



3548 N. Main Street  
P.O. Box 487  
Iona, ID 83427  
Phone: 208-523-5600  
Fax: 208-535-0087

REC'D JUN 14 2021

June 7, 2021

Idaho State Tax Commission  
Geographic Information Systems  
P.O. Box 36  
Boise, ID 83722

**RE: CITY OF IONA ANNEXATION**

To Whom It May Concern,

This letter is to inform you of a recent Annexation into the City of Iona that was approved by the Iona City Council by Ordinance on March 16, 2021. The previous recorded ordinance was incorrect. I have included the updated recorded Ordinance No. 251-03-21. The parcel number that was annexed into the City is RP02N38E012408 and contains 41.619 acres gross. It is currently undeveloped, but will soon begin development into the Sunrise Acres Subdivision, which will include 31 single family residential lots. I have included all required documents, as requested.

If you have any questions or concerns, please don't hesitate to call the City Office at 208-523-5600. We are open Monday-Thursday from 9:00am-5:00pm. Thank you.

Sincerely,

Keri West,  
City Clerk/Treasurer

**ORDINANCE NO. 251-03-21**  
(Sunrise Acres Subdivision)

AN ORDINANCE ANNEXING CERTAIN LANDS TO THE CITY OF IONA, IDAHO; DESCRIBING THESE LANDS; ESTABLISHING THE INITIAL ZONING FOR SUCH LANDS; REQUIRING THE FILING OF THE ORDINANCE AND AMENDED CITY MAP AND AMENDED LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the land described in Section 1, below (referred to herein as the "Land"), is contiguous and adjacent to the City of Iona and is subject to annexation to the City of Iona pursuant to the provisions of Section 50-222, Idaho Code, as amended; and

WHEREAS, it appears to the Mayor and City Council that this Land should be annexed to and become a part of the City;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF IONA, IDAHO THAT:

**Section 1. Annexation.** The Land, described below, is hereby annexed to the City of Iona, being specifically described as follows:

BEGINNING AT A POINT THAT IS N.89°17'05"E. ALONG THE SECTION LINE 1320.65 FEET FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO; RUNNING THENCE N.89°17'05"E. ALONG SAID SECTION LINE 1029.68 FEET TO THE WEST LINE OF DEED INSTRUMENT NUMBER 1048128; THENCE S.00°48'27"W. ALONG SAID WEST LINE 936.59 FEET TO THE WESTERLY BANK OF THE WEST CENTER CANAL; THENCE SOUTHERLY ALONG SAID WESTERLY BANK THE FOLLOWING SIX (6) COURSES: (1) THENCE S.53°49'26"W. 84.27 FEET; (2) THENCE S.30°03'56"W. 133.67 FEET; (3) THENCE S.43°07'48"W. 141.45 FEET; (4) THENCE S.21°54'23"W. 107.40 FEET; (5) THENCE S.25°43'00"W. 1001.96 FEET; (6) THENCE S.28°50'22"W. 204.83 FEET; THENCE S.30°07'42"W. 122.50 FEET; THENCE N.89°44'02"W. 150.19 FEET TO THE EAST LINE OF DEED INSTRUMENT NUMBER 725960; THENCE

N.00°08'55"W. 593.73 FEET; THENCE N.00°03'55"E. 1885.61 FEET TO THE POINT OF BEGINNING.


CONTAINING 41.619 ACRES GROSS.

**Section 2. Filing.** The City Clerk shall file a certified copy of this Ordinance with the Bonneville County Auditor, Treasurer, and Assessor and with the Idaho State Tax Commission within 10 days after the effective date hereof; and shall, within 30 days after such effective date, file an amended legal description and map of the City with the Bonneville County Recorder and Assessor and the Idaho State Tax Commission, all in accordance with Section 50-223 and 63-215, Idaho Code. The City Clerk shall not order the Land to be surveyed.


**Section 3. Initial Zoning.** The Land annexed by this Ordinance shall be and hereby are zoned as R-1 (Single Family Residential) pursuant to the provisions of the Zoning Ordinance of the City of Iona.

**Section 4. Effective Date.** This Ordinance shall be effective upon its passage, execution and publication in the manner provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF IONA AND APPROVED BY  
THE MAYOR this 16<sup>th</sup> day of March, 2021.

  
\_\_\_\_\_  
Dan Gubler  
Mayor

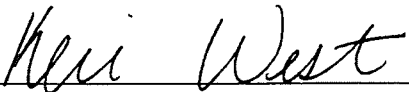
ATTEST:

  
\_\_\_\_\_  
Keri West  
City Clerk



STATE OF IDAHO                    )  
  )ss.  
County of Bonneville            )

I, KERI WEST, CITY CLERK OF THE CITY OF IONA, IDAHO, DO HEREBY CERTIFY: That the above and foregoing is a full, true and correct copy of the Ordinance entitled, "AN ORDINANCE ANNEXING CERTAIN LANDS TO THE CITY OF IONA, IDAHO; DESCRIBING THESE LANDS; ESTABLISHING THE INITIAL ZONING FOR SUCH LANDS; REQUIRING THE FILING OF THE ORDINANCE AND AMENDED CITY MAP AND AMENDED LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND ESTABLISHING EFFECTIVE DATE."

  
\_\_\_\_\_  
Keri West  
City Clerk

\\Law\data\WPDATA\IDAR\ Pending\2708-2021 City of Iona\Annexation & Development\Annexation ORD -Sunrise Acres v01.docx



IDAHO FALLS (208) 542-2665  
REXBURG (208) 359-2665

November 4, 2020

**SUNRISE ACRES  
BOUNDARY LEGAL**

A PORTION OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN,  
BONNEVILLE COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS EAST ALONG THE SECTION LINE 1320.65 FEET FROM THE  
NORTHWEST CORNER OF SECTION 1; RUNNING THENCE NORTH  $89^{\circ}17'05''$  EAST 1029.69 FEET;  
THENCE SOUTH  $0^{\circ}48'27''$  WEST 936.59 FEET; THENCE SOUTH  $53^{\circ}49'26''$  WEST 42.27 FEET;  
THENCE SOUTH  $30^{\circ}03'56''$  WEST 133.67 FEET; THENCE SOUTH  $43^{\circ}07'48''$  WEST 141.45 FEET;  
THENCE SOUTH  $21^{\circ}54'23''$  WEST 107.40 FEET; THENCE SOUTH  $25^{\circ}43'00''$  WEST 1001.96 FEET;  
THENCE SOUTH  $28^{\circ}50'22''$  WEST 204.83 FEET; THENCE SOUTH  $30^{\circ}07'42''$  WEST 122.50 FEET;  
THENCE NORTH  $89^{\circ}44'02''$  WEST 152.41 FEET; THENCE NORTH  $0^{\circ}03'55''$  EAST 2479.33 FEET TO  
THE POINT OF BEGINNING.

