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

FALCON RIDGE ESTATES
DIVISION NO. 2
BONNEVILLE COUNTY, IDAHO
BEING A REPLAT OF LOT 1, BLOCK 1, FALCON RIDGE, DIV. NO. 1 AND LOT 1, BLOCK 3, H&H ACRES, DIV. NO. 1
LYING IN THE SOUTH 1/2 OF SECTION 1, T.1N. R.38E. B.M.

Mountain River Engineering

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
- ○ 5/8" Steel rebar found with caps stamped L.S. 827 unless noted otherwise
- ○ 1/2" Steel rebar found with caps stamped L.S. 827 unless noted otherwise

——— A fifteen foot wide Public Utility Easement is hereby granted/reserved along all road frontages within each lot. All other public utility easements are fifteen feet wide unless noted otherwise.

This division contains 29 lots. (1.94 acre average lot size.)

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

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.

According to the FEMA Flood Plain FIRM map, Bonneville County Community Panel No. 1600270235 D, effective April 2, 2002, this subdivision lies in ZONE X areas determined to be outside 500-year floodplain.

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) identified 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 structures 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.

RECORDER'S CERTIFICATE

I hereby certify that the foregoing subdivision plat of FALCON RIDGE ESTATES, DIVISION NO. 2, Bonneville County, Idaho was filed for recording in the office of the Recorder of Bonneville County, Idaho on this _____ day of _____, 20___ at _____m and recorded under Instrument Number _____, in Plat Book _____ on page _____.

_____
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: _____ _____
Bonneville County Treasurer

SCANNED JAN 2 2006

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 ___ day of _____, 20___.

_____ _____
Board Chairman Bonneville County Engineer

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.

DISTRICT 7 STATE BOARD OF HEALTH

Date: _____ _____
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: _____ _____
Bonneville County Surveyor PLS 760

SURVEYOR'S CERTIFICATE

I, Robert Jon Meikle, 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.

