

**BEFORE THE IDAHO PUBLIC UTILITIES COMMISSION**

**INVESTIGATION INTO RIVERVINE ) CASE NO. RWS-W-25-01**  
**WATER & SEWER, LLC, OWNER OF A )**  
**WATER SUPPLY AND DISTRIBUTION )**  
**SYSTEM ) CERTIFICATE NO. 565**  
**)**

---

IT IS HEREBY CERTIFIED that the Public Convenience and Necessity requires Rivervine Water & Sewer, LLC, and its successors and assigns to hold, construct or otherwise acquire, to maintain and to operate a water system and provide a potable water supply to Rivervine Subdivision Nos. 1 and 2 in Ada County, Idaho, more specifically:

*See attached as Exhibit A - Legal Descriptions of Certificated Area*

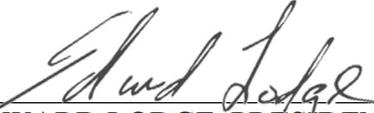
*See attached as Exhibit B – Service Area Map*

This Certificate is for such purpose to own, hold, construct or otherwise acquire and to maintain and operate within said territory water wells, reservoirs, tanks, towers, stand pipes collectors, settling basins, galleries and other works and structures, and also to lay, take up, repair, renew, extend, alter, maintain, and operate water mains, pipes, conduits, aqueducts hydrants and other appliances, equipment and facilities, in, upon, over, under, along, through and across all streets, avenues, alleys, streams, highways, roads, and other public places in said territory as the same now exists or may hereafter be extended, laid out or established, and to exercise the rights and privileges granted, or to which hereafter may be granted to Rivervine Water & Sewer, LLC, its successors or assigns, by any franchise conferred by the State of Idaho or any political subdivision thereof.

This Certificate is predicated upon and issued pursuant to the findings and conclusions of Order No. 36930 in Case No. RWS-W-25-01 to which reference is hereby made.

///

DATED at Boise, Idaho this 12<sup>th</sup> day of March 2026.

  
\_\_\_\_\_  
EDWARD LODGE, PRESIDENT

  
\_\_\_\_\_  
JOHN R. HAMMOND JR., COMMISSIONER

  
\_\_\_\_\_  
DAYN HARDIE, COMMISSIONER

ATTEST:

  
\_\_\_\_\_  
Monica Barrios-Sanchez  
Commission Secretary

I:\Legal\WATER\RWS-W-25-01\Orders\RWSW2501\_Cert 565\_kh.docx

## Attachment A

### Legal Description of Certificated Area

#### Legal Description – Rivervine Subdivision No. 1

A parcel of land located in the East 1/2 of Section 15, Township 4 North, Range 1 West of the Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northwest Corner of the Northeast 1/4 of Section 15, Township 3 North, Range 1, West of the Boise Meridian, Ada County, Idaho; thence South  $00^{\circ}50'21''$  West a distance of 1026.31 feet along the Westerly boundary of said Northeast 1/4 of Section 15 to a point on the Southerly right-of-way line of Moon Valley Road, said point being the TRUE POINT OF BEGINNING;

Thence South  $89^{\circ}06'10''$  East a distance of 694.05 feet to a point of curvature;

Thence 23.80 feet along the arc of a 15.00 foot radius curve to the left (through a central angle of  $90^{\circ}53'55''$ , the chord which bears South  $45^{\circ}26'53''$  West a distance of 21.38 feet; thence South  $00^{\circ}00'05''$  East a distance of 34.45 feet to a point of curvature; thence 88.70 feet along the arc of a 87.97 foot radius curve to the right (through a central angle of  $57^{\circ}46'14''$ , the chord which bears South  $28^{\circ}53'02''$  West a distance of 84.99 feet) to a point of reverse curvature;

Thence 38.28 feet along the arc of a 37.97 foot radius curve to the left (through a central angle of  $57^{\circ}46'09''$ , the chord which bears South  $28^{\circ}53'04''$  West a distance of 36.68 feet) to a point of compound curvature;

Thence 76.62 feet along the arc a 223.81 foot radius curve to the left, (through a central angle of  $19^{\circ}36'50''$ , the chord which bears South  $09^{\circ}48'25''$  East a distance of 76.24 feet) to a point of reverse curvature;

Thence 91.62 feet along the arc of a 273.81 foot radius curve to the right (through a central angle of  $19^{\circ}10'17''$ , the chord which bears South  $10^{\circ}01'42''$  East a distance of 91.19 feet) to a point of compound curvature; thence 124.71 feet along the arc of a 197.02 foot radius curve to the right (through a central angle of  $36^{\circ}16'06''$ , the chord which bears South  $17^{\circ}41'30''$  West a distance of

