Board of County Commissioners
Hearing Date: September 15, 2026
Canyon County Development Services Department

PLANNING DIVISION ADDENDUM

CASE NUMBER:	**AD2025-0020-APL**
APPLICANT/REPRESENTATIVE:	**T.J. Wellard**
PROPERTY OWNER:	**Ted Arnzen**
APPLICATION:	**The appellant, T.J. Wellard, representing the property owner, Ted Arnzen, requests an appeal regarding the denial of AD2025-0020 for an administrative land division with an easement reduction for Parcel R37724, approximately 79.36 acres, per CCCO §07-18-05, §07-18-07, and §07-10-03(5). The appellant requests that the Board of County Commissioners over turn the Director decision and approve the appeal.**
LOCATION:	**The subject property is located at 0 Sand Hollow Road, Caldwell, Idaho, 83607 (Parcel R37724), also referenced as a portion of the NW quarter of Section 07, Township 5N, Range 3W, BM, Canyon, County, Idaho.**
ANALYST:	**Arbay Mberwa, Associate Planner**
STAFF RECOMMENDATION:	**Denial**

SUMMARY:
On February 18, 2025, the appellant, T.J. Wellard representing the property owner, Ted Arnzen, submitted an administrative land division application in the "A" Agricultural zone to divide the subject Parcel, R37724 (approximately 75-acres and approximately 4.45-acres of Government Lot 2) into three (3) residential parcels while maintaining the originality of Government Lot 2 within the subject property.

On March 4, 2026, after considering all evidence provided by the applicant, property history, and letters received from agencies, Case No. AD2025-0020 was denied by the Director of Development Services (DSD) due to the appellant's request exceeding the number of land divisions the subject property is entitled to (CCCO §07-18-07(2)).

On March 11, 2025, the applicant submitted an appeal application requesting the Board of County Commissioners overturn the Director decision on Case No. AD2025-0020.

The Board of County Commissioners (BOCC) heard the case at a public hearing held on August 20, 2026, which included taking oral testimony. The applicant testified there are past decisions made based on aliquot parts.

BOCC directed the applicant to produce the past cases pertaining to aliquot parts. The Board continued the hearing to September 15, 2026.

The appellant submitted the requested information on September 4, 2026 (**Exhibit 1**). Staff reviewed the submitted documents and information and found the decisions were based on original parcels,

Government Lots, and building permit relocations among other reasoning that do not include aliquot parts as separate original parcels (**Exhibit 2**). *See below for Staff's analysis.*

- Per the Assessor's historical documents and plat maps the parcels in case AD2015-6 were considered two (2) separate original parcels dating to 1967 (**Exhibit 1a**).
- Per the Assessor's historical documents and plat maps the parcels in case AD20215-41 were considered four (4) separate original parcels (**Exhibit 1b**).
- Due to Knott Lane, a public right of way bisecting R34268, the parcel is considered as two (2) separate original parcel (**Exhibit 1c**).
- Parcels R33586 and R33583 both government lots were considered original parcels, additional parcels were created via the building permit relocation process (**Exhibit 1d**).
- Per the Assessor's historical documents and plat maps the parcels in case AD2020-0096 were considered two (2) separate original parcels (**Exhibit 1e**).
- Per the Assessor's historical documents and plat maps the parcels in case AD2021-0032 were considered separate original parcels due to Government Lots (**Exhibit 1f**).
- Per the Assessor's historical documents and plat maps the parcels in case AD2021-78 were considered as eight (8) separate original parcels (**Exhibit 1g**).
- Per the Assessor's historical documents and plat maps the parcels in case AD2021-0134 were considered two (2) separate original parcels dating to the 1950's (**Exhibit 1h**).
- Per the Assessor's historical documents and plat maps R30002 in case AD2021-0193 is considered an original parcel and R30008010 had a building permit available to relocate via the administrative building permit relocation process (**Exhibit 1i**).
- Per the Assessor's historical documents and plat maps the parcels in case AD2022-0042 were considered three (3) separate original parcels and divided via a nonviable administrative land division (**Exhibit 1j**).
- Per the Assessor's historical documents and plat maps the parcels in case AD2023-0042
- were considered two (2) separate original parcels (**Exhibit 1h**).
- Parcels included in Case no. AD2025-0017 were comprised of portions of Government Lot 1 and 2 and an original parcel divided administratively via the building permit relocation process (**Exhibit 1l**).
- 2007-17299 is comprised of 6 separate cases of which have been deemed original parcels per the Assessors Plat Map (**Exhibits 2d, 2e & 2f**).
- **Exhibits 1n, 1o and 1r** are associated with Case no. **AD2024-0001-APL** were the BOCC stated the approval of that case is not to set a precedent for aliquot parts as separate original parcels.
- Parcel R20076 is located in Apple Valley Land Company platted in 1916, each lot within the subdivision is considered a separate original parcel (**Exhibit 1p**).

An original parcel may be described as an aliquot part based on the legal description, but an aliquot part is not always considered an original parcel. The originality of a parcel is based on the legal description dating to September 6, 1979 (**Exhibit 1q**). Aliquot parts are not full legal description and therefore can not be relied upon if it's not a full legal description per the parcel definition (**Exhibit 1q**). The current legal description for the subject parcel R37724, is not fully described separately to qualify as a separate original parcel (**Exhibit 2g**). *See Staff report dated on August 20 for details (**AD2025-0020-APL**).* Staff reviewed legal descriptions and found subdivision lots can be described separately and are not subject to one way of conveying legal descriptions (**Exhibit 2b**).

EXHIBITS:

1. Applicant's evidence of aliquot part decisions
    a. AD2015-6
    b. AD2015-41
    c. AD2018-0135
    d. AD2019-0010
    e. AD2020-0096
    f. AD2021-0032
    g. AD2021-0078
    h. AD2021-0134
    i. AD2021-0193
    j. AD2022-0042
    k. AD2023-0042
    l. AD2025-0017
    m. 2007-17299
    n. PI2020-0226
    o. Inst #2024-033940
    p. PI2024-0176
    q. Parcel and Original Parcel Definition
    r. Penner Description
    s. Warranty Deed 779633
2. Additional Documents
    a. Metes and Bounds Example
    b. Subdivision Lot legal description
    c. LS2007-1
    d. Tax 3
    e. Tax 4
    f. Tax 5
    g. Inst No. 2023-18139
    h. Plat Maps

EXHIBIT 1

Supplemental Material

-

Board of County Commissioners

Case# AD2025-0020-APL

Hearing dated: September 15, 2026

Director Administrative Decision

Canyon County Code of Ordinances 12-008 §07-10-03 §07-10-17, §07-18-01

2015-008139
RECORDED
03/11/2015 02:15 PM
00154115201500081390140146
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=14 EHOWELL $49.00
MISC
SKINNER LAND SURVEY

Exhibit 1a

Case No:	AD2015-6
Parcel No (s):	R28198010 & R28198010A & R28198010B
Prop Owner(s)/Appl:	Mike Lenz & Rodger Clausen

Request and Findings: The applicants, Roger Clausen and Mike Lenz, have requested to complete a property boundary adjustment of parcel R28198010a (Govt Lot 3) to include an approximate 11.8 acres of an existing agricultural field that is a portion of R28198010. Included in this property boundary adjustment is a portion of Govt Lot 3, approx. 1.187 acres, located south of the Grouch Drain and will become part of the Mike Lenz properties (R28198010). *Govt Lot 3 (R28198010a approx. 31.363 acres), is and will remain, an original parcel with an administrative division available.*

Parcel R28198010 is currently an 80.493 acre parcel comprised of two original 40 acre parcels (dated 1967 on old maps). Mike Lenz is requesting the property boundary adjustment above and to administratively divide the SW1/4NW1/4 and to relocate one residential building permit to the SE1/4NW1/4 to cluster permits in a less viable agricultural pasture and to create a 28.875 acre agricultural only parcel that is currently dry grazing land. The SE1/4NW1/4 will be administratively divided along with a property boundary adjustment described above. The applicant is requesting to create a residential parcel where the existing farmstead is in the NW corner of the property. This parcel will be approximately 1.436 acres including a portion of Govt Lot 3.

Findings §07-18-03: Administrative Division with Relocation of Building permit:

(1) The purpose of the relocations is to cluster homes on less viable farmland thereby preserving the land that is currently in crop production and rangeland grazing as well as providing larger rural country residential parcels of greater than five (5) acres.

(2) The parcels exceed the one (1) acre minimum parcel size. All resulting parcels are greater than five (5) acres.

(3) Notification of the application for relocation of a building permit from an original parcel was sent to property owners within 300 feet of the subject properties (destination parcels) on February 23, 2015 for a 15 day comment period. DSD did not receive any letters in opposition of the relocations.

Nampa Highway District restricted access onto Hill Road to the SE corner of parcel R28198010 for the new residential parcels (3,4,5 & ag parcel 6) created through LS-AD2015-6 other than the existing residential access for Parcel 2.

(4) Evaluation and Determination of Application:

a. The originating and destination parcels are contiguous by ownership.
b. The properties are owned by Mike Lenz.
c. The originating parcel, R28198010 SW1/4NW1/4, is an original parcel and has an administrative division available; old maps dated 1967.
d. The relocation will use the available administrative division on the originating parcel and no further divisions are available to those properties without jurisdictional approval.
e. The relocation results in clustering of homes on less viable pasture land that is not currently in crop production. The parcel sizes (7.558 and 6.853 acres) allow for continued agricultural uses such as grazing of the residential parcels and the property boundary adjustments consolidate productive cropland for continued agricultural uses. The originating parcel will consist of one large agricultural only of 28.875 acres and one residential parcel of 7.558 acres.
f. There has not been deliberate action to withhold productive farmland from production for the purpose of relocating permits.

Determination for BP Relocation: There were no letters in opposition to the requested relocation of a building permit from the SW1/4 of Parcel R28198010 to the SE1/4 of said parcel. The application to relocate one (1) building permit along with administrative divisions and property boundary adjustments as described above for the purpose of clustering residential parcels and preserving viable farmland, as reflected in ROS # 2014-044401, is in conformance with CCZO 12-008 §17-18-03 [(1)- (4)a-f].

Parcels R28198010A & R28198010B and the SW1/4 and NW1/4 of R28198010 to be divided in accordance with CCZO 12-008 including Property Boundary Adjustments §07-10-17, Administrative Division §07-18-01, and Administrative Division with BP Relocation §07-18-03 as shown on ROS Inst. # 2015007918:

Property Boundary Adjustments	**Current Acres**	**New Acres**
R28198010A (Govt Lot 3) & R28198010B (0.24 acres) less	31.363 more or less	43.170 more or
R28198010 (SW1/4NW1/4 & SE1/4NW1/4) less	79.481 more or less	69.873 more or

Note: Parcel R28198010A (Govt Lot 3) is an original parcel and has an administrative division available/remaining.

Administrative Division of the **SW1/4NW1/4 of R28198010** with BP Relocation (originating parcel) including a 60 foot ingress/egress/utility easement from Hill Rd as indicated on ROS #2015007918:

Parcel 6: 28.875 acres ± Agricultural only parcel-no building permits available
Parcel 5: 7.558 acres ± Residential permit available
Note: One residential permit relocated from SW1/4NW1/4 to the SE1/4NW1/4 of R28198010 (Parcel 4 in SE1/4)

Administrative Division of **SE1/4NW1/4 of R28198010** and destination parcel of BP Relocation including 60 foot ingress/egress/utility easement from Hill Road as indicated on ROS #2015007918:

Parcel 4: 6.853 acres ± (destination parcel for BP relocation from SW1/4) Residential permit available
Parcel 3: 23.071 acres ± Residential permit available (this parcel includes a portion of PBA of Govt Lot 3)
Parcel 2: 1.436 acres ± Existing residence (this parcel includes a portion of PBA of Govt Lot 3)

DECISION: The application to complete two property boundary adjustments, an administrative division of an original parcel and an administrative division of an original parcel with a building permit relocation is **APPROVED.** The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the properties. The Idaho Right to Farm Act (Idaho Code §22-4503) applies to this land use decision.

Patricia Nilsson
Director

March 11, 2015
Date

State of Idaho)
SS
County of Canyon County)

JANET LA MONT NOTARY PUBLIC STATE OF IDAHO

On this 11 day of March, in the year of 2015 before me Janet LaMont, a notary public, personally appeared Patricia Nilsson, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that ~~he (she)~~(they) executed the same.

Notary: Janet LaMont

My Commission Expires: 5-29-15

RECORD OF SURVEY

A PORTION OF THE SW 1/4 NW 1/4, SE 1/4 NW 1/4 AND GOVERNMENT LOT 3 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO

2015-007918
RECORDED
03/09/2015 03:27 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=1 EHOWELL $5.00
SURVEY
SKINNER LAND SURVEY

LINE TABLE

NO	BEARING	LENGTH
L1	N89°34'39"W	16.83'
L2	S0°02'32"E	83.82'
L3	N79°50'07"W	36.53'
L4	N74°37'16"W	62.70'
L5	N13°20'09"E	79.96'
L6	N12°22'03"E	140.38'

CURVE TABLE

NO	RADIUS	CENTRAL ANGLE	LENGTH	CHORD	CHD BEARING
C1	400.00'	27°43'02"	193.50'	191.62'	N88°28'48"W
C2	100.00'	39°09'19"	68.34'	67.02'	S58°05'02"W
C3	150.00'	25°14'50"	66.10'	65.56'	S25°52'58"W
C4	400.00'	22°21'36"	156.10'	155.11'	S85°48'05"E
C5	400.00'	5°21'26"	37.40'	37.39'	N80°20'24"E

SW Section Corner Section 34 CP&FR Inst. No. 1979-859456

N89°56'52"W 5297.85'

W1/16N Corner Section 3 Fd. PK nail in stone

SE Section Corner Section 34 CP&FR Inst. No. 1988-012951, 1978-838804

TOWNSHIP 1 NORTH

TOWNSHIP 1 SOUTH

BASELINE ROAD

NW Section Corner Section 3 CP&FR Inst. No. 1979-859456

S 1/4 Corner Section 34 CP&FR Inst. No. 2007-074564, 1988-012953, 1979-871468, 1978-838805

N 1/4 Corner Section 3 CP&FR Inst. No. 2007-063324, 1999-045735, 1997-034374, 1988-021610

NE Section Corner Section 3 CP&FR Inst. No. 2000-017271

Govt Lot 4

Govt Lot 3

Reference Surveys:
Unrecorded Survey for Ralph Gant by JUB Engineers, Inc. DWG. No. N760909
Inst. No. 934383
Inst. No. 200017523
Inst. No. 9947812
Inst. No. 200364262

Reference Deeds:
Inst. No. 2007033190
Inst. No. 2012053345

HILL ROAD

SOUTH POWERLINE ROAD

Parcel 1
43.170 Acres

Parcel 2
1.436 Acres

W.C. Parcel B
1.187 Acres

Parcel A
11.807 Acres

Parcel 3
23.071 Acres

Parcel 4
6.853 Acres

Parcel 5
7.558 Acres

Parcel 6
28.875 Acres

SW1/4NW1/4

SE1/4NW1/4

NE1/4

SE1/4

This parcel is agricultural only. No building permits are available without jurisdicitonal approval.

℄ Drain Ditch

Old property line

N1/16W Corner Section 3

NW1/16 Corner Section 3

CN1/16 Corner Section 3 CP&FR Inst. No. 2012-019265, 1988-021609

W 1/4 Corner Section 3 CP&FR Inst. No. 2014-044400

CW1/16 Corner Section 3

C 1/4 Corner Section 3 CP&FR Inst. No. 2012-019264, 2000-017270, 1979-872016

E 1/4 Corner Section 3 CP&FR Inst. No. 1999-045734, 1992-015295, 1979-872018

S 1/4 Corner Section 3 CP&FR Inst. No. 2008-004667, 1999-024008, 1988-021608, 1979-872015, 1979-871914

SW Section Corner Section 3 CP&FR Inst. No. 1998-035758

60' Ing/Egr & Utility Easement

BASIS OF BEARING SW1/4

BUTTE ROAD

0' 180' 360'

Scale: 1" = 180'

LEGEND

- BRASS CAP MONUMENT – FOUND
- 5/8" x 30" REBAR W/ALUMINUM CAP – SET
- 5/8" REBAR – FOUND
- 5/8" x 30" REBAR – SET
- 1/2" x 24" REBAR – SET
- MAGNAIL & ALUMINUM WASHER – SET
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- FENCE LINE
- W.C. WITNESS CORNER

CERTIFICATION

I, Thomas J. Wellard, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1601 through 55-1612.

PROFESSIONAL LAND SURVEYOR LICENSED 15352 7/5/15 STATE OF IDAHO THOMAS J. WELLARD

INDEX No. 123-03-4-0-0-00-00

SURVEY FOR: LENZ/CLAUSEN

Drawn By: TJW

Date: Dec. 9, 2014

Surveyed By: TJW

Job No. NV0714

Skinner Land Survey Co. Inc.
312 W. South Street
Grangeville, Idaho 83530
Nampa/Caldwell Grangeville
(208)-454-0933 (208)-983-2517
WWW.SKINNERLANDSURVEY.COM

Skinner Land Survey Co. Inc.
312 W. South Street
Grangeville, Idaho 83530
(208)983-2517 Grangeville
(208)454-0933 Nampa/Caldwell
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Greg L. Skinner, PLS
Thomas J. Wellard, PLS
Rodney Clark, PE

December 10, 2014

Legal Description for
Roger Clausen
Job No. NV0714

Parcel 1

This parcel is a portion of the SW ¼ NW ¼, SE ¼ NW ¼ and Government Lots 3 and 4 of Section 3 in Township 1 South, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Northeast corner of Government Lot 3 (N ¼ Corner, Section 3), a found 5/8 inch diameter rebar;

thence South 00° 02' 32" East along the east boundary of Government Lot 3 a distance of 988.88 feet to a point on the centerline of a drain ditch, a Magnail set with an aluminum washer stamped P.L.S. 15352;

thence traversing said centerline as follows:

North 79° 50' 07" West a distance of 36.53 feet;

North 74° 37' 16" West a distance of 62.70 feet;

Northwesterly 193.50 feet along the arc of a curve to the Left having a radius of 400.00 feet and a central angle of 27° 43' 02" and a long chord which bears North 88° 28' 48" West a distance of 191.62 feet;

South 77° 39' 41" West a distance of 199.78 feet;

Southwesterly 68.34 feet along the arc of a curve to the Left having a radius of 100.00 feet and a central angle of 39° 09' 19" and a long chord which bears South 58° 05' 02" West a distance of 67.02 feet;

South 38° 30' 23" West a distance of 173.41 feet;

Southwesterly 66.10 feet along the arc of a curve to the Left having a radius of 150.00 feet and a central angle of 25° 14' 50" and a long chord which bears South 25° 52' 58" West a distance of 65.56 feet;



Skinner Land
Survey Co. Inc.
312 W. South Street
Grangeville, Idaho 83530
(208)983-2517 Grangeville
(208)454-0933 Nampa/Caldwell
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Greg L. Skinner, PLS
Thomas J. Wellard, PLS
Rodney Clark, PE

Clausen Legal Description
Parcel 1, Page 2 of 2

South 13° 15' 33" West a distance of 285.03 feet;

South 18° 21' 53" West a distance of 227.08 feet to a point witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 88° 25' 55" West a distance of 24.00 feet;

thence leaving said centerline and bearing North 88° 25' 55" West a distance of 731.85 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 12° 22' 03" East a distance of 140.38 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 02° 36' 17" East a distance of 307.88 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 22° 41' 38" East a distance of 216.27 feet to a point on the south boundary of Government Lot 4;

thence North 89° 34' 39" West along said south boundary a distance of 16.83 feet to a point that lies 1205.76 feet east of the southwest corner of Government Lot 4, a found 5/8 inch diameter rebar;

thence North 32° 04' 41" East a distance of 217.14 feet to a point on the east boundary of Government Lot 4 that lies 879.35 feet south of the northeast corner of Government Lot 4, a found 5/8 inch diameter rebar;

thence North 00° 17' 57" East along the west boundary of Government Lot 3 a distance of 879.35 feet to the northwest corner of Government Lot 3, a found PK nail set in stone;

thence South 89° 56' 52" East along the north boundary of Government Lot 3 a distance of 1313.91 feet to the **POINT OF BEGINNING**, containing 43.170 acres, more or less, and being subject to any and all easements and rights-of-way of record or implied.



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Thomas J. Wellard, PLS
Rodney Clark, PE

December 10, 2014

Legal Description for
Mike Lenz
Job No. NV0714

Parcel 2

This parcel is a portion of the SE ¼ NW ¼ and Government Lot 3 of Section 3 in Township 1 South, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of Government Lot 3 (N ¼ Corner, Section 3), a found 5/8 inch diameter rebar;

thence South 00° 02' 32" East along the east boundary of Government Lot 3 a distance of 988.88 feet to the **TRUE POINT OF BEGINNING,** a point on the centerline of a drain ditch, a Magnail set with an aluminum washer stamped P.L.S. 15352;

thence continuing South 00° 02' 32" East along said east boundary a distance of 83.82 feet to the northeast corner of the SE ¼ NW ¼, a found 5/8 inch diameter rebar;

thence South 00° 02' 46" East along the east boundary of the SE ¼ NW ¼ a distance of 141.50 feet to a Magnail set with an aluminum washer stamped P.L.S. 15352;

thence North 89° 34' 39" West parallel with the north boundary of the SE ¼ NW ¼ a distance of 250.98 feet to a point witnessed by a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 89° 34' 39" East a distance of 2.00 feet;

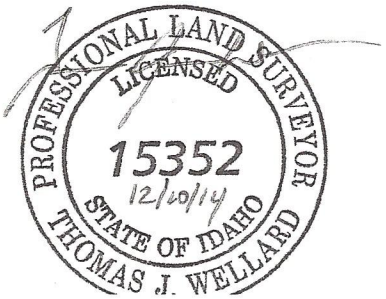
thence North 00° 04' 10" West a distance of 257.90 feet to a point on the centerline of a drain ditch witnessed by a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 00° 04' 10" East a distance of 12.90 feet;

thence traversing said centerline as follows:

Southeasterly 156.10 feet along the arc of a curve to the Right having a radius of 400.00 feet and a central angle of 22° 21' 36" and a long chord which bears South 85° 48' 05" East a distance of 155.11 feet;

South 74° 37' 16" East a distance of 62.70 feet;

South 79° 50' 07" East a distance of 36.53 feet to the **TRUE POINT OF BEGINNING,** containing 1.436 acres, more or less, and being subject to any and all easements and rights-of-way of record or implied.



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Greg L. Skinner, PLS
Thomas J. Wellard, PLS
Rodney Clark, PE

December 10, 2014

Legal Description for
Mike Lenz
Job No. NV0714

Parcel 3

This parcel is a portion of the SE ¼ NW ¼ and Government Lot 3 of Section 3 in Township 1 South, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of Government Lot 3 (N ¼ Corner, Section 3), a found 5/8 inch diameter rebar;

thence South 00° 02' 32" East along the east boundary of Government Lot 3 a distance of 1072.70 feet to the to the northeast corner of the SE ¼ NW ¼, a found 5/8 inch diameter rebar;

thence South 00° 02' 46" East along the east boundary of the SE ¼ NW ¼ a distance of 141.50 feet to the **TRUE POINT OF BEGINNING,** a Magnail set with an aluminum washer stamped P.L.S. 15352;

thence continuing South 00° 02' 46" East along the east boundary of the SE ¼ NW ¼ a distance of 1158.87 feet to the southeast corner of the SE ¼ NW ¼, a found 5/8 inch diameter rebar;

thence North 89° 07' 45" West along the south boundary of the SE ¼ NW ¼ a distance of 890.92 feet;

thence North 05° 38' 54" East for 485.53 feet;

thence North 10° 43' 55" East a distance of 152.55 feet to a point on the centerline of a drain ditch witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 88°25' 55" West a distance of 24.00 feet;

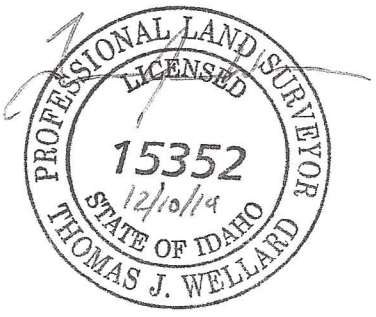
thence traversing said centerline as follows:

North 18° 21' 53" East for 227.08 feet;

North 13° 15' 33" East a distance of 285.03 feet;

Northeasterly 66.10 feet along the arc of a curve to the Right having a radius of 150.00 feet and a central angle of 25° 14' 50" and a long chord which bears North 25° 52' 58" East a distance of 65.56 feet;

North 38° 30' 23" East a distance of 173.41 feet;



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Lenz Legal Description
Parcel 3, page 2 of 2

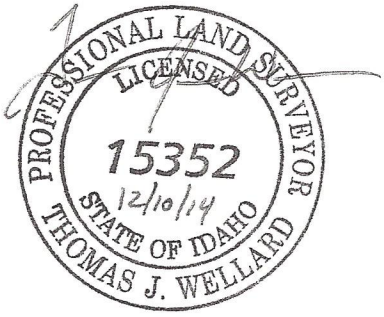
Northeasterly 68.34 feet along the arc of a curve to the Right having a radius of 100.00 feet and a central angle of 39° 09' 19" and a long chord which bears North 58° 05' 02" East a distance of 67.02 feet;

North 77° 39' 41" East a distance of 199.78 feet;

Northeasterly 37.40 feet along the arc of a curve to the Right having a radius of 400.00 feet and a central angle of 05° 21' 26" and a long chord which bears North 80° 20' 24" East a distance of 37.39 feet to a point witnessed by a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 00° 04' 10" East a distance of 12.90 feet;

thence leaving said centerline and bearing South 00° 04' 10" East a distance of 257.90 feet to a point witnessed by a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 89° 34' 39" East a distance of 2.00 feet;

thence South 89° 34' 39" East a distance of 250.98 feet to the **TRUE POINT OF BEGINNING**, containing 23.071 acres, more or less, and being subject to any and all easements and rights-of-way of record or implied.



Skinner Land
Survey Co. Inc.
312 W. South Street
Grangeville, Idaho 83530
(208)983-2517 Grangeville
(208)454-0933 Nampa/Caldwell
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Greg L. Skinner, PLS
Thomas J. Wellard, PLS
Rodney Clark, PE

December 10, 2014

Legal Description for
Mike Lenz
Job No. NV0714

Parcel 4

This parcel is a portion of the SE ¼ NW ¼ of Section 3 in Township 1 South, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southeast corner of SE ¼ NW ¼ (C ¼ Corner, Section 3), a found 5/8 inch diameter rebar;

thence North 89° 07' 45" West along the south boundary of the SE ¼ NW ¼ a distance of 890.92 feet to the **TRUE POINT OF BEGINNING**;

thence continuing North 89° 07' 45" West along said south boundary a distance of 436.96 feet to the southwest corner of the SE ¼ NW ¼, a 5/8 x 30 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;

thence North 00° 17' 30" East along the west boundary of the SE ¼ NW ¼ a distance of 640.38 feet;

thence South 88° 25' 55" East a distance of 510.04 feet to a point witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 88° 25' 55" West a distance of 24.00 feet;

thence South 10° 43' 55" West a distance of 152.55 feet;

thence South 05° 38' 54" West a distance of 485.53 feet to the **TRUE POINT OF BEGINNING**, containing 6.853 acres, more or less, and being subject to any and all easements and rights-of-way of record or implied.



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(208)454-0933 Nampa/Caldwell
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surveys@skinnerlandsurvey.com

Greg L. Skinner, PLS
Thomas J. Wellard, PLS
Rodney Clark, PE

December 10, 2014

Legal Description for
Mike Lenz
Job No. NV0714

Parcel 5

This parcel is a portion of the SW ¼ NW ¼ of Section 3 in Township 1 South, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southeast corner of SE ¼ NW ¼ (C ¼ Corner, Section 3), a found 5/8 inch diameter rebar;

thence North 89° 07' 45" West along the south boundary of the SE ¼ NW ¼ a distance of 1327.88 feet to the **TRUE POINT OF BEGINNING**, said point being the southeast corner of the SW ¼ NW ¼, a 5/8 x 30 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;

thence North 89° 07' 45" West along the south boundary of the SW ¼ NW ¼ a distance of 923.14 feet;

thence North 49° 50' 52" East a distance of 330.91 feet;

thence North 64° 15' 32" East a distance of 336.56 feet;

thence North 33° 41' 21" East a distance of 234.44 feet;

thence North 13° 20' 09" East a distance of 79.96 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 88° 25' 55" East a distance of 221.81 feet to a point on the east boundary of the SW ¼ NW ¼;

thence South 00° 17' 30" West along the east boundary of the SW ¼ NW ¼ a distance of 640.38 feet to the **TRUE POINT OF BEGINNING**, containing 7.558 acres, more or less, and being subject to any and all easements and rights-of-way of record or implied.



Skinner Land Survey Co. Inc.
312 W. South Street
Grangeville, Idaho 83530
(208)983-2517 Grangeville
(208)454-0933 Nampa/Caldwell
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Greg L. Skinner, PLS
Thomas J. Wellard, PLS
Rodney Clark, PE

December 10, 2014

Legal Description for
Mike Lenz
Job No. NV0714

Parcel 6

This parcel is a portion of the SW ¼ NW ¼ of Section 3 in Township 1 South, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southeast corner of SE ¼ NW ¼ (C ¼ Corner, Section 3), a found 5/8 inch diameter rebar;

thence North 89° 07' 45" West along the south boundary of the SE ¼ NW ¼ a distance of 1327.88 feet to the southeast corner of the SW ¼ NW ¼, a 5/8 x 30 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;

thence North 89° 07' 45" West along the south boundary of the SW ¼ NW ¼ a distance of 923.14 feet to the **TRUE POINT OF BEGINNING**;

thence continuing North 89° 07' 45" West along said south boundary a distance of 404.74 feet to the southwest corner of the SW ¼ NW ¼, a found brass cap monument;

thence North 00° 38' 09" East along the west boundary of the SW ¼ NW ¼ a distance of 1279.56 feet to the northwest corner of the SW ¼ NW ¼, a found 5/8 inch diameter rebar;

thence South 89° 34' 39" East along the north boundary of the SW ¼ NW ¼ a distance of 1222.59 feet;

thence South 22° 41' 38" West a distance of 216.27 feet;

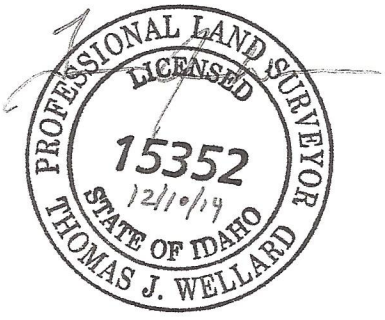
thence South 02° 36' 17" West a distance of 307.88 feet;

thence South 12° 22' 03" West a distance of 140.38 feet;

thence South 13° 20' 09" West a distance of 79.96 feet;

thence South 33° 41' 21" West a distance of 234.44 feet;

thence South 64° 15' 32" West a distance of 336.56 feet;



thence South 49° 50' 52" West a distance of 330.91 feet to the **TRUE POINT OF BEGINNING**, containing 28.875 acres, more or less, and being subject to any and all easements and rights-of-way of record or implied.

Skinner Land Survey Co. Inc.
312 W. South Street
Grangeville, Idaho 83530
(208)983-2517 Grangeville
(208)454-0933 Nampa/Caldwell
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Greg L. Skinner, PLS
Thomas J. Wellard, PLS
Rodney Clark, PE

February 5, 2015

Legal Description for
Mike Lenz
Job No. NV0714

60 Foot Ingress/Egress & Utility Easement

This easement a portion of the SW ¼ NW ¼ and the SE ¼ NW ¼ of Section 3 in Township 1 South, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southeast corner of SE ¼ NW ¼ (C ¼ Corner, Section 3), a found 5/8 inch diameter rebar;

thence North 89° 07' 45" West along the south boundary of the SE ¼ NW ¼ a distance of 194.52 to the **TRUE POINT OF BEGINNING;**

thence continuing North 89° 07' 45" West along the south boundary of the SE ¼ NW ¼ a distance of 1133.36 feet to the southeast corner of the SW ¼ NW ¼, a 5/8 x 30 inch rebar set with a 2 inch aluminum cap stamped P.L.S. 15352;

thence North 89° 07' 45" West along the south boundary of the SW ¼ NW ¼ a distance of 923.14 feet;

thence North 49° 50' 52" East a distance of 91.40 feet to a point on a line that lies 60 feet north of and parallel to the south boundary of the SW ¼ NW ¼ and the SE ¼ NW ¼;

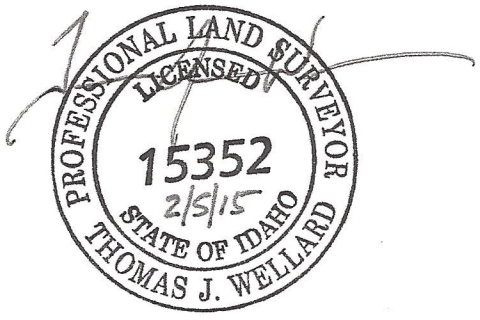
thence South 89° 07' 45" East along said line a distance of 1962.46 feet;

thence North 49° 10' 29" East a distance of 216.65 feet;

thence North 89° 57' 14" East a distance of 54.57 feet to a point on the east boundary of the SE ¼ NW ¼;

thence South 00° 02' 46" East along said east boundary a distance of 60.00 feet;

thence South 49° 10' 29" West a distance of 217.24 feet to the **TRUE POINT OF BEGINNING**, and being subject to any and all easements and rights-of-way of record or implied.



FIRE DISTRICT

ADMINSTRATIVE LAND DIVISION LETTER OF ACKNOWLEDGEMENT

To: MELBA Fire District

Applicant Name: MIKE LENZ by TJ WELLARD

Current Mailing Address: 21851 UPPER PLEASANT RIDGE RD CALDWELL, ID 83607

Site (Subject Property) Address: O HILL RD Parcel # R2819801000

Phone Number: 208-454-0933 Fax: NA

E-mail address: TJ@SKINNERLANDSURVEY.com Date: 12/11/14

Type of Administrative Land Division Application:

- ☒ **Administrative Land Division** [Canyon County Code § 07-18-01]
- ☐ **Transfer of Building Permits** [Canyon County Code § 07-18-03]
- ☐ Variance--Discretionary Decrease/Increase in Lot Size [Canyon County Code, Article 8]
- ☐ Easement Reduction [Canyon County Code § 07-10-03 (1) (B)]

OFFICIAL USE ONLY BELOW THIS LINE

LETTER OF ACKNOWLEDGEMENT ACTION:

Determination and Decision and Order on Application for Letter of Acknowledgement:

☒ **Approval** ☐ **Approval Subject to Conditions** ☐ **Denied**

Approval Conditions, if any, are herein set forth:

No objections of project described in supporting documents received.

This acknowledgement is valid only for six months from the date issued.

Basis for action:

Approved

Dated: 1-12-15 Signed J L CyL

Authorized Fire District Representative

Notice of final action: Please note than unless an appeal of this decision is filed with the Secretary of the District, within fourteen (14) days of date of service, this is a final action. Appeals will be heard by the Board of Commissioners of this District at an open meeting, as scheduled by the Commissioners of this District.

(Copy retained by District in official files and copy to Applicant)

Copy of completed form received by Canyon County Development Services

on _____ (date) Received By (DSD Staff) : _____

HWY DISTRICT

ADMINSTRATIVE LAND DIVISION LETTER OF ACKNOWLEDGEMENT

Submit this document along with a detailed site plan showing all mstructures, accesses, and easements

To: NAMPA Highway District

Applicant Name: MIKE LENZ by TJ WELLARD

Current Mailing Address: 21851 UPPER PLEASANT RIDGE RD CALDWELL ID 83607

Site (Subject Property) Address: 0 HILL RD **Parcel #** R2819501000

Phone Number: 208-454-0933 **Fax:** NA

E-mail address: TJ@SKINNERLANDSURVEY.com **Date:** 12/11/14

Type of Administrative Land Division Application:

- ☑ **Administrative Land Division** [Canyon County Code § 07-18-01]
- ☐ **Transfer of Building Permits** [Canyon County Code § 07-18-03]
- ☐ Variance--Discretionary Decrease/Increase in Lot Size [Canyon County Code, Article 8]
- ☐ Easement Reduction [Canyon County Code § 07-10-03 (1) (B)]

OFFICIAL USE ONLY BELOW THIS LINE

LETTER OF ACKNOWLEDGEMENT ACTION:

Determination and Decision and Order on Application for Letter of Acknowledgement:

☐ **Approval** ☒ **Approval Subject to Conditions** ☐ **Denied**

Approval Conditions, if any, are herein set forth:

① Southern Access to have a paved apron

② Deed restriction recorded stating no new access to Hill Rd. (See Attached)

This acknowledgement is valid only for six months from the date issued.

Basis for action:

Dated: 2-10-15 Signed _____

Authorized Hwy District Representative

NOTICE: Section and quarter section lines are subject to a 70-foot setback requirement unless the Highway District having jurisdiction waives the setback. The property included in this application is subject to setback requirements from the following:

☐ Section Line ☐ Quarter Section Line

Location of section line and/or quarter section line relative to property:

This is informational only and the location of section and quarter-section lines relative to the property should be verified by the property owner. If the property is subject to a section line or quarter-section line setback, the property owner may apply for a waiver of the setback from the Highway District.

Notice of final action: *Please note than unless an appeal of this decision is filed with the Secretary of the District, within fourteen (14) days of date of service, this is a final action. Appeals will be heard by the Board of Commissioners of this District at an open meeting, as scheduled by the Commissioners of this District.*

Copy of completed form received by Canyon County Development Services

on _____ (date) Received By (DSD Staff) : _____

DSD Director Administrative Decision

Canyon County Code of Ordinances 12-008 as amended by 15-009 §07-18-01, §07-10-17, §07-10-03

2015-031774
RECORDED
08/18/2015 03:05 PM
00183876201500317740180186
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=18 EHOWELL $61.00
MISC
SKINNER LAND SURVEY

Exhibit 1b

Case Number: **AD2015-41**

Parcel #'s: **R30057**

Property Owner/Applicant(s): **WDT LAKE VIEW LLC**

Request: WDT LAKE VIEW LLC is requesting to create two residential parcels each containing approx. 1.79 acres on parcel R30057. Parcel R30057, approx. 142.005 acres, contains four original parcels (A, B, C, E), one non-original parcel with a BP remaining (D), and a 60' by 900' strip of land (F) providing access to Lewis Lane, a public road as shown on attached Exhibit "A". The applicant is requesting to create two residential parcels of approximately 1.79 acres each and to complete property boundary adjustments as required to maintain originality of parcels B and C. Original Parcel E (approx. 15.38 acres) is not affected by this application. The balance of parcel D will be combined with Original Parcel C.

Property Division and property boundary adjustments as follows:

Parcel R30057 to be divided and property boundary adjusted as follows-- shown on ROS # **2015-029586:**

Parcel 1: **1.79 acres ±,** one residential permit available

Parcel 2: **29.445 acres ±,** one residential permit available

Parcel 3: **39.530 acres ±,** PBA-remains an original parcel (shown as "B" on Exhibit "A") with division available.

Parcel 4: **54.062 acres ±,** PBA-combined balance of parcel "D" and original parcel "C". Parcel "C" remains original with a division available.

Parcel 5: **1.797 acres ±,** PBA of parcel "D" one residential permit available.

SUBJECT TO:

DEED Restriction: **Instrument # 2015-031419** specifying the location and type of access rights that exist for the subject property to Lewis Lane between Nampa Highway District No. 1 and WDT Lake View LLC.

Nampa Hwy District No. 1 requires a paved apron at the approach/intersection of Lewis Lane and the subject property.

Decision: The application to complete the described land division in accordance with CCZO 12-008 as amended by 15-009 is **APPROVED**. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property. The Idaho Right to Farm Act (Idaho Code § 22-4503) applies to this land use decision.

Patrick A. Nilson — August 18, 2015

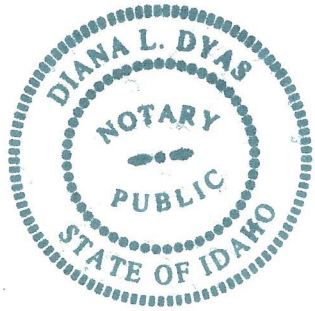
Director — Date

State of Idaho)

SS

County of Canyon County)

On this 18th day of August, in the year of 2015, before me Diana Dyas, a notary public, personally appeared Patricia Nilsson, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.



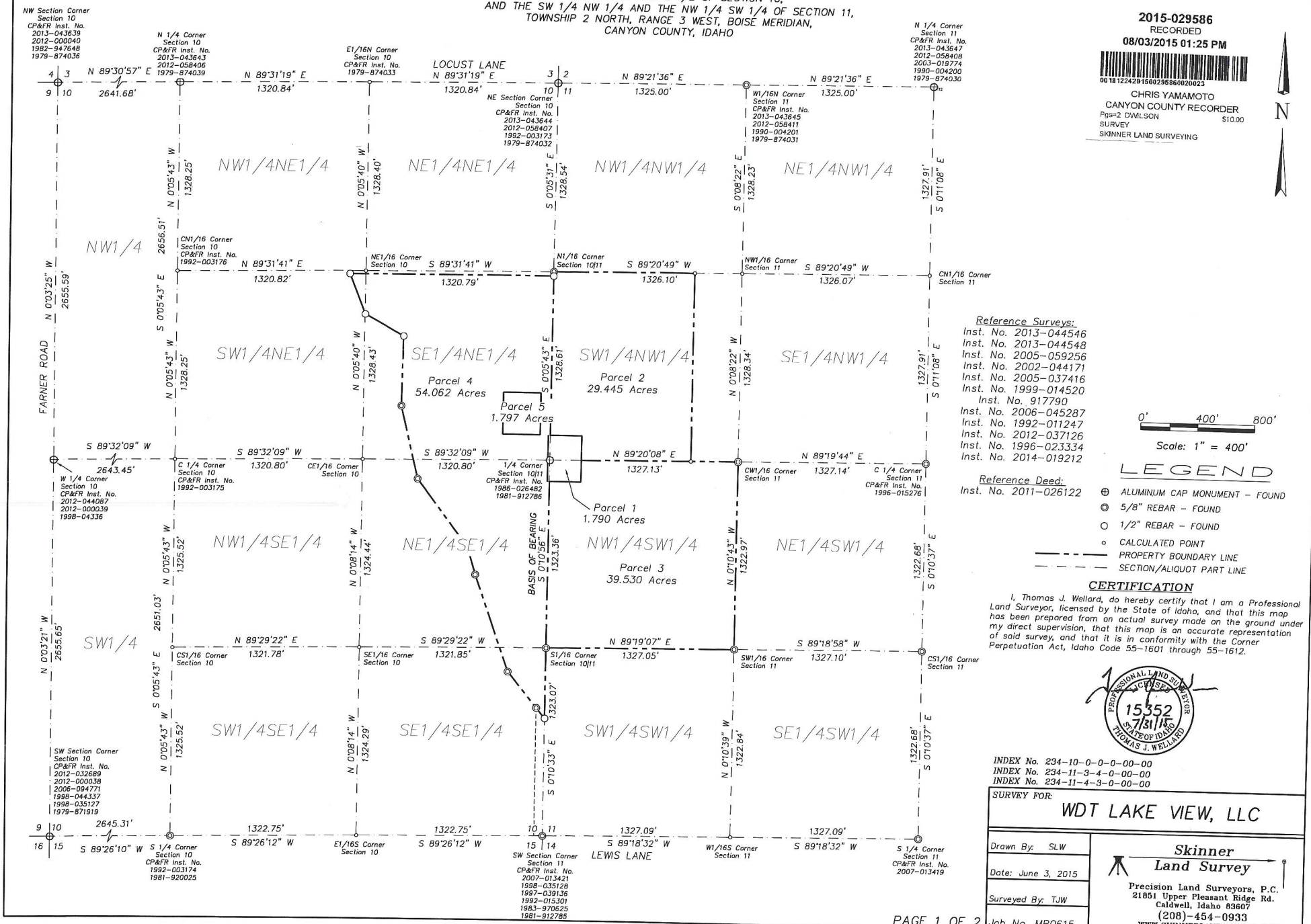
Notary: Diana Dyas

My Commission Expires: March 28, 2017

RECORD OF SURVEY

A PORTION OF THE E 1/2 OF SECTION 10,
AND THE SW 1/4 NW 1/4 AND THE NW 1/4 SW 1/4 OF SECTION 11,
TOWNSHIP 2 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO

2015-029586
RECORDED
08/03/2015 01:25 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 DWILSON $10.00
SURVEY
SKINNER LAND SURVEYING



Reference Surveys:

Inst. No. 2013-044546
Inst. No. 2013-044548
Inst. No. 2005-059256
Inst. No. 2002-044171
Inst. No. 2005-037416
Inst. No. 1999-014520
Inst. No. 917790
Inst. No. 2006-045287
Inst. No. 1992-011247
Inst. No. 2012-037126
Inst. No. 1996-023334
Inst. No. 2014-019212

Reference Deed:

Inst. No. 2011-026122

LEGEND

- ⊕ ALUMINUM CAP MONUMENT – FOUND
- ◎ 5/8" REBAR – FOUND
- ○ 1/2" REBAR – FOUND
- ◦ CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ALIQUOT PART LINE

CERTIFICATION

I, Thomas J. Wellard, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1601 through 55-1612.

