ORIGINAL

SRS PROPERTIES DIV. NO. 1
HIST 1362682 S-248
05/06/2010 MTN RIVER

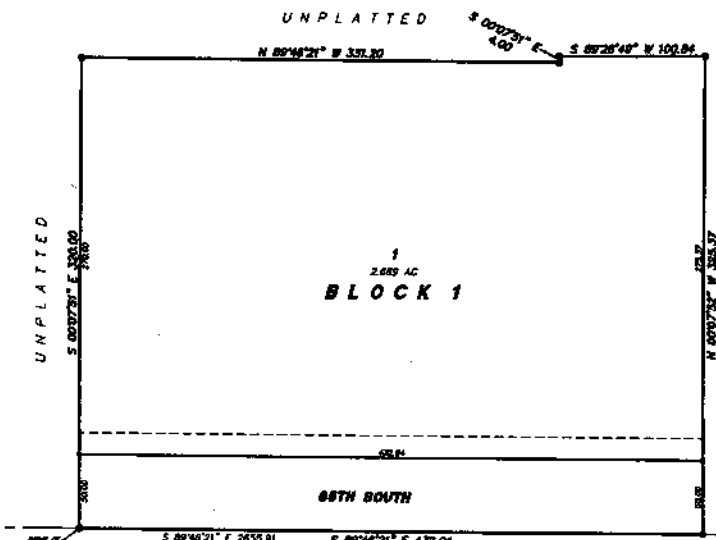
1020 Lincoln Road
Idaho Falls, Idaho 83401 (208) 524-6175

Instrument # 1362682
IDAHO FALLS, BONNEVILLE, IDAHO
5-6-2010 10:42:22 No. of Pages: 1
Recorded for : MOUNTAIN RIVER
RONALD LONGMORE Fee: 11.00
Ex-Officio Recorder Deputy

SRS PROPERTIES
DIVISION NO. 1
BONNEVILLE COUNTY, IDAHO
BEING A PART OF THE S.E. 1/4 OF SECTION 5, T.1N. R.37E. B.M.

Mountain River Engineering

N SCALE 1" = 50'



RECORDER'S CERTIFICATE

I hereby certify that the foregoing subdivision plat of SRS PROPERTIES, DIVISION NO. 1, Bonneville County, Idaho was filed for recording in the office of the Recorder of Bonneville County, Idaho, on this 6th day of May, 2010 at 10:42 AM and recorded under Instrument Number 1362682

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: 4-20-2010

Bonneville County Treasurer

COUNTY'S ACCEPTANCE

The foregoing plat was duly accepted and approved by the Board of County Commissioners of Bonneville County, Idaho by resolution adopted this 5 day of May, 2010.

Roger S Christensen
Board Chairman

Public Works Department

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: 4-20-2010

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: 5/5/10

Bonneville County Surveyor PLS 12649

SURVEYOR'S CERTIFICATE

I, Robert Jon McGuire, 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 STATE OF IDAHO ROBERT JON McGUIRE

BOUNDARY DESCRIPTION

Beginning at a point that is 3.88°46'21"E. along the Section line 1456.70 feet from the South 34 Corner of Section 5, Township 1 North, Range 37 East of the Boise Meridian, running thence 3.89°46'21"E. along said Section line 432.04 feet; thence N.00°07'31"W. 326.60 feet; thence S.89°26'48"W. 100.84 feet; thence S.00°07'31"E. 4.00 feet; thence N.89°46'21"W. 331.20 feet; thence S.00°07'31"E. 330.00 feet to the POINT OF BEGINNING.
Containing 3.165 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 SRS PROPERTIES, DIVISION NO. 1.

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 conveyance to 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 within this subdivision will be served by individual well.

IN WITNESS WHEREOF, we have hereunto set our hands this 7th day of April 2010.

Snake River Properties, LLC

Mickey Coombs, Managing Member

WATER RIGHTS DISCLOSURE

Notice is hereby given that all lots or property included within this plat are within the Noir Sanitary Irrigation district and that a suitable surface water delivery system has not been provided for such lots. All lots will remain subject to assessments levied by such irrigation utility and each individual purchaser/owner will be responsible to pay such assessments. All assessments are a lien upon the land or lots unless the purchaser/owner files a petition requesting exclusion from the district. The purchaser/owner may file such petition at any future date. The owner/developer is obligated to comply with the provisions of Section 31-3805 Idaho Code.

LEGENDS & NOTES

- 3/8" 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
- Survey nail with washer stamped L.S. 8795

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

Bonneville County will not maintain roads until improved to County Standards and officially approved and accepted.

All buildings shall be set back a minimum of 30 feet from all road Right-of-Way lines.

Drainage swales (gutters), private driveways and sidewalk approaches will be constructed and maintained with the correct cross-section as shown on the approved improvement drawings on file in the Bonneville County Public Works Department and Mountain River Engineering.

STATE OF IDAHO
County of Bonneville } ss
I hereby certify that the within instrument was filed for record at the request of Mtn River Eng at 11:00 o'clock A.M. on 11-2-2010 as Instrument No. 1362682 in Book S-248 of Plats at Page
RONALD LONGMORE, County Recorder
By Deputy

ACKNOWLEDGMENT

STATE OF IDAHO
County of Bonneville

On this 7th day of April, 2010 before me the undersigned, a Notary Public in and for said State, personally appeared Mickey Coombs, known or identified to me to be a managing member in the limited liability company of Snake River Properties, LLC and the persons who subscribed said company name to the attached Owner's Dedication and acknowledged to me that he/she/they executed the same.

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

Notary Public for the State of Idaho
Residing in Bonneville County, Idaho
Commission Expiration Date: Jan 17, 2014

STATE OF IDAHO
County of } ss
I hereby certify that the within instrument was filed for record at the request of
Date at o'clock M. in Book of Page
Ex-Officio Recorder Deputy

DIANA McCARROLL NOTARY PUBLIC STATE OF IDAHO

SRS PROPERTIES, DIVISION NO. 1

C:\Land Projects 2008\8231 SNAKE RIVER PROPERTIES\dwg\8231PL.dwg, 4/7/2010 12:58:33 PM, D.M.

8231PL D.M.