RIVERBEND ESTATES
DIVISION NO. 2

AN ADDITION TO JEFFERSON COUNTY, IDAHO
PART OF THE SECTION 13, T. 4 N., R. 39 E., B.M.

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: 5-9-03 — County Assessor — Parcel No.s RBN0000 13 5452

Date: 5-9-03 — Jefferson County Treasurer

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.

Date: 5/12/03 — Recorded Inst. No. 322464

RECORDER'S CERTIFICATE

I hereby certify that the foregoing plat of the Riverbend Estates Div. No. 2 was filed in the office of the recorder of Jefferson County, Idaho in the 12 day of May 2003 at 12:20 and recorded as instrument No. 322464

M Andelsen - Deputy

County Recorder

COUNTY APPROVAL

This plat was duly accepted and approved by the Board of County Commissioners, and the Planning and Zoning Board of Jefferson County, Idaho by resolution adopted this 12 day of May 2003

Chairman County Commissioners

Date: 12 May 2003 — Planning and Zoning Chairman

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: 5-8-03 — Dennis L. Jones, P.L.S. — Idaho License No. 780

HEALTH DEPT. CERTIFICATE

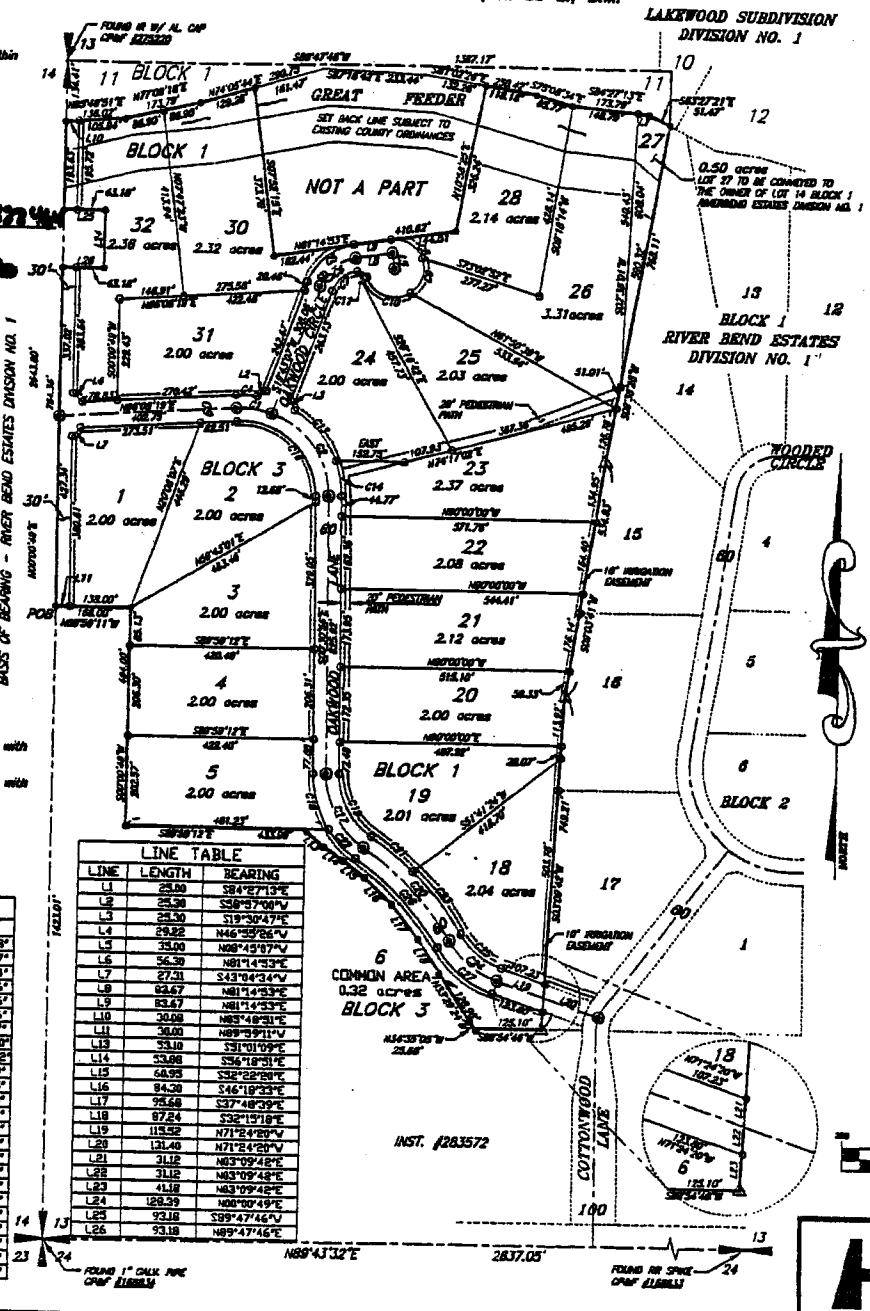
I hereby certify that sanitary restrictions required by Idaho Code Title 50 Section 50-1326 have been satisfied and this plat is hereby approved for recording by filing of this certificate herewith.

