CITY OF TWIN FALLS
DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE &
IMPROVEMENT REIMBURSEMENT COMMISSION
Thursday, October 22, 2015 – 12:00 p.m. Special Meeting
City Council Chambers
305 3rd Avenue East – Twin Falls, Idaho

AGENDA

DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE/IMPROVEMENT REIMBURSEMENT COMMISSION MEMBERS:

Nathan Bishop	John Bonnett	Chad DeBie	Tony Hughes	Jennifer Jensen	Gerald Martens Vice-Chair	Susan Petruzzelli	Colby Ricks	Brad Wills Chair

Special Meeting & Agenda Notice
Development Impact Fee Advisory Committee & Improvement Reimbursement Commission

I. Call Meeting to Order

II. Consideration of the Minutes from the July 23, 2015 Meeting

III. Review member terms

IV. Review and discuss the Fiscal Year 2015 Impact Fee Financial Report

V. Discuss recommendation to the City Council regarding the fee increase scheduled for January 1, 2016

VI. Improvement Reimbursement Committee Items

   a. Golden Eagle

   b. Morning Sun 4

   c. Morning Sun 7

VII. Next Committee meeting

VIII. Adjourn

Si desea esta información en español, llame Leila Sanches al (208) 735-7287
Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lisa A. Strickland at (208) 735-7267 at least two (2) working days before the meeting.

I. Call Meeting to Order

II. Consideration of the Minutes from the July 23, 2015 Meeting

The minutes are attached for your review and approval.

III. Review member terms

John and Tony are both at the end of their final terms on the Committee/Commission. After serving seven years and being the last of the original Impact Fee Committee members, they are not eligible for reappointment. We appreciate their efforts very much and are sad to see them go. After this week's meeting, we will have two vacancies on the Committee that we'll need to find replacements for. Also, Brad Wills is at the end of his first term. Brad is eligible for reappointment, should he desire to request it.

IV. Review and discuss the Fiscal Year 2015 Impact Fee Financial Report

The 2015 financial report is attached for your review. Following your review, staff will prepare the Annual Impact Fee Report from the Committee to the City Council and will include the attached financial report.

In addition to the Financial Report, the Annual Impact Fee Report to the City Council should also include other recommendations from the Committee. City Code requires that the committee:

1. "File periodic reports, at least annually, with respect to the Capital Improvements Plan and report to the governmental entity any perceived inequities in implementing the plan or imposing the development impact fees; and"
2. "Advise the governmental entity of the need to update or revise land use Assumptions, Capital Improvements Plan and Development Impact Fees."

Last October first, the City implemented a significant update to the impact fee program, including several amendments to the capital improvement plans, the planning horizon, and the fee amounts. The Committee was very involved in the creation of the update. The new program has been going well in the last year with no negative feedback received by City staff.

Since the impact fee program was so recently updated, we do not believe that any further changes are needed at this time. However, the City recently entered into a contract with the planning firm Logan Simpson Design, Inc. to update the City Comprehensive Plan. Part if the scope for that update is a fire station location analysis and recommendation. The intent of this analysis is to help the City determine the future location and count for our fire stations. Following the completion of the analysis, the Committee will want to review that information and determine whether or not adjustments to the Fire Impact Fee Capital Improvement Plan are needed.

While staff does not recommend any changes to the program at this point, the Committee should certainly discuss what, if any, recommendations to make to the City Council in this year's Annual Impact Fee Report. The Committee's recommendation will be included in the Report to the City Council, typically presented in December.

V. Discuss recommendation to the City Council regarding the fee increase scheduled for January 1, 2016

Last year, the Committee recommended that the Council not increase the impact fee costs on January 1, 2015. That recommendation was approved by the Council, and no automatic increase occurred at the beginning of this year. Impact fee project costs have not been updated since the program revision that was approved in early 2014, with those fee amounts going into effect on 10/1/14. The current fee amounts are:

Total Fees		
Single Family (per dwelling unit)	$	1,994
Multifamily (per dwelling unit)	$	1,822
Retail (per square foot)	$	2.86
Office (per square foot)	$	1.20
Industrial (per square foot)	$	0.99
Institutional (per square foot)	$	0.61

City Code 10-18-12 includes a provision for the impact fee project costs to be automatically adjusted annually on January 1 of each year to account for inflation increases by a rate equal to the Municipal Cost Index. Through September 2105, the MCI rate compared to last year is actually -0.76%. If this trend continues through to the end of the year and we close 2015 with a negative MCI rate, there will be no automatic adjustment to the impact fee project costs, since there is no inflation increase. However, the Committee should still discuss and make a recommendation to the Council regarding the potential for an automatic increase, just in case we see an increase in the MCI between now and January 1, 2016.

VI. Improvement Reimbursement Committee Items

a. Golden Eagle

b. Morning Sun 4

c. Morning Sun 7

VII. Next Committee meeting

April 28, 2016 is the tentative date for the next meeting.

VIII. Adjourn

City of Twin Falls
Summary of Impact Fee Activity

10/19/2015

	08-09	09-10	10-11	11-12	12-13	13-14	Total	(unaudited) 9/30/2015 14-15	Totals
Residential Impact Fees-Police	$ 2,820	$ 20,924	$ 16,726	$ 25,748	$ 36,926	$ 43,378	$ 146,523	$ 56,211	$ 202,734
Non-resid. Impact Fees-Police	$ -	$ 1,644	$ 5,412	$ 57,916	$ 64,520	$ 32,194	$ 161,685	$ 100,738	$ 262,423
Revenue Subtotal-Police	$ 2,820	$ 22,567	$ 22,138	$ 83,665	$ 101,445	$ 75,572	$ 308,207	$ 156,949	$ 465,156
Residential Impact Fees-Fire	$ 8,055	$ 60,063	$ 47,776	$ 73,520	$ 105,271	$ 123,712	$ 418,397	$ 126,097	$ 544,494
Non-resid. Impact Fees-Fire	$ -	$ 4,602	$ 15,150	$ 155,071	$ 181,642	$ 68,153	$ 424,619	$ 236,016	$ 660,634
Revenue Subtotal-Fire	$ 8,055	$ 64,664	$ 62,927	$ 228,591	$ 286,913	$ 191,866	$ 843,016	$ 362,113	$ 1,205,129
Residential Impact Fees-Streets	$ 4,065	$ 30,545	$ 23,734	$ 42,530	$ 51,288	$ 57,803	$ 209,965	$ 99,244	$ 309,209
Non-resid. Impact Fees-Streets	$ -	$ 21,773	$ 46,497	$ 173,666	$ 192,210	$ 143,034	$ 577,181	$ 474,376	$ 1,051,557
Revenue Subtotal-Streets	$ 4,065	$ 52,319	$ 70,231	$ 216,196	$ 243,498	$ 200,837	$ 787,146	$ 573,620	$ 1,360,766
Street light project - Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ (37,260)**	**$ (373,482)**	**$ (410,742)**	**$ -**	**$ (410,742)**
Net Revenue-Streets	$ 4,065	$ 52,319	$ 70,231	$ 216,196	$ 206,238	$ (172,644)	$ 376,404	$ 573,620	$ 950,024
Residential Impact Fees-Parks	$ 9,150	$ 67,402	$ 54,270	$ 82,022	$ 119,510	$ 140,432	$ 472,787	$ 159,464	$ 632,251
Revenue Subtotal-Parks	$ 9,150	$ 67,402	$ 54,270	$ 82,022	$ 119,510	$ 140,432	$ 472,787	$ 159,464	$ 632,251
Parks - Equipment storage bldg	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (50,874)**	**$ (50,874)**
Net Revenue-Parks	$ 9,150	$ 67,402	$ 54,270	$ 82,022	$ 119,510	$ 140,432	$ 472,787	$ 108,590	**$ 581,377**
								$ (94,847)	*$ (94,847)*
								$ (18,000)	*$ (18,000)*
							$ 472,787	**$ (4,258)**	**$ 468,529**
Interest Income-Adj for Unrealized Gain or Loss	$ -	$ 2,137	$ 1,846	$ 8,778	$ (4,411)	$ 32,327	$ 40,677	$ 35,550	$ 76,227
TOTALS	**$ 24,090**	**$ 209,089**	**$ 211,412**	**$ 619,252**	**$ 709,695**	**$ 267,553**	**$ 2,041,091**	**$ 1,123,974**	**$ 3,165,065**

Est. remaining costs of the storage building and trail projects.

FY 2015 budget includes:
- Equipment storage bldg - $140,000
- Canyon Rim Trail constr - $72,750
- Canyon Rim Trail fencing - $16,250

<$229,000>

Date: Thursday, October 22, 2015

To: Improvement Reimbursement Committee

From: Troy Vitek, Assistant City Engineer

Request:

Consideration of a request to approve the application for eligible improvements associated with Golden Eagle Subdivision Number 3 Phase 2

Time Estimate:

Following the applicant's presentation, staff's presentation will take about 5 minutes

Background:

Golden Eagle Subdivision Number 3 Phase 2 was constructed and accepted by the City of Twin Falls. In order to be eligible for reimbursement from neighboring properties the applicant wishes to present before the commission the data necessary to meet the requirements of Resolution 1816 of the City of Twin Falls.

Approval Process:

The resolution requires a public meeting in which the applicant can state the reason for the request and the committee can accept, reject or modify the request before final approval. The application requires the developer to approach a third party engineering firm to reaffirm the values of construction and their percentages associated with parcels that may benefit from having the construction completed. In this case EHM Engineers completed the application and Riedesel reviewed and acknowledged they believe the application is in line with the resolution.

Budget Impact:

There is no budget impact the City of Twin Falls however the lots identified in the application will be required to reimburse the applicant prior to any development happening. This includes building permits, subdividing, special use, etc, in which the utility benefits the property.

Regulatory Impact:

Approval of this request will allow the city to track the reimbursement in a GIS data base and the applicant be awarded payment by the identified parcels in the future.

Conclusion:

Staff agrees with the area of benefit as identified and recommends approval of the proposed application as presented.

1. Subject to receipt of the filing and lots fees

Attachments:

1. Golden Eagle Subdivision Number 3 Phase 2 application

To: City of Twin Falls Engineering Department
Improvement Reimbursement Committee

Reference: Application for eligible improvements
Golden Eagle Subdivision # 3 Phase # 2
Harrison St. South and Pheasant Road West

- Please find enclosed the necessary completed forms and information required for this Application for consideration by the Improvement Reimbursement Committee.
- Listed below are the forms and exhibits explaining the requested reimbursements.

Project Name			
1/5/2015			Golden Eagle # 3
			Phases # 1 and # 2
Documents & Exhibits			
	0		3rd Party Review
	1		Application
	2		Vicinity Map
	3		Narrative
	4		Boundary of Project
	5		Area of Benefit
	6	1	County Assessor Record of Ownership
	7	1	Recorded Final Plat
	8	1	Master Price Form version 2 pt 1
		2	Worksheets for each area
	9	1	Utilities Overview from As Builts
		2	Utilities Southwood Portion
		3	Utilities Arrow Portion
	10	1	Ownership Certification
	11	1	City of Twin Falls Approval Letter

EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE

February 5, 2015

City of Twin Falls
Engineering Department
Attn: Troy Vitek, P.E.
P.O. Box 1907
Twin Falls, Idaho 83303

RE: Golden Eagle Subdivision # 3, Phase # 2 – Application for Eligible Improvements

Troy,

EHM Engineers has completed a third party review of the application for eligible improvements for the Golden Eagle Subdivision # 3, Phase 2 that was submitted to us by Brad Wills. The application meets the requirements of the application process and the items, quantities, and associated costs appear to conform to Ordinance No. 2974 and Resolution No. 1816.

Should the City have any questions regarding this application, please feel free to contact us at 208-734-4888 or email me at hbarnes@ehminc.com.

Respectfully,

Hailey G. Barnes, P.E.
EHM Engineers, Inc.

Attachments: Golden Eagle Subdivision # 3, Phase # 2 Reimbursement Application

cc: Brad Wills
File

621 North College Rd., Suite 100 • Twin Falls, Idaho 83301 • [208] 734-4888 • Fax [208] 734-6049
3501 W. Elder St., Suite 100 • Boise, Idaho 83705 • [208] 386-9170 • Fax [208] 386-9076

IN THE FIELDS OF:
PLANNING • SURVEYING • HIGHWAYS • WATER • SEWAGE • STRUCTURAL • SUBDIVISIONS • BRIDGES • ENVIRONMENTAL • QUALITY CONTROL • CONSTRUCTION MGMT.

IMPROVEMENT REIMBURSEMENT APPLICATION **January 7, 2015**

Subdivision Name: Golden Eagle Subdivision # 3 Acres/Lots: 22.29 Acres/85 Lots

Subdivision Location: A parcel of land in the East one-half (E ½) of the Southwest one-quarter (SW1/4), of Section 28, Township 10 South, Range 17 East, Boise Meridian, City of Twin Falls, County of Twin Falls.

Cross Streets: Harrison St. South and Pheasant Road West

Initial Developer: V & S, LLC, an Idaho Limited Liability Company, Contact: Doug Vollmer

Address/phone #: 6th Ave East, PO Box 566, Twin Falls, Idaho 83303 208-420-5650

Current Contact: Same as Above

Address/phone #: Same as Above

Local Agent: Brad Wills, 222 Shoshone St. West, Twin Falls Idaho 83303-0346 208-420-0314

Property Owner: V & S, LLC, an Idaho Limited Liability Company, Contact: Doug Vollmer

Address/phone #: 6th Ave East, PO Box 566, Twin Falls, Idaho 83303 208-420-5650

Engineering Firm: John J. Straubhar Consulting Engineer Contact: Jack Straubhar

Address/phone #: 111 Shoshone St. N # 201, Twin Falls, Idaho, 83301 208-736-8255

The City of Twin Falls adopted Ordinance Number 2974 and Resolution 1816 which allows developers to submit an application to the Improvement Reimbursement Committee (I.R.C.) of the City of Twin Falls if they wish to seek reimbursement for improvements for previously developed and accepted utilities and roadways that benefit future development. More specifically; whenever any extension is made by a private developer (initial developer) to the City of Twin Falls' (City) water distribution system, wastewater collection system, transportation system, pressure irrigation pump stations and distribution systems, in such a manner as to enable a subsequent private developer or property owner to connect to or extend the previously extended water distribution system, wastewater collection system, transportation system, pressure irrigation pump stations and distribution systems, the subsequent private developer or property owner (subsequent developers) shall first make proper compensation to the initial developer for the costs of the water distribution system, wastewater collection system, transportation system, pressure irrigation pump stations and distribution systems (improvements).

The initial developer must maintain proper identity and current address with the City Engineer in order to be eligible for proper compensation in the future.

The lists below identify the items that are required for submittal of the Improvement Reimbursement application.

Incomplete submittals will not be accepted or reviewed. It is the responsibility of Engineering firm and/or Developer/ Owner to see that all the required information is submitted to the City in the proper form.

Include the following information:

1. Improvement Reimbursement Application
2. A Narrative describing the project overview, the initial improvements, the surrounding areas that will benefit from the improvements, the boundary of the affected area, any known developers/owners that

will be included in this application and any other information that would be supportive to the commission.

3. Vicinity Map
4. Proof of past ownership of the real property included in this application.
5. AS-BUILT drawing on file with the City of Twin Falls Engineering Department of improvement.
6. The letter from the City Engineering Department approving the completion of the improvements and accepting the project for maintenance.
7. If required, an electronic GIS file indicating items subject to reimbursement.
8. A plan identifying all improvements proposed for compensation.
    a. A separate plan for each of the individual reimbursement areas.
        i. Include all four system for that area:
            1. water distribution system
            2. wastewater collection system
            3. transportation system
            4. pressure irrigation pump stations and distribution systems
        ii. Identify the surrounding area that benefits from the improvements.

9. Each individual reimbursement area should include the following information;
        i. Improvements for consideration
        ii. The estimated boundary that will benefit from those improvements.
        iii. Actual cost of installation
            1. Attach copy of original cost documents
            2. If costs are unavailable, other documentation per Ordinance guidelines
        iv. Estimated proposed reimbursement

Filing Fee: $ 200.00 Date Submitted: January 8, 2015
Fee per Lot, tract or parcel impacted $ 10.00 Fee to be calculated after I. R. C. Approval

Application received by the City Engineering Department.

Date Reviewed by City Staff:_____

Date of Boundary Verification by Engineer Dept.:_____

Date of Notification to Improvement Reimbursement Commission:_____

Date Scheduled for Commission meeting:_____

Note: In the case of an agreement between the Initial Developer and Subsequence Developer, item #10 iii and iv will not be required and a lump sum will be included.

Additional Notes:

- There will be no consideration for depreciation or inflation.
- Improvements must be accepted by the City of Twin Falls to be eligible for reimbursement.
- The period of compensation to the initial developer shall be terminated at the earliest of any of the following conditions:
    - Full compensation for the determined eligible reimbursement amount based on the actual cost plus 15% to address costs for engineering, management, fees, interest and inspection.
    - Failure on the part of the initial developer or their assigns to maintain proper identity and address on file with the Improvement Reimbursement Commission.
    - A date twenty years after the acceptance of the improvement by the City.
- Disclaimer: City of Twin Falls and Improvement Reimbursement Committee approvals determines eligibility and benefit. All quantities and calculations are the responsibility of the applicant therefore any errors are not the liability of the City of Twin Falls or the Improvement Reimbursement Committee.

Golden Eagle # 3 Subdivision

Vicinity Map NTS

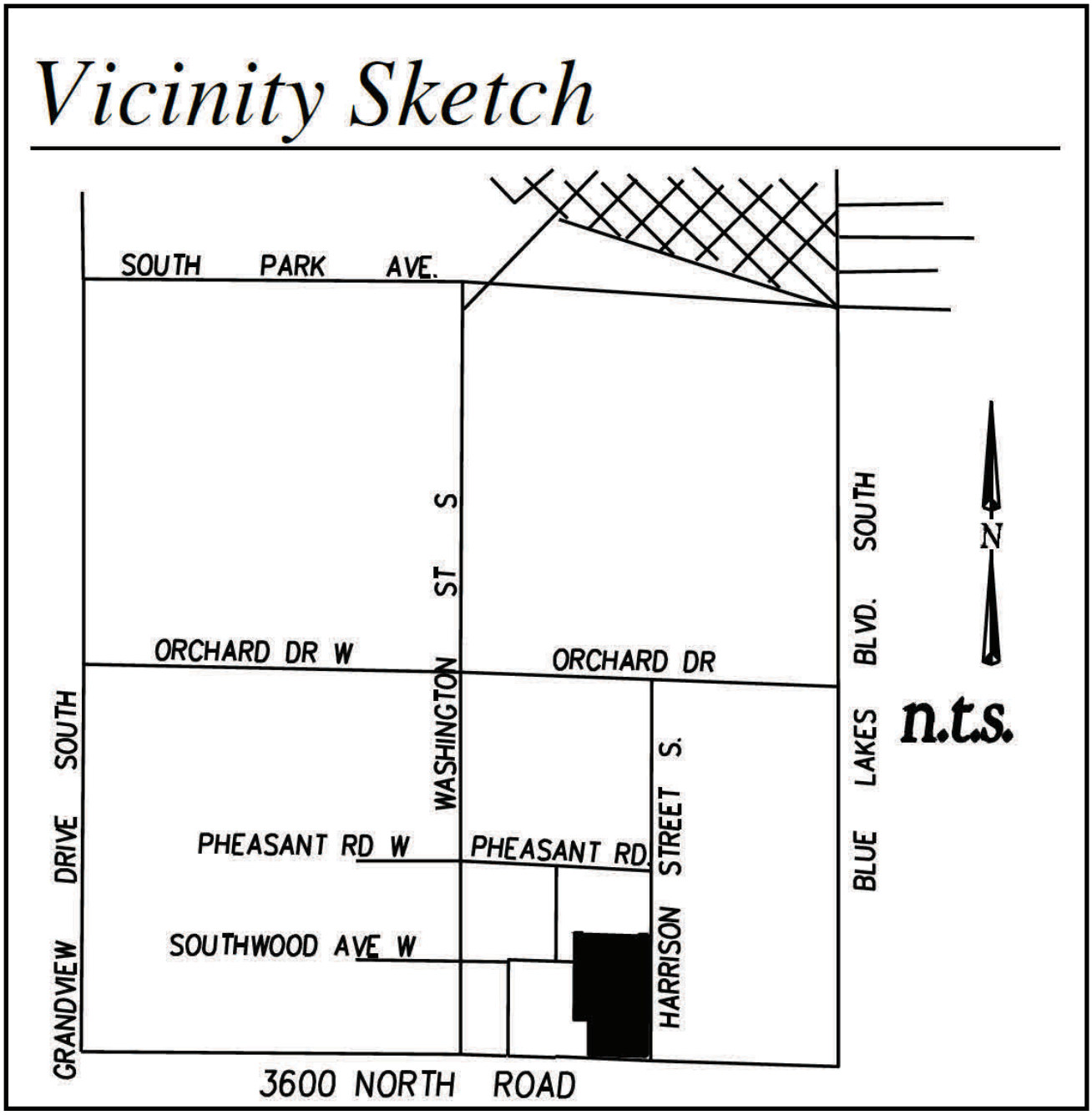


EXHIBIT 2—1

V & S, LLC, an Idaho Limited Liability Company
6th Ave East, PO Box 566
Twin Falls, Idaho 83303

To: **City of Twin Falls**
Engineering Department
Twin Falls, Idaho

Reference: **Improvement Reimbursement Narrative**
Project: **Golden Eagle Subdivision # 3 Phase # 2**

V & S, LLC has completed the improvements for Phase # 2 of the Golden Eagle Subdivision # 3 located southwest of the intersection of Harrison St. South (HSS) and Pheasant Road West (PRW) in Twin Falls, Idaho.

The City of Twin Falls has approved and accepted Golden Eagle Subdivision # 3 Phase # 2 for maintenance on December 28, 2012. We have reviewed the City Ordinance Number 2974 to determine which of these improvements would be eligible for future reimbursement.

Water Distribution System

In Golden Eagle # 3 Phase # 2, an 8" water line was installed connecting back to Golden Eagle # 2 for water looping and pressure purposes. The water line connected on Southwood Ave beginning east of the intersection of Valencia St. and runs east for approximately 227 lf to the intersection of Arrow St. Extended then continuing north for approximately 500 lf to the Phase boundary of Golden Eagle # 3 on Arrow St. This water line will benefit the future site of the South Hills Middle School on property owned by the Twin Falls School District.

Two Fire Hydrants were connected to the water loop and will be reused but relocated so a 50 % material only credit was used.

This line is located entirely on the TFSD property and will provide a 100 % benefit the property it crosses.

No Asphalt repair was required.

Golden Eagle # 3 Subdivision

Boundary of Project NTS

EXHIBIT 4—1

Golden Eagle # 3 Subdivision

Area of Benefit NTS

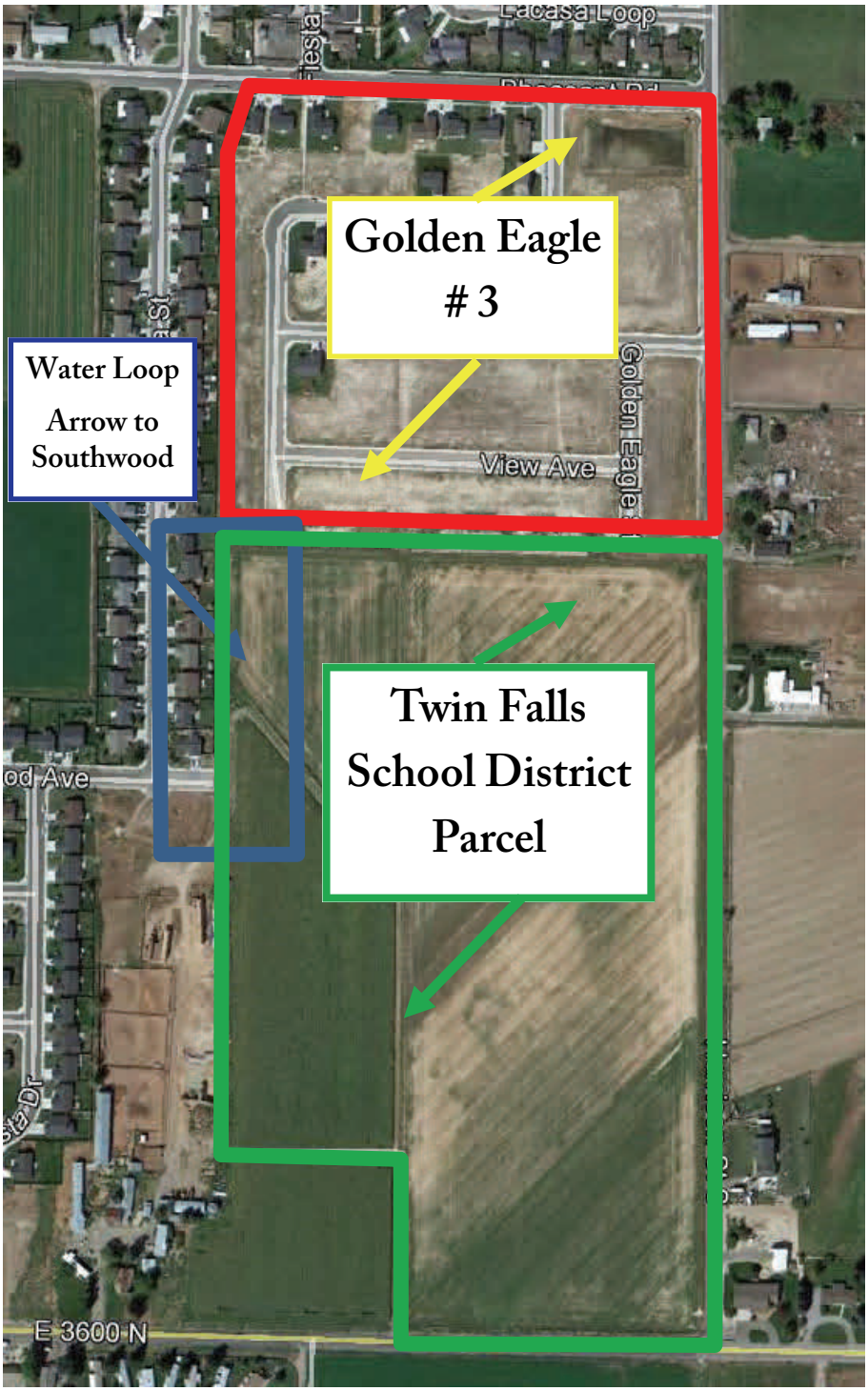


EXHIBIT 5—1

Golden Eagle # 3 Subdivision

Current Ownership of Surrounding Parcel

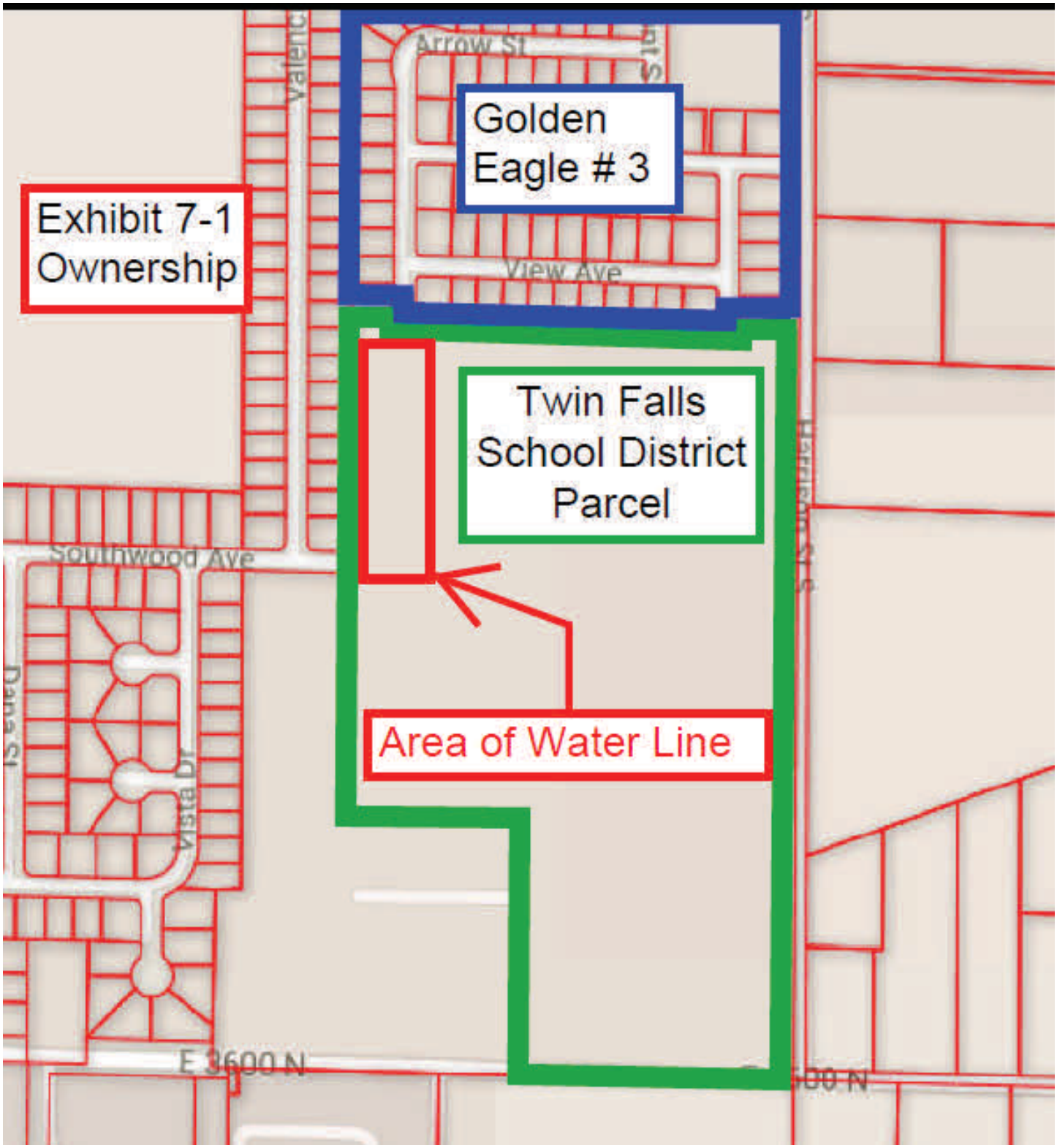
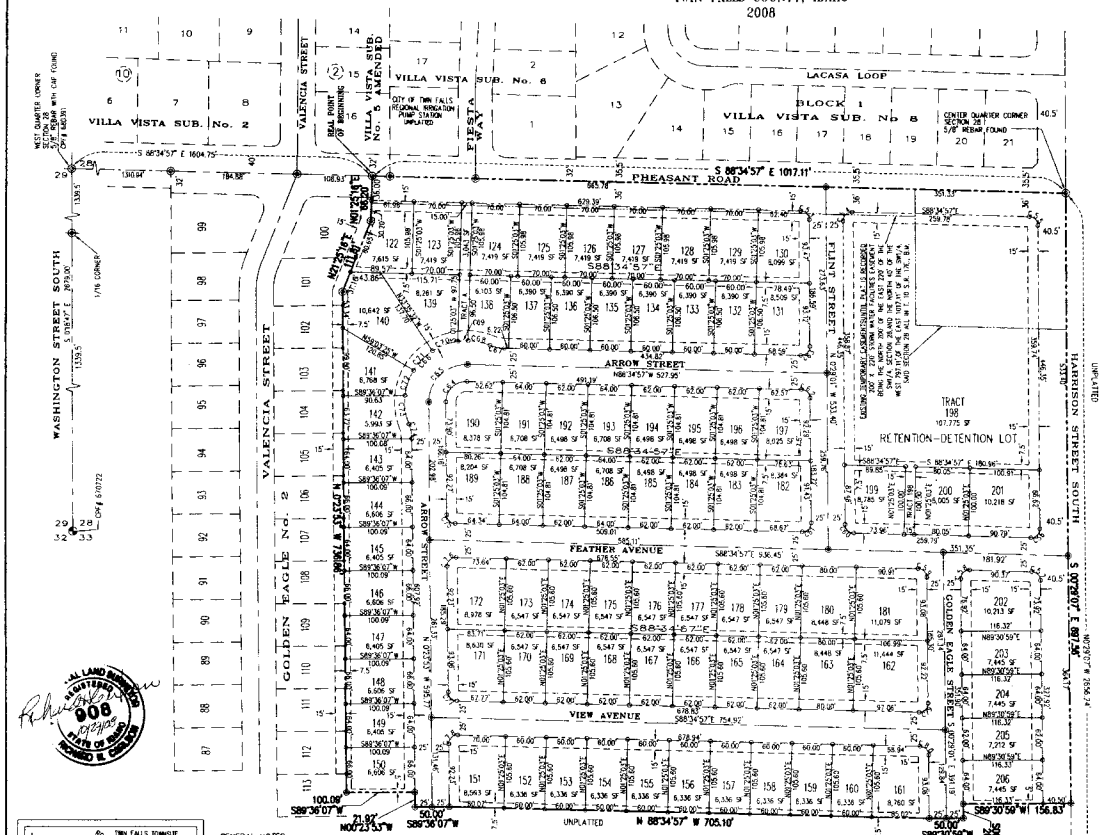


