AX2026-3
CITY OF TETONIA
RECEIVED 10-9-2026

EAGLE ROCK ENGINEERING
CIVIL ○ PLANNING ○ SURVEYING
IDAHO FALLS [phone redacted]
REXBURG [phone redacted]

AUGUST 26, 2026

LEGAL DESCRIPTION
FOR
TETONIA PFG
(ANNEXATION)

LAND SITUATED IN THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 45 EAST OF THE BOISE MERIDIAN AND FOR WHICH THE LAND IS BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS.

(PORTION OF PARCEL 1-A)
BEGINNING AT A POINT THAT IS S.00°18’16”W. ALONG THE SECTION LINE 1326.73 FEET AND S.89°59’08”W. 1375.83 FEET FROM THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 45 EAST OF THE BOISE MERIDIAN, SAID POINT BEING ON THE WEST LINE OF IDAHO PARKS RAILS TO TRAILS BOUNDARY PURSUANT TO INSTRUMENT NO. 47405, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; RUNNING THENCE S.89°59’08”W. ALONG SAID SOUTH LINE 1261.24 FEET TO THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 29; THENCE S.00°18’14”W. ALONG SAID NORTH-SOUTH CENTER SECTION LINE 1324.28 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 29; THENCE N.89°57’48”W. ALONG THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 29 A DISTANCE OF 2767.35 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 29; THENCE N.00°42’06”E. ALONG THE WEST LINE OF SAID SECTION 29 A DISTANCE OF 2262.03 FEET; THENCE N.89°52’11”E. 726.00 FEET; THENCE N.00°42’06”E. 330.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 33; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) THENCE N.89°52’11”E. 549.52 FEET; (2) THENCE N.89°55’58”E. 1473.86 FEET TO SAID NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 29; THENCE S.00°18’14”W. ALONG SAID NORTH-SOUTH CENTER SECTION LINE 330.00 FEET; THENCE N.89°55’58”E. 726.00 FEET; THENCE N.00°18’14”E. 330.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 33; THENCE N.89°55’58”E. ALONG SAID SOUTH RIGHT-OF-WAY LINE 536.09 FEET TO SAID WEST LINE OF SAID IDAHO PARKS RAILS TO TRAILS BOUNDARY; THENCE S.00°20’31”W. ALONG SAID WEST LINE 1275.19 FEET TO THE POINT OF BEGINNING.
CONTAINING 190.267 ACRES

EAGLE ROCK ENGINEERING
CIVIL ○ PLANNING ○ SURVEYING
IDAHO FALLS [phone redacted]
REXBURG [phone redacted]

NOVEMBER 14, 2025

LEGAL DESCRIPTION
FOR
TETONIA PFG

(PARCEL 1-B)
LAND SITUATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 45 EAST OF THE BOISE MERIDIAN AND FOR WHICH THE LAND IS BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT THAT IS S.00°18'16"W. ALONG THE SECTION LINE 1326.73 FEET AND S.89°59'08"W. 50.32 FEET FROM THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 45 EAST OF THE BOISE MERIDIAN, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 33, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; RUNNING THENCE S.89°59'08"W. ALONG SAID SOUTH LINE 1225.51 FEET TO THE EAST LINE OF IDAHO PARKS RAILS TO TRAILS BOUNDARY PURSUANT TO INSTRUMENT NO. 47405; THENCE N.00°20'31"E. ALONG SAID EAST LINE 1275.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 33; THENCE EASTERLY AND SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) THENCE N.89°55'58"E. 121.05 FEET TO A 5/8 INCH IRON ROD WITH ALUMINUM CAP STAMPED L.S. 2860, SAID POINT ALSO BEING A POINT OF CURVE WITH A RADIUS OF 1095.92 FEET AND A CHORD BEARING S.44°53'43"E. 1554.16 FEET; (2) THENCE TO THE RIGHT ALONG SAID CURVE 1727.56 FEET THROUGH A CENTRAL ANGLE OF 90°19'07" TO A 5/8 INCH IRON ROD WITH AN ALUMINUM CAP STAMPED L.S. 2860; (3) THENCE S.00°01'58"W. 174.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.852 ACRES

