

SAGE ESTATES

DIVISION NO. 1
JEPPERSON COUNTY, IDAHO
LOCATED IN THE NE 1/4 OF SECTION 27, T4N R3E, B1M

Curve No.	Delta	Radius	Avg. Chord	Chord
C11	10°48'04"	270.00'	50.90'	50.87'
C12	14°05'46"	270.00'	66.43'	66.29'
C13	09°58'26"	330.00'	57.45'	57.37'
C14	14°55'27"	330.00'	85.96'	85.71'
C15	21°03'46"	230.00'	84.54'	84.07'
C16	14°09'59"	230.00'	56.87'	56.72'
C17	34°22'29"	170.00'	102.04'	100.52'
C18	09°09'00"	300.00'	47.12'	42.45'
C19	08°55'35"	330.00'	51.25'	51.20'
C20	10°40'00"	330.00'	92.15'	91.82'
C21	06°55'35"	270.00'	32.51'	32.46'
C22	18°00'00"	270.00'	84.82'	84.47'
C23	35°13'39"	170.00'	104.52'	102.98'
C24	34°22'29"	230.00'	138.05'	135.95'
C25	34°22'29"	200.00'	120.37'	119.24'
C26	34°22'29"	200.00'	120.37'	118.25'
C27	35°13'39"	200.00'	122.97'	121.04'

BOUNDARY DESCRIPTION

A Parcel of Land Bounded in Jefferson County, State of Idaho, Township 4 North, Range 3E East of the Boise Meridian, Section 27, More Particularly Described as Follows: Beginning at the East Quarter (E1/4) Corner of Section 27, Township 4 North, Range 3E East, B1M, Thence N00°50'10"W along the East line of Section 27 for a Distance of 208.71 feet to the True Point of Beginning;

Thence N89°51'58"W for a Distance of 347.85 Feet;

Thence S00°52'07"E for a Distance of 205.00 Feet;

Thence N89°40'00"W for a Distance of 2202.57 Feet;

Thence N36°27'47"E for a Distance of 139.70 Feet;

Thence N45°15'07"E for a Distance of 150.00 Feet;

Thence N60°59'00"E for a Distance of 230.00 Feet;

Thence N50°10'00"E for a Distance of 155.00 Feet;

Thence N37°49'08"E for a Distance of 332.17 Feet;

Thence S89°54'11"E for a Distance of 412.00 Feet;

Thence S00°52'07"E for a Distance of 203.00 Feet;

Thence S89°52'07"E for a Distance of 1300.00 Feet to the East line of Section 27;

Thence S00°52'07"E along said East line for a Distance of 460.00 Feet to the True Point of Beginning, Constituting 34.77 Acres More or Less.

NOTES:

- NOTE 1: This Subdivision falls outside the 500 year Flood Plain as per Map No. 16051 C375 B.
- NOTE 2: The Basis of Bearings is based on WQGS84 obtained from a Topcon Hyper Receiver on March 1, 2003.
- NOTE 3: The intended use of this Subdivision is for Residential Family Dwelling Units.
- NOTE 4: As per requirement of the District 7 Health Department, all lots within this Subdivision will have one of the following type of Septic Systems: 1) Sand Filter Inlet/ouch 2) Pressurized Trench 3) Clogging Filter Trench.
- NOTE 5: See Record of Survey Instrument No. 32288 for information relating to how the Boundary of this Subdivision was calculated.

