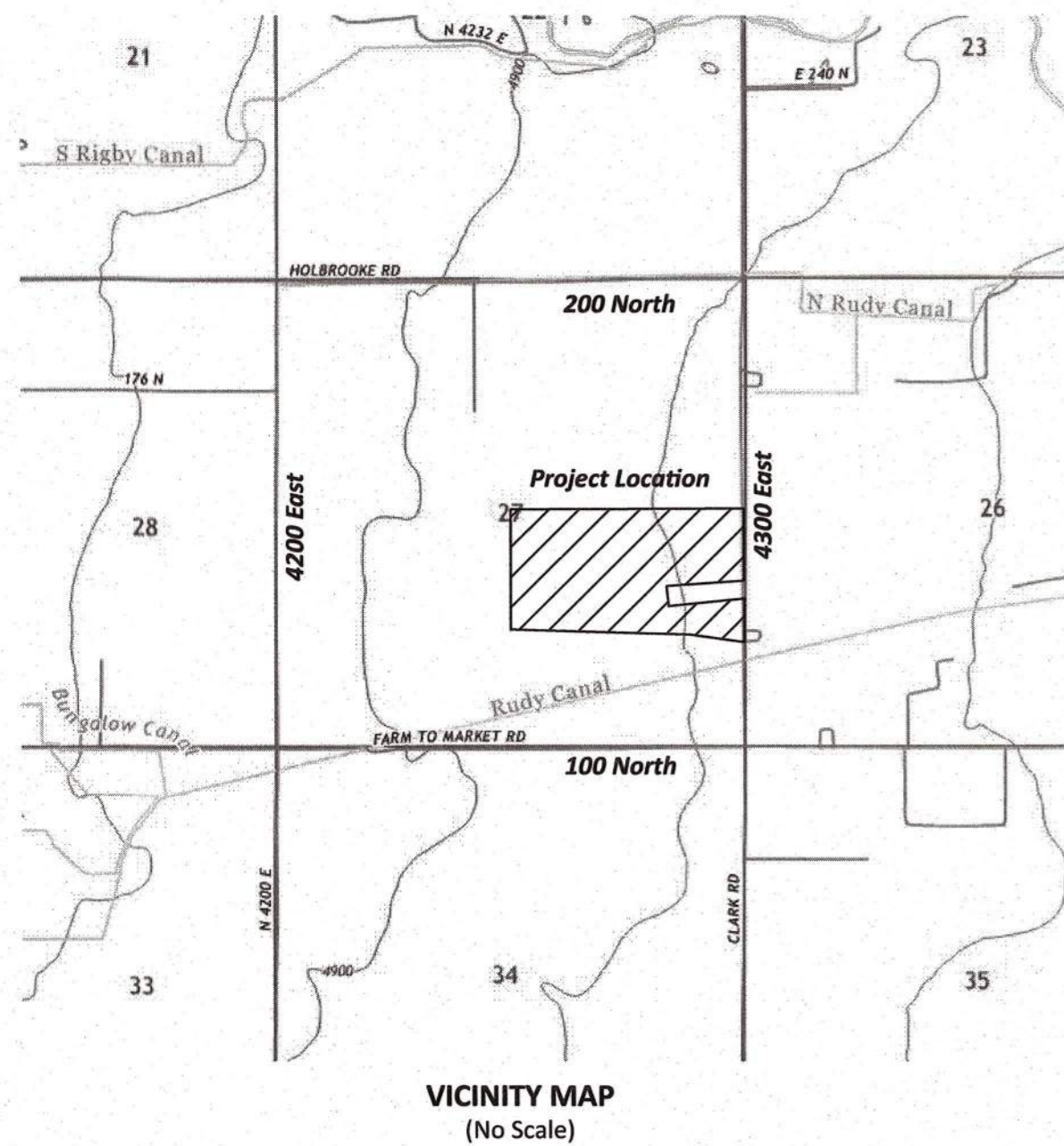


JENNINGS ACRES

DIVISION NO. 1, JEFFERSON COUNTY, IDAHO

Located in the SE 1/4 of Section 27, T4N R39E, B.M.



ACREAGE
 Total Subdivision ----- 77.86 Acres
 5 Buildable Lots ----- 76.94 Acres
 Dedicated Public Road ----- 0.92 Acres

IRRIGATION PLAN - WATER RIGHTS STATEMENT
 There are 55.17 shares of Rudy Canal Company for this acreage. The shares are 3 inches per share, and 165.51 inches total water. The shares will be put in each respective owners name. When the lots are sold the water will be divided up evenly with inches per acre. The land owners will work together to perform ditch maintenance and each owner will be responsible to pay their respective fees for the water assessments and collection of said fees. The main water supply is accessible along 4300 East, with sub-delivery ditches per lot owner discretion. For ditch and canal easements refer to Idaho Code 42-1102.

