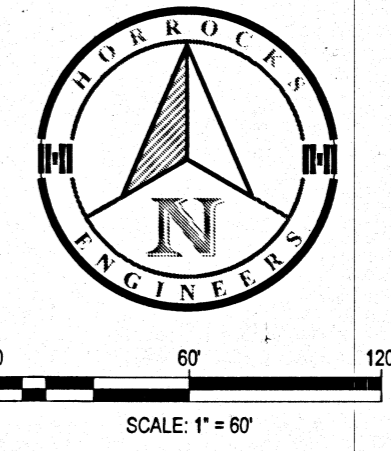


1 of 2  
 Instrument # 1724546  
 Bonneville County, Idaho  
 05/27/2022 10:28:35 AM No. of Pages: 2  
 Recorded for: PARK PLACE JOINT VENTURE LLC  
 Penny Manning Fee: \$11.00  
 Ex-Officio Recorder Deputy  
 Index to: PLRT  
 Rupchurh

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# PARK PLACE DIVISION No. 7

A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO  
 PART OF THE SE 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 37 EAST, BOISE  
 MERIDIAN  
 -2021-



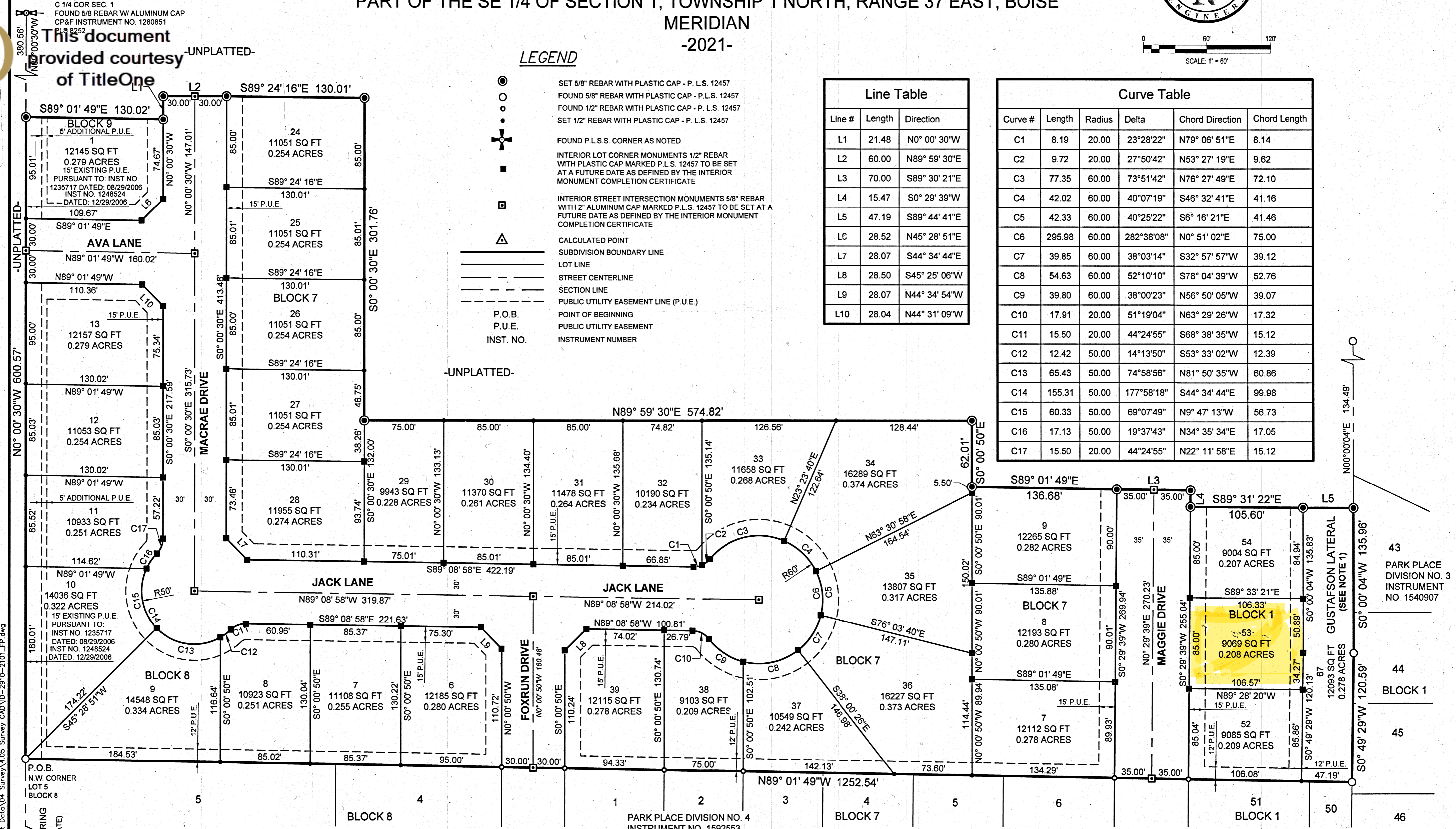
This document  
 provided courtesy  
 of TitleOne  
 UNPLATTED-

