PINE BROOK SUBDIVISION

DIVSION NO. 1
MADISON COUNTY, IDAHO

PART OF THE S1/2NW1/4,SW1/4NE1/4 LYING NORTH
AND WEST OF HWY 191-20 IN SECTION 13; T6N;R39E;B.M.

CURVE TABLE

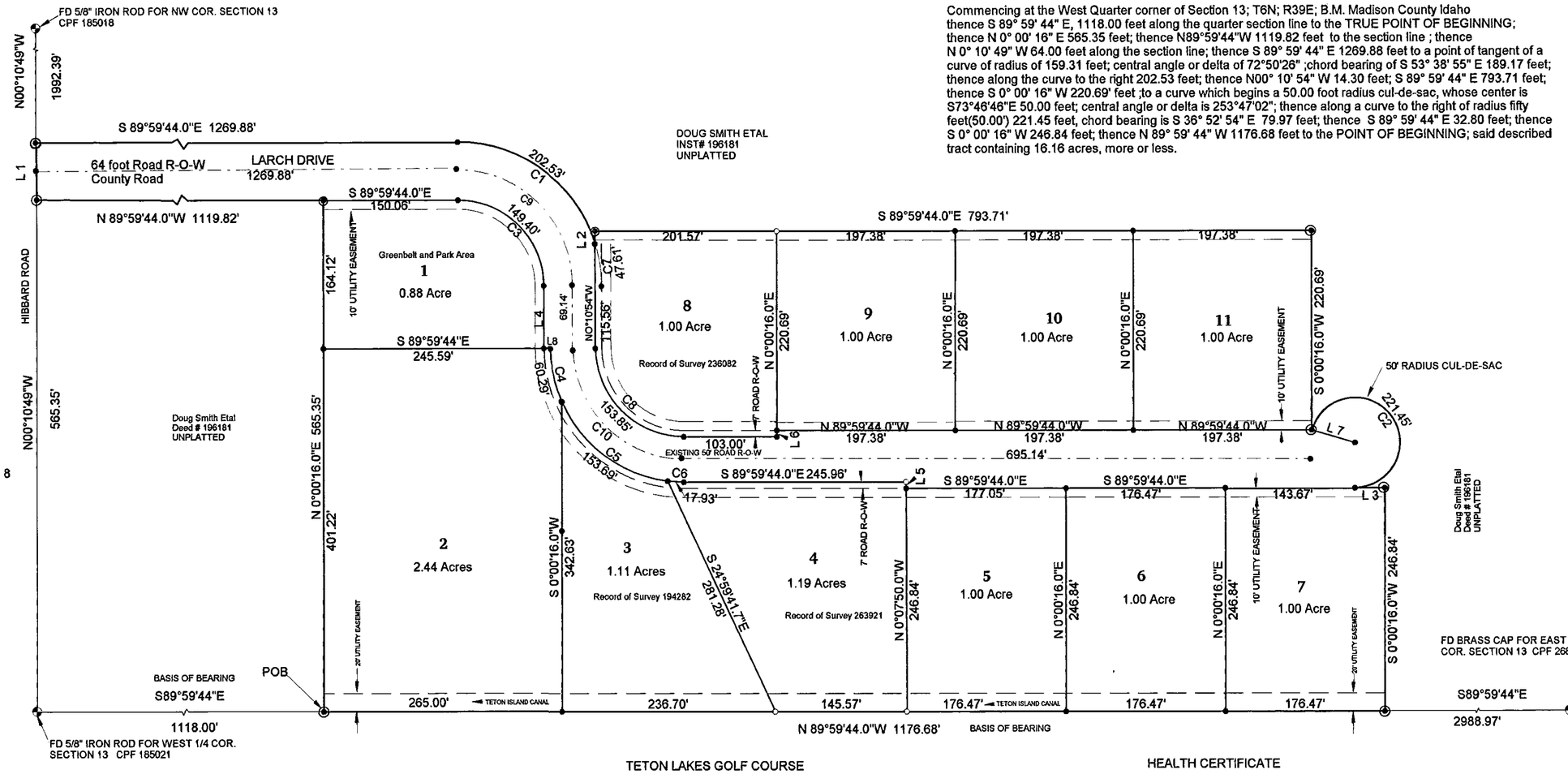
Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	72°50'26"	159.31	202.53	117.54	189.17	S 53°38'55" E
2	253°47'02"	50.00	221.45	0.00	79.97	S 36°52'54" E
3	89°48'50"	95.31	149.40	95.00	134.57	S 45°05'19" E
4	23°18'59"	148.15	60.29	30.57	59.87	S 11°57'27" E
5	59°26'12"	148.15	153.69	84.57	146.89	S 53°20'02" E
6	6°55'58"	148.15	17.93	8.97	17.92	S 86°31'07" E
7	17°07'17"	159.31	47.61	23.98	47.43	S 8°40'03" E
8	89°48'50"	98.15	153.85	97.83	138.58	S 45°05'19" E
9	89°48'50"	127.31'	199.56'	126.90'	179.75	S45°05'18"E
10	89°48'50"	123.15	193.04	122.75	173.88	S45°05'18"E

