PARKSIDE

PLANNED RESIDENTIAL DEVELOPMENT

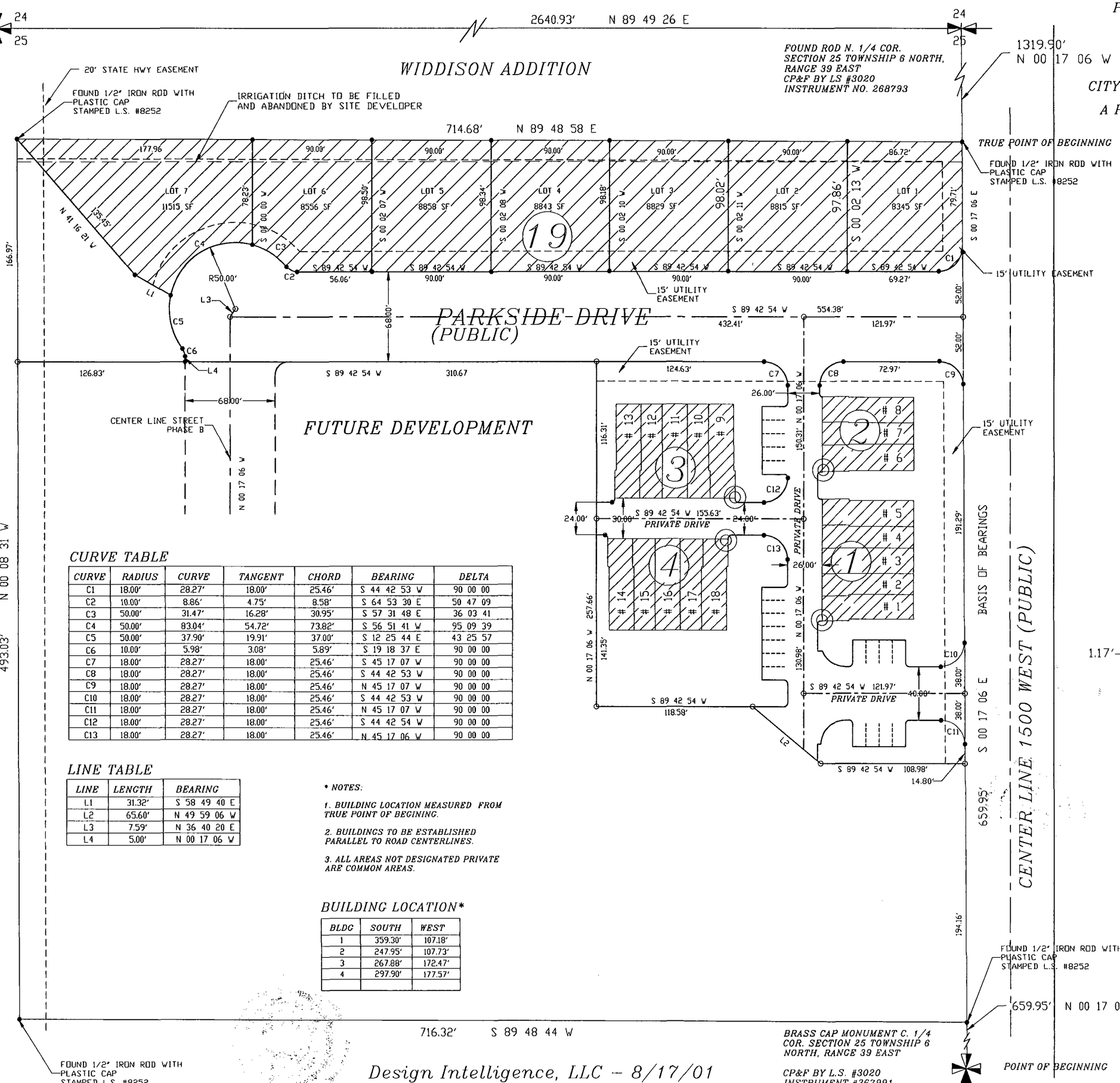
PLAT A

CITY OF REXBURG, MADISON COUNTY, IDAHO

A PORTION OF NW 1/4 OF SEC 25, T. 6 N. R 39 E., BOISE MERIDIAN

4.50 ACRES MORE OR LESS

SCALE 1" = 50'



