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BOUNDARY DESCRIPTION

SAND CREEK ESTATES DIVISION NO. 3

A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO, BEING LOCATED IN THE S 1/2 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 38 EAST, BOISE MERIDIAN

Commencing at the Center Quarter corner of Section 4, Township 1 North, Range 38 East, B.M., Bonneville County, Idaho; thence N 89° 50' 15" W along the east-west center section line of said Section 4 for a distance of 1245.73 feet to the TRUE POINT OF BEGINNING;

Thence, N 89° 50' 15" W for a distance of 290.74 feet to a point lying on said east-west center section line, from which point the West Quarter corner of said Section lies N 89° 50' 24" W a distance of 1100.73 feet; Thence, N 00° 09' 27" E for a distance of 217.05 feet; Thence, N 89° 50' 32" W for a distance of 249.97 feet; Thence, N 00° 45' 51" W for a distance of 256.99 feet; Thence, N 89° 50' 16" W for a distance of 105.17 feet; Thence, N 00° 09' 44" E for a distance of 94.66 feet; Thence, S 89° 50' 16" E for a distance of 414.58 feet; Thence, N 01° 28' 03" W for a distance of 20.04 feet; Thence, N 88° 31' 57" E for a distance of 60.00 feet; Thence, N 88° 33' 55" E for a distance of 102.46 feet; Thence, S 89° 53' 24" E for a distance of 256.40 feet; Thence, S 17° 06' 04" W a distance of 620.39 feet to the TRUE POINT OF BEGINNING.

Described parcel contains 7.419 acres, more or less, including 1.617 acres of right-of-way to be dedicated.

NOTES

- Lot 14, Block 1 and Lot 7, Block 5 are subject to canal right-of-way pursuant to I.C. §42-1102.
- Lot 14, Block 1 and Lot 7, Block 5 are non-buildable lots that include a blanket Public Utility Easement and a blanket Public Storm Water Retention Easement, all being subject to the use and restrictions of the Irrigation Canal as listed on the Canal right-of-way Certificate (Sheet 2).
- There is a conflict with a manhole at this location. Five (5) foot witness corners (being 5/8" iron rods with aluminum caps) were set at centerline on all three (3) sides of the manhole.

BASIS OF BEARING NOTE

The bearing along this line is the basis for all other bearings listed on this survey. This bearing relates directly to the "City of Idaho Falls Coordinate System of 2004", which is derived from the Idaho State Plane Coordinate System (East Zone 1101), US Survey Feet, and using a combined scale factor of 1.00027265 for a grid-to-ground conversion (reference frame NAD 83(2)(1), epoch 2010.0000). The system orientation is based on grid north along the East Zone central meridian. No convergence angle has been applied.

PLSS CONTROL (AS NOTED)

- SET 5/8" IRON ROD WITH PLASTIC CAP MARKED "PLS 14222"
- SET 5/8" IRON ROD WITH ALUMINUM CAP MARKED "PLS 14222"
- SET 5/8" IRON ROD WITH ALUMINUM CAP MARKED "PLS 14222" AS WITNESS CORNER
- SET 1/2" IRON ROD WITH PLASTIC CAP MARKED "PLS 14222"
- FOUND 5/8" IRON ROD WITH ALUMINUM CAP MARKED "PLS 14222"
- FOUND 5/8" IRON ROD WITH PLASTIC CAP MARKED "PLS 14222"
- FOUND 5/8" IRON ROD WITH PLASTIC CAP MARKED "PLS 10944"
- FOUND 1/2" IRON ROD WITH PLASTIC CAP MARKED "PLS 10944"
- FOUND 5/8" IRON ROD WITH PLASTIC CAP MARKED "PLS 10944"
- FOUND 1/2" IRON ROD WITH PLASTIC CAP MARKED "PLS 10944"
- × CALCULATED POINT (NOTHING SET)

- SUBDIVISION BOUNDARY
- LOT BOUNDARY LINE
- - - ADJOINING BOUNDARIES
- - - ROAD CENTERLINE
- - - SECTION QUARTER LINE
- - - PUBLIC UTILITY EASEMENTS (P.U.E.)
- - - APPROXIMATE CANAL RIGHT-OF-WAY (SEE CANAL RIGHT-OF-WAY CERTIFICATE ON SHEET 2)
- (R) RECORD BEARING FROM SAND CREEK ESTATES DIVISION NO. 1, AS FILED IN BONNEVILLE COUNTY, IDAHO, INSTRUMENT NO. 168957