### LEGEND

- SET 5/8" REBAR WITH PLASTIC CAP - P. L.S. 12457
- FOUND 5/8" REBAR WITH PLASTIC CAP - P. L.S. 12457
- FOUND 1/2" REBAR WITH PLASTIC CAP - P. L.S. 12457
- SET 1/2" REBAR WITH PLASTIC CAP - P. L.S. 12457
- FOUND P.L.S.S. CORNER AS NOTED
- INTERIOR LOT CORNER MONUMENTS 1/2" REBAR WITH PLASTIC CAP MARKED P. L.S. 12457 TO BE SET AT A FUTURE DATE AS DEFINED BY THE INTERIOR MONUMENT COMPLETION CERTIFICATE
- INTERIOR STREET INTERSECTION MONUMENTS 5/8" REBAR WITH 2" ALUMINUM CAP MARKED P. L.S. 12457 TO BE SET AT A FUTURE DATE AS DEFINED BY THE INTERIOR MONUMENT COMPLETION CERTIFICATE
- CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- STREET CENTERLINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT LINE (P.U.E.)
- POINT OF BEGINNING
- PUBLIC UTILITY EASEMENT
- INSTRUMENT NUMBER

Line #	Length	Direction
L1	21.48	N0° 00' 30"W
L2	60.00	N89° 59' 30"E
L3	70.00	S89° 30' 21"E
L4	15.47	S0° 29' 39"W
L5	47.19	S89° 44' 41"E
L6	28.52	N45° 28' 51"E
L7	28.07	S44° 34' 44"E
L8	28.50	S45° 25' 06"W
L9	28.07	N44° 34' 54"W
L10	28.04	N44° 31' 09"W

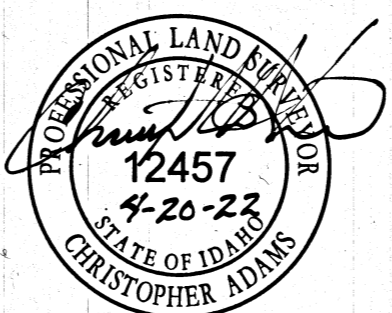
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	8.19	20.00	23°28'22"	N79° 06' 51"E	8.14
C2	9.72	20.00	27°50'42"	N53° 27' 19"E	9.62
C3	77.35	60.00	73°51'42"	N76° 27' 49"E	72.10
C4	42.02	60.00	40°07'19"	S46° 32' 41"E	41.16
C5	42.33	60.00	40°25'22"	S6° 16' 21"E	41.46
C6	295.98	60.00	282°38'08"	N0° 51' 02"E	75.00
C7	39.85	60.00	38°03'14"	S32° 57' 57"W	39.12
C8	54.63	60.00	52°10'10"	S78° 04' 39"W	52.76
C9	39.80	60.00	38°00'23"	N56° 50' 05"W	39.07
C10	17.91	20.00	51°19'04"	N63° 29' 26"W	17.32
C11	15.50	20.00	44°24'55"	S68° 38' 35"W	15.12
C12	12.42	50.00	14°13'50"	S53° 33' 02"W	12.39
C13	65.43	50.00	74°58'56"	N81° 50' 35"W	60.86
C14	155.31	50.00	177°58'18"	S44° 34' 44"E	99.98
C15	60.33	50.00	69°07'49"	N9° 47' 13"W	56.73
C16	17.13	50.00	19°37'43"	N34° 35' 34"E	17.05
C17	15.50	20.00	44°24'55"	N22° 11' 58"E	15.12



