

~ DAGGER FALLS SUBDIVISION, PHASE 1 ~

WITHIN THE SW¹/₄ SE¹/₄ OF SECTION 8,
TOWNSHIP 6 NORTH, RANGE 1 WEST, B.M.
CITY OF EMMETT, GEM COUNTY, IDAHO
2024

Instrument # 349315

EMMETT, GEM, IDAHO
4-30-2024 04:13:33 PM No. of Pages: 4
Recorded for : APEX LAND GROUP
SHELLY TILTON Fee: 11.00
Ex-Officio Recorder Deputy
Index to: PLAT

SANITARY RESTRICTION STATEMENT (I.C. 50-1326)

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QPE) REPRESENTING THE CITY OF EMMETTE AND THE QPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. WATER AND SEWER LINES 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.

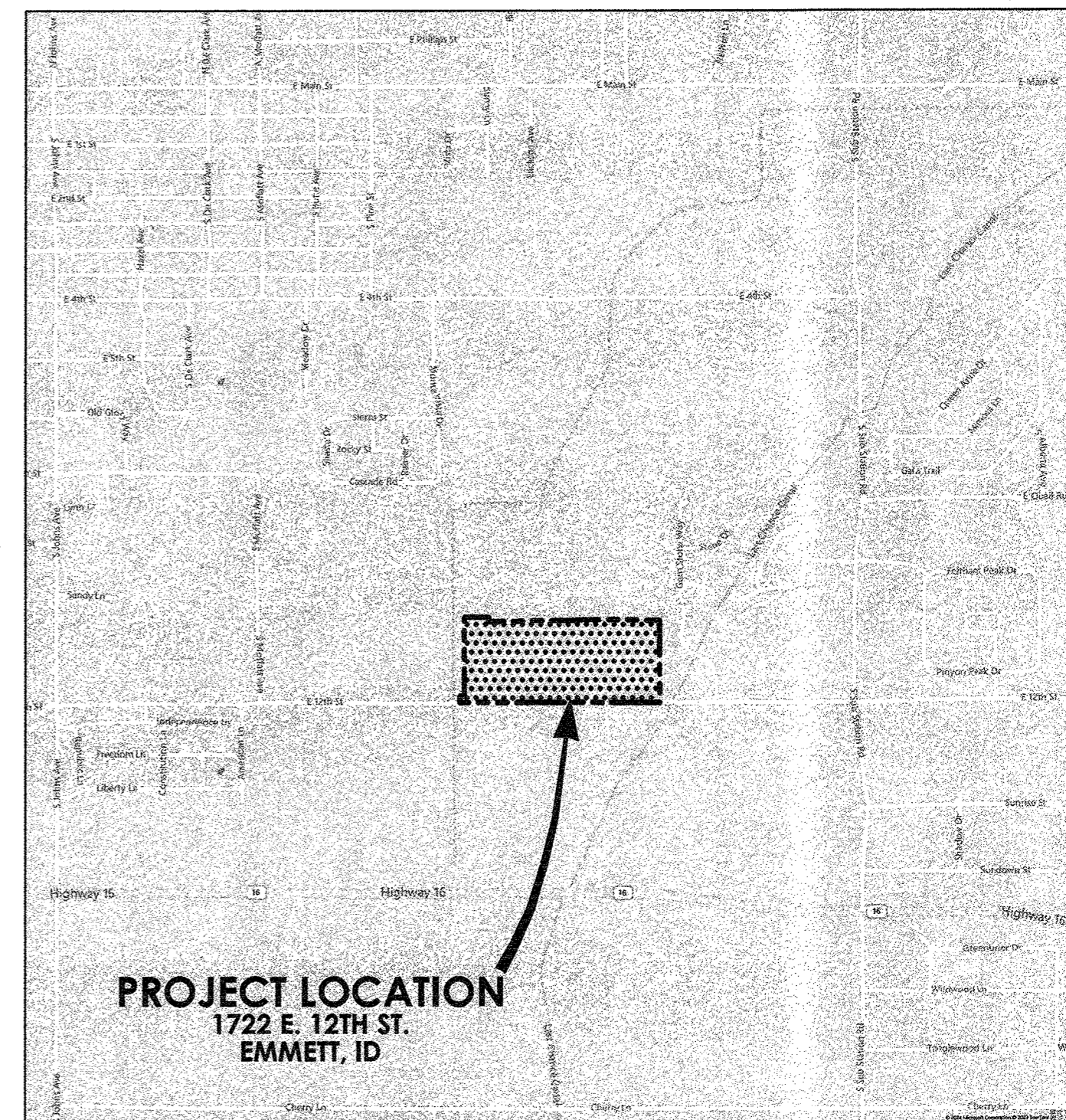
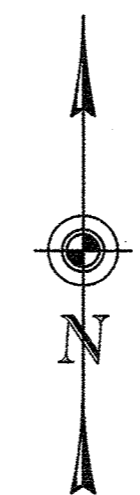
Mitchel Kretzer, REHS/RS 04/25/2024
HEALTH DISTRICT DEPARTMENT, EHS DATE

APPROVAL OF CITY COUNCIL

WE, THE UNDERSIGNED, MAYOR AND CITY CLERK IN AND FOR THE CITY OF EMMETT, GEM COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 23RD DAY OF April, 2024, THIS FINAL PLAT WAS APPROVED, AND THAT THE OFFER OF THE DEDICATION OF THE PUBLIC STREET RIGHTS-OF-WAY HAS BEEN CONFIRMED AND ACCEPTED.