SUBJECT TO: EXISTING EASEMENTS OF RECORD.

CONTAINING 1,813,582 SQ.FT.  
41.634 ACRES

SUNRISE ACRES ANNEXATION: 03/16/2021

Parcel Number	Address	Land Owner
RP02N38E012408	No address assigned	Teton Ridge Holdings, LLC



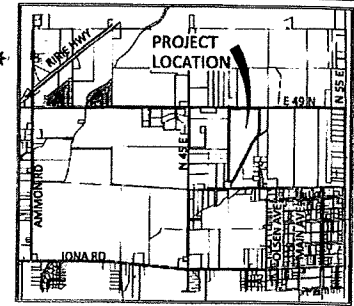


13

Field Instrument # 1877717  
 02/12/2021 09:13:11 AM  
 K. J. Roland  
 02/12/2021 09:13:11 AM  
 K. J. Roland  
 02/12/2021 09:13:11 AM  
 K. J. Roland

# SUNRISE ACRES

BEING PART OF THE NORTHWEST QUARTER OF SECTION 1,  
 TOWNSHIP 2 NORTH, RANGE 38 EAST, BOISE MERIDIAN  
 CITY OF IONA, BONNEVILLE COUNTY, IDAHO



VICINITY MAP  
NO SCALE



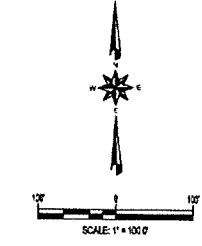
LINE TABLE		
SEGMENT	DIRECTION	LENGTH
L1	N45° 19' 30"W	28.48'
L2	N44° 40' 30"E	28.09'
L3	S45° 19' 30"E	28.48'
L4	N44° 40' 30"E	28.09'

**DEVELOPER**  
 TETON RIDGE HOLDINGS  
 2310 NORTH DEBORAH DRIVE  
 IDAHO FALLS, IDAHO 83401  
 (208) 709-2534

**ENGINEER**  
 EAGLE ROCK ENGINEERING  
 1331 FREMONT DRIVE  
 IDAHO FALLS, IDAHO 83401  
 (208) 542-2665

**LAND USE DATA:**  
 EXISTING LAND USE: AGRICULTURAL  
 PROPOSED LAND USE: RESIDENTIAL

- LEGEND**
- P.O.B. POINT OF BEGINNING
  - ROADWAY CENTERLINE
  - SECTION LINE
  - LOT LINE
  - BOUNDARY
  - 15' PUBLIC UTILITY EASEMENT
  - PLACED 1/2" IRON ROD WITH CAP MARKED P.L.S. 9369
  - PLACED 5/8" x 24" IRON ROD WITH CAP MARKED P.L.S. 9369
  - FOUND 1/2" IRON ROD WITH CAP MARKED P.L.S. 9369
  - SECTION CORNER



**SURVEYOR'S CERTIFICATE**  
 I, KURTIS J. ROLAND, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION DESIGNATED AS SUNRISE ACRES, WAS MADE 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.

ICLSE NO. 9369



SHEET 1 OF 3

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	74.39'	165.00'	25°49'53"	N12° 58' 52"E	73.76'
C2	90.17'	200.00'	25°49'53"	N12° 58' 52"E	89.41'
C3	101.28'	235.00'	24°41'32"	N12° 24' 41"E	100.49'
C4	4.67'	235.00'	1°08'22"	N25° 19' 38"E	4.67'

**NOTES**  
 1. A 15' FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY RESERVED WITHIN EACH LOT ALONG ALL ROAD FRONTAGES AS SHOWN



