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DEC 24 2007

Department of Water Resources
Eastern RegionIdent. No. 21-13080

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
APPLICATION FOR PERMIT

To appropriate the public waters of the State of Idaho

1. Name of Applicant The Woodlands at Bills Island, LLC Phone 208-523-0620
 Mailing address c/o Holden, Kidwell, Hahn & Crapo, PLLC, PO Box 50130, Idaho Falls, ID 83405-0130
2. Source of water supply Groundwater which is a tributary of _____
3. Location of point of diversion is Township 13N Range 42E Sec. 25, in the 1/4 NW 1/4 NE 1/4, Govt. Lot _____, E.B.M.,
Fremont County; additional points of diversion if any: NENE, Sec. 25, T13N., R42E; NENE, Sec. 25, T13N, R42E;
NW NE, Sec. 25, R 42E, T13N.
4. Water will be used for the following purposes: R42E
 Amount 0.72 cfs for Municipal purposes from 01/01 to 12/31 (both dates inclusive)
 Amount _____ for _____ purposes from _____ to _____ (both dates inclusive)
(cfs or acre-feet per annum)
 Amount _____ for _____ purposes from _____ to _____ (both dates inclusive)
(cfs or acre-feet per annum)
5. Total quantity to be appropriated is (a) 0.72 and/or (b) _____
cubic feet per second acre feet per annum
6. Proposed diverting works:
 - a. Describe type and size of devices used to divert water from the source 4 wells and pumps; 2 in each quarter-quarter designated above.
 - b. Height of storage dam _____ feet; active reservoir capacity _____ acre-feet; total reservoir capacity _____ acre-feet
 - c. Proposed well diameter is 12 inches; proposed depth of well is 200 feet (both wells)
 - d. Is ground water with a temperature of greater than 85°F being sought? No
 - e. If well is already drilled, when? _____; Drilling firm _____;
 Well was drilled for (well owner) _____; Drilling Permit No. _____
7. Time required for completion of works and application of water to proposed beneficial use is 5 years (minimum 1 year)
8. Description of proposed uses (if irrigation only, go to item 9):
 - a. Hydropower; show total feet of head and proposed capacity in kW. _____
 - b. Stockwatering; list number and kind of livestock. _____
 - c. Municipal; show name of municipality. _____
 - d. Domestic; show number of households. 42 homes
 - e. Other; describe fully. _____

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9. Description of place of use:

- If water is for irrigation, indicate acreage in each subdivision in the tabulation below.
- If water is used for other purposes, place a symbol of the use (example: D for Domestic) in the corresponding place of use below. See instructions for standard symbols.

Twp	Rge	Sec	NE 1/4				NW 1/4				SW 1/4				SE 1/4				TOTALS
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
13N	42E	24															D	D	
		25	D	D		D													
13N	43E	30							D										

Total number of acres to be irrigated _____

10. Describe any other water rights used for the same purposes as described above. None
11. a. Who owns the property at the point of diversion? Applicant
- b. Who owns the land to be irrigated or place of use? Applicant
- c. If the property is owned by a person other than the applicant, describe the arrangement enabling the applicant to make this filing: _____
12. Remarks: Municipal use for 42 homes within the "Woodlands at Bill's Island" subdivision. Although only two wells are contemplated, we have listed four possible wells to provide the necessary flexibility to pump the water at appropriate locations and the extra wells will only be drilled if necessary.
13. **MAP OF PROPOSED PROJECT REQUIRED** - Attach an 8½"x11" map clearly identifying the proposed point of diversion, place of use, section #, township & range. (A photocopy of a USGS 7.5 minute topographic quadrangle map is preferred.)

BE IT KNOWN that the undersigned hereby makes this application for permit to appropriate the public waters of the State of Idaho as herein set forth.

The Woodlands at Bills Island, LLC

By: **The Ritchie Group, LC, managing member,**

By: **Jayson C. Newitt, managing member of The Ritchie Group, L.C.**


Jayson C. Newitt, Managing Member, The Ritchie Group

Received by _____ Date 12/24/07 Time _____ Preliminary check by _____
 Fee \$ 250 Received by SC # E033681 Date _____
 Publication prepared by SC Date 8/7/8 8/14/08 Published in Herald Chronicle
 Publication approved _____ Date _____

THE DOCUMENT TO WHICH THIS CERTIFICATE
ATTACHED IS A FULL, TRUE AND CORRECT CO.
THE ORIGINAL ON FILE AND OF RECORD IN MY
OFFICE, SAME HAVING BEEN FILED
ATTEST 9-28 20 07
ABBIE MACE CLERK OF THE DISTRICT COURT OF
THE SEVENTH JUDICIAL DISTRICT IN AND FOR
FREMONT COUNTY, IDAHO
DEPUTY

5-23-06

3040624615KL
ALLIANCE TITLE & ESCROW
P.O. BOX 732
REXBURG, ID 83440

Microfilm No. 502508
At 9:54 Day May 23 O'Clock P M
ABBIE MACE
FREMONT CO RECORDER
Fee \$ 21.00
Recorded at Request of Deputy
ALLIANCE TITLE & ESCROW

GRANT DEED

THIS INDENTURE is made this 22nd day of May, 2006, by WILDERNESS GROUP, L.L.C., an Idaho limited liability company, the "Grantor", to WOODLANDS AT BILL'S ISLAND, L.L.C., a Utah limited liability company, whose mailing address is 1245 Brickyard Road, Suite 70, Salt Lake City, Utah 84106, the "Grantee".

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, and by these presents does grant and confirm unto the Grantee, and to Grantee's successors and assigns forever, all of the real property in the County of Fremont, State of Idaho, described in the attached Exhibit A.

SUBJECT to all real property taxes and assessments, all existing patent reservations, easements, rights of way, restrictive covenants and matters of record, all applicable zoning ordinances, building codes, laws and regulations, and all encroachments, overlaps, boundary line disputes, claims of easements and other matters that would be disclosed by an accurate survey or inspection of the property; the foregoing including but not limited to the matters shown in the attached Exhibit B.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues and profits therefrom; and all estate, right, title and interest in and to said property, as well in law as in equity, of the Grantor.

TO HAVE AND TO HOLD, the property and the appurtenances unto the Grantee, and to Grantee's successors and assigns forever.

