

RIVERS EDGE DIVISION NO. 1
PORTION OF SECTIONS 3 & 4, TWP. 6 N, RANGE 39 E, B.M.
MADISON COUNTY, IDAHO

LEGAL DESCRIPTION

SITUATED IN THE STATE OF IDAHO, COUNTY OF MADISON, BEING PART OF SECTIONS 3 AND 4, TOWNSHIP 6 NORTH, RANGE 39 EAST, OF B.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 3;
THENCE NORTH 00°12'21" WEST, A DISTANCE OF 30.00 FEET TO A REBAR WITH A PLASTIC CAP SET, STAMPED "PLS 13895";

THENCE NORTH 89°48'55" EAST, A DISTANCE OF 800.06 FEET TO A REBAR WITH A PLASTIC CAP FOUND;
THENCE NORTH 00°17'55" WEST, A DISTANCE OF 168.88 FEET TO A REBAR WITH A PLASTIC CAP FOUND;

THENCE NORTH 03°01'54" WEST, A DISTANCE OF 233.79 FEET TO A REBAR WITH A PLASTIC CAP FOUND;

THENCE SOUTH 00°29'20" WEST, A DISTANCE OF 181.50 FEET TO A REBAR WITH A PLASTIC CAP FOUND;
THENCE NORTH 00°17'55" WEST, A DISTANCE OF 901.44 FEET TO A REBAR WITH A PLASTIC CAP FOUND;

THENCE NORTH 41°47'51" WEST, A DISTANCE OF 350.50 FEET TO A REBAR WITH A PLASTIC CAP FOUND;
THENCE NORTH 28°48'21" EAST, A DISTANCE OF 438.07 FEET TO A REBAR WITH A PLASTIC CAP FOUND;

THENCE SOUTH 89°48'55" WEST, A DISTANCE OF 310.06 FEET TO A REBAR WITH A PLASTIC CAP FOUND;
THENCE WITH AN ARC OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 48°38'16", A RADIUS OF 80.50 FEET, AN ARC LENGTH 50.85 FEET, WITH A CHORD BEARING OF NORTH 02°04'45" EAST, WITH A CHORD DISTANCE OF 40.43 FEET TO A REBAR WITH A PLASTIC CAP FOUND;

THENCE NORTH 28°48'21" EAST, A DISTANCE OF 438.07 FEET TO A REBAR WITH A PLASTIC CAP FOUND ON THE SOUTH ORDINARY HIGH WATER LINE OF HENRY'S FORK OF THE SNAKE RIVER;

THENCE ALONG THE SOUTH AND EAST ORDINARY HIGH WATER LINE OF HENRY'S FORK OF THE SNAKE RIVER THE FOLLOWING EIGHT (8) COURSES:

1. THENCE SOUTH 82°22'19" EAST, A DISTANCE OF 192.17 FEET TO A POINT;
2. THENCE SOUTH 88°26'59" EAST, A DISTANCE OF 330.08 FEET TO A POINT;
3. THENCE NORTH 77°28'59" EAST, A DISTANCE OF 108.52 FEET TO A POINT;
4. THENCE NORTH 81°53'14" EAST, A DISTANCE OF 183.58 FEET TO A POINT;
5. THENCE NORTH 52°59'09" EAST, A DISTANCE OF 160.48 FEET TO A POINT;
6. THENCE NORTH 49°39'47" EAST, A DISTANCE OF 141.32 FEET TO A POINT;
7. THENCE NORTH 33°59'16" EAST, A DISTANCE OF 80.17 FEET TO A POINT;
8. THENCE NORTH 32°53'34" EAST, A DISTANCE OF 55.64 FEET TO A REBAR WITH A PLASTIC CAP SET, STAMPED "PLS 13895";

THENCE SOUTH 58°46'02" EAST, A DISTANCE OF 408.05 FEET TO A REBAR WITH A PLASTIC CAP SET, STAMPED "PLS 13895";

THENCE SOUTH 00°19'41" EAST, A DISTANCE OF 2,269.19 FEET TO A REBAR WITH A PLASTIC CAP FOUND ON THE SOUTH LINE OF SAID SECTION 3;

THENCE SOUTH 89°48'55" WEST, A DISTANCE OF 1,311.22 FEET TO THE POINT OF BEGINNING, CONTAINING 65.95 ACRES OF LAND, MORE OR LESS.