Brandon R. ... 30 APR 2024
MAYOR, CITY OF EMMETT, ID DATE

Lylee Jerome 4/30/24
CITY CLERK, CITY OF EMMETT, ID DATE



PROJECT LOCATION
1722 E. 12TH ST.
EMMETT, ID

VICINITY MAP

NOT TO SCALE

COUNTY SURVEYORS CERTIFICATION (I.C. 50-1305)

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR GEM COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL SUBDIVISION PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE, TITLE 50, CHAPTER 13, AND TITLE 55 CHAPTER 16, RELATING TO PLATS AND SURVEYS.

David R. Kinzer PE/PLS 2659 4/24/24
GEM COUNTY SURVEYOR DATE

CERTIFICATE OF THE COUNTY ASSESSOR

I, THE UNDERSIGNED, COUNTY ASSESSOR IN AND FOR THE COUNTY OF GEM, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLATTING IS ACCEPTABLE FOR ASSESSMENT PURPOSES.

Daniella R. ... 4/26/2024
GEM COUNTY ASSESSOR Chief Deputy DATE

CITY ENGINEER CERTIFICATION

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF EMMETT, GEM COUNTY, IDAHO, DO HEREBY APPROVE THIS PLAT.

Spencer Wahn 4-24-2024
ENGINEER, CITY OF EMMETT, ID DATE

COUNTY TREASURER'S CERTIFICATE (I.C. 50-1305)

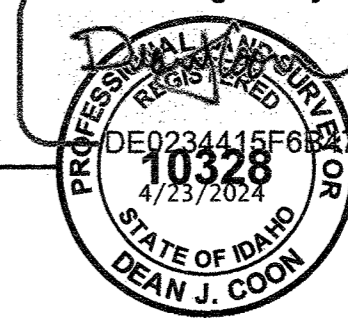
I, THE UNDERSIGNED, PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Laura Wheeler 4/26/2024
GEM COUNTY TREASURER Chief Deputy DATE

SURVEYORS CERTIFICATION (I.C. 55-1906(4))

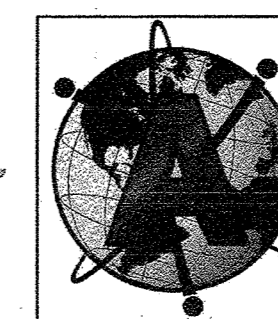
I, DEAN J. COON, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND ON 04/10/2024, UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND FILING ACT I.C. §§55-1801 THROUGH §§55-1812.

DocuSigned by:



