313902

RIVER BEND ESTATES

DIVISION NO. 1

Part of Jefferson County, Idaho

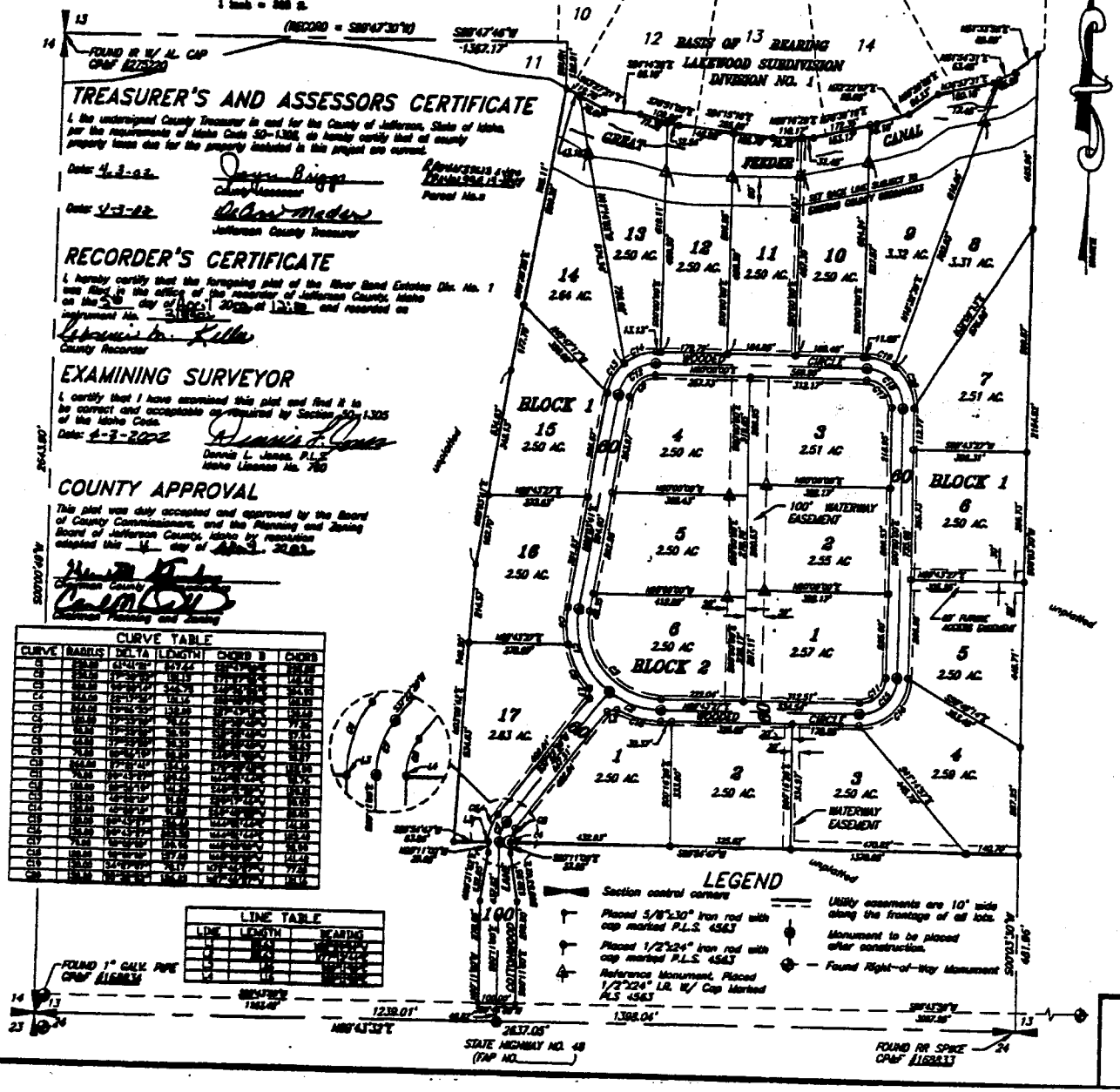
PART OF THE SW 1/4 OF SECTION 13, T.4N., R.39E., B.M.

