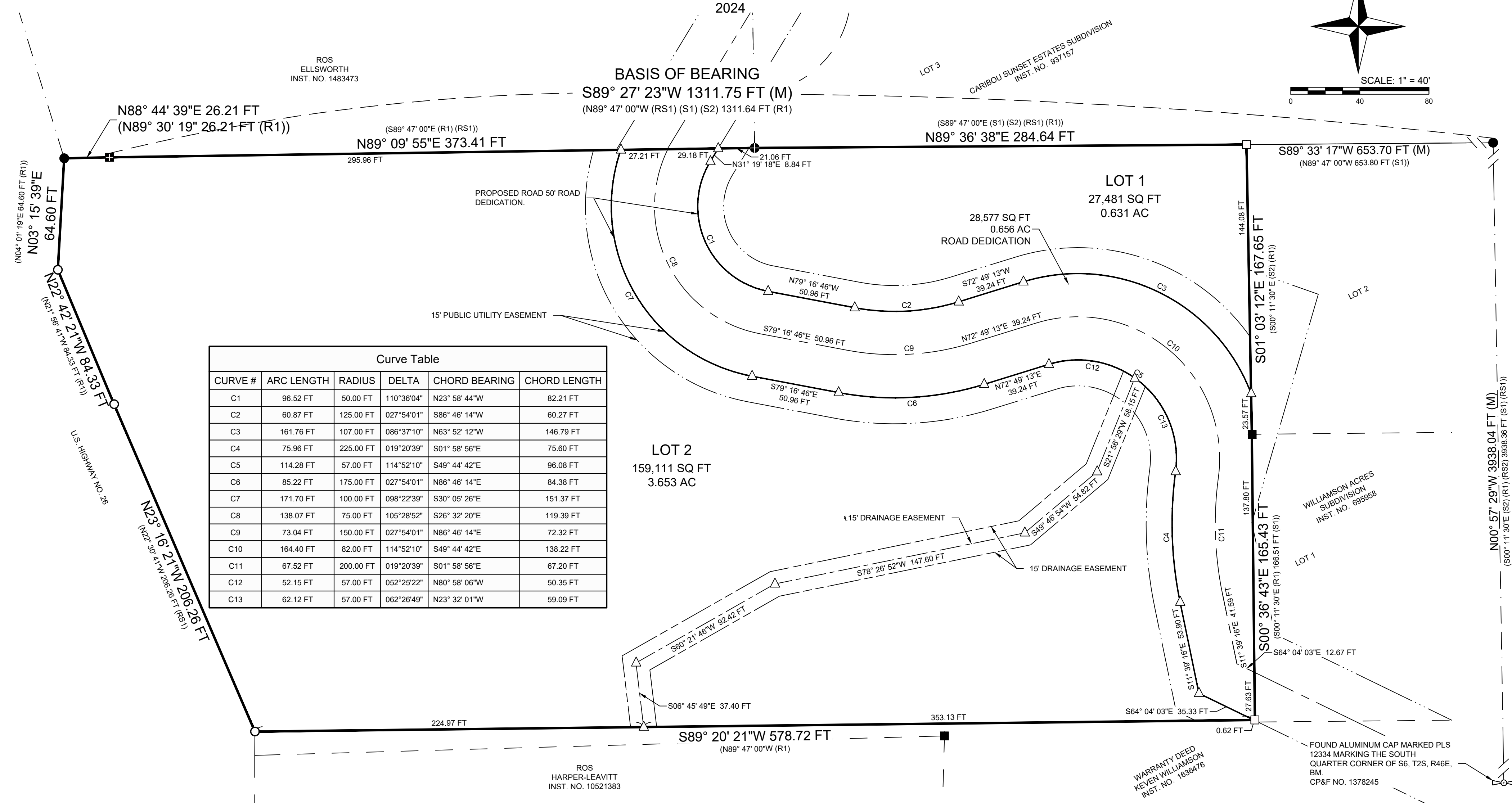
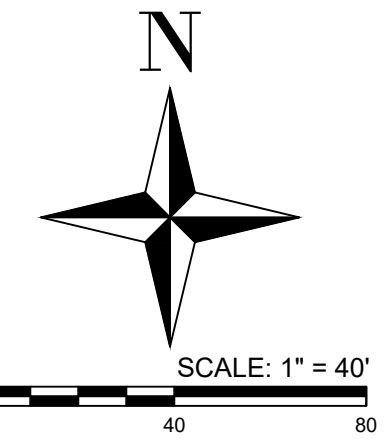


