

Arbay Mberwa

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Friday, February 27, 2026 9:30 AM
To: Arbay Mberwa
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice CU2025-0023 / Lopez
Attachments: Pre.Development.Notes.Signed.06.13.2025.pdf

Hi Arbay,

- 1.) Will a Nutrient Pathogen Study be required? **An NP study is required if designated commercial and wastewater flows meet or exceed 600 gallons per day.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **The applicant will be utilizing a porta potty for wastewater disposal and may be installing a future bathroom in the future which would require a subsurface sewage disposal system.**
- 3.) Any concerns about the use or request for variance? If so, are there any conditions or mitigation measures recommended to ensure the use or requested variance minimizes potential impacts to the surrounding area and nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

Please see the attached pre-development notes.

Let me know if you have any questions.

Thank you,



Check out our new online self-service portal here! [PORTAL](#)

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

anthony.lee@swdh.id.gov | SWDH.org

[13307 Miami Ln., Caldwell, ID 83607](#)

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, February 27, 2026 9:11 AM
To: ddenney@homedaleschools.org; homedalefd@gmail.com; knute.sandahl@doi.idaho.gov; bobw@gghd3.org; brandy.walker@ForgedFiber37.com; ingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; monica.taylor@intgas.com; jessica.mansell@intgas.com;

Contract.Administration.Bid.Box@ziply.com; tritthaler@boiseproject.org; gashley@boiseproject.org; wilderirrigation10@gmail.com; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; d3development.services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; Brian Crawford <Brian.Crawford@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; tryska7307@gmail.com; makline2@marathonpetroleum.com; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>

Subject: Agency Notice CU2025-0023 / Lopez

CAUTION: This email originated outside Southwest District Health's network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact IT with any concerns.

Please see the attached agency notice. The application can be viewed at <https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/173>. You are invited to provide written testimony or comments by **March 29, 2026**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business, 5:00 p.m. the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Arbay Mberwa** at arbay.mberwa@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

Public office hours:

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

****We will not be closed during lunch hour ****

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.



Pre-Development Meeting

Name of Development: Mendoza Landscaping, LLC - Miquel
Applicant: Jose Mendoza
P.E./P.G.: _____
All others in Attendance: _____

_____ EHS#035 Date 06/13/2025

Number of Lots or Flow: N/A Acreage of Proposed Development: 2.79
Location of Development: 24749 Homedale Rd
Wilder, ID 83676
R33758000 0

Project in Area of Concern: In a designated NP area Groundwater/Rock <10' Unknown
Level 1 NP Necessary for N: No

LSAS/CSS Proposed: No
BRO meeting for P or above: No
Proposed Drinking Water: Individual ☒, City ☐, Community ☐, Public Water Supply ☐
BRO meeting for PWS, Com: No

Information Distributed: SER ☐, NP Guidance ☐, Non-Domestic WW ap. ☐

Additional Comments: The applicant discussed with SWDH the proposal for a staging area w/
a maximum of 3 employees at any given time on 2.79 acres. The staging
area will not encroach upon the existing primary and replacement
drainfield. A porta potty will be used for the employees. Currently, the
property is zoned for agricultural and the county may request that it is
rezoned as commerical. The applicant may add a future bathroom in the
existing barn which may require additional approvals from SWDH. The
parcel is in a DEQ designated Nitrate Priority Area but would only require
a Nutrient Pathogen Study if rezoned as commerical and the total
wastewater flow meets or exceeds 600 gallons per day. A letter of
intended use may also be required by SWDH if rezoned to commerical.

Anthony Lee

Attach conceptual plan, if provided, or any other correspondence, and create a file for this information. The information will be helpful when responding to the county about permitting requirements and should be maintained with the subdivision file or commercial permit file when completed, for a complete written history of the project and SWDH involvement.

RICHARD DURRANT
CHAIRMAN OF THE BOARD

WILLIAM PATTERSON
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

04 March 2026

Canyon County Development Services
111 North 11th Ave., Ste. 310
Caldwell, Idaho 83605

RECEIVED
▶ MAR 06 2026 ◀
RECEIVED

RE: Jose Mendoza
24749 Homedale Rd, Wilder
Wilder Irrigation District
Needham Lateral 53+10
Sec.12, T3N, R5W, BM.

