

# SHERBROOKE ESTATES

DIVISION NO. 1  
JEFFERSON COUNTY, IDAHO  
LOCATED IN THE NW 1/4 OF SECTION 24, T19N 12E, R14E

## WATER RIGHTS STATEMENT

Water rights and assessment obligations are not appurtenant to the land included within this Subdivision Plat.

## PUBLIC UTILITY EASEMENT NOTE

Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on the plat map or may be necessary or desirable in providing utility services within and within the line identified herein, including the right of access to such facilities and the right to acquire, improve, or otherwise maintain, including structures, poles and vegetation that may be placed within the PUB. The utility may require the lot owner to remove all structures within the PUB or any other obstruction which interferes with the use of the PUB without the prior written approval of the utility with facilities in the PUB.

## TREASURER'S AND ASSESSOR'S CERTIFICATE

We, the Undersigned County Treasurer and County Assessor in and for the County of Jefferson, State of Idaho, having reviewed this Plat as per the Requirements of Idaho Code 50-1304, do hereby Certify that all County taxes for the Property shown and described on this Plat as being Subdivided, are Current.

*Debrae Burgess* Treasurer  
Progress 2020  
Jefferson County Treasurer  
2005

## OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: That We the undersigned, are the Owners of the Tract of Land included within the Boundary Description shown hereon and have caused the same to be Platted and Blotted, Laid, and Blotted to be hereafter known as the SHERBROOKE ESTATES, Division No. 1, Jefferson County, Idaho and we do hereby declare to the Public all taxes and State-of-Idaho as shown hereon. The Tract shown hereon is not dedicated to the public, but the right to use said Tract is hereby expressly reserved for the Public Utilities, Railway, Street, Drainage, or for any other use designated on the Plat. We do hereby Certify that the Lines shown on this Plat will be served by Individual Water

*William Whang* Undersigned  
I, *William Whang*, being duly sworn, do hereby Certify that on the 23<sup>rd</sup> day of Feb. 2005  
*William Whang*  
Notary Public

## ACKNOWLEDGMENT

State of Idaho, County of Jefferson, ss.  
On this 23<sup>rd</sup> day of February, in the Year of 2005, before me, *Debrae Burgess*, Notary Public, personally appeared *CAVIN KINGDOM* and *KATHLEEN KINGDOM*, known and identified to me to be the persons whose names are subscribed to the within Instrument, and Acknowledged to me that they executed the same.

*Debrae Burgess*  
NOTARY PUBLIC

My Commission Expires on 2-20-2007

**SURVEYOR**  
Kevin L. Thompson, P.L.S.  
154 East Idaho Street  
Idaho, ID 83442  
(208) 745-8771

**LAND DEVELOPERS**  
Cavin Kingdom  
425 North 3700 East  
Idaho, ID 83442  
(208) 745-7000

## RECORDER'S CERTIFICATE

I hereby Certify that the foregoing Plat of the SHERBROOKE ESTATES, Division No. 1, Located in Jefferson County, Idaho, was Filed for Recording in the office of the Recorder for Jefferson County on the 24<sup>th</sup> day of March, 2005.

*William B. Smith*  
3780P  
Idaho County Recorder

## COUNTY APPROVAL

The foregoing Plat has been Accepted and Approved by the Jefferson County, Idaho, by Resolution Adopted on the 28<sup>th</sup> day of Feb. 2005.

*Steve Ok*  
County Commissioner Chairman

## PLANNING AND ZONING COMMISSION

The foregoing Final Plat has been Approved by the Jefferson County Planning and Zoning Commission

*Calvin King*  
Chairman

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

## FINAL PLAT

LOCATED IN THE NW 1/4 OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 36 EAST, JEFFERSON COUNTY, IDAHO

Project Name: Cavin Kingdom  
Job Number: 2003-03

Date: February 16, 2005  
Surveyor: K.L.T.  
Drawn By: K.L.T.

Scale: N/A

Sheet 1 of 2

## BOUNDARY DESCRIPTION

A Parcel of Land Situated in Jefferson County, State of Idaho, Townships 4 North, Range 36 East of the Boise Meridian, Section 24, More Particularly Described as follows: Beginning at the Northwest Corner of Section 24, Township 4 North, Range 36 East, B.M., also Being the True Point of Beginning; Thence N89°39'42"E along the North line of Section 24 for a Distance of 2427.70 Feet; Thence S00°15'30"E for a Distance of 262.00 Feet; Thence S00°39'42"E for a Distance of 212.00 Feet to the East line of the NW1/4 of the NW1/4; Thence S89°42'39"W along said line for a Distance of 1463.55 Feet to the South line of the North Half of the NW1/4; Thence S89°42'39"W along said line for a Distance of 2630.31 Feet to the West line of Section 24; Thence N00°16'01"W along said line for a Distance of 1314.71 Feet to the True Point of Beginning; Containing 78.54 Acres More or Less.

## HEALTH DEPARTMENT CERTIFICATE

I hereby Certify that the Boundary Description Required by Idaho Code Title 24, Chapter 13, have been verified. Sanitary Requirements may be required in accordance with Idaho Code Title 24, Chapter 13, Section 50-1304, by the issuance of a Certificate of Disapproval.



*Raymond Keating*  
EHS No. 242  
23 Feb 05

## SURVEYOR'S CERTIFICATE

I, Kevin L. Thompson, a Registered Professional Land Surveyor in the State of Idaho, do hereby Certify that the survey of this subdivision, designated as the SHERBROOKE ESTATES, Division No. 1, Located in Jefferson County, Idaho, was made by me or under my direction, and that said subdivision is Truly and Correctly Situated as Required by Law and in Accordance with the Accompanying Plat.



PLS License No. 10826  
2-17-05

## EXAMINING SURVEYOR'S CERTIFICATE

I hereby Certify that I have Examined this Subdivision Plat and find it to be Analytically Correct and Accipable as Required in Section 50-1305 of the Idaho Blue Code.

*David L. Jones*  
PLS License No. 760  
2-18-2005



1  
A  
B  
C  
D  
E