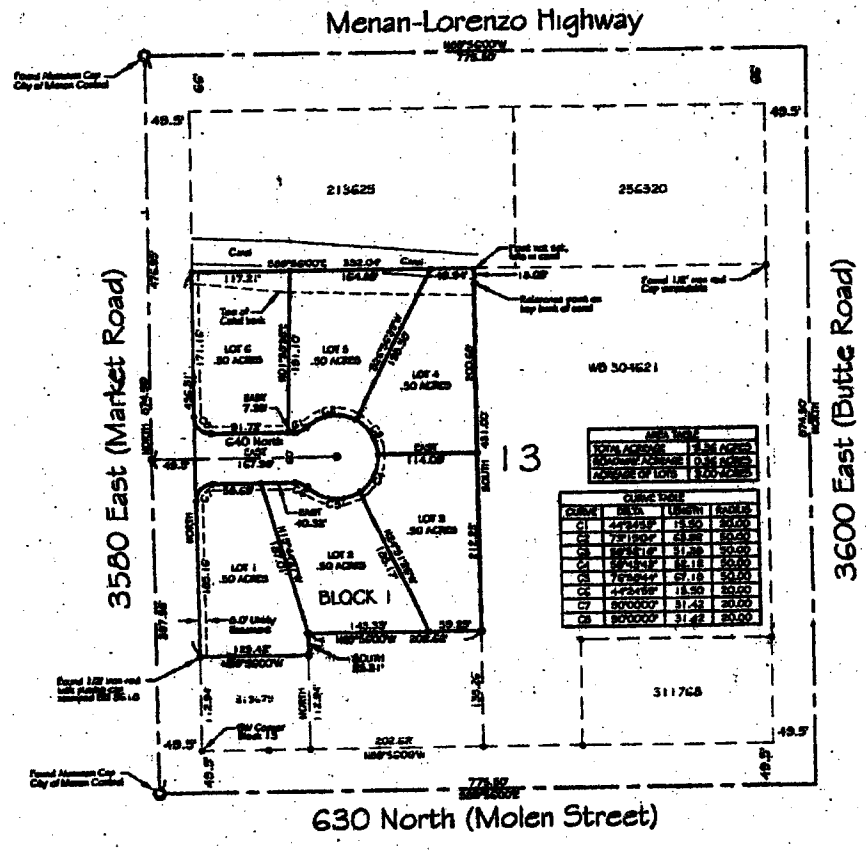
Final Plat of
Market Street Estates
in the City of Menan, Jefferson County, Idaho
Part of Lots 2 and 3, Block 13, of the Menan Townsite
Sec. 33, T.5N., R.38E. B.M.

SCALE: 1" = 100'



LEGEND

- Section Corner control
- Placed 5/8" x 30" iron rod with plastic cap stamped P.L.S. 10781
- Placed 1/2" x 24" iron rod with plastic cap stamped P.L.S. 10781
- Found 5/8" iron rod with no cap
- Found 1/2" iron rod with plastic cap stamped PLS 4963 (unless shown otherwise)
- Utility easements are 8' wide along the frontage of all lots.
- City of Menan Survey Control
- Fence line

BOUNDARY DESCRIPTION

Part of lots 2 & 3 of Block 13, of the Menan Townsite, located in Section 33, T. 5N., R. 38E. B.M., Jefferson County, Idaho described as:

Beginning at a point that is North 112.94 feet along the West line of said Block 13, from the Southeast Corner of said Block 13, and running thence North 456.31 feet along said West line to the North line of the South 1/2 of lot 2 of said Block 13; Thence S 89°56'00" E 332.04 feet to the East line of property described in a Warranty Deed recorded as instrument no. 329747; Thence South 431.00 feet along said East line; Thence N 89°56'00" W 202.62 feet; Thence South 25.31 feet; Thence N 89°56'00" W 129.42 feet to the point of beginning.