EXHIBIT 6—1

GOLDEN EAGLE SUBDIVISION No. 3

IN THE
EAST ONE-HALF OF THE SOUTHWEST QUARTER, SECTION 28
TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO
2008



0 50 100 200 300 FEET
1" = 100'

LEGEND

21	LOT NUMBER
SF	SQUARE FEET
⊕	5/8"X30" REBAR/CAP SET
○	1/2"X24" REBAR/CAP SET
•	1/2" REBAR FOUND
⊕	BRASS CAP FOUND
◎	5/8"X30" REBAR FOUND
	CENTERLINE (AS SHOWN)
	EASEMENT LINE (AS SHOWN OR NOTED) PUBLIC UTILITY EASEMENT FOR DRAINAGE, UTILITIES, IRRIGATION, & SNOW REMOVAL.
	LOT LINE
	LOT LINE AND RIGHTS OF WAY LINE
	SECTION LINE
	RIGHT OF WAY LINE (EXISTING)
	SUBDIVISION BOUNDARY
	LOT LINE (EXISTING)
	TEMPORARY EASEMENT (EXTINGUISHED WHEN NO LONGER NEEDED (AS SHOWN AND NOTED)

HEALTH CERTIFICATE

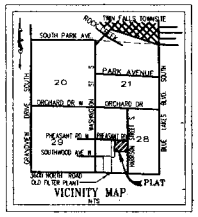
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO, DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. 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 OTHER CONDITIONS OF THE DEQ, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE. BY ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

SOUTH CENTRAL DISTRICT HEALTH, REHS DATE

GENERAL NOTE: THE DEPARTMENT OF ENVIRONMENTAL QUALITY THROUGH MEMORANDUM OF UNDERSTANDING WITH SOUTH CENTRAL DISTRICT HEALTH (MOU)

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD-BRG
C- 53	88°05'56"	13.00'	19.99'	12.58'	18.08'	N44°31'59"W
C- 54	91°54'04"	13.00'	20.85'	13.44'	18.69'	S45°28'01"W
C- 55	88°05'56"	13.00'	19.99'	12.58'	18.08'	N44°32'02"W
C- 56	91°54'10"	13.00'	20.85'	13.44'	18.69'	N45°27'58"E
C- 57	88°05'50"	13.00'	19.99'	12.58'	18.08'	N44°32'02"W
C- 58	91°54'05"	13.00'	20.85'	13.44'	18.69'	S45°28'01"W
C- 59	88°05'56"	13.00'	19.99'	12.58'	18.08'	N44°31'59"W
C- 60	88°05'55"	13.00'	19.99'	12.58'	18.08'	S44°31'59"E
C- 61	91°54'05"	13.00'	20.85'	13.44'	18.69'	N45°28'01"E
C- 62	88°05'55"	13.00'	19.99'	12.58'	18.08'	N44°31'59"W
C- 63	91°54'05"	13.00'	20.85'	13.44'	18.69'	N45°28'01"E
C- 64	91°48'57"	30.00'	48.07'	30.97'	43.08'	S45°30'35"W
C- 65	91°48'57"	55.00'	88.14'	56.77'	79.00'	S45°30'35"W
C- 66	133°53'41"	90.00'	210.32'	211.49'	165.63'	S45°30'35"W
C- 67	21°02'22"	60.00'	22.03'	11.14'	21.91'	S78°03'45"E
C- 68	20°59'29"	90.00'	32.97'	16.67'	32.79'	N78°02'19"W
C- 69	09°35'36"	90.00'	15.07'	7.55'	15.05'	S86°40'09"W
C- 70	25°27'53"	90.00'	40.00'	20.34'	39.67'	S69°08'24"W
C- 71	25°27'53"	90.00'	40.00'	20.34'	39.67'	S43°40'31"W
C- 72	25°02'35"	90.00'	39.34'	19.99'	39.03'	S18°25'17"W
C- 73	27°20'15"	90.00'	42.94'	21.89'	42.54'	S07°46'08"E
C- 74	21°02'22"	60.00'	22.03'	11.14'	21.91'	N10°55'04"W
C- 75	88°11'03"	13.00'	20.01'	12.59'	18.09'	S44°29'25"E
C- 76	91°48'57"	13.00'	20.83'	13.42'	18.67'	S45°30'35"W
C- 77	88°11'03"	13.00'	20.01'	12.59'	18.09'	S44°29'25"E
C- 78	91°48'57"	13.00'	20.83'	13.42'	18.67'	S45°30'35"W
C- 79	91°54'04"	13.00'	20.85'	13.44'	18.69'	N45°28'01"E
C- 80	88°05'56"	13.00'	19.99'	12.58'	18.08'	N44°31'59"W



GENERAL NOTES:

1. MAINTENANCE AND WEED CONTROL PURSUANT TO IDAHO CODE 22-2407 FOR ALL LOTS ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE LOTS ARE SOLD AND THEREAFTER ARE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
2. BASIS OF BEARINGS: THE LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 28, T.10 S., R.17 E., B. M., TWIN FALLS COUNTY, IDAHO TAKEN AS SOUTH 89°05' EAST AS SHOWN ON SOUTHWOOD SUBDIVISION PLAT IN THE OFFICE OF THE RECORDER OF TWIN FALLS COUNTY.
3. EASEMENTS: THERE WILL BE A 15' WIDE EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, SNOW REMOVAL AND DRAINAGE ALONG THE STREET SIDE OF ALL LOTS. THERE WILL BE A 5' WIDE EASEMENT FOR UTILITIES AND DRAINAGE ADJACENT TO ALL SIDE INTERIOR LOT LINES. ALL OTHER EASEMENTS ARE AS SHOWN HEREON UNLESS NOTED OTHERWISE.
4. TRAVEL WAYS IN THE DEDICATED RIGHTS OF WAY WILL BE BUILT TO CITY OF TWIN FALLS STANDARDS AND SPECIFICATIONS AND WILL NOT OBLIGATE THE CITY OF TWIN FALLS UNTIL OFFICIALLY ACCEPTED AND DECLARED OPEN FOR PUBLIC TRAVEL BY THE CITY OF TWIN FALLS PER IDAHO CODE 50-1313.
5. LOTS WILL BE CONNECTED TO CITY OF TWIN FALLS DOMESTIC WATER SYSTEM AND SANITARY SEWERAGE SYSTEM.
6. ALL LAND INCLUDED IN THIS PLAT WILL BE SUBJECT TO THE RESTRICTIVE COVENANTS FOR GOLDEN EAGLE SUBDIVISION NO. 3 ON FILE AT THE COUNTY RECORDER'S OFFICE.
7. THE IRRIGATION WATER WILL BE TRANSFERRED TO THE CITY OF TWIN FALLS ~~REGIONAL IRRIGATION DISTRICT~~. A PRESSURE IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LOTS. THE CITY HAS INSTALLED A REGIONAL IRRIGATION SUPPLY SYSTEM.
8. EACH LOT WILL BE RESPONSIBLE TO CONFORM TO CITY OF TWIN FALLS BUILDING PERMIT SITE PLAN REQUIREMENTS.
9. LOTS ADJACENT TO HARRISON STREET SOUTH SHALL NOT HAVE VEHICULAR ACCESS TO SAID STREET.
10. LOT 130 SHALL HAVE NO VEHICULAR ACCESS TO PHEASANT ROAD. VEHICULAR ACCESS SHALL BE THROUGH FLINT STREET ONLY.
11. LOTS ADJACENT TO PHEASANT ROAD (LOTS 122 THRU 129) ARE PROHIBITED FROM BACKING A VEHICLE ONTO SAID ROAD PER CITY ORDINANCE.

DEVELOPER:
V & S LLC
P.O. BOX 5071
TWIN FALLS, IDAHO
208-736-8055

JOHN J. STRAUBHAR CONSULTING ENGINEER
TWIN FALLS, IDAHO

TWIN FALLS COUNTY
RECORDED FOR:
DOUGLAS D VOLLMER
3:34:25 pm 11-19-2009
2009-025653
NO. PAGES: 2 FEE: $22.00
KRISTEN ELDRIDGE
COUNTY CLERK
DEPUTY: BRANDI
10/26/08

GOLDEN EAGLE SUBDIVISION No. 3 SHEET 1 OF 2

OWNER'S CERTIFICATE

THIS IS CERTIFY THAT THE UNDERSIGNED ARE THE DULY AUTHORIZED REPRESENTATIVES OF THE OWNER IN FEE SIMPLE OF THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND IN THE EAST ONE-HALF (E1/2) OF THE SOUTHWEST (SW1/4) OF SECTION 28, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28 FROM WHICH THE SOUTHWEST CORNER OF SECTION 28 BEARS SOUTH 0° 18' 47" EAST, 2679.00 FEET; THENCE SOUTH 88° 34' 57" EAST, 1604.75 FEET ALONG THE NORTH BOUNDARY OF THE EAST ONE-HALF (E1/2) SOUTHWEST ONE QUARTER (SW1/4) SAID SECTION 28 AND THE CENTERLINE OF PHEASANT ROAD TO THE REAL POINT OF BEGINNING;

THENCE FROM THIS REAL POINT OF BEGINNING AND CONTINUING ALONG THE NORTH BOUNDARY OF SAID E1/2SW1/4 AND THE CENTERLINE OF PHEASANT ROAD SOUTH 88° 34' 57" EAST, 1017.11 FEET TO THE CENTER QUARTER SECTION CORNER OF SECTION 28; THENCE SOUTH 0° 29' 07" EAST, 897.57 FEET ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 28 AND THE CENTERLINE OF HARRISON STREET SOUTH;

THENCE SOUTH 89° 30' 59" WEST, 156.83 FEET TO THE EAST BOUNDARY OF GOLDEN EAGLE STREET;

THENCE SOUTH 0° 29' 01" EAST, 20.99 FEET ALONG THE EAST BOUNDARY OF GOLDEN EAGLE STREET;

THENCE SOUTH 89° 30' 59" WEST, 50.00 FEET TO THE WEST BOUNDARY OF GOLDEN EAGLE STREET;

THENCE NORTH 88° 34' 57" WEST, 705.10 FEET TO THE EAST BOUNDARY OF ARROW STREET.

THENCE SOUTH 89° 36' 07" WEST, 50.00 FEET TO THE WEST BOUNDARY OF ARROW STREET;

THENCE NORTH 0° 23' 53" WEST, 21.92 FEET ALONG THE WEST BOUNDARY OF ARROW STREET;

THENCE SOUTH 89° 36' 07" WEST, 100.09 FEET TO THE EAST BOUNDARY OF GOLDEN EAGLE SUBDIVISION No. 2;

THENCE NORTH 0° 23' 53" WEST, 736.86 FEET ALONG THE EAST BOUNDARY OF GOLDEN EAGLE SUBDIVISION No. 2;

THENCE NORTH 21° 25' 16" EAST, 111.81 FEET ALONG THE EAST BOUNDARY OF GOLDEN EAGLE SUBDIVISION No. 2;

THENCE NORTH 1° 25' 16" EAST, 66.20 ALONG THE EAST BOUNDARY OF GOLDEN EAGLE SUBDIVISION No. 2 TO THE REAL POINT OF BEGINNING.

THE AREA CONTAINED IN THIS PLATTED LAND ABOVE IS 22.29 ACRES AND THEY DO HEREBY INCLUDE SAID LAND IN THIS PLAT AND THE UNDERSIGNED, DOES BY THESE PRESENTS DEDICATE TO THE PUBLIC THE USE FOREVER OF ALL RIGHTS OF WAY FOR ROADS, STREETS, AVENUES, COURTS, CIRCLES, WAYS, LANES, BOULEVARDS, ALLEYS AND TRACT "A" AS SO INDICATED AND SHOWN ON THE FOREGOING PLAT. THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER PUBLIC AND NONPUBLIC USES AS DESIGNATED HEREON, AND NO STRUCTURES OTHER THAN FOR SUCH PURPOSES WITH THE EXCEPTION OF FENCES AND NON-PERMENANT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS AS SHOWN ON THE FOREGOING PLAT. LOTS WITHIN SAID SUBDIVISION ARE SUBJECT TO ALL EASEMENTS AND ALL EASEMENTS ARE FOR THE BENEFIT OF AND APPURTENANT TO ALL LOTS AS SHOWN ON SAID PLAT.

Douglas D. Vollmer
MANAGING MEMBER DOUGLAS D. VOLLMER
V & S LLC, AN IDAHO LIMITED LIABILITY COMPANY

DOMESTIC WATER CERTIFICATE

PURSUANT TO IDAHO CODE 50-1334, V & S, LLC, AS OWNERS, DO HEREBY STATE THAT THE INDIVIDUAL LOTS DESCRIBED IN THIS PLAT WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM THE EXISTING CITY OF TWIN FALLS, IDAHO WATER SYSTEM, AND SAID CITY HAS AGREED IN WRITING TO SERVE SAID LOTS IN GOLDEN EAGLE SUBDIVISION No. 3 AS SHOWN HEREON.

Douglas D. Vollmer
MANAGING MEMBER DOUGLAS D. VOLLMER
V & S LLC, AN IDAHO LIMITED LIABILITY COMPANY

IRRIGATION WATER CERTIFICATE

PURSUANT TO IDAHO CODE 31-3805, V & S LLC, AS OWNERS, DO HEREBY STATE THAT THE WATER RIGHTS APPURTENANT AND THE ASSESSMENT OBLIGATION OF THE LANDS IN GOLDEN EAGLE SUBDIVISION No. 3 AS SHOWN HEREON ARE WITHIN THE TWIN FALLS CANAL COMPANY JURISDICTION AND WILL BE TRANSFERRED BY THE OWNERS AND PUT IN TRUST OF THE CITY OF TWIN FALLS. LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CITY OF TWIN FALLS IRRIGATION DISTRICT AND/OR CANAL COMPANY.

Douglas D. Vollmer
MANAGING MEMBER DOUGLAS D. VOLLMER
V & S LLC, AN IDAHO LIMITED LIABILITY COMPANY

IRRIGATION WATER DELIVERY CERTIFICATE

PURSUANT TO IDAHO CODE 31-3805, V & S LLC, AS OWNERS, DO HEREBY STATE THAT THE IRRIGATION WATER APPURTENANT AND THE ASSESSMENT OBLIGATION OF THE LAND IN GOLDEN EAGLE SUBDIVISION No. 3 AS SHOWN HEREON HAVE NOT BEEN TRANSFERRED FROM SAID LANDS AND THAT AN IRRIGATION WATER DELIVERY SYSTEM IS PROVIDED AND WILL BE SUBMITTED TO CITY AUHORITIES AND CITY COUNCIL FOR APPROVAL.

Douglas D. Vollmer
MANAGING MEMBER DOUGLAS D. VOLLMER
V & S LLC, AN IDAHO LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF TWIN FALLS } S.S.

ON THIS 12TH DAY OF JANUARY, 2009, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED DOUGLAS D. VOLLMER KNOWN TO ME TO BE THE MANAGING MEMBER OF V & S LLC, AN IDAHO LIMITED LIABILITY COMPANY THAT EXECUTED THE ABOVE CERTIFICATES AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN. MY COMMISSION EXPIRES 05/21/2011

NOTARY PUBLIC
STATE OF IDAHO

Denise H. Vollmer
NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO
RESIDING IN TWIN FALLS

SURVEYOR'S CERTIFICATE

I, RICHARD H. CARLSON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, HEREBY STATE THAT I SUPERVISED THE SURVEY OF THE LAND DESCRIBED IN THE CERTIFICATE OF OWNERS AND DESIGNATED HEREON AS GOLDEN EAGLE SUBDIVISION No 3, AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE AND STAKED UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH IDAHO CODE, LOCAL ORDINANCES AND ACCEPTED LOCAL PROCEDURES OF SURVEYING.

COUNTY SURVEYOR'S CERTIFICATE

THIS IS TO STATE THAT THE UNDERSIGNED HAS CHECKED THE GOLDEN EAGLE SUBDIVISION No. 3 PLAT AND COMPUTATIONS FOR MAKING THE SAME AND HAS DETERMINED THAT THEY COMPLY WITH THE STATE OF IDAHO CODE AND LOCAL ORDINANCES RELATED THERETO.

Larry G. Tapley
ACTING TWIN FALLS COUNTY SURVEYOR

DATED THIS 29TH DAY OF October, 2008

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF TWIN FALLS } S.S.

ON THIS 29 DAY OF October, 2008, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED Larry G. Tapley KNOWN TO ME TO BE THE PERSON THAT EXECUTED THE ABOVE CERTIFICATE.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN. MY COMMISSION EXPIRES 6/21/2010.

Sandra Sawyer
NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO
RESIDING IN Twin Falls, ID

CITY ENGINEER'S CERTIFICATE

I, JACQUELINE D. FIELDS, DO HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION PLAT OF GOLDEN EAGLE SUBDIVISION No. 3, TWIN FALLS COUNTY, CITY OF TWIN FALLS, IDAHO, AND THAT THE SUBDIVISION SHOWN HEREON CONFORMS TO APPLICABLE ORDINANCES OF THE CITY OF TWIN FALLS.

11-19-09
DATE

Jacqueline D. Fields
JACQUELINE D. FIELDS
CITY ENGINEER OF THE CITY OF TWIN FALLS

Leila G. Sánchez
ATTEST: DEPUTY CLERK

CITY COUNCIL APPROVAL

THIS IS TO CERTIFY THAT AT ITS REGULARLY HELD MEETING OF July 21, 2008, THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO APPROVED THIS SUBDIVISION PLAT OF GOLDEN EAGLE SUBDIVISION No. 3 AND ACCEPTED ON BEHALF OF THE PUBLIC THE OFFER OF DEDICATION OF ALL RIGHTS OF WAY FOR ROADS, STREETS, AVENUES, COURTS, CIRCLES, WAYS, LANES, BOULEVARDS AND ALLEYS AS SO INDICATED HEREON. THIS ACCEPTANCE PURSUANT TO IDAHO CODE 50-1313 IMPOSES NO OBLIGATION OR LIABILITY UPON THE CITY OF TWIN FALLS UNTIL TRAVEL WAYS ARE APPROVED FOR PUBLIC USE BY THE CITY OF TWIN FALLS, IDAHO.

MAYOR

Leila G. Sánchez
ATTEST: DEPUTY CLERK

COUNTY TREASURER'S CERTIFICATE

I, Debbie Kauffman, COUNTY TREASURER IN AND FOR THE COUNTY OF TWIN FALLS, IDAHO PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ALL CURRENT AND DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

Debbie Kauffman By Chris Fant Chief Deputy
TWIN FALLS COUNTY TREASURER

11-19-09
DATE

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO }
COUNTY OF TWIN FALLS } S.S.

INSTRUMENT NO. 2009-025653

ON THIS 19TH DAY OF November, 2009 AT 3:34 P.M., THE FOREGOING PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF TWIN FALLS COUNTY, IDAHO AND DULY RECORDED IN RECORDS OF PLATS BOOK 13 ON PAGE 34.

Becky Gunter
ATTEST: DEPUTY

Kristina Glascock
EX-OFFICIO RECORDER

TWIN FALLS COUNTY
RECORDED FOR:
DOUGLAS D VOLLMER
3:34:25 pm 11-19-2009
2009-025653
NO. PAGES: 2 FEE: $22.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: BRANDER

DEVELOPER:
V & S LLC
P.O. BOX 3071
TWIN FALLS, IDAHO
208-736-8250

JOHN J. STRAUBHAR CONSULTING ENGINEER
TWIN FALLS, IDAHO

GOLDEN EAGLE SUBDIVISION No. 3 SHEET 2 OF 2

TWIN FALLS COUNTY
Recorded for:
RICHARD H CARLSON
11:32:14 am 11-24-2009
2009-026015
No. Pages: 1 Fee: $ 3.00
KRISTINA GLASCOCK
County Clerk
Deputy: RHITE

RECORDER'S CERTIFICATE

AFFIDAVIT AUTHORIZING CHANGE
OF PLAT SHOWING GOLDEN EAGLE SUBDIVISION No. 3

I, RICHARD H. CARLSON, a Licensed Professional Surveyor in the State of Idaho, do hereby certify that the Plat of "Golden Eagle Subdivision No. 3" recorded in the office of the Recorder for Twin Falls County, Idaho on November 19th, 2009 as Instrument number 2009-025653 was made under my direct supervision and since the day of recording a drafting error has been discovered.
This affidavit is for the purpose of authorizing the Recorder of Twin Falls County, Idaho or his/her agent to make notation on the subdivision plat correcting the error hereinafter mentioned on the said plat, sheet 2 of 2, in accordance with the provisions of Idaho Code 55-816.

On said plat sheet 2 of 2 the following corrections should be referenced and made to:

The acknowledgment and verbiage in and under the Owner's Certicate, the Domestic Water Certificate, the Irrigation Water Certificate and the Irrigation Water Delivery Certificate should be corrected to add the company of J & D Developers LLC who partially own an interest in the property included in this Plat and that Douglas D. Vollmer Is the Managing Member of both entities.

PROFESSIONAL LAND SURVEYOR REGISTERED 908 11/24/09 STATE OF IDAHO RICHARD H. CARLSON

RICHARD H. CARLSON P.L.S. 908

STATE OF IDAHO
COUNTY OF TWIN FALLS

SUBSCRIBED AND SWORN on this 24th day of November, 2009, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared RICHARD H. CARLSON, known to me to be Person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and the year first above written.

RICHARD B. STIVERS
NOTARY PUBLIC
STATE OF IDAHO

Notary Public for Idaho
Residing at Twin Falls, Idaho
My commission expires on 1/24/15

TWIN FALLS COUNTY
RECORDED FOR:
RICHARD CARLSON
1:14:42 pm 12-02-2009
2009-026541
NO. PAGES: 1 FEE: $3.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: BHUNTER

RECORDER'S CERTIFICATE

AFFIDAVIT AUTHORIZING CHANGE
OF PLAT SHOWING GOLDEN EAGLE SUBDIVISION No. 3

I, RICHARD H. CARLSON, a Licensed Professional Surveyor in the State of Idaho, do hereby certify that the Plat of "Golden Eagle Subdivision No. 3" recorded in the office of the Recorder for Twin Falls County, Idaho on November 19th, 2009 as Instrument number 2009-025653 was made under my direct supervision and since the day of recording a drafting error on the centerline distance on Feather Avenue from the centerline intersection of Arrow Street and Feather Avenue to the centerline intersection of Feather Avenue and Golden Eagle Street is shown as 936.45' and should be 936.54' on the Plat.
This affidavit is for the purpose of authorizing the Recorder of Twin Falls County, Idaho or his agent to make notation on the subdivision plat correcting the distance hereinafter mentioned on the said plat, sheet 1 of 2.

RICHARD H. CARLSON P.L.S. 908

PROFESSIONAL LAND SURVEYOR REGISTERED 908 12/02/09 STATE OF IDAHO RICHARD H. CARLSON

STATE OF IDAHO
COUNTY OF TWIN FALLS

SUBSCRIBED AND SWORN on this 2nd day of December, 2009, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared RICHARD H. CARLSON, known to me to be Person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and the year first above written.

Notary Public for Idaho
Residing at Twin Falls, Idaho
My commission expires on 6/21/2010

KARCHER CARLSON NOTARY PUBLIC STATE OF IDAHO

TWIN FALLS COUNTY
RECORDED FOR:
RICHARD H CARLSON
3:47:54 pm 12-04-2009
2009-026782
NO. PAGES: 1 FEE: $3.00
KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: DWRIGHT

RECORDER'S CERTIFICATE

AFFIDAVIT AUTHORIZING CHANGE
OF PLAT SHOWING GOLDEN EAGLE SUBDIVISION No. 3

I, RICHARD H. CARLSON, a Licensed Professional Surveyor in the State of Idaho, do hereby certify that the Plat of "Golden Eagle Subdivision No. 3" recorded in the office of the Recorder for Twin Falls County, Idaho on November 19th, 2009 as Instrument number 2009-025653 was made under my direct supervision and since the day of recording a drafting error has been discovered.
This affidavit is for the purpose of authorizing the Recorder of Twin Falls County, Idaho or his/her agent to make notation on the subdivision plat correcting the error hereinafter mentioned on the said plat, sheet 2 of 2, in accordance with the provisions of Idaho Code 55-816.

On said plat sheet 2 of 2 the following corrections should be referenced and made to:

The Course distance of line 11 in and under the Owner's Certificate is shown as 897.57 feet and should be shown as 897.56 feet as shown on sheet 1 of 2. Said error does not affect the ratio of error of the boundary closure and is greater than 1:5000.

PROFESSIONAL LAND SURVEYOR REGISTERED 908 STATE OF IDAHO RICHARD H. CARLSON

RICHARD H. CARLSON P.L.S. 908

STATE OF IDAHO
COUNTY OF TWIN FALLS

SUBSCRIBED AND SWORN on this 4th day of November, 2009, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared RICHARD H. CARLSON, known to me to be Person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and the year first above written.