TITLE	SAND CREEK ESTATES DIVISION NO. 3		
DATE	04/19/22	DRAWN/CHK. BY:	PSJS
PROJECT	20089T1NR3BE54		
402 VAN DREFF ST. SALMON, ID 83467 208-756-3070		4141 S 58 W IDAHO FALLS, ID 83402 208-715-4380	

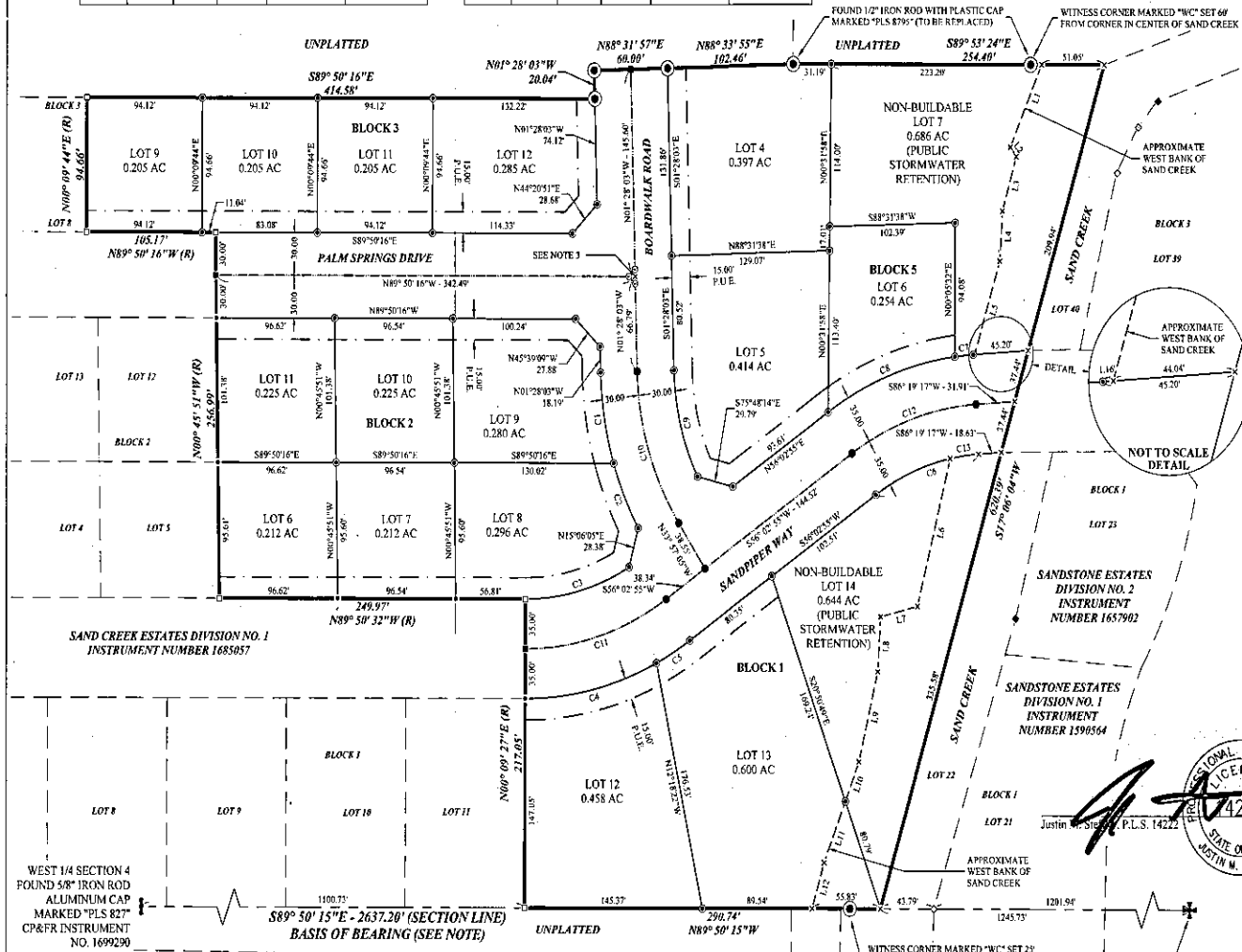
SHEET 1 OF 2

1/4	SEC	T	R
4	IN	38E	

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	64.87	230.00	016°09'52"	66.67 N09°32'58"W
C2	49.99	230.00	012°27'12"	49.89 N13°51'30"W
C3	88.63	170.00	029°52'12"	87.63 N75°13'22"E
C4	111.21	240.00	026°53'25"	110.21 S76°51'09"W
C5	31.67	240.00	007°33'37"	31.65 S59°49'44"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C6	87.82	170.00	030°16'24"	88.78 S71°11'06"W
C7	15.29	240.00	003°29'02"	15.29 N84°29'45"E
C8	111.51	240.00	026°37'19"	110.51 N69°21'35"E
C9	77.70	170.00	026°11'21"	77.83 S14°33'43"E
C10	113.39	200.00	032°29'02"	111.88 N17°42'34"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C11	122.04	200.00	034°06'33"	120.25 S73°50'12"W
C12	108.31	200.00	036°16'21"	107.06 S71°11'06"W
C13	23.56	170.00	007°56'29"	23.54 S83°21'02"W

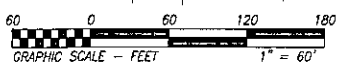


LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	63.23	S23°48'54"W	L5	68.83	S17°28'08"W	L9	65.20	S13°34'22"W
L2	8.18	S37°00'51"E	L6	107.27	S14°22'45"W	L10	29.90	S21°53'33"W
L3	40.08	S16°28'51"W	L7	31.02	S76°16'12"W	L11	46.51	S21°53'33"W
L4	35.16	S03°14'00"W	L8	38.59	S03°23'18"W	L12	33.63	N16°49'53"E

SAND CREEK DUNES DIVISION NO. 1 INSTRUMENT NUMBER 943811

SAND POINTE DIVISION NO. 2 INSTRUMENT NUMBER 1590568

CENTER 1/4 SECTION 4 FOUND 5/8" IRON ROD WITH CAP MARKED "PLS 10944" CP&R INSTRUMENT NO. 1659249



Instrument # 1722228, 2
 08/12/2022, 11:12:19 AM, No. of Pages: 2
 Surveyed by: Justin M. Stettin, PLS
 Date of Survey: 04/19/22
 Project: SAND CREEK ESTATES DIVISION NO. 3

Instrument # 1723238 Filed: Idaho
 05/12/2022 11:12:19 AM No. of Pages: 2
 Record Fee: \$100.00
