

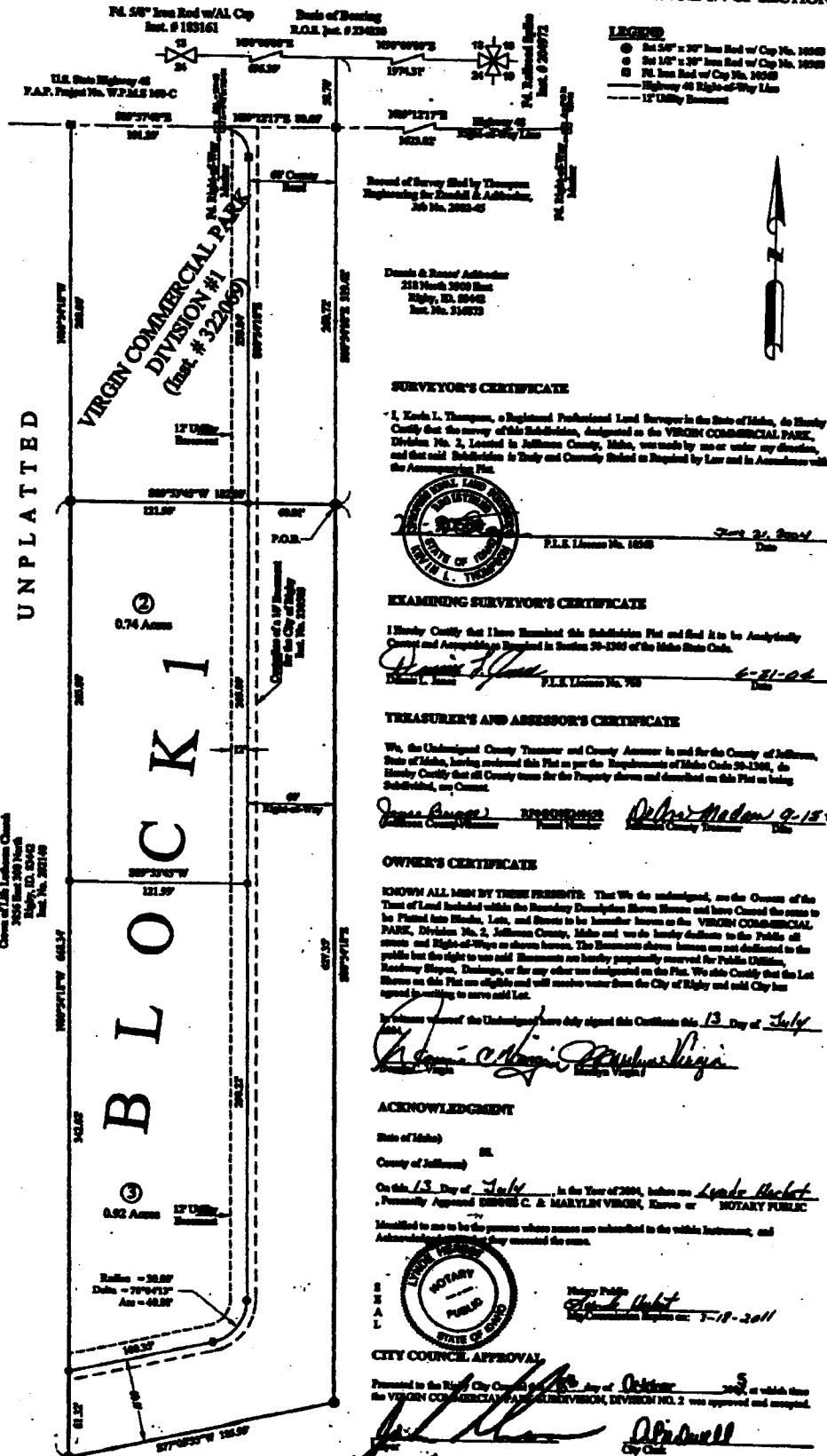
SURVEYOR
Kerla L. Thompson, P.L.S.
194 West Main Street
Rigby, ID 83442
(208) 745-0771

LAND OWNERS
Dennis & Rosemary Vaughan
57 North 2400 East
Rigby, ID 83442
(208) 322-0617

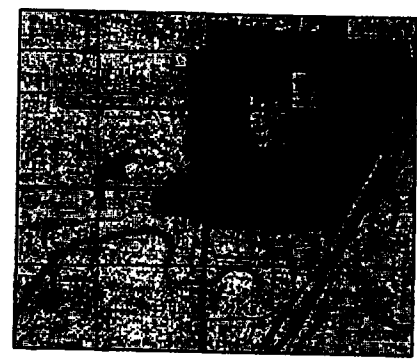
VIRGIN COMMERCIAL PARK

DIVISION NO. 2
AN ADDITION TO THE CITY OF RIGBY, JEFFERSON COUNTY, IDAHO
LOCATED IN THE NW1/4 NE 1/4 OF SECTION 24, T4N R38E, B.M.