Dean J. Coon

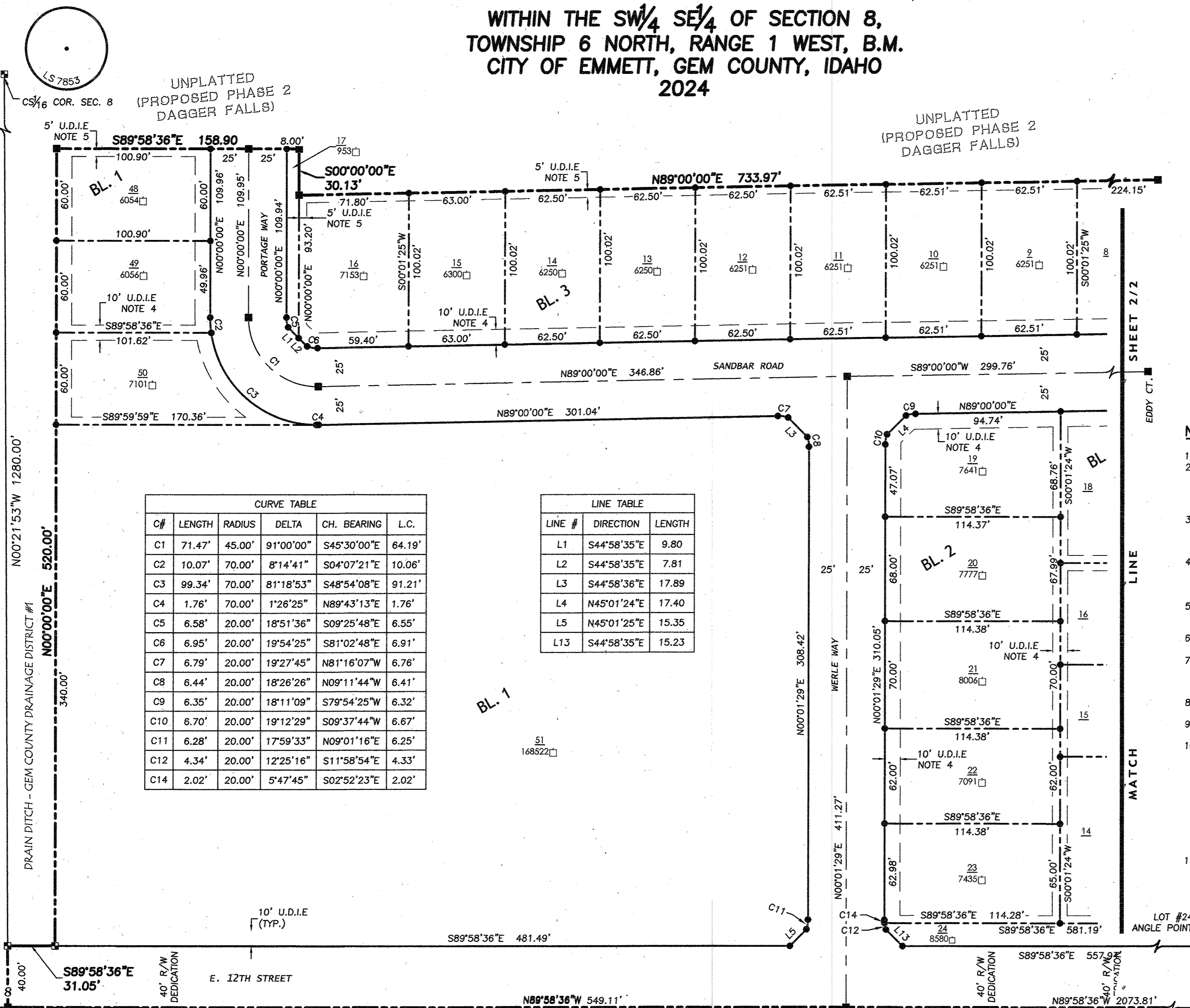
L.S. No. 10328



PREPARED FOR:
APEX LAND GROUP
ATLAS LAND SURVEYING
PROFESSIONAL LAND SURVEYING SERVICES
202 NE 9th Street • Fruitland, Idaho 83619
208-452-6462 (phone/fax) • 208-739-3802
atlas@atlas-survey.com

~ DAGGER FALLS SUBDIVISION, PHASE 1 ~

WITHIN THE SW 1/4 SE 1/4 OF SECTION 8,
TOWNSHIP 6 NORTH, RANGE 1 WEST, B.M.
CITY OF EMMETT, GEM COUNTY, IDAHO
2024

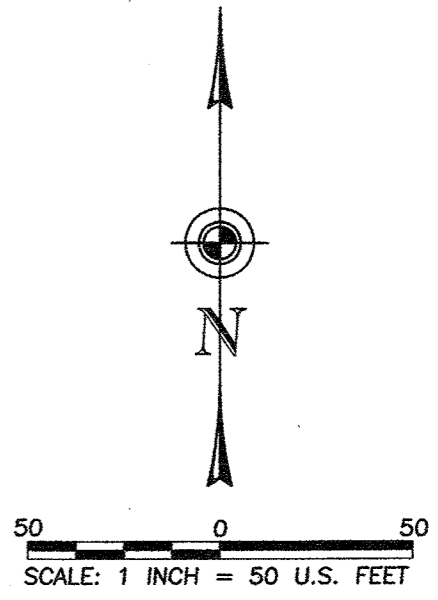


C#	LENGTH	RADIUS	DELTA	CH. BEARING	L.C.
C1	71.47'	45.00'	91°00'00"	S45°30'00"E	64.19'
C2	10.07'	70.00'	8°14'41"	S04°07'21"E	10.06'
C3	99.34'	70.00'	81°18'53"	S48°54'08"E	91.21'
C4	1.76'	70.00'	1°26'25"	N89°43'13"E	1.76'
C5	6.58'	20.00'	18°51'36"	S09°25'48"E	6.55'
C6	6.95'	20.00'	19°54'25"	S81°02'48"E	6.91'
C7	6.79'	20.00'	19°27'45"	N81°16'07"W	6.76'
C8	6.44'	20.00'	18°26'26"	N09°11'44"W	6.41'
C9	6.35'	20.00'	18°11'09"	S79°54'25"W	6.32'
C10	6.70'	20.00'	19°12'29"	S09°37'44"W	6.67'
C11	6.28'	20.00'	17°59'33"	N09°01'16"E	6.25'
C12	4.34'	20.00'	12°25'16"	S11°58'54"E	4.33'
C14	2.02'	20.00'	5°47'45"	S02°52'23"E	2.02'

LINE #	DIRECTION	LENGTH
L1	S44°58'35"E	9.80
L2	S44°58'35"E	7.81
L3	S44°58'36"E	17.89
L4	N45°01'24"E	17.40
L5	N45°01'25"E	15.35
L13	S44°58'35"E	15.23