Notary Public for Idaho
Residing at Twin Falls, Idaho
My commission expires on 6/21/2010

TRANPORTATION			WATER			SEWER			PRESSURIZED IRRIGATION		
Grading	STA	400.00	14" Water Main	LF	30.00	18" Sewer Main	LF	39.50	8" P.I. PVC Pipe	LF	16.00
Excavation	STA	400.00	12" Water Main	LF	24.50	15" Sewer Main	LF	27.50	6" P.I. PVC Pipe	LF	14.00
Fill Dirt	CY	4.00	10" Water Main	LF	22.00	12" Sewer Main	LF	23.50	4" P.I. PVC Pipe	LF	9.00
3/4" Granular Base	CY	18.50	8" Water Main	LF	19.00	10" Sewer Main		20.00	3" P.I. PVC Pipe	LF	8.00
1-1/2 Granular Base	CY	19.00	6" Water Main	LF	15.75	8" Sewer Main	LF	16.00	8" Irrigation Gate Valve W/Enc		800.00
Plantmix Pave 2" Matt	SY	6.25	Fire Hydrant W/Gate Valve &	EA	1,600.00	Sewer Manhole	EA	1,550.00	6" Irrigation Gate Valve W/Enc		500.00
Plantmix Pave 3" Matt	SY	8.50	3/4" Water Service	EA	240.00	4" Sewer Service W/Marke	EA	260.00	4" Irrigation Gate Valve W/	EA	350.00
Standard Curb & Gutter W	LF	10.00	14" R.W. Gate Valve	EA	1,500.00	System Connection Sewer	EA	1,000.00	3" Irrigation Gate Valve W/	EA	300.00
24" Rolled Curb & Gutter	LF	9.50	12" R.W. Gate Valve	EA	985.00	48" Drop Manhole			Irrigation Services W/Cros	EA	200.00
30" Rolled Curb & Gutter	LF	14.00	10" R.W. Gate Valve	EA	850.00	Rock Removal & Offhaul	CY	125.00	Irrigation Main & Storm Dr	EA	
5' Sidewalk W/Gravel	SY	18.00	8" R.W. Gate Valve	EA	610.00	Rock Removal & Offhaul	CY		Blow Off Assembly W/Air F	EA	1,800.00
6' Sidewalk W/Gravel	SY	18.00	6" R.W. Gate Valve	EA	410.00	Sewer Encasement	EA	300.00	4"x4"x4" Tee	EA	210.00
10' Sidewalk W/Gravel	SY	18.00	System Connection Water W	EA	1,400.00	Reset Manhole ID	EA		4"x4"x4"x4" Cross	EA	300.00
Handicap Returns	EA		System Connection Water W	EA	1,100.00				4"x3" Reducer	EA	185.00
36' Aeterial Approach W/(	EA	4,000.00	6"x6"x6" Tee	EA	325.00				System Connect	EA	1,400.00
48' Aeterial Approach W/(	EA	5,000.00	8"x8"x8" Tee	EA	325.00				Elbows, Thrust blocks, Mis	LF	1.00
66' Aeterial Approach W/(	EA	7,500.00	12"x12"x8" Tee	EA	400.00						
Approach Return	EA	800.00	6"x6"x8" Tee	EA							
County Road Removal 17	SF	2.00	8"x8"x6" Tee	EA	300.00						
20' Wide Curb Cut W/Sid	EA		8"x8"x6"x6" Cross	EA	425.00						
Lot Cut and Transfer			12"x12"x8"x8" Cross	EA	2,000.00						
Traffic Barricades	EA	250.00	Sleeve 8" water main I C-90	LF							
Stop Sign(Verify Const. S	EA		Elbows, Thrust blocks, Misc	LF	1.00						
Sawcut Asphalt	LF	3.00									
Removal of County Road	SF	3.00									
Temporary Turn arounds	EA	500.00									

Master Unit Pricing Worksheet
Version 2 pt 1 7/24/2012

Exhibit 8 1

Worksheet

Golden Eagle # 3 Water Loop

Project Information

Cross Streets	**Southwood Ave and Arrow St**
Description of Improvements	8" Water Loop
RPT #	RPT 21530010010
Date of City's Approval	28-Dec-12
Date of Application:	5-Jan-15
Drawing Sheet #	9-1 and 9-2
Description of Improvements	8" Waterline, Fire Hydrants and Water Valves Connecting Golden Eagle # 3 back to Golden Eagle # 2
Description of Boundary	Property Water Line Crosses
Status of Property	Farm Land Future School Site
Method to determine Payback	Percentage of Benefit based on area

Contact Information

Name	Brad Wills
Phone	208-420-0314
E-mail:	bradwills@cox.net

Engineering Department Notes Only	
Date Submitted	
Boundary Reviewed	
GIS Notes	
3rd Party Review	
Commission Approval	

Description	Item	Quantity	EA	Unit Price	Amount	Percentage	Balance
Water Line	8" C-900	727.95	LF	$25.00	$18,198.75	100.00%	$18,198.75
	8" Gate Valves	3.00	EA	$1,000.00	$3,000.00	100.00%	$3,000.00
	Fire Hydrants **	2.00	EA	$4,900.00	$9,800.00	50.00%	$4,900.00
	Fit/Tees/Elbows/Etc	727.95	LF	$1.00	$727.95	100.00%	$727.95
	System Connect	0.50	EA	$1,400.00	$700.00	100.00%	$700.00
						Subtotal	$27,526.70
**Note: Both Fire Hydrant to be relocated so 50 % material credit only						15%	$4,129.01
Southwood Ave	Stations	2158.95		Footage		**Total**	$31,655.71
		1931.57		227.38	Linear Feet	727.95	$43.49
Arrow St	Stations	1495.79					
		995.22		500.57			

Support Information

Description	Reference #	Contractor	Notes
Master Unit Pricing Worksheet			
Version 2 pt 1 7/24/2012			

Method of Percentage of Benefit

Property Water Line crosses	37.257	AC	$31,655.71	849.658	Per Acre

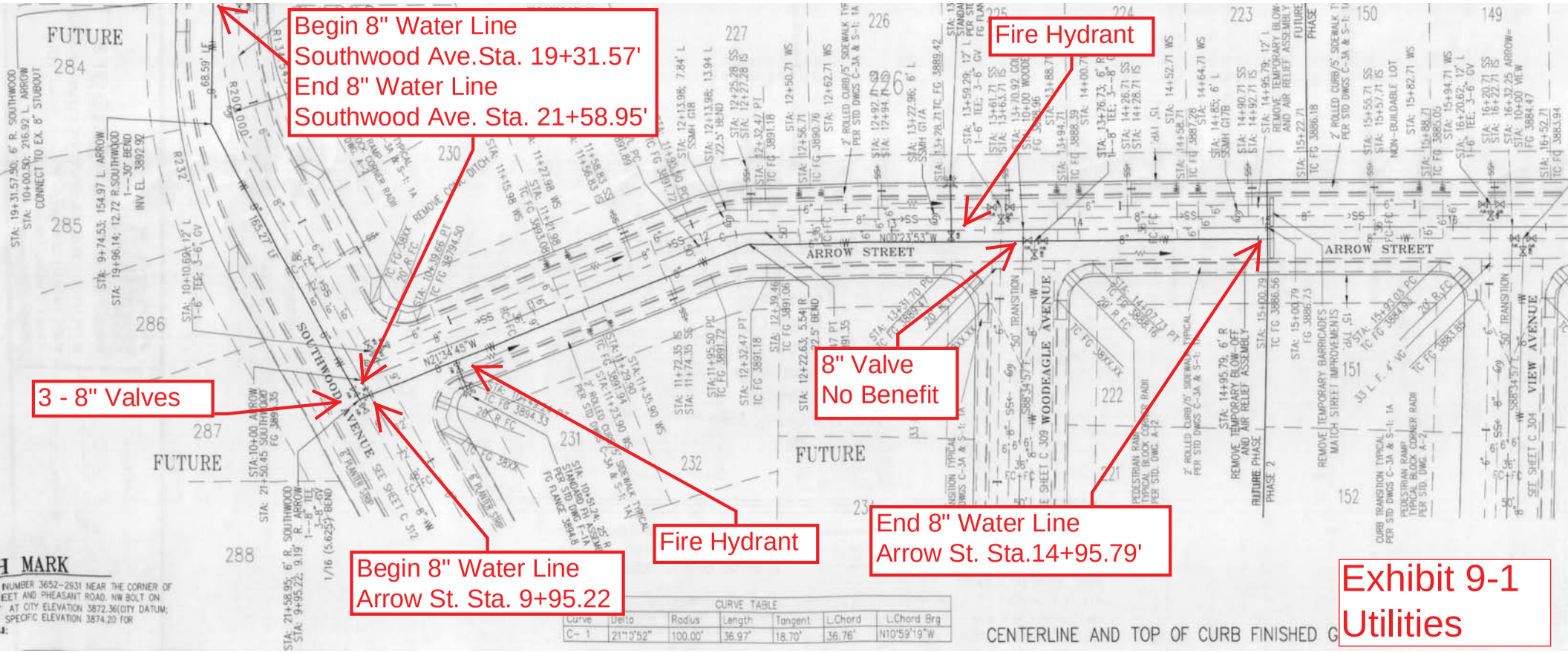
Eligible Payback

Description	RPT #	Owner	Acres	Cost Per Acre	Amount of Payback
Property Water Line crosses	RPT 21530010010	**Twin Falls School District**	37.257	$849.66	31,655.71
			37.257		31,655.71

Owner Information

RPT #	Owner	Address	Phone #	Contacted
RPT 21530010010	**Twin Falls School District**	**201 Main Ave. W, Twin Falls, Id 83301**		

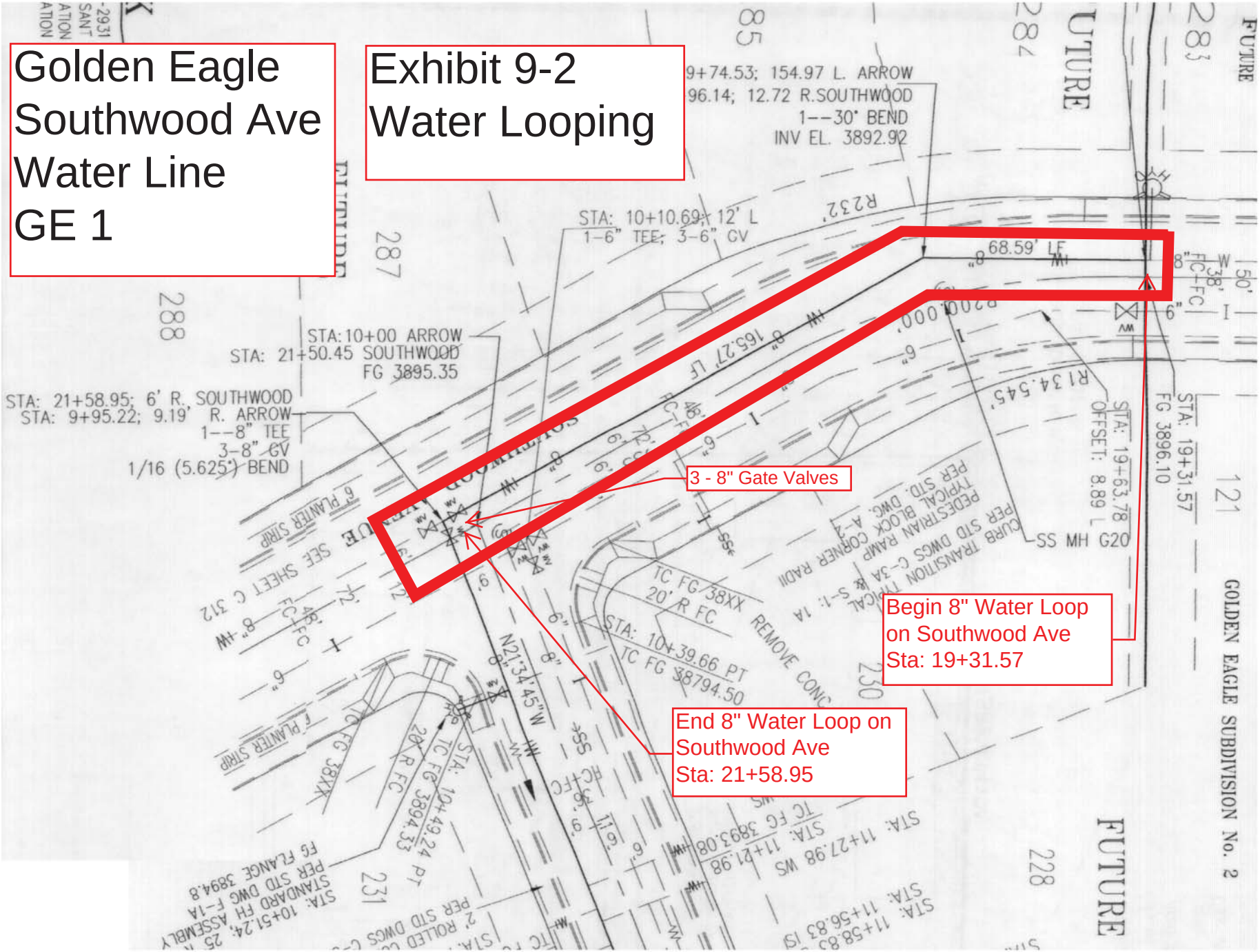
Exhibit 8 - 2



CURVE TABLE						
Curve	Delta	Radius	Length	Tangent	L.Chord	L.Chord Brg
C-1	21°10'52"	100.00'	36.97'	18.70'	36.76'	N10°59'19"W

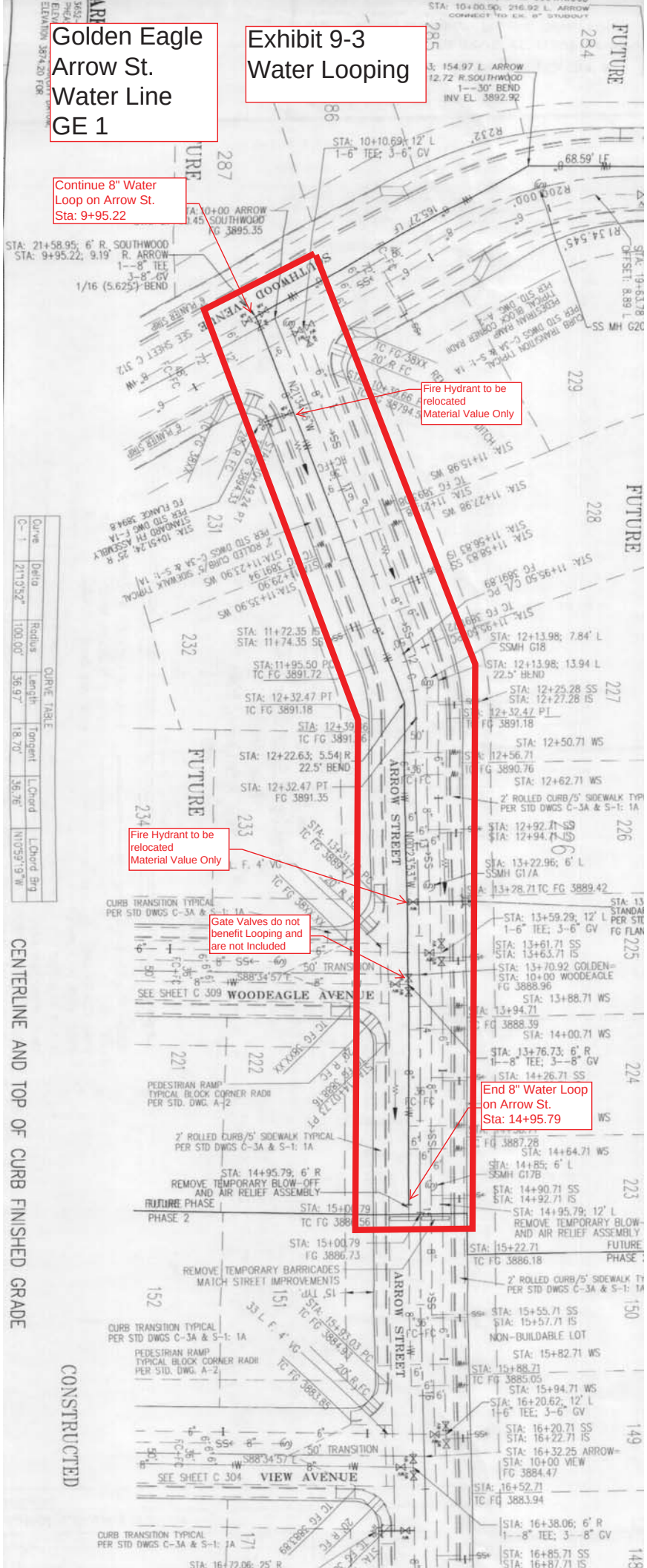
Golden Eagle
Southwood Ave
Water Line
GE 1

Exhibit 9-2
Water Looping



Golden Eagle
Arrow St.
Water Line
GE 1

Exhibit 9-3
Water Looping



OWNER'S CERTIFICATE

THIS IS CERTIFY THAT THE UNDERSIGNED ARE THE DULY AUTHORIZED REPRESENTATIVES OF THE OWNER IN FEE SIMPLE OF THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND IN THE EAST ONE-HALF (E1/2) OF THE SOUTHWEST (SW1/4) OF SECTION 28, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28 FROM WHICH THE SOUTHWEST CORNER OF SECTION 28 BEARS SOUTH 0° 18' 47" EAST, 2679.00 FEET; THENCE SOUTH 88° 34' 57" EAST, 1604.75 FEET ALONG THE NORTH BOUNDARY OF THE EAST ONE-HALF (E1/2) SOUTHWEST ONE QUARTER (SW1/4) SAID SECTION 28 AND THE CENTERLINE OF PHEASANT ROAD TO THE REAL POINT OF BEGINNING;

THENCE FROM THIS REAL POINT OF BEGINNING AND CONTINUING ALONG THE NORTH BOUNDARY OF SAID E1/2SW1/4 AND THE CENTERLINE OF PHEASANT ROAD SOUTH 88° 34' 57" EAST, 1017.11 FEET TO THE CENTER QUARTER SECTION CORNER OF SECTION 28; THENCE SOUTH 0° 29' 07" EAST, 897.57 FEET ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 28 AND THE CENTERLINE OF HARRISON STREET SOUTH;

THENCE SOUTH 89° 30' 59" WEST, 156.83 FEET TO THE EAST BOUNDARY OF GOLDEN EAGLE STREET;

THENCE SOUTH 0° 29' 01" EAST, 20.99 FEET ALONG THE EAST BOUNDARY OF GOLDEN EAGLE STREET;

THENCE SOUTH 89° 30' 59" WEST, 50.00 FEET TO THE WEST BOUNDARY OF GOLDEN EAGLE STREET;

THENCE NORTH 88° 34' 57" WEST, 705.10 FEET TO THE EAST BOUNDARY OF ARROW STREET.

THENCE SOUTH 89° 36' 07" WEST, 50.00 FEET TO THE WEST BOUNDARY OF ARROW STREET;

THENCE NORTH 0° 23' 53" WEST, 21.92 FEET ALONG THE WEST BOUNDARY OF ARROW STREET;

THENCE SOUTH 89° 36' 07" WEST, 100.09 FEET TO THE EAST BOUNDARY OF GOLDEN EAGLE SUBDIVISION No. 2;

THENCE NORTH 0° 23' 53" WEST, 736.86 FEET ALONG THE EAST BOUNDARY OF GOLDEN EAGLE SUBDIVISION No. 2;

THENCE NORTH 21° 25' 16" EAST, 111.81 FEET ALONG THE EAST BOUNDARY OF GOLDEN EAGLE SUBDIVISION No. 2;

THENCE NORTH 1° 25' 16" EAST, 66.20 ALONG THE EAST BOUNDARY OF GOLDEN EAGLE SUBDIVISION No. 2 TO THE REAL POINT OF BEGINNING.

THE AREA CONTAINED IN THIS PLATTED LAND ABOVE IS 22.29 ACRES AND THEY DO HEREBY INCLUDE SAID LAND IN THIS PLAT AND THE UNDERSIGNED, DOES BY THESE PRESENTS DEDICATE TO THE PUBLIC THE USE FOREVER OF ALL RIGHTS OF WAY FOR ROADS, STREETS, AVENUES, COURTS, CIRCLES, WAYS, LANES, BOULEVARDS, ALLEYS AND TRACT "A" AS SO INDICATED AND SHOWN ON THE FOREGOING PLAT. THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER PUBLIC AND NONPUBLIC USES AS DESIGNATED HEREON, AND NO STRUCTURES OTHER THAN FOR SUCH PURPOSES WITH THE EXCEPTION OF FENCES AND NON-PERMENANT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS AS SHOWN ON THE FOREGOING PLAT. LOTS WITHIN SAID SUBDIVISION ARE SUBJECT TO ALL EASEMENTS AND ALL EASEMENTS ARE FOR THE BENEFIT OF AND APPURTENANT TO ALL LOTS AS SHOWN ON SAID PLAT.

MANAGING MEMBER DOUGLAS D. VOLLMER
V & S LLC, AN IDAHO LIMITED LIABILITY COMPANY

P.O. Box 1907 321 Second Avenue East Twin Falls, Idaho 83303-1907 Fax: (208) 736-2296

Engineering

December 28, 2012

Doug Vollmer/Jack Straubhar
PO Box 566
Twin Falls, ID 83303-0566

RE: GOLDEN EAGLE III, PHASE #2

Dear Doug,

The City of Twin Falls has made a decision to accept for maintenance the infrastructure of Golden Eagle III phase two which more specifically includes utilities serving lots 147-161, 161-171, and 203-206 that has completed to date in this subdivision. This would include the water, sewer, PI and roadway for this portion of the project.

The owner/developer is responsible for the repair of any future damage caused by contractors, and or home builders until completed and accepted.

If you have any questions please call this office at 735-7256.

Sincerely;

Troy Vitek, PE
Assistant City Engineer

Cc: Lauren Craig, Lab Technician
Jackie Fields PE, City Engineer
EHM Engineering

Date: Thursday, October 22, 2015

To: Improvement Reimbursement Committee

From: Troy Vitek, Assistant City Engineer

Request:

Consideration of a request to approve the application for eligible improvements associated with Morning Sun Subdivision Number 4

Time Estimate:

Following the applicant's presentation, staff's presentation will take about 5 minutes

Background:

Morning Sun Subdivision #4 was constructed and accepted by the City of Twin Falls. In order to be eligible for reimbursement from neighboring properties the applicant wishes to present before the commission the data necessary to meet the requirements of Resolution 1816 of the City of Twin Falls.

Approval Process:

The resolution requires a public meeting in which the applicant can state the reason for the request and the committee can accept, reject or modify the request before final approval. The application requires the developer to approach a third party engineering firm to reaffirm the values of construction and their percentages associated with parcels that may benefit from having the construction completed. In this case EHM Engineers completed the application and Riedesel reviewed and acknowledged they believe the application is in line with the resolution.

Budget Impact:

There is no budget impact the City of Twin Falls however the lots identified in the application will be required to reimburse the applicant prior to any development happening. This includes building permits, subdividing, special use, etc, in which the utility benefits the property.

Regulatory Impact:

Approval of this request will allow the city to track the reimbursement in a GIS data base and the applicant be awarded payment by the identified parcels in the future.

Conclusion:

Staff agrees with the area of benefit as identified and recommends approval of the proposed application as presented.

1. Subject to receipt of the filing and lots fees

Attachments:

1. Morning Sun #4 application

To: City of Twin Falls Engineering Department
Improvement Reimbursement Committee

Reference: Application for eligible improvements
Morning Sun Subdivision # 4
Carriage Lane North and Stadium Blvd

- Please find enclosed the necessary completed forms and information required for this Application for consideration by the Improvement Reimbursement Committee.
- Listed below are the forms and exhibits explaining the requested reimbursements.

Project Name	Morning Sun 4		
1/12/2015			
Documents & Exhibits			
	0		3rd Party Review
	1		Application
	2		Vicinity Map
	3		Narrative
	4		Boundary of Project
	5		Area of Benefit
	6		County Assessor Record of Ownership
	7		Recorded Final Plat
	8	1	Master Price Form version 2 pt 1
		2	Worksheets for each area
	9		Utilities Overview from As Builts
	10		Ownership Certification
	11		City of Twin Falls Approval Letter

RIEDESEL Engineering

April 7, 2015

City of Twin Falls
Mr. Troy Vitek, P.E.
Assistant City Engineer
Improvement Reimbursement Committee
P.O. Box 1907
Twin Falls, ID 83303-1907

Re. Application for Eligible Improvements for Morning Sun Subdivision #4

Riedesel Engineering, Inc. was hired by Brad Wills of Wills, Inc., to review a draft submittal of the application for eligible improvements for the Morning Sun #4 Subdivision. Our study included the following tasks:

1. Reviewed how Mr. Wills determined the area of benefit of the project improvements.
2. Reviewed his calculations of the quantities submitted for reimbursement.
3. Checked the calculations for determining the cost of the reimbursement (quantity multiplied by the unit cost).
4. Checked to make sure that all documents and exhibits listed on the application cover sheet are correct as stated and actually part of the draft submittal.

Our review does not include verification of the unit costs.

Based on our work, we conclude that the draft submittals are in substantial conformance with the analytical methods presented in RESOLUTION NO. 1816 to determine the area of benefit. The calculations and determinations performed by Mr. Wills accurately depict the potential reimbursement amounts.

If you have any questions or comments about this review, please contact me.

Sincerely,
Riedesel Engineering, Inc.

PROFESSIONAL ENGINEER
REGISTERED
8844
4/7/2015
STATE OF IDAHO
KEVEN T. SHREEVE

Keven T. Shreeve, P.E.
Twin Falls Area Manager

Cc: Mr. Brad Wills

202 Falls Avenue
Twin Falls, ID 83301
208/733-2446
Fax 208/734-2748

850 E. Franklin Rd., Suite 403
Meridian, ID 83642
208/898-9165
Fax 208/734-2748

77 Southway, Suite C
Lewiston, ID 83501
208/743-3818
Fax 208/743-3819

1845 Terminal Dr., # 150
Richland, WA 99352
509/946-3559
Fax 509/946-3554

www.riedeseleng.com

Equal Opportunity Employer

Exhibit 1

IMPROVEMENT REIMBURSEMENT APPLICATION **January 12, 2015**

Subdivision Name: Morning Sun Phase 4 Acres/Lots: 13.52 Acres/ 26 Lots

Subdivision Location: SE¼SE¼NE¼, Section 14 Township 10 South, Range 17 East, Boise Meridian

Cross Streets: Elizabeth Blvd and Hankins Drive

Initial Developer: Morning Sun Partners, LLC Contact: Gerald Martens

Address/phone #: 621 N. College Road West Suite 100, Twin Falls, Idaho 83301 208-734-4488

Current Contact: Morning Sun Partners Contact: Gerald Martens

Address/phone #: 621 N. College Road West Suite 100, Twin Falls, Idaho 83301 208-734-4488

Local Agent for Owner: Brad Wills, 222 Shoshone St. West, Twin Falls Idaho 83303-0346 208-420-0314

Property Owner: Morning Sun Partners Contact: Gerald Martens

Address/phone #: 621 N. College Road West Suite 100, Twin Falls, Idaho 83301 208-734-4488

Engineering Firm: EHM Engineering Contact: Gerald Martens

Address/phone #: 621 North College Road Suite 100 Twin Falls, Idaho, 83301

The City of Twin Falls adopted Ordinance Number 2974 and Resolution 1816 which allows developers to submit an application to the Improvement Reimbursement Committee (I.R.C.) of the City of Twin Falls if they wish to seek reimbursement for improvements for previously developed and accepted utilities and roadways that benefit future development. More specifically; whenever any extension is made by a private developer (initial developer) to the City of Twin Falls' (City) water distribution system, wastewater collection system, transportation system, pressure irrigation pump stations and distribution systems, in such a manner as to enable a subsequent private developer or property owner to connect to or extend the previously extended water distribution system, wastewater collection system, transportation system, pressure irrigation pump stations and distribution systems, the subsequent private developer or property owner (subsequent developers) shall first make proper compensation to the initial developer for the costs of the water distribution system, wastewater collection system, transportation system, pressure irrigation pump stations and distribution systems (improvements).

The initial developer must maintain proper identity and current address with the City Engineer in order to be eligible for proper compensation in the future.

The lists below identify the items that are required for submittal of the Improvement Reimbursement application.

Incomplete submittals will not be accepted or reviewed. It is the responsibility of Engineering firm and/or Developer/ Owner to see that all the required information is submitted to the City in the proper form.

Include the following information:

1. Improvement Reimbursement Application
2. A Narrative describing the project overview, the initial improvements, the surrounding areas that will benefit from the improvements, the boundary of the affected area, any known developers/owners that will be included in this application and any other information that would be supportive to the commission.

3. Vicinity Map
4. Proof of past ownership of the real property included in this application.
5. AS-BUILT drawing on file with the City of Twin Falls Engineering Department of improvement.
6. The letter from the City Engineering Department approving the completion of the improvements and accepting the project for maintenance.
7. If required, an electronic GIS file indicating items subject to reimbursement.
8. A plan identifying all improvements proposed for compensation.
    a. A separate plan for each of the individual reimbursement areas.
        i. Include all four system for that area:
            1. water distribution system
            2. wastewater collection system
            3. transportation system
            4. pressure irrigation pump stations and distribution systems
        ii. Identify the surrounding area that benefits from the improvements.

9. Each individual reimbursement area should include the following information;
        i. Improvements for consideration
        ii. The estimated boundary that will benefit from those improvements.
        iii. Actual cost of installation
            1. Attach copy of original cost documents
            2. If costs are unavailable, other documentation per Ordinance guidelines
        iv. Estimated proposed reimbursement

Filing Fee: $ 200.00 Date Submitted: January 12, 2015
Fee per Lot, tract or parcel impacted $ 10.00 Fee to be calculated after I. R. C. Approval

Application received by the City Engineering Department.

Date Reviewed by City Staff:_____

Date of Boundary Verification by Engineer Dept.:_____

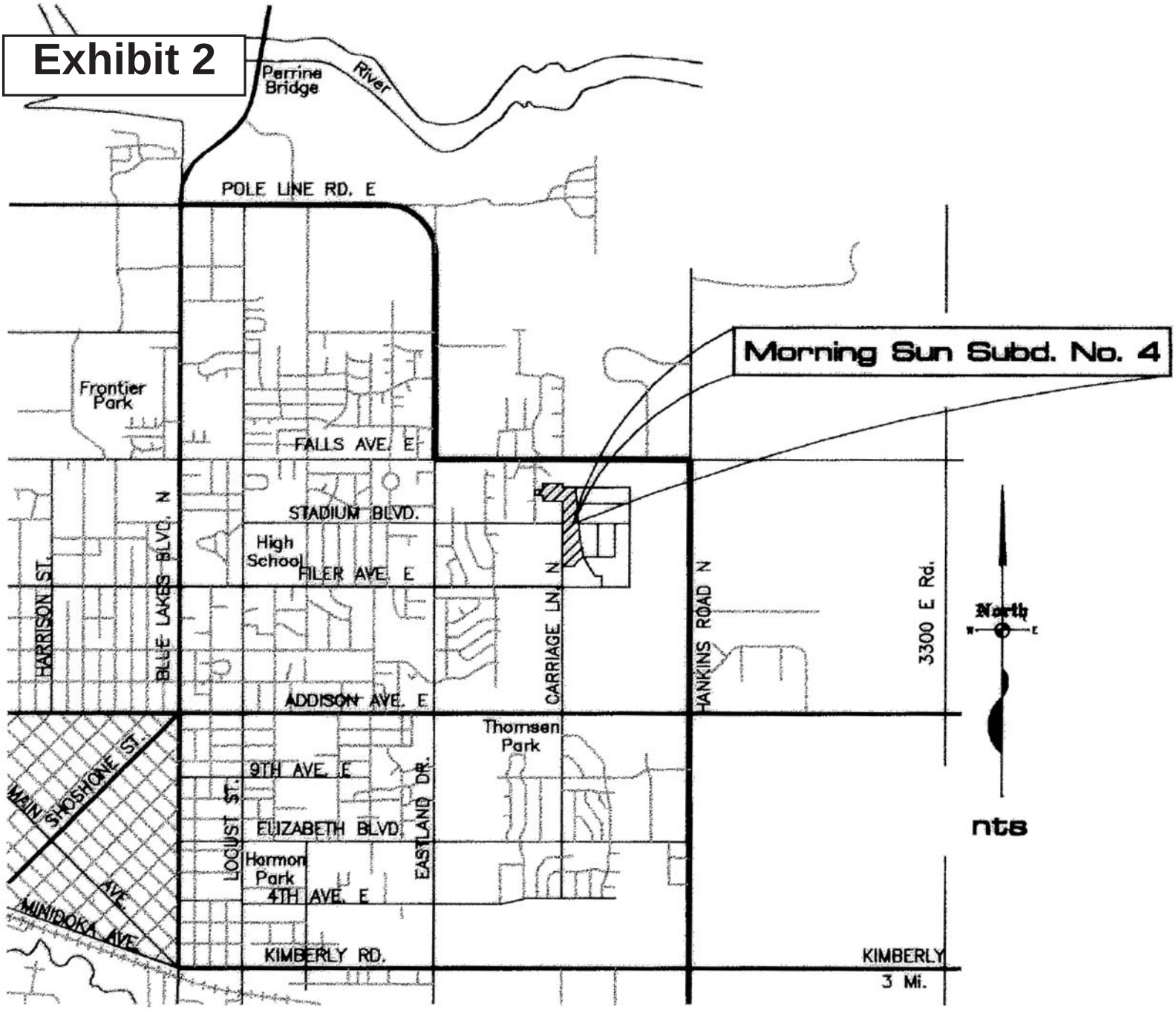
Date of Notification to Improvement Reimbursement Commission:_____

Date Scheduled for Commission meeting:_____

Note: In the case of an agreement between the Initial Developer and Subsequence Developer, item #10 iii and iv will not be required and a lump sum will be included.