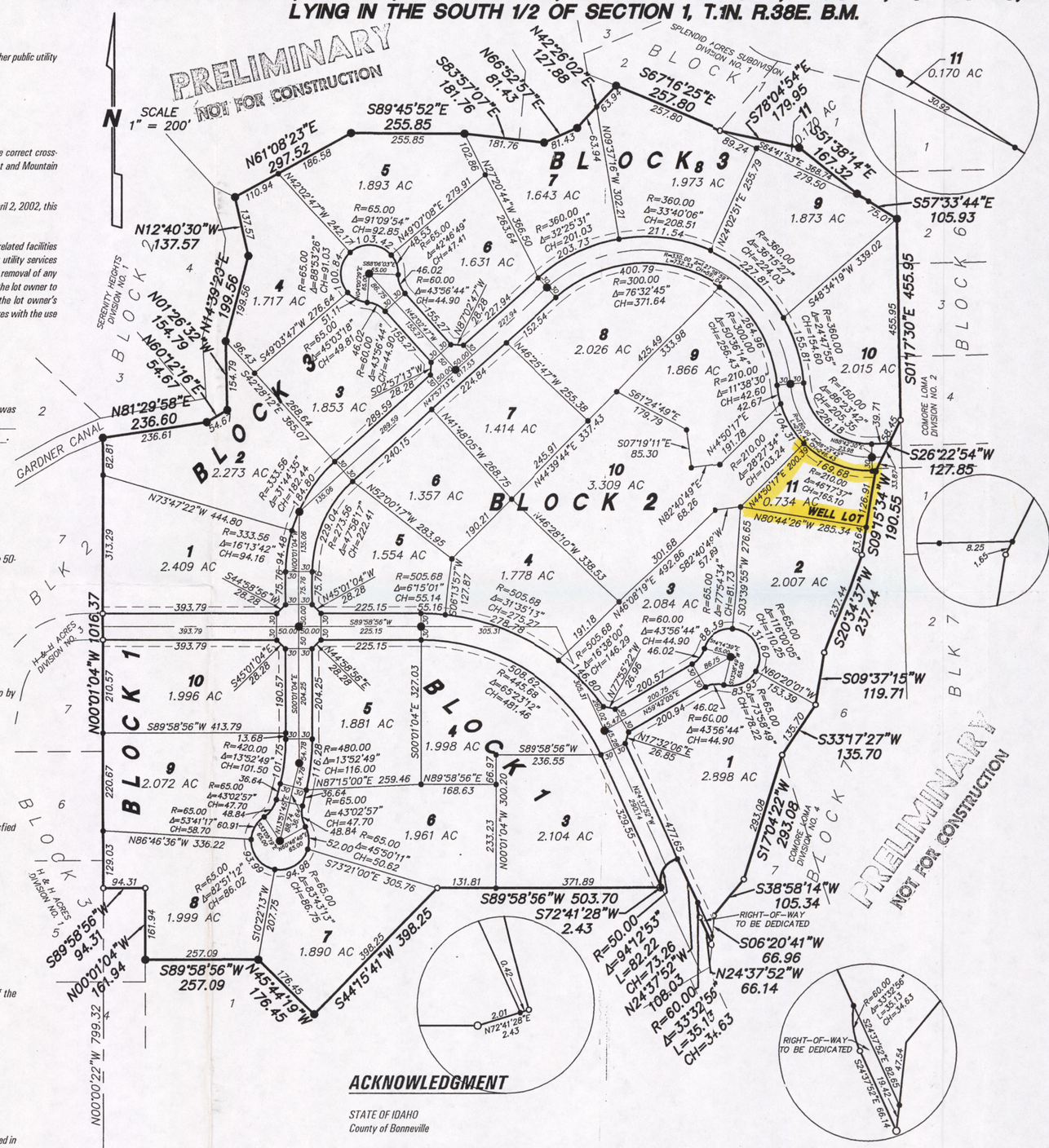
STATE OF IDAHO
CERTIFICATE NO. 8795

PROFESSIONAL LAND SURVEYOR REGISTERED 8795 STATE OF IDAHO ROBERT JON MEIKLE

916.89 4259.82
N89°59'38"E 5176.71

S.W. CORNER SECTION 1
T.1N. R.38E. B.M.
C.P. & F. BY L.S. 827
INSTR. NO. 539150

S.E. CORNER SECTION 1
T.1N. R.38E. B.M.
C.P. & F. BY L.S. 827
INSTR. NO. 737582



ACKNOWLEDGMENT

STATE OF IDAHO
County of Bonneville

On this ____ day of _____, 20___ before me the undersigned, a Notary Public in and for said State, personally appeared Roger H. Ball and Marsha Ball, known or identified to me to be the persons whose names are subscribed to the attached Owner's Dedication as Trustees of the Roger H. Ball and Marsha Ball Family Trust, and acknowledged to me that they executed the same as Trustee.
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
Commission Expiration Date:_____