122.64 feet) to a point of reverse curvature; thence 99.20 feet along the arc of a 146.88 foot radius curve to the left (through a central angle of  $38^{\circ}41'47''$ , the chord which bears South  $16^{\circ}28'40''$  West a distance of 97.32 feet) to a point of compound curvature;

Thence 113.32 feet along a 123.92 foot radius curve to the left (through a central angle of  $52^{\circ}23'33''$ , the chord which bears South  $29^{\circ}04'01''$  East a distance of 109.41 feet) to a point of reverse curvature;

Thence 421.38' along the arc of a 274.09 foot radius curve to the right (through a central angle of  $88^{\circ}05'07''$ , the chord which bears South  $11^{\circ}13'14''$  East a distance of 381.08 feet) to a point of reverse curvature; thence 147.47 feet along the arc of a 124.21 foot radius curve to the left (through a central angle of  $68^{\circ}01'24''$ , the chord which bears South  $01^{\circ}11'22''$  East a distance of 138.96 feet) to a point of curvature;

Thence 184.07 feet along the arc of a 799.39 foot radius curve to the left (through a central angle of  $13^{\circ}11'35''$ , the chord which bears South  $41^{\circ}47'52''$  East a distance of 183.66 feet) to a point of curvature;

Thence 49.66 feet along the arc of a 1349.15 foot radius curve to the left (through a central angle of  $02^{\circ}06'32''$ , the chord which bears South  $47^{\circ}20'23''$  East a distance of 49.66 feet) to a point of curvature; thence 38.25 feet along the arc of a 50.63 foot radius curve to the left (through a central angle of  $43^{\circ}17'27''$ , the chord of which bears South  $67^{\circ}55'51''$  East distance of 37.35 feet) to a point of tangency;

Thence South  $89^{\circ}20'45''$  East a distance of 154.93 feet to a point of curvature;

Thence 153.48 feet along the ore of a 50.00 foot radius curve to the right (through a central angle of  $175^{\circ}52'22''$ , the chord which bears South  $01^{\circ}32'37''$  East a distance of 99.94 feet) to a point of non-tangency;

Thence South  $00^{\circ}00'00''$  West a distance of 90.85 feet;

Thence South  $89^{\circ}21'00''$  East a distance of 233.11 feet to a point on the West line of the SE 1/4, of the NE 1/4 of said Section 15;

Thence along the said West line, South 00°39'00" West a distance of 101.56 feet to a point marking the NW corner of the NE 1/4 of the SE 1/4 of said Section 15;

Thence along the West line of said NE 1/4 of the SE 1/4, South 00°52'32" West a distance of 643.70 feet to a point on the Government meander line of the right bank of the Boise River; thence South 73°54'57" West along the said meander line a distance of 127.12 feet to a point on the North bank of the Boise River;

Thence along said North bank the following courses: thence North 60°14'54" West a distance of 71.96 feet; thence North 41°00'00" West a distance of 225.00 feet; thence North 30°19'55" West a distance of 358.62 feet;

Thence North 44°03'05" West a distance of 299.42 feet;

Thence North 48°57'06" West a distance of 99.61 feet;

T=Thence North 53°23'49" West a distance of 156.44 feet;

Thence North 55°41'36" West a distance of 70.40 feet;

Thence North 74°26'25" West a distance of 135.37 feet;

Thence departing said North bank, North 75°32'38" West a distance of 30.26 feet;

Thence North 77°16'48" West a distance of 69.96 feet;

Thence South 88°50'18" West a distance of 27.83 feet;

thence South 46°43'45" West a distance of 63.51;

Thence North 00°15'13" East a distance of 345.73 feet;

Thence South 57°20'49" West a distance of 25.75 feet to a point on the longitudinal centerline of said Section 15;

Thence along the said longitudinal center line North 00°50'21" East a distance of 1034.95 feet to the TRUE POINT OF BEGINNING;

Containing 32.45 acres, more or less.