**EAGLE ROCK ENGINEERING**  
 CIVIL • PLANNING • SURVEYING  
 IDAHO FALLS (208) 542-2665 REXBURG (208) 559-2668

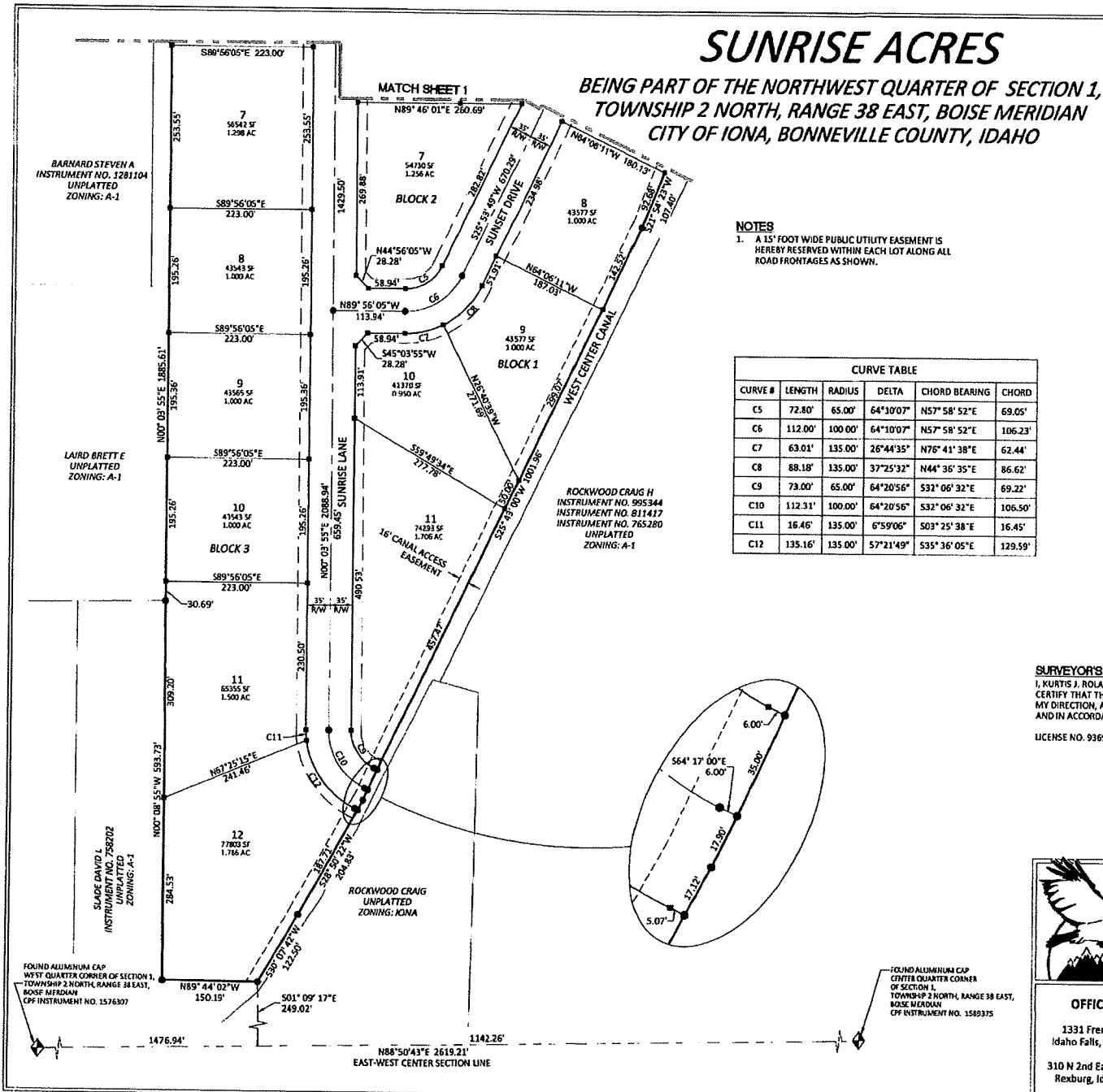
**OFFICES AT:**

1331 Fremont Ave.  
 Idaho Falls, Idaho 83402  
 310 N 2nd East, Suite 153  
 Rexburg, Idaho 83440

SURVEYED BY:	ADAM SNARR
DRAWN BY:	SCOTT ROWLEY
APPROVED BY:	KURT ROLAND
PROJECT NO.	20182
SCALE:	1"=100'
DATE:	FEBRUARY 2021
REVISION:	0
CAD NAME:	SUNRISE ACRES PLAT.DWG



Instrument 8 187717  
 BARNARD STEVEN A  
 INSTRUMENT NO. 1281104  
 UNPLATTED  
 ZONING: A-1  
 2/3  
 S-310



Instrument 1877717  
Bonneville County, Idaho Falls, Idaho  
Recorded for 2021 AT 9:12 AM and RECORDED  
UNDER INSTRUMENT NUMBER 1877717  
Date: 3/9/21  
Eagle Rock Engineering, LLC  
3/9

# SUNRISE ACRES

BEING PART OF THE NORTHWEST QUARTER OF SECTION 1,  
TOWNSHIP 2 NORTH, RANGE 38 EAST, BOISE MERIDIAN  
CITY OF IONA, BONNEVILLE COUNTY, IDAHO

## SURVEYOR'S NARRATIVE

EAGLE ROCK ENGINEERING WAS COMMISSIONED BY CURTIS JOHNSON TO SURVEY A PARCEL OF LAND THAT IS SITUATED IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN. THE PARCEL IS RECORDED IN BONNEVILLE COUNTY RECORDS AS QUIT CLAIM DEED INSTRUMENT NO. 1312913. ADJOINER DEEDS USED AND CALCULATED WERE DEEDS INSTRUMENT NO. 1299532, 758202, 725960, 1012453, 1291961 AND 1428792. RECORDS OF SURVEY USED WERE INSTRUMENT NO. 1290252, 1230293, 735220, 607084, 585009, 567664, 1372544, 729133 AND 1281104. AN OVERLAP IN DEEDS INSTRUMENT NO. 757576 AND INSTRUMENT NO. 1312913 CREATED AN ANGLE POINT IN THE WEST BOUNDARY LINE OF THIS SURVEY AS SENIOR RIGHTS WERE HELD FOR THE OLDER DEED. SECTION CORNERS USED IN THIS SURVEY WERE THE NORTHWEST CORNER UNDER INSTRUMENT NO. 737585 AND THE WEST 1/4 CORNER UNDER INSTRUMENT NO. 737580. CONTROL FOR THIS SURVEY WAS 2004 CITY OF IDAHO FALLS CONTROL.

## HEALTH DEPARTMENT CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON DEQ APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF 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 ARE IN FORCE, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

EASTERN IDAHO PUBLIC HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH SPECIALIST

DATE: 3-9-21

## FLOOD PLAIN NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 16002700700, EFFECTIVE DATE 4/3/202, THIS SUBDIVISION IS IN ZONE X: AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN (1) FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

## IRIGATION WATER RIGHTS CERTIFICATE

WATER RIGHTS AND ASSESSMENT OBLIGATIONS ARE NOT APPURTENANT TO THE LANDS INCLUDED WITHIN THIS PLAT. LOTS WITHIN THIS SUBDIVISION WILL NOT RECEIVE A WATER RIGHT.

## NOTES

1. A 15 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY RESERVED WITHIN EACH LOT ALONG ALL ROAD FRONTAGES. THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES OR FOR ANY OTHER USES AS DESIGNATED ON THE PLAT.
2. ALL BUILDINGS SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE CITY OF IONA ZONING REGULATIONS.
3. THE CITY WILL NOT MAINTAIN ROADS UNTIL CONSTRUCTED TO CITY STANDARDS AND OFFICIALLY ACCEPTED. DRAINAGE SWALES (GUTTERS), PRIVATE DRIVEWAYS AND SIDEWALKS WILL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER WITH THE CORRECT CROSS SECTION AS SHOWN IN THE CURRENT SET OF CITY OF IONA STANDARD SPECIFICATIONS AND DRAWINGS.
4. THE CITY OF IONA PUBLIC WORKS DEPARTMENT REQUIRES A PERMIT FOR ANY CONSTRUCTION IN THE PUBLIC ROAD RIGHT-OF-WAY OTHER THAN THE INITIAL CONSTRUCTION OF THE ROADS AND APPROACHES APPROVED WITH BUILDING PERMITS.
5. LOTS SHOWN ON THIS PLAT ARE INCLUDED IN A LIGHTING DISTRICT AND WILL BE ASSESSED FOR OPERATION AND MAINTENANCE COSTS OF THE DISTRICT.

## OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED ARE THE LAWFUL OWNERS OF THE TRACT OF LAND INCLUDED IN THE BOUNDARY DESCRIPTION SHOWN HEREON AND HAVE CAUSED THE SAME TO BE PLATTED AND DIVIDED INTO BLOCKS, LOTS, STREETS AND EASEMENTS, TO BE HEREAFTER KNOWN AS SUNRISE ACRES, BONNEVILLE COUNTY, IDAHO

BE IT FURTHER KNOWN THAT WE DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND RIGHT OF WAYS SHOWN HEREON, THAT WE ALSO 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 PEACEFUL POSSESSION OF THE PUBLIC AGAINST SAID OWNERS AND THEIR HEIRS AND ASSIGNS, AND AGAINST EVERY PERSON WHO MAY SOVEREIGNLY 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 LOTS WITHIN THIS SUBDIVISION WILL BE SERVED BY THE CITY OF IONA WATER COMPANY AND SEWER FROM THE IONA BONNEVILLE SEWER DISTRICT AND SAID COMPANIES HAVE AGREED IN WRITING TO SERVE SAID LOTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 8<sup>TH</sup> DAY OF MARCH, 2021.

TETON RIDGE HOLDINGS, LLC

CURTIS JOHNSON, PRESIDENT

## ACKNOWLEDGMENT

STATE OF IDAHO  
COUNTY OF BONNEVILLE

ON THIS 8<sup>TH</sup> DAY OF MARCH, 2021 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CURTIS JOHNSON KNOWN OR IDENTIFIED TO ME TO BE THE REGISTERED AGENT OF TETON RIDGE HOLDINGS LLC, SUBSCRIBED TO THE ATTACHED OWNER'S CERTIFICATE AND UTILITIES CERTIFICATE AND ACKNOWLEDGED TO ME THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF IDAHO  
RESIDING IN BONNEVILLE COUNTY, IDAHO

10/23/23  
COMMISSION EXPIRATION DATE:  
ADAM SHARR  
DOB: 06/20/78  
NOTARY PUBLIC  
STATE OF IDAHO  
MY COMMISSION EXPIRES 10/23/23

## EXAMINING 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 I.C. § 50-1305.

DATE: 3/9/21

Shane C. Kerner  
BONNEVILLE COUNTY SURVEYOR, SHANE KERNER P.L.S. NO. 12222

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS N.89°17'05"E. ALONG THE SECTION LINE 1320.65 FEET FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO; RUNNING THENCE N.89°17'05"E. ALONG SAID SECTION LINE 1029.68 FEET TO THE WEST LINE OF DEED INSTRUMENT NUMBER 1048126; THENCE S.00°48'27"W. ALONG SAID WEST LINE 936.59 FEET TO THE WESTERLY BANK OF THE WEST CENTER CANAL; THENCE SOUTHERLY ALONG SAID WESTERLY BANK THE FOLLOWING SIX (6) COURSES: (1) THENCE S.53°49'16"W. 84.27 FEET; (2) THENCE S.30°03'56"W. 133.67 FEET; (3) THENCE S.43°07'48"W. 141.45 FEET; (4) THENCE S.21°34'23"W. 107.40 FEET; (5) THENCE S.25°43'00"W. 1001.96 FEET; (6) THENCE S.28°50'22"W. 204.83 FEET; THENCE S.30°07'42"W. 122.50 FEET; THENCE N.89°44'02"W. 150.19 FEET TO THE EAST LINE OF DEED INSTRUMENT NUMBER 725960; THENCE N.00°08'55"W. ALONG SAID EAST LINE 593.73 FEET; THENCE N.00°03'53"E. 1885.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 41.619 ACRES

## RECORDERS CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT OF FREEDOM ACRES DIVISION NO. 2, BONNEVILLE COUNTY, IDAHO WAS FILED FOR RECORDING IN THE OFFICE OF THE RECORDER OF BONNEVILLE COUNTY, IDAHO THIS 12<sup>TH</sup> DAY OF March, 2021 AT 9:12 AM AND RECORDED UNDER INSTRUMENT NUMBER 1877717.  
Date: 3/9/21  
BONNEVILLE COUNTY RECORDER

Instrument 1877717  
Bonneville County, Idaho Falls, Idaho  
Recorded for 2021 AT 9:12 AM and RECORDED  
UNDER INSTRUMENT NUMBER 1877717  
Date: 3/9/21

## TREASURER'S CERTIFICATE

I THE UNDERSIGNED COUNTY TREASURER IN 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 TAXES FOR THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AS BEING SUBDIVIDED, ARE CURRENT.

3/9/21  
DATE  
BONNEVILLE COUNTY TREASURER

## UTILITIES CERTIFICATE

PURSUANT TO I.C. § 50-1334, ALL OF THE LOTS DEPICTED ON THIS PLAT ARE ELIGIBLE TO AND WILL RECEIVE WATER FROM THE CITY OF IONA MUNICIPAL WATER SYSTEM. THE OWNER OF THE PROPERTY INCLUDED IN THIS PLAT HEREBY CERTIFIES THAT THE CITY OF IONA HAS AGREED IN WRITING TO PROVIDE THIS WATER TO THE PROPERTY.

THE PROPERTY INCLUDED IN THIS PLAT WILL HAVE SEWER SERVICE FROM THE IONA BONNEVILLE SEWER DISTRICT. THE OWNER OF THE PROPERTY INCLUDED IN THIS PLAT HEREBY CERTIFIES THAT THE DISTRICT HAS AGREED IN WRITING TO PROVIDE SEWER SERVICE TO THE PROPERTY.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 8<sup>TH</sup> DAY OF MARCH, 2021.

TETON RIDGE HOLDINGS, LLC

CURTIS JOHNSON, REGISTERED AGENT

## CITY ACCEPTANCE

THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED BY THE CITY OF IONA BY RESOLUTION ADOPTED THIS 10<sup>TH</sup> DAY OF March, 2021.

ACCEPTANCE - MAYOR  
ACCEPTANCE - CITY CLERK

## SURVEYOR'S CERTIFICATE

I, KURTIS J. ROLAND, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION DESIGNATED AS SUNRISE ACRES, WAS MADE 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.

LICENSE NO. 9369



SHEET 3 OF 3



**EAGLE ROCK ENGINEERING**  
CIVIL • PLANNING • SURVEYING  
IDAHO FALLS (208) 342-2663 REXBURG (208) 339-2665

OFFICES AT:	SURVEYED BY:
1331 Fremont Ave. Idaho Falls, Idaho 83402	ADAM SHARR
310 N 2nd East, Suite 153 Rexburg, Idaho 83440	DRAWN BY: SCOTT ROWLEY
	APPROVED BY: KURT ROLAND
	PROJECT NO. 20182
	SCALE: N/A
	DATE: FEBRUARY 2021
	REVISION: 0
	CAD NAME: SUNRISE ACRES PLAT.DWG



3548 N. Main Street  
P.O. Box 487  
Iona, ID 83427  
Phone: 208-523-5600  
Fax: 208-535-0087

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April 1, 2021

REC'D APR 05 2021

Idaho State Tax Commission  
Geographic Information Systems  
P.O. Box 36  
Boise, ID 83722

**RE: CITY OF IONA ANNEXATION**

To Whom It May Concern,

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If you have any questions or concerns, please don't hesitate to call the City Office at 208-523-5600. We are open Monday-Thursday from 9:00am-5:00pm. Thank you.

