TETON HEIGHTS

DIVISION NO. 1

JEFFERSON COUNTY, IDAHO

LOCATED IN THE SW 1/4 OF SECTION 29, T4N R39E, B.M.

LINE TABLE		
Line No.	Bearing	Distance
[illegible]	[illegible]°E	20.20'
[illegible]	[illegible]°W	20.20'
[illegible]	[illegible]°E	50.53'
[illegible]	[illegible]°E	27.73'
[illegible]	[illegible]°E	23.48'
[illegible]	[illegible]°E	52.20'
[illegible]	[illegible]°E	20.61'
[illegible]	[illegible]°E	20.90'
[illegible]	[illegible]°E	50.00'
[illegible]	[illegible]°E	20.67'
[illegible]	[illegible]°W	20.67'
[illegible]	[illegible]°E	20.40'
[illegible]	[illegible]°W	20.17'
[illegible]	[illegible]°E	70.53'
[illegible]	[illegible]°E	53.40'
[illegible]	[illegible]°E	96.20'
[illegible]	[illegible]°W	50.00'
[illegible]	[illegible]°E	10.00'
[illegible]	[illegible]°E	45.20'

CURVE TABLE			
Curve No.	Delta	Radius	Arc
[illegible]	[illegible]	4473.00'	81.90'
[illegible]	[illegible]	4473.00'	157.40'
[illegible]	[illegible]	4473.00'	121.40'
[illegible]	[illegible]	6050.00'	71.92'
[illegible]	[illegible]	6050.00'	100.30'
[illegible]	[illegible]	6050.00'	207.20'
[illegible]	[illegible]	6050.00'	208.72'
[illegible]	[illegible]	6050.00'	180.82'
[illegible]	[illegible]	6050.00'	171.90'
[illegible]	[illegible]	6050.00'	143.48'
[illegible]	[illegible]	4533.00'	85.72'
[illegible]	[illegible]	4533.00'	177.97'
[illegible]	[illegible]	4533.00'	131.90'
[illegible]	[illegible]	5970.00'	60.70'
[illegible]	[illegible]	5970.00'	182.34'
[illegible]	[illegible]	5970.00'	140.90'
[illegible]	[illegible]	5970.00'	156.29'
[illegible]	[illegible]	5970.00'	327.77'
[illegible]	[illegible]	4565.00'	300.60'
[illegible]	[illegible]	6000.00'	1256.63'
[illegible]	[illegible]	170.00'	89.41'
[illegible]	[illegible]	200.00'	104.72'
[illegible]	[illegible]	230.00'	120.43'
[illegible]	[illegible]	2050.94'	21.22'
[illegible]	[illegible]	2050.94'	141.75'
[illegible]	[illegible]	2050.94'	143.81'
[illegible]	[illegible]	2050.94'	87.50'
[illegible]	[illegible]	2050.94'	389.72'
[illegible]	[illegible]	1950.94'	303.90'
[illegible]	[illegible]	1904.24'	321.27'
[illegible]	[illegible]	1874.24'	130.85'
[illegible]	[illegible]	1874.24'	185.53'
[illegible]	[illegible]	1844.24'	70.30'
[illegible]	[illegible]	1844.24'	131.87'
[illegible]	[illegible]	365.50'	191.95'
[illegible]	[illegible]	306.50'	176.24'
[illegible]	[illegible]	306.50'	160.52'
[illegible]	[illegible]	771.43'	53.86'
[illegible]	[illegible]	771.43'	160.30'
[illegible]	[illegible]	771.43'	172.79'
[illegible]	[illegible]	741.43'	354.00'
[illegible]	[illegible]	741.43'	228.25'
[illegible]	[illegible]	711.43'	285.75'
[illegible]	[illegible]	771.43'	160.30'
[illegible]	[illegible]	970.00'	160.53'
[illegible]	[illegible]	970.00'	159.42'
[illegible]	[illegible]	1000.00'	314.16'
[illegible]	[illegible]	1000.00'	174.53'
[illegible]	[illegible]	1030.00'	230.00'
[illegible]	[illegible]	1030.00'	130.20'
[illegible]	[illegible]	180.00'	40.84'
[illegible]	[illegible]	150.00'	34.05'
[illegible]	[illegible]	120.00'	27.23'
[illegible]	[illegible]	470.00'	40.22'
[illegible]	[illegible]	300.00'	52.36'
[illegible]	[illegible]	330.00'	55.50'
[illegible]	[illegible]	20.00'	19.64'
[illegible]	[illegible]	70.00'	36.65'
[illegible]	[illegible]	70.00'	79.41'
[illegible]	[illegible]	70.00'	82.47'
[illegible]	[illegible]	530.00'	46.25'
[illegible]	[illegible]	500.00'	43.63'
[illegible]	[illegible]	470.00'	41.02'
[illegible]	[illegible]	70.00'	38.05'
[illegible]	[illegible]	70.00'	61.09'
[illegible]	[illegible]	2970.00'	161.59'
[illegible]	[illegible]	970.00'	153.78'
[illegible]	[illegible]	771.43'	218.94'
[illegible]	[illegible]	1030.00'	35.59'

