Sanderson/Stewart/Gaston Engineering, Inc.

80-01
March 2, 1981

RSID 620 DISTRICT BOUNDARY
Situated in Emerald Hills Subdivision

Beginning at a point which is the point of curvature on the forty foot radius curve on the North end of Lot 1, Block 6 of Emerald Hills Subdivision; thence through said Lot 1 S14°00'00"W a distance of 101.61 feet, S52°00'00"W a distance of 308.02 feet, S34°00'00"E a distance of 440.38 feet, S58°00'00"E a distance of 338.26 feet and S72°35'27"E a distance of 356.37 feet to the common lot line of Lots 1 and 2 of Block 6; thence along said line S14°00'00"E a distance of 124.39 feet to the north right-of-way line of Montana City Drive; thence across Montana City Drive N71°08'28"W a distance of 449.72 feet to a point on the 75.00 foot radius curve on the north end of Lot 1, Block 8; thence through said Lot 1 S27°00'00"W a distance of 316.41 feet, S21°25'00"E a distance of 177.12 feet and S46°14'00"E a distance of 457.90 feet to the common lot line of Lots 1 and 4; thence along said line N66°00'00"E a distance of 26.37 feet; thence through Lot 4 S50°01'00"E a distance of 196.08 feet and S42°05'00"E a distance of 540.82 feet to the common lot line of Lots 4 and 5; thence along said line N88°06'00"W a distance of 7.38 feet; thence through Lot 5 S04°17'00"W a distance of 341.49 feet and S33°03'00"E a distance of 504.86 feet to the common lot line of Lots 5 and 6; thence along said line east a distance of 92.99 feet; thence through Lot 6 S09°37'31"E a distance of 823.68 feet to the common lot line of Lots 6 and 7; thence through Lot 7 S19°38'52"W a distance of 971.83 feet to the common lot line of Lots 7 and 8; thence along said line N89°44'00"E a distance of 303.47 feet; thence through Lot 8 S20°53'52"W a distance of 1,403.31 feet to the common lot line of Lot 8, Block 8 and Lot 1, Block 9; thence along said line S89°33'15"W a distance of 99.73 feet; thence through Lot 1 S45°13'53"E a distance of 592.26 feet to the common lot line of Lots 1 and 2; thence along said line N37°00'00"E a distance of 195.02 feet; thence through Lot 2 S12°00'13"E a distance of 506.81 feet to the north right-of-way line of Pryor Mountain View Drive; thence across said Drive S18°5855"W a distance of 69.71 feet to the north line of Tract 1 of Lot 16, Block 4 Amended; thence through Tract 1 south a distance of 400.00 feet to the common line between Tracts 1 and 2; thence along said line East a distance of 107.14 feet; thence through Tract 2 S09°26'46"W a distance of 367.15 feet to the line common to Tracts 2 and 3; thence along said line S59°34'31"E a distance of 30.86 feet; thence through Tract 3 S39°49'26"W a distance of 305.40 feet to the line common to Tracts 3 and 4; thence along said line S40°14'43"E a distance of 119.02 feet; thence through Tract 4 S55°00'00"W a distance of 281.11 feet to the line common to Tracts 4 and 5; thence along said line N17°19'20"W a distance of 137.91 feet; thence through Tract 2 S82°24'30"W a distance of 315.17 feet to the line common to Tract 5 of Lot 16 Amended and Tract 1 of Certificate of Survey No. 1140; thence through said Certificate of Survey S86°36'08"W a distance of 414.23 feet to the line