Date: 12 May 03 — District Health Board — Environmental Health Specialist

LEGEND

- Section control corners
- Found 1/2"x24" iron rod with cap marked P.L.S. 4563
- Found 5/8"x30" iron rod with cap marked P.L.S. 4563
- Utility easements are 10' wide along the street frontage of all lots.
- Placed 5/8"x30" iron rod with cap marked P.L.S. 4563
- Placed 1/2"x24" iron rod with cap marked P.L.S. 4563
- Monument to be placed after construction.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	82.31	200.00	N82°04'17"W	81.73	23°34'46"
C2	243.53	200.00	N33°23'55"W	228.76	69°45'57"
C4	48.34	230.00	N87°56'24"W	48.25	12°02'34"
C5	139.61	130.00	S50°29'00"W	132.98	61°31'46"
C6	107.39	100.00	S50°29'00"W	102.30	61°31'46"
C7	75.17	70.00	S50°29'00"W	71.61	61°31'46"
C8	86.97	65.00	N60°25'23"W	80.62	76°39'27"
C9	89.17	65.00	N17°12'15"E	82.34	78°35'50"
C10	118.64	65.00	S71°12'24"E	102.85	104°34'52"
C11	27.87	20.00	N58°30'03"W	25.67	79°50'09"
C13	152.61	230.00	N39°44'08"W	149.83	38°01'05"
C14	81.13	230.00	N18°37'16"W	80.71	20°12'39"
C16	276.94	170.00	N47°11'19"W	247.33	93°20'45"
C17	192.99	200.00	S28°06'07"E	185.23	55°10'21"
C18	132.20	230.00	S16°08'37"E	130.39	32°56'01"
C19	163.70	170.00	S28°06'07"E	157.45	55°10'21"
C20	281.62	657.34	N43°24'53"W	279.47	24°32'49"
C21	180.41	687.34	N50°40'18"W	180.25	15°09'13"
C22	99.27	230.00	S44°34'07"E	98.71	22°14'19"
C23	174.06	687.34	N38°23'46"W	173.60	14°30'35"
C24	140.55	200.00	S31°16'24"E	137.67	40°15'51"
C25	119.47	170.00	S31°16'24"E	117.02	40°15'51"
C26	268.77	687.34	N43°24'53"W	266.73	24°32'49"
C27	161.63	230.00	S31°16'24"E	158.33	40°15'51"



LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00	S84°27'13"E
L2	25.38	S38°57'08"W
L3	25.30	S19°30'47"E
L4	29.22	N46°39'26"W
L5	35.00	N89°45'07"W
L6	56.30	N81°14'53"E
L7	27.31	S43°04'34"W
L8	83.47	N81°14'53"E
L9	83.47	N81°14'53"E
L10	30.08	N85°48'31"E
L11	38.00	N89°59'11"W
L13	33.10	S31°01'09"E
L14	53.86	S36°18'31"E
L15	60.95	S32°22'28"E
L16	84.28	S46°19'33"E
L17	95.68	S37°48'39"E
L18	87.24	S32°15'18"E
L19	115.92	N71°24'20"W
L20	131.40	N71°24'20"W
L21	31.12	N63°09'48"E
L22	31.12	N63°09'48"E
L23	41.18	N63°09'48"E
L24	128.39	N00°00'49"E
L25	93.18	S89°47'46"W
L26	93.18	N89°47'46"E