ACREAGE
Total Subdivisions — 2.71 Acres
1 Lot — 1.86 Acres
Dedicated County Road — 1.86 Acres



LEGEND
 ● 1/4 Sec 24' x 24' Iron Rod w/ Cap No. 20028
 ○ 2nd 1/4' x 24' Iron Rod w/ Cap No. 20029
 ⊕ 1/4 Sec Iron Rod w/ Cap No. 20029
 — Highway 44 Right-of-Way Line
 - - - 12' Utility Easement



VICINITY MAP
(No Scale)

SURVEYOR'S CERTIFICATE

I, Kerla 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. 2, located in Jefferson County, Idaho, was made by me or under my direction, and that said Subdivisions is truly and correctly defined as Required by Law and in accordance with the Accompanying Plat.



F.L.S. License No. 1658
Date: July 21, 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 20-1203 of the Idaho State Code.

[Signature]
F.L.S. License No. 708
Date: 6-21-04

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 20-1204, do hereby certify that all County taxes for the Property shown and described on this Plat as being Subdivided, are Current.

[Signatures]
F.L.S. License No. 9-15-04

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: That We the Undersigned, as the Owners of the Tract of Land included within the Boundary Description Shown Herein and have caused the same to be Platted into Blocks, Lots, and Strips to be hereinafter known as the VIRGIN COMMERCIAL PARK, Division No. 2, Jefferson County, Idaho and we do hereby dedicate to the Public all streets and Rights-of-Way as shown hereon. The Easements shown hereon are not dedicated to the public but the right to use said Easements are hereby permanently reserved for Public Utilities, Railway Stations, Buildings, 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.

[Signatures]
Date: 13 Day of July

[Signatures]
Notary Public
Date: 7-18-2011

ACKNOWLEDGMENT

State of Idaho) ss.
County of Jefferson)

On this 13 Day of July, in the Year of 2004, before me *Leads Hackett*, Personally Appeared DENNIS C. & MARYLEN VIRGIN, known as **NOTARY PUBLIC**.

Identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.



CITY COUNCIL APPROVAL

Presented to the Rigby City Council on the 5 Day of October, 2004, at which time the VIRGIN COMMERCIAL PARK, DIVISION NO. 2 was approved and accepted.

[Signatures]
City Clerk

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 (201/4) Corner of Section 24, Township 4 North, Range 38 East, B.M. Thence 180°00'00" along the North Line of Section 24 for a Distance of 625.50 Feet; Thence 289°54'15" for a Distance of 310.45 Feet to the True Point of Beginning, said Point also being the Southeast Corner of The Virgin Commercial Park Subdivisions, Division No. 1; Thence 289°54'15" for a Distance of 482.25 Feet; Thence 100°34'15" W for a Distance of 448.24 Feet to the Southeast Corner of The Virgin Commercial Park Subdivisions, Division No. 1; Thence 180°22'45" along the South Line of said Subdivisions for a Distance of 162.50 Feet to the True Point of Beginning, Containing 2.71 Acres More or Less.

NOTES:
NOTE 1: This Subdivision will contain the 500 year Flood Plain as per Map No. 280120075 B.
NOTE 2: This Subdivision falls within the City of Rigby Impact Area.
NOTE 3: The State of Idaho was obtained from a Record of Survey Instrument No. 23426.
NOTE 4: The intended use of this Subdivision is for Commercial Development.
NOTE 5: This Subdivision will be connected to City Water and Sewer.

WATER RIGHTS STATEMENT
Water rights and easement obligations are not appurtenant to the lands included within the Subdivision Plat.

HEALTH DEPARTMENT CERTIFICATE
I hereby certify that the Sanitary Regulations Required by Idaho Code Title 20, Chapter 15, have been satisfied. Sanitary Regulations may be reviewed in accordance with Idaho Code Title 20, Chapter 15, Section 20-1204, by the issuance of a Certificate of Disapproval.



RECORDERS CERTIFICATE
I hereby certify that the foregoing Plat of the VIRGIN COMMERCIAL PARK, Division No. 2, located in Jefferson County, Idaho, was filed for Recording in the office of the Recorder for Jefferson County on this 13 Day of July, 2004.

[Signatures]
Recorder



TE 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:	Domain Virgin	Scale 1" = 50'	Sheet 1 of 1
Job Number:	2003-33		
COGO File:	MarlerRichard2002-09	Date	June 7, 2004
Date	June 7, 2004	Surveyor	K.L.T.
Drawn By:	B.R.T.		