SUNBROOK ESTATES

DIVISION NO. 1
JEFFERSON COUNTY, IDAHO

LOCATED IN SW ¼ SW ¼ OF SECTION 13, T4N R38E, B.M.

Instrument # 336311
JEFFERSON, IDAHO
2004-09-07 09:43:29 No. of Pages: 1
Recorded for : THOMPSON ENGINEERING
CHRISTENA SCHLTER
Ex-Officio Recorder Deputy
Fee: 10.00

Tanner Family LTD Partnership
3698 E. 300 N.
Rigby, ID. 83442
Instrument # 293665

Scott Stoker
445 W. Main Street #4
Rexburg, ID. 83440
Instrument # 322843

David P. Klapich
491 N. 2100 E.
St. Anthony, ID. 83445
Instrument # 187156

Mark Taylor
308 N. 3800 E.
Rigby, ID. 83442
Instrument # 187325

Laura Eichhofer
3801 E. 300 N.
Rigby, ID. 83442
Instrument # 248943

Marvin Baker
3805 E. 300 N.
Rigby, ID. 83442
Instrument # 215834

Janice H. Stewart
3809 E. 300 N.
Rigby, ID. 83442
Instrument # 187155

Jason Cannon
3819 E. 300 N.
Rigby, ID. 83442
Instrument # 326824

Alta F. Dansie
3849 E. 300 N.
Rigby, ID. 83442
Instrument # 276164

David Bell
323 N. 3700 E.
Rigby, ID. 83442
Instrument # 295033

Joint School District #251
201 Idaho Ave.
Rigby, ID. 83442
Instrument # 234883

Highway 48/300 North
N.R.S. 160-B

3800 East

P.O.B.

NW Corner SW | SW

Well Lot

BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4

12' Utility Easement

LEGEND

- Set 5/8" X 30" Iron Rod W/Cap No. 10563
- Set 1/2" X 24" Iron Rod W/Cap No. 10563
- Adjacent Property Line
- 12' Utility Easement

LINE DATA

Line No.	Distance	Bearing
L1	21.75'	N00°32'05"E
L2	18.25'	N00°00'00"E
L3	20.55'	N36°57'33"E
L4	28.28'	S44°27'55"E
L5	18.25'	S01°51'08"E
L6	28.28'	N44°32'05"E
L7	19.46'	N20°45'00"W
L8	28.42'	S44°43'58"E
L9	28.15'	N45°16'03"E
L10	18.57'	N60°00'00"W
L11	20.00'	S72°00'00"W
L12	29.15'	S73°12'30"E
L13	27.25'	S17°02'53"W
L14	24.07'	N22°53'22"W

CURVE DATA

Curve No.	Delta	Radius	Arc
C1	20°50'13"	185.00'	67.28'
C2	77°55'07"	30.00'	40.80'
C3	35°00'00"	60.00'	36.65'
C4	72°00'00"	60.00'	75.40'
C5	25°09'47"	60.00'	26.35'
C6	01°30'00"	880.00'	23.04'
C7	07°00'00"	880.00'	107.51'
C8	06°40'00"	880.00'	102.39'
C9	01°10'00"	880.00'	17.92'
C10	07°50'00"	620.00'	84.76'
C11	04°09'59"	620.00'	45.08'
C12	67°58'34"	28.00'	23.73'
C13	41°55'51"	60.00'	43.91'
C14	80°00'00"	60.00'	83.78'
C15	75°00'00"	60.00'	78.54'
C16	28°57'18"	20.00'	10.11'
C17	07°54'14"	680.00'	93.81'
C18	30°32'05"	120.00'	63.95'
C19	30°32'05"	150.00'	79.94'
C20	30°32'05"	180.00'	95.93'
C21	08°25'00"	820.00'	120.46'
C22	09°00'00"	820.00'	128.81'
C23	90°00'00"	125.00'	196.35'
C24	52°59'57"	71.30'	65.95'
C25	05°59'57"	195.00'	20.42'
C26	32°00'00"	195.00'	108.91'
C27	15°00'00"	195.00'	51.05'
C28	52°59'58"	135.00'	124.88'
C29	52°59'57"	101.30'	93.70'
C30	52°59'58"	165.00'	152.63'
C31	45°00'00"	155.00'	121.74'
C32	30°00'00"	850.00'	445.06'
C33	12°00'00"	650.00'	136.14'

NOTES:

NOTE 1: This Subdivision falls outside the 500 year Flood Plain as per Map # 16015C0375

NOTE 2: This Subdivision falls within the City of Rigby Impact Area.

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

NOTE 4: The Boundary of this Subdivision is shown on Record of Survey done by Thompson Engineering Inc. Job # 2003-119

NOTE 5: All Septic Systems shall be constructed with provisions for future connection to City Sewer Services. When said services are provided, each house will be required to connect. All Privately owned Septic Systems shall have Pressurized Distribution Drainfields

PROFESSIONAL LAND SURVEYOR REGISTERED 10563 STATE OF IDAHO KEVIN L. THOMPSON

0 100 200 300
Graphic Scale

ACREAGE

Total Subdivision	26.27
40 Lots	20.96
Dedicated County Road	5.31

SURVEYOR

Kevin L. Thompson, P.L.S.
154 East Main Street
Rigby, ID. 83442
(208) 745-8771

LAND DEVELOPER

M & B Investment L.L.C.
454 North 3900 East
Rigby, ID. 83442
(208) 745-7722

THOMPSON ENGINEERING, INC.
CONSULTING ENGINEERS
RIGBY, IDAHO 83442

FINAL PLAT

LOCATED IN THE SW 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 38 EAST, JEFFERSON COUNTY, IDAHO

Project Name: Jesse Byram/Dean Mortimer		Scale
Job Number:	2003-109	1" = 100'
CoGo File:	WilsonThomas 2016	
Date	September 3, 2004	Sheet 2 Of 2
Surveyor	K.L.T.	
Drawn By:	B.R.T.	