

Boundary Description

A parcel of land being part of the Southwest Quarter of Section 24, Township 2 North, Range 37 East, Boise Meridian, described as follows:

Beginning at the West Quarter Corner of said Section 24 and running thence N88°29'56"E 1614.02 feet along the Center Section Line, thence leaving said Center Section Line S01°30'04"E 830.62 feet to a point at the Southeasterly right of way of Pioneer Road as described in Book 133, Page 119 of Bonneville County records, said point also being the True Point of Beginning, thence S42°57'17"E 233.01 feet, thence S49°09'58"W 80.49 feet, thence S42°45'39"E 72.74 feet, thence N87°57'36"E 222.47 feet, thence S02°09'15"E 166.84 feet, thence N87°50'45"E 60.62 feet, thence S02°00'42"E 289.17 feet to a point at the North Side of the Porter Canal, thence along said North Side the following three (3) courses, (1) S87°53'40"W 5.55 feet (2) S74°57'00"W 339.80 feet (3) S79°09'10"W 402.91 feet, thence leaving said North Side N00°27'00"E 159.41 feet, thence S87°50'50"W 5.00 feet, thence N00°27'00"E 249.89 feet, thence S87°50'50"W 150.60 feet, thence N02°01'39"E 145.92 feet to a point on the same said Southeasterly right of way of said Pioneer Road, said point also being on a 100 foot spiral curve offset to the Southeast of the Interstate 15 Centerline the record data of which is defined as having a central angle of 02°30' and a spiral distance of 250.00 feet, thence along said Southeast 100 foot spiral offset, the short chord of which bears N54°21'17"E 244.37 feet to a found I.T.D. Brass Cap stamped 314+00.13, said Brass Cap being the point of a non-tangent curve to the left, said curve having a radius of 3014.89 feet and a delta angle of 05°44'55" and a chord which bears N49°55'09"E 302.36 feet, thence along said curve to the left 302.49 feet to the True Point of Beginning.

Parcel contains 10.970 Acres.

Treasurers Certificate

I, the undersigned County Treasurer in and for the County of Bonneville, State of Idaho, having reviewed this Plat 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: 6-1-15
Signature: [Signature]
Bonneville County Treasurer

City's Acceptance

This foregoing plat was duly accepted and approved by the City Council of Idaho Falls, Idaho adopted this 23rd day of APRIL, 2015.

City Engineer: [Signature]
City Clerk: [Signature]
City Surveyor: [Signature]

Drinking Water System Certificate

Pursuant to I.C. § 50-1334, we, the owners, 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, we have hereunto set our signatures this 12th day of June, 2015.

Jack Hunsaker (Managing Member)
Steve Keim (Managing Member)
David Price (Managing Member)

EAGLE RIDGE DEVELOPMENT LLC.

Recorders Certificate

I hereby certify that the foregoing plat of EAGLE RIDGE DIV. NO. 3, and addition to the City of Idaho Falls, Bonneville County, Idaho was filed for recording in the Office of the Recorder of Bonneville County, Idaho on this 10 day of July, 2015 at 2:30pm and recorded as Instrument No. 1502196

Signature: [Signature]
Bonneville County Recorder

Instrument # 1502196
IDAHO FALLS, BONNEVILLE, IDAHO
7-10-2015 01:56:30 PM No. of Pages: 2
Recorded for: J. FREIBERG ENGINEERING
RONALD LONGMORE Fee: 11.00
Ex-Officio Recorder Deputy
index to: PLAT

Surveyor's Certificate

I, Frank W. Peterson, a Licensed Professional Land Surveyor in the State of Idaho do hereby certify that the survey of this Subdivision, designated as EAGLE RIDGE DIV. NO. 3 was performed 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 hereon.

Date: 06-11-15
Signature: [Signature]
Frank W. Peterson License No. 14750

Examining Surveyor Certificate

I certify that I am a Licensed Professional Land Surveyor in the state of Idaho and that I have examined this plat and find it complies with Section 50-1305 of the Idaho Code.