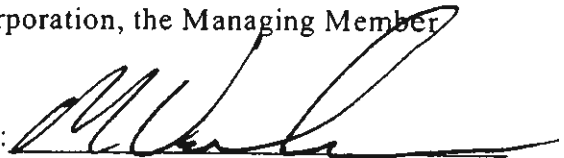
In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed the within instrument the day and year first above written.

GRANTOR:

WILDERNESS GROUP, L.L.C.

By: Vick Development, Inc., an Idaho corporation, the Managing Member

By: 
Mike Vickers, President

STATE OF IDAHO)
)ss.
County of Madison)

On the 22nd day of May, 2006, before me the undersigned, a notary public in and for said State, personally appeared Mike Vickers, known or identified to me to be the President of Vick Development, Inc., which corporation is the Managing Member of Wilderness Group, L.L.C., and the Managing Member who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that such corporation as the Managing Member executed the same in said limited liability company name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(seal)


Notary Public for Idaho

Residing at _____ State of Idaho
My Commission Expires: _____
Residing in Registry
Commission Expires: 07-15-2009

EXHIBIT A

PROPERTY

Tract 1: Beginning at the Southwest corner of Lot 203 of the I.P. Bills Island Homesites, Plat No. 2, according to the recorded plat thereof, point of beginning also described as being South 00°01' West 1543 feet from the Northeast corner of said Section 25, Township 13 North, Range 43 East, Boise Meridian, Fremont County, Idaho, and running thence along the exterior boundary of said Plat No. 2, South 67°15' East 400.00 feet to the Southeast corner of Lot 205; thence South 89°15' East 159.00 feet to the Northwest corner of Lot 142; thence South 33°30' East 100.00 feet to the Northeast corner of Lot 143; thence South 56°30' West 700.00 feet to the Northwest corner of Lot 147; thence along the exterior boundary of Plat No. 1, North 82°00' West 625 feet to the Northwest corner of Lot 151; thence North 25°00' West 474 feet to the Northwest corner of Lot 155; thence North 56°25' West 800 feet to the Northwest corner of Lot 160; thence North 84°35' West 1050 feet to the Northeast corner of Lot 168; thence North 11°25' West 750 feet to the Southeast corner of Lot 174; thence North 40°15' East 900 feet to the Southwest corner of Lot 180; thence North 80°45' East 513 feet to an angle point of Lot 182; thence North 35°30' East 195 feet; thence South 54°30' East 500 feet to the Southwest corner of Lot 188; thence South 50°00' East 450 feet to the Southwest corner of Lot 191; thence South 57°30' East 470 feet to the Southeast corner of Lot 193; thence South 00°01' West 1239 feet to the southwest corner of Lot 202; thence South 89°59' East 275 feet; thence South 52°44'54" East 39.25 feet to the point of beginning.

Tract 1: Further Described by New Survey:

Correction Legal for Instrument No. 360542 recorded in Fremont County July 23, 1979.

A parcel of land situated in a portion of the Southeast ¼ of Section 24 and the Northeast ¼ of Section 25, Township 13 North, Range 42 East and a portion of the Northwest ¼ of Section 30, Township 13 North, Range 43 East, Boise Meridian, Fremont County, Idaho and being more particularly described as follows: Commencing at the Northeast corner of Section 25 being a found 3" Brass cap thence S00°38'51"E a distance of 1535.99 feet to the Southwest corner of Lot 203 of the IP Bills Island Homesites Plat No. 2 according to the recorded plat thereof and being a found ½ inch pipe and cap marked Lot 203; thence along the exterior boundary of said Plat No. 2 for the following six courses: 1) thence S68°55'40"E a distance of 399.98 feet to a number 5 rebar and plastic cap marked MVS 9029; 2) thence N89°07'45"E a distance of 158.79 feet to a found ½ inch pipe and cap marked Lots 142 & 207; 3) thence S35°35'52"E a distance of 100.25 feet to a found ½ inch pipe and cap marked Lots 142 & 143; 4) thence S54°21'27"W a distance of 249.94 feet to a found ½ inch pipe and cap marked Lots 144 & 145; 5) thence S54°21'27"W a distance of 299.51 feet to a found ½ inch pipe and cap marked Lots 146 & 147; 6) thence S58°26'14"W a distance of 150.89 feet to a found ½ inch pipe and cap marked Lot 147 said point also being the East line of a 25 foot road as shown on the recorded plat of IP Bills Island Homesites Plat No. 1, recorded in Fremont County; thence S74°04'01"W a distance of 21.35 feet to a found ½ inch pipe and cap marked Lot 148; thence along the outer boundary of said plat No. 1 for the following 38 courses: 1) thence N83°48'25"W a distance of 299.80 feet to a found ½ inch pipe and cap marked Lots 149 & 150; 2) thence N83°49'29"W a distance of 299.75 feet to a found ½ inch pipe and cap marked Lots 151-152-153; 3) thence N27°02'21"W a distance of 299.69 feet to a found ½ inch pipe and cap marked Lots 154 & 155; 4) thence N27°11'24"W a distance of 173.93 feet to a found ½ inch pipe and cap marked Lot 155; 5) thence N56°08'50"W a distance of 50.07 feet to a found ½ inch pipe and cap marked Lot 156; 6) thence N56°37'36"W a distance of 149.80 feet to a found ½ inch pipe and cap marked Lots 156 & 157; 7) thence N56°26'37"W a distance of 299.86 feet to a found ½ inch pipe and cap marked Lots 158 & 159; 8) thence N56°35'26"W a distance of 149.64 feet to a found ½ inch pipe and cap marked Lots 159 & 160; 9) thence N56°22'53"W a distance of 150.10 feet to a found ½ inch pipe and cap marked Lots 160 & 161; 10) thence N84°32'25"W a distance of 300.12 feet to a found ½ inch pipe and cap marked Lots 162 & 163; 11) thence N84°33'05"W a distance of 299.69 feet to a found ½ inch pipe and cap marked Lots 164 & 165; 12) thence N84°30'48"W a distance of 450.14 feet to a found ½ inch pipe and cap marked Lots 168 & 169; 13)

