FINAL PLAT

LOCATED IN THE SE 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 38 EAST, JEFFERSON COUNTY, IDAHO

Project Name:	Jim Barnard	Scale 1" = 100'
Job Number:	2004-53	
CoGo File:	BernardJim(CntyRoad)	
Date	February 28, 2005	Sheet 2 Of 2
Surveyor	K.L.T.	
Drawn By:	B.R.T.	

PEPPERWOOD CROSSING SUBDIVISION

DIVISION NO. 1

JEFFERSON COUNTY, IDAHO

LOCATED IN THE SE 1/4 OF SECTION 36, T4N R38E, B.M.

R.R.Spike Inst. No. 205840

Instrument # 347807

NOTE: No Lot shall have Direct Access to County Line Road and 3900 East, but will have access only through the Interior Subdivision Streets.

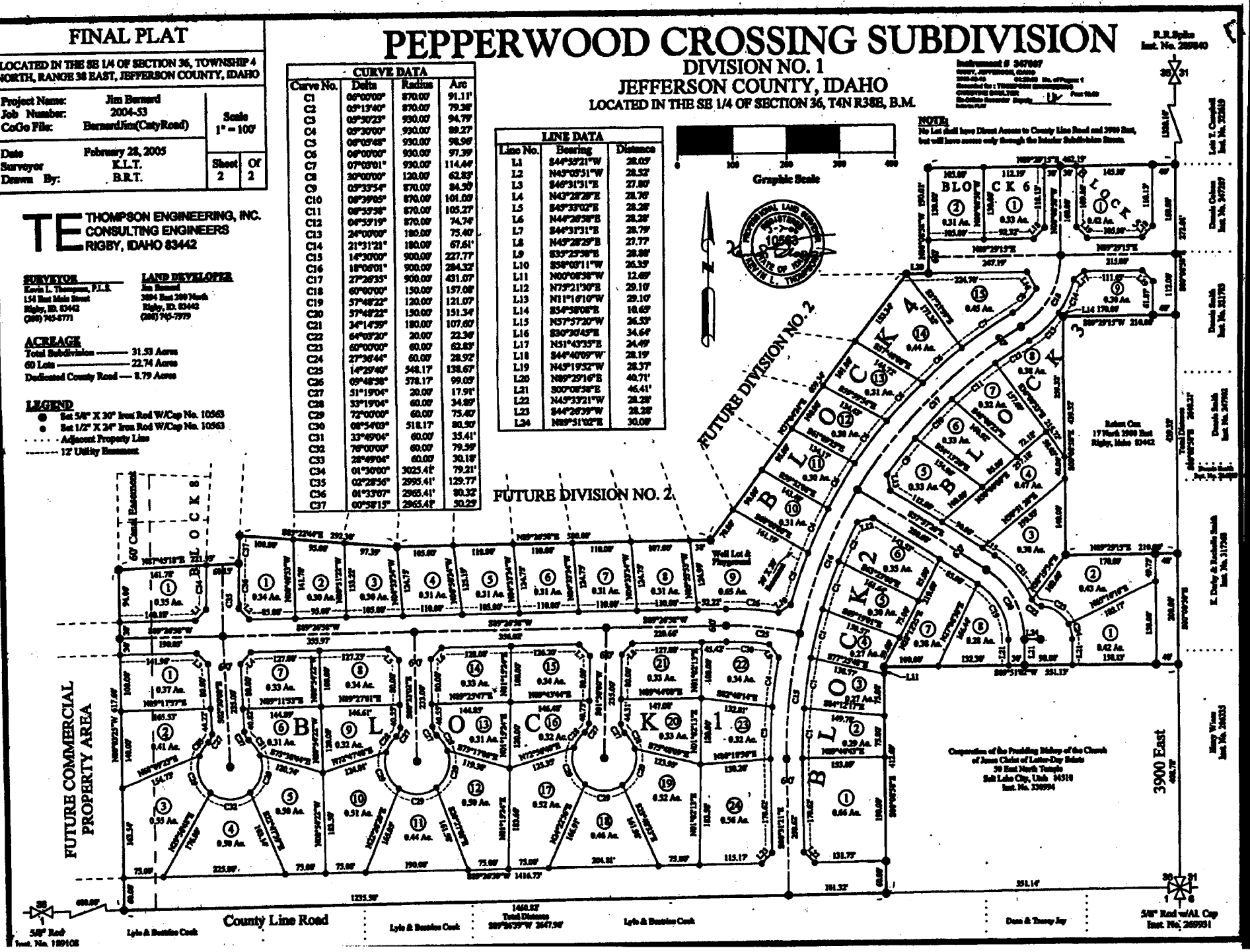
THOMPSON ENGINEERING, INC.
CONSULTING ENGINEERS
RIGBY, IDAHO 83442

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

LAND DEVELOPER
Jim Barnard
3894 East 200 North
Rigby, ID. 83442
(208) 745-7979

ACREAGE
Total Subdivision ——— 31.53 Acres
60 Lots ——— 22.74 Acres
Dedicated County Road — 8.79 Acres

LEGEND
- Set 5/8" X 30" Iron Rod W/Cap No. 10563
- Set 1/2" X 24" Iron Rod W/Cap No. 10563
- Adjacent Property Line
- 12' Utility Easement

CURVE DATA			
Curve No.	Delta	Radius	Arc
C1	06°00'00"	870.00'	91.11'
C2	05°13'40"	870.00'	79.38'
C3	05°30'23"	930.00'	94.79'
C4	05°30'00"	930.00'	89.27'
C5	08°05'48"	930.00'	98.96'
C6	06°00'00"	930.00'	97.39'
C7	07°03'01"	930.00'	114.44'
C8	30°00'00"	120.00'	62.83'
C9	05°33'54"	870.00'	84.50'
