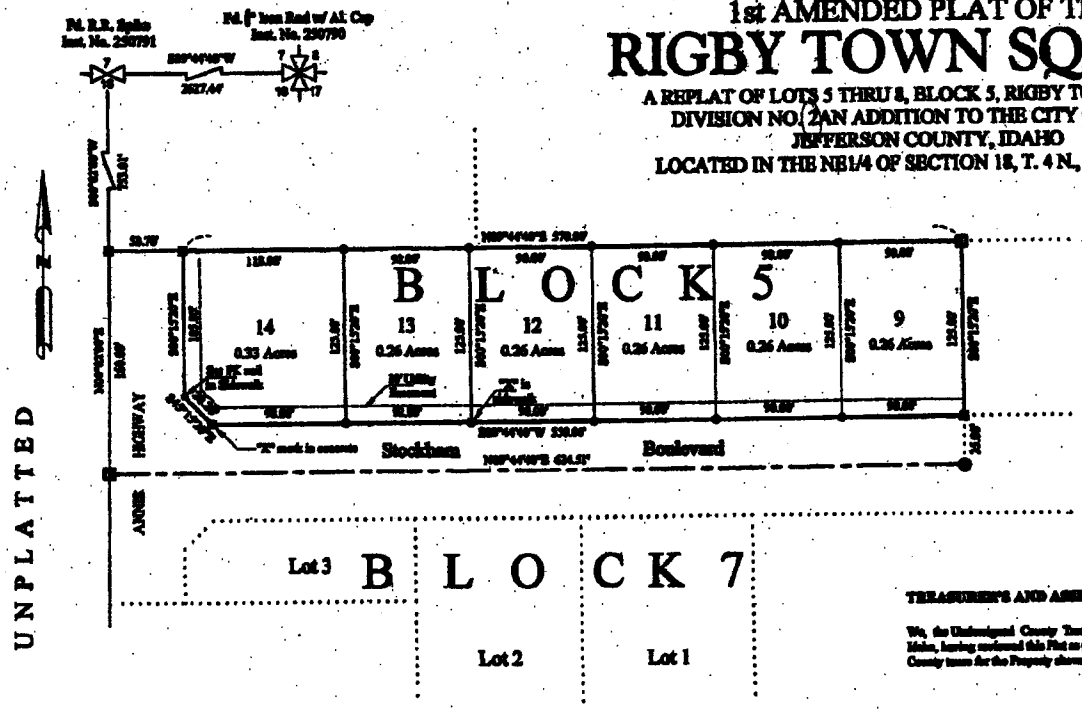
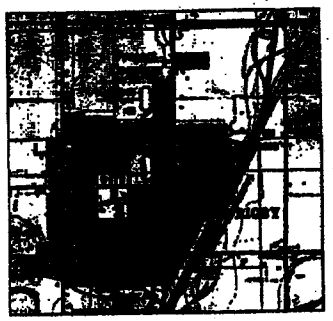
1st AMENDED PLAT OF THE
RIGBY TOWN SQUARE

A REPLAT OF LOTS 5 THRU 8, BLOCK 5, RIGBY TOWN SQUARE
DIVISION NO. 2 AN ADDITION TO THE CITY OF RIGBY,
JEFFERSON COUNTY, IDAHO
LOCATED IN THE NE1/4 OF SECTION 18, T. 4 N., R. 39 E., B.M.





VICINITY MAP
(No Scale)

BOUNDARY DESCRIPTION

A Parcel of Land Situated in Jefferson County, State of Idaho, Township 4 North, Range 39 East of the Boise Meridian, Section 18, being all of Lots 5 thru 8 of Block 5 of the Rigby Town Square, Division No. 2, an addition to the City of Rigby. more Particularly Described as Follows: Beginning at the Northeast (NE) Corner of Section 18, Township 4 North, Range 39 East, B.M.

Thence S89°44'40"W along the North line of Section 18 for a Distance of 2627.44' Feet to the North Quarter (N1/4) Corner of Section 18;

Thence S00°15'20"W along the West side of the Annex Highway for a Distance of 753.91' Feet;

Thence S89°44'40"E for a Distance of 33.70' Feet to the True Point of Beginning;

Thence N00°15'20"E for a Distance of 270.00' Feet;

Thence S89°44'40"E for a Distance of 570.00' Feet;

Thence S00°15'20"E for a Distance of 135.00' Feet;

Thence S89°44'40"W for a Distance of 330.00' Feet;

Thence N00°15'20"W for a Distance of 20.00' Feet;

Thence S89°44'40"W for a Distance of 494.51' Feet;

Thence N00°15'20"W for a Distance of 165.00' Feet to the True Point of Beginning, Containing 1.63 Acres More or Less.

PUBLIC UTILITY EASEMENT NOTE

Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense. At no time may any permanent structure be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

NOTES

NOTE 1: This Subdivision falls outside the 500 year Flood Plain as per Map No. 16051C0075 B.

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

NOTE 3: The Basis of Bearing were obtained Subdivision Plat done by Sharp-Lundy Engineering Inc. Instrument No. 323579

NOTE 4: The intended use of this Subdivision is for Commercial Development.

NOTE 5: This Subdivision will be connected to City Water and Sewer.