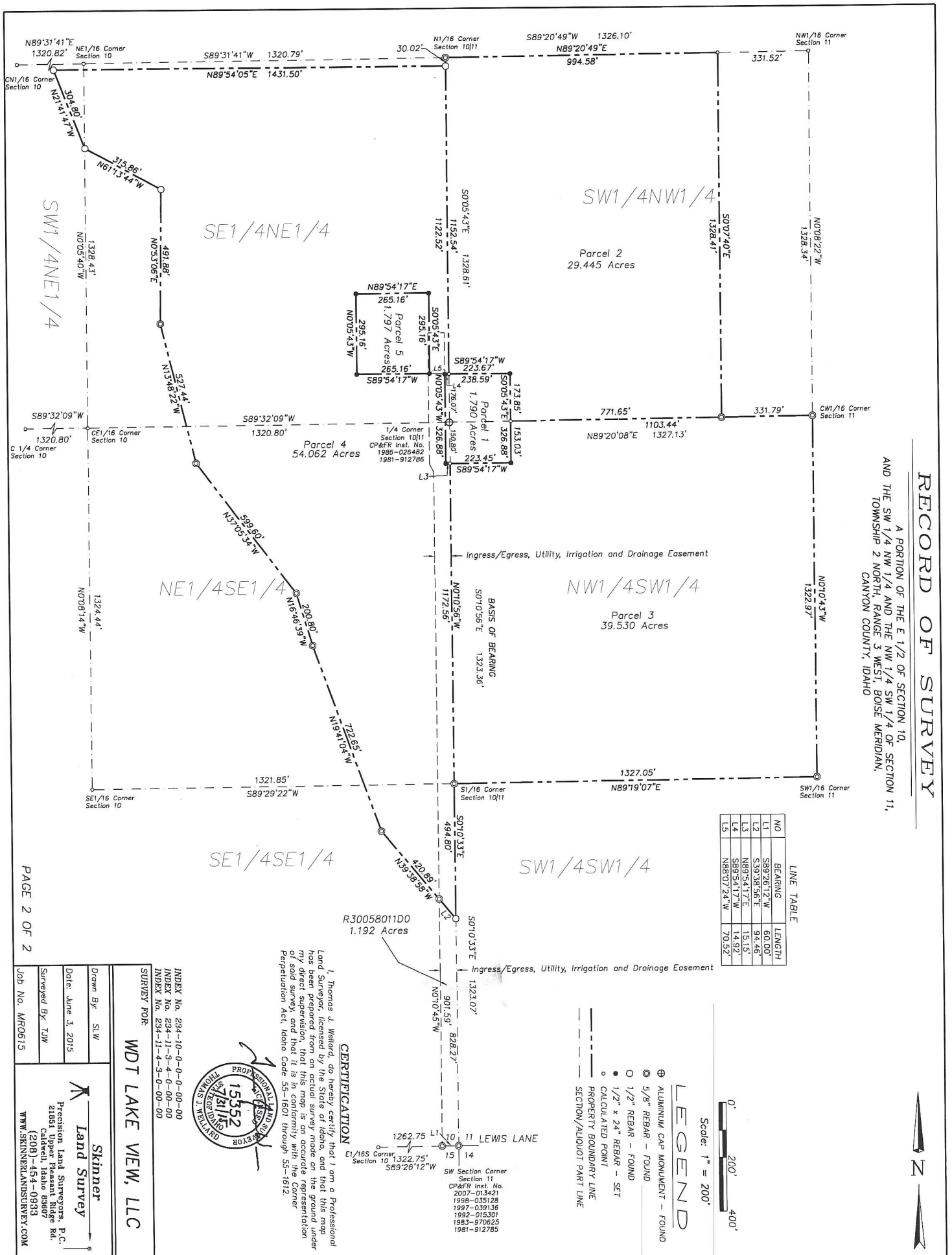
PROFESSIONAL LAND SURVEYOR LICENSE 15352 7/31/15 STATE OF IDAHO THOMAS J. WELLARD

INDEX No. 234-10-0-0-0-00-00
INDEX No. 234-11-3-4-0-00-00
INDEX No. 234-11-4-3-0-00-00

SURVEY FOR: WDT LAKE VIEW, LLC

Drawn By: SLW	
Date: June 3, 2015	
Surveyed By: TJW	
Job No. MR0615	

Skinner Land Survey
Precision Land Surveyors, P.C.
21851 Upper Pleasant Ridge Rd.
Caldwell, Idaho 83607
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM


RECORD OF SURVEY
A PORTION OF THE E 1/2 OF SECTION 10,
AND THE SW 1/4 NW 1/4 AND THE NW 1/4 SW 1/4 OF SECTION 11,
TOWNSHIP 2 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO
N89°31'41"E 1320.82'
NE1/16 Corner Section 10
S89°31'41"W 1320.79'
N89°54'05"E 1431.50'
N1/16 Corner Section 10/11
30.02'
S89°20'49"W 1326.10'
N89°20'49"E 994.58'
NW1/16 Corner Section 11
331.52'
CN1/16 Corner Section 10
N21°41'47"W 304.80'
N61°13'44"W 315.86'
SW1/4NE1/4
SE1/4NE1/4
SW1/4NW1/4
Parcel 2
29.445 Acres
S0°05'43"E 1152.54' 1328.61'
1122.52'
S0°07'40"E 1328.41'
N0°08'22"W 1328.34'
N0°05'40"W 1328.43'
491.88'
N0°53'06"E
N89°54'17"E 265.16'
Parcel 5
1.797 Acres
295.16'
N0°05'43"W
S0°05'43"E 295.16'
265.16'
S89°54'17"W
L5
S89°54'17"W 223.67'
238.59'
L4
126.07'
N0°05'43"W
S0°05'43"E 173.85'
326.88'
153.03'
527.44'
N13°48'22"W
S89°32'09"W 1320.80'
CE1/16 Corner Section 10
C 1/4 Corner Section 10
S89°32'09"W 1320.80'
1/4 Corner Section 10/11 CP&FR Inst. No. 1986-026482 1981-912786
N0°05'43"W 326.88'
150.80'
Parcel 1
1.790 Acres
Parcel 4
54.062 Acres
771.65'
331.79'
CW1/16 Corner Section 11
1103.44'
N89°20'08"E 1327.13'
223.45'
S89°54'17"W
L3
599.60'
N37°05'34"W
Ingress/Egress, Utility, Irrigation and Drainage Easement
NE1/4SE1/4
NW1/4SW1/4
Parcel 3
39.530 Acres
N0°10'56"W 1172.56'
BASIS OF BEARING
S0°10'56"E 1323.36'
N0°10'43"W 1322.97'
N0°08'14"W 1324.44'
N16°46'39"W 200.80'
722.65'
N19°41'04"W
1321.85'
S89°29'22"W
SE1/16 Corner Section 10
S1/16 Corner Section 10/11
1327.05'
N89°19'07"E
SW1/16 Corner Section 11
S0°10'33"E 494.80'
SE1/4SE1/4
SW1/4SW1/4
420.89'
N39°38'56"W
L2
S0°10'33"E
R30058011D0
1.192 Acres
Ingress/Egress, Utility, Irrigation and Drainage Easement
N0°10'45"W 901.59'
828.27'
1323.07'
1262.75'
L1
10
11
LEWIS LANE
E1/16S Corner Section 10
1322.75'
S89°26'12"W
15
14
SW Section Corner Section 11 CP&FR Inst. No. 2007-013421 1998-035128 1997-039136 1992-015301 1983-970625 1981-912785
LINE TABLE
NO | BEARING | LENGTH
L1 | S89°26'12"W | 60.00'
L2 | S39°38'56"E | 94.46'
L3 | N89°54'17"E | 15.15'
L4 | S89°54'17"W | 14.92'
L5 | N88°07'24"W | 70.52'
LEGEND
ALUMINUM CAP MONUMENT - FOUND
5/8" REBAR - FOUND
1/2" REBAR - FOUND
1/2" x 24" REBAR - SET
CALCULATED POINT
PROPERTY BOUNDARY LINE
SECTION/ALIQUOT PART LINE
Scale: 1" = 200'
0'
200'
400'
N
CERTIFICATION
I, Thomas J. Welland, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1601 through 55-1612.
PROFESSIONAL LAND SURVEYOR
THOMAS J. WELLAND
15352
STATE OF IDAHO
INDEX No. 294-10-0-0-0-00-00
INDEX No. 234-11-3-4-0-00-00
INDEX No. 234-11-4-3-0-00-00
SURVEY FOR:
WDT LAKE VIEW, LLC
Drawn By: SLW
Date: June 3, 2015
Surveyed By: TJW
Job No. MR0615
Skinner Land Survey
Precision Land Surveyors, P.C.
21851 Upper Pleasant Ridge Rd.
Caldwell, Idaho 83607
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM
PAGE 2 OF 2

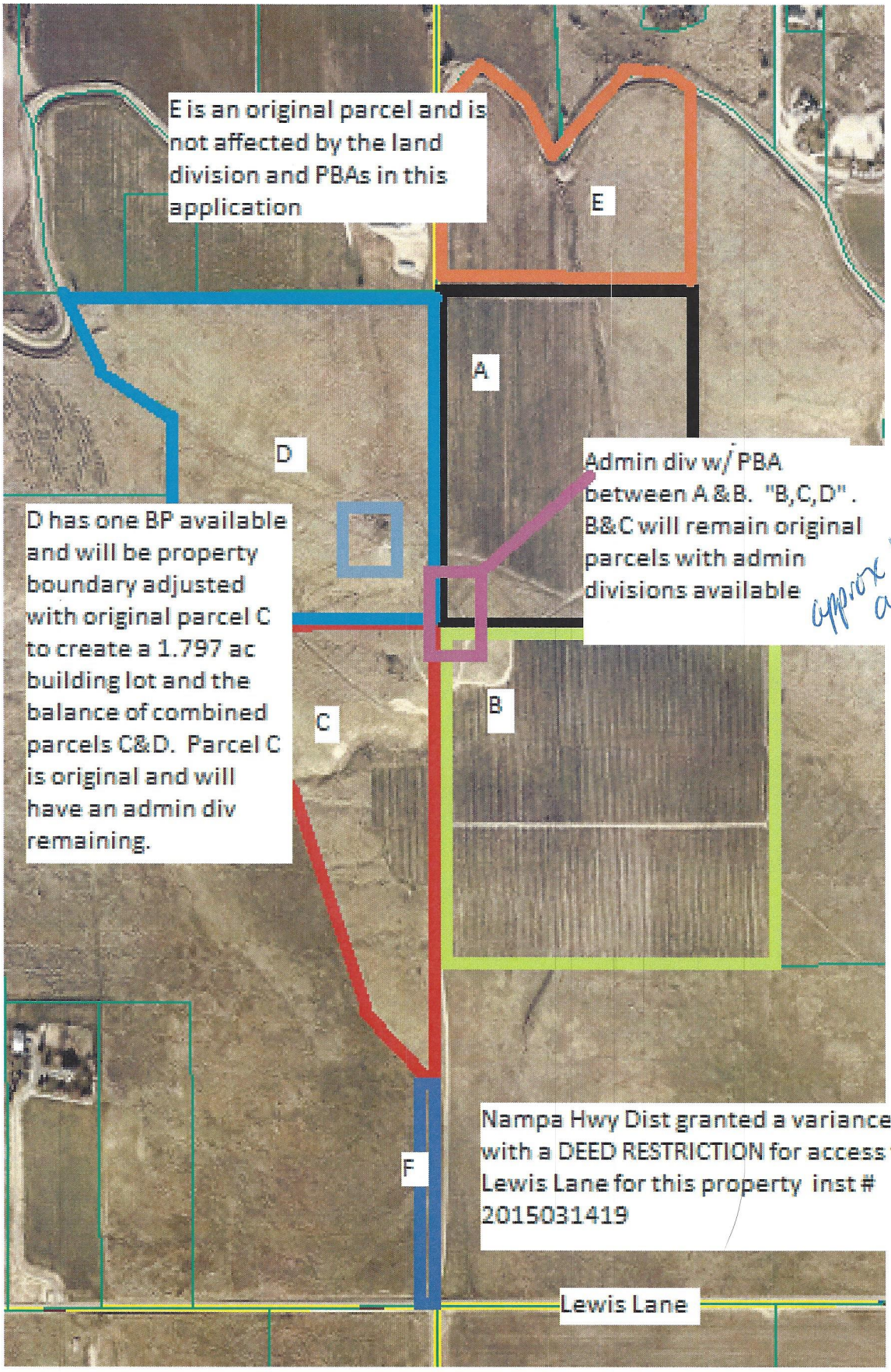

E is an original parcel and is not affected by the land division and PBAs in this application
E
A
D
Admin div w/ PBA between A & B. "B,C,D". B&C will remain original parcels with admin divisions available
approx 1.79 acres
D has one BP available and will be property boundary adjusted with original parcel C to create a 1.797 ac building lot and the balance of combined parcels C&D. Parcel C is original and will have an admin div remaining.
B
C
F
Nampa Hwy Dist granted a variance with a DEED RESTRICTION for access to Lewis Lane for this property inst # 2015031419
Lewis Lane

Exhibit "A"

Skinner
Land Survey
Precision Land Surveyors, P.C.
21851 Upper Pleasant Ridge Rd.
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS

June 30, 2015

Legal Description for
WDT Lake View, LLC
Job No. MR0615

Parcel 1

This parcel is a portion of the E ½ of Section 10 and the SW ¼ NW ¼ and the NW ¼ SW ¼ of Section 11, Township 2 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of the NW ¼ SW ¼ of Section 11, (W ¼ Corner, Section 11), a found 5/8 inch diameter rebar with a two inch aluminum cap;

thence South 00° 10' 56" East along the West boundary of the NW ¼ SW ¼ a distance of 150.80 feet to the **TRUE POINT OF BEGINNING;**

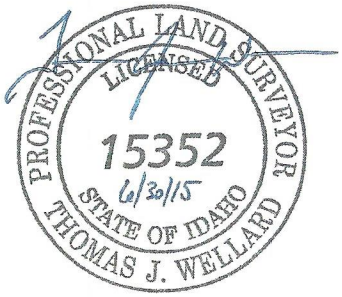
thence South 89° 54' 17" West a distance of 15.15 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.LS. 15352;

thence North 00° 05' 43" West a distance 326.88 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 89° 54' 17" East a distance of 238.59 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00° 05' 43" East a distance of 326.88 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 89° 54' 17" West a distance of 223.45 feet to the **TRUE POINT OF BEGINNING**, containing 1.790 acres, more or less, and being subject to any and all easements and rights-of-way of record or implied.



Skinner
Land Survey
Precision Land Surveyors, P.C.
21851 Upper Pleasant Ridge Rd.
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS

June 30, 2015

Legal Description for
WDT Lake View, LLC
Job No. MR0615

Parcel 2

This parcel is a portion of the SW ¼ NW ¼ of Section 11, Township 2 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southwest corner of the SW ¼ NW ¼, (W ¼ Corner, Section 11), a found 5/8 inch diameter rebar with a two inch aluminum cap;

thence North 00° 05' 43" West along the West boundary of the SW ¼ NW ¼ a distance of 176.07 feet to the **TRUE POINT OF BEGINNING**;

thence continuing North 00° 05' 43" West along the West boundary of the SW ¼ NW ¼ a distance of 1152.54 feet to the Northwest corner of the SW ¼ NW ¼, a found 5/8 inch diameter rebar;

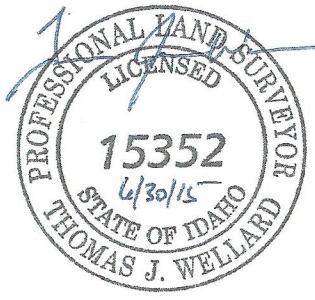
thence North 89° 20' 49" East along the North boundary of the SW ¼ NW ¼ a distance of 994.58 feet;

thence South 00° 07' 40" East a distance of 1328.41 feet to a point on the South boundary of the SW ¼ NW ¼, a found 5/8 inch diameter rebar;

thence South 89° 20' 08" West along the South boundary of the SW ¼ NW ¼ a distance of 771.65 feet;

thence North 00° 05' 43" West a distance of 173.85 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 89° 54' 17" West a distance of 223.67 feet to the **TRUE POINT OF BEGINNING**, containing 29.445 acres, more or less, and being subject to any and all easements and rights-of-way of record or implied.



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Thomas J. Wellard, PLS

June 30, 2015

Legal Description for
WDT Lake View, LLC
Job No. MR0615

Parcel 3

This parcel is a portion of the NW ¼ SW ¼ of Section 11, Township 2 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of the NW ¼ SW ¼, (W ¼ Corner, Section 11), a found 5/8 inch diameter rebar with a two inch aluminum cap;

thence South 00° 10' 56" East along the West boundary of the NW ¼ SW ¼ a distance of 150.80 feet to the **TRUE POINT OF BEGINNING;**

thence North 89° 54' 17" East a distance of 223.45 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

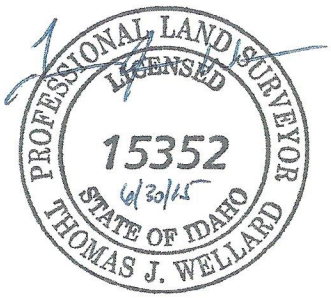
thence North 00° 05' 43" West a distance of 153.03 feet to a point on the north boundary of the NW ¼ SW ¼;

thence North 89° 20' 08" East along the North boundary of the NW ¼ SW ¼ a distance of 1103.44 feet to the Northeast corner of the NW ¼ SW ¼, a found 5/8 inch diameter rebar;

thence South 00° 10' 43" East along the East boundary of the NW ¼ SW ¼ a distance of 1322.97 feet to the Southeast corner of the NW ¼ SW ¼, a found 5/8 inch diameter rebar;

thence South 89° 19' 07" West along the South boundary of the NW ¼ SW ¼ a distance of 1327.05 feet to the Southwest corner of the NW ¼ SW ¼, a found 5/8 inch diameter rebar;

thence North 00° 10' 56" West along the West boundary of the NW ¼ SW ¼ a distance of 1172.56 feet to the **TRUE POINT OF BEGINNING**, containing 39.530 acres more or less, and being subject to any and all easements and rights-of-way of record or implied.



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Thomas J. Wellard, PLS

PROFESSIONAL LAND SURVEYOR
LICENSED
15352
6/30/15
STATE OF IDAHO
THOMAS J. WELLARD

June 30, 2015

Legal Description for
WDT Lake View, LLC
Job No. MR0615

Parcel 4

This parcel is a portion of the E ½ of Section 10, Township 2 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southeast section corner of Section 10, a found 5/8 inch diameter rebar;

thence North 00° 10' 33" West along the East boundary of the SE ¼ SE ¼ of Section 10 a distance of 828.27 feet to the **TRUE POINT OF BEGINNING**, a found ½ inch diameter rebar;

thence North 39° 38' 58" West a distance of 420.89 feet to a found 5/8 inch diameter rebar;

thence North 19° 41' 04" West a distance of 722.65 feet to a found 5/8 inch diameter rebar;

thence North 16° 46' 39" West a distance of 200.80 feet to a found 5/8 inch diameter rebar;

thence North 37° 05' 34" West a distance of 599.60 feet to a found 5/8 inch diameter rebar;

thence North 13° 48' 22" West a distance of 527.44 feet to a found 5/8 inch diameter rebar;

thence North 00° 53' 06" East a distance of 491.88 feet to a found ½ inch diameter rebar;

thence North 61° 13' 44" West a distance of 315.86 feet to a found ½ inch diameter rebar;

thence North 21° 41' 47" West a distance of 304.80 feet to a found ½ inch diameter rebar;

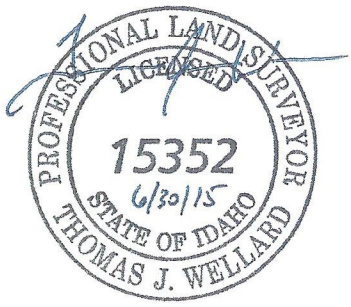
thence North 89° 54' 05" East a distance of 1431.50 feet to a point on the East boundary of the SE ¼ NE ¼, a found ½ inch diameter rebar;

thence South 00° 05' 43" East along the East boundary of the SE ¼ NE ¼ a distance of 1122.52 feet;

thence South 89° 54' 17" West a distance of 14.92 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

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Thomas J. Wellard, PLS



thence South 00° 05' 43" East a distance of 326.88 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 89° 54' 17" East a distance of 15.15 feet to a point on the East boundary of the NE ¼ SE ¼;

thence South 00° 10' 56" East along the East boundary of the NE ¼ SE ¼ a distance of 1172.56 feet to the Southeast corner of the NE ¼ SE ¼, a found 5/8 inch diameter rebar;

thence South 00° 10' 33" East along the East boundary of the SE ¼ SE ¼ a distance of 494.80 feet to the **TRUE POINT OF BEGINNING**, containing, in total 55.859 acres;

EXCEPTING THEREFROM the parcel particularly described as follows:

COMMENCING at the Southeast corner of the SE ¼ NE ¼ of Section 10, a found 5/8 inch diameter rebar with a two inch aluminum cap;

thence North 00° 05' 43" West along the East boundary of said SE ¼ NE ¼ a distance of 176.07 feet;

thence North 88° 07' 24" West a distance of 70.52 feet to the **TRUE POINT OF BEGINNING**, ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 89° 54' 17" West a distance of 265.16 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 00° 05' 43" West a distance of 295.16 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 89° 54' 17" East a distance of 265.16 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00° 05' 43" East a distance of 295.16 feet to the **TRUE POINT OF BEGINNING**, containing 1.797 acres;

Parcel 4 contains 54.062 acres, more or less, and is subject to any and all easements and rights-of-way of record or implied.

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Thomas J. Wellard, PLS

June 30, 2015

Legal Description for
WDT Lake View, LLC
Job No. MR0615

Parcel 5

This parcel is a portion of the SE ¼ NE ¼ of Section 10, Township 2 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southeast corner of the SE ¼ NE ¼, (E ¼ Corner, Section 10), a found 5/8 inch diameter rebar with a two inch aluminum cap;

thence North 00° 05' 43" West along the East boundary of said SE ¼ NE ¼ a distance of 176.07 feet;

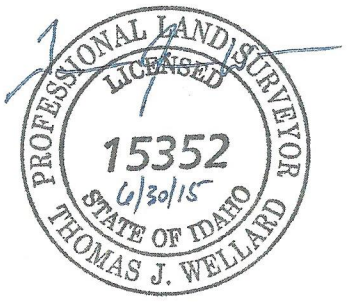
thence North 88° 07' 24" West a distance of 70.52 feet to the **TRUE POINT OF BEGINNING**, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 89° 54' 17" West a distance of 265.16 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 00° 05' 43" West a distance of 295.16 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 89° 54' 17" East a distance of 265.16 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00° 05' 43" East a distance of 295.16 feet to the **TRUE POINT OF BEGINNING**, containing 1.797 acres, more or less, and being subject to any and all easements and rights-of-way of record or implied.



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Thomas J. Wellard, PLS

June 30, 2015

Legal Description for
WDT Lake View, LLC
Job No. MR0615

Ingress/Egress, Utility, Irrigation and Drainage Easement

This easement lies in a portion of the E ½ of Section 10, Township 2 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Southeast section corner of Section 10, a found 5/8 inch diameter rebar;

thence South 89° 26' 12" West along the south boundary of said Section 10 a distance of 60.00 feet to a found 5/8 inch diameter rebar;

thence North 00° 10' 45" West a distance of 2466.12 feet;

thence North 26° 56' 01" West a distance of 33.62 feet;

thence North 00° 05' 43" West a distance of 480.00 feet;

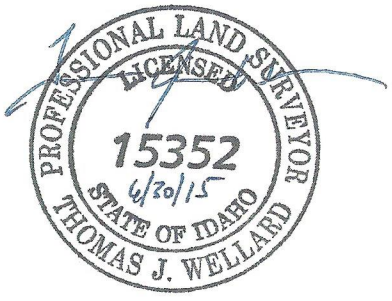
thence North 89° 54' 17" East a distance of 60.00 feet;

thence South 00° 05' 43" East a distance of 480.00 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 89° 54' 17" East a distance of 15.15 feet to a point on the East boundary of the NE ¼ SE ¼;

thence South 00° 10' 56" East along the East boundary of the NE ¼ SE ¼ a distance of 1172.56 feet to the Northeast corner of the SE ¼ SE ¼, a found 5/8 inch diameter rebar;

thence South 00° 10' 33" East along the east boundary of the SE ¼ SE ¼ a distance of 1323.07 feet to the **POINT OF BEGINNING,** and being subject to any and all easements and rights-of-way of record or implied.



HWY DISTRICT

ADMINSTRATIVE LAND DIVISION LETTER OF ACKNOWLEDGEMENT

Submit this document along with a detailed site plan showing all mstructures, accesses, and easements

To: NAMPA Highway District

Applicant Name: WDT LAKE VIEW, LLC by TJ WELLARD

Current Mailing Address: 21851 UPPER PLEASANT RIDGE RD CALDWELL, ID 83607

Site (Subject Property) Address: 0 LEWIS LANE Parcel # R30057

Phone Number: 208-454-0933 Fax: NA

E-mail address: TJ@SKINNERLANDSURVEY.com Date: 6/11/15

Type of Administrative Land Division Application:

- ☒ **Administrative Land Division** [Canyon County Code § 07-18-01]
- ☐ **Transfer of Building Permits** [Canyon County Code § 07-18-03]
- ☐ Variance--Discretionary Decrease/Increase in Lot Size [Canyon County Code, Article 8]
- ☐ Easement Reduction [Canyon County Code § 07-10-03 (1) (B)]

OFFICIAL USE ONLY BELOW THIS LINE

LETTER OF ACKNOWLEDGEMENT ACTION:

Determination and Decision and Order on Application for Letter of Acknowledgement:

☐ **Approval** ☒ **Approval Subject to Conditions** ☐ **Denied**

Approval Conditions, if any, are herein set forth:

Residential Access by Variance Request Approval. No new direct access to Arterial Roadway. If approved - Paved Apron Required

This acknowledgement is valid only for six months from the date issued.

Basis for action:

ACCHD Standards Sec. 3061.020.A + ACCHD Standard Drawing # ACCHD-106

Dated: 6-25-15 Signed Edward Thiel

Authorized Hwy District Representative

NOTICE: Section and quarter section lines are subject to a 70-foot setback requirement unless the Highway District having jurisdiction waives the setback. The property included in this application is subject to setback requirements from the following:

☐ Section Line ☐ Quarter Section Line

Location of section line and/or quarter section line relative to property:

This is informational only and the location of section and quarter-section lines relative to the property should be verified by the property owner. If the property is subject to a section line or quarter-section line setback, the property owner may apply for a waiver of the setback from the Highway District.

Notice of final action: *Please note than unless an appeal of this decision is filed with the Secretary of the District, within fourteen (14) days of date of service, this is a final action. Appeals will be heard by the Board of Commissioners of this District at an open meeting, as scheduled by the Commissioners of this District.*

Copy of completed form received by Canyon County Development Services

on 6/30/15 (date) Received By (DSD Staff) : Deb Root

DEED RESTRICTION

2015-031419
RECORDED
08/17/2015 08:57 AM
00183450201500314190020024
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 DWILSON NO FEE
DEED
NAMPA HWY DIST

(This space reserved for Canyon County Recorder)

1. **Purpose.** The purpose of this Deed Restriction is to specify the location and type of access rights that exist for the subject property to Lewis Lane.

2. **Property.** The property affected by this Deed Restriction consists of:

   a. Approximately 1.189 acres, identified as Canyon County Tax Parcel No. R300 580 11D0, and located in the Southeast Quarter of Section 10, Township 2 North, Range 3 West, Boise Meridian; and,

   b. Approximately 142.005 acres, identified as Canyon County Tax Parcel No. R300 570 000 0, and located in the East Half of Section 10 and West Half of Section 11, Township 2 North, Range 3 West, Boise Meridian.

3. **Grantor.** This Deed Restriction is granted by WDT Lake View LLC, an Idaho limited liability company, which owns the subject property.

4. **Recipient.** This Deed Restriction is granted to the Nampa Highway District No. 1, a body corporate and politic of the State of Idaho, which has jurisdiction over Lewis Lane.

5. **Description.** There is no right of access for the subject property to Lewis Lane, except as follows:

   a. A 30 foot wide multi-family residential approach, located 30 feet west of the southeast corner of Section 10, Township 2 North, Range 3 West, Boise Meridian.

6. **Restriction Runs With Land.** This Deed Restriction shall run with the land and shall permanently bind the Grantor and/or Grantor's heirs and assigns.

7. **Date.** This Deed Restriction is made this 13TH day of August, 2015.

IN WITNESS WHEREOF, the undersigned has caused this Deed Restriction to be executed on the day, month and year set forth above.

GRANTOR:
WDT Lake View LLC, an Idaho limited liability company

Dar Symms, Manager

STATE OF IDAHO)
) ss.
County of Canyon)

On this 13th day of August, 2015, before me, _____, a Notary Public in and for the State of Idaho, personally appeared **Dar Symms**, known or proven to me to be the **Manager** of the limited liability company, which 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.

CASEY BEQUEATH NOTARY PUBLIC STATE OF IDAHO

_____
Notary Public for Idaho
Residing in Canyon County, Idaho

My commission expires: 6-16-21

9.00

NHD–005
Rev Jan 2015
Page 1 of 2

APPLICATION TO VARY STANDARDS

SECTION I – APPLICANT INFORMATION *(TO BE COMPLETED BY APPLICANT)*

I certify that I am the applicant (or authorized representative of applicant), that I have read Section II (*Information to Applicant*), that I have completed Section III (*Applicant Questioneer*), and that the statements and representations made herein are true and correct.

THOMAS WELLARD
NAME OF APPLICANT

SIGNATURE OF APPLICANT

21851 UPPER PLEASANT RIDGE RD
ADDRESS

7/6/15
DATE

CALDWELL ID 83607
CITY *STATE* *ZIP*

208-454-0933
PHONE (CELL NUMBER PREFERRED)

SECTION II – INFORMATION TO APPLICANT

The District Standards are published in the *Highway Standards & Development Procedures for the Association of Canyon County Highway Districts*. Section 2140.010 of those Standards discusses the purpose for variances, and reads as follows:

"The Highway District may grant variances in order to prevent or to lessen such practical difficulties and unnecessary physical hardships as would result from a literal interpretation and enforcement in certain of the regulations prescribed by these Standards.

A variance shall not be considered a right or special privilege, but may be granted ton an applicant only upon showing 1) undue hardship because of special characteristics applicable to the site, and 2) the variance is not in conflict with public interest. Hardships must result from special site characteristics, from geographic, topographic or other physical conditions, or from population densities, existing street locations or traffic conditions.

The purpose of a variance is to provide fair treatment and to see tha individuals are not penalized because of site characteristics beyond their control."

Section 2040.030 of those Standards discusses the duration of approval, and reads as follows:

"The use or construction permitted under the terms of any variance shall be commenced within a six (6) month period. If such use or construction has not commenced within such time period, the variance shall no longer be valid. Prior to the expiration of the six (6) month period, the District, upon request of the applicant, may extend the variance for up ton an additional six (6) months from the original date of approval. No additional extension will be allowed."

An electronic version of the Standards can be found on the "Manuals, Forms and Maps" page of the Highway District web site at www.nampahighway1.com.

SECTION III – APPLICANT QUESTIONEER *(TO BE COMPLETED BY APPLICANT)*

Attach additional pages as necessary for answers.

1. What is the Section title and number of the Standards from which you wish to vary? SEC 3061.020.A
2. What specifically to you wish to do differently from what the Standards allow? TAKE DIRECT ACCESS FROM LEWIS LANE WHICH WAS CLASSIFIED AS A MINOR ARTERIAL.

APPLICATION TO VARY STANDARDS

3. Why do you wish to vary from the Standards? THE SUBJECT PROPERTY ONLY HAS ACCESS FROM LEWIS LANE. THE EXISTING APPROACH IS CLASSIFIED AS AGRICULTURAL ONLY AND CANNOT BE USED FOR RESIDENTIAL PURPOSES. THE SUBJECT PROPERTY HAS RESIDENTIAL BUILDING PERMITS AVAILABLE THAT CANNOT BE USED EXCEPT THROUGH THIS VARIANCE.

4. Explain why this variance would not be detrimental to public health, safety or welfare, and not materially injurious to other properties in the vicinity:
THE VARIANCE WILL ALLOW RESIDENTIAL ACCESS TO AN EXISTING AGRICULTURAL APPROACH. THE APPROACH WILL BE UPGRADED WITH A PAVED APRON AND MEETS ALL OTHER HIGHWAY DISTRICT STANDARDS. THERE WILL BE NO NEGITIVE IMPACT ON SUARDOUNDING PROPERTIES.

5. What undue hardship would result if this variance were not granted? THIS PROPERTY HAS NO LEGAL ACCESS TO A PUBLIC ROAD IF THIS VARIANCE IS NOT GRANTED. THIS WOULD SIGNIFICANTLY IMPACT THE VALUE OF THE PROPERTY AND WOULD HAVE NO USE OTHER THAN FOR AGRICULTURAL.

6. Provide the following information regarding the property/site:

Street Address 0 LEWIS LANE Side of Road: ☒ North ☐ South ☐ East ☐ West

Between: EE PUMP RD & FARMER RD *(NAMES OF CLOSEST CROSS STREETS)*

SECTION IV – REVIEW *(TO BE COMPLETED BY HIGHWAY DISTRICT STAFF)*

STAFF REPORT COMPLETED AND ATTACHED: ☒ Yes ☐ No

APPLICATION FEE PAID: ☒ Yes ☐ No

SITE PLAN SUBMITTED: ☒ Yes ☐ Not needed

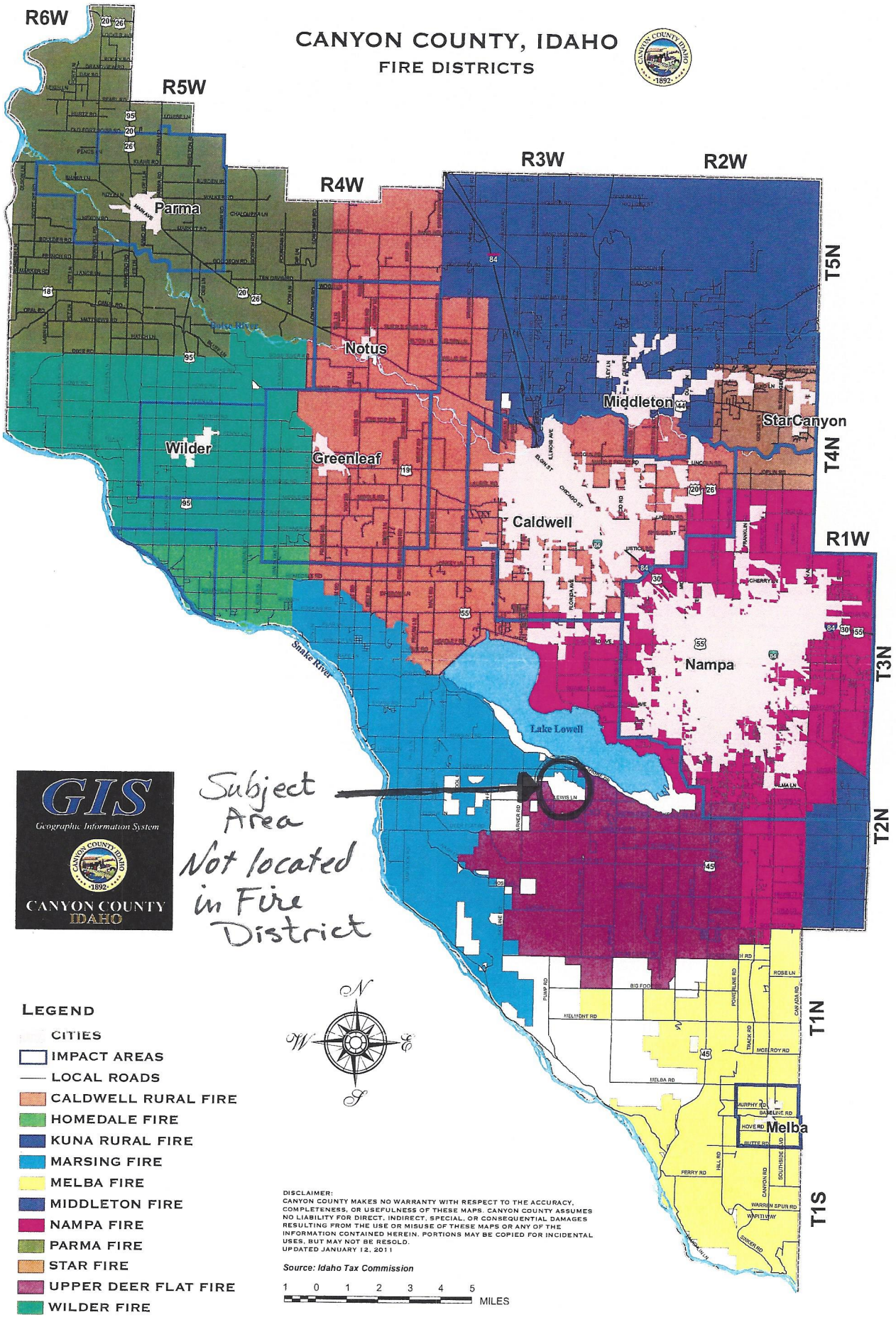
Shawn C Thiel — *SIGNATURE – HIGHWAY DISTRICT STAFF* 7-16-15 — *DATE*

SECTION V – DECISION *(TO BE COMPLETED BY HIGHWAY DISTRICT BOARD OF COMMISSIONERS)*

DECISION OF THE HIGHWAY DISTRICT BOARD OF COMMISSIONERS: ☐ Approved ☐ Denied ☒ Approved subject to conditions

BASIS OF DECISION *(WITH ANY APPLICABLE CONDITIONS)*: Patron is required to install a paved apron to service 3 or more residential lots. Approval is subject to a Deed Restriction Limiting any future development for this parcel to this access.

SIGNED: R L Smith — *CHAIRMAN OF THE BOARD* 7-30-15 — *DATE*


CANYON COUNTY, IDAHO
FIRE DISTRICTS
R6W
R5W
R4W
R3W
R2W
T5N
T4N
R1W
T3N
T2N
T1N
T1S
Parma
Notus
Middleton
StarCanyon
Wilder
Greenleaf
Caldwell
Nampa
Melba
Lake Lowell
Snake River
Boise River
GIS
Geographic Information System
CANYON COUNTY
IDAHO
Subject Area
Not located in Fire District
LEGEND
CITIES
IMPACT AREAS
LOCAL ROADS
CALDWELL RURAL FIRE
HOMEDALE FIRE
KUNA RURAL FIRE
MARSING FIRE
MELBA FIRE
MIDDLETON FIRE
NAMPA FIRE
PARMA FIRE
STAR FIRE
UPPER DEER FLAT FIRE
WILDER FIRE
DISCLAIMER:
CANYON COUNTY MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THESE MAPS. CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THESE MAPS OR ANY OF THE INFORMATION CONTAINED HEREIN. PORTIONS MAY BE COPIED FOR INCIDENTAL USES, BUT MAY NOT BE RESOLD.
UPDATED JANUARY 12, 2011
Source: Idaho Tax Commission
1 0 1 2 3 4 5
MILES

DSD Director Administrative Decision

Canyon County Code of Ordinances
§07-18-01, §07-10-17, §07-10-03

2018-056716
RECORDED
12/17/2018 02:42 PM
00411080201800567160080084
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=8 PBRIDGES $31.00
MISC
SKINNER LAND SURVEY

Exhibit 1c

Case Number: **AD2018-0135**

Parcel #'s: **R34268**

Property Owner/Applicant(s): **Dyer Farms Ltd Partnership**

Request: Dyer Farms Ltd Partnership is requesting to complete an administrative land division of parcel R34268, which consists of two (2) original parcels as shown on the old maps. Each original is eligible for an administrative land division into two (2) residential parcels.

Each parcel will have frontage on Knott Ln, a public road. Each parcel has more than the required 60 ft. of frontage along a public road as required by CCZO §07-10-03 (1) A.

The subject property will be divided as follows in accordance with recorded ROS#2018-056593

Original Parcel 1 – located east of Knott Ln, shall be divided as follows:
Parcel 1: 5.00 acres ±
Parcel 2: 19.88 acres ±

Original Parcel 2 - located west of Knott Ln, shall be divided as follows:
Parcel 1: 5.00 acres ±
Parcel 2: 35.05 acres ±

Decision: The application to complete the described land division amendment in accordance with CCZO, Article 18, is **APPROVED.** The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property. The Idaho Right to Farm Act (Idaho Code § 22-4503) applies to this land use decision.

New parcel numbers will be created by the Canyon County Assessor upon recordation of deeds for the approved parcels.

Patricia Nilsson — December 17, 2018
Director — Date

State of Idaho)
SS
County of Canyon County)

On this 17th day of December, in the year of 2018, before me Kathleen Frost, a notary public, personally appeared Patricia Nilsson, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.

KATHLEEN FROST
COMMISSION #67887
NOTARY PUBLIC
STATE OF IDAHO

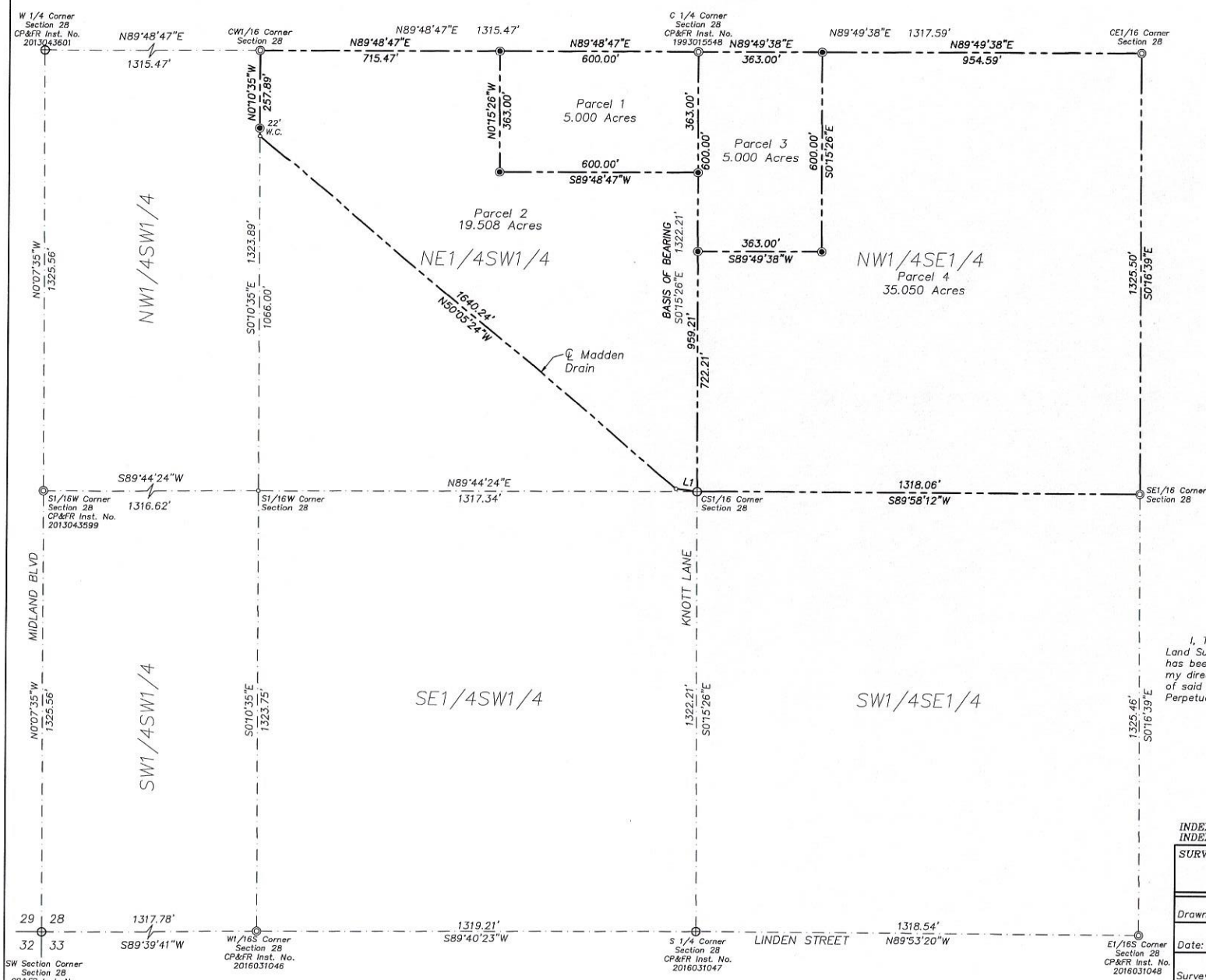
Notary: K Frost

My Commission Expires: 06/03/2022

RECORD OF SURVEY

A PORTION OF THE NE 1/4 SW 1/4 AND THE NW 1/4 SE 1/4 OF SECTION 28,
TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO

2018-056593
RECORDED
12/17/2018 09:18AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=1 LBERG $5.00
SURVEY
PRECISION LAND SURVEYORS



LINE TABLE

NO	BEARING	LENGTH
L1	N83°00'11"W	62.92'

Reference Surveys:
Inst. No. 2016024962
Inst. No. 2007008722
Inst. No. 2016032818
Inst. No. 2007055318
Inst. No. 2015003215

Reference Deed:
Inst. No. 200255894

0' 200' 400'
Scale: 1" = 200'

LEGEND

- ⊕ ALUMINUM CAP MONUMENT – FOUND
- ◎ 5/8" REBAR – FOUND
- ◉ 5/8" x 24" REBAR – SET
- ○ CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- W.C. WITNESS CORNER

CERTIFICATION

I, Thomas J. Wellard, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1601 through 55-1612.

PROFESSIONAL LAND SURVEYOR LICENSED 15362 12/10/18 STATE OF IDAHO THOMAS J. WELLARD

INDEX No. 424-28-2-4-0-00-00
INDEX No. 424-28-3-1-0-00-00

SURVEY FOR: DYER FARMS LIMITED PARTNERSHIP

Drawn By: SLW
Date: Dec. 10, 2018
Surveyed By: TJW
Job No. NV0318

Skinner Land Survey
Precision Land Surveyors, P.C.
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM

Skinner
Land Survey
Precision Land Surveyors, P.C.
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE

December 10, 2018

Legal Description for
Dyer Farms Limited Partnership
Job No. NV0318

Parcel 1

This parcel is a portion of the NE ¼ SW ¼ of Section 28 in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

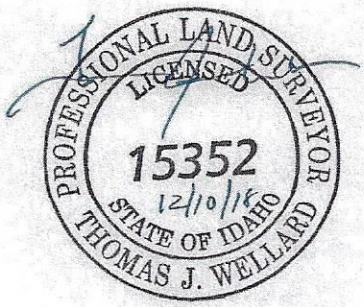
BEGINNING at the Northeast corner of said NE ¼ SW ¼, (C ¼ Corner, Section 28), a found 5/8 inch diameter rebar;

thence South 00° 15' 26" East along the East boundary of the NE ¼ SW ¼ a distance of 363.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 89° 48' 47" West, parallel with the North boundary of the NE ¼ SW ¼, a distance of 600.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

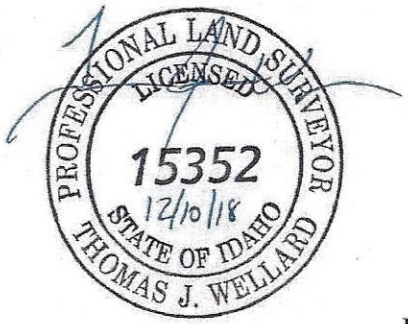
thence North 00° 15' 26" West, parallel with the East boundary of the NE ¼ SW ¼, a distance of 363.00 feet to a point on the North boundary of the NE ¼ SW ¼, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 89° 48' 47" East along said North boundary a distance of 600.00 feet to the **POINT OF BEGINNING**, said parcel being 5.000 acres more or less, and being subject to any and all easements and rights of way of record of implied.



Skinner
Land Survey
Precision Land Surveyors, P.C.
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE



December 10, 2018

Legal Description for
Dyer Farms Limited Partnership
Job No. NV0318

Parcel 2

This parcel is a portion of the NE ¼ SW ¼ of Section 28 in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of said NE ¼ SW ¼, (C ¼ Corner, Section 28), a found 5/8 inch diameter rebar;

thence South 00° 15' 26" East along the East boundary of the NE ¼ SW ¼ a distance of 363.00 feet to the **TRUE POINT OF BEGINNING**, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence continuing South 00° 15' 26" East along said East boundary a distance of 959.21 feet to the Southeast corner of the NE ¼ SW ¼, also a point on the centerline of Madden Drain, a found 5/8 inch diameter rebar;

thence traversing said centerline as follows:

North 83° 00' 11" West a distance of 62.92 feet;

North 50° 05' 24" West a distance of 1640.24 feet to a point on the West boundary of the NE ¼ SW ¼;

thence leaving said centerline, bearing North 00° 10' 35" West along said West boundary a distance of 257.89 feet to the Northwest corner of the NE ¼ SW ¼, a found 5/8 inch diameter rebar;

thence North 89° 48' 47" East along the North boundary of the NE ¼ SW ¼ a distance of 715.47 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00° 15' 26" East, parallel with the East boundary of the NE ¼ SW ¼, a distance of 363.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 89° 48' 47" East, parallel with the North boundary of the NE ¼ SW ¼, a distance of 600.00 feet to the **TRUE POINT OF BEGINNING**, said parcel being 19.508 acres more or less, and being subject to any and all easements and rights of way of record of implied.

Skinner
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Thomas J. Wellard, PLS
Rodney Clark, PE

December 10, 2018

Legal Description for
Dyer Farms Limited Partnership
Job No. NV0318

Parcel 3

This parcel is a portion of the NW ¼ SE ¼ of Section 28 in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

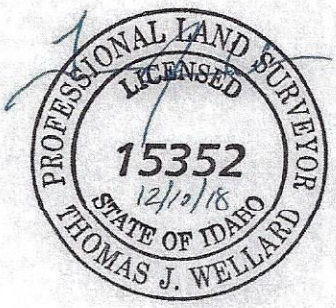
BEGINNING at the Northwest corner of said NW ¼ SE ¼, a found 5/8 inch diameter rebar

thence North 89° 49' 38" East along the North boundary of the NW ¼ SE ¼ a distance of 363.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00° 15' 26" East, parallel with the West boundary of the NW ¼ SE ¼, a distance of 600.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 89° 49' 38" West, parallel with the North boundary of the NW ¼ SE ¼, a distance of 363.00 feet to a point on the West boundary of the NW ¼ SE ¼, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 00° 15' 26" West along said West boundary a distance of 600.00 feet to the **POINT OF BEGINNING**, said parcel being 5.000 acres more or less, and being subject to any and all easements and rights of way of record of implied.