CU2025-0023

W-552-3

Arbay Mberwa Planner:

The United States' Watson Lateral lies within the boundary of the above-mentioned location. The easement for this canal is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert the federal easement of 25 feet from centerline both ways on this canal. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (gravel only) within its easements, as this will certainly increase our cost of maintenance. All easements must remain a flat drivable surface. No variances will be granted.

Fencing, gates, pathways and pressurized irrigation lines (as may be required) must be constructed just off the canal easement, to ensure public safety and prevent encroachments. No variances will be granted.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Project facilities and/or easements that parallel and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Crossing agreements must be secured and signed by all parties prior to March 1st of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 1st of each year. However, on a case by case basis, overhead utilities crossing a Project facility may be allowed after March 1st if reviewed and approved by the Boise Project.

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Project and the Bureau of Reclamation and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

Storm Drainage, Street Runoff and all washout material must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

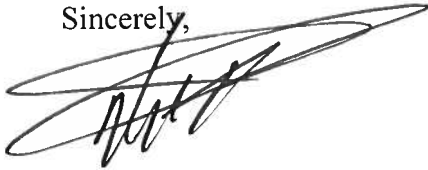
This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a copy of the drainage plans.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statutes, Title 42-1209.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to require changes when our easements and/or facilities are affected by unknown factors even during the construction phase.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Ritthaler', with a large, sweeping flourish above the name.

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc: Matt Freelove Watermaster, Div; 5 BPBC
Lisa Sweet Secretary – Treasurer, WID

File

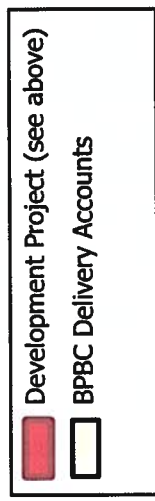
**Case # CU2025-0023 Conditional Use Permit - Landscaping Business Staging Area 24749 Homedale Rd,
Wilder**

W-552-3	MENDOZA JOSE	NEEDHAM LATERAL, TAP 5.31	2.51 WATER RIGHT ACRES
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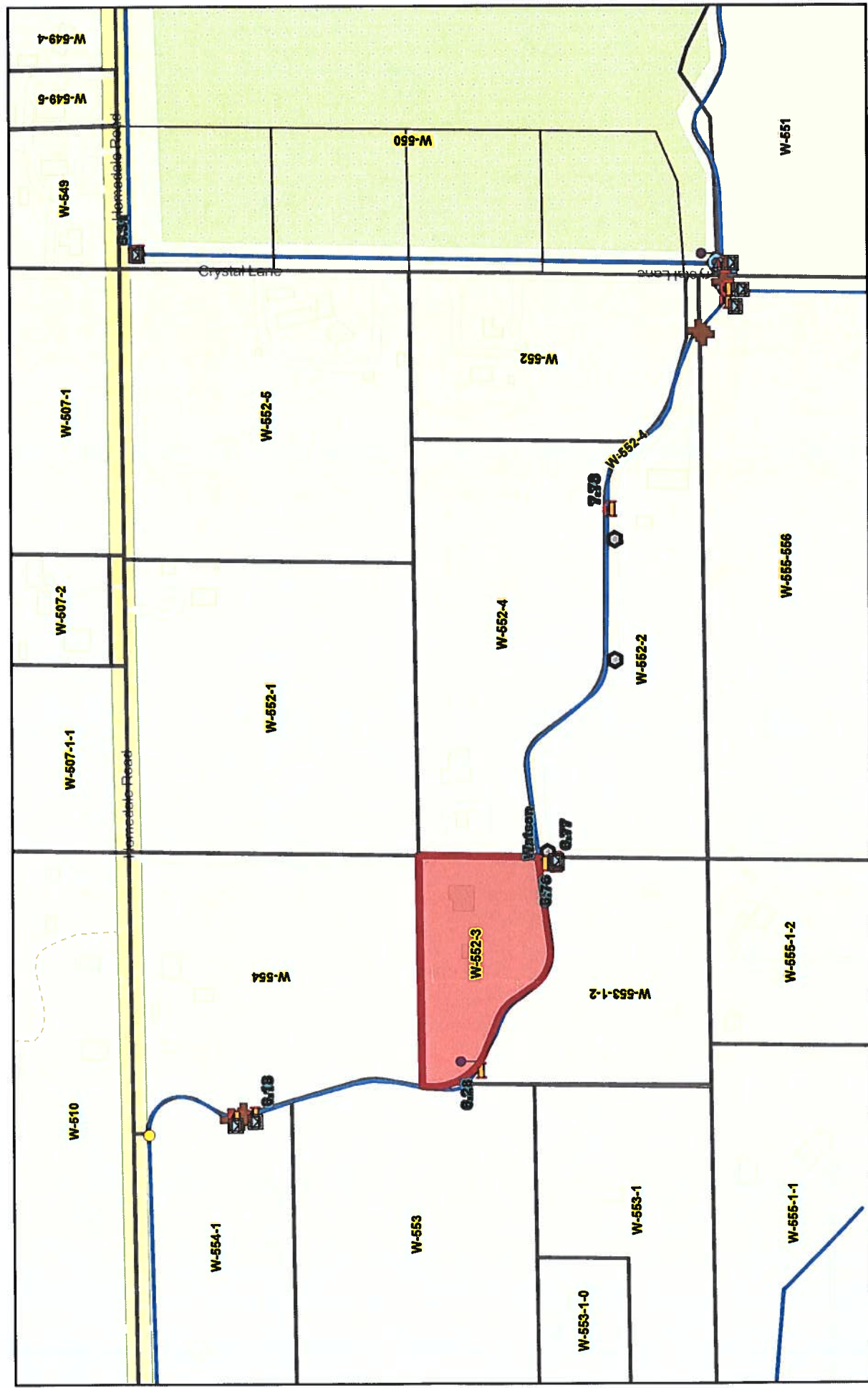
Agency: Canyon County Development Services