NOTES:
 NOTE 1: This Subdivision falls outside the 500 year Flood Plain as per FIRM Map No. 16051C1675C. Dated September 26, 2008.
 NOTE 2: This property is Zoned R5 and the intended use of this Subdivision is for Residential Single Family Dwelling Units.
 NOTE 3: Culinary Water will be supplied to each lot by individual wells.
 NOTE 4: See Record of Survey Instrument No. 448617 for information relating to how the Basis of Bearing and the Boundary of the Subdivision was determined.
 NOTE 5: Lots 2 and 3 access point.
 NOTE 6: The Lots within this Subdivision will be provided with irrigation water.
 NOTE 7: Storm water generated by this subdivision will be retained on site. The lots are large enough that storm water will be directed to the vegetated portions of the lots to percolate into the ground.
 NOTE 8: For ditch and canal easements refer to Idaho Code 42-1102

PUBLIC UTILITY EASEMENT NOTE
 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.

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 into Blocks, Lots, Easements, and Streets to be hereafter known as **JENNINGS ACRES, Division No. 1**, Jefferson County, Idaho, and we do hereby dedicate to the public all streets and Right-of-Ways as 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. We also certify that the lots shown on this plat will be served by individual wells and the lands included within this plat will be irrigated in compliance with Jefferson County policy, Water and/or Canal Company regulations and in accordance with Idaho Code 31-3805 (if required).

In Witness Whereof the Undersigned Have Duly Signed this Certificate this 9th Day of January, 2026.

Owner: Ila Jennings
 By: Brenda Hansen
 Attorney-in-Fact

ACKNOWLEDGMENT
 State of Idaho)
 County of Jefferson)
 On this 9th Day of January, in the Year of 2026, before me the undersigned, a Notary Public in and for said State, Personally Appeared **BRENDA HANSEN**, Known or Identified to me to be the Attorney-in-Fact for ILA JENNINGS and acknowledged to me that she executed the same, subscribed the name of Brenda Hansen on the attached Owner's Dedication as Principal, and her name as Attorney-in-Fact.

KEVIN L THOMPSON
 Notary Public - State of Idaho
 Commission Number 52707
 My Commission Expires Oct 8, 2026

Notary Public: Kevin L Thompson
 My Commission Expires on: OCTOBER 8, 2026

SURVEYOR
 Kevin L. Thompson, P.L.S.
 215 Farnsworth Way
 Rigby, ID. 83442
 (208) 745-8771

LAND OWNER
 Ila Jennings / Brenda Hansen
 3854 East 300 North
 Rigby, ID. 83442

STORM WATER PLAN
 Storm water generated by this subdivision will be retained on site. The lots are large enough that storm water will be directed to the vegetated portions of the lots to percolate into the ground.

LANDSCAPE PLAN
 Improvements to landscape shall be a minimum of twenty five (25) feet beyond the Development (house).

FLOOD PLAIN NOTE
 This Subdivision falls outside the 500 year Flood Plain as per FIRM Community Map No. 16051C1675C. Dated September 26, 2008.

EXAMINING SURVEYOR'S CERTIFICATE
 I hereby certify that I have examined this subdivision plat and find it to be analytically correct and acceptable as required in Section 50-1305 of the Idaho State Code.
Jeffrey Rowe 1-9-26
 Jeffrey Rowe, P.L.S. License No. 13856 Date

HEALTH DEPARTMENT CERTIFICATE
 Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a Certificate of Disapproval.
Vincent McHenry 01/09/26
 Health District Signature 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 1-15-26 RP04N39E277201
 Parcel Number
Kristine Lund 1-15-2026
 Jefferson County Treasurer Date

COUNTY APPROVAL
 The foregoing final plat was duly accepted and approved by Jefferson County, Idaho, by resolution adopted this 20 Day of January 2026.

