1020 Lincoln Road
Idaho Falls, Idaho 83401 (208) 524-6175

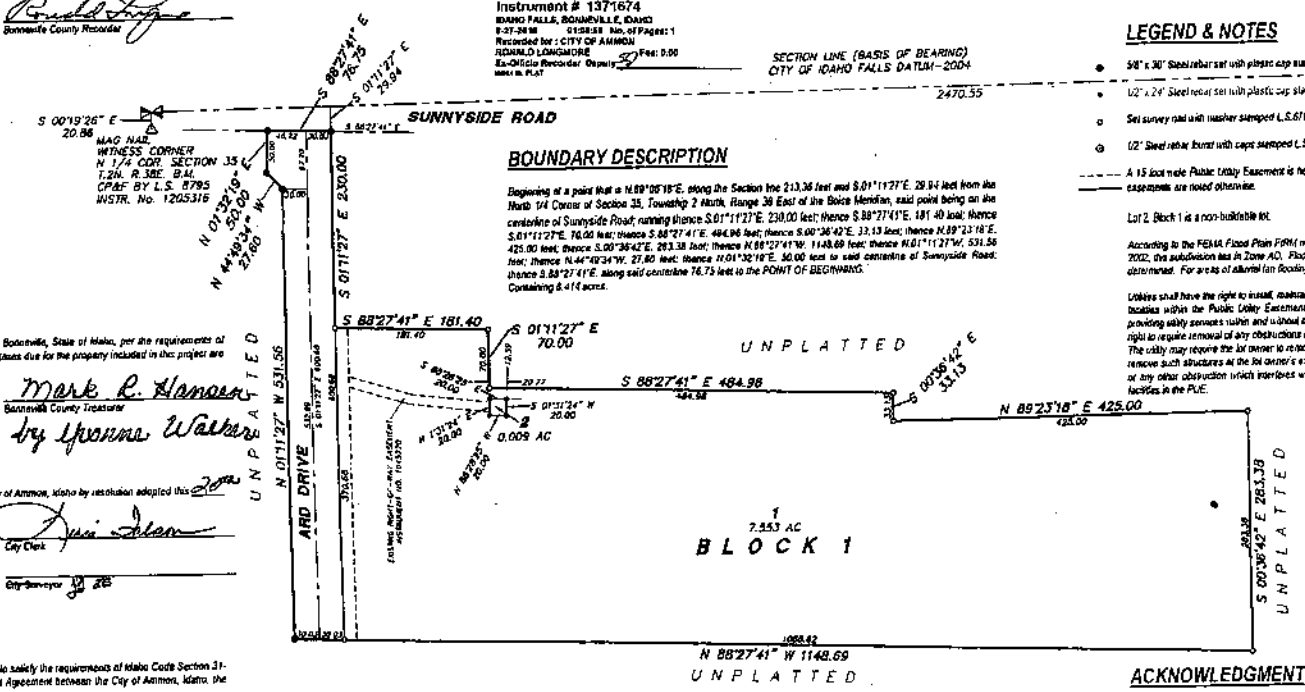
C. BRUCE ARD AMMON WATER BUILDING
DIVISION NO. 1
AN ADDITION TO THE CITY OF AMMON, BONNEVILLE COUNTY, IDAHO
BEING PART OF THE N.E. 1/4 OF SECTION 35, T.2N. R.38E. B.M.

Mountain River Engineering

N.E. COR. SECTION 35
T.2N. R.38E. B.M.
CP&F BY L.S. 8252
INSTR. No. 1245327

N SCALE 1" = 100'

Instrument # 1371674
IDAHO FALLS, BONNEVILLE, IDAHO
8-27-2010 01:58:58 No. of Pages: 1
Recorded for : CITY OF AMMON
RONALD LONGMORE Fee: 0.00
Ex-Officio Recorder Deputy
Index to: PLAT



RECORDER'S CERTIFICATE

I hereby certify that the foregoing subdivision plat of the C. BRUCE ARD AMMON WATER BUILDING, DIVISION NO. 1, 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 27 day of Aug 2010 at 1:00 pm and recorded under Instrument Number 1371674 A-91

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: 8-26-10

Mark R. Hansen
Bonneville County Treasurer
by Yvonne Walker

CITY'S ACCEPTANCE

The foregoing plat was duly accepted and approved by the City of Ammon, Idaho by resolution adopted this 26th day of August 2010

