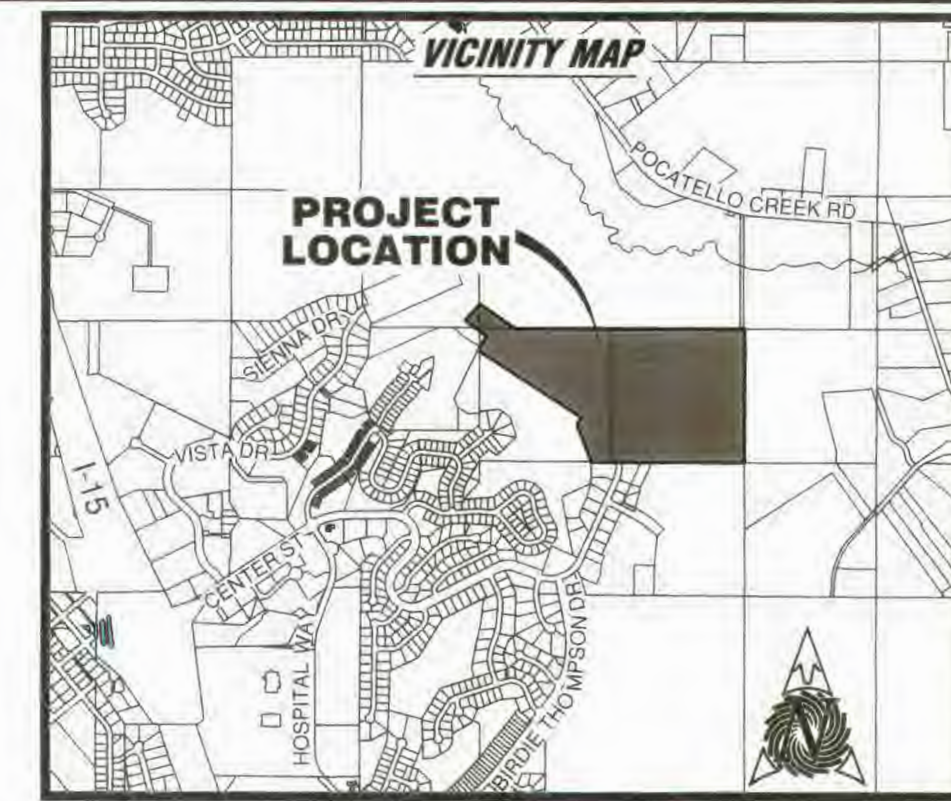


# THE RIDGE @ HIGH TERRACE - DIVISION 1

LOCATED IN SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST,  
BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



## LEGEND

- FOUND 1/4 CORNER AS NOTED
- FOUND 1/16 CORNER AS NOTED
- FOUND 5/8" REBAR WITH ALUMINUM CAP AS NOTED
- FOUND 1/2" REBAR WITH PLASTIC CAP AS NOTED
- SET 5/8" BY 24" REBAR WITH ALUMINUM CAP STAMPED "LS 13023"
- SET 1/2" BY 24" REBAR WITH PLASTIC CAP STAMPED "LS 13023"

T & +

5 / BLOCK 1 SUBDIVISION LOT/BLOCK NUMBER

LOT 1 / BLOCK 1 EXISTING SUBDIVISION LOT/BLOCK NUMBER

(R) INDICATES A RESTRICTED LOT. SEE NOTES 6 & 7

SUBDIVISION BOUNDARY LINE

SUBDIVISION LOT LINES

STREET CENTERLINE

SECTION LINES

ADJACENT PROPERTY LINES

NEW EASEMENT SIDELINE

EXISTING EASEMENT SIDELINE

## BASIS OF BEARING

THE LATITUDINAL CENTERLINE OF SECTION 19 WAS ASSUMED TO BE S 89°51'09" E BETWEEN THE CENTER WEST 1/16 CORNER AND THE CENTER 1/4 CORNER PER THE CENTRAL MERIDIAN OF IDAHO STATE PLANE EAST ZONE COORDINATE SYSTEM.