Agency: Canyon County Department of Health
Contact: Arbay Mberwa arbay.mberwa@canyoncounty.id.gov (208) 454-7463

Hearing Date: NONE LISTED **Response Deadline:** 3/29/2026.



X:\Scans\000 Miscellaneous\Mendoza_CU2025_0023



Arbay Mberwa

From: Arbay Mberwa
Sent: Tuesday, March 3, 2026 11:50 AM
To: [REDACTED]
Subject: FW: [External] RE: Agency Notice CU2025-0023 / Lopez

Hello,

Please email below from Idaho Transportation Department.

Please reach out and let me know if you have questions,



Arbay Mberwa

Associate Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, March 3, 2026 10:45 AM
To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice CU2025-0023 / Lopez

Hello,

After careful review of the transmittal submitted to ITD on February 27, 2026, regarding, 24749 Homedale Rd, Wilder - Lopez, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concerns. If you have any questions, please contact Kendra Conder at 208-334-8377 / Kendra.Conder@itd.idaho.gov

Thank you

Mila Kinakh

D3 Planning and Development

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>

Sent: Friday, February 27, 2026 9:11 AM

To: denny@homedaleschools.org; homedalefd@gmail.com; knute.sandahl@doi.idaho.gov; bobw@gghd3.org; brandy.walker@ForgedFiber37.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; Contract.Administration.Bid.Box@ziply.com; tritthaler@boiseproject.org; gashley@boiseproject.org; wilderirrigation10@gmail.com; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; Brian Crawford <Brian.Crawford@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; tryska7307@gmail.com; makline2@marathonpetroleum.com; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>

Subject: Agency Notice CU2025-0023 / Lopez

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Please direct your comments or questions to Planner **Arbay Mberwa** at arbay.mberwa@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist

Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

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Arbay Mberwa

From: Miguel gonzalez <g[REDACTED]>
Sent: Monday, August 17, 2026 8:37 AM
To: Arbay Mberwa
Subject: [External] Re: CU2025-0023