thence N10°17'18"W a distance of 151.14 feet to a found ½ inch pipe and cap marked Lots 169 & 170; 14) thence N12°22'10"W a distance of 149.53 feet to a found ½ inch pipe and cap marked Lots 170 & 171; 15) thence N11°14'21"W a distance of 449.65 feet to a found ½ inch pipe and cap marked Lots 173 & 174; 16) thence N40°26'54"E a distance of 299.75 feet to a found ½ inch pipe and cap marked Lots 175 & 176; 17) thence N42°48'27"E a distance of 149.36 feet to a found ½ inch pipe and cap marked Lots 176 & 177; 18) thence N38°02'28"E a distance of 150.74 feet to a found ½ inch pipe and cap marked Lots 177 & 178; 19) thence N40°32'36"E a distance of 149.50 feet to a found 1 ½ inch pipe and cap marked Lots 178 & 179; 20) thence N40°19'22"E a distance of 150.64 feet to a found 1 ½ inch pipe and cap marked Lots 179 & 180; 21) thence N81°08'01"E a distance of 512.17 feet to a found ½ inch pipe and cap marked Lot 182; 22) thence N33°19'12"E a distance of 195.06 feet to a found ½ inch pipe and cap marked Lot 183; 23) thence S56°45'56"E a distance of 50.03 feet to a found ½ inch pipe and cap marked Lot 185; 24) thence S56°49'38"E a distance of 298.85 feet to a found ½ inch pipe and cap marked Lots 186 & 187; 25) thence S56°30'42"E a distance of 150.21 feet to a found ½ inch pipe and cap marked Lots 187 & 188; 26) thence S44°55'05"E a distance of 300.01 feet to a found ½ inch pipe and cap marked Lots 189 & 190; 27) thence S45°06'46"E a distance of 149.73 feet to a found ½ inch pipe and cap marked Lots 190 & 191; 28) thence S58°40'19"E a distance of 150.00 feet to a found ½ inch pipe and cap marked Lots 191 & 192; 29) thence S58°28'18"E a distance of 150.15 feet to a found ½ inch pipe and cap marked Lots 192 & 193; 30) thence S59°08'15"E a distance of 169.09 feet to a found ½ inch pipe and cap marked Lots 193 & 195; 31) thence S01°54'05"E a distance of 266.06 feet to a found ½ inch pipe and cap marked Lots 196 & 197; 32) thence S01°59'43"E a distance of 150.20 feet to a found ½ inch pipe and cap marked Lots 197 & 198; 33) thence S01°56'32"W a distance of 144.95 feet to a found ½ inch pipe and cap marked Lots 198 & 199; 34) thence S05°39'18"E a distance of 155.44 feet to a found ½ inch pipe and cap marked Lots 199 & 200; 35) thence S02°02'07"E a distance of 299.84 feet to a found ½ inch pipe and cap marked Lots 201 & 202; 36) thence S01°53'01"E a distance of 222.59 feet to a found ½ inch pipe and cap marked Lot 202; 37) thence N88°01'41"E a distance of 274.87 feet to a found ½ inch pipe and cap marked Lot 202; 38) thence N87°51'58"E a distance of 25.06 feet to a found ½ inch pipe and cap marked Lot 203 said point being the point of beginning.

Tract 2: A portion of the SE ¼ of Section 24, Township 13 North, Range 42 East, Boise Meridian, Fremont County, Idaho, described as: Beginning at a point North 0°21'56" West 1343.05 feet from the SE corner of said Section 24 and running thence North 0°21'56" West 426.38 feet; thence South 89°47'22" West 67.72 feet; thence South 35°15'5" East 31.86 feet; thence South 57°34'13" West 120.05 feet; thence North 71°49'38" West 138.29 feet; thence South 66°34'54" West 141.03 feet; thence South 88°31'00" West 188.51 feet; thence South 77°34'25" West 161.53 feet; thence South 73°45'26" West 44.73 feet; thence South 46°01'23" West 156.44 feet; thence South 0°42'13" East 163.65 feet; thence South 7°39'18" West 21.32 feet; thence South 29°50'52" West 114.11 feet; thence South 32°56'19" West 105.51 feet; thence South 31°11'17" West 161.69 feet; thence South 58°48'43" East 35.00 feet; thence North 29°24'57" East 161.77 feet; thence North 30°12'30" East 104.72 feet; thence North 37°13'27" East 117.12 feet; thence North 85°03'04" East 77.78 feet; thence North 75°51'36" East 137.95 feet; thence North 62°20'53" East 175.39 feet; thence South 72°57'42" East 217.19 feet; thence South 61°39'50" East 181.61 feet; thence North 64°35'45" East 163.36 feet to the point of beginning, Less road right of way as described in Instrument No. 405712, also excepting therefrom the following.

Less: (Portion of Guardhouse Site): Beginning at a point 932.8 feet South of the E ¼ corner of said Section 24 and running thence North 42°56' West 63.3 feet; thence South 39°12' West 85.2 feet; thence South 09°31' West 72.4 feet; thence South 14°06' East 39.6 feet; thence South 69°49' East 52.0 feet; thence South 89°53' East 50.5 feet; thence North 147.5 feet to the point of beginning.

Also Less: (Portion of Guardhouse site): All those certain premises situate, lying and being in Lot 4, Section 24, Township 13 North, Range 42 East, Boise Meridian, Fremont County, Idaho, and being more particularly described as follows, to wit: Commencing at the Southeast corner of said Section; thence North 0°09'30" East along the East line of said Section 1363.32 feet to the shore line of Island Park Reservoir, said point being the true point of beginning; thence continuing North 0°09'30" East along said line, 381.57 feet to the Southeast

corner of the Whitaker property; said point being marked with a found ½ inch rebar marked F&P, thence North 89°49'03" West along the South line of said tract 49.69 feet to a found ½ inch rebar marked F&P, said point of being located at the approximate shore line of the Island Park Reservoir, thence Westerly along said shore line the following courses and distances: South 16°12'31" West 15.03 feet; thence South 42°50'56" West 54.28 feet; thence South 57°29'59" West 27.66 feet; thence South 84°49'51" West 25.58 feet; thence North 77°56'58" West 10.61 feet to a point marked with a two foot length of 5/8 inch rebar and aluminum cap marked 2239; thence leaving said shore line and running; South 21°31'03" East 161.20 feet to a point on the South line of the access road easement; said point being marked with a two foot length of 5/8 inch rebar and aluminum cap marked 2239; thence South 20°22'08" East 186.22 feet to a point on the shore line of Island Park Reservoir; said point being witnessed with a two foot length of 5/8 inch rebar and aluminum cap marked 2239 WC, set on line and lying 2.43 feet Northerly from the true corner position; thence North 64°21'03" East along said shore line 27.71 feet to the true point of beginning.

