Instrument # 1364830
IDAHO FALLS, BONNEVILLE, IDAHO
5-17-2010 04:23:56 No. of Pages: 1
Recorded for : KELLER
RONALD LONGMORE Fee: 11.00
Ex-Officio Recorder Deputy

EAGLE RIDGE
Division No. 2

AN ADDITION TO THE CITY OF IDAHO FALLS
PART OF SECTION 24, T. 2N., R 37E.,
BONNEVILLE COUNTY, IDAHO

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

Environmental Health Specialist — 5-17-10 Date

NOTES:

1. UNLESS OTHERWISE NOTED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES ACCESS OVER THE FIFTEEN (15) FEET ADJACENT TO ANY PUBLIC STREET AND AN EASEMENT FOR PUBLIC UTILITIES ACCESS OVER THE TEN (10) FEET ALONG ANY SUBDIVISION BOUNDARY UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
2. THE BOUNDARY OF CRANE SUBDIVISION ESTABLISHED FROM FOUND MONUMENTS.
3. ALL LANDSCAPING SHALL BE THE RESPONSIBILITY OF AND MAINTAINED BY THE LOT OWNER.
4. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF IDAHO FALLS.

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 block and lots, which plat shall hereafter be known as the plat EAGLE RIDGE DIVISION NO. 2.

BE IT FURTHER KNOWN, that we do hereby dedicate to the public Lot 4 shown hereon, that we also grant and convey to the City of Idaho Falls all easements shown on the plat for public utilities, and that we hereby warrant and shall defend the estate subject to 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, agree they will construct no permanent structure within or upon any public utility easement shown hereon, and the City and its successors, assigns or permitees shall also have the right, at Owners' or their heirs' or 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 these lots are eligible to receive water from the City of Idaho Falls Municipal Water System and the City has agreed in writing to serve said lots.

IN WITNESS WHEREOF, we have hereunto set our signature this 13th day of May 2010.

Rex Meikle
Jerrita K. Meikle
Robert Rex Meikle P.O.A. for Veronica M. Meikle
Veronica Meikle
David R. Price (Eagle Ridge Development LLC)
Michael Von Orden
Kori Von Orden

SURVEYOR'S CERTIFICATE

I, Chris G. Street, a registered professional land surveyor in the State of Idaho do hereby certify that the survey of this subdivision, designated as EAGLE RIDGE DIVISION NO. 2 was made by me or under my direction, and that said subdivision is truly and correctly staked as provided by law and in accordance with the accompanying plat as described in the Owner's Dedication.

CHRIS G. STREET, P.L.S. — 5/17/10 Date

PROFESSIONAL LAND SURVEYOR REGISTERED 12224 STATE OF IDAHO CHRIS G. STREET

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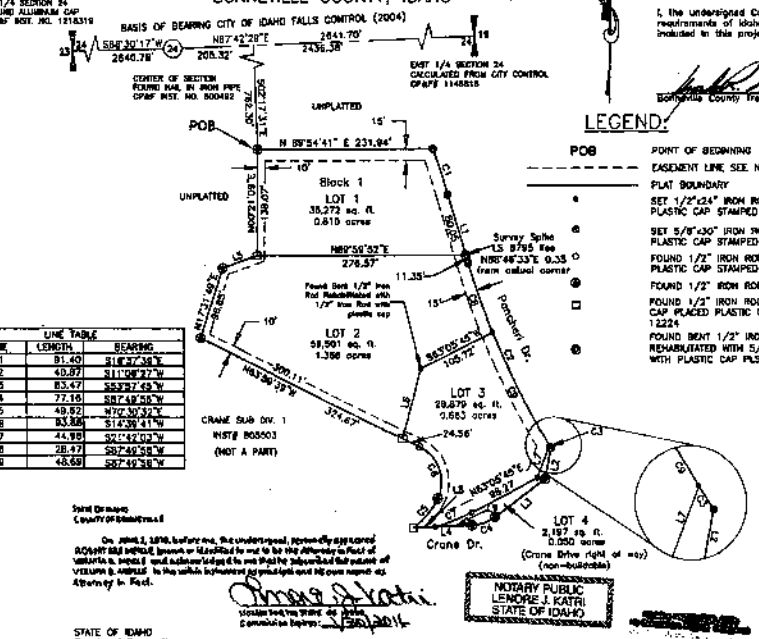
WATER RIGHTS DISCLOSURE

