County

BEL AIRE ADDITION
DIVISION NO 3 – FIRST AMD
1319229 B-140 12-19-2008

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

FIRST AMENDED PLAT OF
BEL AIRE ADDITION
DIVISION NO. 3
AN ADDITION TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO

BEING A REPLAT OF BLOCK 12, LOTS 1, 5 THRU 8 AND A PORTION OF LOTS 2 THRU 4, BLOCK 13, LOTS 3 AND 7 THRU 11, BLOCK 14 AND LOTS 14, 15 AND A PORTION OF LOT 13, BLOCK 14, BEL AIRE ADDITION, DIVISION NO. 3 AND A PORTION OF VACATED WAID STREET AND ROWLAND AVENUE LYING IN THE N.E. 1/4 OF SECTION 17, T.2N., R.38E. B.M.

Mountain River Engineering

STATE OF IDAHO
County of Bonneville } ss
I hereby certify that the within instrument was filed 12-19 at 08 A M. Fee 11.00
RONALD LONGMORE, County Recorder
By Kelley Deputy
Instrument # 1318229
IDAHO FALLS, BONNEVILLE, IDAHO
12-19-2008 08:30:00 AM No. of Pages: 1
Recorded for: MTN RIVER ENGINEERING
RONALD LONGMORE Fee: 11.00
Ex-Officio Recorder Deputy RA
Electronically Recorded

RECORDER'S CERTIFICATE

I hereby certify that the foregoing subdivision plat of the FIRST AMENDED BEL AIRE ADDITION, DIVISION NO. 3, to the City of Idaho Falls, Bonneville County, Idaho was filed for recordage in the office of the Recorder of Bonneville County, Idaho on this 19 day of December 2008 at 8:00 A.M. and recorded under Instrument Number 1318229 in Plat Book B on page 140.

Bonneville County Recorder

BOUNDARY DESCRIPTION

A parcel of land including Block 12, Block 13, Lots 2, 3 thru 11, Block 14 and Lots 14, 15 and a portion of Lot 13, Block 14, Bel Aire Addition, Division No. 3 an Addition to the City of Idaho Falls, Bonneville County, Idaho, and that vacated portion of Rowland Avenue and Waid Street which is more specifically described as follows:

Beginning at the Southwest Boundary corner of Bel Aire Addition, Division No. 3 an Addition to the City of Idaho Falls, Bonneville County, Idaho, running thence S 89°55'10"E 98.01 feet; thence N 89°45'07"E 70.35 feet; thence S 48°55'16"E 58.00 feet; thence S 50°24'50"W 58.00 feet; thence S 89°55'10"E 210.00 feet to a point on a non-tangent curve with a radius of 518.61 feet and a chord bearing N 09°27'36"W 177.91 feet; thence to the left along said curve 178.79 feet through a central angle of 19°12'53"; thence N 19°15'06"W 72.98 feet to a point of curve with a radius of 468.88 feet and a chord bearing N 40°28'26"W 162.15 feet; thence to the right along said curve 167.90 feet through a central angle of 19°41'12"; thence N 00°22'10"E 70.21 feet; thence S 89°55'10"E 2.02 feet; thence N 00°22'10"E 104.75 feet; thence N 89°55'10"W 345.11 feet; thence S 00°29'30"W 7.54 feet; thence N 89°26'30"W 155.45 feet; thence S 30°33'35"W 569.36 feet to the POINT OF BEGINNING.

AND

Beginning at the Southwest corner of Lot 7, Block 14, Bel Aire Addition, Division No. 3 an Addition to the City of Idaho Falls, Bonneville County, Idaho, running thence N 00°24'30"E 298.00 feet; thence S 89°55'10"E 103.76 feet; thence N 00°24'50"E 52.38 feet to a point of curve with a radius of 20.00 feet and a chord bearing N 44°45'10"W 28.37 feet; thence to the left along said curve 31.53 feet through a central angle of 90°30'00"; thence N 89°55'10"W 253.29 feet to a point on a non-tangent curve with a radius of 20.00 feet and a chord bearing S 45°32'41"W 28.33 feet; thence to the left along said curve 31.48 feet through a central angle of 90°11'44" to a point of compound curve with a radius of 436.88 feet and a chord bearing S 89°26'03"E 150.66 feet; thence to the left along said curve 151.46 feet through a central angle of 19°45'58"; thence S 19°19'06"E 76.98 feet to a point of curve with a radius of 568.61 feet and a chord bearing S 13°00'37"E 127.82 feet; thence to the right along said curve 127.06 feet through a central angle of 12°22'42"; thence S 89°55'10"E 108.45 feet to the POINT OF BEGINNING.

Containing 4.18 acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that we the undersigned, are the owners of the tract of land included within the Boundary Description, shown herein and have caused the same to be platted and divided into blocks, lots and streets, which plat shall hereafter be known as FIRST AMENDED BEL AIRE ADDITION, DIVISION NO. 3, in the City of Idaho Falls, Bonneville County, Idaho.

