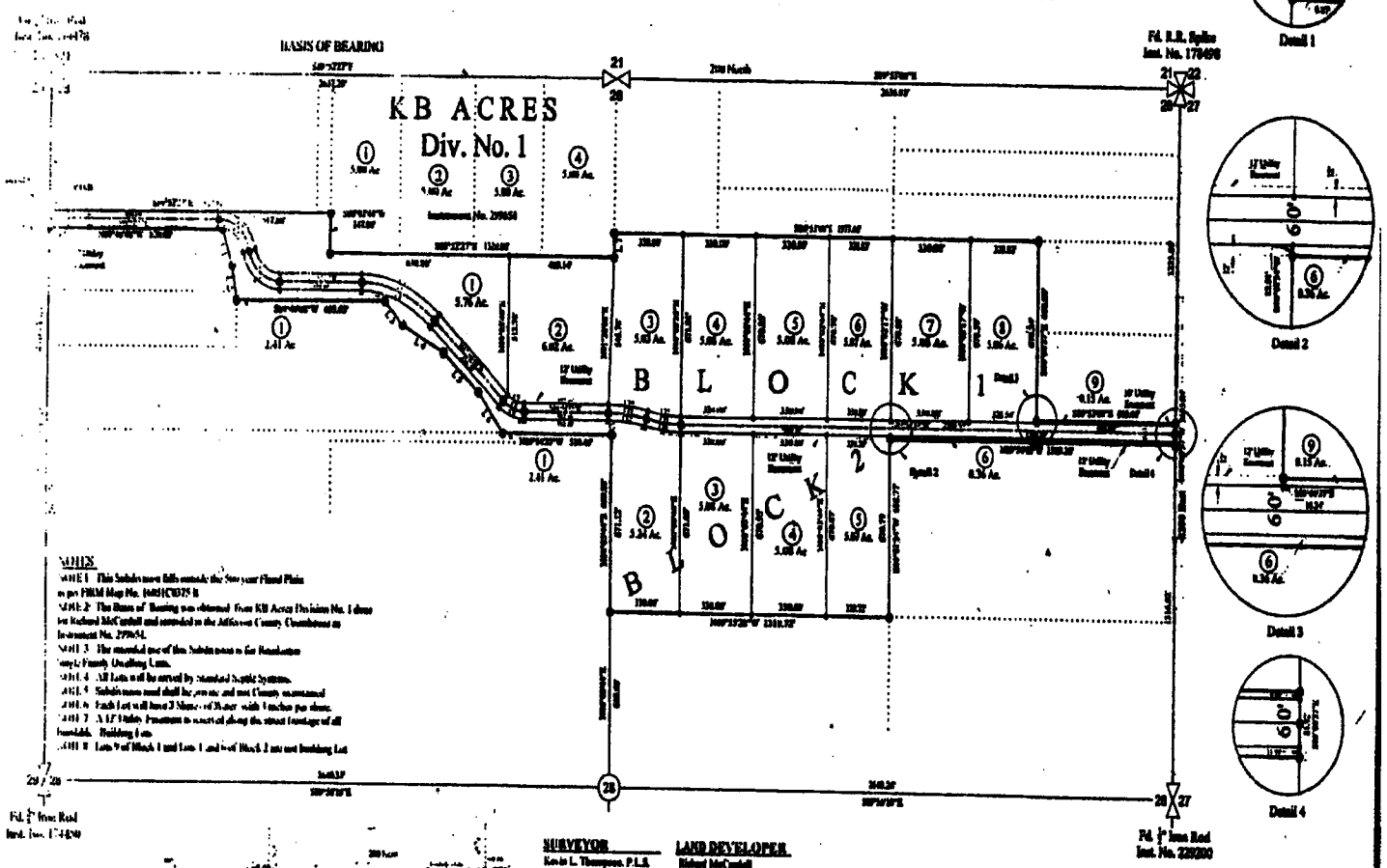
KB ACRES SUBDIVISION

DIVISION NO. 2
JEFFERSON COUNTY, IDAHO
LOCATED IN THE NORTH 1/2 OF SECTION 28, T4N R34E B.M.