Additional Notes:

- There will be no consideration for depreciation or inflation.
- Improvements must be accepted by the City of Twin Falls to be eligible for reimbursement.
- The period of compensation to the initial developer shall be terminated at the earliest of any of the following conditions:
    - Full compensation for the determined eligible reimbursement amount based on the actual cost plus 15% to address costs for engineering, management, fees, interest and inspection.
    - Failure on the part of the initial developer or their assigns to maintain proper identity and address on file with the Improvement Reimbursement Commission.
    - A date twenty years after the acceptance of the improvement by the City.
- Disclaimer: City of Twin Falls and Improvement Reimbursement Committee approvals determines eligibility and benefit. All quantities and calculations are the responsibility of the applicant therefore any errors are not the liability of the City of Twin Falls or the Improvement Reimbursement Committee.



TWIN FALLS, IDAHO

Exhibit 3

Gerald Martens
EHM Engineering
621 N. College Road Suite 100
Twin Falls, Idaho 83301

To: **City of Twin Falls**
Engineering Department
Twin Falls, Idaho

Reference: **Improvement Reimbursement Narrative**
Project: **Morning Sun**

Gerald Martens has completed the improvements for Phase # 4 of the Morning Sun Subdivision located east of the intersection of Carriage Lane and Stadium Road in Twin Falls, Idaho. Additional improvements were completed in Phase # 2 and Phase # 3 to complete required looping of water and pressurized irrigation systems.

The City of Twin Falls has approved and accepted Morning Sun Subdivision Phase # 4 for maintenance on Dec 12, 2005. We have reviewed the City Ordinance Number 2974 to determine which of these improvements would be eligible for future reimbursement.

Water Distribution System

A 12" water line was installed along Carriage Lane North (CLN) beginning near at the intersection of Stadium Blvd and running 369 LF north toward Sunglow Circle to the property boundary.. This water line will benefit the property owners to the west of CLN. A Fire Hydrant was also installed on the east side of CLN. No Transportation System improvements were required at this time.

Wastewater Collection System

There were no improvements completed that would be eligible for future reimbursement.

Transportation System

There were no improvements completed that would be eligible for future reimbursement.

Pressurized Irrigation Pump Station and Distribution System.

A 6" pressurized irrigation line was installed along Carriage Land North beginning at the intersection of Carriage Land North and running 393 LF north towards the intersection of Sunglow Circle. This pressurized irrigation line will benefit any future development to the west side of the CLN. No Transportation System improvements were required at this time.

Exhibit 4

Morning Sun Subdivision

Phase # 4 Boundary of Project

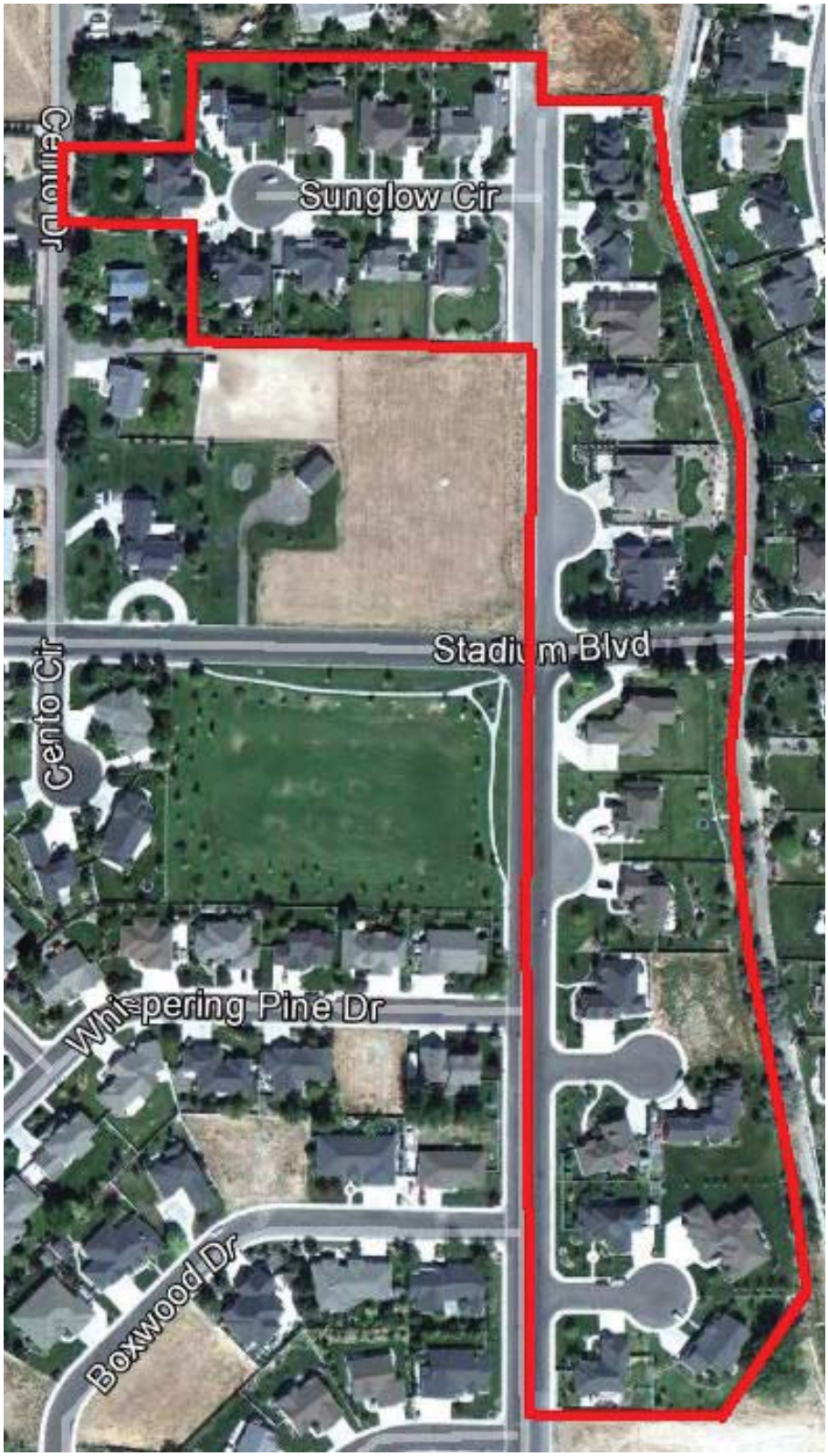


Exhibit 5

Morning Sun Subdivision

Phase # 4 Area of Benefit

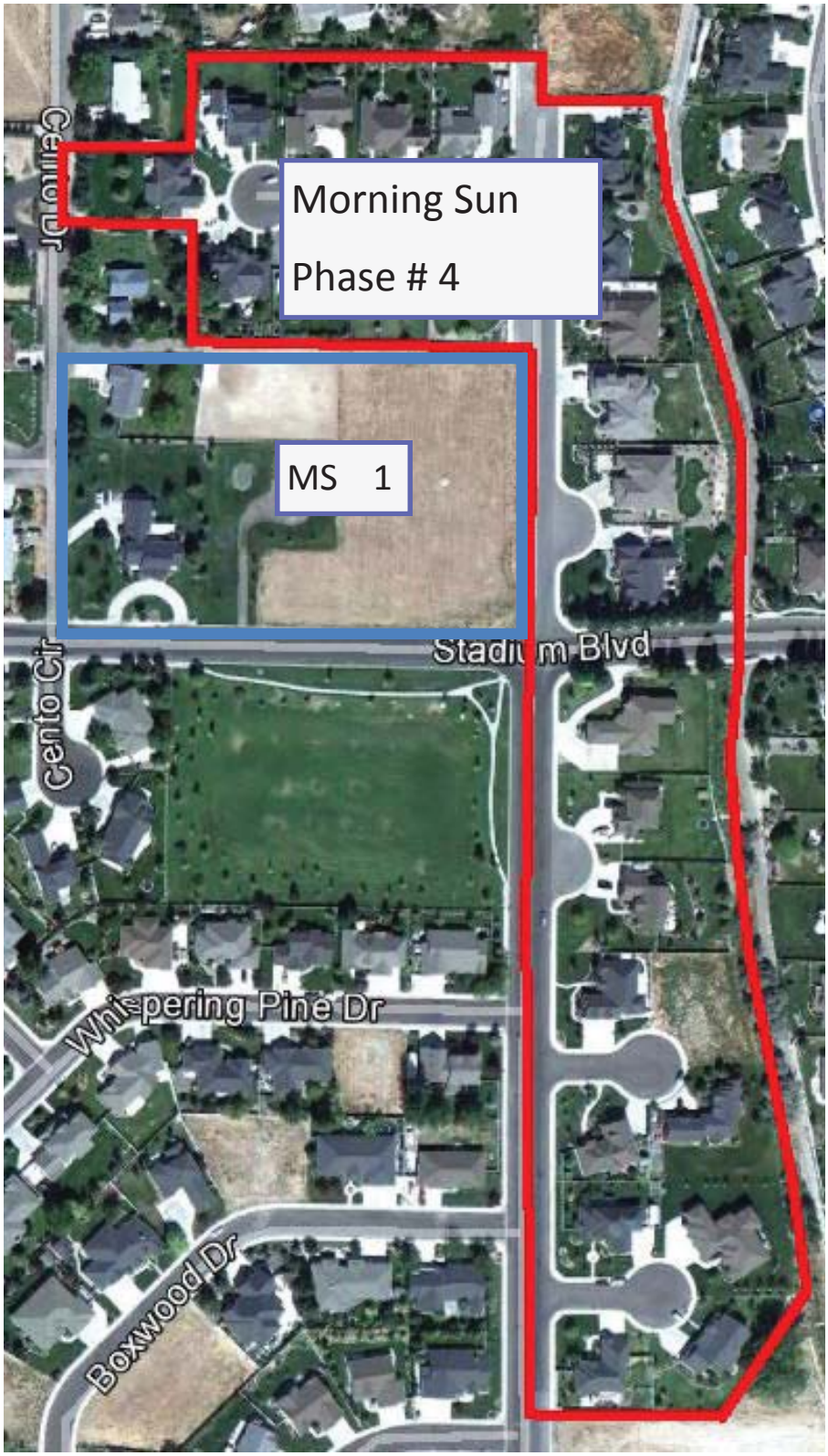
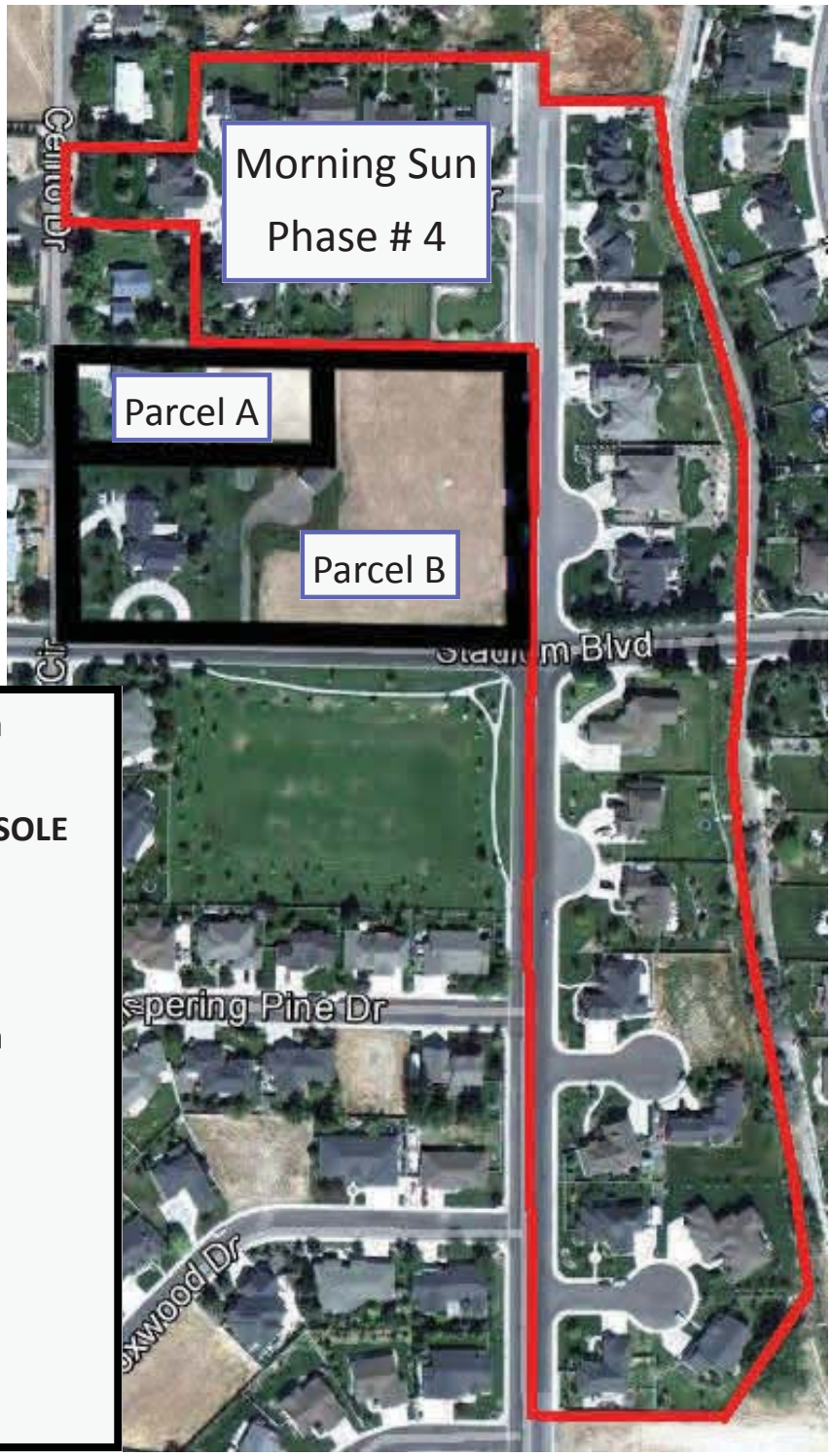


Exhibit 6

Morning Sun Subdivision

Phase # 4 Current Ownership



Parcel A—1 Acre 20% of Area

Parcel # RP10S17E112520

Name: TURNIPSEED, BRANDI L SOLE

Address: 768 CENTO DR
TWIN FALLS, ID 83301

Parcel B— 3.864 Acre 80% of Area

Parcel # RP 10S17E112501

Name: Kemp, David L

Address: 2521 Stadium Blvd
Twin Falls, Id 83301

1 Acre + 3.864 Acres = 4.864 Acres

Morning Sun Subdivision Number 4

Located In
A Portion of
NE 1/4 NW 1/4 and W 1/2 NE 1/4, Section 11
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2004

Twin Falls County, Idaho
EHM ENGINEERS
Nov. 12, 2004
2004 – 024453

North

0 50' 100' 200'
SCALE IN FEET

BLOCK 3
SUNGLOW CIR.
CENTO DR.
BLOCK 2
CARRIAGE LN. N
STADIUM BLVD.
BLOCK 1
WOODLAND HILLS SUBDIVISION
MORNING SUN SUBDIVISION NO. 3
UNPLATED

Easement Legend

1	15' Utility, Drainage and Irrigation Easement
2	10' Utility, Drainage and Irrigation Easement
3	15' Utility, Drainage and Irrigation Easement
4	20' Utility, Drainage and Irrigation Easement
5	Utility, Drainage and Irrigation Easement

Legend

Subdivision Boundary Line
Adjacent Centerline
Lot Line
Easement Line (See Easement Legend)
Set 5/8" x 24" Rebar and Cap "LS 10001"
Set 1/2" x 24" Rebar and Cap "LS 10001"
Found 5/8" Rebar & Cap "LS 10001"
Found 5/8" Rebar & Cap "LS 6851" Respected
Found 5/8" Rebar & Cap "LS 10001"

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	CHORD BRG

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied based on IDEQ approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of sanitary restrictions. Buyer is cautioned at the time of lot purchase, that building permits will not be issued until the required building permit is signed, water and sewer facilities have since been constructed or the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet other conditions of IDAPA, then sanitary restrictions are in force in accordance with Section 50-1326, Idaho Code, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

219 Nov. 12, 2004

Twin Falls County Health District

Date

Morning Sun Subd. No. 4

TWIN FALLS, IDAHO

EHM Engineers, Inc.

Exhibit 7

TRANPORTATION			WATER			SEWER			PRESSURIZED IRRIGATION		
Grading	STA	400.00	14" Water Main	LF	30.00	18" Sewer Main	LF	39.50	8" P.I. PVC Pipe	LF	16.00
Excavation	STA	400.00	12" Water Main	LF	24.50	15" Sewer Main	LF	27.50	6" P.I. PVC Pipe	LF	14.00
Fill Dirt	CY	4.00	10" Water Main	LF	22.00	12" Sewer Main	LF	23.50	4" P.I. PVC Pipe	LF	9.00
3/4" Granular Base	CY	18.50	8" Water Main	LF	19.00	10" Sewer Main		20.00	3" P.I. PVC Pipe	LF	8.00
1-1/2 Granular Base	CY	19.00	6" Water Main	LF	15.75	8" Sewer Main	LF	16.00	8" Irrigation Gate Valve W/Enc		800.00
Plantmix Pave 2" Matt	SY	6.25	Fire Hydrant W/Gate Valve	EA	1,600.00	Sewer Manhole	EA	1,550.00	6" Irrigation Gate Valve W/Enc		500.00
Plantmix Pave 3" Matt	SY	8.50	3/4" Water Service	EA	240.00	4" Sewer Service W/Marke	EA	260.00	4" Irrigation Gate Valve W	EA	350.00
Standard Curb & Gutter V	LF	10.00	14" R.W. Gate Valve	EA	1,500.00	System Connection Sewer	EA	1,000.00	3" Irrigation Gate Valve W	EA	300.00
24" Rolled Curb & Gutter	LF	9.50	12" R.W. Gate Valve	EA	985.00	48" Drop Manhole			Irrigation Services W/Cros	EA	200.00
30" Rolled Curb & Gutter	LF	14.00	10" R.W. Gate Valve	EA	850.00	Rock Removal & Offhaul	CY	125.00	Irrigation Main & Storm Dr	EA	
5' Sidewalk W/Gravel	SY	18.00	8" R.W. Gate Valve	EA	610.00	Rock Removal & Offhaul	CY		Blow Off Assembly W/Air I	EA	1,800.00
6' Sidewalk W/Gravel	SY	18.00	6" R.W. Gate Valve	EA	410.00	Sewer Encasement	EA	300.00	4"x4"x4" Tee	EA	210.00
10' Sidewalk W/Gravel	SY	18.00	System Connection Water V	EA	1,400.00	Reset Manhole ID	EA		4"x4"x4"x4" Cross	EA	300.00
Handicap Returns	EA		System Connection Water V	EA	1,100.00				4"x3" Reducer	EA	185.00
36' Aeterial Approach W/	EA	4,000.00	6"x6"x6" Tee	EA	325.00				System Connect	EA	1,400.00
48' Aeterial Approach W/	EA	5,000.00	8"x8"x8" Tee	EA	325.00				Elbows, Thrust blocks, Mis	LF	1.00
66' Aeterial Approach W/	EA	7,500.00	12"x12"x8" Tee	EA	400.00						
Approach Return	EA	800.00	6"x6"x8" Tee	EA							
County Road Removal 17	SF	2.00	8"x8"x6" Tee	EA	300.00						
20' Wide Curb Cut W/Sid	EA		8"x8"x6"x6" Cross	EA	425.00						
Lot Cut and Transfer			12"x12"x8"x8" Cross	EA	2,000.00						
Traffic Barricades	EA	250.00	Sleeve 8" water main I C-90	LF							
Stop Sign(Verify Const. S	EA		Elbows, Thrust blocks, Misc	LF	1.00						
Sawcut Asphalt	LF	3.00									
Removal of County Road	SF	3.00									
Temporary Turn arounds	EA	500.00									

Master Unit Pricing Worksheet

Version 2 pt 1 7/24/2012

Exhibit 8-1

Exhibit 8-2

Improvement Reimbursement Worksheet

Reference #	MS 1

Morning Sun

Contact Information

Name	Brad Wills
Phone	208-420-0314
E-mail:	bradwills@cox.net

Project Information

Cross Streets		Stadium Blvd and Carriage Lane N
RPT #	If Available	Multiple Numbers
Date of City's Approval		12/12/2005
Date of Application:		12-Jan-15
Drawing Sheet #		MS 1
Description of Improvements		12" Water Line, Fire Hydrant & 6" Pressurized Irrigation Line
Description of Boundary		1/8 Mile to the East
Status of Property		Houses and Undeveloped Land to East
Method to determine Payback		Percentage of Benefit based on Frontage

Engineering Department Notes Only	
Date Submitted	
Boundary Reviewed	
GIS Notes	
3rd Party Review	
Commission Approval	

Description	Item	Quantity	EA	Unit Price	Amount	Percentage	Balance
Waterline	12" Ductile Iron	368.74	LF	$24.50	$9,034.13	50.00%	$ 4,517.07
	12" Gate Valve	1.00	EA	$985.00	$985.00	50.00%	$ 492.50
	Fire Hydrant	1.00	EA	$1,600.00	$1,600.00	50.00%	$ 800.00
	12" Fittings	368.74	LF	$1.00	$368.74	50.00%	$ 184.37
Station Footage							
Carriage Lane	**Station**	**2,816.00**		**Footage**			
		3,184.74		**368.74**			
	6" Pressurized Pipe	392.77	LF	$14.00	$5,498.78	50.00%	$ 2,749.39
	6" Gate Valve		EA	$500.00		50.00%	$ -
	6" Fittings	392.77	LF	$1.00	$392.77	50.00%	$ 196.39
Station Footage							
Carriage Lane	**Station**	**2,791.97**		**Footage**			
		3,184.74		**392.77**			
						Subtotal	$ 8,939.71
Reimbursement Fee of 15 %						15%	$ 1,340.96
						Total	$ 10,280.67

Support Information

Description	Reference #	Contractor	Notes
See Attached			Water Lines
			Pressurized Irrigation

Method of Percentage of Benefit

1/8th Mile Rule	1	EA	$10,280.67	$10,280.67	Per Each
using Percentage of Area					

Eligible Payback

Description	RPT #	Owner	Percentage	Cost	Amount of Payback
1/8th Mile Rule	10S17E112520A	Brandi Turnipseed	0.20	$10,280.67	$2,056.13
using Percentage of Area	10S17E112501A	David and Martha Kemp	0.80	$10,280.67	$8,224.53
		Total	1.00		10,280.67

Owner Information

RPT #	Owner	Address	Phone #	Contacted
10S17E112520A	Brandi Turnipseed	768 Cento Dr., Twin Falls, Idaho 83301		
10S17E112501A	David and Martha Kemp	2521 Stadium Blvd, Twin Falls, Id 83301		

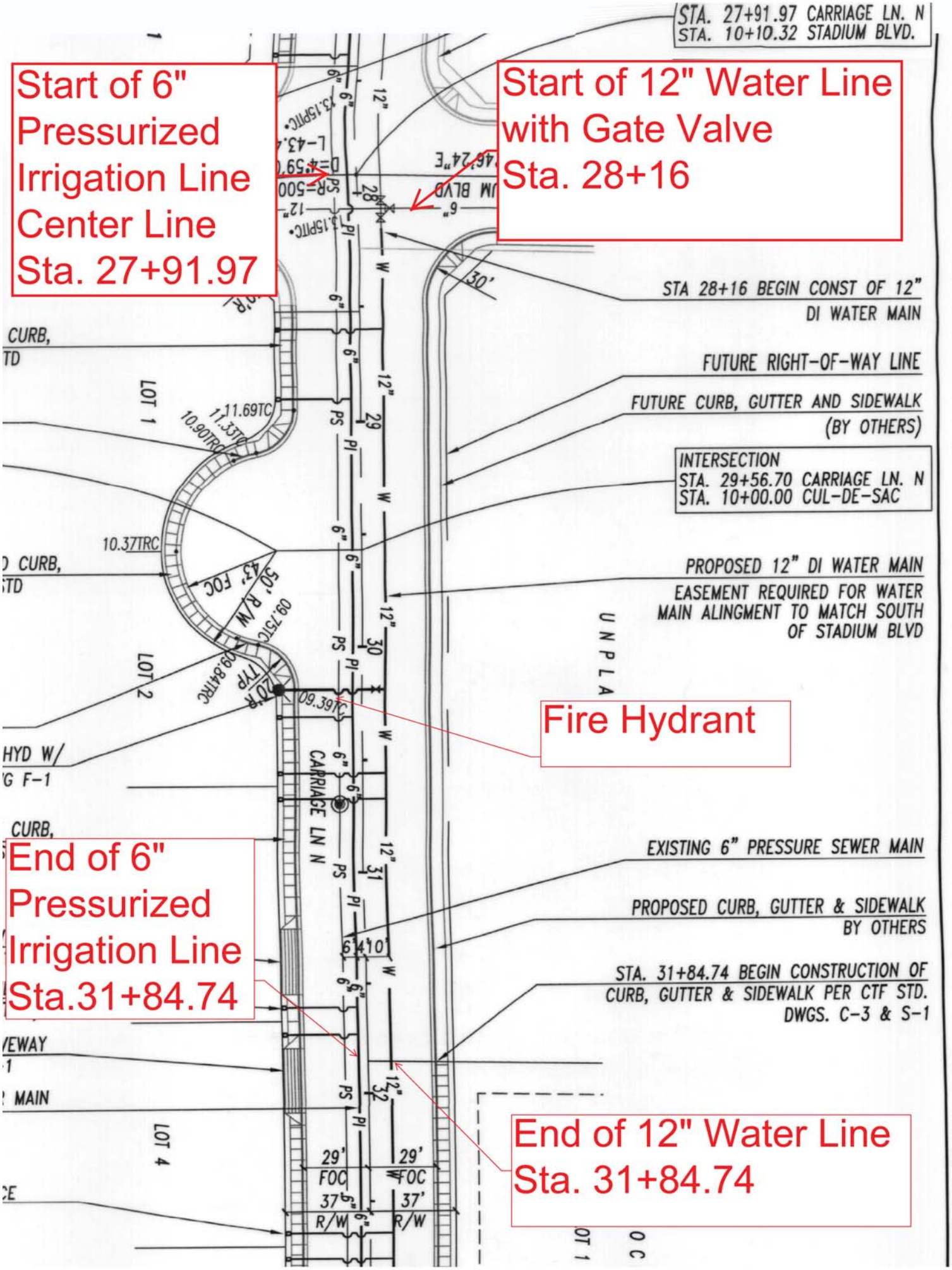

STA. 27+91.97 CARRIAGE LN. N
STA. 10+10.32 STADIUM BLVD.
Start of 6" Pressurized Irrigation Line Center Line Sta. 27+91.97
Start of 12" Water Line with Gate Valve Sta. 28+16
STA 28+16 BEGIN CONST OF 12" DI WATER MAIN
FUTURE RIGHT-OF-WAY LINE
FUTURE CURB, GUTTER AND SIDEWALK (BY OTHERS)
INTERSECTION
STA. 29+56.70 CARRIAGE LN. N
STA. 10+00.00 CUL-DE-SAC
PROPOSED 12" DI WATER MAIN
EASEMENT REQUIRED FOR WATER MAIN ALINGMENT TO MATCH SOUTH OF STADIUM BLVD
Fire Hydrant
EXISTING 6" PRESSURE SEWER MAIN
PROPOSED CURB, GUTTER & SIDEWALK BY OTHERS
STA. 31+84.74 BEGIN CONSTRUCTION OF CURB, GUTTER & SIDEWALK PER CTF STD. DWGS. C-3 & S-1
End of 6" Pressurized Irrigation Line Sta.31+84.74
End of 12" Water Line Sta. 31+84.74
CARRIAGE LN N
LOT 1
LOT 2
LOT 4
UNPLA
11.69TC
11.33TC
10.90TRC
10.37TRC
09.39TC
09.84TRC
50' R/W
43' FOC
29' FOC 37' R/W
29' FOC 37' R/W
30'
6"
12"
PS
PI
W
28
29
30
31
32

Exhibit 10

CERTIFICATE OF OWNERS

This is to certify that the undersigned are the owners, or representatives of the owners, in fee simple of the following described property located in a portion of NE 1/4 NW 1/4 and W 1/2 NE 1/4, Section 11, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho. Said property being more specifically described as follows:

Commencing at the North Quarter Corner of Section 11. Said point lies N88°45'59"W 2632.50 feet from the Northeast Corner of Section 11. Thence, S00°00'25"E 582.74 feet, along the East boundary of NE 1/4 NW 1/4, Section 11, to the Southeast corner of "Donna Leigh Subdivision" and being the REAL POINT OF BEGINNING.

Thence, S00°00'25"E 56.60 feet.
Thence, N87°27'53"E 144.17 feet, to the Westerly boundary of "Morning Sun Subdivision No. 2".
Thence, S00°03'21"E 138.25 feet, along the boundary of "Morning Sun Subdivision No. 2".
Thence, S15°35'42"E 77.87 feet, along the boundary of "Morning Sun Subdivision No. 2".
Thence, S33°26'09"E 158.78 feet, along the boundary of "Morning Sun Subdivision No. 2".
Thence, S02°15'12"W 443.79 feet, along the Westerly boundary of "Morning Sun Subdivision".
Thence, S00°37'10"W 105.99 feet, along the Westerly boundary of "Morning Sun Subdivision".
Thence, S16°01'22"E 80.33 feet, along the Westerly boundary of "Morning Sun Subdivision".
Thence, S04°12'10"E 176.63 feet, along the Westerly boundary of "Morning Sun Subdivison".
Thence, S16°18'16"E 96.87 feet, along the Westerly boundary "Morning Sun Subdivision" and "Morning Sun Subdivision No. 3".
Thence, S09°26'00"E 95.47 feet, along the Westerly boundary of "Morning Sun Subdivison No. 3".
Thence, S13°54'44"E 136.33 feet, along the Westerly boundary of "Morning Sun Subdivison No. 3".
Thence, S06°03'57"W 85.81 feet, along the Westerly boundary of "Morning Sun Subdivision No. 3".
Thence, S19°46'18"W 42.11 feet, along the Westerly boundary of "Morning Sun Subdivison No. 3".
Thence, S35°36'53"W 118.54 feet.
Thence, N88°46'36"W 252.25 feet, to a point on the West boundary of W 1/2 NE 1/4, Section 11.
Thence, N00°00'25"W 1353.74 feet, along the West boundary of said W 1/2 NE 1/4.
Thence, N88°44'27"W 437.43 feet.
Thence, N00°01'26"W 145.00 feet.
Thence, N88°44'27"W 149.78 feet, to the Easterly Right-of-Way on Cento Drive.
Thence, N00°01'26"W 105.00 feet, along said Right-of-Way.
Thence, S88°47'06"E 150.00 feet.
Thence, N00°01'26"W 130.00 feet, to the Southerly boundary of "Donna Leigh Subdivision".
Thence, S88°47'06"E 437.31 feet, along the Boundary of "Donna Leigh Subdivision", to the REAL POINT OF BEGINNING.

