RIVER VALLEY ACRES

DIVISION NO. 1

AN ADDITION TO JEFFERSON COUNTY, IDAHO

PART OF THE NE 1/4 of SECTION 8, T. 4 N., R. 39 E., B.M.

HEALTH DEPT. CERTIFICATE

I hereby certify that sanitary restrictions required by Idaho Code Title 50 – Chapter 12 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: 7-7-00

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: 7-7-2000 — County Assessor — RP4N39E08215 Parcel No.s

Date: 7-7-2000 — Jefferson County Treasurer

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 18 day of July, 2000.

Chairman County Commissioners

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: 7-10-2000

Dennis L. Jones, P.L.S.
Idaho License No. 760

IRRIGATION WATER RIGHTS RELEASE

This Property remains in an irrigation district and a suitable irrigation water delivery system will be provided in compliance with Idaho code section 31–3805 subsection (1)(b), as shown on the approved improvement drawings.

RECORDER'S CERTIFICATE

I, hereby certify that the foregoing plat of the River Valley Acres Division No. 1 was filed in the office of the recorder of Jefferson County, Idaho on the 11th day of July, 2000 at 4:35 and recorded as instrument No. 303603

County Recorder

2000-07-11 04:35:00 No. of Pages: 2
Recorded for : ORLIN GUNDERSON
CONNIE M. KELLER Fee: 14.00
Ex-Officio Recorder Deputy
Index to: SUBDIVISION

BOUNDARY DESCRIPTION

Part of the NE 1/4 of Section 8, township 4 North, Range 39 East, B.M., Jefferson County, Idaho described as:

Beginning at a point on the easterly right–of–way of U.S. Highway 191 [illegible] Project No. RF–6471 (40) that is North 1308.58 feet along the section line, and S 88°43'31" [illegible] 98 feet from the West 1/4 Corner of said Section 8, and running thence N 88°48'30" E [illegible] feet; thence South 52.84 feet; thence East 119.39 feet to the westerly right–of–way [illegible] Old Yellowstone Highway (U.S. Highway 91) (TAP No. 10); thence S 27°08'44" W 432.18 feet along said westerly right–of–way to the northerly side of an existing driveway and the southeasterly side of an existing irrigation ditch to an existing fence line; thence along said fence line the following four (4) courses: (1) S 84°38'35" W 87.19 feet; (2) thence S 74°21'53" W 197.00 feet; (3) thence S 82°47'30" W 120.58 feet; (4) thence S 31°12'28" W 197.69 feet; thence S 88°38'31" W 1270.41 feet to a point on the easterly right–of–way of said Highway 191, said point being a point on a curve with a radius of 17,089.74 feet and a chord that bears N 19°59'00" E 697.04 feet; thence to the left along said curve 697.04 feet to the point of beginning.

Parcel contains 23.48 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 Valley Acres Division No. 1, 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 6th day of July, 2000

ORLIN GUNDERSON — DORAN GUNDERSON

ACKNOWLEDGMENT

State of Idaho:
County of Jefferson:
On this 6th day of July, in the year 2000, before me Shari [illegible], personally appeared Orlin Gunderson, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged that he (she) (they) executed the same.

Notary Public
My Commission Expires [illegible]

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 Valley Acres Division No. 1 was made by me or under my direction, and that said subdivision is true and correctly staked as provided by law and in accordance with the accompanying plat as described in the Owner's Dedication.

Date: 7-6-00

Kim H. Leavitt, P.L.S.

SHEET 1 OF

HARP[illegible]-LEAVITT ENGINEERING, IN
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
[illegible] P.O. BOX 30091, IDAHO FALLS, IDAHO 83405 (208) 524-[illegible]

Rim Valley Acres