COUNTY

RIVER VIEW PLAZA #1
FIRST AMENDED R-149
1376614 10-18-10

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

Instrument # 1376614
IDAHO FALLS, BONNEVILLE, IDAHO
10-18-2010 09:47:43 No. of Pages: 1
Recorded for : ROCKY MTN SUPPLY
RONALD LOWDERMILK Fee: 11.00
Ex-Officio Recorder Deputy
Index to: PLAT

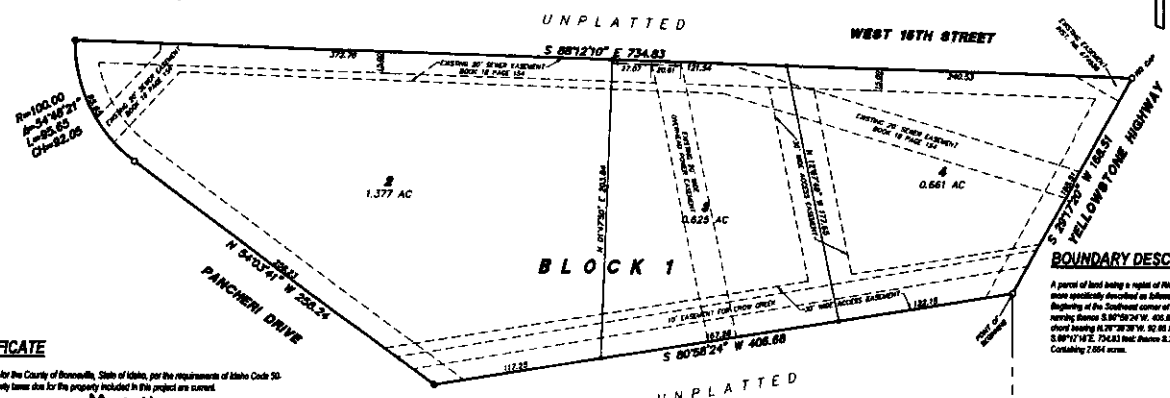
FIRST AMENDED PLAT OF RIVER VIEW PLAZA DIVISION NO. 1

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

BEING A REPLAT OF LOT 1, BLOCK 1, RIVER VIEW PLAZA, DIVISION NO. 1, LYING IN THE S.E. 1/4 OF SECTION 24, T.2N. R.37E. B.M.

Mountain River Engineering

N SCALE 1" = 50'



RECORDER'S CERTIFICATE

I hereby certify that the foregoing subdivision plat of the FIRST AMENDED PLAT OF RIVER VIEW PLAZA, DIVISION NO. 1, an addition to the City of Idaho Falls, Bonneville County, Idaho was filed for recording in the office of the Recorder of Bonneville County, Idaho on this 18 day of Oct. 2010 at 9:47am and recorded under Instrument Number 1376614

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: 10-14-10

Mark Hansen by: Danielle Bunter
Bonneville County Treasurer

HEALTH DEPARTMENT CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

EASTERN IDAHO PUBLIC HEALTH DISTRICT

Date: 10-14-10

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: 10/14/10

Steven Rumsey
Bonneville County Surveyor PLS 12640

SURVEYOR'S CERTIFICATE

I, Robert Jon Merrill, 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 10-14-10 STATE OF IDAHO ROBERT JON MERRILL

ALUMINUM CAP
S 1/4 COR. SECTION 24
T.2N. R.37E. B.M.
CP&F BY L.S. 8795
INSTR. No. 1236322

IRRIGATION WATER RIGHTS RELEASE

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

CITY'S ACCEPTANCE

The foregoing plat was duly accepted and approved by the City of Idaho Falls, Idaho by resolution adopted this 28th day of September, 2010.

Mayor
City Engineer
City Clerk
City Surveyor

LEGEND & NOTES

- 1/2" x 24" Steel rebar set with plastic cap stamped L.S.8795
- Chiseled X in concrete
- 5/8" Steel rebar found with caps stamped L.S.9358 unless noted otherwise

— — — A 15 foot wide Public Utility Easement is hereby granted along all road frontages within each lot. All other public utility easements are noted otherwise.

ALUMINUM CAP
MEANDER COR. SECTION 24
T.2N. R.37E. B.M.
CP&F BY L.S. 3842
INSTR. No. 1222339

BOUNDARY DESCRIPTION

A parcel of land being a replat of River View Plaza, Division No. 1, an Addition to the City of Idaho Falls, Bonneville County, Idaho, more specifically described as follows:

Beginning at the Southeast corner of River View Plaza, Division No. 1, an Addition to the City of Idaho Falls, Bonneville County, Idaho; running thence S.90°59'24"W. 406.68 feet; thence N.54°03'41"W. 258.24 feet to a point of curve with a radius of 100.00 feet and a chord bearing N.76°28'38"W. 92.05 feet; thence to the right along said curve 95.63 feet through a central angle of 54°46'21"; thence S.89°12'10"E. 734.83 feet; thence S.39°17'20"W. 168.51 feet to the POINT OF BEGINNING.

Containing 2.664 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 FIRST AMENDED PLAT OF RIVER VIEW PLAZA, DIVISION NO. 1, 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 shown on the plat and that we hereby warrant and shall defend the estate subject to such dedication and conveyance 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 bypass or interfere with the use thereof for its intended purposes.

We also certify that the lots shown on this plat are eligible to receive water from the City of Idaho Falls Municipal Water System and said City has agreed in writing to serve said lots.

IN WITNESS WHEREOF, we have hereunto set our signatures this 14th day of October 2010.

River View Holdings, LLC

Justin Hall, Managing Member

ACKNOWLEDGMENT

STATE OF IDAHO
County of Bonneville

On this 14th day of October, 2010 before me the undersigned, a Notary Public in and for said State, personally appeared Justin Hall, known or identified to me to be a managing member in the limited liability company of River View Holdings, and the person who subscribed said company name to the attached Owner's Dedication and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto 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: Jan 17, 2014

DIYANA McCARROLL NOTARY PUBLIC STATE OF IDAHO

ALUMINUM CAP
S.E. COR. SECTION 24
T.2N. R.37E. B.M.
CP&F BY L.S. 3842
INSTR. No. 1222341

S 88°54'27" W 1302.48 — 1054.92 — 266.03

S 89°57'11" W 1320.95
SECTION LINE (BASIS OF BEARING)
CITY OF IDAHO FALLS DATUM-2004

FIRST AMENDED PLAT OF RIVER VIEW PLAZA, DIVISION NO. 1

C:\Land Projects 2008\6165 PANCHERI CAR WASH\Acad\6165PL.dwg, 10/13/2010 2:54:54 PM, D.M.

6165PL D.M.