VIRGIN COMMERCIAL PARK

DIVISION NO. 1
JEFFERSON COUNTY, IDAHO

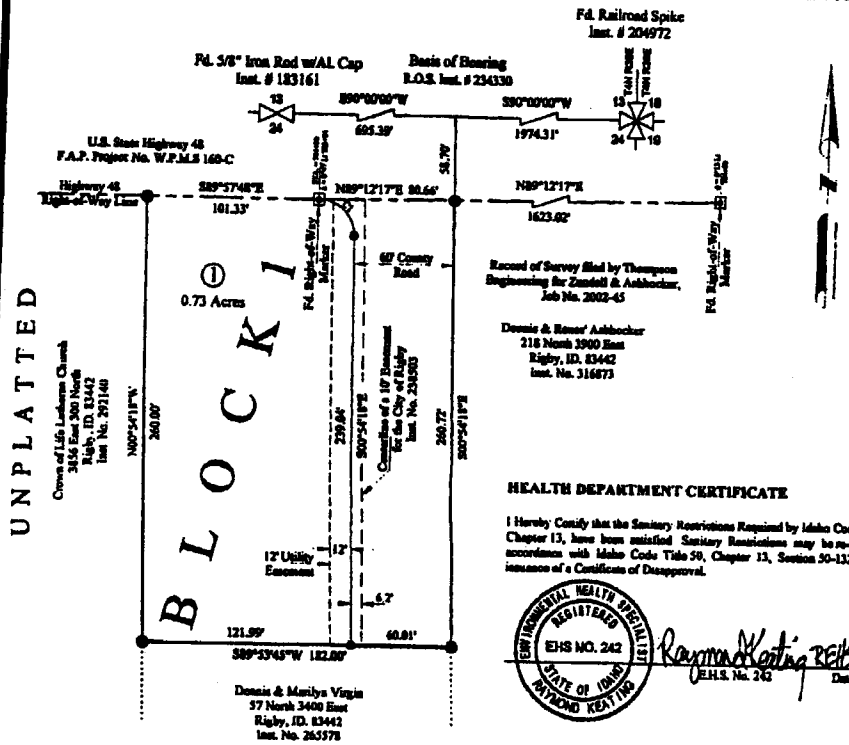
LOCATED IN THE NW1/4 NE 1/4 OF SECTION 24, T4N R38E, B.M.

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

LAND OWNERS
Dennis & Marilyn Virgin
57 North 3400 East
Rigby, ID. 83442
(208) 523-5417

ACREAGE
Total Subdivision ——— 1.09 Acres
1 Lot ——— 0.73 Acres
Dedicated County Road — 0.36 Acres

Instrument # 322068
RIGBY, JEFFERSON, IDAHO
2003-04-16 03:20:00 No. of Pages: 1
Recorded for : RIPP ARCHIBALD
CHRISTINE BOULTER Fee: 10.00
Ex-Officio Recorder Deputy
Index: PLAT



LEGEND
- Set 5/8" X 30" Iron Rod W/Cap # 854
- Set 1/2" X 30" Iron Rod W/Cap # 10563
- Adjacent Property Line
- 12' Utility Easement

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 VIRGIN COMMERCIAL PARK, Division No. 1, Located in Jefferson County, Idaho, was made by me or under my direction, and that said Subdivision is Truly and Correctly Staked as Required by Law and in Accordance with the Accompanying Plat.

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

P.L.S. License No. 10563 — Date: APRIL 14 2003

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 — P.L.S. License No. 760 — Date: 4-18-03

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.

Jefferson County Assessor — Parcel Number — Jefferson County Treasurer — Date: 4-21-03

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 VIRGIN COMMERCIAL PARK, 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 Lot Shown on this Plat are eligible and will receive water from the City of Rigby and said City has agreed in writing to serve said Lot.

In witness whereof the Undersigned have duly signed this Certificate this 18 Day of April 2003.

Dennis C. Virgin — Marilyn Virgin

ACKNOWLEDGMENT

State of Idaho)
SS.
County of Jefferson)

On this 18 Day of April, in the Year of 2003, before me Personally Appeared DENNIS C. & MARYLIN VIRGIN. 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.