Skinner
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Precision Land Surveyors, P.C.
17842 Sand Hollow Road
Caldwell, Idaho 83607
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WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE

December 10, 2018

Legal Description for
Dyer Farms Limited Partnership
Job No. NV0318

Parcel 4

This parcel is a portion of the NW ¼ SE ¼ of Section 28 in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of said NW ¼ SE ¼, a found 5/8 inch diameter rebar;

thence North 89° 49' 38" East along the North boundary of the NW ¼ SE ¼ a distance of 363.00 feet to the **TRUE POINT OF BEGINNING**, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence continuing North 89° 49' 38" East along said North boundary a distance of 954.59 feet to the Northeast corner of the NW ¼ SE ¼, a found 5/8 inch diameter rebar;

thence South 00° 16' 39" East along the East boundary of the NW ¼ SE ¼ a distance of 1325.50 feet to the Southeast corner of the NW ¼ SE ¼, a found 5/8 inch diameter rebar;

thence South 89° 58' 12" West along the South boundary of the NW ¼ SE ¼ a distance of 1318.06 feet to the Southwest corner of the NW ¼ SE ¼, a found 5/8 inch diameter rebar;

thence North 00° 15' 26" West along the West boundary of the NW ¼ SE ¼ a distance of 722.21 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 89° 49' 38" East, parallel with the North boundary of the NW ¼ SE ¼, a distance of 363.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 00° 15' 26" West a distance of 600.00 feet to the **TRUE POINT OF BEGINNING**, said parcel being 35.050 acres more or less, and being subject to any and all easements and rights of way of record of implied.



HWY DISTRICT

ADMINSTRATIVE LAND DIVISION LETTER OF ACKNOWLEDGEMENT

Submit this document along with a detailed site plan showing all mstructures, accesses, and easements

To: CANYON Highway District #4

Applicant Name: T.J. WELLARD SKINNER LAND SURVEY

Current Mailing Address: 21851 UPPER PLEASANT RIDGE RD

Site (Subject Property) Address: 0 KNOTT LN **Parcel #** R3426800000

Phone Number: 208 454 0933 **Fax:** _____

E-mail address: TJ@SKINNERLANDSURVEY.COM **Date:** _____

Type of Administrative Land Division Application:

- ☐ **Administrative Land Division** [Canyon County Code § 07-18-01]
- ☐ **Transfer of Building Permits** [Canyon County Code § 07-18-03]
- ☐ Variance--Discretionary Decrease/Increase in Lot Size [Canyon County Code, Article 8]
- ☐ Easement Reduction [Canyon County Code § 07-10-03 (1) (B)]

OFFICIAL USE ONLY BELOW THIS LINE

LETTER OF ACKNOWLEDGEMENT ACTION:

Determination and Decision and Order on Application for Letter of Acknowledgement:

☐ **Approval** ☑ **Approval Subject to Conditions** ☐ **Denied**

Approval Conditions, if any, are herein set forth:

MINIMUM DRIVEWAY SPACING OF 210' (COLLECTOR/URBAN) FOR NEW RESIDENTIAL ACCESS

This acknowledgement is valid only for six months from the date issued.

Basis for action:

CURRENT DISTRICT ACCESS POLICY

Dated: 11/19/18 Signed _____ ASSISTANT ENGINEER

Authorized Hwy District Representative

NOTICE: Section and quarter section lines are subject to a 70-foot setback requirement unless the Highway District having jurisdiction waives the setback. The property included in this application is subject to setback requirements from the following:

☐ Section Line ☑ Quarter Section Line

Location of section line and/or quarter section line relative to property:

KNOTT LANE & NORTH PARCEL BOUNDARY

This is informational only and the location of section and quarter-section lines relative to the property should be verified by the property owner. If the property is subject to a section line or quarter-section line setback, the property owner may apply for a waiver of the setback from the Highway District.

Notice of final action: *Please note than unless an appeal of this decision is filed with the Secretary of the District, within fourteen (14) days of date of service, this is a final action. Appeals will be heard by the Board of Commissioners of this District at an open meeting, as scheduled by the Commissioners of this District.*

Copy of completed form received by Canyon County Development Services

on _____ (date) Received By (DSD Staff) : _____

FIRE DISTRICT

ADMINSTRATIVE LAND DIVISION LETTER OF ACKNOWLEDGEMENT

To: NAMPA Fire District

Applicant Name: T.J. WELLARD SKINNER LAND SURVEY

Current Mailing Address: 21851 UPPER PLEASANT RIDGE RD

Site (Subject Property) Address: 0 KNOTT LN CALDWELL Parcel # R3426800[illegible]

Phone Number: 208-454-0933 Fax: _____

E-mail address: TJ@SKINNERLANDSURVEY.COM Date: _____

Type of Administrative Land Division Application:

- ☒ **Administrative Land Division** [Canyon County Code § 07-18-01]
- ☐ **Transfer of Building Permits** [Canyon County Code § 07-18-03]
- ☐ Variance--Discretionary Decrease/Increase in Lot Size [Canyon County Code, Article 8]
- ☐ Easement Reduction [Canyon County Code § 07-10-03 (1) (B)]

OFFICIAL USE ONLY BELOW THIS LINE

LETTER OF ACKNOWLEDGEMENT ACTION:

Determination and Decision and Order on Application for Letter of Acknowledgement:

☐ Approval ☒ Approval Subject to Conditions ☐ Denied

Approval Conditions, if any, are herein set forth:

Owner/applicant shall apply for an access/water supply permit with the Nampa Fire department prior to obtaining a building permit.

This acknowledgement is valid only for six months from the date issued.

Basis for action:

Dated: 11/30/18 Signed _____

Authorized Fire District Representative

Notice of final action: Please note than unless an appeal of this decision is filed with the Secretary of the District, within fourteen (14) days of date of service, this is a final action. Appeals will be heard by the Board of Commissioners of this District at an open meeting, as scheduled by the Commissioners of this District.

(Copy retained by District in official files and copy to Applicant)

Copy of completed form received by Canyon County Development Services

on _____ (date) Received By (DSD Staff) : _____

DSD Director Decision
Administrative Land Divisions

Canyon County Code of Ordinances Article 18 & §07-10-03 & §07-10-17

Recorder's Scan Label
2019-018906
RECORDED
05/06/2019 09:26 AM
00436823201900189060140146
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=14 SDUPUIS $49.00
MISC
SKINNER LAND SURVEYORS

Exhibit 1d

Case Number: ***AD2019-0010***

Parcel # (s): ***Admin. Land Division on R33586 & R33583***

R35565(originating parcel) & R33583 (destination)

Property Owner/Applicant(s): ***Troost Family Living Trust***

Request: Troost Family Living Trust has requested an administrative land division of parcel R33586 and R33583. Also requested is a building permit transfer from the originating original parcel, R35565 to R33583 (destination parcel) and a property boundary adjustment.

Finding: R33586 is zoned "A" (Agricultural) and is an original parcel as defined by CCZO and has an administrative land division available to it §07-18-01. R33583 is zoned "A" (Agricultural) and is an original parcel as defined by CCZO and has an administrative land division available to it §07-18-01. R33565 is zoned "A" (Agricultural) and is an original parcel as defined by CCZO and has an administrative land division available to it §07-18-01.

A property boundary adjustment is requested to adjust the property lines between R33583 & R33586, leaving a 65.712 acre agriculture only parcel as shown on the record of survey, Instrument #2019-015699.

In accord with Record of Survey instrument #: 2019-015699. The private roadway, "Cabernet Lane" is subject to a recorded road user's maintenance agreement RUMA# 2019-017455.

Building permit relocation from the originating parcel, R33586 to the destination parcel R33583 as follows:
Parcel 1 (1.683 acres) Residential building permit available
Parcel 2 (1.286 acres) Residential building permit available
Parcel 3 (1.275 acres) Residential building permit available (*existing permit available on R33583)*

Parcel 4 (65.712 acres) Agricultural only, no residential building permit available without jurisdictional approval. *(This parcel is the result of the PBA*

Parcel A (1.206 acres) Residential building permit available (division of the original parcel, R33586)
Parcel B (1.321 acres) Residential building permit available (division of the original parcel, R33586
Parcel C (4.599acres) Agricultural only, no residential building permit available without jurisdictional approval.

Decision: The application to complete an Article 18 Administrative Division with a building permit relocation as described above is **APPROVED**. The property boundary adjustment is also **APPROVED.** The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property. The Idaho Right to Farm Act (Idaho Code § 22-4503) applies to this land use decision.

Patrick Nilsen
Director

May 3, 2019
Date

State of Idaho)

SS

County of Canyon County)

On this 3RD day of May, in the year of 2019, before me Kathleen Frost, a notary public, personally appeared Patricia Nilsson, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.

KATHLEEN FROST
COMMISSION #67887
NOTARY PUBLIC
STATE OF IDAHO

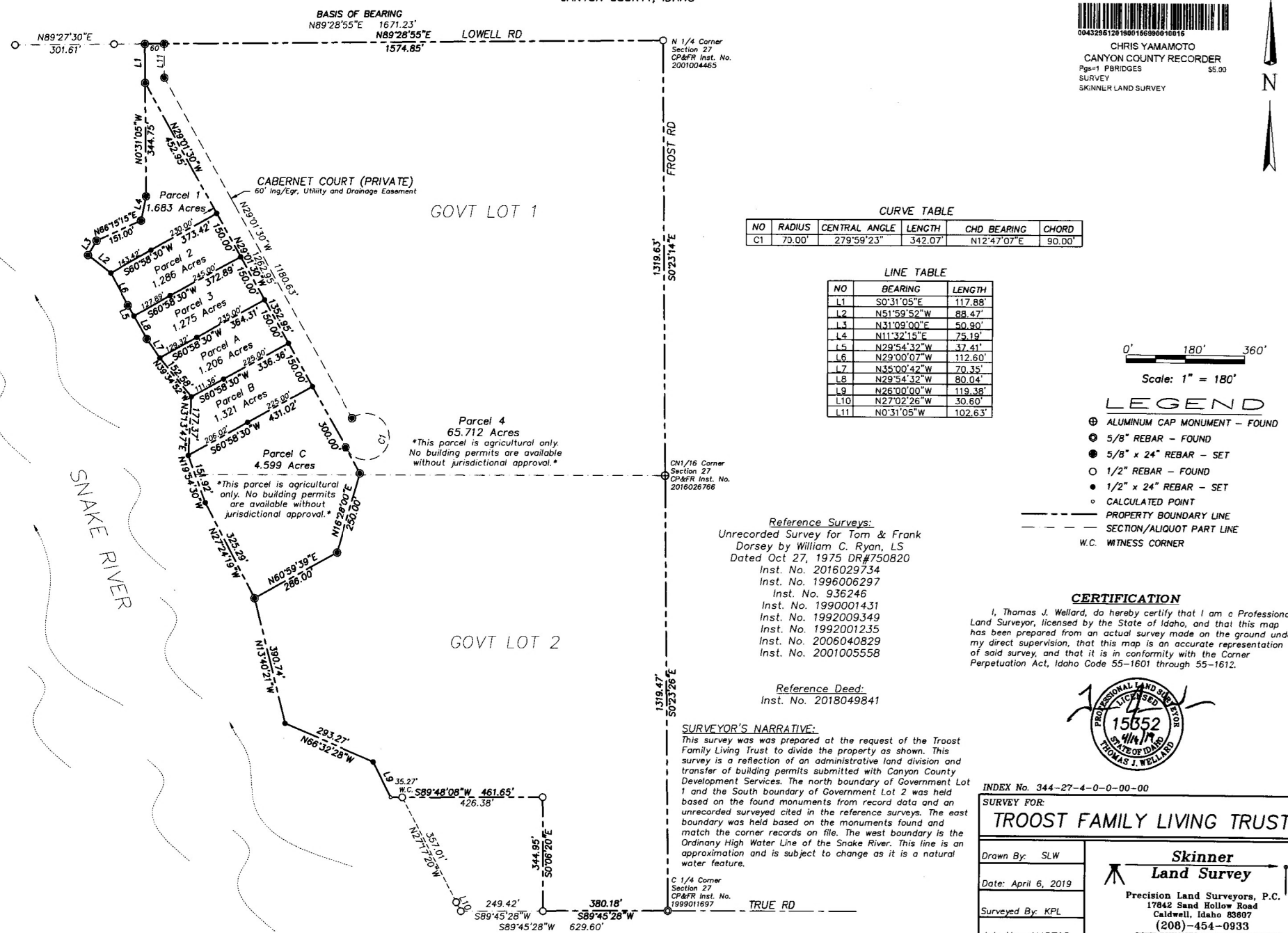
Notary: K Frost

My Commission Expires: 6-3-2022

RECORD OF SURVEY

A PORTION OF GOVERNMENT LOTS 1 & 2 OF SECTION 27,
TOWNSHIP 3 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO

2019-015699
RECORDED
04/17/2019 01:10 PM
00432951201900156990010015
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=1 PBRIDGES $5.00
SURVEY
SKINNER LAND SURVEY



CURVE TABLE

NO	RADIUS	CENTRAL ANGLE	LENGTH	CHD BEARING	CHORD
C1	70.00'	279°59'23"	342.07'	N12°47'07"E	90.00'

LINE TABLE

NO	BEARING	LENGTH
L1	S0°31'05"E	117.88'
L2	N51°59'52"W	88.47'
L3	N31°09'00"E	50.90'
L4	N11°32'15"E	75.19'
L5	N29°54'32"W	37.41'
L6	N29°00'07"W	112.60'
L7	N35°00'42"W	70.35'
L8	N29°54'32"W	80.04'
L9	N26°00'00"W	119.38'
L10	N27°02'26"W	30.60'
L11	N0°31'05"W	102.63'

LEGEND

- ⊕ ALUMINUM CAP MONUMENT – FOUND
- ◎ 5/8" REBAR – FOUND
- ● 5/8" x 24" REBAR – SET
- ○ 1/2" REBAR – FOUND
- • 1/2" x 24" REBAR – SET
- ◦ CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- W.C. WITNESS CORNER

Reference Surveys:
Unrecorded Survey for Tom & Frank Dorsey by William C. Ryan, LS
Dated Oct 27, 1975 DR#750820
Inst. No. 2016029734
Inst. No. 1996006297
Inst. No. 936246
Inst. No. 1990001431
Inst. No. 1992009349
Inst. No. 1992001235
Inst. No. 2006040829
Inst. No. 2001005558

Reference Deed:
Inst. No. 2018049841

SURVEYOR'S NARRATIVE:
This survey was was prepared at the request of the Troost Family Living Trust to divide the property as shown. This survey is a reflection of an administrative land division and transfer of building permits submitted with Canyon County Development Services. The north boundary of Government Lot 1 and the South boundary of Government Lot 2 was held based on the found monuments from record data and an unrecorded surveyed cited in the reference surveys. The east boundary was held based on the monuments found and match the corner records on file. The west boundary is the Ordinary High Water Line of the Snake River. This line is an approximation and is subject to change as it is a natural water feature.

CERTIFICATION

I, Thomas J. Wellard, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1601 through 55-1612.

PROFESSIONAL LAND SURVEYOR LICENSED 15552 4/16/19 STATE OF IDAHO THOMAS J. WELLARD

INDEX No. 344-27-4-0-0-00-00

SURVEY FOR:
TROOST FAMILY LIVING TRUST

Drawn By: SLW
Date: April 6, 2019
Surveyed By: KPL
Job No. AU0718

Skinner Land Survey
Precision Land Surveyors, P.C.
17642 Sand Hollow Road
Caldwell, Idaho 83607
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM

FIRE DISTRICT

ADMINSTRATIVE LAND DIVISION LETTER OF ACKNOWLEDGEMENT

To: MARSING Fire District

Applicant Name: T.J. WELLARD

Current Mailing Address: 17842 SAND HOLLOW RD. CALDWELL, ID

Site (Subject Property) Address: 0 FROST RD CALDWELL, ID **Parcel #** R33586 R33583

Phone Number: 208. 454. 0933 **Fax:** _____

E-mail address: T.J.@SKINNERLANDSURVEY.COM **Date:** 12/20/2018

Type of Administrative Land Division Application:

- ☒ **Administrative Land Division** [Canyon County Code § 07-18-01]
- ☒ **Transfer of Building Permits** [Canyon County Code § 07-18-03]
- ☐ Variance--Discretionary Decrease/Increase in Lot Size [Canyon County Code, Article 8]
- ☐ Easement Reduction [Canyon County Code § 07-10-03 (1) (B)]

OFFICIAL USE ONLY BELOW THIS LINE

LETTER OF ACKNOWLEDGEMENT ACTION:

Determination and Decision and Order on Application for Letter of Acknowledgement:

☑ **Approval** ☐ **Approval Subject to Conditions** ☐ **Denied**

Approval Conditions, if any, are herein set forth:

_____

_____

_____

This acknowledgement is valid only for six months from the date issued.

Basis for action:

_____

_____

_____

Dated: 1-21-19 Signed Brian Showalter Marsing Fire

Authorized Fire District Representative

Notice of final action: Please note than unless an appeal of this decision is filed with the Secretary of the District, within fourteen (14) days of date of service, this is a final action. Appeals will be heard by the Board of Commissioners of this District at an open meeting, as scheduled by the Commissioners of this District.

(Copy retained by District in official files and copy to Applicant)

Copy of completed form received by Canyon County Development Services

on _____ (date) Received By (DSD Staff) : _____

HWY DISTRICT

ADMINSTRATIVE LAND DIVISION LETTER OF ACKNOWLEDGEMENT

Submit this document along with a detailed site plan showing all mstructures, accesses, and easements

To: GOLDEN GATE Highway District

Applicant Name: T. S. Willard

Current Mailing Address: 17842 Sand Hollow Rd. Caldwell ID

Site (Subject Property) Address: 0 Lowell Rd, 0 Frost Rd. Caldwell, ID **Parcel #** R33583 R33586

Phone Number: 208-454-0933 **Fax:**

E-mail address: tj@skinnerlandsurvey.com **Date:** 12/20/18

Type of Administrative Land Division Application:

- ☒ **Administrative Land Division** [Canyon County Code § 07-18-01]
- ☒ **Transfer of Building Permits** [Canyon County Code § 07-18-03]
- ☐ Variance--Discretionary Decrease/Increase in Lot Size [Canyon County Code, Article 8]
- ☐ Easement Reduction [Canyon County Code § 07-10-03 (1) (B)]

OFFICIAL USE ONLY BELOW THIS LINE

LETTER OF ACKNOWLEDGEMENT ACTION:

Determination and Decision and Order on Application for Letter of Acknowledgement:

☐ **Approval** ☒ **Approval Subject to Conditions** ☐ **Denied**

Approval Conditions, if any, are herein set forth: COMMERCIAL APPROACH PERMIT for new road, 140 ft separation from existing driveway @ 20805 Lowell Rd. New road must have stopping sight distance to hill west of location. Shared access with driveway @ 20797 Lowell Rd

This acknowledgement is valid only for six months from the date issued.

Basis for action: Per email attached.

Dated: 1/17/19 Signed

Authorized Hwy District Representative

NOTICE: Section and quarter section lines are subject to a 70-foot setback requirement unless the Highway District having jurisdiction waives the setback. The property included in this application is subject to setback requirements from the following:

☒ Section Line Lowell Rd ☒ Quarter Section Line PARCEL C

Location of section line and/or quarter section line relative to property:

This is informational only and the location of section and quarter-section lines relative to the property should be verified by the property owner. If the property is subject to a section line or quarter-section line setback, the property owner may apply for a waiver of the setback from the Highway District.

Notice of final action: *Please note than unless an appeal of this decision is filed with the Secretary of the District, within fourteen (14) days of date of service, this is a final action. Appeals will be heard by the Board of Commissioners of this District at an open meeting, as scheduled by the Commissioners of this District.*

Copy of completed form received by Canyon County Development Services

on _____ (date) Received By (DSD Staff) : _____

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surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE

April 8, 2019

Legal Description for
Troost Family Living Trust
Job No. AU0718

Parcel 1

This parcel is a portion of Government Lot 1of Section 27 in Township 3 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of Government Lot 1, (N ¼ Corner, Section 27), a found ½ inch diameter rebar;

thence South 89°28'55" West along the North boundary of Government Lot 1 a distance of 1574.85 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00°31'05" East a distance of 117.88 feet to the **TRUE POINT OF BEGINNING**, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 29°01'30" East a distance of 452.95 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 60°58'30" West a distance of 373.42 feet to a point on the right bank of the Snake River, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

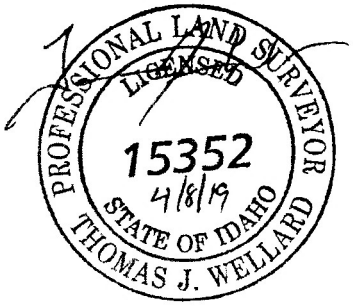
thence North 51°59'52" West along said river bank a distance of 88.47 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence leaving said river bank, bearing North 31°09'00" East a distance of 50.90 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 66°15'15" East a distance of 151.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 11°32'15" East a distance of 75.19 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 00°31'05" West a distance of 344.75 feet to the **TRUE POINT OF BEGINNING**, said parcel being 1.683 acres more or less, and being subject to any and all easements and rights of way of record of implied.



Skinner
Land Survey
Precision Land Surveyors, P.C.
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE

April 8, 2019

Legal Description for
Troost Family Living Trust
Job No. AU0718

Parcel 2

This parcel is a portion of Government Lot 1of Section 27 in Township 3 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of Government Lot 1, (N ¼ Corner, Section 27), a found ½ inch diameter rebar;

thence South 89°28'55" West along the North boundary of Government Lot 1 a distance of 1574.85 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00°31'05" East a distance of 117.88 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 29°01'30" East a distance of 452.95 feet to the **TRUE POINT OF BEGINNING**, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 29°01'30" East a distance of 150.00 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

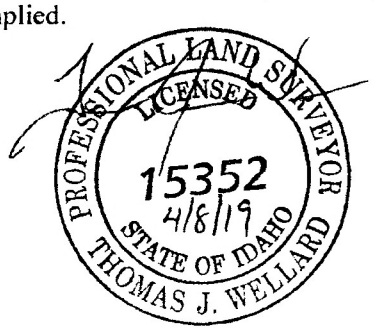
thence South 60°58'30" West a distance of 372.89 feet to a point on the right bank of the Snake River, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence traversing said river bank as follows:

North 29°54'32" West a distance of 37.41 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

North 29°00'07" West a distance of 112.60 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence leaving said river bank, bearing North 60°58'30" East a distance of 373.42 feet to the **TRUE POINT OF BEGINNING**, said parcel being 1.286 acres more or less, and being subject to any and all easements and rights of way of record of implied.



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Thomas J. Wellard, PLS
Rodney Clark, PE

April 16, 2019

Legal Description for
Troost Family Living Trust
Job No. AU0718

Parcel 3

This parcel is a portion of Government Lot 1of Section 27 in Township 3 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of Government Lot 1, (N ¼ Corner, Section 27), a found ½ inch diameter rebar;

thence South 89°28'55" West along the North boundary of Government Lot 1 a distance of 1574.85 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00°31'05" East a distance of 117.88 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 29°01'30" East a distance of 602.95 feet to the **TRUE POINT OF BEGINNING**, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 29°01'30" East a distance of 150.00 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

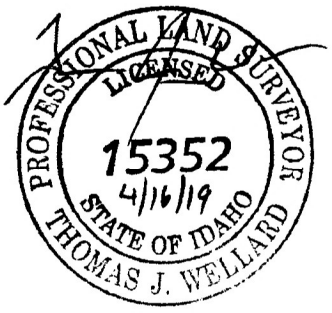
thence South 60°58'30" West a distance of 364.31 feet to a point on the right bank of the Snake River, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence traversing said river bank as follows:

North 35°00'42" West a distance of 70.35 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

North 29°54'32" West a distance of 80.04 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence leaving said river bank, bearing North 60°58'30" East a distance of 372.89 feet to the **TRUE POINT OF BEGINNING**, said parcel being 1.275 acres more or less, and being subject to any and all easements and rights of way of record of implied.



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Thomas J. Wellard, PLS
Rodney Clark, PE

April 8, 2019

Legal Description for
Troost Family Living Trust
Job No. AU0718

Parcel 4

This parcel is a portion of Government Lots 1 and 2 of Section 27 in Township 3 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Northeast corner of Government Lot 1, (N ¼ Corner, Section 27), a found ½ inch diameter rebar;

thence South 00°23'14" East along the East boundary of Government Lot 1 a distance of 1319.63 feet to the Southeast corner of Government Lot 1, a found aluminum cap;

thence South 00°23'26" East along the East boundary of Government Lot 2 a distance of 1319.47 feet to the Southeast corner of Government Lot 2, a found 5/8 inch diameter rebar;

thence South 89°45'28" West along the South boundary of Government Lot 2 a distance of 380.18 feet to a found ½ inch diameter rebar;

thence North 00°06'20" West a distance of 344.95 feet to a found ½ inch diameter rebar;

thence South 89°48'08" West a distance of 461.65 feet to a point on the right bank of the Snake River, witnessed by a found ½ inch diameter rebar bearing North 89°48'08" East a distance of 35.27 feet;

thence traversing said river bank as follows:

North 26°00'00" West a distance of 119.38 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

North 66°32'28" West a distance of 293.27 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

North 13°40'21" West a distance of 390.74 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence leaving said river bank, bearing North 60°59'39" East a distance of 286.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 16°28'00" East a distance of 250.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

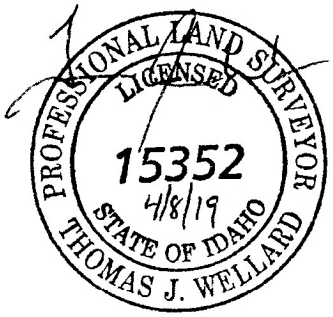
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thence North 29°01'30" West a distance of 1352.95 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 00°31'05" West a distance of 117.88 feet to a point on the North boundary of Government Lot 1, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 89°28'55" East along said North boundary a distance of 1574.85 feet to the **POINT OF BEGINNING**, said parcel being 65.712 acres more or less, and being subject to any and all easements and rights of way of record of implied.



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Thomas J. Wellard, PLS
Rodney Clark, PE

April 16, 2019

Legal Description for
Troost Family Living Trust
Job No. AU0718

Parcel A

This parcel is a portion of Government Lot 1of Section 27 in Township 3 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of Government Lot 1, (N ¼ Corner, Section 27), a found ½ inch diameter rebar;

thence South 89°28'55" West along the North boundary of Government Lot 1 a distance of 1574.85 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00°31'05" East a distance of 117.88 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 29°01'30" East a distance of 752.95 feet to the **TRUE POINT OF BEGINNING**, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 29°01'30" East a distance of 150.00 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 60°58'30" West a distance of 336.36 feet to a point on the right bank of the Snake River, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 39°34'52" West along said river bank a distance of 152.58 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence leaving said river bank, bearing North 60°58'30" East a distance of 364.31 feet to the **TRUE POINT OF BEGINNING**, said parcel being 1.206 acres more or less, and being subject to any and all easements and rights of way of record of implied.



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Thomas J. Wellard, PLS
Rodney Clark, PE

April 16, 2019

Legal Description for
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Job No. AU0718

Parcel B

This parcel is a portion of Government Lot 1of Section 27 in Township 3 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of Government Lot 1, (N ¼ Corner, Section 27), a found ½ inch diameter rebar;

thence South 89°28'55" West along the North boundary of Government Lot 1 a distance of 1574.85 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00°31'05" East a distance of 117.88 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

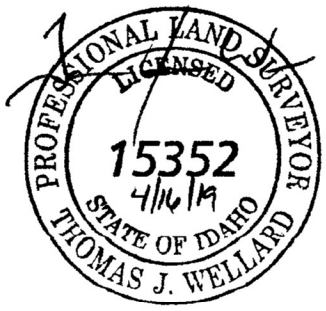
thence South 29°01'30" East a distance of 902.95 feet to the **TRUE POINT OF BEGINNING**, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 29°01'30" East a distance of 150.00 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

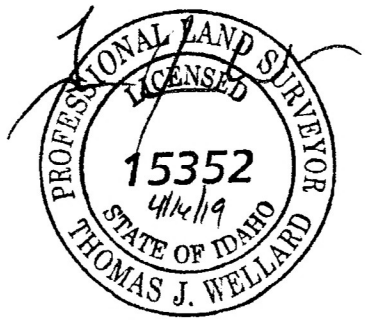
thence South 60°58'30" West a distance of 431.02 feet to a point on the right bank of the Snake River, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 03°13'47" West along said river bank a distance of 177.37 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence leaving said river bank, bearing North 60°58'30" East a distance of 336.36 feet to the **TRUE POINT OF BEGINNING**, said parcel being 1.321 acres more or less, and being subject to any and all easements and rights of way of record of implied.



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Thomas J. Wellard, PLS
Rodney Clark, PE

April 16, 2019

Legal Description for
Troost Family Living Trust
Job No. AU0718

Parcel C

This parcel is a portion of Government Lots 1 and 2 of Section 27 in Township 3 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of Government Lot 1, (N ¼ Corner, Section 27), a found ½ inch diameter rebar;

thence South 89°28'55" West along the North boundary of Government Lot 1 a distance of 1574.85 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00°31'05" East a distance of 117.88 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 29°01'30" East a distance of 1052.95 feet to the **TRUE POINT OF BEGINNING**, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 29°01'30" East a distance of 300.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 16°28'00" West a distance of 250.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 60°59'39" West a distance of 286.00 feet to a point on the right bank of the Snake River, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 27°24'19" West along said river bank a distance of 325.29 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 19°54'30" West along said river bank a distance of 151.92 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence leaving said river bank, bearing North 60°58'30" East a distance of 431.02 feet to the **TRUE POINT OF BEGINNING**, said parcel being 4.599 acres more or less, and being subject to any and all easements and rights of way of record of implied.

Skinner
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Thomas J. Wellard, PLS
Rodney Clark, PE

April 8, 2019

Legal Description for
Troost Family Living Trust
Job No. AU0718

60' Ingress/Egress, Utility and Drainage Easement

This easement lies in Government Lot 1of Section 27 in Township 3 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of Government Lot 1, (N ¼ Corner, Section 27), a found ½ inch diameter rebar;

thence South 89°28'55" West along the North boundary of Government Lot 1 a distance of 1574.85 feet to the **TRUE POINT OF BEGINNING**, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00°31'05" East a distance of 117.88 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

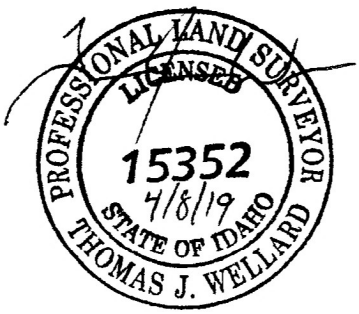
thence South 29°01'30" East a distance of 1262.95 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence Northeasterly 342.07 feet along the arc of a curve to the left having a radius of 70.00 feet and a central angle of 279° 59' 23" and a long chord which bears North 12°47'07" East a distance of 90.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 29°01'30" West a distance of 1180.63 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 00°31'05" West a distance of 102.63 feet to a point on the North boundary of Government Lot 1, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 89°28'55" West along said North boundary a distance of 60.00 feet to the **TRUE POINT OF BEGINNING**, said easement being subject to any and all easements and rights of way of record of implied.



DSD Director Decision
Building Permit Transfer, Easement Reduction, Private Road

Canyon County Code of Ordinances §07-18-01, §07-18-03, §07-10-03 and §07-10-17

2020-075583
RECORDED
12/17/2020 03:15 PM
00572100202000755830160169
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=16 MBROWN $55.00
MISC
FREEMAN, SID

Exhibit 1e

Case Number:	**AD2020-0096, RD2020-0024**
Parcel # (s):	**R38441, R38439011**
Property Owner/Applicant(s):	**Sid Freeman**

History: The northern 77 acres (R38441) are considered an original parcel and eligible for 2 building permits (N 1/2 , SW ¼ Sec. 24, Township 5N, Range 4W). The southern 67.61 acres, is considered two separate aliquot sections, with 4 total building permits (SW ¼, SW 1/4, SESW ¼ Sec. 24, Township 5N, Range 4W). Two building permits have been utilized on parcels that have been split, and 2 building permits are available on the undeveloped agricultural parcel.

Request:
The Freemans propose clustering the 4 building permits on four 5 acre parcels in the northwest corner of R38441 that is accessed by private road with a 28 foot access easement.

Building Permit Relocation. Written notice was sent out to property owners within 600 feet of the exterior boundaries of parcels R38441 and R38439011 on 8/13/20. One comment in favor of the building permit relocation was received. Six comments were received in opposition including a petition with 33 signatures. Reasons stated included water supply, traffic, loss of farmland, unauthorized use of ditch roads, and conflicts with agricultural operations. The building permit relocation results in the clustering of structures within the building envelopes on 5 acre parcels. The 4 parcels with building permits result in a 20.066 acre development that accounts for 16% of the farm, which leaves 124.73 acres or 84% of the farm intact and agricultural only with no building permits. 5 acre parcels will allow future property owners to request an agricultural exemption, and results in more irrigation water available on the remaining farm ground for the Freemans.

Private Roads and Access. A private road is proposed named Vista Soleada Lane that would access all 4 parcels. An easement reduction from 60 feet to 28 feet is requested, as future development is not anticipated in this area.

Finding: Staff finds that the proposed request is compliant with Canyon County CCZO §07-18-01 and Code 07-18-03. The origination and destination parcels are contiguous to each other. Sid and Pam Freeman own both the originating and destination parcels. The originating parcel (R38439011) has two building permits available. The receiving parcel (R38441) is original and eligible for administrative land division and has 2 building permit available. The relocation demonstrates clustering of structures within the building envelopes on each parcel. The request would not cause injury, damage, or a safety hazard. Caldwell Rural Fire Protection District and Notus-Parma Highway District signed letters of acknowledgement. **The record of survey has been recorded instrument #2020-054346.**

The affected parcels are not platted. This application with supporting documents is in substantial compliance with the requirements of the effective zoning ordinance §07-10-17. The applicants have signed the application and fees have been paid. **A road user's maintenance agreement has been recorded instrument #2020-054111**. A width reduction for the easement reduction from 60 feet to 28 feet will provide adequate access, physical characteristics of the site require a width reduction and approval of the request will not cause injury, damage, or a safety hazard (07-10-03).

Decision: Upon review by the Director of Development Services, the application to complete an Administrative Land Division with a building permit relocation (CCZO 07-18-03) is **APPROVED.** The decision to complete an easement reduction to reduce the ingress/egress and utility easement from 60 ft. to 28 ft. is **APPROVED** with the following conditions.

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.

2. The building envelope applies to occupied structures only.

3. The private roads shall be built to meet the minimum construction standards (CCZO Section 07-10-03(3).

4. A sign conforming to the applicable highway district standards shall be erected and maintained at the property owners' expense. Verification of installation of road signs shall be provided to DSD prior to Certificate of Occupancy.

5. The construction of driveways longer than one hundred fifty feet (150') from a public street right of way to the most distant portion of an inhabited building and private roads shall be inspected and certified by the applicant's engineer prior to obtaining a certificate of occupancy.

Patricia Nilsson
Director

December 3, 2020
Date

State of Idaho)
SS
County of Canyon County)

On this 3rd day of December, in the year of 2020, before me Kathleen Frost, a notary public, personally appeared Patricia Nilsson, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.

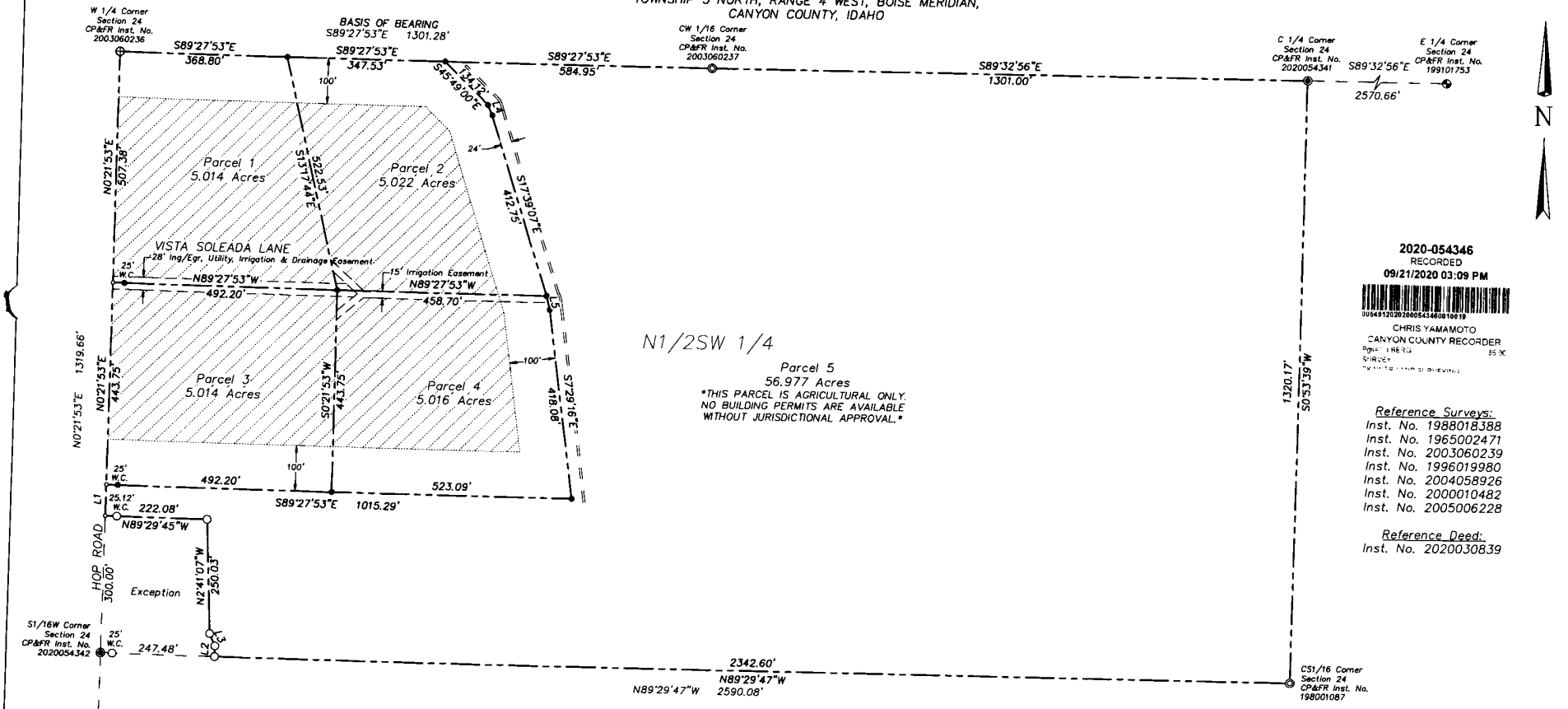
KATHLEEN FROST
COMMISSION #67887
NOTARY PUBLIC
STATE OF IDAHO

Notary: K. Frost
My Commission Expires: 6-3-2022

KATHLEEN FROST
COMMISSION #67887
NOTARY PUBLIC
STATE OF IDAHO

RECORD OF SURVEY

A PORTION OF THE N 1/2 SW 1/4 OF SECTION 24,
TOWNSHIP 5 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO



2020-054346
RECORDED
09/21/2020 03:09 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Reference Surveys:
Inst. No. 1988018388
Inst. No. 1965002471
Inst. No. 2003060239
Inst. No. 1996019980
Inst. No. 2004058926
Inst. No. 2000010482
Inst. No. 2005006228

Reference Deed:
Inst. No. 2020030839

0' 150' 300'
Scale: 1" = 150'

LEGEND

- BRASS CAP MONUMENT – FOUND
- ALUMINUM CAP MONUMENT – FOUND
- 5/8" REBAR – FOUND
- 5/8" x 24" REBAR/W ALUMINUM CAP – SET
- 1/2" REBAR – FOUND
- 1/2" x 24" REBAR – SET
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- CONCRETE DITCH
- W.C. WITNESS CORNER
- BUILDING ENVELOPE

LINE TABLE

NO	BEARING	LENGTH
L1	N0°21'53"E	68.53'
L2	N0°24'28"E	24.03'
L3	N24°20'04"W	28.99'
L4	S23°42'00"E	24.87'
L5	S13°20'40"E	30.66'

Surveyor's Narrative:
This survey was performed at the request of Sid Freeman to divide the parcel described in the referenced deed as part of an administrative land division with Canyon County. Section control was located and found monuments were held and missing corners were reset from record data. The parcels were then split at the clients direction.

CERTIFICATION

I, Thomas J. Wellard, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1601 through 55-1612.

PROFESSIONAL LAND SURVEYOR LICENSED 15352 9/16/20 STATE OF IDAHO THOMAS J. WELLARD

INDEX No. 544-24-3-0-0-00-00

SURVEY FOR: SID FREEMAN

Drawn By: ZCL
Date: Sept. 3, 2020
Surveyed By: ZCL
Job No. JY2320

Skinner Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM

2020-054111
RECORDED
09/21/2020 11:23 AM



CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=5 DLSTEPHENS $19.00
EASEMENT
SIDNEY FREEMAN

Canyon County Recorder's Office Document Cover Sheet

Declaration of Conditions and Easements

Sidney and Pamela Freeman make this declaration, and are hereinafter referred to as Declarant.

RECITALS:

A. Declarant is owner of certain real property located in Canyon County, Idaho, known as Vista Soleada Estates, more particularly described in Exhibit A as Parcels 1, 2, 3, and 4.
B. Declarant desires to impose upon the property certain protective conditions, and easements for the benefit of the property and all present and subsequent owners thereof and all conveyances of property or any part thereof shall be subject to this Declaration.

NOW, Therefore, Declarant hereby imposes upon the property the following conditions, and easements which shall run with the property and be binding upon all parties now or hereafter having any right, title, or interest therein or to any part thereof and shall insure to the benefit of each owner thereof.

ARTICLE I: PROPERTY CONDITIONS AND EASEMENTS

A. Easements for installation and maintenance of roadway, utilities, irrigation, and drainage facilities are reserved as shown on the Record of Survey, Exhibit A, and as provided for in the easements of the Idaho Power Company, Intermountain Gas Company, and any other pertinent utilities company or their successors.
B. No building permit will be allowed by the Canyon County Development Services Department for residential purposes within the 100 foot "Agriculture Buffer Zone" that lies around the outer northern, eastern, and southern edges of the 20 acre block of land known as Vista Soleada Estates, as shown in Record of Survey, Exhibit A.

ARTICLE II: HOMEONWERS ASSOCIATION

A. Every owner of a lot shall be a member of the Association. Membership shall be appurtenant and may not be separate from ownership of any lot.
B. Declarant will remain the only voting member of the Homeowners Association until all lots have been sold. At that time the Declarant will call for a meeting of all lot owners to elect a new slate of Officers for the Association.

ARTICLE III. DOMESTIC WATER SYSTEMS, AND SEPTIC SYSTEMS

A. Owners agree the Declarant has not warranted any water source, supply or quality and that Declarant has disclaimed any and all warranties, expressed or

implied, of every kind and nature, including but not limited to, merchantability and fitness for a particular purpose.

B. Each Owner shall install at his own expense a septic system of sufficient size and capacity for owner's lot. Further, Owner, at Owner's expense, shall maintain such system in a clean and sanitary fashion in accordance with all applicable laws and ordinances.
C. For each lot on which a residence is constructed, the lot owner shall, at owner's expense, provide an independent well to be drilled on the lot for domestic use.
D. Each Owner shall enter into a shared irrigation agreement, which outlines the pressurized irrigation system, and the required maintenance to retain and repair said system.

ARTICLE IV. SHARED IRRIGATION SYSTEM AGREEMENT

A. Irrigation. Declarants will install a single-phase pressurized irrigation system with a pressurized irrigation pipe riser to each parcel capable of delivering up to 90 gallons per minute at 56 psi. Declarants will form the Vista Soleada Estates HOA which will be responsible for making sure the irrigation assessments are paid to the Black Canyon Irrigation District, and irrigation electrical bill is paid to Idaho Power, in full on time and without penalty. Declarants intend that the irrigation provisions in this declaration will establish the terms for use, maintenance, and improvement of the irrigation system.
B. Owners of parcels 1,2,3, and 4 agree to:
    1. Commonly use, maintain, and improve the irrigation system in a reasonably efficient operable condition.
    2. Share equally the costs of using, maintaining, and improving the irrigation system, which includes water supply pipeline.
    3. Be independently responsible for paying for their own irrigation water assessment on their parcel through the Black Canyon Irrigation District.
    4. Meet annually (this may be at the annual homeowners' association meeting) to:
        1. Establish an irrigation schedule.
        2. Discuss and approve irrigation system maintenance and improvements. Only one vote per lot is allowed and a majority of votes is necessary to approve a proposal.
        3. Estimate the costs of use and approved maintenance and improvements.
        4. Receive payment from each owner for an equal share of the estimated costs. Reconciliation if necessary, by a refund or of contribution of funds to meet the actual costs, shall be made within thirty (30) days of payment of the assessment and/or completion of approved maintenance and/or improvements.

Any owner not paying an equal share of estimated irrigation system costs, or not paying for the water assessment on their parcel, shall **not** be entitled to use the irrigation system, and the homeowners' association shall, without any liability for any damages, cease delivery of irrigation water to that delinquent owner's parcel or dwelling.

No parcel, lot, or dwelling owner, or the owner's guest or agent, shall unreasonably interfere with, obstruct or damage any portion of the irrigation system. If damage occurs to the irrigation system by the act of one or more owners, or the owner's guest or agent, that owner shall be responsible for damages and, at his sole cost, shall cause damages to be repaired, weather permitting, not later than thirty (30) calendar days, or three (3) calendar days during irrigation season, after the event that has caused the damage.

If damage or a pattern of interference or obstruction occurs by the act of one or more parcel, lot, or dwelling-owner, or the owner's guest or agent, that owner shall be responsible for damages, costs, and attorney's fees for obtaining an injunction and/or judgment for damages, including collection fees and costs.

In addition, parcel purchasers, will make a contribution into the homeowners association account at closing an initial one hundred fifty dollar contribution to be used to pay for the initial costs of power to operate the irrigation system. This contribution may or may not fully cover the expenses of the association and may need to be adjusted after analysis of these costs are made and assessment shall be at the annual homeowners meeting as to the future payments needed to cover these expenses.

Owners of the properties shall have the right to enforce by any proceeding at law or in equity, all restrictions, conditions, now or hereafter imposed by the provision of this declaration, Provided however, that owners shall first seek enforcement through the Homeowners Association and shall not be entitle to enforce independently of the Association any assessment or lien herein.

ARTICLE V: SHARED ROADWAY MAINTENANCE AGREEMENT

Owners of Parcels 1, 2, 3, and 4 as further described in "Exhibit A" with a 28 foot ingress/egress, utility, and drainage easement.

It is necessary for the parties to enter into an agreement for maintenance and repair of the shared roadway on the property.