Also Less (Boat Dock Inst. No. 402312): Beginning at a point 1668.36 feet North 15°27'40" West from the Southeast corner of Section 24, Section line bearing = North 00°02' East, Township 13 North, Range 42 East, Boise Meridian, running thence South 86°24'37" West 104.49 feet, thence North 28°55'04" East 87.01 feet, thence North 18°57'59" West 182.97 feet; thence North 71°02'01" East 36.20 feet; thence South 18°57'59" East 269.03 feet to the point of beginning.

Also Less: (Additional Boat Dock Inst No. 416055) A tract of land located in Lot 4 of Section 24, Township 13 North, Range 42 East, Boise Meridian, Fremont County, Idaho; being more particularly described as follows: Commencing at the Southeast corner of said Section 24; thence North 13°17'32" West 1,632.21 feet to the true point of beginning, said point being marked with a two foot length of 5/8 inch rebar and aluminum cap marked 2239; then North 17°13'16" West 46.01 feet to a point marked with a two foot length of 5/8 inch rebar and aluminum cap marked 2239, thence North 77°54'02" West 65.78 feet to a point on the East line of that particular tract of land recorded under microfilm record number 402312, Fremont County, Idaho, 10 July 1987, said point being marked with a two foot length of 5/8 inch rebar and aluminum cap marked 2239; thence North 18°49'31" West along said East line 229.62 feet; thence South 71°10'22" West along the North line of said tract 36.32 feet; thence South 18°49'31" East along the West line of said tract 183.04 feet to a found ½ inch rebar corner monument; thence South 51°31'06" West 43.40 feet to a point marked with a two foot length of 5/8 inch rebar and aluminum cap marked 2239, thence South 29°58'42" West 77.96 feet to a point marked with a two foot length of 5/8 inch rebar and aluminum cap marked 2239; thence North 88°43'53" East 200.33 feet to the true point of beginning.

Tract 3: A perpetual right of way for utilities and access as reserved in Instrument No. 407512.

Tract 4: The roadways shown on Plats No. 1 and 2, I. P. Bills Island Homesites and recorded May 19, 1964 in Plat Book No. C on pages 26 and 27 of the records of Fremont County, described as follows: the presently undeveloped and unused five short sections of roadways provided for future access to and from the presently undeveloped road and interior parcel of unplatted and undeveloped land of said Plats 1 and 2, two of these roadways are 50 feet wide between Lots 183, 184, and 185 and between Lots 155 and 156 and three such undeveloped roadways 25 feet in width between Lots 202 and 203 and between Lots 147 and 148 and between Lots 167 and 168.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes, including any assessments collected therewith, for the year 2006, which are a lien not yet payable.
2. Right, title and interest of the Public in and to those portions of above described property falling within the bounds of roads and highways.
3. Easements, reservations, notes and/or dedications as shown on the official plat of I.P. Bills Island Plats 1 and 2.
4. Subject to that certain easement to the United States of America, acting through the Department of Interior, Bureau of Reclamation, as disclosed by that certain instrument recorded May 3, 1938 in Book J of Misc., page 493, records of Fremont County, Idaho.
5. Subject to a perpetual easement and flowage right on said premises, constructive notice of which is given by that certain deed dated May 10, 1938, executed by Daniel P. Trude, Algenia D. Trude, and H. E. Wilkins to United States of America; recorded May 26, 1938 in Volume 39 of Deeds, page 462 as Instrument No. 238215.
6. The provisions contained in Deed.
Recorded: July 23, 1979.
Instrument No.: 360542 of Official Records.
7. The provisions contained in Right of Way Deed to Dave Welling and Associates, Inc..
Recorded: October 31, 1984.
Instrument No.: 388396 of Official Records.
8. The provisions contained in Survey.
Recorded: October 6, 1986.
Instrument No.: 398554 of Official Records.
9. The provisions contained in Quitclaim Deed to Bills Island Association, Inc..
Recorded: July 10, 1987.
Instrument No.: 402312 of Official Records.
10. The provisions contained in Quitclaim Deed to Bills Island Association, Inc..
Recorded: October 11, 1988.
Instrument No.: 407512 of Official Records.
11. The provisions contained in Quitclaim Deed to Bills Island Association, Inc..
Recorded: October 26, 1990.
Instrument No.: 416053 of Official Records.

12. The provisions contained in Quitclaim Deed to Bills Island Association, Inc...

Recorded: October 26, 1990.

Instrument No.: 416055 of Official Records.

13. An easement as set forth in document:

Granted to: Mountain States Telephone and Telegraph Company.

Recorded: October 30, 1972.

Instrument No.: 328776 of Official Records.

14. The provisions contained in Assignment and Assumption of Right of way to Fremont Telcom.

Recorded: December 13, 1996.

Instrument No.: 444182 of Official Records.

15. Any question of location, boundary or area related to the Island Park Reservoir including, but not limited to, any past or future changes in it.

