

**"PRELIMINARY PLAT"
E Z ACRES
DIVISION NO. 2, JEFFERSON COUNTY, IDAHO**

PART OF

THE N 1/2 OF THE SE 1/4 OF SECTION 20, T. 4 N., R. 40 E.B.M., JEFFERSON COUNTY, IDAHO

CENTER 1/4 COR. SEC. 20,
T. 4 N., R. 40 E.B.M.,
FOUND RR ROAD SPIKE
GR&R INST. NO. 351390

BOUNDARY DESCRIPTION

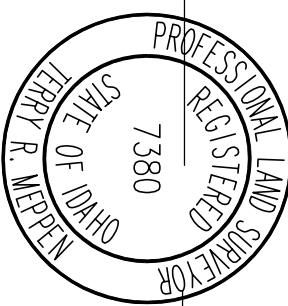
Part of the North Half of the Southeast Quarter (N 1/2 SE 1/4) Section 20, Township 4 North, Range 40 East of the Boise Meridian, Jefferson County, Idaho described as follows:

Beginning at point on the westerly right-of-way line of the Archer-Lyman Highway, Federal Aid Project No. S-6768(3) and the south line of the North Half of the Southeast Quarter (N 1/2 SE 1/4) of said Section 20 that is N.00°13'16"W, 1314.19 feet along the section line and S.89°47'56"W, 37.56 feet from a found 1/2" iron rod at the Southeast corner of said Section 20 and running thence S.89°47'56"W, 2563.16 feet to the Southwest corner of said North Half of the Southeast Quarter (N 1/2 SE 1/4) of said Section 20; thence N.01°21'06"E, 556.89 feet along the west line of the Southeast Quarter of said Section 20; thence S.89°25'20"E, 1438.50 feet to the west line of the property as described in Quit Claim Deed, Instrument No. 461499; thence along said property the following two (2) courses: (1) S.02°49'14"E, 437.58 feet; thence (2) N.89°47'56"E, 285.30 feet to the west line of the property as described in Warranty Deed, Instrument No. 474413; thence along said property the following two (2) courses: (1) S.02°49'14"E, 30.03 feet; thence (2) N.89°47'56"E, 802.34 feet to the westerly right-of-way line of the Archer-Lyman Highway, Federal Aid Project No. S-6768(3); thence S.00°46'07"E, 70.00 feet to the point of beginning.

Parcel contains 20,249 acres.

SURVEYOR'S CERTIFICATE

I, Terry R. Meppen, a registered Professional Land Surveyor in the State of Idaho, do hereby certify that a survey was made under my direction of the land described in the accompanying boundary description and that the plat upon which this certification appears was made under my direction. I further certify that the accompanying map correctly depicts the division of land as marked upon the ground and that the pertinent provisions of the statutes of the State of Idaho have been complied with.