Shad Hansen
 County Commissioner Chairman
Shad Hansen
 Planning & Zoning Director
Jefferson County Public Works Director

RECORDER'S CERTIFICATE
 I hereby certify that the foregoing plat of **JENNINGS ACRES, Division No. 1**, Jefferson County, Idaho, was filed for recording in the office of the recorder for Jefferson County on this 20 Day of January 2026, at 12:59 pm
 Instrument Number: 496485
 Jefferson County Recorder: [Signature]

RECORDER'S INSTRUMENT
 Instrument # **496485**
 RIGBY, JEFFERSON, IDAHO
 1-20-2026 12:55:03 PM No. of Pages: 2
 Recorded for: THOMPSON
 COLLEEN C. POOLE Fee: 11.00
 Ex-Officio Recorder Deputy
 Index to: PLAT

FINAL PLAT - JENNINGS ACRES

LOCATED IN THE SE 1/4 OF SECTION 27,
 TOWNSHIP 4 NORTH, RANGE 39 EAST,
 JEFFERSON COUNTY, IDAHO

Job Name: David Jennings	Drawn By: J.W.T.
Job Number: 2019-208 (2025 Work)	Checked By: K.L.T.
CoGo File: 4-39-27.pro.pro	Date: 1/9/2026
	Revision No.
	Scale: N/A
	Sheet 1
	Of 2

THOMPSON
 LAND SURVEYING, INC.

BOUNDARY DESCRIPTION
 A Parcel of Land Situate in Jefferson County, State of Idaho, Township 4 North, Range 39 East of the Boise Meridian, Section 27; Commencing at the Southeast Corner of said Section 27, said point being Monumented with an Aluminum Cap, Recorded as Instrument No. 320058 in the Jefferson County Clerk's Office;
 Thence N00°44'32"W (Record = North) along the East line of said Section 27 for a Distance of 1038.31 Feet to a Corner of an Unrecorded Record of Survey by Lyle I. Thompson in September 1975, said point being the POINT OF BEGINNING.
 Thence S86°24'31"W (Record = S86°46'49"E) for a Distance of 235.37 Feet to a 1/2" Iron Rod set by Lyle I. Thompson in September 1975;
 Thence N70°00'04"W (Record = N69°37'48"W) for a Distance of 632.44 Feet to a 1/2" Iron Rod set by Lyle I. Thompson in September 1975;
 Thence S86°44'00"W (Record = South) for a Distance of 219.91 Feet to a 1/2" Iron Rod marked LS 826;
 Thence S84°48'02"W for a Distance of 110.80 Feet;
 Thence N59°40'10"W for a Distance of 176.99 Feet to the Southeast Corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 27, said point being Monumented with a 5/8" Iron Rod with Plastic Cap stamped 10563;
 Thence S89°36'24"W for a Distance of 1308.30 Feet to the Southwest Corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 27, said point being Monumented with an Aluminum Cap, Recorded as Instrument No. 447770 in the Jefferson County Clerk's Office;
 Thence N00°03'16"W for a Distance of 1316.32 Feet to the Northwest Corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 27, said point being Monumented with an Aluminum Cap, Recorded as Instrument No. 447768 in the Jefferson County Clerk's Office;
 Thence N89°37'16"E for a Distance of 1300.40 Feet to the Northeast Corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 27;
 Thence N89°37'16"E for a Distance of 1300.40 Feet to the East Quarter (E 1/4) Corner of said Section 27, said point being Monumented with a Railroad Spike, Recorded as Instrument No. 345378 in the Jefferson County Clerk's Office; Thence S00°44'32"E along the East line for a Distance of 810.38 Feet;
 Thence S85°59'29"W for a Distance of 995.00 Feet to a 1/2" Iron Rod marked LS 826;
 Thence S00°23'53"E for a Distance of 249.09 Feet to a 1/2" Iron Rod marked LS 826;
 Thence N85°59'28"E for a Distance of 996.50 Feet to the East line of said Section 27;
 Thence S00°44'32"E for a Distance of 533.62
 POINT OF BEGINNING, Containing 77.86 Acres More or Less. **Subject to:** Easements and Right-of-Ways for highways, roads, ditches, canals, power poles, and transmission lines as they exist.

NARRATIVE
 This Plat was done at the request of Jason Girder on behalf of Brenda Hansen and the Jennings family. For the purpose of this plat is for creating 5 acre lots for some family members and a 10 acre lot for the Jennings home. Lot 5 is the remaining farm lot. The boundary for this plat is from a previous record of survey done for David Jennings, ROS instrument No. 448617 and a record of survey by John P. Barnes, ROS instrument No. 351158.

SURVEYOR'S CERTIFICATE
 I, Kevin L. Thompson, a Licensed Professional Land Surveyor in the State of Idaho, do Hereby Certify that the survey of this subdivision, designated as **JENNINGS ACRES, Division No. 1**, Jefferson County, Idaho, was made by me or under my direction, and that said subdivision is Truly and Correctly Staked as Required by Law and in Accordance with the Accompanying Plat.

Kevin L. Thompson 1-9-2026
 P.L.S. License No. 10563 Date