ML VENTURES SUBDIVISION
 LOCATED IN THE NW ¼ OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 46 EAST, BOISE MERIDIAN
 AN A ADDITION TO BONNEVILLE COUNTY, IDAHO



Curve Table					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	96.52 FT	50.00 FT	110°36'04"	N23° 58' 44"W	82.21 FT
C2	60.87 FT	125.00 FT	027°54'01"	S86° 46' 14"W	60.27 FT
C3	161.76 FT	107.00 FT	086°37'10"	N63° 52' 12"W	146.79 FT
C4	75.96 FT	225.00 FT	019°20'39"	S01° 58' 56"E	75.60 FT
C5	114.28 FT	57.00 FT	114°52'10"	S49° 44' 42"E	96.08 FT
C6	85.22 FT	175.00 FT	027°54'01"	N86° 46' 14"E	84.38 FT
C7	171.70 FT	100.00 FT	098°22'39"	S30° 05' 26"E	151.37 FT
C8	138.07 FT	75.00 FT	105°28'52"	S26° 32' 20"E	119.39 FT
C9	73.04 FT	150.00 FT	027°54'01"	N86° 46' 14"E	72.32 FT
C10	164.40 FT	82.00 FT	114°52'10"	S49° 44' 42"E	138.22 FT
C11	67.52 FT	200.00 FT	019°20'39"	S01° 58' 56"E	67.20 FT
C12	52.15 FT	57.00 FT	052°25'22"	N80° 58' 06"W	50.35 FT
C13	62.12 FT	57.00 FT	062°26'49"	N23° 32' 01"W	59.09 FT

- REFERENCES BONNEVILLE COUNTY IDAHO**
- S1 - CARIBOU SUNSET ESTATES- BENTON ENGINEERING PLS 760 - INST. NO. 937157
 - S2 - WILLIAMSON ACRES - RHOMAS E. GAYNOR PLS 3408 - INST. NO. 695958
 - RS1 - DICK THOMAS - ELLSWORTH & ASSOCIATES PLS NO. 10944 - INST. NO. 1483473
 - RS2 - ROBER QUAYLE - HARPER - LEAVITT ENGINEERING PLS NO. 4563 - INST. NO. 1052383
 - R1 - WARRANTY DEED - CW PALISADES - INST NO. 1693195

LEGEND

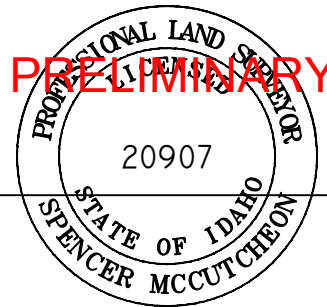
- | | | | |
|--------|--|--|--|
| | BOUNDARY LINE | | GOVERNMENT PLSS MONUMENT |
| | PLSS SECTION LINE | | GOVERNMENT PLSS MONUMENT (SOUTH/NORTH) |
| | ADJOINING TITLE LINE | | FOUND 5/8" IRON ROD AND NO CAP |
| | LOT LINE | | FOUND 1/2" IRON ROD AND CAP MARKED PLS 827 |
| | CENTERLINE 50 FT INGRESS/EGRESS CENTERLINE PURSUANT TO INST NO. 465958 | | FOUND 1/2" IRON ROD AND NO CAP |
| | 15 FOOT PUBLIC UTILITY EASEMENT | | FOUND 1/2" IRON ROD AND MARKED "HLE 4563" |
| | 15 FOOT DRAINAGE EASEMENT | | SET 1/2" IRON ROD & PLASTIC CAP MARKED "PLS 20907" |
| | 50 FT INGRESS/EGRESS CENTERLINE PURSUANT TO INST NO. 465958 | | SET 3/8" IRON ROD AND PLASTIC CAP MARKED "PLS 20907" |
| (M) | MEASURED DISTANCE (SQ FT) SQUARE FEET | | FOUND 5/8" IRON ROD AND ALUMINUM CAP MARKED "PLS 3408" |
| (S) | RECORD INFORMATION (AC) ACRES | | |
| (TIE) | P.O.B. TIE INST. INSTRUMENT | | |
| P.O.B. | POINT OF BEGINNING NO. NUMBER | | |