Except that portion of Stadium Blvd. deeded previously to the City of Twin Falls and shown on sheet 1 as excluded.

The gross area contained in this platted land as described is 13.52 acres.

It is the intention of the undersigned to and they do hereby include said land in this plat, that the undersigned by these presents dedicate to the public for public use forever all roads as shown within this plat. The easements shown on this plat are not dedicated to the public but the rights to use said easements are hereby perpetually reserved for public utilities and such other uses designated on this plat. No structures other than for such utility and other designated public uses are to be erected within the lines of said easements.

Pursuant to Idaho Code 50-1334, I the undersigned, as Manager, do hereby state that the lots on this plat are eligible to receive water service from the City of Twin Falls Municipal Water System.

Pursuant to Idaho Code 31-3805, I the undersigned as Owner, do hereby state that the irrigation water rights appurtenant and the assessment obligation of the lands in this plat have not been transferred from said lands and that a satisfactory irrigation water delivery system is provided for and has been approved by the Twin Falls City Council. Lots within the subdivision will be entitled to water rights and will be obligated for assessments from the Irrigation District or Canal Company.

Morning Sun Partners, LLC

By: Gerald Martin
Manager

Exhibit 10

Exhibit 11

P.O. Box 1907 321 Second Avenue East Twin Falls, Idaho 83303-1907 Fax: (208) 736-2296

OFFICE OF THE CITY ENGINEERING TECH *208-735-7255*

December 12, 2005

Gary Burkett, P.E.
EHM Engineering
621 N. College Rd. Suite 100
Twin Falls, ID 83301

REF: Morning Sun #4

Dear Gary;

A final review of the above reference project was conducted on December 12, 2005 and found that all required improvements, in-field corrections, test reports and Engineering certificates with "as-builts" appear to be completed. Therefore, The City of Twin Falls will accept the public improvements for maintenance upon today's date. Also keep in mind that the one-year warranty period begins on this date as well.

If you have any questions please call my office at 735-7255.

Sincerely;

Jerry Ulrich
Engineer Tech.

Cc: Gary Young, City Eng.
Rod Mathis, Assistant City Eng.
Lance Bates, Assistant City Eng.
Gerald Martens, P.E. EHM Eng.
Brian Luper, Inspector for EHM

Date: Thursday, October 22, 2015

To: Improvement Reimbursement Committee

From: Troy Vitek, Assistant City Engineer

Request:

Consideration of a request to approve the application for eligible improvements associated with Morning Sun Subdivision Number 7

Time Estimate:

Following the applicant's presentation, staff's presentation will take about 5 minutes

Background:

Morning Sun Subdivision #7 was constructed and accepted by the City of Twin Falls. In order to be eligible for reimbursement from neighboring properties the applicant wishes to present before the commission the data necessary to meet the requirements of Resolution 1816 of the City of Twin Falls.

Approval Process:

The resolution requires a public meeting in which the applicant can state the reason for the request and the committee can accept, reject or modify the request before final approval. The application requires the developer to approach a third party engineering firm to reaffirm the values of construction and their percentages associated with parcels that may benefit from having the construction completed. In this case EHM Engineers completed the application and Riedesel reviewed and acknowledged they believe the application is in line with the resolution.

Budget Impact:

There is no budget impact the City of Twin Falls however the lots identified in the application will be required to reimburse the applicant prior to any development happening. This includes building permits, subdividing, special use, etc, in which the utility benefits the property.

Regulatory Impact:

Approval of this request will allow the city to track the reimbursement in a GIS data base and the applicant be awarded payment by the identified parcels in the future.

Conclusion:

Staff agrees with the area of benefit as identified and recommends approval of the proposed application as presented.

1. Subject to receipt of the filing and lots fees

Attachments:

1. Morning Sun #7 application

To: City of Twin Falls Engineering Department
Improvement Reimbursement Committee

Reference: Application for eligible improvements
Morning Sun # 7
Hankins Road at Stadium Drive and Filer Ave East

- Please find enclosed the necessary completed forms and information required for this Application for consideration by the Improvement Reimbursement Committee.
- Listed below are the forms and exhibits explaining the requested reimbursements.

Project Name			Morning Sun 7
1/12/2015			
			Phases # 1, # 2 and # 3
Documents & Exhibits			
	0		3rd Party Review
	1		Application
	2		Vicinity Map
	3		Narrative
	4		Boundary of Project
	5		Area of Benefit
	6	1	Current Ownership and Sections 1
		2	Current Ownership and Sections 1 Supplemental
		3	Current Ownership and Sections 2
		4	Current Ownership and Sections 2 Supplemental
		5	Current Ownership and Sections 3
		6	Current Ownership and Sections 4
		7	Current Ownership and Sections 4 Supplemental
	7	1	Recorded Final Plat
	8	1	Master Price Form version 2 pt 1
		2	Worksheet for Section 1
		3	Worksheet for Section 2
		4	Worksheet for Section 3
		5	Worksheet for Section 4
	9	1	As Builts Hankins No of Church Water
		2	As Builts Hankins So of Church Water
		3	As Builts Hankins So of Church Water page 2
		4	As Builts Hankins So of Church PI
		5	As Builts Hankins Future Stub
		6	As Builts Filer Water
		7	As Builts Filer PI
	10	1	Ownership Certification
	11	1	Map of City of Twin Falls Approvals
		2	City of Twin Falls Approval Letter Phase 1
		3	City of Twin Falls Approval Letter Phase 2
		4	City of Twin Falls Approval Letter Phase 3
		5	LDS Water Project Title
		6	LDS Water Project Filer Ave
		7	LDS Water Project Hankins Road

RIEDESEL Engineering

April 7, 2015

City of Twin Falls
Mr. Troy Vitek, P.E.
Assistant City Engineer
Improvement Reimbursement Committee
P.O. Box 1907
Twin Falls, ID 83303-1907

Re. Application for Eligible Improvements for Morning Sun #7

Riedesel Engineering, Inc. was hired by Brad Wills of Wills, Inc., to review a draft submittal of the application for eligible improvements for the Morning Sun #7 Subdivision. Our study included the following tasks:

1. Reviewed how Mr. Wills determined the area of benefit of the project improvements.
2. Reviewed his calculations of the quantities submitted for reimbursement.
3. Checked the calculations for determining the cost of the reimbursement (quantity multiplied by the unit cost).
4. Checked to make sure that all documents and exhibits listed on the application cover sheet are correct as stated and actually part of the draft submittal.

Our review does not include verification of the unit costs.

Based on our work, we conclude that the draft submittals are in substantial conformance with the analytical methods presented in RESOLUTION NO. 1816 to determine the area of benefit. The calculations and determinations performed by Mr. Wills accurately depict the potential reimbursement amounts.

If you have any questions or comments about this review, please contact me.

Sincerely,
Riedesel Engineering, Inc.

Keven T. Shreeve, P.E.
Twin Falls Area Manager

PROFESSIONAL ENGINEER REGISTERED 8844 4/7/2015 STATE OF IDAHO KEVEN T. SHREEVE

Cc: Mr. Brad Wills

202 Falls Avenue
Twin Falls, ID 83301
208/733-2446
Fax 208/734-2748

850 E. Franklin Rd., Suite 403
Meridian, ID 83642
208/898-9165
Fax 208/734-2748

77 Southway, Suite C
Lewiston, ID 83501
208/743-3818
Fax 208/743-3819

1845 Terminal Dr., # 150
Richland, WA 99352
509/946-3559
Fax 509/946-3554

www.riedeseleng.com

Equal Opportunity Employer

Exhibit 1

IMPROVEMENT REIMBURSEMENT APPLICATION **January 12, 2015**

Subdivision Name: Morning Sun # 7 and LDS Water Project Acres/Lots: 23.32 Acres/ 65 Lots

Subdivision Location: SE1/4 NE1/4 Section 11, Township 10 South, Range 17 East, Boise Meridian

Cross Streets: Hankins Road North between Stadium Blvd and Filer Avenue East

Initial Developer: Morning Sun Partners, LLC Contact: Gerald Martens

Address/phone #: 621 N. College Road West Suite 100, Twin Falls, Idaho 83301 208-734-4488

Current Contact: Morning Sun Partners Contact: Gerald Martens

Address/phone #: 621 N. College Road West Suite 100, Twin Falls, Idaho 83301 208-734-4488

Local Agent for Owner: Brad Wills, 222 Shoshone St. West, Twin Falls Idaho 83303-0346 208-420-0314

Property Owner: Morning Sun Partners Contact: Gerald Martens

Address/phone #: 621 N. College Road West Suite 100, Twin Falls, Idaho 83301 208-734-4488

Engineering Firm: EHM Engineering Contact: Gerald Martens

Address/phone #: 621 North College Road Suite 100 Twin Falls, Idaho, 83301

The City of Twin Falls adopted Ordinance Number 2974 and Resolution 1816 which allows developers to submit an application to the Improvement Reimbursement Committee (I.R.C.) of the City of Twin Falls if they wish to seek reimbursement for improvements for previously developed and accepted utilities and roadways that benefit future development. More specifically; whenever any extension is made by a private developer (initial developer) to the City of Twin Falls' (City) water distribution system, wastewater collection system, transportation system, pressure irrigation pump stations and distribution systems, in such a manner as to enable a subsequent private developer or property owner to connect to or extend the previously extended water distribution system, wastewater collection system, transportation system, pressure irrigation pump stations and distribution systems, the subsequent private developer or property owner (subsequent developers) shall first make proper compensation to the initial developer for the costs of the water distribution system, wastewater collection system, transportation system, pressure irrigation pump stations and distribution systems (improvements).

The initial developer must maintain proper identity and current address with the City Engineer in order to be eligible for proper compensation in the future.

The lists below identify the items that are required for submittal of the Improvement Reimbursement application.

Incomplete submittals will not be accepted or reviewed. It is the responsibility of Engineering firm and/or Developer/ Owner to see that all the required information is submitted to the City in the proper form.

Include the following information:

1. Improvement Reimbursement Application
2. A Narrative describing the project overview, the initial improvements, the surrounding areas that will benefit from the improvements, the boundary of the affected area, any known developers/owners that will be included in this application and any other information that would be supportive to the commission.

3. Vicinity Map
4. Proof of past ownership of the real property included in this application.
5. AS-BUILT drawing on file with the City of Twin Falls Engineering Department of improvement.
6. The letter from the City Engineering Department approving the completion of the improvements and accepting the project for maintenance.
7. If required, an electronic GIS file indicating items subject to reimbursement.
8. A plan identifying all improvements proposed for compensation.
    a. A separate plan for each of the individual reimbursement areas.
        i. Include all four system for that area:
            1. water distribution system
            2. wastewater collection system
            3. transportation system
            4. pressure irrigation pump stations and distribution systems
        ii. Identify the surrounding area that benefits from the improvements.

9. Each individual reimbursement area should include the following information;
        i. Improvements for consideration
        ii. The estimated boundary that will benefit from those improvements.
        iii. Actual cost of installation
            1. Attach copy of original cost documents
            2. If costs are unavailable, other documentation per Ordinance guidelines
        iv. Estimated proposed reimbursement

Filing Fee: $ 200.00 Date Submitted: January 12, 2015
Fee per Lot, tract or parcel impacted $ 10.00 Fee to be calculated after I. R. C. Approval

Application received by the City Engineering Department.

Date Reviewed by City Staff:_____

Date of Boundary Verification by Engineer Dept.:_____

Date of Notification to Improvement Reimbursement Commission:_____

Date Scheduled for Commission meeting:_____

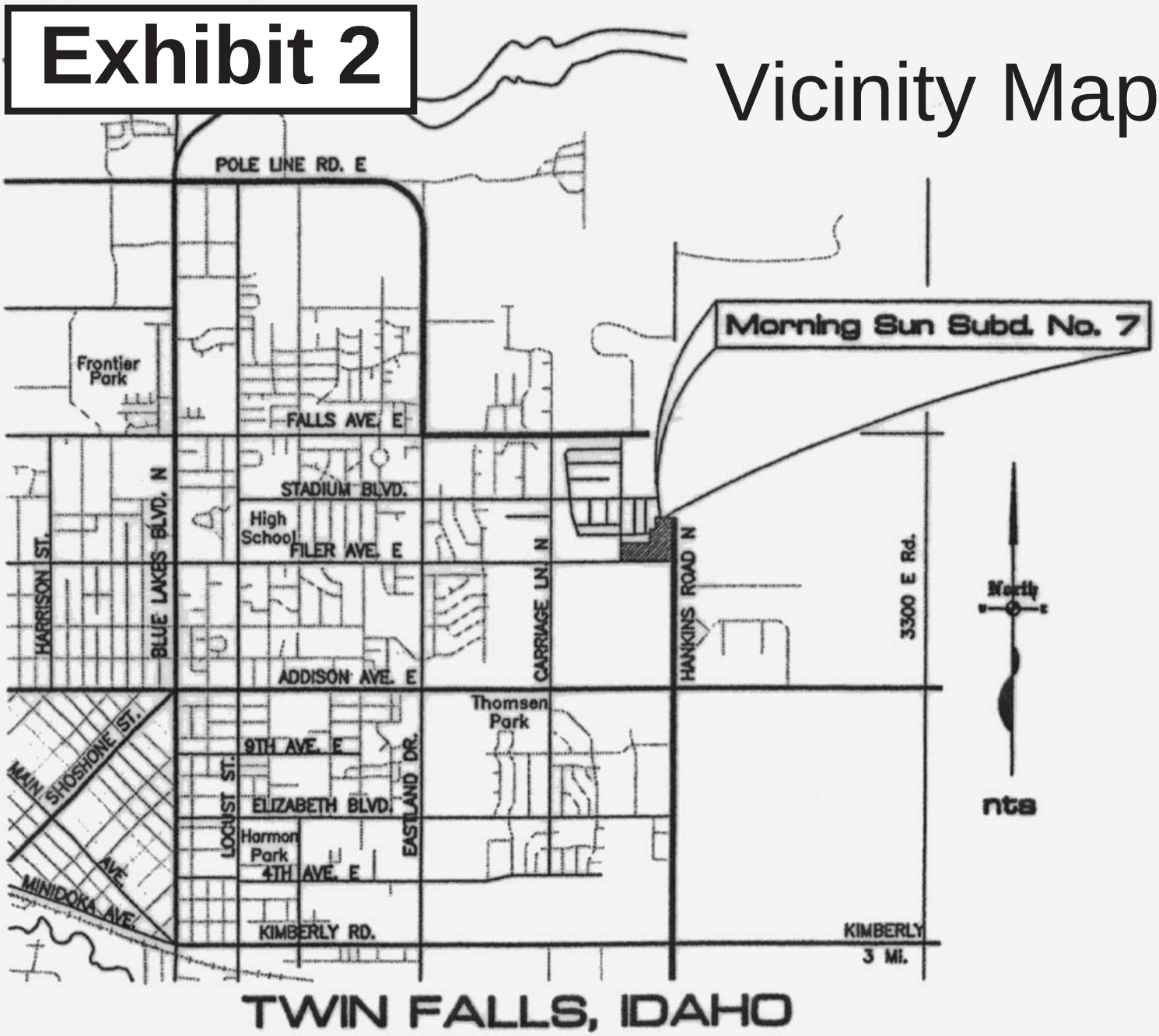
Note: In the case of an agreement between the Initial Developer and Subsequence Developer, item #10 iii and iv will not be required and a lump sum will be included.

Additional Notes:

- There will be no consideration for depreciation or inflation.
- Improvements must be accepted by the City of Twin Falls to be eligible for reimbursement.
- The period of compensation to the initial developer shall be terminated at the earliest of any of the following conditions:
    - Full compensation for the determined eligible reimbursement amount based on the actual cost plus 15% to address costs for engineering, management, fees, interest and inspection.
    - Failure on the part of the initial developer or their assigns to maintain proper identity and address on file with the Improvement Reimbursement Commission.
    - A date twenty years after the acceptance of the improvement by the City.
- Disclaimer: City of Twin Falls and Improvement Reimbursement Committee approvals determines eligibility and benefit. All quantities and calculations are the responsibility of the applicant therefore any errors are not the liability of the City of Twin Falls or the Improvement Reimbursement Committee.

Exhibit 2

Vicinity Map



TWIN FALLS, IDAHO

Gerald Martens
Morning Sun Partners, LLC
621 N. College Road Suite 100
Twin Falls, Idaho 83301

To: **City of Twin Falls**
Engineering Department
Twin Falls, Idaho

Reference: **Improvement Reimbursement Narrative**
Project: **Morning Sun 7 and LDS Water Main Project**

Gerald Martens, managing partner for Morning Sun Partners has completed the improvements for all phases of Morning Sun Subdivision # 7 and the LDS Church Water Main Project located west of Hankins Road North (HRN) between Stadium Blvd (SB) and Filer Avenue East (FAE) in Twin Falls, Idaho. As part of the completion of the LDS Church Parcel Project north of Morning Sun # 7, a water line looping system continued north on Hankins Road from the intersection with Stadium Blvd to Falls Avenue East connecting to the City of Twin Falls installed water line on Falls Avenue East. The portion of water line along the frontage of the LDS Church Parcel was paid by the property owner and is not including in this application.

Morning Sun # 7 was completed in three separate phases. The City of Twin Falls has approved and accepted the Phase # 1 of Morning Sun Subdivision # 7 for maintenance on July 7, 2009. The second phase was accepted on November 8, 2012 and the third phase was accepted on October 17, 2013. The LDS water line looping project was built in partnership with the City of Twin Falls Water Line Falls Ave East project and in addition to a subdivision project. The water lines were completed in 2007 and the as-built plans were dated on November 2007. We have reviewed the City Ordinance Number 2974 to determine which of these improvements would be eligible for future reimbursement.

Water Distribution System

Section 1 (Exhibit 9-1) is a portion of an 18" water line was installed beginning on the north property line of the LDS Church running 825 LF north to the intersection of Falls Avenue East connecting to the City installed water line. There are 2 Fire Hydrants on this section of water line including the one at the boundary of the LDS Church which benefit the property across Hankins to the east. The City of Twin Falls funded the upgrade cost from 12" to 18" line size on this section of water line. The cost of a 12" (Not the 18") water line and fire hydrants will benefit the property owners to the East of Hankins Road North between the north boundary of the LDS Church and Falls Avenue East. This section of water line was not part of the Morning Sun # 7 subdivision improvements project or the LDS Church improvement project but was a separate project authorized by the City of Twin Falls without improvement plans or as-built drawings.

The LDS Church funded the 18" water line on their Hankins Road North frontage and is not included in this application.

Section 2 (Exhibit 9-2 and 9-3) is a portion of an 18" water line was installed along Hankins Road North beginning at the intersection of Filer Avenue East and running 1305 LF north to connect to the intersection of Stadium Blvd. The application was reimbursed for the upsizing cost from the required 12" water line to the 18" water line by the LDS Church therefore only the cost of a 12" water line is eligible for reimbursement through this application. There

are 2 Fire Hydrants on this section of water line including the one at the intersection on Stadium Blvd and one at the intersection on Filer Ave East which benefit the property across Hankins to the east.

Section 3 (Exhibit 9-6) is a 12" water line was installed along Filer Avenue East beginning at the intersection of Meadowview Lane and running 1294 LF east to connect to the 18" water line near the intersection on Hankins Road North. There are 3 Fire Hydrants on this section of water line. This water line and fire hydrants will benefit the property owners to the south of Filer Avenue East.

Wastewater Collection System

There were no improvements completed that would be eligible for future reimbursement.

Transportation System

There were no improvements completed that would be eligible for future reimbursement.

Pressurized Irrigation Pump Station and Distribution System.

Section 2 (Exhibit 9-4 and 9-5) is a portion of a 10" pressurized irrigation line was installed along Hankins Road North beginning at the intersection of Filer Avenue East and running 119 LF north to connect to a connection point to the Morning Sun Regional Pressurized Irrigation Pump Station across Hankins Road North. A 10" pressurized irrigation line was installed across Hankins to connect to the pump station of which 58 LF measuring to center line of Hankins Road is eligible for payback. A 6" pressurized irrigation line begins at this connection point and continues north running 1139 LF to the intersection of Stadium Blvd. A 36LF future stub out was installed to the east from the intersection so 100% of the cost is reimbursable. This pressurized irrigation line will benefit the property owners to the east of Hankins Road North between Filer Avenue East and Stadium Blvd.

Section 4 (Exhibit 9-7) is a portion of an 8" pressurized irrigation line was installed along Filer Avenue East beginning at the point it angled to the northwest between Lot 32 and Lot 33 of Block 4, Morning Sun Subdivision # 7 and running 438 LF east to connect to the 10" pressurized irrigation line on Hankins Road North. This pressurized irrigation line will benefit the property owners to the south of Filer Avenue East.

Exhibit 4

Morning Sun # 7 Subdivision

Boundary of Project NTS

Including Water Project

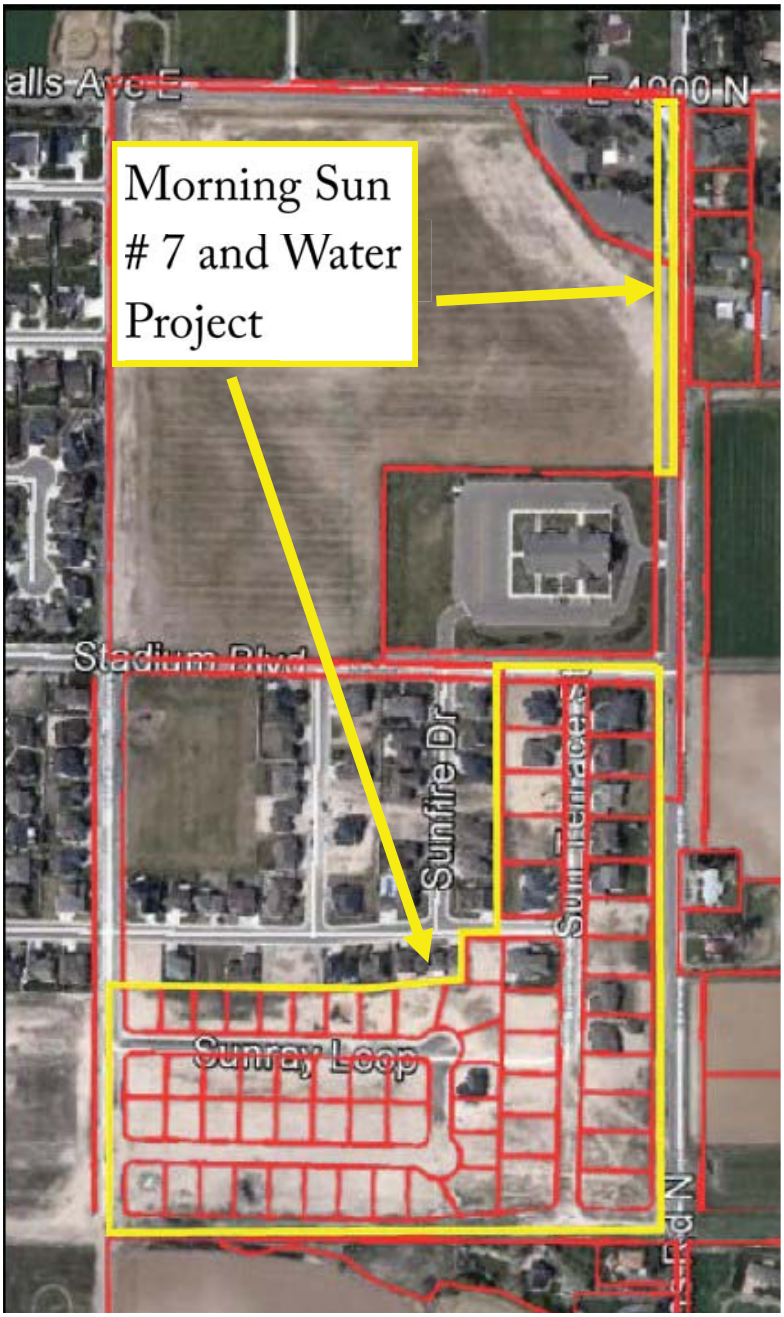


Exhibit 5

Morning Sun # 7 Subdivision

Area of Benefit NTS Sections 1, 2, 3 & 4

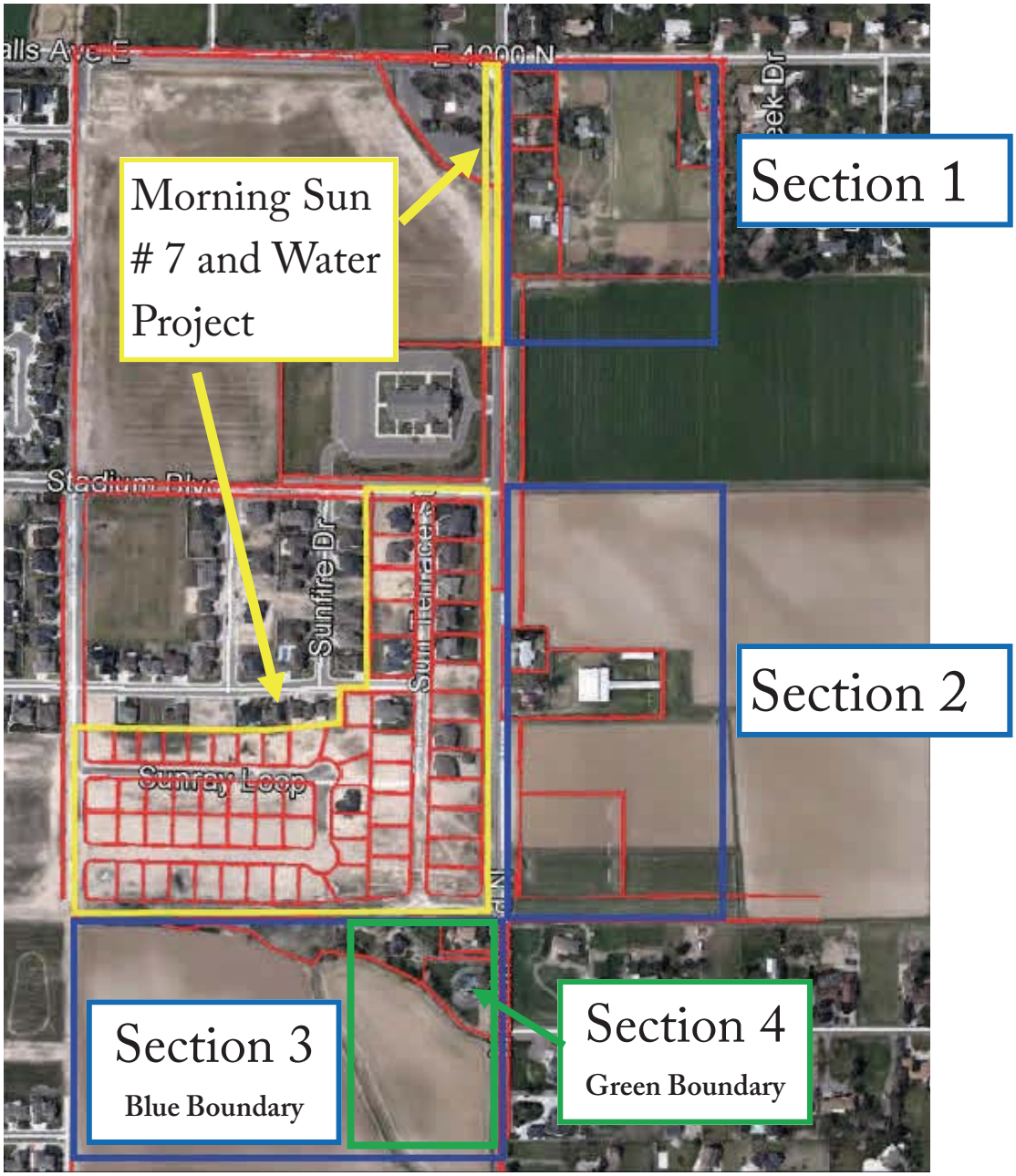


Exhibit 6-1

Morning Sun # 7 Subdivision

County Record of Ownership NTS Section 1

Parcel Number: RP10S17E123015
Name: MAPES, ORVILLE E JR
Address: 447 RIDGECREST TRL
Mail: REDDING
Zipcode: 83301
Site
Zip Code: 83301
Acres: 6.403

Parcel Number: RP10S17E123020
Name: COONROD, RICHARD D
Address: 3008 FALLS AVE E
Mail: TWIN FALLS
Zipcode: 83301
Site
Zip Code: 83301
Acres: 0.443

Parcel Number: RP10S17E123000
Name: TODD, JOHN
Address: 3211 FALLS AVE E #A
Mail: TWIN FALLS
Zipcode: 83301
Site
Zip Code: 83301
Acres: 0.26

Parcel Number: RP10S17E123220
Name: THOMPSON, JOHN W
Address: 868 HANKINS RD N
Mail: TWIN FALLS
Zipcode: 83301
Site
Zip Code: 83301
Acres: 0.379

Parcel Number: RP10S17E123005
Name: HANCHEY, JEFF SOLE
Address: 3211 B FALLS AVE E
Mail: TWIN FALLS
Zipcode: 83301
Site
Zip Code: 83301
Acres: 0.702

Parcel Number: RP10S17E123040
Name: ZITTERKOPF, HARRY J ET UX
Address: 824 HANKINS BLVD N
Mail: TWIN FALLS
Zipcode: 83301
Site
Zip Code: 83301
Acres: 1.39

Parcel Number: RPO76910000010
Name: TWIN FALLS SCHOOL DISTRICT
Address: 201 MAIN AVE W
Mail: TWIN FALLS
Zipcode: 0
Site
Zip Code: 0
Acres: 3.17

Section 1			
	Acre		Percentage
A	0.443		3.5%
B	0.379		3.0%
C	1.390		10.9%
D	6.403		50.2%
E	0.260		2.0%
F	0.702		5.5%
G	3.170		24.9%
	12.747		100.0%

Parcel G

See Attached Supplement

Exhibit 6-2

Morning Sun # 7 Subdivision

County Record of Ownership

NTS Section 1 Parcel G

EXHIBIT 6—2

Section 1

Parcel G

LDS Church frontage is 452.00’ and Lot 2 Sackett Farms frontage is 661.79’ from Intersection of Hankins and Stadium to their north property corners.

The Difference is 209.79’.

