RIVERBEND ESTATES
DIVISION NO. 3

AN ADDITION TO JEFFERSON COUNTY, IDAHO
PART OF SECTION 13, T. 4 N., R. 39 E., B.M.
INCLUDING A REPLAT OF LOTS 23 THRU 28 AND LOTS 30 THRU 31 IN BLOCK 2
RIVERBEND ESTATES DIVISION NO. 2
AND LOT 17, BLOCK 1, RIVERBEND ESTATES, DIV. NO. 1

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: 1-26-04 — County Assessor — Parcel No.s

Date: 1-30-04 — Jefferson County Treasurer

IRRIGATION WATER RIGHTS STATEMENT

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.

RECORDER'S CERTIFICATE

I, hereby certify that the foregoing plat of the Riverbend Estates Div. No. 3 [illegible] Div. No. 2 was filed in the office of the recorder of Jefferson County, Idaho on the 19th day of [illegible], 2004 at 11:50 and recorded as instrument No. [illegible]

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 [illegible] 20 04

Chairman County Commissioners

17 Feb 04 — Date — 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: 12-9-03

Dennis L. Jones, P.L.S.
Idaho License No. 790

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: 9 Dec 03

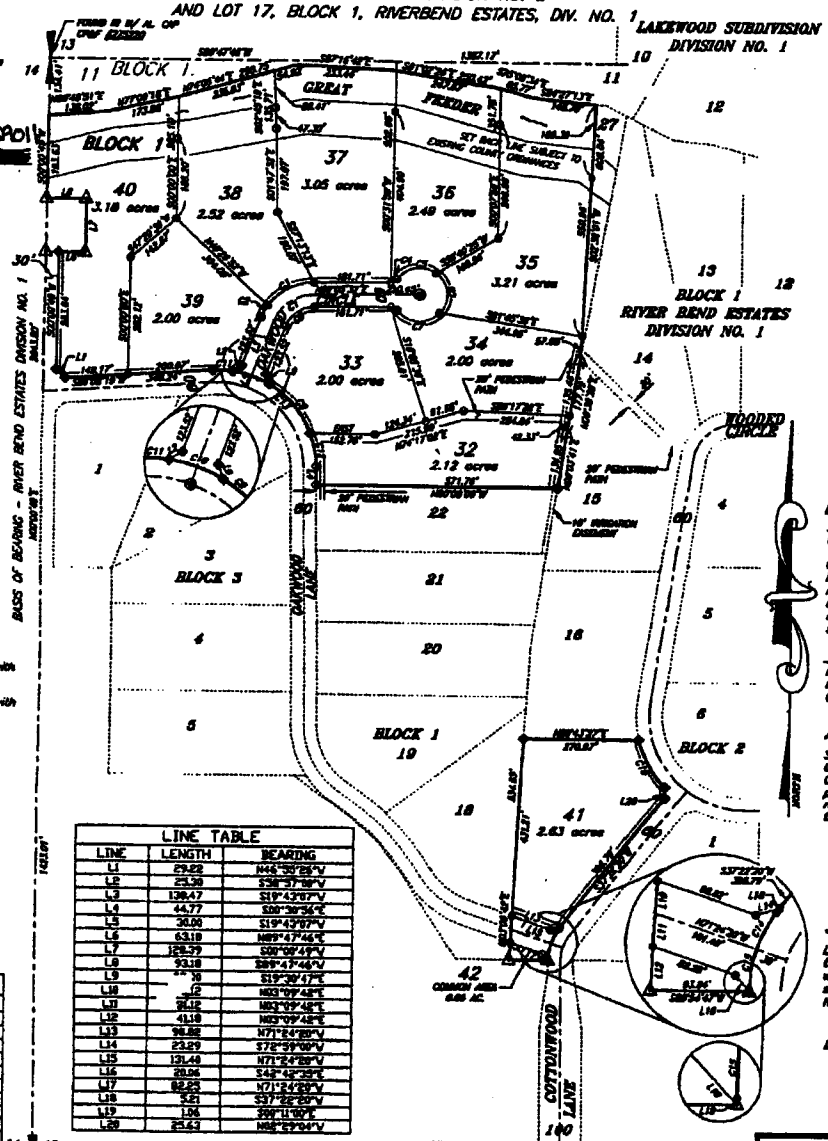
Environmental Health Specialist

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.

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.