Date: 6/11/15
Signature: [Signature]
Professional Land Surveyor License Number 12640
County Surveyor, Steve Rounds

Water Rights Release

The property included in this plat has petitioned for and been removed from all future irrigation water rights.

Date: August 26, 2014 Instrument No. 1480149

Health Department Certificate

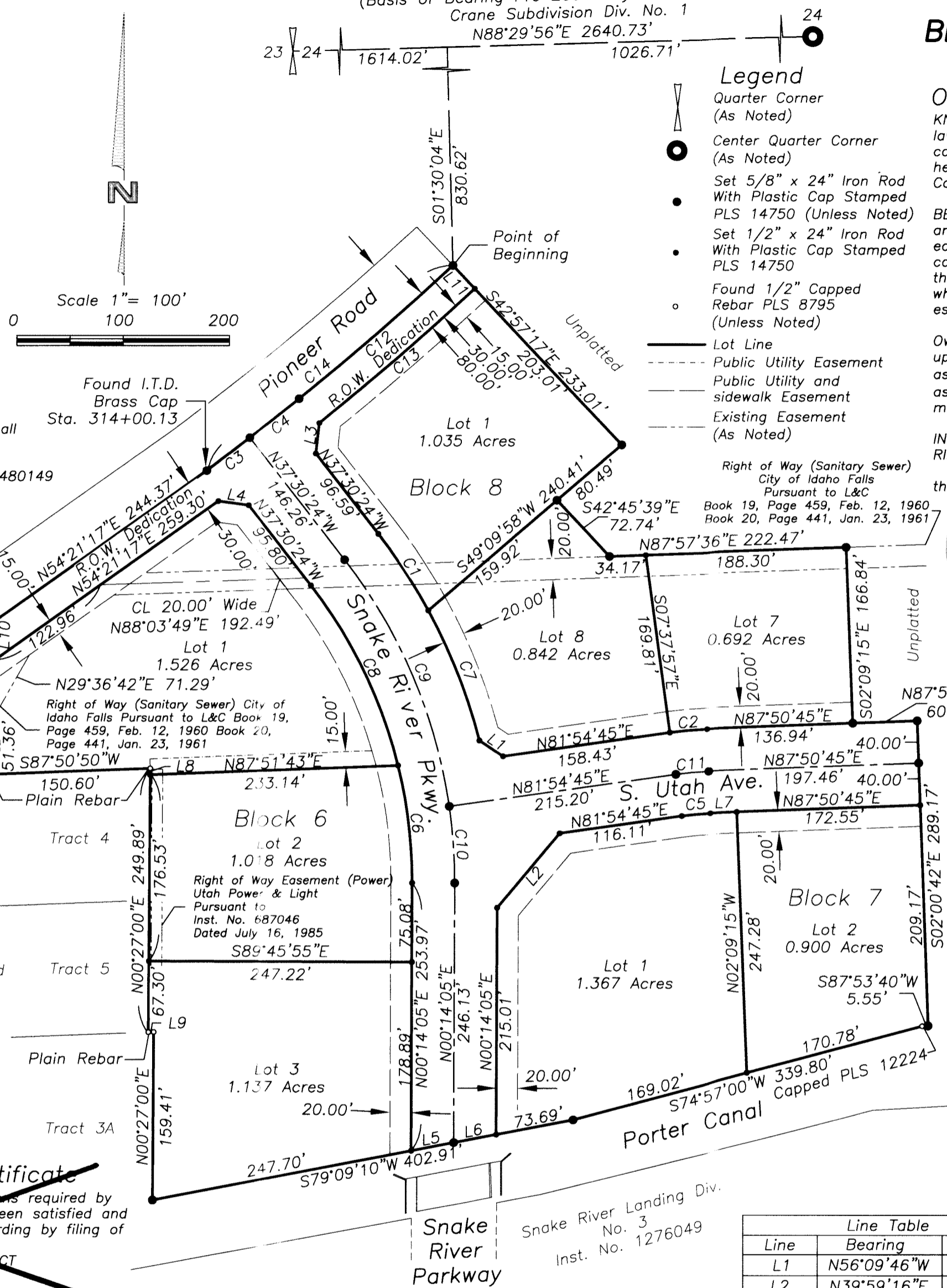
I hereby certify that sanitary restrictions required by Idaho Code, Section 50-1326 have been satisfied and this plat is hereby approved for recording by filing of this certificate hereon.