CURVE TABLE

CURVE	RADIUS	CURVE	TANGENT	CHORD	BEARING	DELTA
C1	18.00'	28.27'	18.00'	25.46'	S 44 42 53 W	90 00 00
C2	10.00'	8.86'	4.75'	8.58'	S 64 53 30 E	50 47 09
C3	50.00'	31.47'	16.28'	30.95'	S 57 31 48 E	36 03 41
C4	50.00'	83.04'	54.72'	73.82'	S 56 51 41 W	95 09 39
C5	50.00'	37.90'	19.91'	37.00'	S 12 25 44 E	43 25 57
C6	10.00'	5.98'	3.08'	5.89'	S 19 18 37 E	90 00 00
C7	18.00'	28.27'	18.00'	25.46'	S 45 17 07 W	90 00 00
C8	18.00'	28.27'	18.00'	25.46'	S 44 42 53 W	90 00 00
C9	18.00'	28.27'	18.00'	25.46'	N 45 17 07 W	90 00 00
C10	18.00'	28.27'	18.00'	25.46'	S 44 42 53 W	90 00 00
C11	18.00'	28.27'	18.00'	25.46'	N 45 17 07 W	90 00 00
C12	18.00'	28.27'	18.00'	25.46'	S 44 42 54 W	90 00 00
C13	18.00'	28.27'	18.00'	25.46'	N 45 17 06 W	90 00 00

LINE TABLE

LINE	LENGTH	BEARING
L1	31.32'	S 58 49 40 E
L2	65.60'	N 49 59 06 W
L3	7.59'	N 36 40 20 E
L4	5.00'	N 00 17 06 W

** NOTES:*

1. BUILDING LOCATION MEASURED FROM TRUE POINT OF BEGINING.

2. BUILDINGS TO BE ESTABLISHED PARALLEL TO ROAD CENTERLINES.

3. ALL AREAS NOT DESIGNATED PRIVATE ARE COMMON AREAS.

BUILDING LOCATION*

BLDG	SOUTH	WEST
1	359.30'	107.18'
2	247.95'	107.73'
3	267.88'	172.47'
4	297.90'	177.57'

(1) BLOCK NO.

LOT NO.