LINE TABLE		
LINE	LENGTH	BEARING
L1	29.62	N46°30'26"W
L2	25.30	S38°37'08"W
L3	138.47	S19°43'07"W
L4	44.77	S00°30'56"E
L5	30.00	S19°43'07"W
L6	63.18	N89°47'46"E
L7	128.79	S00°09'49"W
L8	93.18	S89°47'46"W
L9	[illegible]	S19°39'17"E
L10	[illegible]	N03°09'48"E
L11	96.12	N03°09'48"E
L12	41.18	N03°09'48"E
L13	98.88	N71°24'09"W
L14	23.29	S78°59'00"W
L15	131.48	N71°24'09"W
L16	20.04	S48°49'28"E
L17	82.26	N71°24'09"W
L18	5.21	S37°50'00"W
L19	1.04	S89°11'00"E
L20	25.43	N88°27'04"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	121.08	100.00	S34°24'13"W	113.88	69°22'29"
C2	32.14	130.00	S26°48'07"W	32.06	14°16'01"
C3	165.26	130.00	S61°29'09"W	128.47	36°12'24"
C4	18.84	20.00	N58°06'09"E	18.15	53°58'02"
C5	103.41	65.00	S80°42'07"W	92.85	91°09'22"
C6	110.33	65.00	N65°45'30"W	97.56	97°13'24"
C7	112.91	65.00	S86°48'05"E	99.24	99°31'25"
C8	84.76	70.00	S34°24'13"W	79.67	69°22'29"
C9	152.61	230.00	N29°44'08"W	149.82	38°01'09"
C10	98.68	230.00	N78°16'33"W	98.08	23°04'24"
C11	48.34	230.00	N87°50'24"W	48.25	12°02'34"
C12	81.13	230.00	N69°37'16"W	80.71	20°12'39"
C13	374.71	230.00	N47°11'19"W	334.63	93°20'45"
C14	39.33	120.00	S27°59'08"W	39.15	18°46'48"
C15	39.33	120.00	S89°12'20"W	39.15	18°46'48"
C16	132.09	700.00	S77°47'12"E	130.68	[illegible]

BOUNDARY DESCRIPTION

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

Beginning at a point that is S 00°00'49" W 134.41 feet along the west line of Section 13 to the south line of Lot 11, Block 1 of Lakewood Subdivision No. 1 from the North 1/4 corner of said Section 13 and running thence along said south line of Lot 11 the following seven (7) courses (1) N 85°46'31" E 138.0[illegible] feet; thence (2) N 77°09'16" E 173.80 feet; thence (3) N 74°05'44" E 290.75 feet; thence (4) S 87°16'42" E 233.44 feet; thence (5) S 81°02'26" E 250.42 feet; thence (6) S 75°08'34" E 85.77 feet; thence (7) S 86°27'13" E 148.79 feet to the west line of River Bend Estates Division No. 1; thence along said west line the following three (3) courses (1) S 02°38'01" W 608.04 feet; thence (2) S 09°38'28" W 177.79 feet; thence (3) S 09°03'41" W 134.95 feet to the Northeast corner of Lot 22 Block 1 of River Bend Estates Div. No. 2; thence N 90°00'00" W 571.76 feet to the Northwest corner of said Lot 22; thence N 00°30'56" W 44.77 feet to the point of a curve; thence to the left along said curve 374.71 feet (Curve Data Radius = 230.00 feet Delta = 93°20'45") chord bears N 47°11'19" W 334.63 feet; thence S 86°08'19" W 340.24 feet; thence N 46°55'26" W 28.22 feet; thence N 00°00'49" E 283.64 feet; thence N 89°47'46" E 63.18 feet; thence N 00°00'49" E 128.39 feet; thence S 89°47'46" W 93.18 feet to the west line of Section 13; thence N 00°00'49" E 18.63 feet to the point of beginning.

Parcel contains 23.50 acres.

Also all of lot 17 block 1 Riverbend Estates Division No. 1

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that we the undersigned are all of the owners of the treat 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. 3, 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 20 day of January, 2004

RIVERBEND LLC
JIM BERNARD—MANAGING MEMBER

DAVID E. KLINGLER

ELDA CAROLYN HARRIS

CLAUDIA M. KLINGLER

NOTE: See instrument No. for the Acknowledgment of this signature

LLC ACKNOWLEDGMENT

STATE OF IDAHO
County of Jefferson

On this 20 day of January 20 04 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 Expiration Date: 1-26-07

CHRIS WRIGHT NOTARY PUBLIC STATE OF IDAHO

ACKNOWLEDGMENT

State of Idaho:
County of Jefferson
On this 20 day of January, in the year 20 04 before me Chris Wright personally appeared Elda Carolyn Harris, David E. Klingler, and Claudia M. Klingler, proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same.

Chris Wright
My Commission Expires 1-26-07
Notary Public

NOTARY PUBLIC STATE OF IDAHO

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. 3 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 hereon.

Date: 12-9-03

Kim H. Leavitt, P.L.S.

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

HARPER-LEAVITT ENGINEERING, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
885 N. CAPITAL AVE., P.O. BOX 50681, IDAHO FALLS, IDAHO 83405 (208) 524-0212

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