16. The right of use, control, or regulation by the United States of America in exercise of power over navigation.

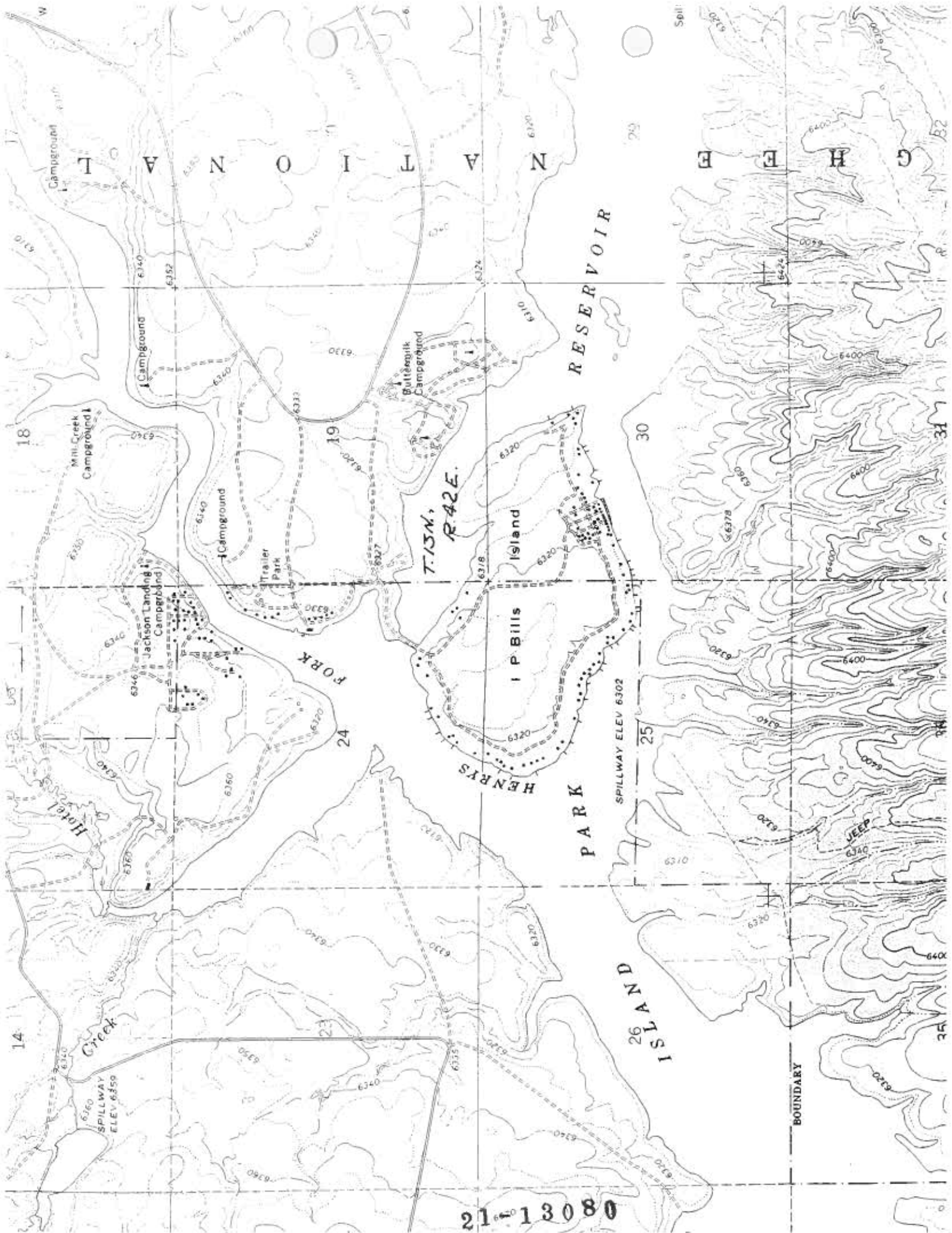
17. Any rights, interests or easements in favor of the public which exist or are claimed to exist over any part of the land covered by water.

18. Rights, interests, or claims which may be disclosed by an inspection or survey of the property.

19. The provisions contained in Change of Articles of Incorporation of Bills Island Association.

Recorded: April 21, 2004.

Instrument No.: 487770 of Official Records.



21-13080

SURVEYOR'S NOTES

FINAL PLAT THE WOODLANDS AT BILLS ISLAND SE 1/4 SEC. 24 & NE 1/4 SEC. 25, T 13 N, R 42 E & NW 1/4 SEC. 30, T 13 N, R 43 E, BOISE MERIDIAN, FREMONT COUNTY, IDAHO

MOUNTAIN VIEW SURVEYING, INC.

1) BASIS OF BEARINGS:
THE LINE LOCATED BETWEEN THE P.O.C. A 3" BRASS CAP
AT THE CORNER OF SECTION 25 & THE S.W. CORNER OF
LOT 203 & FOUND 1/2 INCH PIPE & CAP, BEING S00°38'51"E,
GPS BEARINGS AND RECORD OF SURVEY INSTR. NUMBER 49324 DATED 10-19-04.

2) STANDARDS FOR LOCAL ROADS AND MAINTAINED BY A HOMEOWNERS
ASSOCIATION PROVIDED FOR IN THE PROTECTIVE COVENANTS.

3) ALL ROADS WITHIN THIS SUBDIVISION WILL BE PRIVATE 60' WIDE EASEMENTS
FOR THE USE AND BENEFIT OF THE OWNERS OF THE WOODLANDS AT BILLS ISLAND
AND OTHER USAGE MAY BE APPROVED AS SET FORTH IN THE RESTRICTIVE
COVENANTS. SAID PRIVATE ROAD EASEMENT WILL ALSO SERVE AS UTILITY
EASEMENTS. THERE WILL BE A 10' WIDE UTILITY EASEMENT ADJACENT TO BOTH
SIDES OF ALL INTERNAL SUBDIVISION ROADS.

4) ALL OUTER BOUNDARY MONUMENTS HAVE BEEN EITHER FOUND OR SET AS SHOWN
ON THE PLAT. MONUMENTS SET AT THE TIME OF RECORDING OF SAID SUBDIVISION
PER STATE OF IDAHO CODE SECTION 50-1332. THE MONUMENTS WILL BE SET ON
OR BEFORE SEPTEMBER 30, 2008.

5) ALL LOTS IN THE WOODLANDS AT BILLS ISLAND WILL BE SERVED BY A
CENTRAL WATER SYSTEM, OPERATED AND MAINTAINED BY THE HOMEOWNERS
ASSOCIATION.

6) ALL LOTS IN THE WOODLANDS AT BILLS ISLAND WILL BE SERVED BY
INDIVIDUAL SET-UP SYSTEMS, THE INSTALLATION OF WHICH WILL BE THE SOLE
RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER.

7) RESTRICTIVE COVENANTS AND DECLARATIONS DO APPLY TO THIS SUBDIVISION
AND WILL BE FILED UNDER A SEPARATE INSTRUMENT.

8) THE PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN. THE DAM THAT
CONTROLS THE WATER SURFACE ELEVATION AND THE SPILLWAY ELEVATION
IS 6302.1 FEET. THE APPROXIMATE LOWEST ELEVATION OF THE PROPERTY IS
6322 FEET.

COUNTY PLANNING AND ZONING NOTES:
1) THE OWNERS OF LOTS IN THE WOODLANDS AT BILLS ISLAND CANNOT
FILE A CLAIM AGAINST IDAHO DEPARTMENT OF FISH AND GAME FOR
WILDLIFE DAMAGE TO THEIR PROPERTY.

2) THERE SHALL BE NO FEEDING OF WILDLIFE, OTHER THAN SONGBIRDS,
ESPECIALLY ELK AND DEER.

3) PETS (DOGS AND CATS) ARE REQUIRED TO BE RESTRAINED OR DIRECTLY
ATTENDED AT ALL TIMES.