1. The business is a small, family-operated landscaping and landscape maintenance company. The proposed staging area will be used for parking company vehicles and equipment only. No retail sales or resale of landscaping materials will occur on the property.
2. Company equipment staged on the property will include one (1) skid steer, one (1) mini skid steer, two (2) dump trailers, one (1) cargo trailer, one (1) flatbed trailer, and three (3) work trucks, for a total of nine (9) vehicles and pieces of equipment. Not all vehicles and equipment are used at the same time or on a daily basis. Some trailers are also occasionally used for personal purposes, such as hauling household waste, cleaning animal areas, or transporting hay bales.
3. The proposed staging area will occupy approximately 80 feet by 80 feet (6,400 square feet) of the 2.79-acre property.
4. Instrument No. **2023-039085** may be used as evidence of ownership of the subject property.
5. The legal access easement across the neighboring property is approximately 28 feet wide. Instrument No. **2018-043795** identifies a 28-foot-wide easement.
6. A parking plan will be provided showing the location of the staging area, parking spaces, vehicle access, and circulation routes on the property.
7. Business operations consist primarily of employees leaving the property once each morning to travel to job sites and returning in the late afternoon or evening, typically after 9 to 12 hours. Vehicle traffic is generally limited to one departure and one return each workday.
8. The property will not be used as a storage yard for landscape materials. Occasionally, small amounts of leftover gravel or similar material may be temporarily present after completion of a project before being used on another job or properly disposed of.
9. One (1) recreational vehicle (RV) is located on the property and is used solely for personal recreational purposes. It is not occupied as a residence.
10. One (1) portable restroom will be provided for employee use and will be serviced and maintained on a regular schedule or as needed. The portable restroom includes a handwashing station. Because the business is small and family-operated, with typically one to three workers on-site (generally the owner, his son, and occasionally one additional employee), restroom usage is expected to be minimal. Employees also have access to restroom facilities within the residence.
11. Stormwater from the gravel parking and staging area will be graded to drain toward the existing irrigation canal located adjacent to the parking area. The addition of gravel will help stabilize the surface and reduce erosion while allowing stormwater runoff to flow toward the existing drainage feature.

On Thu, Aug 13, 2026 at 5:24 PM Miguel gonzalez <[REDACTED]> wrote:
Hello,

Per Jose, you are welcome to stop by whenever to take the pictures you need or we could schedule something if you'd like him to be there in case you have any questions.

I will get back to you on the questions. What you have is mostly correct. Thanks

On Wed, Aug 5, 2026 at 2:13 PM Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov> wrote:

Hello,

I would like to schedule this case for September 24 at 1:30 p.m. but I'm missing some information, please provide me the remainder of the requested items listed below.

I need to complete a site visit to take photos of the property to include in the staff report, do I have consent to come on to the property?

Please reach out and let me know if you have questions,



Arbay Mberwa

Associate Planner

Canyon County Development Services Department

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

111 N. 11th Ave., #310, Caldwell, ID 83605

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

From: Arbay Mberwa

Sent: Tuesday, June 23, 2026 3:23 PM

To: '[REDACTED]' <[REDACTED]>

Subject: RE: CU2025-0023

Hello,

The following answers were given by Mr. Lopez on June 23, 2026 regarding the staging area conditional use permit for a landscaping business (CU2025-0023). If I miss heard the information please correct me and the record otherwise I will assume what I have documented is correct.

1. The business is a small local landscaping business. There will be a dump trailer and a trailer, a skid steer and a mini skid steer staged on the property.

2. The easement is 20-28' wide on the neighboring property. I requested the applicant provide a RUMA or approval of easement reduction for legal access and meeting code criteria. See Inst No. 2018- 043795- outlines a 28' wide easement.
3. The applicant proposes to use 2.5 acres of the subject property for the staging area.
4. Yes and that's fine to use Instrument No. 2023-039085 as evidence of ownership of the property.
5. There will be two (2) business vehicles and 4 equipment associated with the use, a total of 6 vehicles and equipment.
6. Applicant will provide a parking and circulation plan.
7. Operations of the business, there may be extra gravel left over from job sites.
8. Applicant anticipates 7-8 average daily trips associated with the use.
9. There is one (1) RV on site used for recreational purposes only.
10. There will be one (1) portable restroom on the property for employees to use.
11. There is an irrigation canal that will be used to discharge stormwater.
12. There are 3 employees. The property owner, his son and one other person operate the business.

Thanks for providing details, I will wait for the parking and circulation plan prior to moving the case forward to hearing. If I have additional questions I will reach out to you and feel free to do the same if you have questions.