LINE TABLE

Line	Bearing	Distance
1	N 0°10'49.0"W	64.00'
2	N 0°10'54.0"W	14.30'
3	S 89°59'44.0"E	32.80'
4	S 0°10'54.0"E	69.14'
5	S 0°07'50.0"E	7.00'
6	N 0°00'16.0"E	7.00'
7	S 73°46'45.7"E	50.00'
8	N 89°59'44"W	7.00'

SCALE 1" = 100'

- 5/8" iron rods marked PLS 1027 on boundary corners
- 1/2" iron rods with plastic cap marked PLS 1027
- FD IRON RODS FROM PREVIOUS RECORD OF SURVEYS



BOUNDARY DESCRIPTION

Commencing at the West Quarter corner of Section 13; T6N; R39E; B.M. Madison County Idaho thence S 89° 59' 44" E, 1118.00 feet along the quarter section line to the TRUE POINT OF BEGINNING; thence N 0° 00' 16" E 565.35 feet; thence N89°59'44"W 1119.82 feet to the section line ; thence N 0° 10' 49" W 64.00 feet along the section line; thence S 89° 59' 44" E 1269.88 feet to a point of tangent of a curve of radius of 159.31 feet; central angle or delta of 72°50'26" ;chord bearing of S 53° 38' 55" E 189.17 feet; thence along the curve to the right 202.53 feet; thence N00° 10' 54" W 14.30 feet; S 89° 59' 44" E 793.71 feet; thence S 0° 00' 16" W 220.69' feet ;to a curve which begins a 50.00 foot radius cul-de-sac, whose center is S73°46'46"E 50.00 feet; central angle or delta is 253°47'02"; thence along a curve to the right of radius fifty feet(50.00') 221.45 feet, chord bearing is S 36° 52' 54" E 79.97 feet; thence S 89° 59' 44" E 32.80 feet; thence S 0° 00' 16" W 246.84 feet; thence N 89° 59' 44" W 1176.68 feet to the POINT OF BEGINNING; said described tract containing 16.16 acres, more or less.

NOTES

There is a 10 foot wide utility easement along street frontage of all lots.
There is a 10 foot wide utility easement along the North side of lots 8,9,10 and 11.
There is a 20 foot wide utility easement along the south side of lots 2,3,4,5,6,and 7.
There is a 7 foot wide strip dedicated to the widening of road along lots 1,2,3,4 and 8 to make a 64 foot road right-of-way.
Lot 4 has utility easements recorded on ROS 263921.
No public water or sewer systems.

DEED OF DEDICATION

BE IT KNOWN THAT: We the undersigned, do hereby certify that we are the legal owners of the above tract of land and have caused the same to be subdivided into lots, blocks and streets to be known as PINE BROOK SUBDIVISION, DIVISION NO. 1, Madison County, Idaho, and we do hereby give, grant and dedicate for the public use all streets, alleys, and easements shown hereon. The subdivision has protective covenants. We further certify that the individual lots shown on this plat will not be served by any water system, but will be served by individual wells.
IN WITNESS WHEREOF: We have hereto set our signatures this 20 day of December 1999.