4) ALL FENCES MUST BE WILDLIFE FRIENDLY WITH THE TOP RAIL NO
HIGHER THAN FORTY-TWO (42) INCHES TO ALLOW WILDLIFE PASSAGE.
WILDLIFE-FRIENDLY DESIGNS ARE AVAILABLE AT THE IDAHO FISH AND
GAME REGIONAL OFFICE. BUCK-AND-BAIL, WOVEN WIRE AND BARBED WIRE
FENCES ARE PROHIBITED. ANY UNAPPROVED FENCE MUST BE DISASSEMBLED
AT THE OWNER'S EXPENSE.

5) GARBAGE SHALL BE KEPT IN BEAR PROOF CONTAINERS AND REMOVED AT
LEAST ONCE A WEEK. INFORMATION ON LIVING IN GRIZZLY COUNTRY SHALL
BE PROVIDED TO EACH LOT OWNER, AND POSTED IN COMMUNAL AREAS OF
THE SUBDIVISION. THOSE MOVING INTO GRIZZLY BEAR COUNTRY MUST BE
WILLING TO ACCEPT THE PRESENCE AND CONSEQUENCES OF GRIZZLY BEARS.

6) NOXIOUS WEEDS MUST BE CONTROLLED.

LOT-PARCEL-EASEMENT AREAS

BLOCK/LOT	AREA IN ACRES	BLOCK/LOT	AREA IN ACRES
1 / 1	1.95	3 / 1	1.66
1 / 2	1.82	3 / 2	1.48
1 / 3	1.68	3 / 3	1.48
1 / 4	1.48	3 / 4	1.48
1 / 5	1.48	3 / 5	1.55
1 / 6	1.55	3 / 6	1.55
1 / 7	1.55	3 / 7	1.59
1 / 8	1.59	3 / 8	1.82
1 / 9	1.82	3 / 9	1.89
1 / 10	1.89	3 / 10	1.60
1 / 11	1.72	3 / 11	2.08
1 / 12	2.65	3 / 12	
1 / 13	3.43		
1 / 14	2.87		
1 / 15	3.36		
1 / 16	1.76		
2 / 1	2.22		
2 / 2	3.00		
2 / 3	3.05		
2 / 4	2.96		
2 / 5	2.96		
2 / 6	1.97		
2 / 7	2.41		
2 / 8	2.65		
2 / 9	3.21		
2 / 10	2.57		
2 / 11	2.87		
2 / 12	3.05		
2 / 13	3.05		
2 / 14	3.05		

21-13080

I, RAYMOND G. FINCH DO HEREBY CERTIFY THAT ALL
BOUNDARY MONUMENTS SHOWN ON THIS PLAT HAVE BEEN
SET OR LOCATED. THE INTERIOR MONUMENTS SHOWN ON THIS
PLAT AS SOLID CIRCLES WERE NOT SET AT THE TIME OF
THE RECORDING OF THIS PLAT, BUT WILL BE SET UNDER MY
SUPERVISION ON OR BEFORE SEPT. 30, 2008.

RAYMOND G. FINCH P.L.S. 9029



THE WOODLANDS
AT BILLS ISLAND
FIELD WORK BY DATE
10-10-04
CITY, COUNTY, APPROV. PLAN, PLAT 173
COUNTY SURVEYOR COMMENTS 17777
CLIENT
THE WOODLANDS AT BILLS ISLAND, LLC
1245 BRICKYARD RD., SUITE 70
SALT LAKE CITY, UTAH 84106

MOUNTAIN VIEW
SURVEYING, INC.
4215 MOUNTAIN VIEW DRIVE
ISLAND PARK, ID 83429
RAYMOND G. FINCH, P.L.S. (208)556-9269

FINAL PLAT

IN WITNESS WHEREOF, I HAVE HERETO SET MY SIGNATURE THIS
 Day of , A.D. 2008.
 THE WOODLANDS AT BILLS ISLAND, LLC

NOTARY ACKNOWLEDGEMENT

ON THIS DAY OF , 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, PERSONALLY APPEARED RYAN BAYLIS, KNOWN TO ME AND A MANAGER OF COMPANY, AND A MANAGER WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY, AND ACKNOWLEDGED TO ME SUCH COMPANY EXECUTED THE SAME.

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

NOTARY PUBLIC FOR STATE OF _____
RESIDING AT _____
MY COMMISSION EXPIRES: _____

COUNTY APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED BY
FREMONT COUNTY, IDAHO BY RESOLUTION ADOPTED THIS
DAY OF _____ 2008.

2008

2008

CHAIRMAN, COUNTY COMMISSIONERS

CHAIRMAN, PLANNING COMMISSION

ASURER'S AND ASSESSOR'S CERTIFICATE

WE, THE UNDERSIGNED COUNTY TREASURER AND COUNTY ASSESSOR IN AND FOR THE COUNTY OF FREMONT, STATE OF IDAHO, HAVE REVIEWED THIS PLAT PER THE REQUIREMENTS OF IDAHO CODE 50-1309, DO HEREBY CERTIFY THAT ALL COUNTY TAXES FOR THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AS BEING SUBDIVIDED, ARE CURRENT.

FREMONT COUNTY TREASURER

DATE _____

FREMONT COUNTY ASSESSOR

DA 12

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

SURVEYOR'S APPROVAL

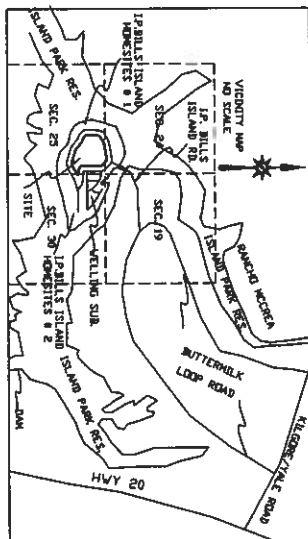
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND ACCEPTABLE AS REQUIRED BY SECTION 50-1305 OF THE IDAHO CODE.

REGISTERED LAND SURVEYOR
DATE: _____

CERTIFICATE NO. _____

CERTIFICATE NO.