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Exhibit C

common to Certificate of Survey No. 1140 and Tract 8 of Lot 16 Amended; thence through Tract 8 west a distance of 399.08 feet to the line common to Tracts 7 and 8; thence along said line North a distance of 222.96 feet to the south right-of-way line of Emerald Hills Drive; thence along said Drive West a distance of 256.45 feet; thence through Tract 7 S01°27'02"E a distance of 370.15 feet to the line common to Tract 6 and 7; thence through Tract 6 S01°39'12"E a distance of 320.47 feet to a point on the south line of Tract 6; thence along said line N72°47'34"W a distance of 169.76 feet to a point on the east line of Lot 4, Block 5; thence along said line South a distance of 62.82 feet; thence across Lot 4 S55°11'15"W a distance of 714.22 feet to the west line of said Lot 4, which is also a point on the section line common to Sections 33 and 34, T.1N., R.27E., P.M.M.; thence along said line N00°09'30"E a distance of 263.08 feet to the section corner common to sections 27, 28, 33 and 34, T.1N., R.27E.; thence along the south line of Lot 3, Block 5 N80°00'00"W a distance of 89.26 feet; thence through said Lot 3 N41°14'06"E a distance of 424.22 feet to the line common to Lots 2 and 3; thence along said line S63°17'00"E a distance of 78.84 feet; thence through Lot 2 N20°15'15"E a distance of 447.78 feet to the line common to Lots 1 and 2; thence along said line S82°00'00"W a distance of 342.26 feet; thence through Lot 1 N32°53'49"E a distance of 394.45 feet to a point on the south right-of-way line on Buck Deer Pass; thence across said road N27°00'00"E a distance of 40.00 feet to a point on the south line of Lot 8, Block 4; thence through Lot 8 N36°35'39"E a distance of 539.27 feet to the common line of Lots 7 and 8; thence along said line S18°00'00"E a distance of 116.27 feet; thence through Lot 7 N72°28'26"E a distance of 294.17 feet to the north corner of Lot 9; thence along the west line of said Lot 9 S20°00'00"W a distance of 107.65 feet, S90°00'00"W a distance of 169.61 feet and S15°00'00"W a distance of 251.13 feet; thence through Lot 9 S88°23'04"E a distance of 446.38 feet to the line common to Lots 9 and 10; thence through Lot 10 S85°13'05"E a distance of 525.66 feet to the line common to Lots 10 and 11; thence through Lot 11 N49°24'51"E a distance of 662.01 feet to the line common to Lots 11 and 12; thence along said line S77°00'00"W a distance of 440.00 feet and N88°00'00"W a distance of 0.38 feet; thence across Lot 12 North a distance of 294.63 feet to the line common to Lots 12 and 13; thence along said N80°00'00"W a distance of 125.31 feet; thence through Lot 13 North a distance of 294.63 feet to the line common to Lots 13 and 14; thence along said line S72°00'00"E a distance of 316.44 feet to the line common to Lots 14 and 15; thence along said line S56°00'00"E a distance of 136.64 feet and S77°00'00"E a distance of 7.02 feet; thence through Lot 15 N45°00'00"W a distance of 703.77 feet to the line common to Lots 15 and 7; thence along said line S56°00'00"W a distance of 147.54 feet and S84°00'00"W a distance of 292.20 feet; thence through Lot 7 N07°02'35"W a distance of 245.77 feet to the line common to Lots 7, 6-I and 5-A; thence along said line S65°00'00"E a distance of 108.75 feet, S53°00'00"E a distance of 257.05 feet and N56°00'00"E a distance of 67.25 feet; thence through Lot 5-A N11°15'00"W a distance of 259.90 feet to the line common to Lots 5-A and 5-B; thence along said line S67°02'38"E a distance of 65.78 feet; thence through Lot 5-B N12°23'24"E a distance of 175.18 feet to the line common to Lots 5-B and 5-C; thence along said line S83°40'11"E a distance of 140.28 feet; thence through Lot 5-C N24°41'13"E a distance of 326.77 feet to the south right-of-way line of Indian Ridge Road; thence across said road N02°05'25"E a distance of 61.75 feet to the south line of Lot 4, Block 4; thence through Lot 4

N18°48'36"E a distance of 742.29 feet to the south right-of-way line of Dinosaur Drive; thence across said Drive N18°01'00"W a distance of 60.00 feet to the south line of Lot 9, Block 2; thence along said line along a curve to the right with a radius of 75.00 feet a distance of 89.01 feet and N40°01'00"W a distance of 127.54 feet; thence through Lot 9 N26°54'09"E a distance of 600.35 feet to the line common to Lots 8 and 9; thence along said line S01°00'00"E a distance of 147.84 feet and S23°14'00"E a distance of 203.90 feet; thence through Lot 8 N05°49'00"E a distance of 592.86 feet and N10°59'55"W a distance of 798.67 feet to the south right-of-way line of Pine Valley Road; thence across said road N54°33'36"W a distance of 110.48 feet to the south line of Lot 7-A; thence along said line along a curve to the left with a radius of 140.00 feet a distance of 141.11 feet; thence through Lot 7-A N36°15'22"W a distance of 344.79 feet to the line common to Lots 7-A and 6-A; thence along said line N57°48'00"E a distance of 93.34 feet; thence through Lot 6-A N11°32'44"W a distance of 431.81 feet to the line common to Lots 6-A and 5-A; thence through Lot 5-A N46°14'53"W a distance of 480.69 feet to the line common to Lots 5-A and 4-A; thence along said line S20°11'00"W a distance of 67.34 feet; thence through Lot 4-A N46°14'00"W a distance of 412.19 feet to the line common to Lots 4-A and 3; thence along said line S61°00'00"W a distane of 19.15 feet; thence through Lot 3 N21°25'00"W a distance of 460.15 feet to the line common to Lots 3 and 2; thence along said line S84°00'00"E a distance of 123.91 feet; thence through Lot 2 N08°20'51"W a distance of 599.88 feet to the line common to Lots 2 and 1; thence along said line West a distance of 64.92 feet; thence through Lot 1 N34°00'00"W a distance of 471.64 feet and N52°00'00"E a distance of 435.81 feet to the south line of The Old Hardin Road; thence across Emerald Hills Drive S82°13'00"E a distance of 140.00 feet to the point of beginning, containing net assessment area of 3,588,860 square feet.

DF/mr

EXHIBIT "9"

The lands to be included in the extended district are as follows:

Block 2

Lots 4B, 5B, 6B, 7B, 10, 11, 12, 13, 14, and 15

Block 3

Lots 1, 2A, 2B, 2C, 2D, and 3

Block 4

Lots 1, 2, 3, 6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H, 6I, 6J, and 6K

