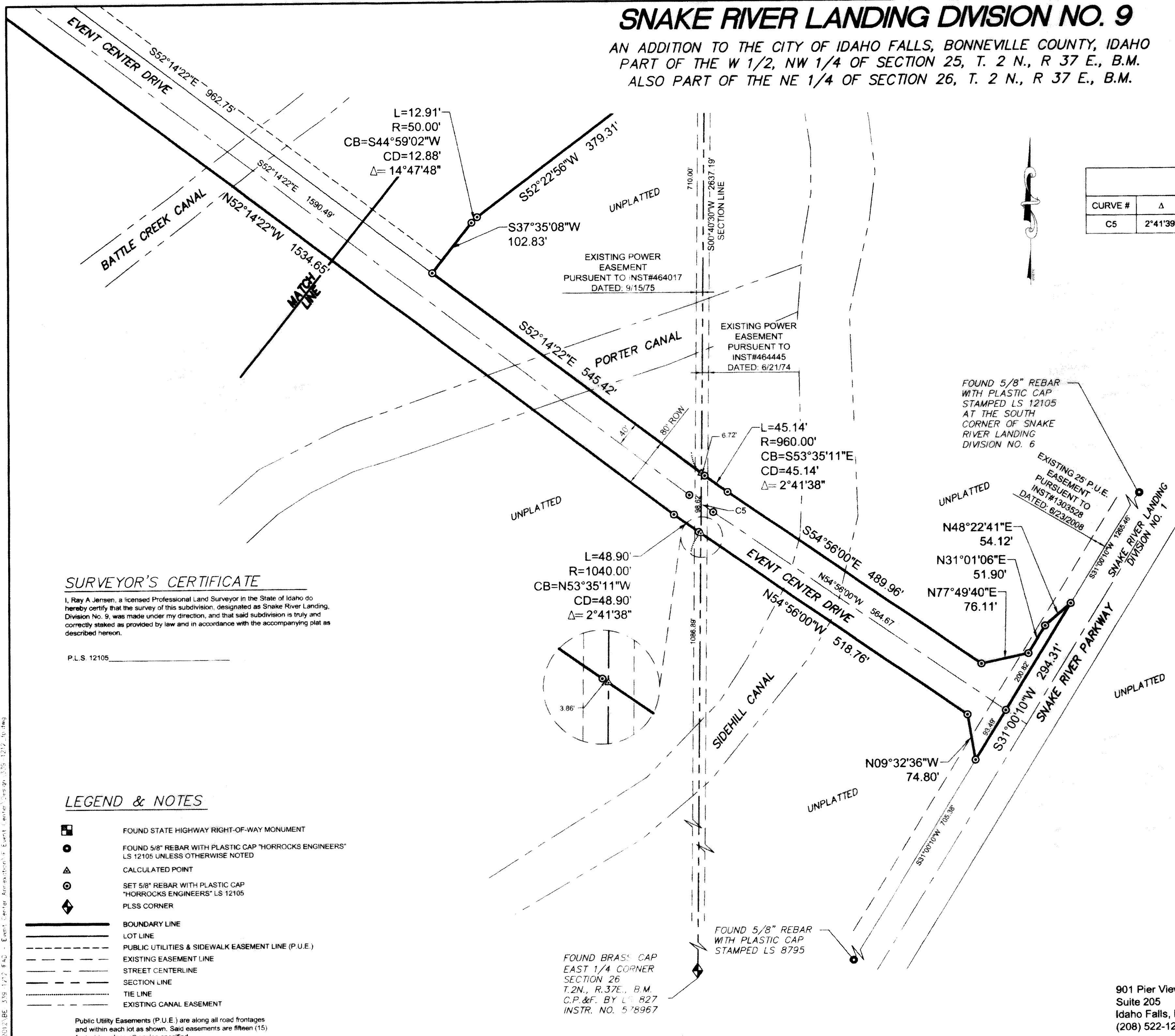




# SNAKE RIVER LANDING DIVISION NO. 9

AN ADDITION TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO  
 PART OF THE W 1/2, NW 1/4 OF SECTION 25, T. 2 N., R 37 E., B.M.  
 ALSO PART OF THE NE 1/4 OF SECTION 26, T. 2 N., R 37 E., B.M.