EAGLE ROCK ENGINEERING
CIVIL ○ PLANNING ○ SURVEYING
IDAHO FALLS [phone redacted]
REXBURG [phone redacted]

NOVEMBER 14, 2025

LEGAL DESCRIPTION
FOR
TETONIA PFG

(PARCEL 1-C)
LAND SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 45 EAST OF THE BOISE MERIDIAN AND FOR WHICH THE LAND IS BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT THAT IS S.00°18’16”W. ALONG THE SECTION LINE 1326.73 FEET AND S.89°59’08”W. 50.32 FEET FROM THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 45 EAST OF THE BOISE MERIDIAN, SAID POINT BEING ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29 AND THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 33; RUNNING THENCE S.00°16’34”W. ALONG SAID WEST RIGHT-OF-WAY LINE 1161.68 FEET; THENCE N.89°57’38”W. 1226.83 FEET TO THE EAST BOUNDARY LINE OF IDAHO DEPARTMENT OF PARKS AND RECREATION BOUNDARY PURSUANT TO INSTRUMENT NO. 124536; THENCE N.00°20’31”E. ALONG SAID EAST BOUNDARY LINE OF SAID IDAHO DEPARTMENT OF PARKS AND RECREATION BOUNDARY 1160.53 FEET TO SAID NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE N.89°59’08”E. ALONG SAID NORTH LINE 1225.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 32.683 ACRES

EAGLE ROCK ENGINEERING
CIVIL ○ PLANNING ○ SURVEYING
IDAHO FALLS [phone redacted]
REXBURG [phone redacted]

NOVEMBER 14, 2025

LEGAL DESCRIPTION
FOR
TETONIA PFG

(PARCEL 2)
LAND SITUATED IN A PORTION OF THE SOUTH 1/2 OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 45 EAST OF THE BOISE MERIDIAN AND FOR WHICH THE LAND IS BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT THAT IS S.00°18'16"W. ALONG THE SECTION LINE 2653.46 FEET AND N.89°57'38"W. 1451.69 FEET FROM THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 45 EAST OF THE BOISE MERIDIAN, SAID POINT BEING ON THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 29 AND THE WEST BOUNDARY LINE OF IDAHO DEPARTMENT OF PARKS AND RECREATION BOUNDARY PURSUANT TO INSTRUMENT NO. 124536; RUNNING THENCE SOUTHERLY ALONG SAID IDAHO DEPARTMENT OF PARKS AND RECREATION BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) THENCE S.00°20'29"W. 2339.24 FEET; (2) THENCE S.89°39'31"E. 75.00 FEET; (3) THENCE S.00°20'29"W. 300.32 FEET TO THE SOUTH LINE OF SAID SECTION 29, SAID POINT BEARS N.89°58'03"W. 1379.14 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE WESTERLY ALONG SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES: (1) THENCE N.89°58'03"W. 1258.31 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 29; (2) THENCE N.89°59'56"W. 1393.14 FEET TO A 5/8 INCH IRON ROD WITH NO CAP; THENCE N.00°30'24"E. 1320.57 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED L.S. 7380; THENCE S.89°58'40"E. 660.02 FEET TO A 5/8 INCH IRON ROD WITH ALUMINUM CAP STAMPED L.S. 2860; THENCE N.00°29'44"E. 1320.28 FEET TO A 5/8 INCH IRON ROD WITH ALUMINUM CAP STAMPED L.S. 2860, SAID POINT BEING ON SAID EAST-WEST CENTER SECTION LINE OF SAID SECTION 29; THENCE EASTERLY ALONG SAID EAST-WEST CENTER SECTION LINE THE FOLLOWING TWO (2) COURSES: (1) THENCE S.89°57'48"E. 723.70 FEET TO A 5/8 INCH IRON ROD WITH ALUMINUM CAP STAMPED L.S. 2860, SAID POINT BEING THE CENTER 1/4 CORNER OF SAID SECTION 29; (2) THENCE S.89°57'38"E. 1185.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 136.449 ACRES