Sincerely,

Keri West,  
City Clerk/Treasurer

Instrument # 1678596  
Bonneville County, Idaho Falls, Idaho  
03/18/2021 10:04:51 AM No. of Pages: 3  
Recorded for: CITY OF IONA  
Penny Manning Fee: \$0.00  
Ex-Officio Recorder Deputy  
Index to: ORDINANCE

REC'D APR 05 2021

**ORDINANCE NO. 251-03-21**  
(Sunrise Acres Subdivision)

AN ORDINANCE ANNEXING CERTAIN LANDS TO THE CITY OF IONA, IDAHO; DESCRIBING THESE LANDS; ESTABLISHING THE INITIAL ZONING FOR SUCH LANDS; REQUIRING THE FILING OF THE ORDINANCE AND AMENDED CITY MAP AND AMENDED LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND ESTABLISHING EFFECTIVE DATE.

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WHEREAS, it appears to the Mayor and City Council that this Land should be annexed to and become a part of the City;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF IONA, IDAHO THAT:

**Section 1. Annexation.** The Land, described below, is hereby annexed to the City of Iona, being specifically described as follows:

BEGINNING AT A POINT THAT IS N.89°17'05"E. ALONG THE SECTION LINE 1320.65 FEET; RUNNING THENCE N.89°17'05"E. ALONG SAID SECTION LINE 1029.68 FEET; THENCE S.00°48'27"W. 936.59 FEET; THENCE S.53°49'26"W. 84.27 FEET; THENCE S.30°03'56"W. 133.67 FEET; THENCE S.43°07'48"W. 141.45 FEET; THENCE S.21°54'23"W. 107.40 FEET; THENCE S.25°43'00"W. 1001.96 FEET; THENCE S.28°50'22"W. 204.83 FEET; THENCE S.30°07'42"W. 122.50 FEET; THENCE N.89°44'02"W. 150.19 FEET; THENCE N.00°08'55"W. 593.73 FEET; THENCE N.00°03'55"E. 1885.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 41.619 ACRES GROSS.

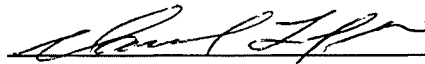
**Section 2. Filing.** The City Clerk shall file a certified copy of this Ordinance with the Bonneville County Auditor, Treasurer, and Assessor and with the Idaho State Tax Commission

within 10 days after the effective date hereof; and shall, within 30 days after such effective date, file an amended legal description and map of the City with the Bonneville County Recorder and Assessor and the Idaho State Tax Commission, all in accordance with Section 50-223 and 63-215, Idaho Code. The City Clerk shall not order the Land to be surveyed.

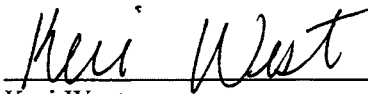
**Section 3. Initial Zoning.** The Land annexed by this Ordinance shall be and hereby are zoned as R-1 (Single Family Residential) pursuant to the provisions of the Zoning Ordinance of the City of Iona.

**Section 4. Effective Date.** This Ordinance shall be effective upon its passage, execution and publication in the manner provided by law.

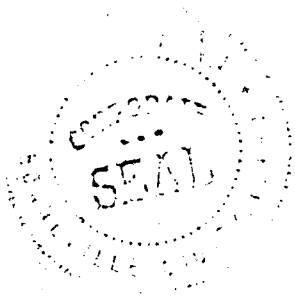
PASSED BY THE CITY COUNCIL OF THE CITY OF IONA AND APPROVED BY  
THE MAYOR this 16<sup>th</sup> day of March, 2021.

  
\_\_\_\_\_  
Dan Gubler  
Mayor

ATTEST:

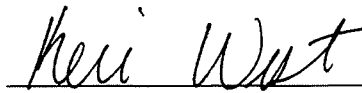
  
\_\_\_\_\_  
Keri West  
City Clerk

(SEAL)



STATE OF IDAHO            )  
                                      )ss.  
County of Bonneville        )

I, KERI WEST, CITY CLERK OF THE CITY OF IONA, IDAHO, DO HEREBY CERTIFY: That the above and foregoing is a full, true and correct copy of the Ordinance entitled, "AN ORDINANCE ANNEXING CERTAIN LANDS TO THE CITY OF IONA, IDAHO; DESCRIBING THESE LANDS; ESTABLISHING THE INITIAL ZONING FOR SUCH LANDS; REQUIRING THE FILING OF THE ORDINANCE AND AMENDED CITY MAP AND AMENDED LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND ESTABLISHING EFFECTIVE DATE."



Keri West  
City Clerk

\\Law\data\WPDATA\IDAR\ Pending\2708-2021 City of Iona\Annexation & Development\Annexation ORD -Sunrise Acres v01.docx





IDAHO FALLS (208) 542-2665  
REXBURG (208) 359-2665

November 4, 2020

**SUNRISE ACRES  
BOUNDARY LEGAL**

A PORTION OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN,  
BONNEVILLE COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS EAST ALONG THE SECTION LINE 1320.65 FEET FROM THE  
NORTHWEST CORNER OF SECTION 1; RUNNING THENCE NORTH  $89^{\circ}17'05''$  EAST 1029.69 FEET;  
THENCE SOUTH  $0^{\circ}48'27''$  WEST 936.59 FEET; THENCE SOUTH  $53^{\circ}49'26''$  WEST 42.27 FEET;  
THENCE SOUTH  $30^{\circ}03'56''$  WEST 133.67 FEET; THENCE SOUTH  $43^{\circ}07'48''$  WEST 141.45 FEET;  
THENCE SOUTH  $21^{\circ}54'23''$  WEST 107.40 FEET; THENCE SOUTH  $25^{\circ}43'00''$  WEST 1001.96 FEET;  
THENCE SOUTH  $28^{\circ}50'22''$  WEST 204.83 FEET; THENCE SOUTH  $30^{\circ}07'42''$  WEST 122.50 FEET;  
THENCE NORTH  $89^{\circ}44'02''$  WEST 152.41 FEET; THENCE NORTH  $0^{\circ}03'55''$  EAST 2479.33 FEET TO  
THE POINT OF BEGINNING.