BOUNDARY DESCRIPTION

Part of the SW 1/4 of Section 13, Township 4 North, Range 39 East, B.M., Jefferson County, Idaho described as:

Beginning at a point that is N 00°00'49" E 1423.01 feet along the west section line of said Section 13 and running thence along said west line N 00°00'49" E 764.38 feet; thence N 89° 47'46" E 93.18 feet; thence N 0°00'49" E 128.38 feet; thence S 89° 47'46" W 93.18 feet; thence N 0° 00'49" W 193.63 feet to the to the south line of Lot 11, Block 1 of Lakewood Subdivision No. 1; thence along said south line the following 3 (three) courses: (1) N 85°48'31" E 138.02 feet; thence (2) N 77°06'18" E 173.78 feet; thence (3) N 74°05'44" E 128.28 feet; thence S 07°52'15" E 373.70 feet; thence N 82°14'53" E 410.62 feet; thence N 10°59'25" E 336.24 feet to the south line of Lot 11 Block 1 of Lakewood Subdivision No. 1; thence along said south line the following (4) four courses: (1) S 81°02'26" E 118.16 feet; thence (2) S 78°08'34" E 85.77 feet; thence (3) S 86°27'13" E 173.79 feet; thence (4) S 63°27'21" E 51.47 feet to the west line of River Bend Estates Subdivision No. 1; thence along said west line the following 3 (three) courses: thence (1) S 00°38'28" W 768.11 feet; thence (2) S 00°03'41" W 534.83 feet; thence (3) S 03°09'42" W 740.21 feet; thence S 89°54'46" W 125.10 feet; thence N 34°35'05" E 25.68 feet to an existing fence line; thence along said fence line the following seven (7) courses: (1) N 33°29'24" W 128.96 feet; thence (2) N 32°15'18" W 87.24 feet; (3) N 37°48'39" W 95.68 feet; (4) N 46°18'33" W 84.30 feet; thence (5) N 52°22'20" W 60.95 feet; thence (6) N 58°18'31" W 53.88 feet; thence (7) N 51°01'09" W 33.10 feet; thence N 89°58'12" W 433.98 feet; thence N 0°00'49" E 494.00 feet; thence N 89°58'11" W 169.00 feet to the point of beginning.

Parcel contains 43.98 acres and is subject to a country right-of-way on the west side.

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 Riverbend Estates Div. No 2, an addition to 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 uses as designated on the plat. We further certify that the lots within this subdivision will be served by individual wells maintained and operated by the individual owners thereof.

IN WITNESS WHEREOF, we have hereunto set our signature this 8 day of May 2003

RIVERBEND LLC
JIM BERNARD - MANAGING MEMBER

LLC ACKNOWLEDGMENT

STATE OF IDAHO
County of Jefferson

On this 8 day of May 2003 before me the undersigned, a Notary Public in and for said State, personally appeared Jim Bernard known or identified to me to be the managing member of Riverbend Estates, 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.

Chris Wright
Notary Public for the State of Idaho
Residing at Jefferson Co.
Commission Expires Date: 2-16-07

NOTARY PUBLIC

JEFFERSON COUNTY 322295

Riverbend Estates #2

SURVEYOR'S CERTIFICATE

I, Kim H. Leavitt, a registered professional surveyor in the State of Idaho do hereby certify that the survey of this subdivision, designated as Riverbend Estates Div. No. 2 was made by me or under my direction, and that said subdivision is truly and correctly staked as provided by law and in accordance with the accompanying plat as described hereon.

Date: 5-9-03 — Kim H. Leavitt, P.L.S.

PROFESSIONAL LAND SURVEYOR REGISTERED 4563 STATE OF IDAHO KIM H. LEAVITT

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

HARPER-LEAVITT ENGINEERING, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
565 N. CAPITAL AVE., P.O. BOX 50691, IDAHO FALLS, IDAHO 83405 (208) 524-0212