CURVE TABLE					
CURVE #	Δ	RADIUS	LENGTH	CHORD BRG.	CHORD DIST.
C5	2°41'39"	1000.00'	47.02'	S53°35'11"E	47.02'

## SURVEYOR'S CERTIFICATE

I, Ray A. Jensen, a licensed Professional Land Surveyor in the State of Idaho do hereby certify that the survey of this subdivision, designated as Snake River Landing, Division No. 9, was made 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 hereon.

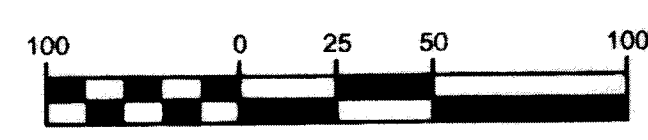
P.L.S. 12105

## LEGEND & NOTES

- FOUND STATE HIGHWAY RIGHT-OF-WAY MONUMENT
- FOUND 5/8" REBAR WITH PLASTIC CAP "HORROCKS ENGINEERS" LS 12105 UNLESS OTHERWISE NOTED
- CALCULATED POINT
- SET 5/8" REBAR WITH PLASTIC CAP "HORROCKS ENGINEERS" LS 12105
- PLSS CORNER
- BOUNDARY LINE
- LOT LINE
- PUBLIC UTILITIES & SIDEWALK EASEMENT LINE (P.U.E.)
- EXISTING EASEMENT LINE
- STREET CENTERLINE
- SECTION LINE
- TIE LINE
- EXISTING CANAL EASEMENT

Public Utility Easements (P.U.E.) are along all road frontages and within each lot as shown. Said easements are fifteen (15) feet wide unless otherwise specified.

FOUND BRASS CAP  
 EAST 1/4 CORNER  
 SECTION 26  
 T.2N., R.37E., B.M.  
 C.P. & F. BY L.S. 827  
 INSTR. NO. 578967



(IN FEET)  
 1 inch = 100 ft.  
 SHEET 2 OF 3

901 Pier View Dr.  
 Suite 205  
 Idaho Falls, ID 83402  
 (208) 522-1223

**HORROCKS**  
**ENGINEERS**



Instrument # 1506842  
IDAHO FALLS, BONNEVILLE, IDAHO  
9-9-2015 10:24:51 AM No. of Pages: 3  
Recorded for: SRL DEVELOPMENT LLC  
RONALD LONGMORE Fee: 11.00  
Ex-Office Recorder Deputy  
Index to: PLAT

## Snake River Landing Division No. 9

AN ADDITION TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO  
PART OF THE W 1/2, NW 1/4 OF SECTION 25, T. 2 N., R 37 E., B.M.  
ALSO PART OF THE NE 1/4 OF SECTION 26, T. 2 N., R 37 E., B.M.

### Recorder's Certificate

I hereby certify that the foregoing plat Snake River Landing, Division No. 9, was filed in the Office of the Recorder of Bonneville County, Idaho on the 21<sup>st</sup> day of September 2015 at 10:24 AM and recorded as Instrument No. 1506842.

*Ronald Longmore*  
BONNEVILLE COUNTY RECORDER

### Treasurer's Certificate

I, the undersigned County Treasurer in and for the County of Bonneville, State of Idaho, pursuant to the requirements of Section 50-1308 of the Idaho Code, do hereby certify that all County property taxes due for the property included in this project are current.

