

IRRIGATION WATER RIGHTS STATEMENT

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.

GRAPHIC SCALE



RIVER BEND ESTATES

DIVISION NO. 1

Part of Jefferson County, Idaho
PART OF THE SW 1/4 OF SECTION 13, T.4N., R.39E., B.M.

13
14
FOUND IR W/L CAP
CP&F #27220

TREASURER'S AND ASSESSORS CERTIFICATE

I, the undersigned County Treasurer in and for the County of Jefferson, State of Idaho, per the requirements of Idaho Code 50-1308, do hereby certify that all county property taxes due for the property included in this project are current.

Date: _____
County Assessor _____ Parcel No.s _____
Date: _____
Jefferson County Treasurer _____

RECORDER'S CERTIFICATE

I, hereby certify that the foregoing plat of the River Bend Estates Div. No. 1 was filed in the office of the recorder of Jefferson County, Idaho on the _____ day of _____, 20____ at _____ and recorded as instrument No. _____

EXAMINING SURVEYOR

I, certify that I have examined this plat and find it to be correct and acceptable as required by Section 50-1305 of the Idaho Code.
Date: _____
Dennis L. Jones, P.L.S.
Idaho License No. 760

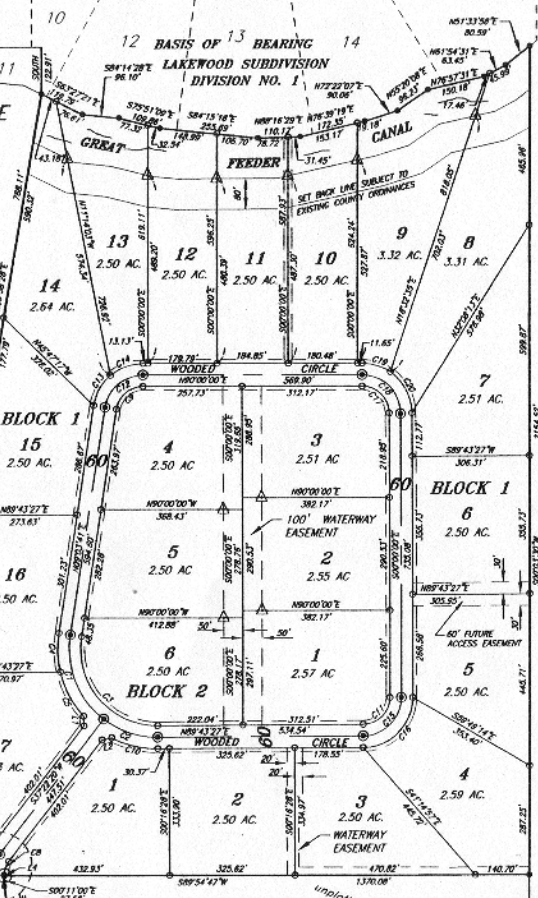
COUNTY APPROVAL

This plat was duly accepted and approved by the Board of County Commissioners, and the Planning and Zoning Board of Jefferson County, Idaho by resolution adopted this _____ day of _____, 20____

Chairman County Commissioners _____
Chairman Planning and Zoning _____

CURVE	RADIUS	DELTA	LENGTH	CHORD B	CHORD C
C1	230.00	61°41'21"	247.64	321°47'00"	835.85
C2	230.00	37°38'53"	151.13	217°27'56"	148.42
C3	200.00	195°09'14"	346.75	549°36'26"	304.93
C4	268.00	22°17'36"	101.16	320°05'07"	100.33
C5	268.00	27°06'33"	132.09	327°47'11"	136.68
C6	120.00	37°33'20"	78.65	318°35'40"	77.26
C7	90.00	37°33'20"	58.99	318°35'40"	57.94
C8	60.00	37°33'20"	39.33	318°35'40"	38.63
C9	70.00	80°56'19"	98.89	154°31'59"	98.87
C10	250.00	87°51'41"	124.16	576°25'45"	122.99
C11	70.00	89°43'27"	109.62	144°51'44"	98.76
C12	100.00	80°56'19"	141.26	349°31'59"	140.81
C13	200.00	140°59'10"	91.82	229°17'45"	89.93
C14	130.00	140°28'10"	91.82	269°45'55"	89.93
C15	100.00	89°43'27"	136.68	144°51'44"	141.08
C16	130.00	89°43'27"	203.58	144°51'44"	163.40
C17	70.00	90°00'00"	109.96	145°00'00"	95.99
C18	100.00	90°00'00"	157.08	145°00'00"	144.42
C19	130.00	34°27'07"	78.17	127°46'27"	77.80
C20	130.00	85°32'53"	126.83	167°46'27"	121.16