BOUNDARY DESCRIPTION

A Parcel of Land Situated in Jefferson County, State of Idaho, Township 4 North, Range 39 East of the Boise Meridian, Section 29. More Particularly Described as Follows: Beginning at the Southwest Corner of Section 29, Township 4 North, Range 39 East, B.M.

Thence N00°05'32"W along the West line of Section 29 for a Distance of 1610.00' Feet to the True Point of Beginning.

Thence N00°05'32"W along the West line of Section 29 for a Distance of 1030.43' Feet to the Northwest Corner of the Southwest Quarter (SW 1/4) of Section 29;

Thence N89°44'45"E along the North line of said Southwest Quarter (SW 1/4) for a Distance of 1319.99' Feet to the Southwest Corner of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4);

Thence N00°02'07"W along the West line of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) for a Distance of 20.00' Feet;

Thence S89°32'42"E for a Distance of 471.36' Feet;

Thence S20°05'32"E for a Distance of 70.53' Feet, said point being on a Curve Right, Delta = 30 °00'00" Radius = 230.00' Arc = 120.43' for a Chord Distance of 119.06' Feet and a Chord Bearing of S05 °05'32"E;

Thence S06°34'28"W for a Distance of 307.06' Feet, said point being on a Curve Left, Delta = 11 °00'00" Radius = 1909.94' Arc = 363.90' for a Chord Distance of 363.37' Feet and a Chord Bearing of S01°34'28"W, said point being on a Curve Right, Delta = 09°45'00" Radius = 1904.24' Arc = 323.27' for a Chord Distance of 322.89' Feet and a Chord Bearing of S00°44'28"W;

Thence N84°25'32"W for a Distance of 379.11' Feet;

Thence S00°00'00"W for a Distance of 370.97' Feet;

Thence S41°44'27"W for a Distance of 130.46' Feet;

Thence S00°34'28"W for a Distance of 1083.43' Feet;

Thence N89°05'32"W for a Distance of 540.00' Feet;

Thence S00°34'28"W for a Distance of 220.00' Feet to the True Point of Beginning, Containing 38.51 Acres More or Less.

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 may 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.

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.

