RIGBY TOWN SQUARE
DIVISION NO. 5

ALSO A REPLAT OF LOT 1 BLOCK 4 OF RIGBY TOWNSQUARE DIVISION NO. 1

AN ADDITION TO THE CITY OF RIGBY, JEFFERSON COUNTY, IDAHO

PART OF THE NE 1/4 OF SECTION 18, T. 4 N., R. 39 E., B.M.

CURVE TABLE					
Curve	Radius	Delta	Length	Chord Bearing	Chord Distance
C1	20.00'	90°00'00"	31.42'	S 83°40'13" W	28.28'
C2	2136.33'	4°48'52"	179.52'	S 17°31'54" W	179.46'
C3	2136.33'	11°28'21"	427.79'	S 25°40'31" W	427.05'

EXAMINING SURVEYOR

I, certify that I have examined this plat and find it to be correct and acceptable as required by Section 50-1305 of the Idaho Code.

Date: 2-17-04

Dennis L. Jones, P.L.S.
Idaho License No. 780

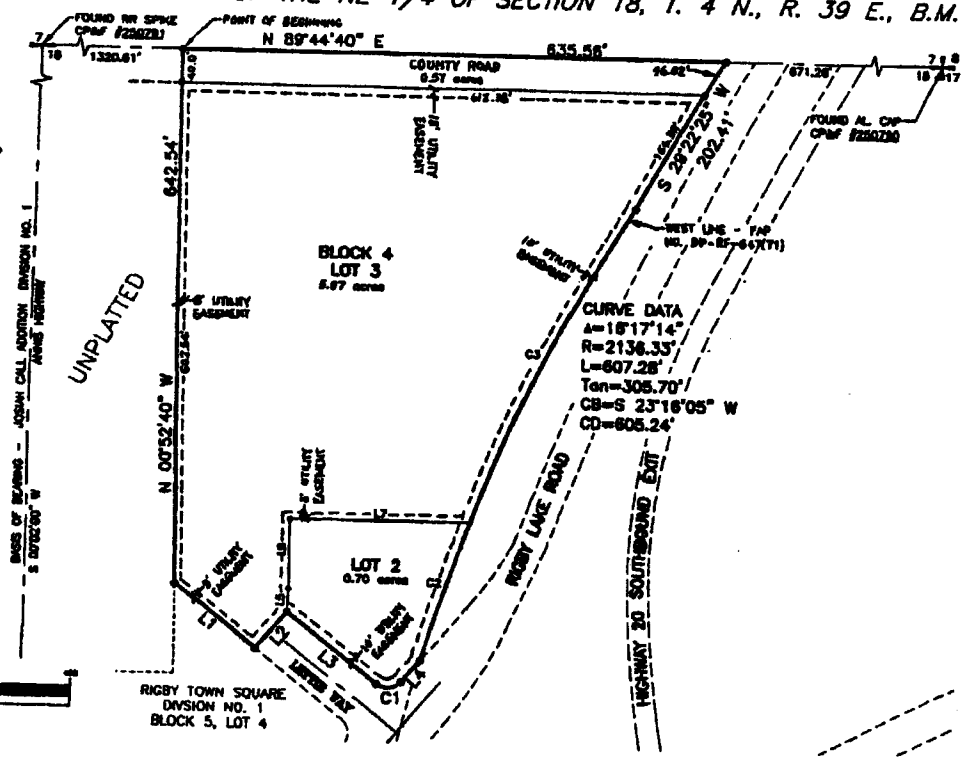
PUBLIC WORKS

I, certify that I have examined this plat and find it to be correct and acceptable as required by the City of Rigby requirements. And hereby give approval of said Subdivision

Date: _____

Public Works Director

LINE TABLE		
LINE	LENGTH	BEARING
L1	123.77'	N 51°19'47" W
L2	56.00'	S 38°40'13" W
L3	136.00'	N 51°19'47" W
L4	33.54'	S 38°40'13" W
L5	29.07'	N 01°23'56" E
L6	56.00'	S 00°15'20" E
L7	208.21'	N 89°44'40" E



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

BOUNDARY DESCRIPTION

Part of the NE 1/4 of Section 18, Township 4 North, Range 39 East, B.M., Jefferson County, Idaho described as:

Beginning at a point that is N 89°44'40" E 1320.61 feet along the north section line from the North 1/4 corner of said Section 18 and running thence N 89°44'40" E 635.56 feet along the north section line to a point on the West Right-Of-Way of TAP NO. DP-RF-647(71); thence S 29°22'25" W 202.41 feet along said Right-Of-Way; to a point of a non tangent curve; thence along said Right-Of-Way and curve to the left 607.28 feet (curve data: Radius = 2136.33 feet; Delta = 18°17'14") chord bears S 23°16'05" W 605.24 feet; thence S 38°40'13" W 33.54 feet to a point of a curve; thence to the right along said curve 31.42 feet (curve data: Radius = 20.00 feet; Delta = 90°00'00") chord bears S 83°40'13" W 28.28 feet; thence N 51°19'47" W 135.00 feet; thence S 38°40'13" W 56.00 feet to the northerly line of Lot 4, Block 5 of Rigby Town Square Division No. 1 an addition to the City of Rigby, Jefferson County, Idaho; thence N 51°19'47" W 123.77 feet along said northerly line to the north corner of said Lot 4; thence N 00°52'40" W 642.54 feet to the point of beginning.

Parcel contains 7.24 acres.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that we the undersigned are all of the owners of the tract of land included within the Boundary Description shown hereon and have caused the same to be platted and divided into Blocks, Lots, and Streets to be hereafter known as Rigby Town Square Division No. 5, an addition to the City of Rigby, Jefferson County, Idaho, and we do hereby dedicate to the Public all streets, and rights-of-way 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 lots shown on this plat are eligible and will receive water from the City of Rigby municipal water system and said city has agreed in writing to serve said lots.

IN WITNESS WHEREOF, we have hereunto set our signature this 12th day of February, 2004

Parker - John, LLC

Willard R. Price - Managing Member

Dean L. Nelson - Managing Member

ACKNOWLEDGMENT

STATE OF IDAHO
County of Jefferson Bonneville

On this 7 day of February, 2004 before me the undersigned, a Notary Public in and for said State, personally appeared Willard R. Price and Dean L. Nelson known or identified to me to be the managing members of Parker - John, LLC, the Limited Liability Company that executed the attached Owner's Certificate and acknowledged to me that such company executed the same.

IN WITNESS WHEREOF, I have set my hand and affixed my official seal the day and year first above written.

Notary Public for the State of Idaho
Residing at Idaho Falls, ID
Commission Expiration Date: 08-06-09

SURVEYOR'S CERTIFICATE

I, Barry Glen Whitson, a registered professional surveyor in the State of Idaho do hereby certify that the survey of this subdivision, designated as RIGBY TOWN SQUARE DIVISION NO. 5 was made by me or under my direction, and that said subdivision is truly and correctly stated as provided by law and in accordance with the accompanying plat as described in the Owner's Dedication.

Date: 02/10/04

Barry Glen Whitson, P.L.S.

PROFESSIONAL LAND SURVEYOR REGISTERED 10786 STATE OF IDAHO BARRY GLEN WHITSON

CITY ACCEPTANCE

The accompanying plat was duly accepted and approved by the city council of Rigby, Idaho by resolution adopted this 20th day of January, 2004

Mayor

City Clerk

IRRIGATION WATER RIGHTS RELEASE

Water rights and assessment obligations are not appurtenant to the lands included within this plat, lots within this subdivision will not receive a water right.

HEALTH DEPT. CERTIFICATE

I hereby certify that sanitary restrictions required by Idaho Code Title 50 Section 50-1326 have been satisfied and this plat is hereby approved for recording by filing of this certificate herewith.

DISTRICT 7 STATE BOARD OF HEALTH

Date: 2-18-04

Environmental Health Specialist

TREASURER'S AND ASSESSORS CERTIFICATE

I, the undersigned County Treasurer in and for the County of Jefferson, State of Idaho, per the requirements of Idaho Code 50-1308, do hereby certify that all county property taxes due for the property included in this project are current.

Date: 2-17-04

County Assessor

RPA0000016019
Parcel No.s

Date: 2-18-04

Jefferson County Treasurer

RECORDER'S CERTIFICATE

I, hereby certify that the foregoing plat of the Rigby Town Square Div. No. 5 was filed in the office of the recorder of Jefferson County on the 26th day of Feb., 2004 at 1:00 and recorded as Instrument No. 329260

Instrument # 329260
RIGBY, JEFFERSON, IDAHO
2004-02-26 01:25:00 No. of Pages: 1
Recorded for : ALLIANCE TITLE & ESCROW

HARPER-LEAVITT ENGINEERING, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS

LEGEND

- Boundary Line
- Right-of-Way Line
- Centerline
- Lot Line
- Section Line
- Easement Line
- Set 5/8"x30" Rebar with Plastic Cap - L.S. 10786
- Set 1/2"x24" Rebar with Plastic Cap - L.S. 10786

NOTE: Utility easements are 10' wide along the frontage of all lots. Side yard and rear yard easements are 6' unless otherwise shown.