Arbay Mberwa

Associate Planner

Canyon County Development Services Department

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

111 N. 11th Ave., #310, Caldwell, ID 83605

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

From: Arbay Mberwa

Sent: Monday, May 4, 2026 4:31 PM

To: [REDACTED]

Subject: CU2025-0023

Hello,

I'm the planner working on your landscaping business conditional use permit. The initial agency notice is complete and I have attached all comments received for your review.

I have a few questions regarding the case:

1. What is the nature of the landscaping business?
2. How wide is the access easement? If under 60' wide do you have an easement reduction approval? What is the instrument number of the easement and/or road users maintenance agreement?
3. Approximately how many acres will be used for the proposed staging area (it appears to be approximately 2 acres but wanted to confirm with you)?
4. The most recent deed on file is under Instrument No. 2023-039085 (attached), would you like to use that as evidence of property ownership?
5. How many business vehicles, equipment will be parked on site?
6. Please submit a parking plan.
7. In the letter of intent it states "temporary storage and dispatch of landscaping" please provide details of what that entails.
8. What is the estimated average daily trips/ how many times do you anticipate to come to and from the property is a day?
9. How many RV's on site? Are any occupied?
10. On the land use worksheet it mentions there is no need for a septic system while Southwest District Health has that you will be using portable restrooms, please provide clarity on how you plan to manage wastewater?
11. How will stormwater be retained on site?

Please reach out and let me know if you have questions,



Arbay Mberwa

Associate Planner

Canyon County Development Services Department

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

111 N. 11th Ave., #310, Caldwell, ID 83605

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

UNOFFICIAL COPY



Pioneer Title Co.
GOING BEYOND

5680 E. Franklin Rd., Ste. 250
Nampa, ID 83687

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 662777 MK/LF

2018-043795

RECORDED

09/28/2018 04:35 PM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 EHOWELL \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

WARRANTY DEED

For Value Received Susan L. Poland, a married woman as her sole and separate property
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

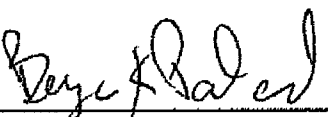
Justin R. Edwards married man as his sole and separate
hereinafter referred to as Grantee, whose current address is 24821 Homedale Road Wilder, ID 83676
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are
free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those
made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions,
dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies,
and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable,
and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: September 18, 2018


Susan L. Poland


Bryan K. Poland

By my signature above I am conveying my
homestead rights as set forth in the Idaho
Code Section 55-1007 and for no other
purpose as I have no interest in the subject
property.

UNOFFICIAL COPY

UNOFFICIAL COPY

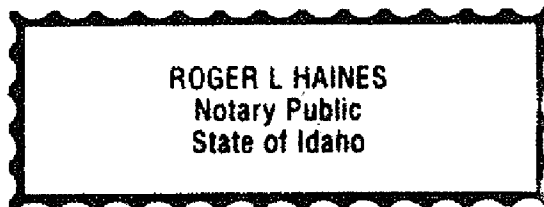
State of Idaho, County of ^{owayhee} Canyon

This record was acknowledged before me on 9/29/18 by Susan L Poland and Bryan K. Poland

Roger L Haines
Signature of notary public

Commission Expires:

My Commission Expires
March 14, 2023



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* *
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EXHIBIT A