FINAL PLAT			
NO.	REVISIONS	BY	DATE
CLIENT			
ML VENTURES			
LOCATION			
LOCATED IN THE NW ¼ OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 46 EAST, B.M. BONNEVILLE COUNTY, IDAHO			
DRAWN: SJM			
SURVEYED: SJM			
FIELD WORK: SJM			
DATE: 10-21-24		COPYRIGHT ALL REPORTS, DESIGN, FIELD DATE, FIELD NOTES, DRAWINGS, SPECIFICATIONS, CALCULATIONS, ESTIMATES OR ANY REPRESENTATION CONTAINED HEREON ARE THE SOLE PROPERTY OF ELEVATED LAND SURVEYING UNLESS PREVIOUSLY ESTABLISHED BY PRECEDENCE OR AGREEMENT.	
		PROFESSIONAL STAMP 20907 SPENCER MCCUTCHEON	
3534 APOLENA AVE IDAHO FALLS, ID 435-633-3012			

ML VENTURES SUBDIVISION
 LOCATED IN THE NW ¼ OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 46 EAST, BOISE MERIDIAN
 AN A ADDITION TO BONNEVILLE COUNTY, IDAHO
 2025

SURVEYOR'S CERTIFICATE

I, SPENCER MCCUTCHEON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESIGNATED AS ML VENTURES SUBDIVISION, AN ADDITION TO THE BONNEVILLE COUNTY, IDAHO, WAS MADE UNDER MY DIRECTION, AND THAT SAID SUBDIVISION IS TRULY AND CORRECTLY SURVEYED AND STAKED AS PROVIDED BY LAW AND IN ACCORDANCE WITH THE ACCOMPANYING PLAT AS DESCRIBED HEREON.



SPENCER MCCUTCHEON
 PLS NO. 20907
 DATE OF PLAT: 9-18-2025

SURVEYORS NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES AND PROPERTY CORNERS OF THE SUBDIVISION AND TO SHOW PROPOSED LOT LINES OF SAID SUBDIVISION AS REQUESTED BY ML VENTURES. LOCATED IN SECTION 6 TOWNSHIP 2 SOUTH, RANGE 46 EAST. THE FIELD DATA WAS COLLECTED ON 5/20/2024.

I BEGAN MY RETRACEMENT OF THE ORIGINAL SUBDIVISIONS, DEEDS AND RECORDS OF SURVEYS BY LOCATING THE SOUTH QUARTER CORNER OF SECTION 6. I THEN LOCATED 5 MONUMENTS ALONG THE SECTION LINE THAT RELATED TO VARIOUS LOTS IN THE WILLIAMSON ACRES SUBDIVISION AND THE CARIBOU SUNSET ESTATES SUBDIVISION. I HELD THE ½ IRON ROD WITH NO CAP LOCATED AT THE NORTHEAST CORNER OF SAID WILLIAMSON ACRES SUBDIVISION. THE SUBJECT PROPERTIES CURRENT WARRANTY DEED LESS AND EXCEPTS THE WILLIAMSON ACRES SUBDIVISION BY BEARING AND DISTANCE. I FOUND THE 3 MONUMENTS ALONG THE WESTERLY LINE OF SAID SUBDIVISION AND HELD THESE CORNERS AND SHOW THE MEASURED BEARING AND DISTANCE BETWEEN HELD MONUMENTS. RECORD DIFFERS FROM THE FOUND MONUMENTS BUT BY THE RULE OF CONSTRUCTION THESE MONUMENTS WERE HELD.