Douglas J. Smith — Gladys E. Smith
Douglas H. Rasmussen — Joellyn Rasmussen
David G. Taylor — Linda G. Taylor
Donna Thueson
James B. Arnold — Anne T. Arnold

ACKNOWLEDGMENT

STATE OF IDAHO)S.S.
COUNTY OF MADISON)
On this 20 day of December, 1999, before me, a Notary Public, the undersigned personally appeared Douglas J. Smith, Gladys E. Smith, Douglas H. Rasmussen, Joellyn Rasmussen, David G. Taylor, Linda G. Taylor, and Donna Thueson known to me or identified to me to be the persons whose names are subscribed to this instrument and acknowledged to me that they executed the same..
IN WITNESS WHEREOF, I have set my hand and affix my official seal the day and year first above written.

Boyd L Cardon
Notary Public for the State of Idaho
Residing at Rexburg, ID.
My Commission expires 9/20/2000

BOYD L CARDON NOTARY PUBLIC STATE OF IDAHO

RECORDER'S CERTIFICATE

Recorded and filed at the request of_____
Date:_____Book:_____No:_____Fee:_____

County Recorder

TREASURER'S CERTIFICATE

I, do hereby certify tht all County property taxes for the property included in this subdivision are current.

Date 6-1-00 Sherry Arnold
County Treasurer

ACKNOWLEDGMENT

STATE OF NORTH CAROLINA)S.S.
COUNTY OF Transylvania)
On this 23 day of November, 1999, before me, a Notary Public, the undersigned personally appeared James B. Arnold and Anne T. Arnold known to me or identified to me to be the persons whose names are subscribed to this instrument and acknowledged to me that they executed the same.
IN WITNESS WHEREOF, I have set my hand and affix my official seal the day and year first above written.

Notary Public for the State of North Carolina
Residing at Brevard, NC
My Commission expires 9/13/04

Instrument # 286295
REXBURG, MADISON, IDAHO
2000-11-06 12:45:00 No. of Pages: 1
Recorded for : BOYD CARDON
MARILYN R. RASMUSSEN Fee: 11.00
Ex-Officio Recorder Deputy

TETON LAKES GOLF COURSE

IRRIGATION CERTIFICATE

Lots within this subdivision will not receive an irrigation water right.

SURVEYOR'S APPROVAL

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 MAY 29 00
Professional Land Surveyor
Idaho License No. 8252

SURVEYOR'S CERTIFICATE

I, Boyd L. Cardon PLS 1027, State of Idaho do hereby certify that at the request of the owners I have surveyed the tract of land shown on this plat and know as PINE BROOK SUBDIVISION, DIVISION NO. 1 Madison County, Idaho.

REGISTERED LAND SURVEYOR Boyd L. Cardon 1027 2/16/00 STATE OF IDAHO BOYD L. CARDON

HEALTH CERTIFICATE

The sanitary restrictions described in Sections 50-1326 through 50-1328, Idaho Code have been satisfied, subject to the following restrictions.

All lots are subject to the applicable Environmental Health and County sewage disposal rules and ordinances.

Date 16 May 00
District Seven Health Department

ENVIRONMENTAL HEALTH SPECIALIST REGISTERED Raymond STATE OF IDAHO RAYMOND KEATING

COUNTY APPROVAL

Presented to the Madison County Board of Commissioners this 1 day of June, 1999; at which time this subdivision was approved and accepted. 2000

Planning & Zoning Chrmn. _____ Chairman

CITY APPROVAL

The accompanying plat was duly accepted and approved by the City Council of Rexburg, Idaho this ____day of_____ 1999.

Mayor City Clerk

Planning & Zoning Chrmn. City Engineer

BOYD L CARDON PLS
1535 W. 190 S.
REXBURG, ID.
208-356-9682