14°57'00"E along said Bank 125.00 Feet.

Thence N42°52'00"E along said Bank 65.00 Feet. Thence N46°57'00"W along said Bank 50.00 Feet.

Thence N52°20'00"W along said Bank 40.00 Feet. Thence N26°23'00"E for a Distance of 244.66 Feet to a point on a Curve Right, Delta [illegible] Radius 160.00' Arc 221.30' Tangent 134.26' for a Chord Distance of 205.69 Feet and a Chord Bearing of [illegible]

Thence S00°00'00"E for a Distance of 125.00 Feet to the beginning of a Curve Left, Delta = 90°00'00" Radius 160.00' Arc 157.08' Tangent [illegible] for a Chord Distance of 141.42 Feet and a Chord Bearing of N45°00'00"W.

Thence N00°00'00"W for a Distance of 235.00 Feet to the beginning of a Curve Right, Delta = 116°57'45" Radius 130.00' Arc [illegible] Tangent [illegible] for a Chord Distance of 221.61 Feet and a Chord Bearing of N33°10'08"W.

Thence N26°[illegible] for a Distance of 40.57 Feet Thence N11°[illegible] for a Distance of 34.10 Feet.

Thence N00°00'00"W for a Distance of 231.71 Feet to the Eastern Right-of-Way line of the Eastern Idaho Railroad.

Thence N[illegible] along said Easterly Right-of-Way for a Distance of 2641.42 Feet.

Thence N89°21'00"E for a Distance of 170.00 Feet Thence N89°07'00"E for a Distance of 385.00 Feet.

Thence N34°00'00"E for a Distance of 100.00 Feet. Thence N85°45'00"E for a Distance of 400.00 Feet.

Thence S60°10'00"E for a Distance of 100.00 Feet. Thence N81°48'00"E for a Distance of 900.00 Feet.

Thence N86°00'00"E for a Distance of 857.00 Feet Thence N00°01'24"W for a Distance of 153.00 Feet.

Thence N14°42'11"E [illegible] of 113.20 Feet to a point on a Curve Left Delta 12°00'00" Radius 246.00' Arc 50.27' Tangent 25.23' and a Chord Distance of 50.17 Feet and a Chord Bearing of S84°15'12"E.

Thence N89°14'00"E for a Distance of 150.00 Feet to the East line of Section 8.

Thence S00°15'12"E along the East line of Section 8 for a Distance of 2298.49 Feet to the True Point of Beginning.

Containing 57.14 Acres More or Less

HEALTH DEPARTMENT CERTIFICATE

I Hereby Certify that the Sanitary Restrictions Required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary Restrictions may be re-imposed in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a Certificate of Disapproval. All Lots will be served by Enhanced Septic Systems.

ENVIRONMENTAL HEALTH SPECIALIST REGISTERED EHS NO. 242 STATE OF IDAHO RAYMOND KEATING

Raymond D. Keating REHS — E.H.S. No. 242 — Date 11-MAY-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, designated as the JEFFERSON GREENS ESTATES, Division No. 1, Located in 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.

PROFESSIONAL LAND SURVEYOR REGISTERED 10563 STATE OF IDAHO KEVIN L. THOMPSON

K. L. Thompson — P.L.S. License No. 10563 — Date 2-2-04

EXAMINING SURVEYOR'S CERTIFICATE

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

Dennis L. Jones — P.L.S. License No. 708 — Date 1-26-04

WATER RIGHTS STATEMENT

Water rights and assessment obligations are not appurtenant to the lands included within this plat, lots within this Subdivision will not receive a Water right.

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 Plat as being Subdivided, are Current.

RPO4ND39E081J04
RPO4ND39E082370
RPO4ND39E087214
Parcel Number

Jefferson County Assessor — Jefferson County Treasurer — Date 5-11-04

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 Caused the same to be Platted into Blocks, Lots, and Streets to be hereafter known as the JEFFERSON GREENS ESTATES SUBDIVISION, Division No. 1, Jefferson County, Idaho and we 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, 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 _____ Day of _____, 2004.

Kendall B. Shippen — Trina Jo Shippen — Robert D. Shippen — Jorja Shippen

ACKNOWLEDGMENT

State of Idaho)
SS.
County of Jefferson)

On this _____ Day of _____, in the Year of 2004, before me _____, Personally Appeared KENDALL B. SHIPPEN, TRINA JO SHIPPEN, ROBERT D. SHIPPEN, AND JORJA SHIPPEN, Known or Identified to me to be the managing members of Rivers Edge Development, Inc. whose names are subscribed to the within Instrument, and Acknowledged to me that they executed the same.

NOTARY PUBLIC

SEAL

Notary Public: _____

My Commission Expires on _____

Instrument # 331008
BODY, JEFFERSON, IDAHO
2004-05-03 10:25:00 No. of Pages: 1
Recorded for : THOMPSON ENGINEERING
CHRISTINE BOULTER
Ex-Officio Recorder Deputy — Fee: 10.00 — 12

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

LAND DEVELOPERS
Kendall / Robert Shippen
4184 East 460 North
Rigby, ID. 83442
(208) 313-2641

RECORDER'S CERTIFICATE

I Hereby Certify that the Foregoing Plat of the JEFFERSON GREENS ESTATES SUBDIVISION, Division No. 1, Located in Jefferson County, Idaho, was Filed for Recording in the office of the Recorder for Jefferson

County on this 3rd Day of June, 2004, at 10:25

Instrument Number: 331008

Jefferson County Recorder

COUNTY APPROVAL

The Foregoing Final Plat was Duly Accepted and Approved by Jefferson County, Idaho, by Resolution Adopted this 18 Day of May, 2004.

County Commissioner Chairman

PLANNING AND ZONING COMMISSION

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

Chairman — Date 19 May 2004

THOMPSON ENGINEERING, INC.
CONSULTING ENGINEERS
RIGBY, IDAHO 83442

FINAL PLAT

LOCATED IN THE N 1/2 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 39 EAST, JEFFERSON COUNTY, IDAHO

Project Name: Kendall & Bobby Shippen Job Number: 2003-51		Scale N/A
Date	January 15, 2004	
Surveyor	K.L.T.	
Drawn By	K.L.T.	Sheet 1 Of 1