AMMONSIDE DIV #3
1341207 A-96 8/12/09
ORIGINAL

1020 Lincoln Road
Idaho Falls, Idaho 83401 (208) 524-8175

Instrument # 1341207
IDAHO FALLS, BONNEVILLE, IDAHO
8-12-2009 1:42:37 No. of Pages: 1
Recorded for : CITY OF AMMON
RONALD LONGMORE Fee: 11.00
Ex-Officio Recorder Deputy
Index to PLAT

AMMONSIDE
DIVISION NO. 3
AN ADDITION TO THE CITY OF AMMON, BONNEVILLE COUNTY, IDAHO
BEING A PART OF THE N.W. 1/4 OF SECTION 34, T.2N. R.38E. B.M.

Mountain River Engineering

RECORDER'S CERTIFICATE

I hereby certify that the foregoing subdivision plat of AMMONSIDE, DIVISION NO. 3, an addition to the City of Ammon, Bonneville County, Idaho was filed for recording in the office of the Recorder of Bonneville County, Idaho on this 12 day of Aug 2009 at 1:42 pm and recorded under Instrument Number 1341207 in File Book ____ on page ____

Bonneville County Recorder

TREASURER'S CERTIFICATE

I, the undersigned County Treasurer in and for the County of Bonneville, State of Idaho, per the requirements of Idaho Code 50-1308, do hereby certify that all county property taxes due for the property included in this project are current.

Date: 8/10/09
Bonneville County Treasurer

CITY'S ACCEPTANCE

The foregoing plat was duly accepted and approved by the City of Ammon, Idaho by resolution adopted this 5th day of August 2009.

Mayor
City Clerk
City Engineer

IRRIGATION WATER RIGHTS

This property remains in the Progressive Irrigation District and to satisfy the requirements of Idaho Code Section 31-3805, subsection (1)(b), a signed Water Use and Assessment Agreement between the City of Ammon, Idaho, the Developer and the Irrigation District is pending.

HEALTH DEPARTMENT CERTIFICATE

I hereby certify that sanitary restrictions required by Idaho Code Title 50, Chapter 13, Section 50-1326 have been satisfied and this plat is hereby approved for recording by filing of this certificate herewith.

EASTERN IDAHO PUBLIC HEALTH DISTRICT

Date: 7-11-09
Environmental Health Specialist

EXAMINING SURVEYOR'S CERTIFICATE

I hereby certify that I have examined this plat and find it to be correct and acceptable as required in Section 50-1305 of the Idaho Code.

Date: 8/12/09
Bonneville County Surveyor PLS 12649

SURVEYOR'S CERTIFICATE

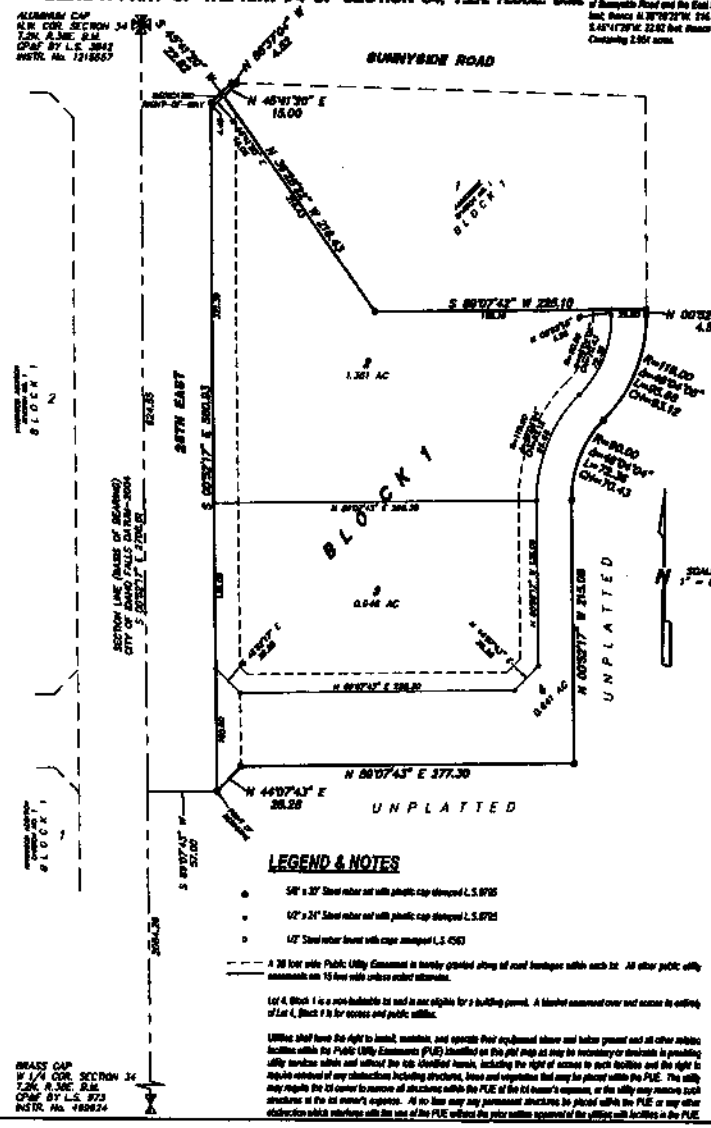
I, Robert Jon Mohlke, depose and say that I am a Professional Land Surveyor, that I have surveyed the tract of land described in the Boundary Description attached hereto, that said tract was staked on the ground according to State Law and the map shown hereon.

