SWEET COUNTRY ESTATES DIVISION NO. 1

BEING A REPLAT OF LOTS 1,2,3,4,5 & 11 BLOCK 1, LOTS 1-9 BLOCK 2, AND LOTS 1-6, BLOCK 5 OF SWEET COUNTRY ESTATES DIVISION NO. 1 LYING IN THE SE 1/4 OF THE SE 1/4 OF SECTION 16, T. 3N., R. 38E., B.M. BONNEVILLE COUNTY, IDAHO

For recording in the office of the Recorder of Bonneville County, Idaho on this 24 day of October, 2008 at 2:24 PM and recorded as Instrument Number 1315563, in Plat Book 5 on page 240

Bonneville County Recorder

SWEET COUNTRY ESTATES DIVISION NO 1 FIRST AMENDED 1315563 8-240 10-29-2008

LEGEND

- Section Corner (As Noted)
- Quarter Corner (As Noted)
- Set 5/8" x 30" Iron Rod With Plastic Cap Stamped PLS 10781
- Set 1/2" x 24" Iron Rod With Plastic Cap Stamped PLS 10781
- Found 1/2" Iron Rod With Plastic Cap Stamped PLS 10781 (Unless Noted Otherwise)
- Found 5/8" Iron Rod With Plastic Cap Stamped PLS 10781 (Unless Noted Otherwise)
- Section Line
- Subdivision Boundary
- Lot Line
- Utility Easements Are Fifteen (15) Feet Wide Along The Frontage Of All Lots. Side Yard And Rear Yard Easements Are Eight (8) Feet Wide Unless Noted Otherwise