The parties agree as follows:

1. That each party to this agreement shall contribute equally, according to each lot owned, to the maintenance and repair of above described roadway;
2. That above described roadway will be constructed by Declarant, and will be maintained by parcel owners, to be passable year-round. Neither party to this agreement is authorized to nor shall expect the other party to contribute to improvement by placing gravel or asphalt on the roadway without prior written agreement of the other party;
3. The parties to this agreement agree to use said roadway for normal ingress, egress, utility, and drainage purposes relating to their property. Any party making use of roadway in such a manner that causes

significant damage shall be responsible for repairing such damage at their own expense;

4. The parties to this agreement agree to share equally to the expense of drainage ditches, conduits, tiles or culverts required by Canyon County and/or other public authority in order to assure safe, passable condition of roadway for indicated lots;

5. This agreement shall be binding on the heirs, successors and assigns of the parties hereto.

Vista Soleada Estates:

By: Sidney L. Freeman Sidney L. Freeman

Pamela L. Freeman Pamela L. Freeman

Sworn to before me this 21 day of September 2020 Sidney L. Freeman & Pamela L. Freeman

Notary Public for the State of Idaho

Signature

SHAWNA LARSON
COMMISSION #39147
NOTARY PUBLIC
STATE OF IDAHO

Skinner
Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE

September 18, 2020

Legal Description for
Sid Freeman
Job No. JY2320

Parcel 1

This parcel is a portion of the N ½ SW ¼ of Section 24 in Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

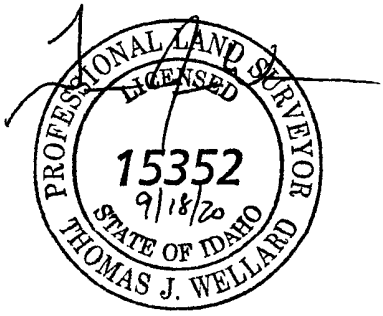
BEGINNING at the Northwest corner of said N ½ SW ¼, (W 1/4 Corner, Section 24), a found aluminum cap monument;

thence South 89°27'53" East along the North boundary of the N ½ SW ¼ a distance of 368.80 feet to a ½ inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 13°17'44" East a distance of 522.53 feet to a ½ inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 89°27'53" West, parallel with the North boundary of the N ½ SW ¼, a distance of 492.20 feet to a point on the West boundary of the N ½ SW ¼, witnessed by a ½ inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 89°27'53" East distance of 25.00 feet;

thence North 00°21'53" East along said West boundary distance of 507.38 feet to the **POINT OF BEGINNING**, said parcel being 5.014 acres more or less, and being subject to any and all easement and rights of way of record or implied.



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Legal Description for
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Parcel 2

This parcel is a portion of the N ½ SW ¼ of Section 24 in Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of said N ½ SW ¼, (W 1/4 Corner, Section 24), a found aluminum cap monument;

thence South 89°27'53" East along the North boundary of the N ½ SW ¼ a distance of 368.80 feet to the **TRUE POINT OF BEGINNING,** a ½ inch rebar set with a plastic cap stamped P.L.S. 15352;

thence continuing South 89°27'53" East a distance of 347.53 feet to a ½ inch rebar set with a plastic cap stamped P.L.S. 15352;

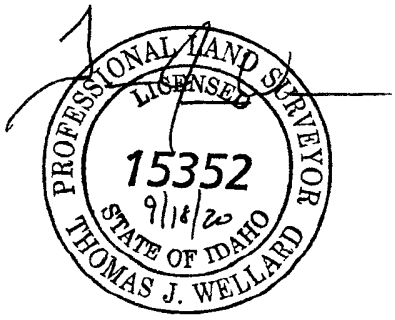
thence South 45°49'00" East a distance of 134.12 feet to a ½ inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 23°42'00" East a distance of 24.87 feet to a ½ inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 17°39'07" East a distance of 412.75 feet to a ½ inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 89°27'53" West, parallel with the North boundary of the N ½ SW ¼, a distance of 458.70 feet to a ½ inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 13°17'44" West a distance of 522.53 feet to the **TRUE POINT OF BEGINNING**, said parcel being 5.022 acres more or less, and being subject to any and all easement and rights of way of record or implied.



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September 18, 2020

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Job No. JY2320

Parcel 3

This parcel is a portion of the N ½ SW ¼ of Section 24 in Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of said N ½ SW ¼, (W 1/4 Corner, Section 24), a found aluminum cap monument;

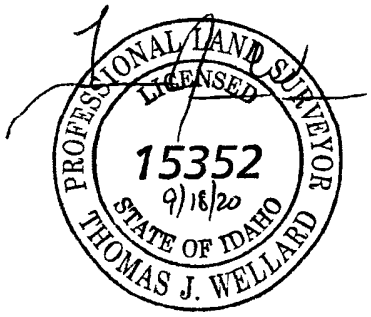
thence South 00°21'53" West along the West boundary of the N ½ SW ¼ a distance of 507.38 feet to the **TRUE POINT OF BEGINNING,** a point witnessed by a ½ inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 89°27'53" East a distance of 25.00 feet;

thence South 89°27'53" East, parallel with the North boundary of the N ½ SW ¼, a distance of 492.20 feet to a ½ inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00°21'53" West, parallel with the West boundary of the N ½ SW ¼, a distance of 443.75 feet to a ½ inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 89°27'53" West, parallel with the North boundary of the N ½ SW ¼, a distance of 492.20 feet to a point on the West boundary of the N ½ SW ¼, witnessed by a ½ inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 89°27'53" East a distance of 25.00 feet;

thence North 00°21'53" East along said West boundary a distance of 443.75 feet to the **TRUE POINT OF BEGINNING**, said parcel being 5.014 acres more or less, and being subject to any and all easement and rights of way of record or implied.



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September 18, 2020

Legal Description for
Sid Freeman
Job No. JY2320

Parcel 4

This parcel is a portion of the N ½ SW ¼ of Section 24 in Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of said N ½ SW ¼, (W 1/4 Corner, Section 24), a found aluminum cap monument;

thence South 00°21'53" West along the West boundary of the N ½ SW ¼ a distance of 507.38 feet to a point witnessed by a ½ inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 89°27'53" East a distance of 25.00 feet;

thence South 89°27'53" East, parallel with the North boundary of the N ½ SW ¼, a distance of 492.20 feet to the **TRUE POINT OF BEGINNING,** a ½ inch rebar set with a plastic cap stamped P.L.S. 15352;

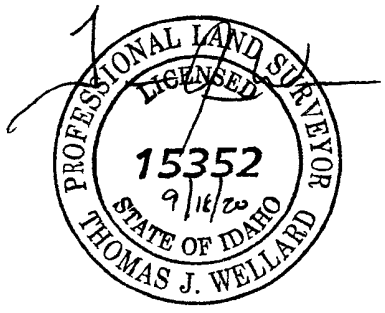
thence continuing South 89°27'53" East a distance of 458.70 feet to a ½ inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 13°20'40" East a distance of 30.66 feet to a ½ inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 7°29'16" East a distance of 418.08 feet to a ½ inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 89°27'52" West, parallel with the North boundary of the N ½ SW ¼, a distance of 523.09 feet to a ½ inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 00°21'53" East, parallel with the West boundary of the N ½ SW ¼, a distance of 443.75 feet to the **TRUE POINT OF BEGINNING**, said parcel being 5.016 acres more or less, and being subject to any and all easement and rights of way of record or implied.



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September 18, 2020

Legal Description for
Sid Freeman
Job No. JY2320

Parcel 5

This parcel is a portion of the N ½ SW ¼ of Section 24 in Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of said N ½ SW ¼, (W 1/4 Corner, Section 24), a found aluminum cap monument;

thence South 89°27'53" East along the North boundary of the NW ¼ SW ¼ a distance of 716.33 feet to the **TRUE POINT OF BEGINNING,** a ½ inch rebar set with a plastic cap stamped P.L.S. 15352;

thence continuing South 89°27'53" East a distance of 584.95 feet to the Northwest corner of the NE ¼ SW ¼, a found 5/8 inch diameter rebar;

thence South 89°32'56" East along the North boundary of the NE ¼ SW ¼ a distance of 1301.00 feet to the Northeast corner of the N ½ SW ¼, a 5/8 x 24 inch rebar set with an aluminum cap stamped P.L.S. 15352;

thence South 00°53'39" West along the East boundary of the N ½ SW ¼ a distance of 1320.17 feet to the Southeast corner of the N ½ SW ¼, a found 5/8 inch diameter rebar;

thence North 89°29'47" West along the South boundary of the N ½ SW ¼ a distance of 2342.60 feet to a found ½ inch diameter rebar;

thence North 00°24'28" East a distance of 24.03 feet to a found ½ inch diameter rebar;

thence North 24°20'04" West a distance of 28.99 feet to a found ½ inch diameter rebar;

thence North 2°41'07" West a distance of 250.03 feet to a found ½ inch diameter rebar;

thence North 89°29'45" West, parallel with the South boundary of the N ½ SW ¼, a distance of 222.08 feet to a point on the West boundary of the N ½ SW ¼, witnessed by a found ½ inch diameter rebar bearing South 89°29'45" East a distance of 25.12 feet;

thence North 00°21'53" East along said West boundary a distance of 68.53 feet to a point witnessed by a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 89°27'53" East a distance of 25.00 feet;

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Freeman Legal Description
Parcel 5, Page 2 of 2

thence South 89°27'53" East, parallel with the North boundary of the N ½ SW ¼, a distance of 1015.29 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

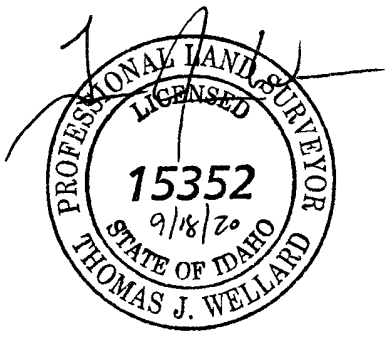
thence North 7°29'16" West a distance of 418.08 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 13°20'40" West a distance of 30.66 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 17°39'07" West a distance of 412.75 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 23°42'00" West a distance of 24.87 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 45°49'00" West a distance of 134.12 feet to the **TRUE POINT OF BEGINNING**, said parcel being 56.977 acres more or less, and being subject to any and all easement and rights of way of record or implied.



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September 18, 2020

Legal Description for
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Job No. JY2320

Twenty-Eight Foot Ingress/Egress, Utility, Irrigation and Drainage Easement

This easement lies in a portion of the N ½ SW ¼ of Section 24 in Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of said N ½ SW ¼, (W 1/4 Corner, Section 24), a found aluminum cap monument;

thence South 00°21'53" West along the West boundary of the N ½ SW ¼ a distance of 493.38 feet to the **TRUE POINT OF BEGINNING**;

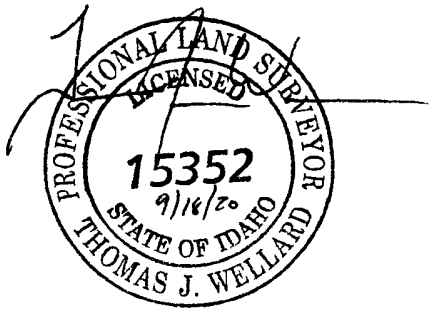
thence South 89°27'53" East a distance of 511.93 feet;

thence South 47°40'37" East a distance of 32.13 feet;

thence South 49°38'09" West a distance of 10.06 feet;

thence North 89°27'53" West a distance of 528.20 feet to a point on the West boundary of the N ½ SW ¼;

thence North 00°21'53" East along said West boundary a distance of 28.00 feet to the **TRUE POINT OF BEGINNING**, being subject to any and all easement and rights of way of record or implied.



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Legal Description for
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Job No. JY2320

Fifteen Foot Irrigation Easement

This easement lies in a portion of the N ½ SW ¼ of Section 24 in Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of said N ½ SW ¼, (W 1/4 Corner, Section 24), a found aluminum cap monument;

thence South 00°21'53" West along the West boundary of the N ½ SW ¼ a distance of 507.38 feet to a point witnessed by a ½ inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 89°27'53" East a distance of 25.00 feet;

thence South 89°27'53" East, parallel with the North boundary of the N ½ SW ¼, a distance of 492.20 feet to a ½ inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 13°17'44" West a distance of 41.72 feet to the **TRUE POINT OF BEGINNING**;

thence continuing North 13°17'44" West a distance of 26.56 feet;

thence South 47°40'37" East a distance of 99.50 feet;

thence South 89°27'53" East a distance of 425.56 feet;

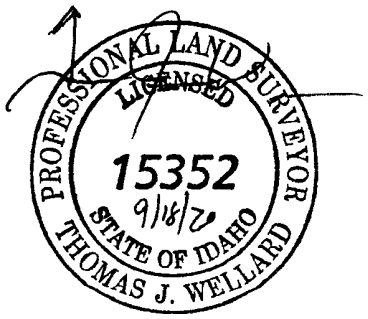
thence South 13°20'40" East a distance of 15.45 feet;

thence North 89°27'53" West a distance of 429.33 feet;

thence South 49°38'09" West a distance of 76.21 feet;

thence North 00°21'53" East a distance of 19.79 feet;

thence North 49°38'09" East a distance of 57.57 feet;



thence North 47°40'37" West a distance of 71.91 feet to the **TRUE POINT OF BEGINNING**, being subject to any and all easement and rights of way of record or implied.

DSD Director Decision
Administrative Land Divisions

Canyon County Code of Ordinances Article 18 & §07-10-03 & §07-10-17

2021-034180
RECORDED
05/11/2021 01:17 PM
00613342202100341800200209
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=20 SCARDENAS $67.00
MISC
PRECISION LAND SURVEYORS

Exhibit 1f

Case Number: ***AD2021-0032***

Parcel # (s): ***R28183, R28185, R28185010, R28183011, & R28183010***

Property Owner/Applicant(s): ***Mike Lentz, Raymond & Joan Lentz Family Trust, Teresa Taylor, Dustin Todd & Robert Lentz***

Request:

- A building permit relocation to transfer a building permit from R28183 to "Parcel 4" on record of survey Instrument No. 2020-074006.
  R28183 was comprised of two original parcels. The northern original parcel has been has been administratively divided in 1993. One residential permit was utilized and one permit remains.
- The SE ¼ of the NE ¼ is left with an administrative division available. The available permits will be transferred to "Parcel 2" and "Parcel 3" as depicted on record of survey, Instrument No. 2020-074006
- A property boundary adjustment of R28183011 & R28183010 to combine into one parcel.
- A property boundary adjustment of R28185 & R28185010 to match the existing fence line.
- A property boundary adjustment of R28185 and R28183 to adjust the parcel boundaries of each.
- Private Road & easement reduction

Finding:

Building Permit Relocation: All parcels are zoned "A" (Agricultural). The originating parcel(s) have building permits available/administrative divisions available. After the transfer (s), no building permit will remain on "Parcel 7" as depicted on the record of survey and the parcel will be "agriculture only."

Findings §07-18-03: Admin Divisions and Relocations of Building permits:

(1) The purpose of the relocation is for the promotion of effective or efficient farming. *The building permit will be transferred off "Parcel 7", and the parcel will remain as agriculture only.*
(2) The parcels exceed the one (1) acre minimum parcel size. *All parcels are greater than one (1) acre in size.*
(3) Notification of the application for relocation was sent to property owners within 300 feet of the subject property (destination parcel) on March 16, 2021 for a 15-day comment period. *No comments were received.*
(4) Evaluation and Determination of Application:
   a. The originating and destination parcels are contiguous.
   b. All parcels subject to the relocation are owned by Mike Lentz.
   c. The originating parcel has a building permit available and an administrative division on the SE ¼ of the NE ¼.
   d. The relocation will transfer a permit from R28183 and from the SE ¼ of the NE ¼, which is an original parcel with a division available (See PI2018-0230).
   e. The relocation of the permit(s) results in the promotion of effective and efficient farming and will retain the originating parcel for agricultural use.
   f. There has not been deliberate action to withhold productive farmland from production for the purpose of relocating permit.

Building permit relocation from the originating parcel, R28183 (comprised of two original parcels) to the destination parcels "Parcel 2, 3 and 4" as depicted on the recorded record of survey.

Parcel 1:	32.98 acres	Approved via LS2002-61, residential building permit utilized
Parcel 2:	5.45 acres	residential building permit available
Parcel 3:	5.35 acres	residential building permit available
Parcel 4:	11.48 acres	residential building permit available
Parcel 5:	22.38 acres	Agriculture Only (no residential building permit available)
Parcel 6:	2.09 acres	Approved via LS2002-62, residential building permit utilized
Parcel 7:	36.46 acres	Agriculture Only (no residential building permit available)

Finding: Property Boundary Adjustment: The requested property adjustment adheres to CCZO §07-10-17 (1-9).

1) The adjustment does not create eligibility for a building permit or administrative lot split on a parcel that was otherwise ineligible; *The adjustment does not create eligibility for a building permit or administrative split.*
(2) The adjustment does not create any additional parcels; *The adjustment does not create any additional parcels.*
(3) The adjustment does not result in the relocation of a building permit or provide for an administrative lot split onto a contiguous parcel that is not eligible for an administrative lot split; *The adjustment does not result in the relocation of building permit or provide for an administrative split.*
(4) A recorded survey showing all changes to affected property lines shall be submitted to DSD; *A recorded record of survey was submitted to DSD, Instrument No. 2020-074006*
(5) The adjustment does not create parcels smaller than the minimum lot size for the zone in which the property is located, unless the adjustment increases the size of an existing parcel that was smaller than the minimum lot size for the corresponding zone prior to the adjustment; *The adjustment does not create parcels smaller than the minimum lot size in the "A" (Agricultural) zone.*
(6) Original property lot lines may not be adjusted by more than eighty feet (80') except that the director may allow the adjustment of over eighty feet (80') if the adjustment does not cause injury, damage or a safety hazard; *The property line is being adjusted more than 80 ft. but does not cause injury, damage, or safety hazard.*
(7) The adjustment shall not alter the location of any platted lot line; *The lot lines are not platted.*
(8) The property owner has submitted the application form, required supporting information and the applicable fee as established by the adopted fee schedule; *An application and fee(s) were submitted to DSD.*
(9) If the adjustment involves contiguous parcels with different owners, both property owners shall submit their written; *All landowners' signatures were obtained on the master applications.*

Property Boundary Adjustment of shall be as follows (ROS Instrument No. 2020-07406):

Parcel 1	Current	43.72 acres (R28185)	
	Adjusted	32.98 acres	
Parcel 6	Current	1.70 acres and .40 acres	comprised of two parcels, R28183010 & R28183011
	Adjusted	2.09 acres	Combined
Parcel 7	Current	47.93 acres (R28183)	
	Adjusted	36.46 acres	

Decision: The building permit relocation and administrative division and property boundary adjustment is **APPROVED.** The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property. The Idaho Right to Farm Act (Idaho Code § 22-4503) applies to this land use decision.

Finding:

Frontage, Easement, or private road reduction: The applicant has requested an easement reduction for the proposed private road " Gott Ln." from 60 ft. to 40 ft. pursuant to CCZO §07-10-03 D, the easement width for the private road may be reduced if the reduction demonstrates, 1). Will the proposed reduction provide adequate access? *The proposed reduction will provide adequate access to Parcels 2, 3, & 4 as shown on the record of survey, Instrument No. 2020-074006.* 2). Do physical characteristics of the site require a width reduction? *The only location for the access is at the current location. Attempting to locate the access at any other location on the property would interfere with the agricultural production on Parcel 7.* 3). Would approval of the request cause injury, damage, or a safety hazard? *No, the approval of the request would not cause injury, damage, or a safety hazard.*

Private Road: The applicant has requested approval of a private road name, "Gott Lane." "Gott Lane" provides access to Parcel 2, 3, and 4 as shown on the record of survey, Instrument no. 2020-074006. Pursuant to CCZO §07-10-03 (1) B3, a Road User's Maintenance Agreement (RUMA) has been recorded, Instrument No. 2021031647.

The proposed road name "Gott Lane" is in substantial conformance with §06-05-13. "Gott Lane" is not duplicated by sound or spelling within Canyon County. As conditioned, the private road shall meet all minimum construction standards and private road signage must be installed in accordance with highway district standards.

Decision:

The application to complete a private road with easement reduction, pursuant to CCZO §07-10-03 is **APPROVED with the following conditions.**

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.

2. The private road shall be built to meet the minimum construction standards (CCZO § 07-10-03(3).

3. A sign conforming to the applicable highway district standards shall be erected and maintained at the property owners' expense. Verification of installation of road signs shall be provided to DSD prior to any certificate of occupancy being issued.

4. The construction of driveways longer than one hundred fifty feet (150') from a public street right of way to the most distant portion of an inhabited building and private roads shall be inspected and certified by the applicant's engineer prior to obtaining a certificate of occupancy

NOTE: **New parcel numbers will be created by the Canyon County Assessor upon recordation of deeds for the approved parcels.*

Patricia Nilsson
Director

April 30, 2021
Date

State of Idaho)

SS

County of Canyon County)

On this 30th day of April, in the year of 2021, before me Kathleen Frost, a notary public, personally appeared Patricia Nilsson, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.

KATHLEEN FROST
COMMISSION #67887
NOTARY PUBLIC
STATE OF IDAHO

Notary: K Frost

My Commission Expires: 6-3-2022

RECORD OF SURVEY

A PORTION OF THE NE 1/4 OF SECTION 3,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO

2020-074006
RECORDED
12/11/2020 01:40 PM
0057041420200074006001 0016
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=1 SCARDENAS $5.00
SURVEY
SKINNER LAND SURVEY

CURVE TABLE

NO	RADIUS	CENTRAL ANGLE	LENGTH	CHD BEARING	CHORD
C1	100.00'	38°51'58"	67.83'	S66°54'44"W	66.54'

LINE TABLE

NO	BEARING	LENGTH
L1	S73°28'59"E	112.70'
L2	S29°22'07"W	80.52'
L3	S59°47'26"W	135.83'
L4	S47°28'45"W	56.04'
L5	N86°20'43"E	149.57'
L6	N86°20'43"E	157.56'
L7	N0°34'15"E	182.38'
L8	N20°07'31"W	178.66'
L9	S77°33'03"W	7.27'
L10	N89°02'12"W	22.00'
L11	S20°34'41"E	45.65'
L12	S89°23'22"E	119.56'
L13	S0°31'38"W	146.99'
L14	S0°31'38"W	150.90'

BASIS OF BEARING S89°23'22"E 2649.09'

S 1/4 Corner Section 34 CP&FR Inst. No. 2007074564

N 1/4 Corner Section 3 CP&FR Inst. No. 2007063324

S89°23'22"E 1313.95' BASELINE ROAD

515.67'

E1/16N Corner Section 3

S89°23'22"E 699.92'

Section Corner CP&FR Inst. No. 8812951

S89°24'15"E 494.42'

NE Section Corner Section 3 CP&FR Inst. No. 2000017271

34 35 3 2

L12 L13 L10 L14

Parcel A 0.404 Acres

Parcel 6 2.099 Acres

614.00'

N89°02'12"W 636.00'

20' W.C.

209.14'

15' W.C.

GOV'T LOT 2

GOV'T LOT 1

N37°45'57"E 587.39'

N63°30'57"E 462.00'

N67°52'57"E 264.00'

N80°00'57"E 198.00'

15' W.C. L1

N0°30'45"E 1072.70'

995.23'

842.83' S2°20'41"W

1672.75'

N0°31'02"E 1463.60'

Parcel 5
22.380 Acres
THIS PARCEL IS AGRICULTURAL ONLY. NO BUILDING PERMITS ARE AVAILABLE WITHOUT JURISDICTIONAL APPROVAL.

12.78' W.C. L9

S0°31'02"W 2391.79'

CN1/16 Corner Section 3 CP&FR Inst. No. 2012019265

77.47'

Parcel 1
32.980 Acres

448.86' S33°15'43"W

℄ Three Buttes Drain

Parcel 7
36.468 Acres
THIS PARCEL IS AGRICULTURAL ONLY. NO BUILDING PERMITS ARE AVAILABLE WITHOUT JURISDICTIONAL APPROVAL.

S0°04'39"E 261.35'

2259.71' S0°31'38"W

2410.61' S0°31'38"W

HILL ROAD

1160.03'

N0°30'45"E 1082.55'

1300.37' N0°30'45"E

SW1/4NE1/4

C1 S86°20'43"W 307.14' 161.74' N77°15'37"W

S84°35'49"W 406.01'

L4 L3 L2 L5 L6 L11

2' W.C.

℄ Concrete Ditch

℄ Ditch

5' W.C.

SE1/4NE1/4

℄ Three Buttes Drain

POWERLINE ROAD

S42°12'25"W 355.22'

L7 S10°10'41"E 349.39'

L8

Parcel 2
5.452 Acres

Parcel 3
5.350 Acres

S0°31'02"W 736.82'

S0°31'02"W 719.04'

Parcel 4
11.468 Acres

S34°37'57"E 896.69'

28' W.C.

S86°56'45"W 356.25'

Parcel 8
4.794 Acres

N0°30'45"E 217.82'

S22°04'06"W 260.16'

237.23' N0°30'45"E

600.00' N88°34'26"W

398.65' N88°34'26"W

315.26' N88°34'26"W

936.63' N88°34'26"W

377.00' N88°34'26"W

N88°34'26"W 1313.91'

N88°34'26"W 1313.63'

C 1/4 Corner Section 3 CP&FR Inst. No. 2012019264

CE1/16 Corner Section 3

40' Ingress/Egress, Utility, Irrigation and Drainage Easement

E 1/4 Corner Section 3 CP&FR Inst. No. 1999045734

N

0' 180' 360'

Scale: 1" = 180'

Reference Surveys:
Inst. No. 2015007918
Inst. No. 2000017523
Inst. No. 1999047812
Inst. No. 1993009848
Inst. No. 2007063325
Inst. No. 1992022573
Inst. No. 2019036544

Reference Deeds:
Inst. No. 2019005685
Inst. No. 2004054313
Inst. No. 2006044412

LEGEND

- BRASS CAP MONUMENT – FOUND
- 5/8" REBAR – FOUND
- 5/8" x 24" REBAR – SET
- 1/2" REBAR – FOUND
- 1/2" x 24" REBAR – SET
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- FENCE LINE
- ORIGINAL PARCEL LINE
- W.C. WITNESS CORNER

Surveyor's Narrative:
This survey was performed at the request of Mike Lenz to perform multiple property boundary adjustments and execute an administrative land division as shown. Section control was located, verified and held as shown. The boundaries were held from the referenced surveys and deeds. The new property lines and divisions were laid out as directed by the client and as shown.

CERTIFICATION

I, Thomas J. Wellard, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1601 through 55-1612.

PROFESSIONAL LAND SURVEYOR LICENSED 15352 11/23/20 STATE OF IDAHO THOMAS J. WELLARD

INDEX No. 123-03-1-0-0-00-00

SURVEY FOR: MIKE LENZ

Drawn By: ZCL	Skinner Land Survey
Date: Oct. 13, 2020	17642 Sand Hollow Road Caldwell, Idaho 83607 (208)-454-0933 WWW.SKINNERLANDSURVEY.COM
Surveyed By: ZCL	
Job No. MY1120	

SOUTHWEST DISTRICT HEALTH

ADMINSTRATIVE LAND DIVISION LETTER OF ACKNOWLEDGEMENT

To: _____ Southwest District Health **Date:** 3/11/21

Applicant Name:

SKINNER LAND SURVEY (MIKE LENZ owner)

Current Mailing Address:

17842 SANDHILL ROAD CALDWELL, ID 87607

Site (Subject Property) Address: O. S. Powerline RD **Parcel #** R2818300000

Phone Number: 208-454-0937 **Fax:** NA

E-mail address:

TJ@skinnerlandsurvey.com

Type of Administrative Land Division Application:

- ☒ Administrative Land Division [Canyon County Code § 07-18-01]
- ☒ Transfer of Building Permits [Canyon County Code § 07-18-03]
- ☐ Variance--Discretionary Decrease/Increase in Lot Size [Canyon County Code, Article 8]
- ☒ Easement Reduction [Canyon County Code § 07-10-03 (1) (B)]

OFFICIAL USE ONLY BELOW THIS LINE

LETTER OF ACKNOWLEDGEMENT ACTION:

Determination and Decision and Order on Application for Letter of Acknowledgement:

☒ **Approval (apply for septic permit at the time of building permit)**

☐ **Approval subject to conditions (see below)**

☐ **Denied (A septic system cannot be permitted on the parcels as proposed)**

Approval Conditions, if any, are herein set forth:

This Approval does not Guarantee a Subsurface Sewage permit will be issued. A full Site evaluation is required By SWDH.

This acknowledgement is valid only for six months from the date issued.

Dated: 3.24.21

Signed _____
Authorized Southwest District Health Representative

Copy of completed form received by Canyon County Development Services

on _____ (date) Received By (DSD Staff) : _____

Revised 2/25/21

FIRE DIST

ADMINSTRATIVE LAND DIVISION LETTER OF ACKNOWLEDGEMENT

To: Melba Fire District

Applicant Name: Mike Lenz by Skinner Land Survey

Current Mailing Address: 17842 Sand Hollow Road Caldwell, Idaho 83607

Site (Subject Property) Address: 0 S. Powerline Rd Melba, Idaho 83641

Phone Number: 208-454-0933 **Fax:** **Parcel #** R281830

E-mail address: tj@skinnerlandsurvey.com **Date:** 2/1/2021

Type of Administrative Land Division Application:

- ☒ **Administrative Land Division** [Canyon County Code § 07-18-01]
- ☐ **Transfer of Building Permits** [Canyon County Code § 07-18-03]
- ☐ Variance–Discretionary Decrease/Increase in Lot Size [Canyon County Code, Article 8]
- ☐ Easement Reduction [Canyon County Code § 07-10-03 (1) (B)]

OFFICIAL USE ONLY BELOW THIS LINE

LETTER OF ACKNOWLEDGEMENT ACTION:

Determination and Decision and Order on Application for Letter of Acknowledgement:

☒ **Approval** ☐ **Approval Subject to Conditions** ☐ **Denied**

Approval Conditions, if any, are herein set forth:

This acknowledgement is valid only for six months from the date issued.

Basis for action:

Dated: 2-2-21 Signed _____

Authorized Fire District Representative

Notice of final action: Please note than unless an appeal of this decision is filed with the Secretary of the District, withi fourteen (14) days of date of service, this is a final action. Appeals will be heard by the Board of Commissioners of th District at an open meeting, as scheduled by the Commissioners of this District.

(Copy retained by District in official files and copy to Applicant)

Copy of completed form received by Canyon County Development Services

on _____ (date) Received By (DSD Staff) : _____

20210202_193515.jpg
2/3/2021
https://mail.google.com/mail/u/0/#inbox/FMfcgxwLsKBwGJlTjgjWkcPTjJbqxFdH?projector=1&messagePartId=0.1

HWY DISTRICT

ADMINSTRATIVE LAND DIVISION LETTER OF ACKNOWLEDGEMENT

Submit this document along with a detailed site plan showing all mstructures, accesses, and easements

To: Nampa Highway District

Applicant Name: Mike Lenz by Skinner Land Survey

Current Mailing Address: 17842 Sand Hollow Road

Site (Subject Property) Address: 0 S. Powerline Road Melba, Idaho 83641 **Parcel #** R281830

Phone Number: 208-454-0933 **Fax:**

E-mail address: tj@skinnerlandsurvey.com **Date:** 2/1/2021

Type of Administrative Land Division Application:

- ☒ **Administrative Land Division** [Canyon County Code § 07-18-01]
- ☐ **Transfer of Building Permits** [Canyon County Code § 07-18-03]
- ☐ Variance--Discretionary Decrease/Increase in Lot Size [Canyon County Code, Article 8]
- ☐ Easement Reduction [Canyon County Code § 07-10-03 (1) (B)]

OFFICIAL USE ONLY BELOW THIS LINE

LETTER OF ACKNOWLEDGEMENT ACTION:

Determination and Decision and Order on Application for Letter of Acknowledgement:

☐ **Approval** ☒ **Approval Subject to Conditions** ☐ **Denied**

Approval Conditions, if any, are herein set forth:

1 new access requested to serve lots 2, 3, 4, & lot 7 will require a paved Apron be installed as a condition of approval. No new access to Baseline Rd or Hill Rd

This acknowledgement is valid only for six months from the date issued.

Basis for action:

Baseline Rd & Hill Rd are Arterial Roadways, & per our standards, no new access is allowed to Arterial Roadways. Paved Aprons are required for approaches serving 3 or more residential lots

Dated: 2-16-21 Signed

Authorized Hwy District Representative

NOTICE: Section and quarter section lines are subject to a 70-foot setback requirement unless the Highway District having jurisdiction waives the setback. The property included in this application is subject to setback requirements from the following:

☐ Section Line ☐ Quarter Section Line

Location of section line and/or quarter section line relative to property:

This is informational only and the location of section and quarter-section lines relative to the property should be verified by the property owner. If the property is subject to a section line or quarter-section line setback, the property owner may apply for a waiver of the setback from the Highway District.

Notice of final action: *Please note than unless an appeal of this decision is filed with the Secretary of the District, within fourteen (14) days of date of service, this is a final action. Appeals will be heard by the Board of Commissioners of this District at an open meeting, as scheduled by the Commissioners of this District.*

Copy of completed form received by Canyon County Development Services

on _____ (date) Received By (DSD Staff) : _____

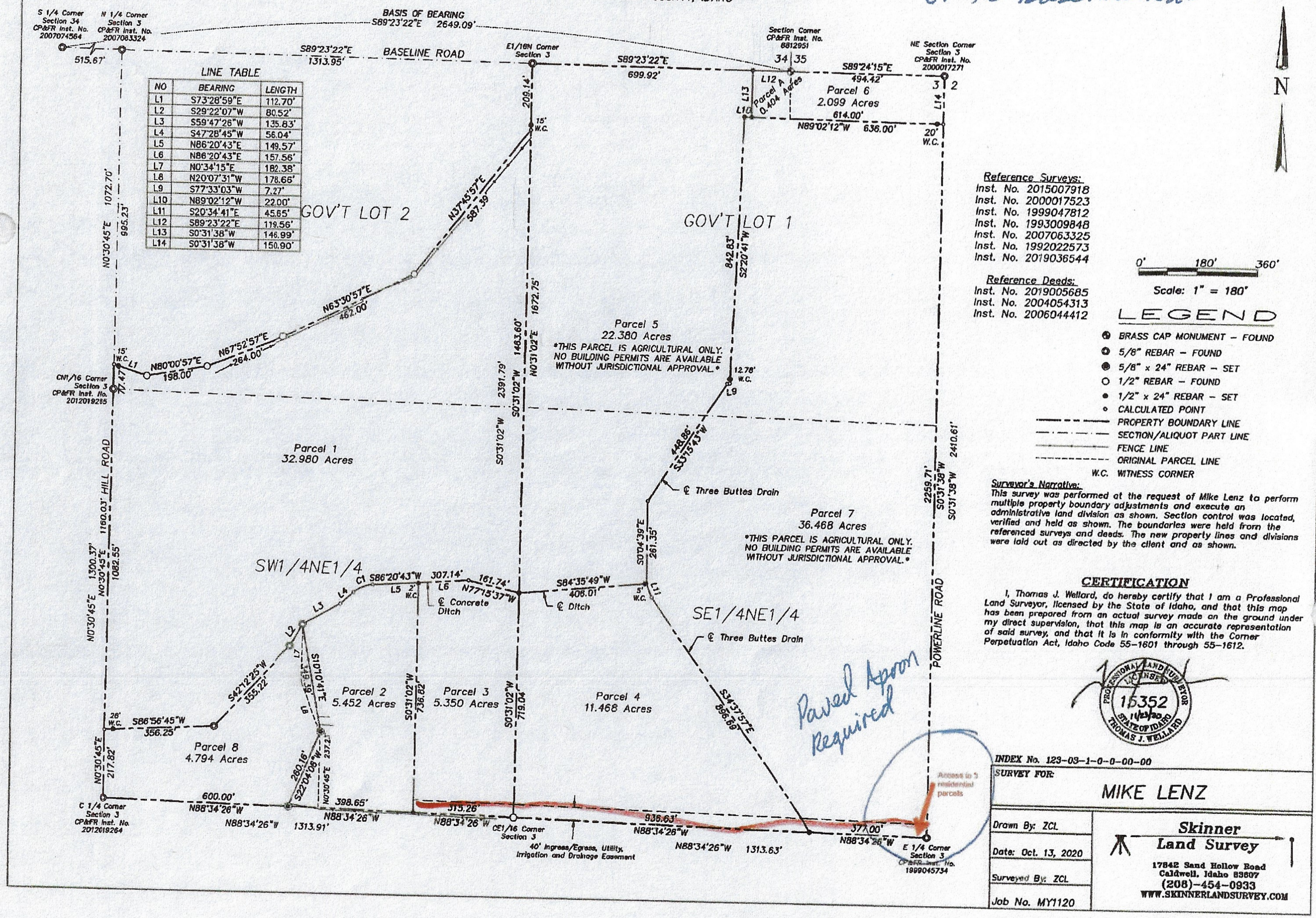
RECORD OF SURVEY

A PORTION OF THE NE 1/4 OF SECTION 3,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO

No new access to Hill Rd or to Baseline Rd.

CURVE TABLE					
NO	RADIUS	CENTRAL ANGLE	LENGTH	CHD BEARING	CHORD
C1	100.00'	38°51'58"	67.83'	S66°54'44"W	66.54'

LINE TABLE		
NO	BEARING	LENGTH
L1	S73°28'59"E	112.70'
L2	S29°22'07"W	80.52'
L3	S59°47'26"W	135.83'
L4	S47°28'45"W	56.04'
L5	N86°20'43"E	149.57'
L6	N86°20'43"E	157.56'
L7	N0°34'15"E	182.38'
L8	N20°07'31"W	178.66'
L9	S77°33'03"W	7.27'
L10	N89°02'12"W	22.00'
L11	S20°34'41"E	45.65'
L12	S89°23'22"E	119.56'
L13	S0°31'38"W	146.99'
L14	S0°31'38"W	150.90'



N

Reference Surveys:
Inst. No. 2015007918
Inst. No. 2000017523
Inst. No. 1999047812
Inst. No. 1993009848
Inst. No. 2007063325
Inst. No. 1992022573
Inst. No. 2019036544

Reference Deeds:
Inst. No. 2019005685
Inst. No. 2004054313
Inst. No. 2006044412

0' 180' 360'
Scale: 1" = 180'

LEGEND

- BRASS CAP MONUMENT – FOUND
- 5/8" REBAR – FOUND
- 5/8" x 24" REBAR – SET
- 1/2" REBAR – FOUND
- 1/2" x 24" REBAR – SET
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- FENCE LINE
- ORIGINAL PARCEL LINE
- W.C. WITNESS CORNER

Surveyor's Narrative:
This survey was performed at the request of Mike Lenz to perform multiple property boundary adjustments and execute an administrative land division as shown. Section control was located, verified and held as shown. The boundaries were held from the referenced surveys and deeds. The new property lines and divisions were laid out as directed by the client and as shown.

CERTIFICATION

I, Thomas J. Wellard, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1601 through 55-1612.

PROFESSIONAL LAND SURVEYOR LICENSED 15352 11/23/20 STATE OF IDAHO THOMAS J. WELLARD

INDEX No. 123-03-1-0-0-00-00

SURVEY FOR:
MIKE LENZ

Drawn By: ZCL	
Date: Oct. 13, 2020	
Surveyed By: ZCL	
Job No. MY1120	

Skinner Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM

IRRIGATION DISTRICT

ADMINSTRATIVE LAND DIVISION LETTER OF ACKNOWLEDGEMENT

To: Boise - Kuna Irrigation District **Date:** 3/11/21

Applicant Name:
SKINNER LAND SURVEY (MIKE LENZ)

Current Mailing Address:
17842 Sandhill Road Caldwell ID 8760?

Site (Subject Property) Address: 0 S. Powerline RD **Parcel #** R2581630000

Phone Number: 208-454-0933 **Fax:** NA

E-mail address:
TJ@SKINNERLANDSURVEY.com

Type of Administrative Land Division Application:

- ☒ Administrative Land Division [Canyon County Code § 07-18-01]
- ☒ Transfer of Building Permits [Canyon County Code § 07-18-03]
- ☐ Variance--Discretionary Decrease/Increase in Lot Size [Canyon County Code, Article 8]
- ☒ Easement Reduction [Canyon County Code § 07-10-03 (1) (B)]

OFFICIAL USE ONLY BELOW THIS LINE

LETTER OF ACKNOWLEDGEMENT ACTION:

Determination and Decision and Order on Application for Letter of Acknowledgement:

☒ **Approval** ☐ **Approval Subject to Conditions** ☐ **Denied**

Approval Conditions, if any, are herein set forth:

This acknowledgement is valid only for six months from the date issued.

Basis for action:

Dated: 3-12-2021

Signed _____
Authorized Irrigation District Representative
Secretary - Treasurer

Account # 942, 943B, 943B1

Revised 1/7/21

Skinner
Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE

November 23, 2020

Legal Description for
Mike Lenz
Job No. MY1120

Parcel 1

This parcel is a portion of Government Lot 2 and the SW ¼ NE ¼ of Section 3 in Township 1 South, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of said Government Lot 2 (N ¼ Corner, Section 3), a found 5/8 inch diameter rebar;

thence South 00°30'45" West along the West boundary of Government Lot 2 a distance of 995.23 feet to the **TRUE POINT OF BEGINNING**, witnessed by a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 73°28'59" East a distance of 15.00 feet;

thence South 73°28'59" East a distance of 112.70 feet to a found ½ inch diameter rebar;

thence North 80°00'57" East a distance of 198.00 feet to a found ½ inch diameter rebar;

thence North 67°52'57" East a distance of 264.00 feet to a found ½ inch diameter rebar;

thence North 63°30'57" East a distance of 462.00 feet to a found ½ inch diameter rebar;

thence North 37°45'57" East a distance of 587.39 feet to a point on the East boundary of Government Lot 2, witnessed by a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 00°31'02" East a distance of 15.00 feet;

thence South 00°31'02" West along said East boundary of Government Lot 2 and the SW ¼ NE ¼ a distance of 1463.60 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 77°15'37" West a distance of 161.74 feet to an angle point on the centerline of a concrete ditch;

thence traversing said concrete ditch as follows:

South 86°20'43" West a distance of 307.14 feet;

Southwesterly 67.83 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 38° 51' 58" and a long chord which bears South 66°54'44" West a distance of 66.54 feet;

Skinner
Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE

Lenz Legal Description
Parcel 1, Page 2 of 2

South 47°28'45" West a distance of 56.04 feet;

thence leaving said centerline bearing South 59°47'26" West a distance of 135.83 feet to a found 5/8 inch diameter rebar;

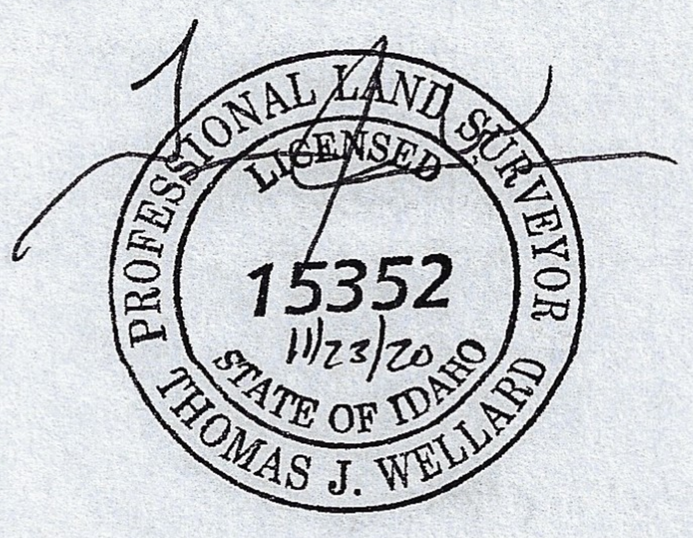
thence South 29°22'07" West a distance of 80.52 feet to a found 5/8 inch diameter rebar;

thence South 42°12'25" West a distance of 355.22 feet to a found 5/8 inch diameter rebar;

thence South 86°56'45" West a distance of 356.25 feet to a point on the West boundary of the SE ¼ NE ¼ witnessed by a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 86°56'45" East a distance of 28.00 feet;

thence North 00°30'45" East along said East boundary a distance of 1082.55 feet to the Southwest corner of Government Lot 2, a found 5/8 inch diameter rebar;

thence North 00°30'45" East along the East boundary of Government Lot 2 a distance of 77.47 feet to the **TRUE POINT OF BEGINNING**, said parcel being 32.980 acres more or less, and being subject to any and all easement and rights of way of record or implied.



Skinner
Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE

November 23, 2020

Legal Description for
Mike Lenz
Job No. MY1120

Parcel 2

This parcel is a portion of the SW ¼ NE ¼ of Section 3 in Township 1 South, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of the W ½ NE ¼, (N ¼ Corner, Section 3), a found 5/8 inch diameter rebar;

thence South 00°30'45" West along the West boundary of the W ½ NE ¼ a distance of 2373.08 feet to the Southwest corner of the SW ¼ NE ¼, a found 5/8 inch diameter rebar;

thence South 88°34'26" East along the South boundary of the SW1/4 NE ¼ a distance of 600.00 feet to the **TRUE POINT OF BEGINNING**, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 22°04'06" East a distance of 260.16 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 10°10'41" West a distance of 349.39 feet to a found 5/8 inch diameter rebar;

thence North 59°47'26" East a distance of 135.83 feet to a point on the centerline of a concrete ditch;

thence traversing said concrete ditch centerline as follows:

North 47°28'45" East a distance of 56.04 feet;

Northeasterly 67.83 feet along the arc of a curve to the right having a radius of 100.00 feet and a central angle of 38° 51' 58" and a long chord which bears North 66°54'44" East a distance of 66.54 feet;

North 86°20'43" East a distance of 149.57 feet to a point witnessed by a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 00°31'02" West a distance of 2.00 feet;

thence South 00°31'02" West, parallel with the East boundary of the SW ¼ NE ¼, a distance of 736.82 feet to a point on the South boundary of the SW ¼ NE ¼, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 88°34'26" West along said South boundary a distance of 398.65 feet to the **TRUE POINT OF BEGINNING**, said parcel being 5.452 acres more or less, and being subject to any and all easement and rights of way of record or implied

PROFESSIONAL LAND SURVEYOR
LICENSED
15352
11/23/20
STATE OF IDAHO
THOMAS J. WELLARD

Skinner
Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE

November 23, 2020

Legal Description for
Mike Lenz
Job No. MY1120

Parcel 3

This parcel is a portion of the SW ¼ NE ¼ of Section 3 in Township 1 South, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of the W ½ NE ¼, (N ¼ Corner, Section 3), a found 5/8 inch diameter rebar;

thence South 00°30'45" West along the West boundary of the W ½ NE ¼ a distance of 2373.08 feet to the Southwest corner of the SW ¼ NE ¼, a found 5/8 inch diameter rebar;

thence South 88°34'26" East along the South boundary of the SW ¼ NE ¼ a distance of 998.65 feet to the **TRUE POINT OF BEGINNING**, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

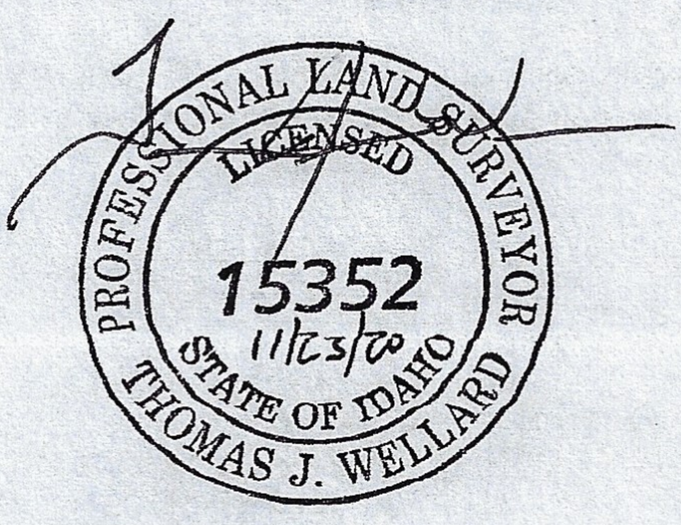
thence North 00°31'02" East, parallel with the East boundary of the SW ¼ NE ¼, a distance of 736.82 feet to a point on the centerline of a concrete ditch, witnessed by a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 00°31'02" West a distance of 2.00 feet;

thence North 86°20'43" East along said centerline a distance of 157.56 feet;

thence South 77°15'37" East a distance of 161.74 feet to a point on the East boundary of the SW ¼ NE ¼, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00°31'02" West along said East boundary a distance of 719.04 feet to the Southeast corner of the SW ¼ NE ¼, a found ½ inch diameter rebar;

thence North 88°34'26" West along the South boundary of the SW ¼ NE ¼ a distance of 315.26 feet to the **TRUE POINT OF BEGINNING**, said parcel being 5.350 acres more or less, and being subject to any and all easement and rights of way of record or implied.