SUBJECT TO: EXISTING EASEMENTS OF RECORD.

CONTAINING 1,813,582 SQ.FT.  
41.634 ACRES

Parcel Number	Address	Land Owner
RP02N38E012408	No address assigned	Teton Ridge Holdings, LLC

# CITY OF IONA ZONING MAP

## LEGEND

IONA CITY LIMITS

ZONE R-1

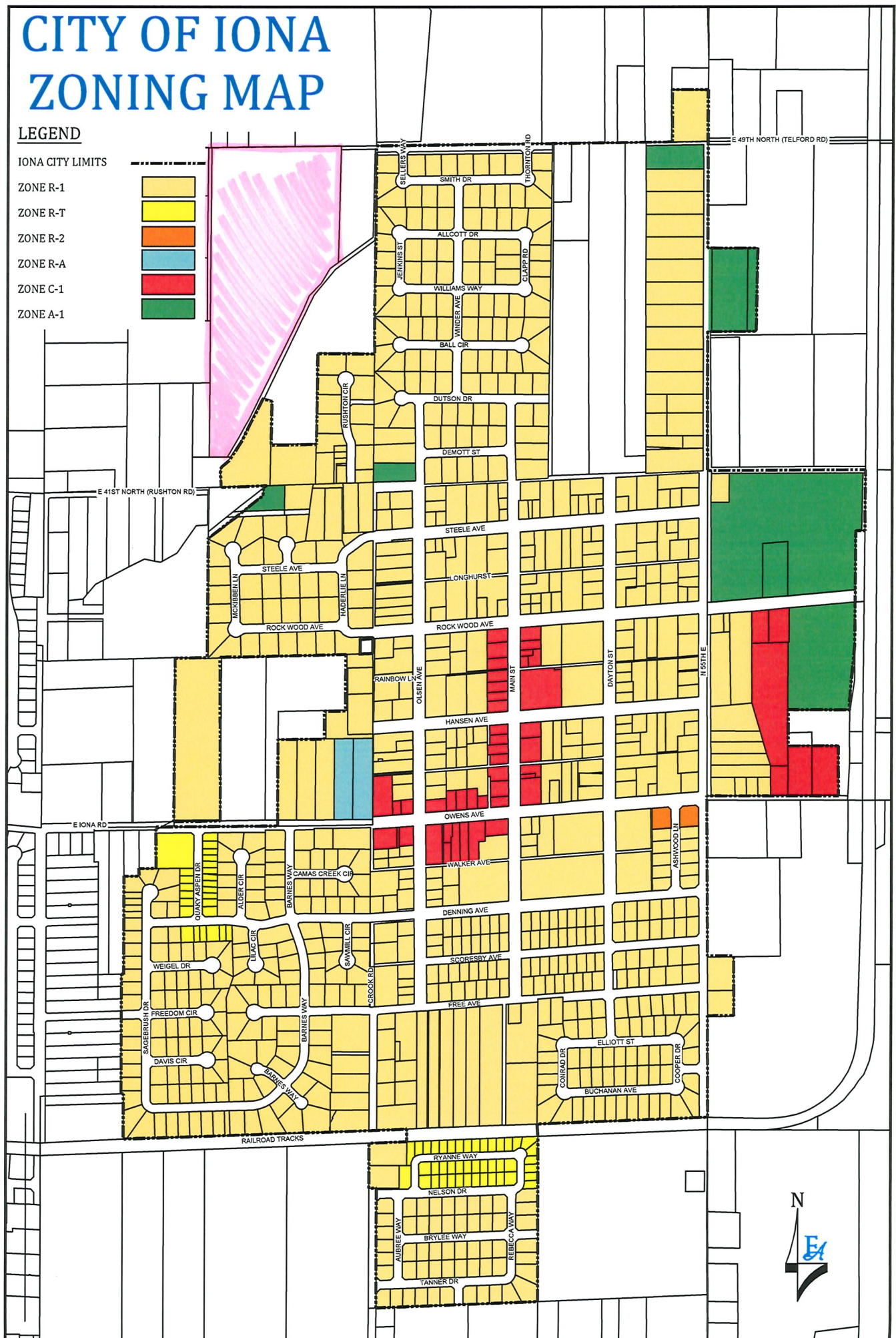
ZONE R-T

ZONE R-2

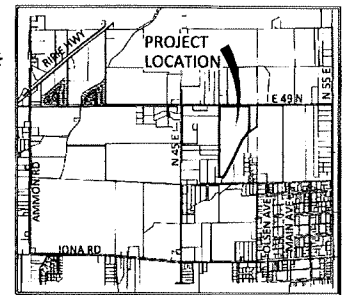
ZONE R-A

ZONE C-1

ZONE A-1













BEING PART OF THE NORTHWEST QUARTER OF SECTION 1,  
TOWNSHIP 2 NORTH, RANGE 38 EAST, BOISE MERIDIAN  
CITY OF IONA, BONNEVILLE COUNTY, IDAHO



**ENGINEER**  
EAGLE ROCK ENGINEERING  
1331 FREMONT DRIVE  
IDAHO FALLS, IDAHO  
83402  
(208)-542-2665

### LEGEND

	<b>POINT OF BEGINNING</b>
	<b>ROADWAY CENTERLINE</b>
	<b>SECTION LINE</b>
	<b>LOT LINE</b>
	<b>BOUNDARY</b>
	<b>15' PUBLIC UTILITY EASEMENT</b>
	<b>PLACED 1/2" IRON ROD WITH CAP MARKED P.L.S. 9369</b>
	<b>PLACED 5/8" x 24" IRON ROD WITH CAP MARKED P.L.S. 9369</b>
	<b>FOUND 1/2" IRON ROD WITH CAP MARKED P.L.S. 9369</b>
	<b>SECTION CORNER</b>

I, KURTIS J. ROLAND, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION DESIGNATED AS SUNRISE ACRES, WAS MADE 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.