C10	06°39'05"	870.00'	101.00'
C11	06°35'38"	870.00'	105.27'
C12	04°55'19"	870.00'	74.74'
C13	24°00'00"	180.00'	75.40'
C14	21°31'21"	180.00'	67.61'
C15	14°30'00"	900.00'	227.77'
C16	18°06'01"	900.00'	284.32'
C17	27°26'35"	900.00'	431.07'
C18	60°00'00"	150.00'	157.08'
C19	57°48'22"	120.00'	121.07'
C20	57°48'22"	150.00'	151.34'
C21	34°14'39"	180.00'	107.60'
C22	64°03'20"	20.00'	22.36'
C23	60°00'00"	60.00'	62.83'
C24	27°36'44"	60.00'	28.92'
C25	14°29'40"	548.17'	138.67'
C26	09°48'38"	578.17'	99.05'
C27	51°19'04"	20.00'	17.91'
C28	33°19'04"	60.00'	34.89'
C29	72°00'00"	60.00'	75.40'
C30	08°54'03"	518.17'	80.50'
C31	33°49'04"	60.00'	35.41'
C32	76°00'00"	60.00'	79.59'
C33	28°49'04"	60.00'	30.18'
C34	01°30'00"	3025.41'	79.21'
C35	02°28'56"	2995.41'	129.77'
C36	01°33'07"	2965.41'	80.32'
C37	00°58'15"	2965.41'	30.25'

LINE DATA		
Line No.	Bearing	Distance
L1	S44°35'21"W	28.05'
L2	N45°05'51"W	28.52'
L3	S46°31'51"E	27.80'
L4	N43°28'28"E	28.76'
L5	S45°33'02"E	28.28'
L6	N44°28'58"E	28.28'
L7	S44°31'31"E	28.79'
L8	N45°28'29"E	27.77'
L9	S35°25'58"E	28.08'
L10	S58°03'11"W	26.35'
L11	N00°08'38"W	12.69'
L12	N75°21'30"E	29.10'
L13	N11°16'10"W	29.10'
L14	S54°58'08"E	10.65'
L15	N57°57'20"W	26.53'
L16	S30°30'45"E	34.64'
L17	N51°43'35"E	24.49'
L18	S44°40'09"W	28.19'
L19	N45°19'52"W	28.37'
L20	N89°29'16"E	40.71'
L21	S00°08'38"E	46.41'
L22	N45°33'21"W	28.28'
L23	S44°26'39"W	28.28'
L24	N89°31'02"E	30.08'