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

[redacted]

SOLITUDE
DIVISION NO. 2
AN ADDITION TO THE CITY OF AMMON, BONNEVILLE COUNTY, IDAHO
BEING PART OF THE S.W. 1/4 OF SECTION 35 T.2N. R.38E. B.M.

Mountain River Engineering

BOUNDARY DESCRIPTION

Beginning at the Northwest corner of Kingston Subdivision, Number 1, an Addition to the City of Ammon, Bonneville County, Idaho, said point also being on the East Boundary line of Solitude, Division No. 1, an Addition to the City of Ammon, Bonneville County, Idaho; running thence N.04°30'21"E. along said East Boundary line 375.22 feet to the Northeast corner of said Solitude, Division No. 1; thence N.87°42'29"E. 914.22 feet; thence S.55°07'58"W. 104.74 feet; thence S.49°58'50"W. 597.62 feet to the Northwest corner of said Kingston Subdivision, Number 1, thence N.85°09'39"W. along the North line of said Kingston Subdivision 402.01 feet to the POINT OF BEGINNING.
Containing 6.104 acres.

RECORDER'S CERTIFICATE

I hereby certify that the foregoing subdivision plat of SOLITUDE, 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 the 9 day of April 2010 at 2:36pm and recorded under Instrument Number 1340665 in Plat Book ____ on page ____

Ronald Longmore
Bonneville County Recorder

Instrument # 1340665
IDAHO FALLS, BONNEVILLE, IDAHO
4-9-2010 02:36:15 No. of Pages: 1
Recorded for: THE LABEL GROUP
RONALD LONGMORE Fee: 11.00
Ex-Officio Recorder Deputy

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 security property taxes due for the property included in this project are current.

Date: 4-5-10

Bonneville County Treasurer

CITY'S ACCEPTANCE

The foregoing plat was duly accepted and approved by the City of Ammon, Idaho by resolution adopted this 18th day of March 2010.

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

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: April 5, 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: 4/5/2010

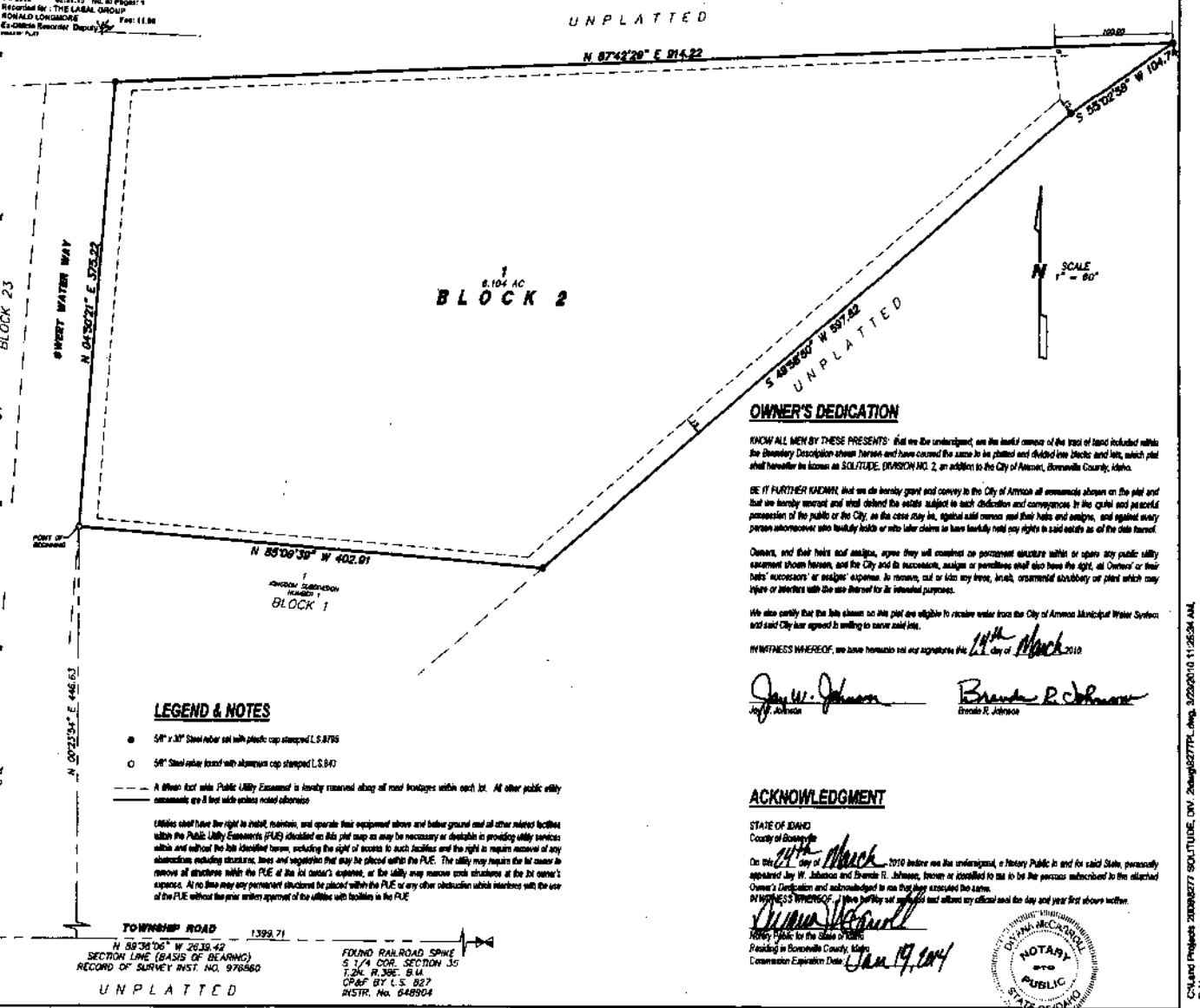
Bonneville County Surveyor PLS 12640

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 3-24-10 STATE OF IDAHO ROBERT JON MERRILL



LEGEND & NOTES

- ● 5/8" x 30" Steel rebar set with plastic cap stamped L.S.8795
- ○ 5/8" Steel rebar found with aluminum cap stamped L.S.843
- ---- A fifteen foot wide Public Utility Easement is hereby reserved along all road frontages within each lot. All other public utility easements are 5 feet wide unless noted otherwise
- ——— 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) indicated on this plat map 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 structure 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

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 and lots, which plat shall hereafter be known as SOLITUDE, DIVISION NO. 2, an addition to the City of Ammon, Bonneville County, Idaho.

BE IT FURTHER KNOWN, that we do hereby 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 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 injure 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 Ammon Municipal Water System and said City has agreed in writing to serve said lots.

IN WITNESS WHEREOF, we have hereunto set our signatures this 18th day of March 2010.

Jay W. Johnson

Brenda R. Johnson

ACKNOWLEDGMENT

STATE OF IDAHO
County of Bonneville

On this 18th day of March 2010 before me the undersigned, a Notary Public in and for said State, personally appeared Jay W. Johnson and Brenda R. Johnson, known or identified to me to be the persons subscribed to the attached Owner's Dedication and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereto 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 19, 2014

DIANA McCORMICK NOTARY PUBLIC STATE OF IDAHO

SOLITUDE, DIVISION NO. 2

C:\Land Projects 2009\8277_SOLITUDE, DIV. 2\dwg\8277PL.dwg, 3/22/2010 11:25:34 AM, 8277PL D.M.