 County Recorder's Office
 5-320
 Fee for Public Access

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that the undersigned HARVEST HOMES AT SAND CREEK ESTATES, LLC, an 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 blocks, lots, and streets, which plat shall hereafter be known as SAND CREEK ESTATES, DIVISION NO. 3, a subdivision of the City of Idaho Falls, Idaho, Bonneville County, Idaho.

BE IT FURTHER KNOWN, that OWNER does hereby dedicate grant and convey to the public, all streets and right-of-ways shown hereon, that OWNER also does hereby grant and convey to the City of Idaho Falls all public easements forever as irrevocable permanent non-exclusive public easements as shown and described hereon.

OWNER, or its heirs and assigns, agree they will construct no permanent structure within or upon any easement shown hereon, and the City of Idaho Falls and its successors, assigns, permittees or licensees shall also have the right, 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, such right may be exercised without prior notice to OWNER or its heirs, successors or assigns.

OWNER or its heirs, successors or assigns further agree that they shall not plant any trees, brush, ornamental shrubbery or plants which may hinder the safe and efficient utilization of said easements.

OWNER or its heirs, successors or assigns hereby releases the City of Idaho Falls and its successors, assigns, permittees or licensees from any claim for damages, based upon concealed or undisclosed private improvements constructed or permitted to be constructed by OWNER or its successors or assigns within any public easements, subsequent to recording this subdivision, that may be incurred as a result of the City of Idaho Falls and its successors, assigns, permittees or licensees ordinary use of the public easements with due care.