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.

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.



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: 4-3-02 — County Assessor

Date: 4-3-02 — Jefferson County Treasurer

Parcel No.s

RECORDER'S CERTIFICATE

I, hereby certify that the foregoing plat of the River Bend Estates Div. No. 1 was filed in the office of the recorder of Jefferson County, Idaho on the 5th day of April, 2002 at 12:18 and recorded as instrument No. 313902.

County Recorder

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: 4-3-2002

Dennis L. Jones, P.L.S.
Idaho Licenses No. 7[illegible]

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 4 day of April, 2002.

Chairman County Commissioners

Chairman Planning and Zoning

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD B	CHORD
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C13	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C16	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C17	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C18	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C19	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C20	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C21	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C22	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C23	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C24	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C25	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C26	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C27	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C28	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C29	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C30	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C31	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C32	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C33	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C34	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C35	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C36	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LINE TABLE

LINE	LENGTH	BEARING
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]

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 on the south line of Lot 11, Block 1 of Lakewood Subdivision Division No. 1, a planned unit development, Jefferson County, Idaho being N 88°47'46" E 1,367.17 feet along the east-west centerline of said Section 13 and South 122.91 feet from the West 1/4 corner of said Section 13, said point of beginning being on the north bank of the Great Feeder Canal and running thence along said bank and the south line of said Lakewood Subdivision the following eleven (11) courses: (1) S 63°27'21" E 118.70 feet; (2) thence S 84°14'28" E 96.16 feet; (3) thence S 78°51'09" E 108.86 feet; (4) thence S 84°15'16" E 255.00 feet; (5) thence N 88°16'26" E 118.17 feet; (6) thence N 76°38'19" E 172.35 feet; (7) thence N 72°22'07" E 90.06 feet; (8) thence N 55°20'08" E 96.23 feet; (9) thence N 76°57'31" E 150.18 feet; (10) thence N 61°54'31" E 63.46 feet; (11) thence N 51°33'56" E 80.59 feet to the north-south centerline of said Section 13; thence S 0°03'30" W 2154.52 feet along said centerline; thence S 88°54'47" W 1,370.08 feet; thence S 00°11'00" E 27.58 feet; thence S 08°53'43" E 132.05 feet; thence S 00°11'00" E 278.50 feet to the north R-O-W of State Highway No. 48; thence S 88°43'50" W 100.00 feet along said R-O-W; thence N 0°11'00" W 278.88 feet; thence N 08°31'42" E 132.05 feet; thence N 00°11'00" W 27.68 feet; thence S 88°54'47" W 83.84 feet; thence N 3°08'42" E 748.20 feet; thence N 9°03'43" E 534.83 feet; thence N 9°38'28" E 768.11 feet to the point of beginning.

Parcel contains 65.83 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 River Bend Estates, Div. No. 1, Jefferson County, Idaho, and we do hereby dedicate to the public all streets and right-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 4 day of April, 2002.

Jim Barnard
River Bend Estates LLC, Managing Member Jim Barnard

CORPORATION ACKNOWLEDGMENT

STATE OF IDAHO
County of Jefferson

On this 4 day of April, 2002 before me the undersigned, a Notary Public in and for said State, personally appeared Jim Barnard, known or identified to me to be the managing member of River Bend 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 Rexburg, Idaho
Commission Expires Date: 12-26-07

CHRIS WRIGHT NOTARY PUBLIC STATE OF IDAHO

HEALTH DEPT. CERTIFICATE

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

DISTRICT 7 STATE BOARD OF HEALTH

Date: 4 Apr 02 — Raymond Keating RHS
Environmental Health Specialist

ENVIRONMENTAL HEALTH SPECIALIST EHS NO. 242 STATE OF IDAHO RAYMOND KEATING

SURVEYOR'S CERTIFICATE

I, Kim H. Leavitt, a registered professional surveyor in the State of Idaho, hereby certify that the survey of this subdivision, designated as River Bend Estates Division No. 1 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: 4/2/02 — 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
[illegible] N. CAPITAL AVE., P.O. BOX 50891, IDAHO FALLS, IDAHO 83405 (208) 524-[illegible]