FOR THE SOUTHERLY BOUNDARY LINE I HELD THE RECORD INTERIOR ANGLE AND EXTENDED THIS LINE TO THE RIGHT-OF-WAY LINE OF U.S. HIGHWAY 26. I LOCATED 2 ITD RIGHT-OF-WAY MONUMENTS HOWEVER THEY WERE NOT LOCATED ON THE SUBJECT PROPERTY. I DID A BEST FIT TO THE RIGHT-OF-WAY BASED ON THE SUBJECT PARCELS WARRANTY DEED.

THE NORTHERLY LINE I FOUND 4 MONUMENTS LOCATING THE BOUNDARY LINES. A RECORD OF SURVEY WAS PERFORMED BY ELLSWORTH AND THEY HELD A STRAIGHT LINE THROUGH THIS PORTION OF THE BOUNDARY. BY THE SUBJECT'S DEED THERE IS AN ANGLE POINT AT THE NORTHWESTERLY BOUNDARY LINE OF 26.21 FEET. ELLSWORTH AND I BOTH LOCATED A MONUMENT THAT WAS 26.21 FEET FROM THE NORTHWESTERLY CORNER. I HAVE HELD THIS MONUMENT AS THE BOUNDARY LINE AS THE SUBJECT DEED CALLS OUT THIS ANGLE POINT. I ALSO LOCATED A ⅝ IRON ROD AND ALUMINUM CAP MARKED 3408. THIS WAS HELD AS AN ORIGINAL CORNER FOR THE CARIBOU SUNSET ESTATES SUBDIVISION PLAT. I HAVE HELD MY BOUNDARY LINE TO THIS LINE. MEASURED AND RECORD INFORMATION ALONG THIS LINE DIFFERS SIGNIFICANTLY BUT AS MENTIONED ABOVE I HELD THE MONUMENTS OVER RECORD BEARINGS AND DISTANCES.

MY PROFESSIONAL OPINION IS RENDERED UPON THIS SUBDIVISION PLAT. THERE MAY EXIST OTHER EVIDENCE, MONUMENTS, OR DOCUMENTS THAT COULD AFFECT THIS SURVEY. ANY NEW EVIDENCE, MONUMENTS, OR DOCUMENTS CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO ME FOR MY REVIEW AND CONSIDERATION.

COUNTY APPROVAL

THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF BONNEVILLE COUNTY, IDAHO, BY RESOLUTION ADOPTED THIS _____ DAY OF _____, 202____.

 CHARIMAN, BOARD OF COMMISSIONERS

 PUBLIC WORKS DEPARTMENT

TREASURER'S CERTIFICATE

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF BONNEVILLE, STATE OF IDAHO, PURSUANT TO THE REQUIREMENTS OF I.C. §50-1308, DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE FOR THE PROPERTY INCLUDED IN THE BOUNDARY DESCRIPTION SHOWN HEREON ARE CURRENT.

DATE: _____

 BONNEVILLE COUNTY TREASURER

HEALTH DEPARTMENT CERTIFICATE OF APPROVAL

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 REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

 EASTERN IDAHO PUBLIC HEALTH
 ENVIRONMENTAL HEALTH SPECIALIST REHS

 DATE

FLOOD PLAIN DESIGNATION

THE LAND WITHIN THIS PLAT IS LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING) PER PANEL NUMBER 1600270450C WITH AN EFFECTIVE DATE OF NOVEMBER 4, 1981.

