314485

RIVERTRAILS ESTATES

DIVISION NO. 1

JEFFERSON COUNTY, IDAHO

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

IRRIGATION WATER RIGHTS RELEASE

"The property included in this plat is within the Mud Lake Irrigation District, suitable water distribution systems have not been provided. The assessments will be levied by the irrigation company, are a lien on the property and are the responsibility of the lot owner. The owner-developer is obligated to comply with the disclosure provisions of Section 31-3805, subsection (2)(b), Idaho code or may be liable to the purchaser and irrigation entity as defined in Section 31-3805, Idaho Code."

RECORDER'S CERTIFICATE

I, hereby certify that the foregoing plat of the Rivertrails Estates Div. No. 1 was filed in the office of the recorder of Jefferson County on the 1st day of May, 2002 at 10:40 and recorded as instrument No. 314485

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 30 day of April, 2002.

Chairman County Commissioners

30 April 2002
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 50-1308 of the Idaho Code.

Date: 4-15-02

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

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: 4-15-02

County Assessor

RP06N37E27 7950
RP06N37E28 176346
Parcel No.s

Date: 4-15-02

Jefferson County Treasurer

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: 29 Apr 02

Environmental Health Specialist REHS

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD B	CHORD
C1	24.11	70.00	19°44'12"	12.18	N80°23'57"E	23.99
C2	34.45	100.00	19°44'12"	17.40	N80°23'57"E	34.28
C3	44.78	130.00	19°44'12"	22.61	N80°23'57"E	44.56
C4	24.11	70.00	19°44'11"	12.18	N60°39'45"E	23.99
C5	34.45	100.00	19°44'11"	17.40	N60°39'45"E	34.28
C6	44.78	130.00	19°44'11"	22.61	N60°39'45"E	44.56
C7	88.97	130.00	39°12'47"	46.31	S78°24'03"W	87.25
C8	68.44	100.00	39°12'47"	35.62	S78°24'03"W	67.11
C9	47.91	70.00	39°12'47"	24.93	S78°24'03"W	46.98
C11	12.12	20.00	34°43'43"	6.25	N21°50'28"W	11.94
C12	30.31	50.00	34°43'43"	15.63	N21°50'28"W	29.84
C13	48.49	80.00	34°43'43"	25.02	N21°50'28"W	47.75
C20	72.19	130.00	31°49'01"	37.05	N74°05'03"W	71.27
C21	55.53	100.00	31°49'01"	28.50	N74°05'03"W	54.82
C22	38.87	70.00	31°49'01"	19.95	N74°05'03"W	38.37
C23	31.52	230.00	7°51'08"	15.78	N54°14'59"W	31.50
C24	27.41	200.00	7°51'08"	13.73	N54°14'59"W	27.39
C25	23.30	170.00	7°51'08"	11.67	N54°14'59"W	23.28
C26	51.89	170.00	17°29'18"	26.15	S59°04'04"E	51.69
C27	61.85	200.00	17°29'18"	31.76	S59°04'04"E	60.81
C28	70.20	230.00	17°29'18"	35.38	S59°04'04"E	69.93
C29	20.50	330.00	3°33'32"	10.25	N66°01'57"W	20.49
C30	18.63	300.00	3°33'32"	9.32	N66°01'57"W	18.63
C31	16.77	270.00	3°33'32"	8.39	N66°01'57"W	16.77
C32	16.90	270.00	3°35'14"	8.46	S66°02'48"E	16.90
C33	18.78	300.00	3°35'14"	9.39	S66°02'48"E	18.78
C34	20.66	330.00	3°35'14"	10.33	S66°02'48"E	20.66
C35	121.35	330.00	21°04'09"	61.37	N57°18'21"W	120.67
C36	99.29	270.00	21°04'09"	50.21	N57°18'21"W	98.73
C37	110.32	300.00	21°04'09"	55.79	N57°18'21"W	109.76
C38	79.62	270.00	16°41'03"	39.59	S55°06'48"E	78.34
C39	87.36	300.00	16°41'03"	43.99	S55°06'48"E	87.05
C40	96.09	330.00	16°41'03"	48.39	S55°06'48"E	95.75
C48	27.87	20.00	79°50'09"	16.73	N76°37'36"E	25.67
C49	237.87	65.00	209°40'20"	245.39	N11°42'31"E	125.67
C50	56.91	65.00	50°09'49"	30.42	S61°47'26"W	55.11
C53	64.30	330.00	11°09'50"	32.25	N79°29'09"W	64.20
C54	58.45	300.00	11°09'50"	29.32	N79°29'09"W	58.36
C55	52.61	270.00	11°09'50"	26.39	N79°29'09"W	52.53
C57	102.58	300.00	19°35'31"	51.90	S85°08'11"W	102.08
C58	92.33	270.00	19°35'31"	46.62	S85°08'11"W	91.88
C63	68.62	330.00	11°54'53"	34.44	S81°17'51"W	68.50
C64	78.18	300.00	14°55'53"	39.31	N82°48'21"E	77.96
C65	70.36	270.00	14°55'53"	35.38	N82°48'21"E	70.16
C66	86.00	330.00	14°55'53"	43.24	N82°48'21"E	85.75
C67	82.86	300.00	15°49'29"	41.69	S81°48'58"E	82.59
C68	74.57	270.00	15°49'29"	37.52	S81°48'58"E	74.34
C69	91.14	330.00	15°49'29"	45.86	S81°48'58"E	90.85
C70	338.14	300.00	63°03'04"	184.02	N58°31'32"E	312.73
C71	297.12	270.00	63°03'04"	163.62	N58°31'32"E	282.36
C72	363.15	330.00	63°03'04"	202.43	N58°31'32"E	345.10