EXAMINING SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, PROFESSIONAL SURVEYOR IN AND FOR MADISON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS

11/16/23 M. G. [Signature] 13973
DATE COUNTY REVIEW SURVEYOR PLS NO.

HEALTH DEPARTMENT CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE FOR LOTS 8 AND 9 BLOCK 2. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTERS WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED FOR LOTS 1 & 8 BLOCK 1, LOTS 1 & 8 AND 10 & 13 BLOCK 2 AND LOTS 1 & 8 BLOCK 3. SANITARY RESTRICTIONS MAY BE REMOVED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE 11/15/2023 HEALTH DISTRICT SIGNATURE: [Signature]

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	113.83	60.00	108°41'48"	S78°11'49"E	97.51
C3	149.37	60.00	142°38'10"	N81°52'34"W	113.68
C4	283.71	1293.83	123°33'50"	N77°59'03"W	283.15
C5	154.47	1353.83	63°21'14"	S74°55'11"E	154.36
C6	582.60	1353.83	251°23'54"	S82°02'05"E	577.91
C7	212.39	1353.83	85°09'18"	S82°45'57"E	212.17
C8	234.44	1293.83	102°23'57"	N89°27'35"W	234.12
C9	176.26	1353.83	73°27'54"	N89°05'36"E	176.14
C10	81.71	3701.09	175°24"44"	S85°14'13"W	81.71
C11	99.65	3761.09	131°05'08"	N85°06'38"E	99.65
C12	250.05	3761.09	352°15'58"	S82°40'09"W	250.00
C13	193.51	3761.09	256°53'57"	N82°32'39"E	193.49
C14	609.81	3731.09	92°12'52"	N81°11'14"E	609.13
C15	269.38	3761.09	408°13'17"	N79°21'06"E	269.32
C16	221.40	3701.09	325°36'36"	S78°01'12"W	221.36

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C17	49.82	60.00	47°34'22"	S40°41'28"W	48.40
C18	46.56	60.00	44°27'25"	S86°42'22"W	45.40
C19	32.80	60.00	31°19'10"	S58°45'24"E	32.39
C20	59.32	60.00	56°38'57"	N17°15'33"E	56.94
C21	101.33	743.11	7°48'45"	S45°01'42"W	101.25
C22	225.66	603.11	18°05'58"	N40°53'05"E	224.92
C23	268.22	773.11	19°52'41"	N38°59'44"E	266.88
C24	124.27	60.00	118°40'28"	S30°19'52"W	103.22
C25	83.15	60.00	89°19'54"	N45°39'58"W	84.36
C26	96.30	60.00	91°57'22"	N44°58'41"E	86.29
C27	115.57	470.00	14°05'16"	S7°22'20"E	115.28
C28	122.94	500.00	14°05'16"	N7°22'20"W	122.63
C29	130.32	530.00	14°05'16"	N7°22'20"W	129.99
C30	105.53	743.11	8°08'12"	S37°03'13"W	105.44

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, 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 AND STREETS TO BE HEREAFTER KNOWN AS RIVERS EDGE DIVISION NO. 1, MADISON COUNTY, IDAHO, AND WE DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND RIGHTS-OF-WAY 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. THE LANDS INCLUDED WITHIN THIS PLAT WILL BE IRRIGATED IN COMPLIANCE WITH MADISON COUNTY POLICY, WATER AND/OR CANAL COMPANY REGULATIONS AND IN ACCORDANCE WITH IDAHO CODE 91-3085. WE ALSO CERTIFY THAT THE LOTS SHOWN ON THIS PLAT WILL BE SERVED BY INDIVIDUAL WELLS.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE DULY SIGNED THIS CERTIFICATE ON THIS 15 DAY OF Nov, 2023