Parcel contains 3.86 acres.

IRRIGATION CERTIFICATE

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

RECORDERS CERTIFICATE

I hereby certify that the foregoing plat of Market Street Estates was filed in the office of the recorder of Jefferson County, Idaho on the 14th day of March, 2005 at 9:53 and recorded as Instrument Number 338533

Charita Bowlds
County Recorder

NOTES

1.) Calculations for the survey and control points used are based in part on a Survey of the Menan Townsite completed by Mt. River Engineering in January 2001, recorded in Jefferson County, Idaho as instrument no. 325174.

2.) Base of Bearing - Survey of the Menan Townsite by Mt. River Engineering recorded in Jefferson County, Idaho as instrument no. 325174.

3.) Streetlight will be provided by developer at City Council's request.

4.) All lots within this Subdivision will be served by the City of Menan Central Sewer System.

5.) All utilities within this subdivision will be underground.

EXAMINING SURVEYOR

I certify that I have examined this plat and find it to be analytically correct and acceptable as required by Section 50-1305 of the Idaho Code.

Dennis L. Jones
Professional Land Surveyor — License No. 760 — 3-9-05 Date

CITY'S ACCEPTANCE

This plat was duly accepted and approved by the City of Menan, Idaho by resolution adopted this 1st day of March, 2005.

Mayor — Date 3/1/05 — City Clerk — Date 3/1/05

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that we the undersigned are all of the owners of the tract of land included in the boundary description shown hereon and have caused the same to be platted and divided into blocks, lots and streets to be hereafter known as Market Street Estates, and do hereby dedicate to the public all streets and rights-of-way 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 uses as designated on the plat. We also certify that the lots within the subdivision will be served by individual wells.

IN WITNESS WHEREOF, we have hereunto set our hands this 10 day of March, 2005.

Dalan Madsen - Owner — LaRetta Madsen - Owner

ACKNOWLEDGEMENT

State of Idaho
County of Jefferson:
BE IT REMEMBERED: that on the 10 day of March, 2005 personally appeared before me the undersigned, a Notary Public in and for said State and County, Dalan Madsen and LaRetta Madsen known or identified to me to be the persons whose names are subscribed to the attached Owners Certificate and acknowledged to me that they executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Karen Williams
Notary Public for the State of Idaho
Residing in Jefferson County, Idaho
KAREN WILLIAMS NOTARY PUBLIC STATE OF IDAHO
My Commission Expires 5-20-08
Commission Expiration Date

HEALTH DEPARTMENT CERTIFICATE

I hereby certify that sanitary restrictions required by Idaho Code Title 50-Chapter 13 Section 50-1326 have been satisfied and this plat is hereby approved for recording by filing of the certificate hereunto.
DISTRICT 7 STATE BOARD OF HEALTH

Date: 30 Mar 05 — Thomas D. Keating REHS — Environmental Health Specialist

TREASURER'S AND ASSESSORS CERTIFICATE.

We the undersigned County Treasurer and County Assessor in and for the County of Jefferson, State of Idaho, having reviewed this plat 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.

Jefferson County Assessor — Parcel Number(s) — Jefferson County Treasurer — 3-30-05 Date

SURVEYOR'S CERTIFICATE

I, Ty G. Boggs, a Registered Professional Land Surveyor in the State of Idaho do hereby certify that the survey of the subdivision, designated as Market Street Estates was performed by me or under my direction, and that said subdivision is truly and correctly stated as provided by law and in accordance with the accompanying plat as described in the Owner's Dedication.

Date: 09 MAR 05 — Ty G. Boggs P.L.S.

PROFESSIONAL LAND SURVEYOR REGISTERED 10781 STATE OF IDAHO TY G. BOGGS

LANDMARK PROFESSIONAL LAND SURVEYORS 745-8091

DRAWN BY: T.G.B.	
CHECKED BY: T.G.B.	
DATE: 3/2/2005	
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