Steve Fuhriman
Mayor

Dixie Adam
City Clerk

James Bates
City Engineer

City Surveyor

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

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

EASTERN IDAHO PUBLIC HEALTH DISTRICT

Date: Aug. 27, 2010

Kelly Fox
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: 8/26/10

Steven Rammell
Bonneville County Surveyor PLS 12640

SURVEYOR'S CERTIFICATE

I, Robert Jon Meikle, 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

PROFESSIONAL LAND SURVEYOR REGISTERED 8795 8-26-10 STATE OF IDAHO ROBERT JON MEIKLE

BOUNDARY DESCRIPTION

Beginning at a point that is N.89°05'18"E. along the Section line 213.36 feet and S.01°11'27"E. 29.94 feet from the North 1/4 Corner of Section 35, Township 2 North, Range 38 East of the Boise Meridian, said point being on the centerline of Sunnyside Road; running thence S.01°11'27"E. 230.00 feet; thence S.88°27'41"E. 181.40 feet; thence S.01°11'27"E. 70.00 feet; thence S.88°27'41"E. 484.98 feet; thence S.00°36'42"E. 33.13 feet; thence N.89°23'18"E. 425.00 feet; thence S.00°36'42"E. 283.38 feet; thence N.88°27'41"W. 1148.69 feet; thence N.01°11'27"W. 531.56 feet; thence N.44°40'34"W. 27.80 feet; thence N.01°32'19"E. 50.00 feet to said centerline of Sunnyside Road; thence S.88°27'41"E. along said centerline 76.75 feet to the POINT OF BEGINNING.
Containing 8.414 acres.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that we the undersigned, are the lawful owners of the tract of land included within the Boundary Description shown hereon and have caused the same to be platted and divided into blocks and lots, which plat shall hereafter be known as C. BRUCE ARD AMMON WATER BUILDING, DIVISION NO. 1, an addition to the City of Ammon, Bonneville County, Idaho.

BE IT FURTHER KNOWN, that we do hereby grant and convey to the City of Ammon all easements shown on the plat and that we hereby warrant and shall defend the estate subject to such dedication and conveyances 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 later claims to have lawfully held any rights in said estate 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 hereon, and the City and its successors, assigns or permittees shall also have the right, at Owners' or their heirs' successors' or assigns' expense, to remove, cut or trim any trees, brush, ornamental shrubbery or plant which may injure or interfere with the use thereof for its intended purposes.

We also certify that the lots shown on the 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 26th day of August 2010.

Joy Johnson
Joy Johnson

Brenda Johnson
Brenda Johnson

City of Ammon, a municipal corporation

Steve Fuhriman
Designated Mayor
STEVE FUHRIMAN

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
- Set survey nail with washer stamped L.S.8795
- 1/2" Steel rebar found with cap stamped L.S.8795 unless noted otherwise
- A 15 foot wide Public Utility Easement is hereby granted along all road frontages within each lot. All other public utility easements are noted otherwise.

Lot 2, Block 1 is a non-buildable lot.

According to the FEMA Flood Plain FIRM map Bonneville County Community Panel No. 16000270230, effective April 2, 2002, this subdivision lies in Zone AO. Flood depths of 1 to 3 feet usually sheet flow on sloping terrain; average depths determined. For areas of alluvial fan flooding, velocities also determined.

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 (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 utilities with facilities in the PUE.

ACKNOWLEDGMENT

STATE OF IDAHO
County of Bonneville

On this 27th day of Aug 2010, before me the undersigned, a Notary Public in and for said State, personally appeared Steve Fuhriman, known or identified to me to be the Mayor of the City of Ammon, the municipal corporation that executed the attached Owner's Dedication and acknowledged to me that such corporation executed the same.
IN WITNESS WHEREOF: I have hereunto set my hand and affixed my official seal the day and year first above written.

Dixie Adam
Notary Public for the State of Idaho
Residing in Bonneville County, Idaho
Commission Expiration Date: 1-11-13

ACKNOWLEDGMENT

STATE OF IDAHO
County of Bonneville

On this 26th day of August 2010, before me the undersigned, a Notary Public in and for said State, personally appeared Joy Johnson and Brenda Johnson, known or identified to me to be the persons subscribed to the attached Owner's Dedication and acknowledged to me that they executed the same.
IN WITNESS WHEREOF: I have hereunto set my hand and affixed my official seal the day and year first above written.

Diyana McCarroll
Notary Public for the State of Idaho
Residing in Bonneville County, Idaho
Commission Expiration Date: Jan 17, 2014

NOTARY PUBLIC STATE OF IDAHO DIYANA MCCARROLL

8104PL D.M.