LICENSE NO. 9369

SHEET 1 OF 3

**EAGLE ROCK  
ENGINEERING**  
CIVIL • PLANNING • SURVEYING  
IDAHO FALLS (208) 542-2665 REXBURG (208) 350-2665

1331 Fremont Ave.  
Idaho Falls, Idaho 83402

SURVEYED BY:	ADAM SNARR
DRAWN BY:	SCOTT ROWLEY
APPROVED BY:	KURT ROLAND
PROJECT NO.	20182
SCALE:	1:100
DATE:	FEBRUARY 2021
REVISION:	0
CAD NAME:	SUNRISE ACRES PLAT.DWG

2/3

LAIRD BRETT E  
UNPLATTED  
ZONING: A-1





FOUND ALUMINUM CAP  
WEST QUARTER CORNER OF SECTION 1,  
TOWNSHIP 2 NORTH, RANGE 38 EAST,  
BOISE MERIDIAN  
CPF INSTRUMENT NO. 1576307

AST-WEST CENTER SECTION LINE

BEING PART OF THE NORTHWEST QUARTER OF SECTION 1,  
TOWNSHIP 2 NORTH, RANGE 38 EAST, BOISE MERIDIAN  
CITY OF IONA, BONNEVILLE COUNTY, IDAHO

1. A 15' FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY RESERVED WITHIN EACH LOT ALONG ALL ROAD FRONTAGES AS SHOWN.

### LEGEND

P.O.B.	POINT OF BEGINNING
_____	ROADWAY CENTERLINE
_____	SECTION LINE
_____	LOT LINE
_____	BOUNDARY
_____	15' PUBLIC UTILITY EASEMENT
	PLACED 1/2" IRON ROD WITH CAP MARKED P.L.S. 9369
	PLACED 5/8" x 24" IRON ROD WITH CAP MARKED P.L.S. 9369
	FOUND 1/2" IRON ROD WITH CAP MARKED P.L.S. 9369
	SECTION CORNER

I, KURTIS J. ROLAND, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION DESIGNATED AS SUNRISE ACRES, WAS MADE 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.

LICENSE NO. 9369



SHEET 2 OF 3



**EAGLE ROCK  
ENGINEERING**  
CIVIL • PLANNING • SURVEYING  
(414) 441-1111 (202) 542-7667      FRYBURN, CO. 750.366

**OFFICES AT:**

1331 Fremont Ave.  
Idaho Falls, Idaho 83402

310 N 2nd East, Suite 153  
Rexburg, Idaho 83440

SURVEYED BY:	ADAM SNARR
DRAWN BY:	SCOTT ROWLEY
APPROVED BY:	KURT ROLAND
PROJECT NO.	20182
SCALE:	1:100
DATE:	FEBRUARY 2021
REVISION:	0
CAD NAME:	SUNRISE ACRES PLAT.DWG

Instrument # 1877717  
Bonneville County, Idaho Falls, Idaho  
Recorded for 2021 at 9:12 AM on 3/10/21  
Page 2 of 2  
Notary Public for the State of Idaho  
Kurtis J. Roland

# SUNRISE ACRES

BEING PART OF THE NORTHWEST QUARTER OF SECTION 1,  
TOWNSHIP 2 NORTH, RANGE 38 EAST, BOISE MERIDIAN  
CITY OF IONA, BONNEVILLE COUNTY, IDAHO

## SURVEYOR'S NARRATIVE

EAGLE ROCK ENGINEERING WAS COMMISSIONED BY CURTIS JOHNSON TO SURVEY A PARCEL OF LAND THAT IS SITUATED IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN. THE PARCEL IS RECORDED IN BONNEVILLE COUNTY RECORDS AS QUIT CLAIM DEED INSTRUMENT NO. 1312913. ADJOINER DEEDS USED AND CALCULATED WERE DEEDS INSTRUMENT NO. 1295532, 758202, 725960, 1012453, 1231961 AND 1428792. RECORDS OF SURVEY USED WERE INSTRUMENT NO. 1290252, 1230293, 735210, 607084, 585009, 567664, 1372544, 759133 AND 1281104. AN OVERLAP IN DEEDS INSTRUMENT NO. 757576 AND INSTRUMENT NO. 1312913 CREATED AN ANGLE POINT IN THE WEST BOUNDARY LINE OF THIS SURVEY AS SENIOR RIGHTS WERE HELD FOR THE OLDER DEED. SECTION CORNERS USED IN THIS SURVEY WERE THE NORTHWEST CORNER UNDER INSTRUMENT NO. 737585 AND THE WEST 1/4 CORNER UNDER INSTRUMENT NO. 737580. CONTROL FOR THIS SURVEY WAS 2004 CITY OF IDAHO FALLS CONTROL.

## HEALTH DEPARTMENT CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON DEQ APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF 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 ARE IN FORCE, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

EASTERN IDAHO PUBLIC HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH SPECIALIST

DATE: 3.9.21

## FLOOD PLAIN NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 10000700700, EFFECTIVE DATE 4/12/02, THIS SUBDIVISION IS IN ZONE X; AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN (1) FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

## IRRIGATION WATER RIGHTS CERTIFICATE

WATER RIGHTS AND ASSESSMENT OBLIGATIONS ARE NOT APPURTENANT TO THE LANDS INCLUDED WITHIN THIS PLAT. LOTS WITHIN THIS SUBDIVISION WILL NOT RECEIVE A WATER RIGHT.

## NOTES

1. A 15 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY RESERVED WITHIN EACH LOT ALONG ALL ROAD FRONTAGES. THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES OR FOR ANY OTHER USES AS DESIGNATED ON THE PLAT.

2. ALL BUILDINGS SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE CITY OF IONA ZONING REGULATIONS.

3. THE CITY WILL NOT MAINTAIN ROADS UNTIL CONSTRUCTED TO CITY STANDARDS AND OFFICIALLY ACCEPTED. DRAINAGE SWALES (GUTTERS), PRIVATE DRIVEWAYS AND SIDEWALKS WILL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER WITH THE CORRECT CROSS-SECTION AS SHOWN IN THE CURRENT SET OF CITY OF IONA STANDARD SPECIFICATIONS AND DRAWINGS.

4. THE CITY OF IONA PUBLIC WORKS DEPARTMENT REQUIRES A PERMIT FOR ANY CONSTRUCTION IN THE PUBLIC ROAD RIGHT-OF-WAY OTHER THAN THE INITIAL CONSTRUCTION OF THE ROADS AND APPROACHES APPROVED WITH BUILDING PERMITS.

5. LOTS SHOWN ON THIS PLAT ARE INCLUDED IN A LIGHTNING DISTRICT AND WILL BE ASSESSED FOR OPERATION AND MAINTENANCE COSTS OF THE DISTRICT.

## OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED ARE THE LAWFUL OWNERS OF THE TRACT OF LAND INCLUDED IN THE BOUNDARY DESCRIPTION SHOWN HEREON AND HAVE CAUSED THE SAME TO BE PLATTED AND DIVIDED INTO BLOCKS, LOTS, STREETS AND EASEMENTS, TO BE HEREAFTER KNOWN AS SUNRISE ACRES, BONNEVILLE COUNTY, IDAHO

BE IT FURTHER KNOWN THAT WE DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND RIGHT-OF-WAYS SHOWN HEREON, THAT WE ALSO 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 PEACEFUL POSSESSION OF THE PUBLIC 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. WE ALSO CERTIFY THAT THE LOTS WITHIN THIS SUBDIVISION WILL BE SERVED BY THE CITY OF IONA WATER COMPANY AND SEWER FROM THE IONA BONNEVILLE SEWER DISTRICT AND SAID COMPANIES HAVE AGREED IN WRITING TO SERVE SAID LOTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 8<sup>TH</sup> DAY OF MARCH, 2021.

TETON RIDGE HOLDINGS, LLC

Curtis Johnson, President

## ACKNOWLEDGMENT

STATE OF IDAHO  
COUNTY OF BONNEVILLE

ON THIS 8<sup>TH</sup> DAY OF MARCH, 2021 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CURTIS JOHNSON KNOWN OR IDENTIFIED TO ME TO BE THE REGISTERED AGENT OF TETON RIDGE HOLDINGS LLC, SUBSCRIBED TO THE ATTACHED OWNER'S CERTIFICATE AND UTILITIES CERTIFICATE AND ACKNOWLEDGED TO ME THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF IDAHO  
RESIDING IN BONNEVILLE COUNTY, IDAHO

COMMISSION EXPIRATION DATE:

ADAM SHARR  
COMB NO. 2017-0785  
NOTARY PUBLIC  
STATE OF IDAHO  
MY COMMISSION EXPIRES 10/23/23

## EXAMINING 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 I.C. § 50-1305.

DATE: 03/09/2021

BONNEVILLE COUNTY SURVEYOR, SHANE RIMMER P.L.S. NO. 12222

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS N.89°17'05"E. ALONG THE SECTION LINE 1320.65 FEET FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO; RUNNING THENCE N.89°17'05"E. ALONG SAID SECTION LINE 1029.48 FEET TO THE WEST LINE OF DEED INSTRUMENT NUMBER 1048128; THENCE S.00°48'27"W. ALONG SAID WEST LINE 936.59 FEET TO THE WESTERLY BANK OF THE WEST CENTER CANAL; THENCE SOUTHERLY ALONG SAID WESTERLY BANK THE FOLLOWING SIX (6) COURSES: (1) THENCE S.53°49'26"W. 84.27 FEET; (2) THENCE S.30°03'56"W. 133.67 FEET; (3) THENCE S.43°07'48"W. 144.45 FEET; (4) THENCE S.21°54'23"W. 307.40 FEET; (5) THENCE S.25°43'00"W. 1001.95 FEET; (6) THENCE S.28°50'22"W. 201.81 FEET; THENCE S.30°07'42"W. 122.50 FEET; THENCE N.89°44'02"W. 150.19 FEET TO THE EAST LINE OF DEED INSTRUMENT NUMBER 725960; THENCE N.00°08'55"W. ALONG SAID EAST LINE 593.73 FEET; THENCE N.00°03'55"E. 1885.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 41.619 ACRES

## RECORDERS CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT OF FREEDOM ACRES DIVISION No. 2, BONNEVILLE COUNTY, IDAHO WAS FILED FOR RECORDING IN THE OFFICE OF THE RECORDER OF BONNEVILLE COUNTY, IDAHO THIS 12<sup>TH</sup> DAY OF March, 2021 AT 9:12 AM AND RECORDED UNDER INSTRUMENT NUMBER 1677717.

BONNEVILLE COUNTY RECORDER

Instrument # 1677717  
Bonneville County, Idaho Falls, Idaho  
Recorded for 2021 at 09:12:11 AM on 3/10/21  
Page: 3  
Notary Public for the State of Idaho  
Kurtis J. Roland

## TREASURER'S CERTIFICATE

I THE UNDERSIGNED COUNTY TREASURER IN 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 TAXES FOR THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AS BEING SUBDIVIDED, ARE CURRENT.

DATE: 3/9/21  
BONNEVILLE COUNTY TREASURER

## UTILITIES CERTIFICATE

PURSUANT TO I.C. § 50-1334, ALL OF THE LOTS DEPICTED ON THIS PLAT ARE ELIGIBLE TO AND WILL RECEIVE WATER FROM THE CITY OF IONA MUNICIPAL WATER SYSTEM. THE OWNER OF THE PROPERTY INCLUDED IN THIS PLAT HEREBY CERTIFIES THAT THE CITY OF IONA HAS AGREED IN WRITING TO PROVIDE THIS WATER TO THE PROPERTY.

THE PROPERTY INCLUDED IN THIS PLAT WILL HAVE SEWER SERVICE FROM THE IONA BONNEVILLE SEWER DISTRICT. THE OWNER OF THE PROPERTY INCLUDED IN THIS PLAT HEREBY CERTIFIES THAT THE DISTRICT HAS AGREED IN WRITING TO PROVIDE SEWER SERVICE TO THE PROPERTY.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 8<sup>TH</sup> DAY OF March, 2021.

TETON RIDGE HOLDINGS, LLC

Curtis Johnson, Registered Agent

## CITY ACCEPTANCE

THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED BY THE CITY OF IONA BY RESOLUTION ADOPTED THIS 14<sup>TH</sup> DAY OF March, 2021.

ACCEPTANCE - MAYOR

ATTEST - CITY CLERK


## SURVEYOR'S CERTIFICATE

I, KURTIS J. ROLAND, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION DESIGNATED AS SUNRISE ACRES, WAS MADE 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.

LICENSE NO. 9369



SHEET 3 OF 3



# EAGLE ROCK ENGINEERING

CIVIL • PLANNING • SURVEYING  
IDAHO FALLS (2008) 542-2665 REXBURG (2008) 533-2665

SURVEYED BY:	ADAM SHARR
DRAWN BY:	SCOTT ROWLEY
APPROVED BY:	KURT ROLAND
PROJECT NO.	20182
SCALE:	N/A
DATE:	FEBRUARY 2021
REVISION:	0
CAD NAME:	SUNRISE ACRES PLAT.DWG

OFFICES AT:

1331 Fremont Ave.  
Idaho Falls, Idaho 83402

310 N 2nd East, Suite 153  
Rexburg, Idaho 83440