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Rodney Clark, PE

November 23, 2020

Legal Description for
Mike Lenz
Job No. MY1120

Parcel 4

This parcel is a portion of the SE ¼ NE ¼ of Section 3 in Township 1 South, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of said E ½ NE ¼, (NE Section Corner, Section 3), a found 5/8 inch diameter rebar;

thence South 00°31'38" West along the East boundary of the E ½ NE ¼ a distance of 2410.61 feet to the Southeast corner of the SE ¼ NE ¼, a found 5/8 inch diameter rebar;

thence North 88°34'26" West along the South boundary of the SE ¼ NE ¼ a distance of 377.00 feet to the **TRUE POINT OF BEGINNING,** a point on the centerline of Three Buttes Drain, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

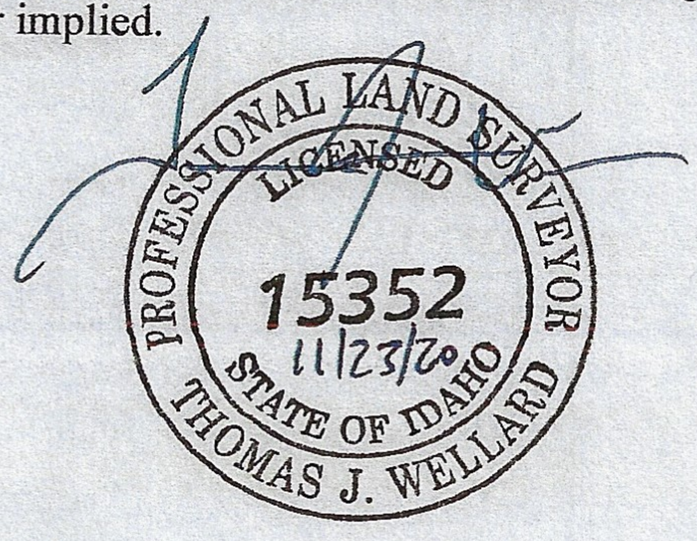
thence continuing North 88°34'26" West along said South boundary a distance of 936.63 feet to the Southwest corner of the SE ¼ NE ¼, a found ½ inch diameter rebar;

thence North 00°31'02" East along the West boundary of the SE ¼ NE ¼ a distance of 719.04 feet to a point on the centerline of a ditch, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 84°35'49" East along said centerline a distance of 406.01 feet to a point on the centerline of Three Buttes Canal, witnessed by a ½ x 24 inch rebar set with plastic cap stamped P.L.S. 15352 bearing South 84°35'49" West a distance of 5.00 feet;

thence leaving the centerline of the ditch bearing South 20°34'41" East along the centerline of Three Buttes Canal a distance of 45.65 feet;

thence continuing along said centerline bearing South 34°37'57" East a distance of 896.69 feet to the **TRUE POINT OF BEGINNING**, said parcel being 11.468 acres more or less, and being subject to any and all easement and rights of way of record or implied.



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PROFESSIONAL LAND SURVEYOR
LICENSED
15352
11/23/20
STATE OF IDAHO
THOMAS J. WELLARD

November 23, 2020

Legal Description for
Mike Lenz
Job No. MY1120

Parcel 5

This parcel is a portion of Government Lot 1 and the SE ¼ NE ¼ of Section 3 in Township 1 South, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of said Government Lot 1, (NE Section Corner, Section 3), a found 5/8 inch diameter rebar;

thence North 89°24'15" West along the North boundary of Government Lot 1 a distance of 494.42 feet to the Standard corner common to Sections 34 and 35, Township 1 North, Range 2 West, a found brass cap monument;

thence North 89°23'22" West continuing along said North boundary a distance of 119.56 feet to the **TRUE POINT OF BEGINNING,** a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00°31'38" West, parallel with the East boundary of the E ½ NE ¼, a distance of 146.99 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 89°02'12" West a distance of 22.00 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 2°20'41" West a distance of 842.83 feet to a point on the centerline of Three Buttes Drain, witnessed by a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 2°20'41" East a distance of 12.78 feet;

thence traversing said centerline as follows:

South 77°33'03" West a distance of 7.27 feet;

South 33°15'43" West a distance of 448.86 feet;

South 00°04'39" East a distance of 261.35 feet to a point witnessed by a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 84°35'49" West a distance of 5.00 feet;

thence South 84°35'49" West along the centerline of a drain a distance of 406.01 feet to a point on the West boundary of the SE ¼ NE ¼, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 00°31'02" East along said West boundary of the SE ¼ NE ¼ and Government Lot 1 a distance of 1672.75 feet to the Northwest corner of Government Lot 1, a found 5/8 inch diameter rebar;

thence South 89°23'22" East along said North boundary a distance of 699.92 feet to the **TRUE POINT OF BEGINNING,** said parcel being 22.380 acres more or less, and being subject to any and all easement and rights of way of record or implied.

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Rodney Clark, PE

November 23, 2020

Legal Description for
Mike Lenz
Job No. MY1120

Parcel 6

This parcel is a portion of Government Lot 1, Section 3 in Township 1 South, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Northeast corner of said Government Lot 1, (NE Section Corner, Section 3), a found 5/8 inch diameter rebar;

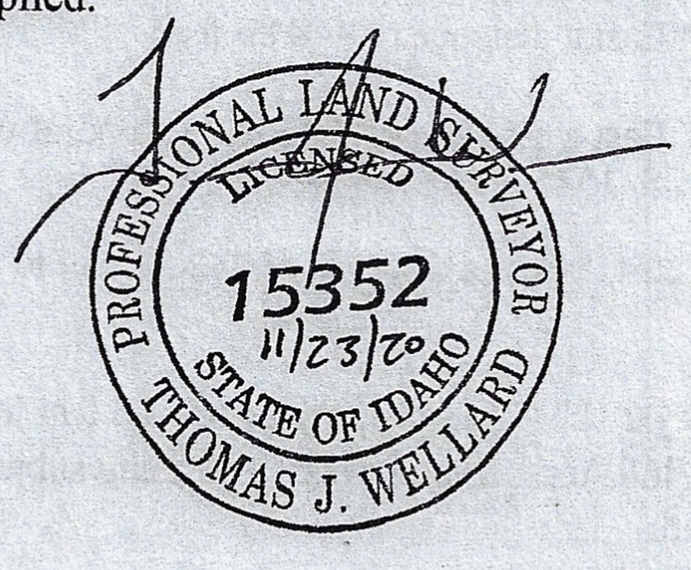
thence South 00°31'38" West along the East boundary of Government Lot 1 a distance of 150.90 feet to a point witnessed by a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 89°02'12" West a distance of 20.00 feet;

thence North 89°02'12" West a distance of 614.00 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 00°31'38" East, parallel with the East boundary of Government Lot 1 a distance of 146.99 feet to a point on the North boundary of Government Lot 1, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 89°23'22" East along said North boundary a distance of 119.56 feet to the Standard corner common to Sections 34 and 35, Township 1 North, Range 2 West, a found brass cap monument;

thence South 89°24'15" East continuing along said North boundary a distance of 494.42 feet to the **POINT OF BEGINNING,** said parcel being 2.099 acres more or less, and being subject to any and all easement and rights of way of record or implied.



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Rodney Clark, PE

November 23, 2020

Legal Description for
Mike Lenz
Job No. MY1120

Parcel 7

This parcel is a portion of Government Lot 1 and the SE ¼ NE ¼ of Section 3 in Township 1 South, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of said Government Lot 1, (NE Section Corner, Section 3), a found 5/8 inch diameter rebar;

thence South 00°31'38" West along the East boundary of Government Lot 1 a distance of 150.90 feet to the **TRUE POINT OF BEGINNING,** a point witnessed by a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 89°02'12" West a distance of 20.00 feet;

thence continuing South 00°31'38" West along the East boundary of Government Lot 1 and the SE ¼ NE ¼ a distance of 2259.71 feet to the Southeast corner of the SE ¼ NE ¼, a found 5/8 inch diameter rebar;

thence North 88°34'27" West along the South boundary of the SE ¼ NE ¼ a distance of 377.00 feet to a point on the centerline of Three Buttes Drain, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

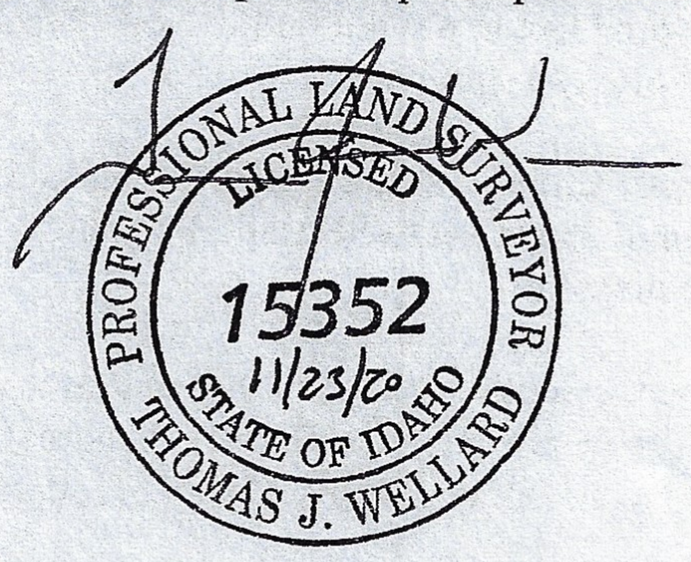
thence traversing said centerline as follows:

North 34°37'57" West a distance of 896.69 feet;

North 20°34'41" West a distance of 45.65 feet;

North 00°04'39" West a distance of 261.35 feet;

North 33°15'43" East a distance of 448.86 feet;



North 77°33'03" East a distance of 7.27 feet to a point witnessed by a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 2°20'41" East a distance of 12.78 feet;

thence North 2°20'41" East a distance of 842.83 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 89°02'12" East a distance of 636.00 feet to the **TRUE POINT OF BEGINNING**, said parcel being 36.468 Acres more or less, and being subject to any and all easement and rights of way of record or implied.

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November 23, 2020

Legal Description for
Mike Lenz
Job No. MY1120

Parcel 8

This parcel is a portion of the SW ¼ NE ¼ of Section 3 in Township 1 South, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of Government Lot 2, (N ¼ Corner, Section 3), a found 5/8 inch diameter rebar;

thence South 00°30'45" West along the West boundary of Government Lot 2 and the SW ¼ NE ¼ a distance of 2155.26 feet to the **TRUE POINT OF BEGINNING,** a point witnessed by ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 00°30'44" East a distance of 28.00 feet;

thence North 86°56'45" East a distance of 356.25 feet to a found 5/8 inch diameter rebar;

thence North 42°12'25" East a distance of 355.22 feet to a found 5/8 inch diameter rebar;

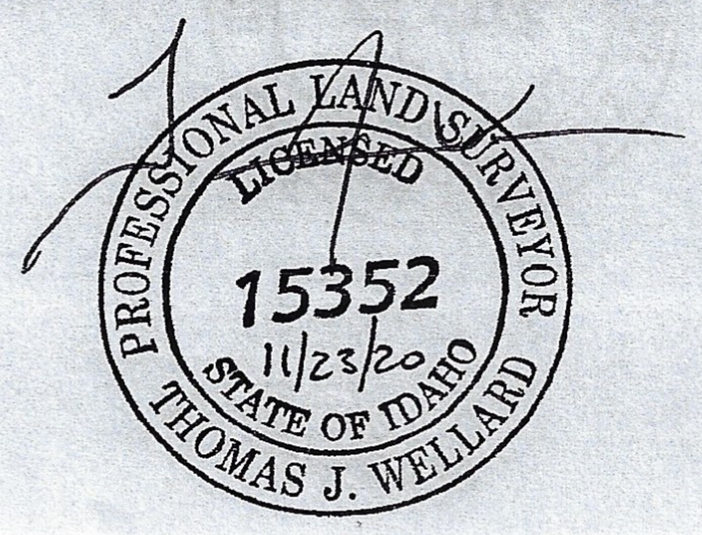
thence North 29°22'07" East a distance of 80.52 feet to a found 5/8 inch diameter rebar;

thence South 10°10'41" East a distance of 349.39 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 22°04'06" West a distance of 260.16 feet to a point on the South boundary of the SW ¼ NE ¼, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 88°34'33" West along said South boundary a distance of 600.00 feet to the Southwest corner of the SW ¼ NE ¼, a found 5/8 inch diameter rebar;

thence North 00°30'45" East along the West boundary of the SW ¼ NE ¼ a distance of 217.82 feet the **TRUE POINT OF BEGINNING,** said parcel being 4.794 acres more or less, and being subject to any and all easements and rights of way of record or implied.



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Thomas J. Wellard, PLS
Rodney Clark, PE

November 23, 2020

Legal Description for
Mike Lenz
Job No. MY1120

Parcel A

This parcel is a portion of Government Lot 1, Section 3 in Township 1 South, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of said Government Lot 1, (NE Section Corner, Section 3), a found 5/8 inch diameter rebar;

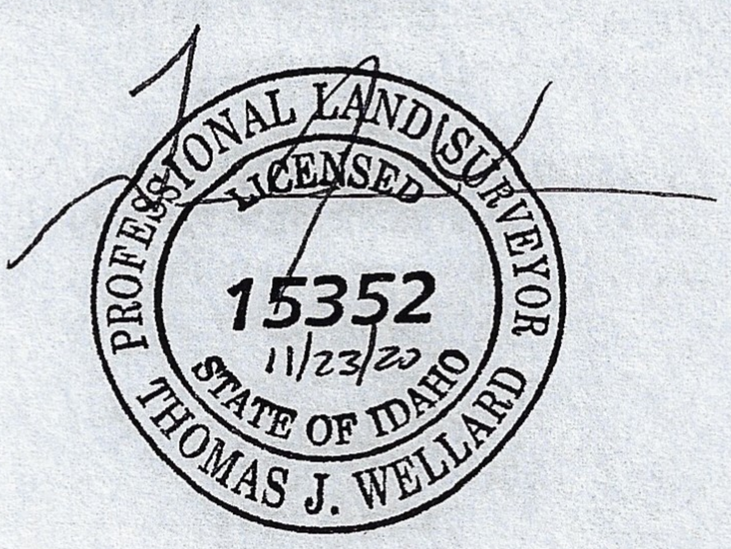
thence North 89°24'15" West along the North boundary of Government Lot 1 a distance of 494.42 feet to the **TRUE POINT OF BEGINNING**, to the Standard corner common to Sections 34 and 35, Township 1 North, Range 2 West, a found brass cap monument;

thence South 00°31'38" West, parallel with the East boundary of Government Lot 1, a distance of 147.73 feet;

thence North 89°02'12" West a distance of 119.56 feet to a found ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 00°31'38" East, parallel with the East boundary of the Government Lot 1 a distance of 146.99 feet to a point on the North boundary of the Government Lot 1, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 89°23'22" East along said North boundary a distance of 119.56 feet to the **TRUE POINT OF BEGINNING**, said parcel being 0.404 acres more or less, and being subject to any and all easements and rights of way of record or implied.



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November 23, 2020

Legal Description for
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Job No. MY1120

40.00 Foot Ingress/Egress, Utility, Irrigation and Drainage Easement

This easement lies in the S 1/2 NE ¼ of Section 3 in Township 1 South, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Southeast corner of the SE ¼ NE ¼, (E ¼ Corner, Section 3), a found 5/8 inch diameter rebar

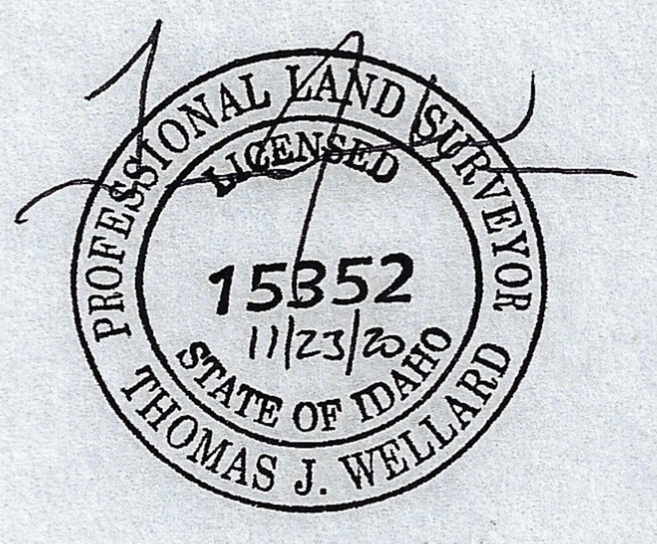
thence North 88°34'27" West along the South boundary of the SE ¼ NE ¼ a distance of 1313.63 feet to the Southeast corner of the SW ¼ SE ¼, a found ½ inch diameter rebar;

thence North 88° 34'27" West along the South boundary of the SW ¼ SE ¼ a distance of 315.26 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 00°31'02" East, parallel with the East boundary of the SW ¼ NE ¼, a distance of 40.01 feet;

thence South 88°34'26" East, parallel with the South boundary of the SE ¼ SE ¼ a distance of 1628.90 feet to a point on the East boundary of the SE ¼ NE ¼;

thence South0°31'38" West along said East boundary a distance of 40.00 feet to the **TRUE POINT OF BEGINNING**, said easement being subject to any and all easement and rights of way of record or implied.



DSD Director Decision
Administrative Land Divisions

Canyon County Code of Ordinances §07-18-01, §07-18-03 and §07-10-17

2021-081836
RECORDED
12/01/2021 08:24 AM
00666179202100818360090092
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=9 LBERG $34.00
MISC
RIO B LLC

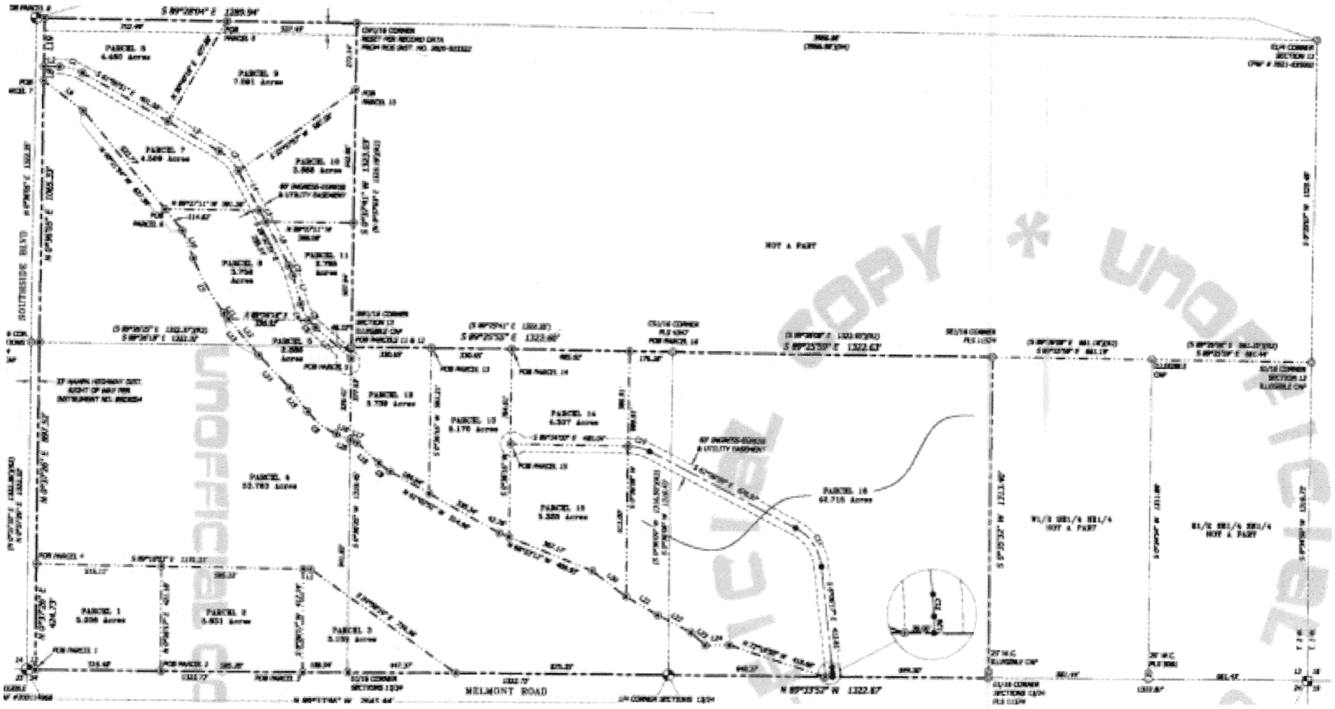
Exhibit 1g

Case Number: **AD2021-0078**

Parcel # (s): **R28478, R28477010, R28477011, R28477012, R28477013, R28477014, R28477015, & R28477016**

Property Owner/Applicant(s): Rio B LLC

Request: The applicant, Rio B LLC, is requesting an administrative land division with building permit relocation and property boundary adjustment. The result of the request includes a property boundary adjustment between Parcels R28477 and R28477010 to merge the parcels together along with taking the leftover acreage from all parcels involved with this application to create one 53-acre parcel to remain as farm ground. The result includes an administrative land division of Parcel R28477016, R28477015, R28477014, R28477013, R28477012, and R28477011 into two parcels. The result includes three (3) building permit relocation from parcel R28477 and R28477010. New parcels created will be served by two separate private roads, Rio Ridge Lane and Rio Ranch Lane.



History: The parcels are zoned "A" (Agricultural). Deeds provided through a title search showed all parcels considered to be "original parcels" (created prior to September 6, 1979, CCZO §07-02-03; Case No. PI2021-0288).

Building Permit Relocation Finding: Written notice was sent out to property owners within 300 feet of the exterior boundaries of all parcels involved on 6/28/2021. The building permit relocation results in the clustering of structures that leave the valuable farm ground intact and provide building permits on unfarmable ground. Three (3) building permits will be transferred from parcel R28477010 and R28477, leaving R28477 with one building permit available (as shown on ROS instrument #2021-076305).

Public Comments:

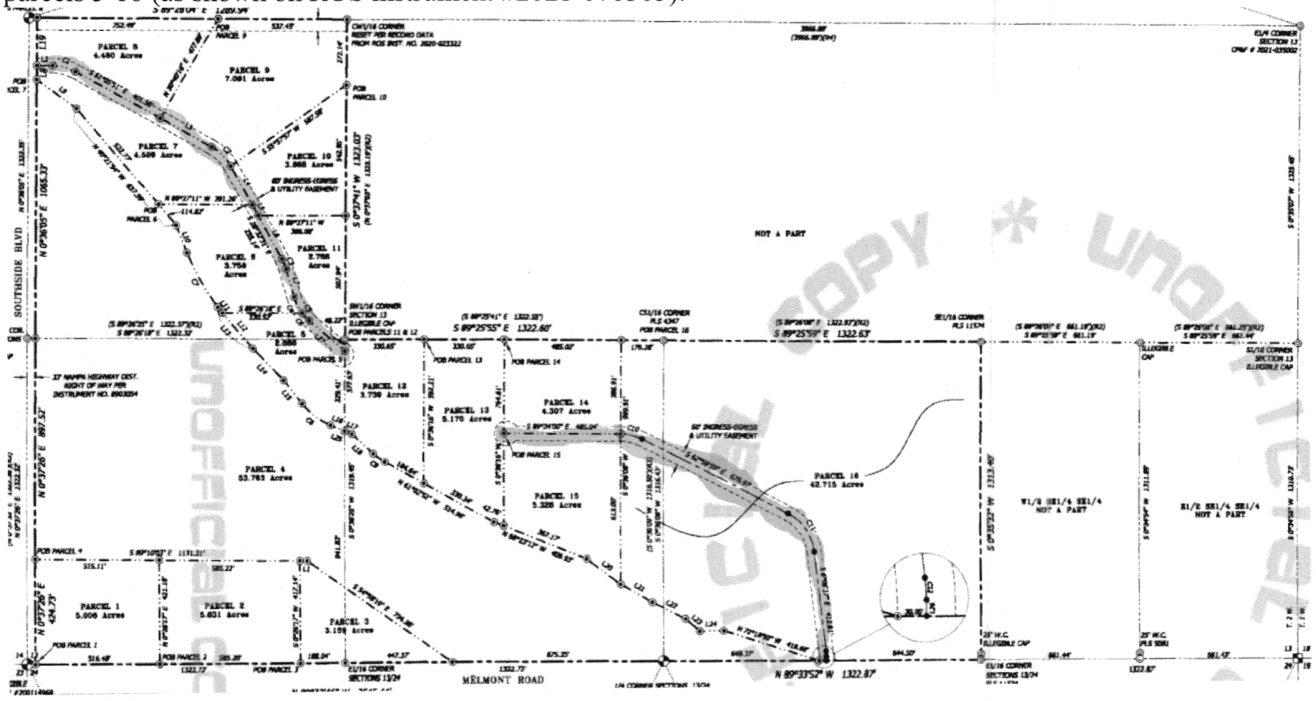
Desi Parrill & Kayla Kirby, 3624 Southside Blvd.: The neighbor is concerned that the relocation will encroach into viable farm land, clustering would be better located near parcel 16 as shown on the ROS (Exhibit A), and the originating parcels are not contiguous with the receiving parcels.

Staff finds that the proposed relocations do promote keeping viable farm ground intact. Each parcel is allowed to be divided into two (2) residential parcels regardless of the relocation being approved through an administrative land division process. Staff finds that all parcels are contiguous and owned by the same owner.

Property Boundary Adjustment Finding: This application with supporting documents is in substantial compliance with the requirements of the effective zoning ordinance §07-10-17. The adjustment is more than an 80-foot difference. The result will allow Parcel R28477 & R28477010 to be merged together to provide adequate access to parcels located on dry ground to preserve the agricultural ground along the frontage of Melmont Road. The result will also allow the leftover acreage of R28477016, R28477015, R28477014, R28477013, R28477012, & R28477011 to form one 53.763-acre parcel that can continue to be farmed as it is now.

Land Division Findings: The division of Parcels R28477016, R28477015, R28477014, R28477013, R28477012 & R28477011 is consistent with CCZO §07-18-01. The parcels are zoned "A" (Agricultural). The divisions create a total of sixteen parcels that are more than a one acre in size. The divisions will be served by two new private roads, Rio Ridge Lane and Rio Ranch Lane. Those that have footage off of Melmont Road have access from Melmont Road. Some parcels due contain slopes over 15% (see condition of approval 1A).

Private Road Findings: The proposed private roads, Rio Ridge Lane and Rio Ranch Lane, will provide access to parcels 5-16 (as shown on ROS instrument #2021-076305).



As a condition of approval, the private road shall meet all fire access requirements, private road signage requirements and constructed to 100 ADT private road standards. The private roads currently have a Road User's Maintenance Agreement (#2021-077302).

The request was reviewed by Melba Fire Department and Nampa Highway District. Access to the proposed parcels will be provided by two 60' wide access easements and off Melmont Road. Nampa Highway District stated the only access allowed on Southside Blvd. is through an existing deed restriction (#2020-056402) where Rio Ridge Lane will be constructed for lots 5-12. Lots 1-4 will access from Melmont Road that shall meet current spacing requirements when developed. Lots 13-16 will access from Rio Ranch Lane that will serve off of Melmont Road.

The result shall be in substantial compliance with Instrument No. 2021-076305 (Exhibit A):

Property Boundary Adjustment/Land Division Results	
Parcel 1: 5.006 acres (Building permit available)	Parcel 9: 7.091 acres (Building permit available)
Parcel 2: 5.631 acres (Building permit available)	Parcel 10: 3.868 acres (Building permit available)
Parcel 3: 3.189 acres (Building permit available)	Parcel 11: 2.788 acres (Building permit available)
Parcel 4: 56.763 acres (Building permit available)	Parcel 12: 3.739 acres (Building permit available)
Parcel 5: 4.480 acres (Building permit available)	Parcel 13: 5.170 acres (Building permit available)
Parcel 6: 3.758 acres (Building permit available)	Parcel 14: 4.307 acres (Building permit available)
Parcel 7: 4.509 acres (Building permit available)	Parcel 15: 5.326 acres (Building permit available)
Parcel 8: 4.480 acres (Building permit available)	Parcel 16: 42.715 acres (Building permit available)

DISCLAIMER: Parcels will not be adjusted by the Assessor's Office until deeds are recorded.

Decision: Upon review by the Director of Development Services, the application to Case #AD2021-0078 to complete a property boundary adjustment (CCZO §07-10-17) and land division (CCZO §07-18-03) is **APPROVED** with the following conditions:

1. All development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.
   A. Any development or portion of development that takes place within slopes greater than 15%, must submit engineered grading and drainage plans in accordance with Hillside Development requirements, CCZO §07-17-33(1)A.
   B. All development and uses shall adhere to the Idaho Right to Farm Act (Idaho Code § 22-4503).
   C. Stormwater run-off shall be retained on-site. Stormwater retention is the responsibility of the property owner.

2. The private road shall be built to meet the minimum construction standards (CCZO Section 07-10-03(3). Prior to Certificate of Occupancy, certification by a licensed engineer that the road was built to code shall be submitted.

3. A sign conforming to the applicable highway district and/or ITD standards shall be erected and maintained at the property owners' expense. Verification of installation of road signs shall be provided to DSD prior to Certificate of Occupancy.

4. The construction of driveways longer than one hundred fifty feet (150') from a public street right of way to the most distant portion of an inhabited building and private roads shall be inspected and certified by the applicant's engineer prior to obtaining a certificate of occupancy.

5. Prior to commencement building permit issuance, an approach permit is required by Nampa Highway District.

6. Prior to commencement building permit issuance, fire district approval for access and turnaround is required by Melba Fire Department.

7. Prior to commencement building permit issuance, a septic permit is required by Southwest District Health.

Steve Fultz, Director

11/17/21
Date

State of Idaho)
SS
County of Canyon County)

On this 17th day of November, in the year of 2021, before me Kathleen Frost, a notary public, personally appeared Stephen Fultz, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.

KATHLEEN FROST
COMMISSION #67887
NOTARY PUBLIC
STATE OF IDAHO

Notary: K Frost

My Commission Expires: 6-3-2022

2021-076305
RECORDED
11/04/2021 02:22 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=1 SCARDENAS
$5.00
SURVEY
SAWTOOTH LAND SURVEYING

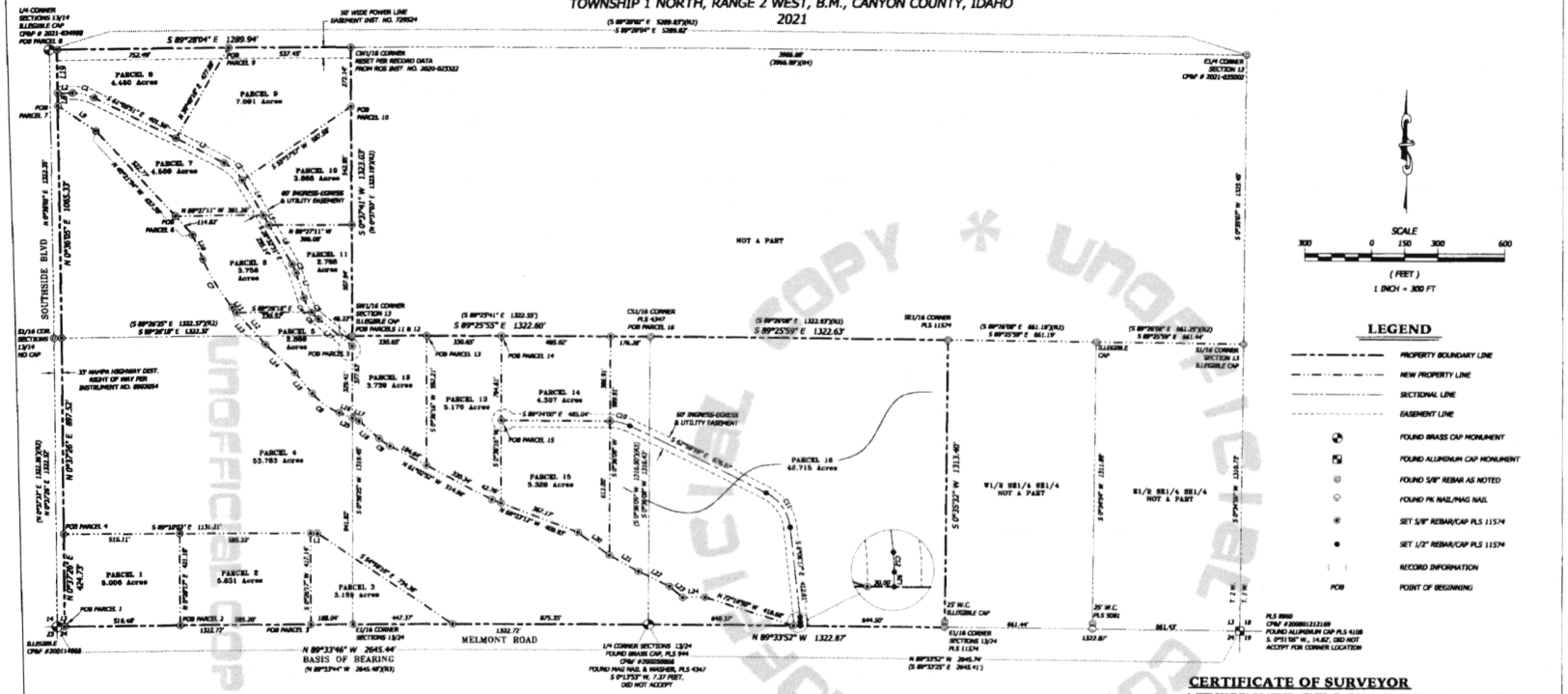
NOT OFFICIAL
SEE ORIGINAL IN RECORDER'S
OFFICE

AMENDED RECORD OF SURVEY - PARCEL DIVISION

FOR RIO B LLC

PARCELS OF LAND BEING THE NW1/4 SW1/4, SW1/4 SW1/4, SE1/4 SW1/4 AND THE SW1/4 SE1/4 OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 2 WEST, B.M., CANYON COUNTY, IDAHO

2021



LEGEND

- PROPERTY BOUNDARY LINE
- NEW PROPERTY LINE
- SECTIONAL LINE
- EASEMENT LINE
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" REBAR AS NOTED
- FOUND PK NAIL/MAG NAIL
- SET 5/8" REBAR/CAP PLS 11574
- SET 1/2" REBAR/CAP PLS 11574
- RECORD INFORMATION
- POB — POINT OF BEGINNING

REFERENCES

R1) RECORD OF SURVEY INST. NO. 9801168
R2) RECORD OF SURVEY INST. NO. 2007011811
R3) RECORD OF SURVEY INST. NO. 2008019776
R4) RECORD OF SURVEY INST. NO. 2020-023322
R5) RECORD OF SURVEY INST. NO. 2004051385
R6) RECORD OF SURVEY INST. NO. 2021-073233

SURVEYOR'S NARRATIVE

SAWTOOTH LAND SURVEYING WAS CONTRACTED BY RIO B, LLC TO PREPARE THE ADMINISTRATIVE LAND DIVISION AS SHOWN HEREON.

THE SOUTH 1/4 CORNER AND THE SE CORNER OF SECTION 13 ARE DEFINED BY 2 SETS OF MONUMENTS. THE NORTHERLY MONUMENTS ARE ACCEPTED AND BEING HELD FOR THIS SURVEY. THE PARCEL EVIDENCE AS NOTED ON RECORD OF SURVEY INSTRUMENT NO. 2008019776 AND CP&F INSTRUMENT NO. 2008012169 IS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL CORNER.

THE REMAINING PLSS CORNERS WERE EITHER FOUND AND ACCEPTED IN THE EXISTING LOCATIONS AS SHOWN OR HAVE BEEN SET BASED ON RECORD DATA OR PROPORTIONAL SPLITS.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	66.79'	200.00'	38°18'04"	N 75°14'53" W	97.76'
C2	113.64'	300.00'	32°26'30"	N 44°49'11" W	112.13'
C3	43.96'	200.00'	12°35'32"	N 23°41'45" W	43.87'
C4	75.61'	200.00'	21°39'39"	S 28°48'48" E	75.16'
C5	117.83'	300.00'	22°30'19"	S 32°25'52" E	116.31'
C6	42.36'	200.00'	12°08'11"	S 43°56'42" E	42.28'
C7	258.37'	1162.72'	12°43'28"	S 39°27'48" E	257.78'
C8	152.30'	300.00'	29°04'58"	S 52°42'21" E	150.63'
C9	99.05'	250.00'	22°41'39"	S 54°18'53" E	98.41'
C10	92.15'	200.00'	26°23'51"	N 76°11'58" W	91.34'
C11	198.88'	300.00'	38°00'00"	N 34°33'08" W	195.24'
C12	22.83'	300.00'	4°21'25"	N 2°50'09" W	22.82'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°33'08" E	30.88'
L2	N 89°23'55" W	64.99'
L3	S 81°08'51" E	244.68'
L4	S 89°32'31" E	185.43'
L5	S 89°32'31" E	88.85'
L6	S 89°32'31" E	304.70'
L7	S 13°56'59" E	118.02'
L8	N 9°39'00" E	56.42'
L9	N 53°45'57" W	302.66'
L10	N 21°53'38" W	120.77'
L11	N 40°08'48" W	30.88'
L12	N 40°08'48" W	100.00'
L13	N 40°08'48" W	223.71'
L14	N 49°19'11" W	181.88'
L15	N 39°19'19" W	122.50'
L16	N 83°44'23" W	63.77'
L17	N 67°14'29" W	53.57'
L18	S 47°36'54" E	130.53'
L19	N 9°39'00" E	188.37'
L20	N 53°24'29" W	175.88'
L21	N 89°39'39" W	130.16'
L22	N 52°53'25" W	151.77'
L23	N 48°19'38" W	78.66'
L24	S 89°39'40" E	88.65'
L25	N 67°14'29" W	96.34'
L26	S 9°39'00" E	117.06'
L27	N 40°44'48" W	196.33'

SURVEYOR'S NOTE

THIS SURVEY AMENDS RECORD OF SURVEY INSTRUMENT NO. 2021-075749. TO REFLECT CHANGES TO PARCELS 1-3 PER THE CLIENT'S REQUEST. THE PROPERTY PINS AS SHOWN ON SAID RECORDED SURVEY WERE NOT SET. THE NEW PROPERTY CORNERS SHOWN HEREON ARE THE ONLY ONES TO BE SET.

CERTIFICATE OF SURVEYOR

I, JEFF BEAGLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS MAPPED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE.

PROFESSIONAL LAND SURVEYOR LICENSED 11574 STATE OF IDAHO JEFF BEAGLEY

JEFF BEAGLEY — P.L.S. 11574

SURVEY INDEX NO. 124-13-0-0-0-00-00

SAWTOOTH Land Surveying, LLC
2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105
WWW.SAWTOOTHLS.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:
1 OF 1	9/2021	JWB	AR	121072

UNOFFICIAL COPY

FIRE DISTRICT

ADMINSTRATIVE LAND DIVISION LETTER OF ACKNOWLEDGEMENT

To: Melba Fire District

Applicant Name: Jon Stosich

Current Mailing Address: 6579 Blue ox Ln Melba ID 83641

Site (Subject Property) Address: TBD · Southside / Melba **Parcel #** _____

Phone Number: 208-941-6332 **Fax:** _____

E-mail address: stosjs@gmail.com **Date:** 1-9-2021

28477010 00
28477000
28477015 00
28477011
28477012
28477013
28477014
28477016

Type of Administrative Land Division Application:

- ☑ **Administrative Land Division** [Canyon County Code § 07-18-01]
- ☑ **Transfer of Building Permits** [Canyon County Code § 07-18-03]
- ☐ Variance--Discretionary Decrease/Increase in Lot Size [Canyon County Code, Article 8]
- ☐ Easement Reduction [Canyon County Code § 07-10-03 (1) (B)]

OFFICIAL USE ONLY BELOW THIS LINE

LETTER OF ACKNOWLEDGEMENT ACTION:

Determination and Decision and Order on Application for Letter of Acknowledgement:

☑ **Approval** ☐ **Approval Subject to Conditions** ☐ **Denied**

Approval Conditions, if any, are herein set forth:

_____

_____

_____

This acknowledgement is valid only for six months from the date issued.

Basis for action:

_____

_____

_____

Dated: 1-9-21 Signed _____

Authorized Fire District Representative

Notice of final action: Please note than unless an appeal of this decision is filed with the Secretary of the District, within fourteen (14) days of date of service, this is a final action. Appeals will be heard by the Board of Commissioners of this District at an open meeting, as scheduled by the Commissioners of this District.

(Copy retained by District in official files and copy to Applicant)

Copy of completed form received by Canyon County Development Services

on _____ (date) Received By (DSD Staff) : _____

IRRIGATION DISTRICT

ADMINSTRATIVE LAND DIVISION LETTER OF ACKNOWLEDGEMENT

To: Boise Kuna Irrigation District **Date:** 2/8/2021

Applicant Name:
Jon STOSICH

Current Mailing Address:
6579 Blue Op Ln Melba ID 83641

Site (Subject Property) Address: TBD Southside Blvd/Melmont **Parcel #** 28477015002847701400

Phone Number: 208-941-6332 **Fax:**

28477013002847701200

E-mail address:
STOSJS@gmail.com

28477011002847701000

Type of Administrative Land Division Application:

- ☒ Administrative Land Division [Canyon County Code § 07-18-01]
- ☒ Transfer of Building Permits [Canyon County Code § 07-18-03]
- ☐ Variance--Discretionary Decrease/Increase in Lot Size [Canyon County Code, Article 8]
- ☐ Easement Reduction [Canyon County Code § 07-10-03 (1) (B)]

OFFICIAL USE ONLY BELOW THIS LINE

LETTER OF ACKNOWLEDGEMENT ACTION:

Determination and Decision and Order on Application for Letter of Acknowledgement:

☒ **Approval** ☐ **Approval Subject to Conditions** ☐ **Denied**

Approval Conditions, if any, are herein set forth:

_____

_____

_____

This acknowledgement is valid only for six months from the date issued.

Basis for action:

_____

_____

_____

Dated: 2-8-2021

Signed _____
Authorized Irrigation District Representative

Revised 1/7/21

LAND SPLIT APPLICATION

NHD–003
Rev Jan 2015
Page 1 of 1

SECTION I – APPLICANT INFORMATION *(TO BE COMPLETED BY APPLICANT)*

I certify that I am the owner (or authorized representative of owner) of the property proposed to be split.

Jon STOSICH
NAME OF APPLICANT

SIGNATURE OF APPLICANT

6579 Blue Lake
ADDRESS

4/21/2024
DATE

Melba ID 83641
CITY *STATE* *ZIP*

208-941-6332
PHONE (CELL NUMBER PREFERRED)

ROAD NAME: Southside / Melmont BETWEEN _____ & _____
FIRST CROSS STREET *SECOND CROSS STREET*

SIDE OF ROAD:
☒ North ☐ South
☒ East ☐ West

TOTAL NUMBER OF:
New Lots: 16
New Access Points: 6

PLATTED SUBDIVISION?
☒ No *(attach sketch of proposed land split)*
☐ Yes *(submit Conceptual Plan prepared by an Engineer)*

SECTION II – WORKSHEET/RECOMMENDATION *(TO BE COMPLETED BY HIGHWAY DISTRICT)* Southside Melmont

APPLICATION FEE: ☒ Paid ☐ Not Paid ck # 378

85th PERCENTILE SPEED: 65 mph 59 mph

ROAD NO. 501 + 527

SIGHT DISTANCE: ☒ Sufficient ☐ Insufficient

ROAD SURFACE: ☒ Asphalt ☐ Gravel ☐ Dirt

TRAFFIC VOLUME: 1286 ADT 370 ADT

SHARED ACCESS: ☒ Yes ☐ No

FUNCTIONAL CLASSIFICATION: ☒ Arterial Southside
☐ Collector
☒ Other Melmont

CULVERTS REQUIRED: ☒ Yes ☐ No

MEETS ACCESS CONTROL STANDARDS?: ☒ Yes ☐ No

ADDITIONAL REMARKS/CONDITIONS: *(IF NONE, SO STATE)*

No lots shall have access to Southside Blvd. other than as stated in Deed Restriction Inst. #2020-056402. All other access shall be onto Melmont Rd. Lot #1 access shall be no closer to the intersection of Southside + Melmont than 330'. All other access to Melmont shall meet current Highway District spacing & sight distance requirements.

THIS LAND SPLIT IS:

☒ Recommended for approval, subject to the above conditions
☐ Not recommended

Edward Thiel
SIGNATURE – HIGHWAY DISTRICT OFFICIAL

4-27-21
DATE

HIGHWAY DISTRICT

ADMINSTRATIVE LAND DIVISION LETTER OF ACKNOWLEDGEMENT

Submit this document along with a detailed site plan showing all structures, accesses, and easements

To: Nampa Highway District **Date:** 4/20/2021

Applicant Name:
Jon Stosich

Current Mailing Address:
6579 Blue Oak Lane Mella, Id 83641

Site (Subject Property) Address: TBD - Belmont / Southside **Parcel #** 28477000
28477010
28477011
28477012
28477013

Phone Number: 208-941-6332 **Fax:**

E-mail address: STOSj5@gmail.com
28477014
28477015
28477016

Type of Administrative Land Division Application:

- ☒ Administrative Land Division [Canyon County Code § 07-18-01]
- ☒ Transfer of Building Permits [Canyon County Code § 07-18-03]
- ☐ Variance--Discretionary Decrease/Increase in Lot Size [Canyon County Code, Article 8]
- ☐ Easement Reduction [Canyon County Code § 07-10-03 (1) (B)]

OFFICIAL USE ONLY BELOW THIS LINE

LETTER OF ACKNOWLEDGEMENT ACTION:

Determination and Decision and Order on Application for Letter of Acknowledgement:

☐ **Approval** ☐ **Approval Subject to Conditions** ☐ **Denied**

Approval Conditions, if any, are herein set forth:

No access to Southside Blvd. other than per Deed Restriction Inst.# 2020-056402. Lot #1 access shall be no closer to the Southside/Belmont intersection than 330'. All other access to Belmont shall meet current spacing requirements

This acknowledgement is valid only for six months from the date issued.

Basis for action:

Southside Blvd. is an Arterial Roadway & per ACCHD Standards, no new direct access is permitted. Belmont is a Local Roadway & approaches shall meet current spacing requirements

Dated: 4-27-21 Signed _____

Authorized Highway District Representative

Revised 2/9/21

SOUTHWEST DISTRICT HEALTH

ADMINSTRATIVE LAND DIVISION LETTER OF ACKNOWLEDGEMENT

To: Brigetta Southwest District Health **Date:** 3/26/2021

Applicant Name: Rio Ridge LLC
Jon STOSICH Representing Layne & Betsy Bangerter

Current Mailing Address:
6579 Blue Ox Lane Melba ID 83641 28477011

Site (Subject Property) Address: Southside Blvd/Melmont Melba **Parcel #** 28477000

Phone Number: 208-941-6332 **Fax:** 28477010

E-mail address: STOSj5@gmail.com. 28477012 28477013 28477015 28477014 28477016

Type of Administrative Land Division Application:

- ☒ Administrative Land Division [Canyon County Code § 07-18-01]
- ☒ Transfer of Building Permits [Canyon County Code § 07-18-03]
- ☐ Variance--Discretionary Decrease/Increase in Lot Size [Canyon County Code, Article 8]
- ☐ Easement Reduction [Canyon County Code § 07-10-03 (1) (B)]

OFFICIAL USE ONLY BELOW THIS LINE

LETTER OF ACKNOWLEDGEMENT ACTION:

Determination and Decision and Order on Application for Letter of Acknowledgement:

- ☐ **Approval (apply for septic permit at the time of building permit)**
- ☒ **Approval subject to conditions (see below)**
- ☐ **Denied (A septic system cannot be permitted on the parcels as proposed)**

Approval Conditions, if any, are herein set forth:

This approval does Not guarantee a septic Permit will be issued. Owner and or Applicant are responsible for applying for a Sub-Surface sewage application through Southwest District Health (SWDH). To determine compliance with IDAPA 58.01.03, SWDH Staff will need to complete an on-Site evaluation prior to issuing a permit.

This acknowledgement is valid only for six months from the date issued.

Dated: 4/14/21 Signed _____

Authorized Southwest District Health Representative

Copy of completed form received by Canyon County Development Services

on _____ (date) Received By (DSD Staff) : _____

RECEIVED 4/9/21

APR 13 2021

ENVIRONMENTAL HEALTH SERVICE

2021-073814
RECORDED
10/25/2021 04:23 PM
00657364202100738140020025
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 PBRIDGES $13.00
MISC
SKINNER LAND SURVEY

Exhibit 1h

DSD Director Administrative Decision

Canyon County Code of Ordinances
§07-18-01, §07-18-03, §07-17-03(3)F, and §07-10-03

Case Number: **AD2021-0134 & RD2021-0022**

Parcel #'s: **R30170 & R30160**

Property Owner/Applicant(s): **Steven Ray Sevy**

Request: The applicant is requesting a land division of Parcel R30160 which include relocation of two (2) building permits from Parcel R30170 to R30160. The subject parcels are zoned "A" (Agricultural). The result clusters four buildable parcels in Parcel R30160. The remaining acreage on Parcel R30170 will retain one (1) residential building permit available. The request also includes an application for a private road.

Property History: Both R30170 and R30160 are original parcels (created prior to September 6, 1979, CCZO Section 07-02-03) as they are shown on old Assessor's maps from the 1950's. Parcel 30170 is 80.21 acres and has three (3) residential permits available. Parcel 30160 is 30.16 acres and has two (2) residential permits available.

Finding - Relocation of Building Permits §07-18-03: The requested building permit relocation is compliant with CCZO § 07-18-03. The result of the request meets the minimum lot size. The origination and destination parcels are contiguous to each other. The applicant has 100% ownership interest in both the originating and destination parcels. The originating parcel (R30170) has three (3) building permits available. Two of the three permits on Parcel R30170 will transfer to Parcel R30160. The result will cluster development (a total of four buildable parcels) on Parcel R30160 and better preserves 80.21 acres (Parcel R30170) for open space/agricultural uses. The remaining acreage on Parcel R30170 will retain one (1) remaining residential building permit available.

Notice to property owners within 600 feet of the exterior boundaries of the properties were sent out on September 14, 2021 in accordance with CCZO §07-18-03(3). Those noticed were given 15 days to provide written comments. No comments were received.

Finding - Land Division §07-18-01 & 07-17-03(3)F: The request is consistent with CCZO §07-18-01(1) A. The request is consistent with the minimum lot size and number of divisions allowed within an "A" zone.

The request is also consistent with CCZO §07-17-03(3)F, as follows:

- Based on contour maps, the subject property does contain slopes over 15%; therefore, any affected parcels will need to meet county hillside development requirements consistent with CCZO § 07-17-33(1).
- The property does not have water rights. Therefore, individual wells will be used for irrigation (up to 0.5-acre feet) as approved by Idaho Department of Water Resources.
- The request was reviewed and approved by Southwest District Health, Nampa Highway District, and Marsing Fire District. All requested conditions have been added as conditions of approval.
- The parcel shall be divided and adjusted in substantial compliance with Instrument No. 2021-073052, described as follows:

Parcel 1:	8.160 acres ±, Building permit available
Parcel 2:	7.228 acres ±, Building permit available
Parcel 3:	9.690 acres ±, Building permit available
Parcel 4:	5.010 acres ±, Building permit available
Parcel R30170 (not shown on Record of Survey):	80.21 acres ±, Building permit available

DISCLAIMER: Parcels will not be adjusted by the Assessor's Office until deeds are recorded.

Finding -Private Road §07-10-03 (RD2021-0022): The requested private road is compliant with CCZO §07-10-03. The private road will serve all four residential parcels (ROS#2021-073330). A private road application was signed by the applicant/property owner and submitted with the proposed road names and record of survey.

The proposed road names, "Bale Ln" & "Sage View Ln", is in substantial conformance with Section 06-05-13. Bale Ln & Sage View Ln is not duplicated by sound or spelling within Canyon County. As conditioned, the private road shall meet all minimum construction standard CCZO §07-10-03(3) and a private road signage must be installed in accordance with the highway district standards.

Per CCZO §07-10-03(1)B2, the private road will be located within recorded permanent, perpetual easement of more than 60' (Instrument No. 2021-073052). Per CCZO §07-10-03(1)B3, a Road User's Maintenance Agreement (RUMA) was recorded by the applicant (Instrument No. 2021-073330).

Decision: The application to complete the described land division with building permit relocation and private road in accordance with CCZO §07-18-01, §07-18-03, §07-10-03 and §07-17-03(3)F is **APPROVED** subject to the following conditions of approval:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property. The Idaho Right to Farm Act (Idaho Code §22-4503) applies to this land use decision.
2. Prior to building permit issuance, an onsite evaluation and sub-surface sewage permit is required by Southwest District Health.
3. Prior to building permit issuance, an approach/access permit is required by Nampa Highway District. Nampa Highway District requires a paved apron to be installed.
4. Development on Parcel R30170 shall be located within an area of the parcel that best preserves agricultural use and reduces development on 15% slopes or greater. If development on 15% slopes or greater is necessary, a grading and drainage plan consistent with CCZO § 07-17-33(1) shall be required prior to building permit issuance.
5. The private road shall be built to meet the minimum construction standards (CCZO Section 07-10-03(3). The private road and driveways over 150' from a public street right of way to the most distant portion of an inhabited building must be constructed prior to the issuance of a certificate of occupancy.
6. A sign conforming to the applicable highway district standards shall be erected and maintained at the property owners' expense. Verification of installation of road signs shall be provided to DSD prior to Certificate of Occupancy.
7. The driveways longer than 150' from a public street right of way to the most distant portion of an inhabited building and private roads required fire district review and approval prior to building permit issuance.

Stephen Fultz, Director — 10/22/21 Date

State of Idaho)
SS
County of Canyon County)

On this 25 day of October, in the year of 2021, before me Cassandr J Lamb, a notary public, personally appeared Stephen Fultz, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.

CASSANDRA J LAMB
COMMISSION #20204340
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 11/05/2026

Notary: Cassandra J Lamb

My Commission Expires: 11-05-2026

2022-003214
RECORDED
01/18/2022 03:03 PM
00677177202200032140020027
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 JWINSLOW $13.00
MISC
SKINNER LAND SURVEY

Exhibit 1i

DSD Director Administrative Decision

Canyon County Code of Ordinances
§07-18-01, §07-18-05 & §07-10-03

Case Number: **AD2021-0193/RD2021-0035**

Parcel #'s: **R30002 & R30008010**

Property Owner/Applicant(s): **Lakeview Land Co. LLC**

Request: The applicant is requesting a land division of Parcel R30008010 which includes relocation of building permits from the originating Parcel R30008010 to the destination Parcel R30002 and two private roads and an easement reduction of twenty-eight feet (28'). The subject parcels are zoned "A" (Agricultural). The result clusters three buildable parcels along the east side of parcel R30002 (approximately 2.68± acres each). The remaining acreage will remain agricultural. Parcel R30008010 acreage will remain agricultural.

Property History: Parcel R30002, approximately 88 acres, is an original parcel (created prior to September 6, 1979, CCZO Section 07-02-03). Parcel R30008010, approximately 80 acres appears to have been split from the original mother parcel in 1983.

Finding CCZO §07-18-05: The requested permit relocation is compliant with CCZO § 07-18-03. The result of the request meets the minimum lot size. The origination and destination parcels are contiguous to each other. The applicant has 100% ownership interest in both the originating and destination parcels. The originating parcel R30008010 will remain 79.50 acres of agricultural only with no building permits available. The result of the relocation clusters 3 buildable parcels on the east side of parcel R30002 adjacent to the Aven Lateral. The remaining acreage of Parcel R30002, approximately 79.64 acres, will remain in farmland with no residential permits available.

Notice to property owners within six hundred (600) feet of the exterior boundaries of the properties were sent out on November 19, 2021 in accordance with CCZO §07-18-03(3). Those noticed were given 15 days to provide written comments. No comments were received.

Finding CCZO §07-18-01: Once an administrative land division has been approved in the agricultural zoning district, there shall be no other administrative land divisions from that land regardless of ownership of any of the land involved except permitted by Article 18 of this chapter. Previously approved divisions in the agricultural zoning district may be amended to provide for divisions of the original parcel that were entitled pursuant to section 07-18-01-1A but not taken when the first division was approved. The following demonstrates consistency with CCZO §07-18-01:

- The request is consistent with the minimum lot size and number of divisions allowed pursuant to section 07-18-01-1A within an "A" zone.
- Parcels C, D and E have access to irrigation surface water in the 30' easement along Aven Lateral. Future development will utilize surface water rights or use a domestic well (0.5 acre-feet) in accordance with Idaho Code §42-111.
- At time of development, if slope is greater than 15% of an area to be developed, a grading and drainage plan will be required with the building permit application.
- On November 19, 2021 Nampa Highway District and Marsing Fire District were noticed. The following comments were received:
    - Nampa Highway District: A variance was approved and access is subject to deed restrictions (Inst. #2021-077636 and #2021-077633). A paved apron is required on approach serving lots B, C, D and E.
- The parcel shall be divided and adjusted in substantial compliance with the record of survey recorded as Instrument Nos. 2021-081681 & 2021-081682, described as follows:

Land Division of Parcel R30008010
Parcel 1: 79.50 acres ±, Agricultural only, no permit available
Parcel 2: 1.02 acres ±, Existing dwelling
Relocation & Division
Parcel A: 1.00 acres ±, Existing dwelling
Parcel B: 71.64 acres ±, Agricultural only, no permit available
Parcel C: 2.67 acres ±, Building permit available
Parcel D: 2.68 acres ±, Building permit available
Parcel E: 2.68 acres ±, Building permit available

**New parcel numbers will be created by the Canyon County Assessor upon recordation of deeds for the approved parcels.*

Finding: CCZO §07-10-03: Private roads (Klingsmith Lane and Bluegill Lane) and an easement reduction of twenty-eight feet (28') will serve Parcels B, C, D and E and will provide adequate access nor will cause injury, damage or a safety hazard. A Road User's Maintenance Agreement has been recorded as Inst. #2021-081689.

Decision: The application to complete the described land division with building permit relocation in accordance with CCZO §07-18-01, §07-18-03 and §07-17-03(3)F is **APPROVED** subject to the following conditions of approval:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property. The Idaho Right to Farm Act (Idaho Code §22-4503) applies to this land use decision.
2. Historic irrigation lateral, drain, ditch flow patterns and associated easements shall be maintained and protected unless approved in writing by the local irrigation district or ditch company.
3. Prior to building permit issuance, an onsite evaluation and septic permit are required by Southwest District Health.
4. Prior to building permit issuance, an approach/access permit is required by Nampa Highway District. Parcel's B, C, D and E are subject to deed restrictions (Inst. #2021-077636 and #2021-077633).

Dan Lister, Planning Official — Date: 1/18/22

State of Idaho)
SS
County of Canyon County)

On this 18th day of January, in the year of 2022 before me Kathleen Frost, a notary public, personally appeared Dan Lister, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.

KATHLEEN FROST
COMMISSION #67887
NOTARY PUBLIC
STATE OF IDAHO

Notary: K Frost

My Commission Expires: 6-3-2022

2022-020432
RECORDED
04/15/2022 03:02 PM
00696815202200204320080083
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=8 LBERG $28.00
MISC
SKINNER LAND SURVEYING

Director Decision

Administrative Land Division – AD2022-0042

Canyon County Zoning Ordinance

§07-18-03 & §07-10-03

Case Number: **AD2022-0042/ RD2022-0007**

Parcel #'s: **R28189, R28188, & R28187010**

Property Owner/Applicant(s): **C.W. Young Jr**

Exhibit 1j

Request: The applicant is requesting an administrative land division and administrative division of non-viable farm-ground to divide parcels R28189, R28188, and R28187010. The request includes a private road application. The subject parcels are zoned "A" (Agricultural).

Property History: The subject parcels, R28189 (39.79 acres), R28188 (19.99 acres), and R28187010 (9.01 acres) are considered "original parcels" (created prior to September 6, 1979, CCZO §07-02-03; Case No. PI2021-0478).

Findings §07-18-01 - Administrative Land Division: The request is consistent with CCZO §07-18-01.

- The request is consistent with the minimum lot size (one acre) and does not exceed the number of divisions allowed from an original parcel.
- Based on contour maps, the property does not contain slopes greater than 15%.
- Development shall either use water rights from an Irrigation District or 0.5 acre-feet from the domestic well in accordance with Idaho Law 42-111(a).
- The request was reviewed and approved by Nampa Highway District and Melba Fire Department. All requested conditions have been added as conditions of approval.

Finding §07-18-03 - Administrative Division of a Nonviable Parcel in an Agricultural Zone: The request is consistent with CCZO §07-18-03, as follows:

- The request is consistent with the minimum lot size (one acre) and does not exceed the number of divisions allowed from an original parcel.
- Pursuant to the applicant's letter of intent (Exhibit B), the proposed locations (ROS #2022-019939, parcels 3, 4, 5, and 10) have lack of irrigation rights, rocky terrain, and washout. Aerial views of the property using Google Earth show a lack of agricultural uses for many years. Site visit was performed by staff and concluded to the same information (Exhibit C Site Visit photos). The split locations are clustering homes away from the viable farm ground.
- The result of the request will not impact surrounding agricultural uses. The application and record of survey (ROS #2022-019939) show the proposed parcels will not interfere with access to irrigation or any access to land that is viable farm ground.
- Notice to property owners within 600 feet of the exterior boundaries of the properties were sent out on March 11, 2022. Those noticed were given 15 days to provide written comments. Two comments were received.
    - Brain and Cynthia Chambers (Exhibit D): Fencing installed over 40 years ago is in the incorrect placement.
    - Matt Freeland (Exhibit E): Stated the properties have been farmed and against an easement reduction for access if approved. Reynolds Creek Irrigation District own the water rights to the several springs that are currently tapped on said properties. Also concerned about the water table dropping and wants the parcels deemed as Ag-Only.
        - Portions of the parcels have been farmed and other portions, there is no evidence of them being farmed. Applicant has done a 60' wide access easement for all parcels but parcel 9, which has access to S Powerline Rd.

- Notice to Nampa Highway District and Melba Fire District were sent out on March 11, 2022. Those noticed were given 15 days to provide written comments. The following comments were received:
    - Nampa Highway District: Parcels 1-8 & 10 are to use shared access from S. Powerline Rd and parcel 9 will be require to meet the current spacing requirements. ACCHD-106 access serving 3 or more properties shall install a paved apron. Access spacing shall be per section 3061-020A for parcel 9.
    - Melba Fire District: If back of homes are located more than 150' feet from the public right-of-way, fire district approval is needed for access and turnaround.
    - The parcels shall be divided and adjusted in compliance with Instrument No. 2022-019939. The subject parcels shall be divided as follows:

Parcel(s):	New Acreage
Parcel 1	Approx. 2.01 acres w/residential building permit available
Parcel 2	Approx. 2.01 acres w/residential building permit available
Parcel 3	Approx. 2.494 acres w/residential building permit available
Parcel 4	Approx. 2.497 acres w/residential building permit available
Parcel 5	Approx. 9.011 acres w/residential building permit available
Parcel 6	Approx. 5.458 acres w/residential building permit available
Parcel 7	Approx. 5.454 acres w/residential building permit available
Parcel 8	Approx. 10.158 acres w/residential building permit available
Parcel 9	Approx. 10.099 acres w/residential building permit available
Parcel 10	Approx. 19.621 acres w/residential building permit available

DISCLAIMER: Parcels will not be adjusted by the Assessor's Office until deeds are recorded.

Findings (Private Road): A private road application was signed by the applicant and submitted with the proposed road names and survey (Instrument No. 2022-019939). Parcels 1-8 & 10 as referenced on the record of survey will be served by three (3) 60' wide private roads, "Bearing Ln", "Azimuth Ln", and "Quadrant Ln". Per CCZO §07-10-03(1)B3, a Road User's Maintenance Agreement was recorded by the applicant (Instrument No. 2022-0019942).

Decision: The application to complete the described administrative land division, non-viable farm ground divisions, and private roads in accordance with CCZO §07-10-03(1)B and §07-18-01 is **APPROVED** subject to the following conditions of approval:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.
2. Prior to issuance of any building permits, all requirements of Nampa Highway District shall be met.
3. Prior to issuing a building permit, Southwest District Health requires an on-site evaluation and septic permit.
4. Prior to issuing a building permit, Melba Fire District requires review and approval for access and turnaround if back of home is more than 150' from the public right-of-way.
5. All irrigation easements must remain free of obstruction. All irrigation and drainage must remain intact unless otherwise approved by Boise Project Board of Control.
6. Prior to the issuance of C of O on parcels 1-8 & 10, private road shall be built to meet the minimum construction standards (CCZO §07-10-03(3). The Certification of road construction and road sign installation shall be obtained from an engineer and submitted to Canyon County DSD.

Dan Lister, Planning Official — 4.15.22 Date

State of Idaho)
SS
County of Canyon County)

On this 15th day of April, in the year of 2022, before me Bonnie Puleo, a notary public, personally appeared Dan Lister, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.

BONNIE C PULEO
COMMISSION #20215954
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 12/10/2027

Notary: Bonnie Puleo

My Commission Expires: 12/10/2027

Exhibit A

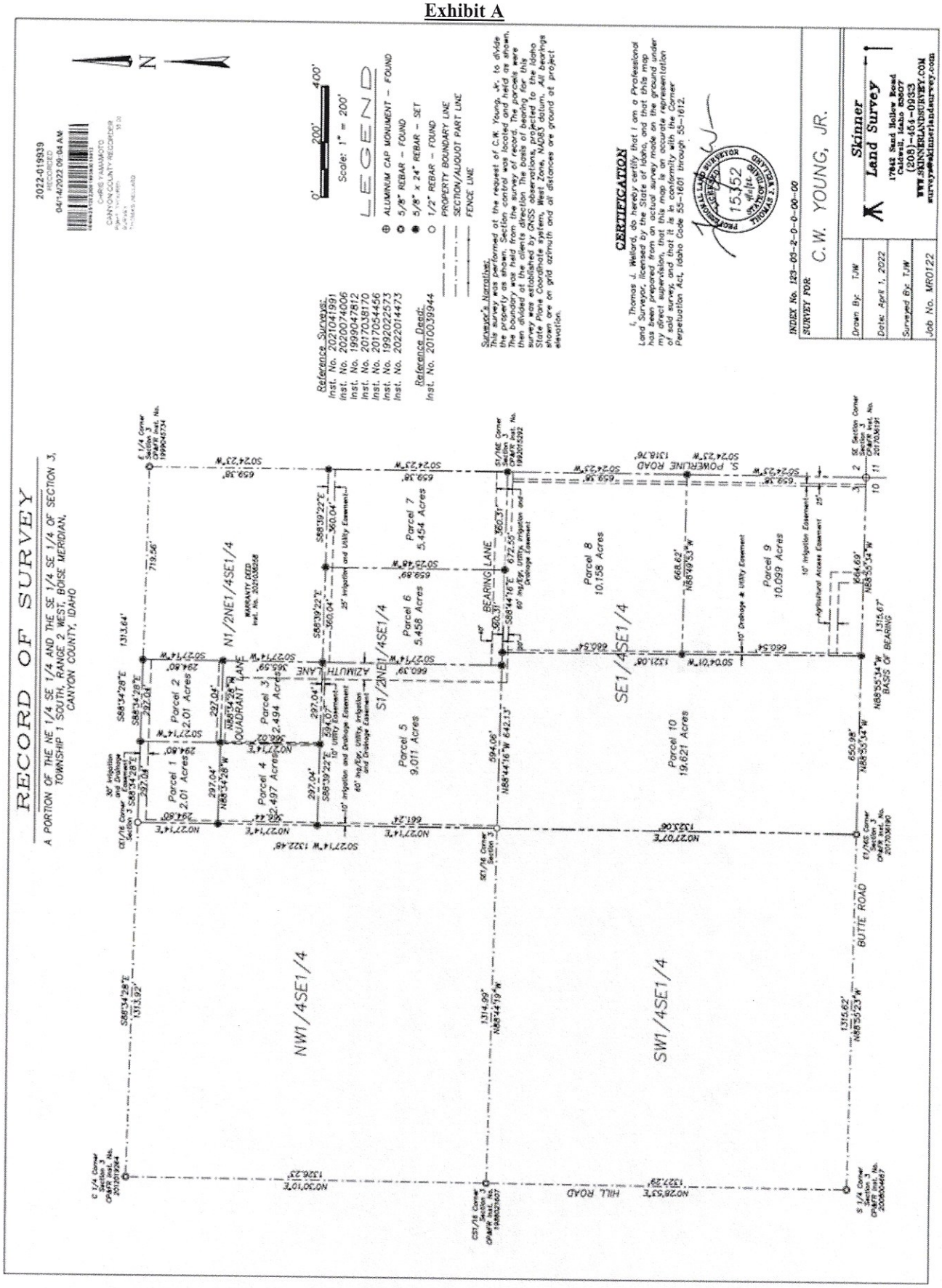

RECORD OF SURVEY
A PORTION OF THE NE 1/4 SE 1/4 AND THE SE 1/4 SE 1/4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO
2022-019939
RECORDED
04/14/2022 09:04 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
LEGEND
ALUMINUM CAP MONUMENT – FOUND
5/8" REBAR – FOUND
5/8" x 24" REBAR – SET
1/2" REBAR – FOUND
PROPERTY BOUNDARY LINE
SECTION/AUQUOT PART LINE
FENCE LINE
Scale: 1" = 200'
Reference Surveys:
Inst. No. 2021041991
Inst. No. 2020074006
Inst. No. 1999047812
Inst. No. 2017031870
Inst. No. 2017054456
Inst. No. 1992022573
Inst. No. 2022014473
Reference Deed:
Inst. No. 2010039944
Surveyor's Narrative:
This survey was performed at the request of C.W. Young, Jr., to divide the property as shown. Section control was located and held as shown. The boundary was held from the survey of record. The parcels were then divided at the client's direction. The basis of bearing for this survey was established by GNSS observations, projected to the Idaho State Plane Coordinate system, West Zone, NAD83 datum. All bearings shown are on grid azimuth and all distances are ground at project elevation.
CERTIFICATION
I, Thomas J. Wellard, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1601 through 55-1612.
15352
PROFESSIONAL LAND SURVEYOR
THOMAS J. WELLARD
STATE OF IDAHO
INDEX No. 123-03-2-0-0-00
SURVEY FOR: C.W. YOUNG, JR.
Drawn By: TJW
Date: April 1, 2022
Surveyed By: TJW
Job No. MR0122
Skinner Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM
surveyor@skinnerlandsurvey.com
N1/2NE1/4SE1/4
S1/2NE1/4SE1/4
NW1/4SE1/4
SW1/4SE1/4
SE1/4SE1/4
Parcel 1 2.01 Acres
Parcel 2 2.01 Acres
Parcel 3 2.494 Acres
Parcel 4 2.497 Acres
Parcel 5 9.011 Acres
Parcel 6 5.458 Acres
Parcel 7 5.454 Acres
Parcel 8 10.158 Acres
Parcel 9 10.099 Acres
Parcel 10 19.621 Acres
WARRANTY DEED Inst. No. 2021035658
QUADRANT LANE
AZIMUTH LANE
BEARING LANE
S. POWERLINE ROAD
BUTTE ROAD
HILL ROAD
BASIS OF BEARING

Exhibit B
Letter of intent

Skinner
Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS

March 3, 2022

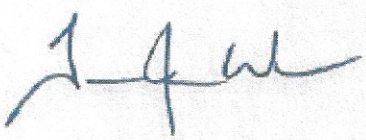
C.W. Young, Jr.
Job No. MR0122

Letter of Intent

Canyon County Development Services,

We are requesting an administrative land division of Parcels R28187010, R281880 and R281890. Parcel Inquiry PI2020-0478 shows each parcel is original and is eligible for a land division. Parcel R28187010 will be split into Parcels W & X. Parcel 281880 will be split into Parcels A & B. Parcel 281890 will be split into Parcels 1 & 2. The land is relatively flat and does not have any slopes greater than 15%. The parcels are divided according to the current irrigation configuration with any necessary easements shown on the survey. The irrigation pattern will be unchanged based on the new division. This leaves Parcels Y, Z and 3. We are requesting a non-viable land division to obtain building rights for these parcels. Parcels Y & Z are part of Parcels R28187010 and R281880. Parcel R28187010 only has 4.32 acres of water rights. These parcels represent that portion which has no surface irrigation water rights. Also, this portion of land is not farmed and is rocky and not suitable for farming. Parcel 3 is a portion of Parcel R281890 which is separated by the irrigation design. This portion of land is short of surface irrigation by one acre. As you can see from the conceptual the northern portion of this parcel is not farmed and has never been farmed. This area is rocky, has a washout through it and is not suitable for farming. All parcels will be accessed from a new private road easement with the exception of Parcel 1. Parcel 1 has frontage to both S. Powerline Road and Butte Road. A private road application is submitted with this application along with an easement reduction to 30 feet for a portion of the private road easement.
We appreciate your consideration of this request and hope you find our application in compliance and approve our request.

Respectfully submitted,



Parcels Y + Z = 4, 3, + 5

Parcel 3 = 10

on ROS # 2022-019939

T.J. Wellard, PLS
Skinner Land Survey
208-454-0933
tj@skinnerlandsurvey.com

SCANNED
Page 1 of 1
Initial:_____Date:_____

Exhibit C

Site Visit



Looking North at Parcel 10



Looking West at Parcel 10, in the back behind Parcels 8 & 9



Looking Northwest at Parcel 3, 4, & 5



Exhibit D

Matt Freeland
8053 Butte Rd.
Melba, Id. 83641
(208)695-3256
thefreelands3@hotmail.com

Dear Katie Phillips,

I'm writing you regarding the letter I recently received for the proposed easement reduction on the case number AD2022-0042 for C.W. Young Jr. Not sure why I am being asked about this now, as the property in question has already been sold and is being broken up into serval smaller lots that are currently being sold by the Jessica Skinner with Keller Williams Realty Group with an MLS:98834991. So, in my 2 cents, I oppose the fact that this is so called, "non-viable property for agricultural use." I have farmed this acreage in the past and know it to be very viable and well producing farm and agricultural ground. So, I strongly oppose the fact that they want to break up our farm ground to put in more homes. The truth of the matter is it will probably fall on deaf ears that our county commissioner and other employees will be lining their pockets out of greed at the expense of are local agricultural families. The fact remains true that several of the local farmers have been after this ground for farming for several decades. And with it being priced well out of their range for purchase and will never have a chance to pursue the land for agricultural purposes. One of the large dairymen offered a significant amount and was turned down, because of these factors I disagree with the easement reduction. They want to put in ten individual properties then they should follow all the corresponding codes for the developments that they are putting in. Furthermore, I know the Reynolds Creek Irrigation District own the water rights to the several springs that are currently tapped and tiled under these said properties. I ask you the question, "What about the ground water situation?" Putting in serval homes directly over the spring water that feeds directly into the snake river will have a tremendous impact on the wildlife and fish. As well as drop the water table and slow the amount of natural water that running into the Idaho power turbine below the Dans Ferry Store. These are only a few of the many concerns that sadden many of the smaller local families trying to make a living. In closing, I personally disagree with the current situation in the canyon county and would like to see these actions to be stopped. The land in question should be deemed unsuitable for residential permitting and zone non-other than agricultural use only.

Sincerely Yours,

Matthew F. Freeland

Born & Raised Idahoan

Exhibit E

Katie,

I am writing in response to the letter I received dated March, 10, 2022 with regards to the application submitted by CW Young, Jr for administrative land divisions. I wanted to inform you that we are the rightful and legal owners of 8.14 feet west to the north, by 660.39 feet north to south, by 31.65 feet west to the south of the recent surveyed eastern property line of Parcel 1. The current fence line marks the current property lines. This fence line constructed by CW Young, Jr nearly 40 years ago has established "property by possession". The title company is currently investigating the property tax records to confirm Idaho code 5-210, "The Adverse Possession Doctrine". I sincerely apologize for any inconvenience this may cause.

Sincerely,

Brian and Cynthia Chambers

3783 S Suntree Pl
Boise, ID 83706
208-866-3967
Eachambers01@gmail.com

Director's Decision - AD2023-0042
Administrative Land Division

Canyon County Zoning Ordinance
§07-18-05 & §07-18-07

2024-000706
RECORDED
01/09/2024 11:00 AM
00792538202400007060050054
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=5 ZBLAKESLEE $22.00
MISC
TYLER AND LESLIE

Exhibit 1k

Case Number: **AD2023-0042**

Parcel #: **R38326011/R38326**

Property Owner/Applicant(s): **Tyler and Leslie Simmons/Morford Revocable Trust**

Request: The applicant is requesting an after-the-fact administrative land division that amends a previous land division (LS2004-776) regarding Parcel R38326. The parcels are zoned "A" (Agricultural). The result recognizes Parcel R38326011 as a legal parcel served by a 60' wide access easement. See Parcels 3 & 4 of instrument no. 2024-000393 (Attachment A).

Property History: Parcel R38326011 was divided from R38326 via a deed transfer in 2007. The record of survey done for this was recorded as instrument number 2007-051789. The division was not completed consistently in Chapter 7 of the Canyon County Code.

In 2001, Parcel R38626 was the subject of a land division application LS2004-776 (Instrument No. 200151801), a non-viable land division creating a total of four parcels. This division created Parcel R38326010 and two other parcels never deeded into existence. In 2006, a 17.8-acre portion of Parcel R38326 was adjusted into Parcel R38326012 (Instrument No. 200602772). *See PI2020-0275 and PI2023-0101 for additional information regarding the parcel history.*

Findings CCZO §07-18-05 - Application and Process: The following is evidence demonstrating consistency with CCZO Section 07-18-05:

- A complete application was accepted on October 16, 2023.
- The subject property does not contain some slopes greater than 15% (Attachment B). As a condition of approval, the development on slopes greater than 15% will require an engineered grading and drainage plan to be submitted before building permit issuance.
- The subject property complies with the public nuisance ordinance (Chapter 2, Article 1 of the Canyon County Code). The approval of this request abates the illegal creation of parcel R38326011, 1.01 acres.
- On December 5, 2023, Caldwell Rural Fire District and Notus-Parma Highway District were notified. No comments were received from the Caldwell Rural Fire District. Notus-Parma Highway District requires an approach permit and access that complies with applicable ACCHD standards (Attachment C).

Findings CCZO §07-18-07 – Administrative Division in Agricultural Zones: The following is evidence demonstrating consistency with CCZO Section 07-18-07:

- The parcel is not original, created before September 6, 1979 (PI2023-0101). The request relocates two parcels, Parcels 3 & 4 (Attachment A), created via LS2004-776.
- The request exceeds the minimum lot size of one acre (Attachment A).

The parcel shall be divided in compliance with Instrument No. 2024-000393 (1/5/2024). The subject parcel shall be adjusted as follows:
Parcel 1 – 2.461 acres: See LS2004-776. No part of this decision. Parcel 2 – 51.462 acres: Not part of this application (Instrument No. 200602772) Parcel 3 – 25.407 acres (including a 60' wide access easement) Parcel 4 – 1.010 acres (including a 60' wide access easement)

DISCLAIMER: Parcels will not be adjusted by the Assessor's Office until deeds are recorded.

Decision: The application to complete the described administrative land division in accordance with CCZO §07-18-05 & 07 is hereby ***APPROVED*** subject to the following conditions of approval:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property. The Idaho Right to Farm Act (Idaho Code §22-4503) applies to this land use decision.
2. Prior to a building permit issuance, a highway approach permit must be received from the Notus-Parma Highway District to ensure compliance with applicable ACCHD standards.
3. Prior to building permit issuance, a septic permit is required by Southwest District Health.
4. Prior to building permit certificate of occupancy, review and approval is required by the Caldwell Rural Fire District (CCCO §06-01-09(6) and CCZO Section 07-10-03(2)).
5. Prior to building permit issuance, a recorded road user's maintenance agreement (RUMA) per CCZO 07-10-03(1)B3 shall be submitted regarding the 60' wide access easement.
6. The driveway or private road shall be built to meet the minimum construction standards (CCZO Section 07-10-03(3)). The driveway or private road must be constructed prior to the issuance of a certificate of occupancy and certified by a licensed engineer.
7. Historic irrigation lateral, drain, ditch flow patterns, and associated easements shall be maintained and protected unless approved in writing by the local irrigation district or ditch company.

Carl Anderson, Planning Supervisor — Date: 1/8/23

State of Idaho)
SS
County of Canyon County)

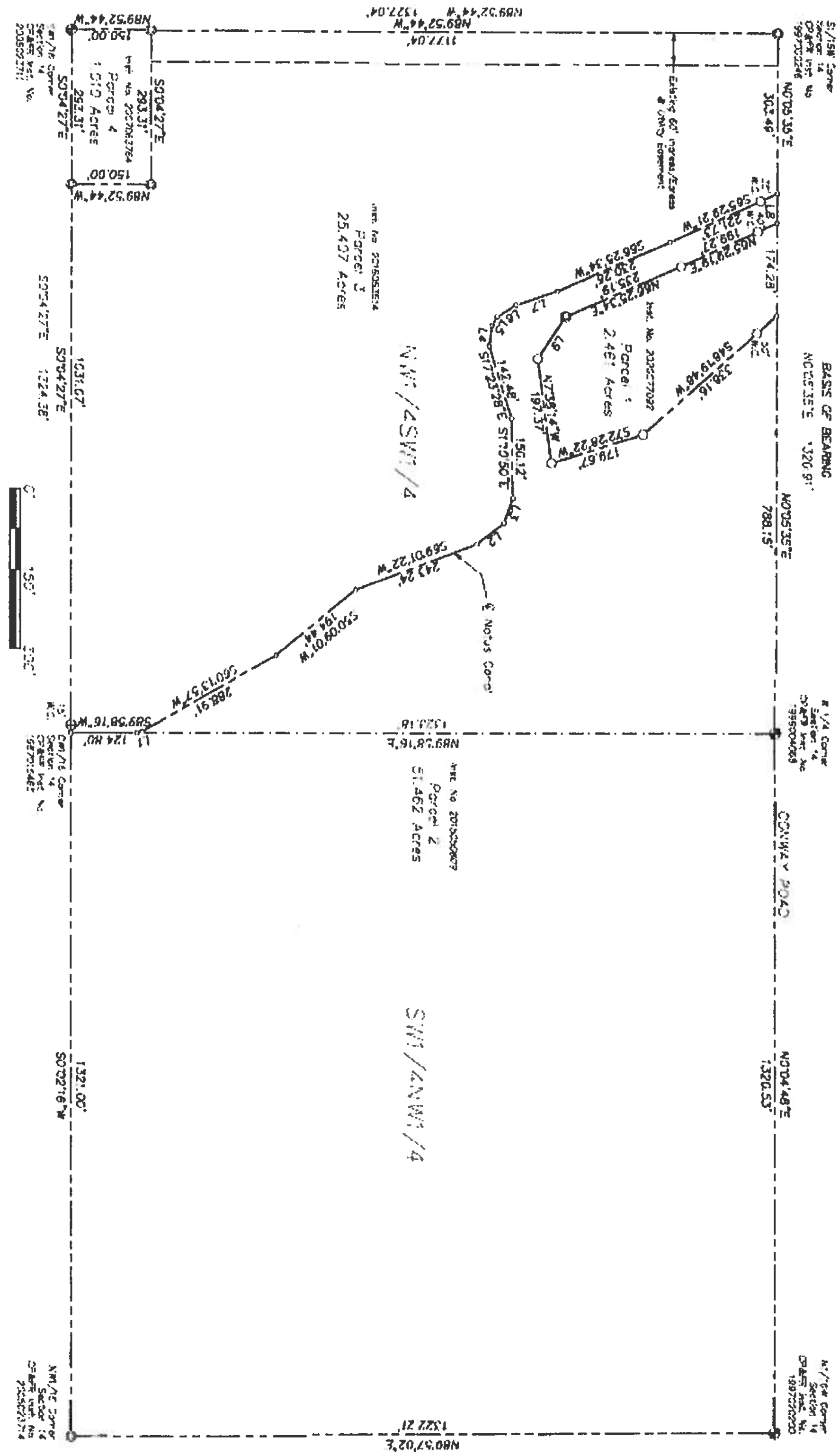
On this 8th day of January, in the year of 2024, before me Pamela Dilbeck, a notary public, personally appeared Carl Anderson, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within an instrument, and acknowledged to me that he (she)(they) executed the same.

PAMELA DILBECK
COMMISSION #20224944
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/14/2028

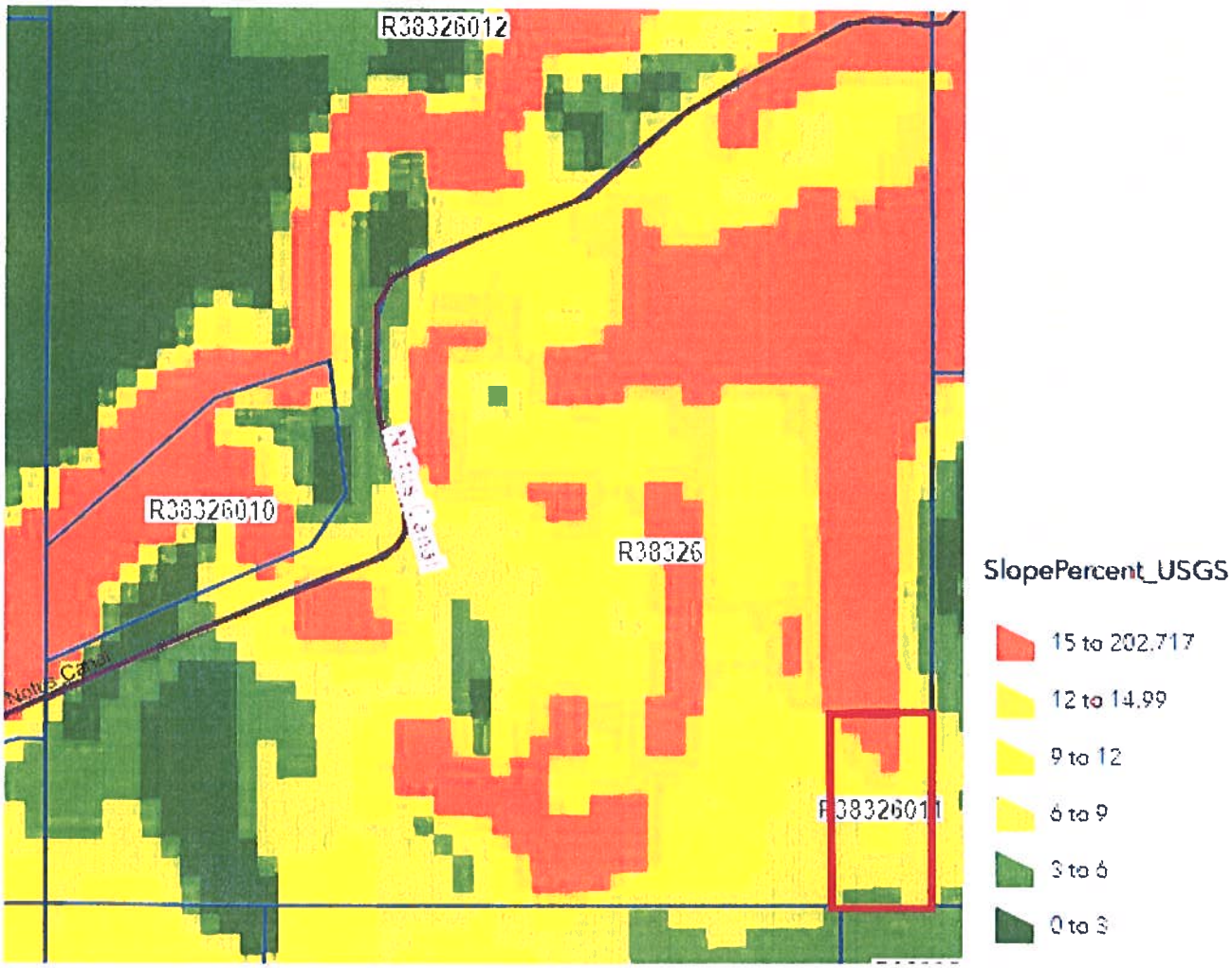
Notary: Pamela Dilbeck

My Commission Expires: 10/14/2028

ATTACHMENT A



ATTACHMENT B



ATTACHMENT C

LT Lynn Troxel <lynntroxel@nphd.net>

[External] RE: Agency Notice - Case #AD2023-0042

Dan,

Please see email below, the same comments apply.

Best regards,

Lynn Troxel
Director of Highways
Notus-Parma Highway District

From: Lynn Troxel
Sent: Tuesday, July 25, 2023 3:54 PM
To: Ivan Kowalczyk <Ivan.Kowalczyk@canyoncounty.id.gov>
Cc: Genia Watkins <gwatkins@nphd.net>
Subject: RE: AD2023-0042 Simmons Administrative Land Division

Good afternoon Ivan,

Please include the following comments from Notus-Parma Highway District #2 concerning AD2023-0042

- The current approach for the driveway that is intended to access the parcel will need to be improved to ACCHD standard drawing ACCHD-105

Best regards,

Lynn Troxel
Director of Highways
Notus-Parma Highway District

Director's Decision - AD2025-0017 & RD2025-0002 Canyon County Code of Ordinances §07-18-07, §07-18-11 & §06-05-13

Canyon County Development Services Department

2025-024756
RECORDED
07/16/2025 01:39 PM
00877433202500247560750753
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=75 ABARDEN $232.00
MISC
WHITE BARN VENTURES

Exhibit 11

CASE NUMBER:	**AD2025-0017 & RD2025-0002**
PARCEL NUMBERs:	**R37318, R37318011, R37318012, R3731813 & R37318014**
PROPERTY OWNER:	**AK Feeders LLC.**
REPRESENTATIVE:	**Matt Wilke**
ANALYST:	**Arbay Mberwa, Associate Planner**
REVIEWED BY:	**Michelle Barron, Principal Planner**

DECISION: APPROVED with conditions– see page 10.

TABLE OF CONTENTS:

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2. Property History	2
3. Findings	2
4. Decision	9
5. Exhibits	11

1. REQUEST:

The applicant, AK Feeders LLC., represented by Matt Wilke, is requesting an administrative land division via three (3) building permit transfers, a private road name within a 60' easement to be accessed by five (5) parcels and property boundary adjustments. Parcel R37318011 has a building permit available and will become proposed parcel 1 (**Exhibit A3**). A building permit will be relocated from parcel R37318012 to R37318011 to create proposed parcel 2. A building permit will be relocated from parcel R37318013 to R37318011 to create proposed parcel 3. One (1) building permit will be relocated from parcel R37318014 to R37318011 to create proposed parcel 4, and the remaining building permit will remain on parcel R37318014 as proposed parcel 5. The applicant is requesting to property boundary adjust parcel R37318 with R37318011 resulting in R37318 consisting of 3.26-acres. Additionally, the applicant is requesting to merge parcel R37318013 and parcel R37318012. Parcel R37318014 will be property boundary adjusted with R37318012, resulting in parcel R37318012 to be approximately 50.65-acres designated as an agricultural only parcel without a building permit (**Exhibit A**). All parcels are zoned "A" (Agricultural), the relocation will result in the creation of five (5) residential parcels and one (1) agricultural only parcel in conformance with Instrument No. 2025-022741 as follows:

Parcel 1: Approx. 3.49 acres (residential building permit available)
Parcel 2: Approx. 3.51 acres (residential building permit available)
Parcel 3: Approx. 4.31 acres (residential building permit available)
Parcel 4: Approx. 3.24 acres (residential building permit available)
Parcel 5: Approx. 3.26 acres (with existing residential)
Parcel 6: Approx. 50.65 acres (Agricultural only without a building permit)
Parcel 7: Approx. 2.22 acres (residential building permit available)
DISCLAIMER: Parcels will not be adjusted by the Assessor's Office until deeds are recorded.

2. PROPERTY HISTORY:

According to parcel inquiry PI2024-0017 parcel R37318 was an original parcel consisting of 70.36-acres comprised of three (3) separate original parcels (see CCZO §07-02-03 for definition of original parcel). Two (2) of the three (3) original parcels were divided in 2016 (AD2016-4). An application was submitted on January 31, 2025, to further divide the parcels via building permit transfers.

3. FINDINGS:

Table 1. Administrative Land Divisions – Application and Process

Application and Process - Decision (07-18-05(6)):

A. If the application meets the requirements of this section, the director may approve the division. The director may attach conditions to the approval if applicable.

B. If the request is approved, the director shall issue a letter of approval setting forth the details and requirements of the division.

Compliant			County Ordinance and Staff Review	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**07-18-05(1)**	**The following shall be provided with all applications for land divisions pursuant to this Article:** **A. Application;** **B. Fees;** **C. Site plan showing all lots and access locations;** **D. An irrigation plan (if applicable);** **E. Proof that any required conditions of county approvals are met (if applicable)**
			Staff Analysis	A complete application was accepted on January 31, 2025 (**Exhibit A**).
☒	☐	☐	**07-18-05(2)**	**Parcels divided pursuant to this Chapter with slopes greater than fifteen percent (15%) shall not be disturbed without an engineered grading and drainage plan consistent with section 07-17-33(1)C.**
			Staff Analysis	The subject parcels do contain slopes over 15% according to the USGS slope map (**Exhibit B1**). As conditioned development on slopes greater than 15% is prohibited. At the time of building permit submittal, the required site plan shall show all slopes greater than 15% and label the slopes as "no-build" areas. Any disturbance of slopes greater than 15% shall require an engineered grading and drainage plan per CCCO §07-17-33(1)C and may require review through the amendment of this land division decision. See condition of approval No. 10.
☒	☐	☐	**07-18-05(3)**	**The subject property shall be in compliance with the public nuisance ordinance (chapter 2, article 1 of this code), the building code (chapter 6 of this code), and this chapter before the director can approve the application.**
			Staff Analysis	The subject property complies with the public nuisance ordinance (Chapter 2, Article 1 of the Canyon County Code), the building code (Chapter 6), and the zoning code (Chapter 7). There are no known code violations or previous conditions on the property.
☒	☐	☐	**07-18-05(4)**	**Notification of the application shall be provided to the applicable fire and highway districts and shall provide such districts a period of fifteen (15) calendar days from the date of notice to submit comments concerning the application.**
			Staff Analysis	Golden Gate Highway District No. 3 and Wilder Fire District were noticed on April 9, 2025. Comments were received from Golden Gate Highway District No. 3 on April 14, stating that a commercial approach permit is required for the private road and for the driveway along proposed parcel 5. A site visit by the highway

				district is required to address possible sight distance issues, details can be seen in **Exhibit C**. On January 14, 2025, the applicant reached out to Oregon Department of Transportation and received comments that there are no issues nor concerns with the request along State Line road on January 14, 2025 (**Exhibit A8**). Wilder Fire District did not provide comments.
☒	☐	☐	**07-18-05(5)**	**Pre-approval Decision: the following shall be provided after receiving pre-approval of the site plan from director.** **A. Record of Survey with metes and bounds descriptions of all lots that shows access from each parcel complies with the requirements of section 07-10-03: of this chapter, and that includes all existing and necessary easements;**
			Staff Analysis	Pre-approval of the site plan submitted in the application was granted on June 18, 2025. A record of survey along with metes and bounds descriptions of all lots showing access in compliance with §07-10-03 was then submitted and recorded on June 30, 2025 as Instrument No. 2025-022741 (**Exhibit A3**).
☒	☐	☐	**07-18-05(6)**	**Decision:** **A. If the application meets the requirements of this section, the director may approve the division. The director may attach conditions to the approval if applicable.** **B. If the request is approved, the director shall issue a letter of approval setting forth the details and requirements of the division.**
			Staff Analysis	The application meets the requirements of section 07-18-05 per the above analysis. This document is the letter of approval and includes the details and requirements of the division.
☐	☐	☒	**07-18-05(7)**	**Appeal by Affected Person: Any affected person who is aggrieved by the decision may file a written notice of appeal in accordance with section 07-05-07 of this chapter.**
			Staff Analysis	--
☒	☐	☐	**07-18-05(8)**	**Required Language on Approvals: Language from the Idaho Right to Farm Act shall appear on administrative land division approvals.**
			Staff Analysis	Idaho Code 22-4503: No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof. See condition of approval No. 1.

Table 2. Administrative Land Divisions- Relocation of building permits

07-18-11: ADMINISTRATIVE DIVISION AND RELOCATION OF BUILDING PERMITS BETWEEN CONTIGUOUS PARCELS IN AN AGRICULTURAL ZONE:				
Compliant			**County Ordinance and Staff Review**	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**07-18-11(1)**	**Purpose: The director shall have the authority to relocate available residential permits between said contiguous parcels for the purpose of clustering said residential building permits on a destination parcel.**

			Staff Analysis	See section 07-18-11(4) for analysis on how the parcel will be preserving agricultural ground and clustering structures.
☒	☐	☐	**07-18-11(2)**	**Minimum Parcel or Lot Area: The minimum parcel or lot area of this section shall be one acre.**
			Staff Analysis	According to the letter of intent and record of survey, all the parcels meet the minimum size requirement, the created parcels are no less than one (1) acre is size, meeting the minimum parcel size in the "A" (Agricultural) zone (**Exhibit A1**).
☐	☐	☒	**07-18-11(3)**	**Notifications: Upon acceptance of an application, DSD shall, by mail, provide notification of the proposed relocation to the owners of parcels which are contiguous to the destination parcel and to the owners of parcels which are within six hundred feet (600') of the external boundaries of the destination parcel and shall provide such individuals a period of fifteen (15) calendar days from the date of the mailing to submit comments concerning the proposed relocation.**
			Staff Analysis	Property owners within 600 feet of the subject parcels were notified on April 9, 2025 and had 15-days to provide comments. One (1) public comment was received in opposition (**Exhibit D**).
☒	☐	☐	**07-18-11(4)**	**Evaluation and Determination of Application: The director shall consider all comments that are received within the fifteen (15) day comment period prior to making a final decision concerning the relocation request. In considering comments, the director shall evaluate whether such comments articulate and demonstrate that the parcel is eligible for the relocation of building permits. The director shall evaluate each application on an individual basis and shall exercise discretion in determining whether or not to approve such an application with consideration given to each of the following requirements:** **A. The originating and destination parcels must be contiguous. "Contiguous" means touching at a point or along a boundary, including parcels divided by railroad, public right of way, canal, ditch, river, or stream; and** **B. The originating parcels must be eligible for an administrative land division under this article or have a building permit available; and** **C. The relocation uses the originating parcel's administrative land division/building permit and no other administrative land division is available for the parcel; and** **D. The relocation must demonstrate at least one of the following:** **1. Promotion of effective or efficient farming. If the applicant demonstrates that the relocation would create a more cost effective or efficient method of farming the originating parcels or make them more viable for the production of crops; or** **2. Clustering of structures;** **E. Deliberate action to withhold productive farm ground from production strictly in order to qualify for administrative relocation of building permits pursuant to this subsection shall disqualify such farm ground from treatment under this subsection.**
			Staff Analysis	Affected agencies and property owners were notified of the request and were given 15-days to provide comments. One (1) public comment was received. Agency notice was sent out to Golden Gate Highway District No. 3 and Wilder Fire District

				on April 9, 2025. Agency comments were received from Golden Gate Highway District No. 3 (**Exhibit C**). Wilder Fire District did not provide comments. The subject parcels are contiguous parcels (**Exhibit A1**). The originating parcel for proposed parcel 2 (R37319012) is considered an original parcel and has an administrative land division and a building permit available per PI2024-0017 (**Exhibit A5**). The originating parcel to create proposed parcels 3 is parcel R37318013. The originating parcel to create proposed parcels 4 is parcel R37318014 (**Exhibit A4**). If approved the originating parcel R37318012 will not have an administrative land division available under CCCO §07-18-07(2) & (3) resulting in an agriculturally only parcel without a building permit available. The relocation of the building permits from the originating parcels onto the destination parcel demonstrates the clustering of structures by relocating the building permit near existing residences to the south and where the soil quality is the least suited class VIII (**Exhibit B2**). Additionally, it will be promoting agricultural ground by preserving parcel R37318012 for agricultural use with an agricultural only designation.
☒	☐	☐	**07-18-11(5)**	**Approval, Division of Destination Parcel:** **A. The size, shape, and location of the destination parcel, as well as the parcels to which it will be divided into, shall be subject to the approval of the director.** **B. If the application meets the requirements of this subsection, the director may approve the division of the destination parcel into no more than four (4) parcels. The director may attach limiting conditions to the approval.** **C. If the request is approved, the director shall issue a letter of approval setting forth the details and requirements of the division including the size, shape, and location of the destination parcel.** **D. The director shall give notice of the decision granting or denying the application, to those previously notified of the pending application.**
			Staff Analysis	A building permit shall be relocated from parcels R37318012, R37318013, and R37318014 to R37318011. The parcels created from the relocation shall be no less than one (1) acre in size in accordance with Instrument No. 2025-022741 (**Exhibit A3**). The application meets the requirements outlined in CCCO §07-18-05 and §07-18-11 resulting in no more than four (4) parcels from the original parcel on R37318011. A pre-approval letter was sent to the applicant on June 18, 2025. The record of survey was recorded on June 30, 2025 as Instrument No. 2024-022741. Property owners who were previously noticed of the request shall be noticed of the decision.
☐	☐	☒	**07-18-11(6)**	**Appeal By Affected Person: Any affected person who is aggrieved by the decision may file a written notice of appeal in accordance with section 07-05-07 of this chapter.**
			Staff Analysis	--
☒	☐	☐	**07-18-11(7)**	**Onetime Only Division: Once an administrative land division has been approved, there shall be no other administrative land division from that land regardless of ownership of any of the land involved.**
			Staff Analysis	According to PI2024-0017 the subject parcels consisted of government lots 1 & 2 and was administratively divided in 2016 (**Exhibit A4 & A5**). The building permit

				relocation will result in division of parcel R37318011, R37318012, R37318013 and R37318014.
☒	☐	☐	**07-18-11(8)**	**Required Language On Approvals: Language from the Idaho right to farm act[1] shall appear on administrative land division approvals.**
			Staff Analysis	See 07-18-05(8) in Table 1 and condition of approval No. 1.
☐	☐	☒	**07-18-11(9)**	**Exceptions: If the land division does not qualify as an exception under the subdivision standards of subsection 07-17-03(3) of this chapter, then all regulations of article 17 of this chapter shall apply.**
			Staff Analysis	The land division qualifies under Canyon County Code of Ordinance §07-18-11 and 07-18-05. Article 17 regulations are not applied to this decision as parcel R37318011 does not surpass more than four (4) parcels from the original.

Table 3. PROPERTY BOUNDARY ADJUSTMENT

CCCO §07-10-17: PROPERTY BOUNDARY ADJUSTMENT: Property lines of unplatted parcels may be adjusted in accordance with the following:				
Compliant			**County Ordinance and Staff Review**	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**07-10-17(1)**	**The adjustment does not create eligibility for a building permit or administrative lot split on a parcel that was otherwise ineligible.**
			Staff Analysis	All of the subject parcels are buildable parcels created by an approved land division in 2016 (**Exhibit A4**).
☒	☐	☐	**07-10-17(2)**	**The adjustment does not create any additional parcels.**
			Staff Analysis	The requested adjustment does not create additional parcels (**Exhibit A**). All parcels are created via the administrative land division and building permit relocation process (**Exhibit A**).
☒	☐	☐	**07-10-17(3)**	**The adjustment does not result in the relocation of a building permit or provide for an administrative lot split onto a contiguous parcel that is not eligible for an administrative lot split.**
			Staff Analysis	• The result of the property boundary adjustment request adjusts parcel R37318 with R37318011 resulting in R37318 as a 3.26-acre parcel. • Parcel R37318014 and R37318012 property boundaries will be adjusted resulting in parcel R37318014 to be 2.22-acres. • Parcel R37318013 will be dissolved into R37318012, resulting in parcel R37318012 as a 50.65-acre parcel. The property boundary adjustment does not relocate a building permit or make a parcel eligible for a land division.
☒	☐	☐	**07-10-17(4)**	**A recorded survey showing all changes to affected property lines shall be submitted to DSD.**
			Staff Analysis	A record of survey was recorded on June 30, 2025, Instrument No. 2025-022741.
☒	☐	☐	**07-10-17(5)**	**The adjustment does not create parcels smaller than the minimum lot size for the zone in which the property is located, unless the adjustment increases the size of an existing parcel that was smaller than the minimum lot size for the corresponding zone prior to the adjustment.**
			Staff Analysis	The parcels were created via an approved administrative land division in 2016 (**Exhibit A4**). The minimum lot size for a land division in an "A" Zone is one (1)

				acre (CCCO Section 07-18-07). The result of the request maintains the one-acre minimum lot size requirement (**Exhibit A3**).
☒	☐	☐	**07-10-17(6)**	**Original property lot lines may not be adjusted by more than eighty feet (80') except that the director may allow the adjustment of over eighty feet (80') if the adjustment does not cause injury, damage, or a safety hazard.**
			Staff Analysis	The result of the request adjusts existing boundary lines more than 80'. The adjustments are not anticipated to cause injury, damage or a safety hazard.
☐	☐	☒	**07-10-17(7)**	**The adjustment shall not alter the location of any platted lot line.**
			Staff Analysis	The subject parcels are not platted lots.
☒	☐	☐	**07-10-17(8)**	**The property owner has submitted the application form, required supporting information and the applicable fee as established by the adopted fee schedule.**
			Staff Analysis	A complete application was submitted on January 31, 2025 (**Exhibit A**).
☐	☐	☒	**07-10-17(9)**	**If the adjustment involves contiguous parcels with different owners, both property owners shall submit their written consent to the adjustment with the application. However, only one application form and fee are required.**
			Staff Analysis	The adjustments involve contiguous parcels with the same property owner. The property owners signed the application (**Exhibit A**).
☐	☐	☒	**07-10-17(10)**	**Upon compliance with the above items of this section, the Director shall, within ten (10) business days, issue a permit for the property boundary adjustment. The property owner shall record the permit from the Director and the corresponding survey and legal description with the Canyon County Recorder's Office.**
			Staff Analysis	No analysis necessary.

Table 4. Private Road Name

Street Names (06-05-13): The naming or renaming of streets or private roads in the County shall be subject to the following standards:				
Compliant			**County Ordinance and Staff Review**	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**06-05-13(1)**	**There shall be no duplication of street names by sound or spelling within Canyon County including within the incorporated areas.**
			Staff Analysis	"Bromley Lane" is not duplicated by sound or spelling within Canyon County including within the incorporated areas (**Exhibit A6**).
☒	☐	☐	**06-05-13(2)**	**Differentiation of street names shall not be by the addition of a street designation such as road, street, avenue, lane, etc.** **A. No street designations shall be used other than the one that is approved by the County.**
			Staff Analysis	"Bromley Lane" is not duplicated by sound or spelling regardless of the street designation (**Exhibit A6**).
☐	☐	☒	**06-05-13(3)**	**Where the proposed street is on the alignment and continuation of the existing street, or where the street is on the same alignment but not linked to an existing street, the name of the existing street shall be applied; provided, there are not natural barriers such as lake, river, interstate, highway, etc., in which case the name may be changed. This standard shall apply to public and private roads.** **A. A proposed street or private road shall be considered in general alignment with an existing street or private road, if the centerline of the**

				proposed street or private road is no farther than one hundred feet (100') from centerline of an existing street or private road. **B. Where a proposed street or private road connects or aligns with two (2) differently named streets, the director shall decide the name to be used, giving consideration to the length, road classifications, and number of residents affected.** **C. A proposed street or private road which aligns with an existing street or private road should carry the correct street designation even though the existing street designation may be incorrect.**
			Staff Analysis	The proposed street is not on the alignment of an existing street.
☐	☐	☒	**06-05-13(4)**	**If a street makes a very obvious change in direction, a new street name may be assigned.**
			Staff Analysis	The street does not make a change in direction (**Exhibit A7**).
☐	☐	☒	**06-05-13(5)**	**Both portions of an "L" shaped street shall carry the same name if either leg is one hundred feet (100') or less in length; all others shall carry two (2) names.**
			Staff Analysis	Not applicable; the street is not "L" shaped (**Exhibit A7**).
☐	☐	☒	**06-05-13(6)**	**A cul-de-sac that has an overall length of more than one hundred feet (100') (as measured from the centerline of the principal street to the point of radius) shall carry a new name, and must be named in accordance with the provisions herein.** **A. A cul-de-sac that has an overall length of one hundred feet (100') or less shall carry the same name and the same designation as the street from which it emerges.**
			Staff Analysis	Not applicable; the street is not a cul-de-sac (**Exhibit A7**).
☐	☐	☒	**06-05-13(7)**	**Street names for a proposed subdivision shall be shown on the preliminary plat and approved prior to the filing of the final plat in accordance with the provisions of this article and:** **A. No plats shall be approved until all provisions of this article have been complied with;** **B. Applicants shall erect street name signs at their own expense, in accordance with the county standards.**
			Staff Analysis	The street name is not for a proposed subdivision plat. As a condition of approval, the applicant shall erect a street name sign in accordance with county code 06-05-13.
☒	☐	☐	**06-05-13(8)**	**All new road/street designations shall adhere to the following:** **A. Avenue: A north-south street generally running in a straight line.** **B. Boulevard: A major roadway that may meander or run in any direction. The use of these terms must be approved by the director.** **C. Circle or loop: Short streets which return to themselves or begin and end in the same street.** **D. Court: An east-west cul-de-sac.** **E. Lane: A private road.** **F. Place: A north-south cul-de-sac.** **G. Drive: A street generally meandering in an east-west direction.** **H. Road: A designated street which extends through urban and rural areas.** **I. Street: May run generally in an east-west direction.** **J. Way: A street generally meandering in a north-south direction.**
			Staff Analysis	The proposed street is a private road, and therefore has the "Lane" designation.

☒	☐	☐	**06-05-13(9)**	**No streets and/or private roads should begin with the prefix north, south, east or west and shall not be used as a differentiation between new street names.**
			Staff Analysis	"Bromley Lane" does not begin with the prefix north, south, east or west.
☐	☐	☒	**06-05-13(10)**	**In determining street names along Base Line Road: When a north-south running street exists along Base Line Road, that portion of roadway south of Base Line Road shall carry the suffix "South" after its proper designation when there is a continuation of that roadway north of Base Line Road. This may include renaming existing roadways that do not meet this standard.**
			Staff Analysis	Not applicable; the proposed street is not along Base Line Road.
☐	☐	☒	**06-05-13(11)**	**Changing an existing street or private road name requires a public hearing by the board and an affirmative action by the board before any name change shall take effect. All property owners having frontage on the affected street or private road shall be notified by mail of the public hearing at least thirty (30) days before the hearing.**
			Staff Analysis	"Bromley Lane" is a new private road.
☒	☐	☐	**06-05-13(12)**	**Where there is an existing unnamed street providing access to more than two (2) permanent residences and it is determined by the director that such creates erroneous, ambiguous and/or confusing circumstances or when additional residences are added to such a street the director may assign a new road name and addresses. This provision shall apply to public and private roadways.**
			Staff Analysis	The private road currently provides access to one (1) permanent residence, it's not anticipated that there will be erroneous, ambiguous and/or confusing circumstances. The private road provides access to five (5) parcels with building permits available, one (1) of the parcels has an existing residence using its building permit.
☒	☐	☐	**06-05-13(13)**	**Words that are difficult to spell or pronounce are generally prohibited. The director may reject a street name if the street name is found to be vulgar, rude or offensive. A street name shall not contain punctuation. If the parties who have the legal right to utilize the road cannot agree on a name, development services department will take suggestions from all parties and make the final decision and approval. (Ord. 11-008, 5-23-2011; amd. Ord. 21-019, 8-3-2021)**
			Staff Analysis	"Bromley Lane" is found to be not difficult to spell or pronounce and not vulgar, rude, or offensive. It does not contain punctuation. The property owner, AK Feeders who has access to the private road proposed "Bromley Lane" as the private road name (**Exhibit A6**). As conditioned a road users maintenance agreement shall be recorded.

4. DECISION:

The application for the described property boundary adjustments, private road name and building permit transfers via an administrative land division in accordance with CCZO §07-10-15, §06-05-13, §07-18-05, §07-18-11, is **APPROVED** subject to the following conditions of approval:

1. All development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property. The Idaho Right to Farm Act (Idaho Code §22-4503) applies to this land use decision.
2. Historic irrigation lateral, drain, ditch flow patterns, and associated easements shall be maintained and protected unless approved in writing by the local irrigation district or ditch company.

3. Prior to issuing a building permit, Southwest District Health will need to complete an on-site evaluation and septic permit.
4. Prior to issuance of a certificate of occupancy, compliance with the International Fire Code is required, as evidenced by review and an approval letter from Wilder Fire district (CCCO §06-01-09(6) and CCCO §07-10-03(2)).
5. All requirements from Golden Gate Highway District No. 3 shall be met (**Exhibit C**).
6. The private roads shall be built to meet the minimum construction standards (CCCO §07-10-03(3)). The private roads must be constructed before the issuance of a certificate of occupancy. Evidence shall be a certification from a licensed engineer submitted to DSD demonstrating the construction meets CCCO §07-10-03(3).
7. A sign for each private road conforming to the applicable highway district standards shall be erected and maintained at the property owners' expense. Verification of the installation of road signs shall be provided to DSD prior to the certificate of occupancy.
8. The construction of driveways and private roads longer than one hundred fifty feet (150') from a public street right of way to the most distant portion of an inhabited building and private roads must be approved in writing by the applicable fire district.
9. Prior to building permit issuance, a recorded road user's maintenance agreement and recorded perpetual easements for ingress/egress shall be submitted to DSD in accordance with CCCO §07-10-03(1)B3.
10. Development on slopes greater than 15% is prohibited. At the time of building permit submittal, the required site plan shall show all slopes greater than 15% and label the slopes as "no-build" areas. Any disturbance of slopes greater than 15% shall require an engineered grading and drainage plan per CCCO §07-17-33(1)C and may require review through the amendment of this land division decision.
11. Any additional division of this property will require compliance with CCCO Article 17 based on current code.

Michelle Barron 7/3/25

Michelle Barron, Principal Planner Date

State of Idaho)
SS
County of Canyon County)

On this 3rd day of July, in the year of 2025, before me Pamela Dilbeck, a notary public, personally appeared Michelle Barron, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.

PAMELA DILBECK
COMMISSION #20224944
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/14/2028

Notary: Pamela Dilbeck

My Commission Expires: 10/14/2028

5. **EXHIBITS:**
   - **A. Application Packet**
     1. Letter of Intent
     2. Recorded record of survey
     3. Site Plan
     4. AD2016-4
     5. PI2024-0017
     6. Private road name
     7. Private road map
     8. Oregon Department of Transportation
   - **B.** Supplemental Material
     1. Slope Map
     2. Soil Map
   - **C.** Golden Gate Highway Dist. Received; April 14, 2025
   - **D.** Christina Marston Received; April 22, 2025

Authentisign ID A755A552-2FDF-EF11-88FB-C02249264582

RECEIVED

BY: LO

Exhibit A

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #140, Caldwell, ID 83605
www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

PROPERTY OWNER	OWNER NAME: AK FEEDERS LLC
	MAILING ADDRESS: 21696 STATELINE RD. WILDER, ID 83676
	PHONE: 208 573 1041 EMAIL: AKFEEDERS@gmail.com

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: David DeBenedetti Date: 01/30/25
David DeBenedetti, Manager for AK Feeders, LLC

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: MATT WILKE
	COMPANY NAME: WHITE BARN VENTURES, INC.
	MAILING ADDRESS: PO BOX 7 MIDDLETON, ID 83644
	PHONE: 208.412.9003 EMAIL: MATT@WHITEBARN.COM

R37318 +011 +012 +013 +014

SITE INFO	STREET ADDRESS: TBD Stateline Road, Parma, ID 83660
	PARCEL #: 5 PARCELS SEE LETTER OF INTENT LOT SIZE/AREA: +/- 70.47 Acres
	LOT: GOVT LOTS 1 & 2 BLOCK: — SUBDIVISION: —
	QUARTER: NW SECTION: 11 TOWNSHIP: 4N RANGE: 6W
	ZONING DISTRICT: AG FLOODZONE (YES/NO): NO

HEARING LEVEL APPS	___ CONDITIONAL USE	___ COMP PLAN AMENDMENT	___ CONDITIONAL REZONE
	___ ZONING AMENDMENT (REZONE)	___ DEV AGREEMENT MODIFICATION	___ VARIANCE > 33%
	___ MINOR REPLAT	___ VACATION	___ APPEAL
	___ SHORT PLAT SUBDIVISION	___ PRELIMINARY PLAT SUBDIVISION	___ FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	X ADMINISTRATIVE LAND DIVISION x 2	___ EASEMENT REDUCTION	___ SIGN PERMIT
	X PROPERTY BOUNDARY ADJUSTMENT	___ HOME BUSINESS	___ VARIANCE 33% >
	X PRIVATE ROAD NAME	___ TEMPORARY USE	___ DAY CARE
	X OTHER BUILDING PERMIT RELOCATION(S)		

CASE NUMBER: AD2025-0017 DATE RECEIVED: 1/31/25

RECEIVED BY: Madelyn Vander Veen APPLICATION FEE: $840 CK MO (CC) CASH

with RD2025-0002

600
+ 80 + 3
840 + 80 (private rd) = 920

Revised 1/3/21

Exhibit A1

White Barn Ventures, Inc.

AK Feeders, LLC
21696 Stateline Road
Wilder, ID 83676

1/29/2025

Canyon County Development Services
111 N. 11th Avenue
Caldwell, ID 83605

Re: Letter of Intent for Administrative Land Division Application with PBA, Private Road & Name, & Building Permit Relocation.

Dear Development Services,

I am writing on behalf of my client AK Feeders. We are asking the Director to please approve the location of 5 residential parcels, and 1 Ag only parcel that are available for these five parcels totaling approximately 70.47 acres currently:

- R3731801400 +/- 8.56 ac.,
- R3731801300 +/- 2.23 ac.,
- R3731800000 +/- 6.18 ac.,
- R3731801100 +/- 11.56 ac.,
- R3731801200 +/- 41.94 ac.

Zoning
The subject property is in an Agricultural zone on the current zoning map, and is in close proximity to several administrative splits. (See attached pictures)

Parcel Inquiry
I have attached PI2024-0017 (See **Exhibit "A"**)

Slope is less than 15% on the property.

Building Permit Relocation Between Contiguous Parcels +PBA's.
We plan to place the residential lots on the parcels as shown on the attached site plan. Each proposed residential lot 1-4 will be over 3 acres, including the current home after the PBA is completed for parcel R3731800000.

Lot 5 is proposed to be approximately 2.22 acres. We are combining the Land Division application with the building permit relocation process outlined under code 07-18-11 to cluster the permits on the best view sites available on the property, and to preserve the best farmland.

PBA's will also be incorporated into the plan as listed below. I had a pre-application meeting with Madelyn Vander Veen and also worked with her over email, attached as **Exhibit "B.**

Site Plan

The proposed accesses in red would be a private road for lots 1,2,3, & 4, and a driveway access for lot 5. These proposed parcel lines may be slightly adjusted after the survey.

Parcel 1 w/BP

- Created by permit available for 8011.

Parcel 2 w/BP

- Created by transferring building permit (BP) from 8012, leaving 8012 with no permits, and creating an Ag only parcel to be merged with 8013, and a portion of 8014. Property Boundary Adjustment for 8014 & 8012 to do this.
    - 8013 to merge with 8012 after transferring permit to parcel 3 as a workaround for creating an Ag only parcel of over 40 acres.

Parcel 3 w/BP

- Parcel 3 would receive its permit from 8013. 8013 would become part of the Ag only parcel 8012. Parcel 8013 would be eliminated entirely and merged with 8012 as it is less than 5 acres and not capable of being Ag only.

Parcels 4 & 5 w/BP's

- The intent is to transfer 1 permit from 8014 to 8011 to create parcel 4 and leave 1 permit in place to create parcel 5 with a PBA. Parcel 4 would be part of a

property boundary adjustment between parcels 37318 and 37318011, as well as a land division application.

Ag Only Parcel (Light green shaded area)

- The intent is to make parcel 8013 become part of parcel 8012 and reduce the size of parcel 8014 substantially to create a larger Ag only parcel +/- 50.51 acres. with no building permits.

Irrigation

There are full surface water rights available from Wilder Irrigation District for each parcel, as shown on the Mylar map provided by Vicki Case at Wilder Irrigation. (**Exhibit "C"**) We will submit an Irrigation Plan soon.

Each home will utilize a ½ acre irrigation right provided through the proposed domestic well, which also includes a stock water right of no more than 13,000 gallons per day. (Idaho Statute 42-111)

Access / Collaboration with GGHD and ODOT

Proposed access will consist of two accesses onto Stateline Road. One Driveway for Parcel 5, and one Private road for parcels 1-4 and the current home on Parcel R37318. The private road will be on a 60ft ingress egress irrigation, drainage, and utility easement.

The homes will not negatively impact traffic flows due to the low density of the proposal. Based on 9.52 ADT per household, trips are expected to be less than 48 ADT if all 5 parcels build a home. The Private Road is planned to be gravel.

- GGHD: The applicant's representative has shown GGHD the site plan. The applicant will be required to have a commercial paved approach for lots 1-4, plus the current home with the address 22704 Stateline Road. Please see email with Bob Watkins in **Exhibit "D"**. Lot 5 will just be a driveway access.

- ODOT: The applicant reached out to the Oregon Department of Transportation, and they did not have any concerns. See email with John Eden in **Exhibit D.**

Private Road Name and Private Road Application
The applicant would prefer to name the road "Bromley Lane" .
3 total names have been verified by Sage Huggins as available and are in preferential order. (see email **Exhibit "E"**)

1. Bromley Lane - Available
2. Starlight Lane – Not Available
3. Outpost Lane - Available
4. Just Pretty Lane – Available

Once we have a preliminary approval for the Land Division request and Private Road, we will supply a survey and legal descriptions and a Road User Maintenance Agreement to finalize the approval.

Mitigation
Impact to neighboring residential properties has been taken into consideration. The private road will be built away from the residential parcel to the south of parcels 1-4, so the minimal traffic created will not be a nuisance. The best building locations are closest to the Golden Gate Canal, therefore creating a natural buffer from neighbors.

School District
The proposed home sizes and values associated with country view lots like these will bring in well above median tax value to the Parma School District, thus assuring the future homeowners will pay above their fair share.

Agencies
The applicant will work with Southwest District Health (SWDH), Golden Gate Highway District (GGHD), Wilder Fire District, Wilder Irrigation District, Idaho Power Company, and Idaho Department of Water Resources (IDWR) regarding the development of this property. Any specific requirements or conditions related to these agencies will not exceed the statutory authority of that agency or the county and must lawfully correspond and be proportionate to the impact of the development.

Soils
The subject property consists of class 3, 4 and unrated soils.

- 91.6% class 3. The Ag only parcel will consist entirely of class 3 soils based on their Irrigated Capability Class,
- 1.9% class 4 along parcel 1-4,
- and 6.5% unrated soils on parcel 1-4..

The property consists of rolling topography, and 2 irrigation canals. This type of farm ground lends itself well to a smaller rural residential Ag parcels, where farming can be done on a much smaller scale to utilize the irrigation water available, and still have the potential to produce crops, raise livestock and maintain an agricultural use that compliments the Agricultural area. (See **Exhibit "F"**)

Wilder Fire District
The site is in the Wilder Fire District.

Taxes
Currently the 4 vacant parcels only generate $623.45 in taxes annually. (2023) Improving the property will create a substantial increase in tax income for the county. In comparison, the 1,366ft² 1941 home on parcel R3731800000 generates $2213.92 annually. We anticipate future homes to be assessed at a much higher value, and should generate substantially more tax revenue.

Summary
Rural estate properties with animal rights are in high demand, and we believe they will remain in demand for the foreseeable future in this area, especially with the views of the Owyhee mountain range and Snake River to the south.

City building lots do not have the open space and Ag potential these properties have, further increasing future demand as the neighboring cities that lack these rural qualities grow into the county which makes these properties increasingly more rare.

4H and FFA students can thrive on rural properties like these, and are more likely to work in the Agricultural industry in the future vs. kids that grow up in city limits.

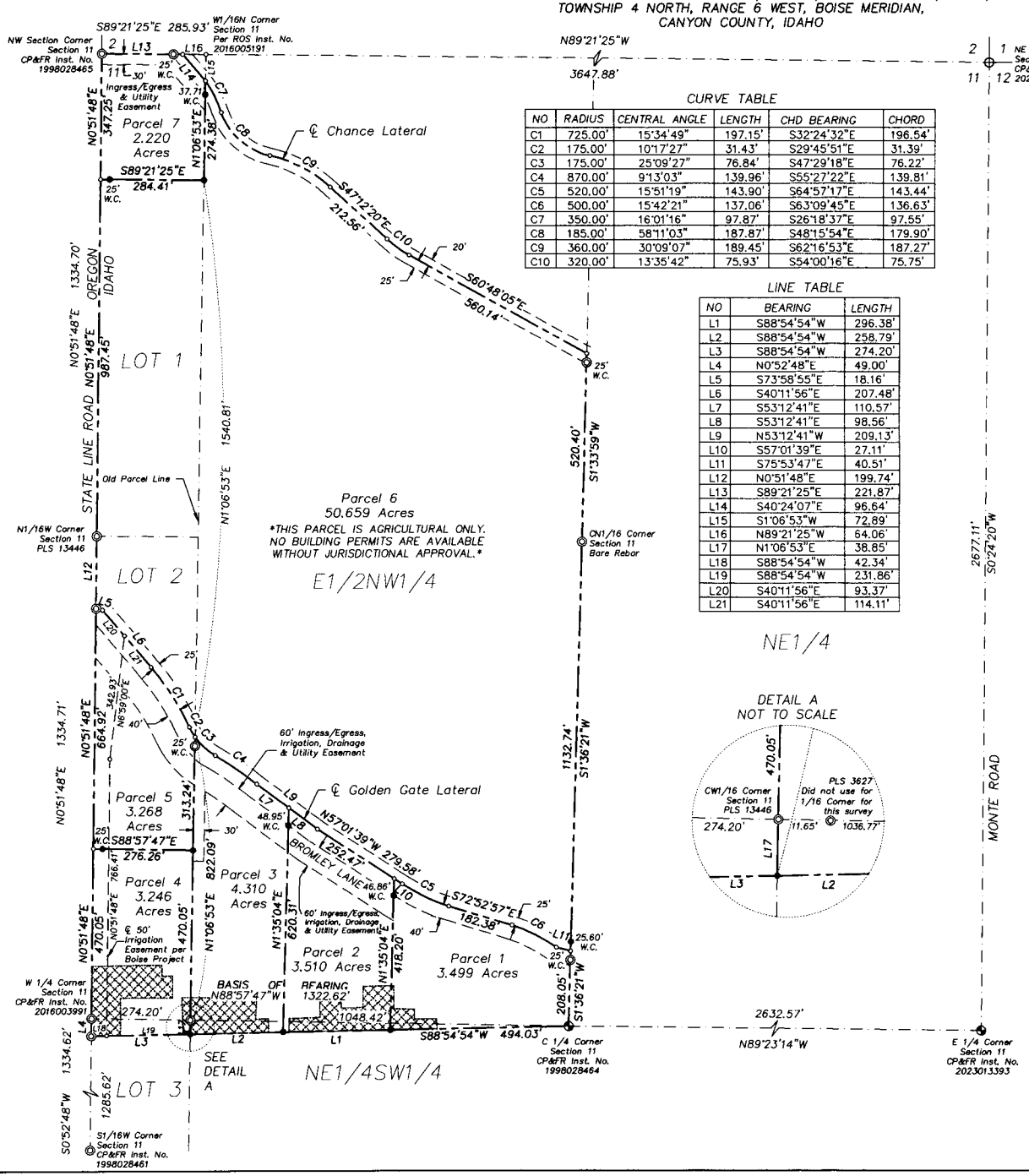
For these reasons, I respectfully request that the Director please approve my client's applications.

Thank you,

Matt Wilke
White Barn Ventures Inc.
Applicant Representative for AK Feeders, LLC.

RECORD OF SURVEY

A PORTION OF GOVERNMENT LOTS 1, 2, AND 3, THE E 1/2 NW 1/4, AND THE NE1/4 SW1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 6 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO



CURVE TABLE

NO	RADIUS	CENTRAL ANGLE	LENGTH	CHD BEARING	CHORD
C1	725.00'	15°34'49"	197.15'	S32°24'32"E	196.54'
C2	175.00'	10°17'27"	31.43'	S29°45'51"E	31.39'
C3	175.00'	25°09'27"	76.84'	S47°29'18"E	76.22'
C4	870.00'	9°13'03"	139.96'	S55°27'22"E	139.81'
C5	520.00'	15°51'19"	143.90'	S64°57'17"E	143.44'
C6	500.00'	15°42'21"	137.06'	S63°09'45"E	136.63'
C7	350.00'	16°01'16"	97.87'	S26°18'37"E	97.55'
C8	185.00'	58°11'03"	187.87'	S48°15'54"E	179.90'
C9	360.00'	30°09'07"	189.45'	S62°16'53"E	187.27'
C10	320.00'	13°35'42"	75.93'	S54°00'16"E	75.75'

LINE TABLE

NO	BEARING	LENGTH
L1	S88°54'54"W	296.38'
L2	S88°54'54"W	258.79'
L3	S88°54'54"W	274.20'
L4	N0°52'48"E	49.00'
L5	S73°58'55"E	18.16'
L6	S40°11'56"E	207.48'
L7	S53°12'41"E	110.57'
L8	S53°12'41"E	98.56'
L9	N53°12'41"W	209.13'
L10	S57°01'39"E	27.11'
L11	S75°53'47"E	40.51'
L12	N0°51'48"E	199.74'
L13	S89°21'25"E	221.87'
L14	S40°24'07"E	96.64'
L15	S1°06'53"W	72.89'
L16	N89°21'25"W	64.06'
L17	N1°06'53"E	38.85'
L18	S88°54'54"W	42.34'
L19	S88°54'54"W	231.86'
L20	S40°11'56"E	93.37'
L21	S40°11'56"E	114.11'

DETAIL A
NOT TO SCALE

2025-022741
RECORDED
06/30/2025 02:46 PM

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RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=1 JWINSLOW $5.00
SURVEY
SKINNER LAND SURVEY

N

Reference Surveys:
Inst. No. 2016005191
Inst. No. 2018056009
Inst. No. 2007025320
Inst. No. 2000026003
Inst. No. 1998048128
Inst. No. 1998033588
Inst. No. 1998030664
Inst. No. 1996013888
Inst. No. 925857

Reference Deeds:
Inst. No. 2018013939
Inst. No. 2016005339

0' 200' 400'
Scale: 1" = 200'

LEGEND

- BRASS CAP MONUMENT – FOUND
- ALUMINUM CAP MONUMENT – FOUND
- 5/8" REBAR – FOUND
- 1/2" x 24" REBAR – SET
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- EASEMENT LINE
- W.C. WITNESS CORNER
- SLOPE 15% OR GREATER NO BUILD ZONE

Surveyor's Narrative:
This survey was performed at the request of AK Feeders LLC to divide the parcel and to adjust property lines between the parcels that are described in the referenced deeds. Section control and existing property corners were located, verified with record data and held as shown. The centerlines of Golden Gate Lateral and Chance Lateral were calculated from R.O.S. No. 2016005191. I accepted found monuments as the East boundary of the E 1/2 NW 1/4 as shown. Property lines were then adjusted and parcels divided under the direction of the client. The basis of bearing for this survey was established by GNSS observations, projected to the Idaho State Plane Coordinate system, West Zone, NAD83 datum. All bearings shown are on grid azimuth and all distances are ground at project elevation.

Exhibit A2

CERTIFICATION

I, Zane Laufenberg, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1601 through 55-1612.

PROFESSIONAL LAND SURVEYOR LICENSED 9861662 6/10/25 STATE OF IDAHO ZANE LAUFENBERG

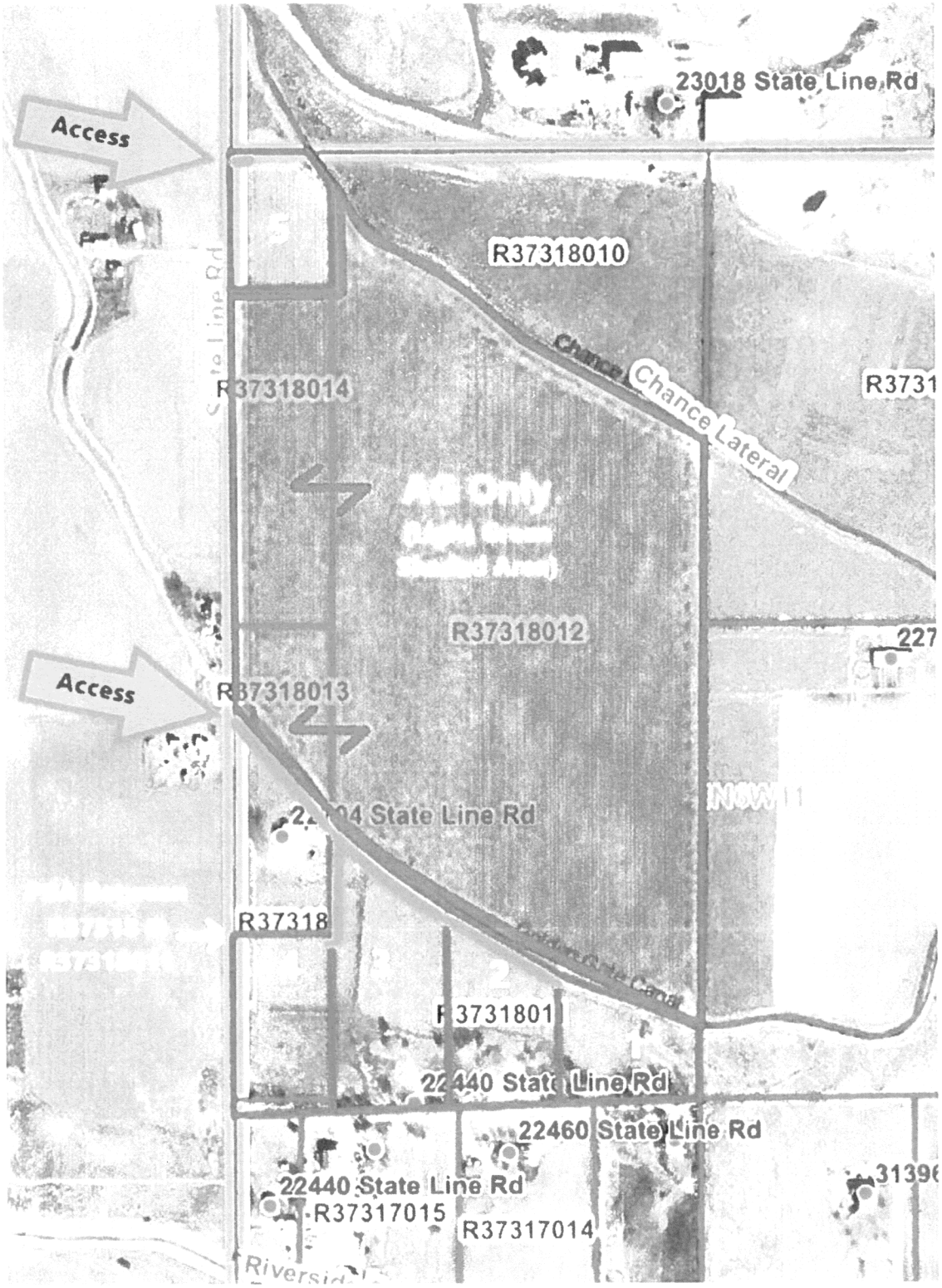
INDEX No. 464-11-3-0-0-00-00
INDEX No. 464-11-4-0-0-00-00

SURVEY FOR:
AK FEEDERS, LLC

Drawn By: ZCL	
Date: June 10, 2025	
Surveyed By: ZCL	
Job No. MR0725	

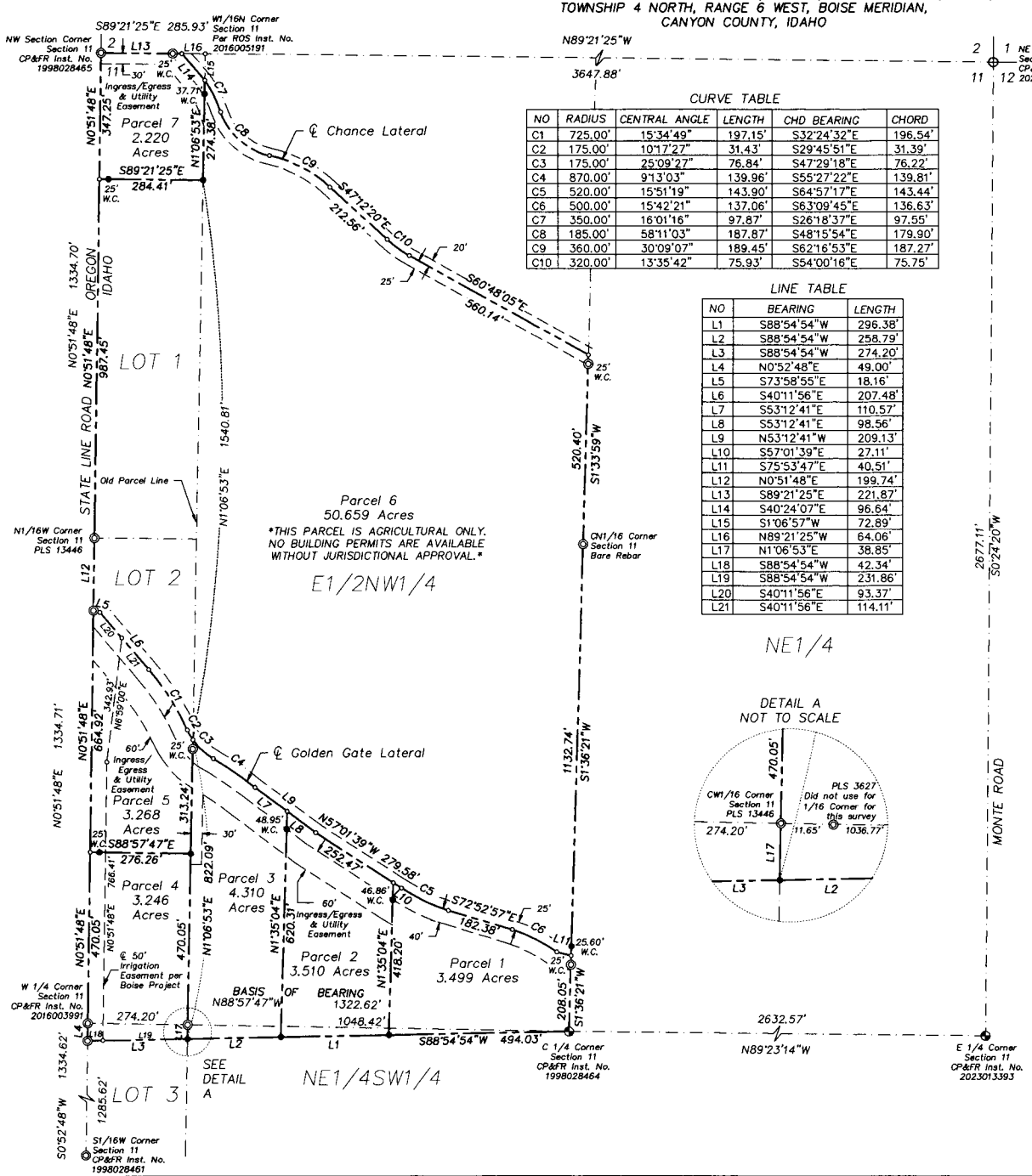
Skinner Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Exhibit A3


23018 State Line Rd
Access
R37318010
R37318014
Chance Lateral
R3731
Ag Only
R37318012
227
Access
R37318013
INWW11
State Line Rd
R37318
R3731801
22440 State Line Rd
22460 State Line Rd
31396
22440 State Line Rd
R37317015
R37317014

RECORD OF SURVEY

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PROFESSIONAL LAND SURVEYOR LICENSE 9861662 6/10/25 STATE OF IDAHO ZANE LAUFENBERG

INDEX No. 464-11-3-0-0-00-00
INDEX No. 464-11-4-0-0-00-00

SURVEY FOR:
AK FEEDERS, LLC

Drawn By: ZCL	
Date: June 10, 2025	
Surveyed By: ZCL	
Job No. MR0725	

Skinner Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

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. 585322 KD/JW

2016-005339
RECORDED
02/12/2016 09:13 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 EHOWELL $16.00
TYPE DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

WARRANTY DEED

For Value Received

Maxine Kruse, an unmarried woman

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

AK Feeders, LLC

hereinafter referred to as Grantee, whose current address is 21696 Stateline 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: February 11, 2016

Maxine Kruse
Maxine Kruse

State of Idaho, County of Canyon

On this 11th day of February in the year of 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Maxine Kruse known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Residing at: Wilder
Commission Expires: 1-27-17

KIMBERLY A DOAN NOTARY PUBLIC STATE OF IDAHO

EXHIBIT A

That portion of the East Half of the Northwest Quarter of Section 11, Township 4 North, Range 6 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a 5/8" diameter iron pin marking the West Quarter corner of said Section 11, Thence, along the South boundary line of Government Lot 2, South 88° 56' 49" East, 274.18 to the Southwest corner of said East Half of the Northwest Quarter; Thence, along the West boundary line of said East Half of the Northwest Quarter, North 01° 07' 51" East, 783.38 feet to the centerline of the Golden Gate Canal and the POINT OF BEGINNING;

Thence, along said centerline the following courses and distances:

Thence, along a curve to the left 76.97 feet, said curve having a central angle of 25° 12' 04", a radius of 175.00 feet and a long chord which bears South 47° 27' 06" East a distance of 76.35 feet; Thence, along a curve to the right 139.96 feet, said curve having a central angle of 09° 13' 02", a radius of 870.00 feet and a along chord which bears South 55° 26' 26" East a distance of 139.81 feet; Thence, South 53° 11' 46" East, 209.13 feet; Thence, South 57° 00' 44" East, 279.58 feet; Thence, along a curve to the left 143.90 feet, said curve having a central angle of 15° 51' 18", a radius of 520.00 feet and a long chord which bears South 64° 56' 23" East a distance of 143.44 feet; Thence, South 72° 52' 02" East, 182.38 feet; Thence, along a curve to the right 137.05 feet, said curve having a central angle of 15° 42' 19", a radius of 500.00 feet and a long chord which bears South 63° 08' 50" East a distance of 136.63 feet; Thence, South 75° 51' 25" East, 40.44 feet to the East boundary line of said East Half of the Northwest Quarter; Thence, along said East boundary line, North 01° 36' 41" East, 1653.14 feet to the centerline of the Chance Lateral; Thence, along the centerline of said Chance Lateral the following courses:
North 60° 47' 11" West, 560.14 feet; Thence, along a curve to the right 75.93 feet, said curve having a central angle of 13° 35' 44", a radius of 320.00 feet and a long chord which bears North 53° 59' 19" West a distance of 75.75 feet; Thence, North 47° 11' 27" West, 212.56 feet; Thence, along a curve to the left 189.44 feet, said curve having a central angle of 30° 09' 03", a radius of 360.00 feet and a long chord which bears North 62° 15' 58" West a distance of 187.27 feet; Thence, along a curve to the right 187.87 feet, said curve having a central angle of 58° 11' 01", a radius of 185.00 feet and a long chord which bears North 48° 14' 59" West a distance of 179.90 feet; Thence, along a curve to the left 97.86 feet, said curve having a central angle of 16° 01' 14", a radius of 350.00 feet and a long chord which bears North 26° 17' 43" West a distance of 97.55 feet to the West boundary line of said East Half of the Northwest Quarter of said Section 11; Thence, along said West boundary line, South 01° 07' 51" West, 1815.10 feet to the POINT OF BEGINNING.

