SHERBROOKE ESTATES

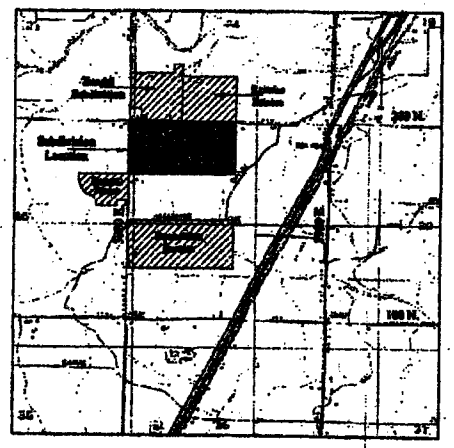
DIVISION NO. 1

JEFFERSON COUNTY, IDAHO

LOCATED IN THE NW 1/4 OF SECTION 25, T4N R38E, B.M.

SURVEYOR
Kevin L. Thompson, P.L.S.
154 East Main Street
Rigby, ID. 83442
(208) 745-6771

LAND DEVELOPER
Calvin Kinghorn
436 North 3700 East
Rigby, ID. 83442
(208) 745-7000



Vicinity Map
(No Scale)

Graphic Scale

NOTES:

NOTE 1: This Subdivision falls outside the 100 year Flood Plain as per FIRM Map No. 16051C325 D.

NOTE 2: The Basis of Bearing was obtained from the Rancho Estates Subdivision (Inst. # 196132) and Zundel Subdivision (Inst. # 183869).

NOTE 3: The intended use of this Subdivision is for Residential Single Family Dwelling Units.

NOTE 4: All Lots to be served by one of the following types of Septic Systems: Sand Filter In-mound, Pressurized Trench, Pressurized Sand Mound, or D-Box, Sand Trench.

NOTE 5: All Wells shall be Located in the Front of the Lots. All Sewer Systems shall be Located on the Rear Side of the Lots.

NOTE 6: No Lots within the Subdivision will Enter Directly onto 200 North and 3600 East.

NOTE 7: Pitset will not be Mined from any one Lot and shall not be excavated over a depth of 9'.

LEGEND

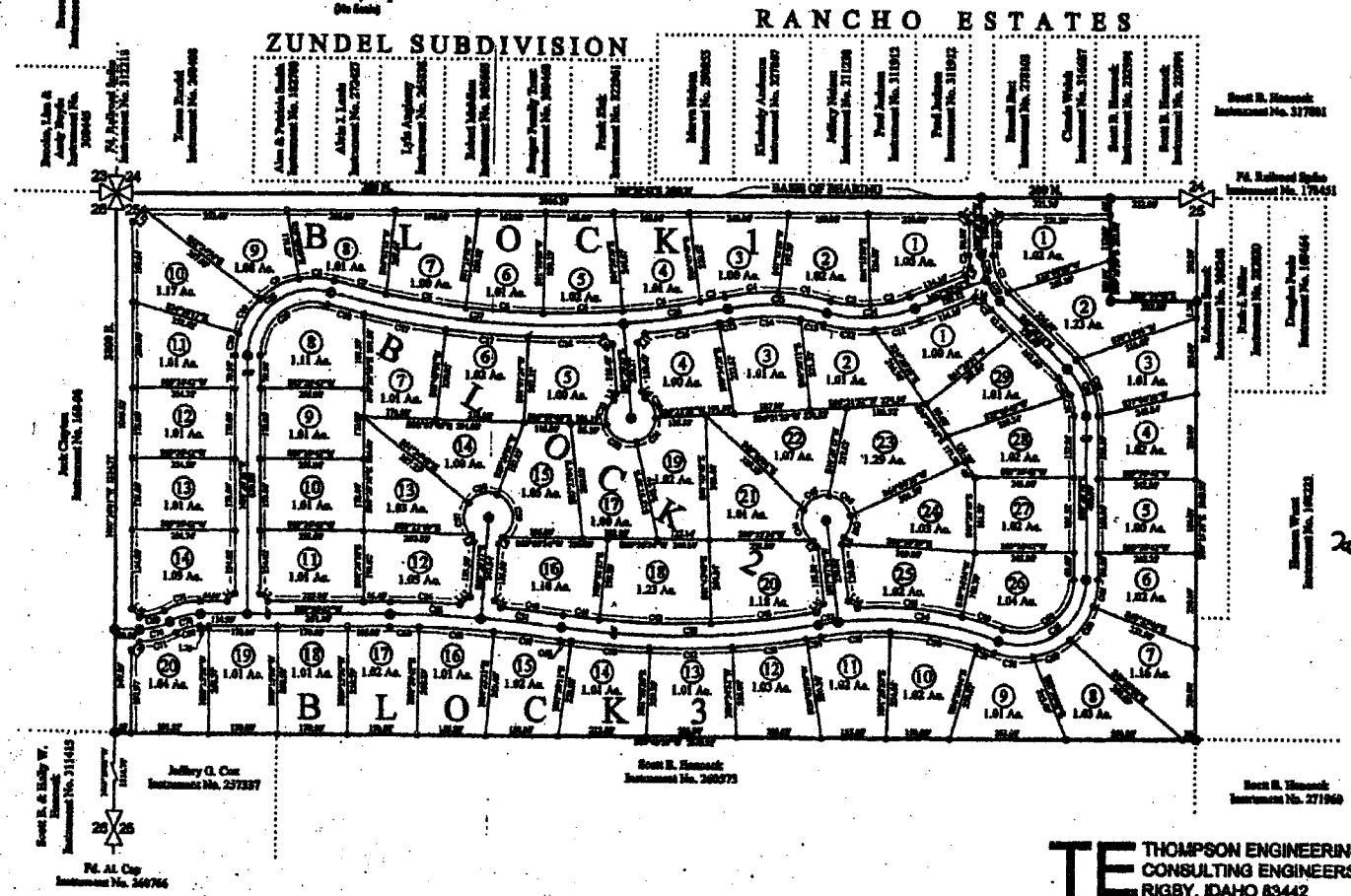
- Set 5/8" X 30" Iron Rod W/Cap No. 10563
- Set 1/2" X 30" Iron Rod W/Cap No. 10563
- Adjacent Property Line
- 12' Utility Easement