LINE	LENGTH	BEARING
L1	25.63	N86°29'14"W
L2	25.63	N77°19'44"E
L3	1.06	S00°11'00"E
L4	1.16	S00°11'00"E



LEGEND

- Section control corners
- Placed 5/8"x30" iron rod with cap marked P.L.S. 4563
- Placed 1/2"x24" iron rod with cap marked P.L.S. 4563
- Reference Monument, Placed 1/2"x24" I.R. W/ Cap Marked P.L.S. 4563
- Utility easements are 10' wide along the frontage of all lots.
- Monument to be placed after construction.
- Found Right-of-Way Monument

BOUNDARY DESCRIPTION

Part of the SW 1/4 of Section 13, Township 4 North, Range 39 East, B.M., Jefferson County, Idaho described as:

Beginning at a point on the south line of Lot 11, Block 1 of Lakewood Subdivision Division No. 1, a planned unit development, Jefferson County, Idaho being N 89°47'46" E 1367.17 feet along the east-west centerline of said Section 13 and South 122.91 feet from the West 1/4 corner of said Section 13, said point of beginning being on the north bank of the Great Feeder Canal and running thence along said bank and the south line of said Lakewood Subdivision the following eleven (11) courses: (1) S 63°27'21" E 119.79 feet; (2) thence S 84°14'28" E 96.10 feet; (3) thence S 75°51'09" E 109.86 feet; (4) thence S 84°15'16" E 255.69 feet; (5) thence N 89°16'29" E 110.17 feet; (6) thence N 78°30'19" E 172.35 feet; (7) thence N 27°22'07" E 90.06 feet; (8) thence N 55°20'08" E 96.23 feet; (9) thence N 76°57'31" E 150.18 feet; (10) thence N 61°54'31" E 63.45 feet; (11) thence N 51°33'56" E 80.59 feet to the north-south centerline of said Section 13; thence S 0°03'30" W 2154.52 feet along said centerline; thence S 89°54'47" W 1370.08 feet; thence S 00°11'00" E 27.58 feet; thence S 08°53'42" E 132.05 feet; thence S 00°11'00" E 278.50 feet to the north R-0-W of State Highway No. 48, thence S 89°43'50" W 1000.00 feet along said R-0-W, thence N 0°11'00" W 278.66 feet; thence N 08°31'42" E 132.05 feet; thence N 00°11'00" W 27.66 feet; thence S 89°54'47" W 83.84 feet; thence N 31°00'42" E 749.20 feet; thence W 91°03'41" E 534.83 feet; thence N 9°38'28" E 768.11 feet to the point of beginning.

Parcel contains 65.93 acres.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that we the undersigned are all of the owners of the tract of land included within the Boundary Description shown herein and have caused the same to be platted and divided into Blocks, Lots, and Streets to be hereafter known as River Bend Estates Div. No. 1, Jefferson County, Idaho, and we do hereby dedicate to the public all streets and rights-of-way shown herein. The easements shown herein 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 uses as designated on the plat. We further certify that the lots within this subdivision will be served by individual wells maintained and operated by the individual owners thereof.

IN WITNESS WHEREOF, we have hereunto set our signatures this _____ day of _____, 20____

River Bend Estates LLC, Managing Member Jim Bernard

CORPORATION ACKNOWLEDGMENT

STATE OF IDAHO
County of Jefferson

On this _____ day of _____, 20____ before me the undersigned, a Notary Public in and for said State, personally appeared Jim Bernard, known or identified to me to be the managing member of River Bend Estates, LLC, the Limited Liability Corporation that executed the attached Owner's Certificate and acknowledged to me that such company executed the same. IN WITNESS WHEREOF, I have set my hand and affixed my official seal the day and year first above written.

Notary Public for the State of Idaho
Residing at _____
Commission Expiration Date: _____

HEALTH DEPT. CERTIFICATE

I hereby certify that sanitary restrictions required by Idaho Code Title 50 - Chapter 12 Section 50-1326 have been satisfied and this plat is hereby approved for recording by filing of this certificate herewith.
DISTRICT 7 STATE BOARD OF HEALTH
Date: _____

SURVEYOR'S CERTIFICATE

I, Kim H. Leavitt, a registered professional surveyor in the State of Idaho do hereby certify that the survey of this subdivision, designated as River Bend Estates Division No. 1, was made by me or under my direction, and that said subdivision is truly and correctly stated as provided by law and in accordance with the accompanying plat as described herein.

Date: _____
Kim H. Leavitt, P.L.S.



HARPER-LEAVITT ENGINEERING, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
985 N. CAPITAL AVE., P.O. BOX 50691, IDAHO FALLS, IDAHO 83405 (208) 524-0212