

BOUNDARY DESCRIPTION

A Parcel of Land Situated in Jefferson County, State of Idaho, Township 4 North, Range 39 East of the Boise Meridian, Section 17, More Particularly Described as follows: Beginning at the Southeast Corner of Section 17 for a Distance of 300.99 Feet; Thence S89°32'12"W along the South Line of Section 17 for a Distance of 6312 Feet to the True Point of Beginning; Thence S00°00'40"E for a Distance of 1253.57 Feet; Thence S89°19'40"W for a Distance of 424.3 Feet; Thence S45°42'20"W for a Distance of 273.88 Feet; Thence S00°40'20"W for a Distance of 920.00 Feet; Thence N89°19'40"E for a Distance of 424.3 Feet, said point being on a Curve 140 Feet along said Curve; Date: 26 94'19'

Thence S00°00'40"E for a Distance of 6312 Feet to the True Point of Beginning; Thence S89°32'12"W for a Distance of 300.99 Feet; Thence S00°00'40"E for a Distance of 1253.57 Feet; Thence S89°19'40"W for a Distance of 424.3 Feet; Thence S45°42'20"W for a Distance of 273.88 Feet; Thence S00°40'20"W for a Distance of 920.00 Feet; Thence N89°19'40"E for a Distance of 424.3 Feet, said point being on a Curve 140 Feet along said Curve; Date: 26 94'19'

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Subject for Easements and Right-of-Ways for highways, roads, ditches, canals, power poles and transmission lines as they exist.

CITY COUNCIL APPROVAL

Presented to the Rigby City Council this _____ day of _____, 20____ at which time the **HAILEY CREEK PROFESSIONAL PARK**, an addition to the City of Rigby, was approved and accepted.

City Mayor _____ City Clerk _____ Public Works Director _____

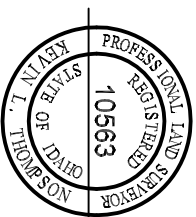
HEALTH DEPARTMENT CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the DEQ approved 1 of the Design Plans and specifications and the conditions imposed on the developer for combined satisfaction of sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer/septic facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions are in force in accordance with Section 50-1326, Idaho Code, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

P.E.H.S. No. 9000732 Date _____

SURVEYOR'S CERTIFICATE

I, Kerin L. Thompson, a Registered Professional Land Surveyor in the State of Idaho, do hereby certify that the survey of this subdivision, designed as **HAILEY CREEK PROFESSIONAL PARK**, an addition to the City of Rigby, 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.



P.L.S. License No. 105663 Date _____

EXAMINING SURVEYOR'S CERTIFICATE

I hereby certify that I have examined this Subdivision Plat and find it to be Correct and Acceptable as Required in Section 50-1306 of the Idaho State Code.

Dennis L. Jones P.L.S. License No. 760 Date _____

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 _____

HAILEY CREEK PROFESSIONAL PARK

AN ADDITION TO THE CITY OF RIGBY
JEFFERSON COUNTY, IDAHO
LOCATED IN THE SE 1/4 OF SECTION 17, T4N R39E, B.M.

WATER RIGHTS STATEMENT

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

PUBLIC UTILITY EASEMENT NOTICE

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.

OWNERS CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS, That I the undersigned, am the Owner of the Tract of Land included within the Boundary Description Shown Hereon and have caused the same to be Platted into Blocks, Lots, to be hereafter known as **HAILEY CREEK PROFESSIONAL PARK**, an addition to the City of Rigby, Jefferson County, Idaho and I do hereby dedicate to the Public all streets and Right-of-Ways 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, or for any other use designated on the Plat. I also certify that the Lots Shown on this Plat are eligible and will receive water from the City of Rigby and said City has agreed to serve said Lots.