Date: 7/6/15  
8-27-15

*Mark R. Hansen*  
BONNEVILLE COUNTY TREASURER  
*Mark R. Hansen*  
*Yvonne Walker*

### Health Dept. Certificate

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on Department of Environmental Quality review and approval for the design plans and specifications and the conditions imposed on the developer for continued satisfaction of sanitary restrictions. Water and sewer line have been completed and services certified as available. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval. EASTERN IDAHO PUBLIC HEALTH DISTRICT

Date: 6/5/15  
Nathalye  
ENVIRONMENTAL HEALTH SPECIALIST, REHS

### City Acceptance

This foregoing plat was duly accepted and approved by the City Council of Idaho Falls, Idaho adopted this 21<sup>st</sup> day of August, 2015.

*Barbara J. Miller* Mayor  
*Kathy Hampton* City Clerk  
*Ray A. Jensen* City Engineer  
*Ray A. Jensen* City Surveyor

### Surveyor's Certificate

I, Ray A. Jensen, a licensed Professional Land Surveyor in the State of Idaho do hereby certify that the survey of this subdivision, designated as Snake River Landing, Division No. 9, was made 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 hereon.

P.L.S. 12105



### Examining Surveyor's Approval

I certify that I have examined this plat and find that it complies with Section 50-1305 of the Idaho Code.

Date: 7/6/15  
Steve Rounds  
BONNEVILLE COUNTY SURVEYOR, Steve Rounds P.L.S. No. 12640

### 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 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.

### Boundary Description

A parcel of land situate in the W $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 25, and the NE $\frac{1}{4}$  of Section 26 Township 2 North, Range 37 East, Boise Meridian, City of Idaho Falls, Bonneville County, Idaho. The boundaries of said parcel of land are described as follows:

Beginning at the northeast corner of said Section 26, and running thence N 86°52'01"E 154.96 feet along the northerly section line of said Section 25 to the westerly boundary line of Snake River Landing Division No. 6; thence S 85°21'45"W 19.80 feet along said boundary line; thence S 83°41'48"W 16.98 feet to the center line of the Porter Canal and the westerly boundary line of Snake River Landing Division No. 8; thence along said center line and boundary line the following three (3) courses and distances: (1) thence S 02°10'00"W 169.14 feet; (2) thence S 03°14'21"W 445.95 feet; (3) thence S 10°33'05"E 116.23 feet; thence West 227.43 feet; thence South 18.34 feet to the point of tangency of a 50.00-foot radius curve to the right; thence Southwesterly 45.71 feet along the arc of said curve, (chord bears S 26°11'28"W 44.14 feet); thence S 52°22'58"W 379.31 feet to the point of tangency of a 50.00-foot radius curve to the left; thence Southwesterly 12.91 feet along the arc of said curve, (chord bears S 44°59'02"W 12.88 feet); thence S 37°35'08"W 102.83 feet; thence S 52°14'22"E 545.42 feet to the point of tangency of a 960.00-foot radius curve to the left; thence Southeasterly 45.14 feet along the arc of said curve, (chord bears S 53°35'11"E 45.14 feet); thence S 54°56'00"E 489.96 feet; thence N 77°49'40"E 76.11 feet; thence N 31°01'06"E 51.90 feet; thence N 48°22'41"E 54.12 feet to the northwesterly right of way line of Snake River Parkway; thence S 31°00'10"W 294.31 feet along said right of way line; thence N 09°32'36"W 74.80 feet; thence N 54°56'00"W 518.76 feet to the point of tangency of a 1040.00-foot radius curve to the right; thence Northwesterly 48.90 feet along the arc of said curve, (chord bears N 53°35'11"W 48.90 feet); thence N 52°14'22"W 1534.65 feet; thence S 74°32'58"W 64.51 feet; thence N 44°14'30"W 30.00 feet to the southeasterly right of way line of a frontage road (Pioneer Road); thence along said right of way line the following two (2) courses and distances: (1) thence Northeasterly 598.68 feet along the arc of a 18948.59-foot radius non-tangent curve to the right, (chord bears N 46°39'48"E 598.66 feet) to the point of compound curvature of a 547.96-foot radius curve to the right; (2) thence Easterly 404.95 feet along the arc of said curve, (chord bears N 68°44'22"E 395.79 feet); thence N 00°05'22"W 21.01 feet to the northerly section line of said Section 26; thence S 89°56'53"E 552.90 feet along said section line to the point of beginning. The above described parcel of land contains 1,221.71 square feet in area or 28.047 acres.