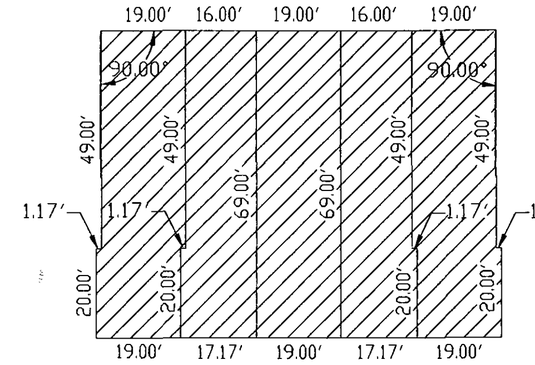
◎ BLDG CONTROL PT

PRIVATE AREA

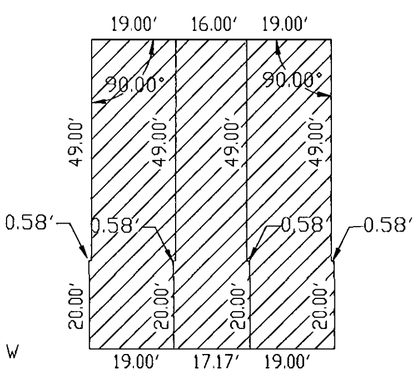
COMMON AREA

● 1/2" STEEL ROD W/TH PLASTIC CAP STAMPED L.S. #1027

○ 5/8" STEEL ROD W/TH PLASTIC CAP STAMPED L.S. #1027



FIVE LOT BLOCK DETAIL



THREE LOT BLOCK DETAIL

Design Intelligence, LLC – 8/17/01

PARKSIDE

PLANNED RESIDENTIAL DEVELOPMENT

PLAT A

CITY OF REXBURG, MADISON COUNTY, IDAHO

A PORTION OF THE

NW 1/4 SECTION 25 T. 6 N. R. 39 E. BOISE MERIDIAN

BOUNDARY DESCRIPTION

A TRACT OF LAND LYING IN MADISON COUNTY, STATE OF IDAHO, IN THE NORTHWEST ONE QUARTER OF SECTION 25 TOWNSHIP 6 NORTH, RANGE 39 EAST OF THE BOISE MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER ONE QUARTER CORNER OF SECTION 25, THENCE N 00 17 06 W ALONG THE MERIDIONAL CENTERLINE OF SAID SECTION 659.95 FEET TO THE CSN 1/64 CORNER; THENCE N 00 17 06 W A DISTANCE OF 659.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 89 48 58 W A DISTANCE OF 714.68 FEET TO THE EASTERLY RIGHT OF WAY OF HIGHWAY 20; THENCE S 00 08 31 E A DISTANCE OF 166.97 FEET; THENCE N 89 42 54 E A DISTANCE 437.50 FEET; THENCE S 00 17 06 E A DISTANCE OF 257.66 FEET; THENCE N 89 42 54 E A DISTANCE OF 118.58 FEET; THENCE S 49 59 06 E A DISTANCE OF 65.60 FEET; THENCE N 89 42 54 E A DISTANCE OF 108.98 FEET; THENCE N 00 17 06 W A DISTANCE OF 465.79 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 4.50 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, (BOYD L. CARDON) _____ DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE #1027 AS PRESCRIBED BY THE LAWS OF THE STATE OF IDAHO. I FURTHER CERTIFY THAT THE REFERENCED MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY. FURTHERMORE, I CERTIFY THAT SAID TRACT OF LAND WILL BE STAKED ON THE GROUND ACCORDING TO THE STATE LAW SECTION 50-1303, STATE OF IDAHO.

Boyd L. Cardon 1027 9/24/01

COUNTY SURVEYOR'S CERTIFICATE

I, _____ DO HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT AND FIND IT TO BE CORRECT AND ACCEPTABLE AS REQUIRED IN SECTION 50-1305, STATE OF IDAHO.

HEALTH DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT SANITARY RESTRICTIONS REQUIRED BY IDAHO CODE, SECTION 50-1326, HAVE BEEN SATISFIED AND THIS PLAT IS HEREBY APPROVED FOR RECORDING BY FILLING OF THIS CERTIFICATE HEREWITH.

DISTRICT 7 STATE BOARD OF HEALTH

DATE: 9-25-01 C. Johnson EHS
ENVIRONMENTAL HEALTH SPECIALIST

IRRIGATION WATER RIGHTS RELEASE

THE PROPERTY INCLUDED IN THIS PLAT HAS PETITIONED FOR AND BEEN REMOVED FROM ALL FUTURE IRRIGATION WATER RIGHTS.

9/20/01 — DATE

#291438 — INSTRUMENT NO.

TREASURER'S CERTIFICATE

I THE UNDERSIGNED COUNTY TREASURER IN END FOR THE COUNTY OF MADISON, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE SECTION 50-1303, DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE FOR THE PROPERTY INCLUDED IN THIS PROJECT ARE CURRENT.