Certificate of Survey No. 1137

Tracts 1, 2, and 3

Certificate of Survey No. 1248

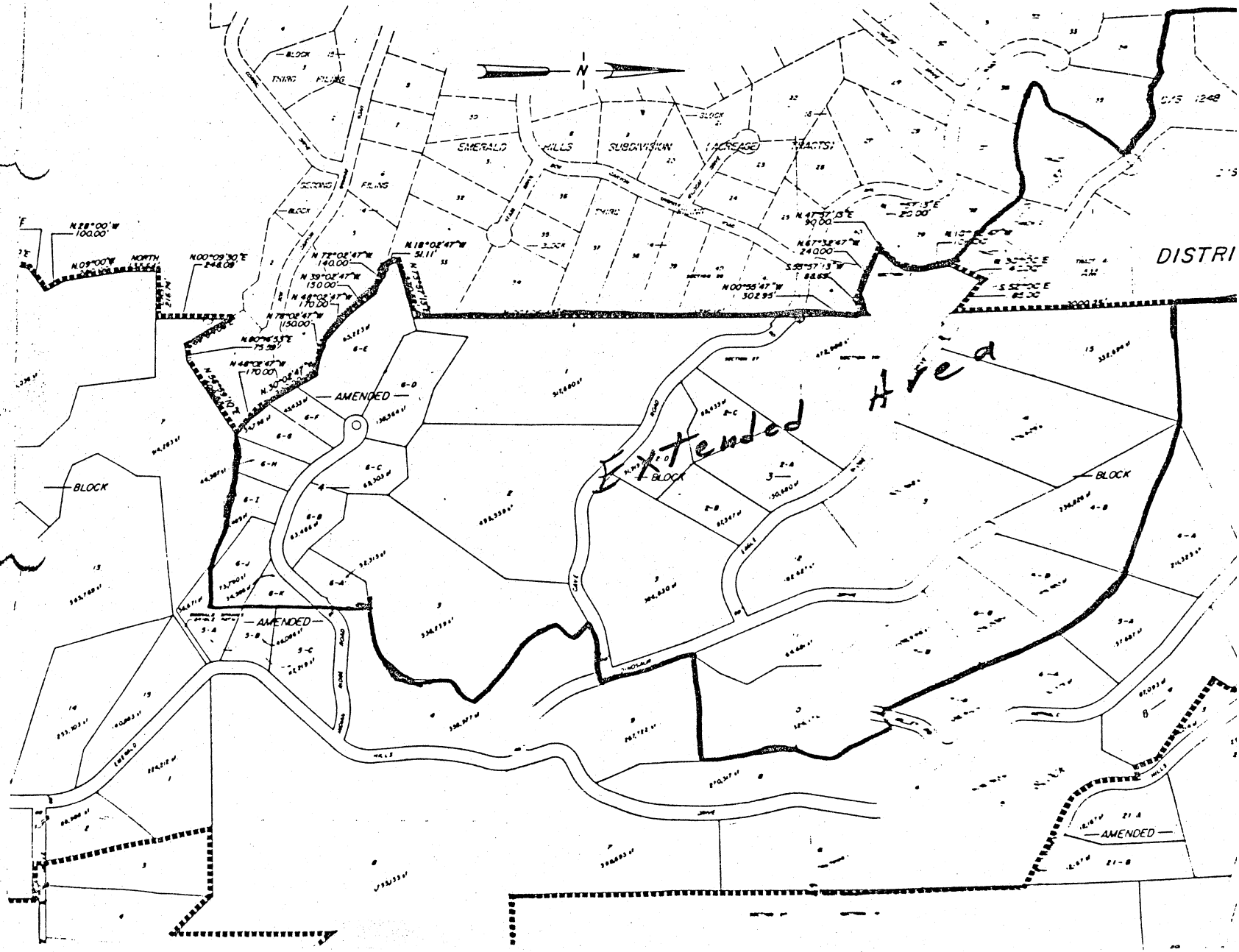
Certificate of Survey No. 1344

Tract 1

Certificate of Survey No. 1344 (Amended)

Tract 1A

1662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EMERALD HILLS SUBDIVISION (ACREAGE TRACTS)
FILING
BLOCK
AMENDED
DISTRI
Extended Area

Sanderson/Stewart/Gaston
Engineering, Inc.

80-001
September 29, 1980

ENGINEER'S ESTIMATE

Proposed R.S.I.D. No._____
To Provide for Contribution to Costs of Improvements
on Emerald Hills Drive

Total Estimated Cost For Improvements To Emerald Hills Drive	= $	196,290.00
Proposed Total Contribution (10% of total District Cost)	= $	19,629.00
Total Estimated Contributed Cost to District	= $	19,629.00

Total Area within the District = 900,000 square feet

Cost Per Square Foot:
19,629.00 - 900,000 = $ 0.0218100/S.F.

Sanderson/Stewart/Gaston Engineering, Inc.

80-001
July 18, 1980
Rev. July 29, 1980
Rev. Oct. 15, 1980
Rev. Feb. 27, 1981

ASSESSMENT AREA WITHIN THE DISTRICT AND COST/LOT TABULATION WITH RSID 620A PARTICIPATION

Emerald Hills Subdivision Acreage Tracts

Block	Lot	Area (Square Feet)	RSID 620 Total Cost	With RSID 620A Total Cost
2	1	59,320	$ 3,244.46	$ 2,920.02
	2	59,320	3,244.46	$ 2,920.02
	3	59,320	3,244.46	$ 2,920.02
	4-A	59,320	3,244.46	$ 2,920.02
	5-A	59,320	3,244.46	$ 2,920.02
	6-A	59,320	3,244.46	$ 2,920.02
	7-A	59,320	3,244.46	$ 2,920.02
	8	88,980	4,866.69	$ 4,380.02
	9	88,980	4,866.69	$ 4,380.02
4	4	88,980	4,866.69	$ 4,380.02
	5-A	29,660	1,622.23	$ 1,460.01
	5-B	29,660	1,622.23	$ 1,460.01
	5-C	29,660	1,622.23	$ 1,460.01
	7	88,980	4,866.69	$ 4,380.02
	8	88,980	4,866.69	$ 4,380.02
	9	88,980	4,866.69	$ 4,380.02
	10	88,980	4,866.69	$ 4,380.02
	11	88,980	4,866.69	$ 4,380.02
	12	88,980	4,866.69	$ 4,380.02
	13	88,980	4,866.69	$ 4,380.02
	14	88,980	4,866.69	$ 4,380.02
	15	88,980	4,866.69	$ 4,380.02
	16 Amended			
	Tract 1	88,980	4,866.69	$ 4,380.02
	Tract 2	88,980	4,866.69	$ 4,380.02
	Tract 3	88,980	4,866.69	$ 4,380.02
	Tract 4	88,980	4,866.69	$ 4,380.02
	Tract 5	88,980	4,866.69	$ 4,380.02
	Tract 6	44,490	2,433.35	$ 2,190.01
	Tract 7	44,490	2,433.35	$ 2,190.01
	Tract 8	88,980	4,866.69	$ 4,380.02

