RIVERTRAILS ESTATES

DIVISION NO. 1

JEFFERSON COUNTY, IDAHO

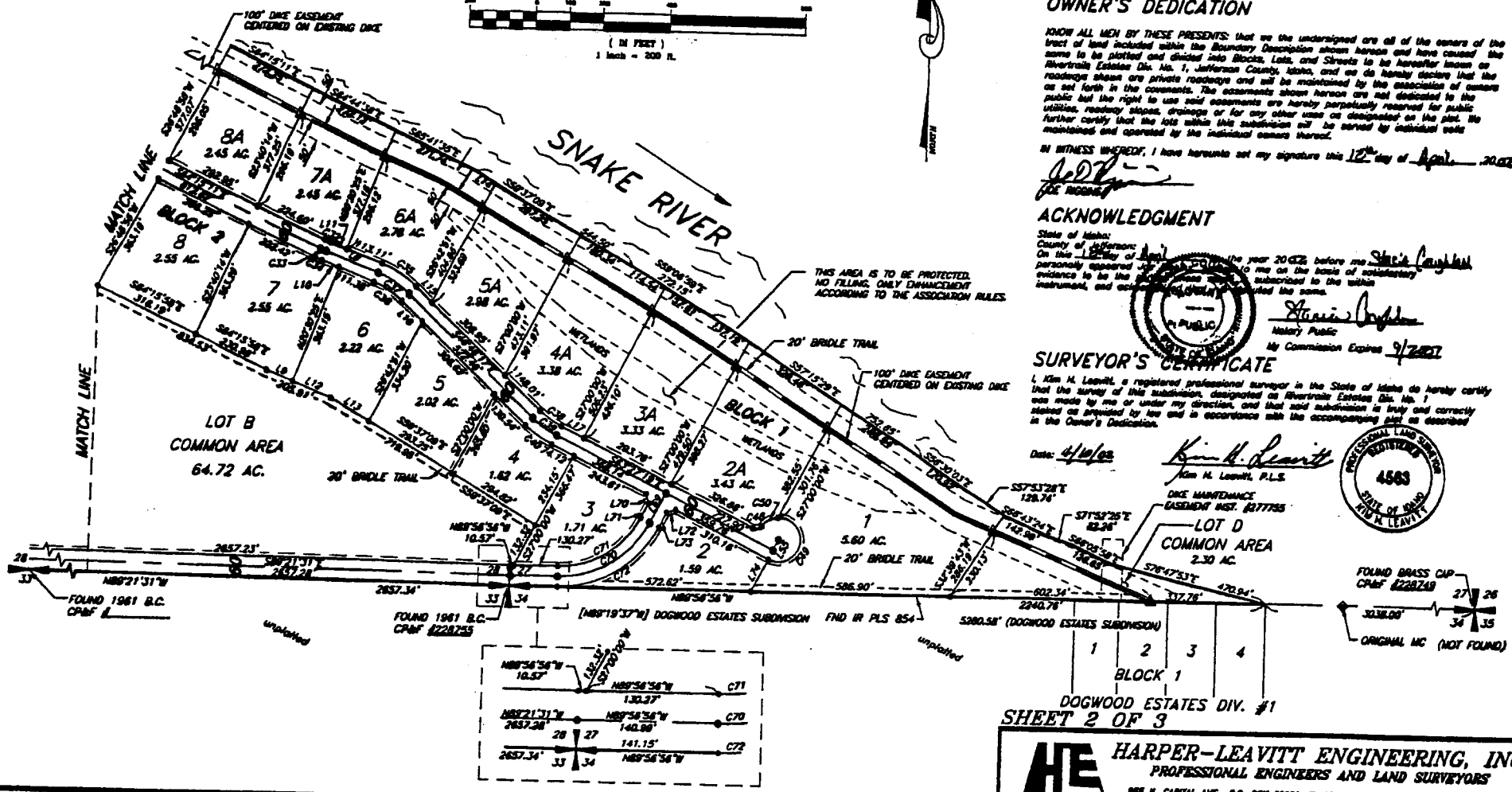
PART OF THE SECTIONS 27 & 28, T. 5 N., R. 37 E., B.M.

LEGEND

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

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.



BOUNDARY DESCRIPTION

Part of the South 1/2 of Sections 27 and 28 of Township 5 North, Range 37 East, B.M., Jefferson County, Idaho described as:

Commencing at the SW corner of said Section 28 and running thence N 0°04'54" E 2641.63 feet along the section line to the West 1/4 corner of said Section 28; thence S 89°53'18" E 2587.40 feet along the east-west centerline of said Section 28 to the southwesterly high water mark of the Snake River; thence along said high water mark the following nineteen (19) courses: (1) S 40°56'15" E 356.95 feet; (2) thence S 58°19'28" E 277.88 feet; (3) thence S 58°50'31" E 194.21 feet; (4) thence S 53°04'05" E 271.63 feet; (5) thence S 67°56'32" E 542.22 feet; (6) thence S 67°00'08" E 241.90 feet; (7) thence S 64°31'36" E 302.31 feet; (8) thence S 64°15'11" E 272.25 feet; (9) thence S 64°44'39" E 272.12 feet; (10) thence S 65°41'35" E 271.74 feet; (11) thence S 58°37'09" E 544.50 feet; (12) thence S 59°06'39" E 272.15 feet; (13) thence S 57°15'29" E 752.68 feet; (14) thence S 56°30'03" E 170.92 feet; (15) thence S 57°53'28" E 129.74 feet; (16) thence S 66°43'24" E 142.99 feet; (17) thence S 71°52'25" E 82.26 feet; (18) thence S 66°05'56" E 128.65 feet; (19) thence S 76°47'53" E 474.78 feet along said bank to the south line of said Section 27; thence N 89°56'56" W 2340.76 feet along the section line to the SW corner of said Section 27; thence N 89°21'31" W 2657.34 feet along the section line to the South 1/4 corner of said Section 28; thence N 89°43'42" W 2628.48 feet along the section line to the point of beginning.

Parcel contains 28.140 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 Rivertrails Estates Div. No. 1, Jefferson County, Idaho, and we do hereby declare that the roadways shown are private roadways and will be maintained by the association of owners as set forth in the covenants. 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, I have hereunto set my signature this 12th day of April, 20 02

JOE MCGINNIS

ACKNOWLEDGMENT

State of Idaho:
County of Jefferson:
On this 12th day of April in the year 2002 before me Sherie Coughlin personally appeared JOE MCGINNIS to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged the same.

Notary Public
My Commission Expires 9/2007

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 Rivertrails Estates Div. No. 1 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: 4/10/02

Kim H. Leavitt, P.L.S.

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

SHEET 2 OF 3

HARPER-LEAVITT ENGINEERING, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
985 N. CAPITAL AVE., P.O. BOX 50881, IDAHO FALLS, IDAHO 83405 (208) 524-6212

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