## COUNTY RECORDER'S CERTIFICATE

Instrument # 22601360  
Bannock County, Pocatello, Idaho  
02/06/2025 11:45:20 AM No. of Pages: 1  
Recorded for: BILLY B ISLEY  
Jason C. Dixon Fee: \$13.00  
Deputy: KPOVEY

## THE RIDGE @ HIGH TERRACE - DIVISION 1

LOCATED IN SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST,  
BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



| REVISIONS                                                          | SURVEYED BY: MSB, MLM, RTS |
|--------------------------------------------------------------------|----------------------------|
| 1.                                                                 | OFFICE WORK BY: MSB, MLM   |
| 2.                                                                 | DATE: December 3, 2025     |
| DRAWING: P:\BBD Investments, LLC\12419 - The Ridges @ High Terrace |                            |
| Subdivision\SURVEY\CAD\TR@HT-D1-Final Plat.dwg                     |                            |
| SCALE: 1 INCH = 100 FEET                                           | PROJECT NO: 12419          |
|                                                                    | SHEET 1 OF 3               |



ANGELO TRAYIS, SR  
& KATHERINE TRAYIS  
INST. NO. 511595

## BASIS OF BEARINGS

(P2 - S 89°51'18" E)  
(S1 - S 89°51'09" E 980.77')

CENTER 1/4 CORNER OF  
SECTION 19, FOUND 3.5"  
BANNOCK COUNTY BRASS  
CAP MONUMENT AFFIXED  
TO PIPE AS SHOWN. SEE  
CP&F INST. NO. 22402293

## REFERENCE DOCUMENTS

- (S1) RECORD INFORMATION PER RECORD OF SURVEY  
INST. NO. 22404603
- (S2) RECORD INFORMATION PER RECORD OF SURVEY  
INST. NO. 20524319
- (S3) RECORD INFORMATION PER RECORD OF SURVEY  
INST. NO. 21608001
- (P1) RECORD INFORMATION PER SUBDIVISION PLAT  
INST. NO. 21812266
- (P2) RECORD INFORMATION PER SUBDIVISION PLAT  
INST. NOS. 21808097, 21713050 & 21903319
- (P3) RECORD INFORMATION PER SUBDIVISION PLAT  
INST. NOS. 20522130 & 20324675
- (P4) RECORD INFORMATION PER SUBDIVISION PLAT  
INST. NO. 22209722

SOUTHWEST 1/16 CORNER OF  
SECTION 19, NOTHING FOUND.  
SET 5/8" BY 24" REBAR W/ 2"  
ALUMINUM CAP.

(P3 - S 89°44'30" E 1112.13')  
S 89°44'30" E 1112.35'

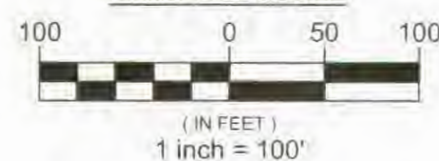
HIDDEN VALLEY SUBDIVISION 3RD ADDITION  
INST. NO. 20522130

LOT 35  
BLOCK 1

TUSCANY HEIGHTS SUBDIVISION  
INST. NO. 20324675



## GRAPHIC SCALE



# THE RIDGE @ HIGH TERRACE - DIVISION 1

LOCATED IN SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST,  
BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

CENTER 1/4 CORNER OF  
SECTION 19, FOUND 3.5"  
BANNOCK COUNTY BRASS  
CAP MONUMENT AFFIXED  
TO PIPE AS SHOWN. SEE  
CP&F INST. NO 22402293

ANGELO TRAYIS, SR  
& KATHERINE TRAYIS  
INST. NO. 511595

EAST 1/16 CORNER ON THE  
LATITUDINAL CENTERLINE  
OF SECTION 19, FOUND 2"  
PIPE WITH NO CAP. SEE  
CP&F INST. NO 20524200

