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

MOUNTAIN VALLEY ESTATES
DIVISION NO. 2
AN ADDITION TO THE CITY OF AMMON, BONNEVILLE COUNTY, IDAHO
BEING A PART OF THE S.E. 1/4 OF SECTION 26, T.2N. R.38E. B.M.

Instrument # 1332084
IDAHO FALLS, BONNEVILLE, IDAHO
5-8-2009 02:13:28 No. of Pages: 1
Recorded for : BETH RIVER
RONALD LONGMORE Fee: 11.00
Ex-Officio Recorder Deputy
Index: PLAT

STATE OF IDAHO } ss 1332054
County of Bonneville } M-116
I hereby certify that the within instrument was filed 5-08 20 09 at Fee 11.00
RONALD LONGMORE, County Recorder
By ____ Deputy

Mountain River Engineering

RECORDER'S CERTIFICATE

I hereby certify that the foregoing subdivision plat of MOUNTAIN VALLEY ESTATES, DIVISION NO. 2, 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 8th day of May 2009 at 2:13 p.m. and recorded under Instrument Number 1332054 in Plat Book M-2 on page 116

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 5-4-09

Bonneville County Treasurer

CITY'S ACCEPTANCE

The foregoing plat was duly accepted and approved by the City of Ammon, Idaho by resolution adopted this 19th day of February 2009