MONUMENTED BASIS OF BEARING  
 (SEE BASIS OF BEARINGS CERTIFICATE)  
 UNPLATTED-

**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.

**BASIS OF BEARING**  
 THE BEARING ALONG THE WEST LINE OF SECTION 1 BETWEEN FOUND MONUMENTS SHOWN HEREON 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(2011), EPOCH 2010.0000). THE SYSTEM ORIENTATION IS BASED ON GRID NORTH ALONG THE EAST ZONE CENTRAL MERIDIAN. NO CONVERGENCE ANGLE HAS BEEN APPLIED.



**SURVEYOR'S NARRATIVE**  
 THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PARCEL OF LAND AS SHOWN. THE SOUTH LINE OF THIS SUBDIVISION WAS DETERMINED BY THE FOUND MONUMENTS ALONG THE NORTH LINE OF PARK PLACE DIVISION NO. 4, INSTRUMENT NO. 1592553. THE WEST LINE OF THIS SUBDIVISION WAS DETERMINED BY THE FOUND MONUMENTS ALONG THE MERIDIONAL CENTERLINE OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 37 EAST AS SHOWN HEREON. THE NORTH LINE OF THE SUBDIVISION WAS DETERMINED BY THE DEVELOPMENT OF THE NEW LOTS AND STREETS SHOWN HEREON. THE EAST LINE OF THE SUBDIVISION WAS DETERMINED BY THE FOUND MONUMENTS ALONG THE WEST LINE OF PARK PLACE DIVISION NO. 3, INSTRUMENT NO. 1540907.

- NOTES**
- LOT 67 BLOCK 1 CONVEYED TO THE CITY OF IDAHO FALLS PURSUANT TO OWNERS DEDICATION ON SHEET 2 OF THIS PLAT
  - TOTAL RIGHT-OF-WAY DEDICATED TO THE CITY OF IDAHO FALLS IS 2.420 ACRES

S 1/4 COR SEC. 1  
 FOUND ALUMINUM CAP  
 CP&F INSTRUMENT NO. 1634072  
 PLS 9369

Instrument # 1724546  
 Bonneville County, Idaho Falls, Idaho  
 05/27/2022 10:28:35 AM No. of Pages: 2  
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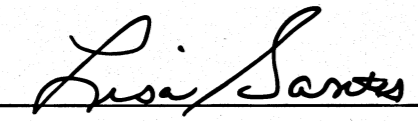
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# PARK PLACE DIVISION No. 7

A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO  
 PART OF THE SE 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 37 EAST, BOISE  
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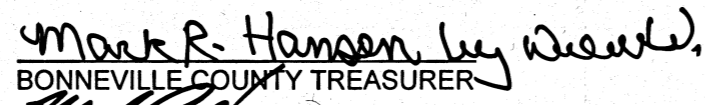
RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT, PARK PLACE DIVISION NO. 7, WAS FILED IN THE OFFICE OF THE RECORDER OF BONNEVILLE COUNTY, IDAHO

  
 BONNEVILLE COUNTY RECORDER  
 DATE: May 27, 2022

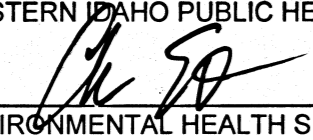
TREASURER'S CERTIFICATE

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

DATE: 4/13/22  
  
 BONNEVILLE COUNTY TREASURER


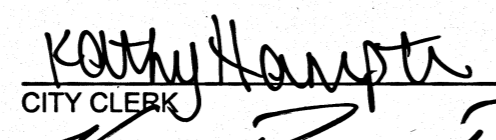
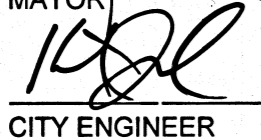
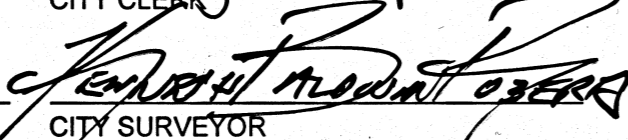
HEALTH DEPARTMENT CERTIFICATE

