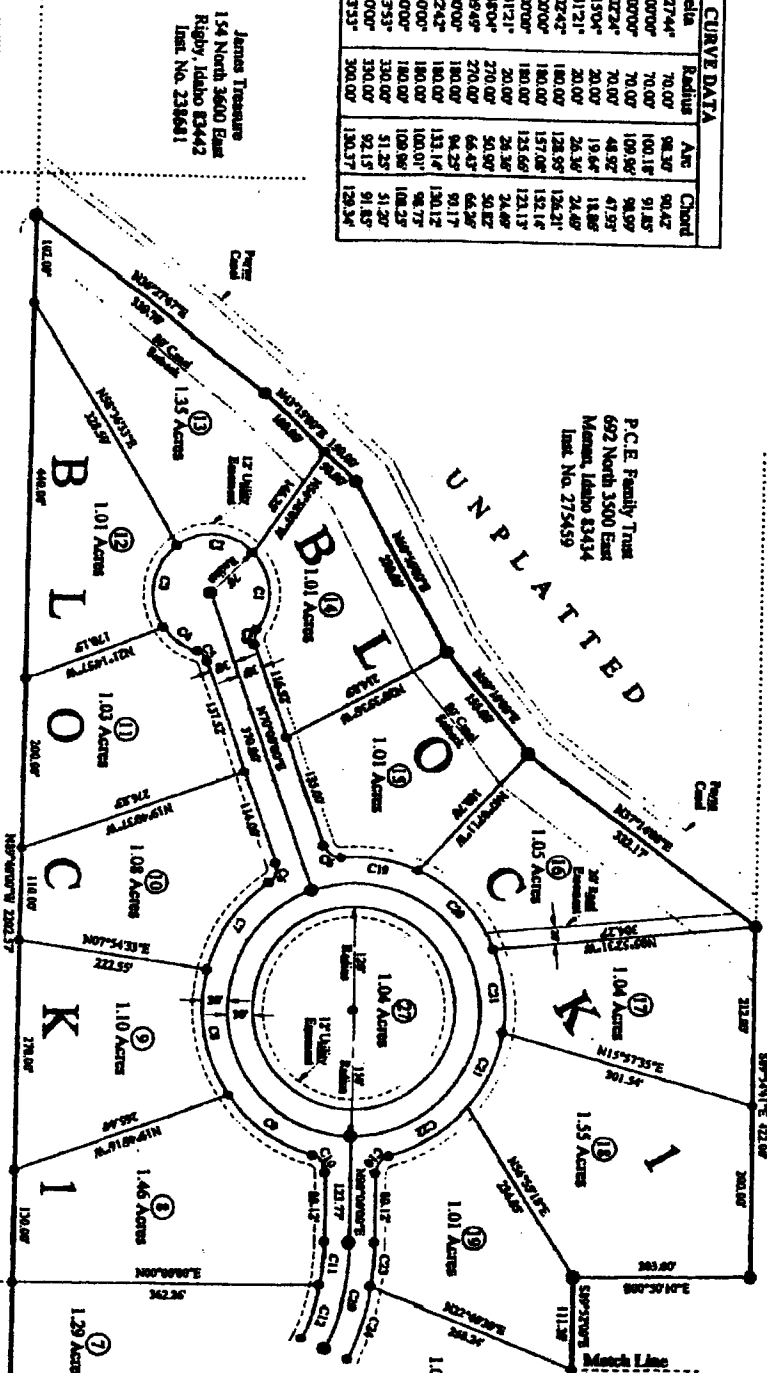


SAGE ESTATES

DIVISION NO. 1
JEFFERSON COUNTY, IDAHO
LOCATED IN THE NE 1/4 OF SECTION 27, T4N R38E, B.M.

Leland Edwards
103 North 3600 East
Ridgely, Idaho 83442
Instr. No. 215106

Curve No.	Delta	Radius	Arc	Chord
C1	80°77'44"	70.00'	98.30'	90.42'
C2	87°00'00"	70.00'	100.18'	91.85'
C3	90°00'00"	70.00'	100.96'	94.99'
C4	40°02'24"	20.00'	48.92'	47.97'
C5	54°15'04"	20.00'	19.44'	18.88'
C6	75°31'21"	20.00'	24.30'	24.49'
C7	41°02'43"	180.00'	128.95'	126.31'
C8	50°00'00"	180.00'	157.08'	153.14'
C9	40°00'00"	180.00'	135.69'	131.17'
C10	75°31'21"	20.00'	24.30'	24.49'
C11	10°48'04"	270.00'	50.00'	50.00'
C12	14°09'04"	270.00'	64.53'	64.53'
C13	30°00'00"	180.00'	94.25'	94.17'
C14	47°22'42"	180.00'	133.14'	130.12'
C15	31°30'00"	180.00'	100.00'	98.77'
C16	08°35'33"	300.00'	109.86'	108.23'
C17	16°00'00"	300.00'	134.00'	131.25'
C18	24°35'33"	300.00'	160.37'	158.34'



SURVEYOR
Kevin L. Thompson, P.L.S.
154 East Main Street

LAND OWNER
P.C.E. Trust 1/4 Barnaby Manor
692 North 3500 East

ACREAGES
Total Subdivision — 34.77 Acres
27 Lots — 30.42 Acres

NOTES:
NOTE 1: This Subdivision falls outside the 500 year Flood Plain as per Map No. 16091C375 E.
NOTE 2: The Basis of Bearing is based on WGS84 obtained from a Topcon Hyper Receiver on March 1, 2003.
NOTE 3: The intended use of this Subdivision is for Residential Family Dwelling Units.



FINAL PLAT
LOCATED IN THE NE 1/4 OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 38 EAST, JEFFERSON COUNTY, IDAHO