Instrument # 331011
RIGBY, JEFFERSON, IDAHO
2004-04-19 10:25:00 No. of Pages: 1
Recorded for: THOMPSON ENGINEERING
1 NORTH RIDGE BOULEVARD Fee: $0.00
Ex-Officio Recorder Deputy _____
Index to: subdivision



NOTES

NOTE 1: This Subdivision falls outside the Six year Flood Plain as per FIRM Map No. 16051C0375 B

NOTE 2: The Basis of Bearing was obtained from KB Acres Division No. 1 done for Richard McCardell and recorded in the Jefferson County Courthouse as Instrument No. 299654.

NOTE 3: The intended use of this Subdivision is for Residential Single Family Dwelling Units.

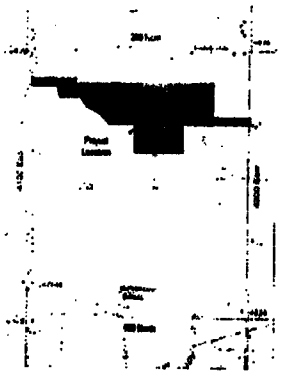
NOTE 4: All Lots will be served by Standard Septic Systems.

NOTE 5: Subdivision road shall be private and not County maintained.

NOTE 6: Each lot will have 3 Shares of Water with 1 inches per share.

NOTE 7: A 12' Utility Easement is noted along the street frontage of all buildable Building Lots.

NOTE 8: Lots 9 of Block 1 and Lots 1 and 6 of Block 2 are not buildable Lot.

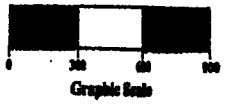


SURVEYOR
Kevin L. Thompson, P.L.S.
154 East Main Street
Rigby, ID. 83442
(208) 745-6771

LAND DEVELOPER
Richard McCardell
167 North 420th East
Rigby, ID. 83442
(208) 745-7577

ACREAGE
Total Subdivision ——— 73.22 Acres
13 Lots ——— 65.57 Acres
Dedicated County Road — 7.65 Acres

LEGEND
- Set 5/8" X 30" Iron Rod W/Cap No. 10563
- Set 1/2" X 30" Iron Rod W/Cap No. 10563
- Adjacent Property Line
- 12' Utility Easement



LINE DATA

Line No	Distance	Bearing
L1	134.72'	N36°19'14"W
L2	129.14'	N69°15'24"W
L3	110.85'	N41°43'18"W
L4	210.09'	N40°30'12"W
L5	217.70'	N46°30'25"W
L6	140.22'	N17°27'30"W
L7	35.00'	N60°07'44"E
L8	54.71'	N15°19'26"W

CURVE DATA

Curve No.	Radius	Delta	Arc
C1	120.00'	75°00'00"	157.08'
C2	150.00'	75°00'00"	196.35'
C3	180.00'	75°00'00"	235.62'
C4	470.00'	42°52'27"	351.70'
C5	500.00'	42°52'27"	374.15'
C6	520.00'	42°52'27"	389.00'
C7	120.00'	42°54'37"	89.87'
C8	150.00'	42°54'37"	112.34'
C9	180.00'	42°54'37"	134.81'
C10	773.00'	19°25'01"	181.12'
C11	743.00'	13°25'01"	174.09'
C12	713.00'	13°25'01"	167.07'

THOMPSON ENGINEERING, INC.
CONSULTING ENGINEERS
RIGBY, IDAHO 83442

FINAL PLAT

LOCATED IN SECTION 28, TOWNSHIP 4 NORTH
RANGE 39 EAST, JEFFERSON COUNTY, IDAHO

Project Name:	Richard McCardell	Scale
Job Number:	2003-83	1" = 300'
Date	April 20, 2004	
Surveyor	Kevin L. Thompson	
Drawn by	Kevin L. Thompson	Sheet 2 Of 2