SUNBROOK ESTATES

DIVISION NO. 1
JEFFERSON COUNTY, IDAHO
LOCATED IN SW ¼ SW ¼ OF SECTION 13, T4N R38E, B.M.

VICINITY MAP
(No Scale)

HEALTH DEPARTMENT CERTIFICATE

I Hereby Certify that the Sanitary Restrictions Required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary Restrictions may be re-imposed in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a Certificate of Disapproval. All Lots will be served by Enhanced Septic System.

ENVIRONMENTAL HEALTH SPECIALIST REGISTERED EHS NO. 242 STATE OF IDAHO RAYMOND HARDING

Raymond Harding REHS — E.H.S. No. 242 — Date 19 Apr 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 SUNBROOK 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 Stated as Required by Law and in Accordance with the Accompanying Plat.

PROFESSIONAL LAND SURVEYOR 10563 STATE OF IDAHO KEVIN L. THOMPSON

P.L.S. License No. 10563 — Date May 10, 2004

EXAMINING SURVEYOR'S CERTIFICATE

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

Dennis L. Imes — P.L.S. License No. 760 — Date 6-12-04

Boundary Description

A Parcel of Land Situated in Jefferson County, State of Idaho, Township 4 North, Range 38 East of the Boise Meridian, Section 13. More Particularly Described as Follows: Beginning at the Southwest Corner of Section 13, Township 4 North, Range 38 East, B.M.

Thence N00°30'06"E along the South line of Section 13 for a Distance of 561.69 Feet;
Thence N22°55'22"W for a Distance of 34.07 Feet to a Point on the North Right-of-Way Line of U.S. Highway 48, said Point also being the True Point of Beginning;
Thence N28°45'00"W along an Existing Fence line for a Distance of 549.95 Feet;
Thence N66°00'00"W along an Existing Fence line for a Distance of 18.50 Feet;
Thence N00°27'45"E along an Existing Fence line for a Distance of 717.14 Feet;
Thence N89°21'06"E along an Existing Fence line for a Distance of 1601.83 Feet to the East line of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 13;
Thence S00°22'05"W along said East line for a Distance of 1344.88 Feet to the North Right-of-Way line of U.S. Highway 48;
Thence S89°22'19"W along said North line for a Distance of 389.98 Feet;
Thence N01°31'08"W for a Distance of 150.55 Feet;
Thence S89°10'00"W for a Distance of 240.88 Feet;
Thence S00°00'00"W for a Distance of 150.39 Feet to the North Right-of-Way line of U.S. Highway 48;
Thence S89°22'19"W along said North line for a Distance of 218.58 Feet to the True Point of Beginning, Containing 34.27 Acres More or Less.

WATER RIGHTS STATEMENT

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

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 50-1308, do Hereby Certify that all County taxes for the Property shown and described on this Plat as being Subdivided, are Current.

Jayne Briggs — Jefferson County Assessor — RP04N38E136010 Parcel Number — Debbie Madsen — Jefferson County Treasurer — 6-14-2004 Date

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 into Blocks, Lots, and Streets to be hereafter known as the SUNBROOK ESTATES, Division No.1 Jefferson County, Idaho and we do hereby dedicate to the Public all streets and Right-of-Ways as shown hereon. The Easements shown hereon are not dedicated to the public, but the right to use said Easements are hereby perpetually reserved for Public Utilities, Roadway Slopes, Drainage, or for any other use designated on the Plat. We also Certify that the Lots shown on this Plat will be served a Central Water System.

In Witness Whereof the Undersigned Have Duly Signed this Certificate this 10th day of June, 2004.

Jesse Byram — Dean Mortimer

ACKNOWLEDGMENT

State of Idaho, County of Jefferson, ss.

On this 10th Day of June, in the Year of 2004, before me Kelly Thompson, Personally Appeared Dean Mortimer & Jesse Byram Known or Identified to me to be the managing members of M & B. Investments L.L.C., whose names are subscribed to the within Instrument, and Acknowledged to me that they executed the same.

NOTARY PUBLIC

KELLY THOMPSON NOTARY PUBLIC STATE OF IDAHO

Kelly Thompson
NOTARY PUBLIC

My Commission Expires on: 3-12-2007

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 this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

SURVEYOR	LAND DEVELOPER'S
Kevin L. Thompson, P.L.S.	M&B Investments LLC
154 East Main Street	665 South Woodruff
Rigby, ID. 83442	Idaho Falls, ID. 83401
(208) 745-8771	(208) 313-3141 (Cell)

RECORDER'S CERTIFICATE

I Hereby Certify that the Foregoing Plat of the SUNBROOK ESTATES, Division No. 1, Located in Jefferson County, Idaho, was Filed for Recording in the office of the Recorder for Jefferson County on this 6th Day of May 2006 2004, at 9:45 A.M.

Instrument Number: 334311

Jefferson County Recorder

COUNTY APPROVAL

The Foregoing Final Plat was Duly Accepted and Approved by Jefferson County, Idaho, by Resolution Adopted this 25 Day of April 2005

Brett Oleveson
County Commissioner Chairman

PLANNING AND ZONING COMMISSION

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

Carlon Dale — Chairman — 20 Apr 2005 — Date

THOMPSON ENGINEERING, INC.
CONSULTING ENGINEERS
RIGBY, IDAHO 83442

FINAL PLAT

LOCATED IN SW ¼ SECTION 13, TOWNSHIP 4 NORTH, RANGE 38 EAST, JEFFERSON COUNTY, IDAHO

Project Name: Jesse Byram/Dean Mortimer Job Number: 2003-109		Scale N/A
Date	June 7, 2004	
Surveyor	K.L.T.	
Drawn By:	K.L.T.	Sheet 1 Of 2