OLD FARM ESTATES

DIVISION NO. 1
TO THE CITY OF MENAN, JEFFERSON COUNTY, IDAHO

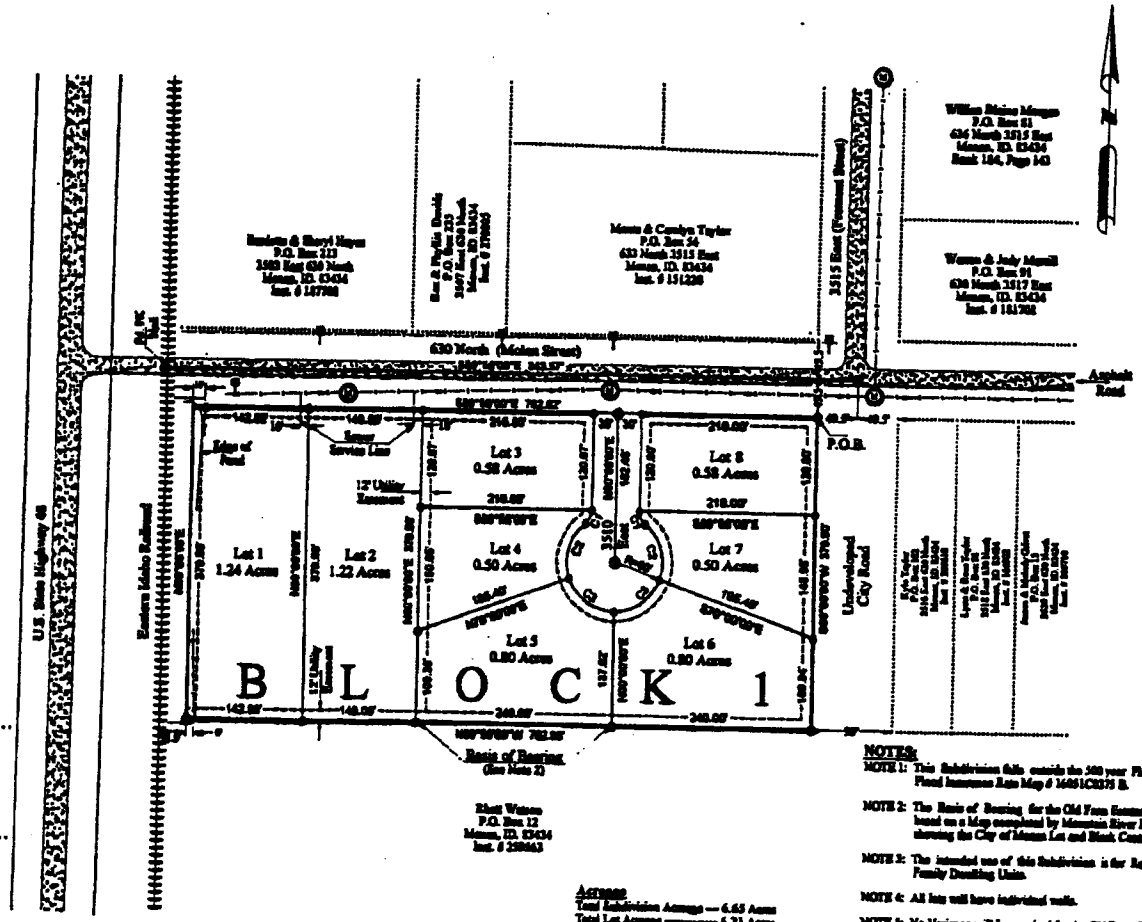
BEING A REPLAT OF LOTS 1 & 2, BLOCK 19, OF THE ORIGINAL TOWNSITE OF MENAN, IDAHO
LYING IN THE SW 1/4 OF SECTION 33, T5N R38E, B.M.

LEGEND

- Set 5/8" X 30" Iron Rod W/Cap # 154
- Set 1/2" X 24" Iron Rod W/Cap # 154
- Found 5/8" Iron Rod with Plastic Cap Marked L.S. 5769
- Underground Telephone Line
- 8" Underground Sewer Line
- Adjacent Property Line
- 12' Utility Easement
- Power Pole
- Manhole

BOUNDARY DESCRIPTION

Lots 1 and 2, Block 19, of the Original Townsite of Menan, Idaho; more particularly described as follows: Beginning at the Northeast Corner of Lot 1, Block 19, of the Original Townsite of Menan, said Point being the True Point of Beginning.
Thence S00°59'00"W for a Distance of 370.50 Feet to the Southeast Corner of Lot 1, Block 19;
Thence N89°56'00"W for a Distance of 702.98 Feet to the Southwest Corner of Lot 2, Block 19;
Thence N00°59'16"E for a Distance of 370.50 Feet to the Northwest Corner of Lot 2, Block 19;
Thence S89°56'00"E for a Distance of 702.63 Feet to the TRUE POINT OF BEGINNING
Containing 6.65 Acres More or Less.



NOTES:

NOTE 1: This Subdivision falls outside the 500 year Flood Plain as per Flood Insurance Rate Map # 16051C0275 B.

NOTE 2: The Basis of Bearing for the Old Farm Estate Subdivision is based on a Map completed by Mountain River Engineering showing the City of Menan Lot and Block Control. Inst. No. 312208.

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

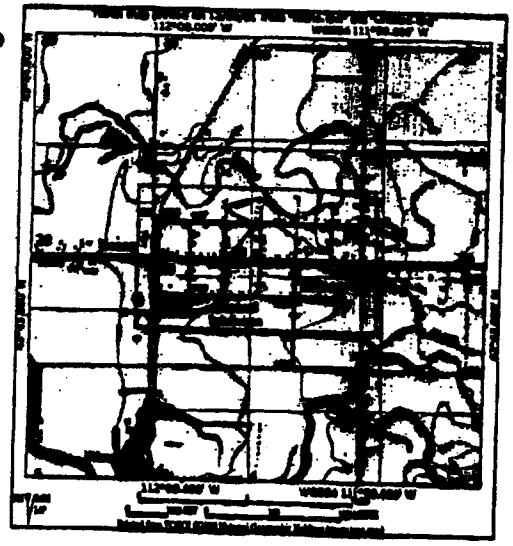
NOTE 4: All lots will have individual wells.

NOTE 5: No Variance will be required for the Old Farm Estate Subdivision.

NOTE 6: The Existing Land use of this Proposed Subdivision is Agriculture-Vacant.

Acreage

Total Subdivision Acreage	6.65 Acres
Total Lot Acreage	5.21 Acres
Road Acreage	0.44 Acres
Average Lot Size	0.76 Acres



VICINITY MAP

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

LAND DEVELOPER'S
Greg & Becky Nelson
P.O. Box 143
Menan, ID. 83434
(208) 684-3975

CURVE DATA

Curve No.	Delta	Radius	Arc	Chord
C1	51°29'00"	20.00'	17.97'	17.37'
C2	71°29'00"	60.00'	74.83'	69.96'
C3	70°29'00"	60.00'	73.78'	69.17'

0 100 200 300 400
Graphic Scale

THOMPSON ENGINEERING, INC.
CONSULTING ENGINEERS
RIGBY, IDAHO 83442

FINAL PLAT

LOCATED IN THE SW 1/4 OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 38 EAST, JEFFERSON COUNTY, IDAHO

Project Name: Greg & Becky Nelson Job Number: 2001-64		Scale 1" = 100'
Date	March 14, 2002	
Surveyor	L.I.T.	
Drawn By:	K.L.T.	
Checked By:	L.I.T.	Sheet 2 OF 2