LEGEND, ABBREVIATIONS	
SUBDIVISION BOUNDARY	AL. ALUMINUM
SECTION LINE	C.R. CORNER RECORD
EXISTING PARCEL	COR. CORNER
CENTER LINE	EASE. EASEMENT
BLOCK LINE	FD. FOUND
LOT LINE	PLAS. PLASTIC
U.D.I.E. EASEMENT	R/W RIGHT-OF-WAY
FD. BRASS CAP	SEC. SECTION
FD. AL. CAP	SUB. SUBDIVISION
FD. #5 REBAR	U.D.I.E. UTILITY, DRAINAGE, & IRRIGATION EASEMENT
FD. #5 REBAR/PLAS. CAP	1 LOT NUMBER
SET #4 REBAR/PLAS. CAP	123 AREA (SQ. FT.)
SEE TYP. DETAIL	
SET #5 REBAR W/AL. CAP	
SEE TYP. DETAIL	
SET COPPER SURVEY MARK	
"PLS10328"	

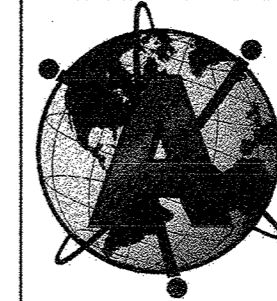
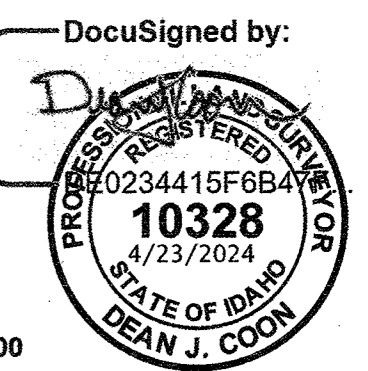
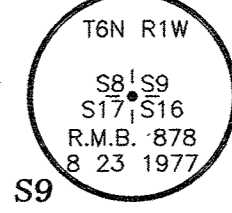
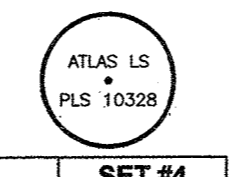
- NOTES**
- THE EXISTING ZONING OF THIS SUBDIVISION IS R-1, SINGLE FAMILY RESIDENTIAL.
 - MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF EMMETT APPLICABLE ZONING AND SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND OR REQUIRES, OR AS SHOWN ON THIS PLAT. ALL LOTS SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE ZONING REGULATIONS.
 - ANY RESUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION, AND LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL OF APPROPRIATE HEALTH AUTHORITY.
 - LOTS ARE SUBJECT TO A 10 FOOT WIDE, PERMANENT, PUBLIC EASEMENT FOR UTILITIES (POWER, CABLE TV, TELEPHONE, GAS, ETC.), DRAINAGE, AND IRRIGATION INFRASTRUCTURE (LABELED "U.D.I.E.") ALONG THEIR FRONT AND BACK LOT LINES, AND CENTERED ON COMMON LOT LINES AS SHOWN.
 - LOT 9 & 48 IN BLOCK 1, LOTS 2-16 IN BLOCK 3, ARE SUBJECT TO A 5 FOOT WIDE U.D.I.E. ALONG THEIR NORTH LOT LINES. LOTS 2 AND 16 ALSO HAVE 5 FOOT WIDE U.D.I.E. ALONG THEIR SIDELINES, AS SHOWN.
 - LOT 2 IN BLOCK 1; LOTS 1, 11-14, AND 23 IN BLOCK 2, ARE SUBJECT TO A 10 FOOT WIDE U.D.I.E. ALONG THEIR SOUTH LOT LINES.
 - LOTS 1 & 51 IN BLOCK 1, LOT 24 IN BLOCK 2, AND LOTS 1 & 17 IN BLOCK 3, ARE HEREBY DESIGNATED AS A COMMON LOTS, ARE SUBJECT TO A BLANKET PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENT AND SHALL BE MAINTAINED BY THE DAGGER FALLS HOMEOWNERS ASSOCIATION.
 - EACH BUILDABLE LOT SHALL BE SERVED WITH PRESSURE IRRIGATION, PUBLIC WATER SERVICE, AND PUBLIC SEWER SERVICE.
 - NO CONDITIONS, COVENANTS AND RESTRICTIONS ARE FILED FOR THIS SUBDIVISION.
 - THIS SUBDIVISION RECOGNIZES IDAHO CODE §22-4503. AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE - EXCEPTION. NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
 - THIS SUBDIVISION LIES WITHIN FLOOD ZONE AREA "D" NOTED AS "AREA OF UNDETERMINED FLOOD HAZARDS." SEE FEMA MAP NUMBER 16045C0430B, EFFECTIVE AUGUST 24, 2021.



