

STATE OF IDAHO) 1123487 T-75
County of Bonneville) ss 8-6-03
I hereby certify that the within instrument was
filed 8-6-03 A.M. Fee 11.00
RONALD LONGMORE, County Recorder
By Raney Deputy

TIMBERLINE ESTATES

DIVISION NO. 1

Bonneville County, Idaho
Part of the South 1/2 of the Northeast 1/4
of Section 21, T. 3 N., R. 38 E., B.M.

FOUND RR SPIKE
CP&F INST. NO. 637853

BOUNDARY DESCRIPTION

Part of the NE 1/4 of Section 21, Township 3 North, Range 38 East, B.M., Bonneville County, Idaho described as:

Beginning at a point that is N 00°01'27" E, 160.01 feet from the East 1/4 corner of said Section 21 said point being a point on the north right-of-way line of the Ririe Dam Outlet thence along the Ririe Dam Outlet right-of-way the following three (3) courses: (1) S 89°16'22" W, 50.00 feet (2) S 00°01'27" W, 50.00 feet; (3) S 89°16'22" W, 708.23 feet; thence N 00°10'53" W, 293.47 feet; thence N 11°20'57" E, 57.42 feet; thence N 78°39'03" W, 17.57 feet; thence N 11°20'57" E, 60.00 feet; thence N 78°39'03" W, 185.00 feet; thence N 11°20'57" E, 243.36 feet; thence N 84°28'31" W, 377.98 feet; thence S 89°49'07" W, 172.52 feet; thence S 89°00'45" W, 60.01 feet; thence S 89°20'05" W, 880.03 feet; thence N 00°10'53" W, 185.34 feet; thence N 89°37'06" W, 60.00 feet to a point on a curve; thence to the left along said curve 15.50 feet, (Curve data, delta=44°24'55", R=20.00 feet) chord bears N 22°23'21" W, 15.12 feet, to a point of reverse curvature; thence to the right along said curve 6.58 feet, (Curve data, delta=07°32'43", R=50.00 feet) chord bears N 40°49'27" W, 6.58 feet; thence S 89°49'07" W, 195.00 feet to a point on the north-south center section line; thence N 00°10'53" W, 263.02 feet along said center section line; thence N 89°20'05" E, 2217.50 feet; thence S 02°33'38" E, 632.07 feet; thence N 89°49'41" E, 396.56 feet to a point on the east line of said Section 21; thence S 00°01'27" W, 514.62 feet along said east line to the point of beginning.

Parcel contains 35.18 acres

CURVE TABLE

Curve	Radius	Delta	Length	Chord Bearing	Chord Distance
C1	100.00'	13°54'35"	24.28'	N 04°23'39" E	24.22'
C2	1361.55'	2°42'37"	64.41'	N 19°42'43" E	64.40'
C3	1361.55'	3°24'07"	80.84'	N 16°39'20" E	80.83'
C4	20.00'	44°24'55"	15.50'	S 68°27'27" E	15.12'
C5	1361.55'	8°57'29"	212.87'	N 04°24'10" E	212.66'
C6	50.00'	81°37'41"	71.23'	S 03°45'45" W	65.36'
C7	50.00'	81°37'41"	71.23'	S 85°23'26" W	65.36'
C8	50.00'	7°32'43"	6.58'	N 50°01'21" W	6.58'
C9	20.00'	44°24'55"	15.50'	N 67°07'33" E	15.12'
C10	50.00'	88°28'03"	77.20'	S 89°09'12" W	69.76'
C11	50.00'	88°28'03"	77.20'	N 02°22'45" W	69.76'
C12	20.00'	44°24'55"	15.50'	S 19°38'49" W	15.12'
C13 TOTAL	50.00'	176°56'07"	154.41'	N 46°36'47" W	99.96'
C14	130.00'	13°54'35"	31.56'	N 04°23'39" E	31.48'
C15	160.00'	13°54'35"	38.84'	N 04°23'39" E	38.75'
C16 TOTAL	65.00'	305°01'38"	346.04'	S 78°39'03" E	60.00'
C17	65.00'	84°01'35"	95.32'	S 31°50'59" W	87.01'
C18	65.00'	44°53'47"	50.93'	S 32°36'42" E	49.64'
C19	65.00'	44°53'40"	50.93'	S 77°30'25" E	49.64'
C20	65.00'	44°53'47"	50.93'	N 57°35'51" E	49.64'
C21	65.00'	86°18'50"	97.92'	N 08°00'27" W	88.92'
C22	50.00'	7°32'43"	6.58'	S 40°49'27" E	6.58'
C23	20.00'	44°24'55"	15.50'	N 22°23'21" W	15.12'
C24	50.00'	178°20'49"	155.64'	S 44°34'36" W	99.99'

NOTES:

- LOT 16 BLOCK 2 AND LOT 7 BLOCK 1 TO BE PURCHASED BY THE IDAHO DEPARTMENT OF TRANSPORTATION FOR FUTURE RIGHT-OF-WAY.
- LOT 1,2 BLOCK 1 AND LOT 1 BLOCK 2 WILL HAVE NO PRIVATE ACCESS TO 25TH EAST (HITT ROAD)

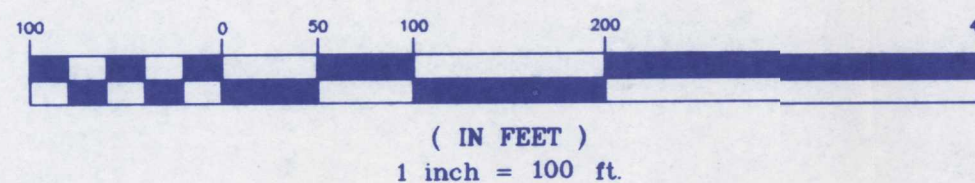
LEGEND

- Boundary Line
- Right-of-Way Line
- Centerline
- Lot Line
- Section Line
- Easement Line

- Set 5/8"x30" Rebar with Plastic Cap - L.S. 10786
- Set 1/2"x24" Rebar with Plastic Cap - L.S. 10786
- Set Reference Point w/ 1/2"x24" Rebar with Plastic Cap - L.S. 10786

NOTE: Public Utility Easements 15' wide along all street frontages.
All other utility easements 8' wide unless shown otherwise.

GRAPHIC SCALE



RIRIE DAM OUTLET

FOUND 1/2" IR WITH
PLASTIC CAP IN ASPHALT
CP&F INST. NO. 973634



HARPER-LEAVITT ENGINEERING, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS

985 N. CAPITAL AVE., P.O. BOX 50691, IDAHO FALLS, IDAHO 83405 (208) 524-0212

SHEET 1 of 2