DATE: 9-25-01 Anita Clark, Deputy
MADISON COUNTY TREASURER

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FORECOING PLAT OF PHASE A OF THE PARKSIDE PLANNED RESIDENTIAL DEVELOPMENT, MADISON COUNTY, IDAHO WAS FILED FOR RECORDING IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IDAHO ON THIS 26 DAY OF Sept 2001 AT 12:00 P M AND RECORDED UNDER INSTRUMENT NUMBER 291584.

DATE: 9/26 Marilyn R. Rasmussen
MADISON COUNTY RECORDER
by Tracy Stull $11.00

CITY'S ACCEPTANCE

THIS FORECOING PLAT WAS DULY ACCEPTAED AND APPROVED BY THE CITY OF REXBURG, IDAHO BY RESOLUTION ADOPTED THIS 24th DAY OF Sept, 2001

MAYOR

John Mellan
CITY ENGINEER

Planning and Zoning

Marilyn Wasden
CITY CLERK

Instrument # 291584
REXBURG, MADISON, IDAHO
2001-09-26 12:00:00 No. of Pages: 1
Recorded for : SCOTT SPAULDING
MARILYN R. RASMUSSEN Fee: 11.00
Ex-Officio Recorder Deputy

OWNER'S CERTIFICATE

KNOW 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 AND DIVIDED INTO BLOCKS, LOTS AND STREETS, TO BE HEREAFTER KNOW AS PARKSIDE PLANNED RESIDENTIONAL DEVELOPMENT PLAT A, MADISON COUNTY, IDAHO AND WE DO HEREBY DEDICATE TO THE PUBLIC, ALL PUBLIC STREETS AND EASEMENTS AS SHOWN HEREON. WE ALSO CERTIFY THAT THE LOTS SHOWN ON THIS PLAT ARE ELIGIBLE AND WILL RECEIVE WATER AND SEWER FROM THE CITY OF REXBURG AND SAID MUNICIPALITY HAS AGREED IN WRITING TO SERVE SAID LOTS.

PARKSIDE DEVELOPMENT, L.C.

BY JOHN L. DESTER, MANAGER

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF MADISON

ON THIS 26 DAY OF September A.D. 2001 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED THE SIGNER(S) OF THE ABOVE OWNER'S CERTIFICATE, AND HAVE EXECUTED THE SAME FOR THE PURPOSE THEREIN MENTIONED AND IN THE CAPACITY INDICATED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST SET ABOVE WRITTEN.

Dawn Holman
NOTARY PUBLIC FOR THE STATE OF IDAHO RESIDING
Madison COUNTY

COMMISSION EXPIRES: 9-1-06

DAWN HOLMAN NOTARY PUBLIC STATE OF IDAHO

RESERVATION OF COMMON AREAS

PARKSIDE DEVELOPMENT, L.C., IN RECORDING THIS PLAT OF PARKSIDE PLAT A PLANNED RESIDENTIAL DEVELOPMENT HAS DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE DRIVES AND COMMON AREAS INTENDED FOR THE USE BY THE OWNERS IN PARKSIDE PLANNED UNIT DEVELOPMENT FOR INGRESS AND EGRESS, RECREATION, AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DECIDATED HEREBY FOR THE USE BY THE GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN PARKSIDE PLANNED RESIDENTIAL DEVELOPMENT AS MORE FULLY PROVIDED IN THE DECLARATION OF CONVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO PARKSIDE PLANNED RESIDENTIAL DEVELOPMENT, EFFECTIVE UPON THE DATE THAT THIS PLAT IS RECORDED IN THE OFFICIAL RECORDS OF MADISON COUNTY, IDAHO.

UTILITY DEDICATION

PARKSIDE DEVELOPMENT, L.C., OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF PARKSIDE PLAT A PLANNED RESIDENTIAL DEVELOPMENT CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT AND HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY AS SHOWN BY THE AREAS MARKED "UTILITY EASEMENT" "PRIVATE DRIVES", OR "COMMON AREAS" ON THE PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO.