

**CITY ACCEPTANCE**

The accompanying plat was duly accepted and approved by the City Council of Idaho Falls, Idaho by resolution adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

*David S. Smith*  
City Clerk

*Robert J. Dwyer*  
City Engineer

*John E. ...*  
City Surveyor

Instrument # 1389182  
EAGLE ROCK TOWN CENTER  
RECORDING INFORMATION  
RECORDED FOR: 12/22/2010  
RECORDED BY: 1148

**EAGLE ROCK TOWN CENTER  
DIVISION NO. 3**

BEING A REPLAT OF A PORTION OF LOT 3 BLOCK 2 OF  
EAGLE ROCK TOWN CENTER DIVISION NO. 2, BEING A PART  
OF THE NE 1/4 OF SECTION 24, T.2N., R.37E., CITY OF IDAHO  
FALLS, BONNEVILLE COUNTY, IDAHO

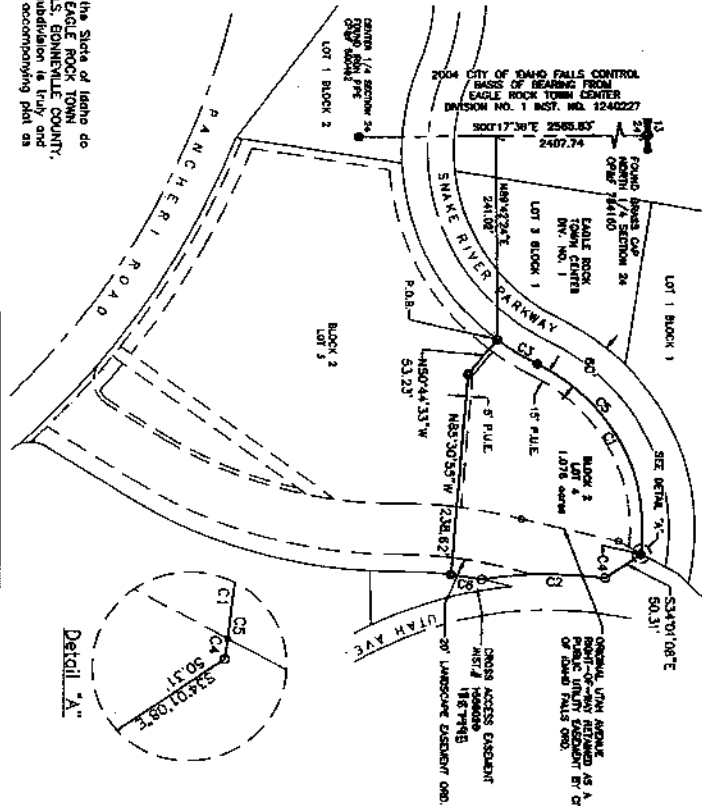
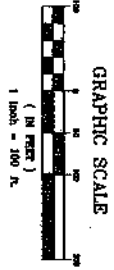
- LEGEND**
- SECTION CONTROL
  - SECTION LINE
  - OWNER LINE
  - PUBLIC UTILITY EASEMENT
  - LANDSCAPING EASEMENT
  - BOUNDARY LINE
  - FOUND 5/8" IRON ROD WITH PLASTIC CAP STAKED P.L.S. 10785
  - FOUND 1/2" IRON ROD WITH PLASTIC CAP STAKED P.L.S. 4833
  - SET 3/8" IRON ROD WITH PLASTIC CAP STAKED 10788

**IRRIGATION WATER RIGHTS RELEASE**

Water rights and easement obligations are not appurtenant to the lands included within this plat, and within this subdivision will not receive a water right.

**SURVEYOR'S CERTIFICATE**

I, Barry Glen Whiston, a registered professional land surveyor in the State of Idaho do hereby certify that the survey of the replat of a portion of the Eagle Rock Town Center Division No. 3, AN ADDITION TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO, was made by me or under my direction, and that said subdivision is truly and correctly depicted as provided by law and in accordance with the accompanying plat as described in the Owner's Dedication.



**TREASURER'S CERTIFICATE**

I, the undersigned County Treasurer in and for the County of Bonneville, State of Idaho, per the requirements of Idaho Code 50-130B, do hereby certify that all county property taxes due for property included in this project are current.

Date: *12/22/2010*  
*Barry Glen Whiston*  
Bonneville County Treasurer

**NOTES**

- UNLESS OTHERWISE NOTED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES ACCESS OVER THE PUBLIC (15) FEET ADJACENT TO ANY PUBLIC STREET AND AN EASEMENT FOR PUBLIC UTILITIES OVER THE TEN (10) FEET ALONG ANY SUBDIVISION BOUNDARY AS SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF IDAHO FALLS.
- THE CITY OF IDAHO FALLS WILL NOT MAINTAIN ROADS UNTIL CONSTRUCTED TO CITY OR IDAHO FALLS STANDARDS AND OFFICIALLY ACCEPTED.
- ALL LANDSCAPING SHALL BE THE RESPONSIBILITY OF AND MAINTAINED BY THE LOT OWNER.

**HEALTH DEPT. CERTIFICATE**

I hereby certify that sanitary restrictions required by Idaho Code title 50 Chapter 13 Section 50 - 130B have been satisfied and this plat is hereby approved for recording by filing of this certificate herewith.

Date: *12/22/2010*  
*Barry Glen Whiston*  
Environmental Health Specialist

**Curve Table**

Curve #	Length	Radius	Delta	Chord	Chord Bearing	Chord Length
C1	272.76'	288.00'	71°02'07"	881.37353'	82°08'37"	143.39'
C2	143.83'	472.80'	17°28'30"	324.83272'	182°44'40"	64.17'
C3	54.86'	288.00'	11°53'30"	121.45133'	182°44'40"	0.86'
C4	0.86'	228.00'	0°13'48"	189.44281'	182°44'40"	288.34'
C5	223.84'	228.00'	71°18'32"	189.44281'	82°08'37"	33.68'

**RECORDER'S CERTIFICATE**

I hereby certify that the foregoing plat of the EAGLE ROCK TOWN CENTER, DIVISION NO. 3, AN ADDITION TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO, was filed in the office of the recorder of Bonneville County, Idaho on the \_\_\_\_\_ day of \_\_\_\_\_, 2010 at \_\_\_\_\_ and recorded as Instrument No. \_\_\_\_\_

**BOUNDARY DESCRIPTION**

Part of Lot 3 Block 2 of Eagle Rock Town Center Division No. 2, being in the NE 1/4 of Section 24, Township 2 North, Range 37 East, City of Idaho Falls, Bonneville County, Idaho, described as:

Beginning at a point on a non-tangent curve on the Southeastern right-of-way of Milligan Road, said point being 5007.7362' 2407.74' feet along the North-South center line and N89°42'24"E 241.02' feet from the N 1/4 of said Section 24, running thence along a non-tangent curve 54.86' feet to the left (Curve data: Radius = 280.00' feet, Delta = 11°13'30", Chord bears N31°43'31"E 54.77' feet) to a point of reverse curve; thence along said curve 273.84' feet to the right (Curve data: Radius = 220.00' feet, Delta = 71°15'52", Chord bears N61°14'25"E 256.34' feet); thence S34°01'08"E 50.31' feet to a point of non-tangent curve on the Western right-of-way of South Utah Avenue; thence along said curve to the left 143.83' feet (Curve data: Radius = 472.80' feet, Delta = 17°28'30", Chord bears S00°48'37"E 143.30' feet) to a point of non-tangent curve on the Eastern line of Original Utah Avenue; thence along said curve to the left 35.69' feet (Curve data: Radius = 487.50' feet, Delta = 4°08'37", Chord bears S09°08'51"W 35.69' feet); thence N65°30'55"W 238.82' feet; thence N50°44'33"W 53.23' feet to the point of beginning.

Parcel contains 1.076 acres

**ACKNOWLEDGMENTS**

STATE OF IDAHO  
County of Bonneville

On this \_\_\_\_\_ day of \_\_\_\_\_, 2010 before me the undersigned, a Notary Public in and for said state, aforesaid, personally appeared David L. Bell, known or identified to me to be a managing member of Merrell, LLC that executed the same as the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have set my hand and affixed my official seal the day and year first above written.

Notary Public for the State of Idaho  
Reading of *David L. Bell*  
Commission, Expiration Date: *12/22/2012*

*David L. Bell*  
157982

**EXAMINING SURVEYOR**

I, certify that I have examined this plat and find it to be correct and acceptable as required by Section 50-130B of the Idaho Code.

*Steve ...*  
Steven ...  
Idaho License No. 126410

**OWNERS' 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 above herein and have caused the same to be platted and divided into blocks, lots, and streets, which shall hereinafter be known as the EAGLE ROCK TOWN CENTER, DIVISION NO. 3, AN ADDITION TO 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 hereon, that we also grant and convey to the City of Idaho Falls all easements and appurtenances in and to the land herein shown and shall defend the same 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 plants which may injure or interfere with the use thereof for its intended purpose. The City shall have the right to remove any such trees, brush or plants which may be found on the land herein shown and the City has agreed in writing to serve said lots.

IN WITNESS WHEREOF, we have hereunto set our signature this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

*David L. Bell*  
David L. Bell  
Merrell, LLC

**KELLER ASSOCIATES**  
356 West Samoyfield, Suite B  
Idaho Falls, Idaho 83404  
(208) 542-6120