OWNER or its heirs, successors or assigns do 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 OWNER and its heirs, successors 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.

IN WITNESS WHEREOF, OWNER has hereunto subscribed its seals and signatures this 20 day of APRIL, 2022.

HARVEST HOMES AT SAND CREEK ESTATES, LLC

Brett Falkenrath
Brett Falkenrath, Managing Member

Steve Lawson
Steve Lawson, Managing Member

DRINKING WATER SYSTEM CERTIFICATE

Pursuant to I.C. §50-1334, the OWNER does hereby, certify that all 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 Title 8, Chapter 4 of the Idaho Falls City Code, as amended from time to time.

IN WITNESS WHEREOF, OWNER has hereunto set its signatures this 20 day of APRIL, 2022.

HARVEST HOMES AT SAND CREEK ESTATES, LLC

Brett Falkenrath
Brett Falkenrath, Managing Member

Steve Lawson
Steve Lawson, Managing Member

IRRIGATION WATER RIGHTS STATEMENT

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

Date: February 11, 2021 Instrument No. 1674924

RECORDER'S CERTIFICATE

I hereby certify that the foregoing plat SAND CREEK ESTATES, DIVISION NO. 3, was filed in the Office of the Recorder of Bonneville County, Idaho

Benny Manning 5-12-2022
BONNEVILLE COUNTY RECORDER DATE

Instrument # 1723238
Bonneville County, Idaho Falls, Idaho
05/12/2022 11:12:19 AM No. of Pages: 2
Record Fee: \$100.00
County Recorder's Office
Benny Manning Fee: \$1.00
E-Filed in Recorder's Office
Index to PLAT

SAND CREEK ESTATES DIVISION NO. 3

A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO, BEING LOCATED IN THE S 1/2 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 38 EAST, BOISE MERIDIAN

CITY'S ACCEPTANCE

The accompanying plat was duly accepted and approved by the City Council of Idaho Falls adopted this 10

day of MARCH, 2022

[Signature]
MAYOR

[Signature]
CITY CLERK

[Signature]
CITY ENGINEER
Kenneth Baldwin Roberts, PLS 9155
CITY SURVEYOR

[Signature]
CITY ENGINEER
Kenji Fugal, PE 9247

CANAL RIGHT-OF-WAY

All canals, as shown hereon, exist within a right-of-way defined by I.C. §42-1102 and must have written permission of the owner or operator of the right-of-way to construct anything within, under, upon or over the area, to ensure that any such encroachments will not unreasonably or materially interfere with the use and enjoyment of the right-of-way.

HEALTH DEPARTMENT CERTIFICATE OF APPROVAL

Sanitary restrictions as required by I.C. §50-1326 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 appropriate 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 I.C. §50-1326, 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

[Signature] May 10, 2022
ENVIRONMENTAL HEALTH SPECIALIST, REHS Date

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: 4/21/2022

[Signature]
BONNEVILLE COUNTY TREASURER

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.

Date: 5/12/2022 [Signature] PLS 12223
BONNEVILLE COUNTY SURVEYOR

SURVEY NARRATIVE

- The purpose of this survey is to plat the property for development.
- Record documents used in conjunction with this survey include Instrument No.'s 1268226, 1541216, 718231, 587395, 1277638, 1252388, 1523269, 1657902, 1590564 & 1247752.
- The west boundary is based on monuments found and detailed on the Sand Creek Estates Division No. 1 plat (Instrument No. 1685057). The south line, as shown, is the south line of the northwest quarter of Section 4. The majority of the north line is arbitrary. Record of Survey Instrument No.'s 1541216, 1230437, and 1268226 were utilized in establishing the northerly boundary at the northeast corner. The boundary along Sand Creek and the boundary shared with Parks and Wood (Warranty Deed Inst. No. 1091619) differ from the Frank Peterson's Record of Survey (Instrument No. 1541216) in both bearing and distance; this is assumed to be a difference between coordinate systems used in the two surveys, as the Peterson ROS does not utilize the City of Idaho Falls Coordinate System of 2004; the boundary as shown hereon is consistent with the monuments found during the survey. The eastern boundary and monuments to the east are, however, consistent with the plats for Sandstone Estates Division No. 1 (Instrument No. 1590564) and Sandstone Estates Division No. 2 (Instrument No. 1657902).