### Owners' Dedication

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, RIVERVIEW TWO LLC, an Idaho limited liability company, and PIONEER FRONT PROPERTIES, LLC, an Idaho limited liability company, 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 and easements, which plat shall hereafter be known as SNAKE RIVER LANDING, DIVISION NO. 9 an addition to the City of Idaho Falls, Bonneville County, Idaho.

BE IT FURTHER KNOWN, that they do hereby dedicate and convey to the public, all streets and right-of-ways shown hereon, that they also grant and convey to the City of Idaho Falls all easements shown on the plat and that they do hereby warrant and shall defend such dedication and conveyances 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 the 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.

IN WITNESS WHEREOF, they have hereunto set their signatures this 8<sup>th</sup> day of July, 2015.

RIVERVIEW TWO LLC

By: BV Management Services, Inc., an Idaho corporation, the Manager

*Cortney Liddiard*  
Cortney Liddiard, President

PIONEER FRONT PROPERTIES LLC

By: BV Management Services, Inc., an Idaho corporation, the Manager

*Cortney Liddiard*  
Cortney Liddiard, President

### Drinking Water System Certificate

Pursuant to I.C. § 50-1334, the owners do hereby 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 provide culinary water service to said lots pursuant to the provisions of Chapter 4, Title 8 of the Idaho Falls City Code as amended from time to time.

IN WITNESS WHEREOF, it has hereunto set its signature this 8<sup>th</sup> day of July, 2015.

RIVERVIEW TWO LLC

By: BV Management Services, Inc., an Idaho corporation, the Manager

*Cortney Liddiard*  
Cortney Liddiard, President

PIONEER FRONT PROPERTIES LLC

By: BV Management Services, Inc., an Idaho corporation, the Manager

*Cortney Liddiard*  
Cortney Liddiard, President

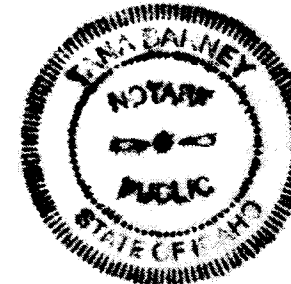
### Acknowledgment

STATE OF IDAHO )  
COUNTY OF BONNEVILLE )

On this 8<sup>th</sup> day of July, 2015, before me the undersigned, a notary public in and for said state, personally appeared CORTNEY LIDDIARD, known or identified to me to be the PRESIDENT of BV MANAGEMENT SERVICES, INC., which corporation is the manager of the limited liability company RIVERVIEW TWO, LLC, and the officer who subscribed said limited liability company name to the foregoing Owners' Dedication and the Drinking Water System Certificate and acknowledged to me that such corporation as the Manager is authorized and executed the same in said limited liability company name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and the year in this certificate first above written.

*Shirley*  
Notary Public for the State of Idaho  
Residing in Bonneville County, Idaho  
Commission Expiration Date: 8-17-2020



### Acknowledgment

STATE OF IDAHO )  
COUNTY OF BONNEVILLE )

On this 8<sup>th</sup> day of July, 2015, before me the undersigned, a notary public in and for said state, personally appeared CORTNEY LIDDIARD, known or identified to me to be the PRESIDENT of BV MANAGEMENT SERVICES, INC., which corporation is the manager of the limited liability company PIONEER FRONT PROPERTIES, LLC, and the officer who subscribed said limited liability company name to the foregoing Owners' Dedication and the Drinking Water System Certificate and acknowledged to me that such corporation as the Manager is authorized and executed the same in said limited liability company name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and the year in this certificate first above written.

*Shirley*  
Notary Public for the State of Idaho  
Residing in Bonneville County, Idaho  
Commission Expiration Date: 8-17-2020