Date: _____
Signature: _____
Environmental Health Specialist R.E.H.S.



West Quarter Corner Sec. 24
Found Brass Cap
C.P.&F. Instrument Numbers
1218319 & 1445241 (Basis of Bearing Pre 2004 City of Idaho Falls)

Center Quarter Corner Sec. 24
Found Nail in Pipe
C.P.&F. Instrument Numbers
500492 & 1409282



Curve	Length	Radius	Chord Bearing and Distance	Delta Angle
C1	86.61'	540.00'	N32°54'43"W 86.52'	09°11'22"
C2	35.31'	340.00'	N84°52'45"E 35.19'	05°56'00"
C3	51.10'	3014.89'	N52°18'29"E 51.10'	00°58'16"
C4	59.39'	3014.89'	N51°15'29"E 59.39'	01°07'43"
C5	26.92'	260.00'	N84°52'45"E 26.91'	05°56'00"
C6	112.21'	460.00'	N06°45'12"W 111.93'	13°58'34"
C7	132.69'	540.00'	N21°16'40"W 132.36'	14°04'45"
C8	190.80'	460.00'	N25°37'27"W 189.43'	23°45'55"
C9	256.73'	500.00'	N22°47'49"W 253.92'	29°25'09"
C10	72.63'	500.00'	N03°55'35"W 72.56'	08°19'20"
C11	31.07'	300.00'	N84°52'45"E 31.05'	05°56'00"
C12	192.00'	3014.89'	N48°52'10"E 191.97'	03°38'56"
C13	193.91'	3044.89'	N48°52'10"E 193.88'	03°38'56"
C14	302.49'	3014.89'	N49°55'09"E 302.36'	05°44'55"

Line	Bearing	Distance
L1	N56°09'46"W	26.73'
L2	N39°59'16"E	91.60'
L3	N06°35'37"E	29.19'
L4	N82°07'04"W	28.91'
L5	N79°09'10"E	40.76'
L6	N79°09'10"E	40.76'
L7	N87°50'45"E	24.81'
L8	N00°27'00"E	6.06'
L9	S87°50'50"W	5.00'
L10	N02°01'39"E	37.90'
L11	S42°57'17"E	30.00'

EAGLE RIDGE DIV. NO. 3
AN ADDITION TO THE CITY OF IDAHO FALLS,
BONNEVILLE COUNTY, IDAHO
BEING IN PART OF THE SW 1/4 OF SECTION 24,
TOWNSHIP 2 NORTH, RANGE 37 EAST, B.M.

Owners Dedication

KNOW ALL MEN BY THESE PRESENTS: that the undersigned EAGLE RIDGE DEVELOPMENT LLC 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 and streets, which plat shall hereafter be known as EAGLE RIDGE DIV. NO. 3, an addition to the City of Idaho Falls, Bonneville County, Idaho.

