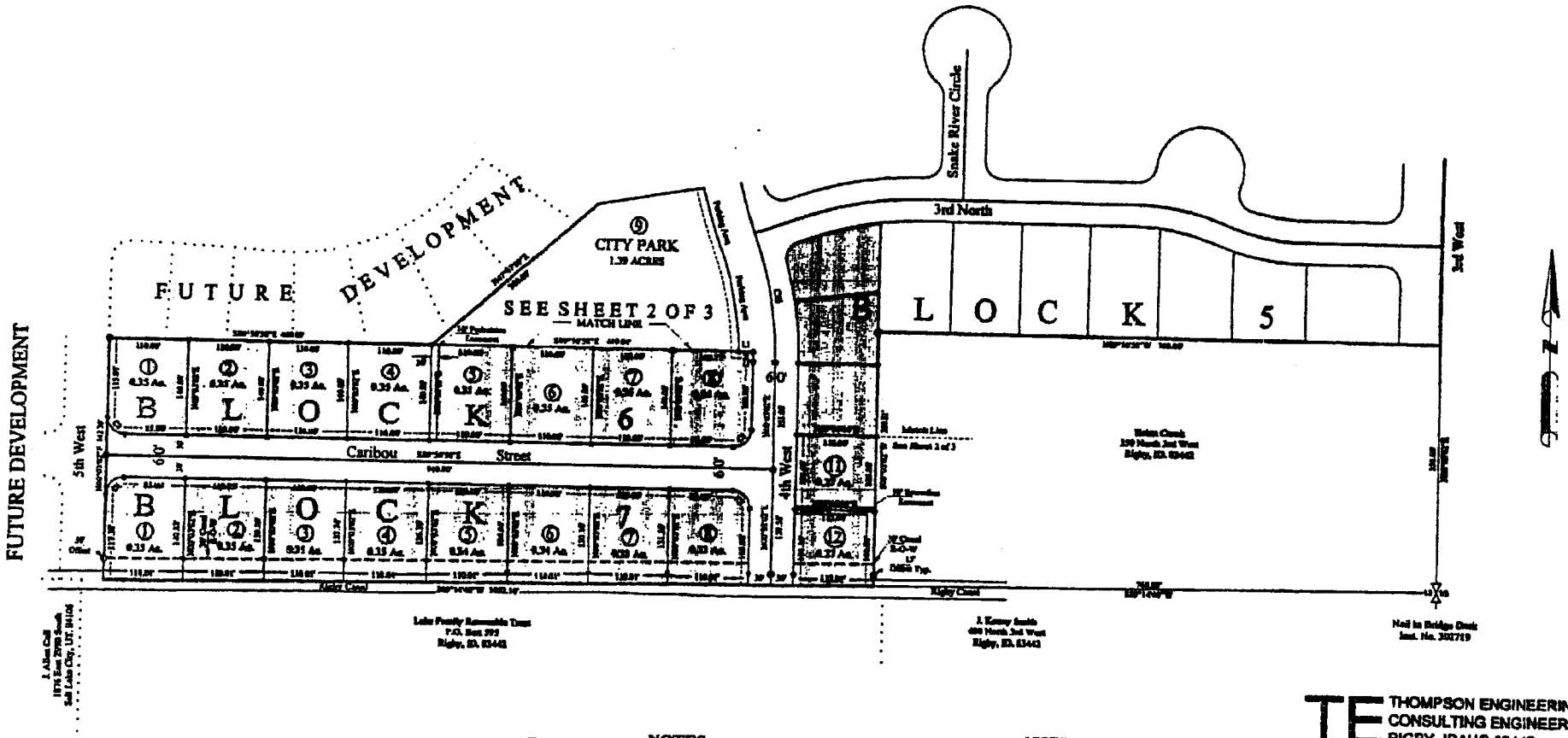
328450

PIONEER PARK ESTATES
DIVISION NO. 1
AN ADDITION TO THE CITY OF RIGBY
JEFFERSON COUNTY, IDAHO

LOCATED IN THE NE 1/4 OF SECTION 13, T4N R38E, B.M.



THOMPSON ENGINEERING, INC.
CONSULTING ENGINEERS
RIGBY, IDAHO 83442

PROFESSIONAL LAND SURVEYOR REGISTERED 10563 STATE OF IDAHO KEVIN L. THOMPSON

ACREAGE

Division No. 1	34.90 Acres
85 Lots	36.23 Acres
City Park	1.39 Acres
Dedicated City Streets	8.27 Acres

NOTES:

NOTE 1: This Subdivision falls outside the 500 year Flood Plain as per Map No. 16051C0375 B

NOTE 2: This Subdivision falls within the City of Rigby Limits.

NOTE 3: The Basis of Bearing was obtained from a Record of Survey done for Thomas Wilson and recorded in the Jefferson County Courthouse as Instrument No. 302731.

NOTE 4: The intended use of this Subdivision is for Residential Single Family Dwelling Units and MultiFamily Dwelling Units.

NOTE 5: No Variances to City of Rigby Ordinance requirements are requested for this Subdivision.

NOTE 6: No Fence Lines or Structures are allowed within the Canal Right-of-Way as defined by the Canal Toe of Slope

LEGEND

- Set 5/8" X 30" Iron Rod W/Cap No. 10563
- Set 1/2" X 30" Iron Rod W/Cap No. 10563
- 30' Canal Right-of-Way
- Adjacent Property Line
- 10' Utility Easement

ZONE LEGEND

- R 1 Single Family Dwellings (50 Lots)
- R 2 Multiple Family Dwellings (31 Lots)

0 100 200 300
Graphic Scale

FINAL PLAT

LOCATED IN THE NE 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 38 EAST, JEFFERSON COUNTY, IDAHO

Project Name:	Pioneer Land Company	Scale
Job Number:	2002-64	1" = 100'
Date	November 4, 2003	
Surveyor	K.L.T.	
Drawn By:	K.L.T.	Sheet 3 Of 3