LINE TABLE

| #   | BEARING       | DISTANCE | REFERENCES                  |
|-----|---------------|----------|-----------------------------|
| L1  | N 21°20'36" W | 74.87'   | (---)                       |
| L2  | N 44°47'01" W | 100.53'  | (---)                       |
| L3  | N 21°15'56" W | 87.30'   | (---)                       |
| L4  | N 01°04'13" E | 104.56'  | (---)                       |
| L5  | N 21°20'36" W | 49.02'   | (---)                       |
| L6  | N 29°03'41" E | 83.59'   | (---)                       |
| L7  | N 32°55'14" E | 17.17'   | (---)                       |
| L8  | S 32°55'14" W | 17.17'   | (---)                       |
| L9  | N 39°45'39" W | 84.16'   | (---)                       |
| L10 | N 05°06'12" E | 15.28'   | (P1 - S 05°02'05" W 15.29') |
| L11 | N 32°55'14" E | 126.43'  | (---)                       |
| L12 | N 57°04'46" W | 70.64'   | (---)                       |
| L13 | N 00°26'15" W | 0.77'    | (S1 - S 00°26'15" W 0.77')  |

CURVE TABLE

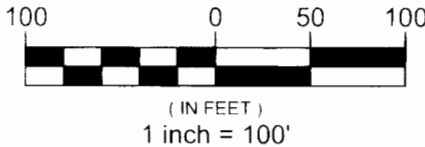
| #   | RADIUS           | Δ                        | ARC LENGTH           | TANGENT              | CHORD BEARING                    | CHORD DISTANCE       |
|-----|------------------|--------------------------|----------------------|----------------------|----------------------------------|----------------------|
| C1  | 1191.49'         | 9°08'06"                 | 189.96'              | 95.18'               | S 52°30'43" E                    | 189.76'              |
| C2  | 1161.50'         | 9°08'04"                 | 185.17'              | 92.78'               | S 52°30'44" E                    | 184.98'              |
| C3  | 950.00'          | 51°02'21"                | 846.26'              | 453.53'              | N 31°33'36" W                    | 818.56'              |
| C4  | 381.97'          | 0°31'49"                 | 3.54'                | 1.77'                | N 05°46'31" W                    | 3.54'                |
| C5  | 24.50'           | 90°00'00"                | 38.48'               | 24.50'               | N 12°04'46" W                    | 34.65'               |
| C6  | 24.50'           | 90°00'00"                | 38.48'               | 24.50'               | S 77°55'14" W                    | 34.65'               |
| C7  | 24.50'           | 90°00'00"                | 38.48'               | 24.50'               | N 12°04'46" W                    | 34.65'               |
| C8  | 24.50'           | 93°23'13"                | 39.93'               | 25.99'               | S 79°36'50" W                    | 35.66'               |
| C9  | 1161.50'<br>(P4) | 11°04'10"<br>(---)       | 224.40'<br>(224.40') | 112.55'<br>(---)     | S 42°24'37" E<br>(---)           | 224.05'<br>(---)     |
| C10 | 381.97'<br>(S3)  | 30°00'40"<br>(30°02'40") | 200.07'<br>(200.30') | 102.39'<br>(102.51') | N 09°29'44" E<br>(N 09°28'44" E) | 197.79'<br>(198.01') |