IRRIGATION CERTIFICATE

IT HAS BEEN DETERMINED THAT THE PROPERTY INCLUDED IN THIS SUBDIVISION IS NOT LOCATED WITHIN THE BOUNDARIES OF AN EXISTING IRRIGATION DISTRICT. LOTS WITHIN THIS SUBDIVISION WILL NOT RECEIVE AN IRRIGATION WATER RIGHT

BASIS OF BEARING

ALL MEASURED BEARINGS SHOWN HEREON RELATE DIRECTLY TO THE CITY OF CHUBBUCK DATUM THE IDAHO STATE PLANE COORDINATE SYSTEM (EAST ZONE 1101) US SURVEY FEET AND USING A COMBINED SCALE FACTOR OF 1.0002511289 THAT WAS APPLIED AT THE NORTHEAST CORNER OF WILLIAMSON ACRES SUBDIVISION PLAT INSTRUMENT NO. 695958 FOR A GRID TO GROUND CONVERSION. ORIGIN LAT: N 43° 16' 35.0634" LONG: 111° 06' 32.3192" HEIGHT: 6060.11 FEET. NO CONVERGENCE ANGLE WAS APPLIED TO THIS SYSTEM.

COUNTY SURVEYOR'S 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 THAT IT COMPLIES WITH IDAHO CODE 50-1305

DATE: _____

 BONNEVILLE COUNTY SURVEYOR DAVID D. ROMRELL PLS NO. 12223

BOUNDARY DESCRIPTION

A PARCEL OF LAND THAT LIES FULLY WITHIN THE NORTHWEST QUARTER SECTION 6, TOWNSHIP 2 SOUTH, RANGE 46 EAST, BOISE MERIDIAN, BEING THAT SAME LAND THAT IS DESCRIBED IN THE WARRANTY DEED INSTRUMENT NUMBER 1693195 AS FOUND IN THE BONNEVILLE COUNTY RECORDER'S OFFICE. SAID PARCEL OF LAND CONTAINS 4.940 ACRES OF LAND AS DESCRIBED IN SAID WARRANTY DEED. BASIS OF BEARING FOR SUBJECT PROPERTY IS S 89° 27' 23" W 1311.75 FEET, MEASURED BETWEEN THE NORTHEAST CORNER OF THE WILLIAMSON ACRES SUBDIVISION AND A FOUND ½ IRON ROD AND CAP ON THE NORTHWESTERLY ANGLE POINT OF SAID PROEPRTY AS DESCRIBED IS SAID WARRANTY DEED, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A FOUND ¼ IRON ROD AND CAP MARKED PLS 827 REPLACED WITH A ⅝ IRON ROD AND CAP MARKED "PLS 20907", MARKING THE NORTHWEST CORNER OF LOT 2 OF THE HERETO AFOREMENTIONED WILLIAMSON ACRES SUBDIVISION; SAID POINT LIES 653.70 FEET SOUTH 89° 33' 17" WEST ALONG THE NORTHERLY BOUNDARY LINE OF SAID SUBDIVISION TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 01° 03' 12" EAST 167.65 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 2 TO A FOUND ¼ IRON ROD AND CAP MARKED "PLS 4563" REPLACED WITH A ⅝ IRON ROD AND CAP MARKED "PLS 20907" TO THE NORTHEAST CORNER OF LOT 1 OF SAID SUBDIVISION;

THENCE SOUTH 00° 36' 43" EAST 165.43 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 1 TO A FOUND ¼ IRON ROD AND CAP MARKED "PLS 827" REPLACED WITH A ⅝ IRON ROD AND CAP MARKED "PLS 20907" TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE LEAVING THE SAID EASTERLY BOUNDARY LINE OF LOT 1 SOUTH 89° 20' 21" WEST 578.72 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 26 AND TO A SET ⅝ IRON ROD AND CAP MARKED "PLS 20907";

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING (3) THREE COURSES: (1) NORTH 23° 16' 21" WEST 206.26 FEET TO A ⅝ IRON ROD AND CAP MARKED "PLS 20907",

