1020 E. Lincoln Road
Idaho Falls, Idaho 83401
(208) 524-8178
FAX 524-8161

CANDY COTTAGE, DIVISION NO. 1
AN ADDITION TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO

BEING PART OF S.W. 1/4 OF THE S.W. 1/4 OF SECTION 16, T.2 N. R.38 E., B.M.
WHICH INCLUDES A REPLAT OF LOT 2, BLOCK 1, BONITA PARK ADDITION, DIVISION NO. 1

STATE OF IDAHO
County of Bonneville } ss
I hereby certify that the within instrument was filed 1-26 20 09 P M. Fee 11.00
RONALD LONGMORE, County Recorder
By _____ Deputy

Instrument # 1321878
IDAHO FALLS, BONNEVILLE, IDAHO
1-26-2009 04:22:44 No. of Pages: 1
Recorded for : MTN RIVER
RONALD LONGMORE
Ex-Officio Recorder Deputy
Fee: 11.00

Mountain River Engineering

RECORDER'S CERTIFICATE

I hereby certify that the foregoing subdivision plat of CANDY COTTAGE, DIVISION NO. 1, an addition to the City of Idaho Falls, Bonneville County, Idaho was filed for recording in the office of the Recorder of Bonneville County, Idaho on this 26th day of January 20 09 at 4:18 pm and recorded under Instrument Number 1321878, in Plat Book _____ on page 249

Ronald Longmore
Bonneville County Recorder
By _____

CITY'S ACCEPTANCE

The foregoing plat was duly accepted and approved by the City of Idaho Falls, Idaho by resolution adopted this 11th day of December 2008

Mayor
City Engineer
City Clerk
City Surveyor

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: 1-15-2009
Bonneville County Treasurer

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: Jan. 15, 2009
Environmental Health Specialist

IRRIGATION WATER RIGHTS RELEASE

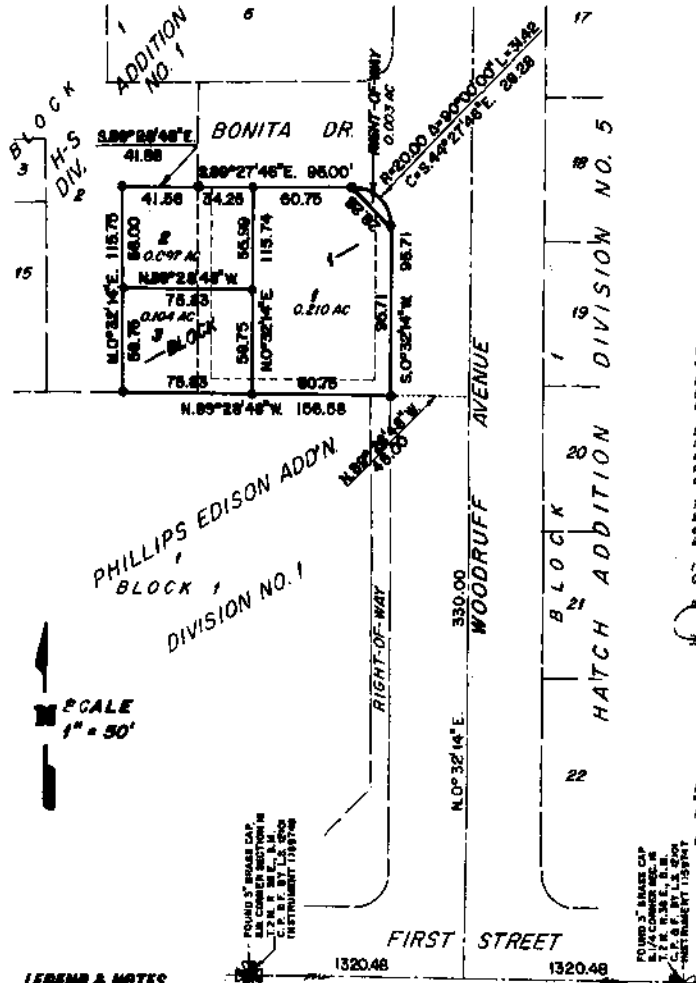
The property included in this plat has petitioned for and been removed from all future irrigation water rights.

Date: 10-11-1978 Instrument No. 551270

SURVEYOR'S CERTIFICATE

I, Robert Joe 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. 8796



LEGEND & NOTES

- 5/8" x 30" Steel rebar set with plastic cap stamped L.S.8796
- 1/2" x 24" Steel rebar set with plastic cap stamped L.S.8796
- Magnetic nail set in concrete/asphalt

A ten foot wide Public Utility Easement is hereby granted along the Woodruff Avenue frontage. All other public utility easements are eight feet wide unless noted otherwise.

The North-South Public Utility Easement through Lots 2 and 3 is an existing eight foot wide easement as shown along the West line of Lot 2, Block 1, Bonita Park Addition, Division No. 1 plat.

This division contains 3 lots. (0.137 acre average lot size)

No vehicular access allowed onto Woodruff Avenue from Lot 1.

BOUNDARY DESCRIPTION

Commencing at the Southwest Corner of Section 16, Township 2 North, Range 38 East of the Boise Meridian; running thence S.89°28'48"E. 1320.48 feet along the section line to the Southeast Corner of the Southwest 1/4 of the Southwest 1/4 of said Section 16; thence N.0°32'14"E. 330.00 feet along the East line of the Southwest 1/4 of said Southwest 1/4; thence N.89°28'48"W. 45.00 feet to the Warranty right-of-way line of Woodruff Avenue at the Northeast Corner of Lot 1, Block 1 of the Bonita Park Addition, Division No. 1 to the City of Idaho Falls, Bonneville County, Idaho; said point also being the TRUE POINT OF BEGINNING; running thence N.89°28'48"W. 156.58 feet to the Northwest Corner of said Lot 1; thence N.0°32'14"E. 115.75 feet; thence S.89°28'48"E. 41.56 feet to the Southerly right-of-way line of Bonita Drive; thence S.89°27'46"E. 95.00 feet to a point of curve in said right of way line with a radius of 20.00 feet and a 28.28 feet long chord bearing S.44°27'46"E.; thence along said curve to the right, 31.42 feet through a central angle of 90°00'00" to the West right-of-way line of the above mentioned Woodruff Avenue; thence S.0°32'14"W. 95.71 feet to the TRUE POINT OF BEGINNING.
CONTAINING: 0.414 acre.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that I the undersigned, am the lawful owner of the tract of land included within the Boundary Description shown hereon and have caused the same to be platted and divided into blocks, lots and streets, which plat shall hereafter be known as CANDY COTTAGE, DIVISION NO. 1, an addition to the City of Idaho Falls, Bonneville County, Idaho.

BE IT FURTHER KNOWN, that I do hereby dedicate to the public, all streets and rights-of-way shown hereon, that I also grant and convey to the City of Idaho Falls all easements shown on the plat and that I hereby warrant and shall defend the estate subject to such dedications and conveyances as 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.

The owner, and his 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, or Owner's or his heirs' successors' or assigns' explicit, 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.

I also 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, I have hereunto set my signature this 20 day of January, 20 09

Owner

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: 1/21/09
Bonneville County Surveyor PLS 12640

ACKNOWLEDGMENT

STATE OF IDAHO
County of Bonneville

On this 20 day of January, 2009 before me the undersigned, a Notary Public in and for said State, personally appeared Jack V. Yeppiz, 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.

Notary Public for the State of Idaho
Residing in Bonneville County, Idaho
Commission Expiration Date: 11-11-2014

ALAN E. CANNON
NOTARY PUBLIC
STATE OF IDAHO

F.E.D.
8020