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  
  
 ENVIRONMENTAL HEALTH SPECIALIST, REHS  
 DATE: April 21 2022

CITY'S ACCEPTANCE

THE ACCOMPANYING PLAT WAS DULY ACCEPTED AND APPROVED BY THE CITY COUNCIL OF IDAHO FALLS ADOPTED THIS 31 DAY OF March 2022.

  
 MAYOR  
  
 CITY CLERK  
  
 CITY ENGINEER  
 KENT J. FUGAL, PE 9247  
  
 CITY SURVEYOR  
 KENNETH BALDWIN ROBERTS, PLS 9755

IRRIGATION WATER RIGHTS RELEASE

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

DATE: 2/22/2022 INSTRUMENT NO. 1715772

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 37 EAST, BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 1, BEING MARKED BY A 1 INCH ALUMINUM CAP STAMPED PLS 827 AS SHOWN ON CORNER PERPETUATION AND FILING, INSTRUMENT NO. 596400; THENCE ALONG THE MERIDIONAL LINE OF SAID SECTION 1, NORTH 00°00'30" WEST 1669.93 FEET TO THE NORTHWEST CORNER OF PARK PLACE DIVISION NO. 4, INSTRUMENT NO. 1592553, BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID MERIDIONAL LINE, NORTH 00°00'30" WEST 600.57 FEET; THENCE SOUTH 89°01'49" EAST 130.02 FEET; THENCE NORTH 00°00'30" WEST 21.48 FEET; THENCE NORTH 89°59'30" EAST 60.00 FEET; THENCE SOUTH 89°24'16" EAST 130.01 FEET; THENCE SOUTH 00°00'30" EAST 301.76 FEET; THENCE NORTH 89°59'30" EAST 574.82 FEET; THENCE SOUTH 00°00'50" EAST 62.01 FEET; THENCE SOUTH 89°01'49" EAST 136.68 FEET; THENCE SOUTH 89°30'21" EAST 70.00 FEET; THENCE SOUTH 00°29'39" WEST 15.47 FEET; THENCE SOUTH 89°31'22" EAST 105.60 FEET; THENCE SOUTH 89°44'41" EAST 47.19 FEET TO THE WEST LINE OF PARK PLACE DIVISION NO. 3, INSTRUMENT NO. 1540907; THENCE ALONG SAID WEST LINE, SOUTH 00°00'04" WEST 135.96 FEET; THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 00°49'29" WEST 120.59 FEET TO THE NORTHEAST CORNER OF PARK PLACE DIVISION NO. 4, INSTRUMENT NO. 1592553; THENCE ALONG THE NORTH LINE OF SAID PARK PLACE DIVISION NO. 4, NORTH 89°01'49" WEST 1252.54 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 11.002 ACRES, MORE OR LESS.

INTERIOR MONUMENT COMPLETION CERTIFICATE

PURSUANT TO THE REQUIREMENTS OF I.C. §50-1331, I.C. §50-1332, AND I.C. §50-1333, I CHRISTOPHER ADAMS, PLS 12457 CERTIFY THAT THE INTERIOR MONUMENTS SHALL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF I.C. §50-1303 ON OR BEFORE OCTOBER 30, 2022.

COUNTY SURVEYOR'S VERIFICATION

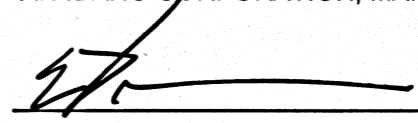
I CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO AND THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES WITH I.C. §50-1305.