NOTARY PUBLIC

SEAL — DONALD J. ARCHIBALD NOTARY PUBLIC STATE OF IDAHO

Notary Public

My Commission Expires on:

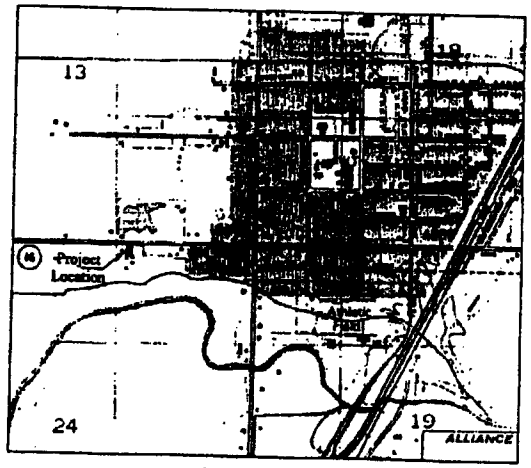
HEALTH DEPARTMENT CERTIFICATE

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 EHS NO. 242 STATE OF IDAHO RAYMOND KEATING

Raymond Keating REHS — E.H.S. No. 242 — Date: 18 Apr 03

CURVE 1
Radius = 21.00' Delta = 89°03'30"
Tangent = 20.66' Chord = 29.46'



VICINITY MAP
(No Scale)

Boundary Description
A Parcel of Land Situated in Jefferson County, State of Idaho, Township 4 North, Range 38 East of the Boise Meridian, Section 24. More Particularly Described as Follows: Beginning at the North Quarter (N1/4) Corner of Section 24, Township 4 North, Range 38 East, B.M.
Thence N90°00'00"E along the North line of Section 24 for a Distance of 695.39 Feet;
Thence S00°54'18"E for a Distance of 58.70 Feet to the South Right-of-Way line of Highway 48, said point being the True Point of Beginning.
Thence S00°54'18"E for a Distance of 260.72 Feet;
Thence S89°33'45"W for a Distance of 182.00 Feet;
Thence N00°54'18"W for a Distance of 260.00 Feet to the South Right-of-Way line of Highway 48.
Thence S89°57'48"E along said South Right-of-Way line for a Distance of 101.33 Feet to an existing Right-of-Way Monument;
Thence N89°12'17"E along said South Right-of-Way line for a Distance of 80.66 Feet to the True Point of Beginning, Containing 1.09 Acres More or Less.

NOTES:
NOTE 1: This Subdivision falls outside the 500 year Flood Plain as per Map No. 160510C0375 B.
NOTE 2: This Subdivision falls within the City of Rigby Impact Area.
NOTE 3: The Basis of Bearing was obtained from a Record of Survey Instrument No. 234330.
NOTE 4: The intended use of this Subdivision is for Commercial Development.
NOTE 5: This Subdivision will be connected to City Water and Sewer.

IRRIGATION CERTIFICATE

Water rights and assessment obligations are not appurtenant to the lands included within this plat, lots within this Subdivision will not receive a Water right.

COUNTY APPROVAL

The Foregoing Final Plat was Duly Accepted and Approved by Jefferson County, Idaho, by Resolution Adopted this 15 Day of April 2003.

County Commissioner Chairman

PLANNING AND ZONING COMMISSION

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

Chairman — Date: 21 Apr. 2003

RECORDER'S CERTIFICATE

I Hereby Certify that the Foregoing Plat of the VIRGIN COMMERCIAL PARK, Division No. 1, Located in Jefferson County, Idaho, was Filed for Recording in the office of the Recorder for Jefferson County on this 16 Day of April 2003, at 3:20 P.M.

Instrument Number: 322068 — Jefferson County Recorder

0 50 100 200
Graphic Scale

THOMPSON ENGINEERING, INC.
CONSULTING ENGINEERS
RIGBY, IDAHO 83442

FINAL PLAT

LOCATED IN THE NE 1/4 OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 38 EAST, JEFFERSON COUNTY, IDAHO

Project Name:	Dennis Virgin	Scale 1" = 50'
Job Number:	2003-33	
Date	April 13, 2003	
Surveyor	K.L.T.	
Drawn By:	K.L.T.	Sheet 1 Of 1