## SURVEYOR'S NARRATIVE & NOTES

- THE PURPOSE OF THIS SUBDIVISION IS TO CREATE THIRTY-SIX (36) RESIDENTIAL LOTS AND ONE (1) COMMON LOT FOR FUTURE RESIDENTIAL LOW DENSITY (RL) DEVELOPMENT.
- THE NORTHERN BOUNDARY WAS DETERMINED TO FOLLOW ALONG THE NORTHEASTERN BOUNDARY OF RECORD OF SURVEY INST. NO. 22404603 AND ALONG THE LATITUDINAL CENTERLINE OF SECTION 19. THE EASTERN BOUNDARY WAS DETERMINED TO FOLLOW ALONG THE EAST 1/16 LINE OF SECTION 19. THE SOUTHERN BOUNDARY WAS DETERMINED TO FOLLOW ALONG THE SOUTH 1/16 LINE OF SECTION 19. THE WESTERN BOUNDARY IS PARTIALLY NEW DELINEATIONS AND FOLLOWS ALONG THE EASTERN BOUNDARY OF VALLE DI ALBERI (RECORD INST. NO. 21812266) AND THE SOUTHEASTERN BOUNDARY OF HIGH TERRACE - DIVISION 2 (RECORD INST. NO. 22209722).
- EASEMENTS NOT DEPICTED:  
ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A DRAINAGE EASEMENT EQUAL TO THE PRIMARY STRUCTURE SETBACK LINE ALONG ALL LOT LINES. LOTS MUST BE GRADED AND MAINTAINED SO AS TO MINIMIZE DRAINAGE TO ADJOINING PROPERTIES.
- ORIGINAL MONUMENT WAS DESTROYED DURING CONSTRUCTION. A NEW MONUMENT AND CORNER PERPETUATION WILL BE FILED AFTER CONSTRUCTION IS COMPLETE.
- ALL DWELLINGS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE EQUIPPED WITH A BOOSTER PUMP TO INCREASE WATER PRESSURE WITHIN THE INDIVIDUAL DOMESTIC WATER SUPPLY LINES. SUCH SYSTEMS SHALL BE CONSTRUCTED, OPERATED, AND MAINTAINED IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF POCA TELLO.
- LOTS 12-20 OF BLOCK 1, LOTS 1-7 OF BLOCK 2, AND LOTS 1-2 OF BLOCK 3, AS DELINEATED WITH "R" ON THIS SUBDIVISION, REQUIRE SPECIAL CONSTRUCTION RELATED TO THE DOMESTIC WATER AND FIRE SUPPRESSION SYSTEMS. PLANS FOR THESE SYSTEMS SHALL BE SUBMITTED TO THE CITY OF POCA TELLO FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- EACH STRUCTURE CONSTRUCTED ON LOTS 12-20 OF BLOCK 1, LOTS 1-7 OF BLOCK 2, AND LOTS 1-2 OF BLOCK 3, AS DELINEATED WITH "R" ON THIS PLAT, SHALL BE EQUIPPED WITH AN INDEPENDENT FIRE SPRINKLER SYSTEM. THE SYSTEM SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF POCA TELLO FIRE CODE.



GRAPHIC SCALE



## COUNTY RECORDER'S CERTIFICATE

Instrument # 22601360  
# Pages: 2 of 3

## THE RIDGE @ HIGH TERRACE - DIVISION 1

LOCATED IN SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST,  
BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



|                                                                     |                                |
|---------------------------------------------------------------------|--------------------------------|
| REVISIONS                                                           | SURVEYED BY: MSB, MLM, RTS     |
| 1.                                                                  | OFFICE WORK BY: MSB, MLM       |
| 2.                                                                  | DATE: December 3, 2025         |
| DRAWING: P:\BBAD Investments, LLC\12419 - The Ridges @ High Terrace |                                |
| Subdivision\SURVEY\CAD\TR@HT-D1-Final Plat.dwg                      |                                |
| SCALE: 1 INCH = 100 FEET                                            | PROJECT NO: 12419 SHEET 2 OF 3 |