Using 1/8 Mile Rule or 660’

Acreage for the remaining

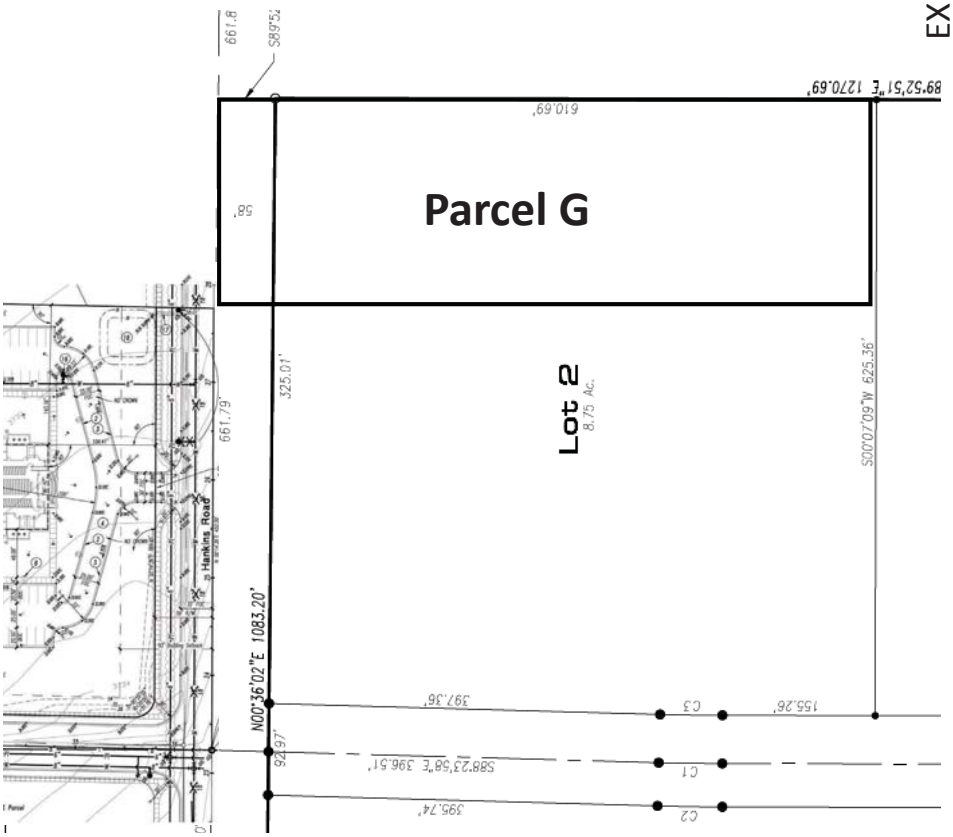


Exhibit 6-3

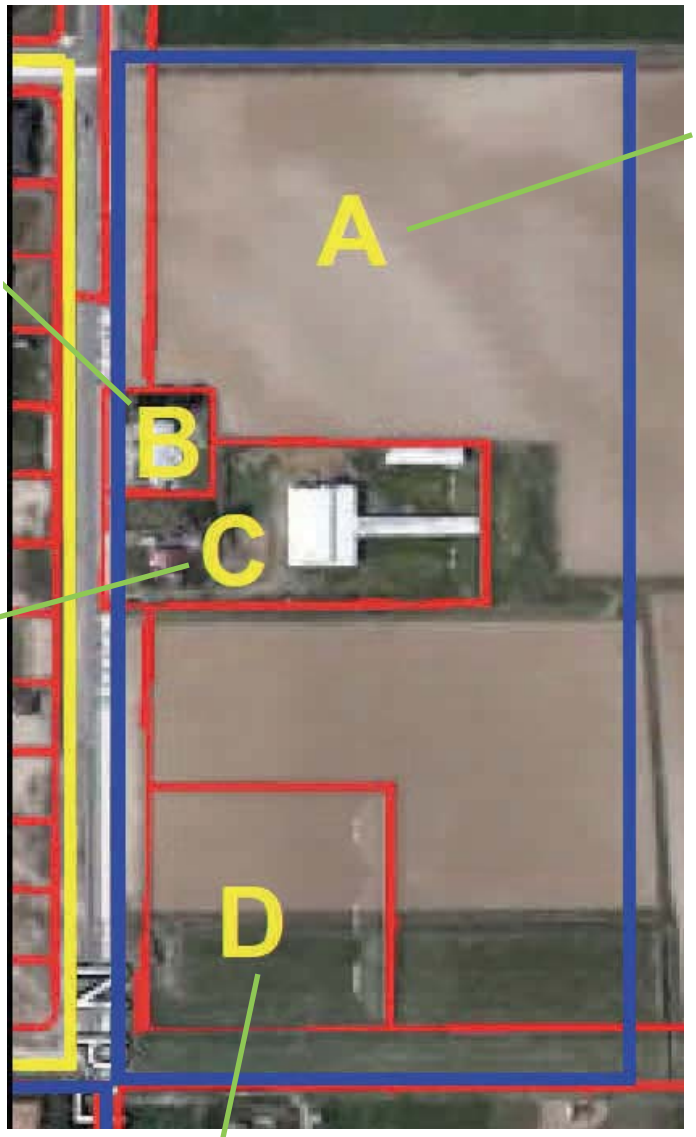
Morning Sun # 7 Subdivision

County Record of Ownership NTS

Section 2

Parcel Number: RPO76910000010
Name: TWIN FALLS SCHOOL DISTRICT
Address: 201 MAIN AVE W
Mail: TWIN FALLS
Zipcode: 0
Site
Zip Code: 0
Acres: 13.974

Parcel Number: RP10S17E123620
Name: MARTIN, JOHN ET UX
Address: 624 HANKINS BLVD N
Mail: TWIN FALLS
Zipcode: 83301
Site
Zip Code: 83301
Acres: 0.42



Parcel Number: RP10S17E123650
Name: MARTIN, JOHN E ET UX
Address: 624 HANKINS RD N
Mail: TWIN FALLS
Zipcode: 83301
Site
Zip Code: 83301
Acres: 2.186

Section 2		
	Acre	Percentage
A	13.974	70.8%
B	0.420	2.1%
C	2.186	11.1%
D	3.150	16.0%
	19.730	100.0%

Parcel Number: RPO76910000020
Name: CITY OF TWIN FALLS
Address: P O BOX 1907
Mail: TWIN FALLS
Zipcode: 0
Site
Zip Code: 0
Acres: 3.15

Parcel A and D

See Attached Supplement

EXHIBIT 6—3

Exhibit 6-4

Morning Sun # 7 Subdivision

County Record of Ownership

NTS Section 2 Supplement

Section 2

Parcel A, B C & D

Section 2

Total acreage is from Station 10+21.00' north of the south property boundary at Filer Avenue East and Hankins Road No to the Station 23+23.58' at the intersection of Stadium Blvd and Hankins Road No or 1,302.58'.
Using the 1/8 mile rule of 660' x 1,302.58' = 19.73 Ac.
Parcel A—13.974
Which is 19.73 acres less
Parcel B—0.42 Ac.
Parcel C—2.186 Ac.
Parcel D—3.15 Ac. *

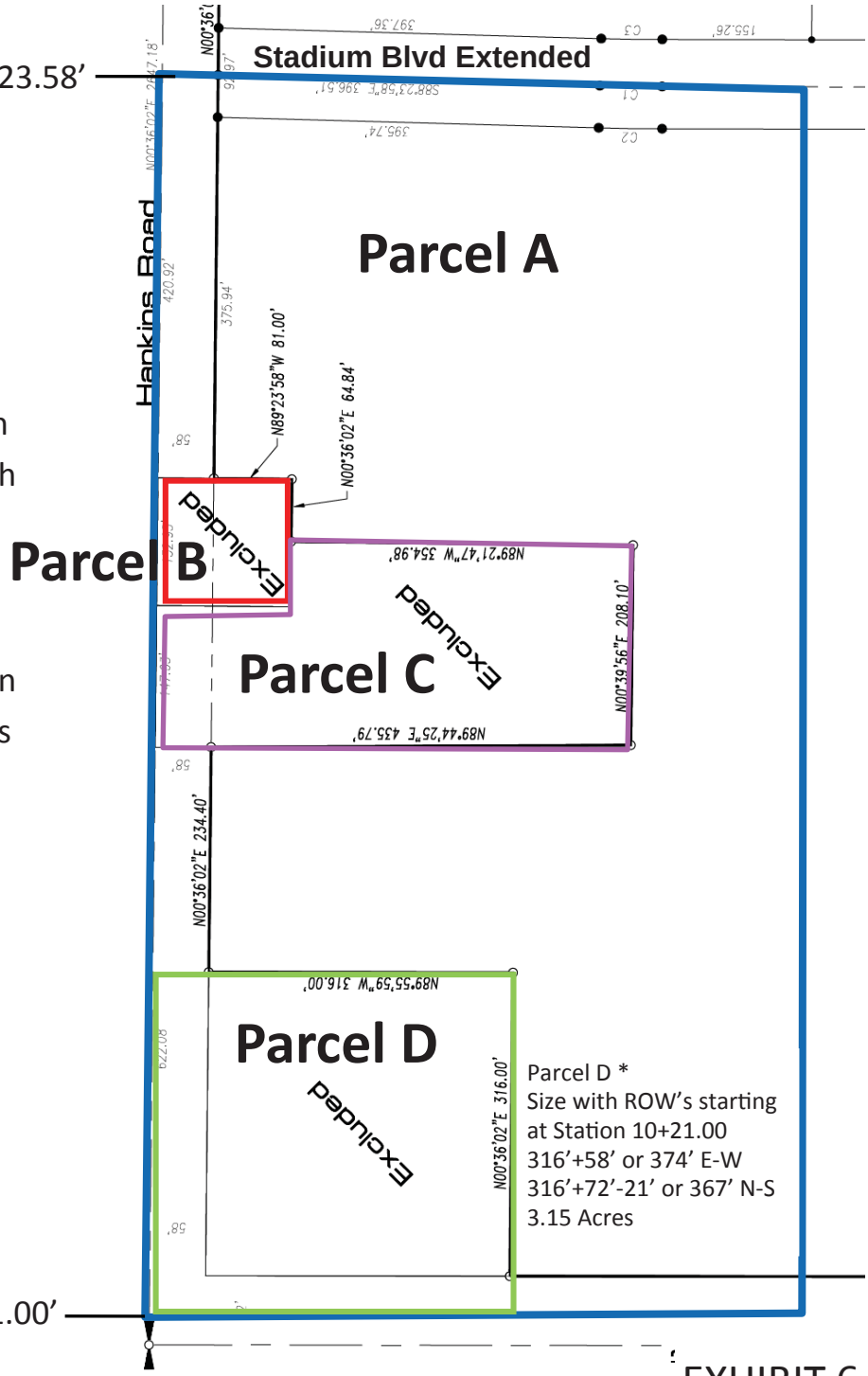


EXHIBIT 6—4

Exhibit 6-5

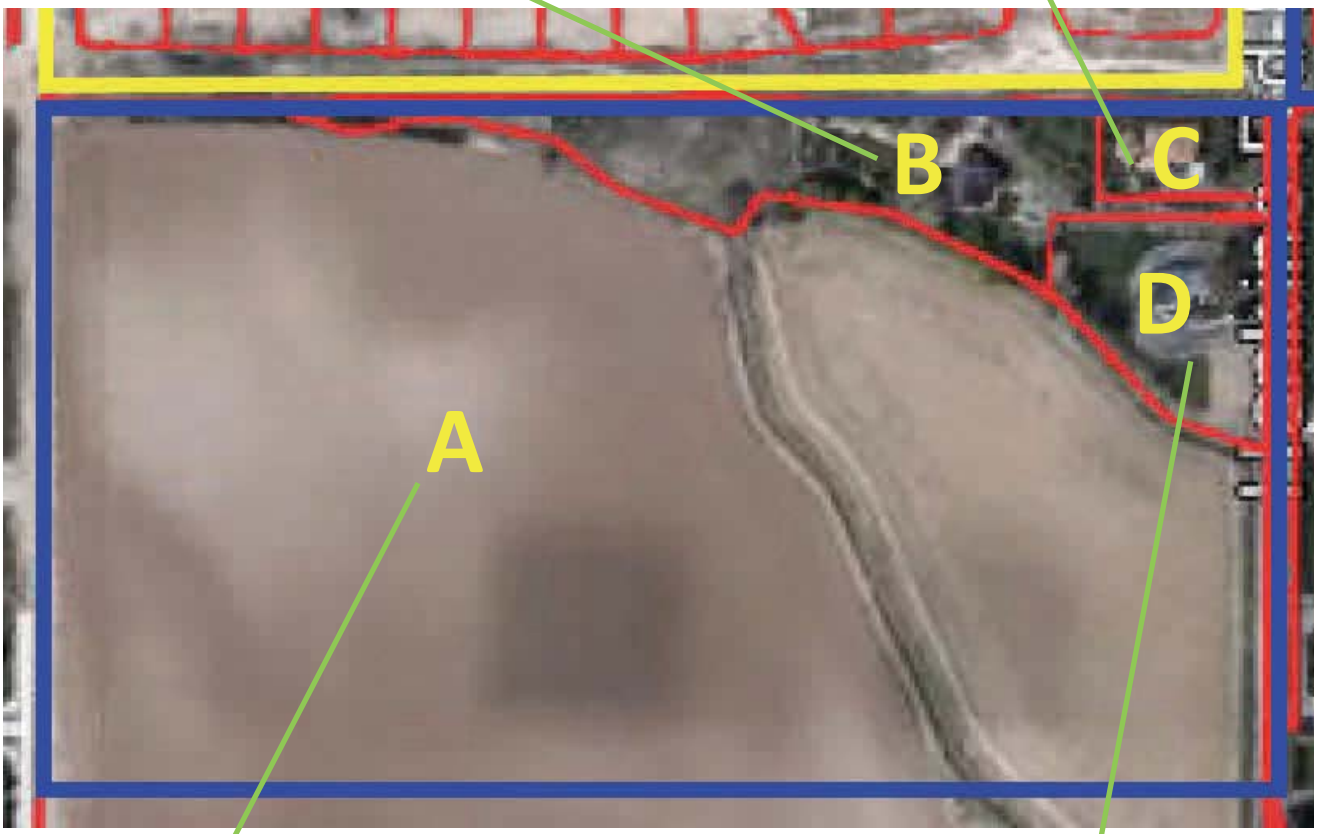
Morning Sun # 7 Subdivision

County Record of Ownership

NTS Section 3

Parcel Number: RP10S17E117210
Name: SKEEM, RICHARD
Address: 485 HANKINS RD N
Mail: TWIN FALLS
Zipcode: 83301
Site
Zip Code: 83301
Acres: 1.892

Parcel Number: RP10S17E117200
Name: CLAWSON, GEORGE R ET UX
Address: 499 HANKINS RD N
Mail: TWIN FALLS
Zipcode: 83301
Site
Zip Code: 83301
Acres: 0.425



Parcel Number: RP10S17E117220
Name: GRISEZ, JAMES
Address: P O BOX 67
Mail: CROWS LANDING
Zipcode: 0
Site
Zip Code: 0
Acres: 16.683

Section 3		
	Acre	Percentage
A	16.683	83.4%
B	1.892	9.5%
C	0.425	2.1%
D	1.000	5.0%
	20.000	100.0%

Parcel Number: RP10S17E117230
Name: MATTICE, LORETTA A
Address: 469 HANKINS RD N
Mail: TWIN FALLS
Zipcode: 83301
Site
Zip Code: 83301
Acres: 1

Using 1/8 Mile Rule

660'x1320'=20 Acres

EXHIBIT 6—5

Exhibit 6-6

Morning Sun # 7 Subdivision

Area of Benefit NTS Section 4

Parcel Number: RP10S17E117210
Name: SKEEM, RICHARD
Address: 485 HANKINS RD N
Mail: TWIN FALLS
Zipcode: 83301
Site
Zip Code: 83301
Acres: 0.946

Parcel Number: RP10S17E117200
Name: CLAWSON, GEORGE R ET UX
Address: 499 HANKINS RD N
Mail: TWIN FALLS
Zipcode: 83301
Site
Zip Code: 83301
Acres: 0.425

Parcel Number: RP10S17E117220
Name: GRISEZ, JAMES
Address: P O BOX 67
Mail: CROWS LANDING
Zipcode: 0
Site
Zip Code: 0
Acres: 4.962

	Section 4 Acre	PI Only Percentage
A	4.962	67.7%
B	0.946	12.9%
C	0.425	5.8%
D	1.000	13.6%
	7.333	100.0%

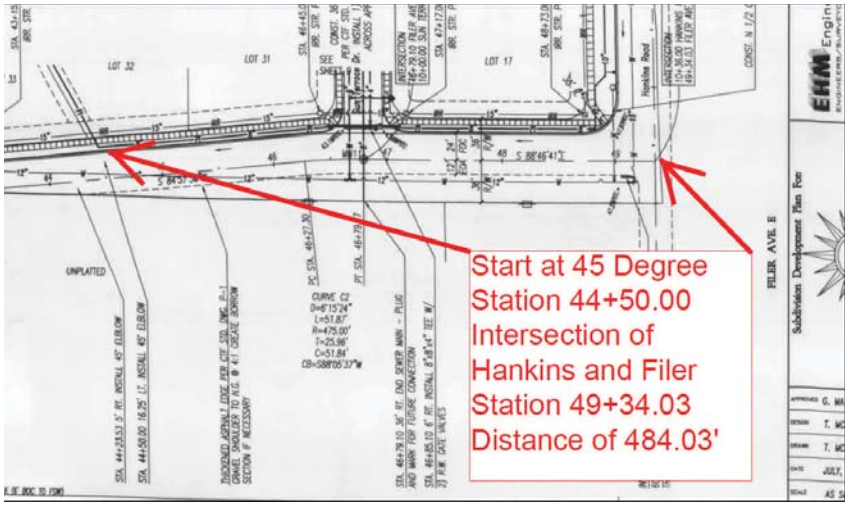
Parcel Number: RP10S17E117230
Name: MATTICE, LORETTA A
Address: 469 HANKINS RD N
Mail: TWIN FALLS
Zipcode: 83301
Site
Zip Code: 83301
Acres: 1

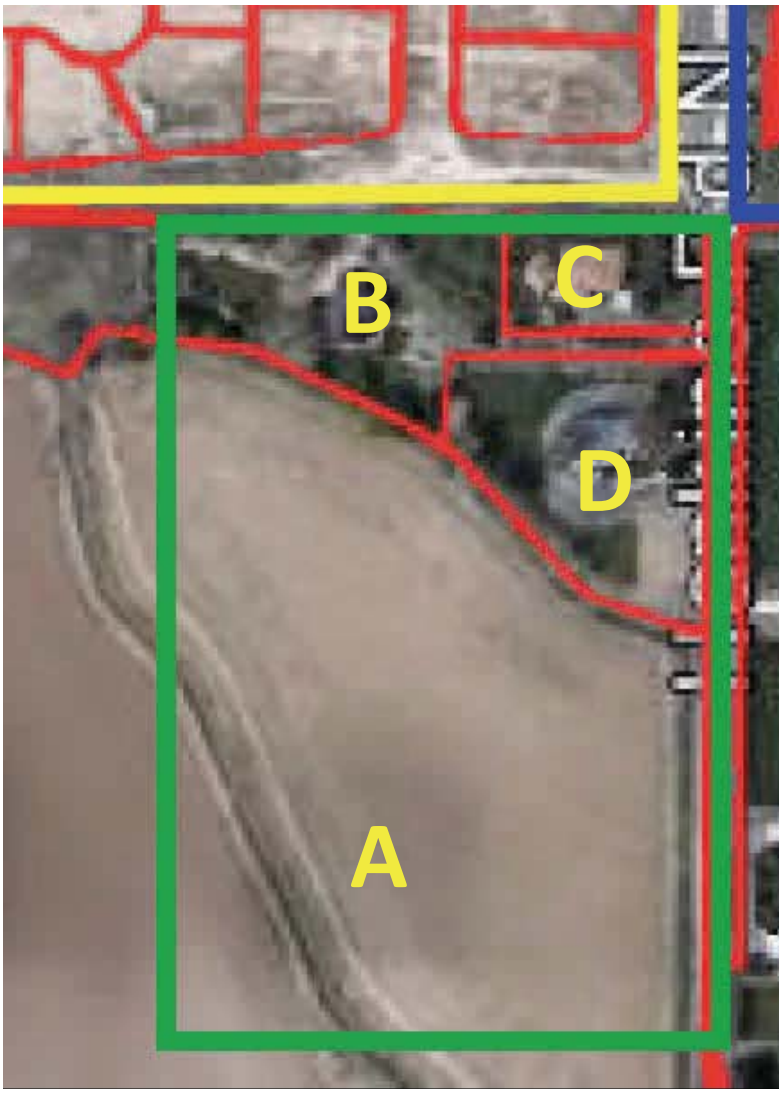
**See Exhibit 6-7 for breakdown of Acreage

Exhibit 6-7

Morning Sun # 7 Subdivision

Area of Benefit NTS Section 4 Supplemental





Pressurized Irrigation Area of Benefit Distance from location the 8" PI line where it angles to the northwest to the center line of Hankins Road North is 484.03. Using 1/8 Mile Rule of 660' the area of benefit south of Filer is 7.333 acres.
The Boundary of the Benefit for Lot B is roughly half of the size of the lot or .946 Acres

The Percentage of Benefit is shown below:

	Section 4 Acre	PI Only Percentage
A	4.962	67.7%
B	0.946	12.9%
C	0.425	5.8%
D	1.000	13.6%
	7.333	100.0%

Morning Sun Subdivision Number 7

Located in
SE 1/4 NE 1/4, Section 11
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2009

Health Certificate

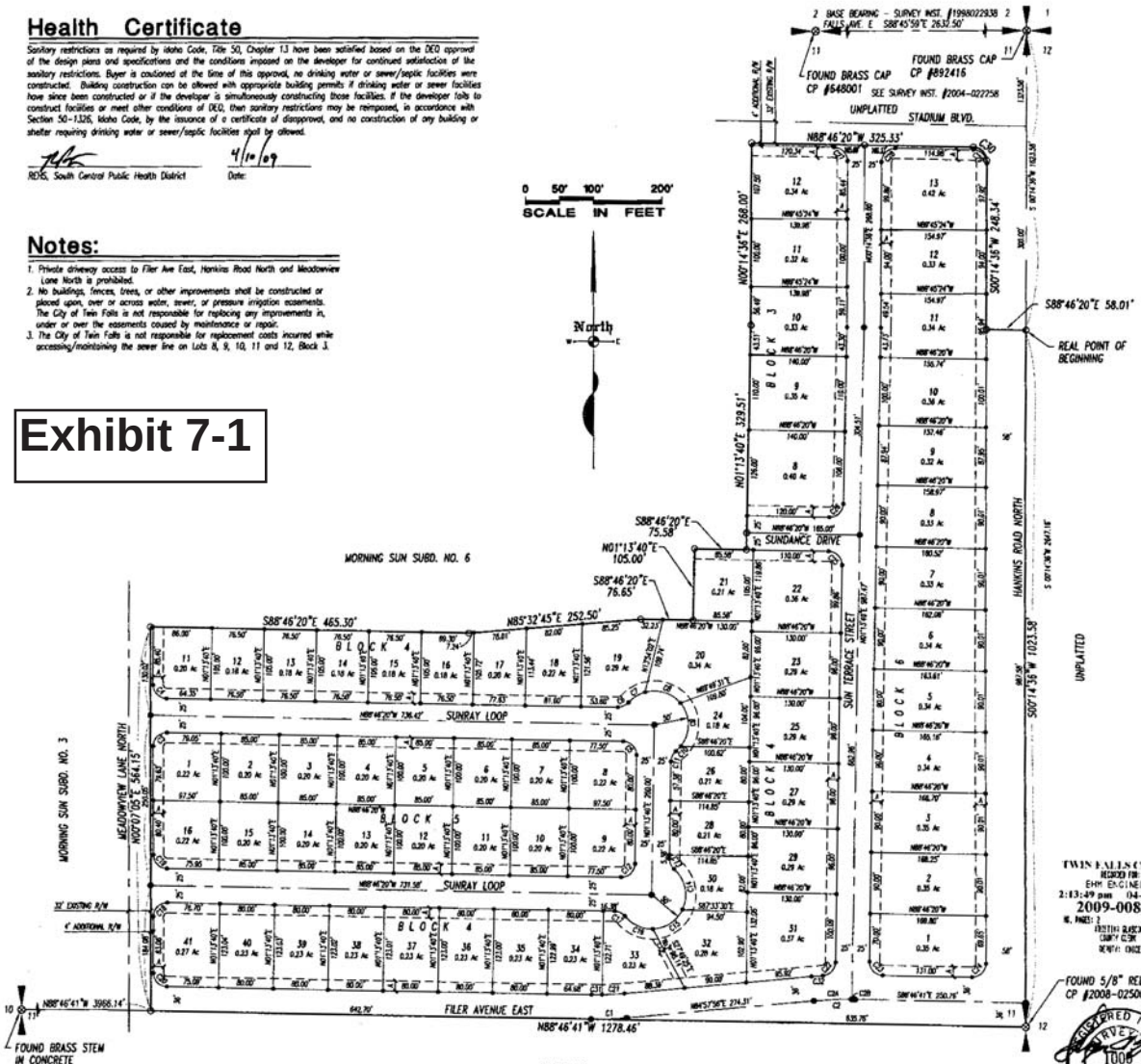
Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the DEQ approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned at the time of this approval, 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 other conditions of DEQ, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, 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.

RD15, South Central Public Health District — Date: 4/10/09

Notes:

1. Private driveway access to Filer Ave East, Hankins Road North and Meadowview Lane North is prohibited.
2. No buildings, fences, trees, or other improvements shall be constructed or placed upon, over or across water, sewer, or pressure irrigation easements. The City of Twin Falls is not responsible for replacing any improvements in, under or over the easements caused by maintenance or repair.
3. The City of Twin Falls is not responsible for replacement costs incurred while accessing/maintaining the sewer line on Lots 8, 9, 10, 11 and 12, Block 3.

Exhibit 7-1



TWIN FALLS COUNTY
RECORDED FOR:
EHM ENGINEERS
2:13:49 pm 04-16-2009
2009-008366
NO. PAGES: 2 FEE: $22.00
KRISTINA RUDDICK
COUNTY CLERK
DEPUTY: CHOE

REGISTERED PROFESSIONAL LAND SURVEYOR 1008 STATE OF IDAHO ROGER A. KRUGER

EHM Engineers, Inc.
ENGINEERS/SURVEYORS/PLANNERS

CURVE TABLE

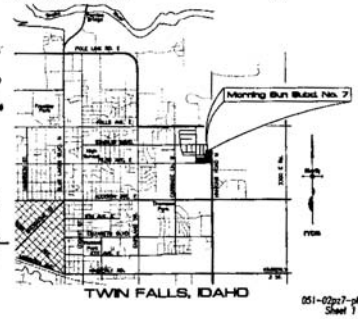
CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	CHORD BRG
C1	6°15'24"	51.87	475.00	25.96	51.84	N88°50'37"E
C2	6°15'24"	60.06	550.00	30.06	60.03	N88°50'37"E
C24	5°48'04"	55.85	550.00	27.95	55.82	N87°52'27"E
C29	0°26'26"	4.21	550.00	2.11	4.21	S88°38'31"E
C3	91°06'26"	31.80	20.00	20.30	28.56	S45°46'33"W
C4	90°53'28"	31.63	20.00	19.82	28.01	S44°13'33"E
C5	90°00'00"	31.42	20.00	20.00	28.28	N43°46'20"W
C6	48°58'41"	17.45	20.00	9.33	16.90	N66°13'50"E
C7	57°28'12"	29.71	50.00	15.03	28.79	S57°30'20"W
C8	93°19'43"	57.01	50.00	32.68	53.87	N72°37'26"W
C9	79°30'41"	68.38	50.00	41.58	63.05	N88°12'40"W
C10	11°40'45"	10.19	50.00	5.11	10.17	N47°23'00"E
C11	48°58'41"	17.45	20.00	9.33	16.90	S28°13'31"W
C12	90°00'00"	31.42	20.00	20.00	28.28	N44°13'40"E
C13	48°58'41"	17.45	20.00	9.33	16.90	S22°46'10"E
C14	74°08'46"	65.30	50.00	38.25	60.76	N11°11'39"W
C15	60°01'37"	54.13	50.00	30.06	51.53	N57°04'43"E
C16	57°07'40"	46.36	50.00	25.00	44.72	S60°30'29"E
C17	48°58'41"	17.45	20.00	9.33	16.90	N67°46'29"W
C18	91°06'26"	31.80	20.00	20.30	28.56	S45°46'33"W
C19	88°53'28"	31.03	20.00	19.62	28.01	S44°28'33"E
C20	88°53'28"	31.03	20.00	19.62	28.01	S44°28'33"E
C21	4°15'24"	32.61	438.00	16.31	32.61	N87°05'38"E
C22	53°30'12"	29.79	20.00	18.43	27.11	S43°53'45"W
C23	90°00'21"	31.42	20.00	20.00	28.29	S43°46'30"E
C24	90°38'43"	31.76	20.00	20.34	28.52	N45°43'37"E
C25	90°00'00"	31.42	20.00	20.00	28.28	N43°46'20"W
C26	90°00'00"	31.42	20.00	20.00	28.28	N44°13'40"E
C27	89°00'04"	31.07	20.00	19.66	28.04	N44°13'30"W
C28	90°00'00"	31.76	20.00	20.35	28.53	N43°46'08"E
C29	89°00'04"	31.07	20.00	19.66	28.04	N44°13'30"W
C30	89°00'04"	31.07	20.00	19.66	28.04	S44°13'30"E
C31	01°30'30"	15.32	438.00	7.66	15.32	N88°48'41"W
C32	01°30'30"	16.35	500.00	8.18	16.35	S88°48'54"W

Easement Legend

A	15' Utility, Drainage, and Irrigation Easement
B	10' Pressure Irrigation Easement
C	7.5' Pressure Irrigation Easement

Legend

- Subdivision Boundary Line
- Lot Line
- Roadway Centerline
- Easement Line (See Easement Legend)
- Set 5/8"x24" Rebar and Cap (LS 1000) ●
- Fnd. 5/8" Rebar and Cap (LS 1000) ○
- Set 1/2"x24" Rebar and Cap (LS 1000) •
- Fnd. Monument as Noted ⊗