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.24	S44°49'25"E
L2	28.33	S45°10'35"W
L3	20.00	N88°47'40"E
L4	20.00	N88°47'40"E
L5	68.87	N88°47'40"E
L6	28.28	N44°12'20"W
L7	28.28	S88°47'40"W
L8	164.61	S47°38'25"E
L9	85.40	S47°38'25"E
L10	53.23	S47°38'25"E
L11	51.50	S47°38'25"E
L12	120.51	S47°38'25"E
L13	131.88	S39°37'09"E
L14	66.90	S39°37'09"E
L15	67.50	S46°46'17"E
L16	85.29	S46°46'17"E
L17	74.60	S63°27'19"E
L54	107.56	S27°00'00"W
L55	124.53	S73°54'13"E
L56	124.53	S73°54'13"E
L57	124.53	S73°54'13"E
L58	35.00	S26°32'41"W
L59	28.71	N41°23'20"E
L60	25.87	N44°46'20"W
L61	253.87	N85°04'04"W
L62	11.69	N85°04'04"W
L63	47.62	N85°04'04"W
L64	69.64	S81°53'00"E
L65	65.77	N81°53'00"W
L66	47.31	N89°43'48"W
L67	122.45	S73°54'13"E
L68	122.45	S73°54'13"E
L69	99.09	S27°00'00"W
L70	28.40	N18°13'46"W
L71	48.69	S27°00'00"W
L72	28.17	N71°46'20"E
L73	49.49	S27°00'00"W
L74	106.61	S27°00'00"W

NOTE:

1. ALL ROADS AND TRAILS ARE PRIVATE AND SHALL ONLY BE USED ACCORDING TO THE EXPRESSED WRITTEN CONSENT OF THE OWNERS ASSOCIATION AS INCORPORATED. ALL PRIVATE ROADS WILL BE MAINTAINED BY SAID ASSOCIATION.
2. THE EASEMENTS ARE FOR THE USE OF PUBLIC UTILITIES AND OR AS EXPRESSED ON THE PLAT.
3. LOTS SHOWN AS 14A AND 14 (TYPICAL) INCLUDE ACREAGE ON BOTH SIDES OF THE PRIVATE ROAD AND CONTAIN A COMBINED 5 ACRES OR MORE.

SHEET 3 OF 3

HARPER-LEAVITT ENGINEERING, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
865 N. CAPITAL AVE., P.O. BOX 50601, IDAHO FALLS, IDAHO 83405 (208) 524-8212

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