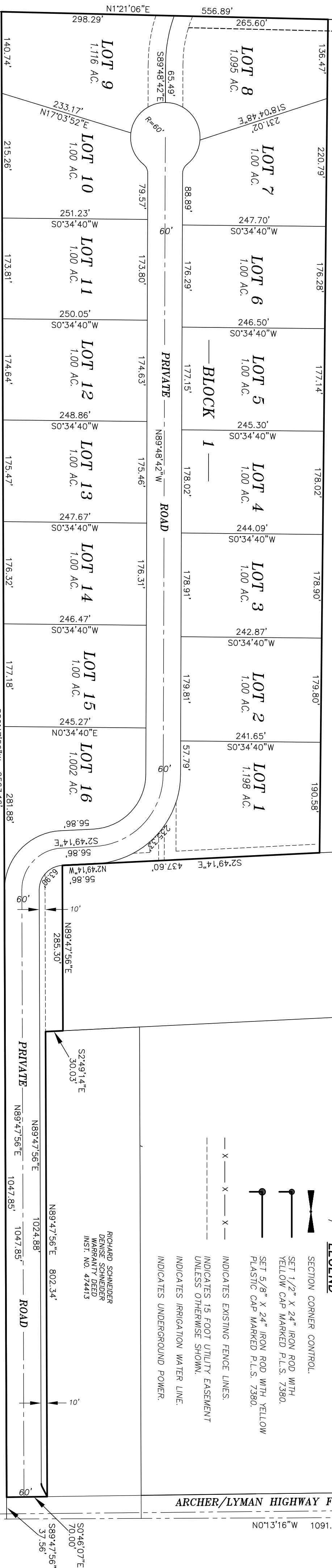
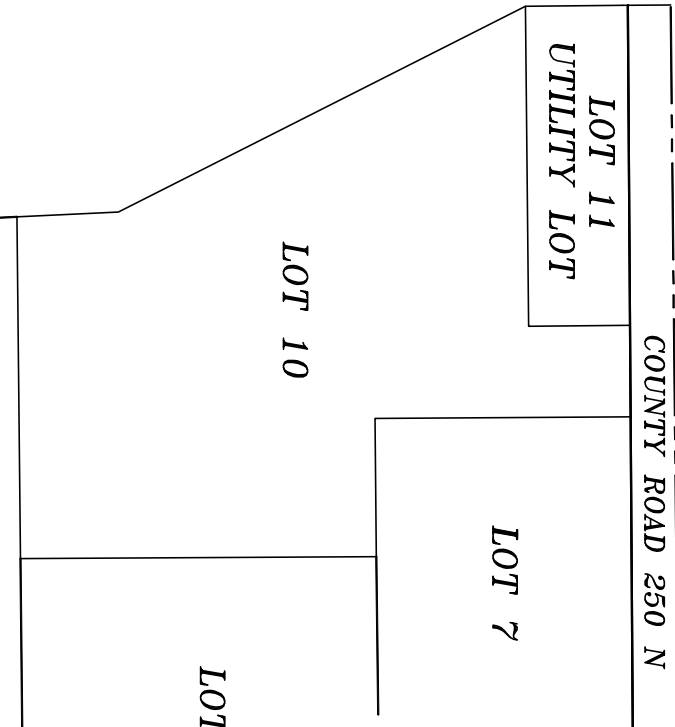
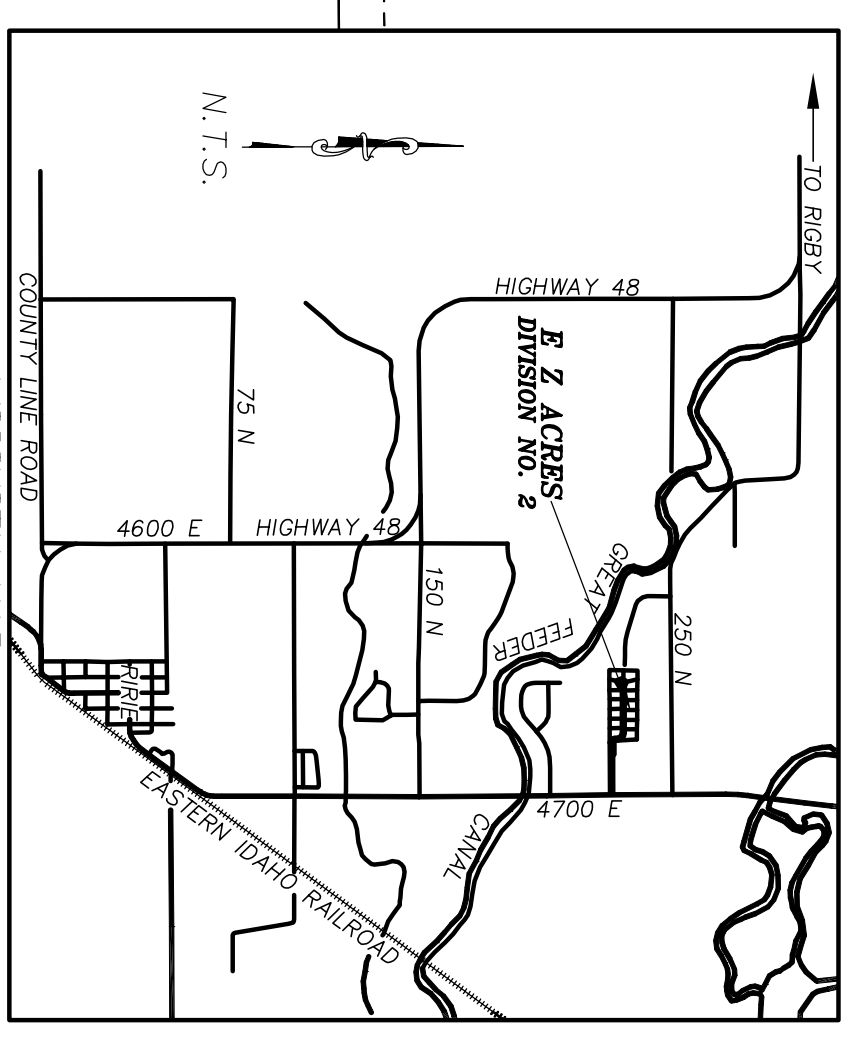
NEIL E. BROWN,
WARRANTY DEED,
INSTRUMENT NO. 361390

Terry R. Meppen
License No. 7380

NEIL E. BROWN,
WARRANTY DEED,
INSTRUMENT NO. 361390

JEFFREY L. THOMPSON AND
JULIE M. THOMPSON
QUIT CLAIM DEED
INST. NO. 461499

JEFFREY L. THOMPSON AND
JULIE M. THOMPSON
QUIT CLAIM DEED
INST. NO. 353079



LEGEND

- SECTION CORNER CONTROL.
- SET 1/2" X 24" IRON ROD WITH YELLOW CAP MARKED P.L.S. 7380.
- SET 5/8" X 24" IRON ROD WITH YELLOW PLASTIC CAP MARKED P.L.S. 7380.
- INDICATES EXISTING FENCE LINES.
- INDICATES 15 FOOT UTILITY EASEMENT UNLESS OTHERWISE SHOWN.
- INDICATES IRRIGATION WATER LINE.
- INDICATES UNDERGROUND POWER.

RICHARD SCHNEIDER
DENSE SCHNEIDER
INST. NO. 474413

S.E. COR. SEC. 20,
T. 4 N., R. 40 E.B.M.,
FOUND 1/2" IRON ROD
GR&R INST. NO. 363216,
284433, 210850

S.046°07'E
70.00'
S.89°47'56"W
37.56'

NORMAN E. LANDON AND
PARSONS L. ANDERSON
WARRANTY DEED
INSTRUMENT NO. 218499

S.89°47'56"W, 2563.16'

NOTES

SUBDIVISION INFORMATION
Total number of lots = 16
Average lot size = 1.01 acres.
Total area = 20,249 acres.

FLOOD PLAIN

Subject property does not lie within a flood zone per FIRM map Panel No. 16051C1667C dated September 26, 2008.

SECTION BREAKDOWN

See Record of Survey, Instrument No. 367045.

OWNER / DEVELOPER
Neil E. Brown
P.O. Box 337
Ririe, Idaho 83443

SURVEYOR
Terry R. Meppen
Benchmark Land Surveying PLLC
789 N. 450 E.
Firth, Idaho 83236
(208) 313-2458

Date of drawing 2-27-2023

ZONING
Residential 1

BENCHMARK LAND SURVEYING
DIVISION NO. 2
(208) 313-2458
789 NORTH 450 EAST FIRTH, IDAHO 83236
tmeppen@gmail.com