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Exhibit G

Sanderson/Stewart/Gaston Engineering, Inc.

80-001
July 18, 1980
Rev. July 29, 1980
Rev. Oct. 15, 1980
Rev. Dec. 8, 1980
Rev. Feb. 27, 1981

ENGINEER'S ESTIMATE

Proposed R.S.I.D. No _____
To Provide Street Improvements for Emerald Hills Drive In, Emerald Hills Subdivision Acreage Tracts and Certificate of Survey No. 1140

101	38,000 sq. yds.	Compaction of existing base gravel, complete in place
102	6,400 cu. yds.	1½-inch minus base gravel, complete in place
103	300 lin. ft.	Remove and replace existing guard rail, complete in place
104	3,350 tons	A.C. surface course (2" thick), complete in place
105	218 tons	Asphaltic cement, complete in place

TOTAL ESTIMATED CONSTRUCTION COSTS:	=	$ 147,350.00
Construction Contingency (10%)	=	$ 14,735.00
Total Estimated Construction + Contingency Costs	=	$ 162,085.00

Administrative Costs:
Engineering: 8.2 x 1.667 = 13.7% of Total Construction + Contingency
Legal: 4%
Quality Control Testing: 1%

TOTAL ADMINISTRATIVE COSTS:	=	$ 30,355.00
TOTAL ESTIMATED CONSTRUCTION AND ADMINISTRATIVE:	=	$ 192,440.00
County Administrative: (2% of Total Cost)	=	$ 3,850.00
TOTAL ESTIMATED DISTRICT COST:	=	$ 196,290.00

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Exhibit B

ASSESSMENT AREA WITHIN THE DISTRICT

Emerald Hills Subdivision Acreage Tracts

Block	Lot		Area (Square Feet)	Total Cost
2	4-B		25,000	$ 545.25
	5-B		25,000	$ 545.25
	6-B		25,000	$ 545.25
	7-B		25,000	$ 545.25
	10		25,000	$ 545.25
	11		25,000	$ 545.25
	12		25,000	$ 545.25
	13		25,000	$ 545.25
	14		25,000	$ 545.25
	15		25,000	$ 545.25
3	1		25,000	$ 545.25
	2-A		25,000	$ 545.25
	2-B		25,000	$ 545.25
	2-C		25,000	$ 545.25
	2-D		25,000	$ 545.25
	3		25,000	$ 545.25
4	1		25,000	$ 545.25
	2		25,000	$ 545.25
	3		25,000	$ 545.25
	6-A		25,000	$ 545.25
	6-B		25,000	$ 545.25
	6-C		25,000	$ 545.25
	6-D		25,000	$ 545.25
	6-E		25,000	$ 545.25
	6-F		25,000	$ 545.25
	6-G		25,000	$ 545.25
	6-H		25,000	$ 545.25
	6-I		25,000	$ 545.25
	6-J		25,000	$ 545.25
	6-K		25,000	$ 545.25
Certificate of Survey No. 1137		Tract 1	25,000	$ 545.25
		Tract 2	25,000	$ 545.25
		Tract 3	25,000	$ 545.25
Certificate of Survey No. 1248			25,000	$ 545.25
Certificate of Survey No. 1344		Tract 1	25,000	$ 545.25
Certificate				