

SURVEYOR
Kevin L. Thompson, P.L.S.
215 Fremont Way
Rigby, ID 83442
(208) 745-4771

LAND DEVELOPER
Riverwoods Development LLC
P.O. Box 626
Rise, ID 83443
(208) 353-1999

WOODLAND LAKE ESTATES

DIVISION NO. 1, 2nd AMENDED PLAT
JEFFERSON COUNTY, IDAHO
LOCATED IN THE SW 1/4 OF SECTION 13, T4N R39E, B.M.
Amending Lots 2 - 6, Block 1, Woodland Lake Estates, Division No. 1

PUBLIC UTILITY EASEMENT NOTE
Utilities shall have the right to install, maintain, and operate their equipment above and below ground area all other related facilities within the Public Utility Easement identified on this plat map as may be necessary or desirable in providing utility services within and without the lot 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 obstructions which interfere with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

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 WOODLAND LAKE ESTATES, Division No. 1, 2nd Amended Plat, 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.

EXAMINING SURVEYOR'S CERTIFICATE
I hereby certify that I have examined this subdivision plat and find it to be mathematically correct and acceptable as required in Section 12-1205 of the Idaho State Code.

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, and Streets to be hereafter known as WOODLAND LAKE ESTATES, Division No. 1, 2nd Amended Plat, 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 to the Public Utilities, or for any other use designated on the plat. We also certify that the lands shown on this plat will be received by individual wells and the lands included within this plat will be irrigated in compliance with Jefferson County policy, Water and Canal Company regulations and in accordance with Idaho Code 16-2105 if required.

In Witness Whereof the Undersigned Have Hereby Signed this Certificate, this 17th Day of July, 2019.

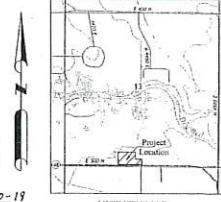
Boyd Foster & Brad Foster
Boyd Foster - Managing Member, Brad Foster - Managing Member
Riverwoods Development LLC, Riverwoods Development LLC

ACKNOWLEDGMENT (LLC)
State of Idaho)
County of Jefferson)

On this 18th Day of February, in the Year of 2019, before me the undersigned, a Notary Public in and for said State, Personally Appeared Boyd Foster & Brad Foster, Known or Identified to me to be the managing members in the limited liability company of Riverwoods Development LLC, and the person who subscribed said company name to the attached Owner's Declaration and acknowledged to me that they executed the same.

I, Notary Public, *Kevin L. Thompson*
My Commission Expires on 08-10-2020

- LEGEND**
- Set 5/8" Iron Rod with Cap Marked L.S. 10563
 - Set 1/2" Iron Rod with Cap Marked L.S. 10563
 - Set 1/2" Iron Rod with Cap Marked L.S. 10563
 - Set 5/8" Iron Rod with Cap Marked L.S. 10563
 - Calculated (No Measurement Found or Set)
 - Centerline of Road
 - Proposed Lot Line
 - 12' Public Utility Easement



VICINITY MAP
(No Scale)

HEALTH DEPARTMENT CERTIFICATE
I hereby certify that the sanitary restrictions required by Idaho Code Title 59, Chapter 13, have been satisfied. Sanitary restrictions may be imposed in accordance with Idaho Code Title 59, Chapter 13, Section 59-125, by the issuance of a Certificate of Disapproval.

Kristen E. Mulhony, 4-10-19
District Health Department, IIDS

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.

Abel J. ...
Jefferson County Treasurer
Kristen E. Mulhony
Jefferson County Assessor

COUNTY APPROVAL
The foregoing final plat was duly accepted and approved by Jefferson County, Idaho, by resolution adopted this 28th Day of May, 2019.

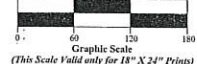
RECORDER'S CERTIFICATE
I hereby certify that the foregoing plat of WOODLAND LAKE ESTATES, Division No. 1, 2nd Amended Plat, Jefferson County, Idaho, was filed for recording in the office of the recorder for Jefferson County on this 14th Day of June, 2019, as follows:

Instrument Number: *313902*
Jefferson County Recorder: *Cheryl J. ...*

NOTES
NOTE 1: This subdivision falls outside the 300 year Flood Plain as per FEMA Map No. 16031C062 C, Dated September 26, 2006.
NOTE 2: All Lots shall access the Subdivision road and will not Enter Directly onto Highway 48.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC BEARING	CHORD
C1	99°09'17"	20.00'	31.42° N64°43'29"E	28.29'
C2	89°59'43"	20.00'	31.41° N64°51'14"W	28.28'
C3	18°12'14"	80.00'	25.52° N68°49'40"E	25.31'
C4	89°49'23"	20.00'	31.36° N44°39'29"E	28.24'
C5	71°37'11"	80.00'	106.00° S53°44'22"E	93.62'
C6	2°37'01"	4979.06'	212.51° S89°19'32"E	212.59'

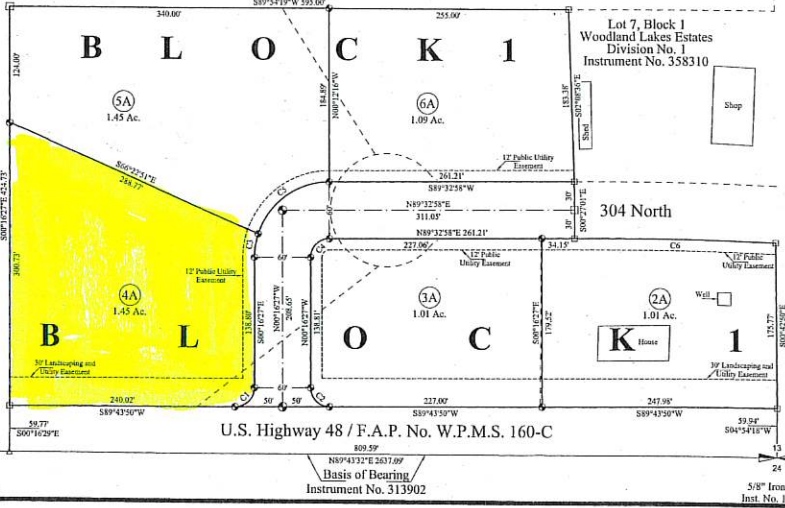


Graphic Scale
(This Scale Valid only for 18" X 24" Prints)

BOUNDARY DESCRIPTION
All of Lots 2 & Block 1, of the Woodland Lake Estates, Division No. 1, Jefferson County, Idaho as shown on the official plat recorded in the Jefferson County Recorder Office as Instrument No. 31311 in, Containing 6.71 Acres More or Less.

River Bend Estates, Division No. 1
Instrument No. 313902

ACREAGE
Total Subdivision ——— 6.71 Acres
2 Habitable Lots ——— 6.01 Acres
Dedicated Public Road ——— .70 Acres



AMENDED PLAT
LOCATED IN THE SW 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 39 EAST, JEFFERSON COUNTY, IDAHO

Job Name: Riverwoods Development LLC
Job Number: 2004-051
CoGo File: Woodland Lakes 2004-51.pro

Checked By: K.L.T.
Date: 2/12/2019
Revision No.
Scale: 1" = 60'

THOMPSON ENGINEERING, INC.
Consulting Engineers and Professional Land Surveyors

Sheet 1 Of 1

14 13 1827.50
23 24
Nail in Pipe
Inst. No. 314822