OVERLOOK MANAGEMENT, LLC

MCKAY FRANCIS - MEMBER

ACKNOWLEDGMENT

STATE OF Idaho
COUNTY OF Madison

ON THIS 15 DAY OF November, 2023, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED McKay Francis, known or identified to me to be a MEMBER IN THE LIMITED LIABILITY COMPANY OF OVERLOOK MANAGEMENT, LLC, AND THE PERSON WHO SUBSCRIBED SAID COMPANY NAME TO THE ATTACHED OWNERS DEDICATION AND ACKNOWLEDGED TO ME THAT HE/SHE/IT EXECUTED THE SAME.

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

NOTARY PUBLIC FOR THE STATE OF Idaho
RESIDING IN Madison County, Idaho
MY COMMISSION EXPIRES 11/14/2024



NOTES:

BEARINGS SHOWN HEREIN ARE BASED ON THE IDAHO STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 DATUM. DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING AN AVERAGE PROJECT ELEVATION OF 4850 FEET.

REFERENCES:

PLAT THE PRESERVE AT HENRY'S FORK DIVISION NO. 1 INS. 416506
TETON VIEW SURVEYING INS. 455919
TETON VIEW SURVEYING INS. 455274

NARRATIVE:

WE WERE HIRED BY MCKAY FRANCIS TO PREPARE A SUBDIVISION PLAT OF THIS PARCEL. WE ESTABLISHED THE OVER ALL BOUNDARY FROM THE ABOVE STATED REFERENCES AND DEED INSTRUMENT NO. 433092. WE HELPED FOUND EXISTING MONUMENTS FROM THE ABOVE STATED REFERENCES. ANGLE POINTS ALONG ORDINARY HIGH WATER WHERE NOT SET DUE TO EROSION ALONG HENRY'S FORK. WE SET PINS ALONG THE SOUTHERN SIDE 25' WALKING PATH INSTEAD.

FLOOD ZONE NOTICE

PORTIONS OF THIS PROPERTY ARE IN ZONE X AND ZONE A, ACCORDING TO MAP NUMBER 160650010 D EFFECTIVE DATE, JUNE 3, 1991

CANAL AND DITCHES

FOR DITCH AND CANAL EASEMENTS REFER TO IDAHO CODE TITLE 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 OR 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. OR THE UTILITY MAY REMOVE SUCH STRUCTURES 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.

PROPOSED WATER AND SEWER:

THIS PROPERTY WILL BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.

ASSESSOR AND TREASURER'S CERTIFICATE

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF MADISON, STATE OF IDAHO, FOR THE REQUIREMENTS OF IDAHO CODE 50-1006, DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE ON THE PROPERTY INCLUDED IN THIS PROJECT ARE CURRENT.

Madison County Deputy 11/16/23
[Signature] DATE
COUNTY TREASURER

COUNTY ACCEPTANCE

THIS FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED BY MADISON COUNTY, IDAHO

11-16-23
[Signature] DATE
BOARD CHAIRMAN

11/16/23
[Signature] DATE
PLANNING AND BUILDING ADMINISTRATOR

15 NOV 23
[Signature] DATE
MADISON FIRE DEPARTMENT REPRESENTATIVE

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT OF THUNDERBRO BUSINESS PARK, MADISON COUNTY, IDAHO WAS FILED FOR RECORDING IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IDAHO ON THIS 16th DAY OF November, 2023 AT 2:51 PM AND RECORDED UNDER INSTRUMENT NUMBER 455919

SURVEYOR'S CERTIFICATE

I, JEFFREY M. ROWE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, NUMBER 13898, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACT OF LAND DESCRIBED IN THE BOUNDARY DESCRIPTION ATTACHED HERETO, AND THAT SAID PARCELS ARE STAKED ON THE GROUND IN ACCORDANCE TO STATE LAW SECTION 50-1303.