THE WOODLANDS AT BILLS ISLAND
SE 1/4 SEC. 24 & NE 1/4 SEC. 25, T 13 N, R 42 E &
NW 1/4 SEC. 30, T 13 N, R 43 E,
BOISE MERIDIAN, FREMONT COUNTY, IDAHO



HEALTH DEPARTMENT CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDADH CODE TITLE 50, CHAPTER 13 SHALL BE SATISFIED BASED ON THE BEC APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS OF THE SANITARY RESTRICTIONS. BUYER IS CONFIRMED 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 THESE FACILITIES. CONDITIONS OF THE BEC APPROVAL FOR SANITARY RESTRICTIONS MAY BE REIMPOSED IN ACCORDANCE WITH SECTION 50-1366. IDADH CODE, BY THE ASSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

DISTRICT HEALTH DEPARTMENT, EHS

OVEN McLAUGHLIN, SENIOR ENVIRONMENTAL HEALTH SPECIALIST

DATE _____

SURVEYOR'S CERTIFICATE

I, RAYMOND FENICH, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREIN AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS AND STREETS TO BE KNOWN AS THE WOODLANDS AT BILLS ISLAND, FREEDOM COUNTY, IOWA. I FURTHER CERTIFY THAT THE TRACING OF THIS PLAT DEMONSTRATING MY SIGNATURE IS AN EXACT COPY OF THE ORIGINAL MAP.

RAYMOND G. FINCH

P.L.S. 9025



RECORDED'S CERTIFICATE NO.

STATE OF IDAHO, COUNTY OF FREEMONT
I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED _____, 2008
AT _____, IN AND AS INSTRUMENT NO. _____
AND I FURTHER CERTIFY THAT THE TRACING OF THIS PLAT BEARING
MY SIGNATURE IS AN EXACT COPY OF THE ORIGINAL MAP.

LEGAL DESCRIPTION

COUNTY RECORDER

[illegible]

THE WOODLANDS AT BILLS ISLAND		
FILE #	BY	DATE
BRAIN	RC - JLB	SEPT. 2004
DIRTY DUNN	APPROV. PHEE PLAN 77	11-14-08
CLELOT	SHRVELOT CEMENTS TITUL	
THE WOODLANDS AT BILLS ISLAND, LLC 1245 BRICKVADE RD, SUITE 70 SALT LAKE CITY, UTAH 84106		



**MOUNTAIN VIEW
SURVEYING, Inc.**

4216 MOUNTAIN VIEW DRIVE
ISLAND PARK, ID 83429
RAYMOND G. FINCH, P.L.S. (208)258-9249

SHEET 1 OF 6

21-13080

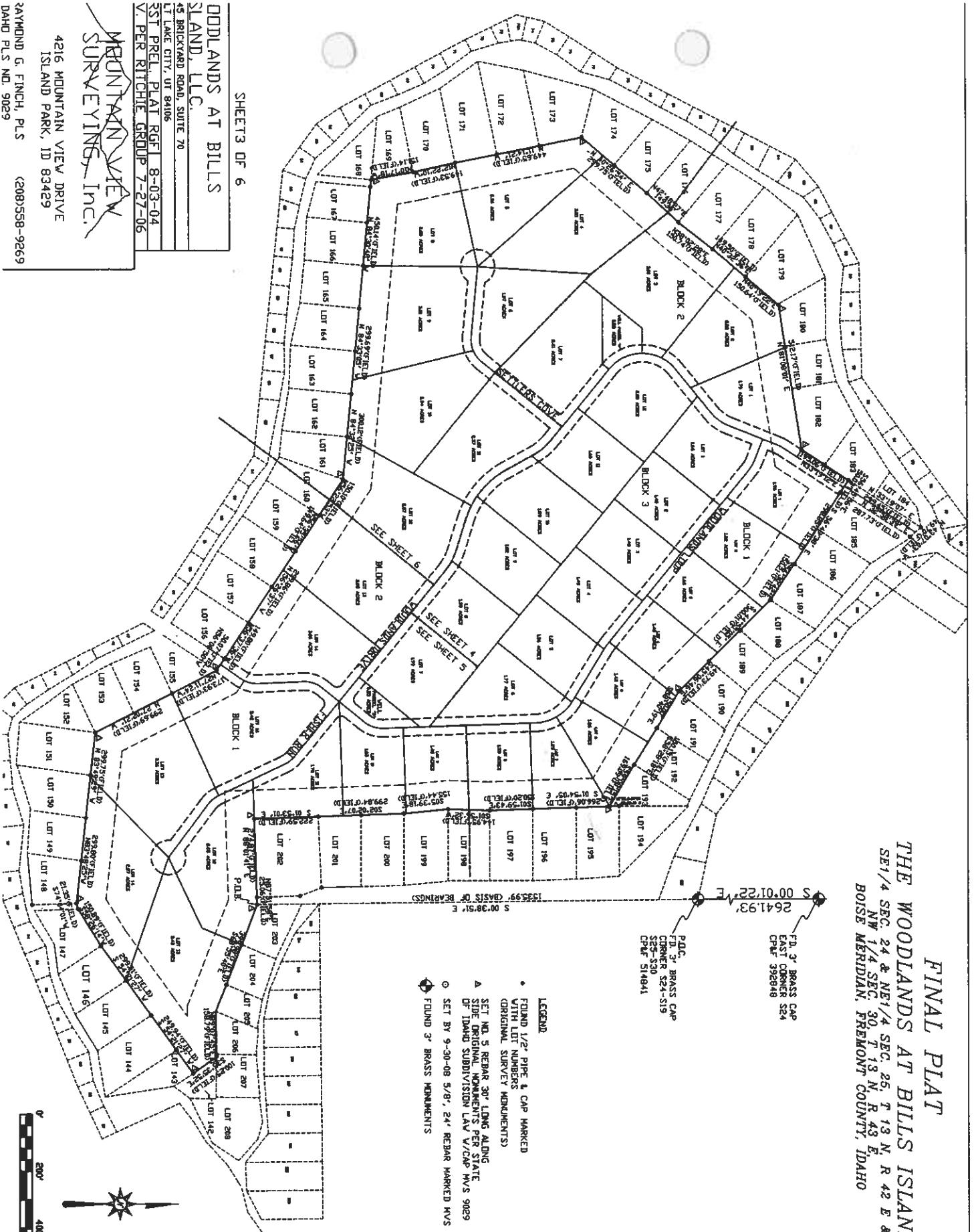
THE WOODLANDS AT BILLS ISLAND
SE1/4 SEC. 24 & NE1/4 SEC. 25, T 13 N, R 42 E &
NW 1/4 SEC. 30, T 13 N, R 43 E,
BOISE MERIDIAN, FREMONT COUNTY, IDAHO

1/4 SEC. 24 & NE 1/4 SEC. 25, T 13 N., R 4
NW 1/4 SEC. 30, T 13 N., R 43 E,
BOISE MERIDIAN, FREMONT COUNTY, IDAHO

FD. 3' BRASS CAP
EAST CORNER S24
CP4F 392848

P.O.C.
FD. 3' BRASS CAP
CORNER S24-S19
S25-S30
CP&F 514841

- FOUND 1/2" PIPE & CAP MARKED WITH LOT NUMBERS (ORIGINAL SURVEY MARKETS)
- SET ON S REBAR 30' LONG ALONG SIDE ORIGINAL MONUMENTS OF IOWA SUBDIVISION LAW V/CAP MVS 9069
- SET BY 9-30-08 5/8" 24" REBAR MARKED MVS 9069A
- FOUND 3" BRASS MONUMENTS



ODDLANDS AT BILLS
SLAND, LLC.