051-02pz7-plat-r2
Sheet 1 of 2

Exhibit 8-1

TRANPORTATION			WATER			SEWER			PRESSURIZED IRRIGATION		
Grading	STA	400.00	14" Water Main	LF	30.00	18" Sewer Main	LF	39.50	8" P.I. PVC Pipe	LF	16.00
Excavation	STA	400.00	12" Water Main	LF	24.50	15" Sewer Main	LF	27.50	6" P.I. PVC Pipe	LF	14.00
Fill Dirt	CY	4.00	10" Water Main	LF	22.00	12" Sewer Main	LF	23.50	4" P.I. PVC Pipe	LF	9.00
3/4" Granular Base	CY	18.50	8" Water Main	LF	19.00	10" Sewer Main		20.00	3" P.I. PVC Pipe	LF	8.00
1-1/2 Granular Base	CY	19.00	6" Water Main	LF	15.75	8" Sewer Main	LF	16.00	8" Irrigation Gate Valve W/Enc		800.00
Plantmix Pave 2" Matt	SY	6.25	Fire Hydrant W/Gate Valve	EA	1,600.00	Sewer Manhole	EA	1,550.00	6" Irrigation Gate Valve W/Enc		500.00
Plantmix Pave 3" Matt	SY	8.50	3/4" Water Service	EA	240.00	4" Sewer Service W/Marke	EA	260.00	4" Irrigation Gate Valve W	EA	350.00
Standard Curb & Gutter V	LF	10.00	14" R.W. Gate Valve	EA	1,500.00	System Connection Sewer	EA	1,000.00	3" Irrigation Gate Valve W	EA	300.00
24" Rolled Curb & Gutter	LF	9.50	12" R.W. Gate Valve	EA	985.00	48" Drop Manhole			Irrigation Services W/Cros	EA	200.00
30" Rolled Curb & Gutter	LF	14.00	10" R.W. Gate Valve	EA	850.00	Rock Removal & Offhaul	CY	125.00	Irrigation Main & Storm Dr	EA	
5' Sidewalk W/Gravel	SY	18.00	8" R.W. Gate Valve	EA	610.00	Rock Removal & Offhaul	CY		Blow Off Assembly W/Air	EA	1,800.00
6' Sidewalk W/Gravel	SY	18.00	6" R.W. Gate Valve	EA	410.00	Sewer Encasement	EA	300.00	4"x4"x4" Tee	EA	210.00
10' Sidewalk W/Gravel	SY	18.00	System Connection Water V	EA	1,400.00	Reset Manhole ID	EA		4"x4"x4"x4" Cross	EA	300.00
Handicap Returns	EA		System Connection Water V	EA	1,100.00				4"x3" Reducer	EA	185.00
36' Aeterial Approach W/	EA	4,000.00	6"x6"x6" Tee	EA	325.00				System Connect	EA	1,400.00
48' Aeterial Approach W/	EA	5,000.00	8"x8"x8" Tee	EA	325.00				Elbows, Thrust blocks, Mis	LF	1.00
66' Aeterial Approach W/	EA	7,500.00	12"x12"x8" Tee	EA	400.00						
Approach Return	EA	800.00	6"x6"x8" Tee	EA							
County Road Removal 17	SF	2.00	8"x8"x6" Tee	EA	300.00						
20' Wide Curb Cut W/Sid	EA		8"x8"x6"x6" Cross	EA	425.00						
Lot Cut and Transfer			12"x12"x8"x8" Cross	EA	2,000.00						
Traffic Barricades	EA	250.00	Sleeve 8" water main I C-90	LF							
Stop Sign(Verify Const. S	EA		Elbows, Thrust blocks, Misc	LF	1.00						
Sawcut Asphalt	LF	3.00									
Removal of County Road	SF	3.00									
Temporary Turn arounds	EA	500.00									

Master Unit Pricing Worksheet

Version 2 pt 1 7/24/2012

Exhibit 8-2

Improvement Reimbursement Worksheet

Reference #	Section 1

Morning Sun # 7 and Water Project

Contact Information

Name Brad Wills
Phone 208-420-0314
E-mail: bradwills@cox.net

Project Information

Cross Streets **Hankins Road North and Falls Ave East**
RPT # If Available
Date of City's Approval City of Twin Falls Water Project Partnership November 2007
Morning Sun 7 Phase #1 7/7/09, Phase #2 11/8/12, Phase #3 10/17/13
Date of Application: 12-Jan-15
Drawing Sheet # Exhibit 9-1

Description of Improvements 12" Waterline (18" installed Upgrade by City of Twin Falls)

Description of Boundary 1/8th mile rule East of Hankins Road North
See Exhibit 6-1 North of LDS Church Parcel

Status of Property Farm Land and various homes

Method to determine Payback Percentage of Benefit based on area

Engineering Department Notes Only	
Date Submitted	
Boundary Reviewed	
GIS Notes	
3rd Party Review	
Commission Approval	

Description	Item	Quantity	EA	Unit Price	Amount	Percentage	Balance
Water Line	12" Ductile Iron	824.50	LF	$24.50	20,200.250	50.00%	$ 10,100.13
	12" Gate Valves	1.00	EA	$985.00	985.000	50.00%	$ 492.50
	Fire Hydrants	2.00	EA	$1,600.00	3,200.000	50.00%	$ 1,600.00
	Fit/Tees/Elbows/Et	824.50	LF	$1.00	824.500	50.00%	$ 412.25
	System Connect	0.50	EA	$1,400.00	700.000	50.00%	$ 350.00
Station Footage							
Hankins	Station	2,775.50		Footage			
		3,600.00		824.50			
						Subtotal	$ 12,954.88
Reimbursement Fee of 15 %						15%	$ 1,943.23
						Total	$ 14,898.11

Support Information

Description	Reference #	Contractor	Notes
Master Unit Pricing Worksheet			
Version 2 pt 1 7/24/2012			

Method of Percentage of Benefit

Acreage within the 1/8 Mile Rule	12.747	AC	$14,898.11	1,168.754	Per Acre

Eligible Payback

Description	RPT #	Owner	Acres	Cost Per Acre	Amount of Payback
Acreage within the 1/8 Mile Rule	RP 10S17E123020	Richard D Coonrod - A	0.443	$1,168.75	517.76
	RP 10S17E123220	John W Thompson - B	0.379	$1,168.75	442.96
	RP 10S17E123040	Harry J Zitterkopf - C	1.390	$1,168.75	1,624.57
	RP 10S17E123015	Orville E Mapes, JR. - D	6.403	$1,168.75	7,483.53
	RP 10S17E123000	John Todd - E	0.260	$1,168.75	303.88
	RP 10S17E123005	Jeff Hanchey - F	0.702	$1,168.75	820.47
	RP 076910000010	Twin Falls School District - G	3.170	$1,168.75	3,704.95
			12.747		14,898.11

Owner Information

RPT #	Owner	Address	Phone #	Contacted
RP 10S17E123020	Richard D Coonrod - A	3008 Falls Ave E, Twin Falls, Id 83301		
RP 10S17E123220	John W Thompson - B	868 Hankins Road No, Twin Falls, Id 83301		
RP 10S17E123040	Harry J Zitterkopf - C	824 Hankins Road No, Twin Falls, Id 83301		
RP 10S17E123015	Orville E Mapes, JR. - D	447 Ridgecrest Trail, Redding, CA 96003		
RP 10S17E123000	John Todd - E	3211 #A Falls Ave E, Twin Falls, Id 83301		
RP 10S17E123005	Jeff Hanchey - F	3211 #B Falls Ave E, Twin Falls, Id 83301		
RP 076910000010	Twin Falls School District - G	201 Main Ave. W, Twin Falls, Id 83301		

Improvement Reimbursement Worksheet

Reference #	Section 2

Morning Sun # 7 and Water Project

Contact Information

Name	Brad Wills
Phone	208-420-0314
E-mail:	bradwills@cox.net

Project Information

Cross Streets	**Hankins Road North and Stadium Blvd**
RPT #	If Available
Date of City's Approval	City of Twin Falls Water Project Partnership November 2007
	Morning Sun 7 Phase #1 7/7/09, Phase #2 11/8/12, Phase #3 10/17/13
Date of Application:	12-Jan-15
Drawing Sheet #	Exhibit 9-2 W, 9-3 W, 9-4 PI and 9-5 PI
Description of Improvements	12" Waterline, Fire Hydrants and Pressurized Irrigation
Description of Boundary	1/8th mile rule East of Hankins Road North See Exhibit 6-3 Section 2 Filer Ave East to Stadium Blvd
Status of Property	Farm Land and various homes
Method to determine Payback	Percentage of Benefit based on area

Engineering Department Notes Only	
Date Submitted	
Boundary Reviewed	
GIS Notes	
3rd Party Review	
Commission Approval	

Description	Item	Quantity	EA	Unit Price	Amount	Percentage	Balance
Water Line	12" Ductile Iron	1,305.28	LF	$24.50	31,979.360	50.00%	$ 15,989.68
	12" Gate Valves	4.00	EA	$985.00	3,940.000	50.00%	$ 1,970.00
	Fire Hydrants	2.00	EA	$1,600.00	3,200.000	50.00%	$ 1,600.00
	Fit/Tees/Elbows/Etc	1,305.28	LF	$1.00	1,305.280	50.00%	$ 652.64
	System Connect	1.00	EA	$1,400.00	1,400.000	50.00%	$ 700.00
Footage Station							
Hankins	Station	1,018.30		Footage			
		2,323.58		1305.28			
Pressurized Irr	10" Pressurized Pipe	177.00	LF	$20.00	$3,540.00	50.00%	$ 1,770.00
	6" Pressurized Pipe	1,138.58	LF	$14.00	$15,940.12	50.00%	$ 7,970.06
	6" Pressurized Pipe	36.00	LF	$14.00	$504.00	100.00%	$ 504.00
	Blow Off Assembly		EA	$1,800.00		50.00%	$ -
	10" Gate Valve	1.00	EA	$850.00	$850.00	50.00%	$ 425.00
	6" Gate Valve	3.00	EA	$500.00	$1,500.00	50.00%	$ 750.00
	10" Fittings	177.00	LF	$1.00	$177.00	50.00%	$ 88.50
	6" Fittings	1,174.58	LF	$1.00	$1,174.58	50.00%	$ 587.29
Footage Station							
Hankins	Station	1,066.00	10"	Footage			
		1,185.00		119.00			
	Crossing Hankins	46.00		46.00			
				165.00			
	Station	1,185.00	6"	Footage			
		2,323.58		1138.58		Subtotal	$ 33,007.17
	Future Stub to East	36.00		36.00			
				1174.58			
Reimbursement Fee of 15 %						15%	$ 4,951.08
						Total	$ 37,958.25

Support Information

Description	Reference #	Contractor	Notes
Master Unit Pricing Worksheet			
Version 2 pt 1 7/24/2012			

Method of Percentage of Benefit

Acreage within the 1/8 Mile Rule	19.73	AC	$37,958.25	1,923.885	Per Acre

Eligible Payback

Description	RPT #	Owner	Acres	Cost Per Acre	Amount of Paybac
Acreage within the 1/8 Mile Rule	RP 076910000010	Twin Falls School District - A	13.974	$1,923.88	26,884.37
	RP 10S17E123620	John Martin - B	0.420	$1,923.88	808.03
	RP 10S17E123650	John Martin - C	2.186	$1,923.88	4,205.61
	RP 076910000020	City of Twin Falls	3.150	$1,923.88	6,060.24
			19.730		37,958.25

Owner Information

RPT #	Owner	Address	Phone #	Contacted
RP 076910000010	Twin Falls School District - A	201 Main Ave. W, Twin Falls, Id 83301		
RP 10S17E123620	John Martin - B	624 Hankins Road No, Twin Falls, Id 83301		
RP 10S17E123650	John Martin - C	624 Hankins Road No, Twin Falls, Id 83301		
RP 076910000020	City of Twin Falls	321 2nd Ave East, Twin Falls, Id 83301		

Exhibit 8-4

Improvement Reimbursement Worksheet

Reference #	Section 3

Morning Sun # 7 and Water Project

Contact Information

Name Brad Wills
Phone 208-420-0314
E-mail: bradwills@cox.net

Project Information

Cross Streets **Hankins Road North and Filer Avenue East**
RPT # If Available
Date of City's Approval City of Twin Falls Water Project Partnership November 2007
Morning Sun 7 Phase #1 7/7/09, Phase #2 11/8/12, Phase #3 10/17/13
Date of Application: 12-Jan-15
Drawing Sheet # See Exhibit 9 - 6

Description of Improvements 12" Waterline and Fire Hydrants

Description of Boundary 1/8th mile rule South of Filer Avenue East
See Exhibit 6-5 Section 3 Mid Point to Hankins Road North

Status of Property Farm Land and various homes

Method to determine Payback Percentage of Benefit based on area

Engineering Department Notes Only	
Date Submitted	
Boundary Reviewed	
GIS Notes	
3rd Party Review	
Commission Approval	

Description	Item	Quantity	EA	Unit Price	Amount	Percentage	Balance
Water Line	12" Ductile Iron	1,293.83	LF	$24.50	31,698.835	50.00%	$ 15,849.42
	12" Gate Valves	4.00	EA	$985.00	3,940.000	50.00%	$ 1,970.00
	Fire Hydrants	3.00	EA	$1,600.00	4,800.000	50.00%	$ 2,400.00
	Fit/Tees/Elbows/Et	1,293.83	LF	$1.00	1,293.830	50.00%	$ 646.92
	System Connect	1.00	EA	$1,400.00	1,400.000	50.00%	$ 700.00
Footage Station							
Filer	Station	3,622.31		Footage			
		4,916.14		1293.83			
						Subtotal	$ 21,566.33
Reimbursement Fee of 15 %						15%	$ 3,234.95
						Total	$ 24,801.28

Support Information

Description	Reference #	Contractor	Notes
Master Unit Pricing Worksheet			
Version 2 pt 1 7/24/2012			

Method of Percentage of Benefit

Acreage within the 1/8 Mile Rule	20	AC	$24,801.28	1,240.064	Per Acre

Eligible Payback

Description	RPT #	Owner	Acres	Cost Per Acre	Amount of Paybac
Acreage within the 1/8 Mile Rule	RP 10S17E117220	James Grisez - A	16.683	$1,240.06	20,687.99
	RP 10S17E117210	Richard Skeem - B	1.892	$1,240.06	2,346.20
	RP 10S17E117200	George R Clawson - C	0.425	$1,240.06	527.03
	RP 10S17E117230	Loretta A Mattice - D	1.000	$1,240.06	1,240.06
			20.000		24,801.28

Owner Information

RPT #	Owner	Address	Phone #	Contacted
RP 10S17E117220	James Grisez - A	Box 67, Crows Landing, CA 95313		
RP 10S17E117210	Richard Skeem - B	485 Hankins Road No, Twin Falls, Id 83301		
RP 10S17E117200	George R Clawson - C	499 Hankins Road No, Twin Falls, Id 83301		
RP 10S17E117230	Loretta A Mattice - D	469 Hankins Road No, Twin Falls, Id 83301		

Exhibit 8-5

Improvement Reimbursement Worksheet

Reference #	Section 4

Morning Sun # 7 and Water Project

Contact Information

Name Brad Wills
Phone 208-420-0314
E-mail: bradwills@cox.net

Project Information

Cross Streets **Hankins Road North and Filer Avenue East**
RPT # If Available
Date of City's Approval City of Twin Falls Water Project Partnership November 2007
Morning Sun 7 Phase #1 7/7/09, Phase #2 11/8/12, Phase #3 10/17/13
Date of Application: 12-Jan-15
Drawing Sheet # See Exhibit 9-7

Description of Improvements Pressurized Irrigation

Description of Boundary 1/8th mile rule South of Filer Avenue East
See Exhibit 6-6 and 6-7 from Meadowview Land to Hankins Road

Status of Property Farm Land and various homes

Method to determine Payback Percentage of Benefit based on area

Engineering Department Notes Only	
Date Submitted	
Boundary Reviewed	
GIS Notes	
3rd Party Review	
Commission Approval	

Description	Item	Quantity	EA	Unit Price	Amount	Percentage	Balance
Pressurized Irr	8" Pressurized Pipe	438.03	LF	$16.00	$7,008.48	50.00%	$ 3,504.24
	Blow Off Assembly		EA	$1,800.00		50.00%	$ -
	8" Gate Valve	2.00	EA	$800.00	$1,600.00	50.00%	$ 800.00
	8" Fittings	438.03	LF	$1.00	$438.03	50.00%	$ 219.02
Footage Station							
Filer	Station	4,450.00		Footage			
		4,888.03		438.03			
						Subtotal	$ 4,523.26
Reimbursement Fee of 15 %						15%	$ 678.49
						Total	$ 5,201.74

Support Information

Description	Reference #	Contractor	Notes
Master Unit Pricing Worksheet			
Version 2 pt 1 7/24/2012			

Method of Percentage of Benefit

Acreage within the 1/8 Mile Rule	7.333	AC	$5,201.74	709.361	Per Acre

Eligible Payback

Description	RPT #	Owner	Acres	Cost Per Acre	Amount of Paybac
Acreage within the 1/8 Mile Rule	RP 10S17E117220	James Grisez - A	4.962	$709.36	3,519.85
	RP 10S17E117210	Richard Skeem - B	0.946	$709.36	671.06
	RP 10S17E117200	George R Clawson - C	0.425	$709.36	301.48
	RP 10S17E117230	Loretta A Mattice - D	1.000	$709.36	709.36
			7.333		5,201.74

Owner Information

RPT #	Owner	Address	Phone #	Contacted
RP 10S17E117220	James Grisez - A	Box 67, Crows Landing, CA 95313		
RP 10S17E117210	Richard Skeem - B	485 Hankins Road No, Twin Falls, Id 83301		
RP 10S17E117200	George R Clawson - C	499 Hankins Road No, Twin Falls, Id 83301		
RP 10S17E117230	Loretta A Mattice - D	469 Hankins Road No, Twin Falls, Id 83301		

Exhibit 9-1

Section 1

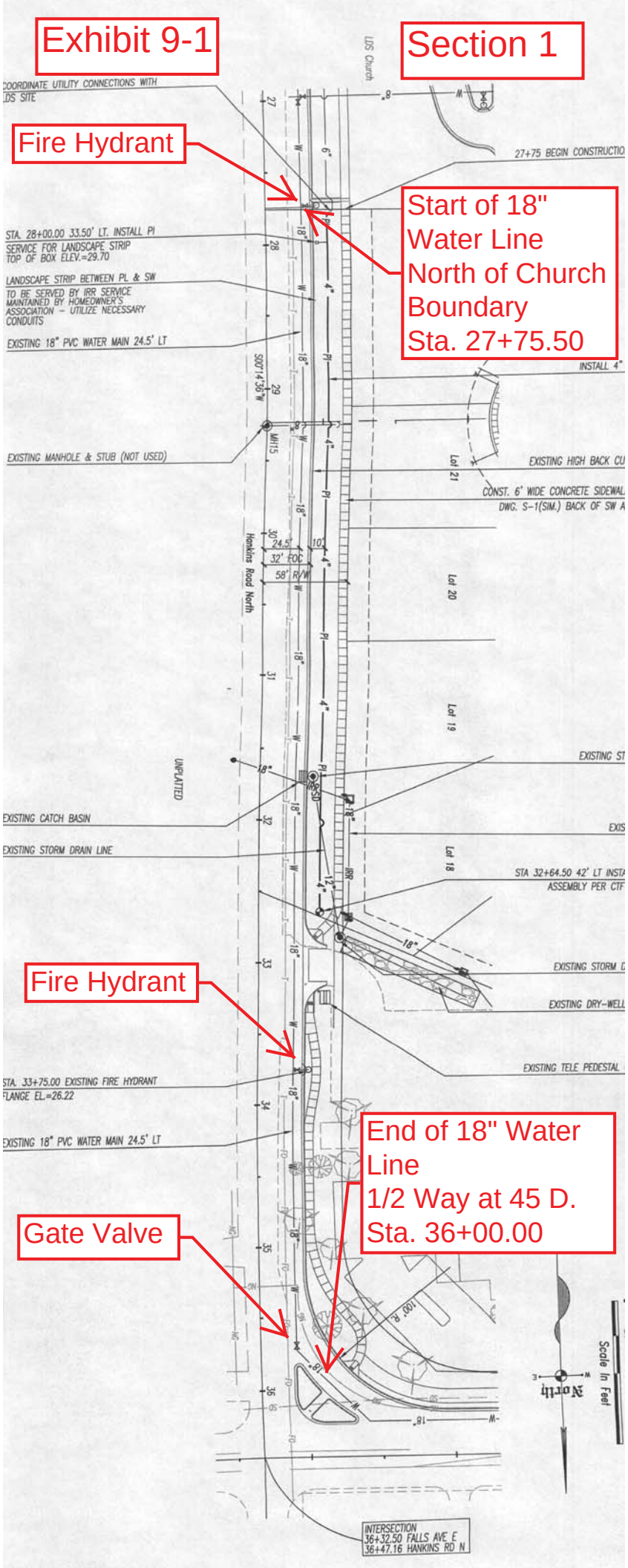
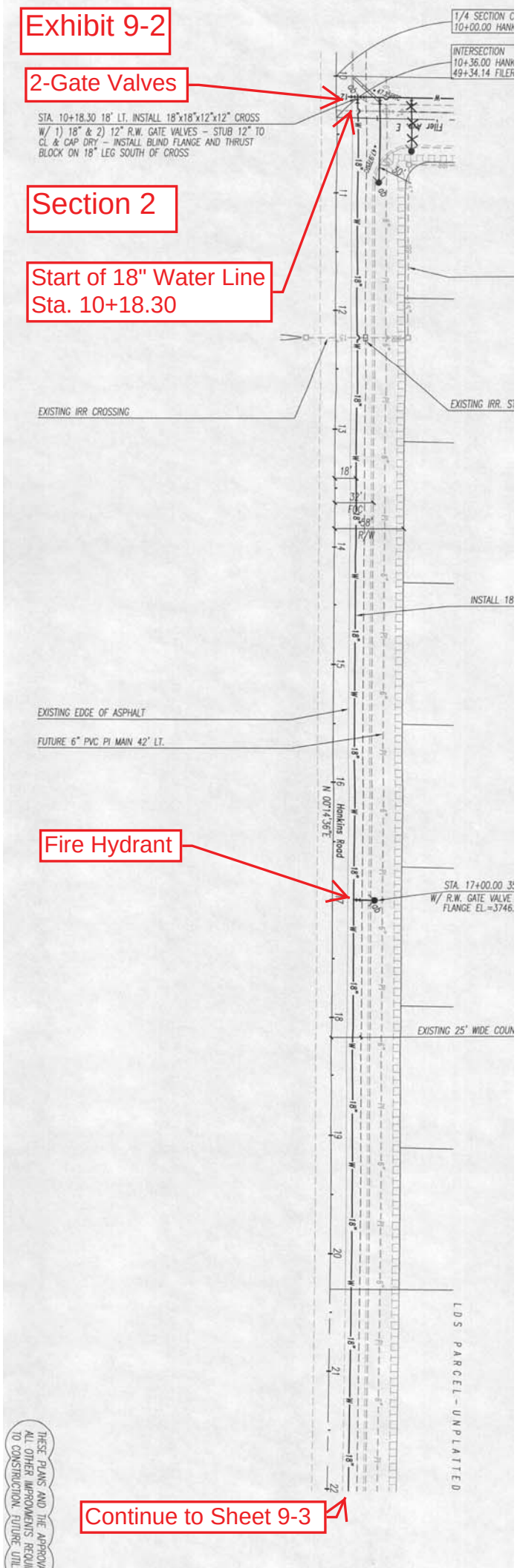


Exhibit 9-2

2-Gate Valves

Section 2

Start of 18" Water Line
Sta. 10+18.30



Fire Hydrant

Continue to Sheet 9-3

Continue from Sheet 9-2

Exhibit 9-3

Section 2

Fire Hydrant

2-Gate Valve

End of 18" Water Line
End at Intersection
Sta. 23+23.58

Start of 18" Water Line
North of Church Boundary
Sta. 27+75.50

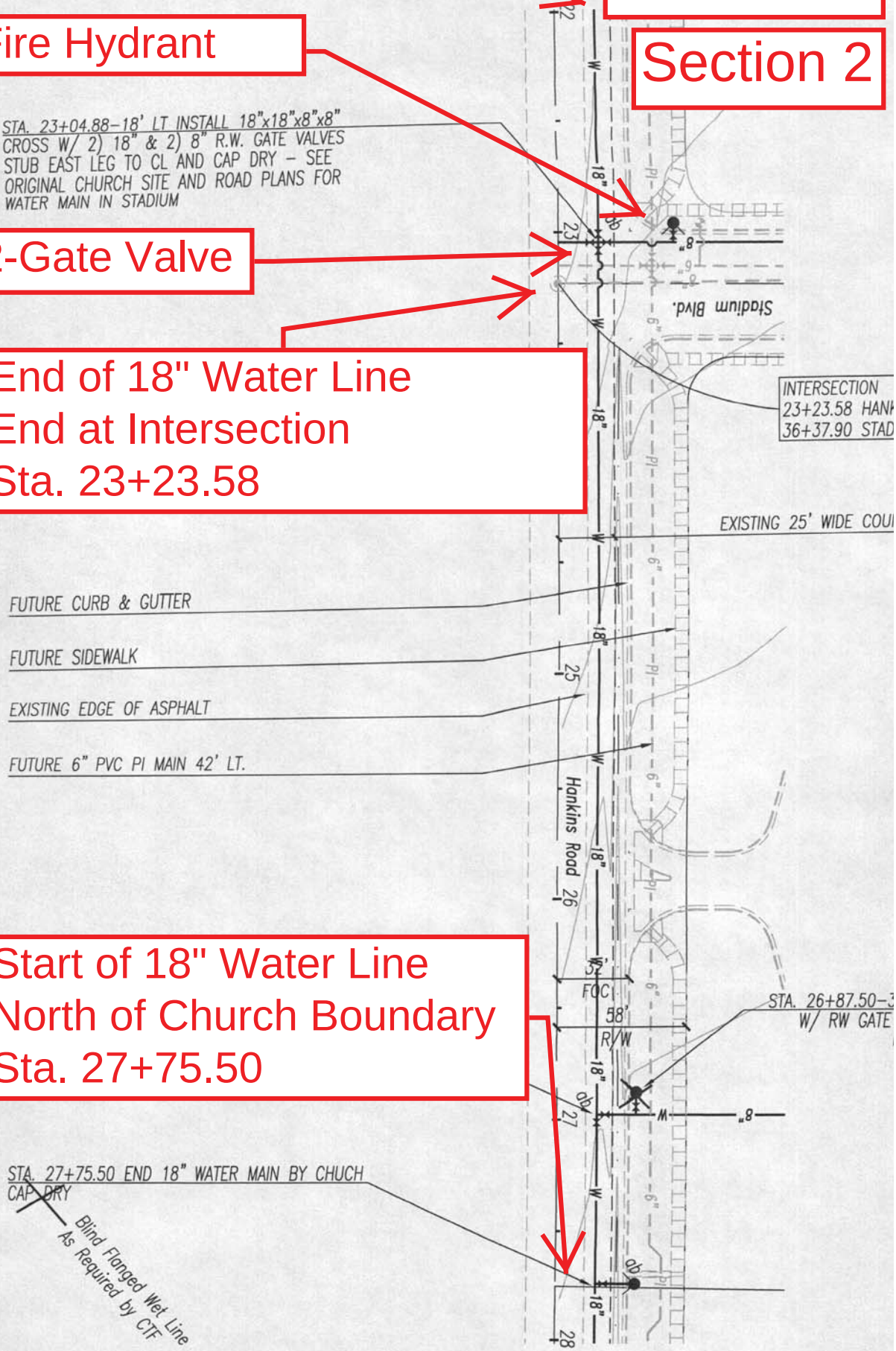


Exhibit 9-4

Section 2

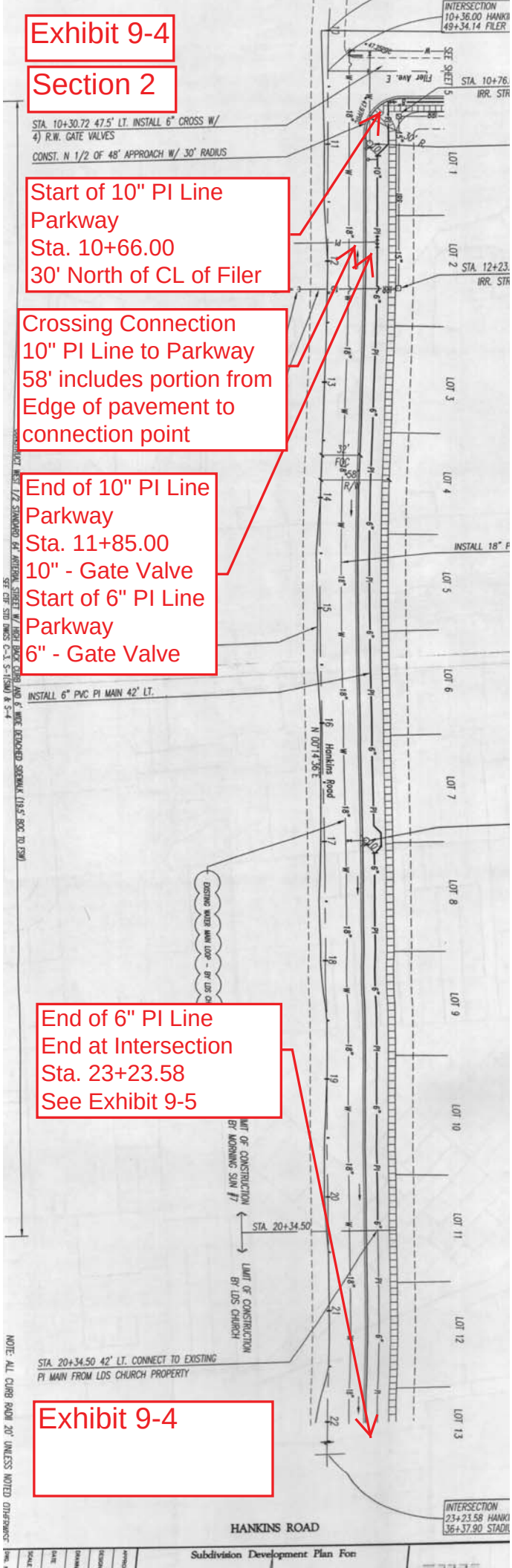
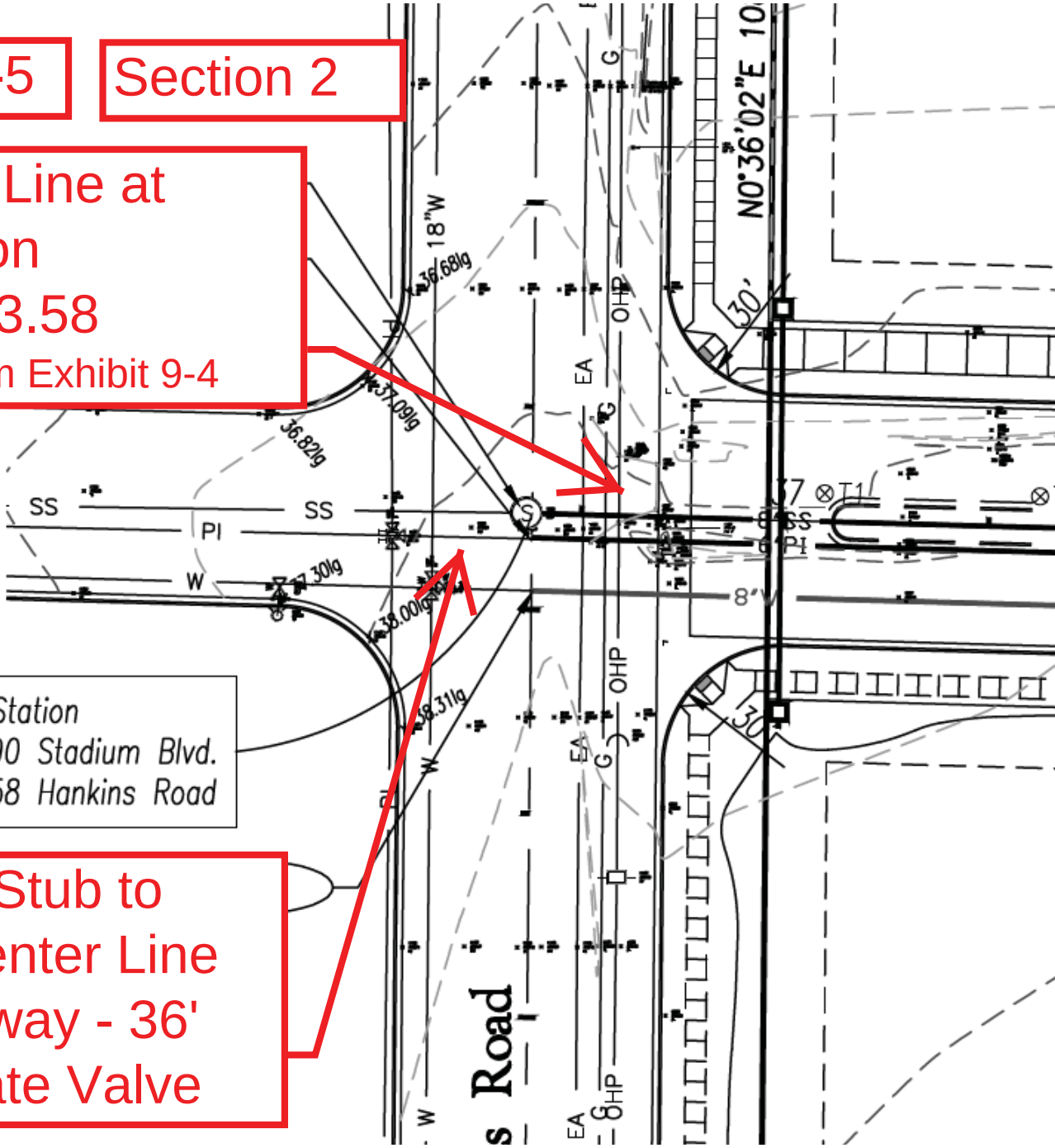