A portion of the Northwest Quarter of the Northwest Quarter of Section 12, Township 3 North, Range 5 West of the Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence North $88^{\circ} 23' 18''$ East along the North boundary of said Northwest Quarter of the Northwest Quarter a distance of 689.79 feet to the TRUE POINT OF BEGINNING; thence continuing North $88^{\circ} 23' 18''$ East a distance of 644.03 feet to the Northeast corner of said Northwest Quarter of the Northwest Quarter; thence South $0^{\circ} 09' 45''$ East along the East boundary of said Northwest Quarter of the Northwest Quarter a distance of 663.06 feet to the Northeast corner of the South Half of the Northwest Quarter of the Northwest Quarter; thence South $88^{\circ} 26' 01''$ West along the North boundary of said South Half of the Northwest Quarter of the Northwest Quarter as shown on the Record of Survey filed as Instrument No. 918079, records of Canyon County, Idaho, a distance of 527.86 feet to a point in the centerline of the Watson Lateral; thence traversing said Lateral as follows: North $9^{\circ} 18' 57''$ East a distance of 85.80 feet; Northwesterly 65.59 feet along the arc of a curve to the left having a central angle of $26^{\circ} 39' 56''$, a radius of 140.93 feet and a long chord which bears North $4^{\circ} 01' 01''$ West a distance of 65.00 feet; North $17^{\circ} 20' 59''$ West a distance of 266.79 feet; Northeasterly 63.61 feet along the arc of a curve to the right having a central angle of $45^{\circ} 36' 35''$, a radius of 79.91 feet and a long chord which bears North $5^{\circ} 27' 23''$ East a distance of 61.95 feet; North $28^{\circ} 15' 40''$ East a distance of 48.92 feet; Northwesterly 170.39 feet along the arc of a curve to the left having a central angle of $122^{\circ} 15' 30''$, a radius of 79.85 feet and a long chord which bears North $32^{\circ} 52' 05''$ West a distance of 139.86 feet; thence leaving said centerline and bearing North $1^{\circ} 36' 42''$ West a distance of 33.00 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO a 33.00 foot wide county road right-of-way along the North boundary, a 28.00 foot wide ingress-egress easement along the East boundary and to an easement for irrigation access and maintenance along the portion boundary by the Watson Lateral.



PioneerTitleCo.
GOING BEYOND

610 S. Kimball Avenue
Caldwell, ID 83605

**ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT**

File No. 842593 MP/EM

2023-039085

RECORDED

12/08/2023 01:42 PM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=2 ZBLAKESLEE \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

WARRANTY DEED

For Value Received

True Properties, LLC

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Jim

Jose Mendoza Lopez and Martina Orosco Baltazar, husband and wife

Mo

hereinafter referred to as Grantee, whose current address is 24749 Homedale Road Wilder, ID 83676

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: December 6, 2023

True Properties, LLC

By: Chris True
Chris True, Member

By: Veronica True
Veronica True, Member

State of Idaho, County of Canyon

On this 6th day of December in the year of 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Chris True and Veronica True being known or identified to me to be the Members of the Limited Liability Company that executed the foregoing instrument, 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 this certificate first above written.

Marisela Pesina
Notary Public for Idaho

Commission Expires: 04/02/2028

MARISELA PESINA
COMMISSION #41908
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

A part of the S½ NW¼ NW¼, Section 12, Township 3 North, Range 5 West, Boise Meridian; more particularly described as follows:

COMMENCING at the Southeast corner of said S½ NW¼ NW¼ (Northwest 1/16 Corner) monumented with a rebar, 5/8" diameter, with an aluminum cap marked Northwest 1/16 LS 752, 1976;
Thence North 00° 09' 56" West, 390.00 feet (of record as North 01° 26' 59" East 390 feet more or less, on Instrument No. 795581) along the East boundary of said S½ NW¼ NW¼ to a point on the center line of the Watson Lateral, the POINT OF BEGINNING;
Thence continuing North 00° 09' 56" West, 272.95 feet along the East boundary of said S½ NW¼ NW¼;
Thence South 88° 25' 08" West, 527.90 feet along the North boundary of said S½ NW¼ NW¼ to a point on the center line of the Watson Lateral;
Thence traversing said center line as follows:
176.26 feet along the arc of a 129.52-foot radius curve left, said curve having a chord bearing South 29° 31' 33" East, 162.97 feet;
Thence South 68° 30' 39" East, 79.54 feet;
Thence 58.28 feet along the arc of a 99.55-foot radius curve right, said curve having a chord bearing South 51° 44' 27" East, 57.45 feet;
Thence South 34° 58' 16" East, 53.29 feet;
Thence 107.32 feet along the arc of a 96.30-foot radius curve left, said curve having a chord bearing South 66° 53' 44" East, 101.85 feet;
Thence North 81° 10' 48" East, 207.28 feet to the POINT OF BEGINNING.

TOGETHER WITH an ingress-egress easement over the East 28 feet of the North 663.06 feet of the NW¼ NW¼, of Section 12, Township 3 North, Range 5 West, Boise Meridian, Canyon County, Idaho, as shown by survey recorded January 11, 1993 as Instrument No. 9300594, records of Canyon County.