45 BRICKYARD ROAD, SUITE 70

LT LAKE CITY, UT 84106

8-03-04	PLAT RGT	PREL.	1ST
7-27-06	GRUP	RITCHIE	V. PER

MOUNTAIN VIEW
SURVEYING, Inc.

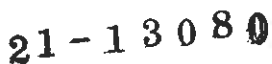
4216 MOUNTAIN VIEW DRIVE
ISLAND PARK, ID 83429

RAYMOND G. FINCH, PLS
DAHD PLS NO. 9029

(208) 558-9269

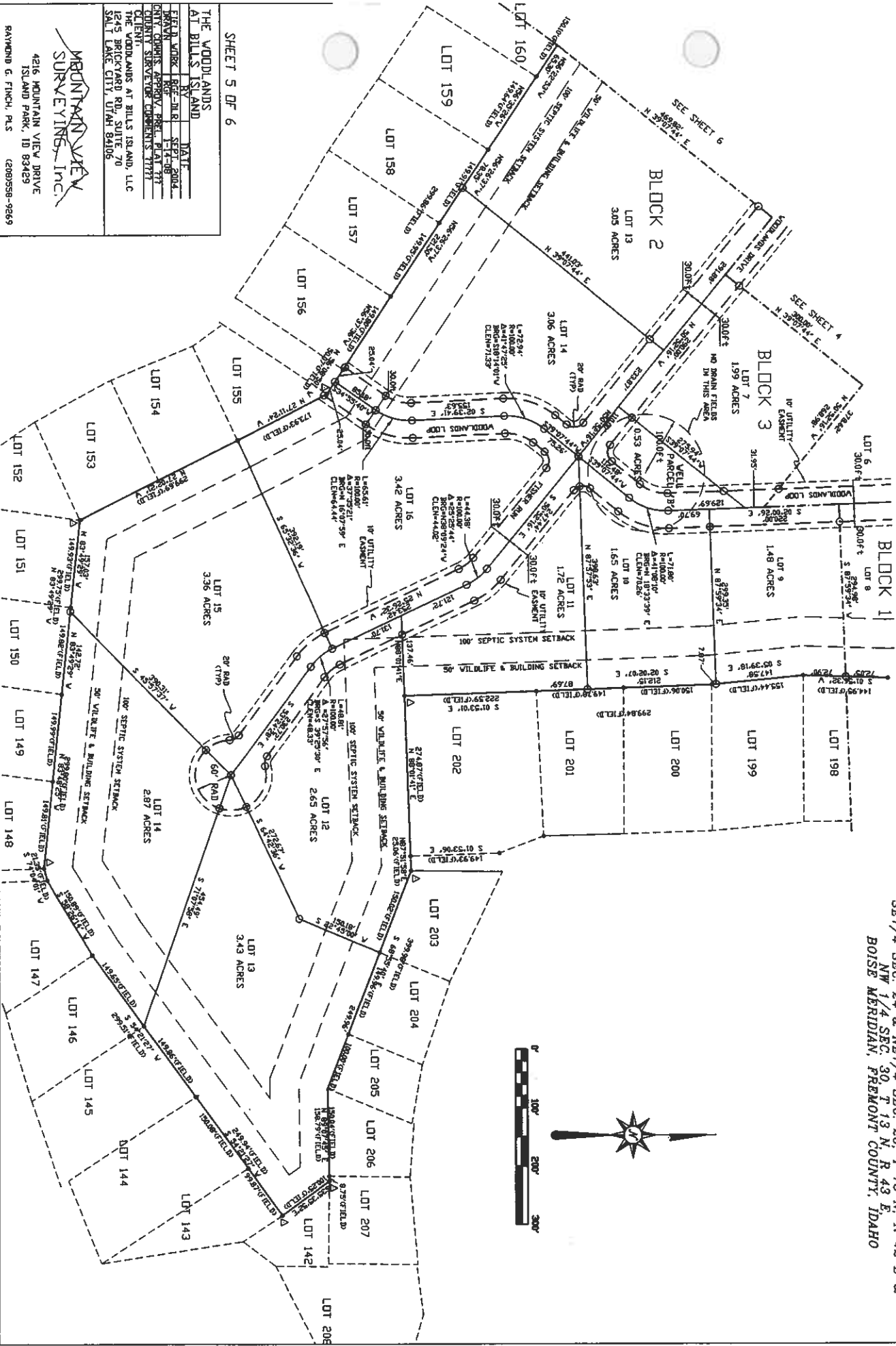
21-13080

21-13080



FINAL PLAT

THE WOODLANDS AT BILLS ISLAND
 SET 1/4 SEC. 24 & NE 1/4 SEC. 25, T 13 N, R 42 E &
 NW 1/4 SEC. 30, T 13 N, R 43 E,
 BOISE MERIDIAN, FREMONT COUNTY, IDAHO



SHEET 5 OF 6

THE WOODLANDS
 AT BILLS ISLAND
 BY DATE
 FIELD WORK: JUNE-JULY 2004
 DRAFTING: JUNE-JULY 2004
 CLIENT: THE WOODLANDS AT BILLS ISLAND, LLC
 1245 BRICKYARD RD., SUITE 70
 SALT LAKE CITY, UTAH 84106

MOUNTAIN VIEW
 SURVEYING, INC.
 4216 MOUNTAIN VIEW DRIVE
 ISLAND PARK, ID 83429
 RAYMOND G. FINCH, P.L.S.
 (208) 558-9669

21-13080