Exhibit 9-5

Section 2

End 6" PI Line at Intersection
Sta. 23+23.58
Continue from Exhibit 9-4



Intersection Station
Sta. 36+37.90 Stadium Blvd.
Sta. 23+23.58 Hankins Road

Future 6" Stub to East to Center Line from parkway - 36' 1-6" PI Gate Valve

Exhibit 9-6 Section 3

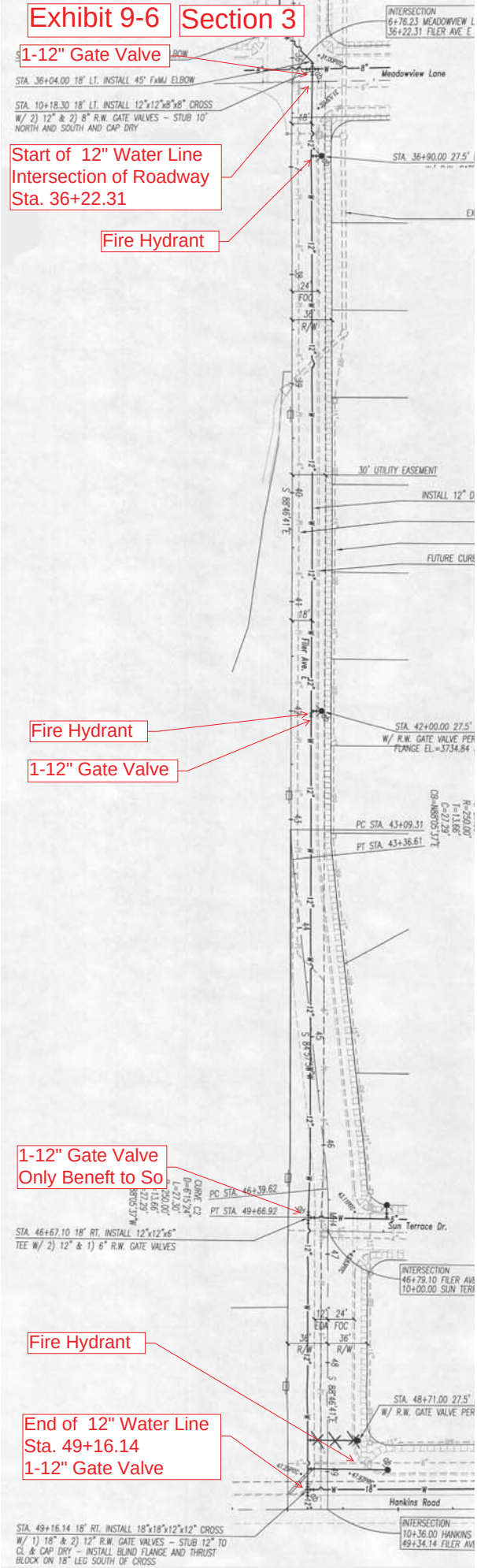
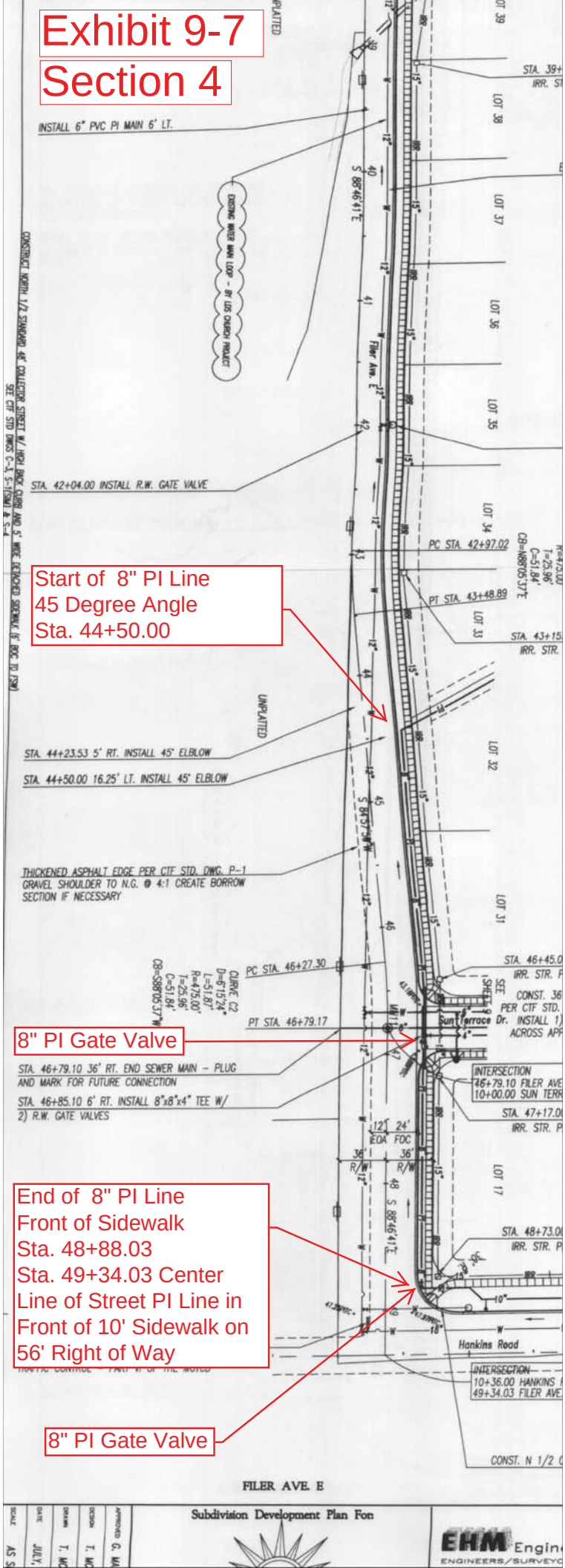


Exhibit 9-7
Section 4



CERTIFICATE OF OWNERS

This is to certify that the undersigned are the owners, or representatives of the owners, in fee simple of the following described property located in the SE 1/4 NE 1/4 of Section 11, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho. Said property being more specifically described as follows:

Commencing at the Northeast Corner of Section 11. Said point lies S88°45'59"E 2632.50 feet from the North Quarter Corner of Section 11. Thence, S00°14'36"W 1623.58 feet, along the East boundary of Section 11 to the REAL POINT OF BEGINNING.

Thence, S00°14'36"W 1023.58' feet, along the East boundary of the NE 1/4 of Section 11 to the Southeast corner thereof.

Thence, N88°46'41"W 1278.46 feet, along the South boundary of said NE 1/4, Section 11.
Thence, N00°07'05"E 564.15 feet, along the East boundary of "Morning Sun Subdivision Number 3".
Thence, S88°46'20"E 465.30 feet, along the South boundary of "Morning Sun Subdivision Number 6".
Thence, N85°32'45"E 252.50 feet, along the boundary of "Morning Sun Subdivision Number 6".
Thence, S88°46'20"E 76.65 feet, along the boundary of "Morning Sun Subdivision Number 6".
Thence, N01°13'40"E 105.00 feet, along the boundary of "Morning Sun Subdivision Number 6".
Thence, S88°46'20"E 75.58 feet, along the boundary of "Morning Sun Subdivision Number 6".
Thence, N01°13'40"E 329.51 feet, along the East boundary of "Morning Sun Subdivision Number 6".
Thence, N00°14'36"E 268.00 feet, along the East boundary of "Morning Sun Subdivision Number 6".
Thence, S88°46'20"E 325.33 feet.
Thence, along a curve C-30 as shown on sheet 1 of 2.
Thence, S00°14'36"W 248.34 feet.
Thence, S88°46'20"E 58.01 feet, to the REAL POINT OF BEGINNING.

The gross area contained in this platted land as described is 23.32 acres.

It is the intention of the undersigned to and they do hereby include said land in this plat, that the undersigned by these presents dedicate to the public for public use forever all roads as shown on this plat. The easements shown on this plat are not dedicated to the public but the rights to use said easements are hereby perpetually reserved for public utilities and such other uses designated on this plat. No structures other than for such utility and other designated public uses are to be erected within the lines of said easements.

Pursuant to Idaho Code 50-1334, I the undersigned, as Manager, do hereby state that the lots on this plat are eligible to receive water service from the City of Twin Falls Municipal Water System.

Pursuant to Idaho Code 31-3805, I the undersigned, as Manager, do hereby state that the irrigation water rights appurtenant and the assessment obligation of the lands in this plat have not been transferred from said lands and that a satisfactory irrigation water delivery system is provided for and has been approved by the Twin Falls City Council. Lots within the subdivision will be entitled to water rights and will be obligated for assessments from the Irrigation District or Canal Company.

Morning Sun Partners, LLC

By: _____
Manager

Exhibit 10-1

Exhibit 11-1

Morning Sun Subdivision Number 7

Located in
SE 1/4 NE 1/4, Section 11
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2009

Notes:

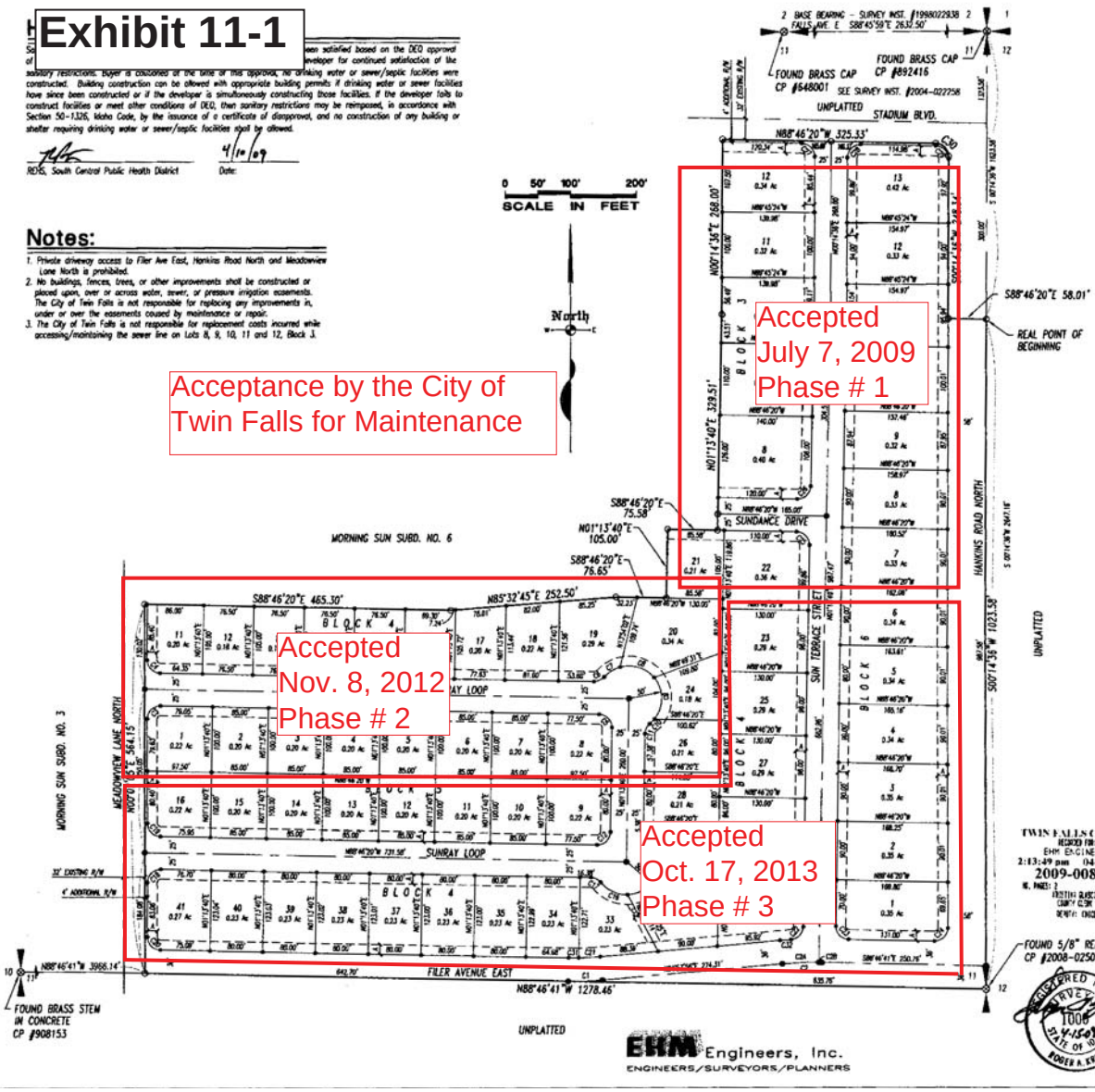
1. Private driveway access to Filer Ave East, Hankins Road North and Meadowview Lane North is prohibited.
2. No buildings, fences, trees, or other improvements shall be constructed or placed upon, over or across water, sewer, or pressure irrigation easements. The City of Twin Falls is not responsible for replacing any improvements in, under or over the easements caused by maintenance or repair.
3. The City of Twin Falls is not responsible for replacement costs incurred while accessing/maintaining the sewer line on Lots 8, 9, 10, 11 and 12, Block 3.

Acceptance by the City of Twin Falls for Maintenance

Accepted July 7, 2009 Phase # 1

Accepted Nov. 8, 2012 Phase # 2

Accepted Oct. 17, 2013 Phase # 3



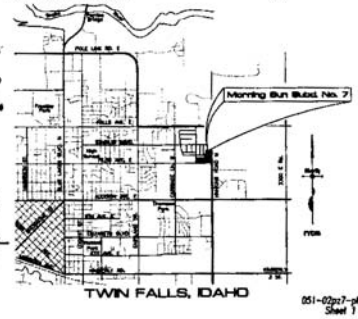
CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	CHORD BRG
C1	6°15'24"	51.87	475.00	25.96	51.84	N88°50'23"E
C2	6°15'24"	60.06	550.00	30.06	60.03	N88°50'23"E
C24	5°48'04"	55.85	550.00	27.95	55.82	N87°52'27"E
C29	0°28'26"	4.23	550.00	2.11	4.21	S88°38'31"E
C3	91°06'25"	31.80	20.00	20.30	28.56	S45°40'33"W
C4	88°53'35"	31.03	20.00	19.62	28.01	S44°19'27"E
C5	90°00'00"	31.42	20.00	20.00	28.28	N43°46'20"W
C6	48°50'41"	17.45	20.00	9.33	16.90	N66°13'50"E
C7	57°28'12"	29.71	50.00	15.03	28.79	S57°38'20"W
C8	93°19'47"	57.01	50.00	32.66	53.87	N72°37'46"W
C9	79°30'41"	68.38	50.00	41.58	63.05	N88°12'46"W
C10	11°40'45"	10.19	50.00	5.11	10.17	N45°23'00"E
C11	48°50'41"	17.45	20.00	9.33	16.90	S28°13'31"W
C12	90°00'00"	31.42	20.00	20.00	28.28	N46°13'40"E
C13	48°50'41"	17.45	20.00	9.33	16.90	S22°46'10"E
C14	74°08'46"	65.30	50.00	38.25	60.76	N11°17'39"W
C15	60°01'37"	54.13	50.00	30.06	51.53	N52°04'43"E
C16	57°07'40"	46.36	50.00	25.00	44.72	S60°30'29"E
C17	48°50'41"	17.45	20.00	9.33	16.90	N62°46'29"W
C18	91°06'25"	31.80	20.00	20.39	28.56	S45°40'33"W
C19	88°53'35"	31.03	20.00	19.62	28.01	S44°19'27"E
C20	88°53'48"	31.03	20.00	19.62	28.01	S44°19'46"E
C21	4°15'24"	32.61	438.00	16.31	32.61	N87°05'38"E
C22	85°30'12"	29.79	20.00	18.43	27.11	S47°53'46"W
C23	90°00'21"	31.42	20.00	20.00	28.29	S43°46'30"E
C24	90°38'43"	31.76	20.00	20.34	28.52	N45°43'37"E
C25	90°00'00"	31.42	20.00	20.00	28.28	N43°46'20"W
C26	90°00'00"	31.42	20.00	20.00	28.28	N46°13'40"E
C27	88°50'34"	31.07	20.00	19.66	28.04	N44°15'30"W
C28	90°09'06"	31.78	20.00	20.35	28.53	N43°46'08"E
C29	88°50'34"	31.07	20.00	19.66	28.04	N44°15'30"E
C30	88°50'34"	31.07	20.00	19.66	28.04	S44°15'30"E
C31	01°36'36"	15.32	438.00	7.66	15.32	N88°48'41"W
C32	01°30'37"	16.35	500.00	8.18	16.35	S00°05'54"W

Easement Legend

A	15' Utility, Drainage, and Irrigation Easement
B	10' Pressure Irrigation Easement
C	7.5' Pressure Irrigation Easement

Legend

- Subdivision Boundary Line
- Lot Line
- Roadway Centerline
- Easement Line (See Easement Legend)
- Set 5/8"x24" Rebar and Cap (LS 1000) ●
- Fnd. 5/8" Rebar and Cap (LS 1000) ○
- Set 1/2"x24" Rebar and Cap (LS 1000) •
- Fnd. Monument as Noted ⊗



TWIN FALLS COUNTY
RECORDED FOR:
EHM ENGINEERS
2:13:49 pm 04-16-2009
2009-008366
NO. PAGES: 2 FEE: $22.00
KRISTINA RUDDELL
COUNTY CLERK
DEPUTY: CHOE

REGISTERED PROFESSIONAL LAND SURVEYOR 1008 STATE OF IDAHO ROGER A. KRUGER

EHM Engineers, Inc.
ENGINEERS/SURVEYORS/PLANNERS

051-02pz7-plat-r2
Sheet 1 of 2

Exhibit 11-2

P.O. Box 1907 321 Second Avenue East Twin Falls, Idaho 83303-1907 Fax: (208) 736-1501

ENGINEERING DEPARTMENT ***208-735-7255***

July 7, 2009

EHM Engineering
Gerald Martens
621 N. College Rd Suite 100
Twin Falls, ID 83301

REF: Morning Sun #7 Phase #1: Block 3 Lots 8-12
Block 6 Lots 7-13
Block 4 Lots 21 & 22

Dear Gerald;

The City of Twin Falls has field reviewed the above reference project on July 7, 2009 and found that the corrections along with the proper Engineering appears to be complete. Therefore the City of Twin Falls will accept this portion of MS #7 for maintenance from today's date. Please keep in mind that the one year warranty also starts from this date.

If you have any questions please call me at 735-7255.

Sincerely;

Jerry Ulrich
Engineer Tech.

Cc: Jackie Fields PE, City Engineer
Troy Vitek PE, Assistant City Engineer
Trent McBride PE, EHM Engineering
Stutzman Const.

Exhibit 11-3

CITY OF TWIN FALLS
PEOPLE SERVING PEOPLE

P.O. Box 1907 321 Second Avenue East Twin Falls, Idaho 83303-1907 Fax: (208) 736-1501

ENGINEERING DEPARTMENT *208-735-7255*

November 8, 2012

EHM Engineering
Gerald Martens
621 N. College Rd Suite 100
Twin Falls, ID 83301

REF: Morning Sun #7: Block 4 Lots 11-20, 24, 26
Block 5 Lots 1-8

Dear Gerald;

The City of Twin Falls has field reviewed the above reference project on November 6, 2012 and found that the corrections along with the proper Engineering appears to be complete. Therefore the City of Twin Falls will accept this portion of MS #7 for maintenance from today's date. Please keep in mind that the one year warranty also starts from this date.
If you have any questions please call me at 735-7255.

Sincerely;

Garry Denton
Engineer Tech.

Cc: Jackie Fields PE, City Engineer
Troy Vitek PE, Assistant City Engineer
Trent McBride PE, EHM Engineering
Stutzman Const.

Exhibit 11-4

P.O. Box 1907 305 Third Avenue East Twin Falls, Idaho 83303-1907 Fax: (208) 736-1501

ENGINEERING *208-735-7255*

October 17, 2013

Trent McBride
EHM Engineer, Inc.
621 N. College Rd- Suite 100
Twin Falls, Id. 83301

REF: Morning Sun #7 Phase #3 Blk 4 Lots 23&25, Lots 27-41 Blk 5 Lots 9-16, Blk 6 Lots 1-6

Dear Mr. McBride,

The City of Twin Falls has field reviewed the above reference project and found that the Engineering requirements have been completed. Therefore the City of Twin Falls will accept these public improvements for maintenance upon today's date as well as the one-year warranty. Please keep in mind we will revisit this project 60 Day's prior to the anniversary of the warranty.

If you have any questions please feel free to contact me at 735-7255

Sincerely;

Garry Denton
Engineering Technician

Cc: Jackie Fields PE, City Engineer
Troy Vitek PE, Assistant City Engineer
Stutzman, Inc.

Exhibit 11-5

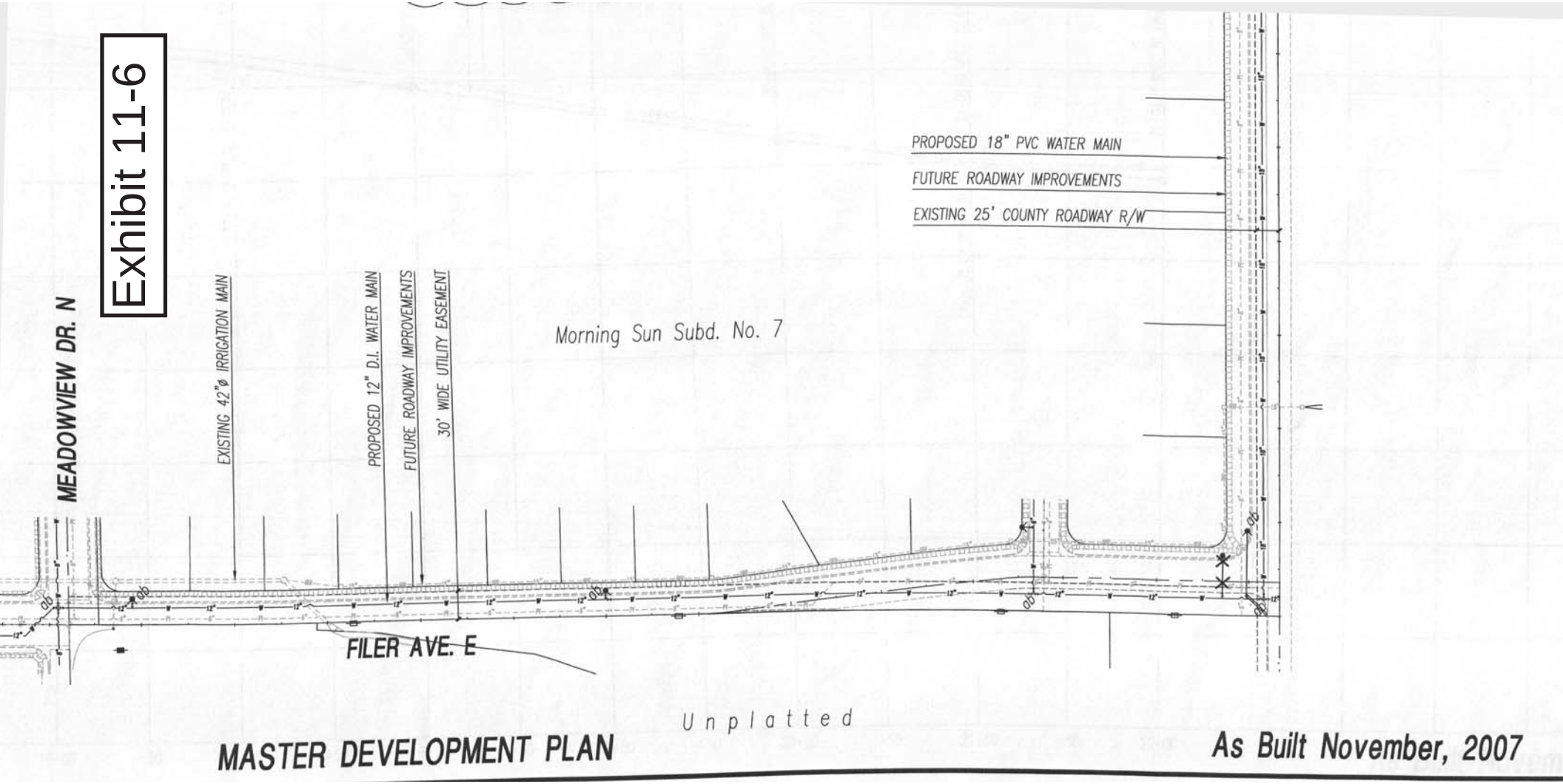
DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL
CONDITION
THE JOB
ENGINEER
ERRORS,
CREPANCIES BEFORE BEGINNING

Watermain Extension Plan for:

LDS Church - Hankins Road

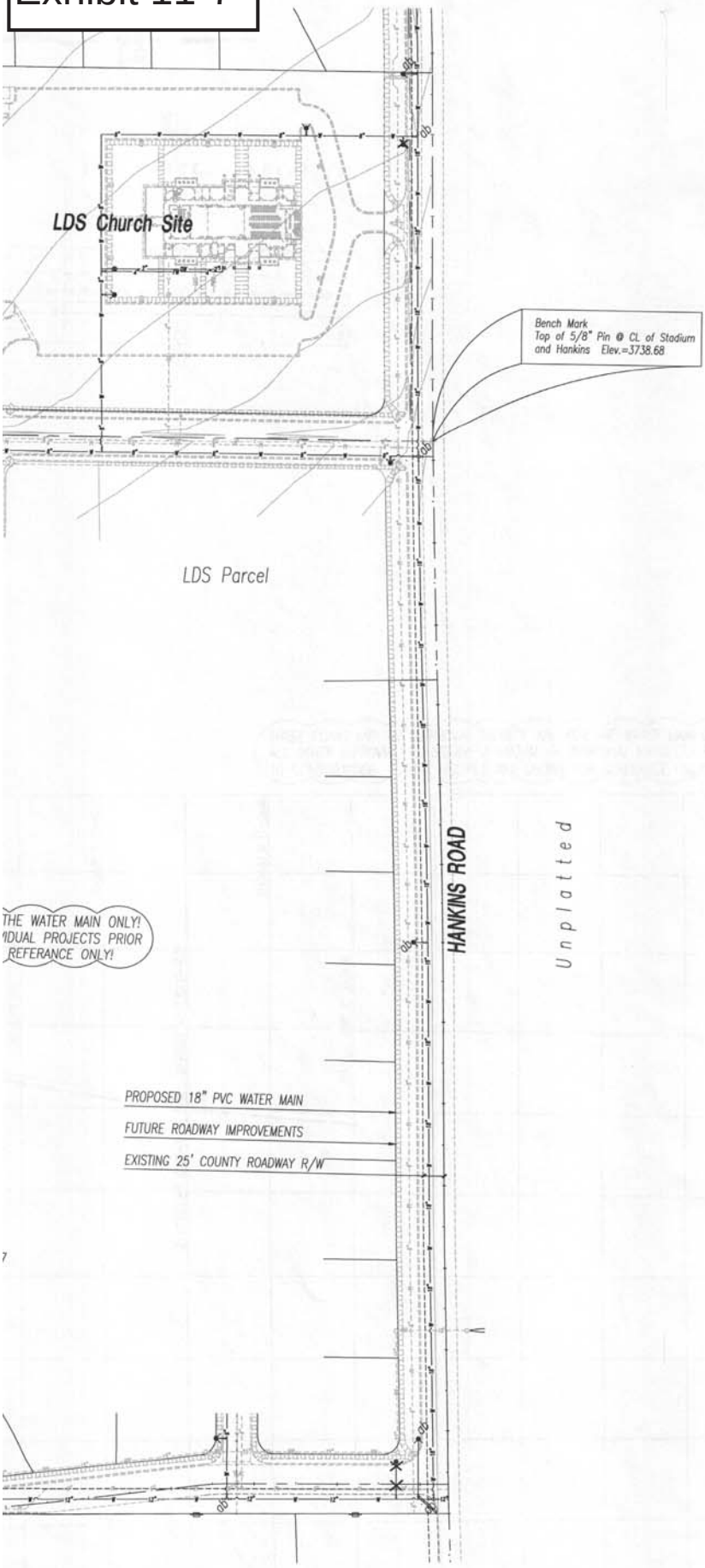
Exhibit 11-6



MASTER DEVELOPMENT PLAN

As Built November, 2007

Exhibit 11-7



As Built November, 2007