STATE OF IDAHO
CERTIFICATE NO. 8795

STATE OF IDAHO
County of Bonneville } ss

I hereby certify that the within instrument was filed 8-12 in Book 09 at 1:42 pm in File 11
RONALD LONGMORE County Recorder
By ____ Deputy

PROFESSIONAL LAND SURVEYOR
ROBERT JON MOHLKE
8795
STATE OF IDAHO



BOUNDARY DESCRIPTION

Beginning at a point that is S.89°59'17"E. along the Section line 954.55 feet and N.89°07'43"E. 57.00 feet from the Northwest Corner of Section 34, Township 2 North, Range 38 East of the Boise Meridian; running thence N.44°07'43"E. 38.28 feet; thence N.89°07'43"E. 377.30 feet; thence N.00°52'17"W. 215.08 feet to a point of curve with a radius of 90.00 feet and a chord bearing N.22°19'42"E. 70.43 feet; thence to the right along said curve 72.36 feet through a central angle of 46°14'50" to a point of reverse curve with a radius of 119.00 feet and a chord bearing N.22°19'42"E. 93.12 feet; thence to the left along said curve 95.68 feet through a central angle of 46°14'50"; thence N.00°52'16"W. 4.58 feet to the Southeast corner of Ammonside, Division No. 1, an Addition to the City of Ammon, Bonneville County, Idaho; thence along the Boundary of said Ammonside, Division No. 1, the South Right-of-Way line of Bunnyside Road and the East Right-of-Way line of 38th East the following seven (7) courses, S.89°59'43"W. 295.10 feet; thence N.38°59'22"W. 214.43 feet; thence N.45°41'30"E. 15.00 feet; thence S.89°59'43"W. 4.32 feet; thence S.45°41'30"E. 22.62 feet; thence S.00°52'17"E. 598.63 feet to the POINT OF BEGINNING.
Containing 2.954 acres.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we the undersigned are the lawful owners of the tract of land included in the boundary description shown hereon and have caused the same to be platted and divided into blocks, lots, streets and easements to be hereafter known as AMMONSIDE, DIVISION NO. 3

BE IT FURTHER KNOWN that we do hereby dedicate to the Public all streets and rights-of-way shown hereon, that we also grant and convey to the Public all easements shown hereon and that we hereby accept and shall defend the estate subject to such dedication and consequences in the quiet and peaceful possession of the public against every owners and their heirs and assigns, and against every person whomsoever who lawfully holds or who may claim to have lawfully held any rights in said estate as of the date hereof. We also certify that the lots shown on this plat are eligible to receive water from the City of Ammon Municipal Water System and said City has agreed in writing to serve said lots.

IN WITNESS WHEREOF, we have hereunto set our hands this 11th day of August 2009.

BV HITT ROAD, LLC, as to a 50% undivided interest

By: BV Hitt Services Inc., an Idaho Corporation, Manager
Cortney Liddiard, President

HB Ammon, L.L.C., as to a 50% undivided interest

By: Woodbury Corporation, a Utah Corporation, its Manager
W. Richards Woodbury, President
G. Randall Woodbury, Secretary

ACKNOWLEDGMENT

STATE OF IDAHO
County of Bonneville

On this 11th day of August, 2009 before me the undersigned, a Notary Public in and for said State, personally appeared Cortney Liddiard, known or identified to me to be the President of BV Hitt Services, Inc., manager in the limited liability company of BV HITT ROAD, LLC, and the person who subscribed said company name to the attached Owner's Dedication and acknowledged to me that he executed the same.

Notary Public for the State of Idaho
Residing in Bonneville County, Idaho
Commission Expiration Date: 1-22-2014

DIANA McCARROLL
NOTARY PUBLIC
STATE OF IDAHO

ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake

On this 7th day of August, 2009 before me the undersigned, a Notary Public in and for said State, personally appeared W. Richards Woodbury, known or identified to me to be the President of Woodbury Corporation, manager in the limited liability company of HB Ammon, L.L.C., and the person who subscribed said company name to the attached Owner's Dedication and acknowledged to me that he executed the same.

Notary Public for the State of Utah
Residing in Salt Lake City
Commission Expiration Date: 1-12-10

NOTARY PUBLIC
TIFFANY M. STEELE
STATE OF UTAH

ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake

On this 7th day of August, 2009 before me the undersigned, a Notary Public in and for said State, personally appeared G. Randall Woodbury, known or identified to me to be the Secretary of Woodbury Corporation, manager in the limited liability company of HB Ammon, L.L.C., and the person who subscribed said company name to the attached Owner's Dedication and acknowledged to me that he executed the same.

Notary Public for the State of Utah
Residing in Salt Lake City
Commission Expiration Date: 1-12-10

NOTARY PUBLIC
TIFFANY M. STEELE
STATE OF UTAH

LEGEND & NOTES

- 5/8" x 30" Steel rebar set with plastic cap stamped L.S.8795
- 1/2" x 24" Steel rebar set with plastic cap stamped L.S.8795
- 1/2" Steel rebar found with cap stamped L.S.4563

A 30 foot wide Public Utility Easement is hereby granted along all road frontages within each lot. All other public utility easements are 15 feet wide unless noted otherwise.

Lot 4, Block 1 is a non-buildable lot and is not eligible for a building permit. A blanket easement over and across is entirely of Lot 4, Block 1 is for access and public utilities.

Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other utilities facilities within the Public Utility Easements (PUE) 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, 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 utility with facilities in the PUE.

AMMONSIDE, DIVISION NO. 3

C:\Land Projects 2008\8002 MORGAN CONSTRUCTION\dwg\8002-3PL.dwg, 8/4/2009 12:41:55 PM, D.M.

8/10/09 D.M.