SOUTH 1/16 CORNER ON THE  
MERIDONAL CENTERLINE OF  
SECTION 19, FOUND 2"  
ALUMINUM CAP. SEE CP&F  
INST. NO 20524199

TUSCANY HEIGHTS  
SUBDIVISION  
INST. NO. 20324675  
LOT 1  
BLOCK 2

SEE RECORD OF SURVEY  
INST. NOS. 20524319,  
21314961 & 21608001

THOMAS J. KATSILOMETES  
INST. NO. 22209973

SOUTHEAST 1/16 CORNER  
OF SECTION 19, FOUND 2"  
ALUMINUM CAP. SEE CP&F  
INST. NO 20524198

MONARCH LLC  
INST. NO. 22209973

# THE RIDGE @ HIGH TERRACE - DIVISION 1

LOCATED IN SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST,  
BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

## BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER 1/4 CORNER OF SECTION 19, BEING MARKED BY A BANNOCK COUNTY BRASS CAP MONUMENT AS DESCRIBED IN CORNER PERPETUATION & FILING INST. NO. 22402293;

THENCE SOUTH 89°52'08" EAST, ALONG THE LATITUDINAL CENTERLINE OF SECTION 19, A DISTANCE OF 1302.07 FEET TO THE CENTER EAST 1/16 CORNER OF SECTION 19, BEING MARKED MY A 2 INCH PIPE WITH NO CAP AS DESCRIBED IN CORNER PERPETUATION & FILING INST. NO. 20524200;

THENCE SOUTH 00°08'22" EAST, LEAVING SAID LATITUDINAL CENTERLINE OF SECTION 19 AND FOLLOWING ALONG THE EAST 1/16 LINE OF SECTION 19, A DISTANCE OF 1327.29 FEET TO THE SOUTHEAST 1/16 CORNER OF SECTION 19, BEING MARKED BY A 2 INCH ALUMINUM CAP AS DESCRIBED IN CORNER PERPETUATION & FILING INST. NO. 20524198;

THENCE NORTH 89°44'04" WEST, LEAVING SAID EAST 1/16 LINE OF SECTION 19 AND FOLLOWING ALONG THE SOUTH 1/16 LINE OF SECTION 19, A DISTANCE OF 1318.89 FEET TO THE CENTER SOUTH 1/16 CORNER OF SECTION 19, BEING MARKED BY A 2 INCH ALUMINUM CAP AS DESCRIBED IN CORNER PERPETUATION & FILING INST. NO. 20524199;

THENCE NORTH 89°44'30" WEST, CONTINUING ALONG SAID SOUTH 1/16 LINE OF SECTION 19, A DISTANCE OF 202.25 FEET TO THE NORTHWEST CORNER OF TUSCANY HEIGHTS SUBDIVISION (RECORD INST. NO. 20324675), BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "RMES PELS 2341";

THENCE LEAVING THE SOUTH 1/16 LINE OF SECTION 19 AND PASSING THROUGH A PARCEL OF LAND DESCRIBED IN DEED INST. NO. 22404008 FOR THE FOLLOWING TWELVE (12) COURSES:

1. NORTH 21°20'36" WEST A DISTANCE OF 74.87 FEET TO A POINT BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "LS 13023";
2. NORTH 44°47'01" WEST A DISTANCE OF 100.53 FEET TO A POINT BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "LS 13023";
3. NORTH 21°15'56" WEST A DISTANCE OF 87.30 FEET TO A POINT BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "LS 13023";
4. NORTH 01°04'13" EAST A DISTANCE OF 104.56 FEET TO A POINT BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "LS 13023";
5. NORTH 21°20'36" WEST A DISTANCE OF 49.02 FEET TO A POINT BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "LS 13023";
6. NORTH 29°03'41" EAST A DISTANCE OF 83.59 FEET TO A POINT BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "LS 13023";
7. NORTH 57°04'46" WEST A DISTANCE OF 204.37 FEET TO A POINT BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "LS 13023";
8. NORTH 32°55'14" EAST A DISTANCE OF 17.17 FEET TO A POINT BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "LS 13023";
9. NORTH 57°04'46" WEST A DISTANCE OF 340.00 FEET TO A POINT BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "LS 13023";
10. SOUTH 32°55'14" WEST A DISTANCE OF 17.17 FEET TO A POINT BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "LS 13023";
11. NORTH 57°04'46" WEST A DISTANCE OF 598.03 FEET TO A POINT BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "LS 13023";
12. NORTH 39°45'39" WEST A DISTANCE OF 84.16 FEET TO A POINT ON THE EASTERLY BOUNDARY OF VALLE DI ALBERI (RECORD INST. NO. 21812266), BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "PELS 2341";