Notice is hereby given that all lots or property included within this plat are within the NEW SWEDEN irrigation district and that a suitable irrigation delivery system has not been approved for such lots. All lots will remain subject to assessments levied by such irrigation entity and each individual purchaser/owner will be responsible to pay such assessments. All assessments are a lien upon the land or lots unless the purchase/owner files a petition requesting exclusion from the district. The purchaser/owner may file such petition at any future date. The owner/developer is obligated to comply with the provisions of Section 31-3805 Idaho Code.

EXAMINING SURVEYOR

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

STEVEN H. ROUNDS PLS No. 12840 — 5/18/10 Date



LEGEND:

- POB — POINT OF BEGINNING
- EASEMENT LINE SEE NOTE#1
- PLAT BOUNDARY
- SET 1/2"x24" IRON ROD WITH PLASTIC CAP STAMPED 12224
- SET 5/8"x30" IRON ROD WITH PLASTIC CAP STAMPED 12224
- FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED PLS 827
- FOUND 1/2" IRON ROD PLS 8795
- FOUND 1/2" IRON ROD WITH NO CAP PLACED PLASTIC CAP PLS 12224
- FOUND BENT 1/2" IRON ROD REHABILITATED WITH 5/8" IRON ROD WITH PLASTIC CAP PLS 12224

LINE TABLE		
LINE	LENGTH	BEARING
L1	81.40	S18°37'38"E
L2	40.87	S11°08'27"W
L3	83.47	S53°57'45"W
L4	77.16	S87°49'58"W
L5	49.92	N70°30'32"E
L6	83.86	S14°39'41"W
L7	44.98	S21°42'03"W
L8	28.47	S87°49'58"W
L9	48.69	S87°49'58"W

RECORDER'S CERTIFICATE

I, hereby certify that the foregoing plat of EAGLE RIDGE DIVISION NO. 2 was filed in the office of the recorder of Bonneville County, Idaho on the _____ day of _____ 2010 at _____ and recorded as instrument no. _____

County Recorder — 6-2-2010 Date

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 property included in this project are current.

Bonneville County Treasurer — 5/27/10 DATE

CITY ACCEPTANCE

The accompanying plat was duly accepted and approved by the City Council of Idaho Falls, Idaho by resolution adopting this 17 day of May 2010.

Mayor
City Clerk
City Engineer
City Surveyor

CURVE TABLE					
CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD
C1	65.17	4°07'34"	904.93	S18°41'25"E	65.15
C2	266.66	15°12'13"	1004.93	S24°13'45"E	265.88
C3	3.58	0°12'19"	1004.93	S31°43'45"E	3.58
C4	32.53	33°33'19"	56.00	S70°54'25"W	32.08
C5	50.57	29°42'07"	97.55	N40°51'26"E	50.01
C6	78.54	90°00'00"	50.00	N18°59'39"W	70.71
C7	51.65	12°07'42"	244.00	N89°06'38"E	51.55
C8	96.47	5°30'01"	1004.93	S19°22'39"E	96.43
C9	166.61	9°29'59"	1004.93	S29°52'39"E	166.42

100 0 50 100 200 300
SCALE: 1 INCH = 100 FEET

BOUNDARY DESCRIPTION

Part of the S1/2 of Section 24 Township 2 North, Range 37 East, B.M., Bonneville County Idaho described as:

Beginning at a point that is N87°42'28"E 205.32 feet along the center section line of said Section 24 and S02°17'31"E 762.50 feet from the C1/4 of said Section 24; running thence N89°54'41"E 231.94 feet to a point of a non-tangent curve on the westerly Right of Way of Pancheri Drive; thence along said curve to the right 65.17 feet (Curve Data: Radius = 904.93 feet, Delta=4°07'34", chord bears S19°41'25"E 65.15 feet); thence continuing along said Right of Way S18°37'38"E 81.40 feet to a point of curve; thence continuing along said Right of Way and curve to the left 266.66 feet (Curve Data: Radius =1004.93 feet, Delta= 15°12'13", chord bears S24°13'45"E 265.88 feet); thence S11°08'27"W 40.87 feet to the northerly Right of Way of Crane Drive; thence along said Right of Way the following three (3) courses: (1) S53°57'45"W 83.47 feet to a point of curve; (2) thence along said curve to the right 32.53 feet (Curve Data: Radius=56.00 feet, Delta=33°33'19", chord bears S70°54'25"W 32.08 feet); (3) thence S87°49'58"W 77.16 feet to a point of a non-tangent curve on the boundary of Crane Subdivision Division No. 1; thence along said boundary the following three (3) courses: (1) along said non-tangent curve to the left 50.57 feet (Curve Data: Radius=97.55 feet, Delta= 29°42'07", chord bears N40°51'26"E 50.01 feet) to a point of compound curve; (2) thence along said curve to the left 78.54 feet (Curve Data: Radius= 50.00 feet, Delta=90°00'00", chord bears N18°59'39"W 70.71 feet); (3) thence N53°59'39"W 324.67 feet; thence N17°31'49"E 98.85 feet; thence N70°30'32"E 49.92 feet; thence N00°21'09"E 138.07 feet to the Point of Beginning.

Parcel Contains 2.889 Acres more or less

STATE OF IDAHO
County of Bonneville
On this 14th day of May, 2010, before me the undersigned, a Notary Public in and for said state, personally appeared Rex Meikle and Veronica Meikle known or identified to me, to be the persons whose name are subscribed to the within instrument, and acknowledged to me that they executed the same.
IN WITNESS WHEREOF: I have set my hand and affixed my seal the day and year first above written.
Notary Public for the State of Idaho
Residing At: Bonneville County, ID
Commission Expiration Date: April 19, 2013
NOTARY PUBLIC STATE OF IDAHO

STATE OF IDAHO
County of Bonneville
On this 13th day of May, 2010, before me the undersigned, a Notary Public in and for said state, personally appeared Michael Von Orden and Kori Von Orden, known or identified to me, to be the persons whose name are subscribed to the within instrument, and acknowledged to me that they executed the same.
IN WITNESS WHEREOF: I have set my hand and affixed my seal the day and year first above written.
Notary Public for the State of Idaho
Residing At: Rexburg, Idaho
Commission Expiration Date: Sept. 16, 2014
KORI L SALAS NOTARY PUBLIC STATE OF IDAHO

STATE OF IDAHO
County of Bonneville
On this 17th day of May, 2010, before me the undersigned, a Notary Public in and for said state, personally appeared David R. Price, known or identified to me, to be the manager of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.
IN WITNESS WHEREOF: I have set my hand and affixed my seal the day and year first above written.
Notary Public for the State of Idaho
Residing At: Idaho Falls, Idaho
Commission Expiration Date: 10/11/2012

STATE OF IDAHO
County of Bonneville
I hereby certify that the within instrument was filed 6-2 2010 4:30 PM Fee 11.00
RONALD LONGMORE, County Recorder
By _____ Deputy

PROJECT#:	208025
DATE:	5-6-10
DRAWN BY:	CGS
CHECKED BY:	BGW
SHEET NO.	1 OF 1

KELLER associates
358 West Sunnyside, Suite B
Idaho Falls, Idaho 83404
(208) 542-8120

EAGLE RIDGE DIVISION 2 E-87 #1364830 6-2-10