ENVIRONMENTAL HEALTH SPECIALIST REGISTERED IHB NO. 242 STATE OF IDAHO REGISTERED

Raymond J Keating REHS — 25 Aug 05

REHS No. 242 — Date

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 TETON HEIGHTS, 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 REGISTERED 10563 STATE OF IDAHO KEVIN L. THOMPSON

K. L. Thompson — 8-18-05

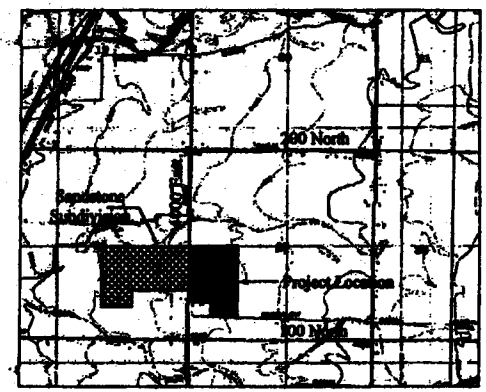
P.L.S. License No. 10563 — Date

EXAMINING SURVEYOR'S CERTIFICATE

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

Dennis L. Jones — 8-18-05

Dennis L. Jones — P.L.S. License No. 700 — Date



VICINITY MAP
(No Scale)

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.

RP060N0280573
RP060N0280407
RP060N0280701

Joyce Savage — Aug 19, 2005

County Assessor — Parcel Number — Jefferson County Treasurer — Date

OWNER'S CERTIFICATE

KNOW 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 TETON HEIGHTS, 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 by Individual Wells.

In witness whereof the undersigned have duly signed this certificate this 14th Day of August, 2005

Stephen Grover — Bruce Grover — Bruce K Grover

Rhonda Grover — Allen Mae Grover

ACKNOWLEDGMENT

State of Idaho)
SS.
County of Jefferson)

On this 14th Day of August, in the Year of 2005, before me Lynda Hurlet, Personally Appeared Stephen Grover, Bruce Grover, Bruce Grover, Rhonda Grover, and Allen Mae Grover, Known or Identified to me to be the persons whose names are subscribed to the within Instrument, and Acknowledged to me that they executed the same.

SEAL — LYNDA HURLET NOTARY PUBLIC STATE OF IDAHO

Notary Public: Lynda Hurlet

My Commission Expires on: March 18th, 2011

NOTES:

NOTE 1: This Subdivision falls outside the 500 year Flood Plain as per FIRM Map No. 16051C0375 B.

NOTE 2: The Basis of Bearing was obtained from a Record of Survey completed for Bruce and Stephen Grover by Thompson Engineering, Inc. (Instrument No. 338527). A Section Breakdown is also shown on that Record of Survey.

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-trench, Pressurized Trench, Pressurized Sand Mound, or D-Box, Short Trench.

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

NOTE 6: No Lots within the Subdivision will Enter Directly onto 4000 East.

NOTE 7: Pitses will not be mined from any one Subdivision Lot and shall not be excavated over a depth of three feet (3').

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

LAND DEVELOPERS
Stephen & Bruce Grover
210 North 4000 East
Rigby, ID. 83442
(208) 681-7095

WATER RIGHTS STATEMENT

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

RECORDER'S CERTIFICATE

I Hereby Certify that the Foregoing Plat of the TETON HEIGHTS SUBDIVISION, Division No. 1, Located in Jefferson County, Idaho, was Filed for Recording in the office of the Recorder for Jefferson County on this 18th Day of September, 2005, at 10:00 AM

Instrument Number: 342499

Jefferson County Recorder: Christine Bowlin

COUNTY APPROVAL

The Foregoing Final Plat was Duly Accepted and Approved by Jefferson County, Idaho, by Resolution Adopted this 12 Day of September, 2005.

Brett Oleson

County Commissioner Chairman

PLANNING AND ZONING COMMISSION

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

Chairman — Date: 01 Sept 2005

THOMPSON ENGINEERING, INC.
CONSULTING ENGINEERS
RIGBY, IDAHO 83442

FINAL PLAT

LOCATED IN THE SW 1/4 OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 39 EAST, JEFFERSON COUNTY, IDAHO

Project Name:	Stephen & Bruce Grover	Scale
Job Number:	2005-36	N/A
CoGo File:	Rhodehouse2001-18	
Date	August 18, 2005	Sheet 1 Of 2
Surveyor	K.L.T.	
Drawn By:	J.W.T.	