

# MEADOW BROOK SUBDIVISION

DIVISION NO. 3  
JEFFERSON COUNTY, IDAHO  
LOCATED IN THE W 1/4 OF SECTION 30, 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 30, More Particularly Described as follows: Beginning at the Northwest Corner of Section 30, Township 4 North, Range 39 East, B.M. Thence S89°09'00"W along the West line of Section 30 for a Distance of 2041.10 feet to the West Quarter (W 1/4) Corner of Section 30.  
Thence S00°01'21"W along the West line of Section 30 for a Distance of 377.00 Feet to the True Point of Beginning.  
Thence N47°25'00"W for a Distance of 391.00 Feet.  
Thence N40°01'21"W for a Distance of 377.00 Feet.  
Thence N89°52'00"W for a Distance of 912.00 Feet.  
Thence N89°29'15"E for a Distance of 727.75 Feet.  
Thence S07°04'44"W for a Distance of 648.49 Feet.  
Thence S89°32'00"W for a Distance of 728.58 Feet.  
Thence S02°08'27"W for a Distance of 298.91 Feet.  
Thence S09°51'00"E for a Distance of 40.00 Feet to the Beginning of a Curve Right.  
Delta = 01°30'00" Radius = 430.07 Arc = 21.73 Tangent = 10.87 for a Chord Distance of 21.73 Feet and a Chord Bearing of S89°50'00"W.  
Thence S09°12'47"E for a Distance of 315.02 Feet, to the South line of the North Half (N1/2) of the Southwest Quarter (SW 1/4) of Section 30.  
Thence S89°32'00"W along said south line for a Distance of 1312.00 Feet to the West line of Section 30 Containing N00°01'21"W along said West line for a Distance of 741.12 Feet to the True Point of Beginning Containing 43.03 Acres More or Less.

## HEALTH DEPARTMENT CERTIFICATE

I Herby Certify that the Summary Restrictions Registered by Idaho Code Title 50, Chapter 13, have been satisfied. Summary Restrictions may be re-imposed in accordance with Idaho Code Title 50, Chapter 13, Section 50-1320, by the issuance of a Certificate of Disapproval. Lairs within this Subdivision will be served by the following types of sewage systems: 1) Sand Filter In-trench 2) Pressurized Trench, 3) Pressure Sand Mound, 4) Capping, Full Trench.



Raymond A. Keating, R.E.S.  
I.H.S. No. 202  
Date 1/10/04

## SURVEYOR'S CERTIFICATE

I, Kevin L. Thompson, a Registered Professional Land Surveyor in the State of Idaho, do Herby Certify that the Survey of this Subdivision, Designated as the MEADOW BROOK SUBDIVISION, Division No. 3, I caused in Jefferson County, Idaho, was made by me or under my Direction, and that said Subdivision is truly and correctly settled as required by Law and in accordance with the Accompanying Plat.



Kevin L. Thompson  
P.L.S. No. 20587  
Date 1-10-04

## EXAMINING SURVEYOR'S CERTIFICATE

I Herby Certify that I have examined the Subdivision Plat and find it to be Correct and Accurate as Required in Section 50-1305 of the Idaho State Code.

Examining Surveyor's Signature: \_\_\_\_\_  
P.L.S. No. 780  
Date 1-10-04

## TREASURERS AND ASSESSOR'S CERTIFICATE

Water rights and assessment obligations are not appurtenant to the lands included within this Subdivision Plat.

By, 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 50-1306, do Herby Certify that all County taxes for the Property shown and described on this Plat as being Subdivided, are Current.

George S. Duggan, Treasurer  
Jefferson County Treasurer  
Date 1-10-04

## 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 Placed into Blocks, Lots, and Streets to be hereafter known as the MEADOW BROOK SUBDIVISION, Division Number 3, 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 Stops, Driveways, or for any other use designated on the Plat. We also Certify that the Lot Shown on this Plat will be Served by Individual Wells.

In Witness Whereof the Undersigned Here Daily Signed this Certificate this 10th Day of February, 2004.

George W. Duggan  
Raymond A. Keating, R.E.S.

## ACKNOWLEDGMENT

State of Idaho, County of Jefferson, ss.  
On this 10th Day of February, 2004, before me, \_\_\_\_\_, Notary Public in and for the State of Idaho, personally appeared GEORGE W. DUGGAN and DONNA JANE BRYAN known or identified to me to be the persons whose names are subscribed to the Within Instrument, and Advice I hold to me that they executed the same.

Notary Public: \_\_\_\_\_  
My Commission Expires on 11/10/05



## RECORDERS CERTIFICATE

I Herby Certify that the foregoing Plat of the MEADOW BROOK SUBDIVISION, Division No. 3, Located in Jefferson County, Idaho, was Filed for Recording in the office of the Recorder for Jefferson County, Idaho, on this 10th Day of February, 2004.  
By: \_\_\_\_\_  
Recorder for Jefferson County

## COUNTY APPROVAL

The foregoing Final Plat was duly Accepted and Approved by Jefferson County, Idaho, by Resolution Adopted this 8th Day of March, 2004.  
By: \_\_\_\_\_  
County Commissioner

## PLANNING AND ZONING COMMISSION

The foregoing Final Plat has been approved by the Jefferson County Planning and Zoning Commission.  
By: \_\_\_\_\_  
Chairman

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

## FINAL PLAT

LOCATED IN THE SW 1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 39 EAST, JEFFERSON COUNTY, IDAHO

Project Name: Meadow Brook Subdivision  
Job Number: 2039

Date: January 10, 2004  
Scale: N/A

Drawn By: K.L.T.  
Sheet: 1 of 1

RECORDERS OFFICE  
JEFFERSON COUNTY, IDAHO  
1000 WEST 10TH STREET  
JEFFERSON CITY, IDAHO 83402  
PHONE: 338-2200  
FAX: 338-2201