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

SNAKE RIVER LANDING
DIVISION NO. 5
AN ADDITION TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
BEING A PART OF THE N.W. 1/4 SECTION 25, T.2N., R.37E. B.M.

Instrument # 1348391
IDAHO FALLS, BONNEVILLE, IDAHO
11-4-2009 11:13:09 No. of Pages: 1
Recorded for : BITN RIVER
RONALD LONGMORE Fee: 11.00
Ex-Officio Recorder Deputy
Index to: Plat

Mountain River Engineering

RECORDER'S CERTIFICATE

I hereby certify that the foregoing subdivision plat of SNAKE RIVER LANDING, DIVISION NO. 5, 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 4 day of NOV 2009 at 11:13 AM and recorded under Instrument Number 1348391

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: 10-16-09

Mark R. Hansen
Bonneville County Treasurer
by Yvonne Walker

CITY'S ACCEPTANCE

The foregoing plat was duly accepted and approved by the City of Idaho Falls, Idaho by resolution adopted this 9th day of April, 2009

Mayor
City Engineer
City Clerk
City Surveyor

WATER RIGHTS DISCLOSURE

Notice is hereby given that all lots or property included within this plat are within the New Sweden 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 entity 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

Notwithstanding the foregoing, the responsibility to pay such assessments and the right to petition for exclusion from the district may be altered or abrogated by written agreement between New Sweden irrigation district and SRL Development, LLC and/or by recorded declaration approved in writing by New Sweden irrigation district and executed by SRL Development, LLC

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: 10/16/09

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 50-1306 of the Idaho Code

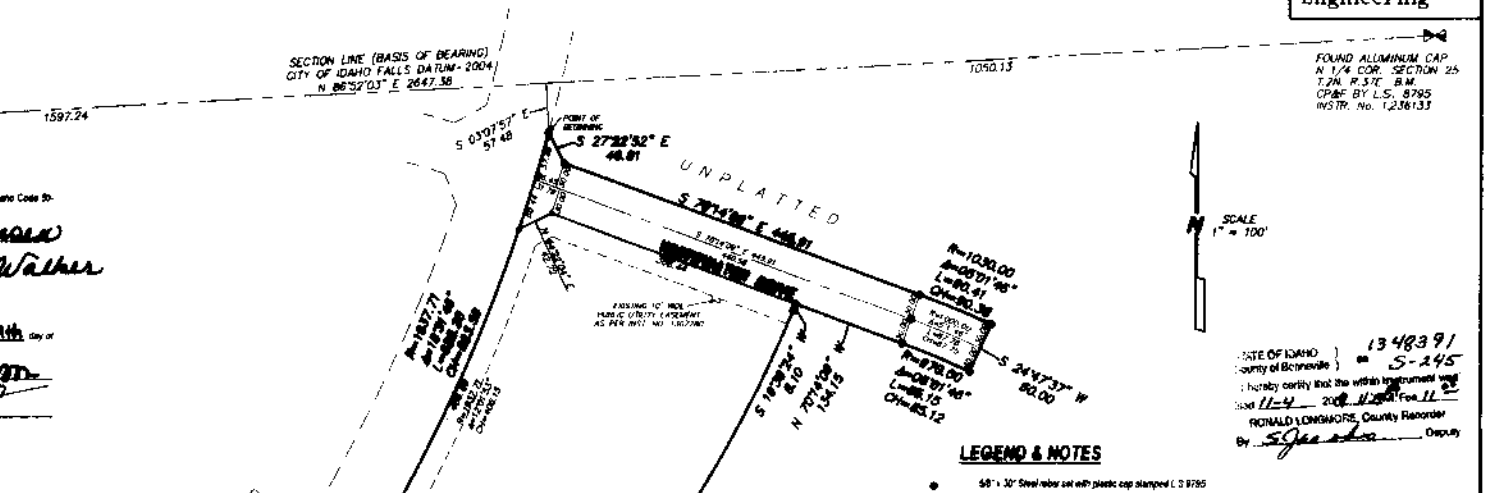
Date: 10/15/09

Bonneville County Surveyor PLS 12640

SURVEYOR'S CERTIFICATE

I, Robert Joe Mobbs, 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



STATE OF IDAHO
County of Bonneville
I hereby certify that the within instrument was filed 11-4 2009 at 11:13 For 11
RONALD LONGMORE, County Recorder
By Deputy

1348391
S-245

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
- A 25 foot wide Public Utility Easement is hereby granted along all road frontages within each lot
- Lot 2, Block 8 is a landscape lot

BOUNDARY DESCRIPTION

Beginning at a point that is N.88°52'03"E. along the Section line 1597.24 feet and S.03°07'57"E. 57.48 feet from the Northwest Corner of Section 25, Township 2 North, Range 37 East of the Boise Meridian, said point being on the East Right-of-Way line of Snake River Parkway, running thence S.27°22'52"E. 40.81 feet, thence S.70°14'08"E. 445.91 feet to a point of curve with a radius of 1030.00 feet and a chord bearing S.67°43'16"E. 90.38 feet, thence to the right along said curve 90.41 feet through a central angle of 05°01'46", thence S.24°47'37"W. 80.00 feet to a point on a non-tangent curve with a radius of 970.00 feet and a chord bearing N.67°43'16"W. 85.12 feet, thence to the left along said curve 85.15 feet through a central angle of 05°01'46", thence N.70°14'08"W. 134.15 feet, thence S.10°38'24"W. 8.10 feet to a point on a non-tangent curve with a radius of 1474.50 feet and a chord bearing S.42°04'25"W. 95.67 feet, thence to the right along said curve 95.72 feet through a central angle of 3°18'10" to a point on a non-tangent reverse curve with a radius of 91.00 feet and a chord bearing S.30°58'45"W. 93.97 feet, thence to the left along said curve 98.75 feet through a central angle of 62°10'27", thence S.00°06'29"E. 52.01 feet, thence N.58°50'50"W. 94.21 feet, thence N.13°58'50"W. 48.43 feet to said East Right-of-Way line of Snake River Parkway, thence along said East Right-of-Way line the following two (2) courses, N.31°00'10"E. 566.80 feet to a point of curve with a radius of 1937.71 feet and a chord bearing N.23°14'17"E. 523.59 feet, thence to the left along said curve 525.20 feet through a central angle of 15°31'46" to the POINT OF BEGINNING
Containing 6.473 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 SNAKE RIVER LANDING, DIVISION NO. 5

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 Idaho Falls Municipal Water System and said City has agreed in writing to serve said lot

IN WITNESS WHEREOF, we have hereunto set our signatures this 21 day of October 2009

SRL Development, LLC

By SRL Mgmt Services, Inc., an Idaho Corporation, the Manager

By Conway Leonard, President

ACKNOWLEDGMENT

STATE OF IDAHO
County of Bonneville

On this 21 day of October 2009 before me the undersigned a Notary Public in and for said State personally appeared Conway Leonard, known or identified to me to be the President of SRL Mgmt Services, Inc., manager in the limited liability company of SRL Development, LLC 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 set my hand and affixed my official seal the day and year first above written

Notary Public for the State of Idaho
Residing at Bonneville County, Idaho
Commission Expiration Date 04-28-15

5004-SPL DM

SNAKE RIVER LANDING, DIVISION NO. 5

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