SURVEYOR

K. L. Thompson, P.L.S.
154 East Main Street
Rigby, ID 83442
(208) 754-8771

LANDOWNER

P.C.E. Trust % Beverly Marner
402 North 3500 East
Mesa, ID 83444
(208) 754-4341

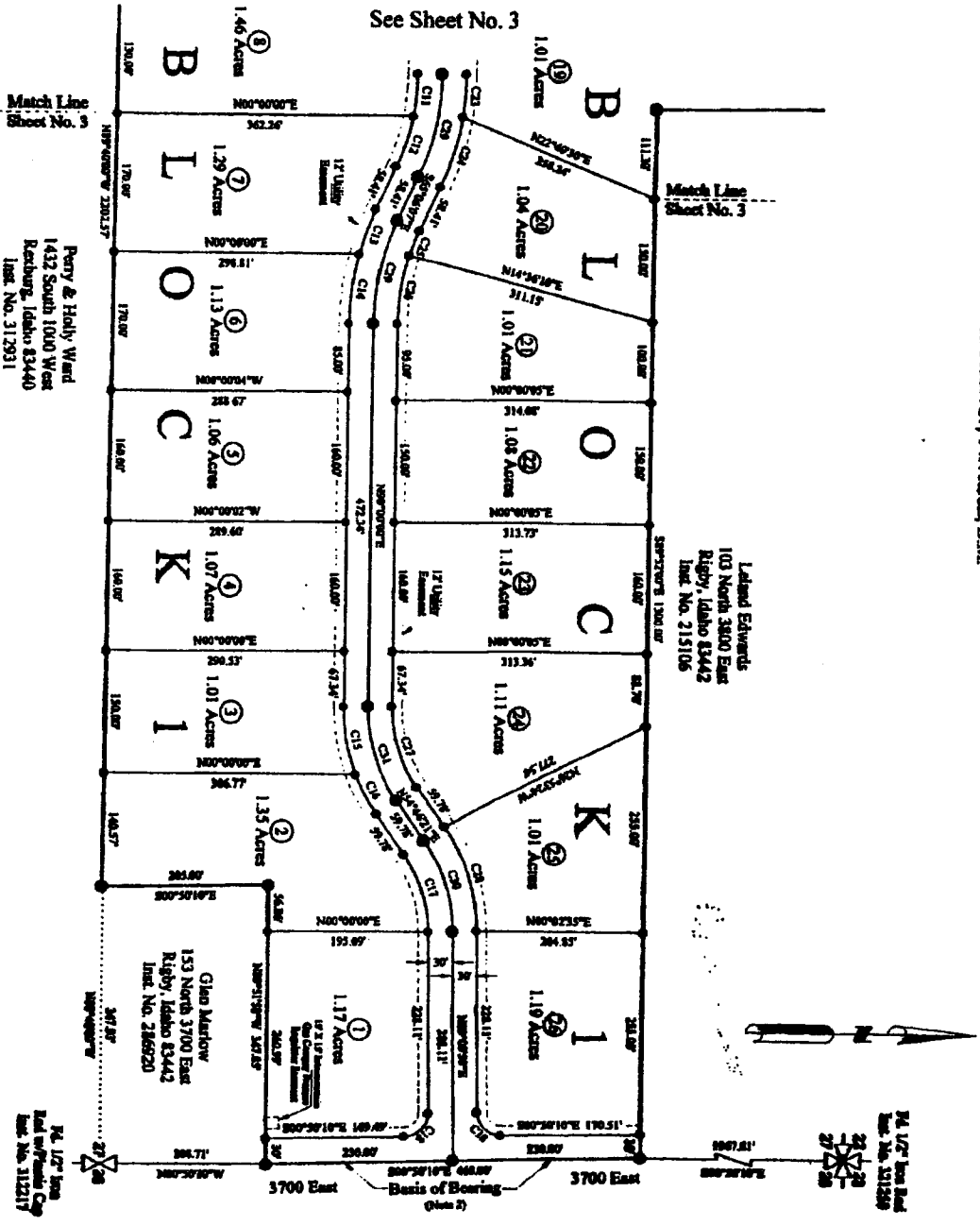
TE THOMPSON ENGINEERING, INC.
CONSULTING ENGINEERS
RIGBY, IDAHO 83442

ACREAGES

Total Subdivision 34.77 Acres
27 Lots 30.42 Acres
Dedicated Road 4.35 Acres

LEGEND

- See 50' X 30' Iron Rod W/Cap # 834
- See 1/2" X 30' Iron Rod W/Cap # 10563
- Adjacent Property Line
- 1/2" Utility Easement



FINAL PLAT

LOCATED IN THE NE 1/4 OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 3E EAST, JEPPERSON COUNTY, IDAHO

Project Name: Myrtle Hansen
Job Number: 2003-18

Date: May 19, 2003
Surveyor: K.L.T.
Drawn By: K.L.T.

Scale: 1" = 100'
Sheet: 2 of 3