ACREAGE

Total Boundary ———— 78.54 Acres
63 Lots ———— 65.52 Acres
Dedicated County Road — 13.02 Acres

LINE DATA		
Line No.	Distance	Bearing
L1	28.28'	N44°59'42"E
L2	28.28'	S45°00'18"E
L3	17.32'	N30°42'27"E
L4	17.32'	S59°30'00"E
L5	17.32'	S31°49'19"E
L6	17.32'	N59°29'49"E
L7	17.32'	N31°30'30"W
L8	17.32'	N59°32'28"E
L9	24.60'	S59°45'54"W
L10	24.60'	S34°43'31"E
L11	27.94'	N30°27'29"E
L12	27.94'	S59°14'29"E
L13	28.07'	S60°22'00"W
L14	28.07'	N40°43'32"W
L15	27.60'	S50°16'19"W
L16	27.60'	N59°30'27"W
L17	42.40'	N44°41'51"E
L18	28.30'	N45°18'05"W
L19	28.30'	N44°32'28"E
L20	48.50'	S07°17'30"E
L21	21.40'	N59°29'42"E

CURVE DATA			
Curve No.	Delta	Radius	Arc
C1	45°00'00"	150.00'	117.81'
C2	09°47'24"	190.00'	32.47'
C3	19°19'00"	286.00'	96.40'
C4	14°00'00"	530.00'	129.50'
C5	01°47'23"	1970.00'	61.59'
C6	05°39'00"	1970.00'	194.49'
C7	05°53'35"	1970.00'	135.28'
C8	25°47'54"	140.00'	63.57'
C9	33°47'35"	140.00'	112.07'
C10	30°00'20"	150.00'	100.00'
C11	15°18'05"	345.00'	110.52'
C12	20°11'54"	345.00'	121.57'
C13	07°00'00"	470.00'	57.47'
C14	21°00'00"	470.00'	172.20'
C15	09°47'52"	2030.00'	38.26'
C16	05°12'00"	2030.00'	184.26'
C17	05°12'00"	2030.00'	202.04'
C18	05°30'07"	2030.00'	92.19'
C19	106°00'00"	130.00'	240.52'
C20	35°52'21"	60.00'	36.56'
C21	77°52'42"	60.00'	81.59'
C22	35°52'39"	60.00'	36.56'
C23	63°37'15"	60.00'	66.62'
C24	30°00'00"	346.00'	212.34'
C25	28°00'00"	500.00'	244.35'
C26	07°27'42"	2050.00'	266.14'
C27	20°50'17"	2050.00'	745.54'
C28	106°00'00"	140.00'	258.01'
C29	22°30'00"	140.00'	63.02'
C30	16°13'07"	190.00'	53.80'
C31	61°49'23"	2000.00'	2000.30'
C32	18°00'00"	2000.00'	628.32'
C33	03°37'14"	940.00'	47.32'
C34	26°46'40"	840.00'	392.61'
C35	110°00'00"	140.00'	267.10'
C36	68°16'00"	2000.00'	167.47'
C37	54°28'15"	60.00'	57.05'
C38	73°26'17"	60.00'	76.90'
C39	134°45'16"	60.00'	139.64'
C40	02°36'50"	3000.00'	136.00'
C41	02°30'48"	1970.00'	86.42'
C42	05°57'06"	1970.00'	273.40'
C43	07°32'00"	1970.00'	259.07'
C44	03°04'44"	60.00'	67.00'
C45	72°09'00"	60.00'	75.49'
C46	72°09'07"	60.00'	75.49'
C47	38°29'06"	60.00'	38.00'
C48	14°37'30"	870.00'	221.30'
C49	07°07'12"	870.00'	108.34'
C50	110°00'00"	130.00'	249.38'
C51	32°30'50"	130.00'	71.09'
C52	02°32'00"	2030.00'	136.02'
C53	02°20'00"	2030.00'	138.38'
C54	01°00'00"	2030.00'	35.47'
C55	11°40'00"	830.00'	164.33'
C56	15°00'00"	830.00'	212.00'
C57	03°20'00"	830.00'	47.12'
C58	29°24'31"	190.00'	97.52'
C59	30°00'20"	190.00'	100.00'
C60	30°10'40"	190.00'	62.29'
C61	45°00'00"	190.00'	150.00'
C62	01°20'00"	2970.00'	68.12'
C63	04°10'15"	3000.00'	218.60'
C64	45°00'00"	140.00'	125.66'
C65	09°45'00"	2000.00'	28.34'
C66	05°10'00"	2970.00'	164.12'
C67	03°30'00"	2970.00'	181.47'
C68	30°00'00"	120.00'	62.83'
C69	30°00'00"	150.00'	78.54'
C70	30°00'00"	180.00'	94.25'



THOMPSON ENGINEERING, INC.
CONSULTING ENGINEERS
RIGBY, IDAHO 83442

FINAL PLAT

LOCATED IN THE NW 1/4 OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 38 EAST, JEFFERSON COUNTY, IDAHO

Project Name:	Calvin Kinghorn	Scale
Job Number:	2003-03	1" = 200'
Date	February 16, 2005	
Surveyor	K.L.T.	
Drawn By:	B.R.T.	Sheet 2 Of 2
Checked By:	K.L.T.	