SURVEYOR'S CERTIFICATE

I, Justin M. Steffler, a licensed professional land surveyor in the State of Idaho, do hereby certify that the survey of this subdivision, designated as SAND CREEK ESTATES DIVISION NO. 3, 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.

[Signature] Justin M. Steffler, P.L.S. 14222


ACKNOWLEDGMENT

STATE OF Idaho)
) SS.
 COUNTY OF Bonneville)

[Notary Seal]
NOTARY PUBLIC
STATE OF IDAHO

On this 20th day of April, 2022, before me the undersigned, a notary public in and for said state, personally appeared Brett Falkenrath, known or identified to me to be a managing member of the limited liability company of Harvest Homes at Sandcreek Estates LLC, and the person who subscribed said limited liability company's name to the foregoing OWNER'S 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.

[Signature]
Notary Public for the State of Idaho

Residing at: Idaho Falls, ID
Commission Expiration Date: 01/25/2025

ACKNOWLEDGMENT

STATE OF Idaho)
) SS.
 COUNTY OF Bonneville)

[Notary Seal]
NOTARY PUBLIC
STATE OF IDAHO

On this 20th day of April, 2022, before me the undersigned, a notary public in and for said state, personally appeared Steve Lawson, known or identified to me to be a managing member of the limited liability company of Harvest Homes at Sandcreek Estates LLC, and the person who subscribed said limited liability company's name to the foregoing OWNER'S 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.

[Signature]
Notary Public for the State of Idaho

Residing at: Idaho Falls, ID
Commission Expiration Date: 04/14/2027

SHEET 2 OF 2

1/4	SEC	T	R
<input checked="" type="checkbox"/>	4	IN	38E



TITLE SAND CREEK ESTATES DIVISION NO. 3
DATE: 4/19/2022 DRAWN/CHK BY: PS/SJ
PROJECT: 2008971NR38E/54



402 VAN DREFF ST. SALMON, ID 83467 208-756-3070
4141 S 58 W IDAHO FALLS, ID 83402 208-715-4380

Instrument # 1765789
Bonneville County, Idaho
Notary Public
My Commission Expires 7/13/2029

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED HF VENTURES, LLC AN 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 LOTS, BLOCKS AND STREETS, WHICH PLAT SHALL HEREAFTER BE KNOWN AS SAND CREEK ESTATES DIVISION No. 2, A SUBDIVISION OF THE CITY OF IDAHO FALLS, IDAHO, BONNEVILLE COUNTY, IDAHO.

BE IT FURTHER KNOWN, THAT THE OWNER DOES HEREBY DEDICATE GRANT AND CONVEY TO THE PUBLIC, ALL STREETS AND RIGHT-OF-WAYS SHOWN HEREON, THAT OWNER ALSO DOES HEREBY GRANT AND CONVEY TO THE CITY OF IDAHO FALLS ALL PUBLIC EASEMENTS FOREVER AS IRREVOCABLE PERMANENT NON-EXCLUSIVE PUBLIC EASEMENTS AS SHOWN AND DESCRIBED HEREON.

OWNER, OR ITS HEIRS, SUCCESSORS AND ASSIGNS, AGREE THEY WILL CONSTRUCT NO PERMANENT STRUCTURE WITHIN OR UPON ANY EASEMENT SHOWN HEREON, AND THE CITY OF IDAHO FALLS AND ITS SUCCESSORS, ASSIGNS, PERMITTEES OR LICENSEES SHALL ALSO HAVE THE RIGHT, 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, SUCH RIGHT MAY BE EXERCISED WITHOUT PRIOR NOTICE TO OWNER, OR ITS HEIRS, SUCCESSORS OR ASSIGNS.

OWNER, OR ITS HEIRS, SUCCESSORS OR ASSIGNS FURTHER AGREE THAT THEY SHALL NOT PLANT ANY TREES, BRUSH, ORNAMENTAL SHRUBBERY OR PLANTS WHICH MAY HINDER THE SAFE AND EFFICIENT UTILIZATION OF SAID EASEMENTS.