THENCE NORTH 05°06'12" EAST, FOLLOWING ALONG SAID EASTERLY BOUNDARY OF VALLE DI ALBERI, A DISTANCE OF 15.28 FEET TO A POINT BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "PELS 2341";

THENCE LEAVING THE EASTERLY BOUNDARY OF VALLE DI ALBERI AND FOLLOWING ALONG THE SOUTHEASTERLY AND NORTHEASTERLY BOUNDARY LINES OF TWO (2) PARCELS OF LAND DESCRIBED IN DEED INST. NOS. 22403755 & 22305065 FOR THE FOLLOWING THREE (3) COURSES:

1. NORTH 32°55'14" EAST A DISTANCE OF 126.43 FEET TO A POINT BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "LS 13023";
2. NORTH 57°04'46" WEST A DISTANCE OF 70.64 FEET TO A POINT BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "LS 13023", ALSO BEING A POINT OF CURVATURE WITH A 1191.49-FOOT-RADIUS CURVE WHOSE CENTER BEARS NORTH 32°55'14" EAST;
3. FOLLOWING SAID CURVE IN A CLOCKWISE DIRECTION THROUGH A CENTRAL ANGLE OF 09°08'06" FOR AN ARC LENGTH OF 189.96 FEET (THE CHORD OF SAID CURVE BEARS NORTH 52°30'43" WEST A DISTANCE OF 189.76 FEET) TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF HIGH TERRACE - DIVISION 2 (RECORD INST. NO. 22209722), BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "PLS 18971";

THENCE NORTH 42°04'09" EAST, LEAVING THE NORTHEASTERLY BOUNDARY OF THE PARCEL OF LAND DESCRIBED IN DEED INST. NO. 22305065 AND FOLLOWING ALONG SAID SOUTHEASTERLY BOUNDARY OF HIGH TERRACE - DIVISION 2 (RECORD INST. NO. 22209722), A DISTANCE OF 215.60 FEET TO A POINT ON THE WEST LINE OF SECTION 19, BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "PLS 18971";

THENCE NORTH 00°26'15" WEST, ALONG THE WEST LINE OF SECTION 19, A DISTANCE OF 0.77 FEET TO A POINT BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "PLS 18971";

THENCE SOUTH 55°15'01" EAST, LEAVING SAID WEST LINE OF SECTION 19, A DISTANCE OF 423.79 FEET TO A POINT ON THE LATITUDINAL CENTERLINE OF SECTION 19, BEING MARKED BY A 2 INCH ALUMINUM CAP STAMPED "LS 13023";

THENCE SOUTH 89°51'09" EAST, ALONG SAID LATITUDINAL CENTERLINE OF SECTION 19, A DISTANCE OF 980.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 63.33 ACRES, MORE OR LESS.

## DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

ARE RECORDED AS INSTRUMENT NUMBER 22601361 AND ARE HEREBY MADE A PART OF THE PLAT

## OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE BOUNDARY DESCRIPTION, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO BLOCKS, LOTS AND STREETS AND DO HEREBY WARRANT AND SAVE THE CITY OF POCATELLO AND THE COUNTY OF BANNOCK HARMLESS FROM ANY EXISTING EASEMENTS OR ENCUMBRANCES. IT IS THE INTENTION OF WE, THE OWNERS, TO INCLUDE ALL OF THE LAND DESCRIBED IN THE BOUNDARY DESCRIPTION IN THIS PLAT. THE LOCATION AND THE DIMENSIONS OF THE BLOCKS, LOTS AND STREETS ARE TO BE AS SHOWN ON THE ACCOMPANYING MAP OF THE PROPERTY. THE STREETS ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS SHOWN ARE GRANTED TO THE PUBLIC FOR PUBLIC UTILITIES, ROADWAY SLOPES, DRAINAGE OR FOR ANY OTHER USE DESIGNATED ON THE PLAT, AND NO STRUCTURES OTHER THAN THOSE FOR SUCH UTILITY PURPOSES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE, THE OWNERS, DO HEREUNTO SET OUR HANDS.

Billy B. Isley  
BILLY B. ISLEY (PRESIDENT)  
THE RIDGE @ HIGH TERRACE LLC

## ACKNOWLEDGMENT

STATE OF IDAHO, COUNTY OF Bannock

ON THIS 4 DAY OF Dec, IN THE YEAR 20 25, BEFORE ME OWEN CAMPION A NOTARY PUBLIC, PERSONALLY APPEARED BILLY B. ISLEY, KNOWN OR IDENTIFIED TO ME, TO BE THE PRESIDENT OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

Notary Public

RESIDING IN Bannock COUNTY, STATE OF IDAHO.  
MY COMMISSION EXPIRES 20 DAY OF Oct, 20 31



## OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE BOUNDARY DESCRIPTION, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO BLOCKS, LOTS AND STREETS AND DO HEREBY WARRANT AND SAVE THE CITY OF POCATELLO AND THE COUNTY OF BANNOCK HARMLESS FROM ANY EXISTING EASEMENTS OR ENCUMBRANCES. IT IS THE INTENTION OF WE, THE OWNERS, TO INCLUDE ALL OF THE LAND DESCRIBED IN THE BOUNDARY DESCRIPTION IN THIS PLAT. THE LOCATION AND THE DIMENSIONS OF THE BLOCKS, LOTS AND STREETS ARE TO BE AS SHOWN ON THE ACCOMPANYING MAP OF THE PROPERTY. THE STREETS ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS SHOWN ARE GRANTED TO THE PUBLIC FOR PUBLIC UTILITIES, ROADWAY SLOPES, DRAINAGE OR FOR ANY OTHER USE DESIGNATED ON THE PLAT, AND NO STRUCTURES OTHER THAN THOSE FOR SUCH UTILITY PURPOSES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE, THE OWNERS, DO HEREUNTO SET OUR HANDS.

Billy B. Isley  
BILLY B. ISLEY (PRESIDENT)  
HIGH TERRACE INCORPORATED

## ACKNOWLEDGMENT

STATE OF IDAHO, COUNTY OF Bannock

ON THIS 4 DAY OF Dec, IN THE YEAR 20 25, BEFORE ME OWEN CAMPION, A NOTARY PUBLIC, PERSONALLY APPEARED BILLY B. ISLEY, KNOWN OR IDENTIFIED TO ME, TO BE THE PRESIDENT OF THE CORPORATION THAT EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

Notary Public

RESIDING IN Bannock COUNTY, STATE OF IDAHO.  
MY COMMISSION EXPIRES 20 DAY OF Oct, 20 31



## CULINARY WATER

THIS SUBDIVISION IS ELIGIBLE TO RECEIVE WATER FROM THE EXISTING CITY OF POCATELLO MUNICIPAL WATER SYSTEM.

## IRRIGATION WATER RIGHTS STATEMENT

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.

## SANITARY RESTRICTIONS

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.

DATE: 12/4/25 HEALTH DISTRICT SIGNATURE: Ken Kuelen, P.E.H.S.