BASIS OF BEARINGS
 CUSTOM LOW DISTORTION PROJECTION (SEE NARRATIVE)
 SOUTH LINE OF THE SE 1/4 OF SECTION 8 BEING
 N89°58'36"W 2622.91', BETWEEN FOUND MONUMENTS AS SHOWN

BLOCK 23
CRANE SUBDIVISION

BLOCK 23
CRANE SUBDIVISION



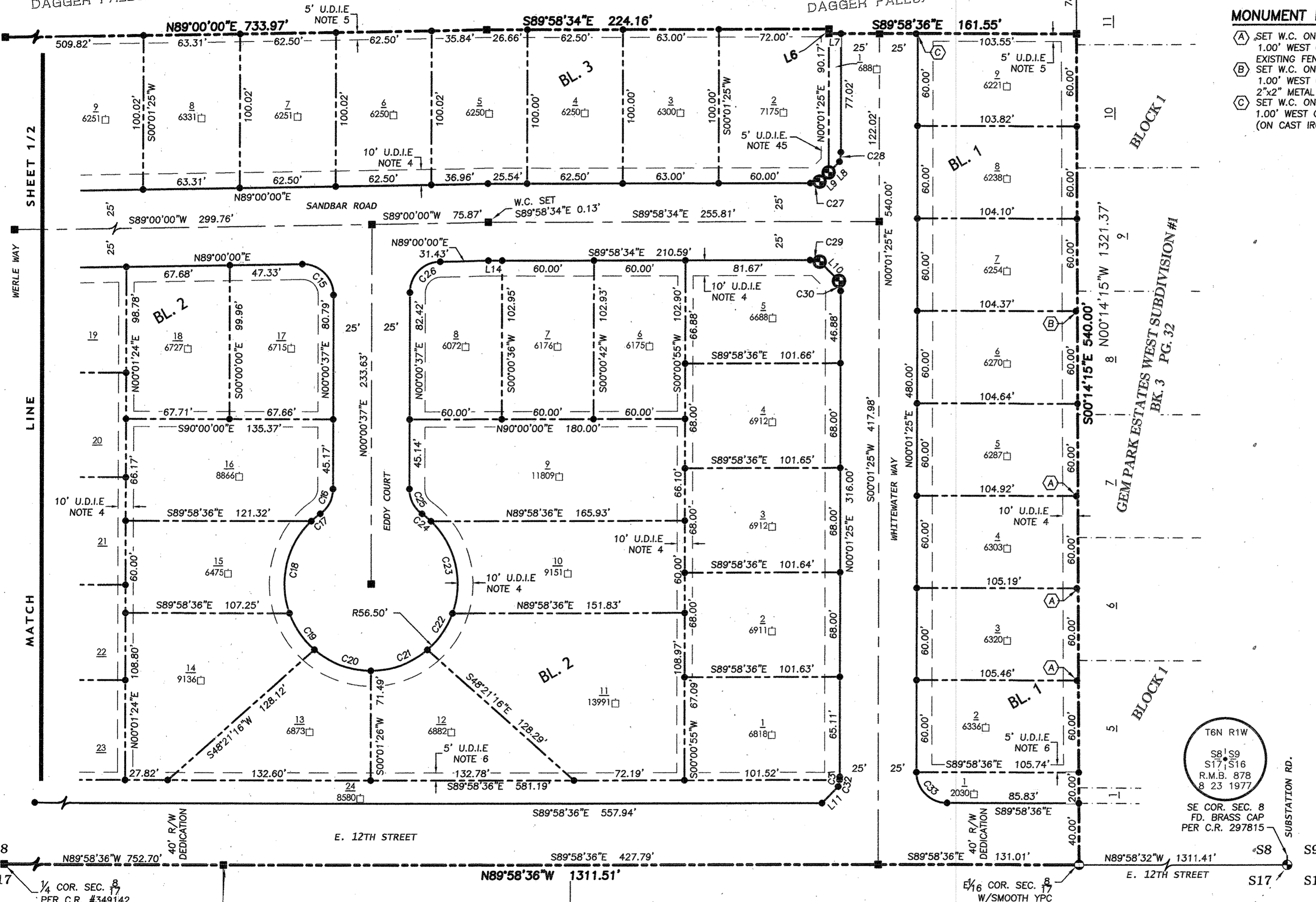
INDEX NO. 614-08-2-3-0-00-00
 PREPARED FOR:
APEX LAND GROUP
ATLAS LAND SURVEYING
 PROFESSIONAL LAND SURVEYING SERVICES
 202 NE 9th Street • Fruitland, Idaho 83619
 208-452-6462 (phone/fax) • 208-739-3802
 atlas@atlas-surveying.com

~ DAGGER FALLS SUBDIVISION, PHASE 1 ~

WITHIN THE SW¹/₄ SE¹/₄ OF SECTION 8,
TOWNSHIP 6 NORTH, RANGE 1 WEST, B.M.
CITY OF EMMETT, GEM COUNTY, IDAHO
2024

UNPLATTED
(PROPOSED PHASE 2
DAGGER FALLS)

UNPLATTED
(PROPOSED PHASE 2
DAGGER FALLS)