NOTE 6: No Variances to City of Rigby Ordinance requirements are requested for this Subdivision.

WATER RIGHTS STATEMENT

Water rights and assessment obligations accrue appurtenant to the lands included within this Subdivision Plat.

TREASURER'S AND ASSESSOR'S CERTIFICATE

We, 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 50-1308, do Hereby Certify that all County taxes for the Property shown and described on this Plat as being Subdivided, are Current.

RPA0710000000
RPA0710000000A
RPA0710000000B
RPA0710000000C
RPA0710000000D

Jefferson County Assessor — Parcel Number — Jefferson County Treasurer — Date 5-13-04

CITY COUNCIL APPROVAL

Presented to the Rigby City Council this 04th Day of May, 2004, at which time the 1st AMENDED PLAT OF THE RIGBY TOWN SQUARE Division No. 2 was approved and accepted.

City Clerk — City Mayor

EXAMINING SURVEYOR'S CERTIFICATE

I Hereby Certify that I have Examined this Subdivision Plat and find it to be Analytically Correct and Acceptable as Required in Section 50-1305 of the Idaho State Code.

Dennis L. Jones — 5-13-04
P.L.S. No. 768 — Date

HEALTH DEPARTMENT CERTIFICATE

I Hereby Certify that the Sanitary Restrictions Required by Idaho Code Title 50, Chapter 13, have been satisfied.

Registered Environmental Health Specialist — EHS NO. 242 — State of Idaho — Registered Environmental Health Specialist

7-01-04
Date

SURVEYOR'S CERTIFICATE

I, Kevin L. Thompson, a Registered Professional Land Surveyor in the State of Idaho, do Hereby Certify that the survey of this Subdivision, designated as the 1st AMENDED PLAT OF THE RIGBY TOWN SQUARE Division No. 2, Located in Jefferson County, Idaho, was made by me or under my direction, and that said Subdivision is Truly and Correctly Staked as Required by Law and in Accordance with the Accompanying Plat.

Professional Land Surveyor — Registered — 10563 — State of Idaho — Kevin L. Thompson

P.L.S. License No. 10563 — May 6, 2004
Date

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: That We the undersigned, are the Owner of the Tract of Land Included within the Boundary Description Shown Hereon and have Caused the same to be Platted into Blocks, Lots, and Streets to be hereafter known as the 1st AMENDED PLAT OF THE RIGBY TOWN SQUARE, Division No. 2, 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 Slopes, Drainage, or for any other use designated on the Plat. We also Certify that the Lot Shown on this Plat are eligible and will receive water from the City of Rigby and said City has agreed in writing to serve said Lot. In witness whereof the Undersigned have duly signed this Certificate this ____ Day of ____, 2004.

Comfort Construction Inc. — President
Dean McWhorter

Rendrew Construction Investments, LLC.
William R. Rents

Richard William Campbell

Patty J. Campbell

ACKNOWLEDGMENT

State of Idaho)
County of Jefferson) SS.

On this 6th Day of May, in the Year of 2004, before me Kelly Thompson, Notary Public, Personally Appeared Dean McWhorter & William R. Rents, Known or Identified to me to be the persons whose names are subscribed to the within Instrument, and Acknowledged to me that they executed the same.

Notary Public — Notary Public — State of Idaho

Notary Public Kelly Thompson
My Commission Expires on: 3-12-2007

ACKNOWLEDGMENT

State of CA)
County of Orange) SS.

On this 6th Day of October, in the Year of 2004, before me James L. McDonald, Notary Public, Personally Appeared Richard William Campbell and Patty J. Campbell, Known or Identified to me to be the persons whose names are subscribed to the within Instrument, and Acknowledged to me that they executed the same.

SEAL — JAMES L. MCDONALD — COMM. 1384488 — Notary Public — Orange County — My Comm. Exp. June 8, 2006

Notary Public
My Commission Expires on: June 8, 2006

RECORDER'S CERTIFICATE

I Hereby Certify that the Foregoing Plat of the 1st AMENDED PLAT OF THE RIGBY TOWN SQUARE, Division No. 2, Located in Jefferson County, Idaho, was filed for Recording in the office of the Recorder for Jefferson County on this 13th Day of October, 2004, at 10:30 AM.

324615
Instrument Number

Jefferson County Recorder

0 60 120 240
Graphic Scale

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 OWNER

Comfort Construction
1710 Woodstuff Park
Idaho Falls, ID. 83401
(208) 524-8004

ACREAGE

Total Subdivision ———— 1.63 Acres
6 Lots ———— 1.63 Acres

LEGEND

- Fd. 5/8" Iron Rod W/Cap # 4363
- Fd. 1/2" Iron Rod W/Cap # 4363
- Set 1/2" X 30" Iron Rod W/Cap # 10563
- Set 5/8" X 30" Iron Rod W/Cap # 10563
- Adjacent Property Line
- 12' Utility Easement

FINAL PLAT

LOCATED IN THE NE 1/4 OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 39 EAST, JEFFERSON COUNTY, IDAHO

Project Name: Comfort Construction Job Number: 2004-23		Scale 1" = 60'
Date Surveyor Drawn By:	May 13, 2004 K.L.T. B.R.T.	Sheet 1 of 1