Mayor

City Clerk

City Engineer

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

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 5/4/09

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: 6/6/09

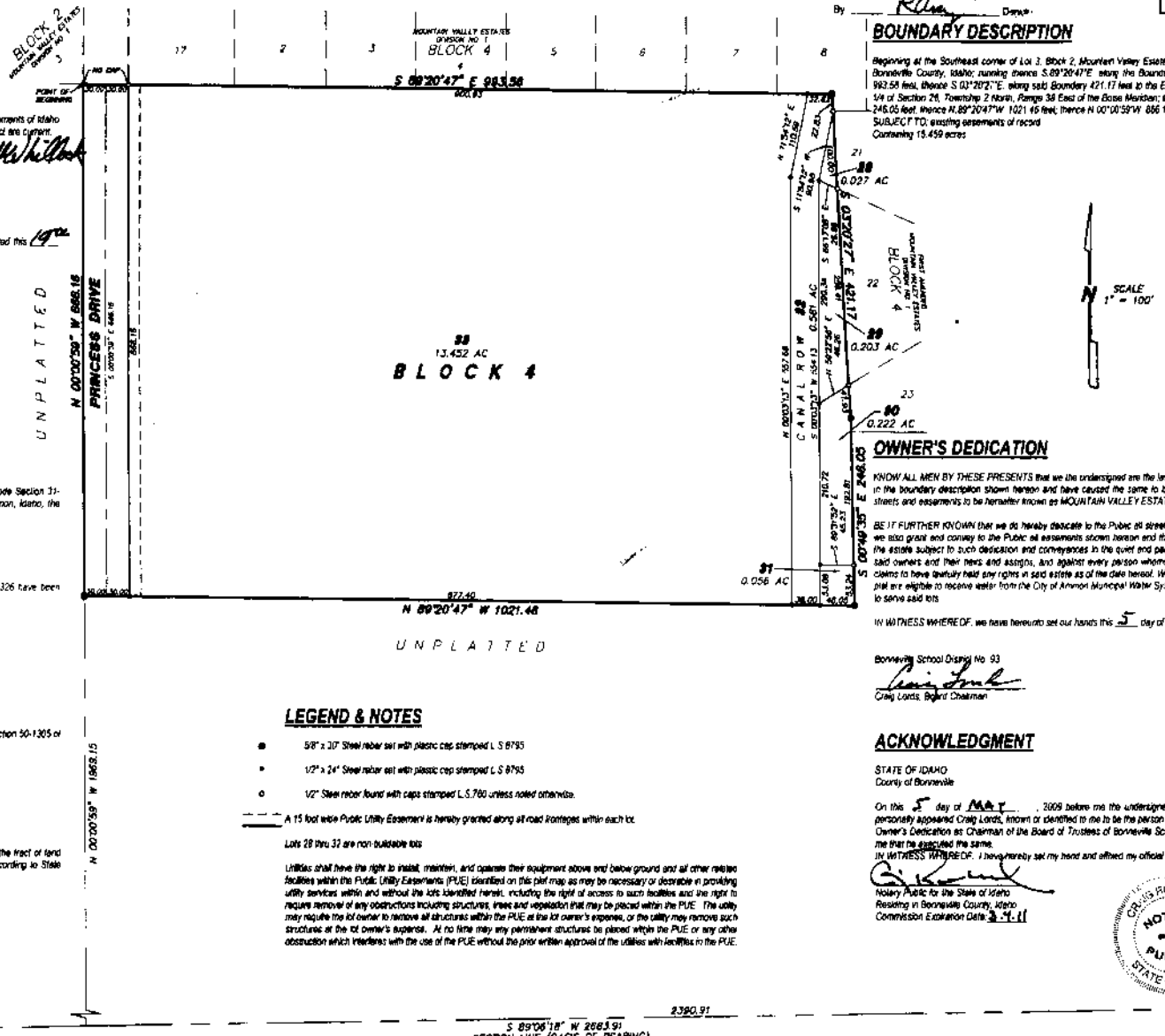
Bonneville County Surveyor PLS 12540

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 8795 5-4-09 STATE OF IDAHO ROBERT JON MEIKLE



BOUNDARY DESCRIPTION

Beginning at the Southeast corner of Lot 3, Block 2, Mountain Valley Estates, Division No. 1, to the City of Ammon, Bonneville County, Idaho; running thence S.89°20'47"E along the Boundary of said Division No. 1 a distance of 983.56 feet, thence S.00°20'2"E along said Boundary 421.17 feet to the East line of the West 1/2 of the Southeast 1/4 of Section 26, Township 2 North, Range 38 East of the Boise Meridian; thence S.00°49'35"E along said East line 246.05 feet, thence N.89°20'47"W 1021.46 feet; thence N 00°00'59"W 866.16 feet to the POINT OF BEGINNING
SUBJECT TO: existing easements of record
Containing 15.459 acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we the undersigned are the lawful owners of the tract of land included in the boundary description shown hereon and have caused the same to be platted and divided into blocks, lots, streets and easements to be hereafter known as MOUNTAIN VALLEY ESTATES, DIVISION NO. 2.

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 Public all easements shown hereon 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 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. We also certify that the lots shown on this 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 5 day of May, 2009.

Bonneville School District No. 93

Craig Lords, Board Chairman

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
- 1/2" Steel rebar found with caps stamped L.S.760 unless noted otherwise.

A 15 foot wide Public Utility Easement is hereby granted along all road frontages within each lot.

Lots 28 thru 32 are non-buildable lots

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 5 day of May, 2009 before me the undersigned, a Notary Public in and for said State, personally appeared Craig Lords, known or identified to me to be the person whose name is subscribed to the attached Owner's Dedication as Chairman of the Board of Trustees of Bonneville School District No. 93, and acknowledged to me that he executed the same.
IN WITNESS WHEREOF, I have hereto 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 3-9-11

CRAIG ROGERSON NOTARY PUBLIC STATE OF IDAHO

S 00°19'28" E 20.65
MAG NAIL
WITNESS CORNER
S 1/4 COR. SECTION 26
T.2N. R.38E. B.M.
CP&F BY L.S. 8795
INSTR. No. 1205316

293.00

S 89°06'18" W 2663.91
SECTION LINE (BASIS OF BEARING)
CITY OF IDAHO FALLS DATUM-2004

2390.91

ALUMINUM CAP
S.E. COR. SECTION 26
T.2N. R.38E. B.M.
CP&F BY L.S. 8252
INSTR. No. 1245327

MOUNTAIN VALLEY ESTATES, DIVISION NO. 2

C:\Land Projects 2008\8002 DISTRICT #93\dwg\8002-2PL.dwg, 4/29/2009 9:58:19 AM, D.M.