BE IT FURTHER KNOWN, that we do hereby dedicate grant and convey to the public, all streets and right-of-ways shown hereon, that we also grant and convey to the City of Idaho Falls all easements shown on the plat and that we hereby warrant and shall defend such dedication and conveyances in the quiet and peaceful possession of the public or the City of Idaho Falls, 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 of Idaho Falls 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, We have hereunto set our signatures as managing members of EAGLE RIDGE DEVELOPMENT LLC;

this 12th day of June, 2015.
Signature: [Signature] Jack Hunsaker
Signature: [Signature] Steve Keim
Signature: [Signature] David Price

Acknowledgment

STATE OF Idaho :SS.
COUNTY OF Bonneville
On this 12th day of June, 2015, before me the undersigned, a notary public in and for said state, personally appeared Jack Hunsaker, known or identified to me, to be a managing member of the limited liability company of EAGLE RIDGE DEVELOPMENT LLC, and the person who subscribed said Limited Liability Company's name to the foregoing Owners' Dedication and the Drinking Water System Certificate 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 affixed my official seal the day and the year in this certificate first above written.

Residing at: Idaho Falls Notary Public for the State of Idaho
Commission Expiration Date: 1/10/2019

Acknowledgment

STATE OF Idaho :SS.
COUNTY OF Bonneville
On this 12th day of June, 2015, before me the undersigned, a notary public in and for said state, personally appeared Steve Keim, known or identified to me, to be a managing member of the limited liability company of EAGLE RIDGE DEVELOPMENT LLC, and the person who subscribed said Limited Liability Company's name to the foregoing Owners' Dedication and the Drinking Water System Certificate 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 affixed my official seal the day and the year in this certificate first above written.

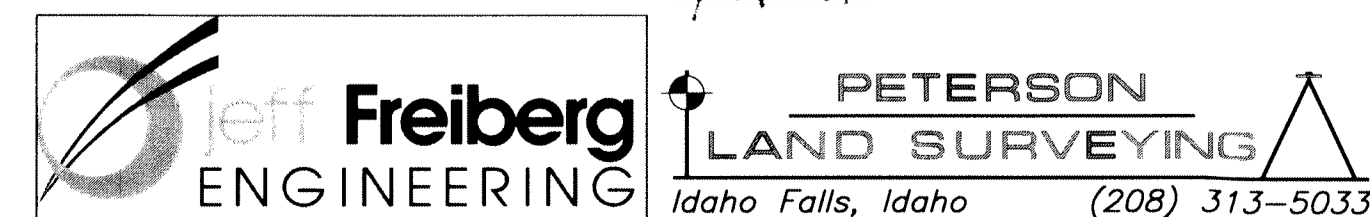
Residing at: Idaho Falls Notary Public for the State of Idaho
Commission Expiration Date: 1/10/2019

Acknowledgment

STATE OF Idaho :SS.
COUNTY OF Bonneville
On this 12th day of June, 2015, before me the undersigned, a notary public in and for said state, personally appeared David Price, known or identified to me, to be a managing member of the limited liability company of EAGLE RIDGE DEVELOPMENT LLC, and the person who subscribed said Limited Liability Company's name to the foregoing Owners' Dedication and the Drinking Water System Certificate 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 affixed my official seal the day and the year in this certificate first above written.

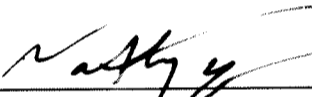
Residing at: Idaho Falls Notary Public for the State of Idaho
Commission Expiration Date: 1/10/2019



EAGLE RIDGE DIV. NO. 3
AN ADDITION TO THE CITY OF IDAHO FALLS,
BONNEVILLE COUNTY, IDAHO
BEING IN PART OF THE SW 1/4 OF SECTION 24,
TOWNSHIP 2 NORTH, RANGE 37 EAST, B.M.

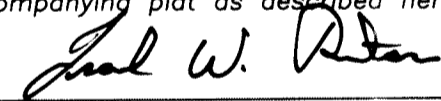
Health Department Certificate

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATED BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.


EASTERN IDAHO PUBLIC HEALTH DISTRICT, REHS
17 June 2015
DATE

Surveyor's Certificate

I, Frank W. Peterson, a Licensed Professional Land Surveyor in the State of Idaho do hereby certify that the survey of this Subdivision, designated as EAGLE RIDGE DIV. NO. 3 was performed 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 hereon.


Frank W. Peterson License No. 14750 Date 06-18-15