Hailey Creek Professional Park, LLC

Jaramie Magiera - Manager
ACKNOWLEDGMENT (LLC)

State of Idaho) SS
County of Jefferson)

On this _____ day of _____, in the Year of 20____, before me _____, a Notary Public, in the State of Idaho, personally appeared **JARAMIE MAGIERA**, known and identified to me to be the a managing member in the limited liability company of **HAILEY CREEK PROFESSIONAL PARK, LLC**, and the person who subscribed said company name to the attached Owner's Declaration and acknowledged to me that he executed the same.

Notary Public: _____
My Commission Expires on: _____

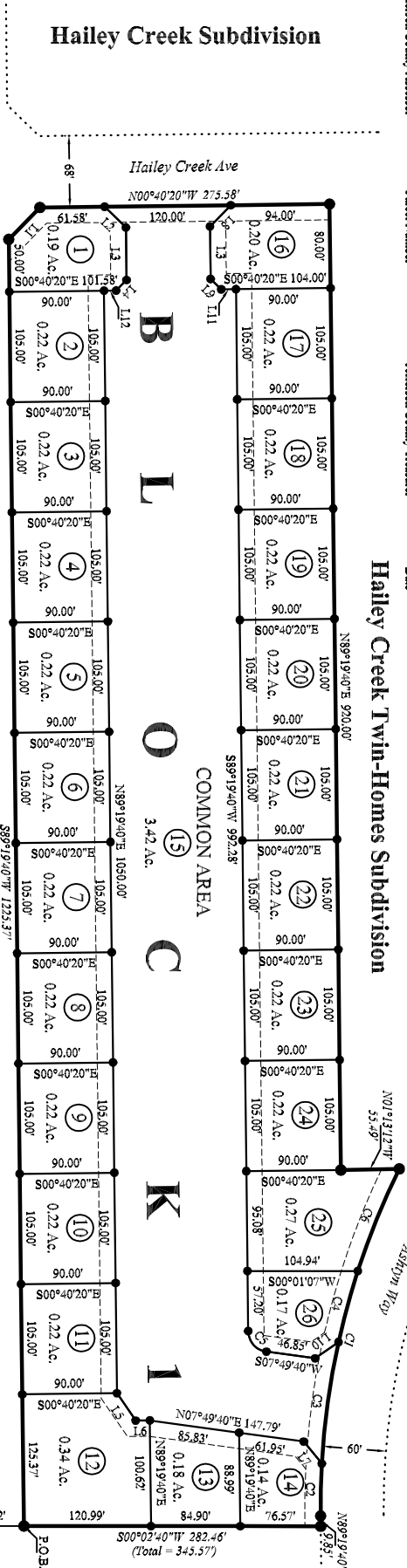
RECORDERS CERTIFICATE

I hereby certify that the foregoing Plat of **HAILEY CREEK PROFESSIONAL PARK**, an addition to the City of Rigby, Jefferson County, Idaho, was filed for Recording in the office of the Recorder for Jefferson County on this _____ day of _____, 20____ at _____.

Instrument Number: _____
Jefferson County Recorder: _____

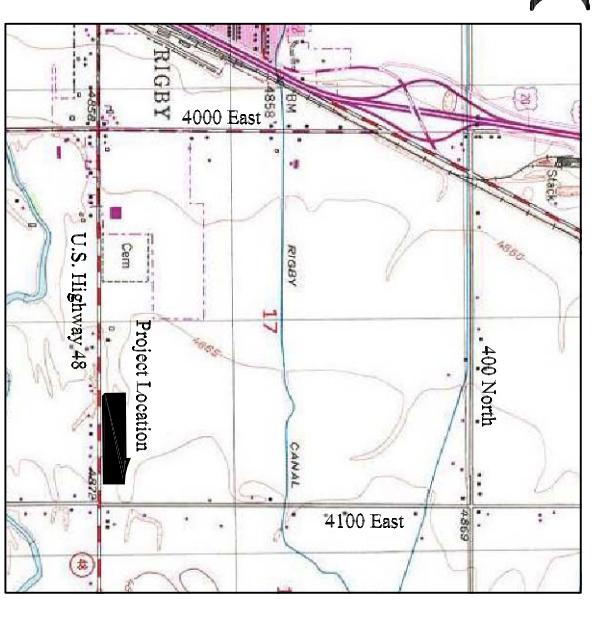
LINE	BEARING	DISTANCE
L1	N45°42'00"W	24.3
L2	N4°19'40"E	34.28
L3	N89°19'40"E	30.00
L4	S89°42'20"W	14.14
L5	N89°19'40"E	31.60
L6	N00°40'20"W	13.29
L7	N89°42'20"W	34.28
L8	S45°42'20"E	14.14
L9	S89°42'20"W	27.39
L10	S00°40'20"E	27.39
L11	N89°42'20"W	14.00
L12	N00°40'20"W	11.58