DATE: 4/12/22  
 BONNEVILLE COUNTY SURVEYOR, THOMAS G. TAYLOR P.L.S. NO. 8348

DRINKING WATER SYSTEM CERTIFICATE

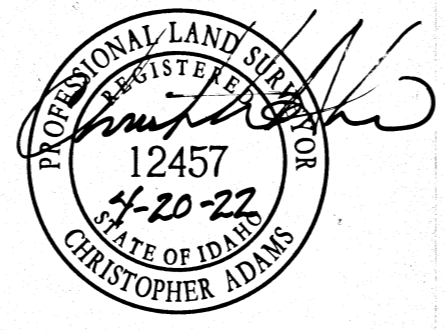
PURSUANT TO I.C. §50-1334, THE OWNER DOES HEREBY CERTIFY THAT ALL LOTS SHOWN ON THIS PLAT ARE ELIGIBLE TO RECEIVE WATER FROM THE CITY OF IDAHO FALLS MUNICIPAL WATER SYSTEM, AND SAID CITY HAS AGREED IN WRITING TO PROVIDE CULINARY WATER SERVICE TO SAID LOTS PURSUANT TO THE PROVISIONS OF TITLE 8 CHAPTER 4 OF THE IDAHO FALLS CITY CODE AS AMENDED FROM TIME TO TIME.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO SET ITS SIGNATURE THIS 28 DAY OF March 2022.

PARK PLACE JOINT VENTURE, LLC  
 BY: BV MANAGEMENT SERVICES, INC  
 AN IDAHO CORPORATION, MANAGER  
  
 ERIC M. ISOM, CHIEF OPERATIONS OFFICER

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER ADAMS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESIGNATED AS PARK PLACE DIVISION NO. 7, 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.



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED PARK PLACE JOINT VENTURE, 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 PARK PLACE DIVISION NO. 7, 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 GRANTS, CONVEYS AND FOREVER QUITCLAIMS TO THE CITY OF IDAHO FALLS, LOT 67, BLOCK 1, THAT OWNER ALSO DOES HEREBY GRANT AND CONVEY ALL PUBLIC UTILITY EASEMENTS FOREVER AS IRREVOCABLE PERMANENT NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS AS SHOWN AND DESCRIBED HEREON.

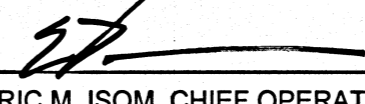
OWNER OR ITS HEIRS, SUCCESSORS AND ASSIGNS, AGREE THEY WILL CONSTRUCT NO PERMANENT STRUCTURE WITHIN OR UPON ANY EASEMENT SHOWN HEREON, AND THE CITY OF IDAHO FALLS AND ITS SUCCESSORS, ASSIGNS, PERMITEES OR LICENSEES SHALL ALSO HAVE THE RIGHT, TO REMOVE, CUT OR TRIM ANY TREES, BRUSH, ORNAMENTAL SHRUBBERY 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, PERMITEES 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, PERMITEES 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 SEAL AND SIGNATURE THIS 28<sup>th</sup> DAY OF March, 2022.  
 PARK PLACE JOINT VENTURE, LLC.

BY: BV MANAGEMENT SERVICES, INC  
 AN IDAHO CORPORATION, MANAGER  
  
 ERIC M. ISOM, CHIEF OPERATIONS OFFICER

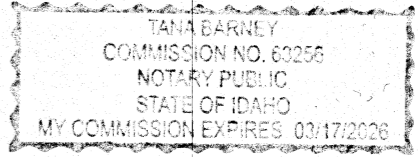
ACKNOWLEDGMENT

STATE OF IDAHO )  
 ) ss.  
 COUNTY OF BONNEVILLE )

ON THIS 28<sup>th</sup> DAY OF March, 2022 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ERIC ISOM, KNOWN OR IDENTIFIED TO ME TO BE THE CHIEF OPERATIONS OFFICER OF BV MANAGEMENT SERVICES, INC., WHICH CORPORATION IS THE MANAGER OF PARK PLACE JOINT VENTURE, LLC, AND THE MANAGER 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  
 RESIDING IN BONNEVILLE COUNTY, IDAHO  
 COMMISSION EXPIRATION DATE: 3-17-2024



H:\2021\10-2910-2101 Park Place No. 7\Project Data\04 Survey\4.05 Survey CAD\10-2910-2101\_LFP.dwg