OWNER, OR ITS HEIRS, SUCCESSORS OR ASSIGNS HEREBY RELEASES THE CITY OF IDAHO FALLS AND ITS SUCCESSORS, ASSIGNS, PERMITTEES OR LICENSEES FROM ANY CLAIM FOR DAMAGES, BASED UPON CONCEALED OR UNDISCLOSED PRIVATE IMPROVEMENTS CONSTRUCTED OR PERMITTED TO BE CONSTRUCTED BY OWNER, OR ITS SUCCESSORS OR ASSIGNS WITHIN ANY PUBLIC EASEMENTS, SUBSEQUENT TO RECORDING THIS SUBDIVISION, THAT MAY BE INCURRED AS A RESULT OF THE CITY OF IDAHO FALLS AND ITS SUCCESSORS, ASSIGNS, PERMITTEES OR LICENSEES ORDINARY USE OF THE PUBLIC EASEMENTS WITH DUE CARE.

OWNER OR ITS HEIRS, SUCCESSORS OR ASSIGNS DO 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 OWNER AND ITS HEIRS, SUCCESSORS 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.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO SUBSCRIBED ITS SEALS AND SIGNATURES THIS 22nd DAY OF February, 2024.

HF VENTURES, LLC

Brett Falkenrath, MEMBER

Collin Hunter, MEMBER

BOUNDARY DESCRIPTION

PART OF THE NORTH-WEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, STATE OF IDAHO.

COMMENCING AT WEST CORNER OF SAID SECTION 4 (FROM WHICH THE NORTHWEST CORNER OF SECTION 4 BEARS N 00°02'48" E 2644.04'), THENCE N 00°02'48" E 961.97' ALONG THE WEST LINE OF SECTION 4, THENCE S 88°57'14" E 64.42' TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 15TH EAST ALSO BEING THE POINT OF BEGINNING;

- THENCE N 89°14'03" E 707.06' ALONG THE SOUTH BOUNDARY OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1523269;
- THENCE N 01°28'32" W 306.00' ALONG THE EAST BOUNDARY OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1523269;
- THENCE N 88°49'59" E 556.77' ALONG THE SOUTH BOUNDARY OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1247752 TO THE WEST BOUNDARY OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1535915;
- THENCE S 00°06'42" W 699.10' ALONG THE WEST BOUNDARY OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1535915 TO THE NORTH BOUNDARY OF SAND CREEK ESTATES DIVISION No. 3 FILED AS INSTRUMENT No. 1723238;
- THENCE ALONG THE NORTH BOUNDARY OF SAND CREEK ESTATES DIVISION No. 3 INSTRUMENT No. 1723238 AND SAND CREEK ESTATES DIVISION No. 1 INSTRUMENT No. 1685057 FOR THE FOLLOWING FOUR (4) COURSES:

- 1) S 88°36'07" W 102.42';
- 2) S 88°34'00" W 60.00';
- 3) S 01°26'05" E 19.86';
- 4) N 89°51'57" W 916.52' TO THE EAST BOUNDARY THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1277638;

THENCE N 00°47'47" W 344.95' ALONG THE EAST BOUNDARY THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1277638 TO THE SOUTH BOUNDARY OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1744194;

THENCE ALONG THE SOUTH BOUNDARY OF THE LANDS DESCRIBED IN DEED INSTRUMENT No. 1744194 FOR THE FOLLOWING THREE (3) COURSES:

- 1) S 89°12'52" W 140.54';
- 2) S 44°13'23" W 28.29';
- 3) S 89°12'52" W 10.00' TO THE EAST RIGHT-OF-WAY LINE OF 15TH EAST;
- THENCE N 00°46'08" W 71.54' ALONG THE EAST RIGHT-OF-WAY LINE OF 15TH EAST TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 14.088 ACRES MORE OR LESS

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF Bonneville } ss.

HILLORY GROVER
COMMISSION NO. 20232919
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 7/13/2029

ON THIS 22nd DAY OF February, 2024, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED COLLIN HUNTER, KNOWN OR IDENTIFIED TO ME, TO BE A MEMBER OF THE LIMITED LIABILITY COMPANY OF HF VENTURES, LLC AND THE PERSON WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING OWNER'S 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.

NOTARY PUBLIC FOR THE STATE OF IDAHO: Hilory Grover

RESIDING AT: Bingham County

MY COMMISSION EXPIRES ON: 7/13/2029

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF Bonneville } ss.

