# RIVER BEND MANOR

## DIVISION NO. 1

AN ADDITION TO THE CITY OF AMMON
Section 22, Township 2 North, Range 38 East, B.M.
BONNEVILLE COUNTY, IDAHO

## HEALTH DEPT. 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. 19, 2009 — Environmental Health Specialist

STATE OF IDAHO
County of Bonneville ss. 1323080
I hereby certify that the within instrument was filed 2-04 20 08 at 8 M. Fee 11.00
RONALD LONGMORE, County Recorder
By _____ Deputy

## SURVEYOR'S CERTIFICATE

I, Kim H. Leavitt, a registered professional surveyor in the State of Idaho do hereby certify that the survey of this subdivision, designated as RIVER BEND MANOR DIVISION NO. 1 AN ADDITION TO THE CITY OF AMMON, BONNEVILLE COUNTY, IDAHO, 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.

Date: 12-31-08 — Kim H. Leavitt, P.L.S.

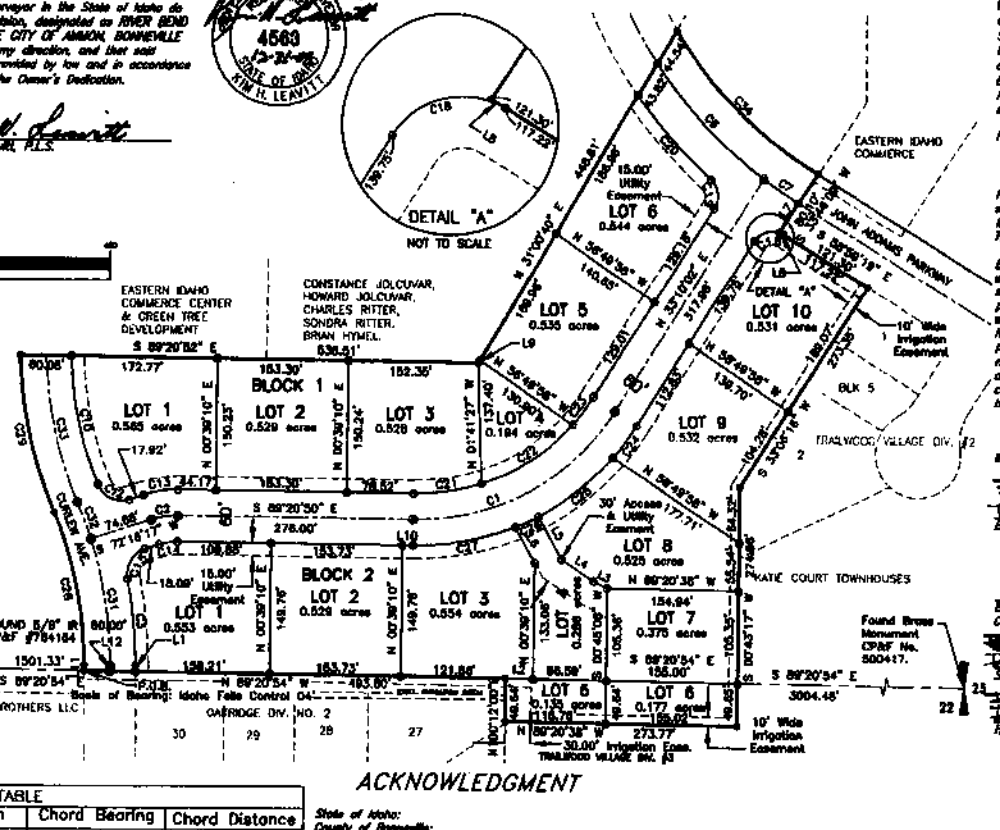
NATIONAL LAND SURVEYOR REGISTERED 4563 STATE OF IDAHO KIM H. LEAVITT 12-31-08

## GRAPHIC SCALE

( IN FEET )
1 inch = 100 ft.

## LEGEND

- Section control corners.
- Set 5/8"x30" iron rod with plastic-cap marked P.L.S. 4563.
- Set 1/2"x24" iron rod with plastic-cap marked P.L.S. 4563.
- Set 5/8"x24" iron rod with 2" Alum. Cap P.L.S. 4563.
- P.O.B. Point of Beginning.