Legal Description – Rivervine Subdivision No. 2

Exhibit A  
Case No. RWS-W-25-01  
CPCN No. 565

A parcel of land located in the Northeast quarter of section 15, township 4 North, range 1 West of the Boise meridian, Ada county, Idaho, being more particularly described as follows:

Commencing at a brass cap marking the Northwest corner of the said Northeast quarter of section 15, township 4 North, range 1, West of the Boise meridian from which the Northeast corner of said section 15, marked by a brass cap, bears North  $89^{\circ}08'34''$  West a distance of 2624.57

Thence from said Northwest corner North  $89^{\circ}08'34''$  West along the North line of said section 15 a distance of 1312.29 feet;

Thence leaving said North line of section 15, South  $00^{\circ}39'00''$  West a distance of 978.17 feet to a  $5/8''$  iron pin, marking a point on the South right-of-way line of W. Moon Valley Road, also marking the real point of beginning;

Thence along a curve to the right, having radius of 1880.82 feet and arc distance of 429.46 feet through a central angle of  $13^{\circ}04'58''$ , the long chord of which bears South  $84^{\circ}21'21''$  West 428.53 feet to a  $5/8''$  iron pin;

Thence continuing along said South right-of-way line North  $89^{\circ}06'10''$  West a distance of 195.68 feet to the beginning of a curve to the left, having a radius of 15.00 feet;

Thence leaving said right-of-way line 23.80 feet along the arc of said curve to the left through a central angle of  $90^{\circ}53'55''$ , the long chord of which bears South  $45^{\circ}26'53''$  West a distance of 21.38 feet;

Thence South  $00^{\circ}00'55''$  East a distance of 34.45 feet to the beginning of a curve to the right, having a radius of 87.97 feet; thence 88.70 feet along the arc of said curve through a central angle of  $57^{\circ}46'14''$ , the chord of which bears South  $28^{\circ}53'02''$  West a distance of 84.99 feet to a point of reverse curva turæ marking the beginning of a curve to the left, having a radius of 37.97 feet; thence 38.28 feet along the arc of said curve, through a central angle of  $57^{\circ}46'09''$ , the chord of which bears South  $28^{\circ}53'04''$  West a distance of 36.68 feet to the point of compound curvature marking the beginning of a curve to the left having a radius of 223.81 feet;

Thence 76.92 feet along the arc of said curve through a central angle of  $19^{\circ}36'50''$ , the chord of which bears South  $09^{\circ}48'25''$  East a distance of 76.24 feet to the point of a reverse curvature, marking the beginning of a curve to the right having a radius of 273.81 feet;

Thence 91.62 feet along the arc of said curve through a central angle of  $19^{\circ}10'17''$ , the chord of which bears South  $10^{\circ}01'42''$  East a distance of 91.19 feet to the point of compound curvature, marking the beginning of a curve to the right having a radius of 197.02 feet;

Thence 124.71 feet along the arc of said curve through a central angle of  $36^{\circ}16'06''$ , the chord of which bears South  $17^{\circ}41'30''$  West a distance of 122.64 feet to a point of reverse curvature, marking the beginning of a curve to the left having a radius 146.88 feet; thence 99.20 feet along the arc of said curve through a central angle of  $38^{\circ}41'47''$ , the chord of which bears South  $16^{\circ}28'40''$  West a distance of 97.32 feet to the point of compound curvature, marking the beginning of a curve to the left having a radius of 123.92 feet; thence 113.31 feet along the arc of said curve through a central angle of  $52^{\circ}23'34''$ , the chord of which bears South  $29^{\circ}04'01''$  East a distance of 109.41 feet to a point of reverse curvature, marking the beginning of a curve to the right, having a radius of 274.09 feet;

Thence 421.37 feet along the arc of said curve through a central angle of  $88^{\circ}05'07''$ , the chord of which bears South  $11^{\circ}13'14''$  East a distance of 381.08 feet to a point of reverse curvature, marking the beginning of a curve to the left, having a radius of 124.21 feet;

Thence 147.47 feet along the arc of said curve through a central angle of  $68^{\circ}01'24''$ , the chord of which bears South  $01^{\circ}11'22''$  East a distance of 138.96 feet to the point of compound curvature, marking the beginning of a curve to the left, having a radius of 799.39 feet;

Thence 184.07 feet along the arc of said curve through central angle of  $13^{\circ}11'35''$ , the chord of which bears South  $41^{\circ}47'52''$  East a distance of 183.66 feet to a point of compound curvature, marking the beginning of a curve to the left, having a radius of 1349.15;

Thence 49.66 feet along the arc of said curve through a central angle of  $02^{\circ}06'32''$ , the chord of which bears South  $47^{\circ}20'23''$  East a distance of 49.66 feet to the point of compound curvature, marking the beginning of a curve to the left, having a radius of 50.63 feet;

Thence 38.25 feet along the arc of said curve through a central angle of  $43^{\circ}17'27''$ , the chord of which bears South  $67^{\circ}55'51''$  East a distance of 37.35 feet to a point of tangency; thence South  $89^{\circ}20'45''$  East a distance of 154.93 feet to a point of curvature, marking the beginning of a curve to the right, having a radius of 50.00 feet;