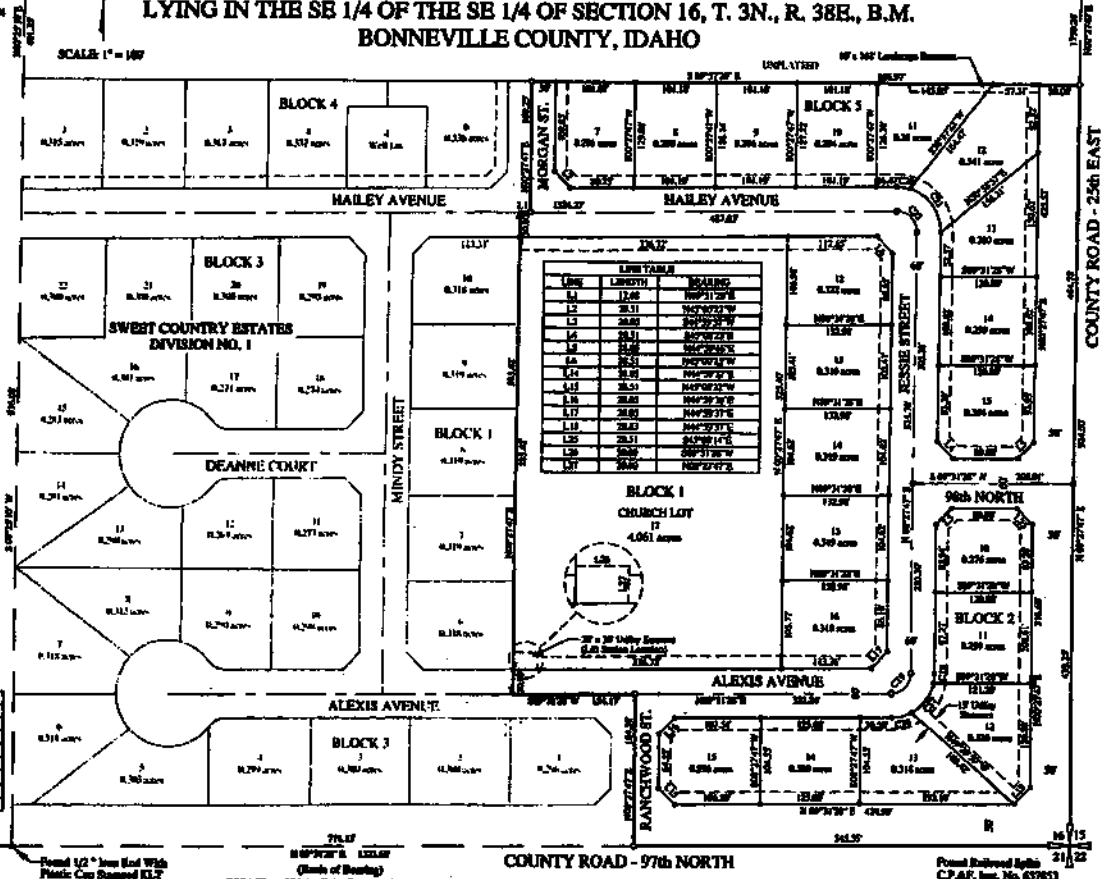
BOUNDARY DESCRIPTION

Part of the SE 1/4 of the SE 1/4 of Section 16, Township 3 North, Range 38 East, B.M., Bonneville County, Idaho described as:

Commencing at the Southeast corner of said Section 16, and running thence
S89°31'28"W along the South line of said Section 16, 545.55 feet; thence N00°27'47"E 104.56 feet; thence S89°31'28"W 154.17 feet; thence N00°27'47"E 585.42 feet; thence N89°31'28"E 12.68 feet; thence N00°27'47"E 160.26 feet; thence S89°57'28"E 686.97 feet to the East line of said Section 16; thence S00°27'47"W 924.00 feet along said East Section line to the point of beginning.

Parcel Contains 14.192 acres.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C36	54.50	25.46	26°35'00"	25.23	N13°45'07"E
C37	54.50	47.08	49°11'00"	45.62	N37°26'32"E
C38	54.50	11.48	12°03'02"	11.45	N06°27'27"E
C39	54.50	36.59	38°46'41"	35.84	N44°50'31"E
C40	30.00	17.28	17°54'59"	17.13	N61°28'07"W
C41	55.00	70.88	73°46'28"	65.65	N36°02'37"W
C42	25.00	39.40	90°30'00"	35.44	N45°02'37"W



LINE TABLE		
LINE	LENGTH	BEARING
L1	12.68	N89°31'28"E
L2	28.11	N42°02'27"W
L3	20.00	S47°57'33"W
L4	28.11	N42°02'27"W
L5	20.00	S47°57'33"W
L6	28.11	N42°02'27"W
L7	20.00	S47°57'33"W
L8	28.11	N42°02'27"W
L9	20.00	S47°57'33"W
L10	28.11	N42°02'27"W
L11	20.00	S47°57'33"W
L12	28.11	N42°02'27"W
L13	20.00	S47°57'33"W
L14	28.11	N42°02'27"W
L15	20.00	S47°57'33"W
L16	28.11	N42°02'27"W
L17	20.00	S47°57'33"W
L18	28.11	N42°02'27"W
L19	20.00	S47°57'33"W
L20	28.11	N42°02'27"W
L21	20.00	S47°57'33"W
L22	28.11	N42°02'27"W
L23	20.00	S47°57'33"W
L24	28.11	N42°02'27"W
L25	20.00	S47°57'33"W
L26	28.11	N42°02'27"W
L27	20.00	S47°57'33"W

EXAMINING SURVEYOR

I certify that I have examined this plat and find it to be analytically correct and acceptable as required by Section 50-1305 of the Idaho Code.

Date: 10/28/08

Bonneville County Surveyor
Idaho License No. 12640

HEALTH DEPARTMENT CERTIFICATE

Sanitary Restrictions as required by Idaho Code Title 50, Chapter 13 have been satisfied. Sanitary Restrictions may be subsequent, in accordance with Section 50-1326 Idaho Code by the issuance of a Certificate of Disapproval.