### LINE TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| L1 | 6.40' | N 00°12'00" E |
| L2 | 32.64' | S 89°20'54" E |
| L3 | 18.23' | S 83°27'24" E |
| L4 | 45.63' | N 58°48'56" W |
| L5 | 65.95' | N 28°23'40" W |
| L6 | 48.61' | N 29°23'40" W |
| L7 | 40.05' | N 33°46'09" E |
| L8 | 4.08' | S 56°47'14" E |
| L9 | 3.61' | N 31°00'40" E |
| L10 | 12.45' | S 89°20'50" E |
| L11 | 6.40' | N 00°12'00" E |
| L12 | 6.40' | N 00°12'00" E |

### CURVE TABLE

| Curve | Radius | Delta | Length | Chord Bearing | Chord Distance |
|---|---|---|---|---|---|
| C1 | 250.00' | 67°29'08" | 290.83' | N 61°54'38" E | 289.29' |
| C2 | 100.00' | 18°22'53" | 32.06' | S 81°27'43" W | 31.94' |
| C3 | 500.00' | 11°25'42" | 99.73' | N 00°30'51" W | 99.57' |
| C6 | 540.00' | 19°37'42" | 184.89' | S 43°46'27" E | 184.09' |
| C7 | 540.00' | 5°10'17" | 48.74' | S 66°10'28" E | 48.72' |
| C10 | 440.00' | 19°33'13" | 150.16' | S 12°17'21" E | 149.43' |
| C12 | 30.00' | 85°39'48" | 44.85' | S 44°53'50" E | 40.78' |
| C13 | 130.00' | 18°22'53" | 41.71' | S 81°27'43" W | 41.53' |
| C14 | 70.00' | 18°22'53" | 22.46' | S 81°27'43" W | 22.36' |
| C15 | 30.00' | 83°29'58" | 43.72' | S 30°31'17" W | 39.95' |
| C18 | 25.00' | 86°04'29" | 37.56' | S 78°12'18" W | 34.12' |
| C19 | 25.00' | 81°52'11" | 35.72' | N 07°46'04" W | 32.78' |
| C20 | 580.00' | 12°54'38" | 130.70' | S 42°14'50" E | 130.42' |
| C21 | 250.00' | 18°31'48" | 80.86' | N 81°23'17" E | 80.50' |
| C22 | 250.00' | 29°33'23" | 128.96' | N 57°20'42" E | 127.54' |
| C23 | 250.00' | 9°23'56" | 41.01' | N 37°52'01" E | 40.97' |
| C24 | 310.00' | 8°28'35" | 45.86' | N 37°24'26" E | 45.85' |
| C25 | 310.00' | 20°55'15" | 113.19' | N 52°08'34" E | 112.57' |
| C26 | 310.00' | 5°33'56" | 30.12' | N 65°21'11" E | 30.10' |
| C27 | 310.00' | 22°31'00" | 121.83' | N 79°23'40" E | 121.04' |
| C28 | 540.00' | 23°28'06" | 180.35' | N 11°32'32" W | 179.06' |
| C29 | 500.00' | 21°09'06" | 184.59' | S 12°42'30" E | 183.54' |
| C31 | 470.00' | 17°55'44" | 147.07' | N 06°45'52" W | 146.47' |
| C32 | 470.00' | 5°33'21" | 45.57' | N 20°30'24" W | 45.56' |
| C33 | 470.00' | 20°58'28" | 172.06' | S 12°47'51" E | 171.09' |
| C34 | 500.00' | 27°09'45" | 237.04' | S 48°22'54" E | 234.82' |

## BOUNDARY DESCRIPTION

Part of West 1/2 of Section 22, Township 2 North, Range 38 East, B.M., Bonneville County, Idaho described as:

Beginning at a point that is S89°20'54"E 1,501.33 feet along the east-west center line of said Section 22 from the West 1/4 corner of said Section 22 to a point on the west right-of-way of Curlew Ave. extended and running thence along said right-of-way the following three (3) courses thence (1) thence N00°12'00"E 6.40 feet; (2) to a point of curve to the left having a radius of 440.00 feet and a central angle of 23°29'05"; thence north along the arc a distance of 180.35 feet, having a Chord Bearing of N 11°32'32" W and Chord Distance of 179.08 feet (3) to a point of reverse curve to the right having a radius of 500.00 feet and a central angle of 21°09'06"; thence north along the arc, a distance of 184.59 feet with a Chord Bearing of N 12°42'30" W and Chord Distance of 183.54 feet; thence S89°20'52"E 538.51 feet; thence N31°00'40"E 448.61 feet to the point of curve of a non tangent curve to the left, of which the radius point lies N55°13'40"E, a radial distance of 500.01 feet; thence southeast along the arc, through a central angle of 27°09'45", a distance of 237.04 feet with a Chord Bearing of S 45°22'54" E and Chord Distance of 234.82 feet to the SW corner of Lot 1 Block 1 of Eastern Idaho Commerce Division No. 3; thence S33°46'09"W 80.10 feet; thence S58°59'19"E 121.30 feet to the NW corner of Lot 1 Block 5 of Trailwood Village Division No. 2; thence S33°06'16"W 273.35 feet; thence S00°43'17"W 274.86 feet to a point on the north line of Trailwood Village Division No. 3; thence N89°20'38"W 273.77 feet along said north line; thence N00°12'00"E 48.64 feet to the east-west center line of said Section 22; thence N89°20'54"W 493.80 feet along said center line to the POINT OF BEGINNING.

Parcel Contains 9.301 acres.

## 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 blocks, lots, and streets, which plat shall hereafter be known as the RIVER BEND MANOR DIVISION NO. 1 AN ADDITION TO THE CITY OF AMMON, 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 Ammon all easements shown on the plat 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 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 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 Ammon Municipal Water System and the City has agreed in writing to serve said lots.

IN WITNESS WHEREOF, we have hereunto set our signature this 22 day of September, 2008.

Brian Hymel

Robert D. Sutter, Managing Member
Eastern Idaho Commerce Center

Bruce Ard, Mayor
City of Ammon
Power of Attorney For
Sandra H. Ritter
Power of Attorney For
Charles H. Ritter
Power of Attorney For
Howard A. Jolcuvar

Leslie Folsom, Clerk
City of Ammon
Power of Attorney For
Charles D. Ritter
Power of Attorney For
Charles H. Ritter
Power of Attorney For
Constance M. Jolcuvar

Constance M. Jolcuvar

## ACKNOWLEDGMENT

State of Idaho:
County of Bonneville:

On this 31st day of December, 2008 before me the undersigned, a Notary Public in and for said State, personally appeared Robert D. Sutter known or identified to me to be a Member of Eastern Idaho Commerce Center, that executed the same as the free act and deed of said limited liability partnership.

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

Laura Jones
Notary Public for the State of Idaho
Residing at Bonneville County
Commission Expiration Date: 8/2009

NOTARY PUBLIC STATE OF IDAHO

## ACKNOWLEDGMENT

State of Idaho:
County of Bonneville:

On this 6th day of February, 2008 before me, a Notary Public in and for said State, personally appeared Bruce Ard and Leslie Folsom, known or identified to me, to be the MAYOR and CITY CLERK of the City of AMMON, and acknowledged that they executed the same.

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

Rachel M. Edridge
Notary Public for the State of Idaho
Residing at Bonneville County
Commission Expiration Date: 10-18-2014

NOTARY PUBLIC STATE OF IDAHO

## ACKNOWLEDGMENT

State of Utah
County of Salt Lake

On this 22 day of September, 2008 before me, a Notary Public in and for said State, personally appeared Sandra H. Ritter, Charles D Ritter Sr., Howard A. Jolcuvar, Constance M. Jolcuvar and Brian M. Hymel, proved to me on the basis of satisfactory evidence to be the persons whose names is subscribed to the within instrument, and acknowledged that they executed the same.

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 Utah
Residing at Salt Lake County, Utah
Commission Expiration Date: 02/05/2010
Salt Lake City, Utah

Instrument # 1323080
IDAHO FALLS, BONNEVILLE, IDAHO
2-4-2008 01:07:29 No. of Pages: 1
Recorded for : HARPER LEAVITT
RONALD LONGMORE Fee: 11.00
Ex-Officio Recorder Deputy RA
Index No.

SHEET 1 of 2

HARPER–LEAVITT ENGINEERING, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
965 N. CAPITAL AVE., P.O. BOX 50691, IDAHO FALLS, IDAHO 83405 (208) 524-0212