ON THIS 29th DAY OF February, 2024, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BRETT FALKENRATH, KNOWN OR IDENTIFIED TO ME, TO BE A MEMBER OF THE LIMITED LIABILITY COMPANY OF HF VENTURES, LLC AND THE PERSON WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING OWNER'S 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.

NOTARY PUBLIC FOR THE STATE OF IDAHO: Rosalie Ericsson

RESIDING AT: Jefferson County

MY COMMISSION EXPIRES ON: 7/13/2029

ROSALIE ERICSSON
COMMISSION NO. 20232928
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 7/13/2029

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. §50-1306, DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE FOR THE PROPERTY INCLUDED IN THE BOUNDARY DESCRIPTION SHOWN HEREON ARE CURRENT.

Craig H. Tibbitts by DA 4-11-24
BONNEVILLE COUNTY TREASURER DATE

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT OF SAND CREEK ESTATES DIVISION No. 2, WAS FILED IN THE OFFICE OF THE RECORDER OF BONNEVILLE COUNTY, IDAHO

Dea Santos 4/16/24
BONNEVILLE COUNTY RECORDER DATE

Instrument # 1765789 B 2024
Bonneville County, Idaho
48416-0024 B 2024 38 P# No. of Pages: 2
Recorded For: 0.082 LPO WORKS
County Planning Fee: \$11.00
E-Official Recorder County Fee: \$0.00
Lever

HEALTH DEPARTMENT CERTIFICATE OF APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY I.C. §50-1326 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 HAVE BEEN CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH THE APPROPRIATE 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 I.C. §50-1326. 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 DEPARTMENT
M. G. 2-21-24
ENVIRONMENTAL HEALTH SPECIALIST DATE

SAND CREEK ESTATES DIVISION No. 2

A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
BEING PART OF THE NORTHWEST 1/4 OF SECTION 4,
TOWNSHIP 1 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN

DRINKING WATER SYSTEM CERTIFICATE

PURSUANT TO I.C. §50-1334, THE OWNER DOES HEREBY CERTIFY THAT ALL 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 TITLE 8, CHAPTER 4 OF THE IDAHO FALLS CITY CODE AS AMENDED FROM TIME TO TIME.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO SET ITS SIGNATURES THIS 22nd DAY OF February, 2024.

HF VENTURES, LLC

Brett Falkenrath, MEMBER

Collin Hunter, MEMBER

IRRIGATION WATER RIGHTS STATEMENT

THE PROPERTY INCLUDED IN THIS PLAT HAS PETITIONED FOR AND HAS BEEN REMOVED FROM ALL FUTURE IRRIGATION WATER RIGHTS.

DATE: 02/11/2021 INSTRUMENT No. 1674924

FLOOD PLAIN DESIGNATION

ZONE X PER FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 160270235 D, EFFECTIVE DATE APRIL 2, 2002.

CITY'S ACCEPTANCE

THE ACCOMPANYING PLAT WAS DULY ACCEPTED AND APPROVED AND THE GRANTS AND DEDICATIONS ARE HEREBY ACCEPTED BY THE CITY COUNCIL OF IDAHO FALLS ADOPTED THIS 8th DAY OF February, 2024.

Rosalie Ericsson Mayor
Kenneth Baldwin Roberts, PLS 9755 City Clerk
Kenneth Baldwin Roberts, PLS 9755 City Engineer
Kenneth Baldwin Roberts, PLS 9755 City Surveyor

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.

David D. Romrell 3/4/2024
BONNEVILLE COUNTY SURVEYOR, DAVID D. ROMRELL, PLS 12223 DATE

SURVEYOR'S CERTIFICATE

I, CARDON T. PAYNE, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESIGNATED AS SAND CREEK ESTATES DIVISION No. 2, 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.

CARDON T. PAYNE, PLS 18405



GLOBAL LAND WORKS
1623 East Center Street, Pocatello, Idaho 83201 Phone: 208 242 8753
globalandworks@gmail.com globalandworks.com
SAND CREEK ESTATES DIVISION 2
Drawn By: C. PAYNE Scale: 1" = 100'
Date: 2/14/2024 Project: 22025