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

FIRST AMENDED PLAT OF RICKS FARM, DIVISION NO. 2

AN ADDITION TO THE CITY OF AMMON, BONNEVILLE COUNTY, IDAHO

BEING A REPLAT OF LOT 3, BLOCK 6, RICKS FARM, DIVISION NO. 2 LYING IN THE S.W. 1/4 OF SECTION 27, T.2N., R.38.E. B.M.

STATE OF IDAHO
County of Bonneville } ss. 1320712 R-145
I hereby certify that the within instrument was filed 1-12 20 09 at 11:00 AM. Fee $11.00
RONALD LONGMORE, County Recorder
By Klang Deputy

Instrument # 1320712
IDAHO FALLS, BONNEVILLE, IDAHO
1-12-2009 02:36:10 No. of Pages: 1
Recorded for : CITY OF AMMON
RONALD LONGMORE Fee: 11.00 RA
Ex-Officio Recorder Deputy
Index to : PLAT

Mountain River Engineering

RECORDER'S CERTIFICATE

I hereby certify that the foregoing subdivision plat of the FIRST AMENDED PLAT OF RICKS FARM, 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 12th day of January, 2009 at 2:46 and recorded under Instrument Number 1320712 in Plat Book R- on page 145

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: 12/16/08 Mark Hansen by Rachelle Portmann
Bonneville County Treasurer

CITY'S ACCEPTANCE

The foregoing plat was duly accepted and approved by the City of Ammon, Idaho by resolution adopted this 2nd day of December, 2008

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 the plat is hereby approved for recording by filing of this certificate herewith.

EASTER IDAHO PUBLIC HEALTH DISTRICT

Date: 12/16/08
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.

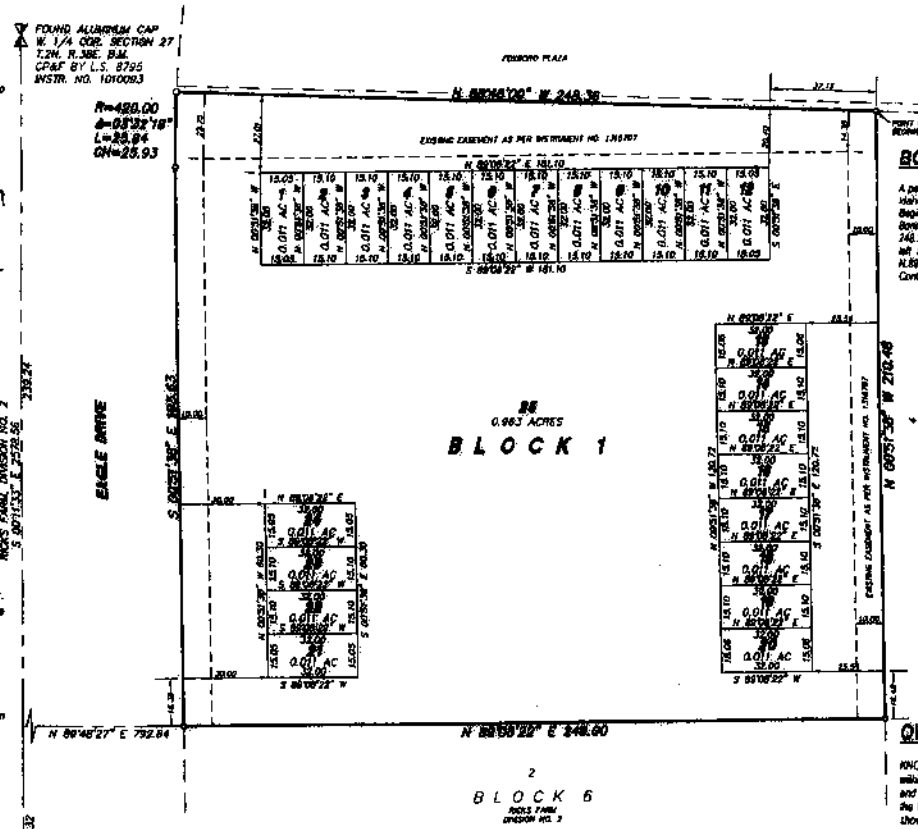
Date: 12/9/08
Bonneville County Surveyor LS 12640

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

8795 12-9-08 STATE OF IDAHO ROBERT JON MEIKLE



BOUNDARY DESCRIPTION

A parcel of land lying in Lot 3, Block 6, Ricks Farm, Division No. 2, an Addition to the City of Ammon, Bonneville County, Idaho, more specifically described as follows:

Beginning, at the Northeast corner of Lot 3, Block 6, Ricks Farm, Division No. 2, an Addition to the City of Ammon, Bonneville County, Idaho; running thence along the Boundary of said Lot 3 the following five (5) courses: N 88°58'00"W 248.36 feet to a point on a curve with a radius of 420.00 feet and a chord bearing S.00°54'25"W. 25.94 feet, thence to the left along said curve 25.94 feet through a central angle of 03°32'18; thence S.00°51'38"E. 193.63 feet; thence N.89°08'22"E. 242.00 feet; thence N.00°51'38"W 210.46 feet to the POINT OF BEGINNING.
Containing 1.229 acres.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that we the undersigned, are all the 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, Lots and Streets, to be hereafter known as the FIRST AMENDED PLAT OF RICKS FARM, DIVISION NO. 2 an addition to the City of Ammon, Bonneville County, Idaho and we do hereby dedicate to the Public, all streets and rights-of-way shown thereon. The easements shown hereon are not dedicated to the public but the right to use said easements are hereby perpetually reserved for public utilities, drainage or for any other uses as designated on this plat. 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 11th day of December 20 08

SCS Retail, LLC

Steven C. Smith, Managing Member

LEGEND & NOTES

- 5/8" Steel rebar found with caps stamped L.S.8795
- 1/2" Steel rebar found with caps stamped L.S.8795

— — — A ten foot wide Public Utility Easement is hereby granted along all road frontages within each lot. All other public utility easements are noted otherwise.

This division contains 26 lots. (0.05 acre average lot size)

A blanket private access easement lies over and across Lot 25.

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, may 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 Ada

On this 11th day of December 2008 before me the undersigned, a Notary Public in and for said State, personally appeared Steven C. Smith, known or identified to me to be the managing member of the limited liability company of SCS Retail, LLC, and the person who subscribed said company name to the attached Owner's Dedication and acknowledged to me that he executed the same.

ROSANNA C. WALKER NOTARY PUBLIC STATE OF IDAHO

Rosanna C. Walker
Notary Public for the State of Idaho
Residing at Meridian
Commission Expiration Date: 12-22-2012

7648PL D.M.

FIRST AMENDED PLAT OF RICKS FARM, DIVISION NO. 2

C:\Land Projects 2008\7842 TETON VILLAGE TOWNHOMES\dwg\7842-C.dwg, 12/8/2008 10:21:26 AM, D.M.