

**ICE TONG HIGHLANDS
DIVISION NO. 1, FIRST AMENDED PLAT
BEING A REPLAT OF LOTS 1 & 2, BLOCK 1, AND LOT 4, BLOCK 2,
ICE TONG HIGHLANDS, DIVISION NO. 1
PART OF THE EAST 1/2 OF SECTION 19
TOWNSHIP 8 NORTH, RANGE 43 EAST OF THE BOISE MERIDIAN,
FREMONT COUNTY, IDAHO**

COUNTY ACCEPTANCE

The foregoing plat was duly accepted and approved by the Board of County Commissioners, and the Planning and Zoning Department of Fremont County, Idaho, this 7th day of July, 2021.

[Signature] Board Chairman
[Signature] Planning & Zoning Administrator
Date: 7-6-2021
Date: 7-7-2021

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 50-1306, Idaho Code, by the issuance of a certificate of disapproval.

6-22-2021
Date: Health District Signature: *[Signature]*

SURVEYOR'S CERTIFICATE

I, Rodney L. Ellsworth, a Licensed Professional Land Surveyor in the State of Idaho do hereby certify that the survey of this subdivision, designated as Ice Tong Highlands, Division No. 1, First Amended, Fremont County, Idaho, was made under my direction, and that said subdivision is truly and correctly surveyed and stated as provided by law and in accordance with the accompanying plat as described hereon.



TREASURER'S AND ASSESSOR'S CERTIFICATE

We, the undersigned County Treasurer and County Assessor in and for the County of Fremont, State of Idaho, having reviewed this Plat as per the requirements of I.C. § 50-1308, do hereby certify that all County taxes for the property shown and described on this plat as being subdivided, are current.

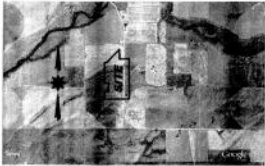
[Signature] 6-22-21
Fremont County Treasurer
[Signature] 6-22-21
Fremont County Assessor

RECORDER'S CERTIFICATE

I hereby certify that the foregoing plat of Ice Tong Highlands, Division No. 1, First Amended, Fremont County, Idaho, was filed for recording in the Office of the Recorder of Fremont County on this 10th day of July, 2021.

[Signature]
Add: made by PL \$11
Fremont County Recorder

VICINITY MAP

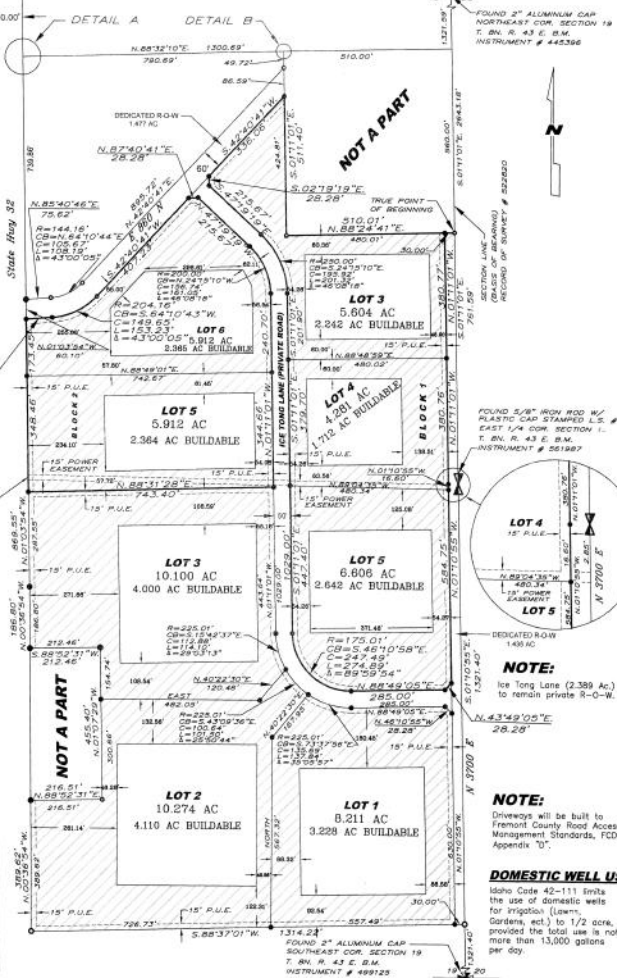


LEGEND

- FOUND 3/8" STEEL RE-BAR WITH PLASTIC CAP MARKED PL# 802
- SET 3/8" STEEL RE-BAR WITH PLASTIC CAP MARKED PL# 10844
- FOUND 1/2" STEEL RE-BAR WITH PLASTIC CAP MARKED PL# 802
- SET 1/2" STEEL RE-BAR WITH PLASTIC CAP MARKED PL# 10844
- PUBLIC UTILITY EASEMENTS ARE 15 FEET WIDE ALONG STREET FRONTAGE.
- OPEN SPACE AREA / NON-BUILDABLE AREA.

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE



OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Ice Tong Land and Cattle Company, LLC, a Colorado limited liability company, is the lawful owner of the tract of land included within the boundary description shown hereon and has caused the same to be platted and divided into blocks, lots to be hereafter be known as Ice Tong Highlands, Division No. 1, First Amended Plat, Fremont County, Idaho. The easements shown hereon are not dedicated to the public but the right to use said easements are hereby perpetually reserved for public utilities, or for any other use designated on the Plat. We also certify that the lots shown on this Plat will be served by individual wells and sewer systems.

IN WITNESS WHEREOF, the undersigned has duly signed this certificate this 18th day of June, 2021.

Ice Tong Land and Cattle Company, LLC, a Colorado limited liability company:

[Signature]
Douglas L. Polson - Managing Member

ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF BONAVILLE)

On this 18th day of June, 2021, before me the undersigned, a notary public in and for said state, personally appeared Douglas L. Polson, known or identified to me, to be a managing member of the limited liability company of Ice Tong Land and Cattle Company, LLC, a Colorado limited liability company, and acknowledged to me that he executed the same in said limited liability company's name as a person authorized to bind such limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and date first above written.

[Signature]
Notary Public for the State of IDAHO

Reading at: Jefferson Co. I.D.
Commission Expiration Date: 7-11-2026

PUBLIC UTILITY EASEMENT NOTE

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 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 obstructions within the PUE 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.

BOUNDARY DESCRIPTION

Lots 1 and 2, Block 1, Ice Tong Highlands, Division No. 1, and Lot 4, Block 2, Ice Tong Highlands, Division No. 1 according to the official plat thereof, recorder of Fremont County, Idaho. Instrument No. 577116

COUNTY SURVEYOR'S VERIFICATION

I certify that I am a licensed professional land surveyor in the State of Idaho and that I have examined this plat and find that it complies with I.C. § 50-1305.

6-22-21
Date: *[Signature]*
Fremont County Surveyor

WATER RIGHTS STATEMENT

Water rights and assessment obligations are not appurtenant to the lands included within this plat.

FLOOD PLAIN NOTE

Ice Tong Highlands, Division No. 1, First Amended Plat is located in a Zone X Flood Area as shown on the Federal Flood Insurance Rate Map: 160001 0275B. Effective Date - March 18, 1991.

*Zone X area is determined to be outside the 500 year flood plain.

OPEN SPACE NOTICE

Open space shall be permanently restricted from future development enforceable by Fremont County in perpetuity.

SURVEYOR NARRATIVE

Client requested to replat Lot 1, Block 1 Ice Tong Highlands, Division No. 1 into two new lots. The North line of Lot 2, Block 1 Ice Tong Highlands was moved to the South line of a 15 foot Power easement, and is now Lot 5, Block 1, Ice Tong Highlands, Division No. 1, First Amended. Lot 1, Block 1 Ice Tong Highlands, Division No. 1 was split to create Lots 3 and 4, Block 1, Ice Tong Highlands, Division No. 1, First Amended.

Lot 4, Block 2 Ice Tong Highlands was re-platted into 2 lots, Lots 5 and 6, Block 2, Ice Tong Highlands, Division No. 1, First Amended.

Section control from Ice Tong Highlands, Division No. 1. Found monuments as shown.