Thence 153.48 feet along the arc of said curve through a central angle of  $175^{\circ}52'22''$ , the chord of which bears South  $01^{\circ}32'37''$  East a distance of 99.94;

Thence  $00^{\circ}00'00''$  West a distance of 90.85 feet;

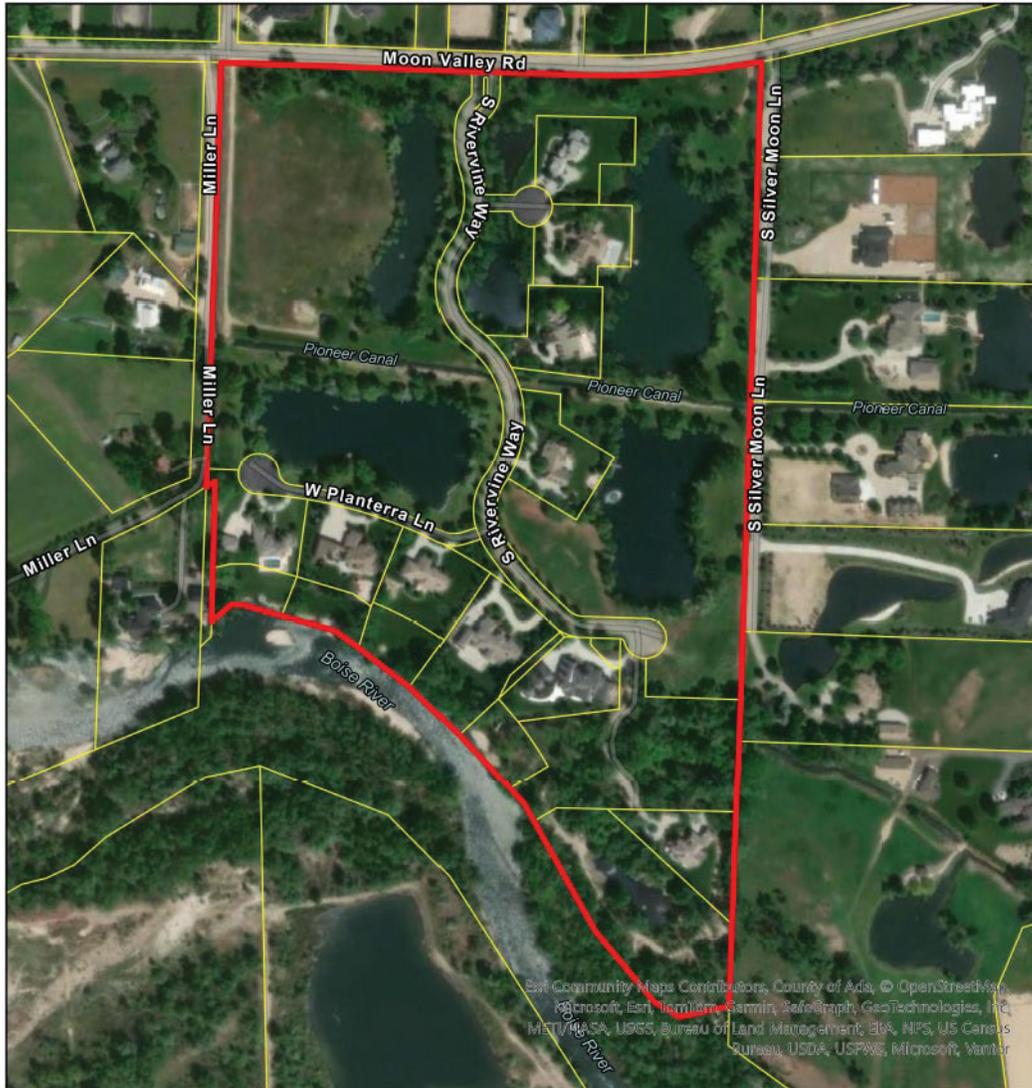
Thence South  $89^{\circ}21'00''$  East a distance of 233.11 feet;

Thence North  $00^{\circ}39'00''$  East a distance of 1558.37 feet to the POINT OF BEGINNING.

Said parcel contains 19.90 acres, more or less.

# Attachment B

## Service Area Map – Rivervine Water and Sewer, LLC



### Legend

-  Rivervine Water & Sewer, LLC Service Area
-  Ada County Parcel

0 0.04 0.07 0.15 Miles