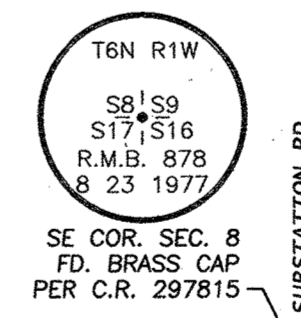
MONUMENT NOTES

- (A) SET W.C. ON LINE, 1.00' WEST OF TRUE CORNER (IN EXISTING FENCE LINE)
- (B) SET W.C. ON LINE, 1.00' WEST OF TRUE CORNER (2"x2" METAL FENCE POST)
- (C) SET W.C. ON LINE, 1.00' WEST OF TRUE CORNER (ON CAST IRON IRRIGATION VALVE)

50 0 50
SCALE: 1 INCH = 50 U.S. FEET

LINE TABLE		
LINE #	DIRECTION	LENGTH
L6	S00°01'25"W	2.98
L7	S89°58'36"E	8.00
L8	N45°01'25"E	9.96
L9	N45°01'25"E	8.34
L10	S45°04'46"E	17.89
L11	N45°01'25"E	15.06
L14	S89°58'34"E	8.92

CURVE TABLE					
C#	LENGTH	RADIUS	DELTA	CH. BEARING	L.C.
C15	31.77'	20.00'	91°00'37"	N45°29'42"W	28.53'
C16	18.84'	20.00'	73°58'05"	N26°59'39"E	18.15'
C17	7.60'	56.50'	7'42'41"	S50°07'21"W	7.60'
C18	65.18'	56.50'	66°05'59"	S13°13'01"W	61.63'
C19	29.01'	56.50'	29°24'55"	S34°32'26"E	28.69'
C20	40.20'	56.50'	40°45'48"	S69°37'47"E	39.35'
C21	40.19'	56.50'	40°45'07"	N69°36'46"E	39.34'
C22	29.00'	56.50'	29°24'14"	N34°32'06"E	28.68'
C23	65.18'	56.50'	66°05'59"	N13°13'01"W	61.63'
C24	7.58'	56.50'	7°41'28"	N50°06'45"W	7.58'
C25	18.84'	20.00'	53°58'05"	S26°58'26"E	18.15'
C26	31.06'	20.00'	88°59'23"	S44°30'18"W	28.03'
C27	6.20'	20.00'	17°46'33"	N81°08'09"E	6.18'
C28	6.20'	20.00'	17°46'33"	N08°54'41"E	6.18'
C29	6.40'	20.00'	18°19'41"	N80°48'43"W	6.37'
C30	6.47'	20.00'	18°32'04"	N09°14'37"W	6.44'
C31	1.98'	20.00'	5°41'05"	N02°51'57"E	1.98'
C32	4.46'	20.00'	12°46'57"	N12°05'58"E	4.45'
C33	31.42'	20.00'	90°00'00"	S44°58'36"E	28.28'

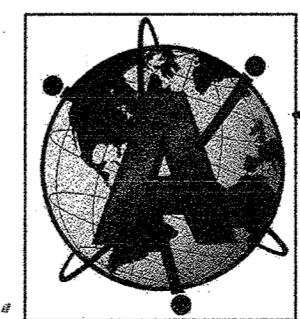


DocuSigned by:
10328
4/23/2024
DEAN J. COON

UNPLATTED
NW COR. AMENDED PLAT OF
SUNNY ACRES SUBDIVISION
FD. #5 REBAR/PLAS. CAP
REPLACED WITH #5 REBAR/
AL. CAP.

AMENDED PLAT OF SUNNY ACRES
SUBDIVISION #2 - BK. 7 PG. 9

SUNNY ACRES SUBDIVISION
BK. 7 PG. 9



PREPARED FOR:
APEX LAND GROUP
ATLAS LAND SURVEYING
PROFESSIONAL LAND SURVEYING SERVICES
202 NE 9th Street • Fruitland, Idaho 83619
208-452-6462 (phone/fax) • 208-739-3802
atlas@atlas-survey.com

~ DAGGER FALLS SUBDIVISION, PHASE 1 ~

WITHIN THE SW¹/₄ SE¹/₄ OF SECTION 8,
TOWNSHIP 6 NORTH, RANGE 1 WEST, B.M.
CITY OF EMMETT, GEM COUNTY, IDAHO
2024

CERTIFICATE OF OWNERS

(I.C. 50-1309)

KNOW ALL MEN BY THESE PRESENTS

THAT APEX LAND GROUP, LLC, IS THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY, BEING A PORTION OF LANDS DESCRIBED IN QUITCLAIM DEED INST. #247097, RECORDS OF GEM COUNTY, IDAHO:

Lands in Gem County, City of Emmett, Idaho, as follows:

In Township 6 North, Range 1 West, Boise Meridian:

In Section 8: That portion of the SW¹/₄ SE¹/₄, being more particularly described as follows:

BEGINNING at the southwest corner of said SW¹/₄ SE¹/₄ (S¹/₄ corner), being monumented by a #5 rebar with aluminum cap stamped "T6N R1W PLS 10561", *inter alia*, and from which point the southeast corner of said SW¹/₄ SE¹/₄ (E¹/₁₆ corner), being monumented by a #5 rebar with illegible yellow plastic cap, bears S. 89° 58' 36" E. 1311.51 feet;

thence along the west line of said SW¹/₄ SE¹/₄, N. 00° 21' 53" W. 40.00 feet, to a #5 rebar set with aluminum cap stamped "ATLAS LAND SURVEYING PLS10328", hereinafter referred to as "capped rebar";

thence S. 89° 58' 36" E. 31.05 feet, to a capped rebar;

thence N. 00° 00' 00" E. 520.00 feet, to a capped rebar;

thence S. 89° 58' 36" E. 158.90 feet, to a capped rebar;

thence S. 00° 00' 00" W. 30.13 feet, to a capped rebar;

thence N. 89° 00' 00" E. 733.97 feet, to a capped rebar;

thence S. 89° 58' 34" E. 224.16 feet, to a capped rebar;

thence S. 00° 01' 25" W. 2.98 feet, to a capped rebar;

thence S. 89° 58' 36" E. 161.55 feet, to a point on the east line of said SW¹/₄ SE¹/₄, coincident with the west boundary of Gem Estates West Subdivision No. 1, filed July 20, 1999, at instrument no. 207089, in Book 3 of Plats at page 32 records of Gem County;


thence along the said east boundary of said SW¹/₄ SE¹/₄, coincident with said west boundary of said Gem State Estates West Subdivision No. 1, S. 00° 14' 15" E. 540.00 feet, to the southeast corner of said SW¹/₄ SE¹/₄, and also being the southeast corner of said Gem Estates West Subdivision No. 1, being monumented by a #5 rebar with illegible plastic cap;


thence along the south line of said SW¹/₄ SE¹/₄, N. 89° 58' 36" W. 1311.51 feet, to the POINT OF BEGINNING .

Containing 15.919 acres, more or less.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS SUBDIVISION PLAT. THE UNDERSIGNED, BY THESE PRESENTS, HEREBY DEDICATES TO THE PUBLIC IN PERPETUITY, THE STREET RIGHTS-OF-WAY SHOWN HEREON. THE PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENTS AS INDICATED ON SAID PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT OF ACCESS TO AND THE USE OF SAID EASEMENTS AS REQUIRED TO SERVICE ALL LOTS WITHIN THIS SUBDIVISION ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SUCH UTILITY PURPOSES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS.

ALL OF THE LOTS IN THE PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF EMMETT (AN EXISTING WATER MUNICIPAL WATER SYSTEM, A PUBLIC UTILITY SUBJECT TO THE REGULATION OF THE IDAHO PUBLIC UTILITIES COMMISSION), WHICH HAS AGREED, IN WRITING, TO SERVE ALL LOTS. WATER RIGHTS ARE EXISTING AND IRRIGATION WATER HAS BEEN PROVIDED FROM LAST CHANCE DITCH CO., IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM LAST CHANCE DITCH CO.


APEX LAND GROUP, LLC
CRAIG SMITH, GOVERNOR
4/24/24
DATE


APEX LAND GROUP, LLC
MIKE SMITH, GOVERNOR
4/24/24
DATE

REFERENCES (IDENTIFIED BY SUPERSCRIPTS)


- 1 NOVEMBER, 15, 2021 T.R.G. TITLE COMMITMENT #21438297
- 2 Q.C.D. INST. #300090 (TITLE ONE)
- 3 R.O.S. INST. #193338 (W&B PACIFIC)
- 4 R.O.S. INST. #255907 (TRI-COUNTY SURVEYING)
- 5 R.O.S. INST. #255911 (TRI-COUNTY SURVEYING)
- 6 R.O.S. INST. #279062 (TIMBERLINE)
- 7 R.O.S. INST. #316034 (SAWTOOTH LAND SURVEYING)
- 8 R.O.S. INST. #323690 (SAWTOOTH LAND SURVEYING)
- 9 R.O.S. INST. #348850 (ATLAS LAND SURVEYING)
- 10 GEM PARK ESTATES WEST SUBDIVISION INST. #207089; BK. 3, P. 32
- 11 GEM PARK ESTATES WEST SUBDIVISION 2A INST. #223620; BK. 3, P. 41
- 12 SUNNY ACRES SUBDIVISION INST. #321626; BK. 6, PG. 9
- 13 AMENDED PLAT OF SUNNY ACRES SUBDIVISION NO. 2 INST. #337982; BK. 7, PG. 9
- 14 CRANE SUBDIVISION INST. #31665; BK. 1, PG. 9

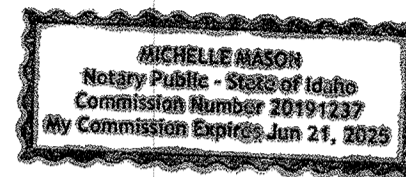
ACKNOWLEDGEMENT

STATE OF IDAHO }
COUNTY OF Tauette } S.S.