(2) NORTH 22° 42' 21" WEST 84.33 FEET TO A SET ⅝ IRON ROD AND CAP MARKED "PLS 20907",

(3) NORTH 03° 15' 39" EAST 64.60 FEET TO A FOUND ⅝ IRON ROD AND NO CAP,

THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 88° 44' 39" EAST 26.21 FEET TO A FOUND ¼ IRON ROD AND NO CAP REPLACED BY A ⅝ IRON ROD AND CAP MARKED "PLS 20907";

THENCE NORTH 89° 09' 55" EAST 373.41 FEET TO A FOUND ⅝ IRON ROD AND ALUMINUM CAP MARKED "PLS 3408" MARKING THE SOUTHWEST CORNER OF LOT 3 OF THE CARIBOU SUNSET ESTATES SUBDIVISION INSTRUMENT NUMBER 937157 AS FOUND IN SAID RECORDER'S OFFICE;

THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 3 NORTH 89° 36' 38" EAST 284.64 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 215,184 SQUARE FEET OR 4.940 ACRES OF LAND.

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED CW PALISADES, LLC, A IDAHO 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 BLOCK, LOTS, STREETS AND EASEMENT, WHICH PLAT SHALL HEREAFTER BE KNOWN AS ML VENTURES SUBDIVISION.

BE IT FURTHER KNOWN THAT I DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND RIGHT-OF-WAY SHOWN HEREON, THAT WE ASLO GRANT AND CONVEY TO THE PUBLIC ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON AND THAT WE HEREBY WARRANT AND SHALL DEFEND THE ESTATE SUBJECT TO SUCH DEDICATION AND CONVEYANCES IN THE QUIET AND PEACEFULL POSSESSION OF THE PUBLIC AGAINST SAID OWNER AND ITS 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. WE ALSO CERTIFY THAT THE LOST WITHIN THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL WELL.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO SUBSCRIBED ITS SEAL AND SIGNATURE THIS _____ DAY OF _____, 202____.

 CW PALISADES LLC, A IDAHO LIMITED LIABILITY COMPANY

 STEPHEN WOOD, MANAGER

ACKNOWLEDGMENT

STATE OF _____)

_____)
 COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STEPHEN WOOD, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF THE CW PALISADES LLC, A IDAHO LIMITED LIABILITY COMPANY, AND THE OFFICER WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY NAME TO THE FOREGOING OWNERS'S DEDICATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID LIMITED LIABILITIES NAME AS A PERSON AUTHORIZED TO BIND SUCH LIMITED LIABILITY COMPANY.

 NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

COMMISSION EXPIRATION DATE: _____

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT ML VENTURES SUBDIVISION, WAS FILED IN THE OFFICE OF THE RECORDER OF BONNEVILLE COUNTY, IDAHO

 BONNEVILLE COUNTY RECORDER

 DATE

FINAL PLAT

NO.				REVISIONS				BY		DATE		CLIENT	
												ML VENTURES	
												LOCATION	
												LOCATED IN THE NW ¼ OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 46 EAST, B.M. BONNEVILLE COUNTY, IDAHO	
								DRAWN: SJM					
								SURVEYED: SJM					
								FIELD WORK: SJM					
								DATE: 9-18-25				<p>ELEVATED LAND SURVEYING</p>	
COPYRIGHT						PROFESSIONAL STAMP						3534 APOLENA AVE IDAHO FALLS, ID 435-633-3012	
ALL REPORTS, DESIGN, FIELD DATE, FIELD NOTES, DRAWINGS, SPECIFICATIONS, CALCULATIONS, ESTIMATES OR ANY REPRESENTATION CONTAINED HEREON ARE THE SOLE PROPERTY OF ELEVATED LAND SURVEYING UNLESS PREVIOUSLY ESTABLISHED BY PRECEDENCE OR AGREEMENT.													