BOUNDARY DESCRIPTION

Beginning at a point that is N.89°59'38"E. along the Section line 916.89 feet and N.00°00'22"W. 799.32 feet from the Southwest Corner of Section 1, Township 1 North, Range 38 East of the Boise Meridian, said point being an angle point on the East boundary line of Lot 5, Block 3, H & H Acres, Division No. 1, Bonneville County, Idaho; running thence N.00°01'04"W. along the East boundary line of said H & H Acres, Division No. 1, and the East boundary line of H & H Acres, Division No. 3 extended 1016.37 feet to Southerly bank of the Gardner canal; thence Northerly along said Southerly bank the following (5) five courses; N.81°29'58"E. 236.60 feet; thence N.60°12'16"E. 54.67 feet; thence N.01°26'32"W. 154.79 feet; thence N.14°39'20"E. 199.56 feet; thence N.12°40'30"W. 137.57 feet; thence N.61°08'23"E. 297.52 feet; thence S.89°45'52"E. 255.85 feet; thence S.83°57'07"E. 181.76 feet; thence N.66°52'57"E. 81.43 feet; thence N.42°26'02"E. 127.88 feet to the Southerly boundary line of Splendid Acres Subdivision, Division No.1, Bonneville County, Idaho; thence Southeasterly along said Southerly boundary line the following (4) four courses; S.67°16'25"E. 257.80 feet; thence S.78°04'54"E. 179.95 feet; thence S.51°38'14"E. 167.32 feet; thence S.57°33'44"E. 105.93 feet to the West boundary line of Comore Loma, Division No. 2, Bonneville County, Idaho; thence S.01°17'30"E. along said West boundary line 455.95 feet to the Westerly boundary line of Comore Loma, Division No. 4, Bonneville County, Idaho; thence Southerly along said Westerly boundary line the following (8) eight courses; S.26°22'54"W. 127.85 feet; thence S.09°15'34"W. 190.55 feet; thence S.20°34'37"W. 237.44 feet; thence S.09°37'15"W. 119.71 feet; thence S.33°17'27"W. 135.70 feet; thence S.17°04'22"W. 293.08 feet; thence S.38°58'14"W. 105.34 feet; thence S.06°20'41"W. 66.96 feet to the South line of Lot 1, Block 1, Falcon Ridge, Division No. 1, Bonneville County, Idaho; thence along said South line the following five (5) courses: N.24°37'52"W. 66.14 feet to a point of curve with a radius of 60.00 feet and a chord bearing N.07°51'24"W. 34.63 feet; thence to the right along said curve 35.13 feet through a central angle of 33°32'56"; thence N.24°37'52"W. 108.03 feet to a point on a curve with a radius of 50.00 feet and a chord bearing S.29°47'35"W. 73.26 feet; thence to the left along said curve 82.22 feet through a central angle of 94°12'53"; thence S.72°41'28"W. 2.43 feet; thence S.89°58'56"W. 503.70 feet; thence S.44°15'41"W. 398.25 feet; thence N.45°44'19"W. 176.45 feet; thence S.89°58'56"W. 257.09 feet to said East boundary line of Lot 5, Block 3, H & H Acres, Division No. 1; thence N.00°01'04"W. along said East boundary line 161.94 feet; thence S.89°58'56"W. along said East boundary line 94.31 feet to the POINT OF BEGINNING.
Containing 63.340 acres.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that we the undersigned, are all the 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, to be hereafter known as FALCON RIDGE ESTATES, DIVISION NO. 2, Bonneville County, Idaho and do hereby dedicate to the Public, all streets and rights-of-way shown hereon. The easements shown hereon are not dedicated to the public but the right to use said easements are hereby perpetually reserved for public utilities, drainage or for any other uses as designated on the plat. We also certify that the lots within this subdivision will be served by a community water system and that said system has sufficient contributed capital to comply with Idaho Code Section 50-1334.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 20___.

_____ _____
Roger H. Ball Marsha Ball

_____ _____
Glen R. Peterson Ora Kaye Peterson

Roger H. Ball and Marsha Ball Family Trust

By:_____ By:_____
Roger H. Ball, Trustee Marsha Ball, Trustee

ACKNOWLEDGMENT

STATE OF IDAHO
County of Bonneville

On this ____ day of _____, 20___ before me the undersigned, a Notary Public in and for said State, personally appeared Roger H. Ball and Marsha Ball, 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 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
Commission Expiration Date:_____

ACKNOWLEDGMENT

STATE OF IDAHO
County of Bonneville

On this ____ day of _____, 20___ before me the undersigned, a Notary Public in and for said State, personally appeared Glen R. Peterson and Ora Kaye Peterson, 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 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
Commission Expiration Date:_____

IRRIGATION WATER RIGHTS

This property remains in the Progressive Irrigation District and a suitable irrigation water delivery system will be provided in compliance with Idaho Code, Section 31-3805, subsection (1)(b), as shown on the approved Irrigation System Drawing on file in the office of Mountain River, Inc.

C:\Land Projects 2006\4578-2 FALCON RIDGE ESTATES\dwg\4578-2PL.dwg, 12/30/2005 10:45:56 AM, DM