RIVERS EDGE DIVISION NO. 1
PART OF SECTIONS 3&4, TWP. 6 N, R. 39 E, B.M.
MADISON COUNTY, IDAHO

TETON VIEW SURVEYING
2947 East 700 North
St. Anthony, ID 83445
P. 208.510.6877

Instrument # 455949
RECORDED, MADISON, IDAHO
11-16-2023
Recorded for: TETON VIEW SURVEYING
JMR & MGR
Ex-Officio Recorder Deputy: [Signature]

NOTES:
BEARINGS SHOWN HEREIN ARE BASED ON THE IDAHO STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 DATUM. DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING AN AVERAGE PROJECT ELEVATION OF 4850 FEET.

WARNING

LINE IS 2 INCHES
AT FULL SIZE
(F NOT 2"=SCALE ACCORDINGLY)

LEGEND

- PC 5/8" REBAR W/PLASTIC CAP FOUND "PLS 13856" (OR AS NOTED.)
- STAMPED "PLS 7381"
- REBAR WITH AN ALUMINUM CAP FOUND
- - - CONTROLLING SECTION CORNER FND. (AS NOTED)
- - - QUARTER SECTION CORNER FND. (AS NOTED)
- - - SECTION LINE
- - - PROPERTY LOT LINE
- - - 20' DITCH EASEMENT
- - - 12' WALKING PATH EASEMENT (OR AS NOTED)
- - - 30' ACCESS EASEMENT (OR AS NOTED)
- - - 100 YEAR FLOOD PLAIN
- - - 25' SETBACK FROM 100 YEAR FLOOD PLAN
- - - EXISTING POND

THE PRESERVE AT HENRY'S FORK DIVISION NO. 1

ALUMINUM CAP INS.

Instrument # 459349
REXBURG, MADISON, IDAHO
11-16-2023 03:43:43 PM No. of Pages: 3
Recorded for : TETON VIEW SURVEYING
KIM H. MIJER Fee: 33.00
Ex-Officio Recorder Deputy 