## CITY SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT I, GERALD V. EVANS, A LICENSED LAND SURVEYOR, HAVE CHECKED THIS PLAT AND THE COMPUTATIONS SHOWN HEREON AND FIND NO DISAGREEMENTS WITH IDAHO CODE OR LOCAL ORDINANCES PERTAINING THERETO.

Gerald V. Evans  
GERALD V. EVANS PLS NO. 10342  
POCATELLO CITY SURVEYOR

12-4-25  
DATE

## CITY OF POCATELLO

THE PLAT ON WHICH THIS CERTIFICATION APPEARS HAS BEEN APPROVED AND THE DEDICATION ARE HEREBY ACCEPTED BY THE CITY OF

POCATELLO, IDAHO, THIS 4<sup>th</sup> DAY OF December, 20 25

Brian Blad  
BRIAN BLAD, MAYOR

Kenneth Bell  
KENNETH BELL, CITY CLERK

Merril Quayle  
MERRIL QUAYLE, ENGINEER FOR THE CITY PE NO. 10600

## REVIEWING COUNTY SURVEYOR'S CERTIFICATE

I, ADAM J. THAYER, A LICENSED LAND SURVEYOR IN AND FOR BANNOCK COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND COMPUTATIONS SHOWN HEREON, AND HAVE DETERMINED THAT THE REQUIREMENT OF IDAHO CODE 50-1305 HAVE BEEN MET, AND I

APPROVE THE SAME FOR FILING THIS 5 DAY OF February, 20 26.

Adam J. Thayer  
ADAM J. THAYER PLS NO. 19405  
REVIEWING COUNTY SURVEYOR

## COUNTY TREASURER'S CERTIFICATE

PURSUANT TO 50-1308, IDAHO CODE. I, JENNIFER CLARK, DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE ON THE PROPERTY BEING SUBDIVIDED, BOTH DELINQUENT AND CURRENT, HAVE BEEN PAID IN FULL.

THROUGH 2025

Jennifer Clark by Mandi Williams  
JENNIFER CLARK, COUNTY TREASURER DATE 2-6-2026

## SURVEYOR'S CERTIFICATE

I, MATTHEW S. BAKER, A DULY LICENSED LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY DIRECTION OF THE PREMISES DESCRIBED IN THE BOUNDARY DESCRIPTION AND SHOWN ON THIS PLAT UPON WHICH THIS CERTIFICATION APPEARS. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND THAT THE MONUMENTATION SHOWN CONFORMS WITH THAT SET ON THE GROUND AND THAT THE PERTINENT STATUTES OF THE STATE OF IDAHO, TOGETHER WITH ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

Matthew S. Baker  
MATTHEW S. BAKER



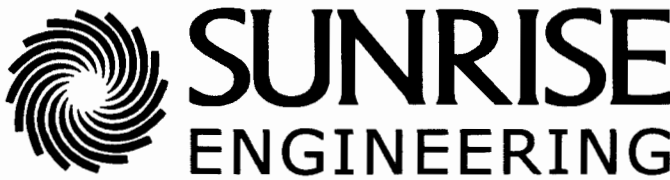
12/3/2025  
DATE

## COUNTY RECORDER'S CERTIFICATE

Instrument # 22601360  
# Pages: 3 of 3

## THE RIDGE @ HIGH TERRACE - DIVISION 1

LOCATED IN SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST,  
BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



| REVISIONS                                                           | SURVEYED BY: MSB, MLM, RTS     |
|---------------------------------------------------------------------|--------------------------------|
| 1.                                                                  | OFFICE WORK BY: MSB, MLM       |
| 2.                                                                  | DATE: December 3, 2025         |
| DRAWING: P:\BBAD Investments, LLC\12419 - The Ridges @ High Terrace |                                |
| Subdivision\SURVEY\CAD\TR@HT-D1-Final Plat.dwg                      |                                |
| SCALE: 1 INCH = 100 FEET                                            | PROJECT NO: 12419 SHEET 3 OF 3 |