ON THIS 21 DAY OF April, 2024, A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CRAIG SMITH, KNOWN OR IDENTIFIED TO ME TO A GOVERNOR OF APEX LAND GROUP, LLC, THAT EXECUTED THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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


MICHELLE MASON, Notary Public - State of Idaho, Commission Number 20191237, My Commission Expires Jun 21, 2025
RESIDING AT _____ MY COMMISSION EXPIRES _____

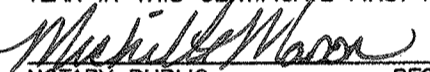


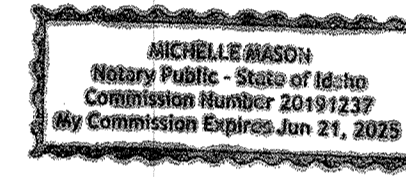
ACKNOWLEDGEMENT

STATE OF IDAHO }
COUNTY OF Tauette } S.S.

ON THIS 21 DAY OF April, 2024, A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MICHAEL SMITH, KNOWN OR IDENTIFIED TO ME TO BE GOVERNORS OF APEX LAND GROUP, LLC, THAT EXECUTED THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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


MICHELLE MASON, Notary Public - State of Idaho, Commission Number 20191237, My Commission Expires Jun 21, 2025
RESIDING AT _____ MY COMMISSION EXPIRES _____



NARRATIVE

I.C. 55-1906 (6)

THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF LINES AND CORNERS ESTABLISHED OR REESTABLISHED FOR THIS SURVEY, MADE AT THE REQUEST OF APEX LAND GROUP, BEING A PORTION OF THE SW¹/₄ SE¹/₄ OF SECTION 8, T. 6 N., R. 1 W., B.M., CITY OF EMMETT, GEM COUNTY, IDAHO.

A) FOUND MONUMENTS/PURPOSE AND REASONING BEHIND HOW LINES WERE ESTABLISHED OR REESTABLISHED
THE LAND SHOWN HEREON IS OWNED BY APEX LAND GROUP. THIS SURVEY WAS REQUESTED AND PERFORMED FOR THE PURPOSE OF SUBDIVIDING AND MONUMENTING THE BOUNDARY AND LOTS FOR A NEW SUBDIVISION.

CONTROLLING SECTION CORNER MONUMENTS WERE FOUND AND HELD AS SHOWN AT THE CS¹/₁₆, SE¹/₁₆, AND S¹/₄ CORNERS OF SECTION 8.

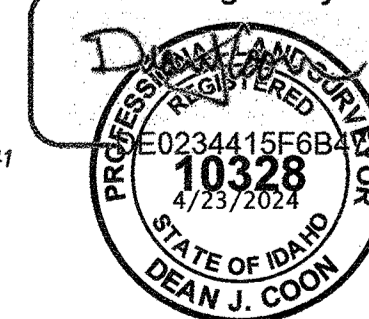
B) RECORDS/REFERENCES
SEE REFERENCE TABLE BELOW

C) INCONSISTENCIES OF OCCUPATION IN RELATION TO THE SURVEYED LINES
NO INCONSISTENCIES WERE OBSERVED BETWEEN OCCUPATION AND THE SURVEYED LINES.

D) DISCREPANCIES IN RECORD DOCUMENTS
NO DISCREPANCIES WERE NOTED BETWEEN RECORD DOCUMENTS REVIEWED DURING THE COURSE OF THIS SURVEY.

E) RANDOM ERROR IN MEASUREMENTS
MEASUREMENTS TAKEN DURING THE COURSE OF THIS SURVEY WERE MADE USING JAVAD TRIUMPH 3/TRIUMPH LS GNSS RECEIVERS USING REAL-TIME KINEMATIC METHODS. UNCERTAINTIES DUE TO RANDOM ERROR IN THESE MEASUREMENTS ARE LESS THAN 0.05 FEET. SURVEY DATA WAS PROJECTED TO A CUSTOM LOW DISTORTION MAP PROJECTION (LDP); NO ROTATION WAS APPLIED. THE CONVERGENCE ANGLE AT THE S¹/₄ CORNER OF SECTION 8 IS +00°00'43.1".
LDP META DATA (TRANSVERSE MERCATOR PROJECTION):
Datum: NAD83 (2011 OPUS) CM: 116°30'00"W LAT. OF ORIGIN: 43°15'00"N
FALSE NORTH: 0m FALSE EAST: 80,000m SCALE: 1.000110

DocuSigned by:



PREPARED FOR:
APEX LAND GROUP
ATLAS LAND SURVEYING
PROFESSIONAL LAND SURVEYING SERVICES
202 NE 9th Street • Fruitland, Idaho 83619
208-452-6462 (phone/fax) • 208-739-3802
atlas@atlas-survey.com

INDEX NO. 614-08-2-3-0-00-00

FILE: 21-048A-SU.dwg
DRAWING NO.: B-0371

SHEET 3 OF 4