CURVE	BEARING	RADIUS	LENGTH	BEARING	DISTANCE
C1	S89°30'17"	78.00	34.28	S71°51'17"	338.88
C2	S89°34'17"	78.00	49.84	S88°42'29"E	19.85
C3	S71°03'27"	78.00	10.92	S85°50'07"E	10.89
C4	S19°00'00"	78.00	28.45	S89°42'20"W	26.61
C5	S89°35'00"	78.00	105.11	S67°32'31"E	105.02



U.S. Highway 48
F.A.P. No. W.P.M.S. 160-C

Elizabeth Anderson
Inst. No. 343430



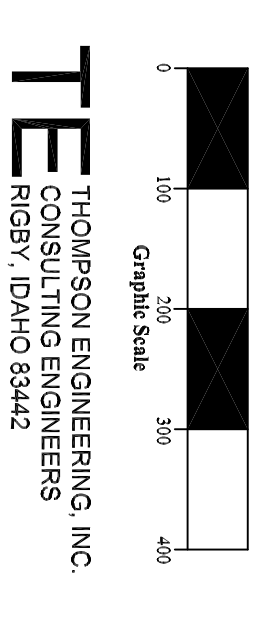
SURVEYOR
Kerin L. Thompson, P.L.S.
215 Remondeth Way
Rigby, ID 83442
(208) 745-8711

LAND DEVELOPER
Jaramie Magiera
P.O. Box 586
Rigby, ID 83442
(208) 745-1996

NOTES:
NOTE 1: This Subdivision falls outside the 500 year Flood Plain as per FEMA Map No. 16051C0667 B.
NOTE 2: See Record of Survey Instrument No. 364101 for information relating to how the Basis of Bearing and the Boundary of the Subdivision was determined.
NOTE 3: All Lots shall access the Subdivision road and Common Area and will not Enter Directly onto U.S. Highway 48.
NOTE 4: Lot 15 of Block 1 is for a Common Area Parking Lot to be designed as needed with Landscaping and will be Owned & Maintained by the Lot Owners of the Commercial Park Association.

ACREAGE
Total Subdivision 8.87 Acres
25 Buildable Lots 5.45 Acres
1 Common Area Lots 3.42 Acres

LEGEND
● Set 5/8" X 3/8" Iron Rod w/ Plastic Cap No. 10663
● Set 1/2" X 3/8" Iron Rod w/ Plastic Cap No. 10663
--- Adjacent Property Line
--- 15' Public Utility Easement (P.U.E.)



TE THOMPSON ENGINEERING, INC.
CONSULTING ENGINEERS
RIGBY, IDAHO 83442

FINAL PLAT

LOCATED IN THE SE 1/4 OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 39 EAST, JEFFERSON COUNTY, IDAHO

Project Name: Jaramie Magiera
Job Number: 2007-50
CoGo File: 4-39-17.pro

Date: September 4, 2008
Surveyor: K.L.T.
Drawn By: T.S.G.

Scale: 1" = 100'

Sheet 1 of 1