



**MAILING**  
3395 E. Leihm Lane  
Idaho Falls, Idaho  
83401

**OFFICE**  
3395 E. Leihm Lane  
Idaho Falls, Idaho 83401  
(208) 524- 4545

**OTHER**  
Fax (208) 524- 4646  
Email - [ibsd@sewerdistrict.com](mailto:ibsd@sewerdistrict.com)  
Website - [www.sewerdistrict.com](http://www.sewerdistrict.com)

March 25, 2021

Jeff Servatius - GIS Analyst  
Technical Support Bureau  
Idaho State Tax Commission  
800 Park Blvd. Plaza IV  
Boise, Idaho 83722

Subject:       Annexation for Hatch Hollow Subdivision  
                  Recording Instrument No. 1679528, Bonneville County

                  Annexation for Sunrise Acres Subdivision  
                  Recording Instrument No. 1679527, Bonneville County

Mr. Servatius,

Attached are copies of the documents relating to the annexation of properties referenced above into the Iona Bonneville Sewer District. I have included the Petition, Legal Description and a map of the area as well as the Board order. This information has been recorded with Bonneville County as noted above.

Please contact me at the number above if you have any questions or require additional information.

Thank you,



Donna Bridges  
District Manager

REC'D MAR 30 2021

**IONA BONNEVILLE SEWER DISTRICT BOARD ORDER**

**WHEREAS**, the Iona Bonneville Sewer District is a sewer district and political subdivision of the State of Idaho organized pursuant to Idaho Code Title 42, Chapter 32;

**WHEREAS**, the Iona Bonneville Sewer District Board has a duty and responsibility to serve a public use and promote the health, safety, prosperity, security, and general welfare of the inhabitants of the Iona Bonneville Sewer District;

**WHEREAS**, it is in the best interest of the Iona Bonneville Sewer District and its patrons to maintain a service area that allows for efficient service; and

**WHEREAS**, a hearing was held on said petition at the District Office, 3395 E. Leihm Lane, Idaho Falls, Bonneville County, Idaho on January 20, 2021 at 6:00 p.m. pursuant to published notice; and

**WHEREAS**, the Board duly considered the petitions and public comment, if any, relating to said petitions, and upon unanimous vote approved the petitions;

**THEREFORE, BE IT ORDERED BY THE IONA BONNEVILLE SEWER DISTRICT BOARD**, that the property owned by Bonneville School District #93, more specifically identified by Exhibit A, be, and hereby is, annexed and included within the service area of the Iona Bonneville Sewer District with all rights, benefits and obligations associated therewith.

This resolution passed on the day of January 20, 2021

IONA BONNEVILLE SEWER DISTRICT

  
Brady Belliston/Chairman

ATTEST:



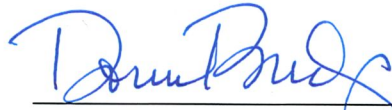
Robert Esplin, Secretary/Treasurer



Instrument # 1679527

Bonneville County, Idaho Falls, Idaho  
03/25/2021 11:57:54 AM No. of Pages: 5  
Recorded for: IONA BONNEVILLE SEWER DISTRICT  
Penny Manning Fee: \$22.00  
Ex-Officio Recorder Deputy  
Index to: ORDER

SUBSCRIBED AND SWORN to before me this 17<sup>th</sup> day of March, 2021.



NOTARY PUBLIC FOR IDAHO

Residing in

Commission Expires:





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

## **Exhibit A**

### **LEGAL DESCRIPTION FOR SUNRISE ACRES**

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 1029.68 FEET; THENCE SOUTH  $0^{\circ}48'27''$  WEST 936.59 FEET; THENCE SOUTH  $53^{\circ}49'26''$  WEST 422.15 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 41.634 acres

PETITION

To: Iona Bonneville Sewer District

The undersigned do hereby Petition the Board of Directors of the Iona Bonneville Sewer District, a quasi-municipal corporation of the State of Idaho, located within Bonneville County, Idaho and do state and represent as follows:

- 1. That the Petitioners are the owners of the property described.
  - a) Owner: Teton Ridge Holdings LLC
  - Address: 2310 N. Deborah Dr, Idaho Falls, ID 83401
  - Property Description: See Exhibit A
- 2. That the undersigned as owners have given consent to the inclusion of the property described herein from said District.
- 3. That the petitioners have submitted the filing fee of \$800.00.

WHEREFORE, the undersigned do request that notice be given and published stating the filing of the Petition, the names of the Petitioners, the description of the lands and the request to be included in the District: that the Board set a time, and give notice, that at the office of the Board at said time that any and all persons interested may appear and show cause in writing, if any they have why the Petition should not be granted and that the failure of any person to appear and show cause shall be deemed as a consent on his part to the inclusion of such lands in the District.

Dated this 22 day of December, 2020.

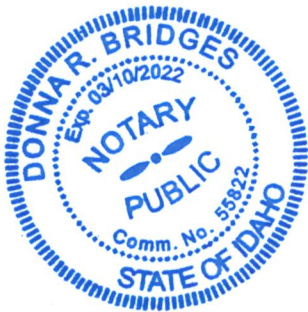


STATE OF IDAHO )  
 )S.S.  
COUNTY OF BONNEVILLE )

On this 22<sup>ND</sup> day of DECEMBER, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared, CURTIS JOHNSON, known to me or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that 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.

Dated this 22 day of DECEMBER, 2020





**ENGINEER**  
EAGLE ROCK ENGINEERING  
5331 FREMONT AVENUE  
HEAVY FALLS, IDAHO 83402  
208-542-7745

TOTAL ACRES = 43.634 ACRES  
 33 RESIDENTIAL LOTS  
 4 OPEN SPACE LOTS  
 PROPOSED ZONE = R-1  
 MINIMUM LOT WIDTH FOR ZONE = 120  
 DENSITY = 1.125 UNITS PER ACRE  
 MIN LOT SIZE = 0.50 ACRES (21,780 SQ FT)  
 EXISTING ZONE = A-1  
 EXISTING LAND USE = AGRICULTURE  
 PROPOSED LAND USE = RESIDENTIAL

**VICINITY MAP**  
NO SCALE