EASTERN IDAHO PUBLIC HEALTH DISTRICT

Date: Oct. 29, 2008

Environmental Health Specialist

COUNTY APPROVAL

This plat was duly accepted and approved by the Board of County Commissioners of Bonneville County, Idaho by resolution adopted this 29 day of Oct, 2008.

BOCC Chairman

Bonneville County Public Works Department

STATE OF IDAHO
County of Bonneville
I hereby certify that the within instrument was filed 10-29-08 in Book 5 Page 240
RONALD LONGMORE, County Recorder
By Deputy

NOTES

1.) Basis of Bearing - Final Plat of Sweet Country Estates Division No. 1 recorded as Instrument Number 1285526.

2.) Bonneville County will not maintain roads until constructed to County Standards and officially accepted.

3.) 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.

4.) Direct access from any subdivision lot onto County Road 25th East, or County Road 97th North is specifically prohibited.

5.) Front Yard Setback = 30' - Rear Yard Setback = 20'. Refer to the Bonneville County Zoning & Building Ordinance for specific Building Setback information.

6.) Lots shown on this plat are included in a lighting district and will be assessed for operation and maintenance costs of the district.

7.) A fifteen (15) foot wide Public Utility Easement is hereby reserved within each lot, along all road frontages. The right to use said easement is hereby perpetually reserved for public utilities or for any other uses as designated on the plat.

SURVEYORS CERTIFICATE

I Ty G. Briggs, a Registered Professional Land Surveyor in the State of Idaho, do hereby certify that the Survey of this Subdivision, designated as Sweet Country Estates Division No. 1, First Amended 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 herein.

Ty G. Briggs License No. 10781 Date

PROFESSIONAL LAND SURVEYOR REGISTERED 10781 STATE OF IDAHO TY G. BRIGGS

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: 10/29/08

Bonneville County Treasurer

Found Aluminum Cap Stamped L.S. 8252 At The Distances Shown On C.P.&F. Inst. No. 567106

Eastern Idaho Community Action Partnership Incorporated - By:

Executive Director

EMT Investments LLC - By:

William K. Brown - Managing Member

L. Troy Clayton - Managing Member

Bonneville County Board of Commissioners By:

Lee Staker - Chairman

ACKNOWLEDGMENT

STATE OF IDAHO
County of Bonneville

On this 28 day of October, 2008 before me the undersigned a Notary Public in and for said State, personally appeared William K. Brown, and L. Troy Clayton, known or identified to me to be managing members in the limited liability company, EMT Investments LLC, and the persons who subscribed said company name to the attached Owners Dedication and acknowledged to me that they executed the same.

IN WITNESS WHEREOF: I have hereby 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

Expiration Date JUL 2012

ACKNOWLEDGMENT

STATE OF IDAHO
County of Bonneville

On this 27 day of October, 2008 before me the undersigned a Notary Public in and for said State, personally appeared Russell K. Spoda, known or identified to me to be the Agent for Eastern Idaho Community Action Partnership Incorporated, and the person who subscribed said company name to the attached Owners Dedication and acknowledged to me that they executed the same.

IN WITNESS WHEREOF: I have hereby 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

Expiration Date JUL 2012

ACKNOWLEDGMENT

STATE OF IDAHO
County of Bonneville

On this 29 day of October, 2008 before me the undersigned a Notary Public in and for said State, personally appeared Ralph E. Swift, known or identified to me to be the Chairman for the Bonneville County Board of Commissioners, and the person who subscribed said entity name to the attached Owners Dedication and acknowledged to me that they executed the same.

IN WITNESS WHEREOF: I have hereby 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

8-7-2013
Commission Expiration Date

Keeling or Idaho Falls ID.

IRRIGATION CERTIFICATE

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.

LANDMARK PROFESSIONAL LAND SURVEYORS 2003-2008

JOB NO.	08-0121
DATE	10/08
DRAWN BY	RL
CHK. BY	TGB
SHEET	1 OF 1