RIVERS EDGE DIVISION NO. 1
PART OF SECTIONS 3&4, TWP. 6 N, R 39 E, B.M.
MADISON COUNTY, IDAHO

SOUTH 1 SEC 3
ALUMINUM CAP FOUND
INS. 392405

TETON VIEW SURVEYING
2847 East 700 North
St. Anthony, Id. 83445
P: 208.516.6877

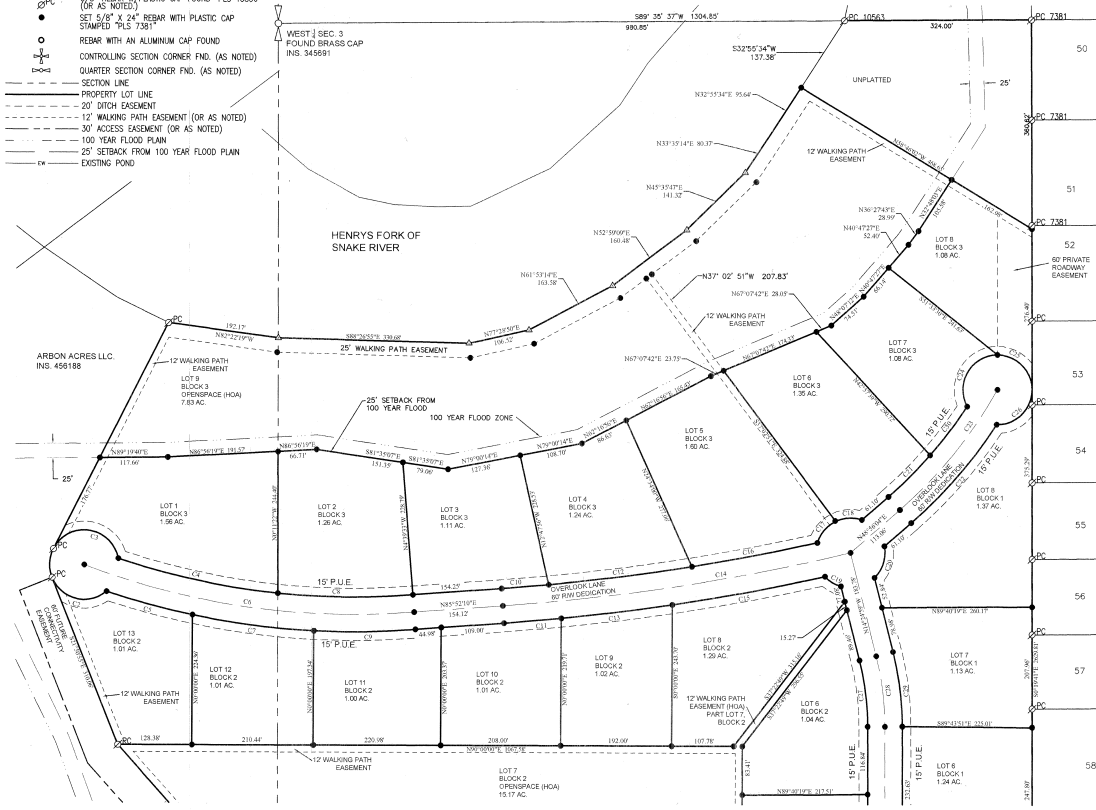
Sheet No.: 2 OF 3	Date: 11/7/23	Drawn By: JRB	Reviewed By: JMR
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RIVERS EDGE DIVISION NO. 1
PORTION OF SECTIONS 3 & 4, TWP. 6 N, RANGE 39 E, B.M.
MADISON COUNTY, IDAHO

NOTES:
BEARINGS SHOWN HEREIN ARE BASED ON THE IDAHO STATE PLANE COORDINATE
SYSTEM, EAST ZONE, NAD 83 DATUM. DISTANCES SHOWN HEREON ARE GROUND
DISTANCES USING AN AVERAGE PROJECT ELEVATION OF 4850 FEET.

LEGEND

- △ CALC. ONLY (SEE NARRATIVE SHEET 1)
- 5/8" REBAR W/ PLASTIC CAP FOUND "PLS 13856"
(OR AS NOTED)
- SET 5/8" X 24" REBAR WITH PLASTIC CAP
STAMPED "PLS 7381"
- REBAR WITH AN ALUMINUM CAP FOUND
- ⊕ CONTROLLING SECTION CORNER FND. (AS NOTED)
- ⊕ QUARTER SECTION CORNER FND. (AS NOTED)
- SECTION LINE
- PROPERTY LOT LINE
- 20' DITCH EASEMENT
- 12' WALKING PATH EASEMENT (OR AS NOTED)
- 30' ACCESS EASEMENT (OR AS NOTED)
- 100 YEAR FLOOD PLAIN
- 25' SETBACK FROM 100 YEAR FLOOD PLAIN
- EXISTING POND



Instrument # 469349
REBAR, MADISON, IDAHO
11-16-2023 03:42:12 PM No. of Pages: 1
Recorded by: TETON VIEW SURVEYING
P.M.A. 90251 Fee: 33.00
Ex-Officio Recorder/Deputy



RIVERS EDGE DIVISION NO. 1
PART OF SECTIONS 3 & 4, TWP. 6 N, R 39 E, B.M.
MADISON COUNTY, IDAHO
TETON VIEW SURVEYING
2847 East 700 North
St. Anthony, ID 83445
P: 208-516-6977

Sheet No. 6 OF 8 Date: 11/17/23 Drawn By: JMR Reviewed By: JMR