BE IT FURTHER KNOWN: that we do hereby dedicate to the public, all streets and rights-of-way shown thereon, that we hold given and consent to the City of Idaho Falls all easements shown on the plat and that we hereby warrant and shall defend the above subject to such dedication and conveyance in the quiet and peaceful possession of the public or the City, as the case may be against said owners and their heirs and assigns, and against every person whomsoever who lawfully holds or who may claim to hold lawfully held any rights in fee simple as of the date hereof.

Owners, and their heirs and assigns, agree they will construct no permanent structure within or upon any public utility easement shown thereon, and the City and its successors, assigns or permittees shall also have the right to Owners or their heirs, successors or assigns, however to remove, cut or trim any trees, brush, unauthorized structure or store which may injure or interfere with the use thereof for its intended purposes.

We hereby certify that the lots shown on this plat are eligible to receive water from the City of Idaho Falls Municipal Water System and said City has agreed in writing to serve said lots.

IN WITNESS WHEREOF, we have hereunto set our signatures this 8 day of December, 2008

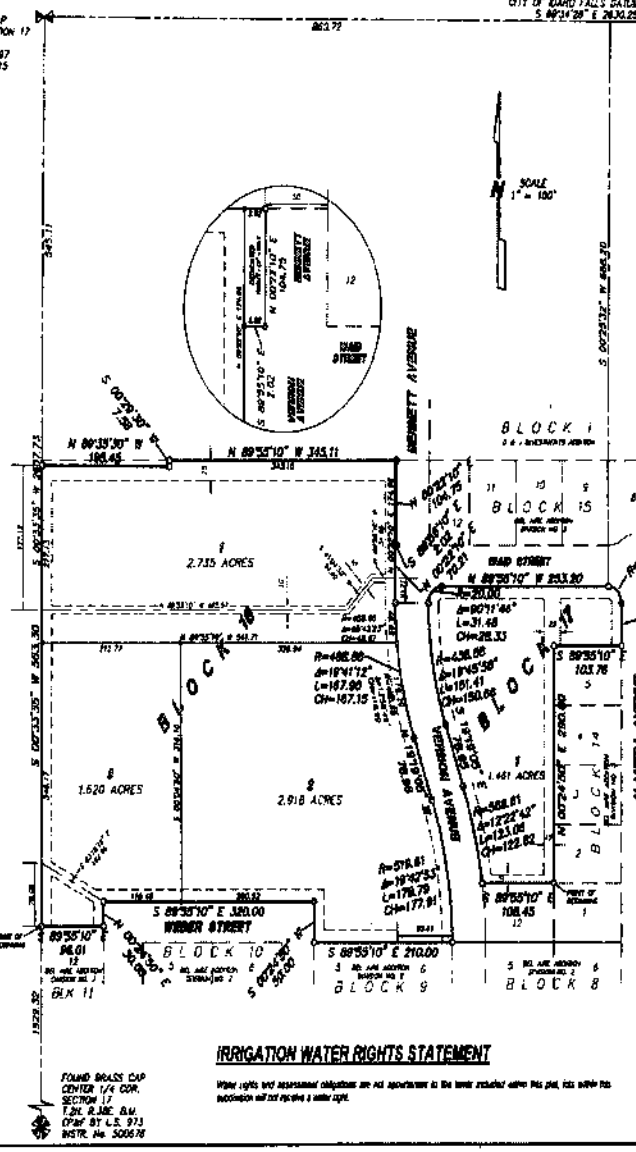
Steven C. Smith

ACKNOWLEDGMENT

STATE OF IDAHO
County of Bonneville
ss
On this 8 day of December, 2008 before me the undersigned, a Notary Public in and for said State, personally appeared Steven C. Smith, known or identified to me to be the person subscribed to the attached Owner's Dedication and acknowledged to me that he executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Nancy L. Patrick
Notary Public for the State of Idaho
Residing in Bonneville County, Idaho
Commission Expiration Date 12/28/2012

NANCY L. PATRICK
NOTARY PUBLIC
STATE OF IDAHO



IRRIGATION WATER RIGHTS STATEMENT

Water rights and assessment obligations are not appurtenant to the lands included within this plat, nor within the subdivision will not receive a water right.

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
- Spike survey nail set with washer stamped L.S.8795
- 5/8" Steel rebar found with cap stamped L.S.8795
- A 10foot Soil with Public Utility Easement is hereby granted along all road frontages within such lot. All other public utility easements are 10foot line back unless noted otherwise

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 12/16/08
Bonneville County Treasurer
Rachelle Hansen by Rachelle Pontbriand

CITY'S ACCEPTANCE

This hereunto plat was duly accepted and approved by the City of Idaho Falls, state by resolution adopted No. 13 day of December 2008.

Yvonne Hampton
City Clerk
City Engineer
City Surveyor

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 12/8/08
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 12/16/08
Bonneville County Surveyor PLS 13640

SURVEYOR'S CERTIFICATE

I, Robert Jon Meeks, 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 platted on the ground according to State Law and the map shown hereon.

STATE OF IDAHO
CERTIFICATE NO. 8795

8795
12-19-08
STATE OF IDAHO
PROFESSIONAL ENGINEER

FIRST AMENDED BEL AIRE ADDITION, DIVISION NO. 3

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7905PL D.M.

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