AND

That portion of Government Lot 2 of Section 11, Township 4 North, Range 6 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a 5/8" diameter iron pin marking the West Quarter corner of said Section 11; Thence, along the West boundary line of said Section 11, North 00° 52' 43" East, 1134.97 feet to the intersection of said West boundary line and the centerline of the Golden Gate Canal and the POINT OF BEGINNING; Thence, departing from said West boundary line and along the centerline of said canal the following courses;
South 73° 59' 18" East, 18.21 feet;
South 40° 11' 00" East, 207.48 feet; Thence, along a curve to the right 197.15 feet, said curve having a central angle of 15° 34' 50", a radius of 725.00 feet, and a long chord which bears South 32° 23' 36" East a distance of 196.54 feet; Thence, along a curve to the left 31.30 feet, said curve having a central angle of 10° 14' 53", a radius of 175.00 feet and a long chord which bears South 29° 43' 38" East a distance of 31.26 feet to the East boundary line of said Government Lot 2; Thence, along said East boundary line, North 01° 07' 51" East, 552.30 feet to the Northeast corner of said Government Lot 2; Thence, along the North boundary line of said Government Lot 2, North 89° 08' 56" West, 280.04 feet to then Northwest corner of said Government Lot 2; Thence, along the West boundary of said Section 11, South 00° 52' 43" West, 199.74 feet to the POINT OF BEGINNING, containing 2.256 acres more or less.

SUBJECT TO: A 60.00 feet in width ingress-egress access easement, lying within a portion of Government Lot 2, Township 4 North, Range 6 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the West Quarter corner of said Section 11; Thence, along the West boundary line of said Section 11, North 00° 52' 43" East, 1134.97 feet to the intersection of said West boundary line and the centerline of the Golden Gate Canal and the POINT OF BEGINNING; Thence, departing from said West boundary line and along the centerline of said canal the following courses;
South 73° 59' 18" East, 18.21 feet;
South 40° 11' 00" East, 207.48 feet; Thence, along a curve to the right 197.15 feet, said curve having a central angle of 15° 34' 50", a radius of 725.00 feet and a long chord which bears South 32° 23' 36" East a distance of 196.54 feet; Thence, along a curve to the left 31.30 feet, said curve having a central angle of 10° 14' 53", a radius of 175.00 feet and a long chord which bears South 29° 43' 38" East a distance of 31.26 feet to the East boundary line of said Government Lot 2; Thence, along said East boundary line, North 01° 07' 51" East, 122.52 feet; Thence, departing said East boundary line, along a curve to the left 134.09 feet, said curve having a central angle of 09° 47' 14", a radius of 785.00 feet and a long chord which bears North 35° 17' 24" West a distance of 133.93 feet; Thence, North 40° 11' 00" West, 225.71 feet; Thence, North 73° 59' 18" West, 52.67 feet to the West boundary line of said Section 11; Thence, along said West boundary line, South 00° 52' 43" West, 62.16 feet to the POINT OF BEGINNING.

AND ALSO:

That portion of Government Lot 1 of Section 11, Township 4 North, Range 6 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at a 5/8" diameter iron pin marking the Northwest corner of said Section 11; Thence, along the West boundary line of said Section 11, South 00° 52' 43" West, 1334.70 feet to the Southwest corner of said Government Lot 1; Thence, along the South boundary line of said Government Lot 1, South 89° 08' 56" East, 280.04 feet to the Southeast corner of said Government Lot 1; Thence, along the East boundary line of said Government Lot 1, North 01° 07' 51" East, 1262.80 feet to the centerline of the Chance Lateral; Thence, along said centerline, North 40° 23' 09" West, 96.64 feet to the North boundary line of said Section 11; Thence, along said North boundary line, North 89° 20' 32" West, 221.87 feet to the POINT OF BEGINNING.

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. 647716 KD/LF

2018-013939
RECORDED
04/04/2018 01:47 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 SDUPUIS $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

WARRANTY DEED

For Value Received Maxine Kruse, an unmarried person

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

AK Feeders, LLC, an Idaho limited liability company

hereinafter referred to as Grantee, whose current address is 21696 Stateline Rd. 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: March 29, 2018

X Maxine Kruse
Maxine Kruse

State of ~~Idaho~~ Nebraska, County of ~~Canyon~~ Lincoln

This record was acknowledged before me on X March 29, 2018 by Maxine Kruse

X Merle A. Konken
Signature of notary public
Commission Expires: X May 2, 2020
Residing at: X Wesley, Nebr.

GENERAL NOTARY - State of Nebraska
MERLE A. KONKEN
My Comm. Exp. May 2, 2020

EXHIBIT A

PARCEL 1:

That portion of Government Lot 2 of Section 11, Township 4 North, Range 6 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

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Thence, departing from said west boundary line and along the centerline of said canal the following courses;
South 73°59'18" East, 18.21 feet;
South 40°11'00" East, 207.48 feet;

Thence, along a curve to the right 197.15 feet, said curve having a central angle of 15°34'50", a radius of 725.00 feet, and a long chord which bears South 32°23'36" East a distance of 196.54 feet;

Thence, along a curve to the left 31.30 feet, said curve having a central angle of 10°14'53", a radius of 175.00 feet and a long chord which bears South 29°43'38" East a distance of 31.26 feet to the east boundary line of said Government Lot 2;

Thence, along said east boundary line, South 01°07'51" West, 783.38 feet to the Southeast corner of said Government Lot 2;

Thence, along the south boundary line of said Government Lot 2, North 88°56'49" West, 274.18 feet to the POINT OF BEGINNING.

SUBJECT TO: A 60.00 feet in width ingress-egress access easement, lying within a portion of Government Lot 2, Township 4 North, Range 6 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the West Quarter corner of said Section 11; Thence, along the west boundary line of said Section 11, North 00°52'43" East, 1134.97 feet to the intersection of said west boundary line and the centerline of the Golden Gate Canal and the POINT OF BEGINNING;

Thence, departing from said west boundary line and along the centerline of said canal the following courses;

South 73°59'18" East, 18.21 feet;
South 40°11'00" East, 207.48 feet;

Thence, along a curve to the right 197.15 feet, said curve having a central angle of 15°34'50", a radius of 725.00 feet and a long chord which bears South 32°23'36" East a distance of 196.54 feet;

Thence, along a curve to the left 31.30 feet, said curve having a central angle of 10°14'53", a radius of 175.00 feet and a long chord which bears South 29°43'38" East a distance of 31.26 feet to the east boundary line of said Government Lot 2;

Thence, along said east boundary line, South 01°07'51" West, 84.72 feet;

Thence, along a curve to the right 111.60 feet, said curve having a central angle of 27°12'36", a radius of 235.00 feet and a long chord which bears North 38°12'29" West a distance of 110.56 feet;

Thence, along a curve to the left 180.83 feet, said curve having a central angle of 15°34'50", a radius of 665.00 feet and a long chord which bears North 32°23'36" West a distance of 180.28 feet;

Thence, North 40°11'00" West, 165.37 feet to the west boundary line of said Section 11;

Thence, along said west boundary line, North 00°52'43" East, 75.91 feet to the POINT OF BEGINNING.

PARCEL 2:

That portion of the East Half of the Northwest Quarter of Section 11, Township 4 North, Range 6 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a 5/8" diameter iron pin marking the West Quarter corner of said Section 11, Thence, along the south boundary line of Government Lot 2, South 88°56'49" East, 274.18 to the southwest corner of said East Half of the Northwest Quarter and the POINT OF BEGINNING;

Thence, along the west boundary line of said East Half of the Northwest Quarter, North 01°07'51" East, 783.38 feet to the centerline of the Golden Gate Canal;

Thence, along said centerline the following courses and distances:

Thence, along a curve to the left 76.97 feet, said curve having a central angle of 25°12'04", a radius of 175.00 feet and a long chord which bears South 47°27'06" East a distance of 76.35 feet;

Thence, along a curve to the right 139.96 feet, said curve having a central angle of 09°13'02", a radius of 870.00 feet and a long chord which bears South 55°26'26" East a distance of 139.81 feet;

Thence, South 53°11'46" East, 209.13 feet;

Thence, South 57°00'44" East, 279.58 feet;

Thence, along a curve to the left 143.90 feet, said curve having a central angle of 15°51'18", a radius of 520.00 feet and a long chord which bears South 64°56'23" East a distance of 143.44 feet;

Thence, South 72°52'02" East, 182.38 feet;

Thence, along a curve to the right 137.05 feet, said curve having a central angle of 15°42'19", a radius of 500.00 feet and a long chord which bears South 63°08'50" East a distance of 136.63 feet;

Thence, South 75°51'25" East, 40.44 feet to the east boundary line of said East Half of the Northwest Quarter;

Thence, along said east boundary line, South 01°36'41" West, 208.05 feet to the southeast corner of said East Half of the Northwest Quarter;

Thence, along the south boundary line of said East Half of the Northwest Quarter, North 88°56'49" West, 1048.47 feet to the POINT OF BEGINNING

TOGEHER WITH: A 60.00 feet in width ingress-egress access easement, lying within a portion of Government Lot 2, Township 4 North, Range 6 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the West Quarter corner of said Section 11; Thence, along the west boundary line of said Section 11, North 00°52'43" East, 1134.97 feet to the intersection of said west boundary line and the centerline of the Golden Gate Canal and the POINT OF BEGINNING;

Thence, departing from said west boundary line and along the centerline of said canal the following courses;
South 73°59'18" East, 18.21 feet;
South 40°11'00" East, 207.48 feet;

Thence, along a curve to the right 197.15 feet, said curve having a central angle of 15°34'50", a radius of 725.00 feet and a long chord which bears South 32°23'36" East a distance of 196.54 feet;

Thence, along a curve to the left 31.30 feet, said curve having a central angle of 10°14'53", a radius of 175.00 feet and a long chord which bears South 29°43'38" East a distance of 31.26 feet to the east boundary line of said Government Lot 2;

Thence, along said east boundary line, South 01°07'51" West, 84.72 feet;

Thence, along a curve to the right 111.60 feet, said curve having a central angle of 27°12'36", a radius of 235.00 feet and a long chord which bears North 38°12'29" West a distance of 110.56 feet;

Thence, along a curve to the left 180.83 feet, said curve having a central angle of 15°34'50", a radius of 665.00 feet and a long chord which bears North 32°23'36" West a distance of 180.28 feet;

Thence, North 40°11'00" West, 165.37 feet to the west boundary line of said Section 11;

Thence, along said west boundary line, North 00°52'43" East, 75.91 feet to the POINT OF BEGINNING.

PARCEL 3:

This parcel lies in Government Lot 3 and in the Northeast Quarter of the Southwest Quarter of Section 11, Township 4 North, Range 6 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northwest corner of said Government Lot 3; being the TRUE POINT OF BEGINNING;

Thence South 0° 52' 43" West along the West boundary of said Government Lot 3 a distance of 49.00 feet to a point;

Thence North 88° 55' 17" East a distance of 1,323.31 feet to the Northeast corner of said Northeast Quarter of the Southwest Quarter;

Thence North 88° 57' 24" West along the North boundaries of said Northeast Quarter of the Southwest Quarter and Government Lot 3, a distance of 1322.54 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH an ingress-egress easement as follows:

This easement lies in Government Lot 3 and in the Northeast Quarter of the Southwest Quarter of Section 11, Township 4 North, Range 6 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northwest corner of said Government Lot 3; thence South 0° 52' 43" West along the West boundary of said Government Lot 3 a distance of 49.00 feet to the TRUE POINT OF BEGINNING for said easement;

Thence North 88° 55' 17" East a distance of 1,323.31 feet to the Northeast corner of said Northeast Quarter of the Southwest Quarter;

Thence South 0° 34' 16" West along the East boundary of said Northeast Quarter of the Southwest Quarter, a distance of 30.01 feet; thence
South 88° 55' 17" West a distance of 690.12 feet; thence
South 43° 55' 16" West a distance of 42.43 feet; thence
South 88° 55' 17" West a distance of 604.38 feet to a point on the West boundary of said Government Lot 3; thence
North 0° 52' 43" East along said West boundary a distance of 60.04 feet to the TRUE POINT OF BEGINNING.

*ORIGINAL PARCEL: A parcel of platted or unplatted land as it existed on September 6, 1979 (the effective date of the Zoning Ordinance 79-008), including any property boundary adjustments as defined in this chapter and any reduction in area due to creating a parcel for the exclusive use by Canyon County, a municipality within Canyon County, a local highway district, Idaho Transportation Department, utility company or corporation under the jurisdiction of the Idaho Public Utilities Commission, or other local, State, or Federal agency. (CCZO §07-02-03)

Note: The property research information presented today by the Development Service Department (DSD) is based on the current ordinance and policies, in effect on the date of the summary, and based on your representations and information you have provided about the subject property. This information is valid only at the time of the inquiry and may change when the subject property, ordinances, or policies change. Then information becomes certain, and not subject to change, when DSD accepts an application and fees are paid. Changes to the subject property may invalidate this information.

Exhibit A4 *Director Decision*

Administrative Land Divisions: AD2016-4

Canyon County Code of Ordinances 16-001 Article 18, §07-10-13 *Development Services Department*

2016-005444
RECORDED
02/12/2016 02:01 PM

00214421201600054440200202

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=20 MBROWN $67.00
MISC
KRUSE MAXINE

Case Number: AD2016-4

Parcel # (s): R37318

Property Owner/Applicant(s): Maxine Kruse (owner); Sean Sullivan (applicant representative)

Request: Maxine Kruse (owner), represented by Sean Sullivan (applicant) is requesting to administratively divide parcel R37318, which is approximately 70.36 acres. Parcel R37318 is comprised of three (3) original lots Government Lot 1, Government Lot 2, and the remainder. Government Lot 1 is to remain undivided as a separate lot. Government Lot 2 and the remainder will both exercise the available one-time only division each parcel maintains.

Finding: Staff finds the proposed changes are compliant with Canyon County Code. The parcel is currently described as 70.36 acres more or less. The parcel pre-dates September 6, 1979 per old books. The parcel maintains three (3) original parcels Government Lot 1, Government Lot 2, and the remainder. Government Lot 1 is being separated yet shall remain original and is not exercising its one-time only division. Government Lot 2 and the remainder are each being divided into two (2) parcels. In total, five (5) parcels are being created. The parcel shall be divided in substantial conformance with the following:

R37318, approximately 70.36 acres, is to be divided into five (5) residential parcels as follows and includes all easements of record (as depicted on ROS 2016-005191):

Parcel 1:	6.238 acres more or less
Parcel 2:	10.853 acres more or less
Parcel 3:	41.996 acres more or less
Parcel 4:	2.256 acres more or less
Parcel 5:	8.620 acres more or less

Decision: The application to complete an Article 18 Administrative Division for five (5) residential parcels is **APPROVED.** The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property. The division is subject to the requirements of the highway and fire districts attached hereto.

The application documents, including the metes and bounds description(s) and, if applicable, the record of survey and/or perpetual easement(s) for ingress egress evidence the land division tentatively approved. Idaho Right to Farm Act (Idaho Code § 22-4503) applies to this land use decision.

Patricia A. Nilsson
Director

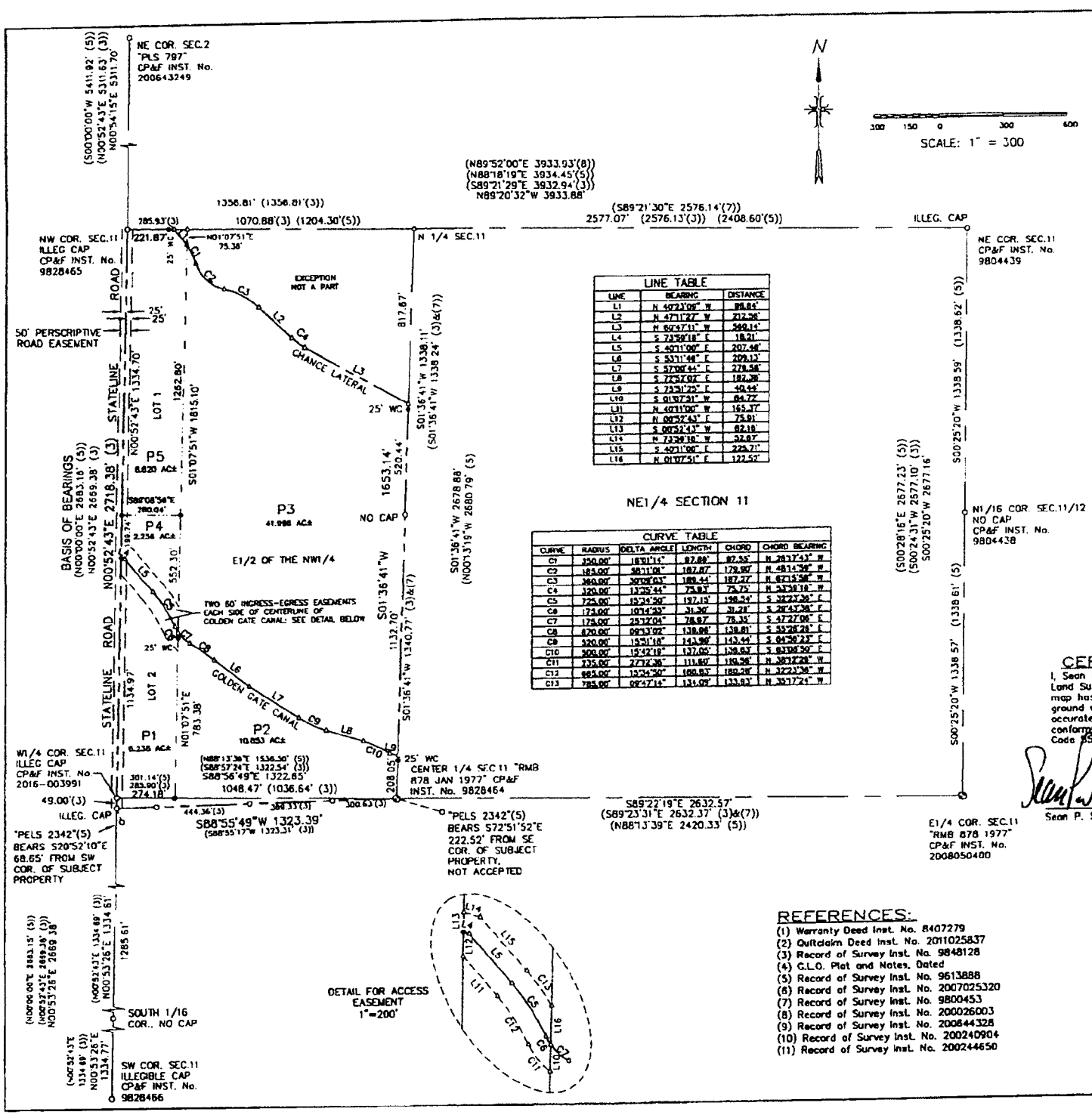
February 11, 2016
Date

State of Idaho)
SS
County of Canyon County)

On this 11th day of February, in the year of 2016, before me Stephanie Hailey, a notary public, personally appeared Patricia Nilsson, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.

Notary: Stephanie Hailey
My Commission Expires: June 19, 2019

STEPHANIE HAILEY NOTARY PUBLIC STATE OF IDAHO



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 49°23'09" W	88.84'
L2	N 47°11'27" W	212.58'
L3	N 66°47'11" W	569.14'
L4	S 73°58'18" E	18.21'
L5	S 40°11'00" E	207.48'
L6	S 53°11'48" E	209.13'
L7	S 57°00'44" E	278.58'
L8	S 72°57'02" E	182.38'
L9	S 73°51'25" E	40.44'
L10	S 01°07'51" E	84.72'
L11	N 40°11'00" W	165.37'
L12	N 08°52'43" E	75.91'
L13	S 00°52'43" W	82.18'
L14	N 73°39'18" W	32.87'
L15	S 40°11'00" E	225.71'
L16	N 01°07'51" E	122.52'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	LENGTH	CHORD	CHORD BEARING
C1	350.00'	18°01'14"	97.88'	97.55'	N 28°17'43" W
C2	183.00'	58°11'06"	185.87'	178.00'	N 48°14'39" W
C3	360.00'	30°08'03"	189.44'	187.27'	N 67°15'58" W
C4	120.00'	13°35'44"	75.83'	75.75'	N 33°58'18" W
C5	725.00'	15°34'50"	197.15'	196.54'	S 32°27'36" E
C6	175.00'	10°14'33"	31.30'	31.28'	S 28°47'36" E
C7	175.00'	25°17'04"	78.87'	78.35'	S 47°27'06" E
C8	670.00'	09°13'02"	138.88'	138.81'	S 55°28'26" E
C9	520.00'	15°51'18"	143.90'	143.44'	S 64°36'23" E
C10	500.00'	15°42'19"	137.05'	136.63'	S 63°08'50" E
C11	235.00'	27°12'36"	111.60'	110.56'	N 38°17'28" W
C12	985.00'	13°54'50"	100.83'	100.78'	N 32°23'36" W
C13	785.00'	09°47'14"	134.09'	133.93'	N 35°17'24" W

LEGEND

- Boundary Line
- Section Line
- Lot/Parcel Line
- Easement Line
- Existing Fence
- Original Parcel Boundary Line
- Centerline
- ⊙ Found Brass Cap (As Noted)
- ○ Found 5/8" Iron Pin (As Noted)
- ● Set 5/8"x24" Iron Pin w/ Plastic Cap "PLS 13446"
- △ Calculated Point
- (N89°32'25"W 1322.60') Date of Record
- WC Witness Corner
- P# Parcel Number

CERTIFICATE OF SURVEYOR

I, Sean P. Sullivan, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, and that this map is an accurate representation of said survey and that it is in conformity with the Corner Perpetuation and Filing Act, Idaho Code 55-1601 through 55-1612.

Sean P. Sullivan

PROFESSIONAL LAND SURVEYOR LICENSED 13446 STATE OF IDAHO SEAN P. SULLIVAN

2/10/16

License No. 13446

REFERENCES:

(1) Warranty Deed Inst. No. 8407279
(2) Quitclaim Deed Inst. No. 2011025837
(3) Record of Survey Inst. No. 9848128
(4) C.L.O. Plat and Notes, Dated
(5) Record of Survey Inst. No. 9613888
(6) Record of Survey Inst. No. 2007025320
(7) Record of Survey Inst. No. 9800453
(8) Record of Survey Inst. No. 200026003
(9) Record of Survey Inst. No. 200844328
(10) Record of Survey Inst. No. 200240904
(11) Record of Survey Inst. No. 200244650

INDEX No. 464-11-4-0-0-00-00

RECORD OF SURVEY FOR
ADMINISTRATIVE LAND DIVISION
MAXINE KRUSE

A PORTION OF THE NW1/4 OF SECTION 11,
T. 4 N., R. 6 W., B.M.,
CANYON COUNTY, IDAHO

SCALE: 1" = 300'	DR: RLK	CK: SPS	SHEET: 1 OF 1
DATE: February 9, 2016		FILE: 4469-01 ROS 1.dwg	

ALS Surveyors • Planners
1103 West Main Street
Middleton, Idaho
208-585-5858

2016-005191
RECORDED
02/11/2016 10:36 AM
12140752016000519100010011
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=1 SDUPUIS $5.00
SURVEY
ALS LAND SURVEY

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R37318014 PARCEL INFORMATION REPORT

3/5/2024 10:38:41 AM

PARCEL NUMBER: R37318014
OWNER NAME: AK FEEDERS LLC
CO-OWNER:
MAILING ADDRESS: 1201 S KIMBALL AVE CALDWELL ID 83605
SITE ADDRESS: 0 STATE LINE RD
TAX CODE: 0530000
TWP: 4N **RNG:** 6W **SEC:** 11 **QUARTER:** NW
ACRES: 8.56
HOME OWNERS EXEMPTION: No
AG-EXEMPT: Yes
DRAIN DISTRICT: NOT In Drain Dist
ZONING DESCRIPTION: AG / AGRICULTURAL
HIGHWAY DISTRICT: GOLDEN-GATE HWY
FIRE DISTRICT: WILDER FIRE
SCHOOL DISTRICT: PARMA SCHOOL DIST
IMPACT AREA: NOT In Impact Area
FUTURE LAND USE 2011-2022 : AG
FLU Overlay Zone Desc 2030: INTENSIVE AGRICULTURE OVERLAY
FLU RR Zone Desc 2030:
FUTURE LAND USE 2030: INTENSIVE AGRICULTURE OVERLAY \ AG
IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL \ WILDER IRRIGATION DISTRICT \ BIG BEND IRRIGATION DISTRICT - OREGON
FEMA FLOOD ZONE: X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0175F

WETLAND: Riverine
NITRATE PRIORITY: NO Nitrate Prio
FUNCTIONAL Classification: NOT In COLLECTOR
INSTRUMENT NO. : 2016005339
SCENIC BYWAY: NOT In Scenic Byway
LEGAL DESCRIPTION: 11-4N-6W NW TX 16049 IN GOV LOT 1 IN NW
PLATTED SUBDIVISION:
SMALL CITY ZONING:
SMALL CITY ZONING TYPE:

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R37318013 PARCEL INFORMATION REPORT

3/5/2024 10:38:38 AM

PARCEL NUMBER: R37318013
OWNER NAME: AK FEEDERS LLC
CO-OWNER:
MAILING ADDRESS: 1201 S KIMBALL AVE CALDWELL ID 83605
SITE ADDRESS: 0 STATE LINE RD
TAX CODE: 0530000
TWP: 4N **RNG:** 6W **SEC:** 11 **QUARTER:** NW
ACRES: 2.23
HOME OWNERS EXEMPTION: No
AG-EXEMPT: Yes
DRAIN DISTRICT: NOT In Drain Dist
ZONING DESCRIPTION: AG / AGRICULTURAL
HIGHWAY DISTRICT: GOLDEN-GATE HWY
FIRE DISTRICT: WILDER FIRE
SCHOOL DISTRICT: PARMA SCHOOL DIST
IMPACT AREA: NOT In Impact Area
FUTURE LAND USE 2011-2022 : AG
FLU Overlay Zone Desc 2030: INTENSIVE AGRICULTURE OVERLAY
FLU RR Zone Desc 2030:
FUTURE LAND USE 2030: INTENSIVE AGRICULTURE OVERLAY \ AG
IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL \ WILDER IRRIGATION DISTRICT \ BIG BEND IRRIGATION DISTRICT - OREGON
FEMA FLOOD ZONE: X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0175F

WETLAND: Riverine \ Riverine \ Riverine
NITRATE PRIORITY: NO Nitrate Prio
FUNCTIONAL Classification: NOT In COLLECTOR
INSTRUMENT NO. : 2016005339
SCENIC BYWAY: NOT In Scenic Byway
LEGAL DESCRIPTION: 11-4N-6W NW TX 16048 IN GOV LT 2 IN NW
PLATTED SUBDIVISION:
SMALL CITY ZONING:
SMALL CITY ZONING TYPE:

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

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R37318012 PARCEL INFORMATION REPORT

3/5/2024 10:38:36 AM

PARCEL NUMBER: R37318012
OWNER NAME: AK FEEDERS LLC
CO-OWNER:
MAILING ADDRESS: 1201 S KIMBALL AVE CALDWELL ID 83605
SITE ADDRESS: 0 STATE LINE RD
TAX CODE: 0530000
TWP: 4N **RNG:** 6W **SEC:** 11 **QUARTER:** NW
ACRES: 41.94
HOME OWNERS EXEMPTION: No
AG-EXEMPT: Yes
DRAIN DISTRICT: NOT In Drain Dist
ZONING DESCRIPTION: AG / AGRICULTURAL
HIGHWAY DISTRICT: GOLDEN-GATE HWY
FIRE DISTRICT: WILDER FIRE
SCHOOL DISTRICT: PARMA SCHOOL DIST
IMPACT AREA: NOT In Impact Area
FUTURE LAND USE 2011-2022 : AG
FLU Overlay Zone Desc 2030: INTENSIVE AGRICULTURE OVERLAY
FLU RR Zone Desc 2030:
FUTURE LAND USE 2030: INTENSIVE AGRICULTURE OVERLAY \ AG
IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL \ WILDER IRRIGATION DISTRICT
FEMA FLOOD ZONE: X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0175F

WETLAND: Riverine \ Riverine \ Riverine
NITRATE PRIORITY: NO Nitrate Prio
FUNCTIONAL Classification: NOT In COLLECTOR
INSTRUMENT NO. : 2016005339
SCENIC BYWAY: NOT In Scenic Byway
LEGAL DESCRIPTION: 11-4N-6W NW TX 16047 IN NW
PLATTED SUBDIVISION:
SMALL CITY ZONING:
SMALL CITY ZONING TYPE:

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

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R37318011 PARCEL INFORMATION REPORT

3/5/2024 10:38:33 AM

PARCEL NUMBER: R37318011
OWNER NAME: AK FEEDERS LLC
CO-OWNER:
MAILING ADDRESS: 21696 STATELINE RD WILDER ID 83676
SITE ADDRESS: 0 STATE LINE RD
TAX CODE: 0530000
TWP: 4N **RNG:** 6W **SEC:** 11 **QUARTER:** NW
ACRES: 11.56
HOME OWNERS EXEMPTION: No
AG-EXEMPT: Yes
DRAIN DISTRICT: NOT In Drain Dist
ZONING DESCRIPTION: AG / AGRICULTURAL
HIGHWAY DISTRICT: GOLDEN-GATE HWY
FIRE DISTRICT: WILDER FIRE
SCHOOL DISTRICT: PARMA SCHOOL DIST
IMPACT AREA: NOT In Impact Area
FUTURE LAND USE 2011-2022 : AG
FLU Overlay Zone Desc 2030: INTENSIVE AGRICULTURE OVERLAY
FLU RR Zone Desc 2030:
FUTURE LAND USE 2030: INTENSIVE AGRICULTURE OVERLAY \ AG
IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL \ WILDER IRRIGATION DISTRICT \ BIG BEND IRRIGATION DISTRICT - OREGON
FEMA FLOOD ZONE: X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0175F

WETLAND: Riverine \ Riverine
NITRATE PRIORITY: NO Nitrate Prio
FUNCTIONAL Classification: NOT In COLLECTOR
INSTRUMENT NO. : 2018013939
SCENIC BYWAY: NOT In Scenic Byway
LEGAL DESCRIPTION: 11-4N-6W NW TX 16019 & TX 18155 IN SWNW
PLATTED SUBDIVISION:
SMALL CITY ZONING:
SMALL CITY ZONING TYPE:

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R37318 PARCEL INFORMATION REPORT

3/5/2024 10:38:29 AM

PARCEL NUMBER: R37318
OWNER NAME: AK FEEDERS LLC
CO-OWNER:
MAILING ADDRESS: 21696 STATELINE RD WILDER ID 83676
SITE ADDRESS: 22704 STATE LINE RD
TAX CODE: 0530000
TWP: 4N **RNG:** 6W **SEC:** 11 **QUARTER:** NW
ACRES: 6.18
HOME OWNERS EXEMPTION: No
AG-EXEMPT: Yes
DRAIN DISTRICT: NOT In Drain Dist
ZONING DESCRIPTION: AG / AGRICULTURAL
HIGHWAY DISTRICT: GOLDEN-GATE HWY
FIRE DISTRICT: WILDER FIRE
SCHOOL DISTRICT: PARMA SCHOOL DIST
IMPACT AREA: NOT In Impact Area
FUTURE LAND USE 2011-2022 : AG
FLU Overlay Zone Desc 2030: INTENSIVE AGRICULTURE OVERLAY
FLU RR Zone Desc 2030:
FUTURE LAND USE 2030: INTENSIVE AGRICULTURE OVERLAY \ AG
IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL \ WILDER IRRIGATION DISTRICT \ BIG BEND IRRIGATION DISTRICT - OREGON
FEMA FLOOD ZONE: X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0175F

WETLAND: Riverine \ Riverine \ Riverine
NITRATE PRIORITY: NO Nitrate Prio
FUNCTIONAL Classification: NOT In COLLECTOR
INSTRUMENT NO. : 2018013939
SCENIC BYWAY: NOT In Scenic Byway
LEGAL DESCRIPTION: 11-4N-6W NW TX 16018 IN GOV LT 2 IN NW
PLATTED SUBDIVISION:
SMALL CITY ZONING:
SMALL CITY ZONING TYPE:

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

EXHIBIT "A" CONSISTING OF 11 pages.

Development Services

Canyon County, 111 North 11th Avenue, Caldwell, ID 83605
(208) 454 7458 ▪ ZoningInfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov/dsd

March 5, 2024

Exhibit A5

RE: Parcel Inquiry for R37318, R37318011, R37318012, R37318013, & R37318014 – PI2024-0017

Question: How many splits/building permits are available?

According to the last division which created all of these parcels (case AD2016-4), parcel R37318014 is an original parcel* (Gov Lot 1) and has one (1) Administrative Land Division per 07-18-07 available (2 building permits).

The rest of the parcels have used their one Administrative Land Division allowed per CCZO 07-18-07. Parcel R37318013 and R37318 (Gov Lot 2) were split apart via Administrative Land Division in case AD2016-4. R37318012 and R37318011 (remainder of the Gov Lots) were also split via land division. Parcel R37318 has a building permit in use with the existing residence. Parcels R37318011, R37318012, and R37318013 each have one (1) building permit available.
Via one of the following processes, these parcels could be divided into up to four (4) parcels from the two original parcels (meaning if parcel R37318011 is divided into 3 parcels, parcel R37318012 cannot be divided. If parcel R387318011 is divided into 2 parcels, parcel R37318012 can also be divided into 2 parcels. The same goes for the parcels created from Government Lot 2 - R37318 and R37318013).

(1) Nonviable land division (07-18-09) - Requires proof that agricultural use is extremely difficult.

(2) Land division with building permit transfer (07-18-11) – Transfers a building permit from between contiguous parcels rather than creating additional permits. Must demonstrate clustering of structures or promote effective/efficient farming.

(3) Comprehensive Plan Amendment, Rezone/Conditional Rezone, and Administrative Land Division (07-18-13) – These are public hearing applications. Given the agricultural nature of the area, it may be difficult to meet the criteria for approval in this location.

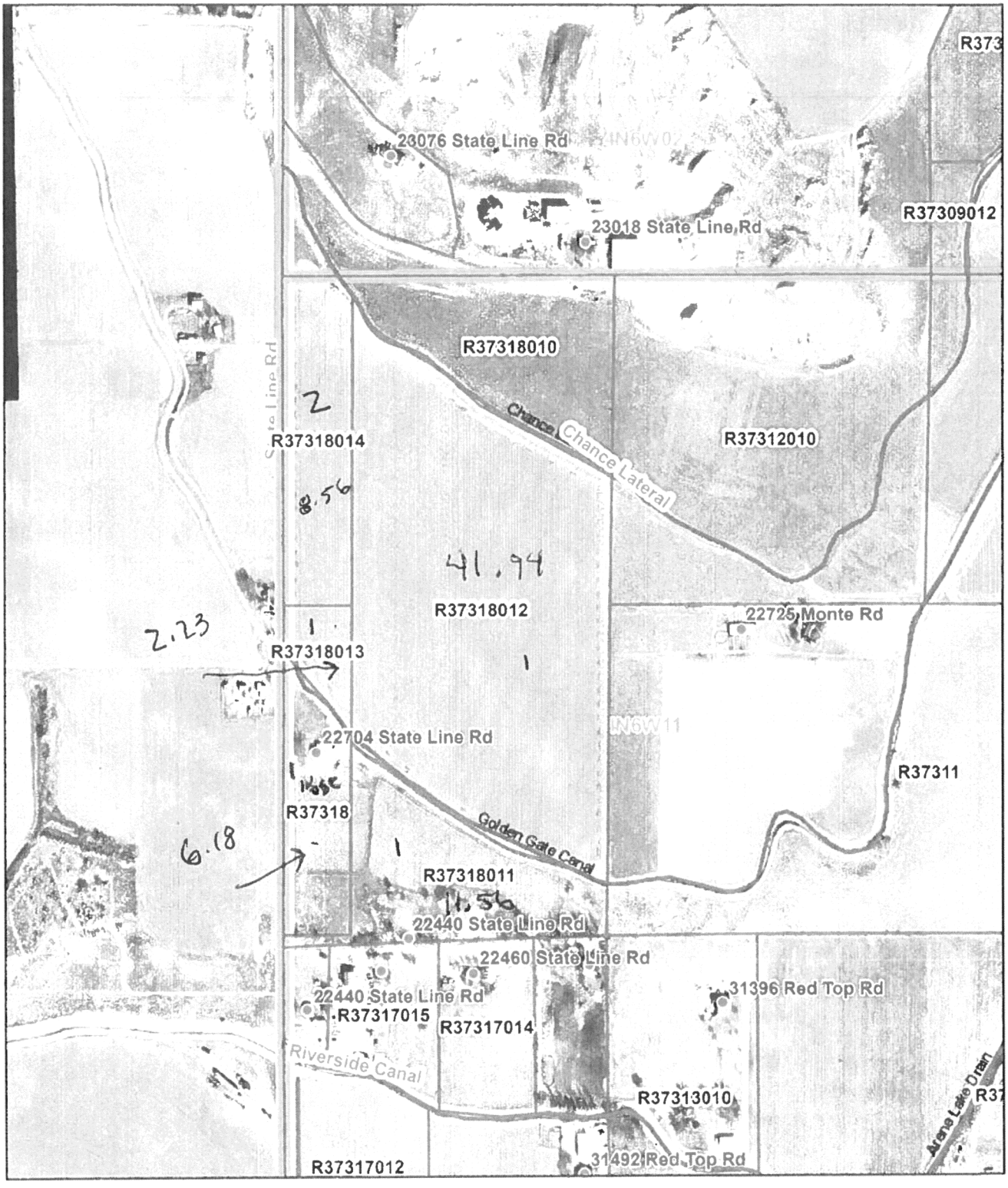
Dividing into more than 4 parcels from the original would require a Comprehensive Plan Amendment, Rezone/Conditional Rezone, and Subdivision.

Please let me know if you have questions.

Sincerely,

Madelyn Vander Veen
Associate Planner
madelyn.vanderveen@canyoncounty.id.gov
208-455-6035

Canyon County, ID Web Map



3/5/2024, 10:35:21 AM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

- CCAddressPoints
- Hydro_NHDFlowline
- Hydro_NHDFlowline
- County Boundary
- Current Impact Area
- City Limits
- Sections
- CanyonCountyRoads
- Roads
- Imagery_2022
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Canyon County, ID

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | Nampa

SCALE, 400 FEET, ONE INCH

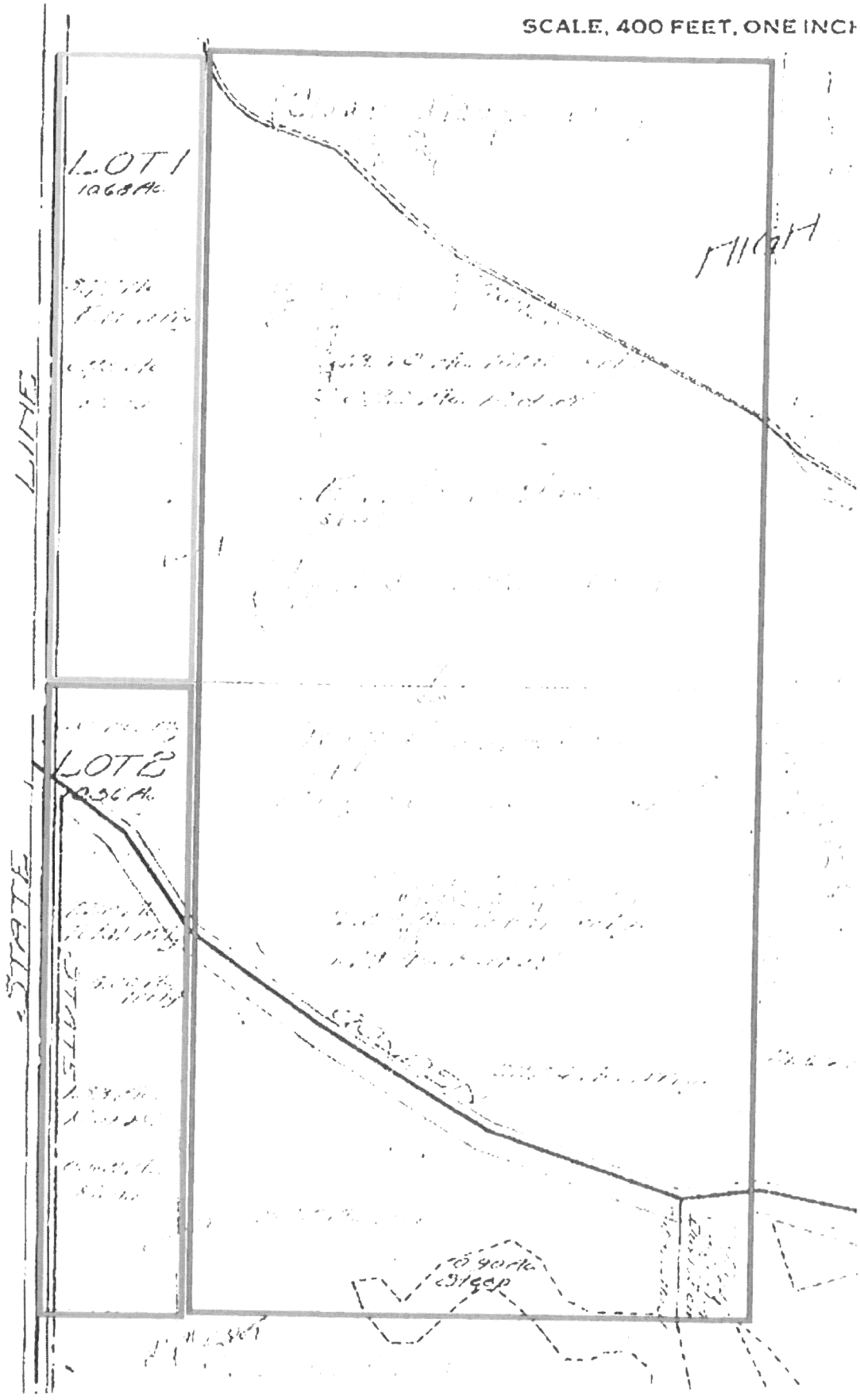


EXHIBIT "E" CONSISTING OF 1 page

Outlook

Exhibit A6

RE: [External] Road Name Verification / AK Feeders Parma, ID

From Sage Huggins <Sage.Huggins@canyoncounty.id.gov>
Date Tue 1/28/2025 2:35 PM
To Matt Wilke <matt@mywhitebarn.com>

Good Afternoon,

Below is the availability of those road names.

1. Bromley Lane - Available
2. Starlight Lane – Not Available
3. Outpost Lane - Available
4. Just Pretty Lane – Available

Please let me know what parcel this would be for!

Thanks,

Sage Huggins
GIS Analyst
Canyon County Development Services
Sage.Huggins@canyoncounty.id.gov
208-455-6036

From: Matt Wilke <matt@mywhitebarn.com>
Sent: Tuesday, January 28, 2025 10:42 AM
To: GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>
Cc: Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>
Subject: [External] Road Name Verification / AK Feeders Parma, ID

Good morning,

Could I please verify if these road names are available for a new private road application accessing Stateline road in Parma?

1. Bromley Lane
2. Starlight Lane
3. Outpost Lane
4. Just Pretty Lane

Thank you,

Exhibit A7


23018 State Line Rd
Access
5
R37318010
State Line Rd
R37318014
Chance Lateral
R3731
AG Only
(Light Green
Shaded Area)
R37318012
227
Access
R37318013
private road
4 State Line Rd
R37318
4
3
2
R3731801
1
22440 State Line Rd
22460 State Line Rd
22440 State Line Rd
R37317015
R37317014
Riverside

EXHIBIT "B" CONSISTING OF 6 pages.

matt@mywhitebarn.com

www.mywhitebarn.com

From: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Sent: Wednesday, December 11, 2024 3:27 PM
To: Matt Wilke <matt@mywhitebarn.com>
Subject: RE: [External] Re: Parcel Inquiry PI2024-0017 - Parcels R37318, R37318011, R37318012, R37318013, & R37318014

Matt,

It's up to you how you want to do Parcel 4, either way works. If you don't do the PBA, the building permit for parcel 4 would be coming from R37318013 so you'd have to use R37318014 to create parcel 3. Just keep in mind that whichever original parcel you divide it from will have one less potential BP transfer, nonviable, or rezone division out of the 4 maximum.

If all the buildable parcels are built out, a private road name will be required for the southern access. Therefore, the applications needed for this would be an Administrative Land Division with Building Permit Relocation for all the divisions on R37318011 ($600), two Administrative Land Divisions in Agricultural Zones ($80+$80 for parcels 1 and 5), a Property Boundary Adjustment or another Administrative Land Division in Agricultural Zones for parcel 4 ($80) and a Private Road Name ($80). So it should come out to $920. Please note that is with our current fee schedule which will likely be changing sometime soon in the new year.

Thanks,

Madelyn Vander Veen
Associate Planner, Canyon County Development Services
madelyn.vanderveen@canyoncounty.id.gov | **Direct: 208-455-6035**

DSD public office hours:
Monday, Tuesday, Thursday and Friday: 8am - 5pm
Wednesday: 1pm - 5pm
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.

From: Matt Wilke <matt@mywhitebarn.com>
Sent: Wednesday, December 11, 2024 12:19 PM
To: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Subject: Re: [External] Re: Parcel Inquiry PI2024-0017 - Parcels R37318, R37318011, R37318012, R37318013, & R37318014

Hi Madelyn,

Thats great! Thanks for the feedback.

To be honest, I didn't consider the regular land division to create parcel 4. That is another option we would surely consider if that were best for DSD. We would still want to transfer the permit from R37318013 to create parcel 3.

Thank you,

Matt Wilke

Owner | Broker

White Barn Real Estate

White Barn Ventures

208.412.9803

matt@mywhitebarn.com

www.mywhitebarn.com

From: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Sent: Wednesday, December 11, 2024 12:01 PM
To: Matt Wilke <matt@mywhitebarn.com>
Subject: RE: [External] Re: Parcel Inquiry PI2024-0017 - Parcels R37318, R37318011, R37318012, R37318013, & R37318014

Matt,

That works! Thank you for explaining in such detail. Is there a reason why you wanted to do a PBA and BP transfer to create Parcel 4 rather than a regular administrative land division of R37318 leaving R37318013 as an ag-only parcel merged with the R37318012? It works either way, and I think the fees would come out the same.

Thanks,

Madelyn Vander Veen
Associate Planner, Canyon County Development Services
madelyn.vanderveen@canyoncounty.id.gov | **Direct: 208-455-6035**

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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.

From: Matt Wilke <matt@mywhitebarn.com>
Sent: Tuesday, December 10, 2024 8:00 AM
To: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Subject: Re: [External] Re: Parcel Inquiry PI2024-0017 - Parcels R37318, R37318011, R37318012, R37318013, & R37318014

Hi Madelyn,

Please see the attached site plan draft. The proposed accesses in red would be a private road for lots 1,2,3, & 4, and a driveway access for lot 5. These proposed parcel lines may be slightly adjusted after we figure out the acreage and possible building envelopes if this idea is acceptable.

Site Plan Proposal

Parcel 1 w/BP

- Created by permit available for 8011.

Parcel 2 w/BP

- Created by transferring building permit (BP) from 8012, leaving 8012 with no permits, and creating an Ag only parcel to be merged with 8013, and a portion of 8014. Property Boundary Adjustment for 8014 & 8012 to do this.
    - 8013 to merge with 8012 after transferring permit to parcel 3 as a workaround for creating an Ag only parcel of over 40 acres.

Parcel 3 w/BP

- Parcel 3 would receive its permit from 8013. 8013 would become part of the Ag only parcel 8012. Parcel 8013 would be eliminated entirely and merged with 8012 as it is less than 5 acres and not capable of being Ag only.

Parcels 4 & 5 w/BP's

- The intent is to transfer 1 permit from 8014 to 8011 to create **parcel 4** and leave 1 permit in place to create **parcel 5**. Parcel 4 would be part of a property boundary adjustment between parcels 37318 and 37318011.
    -

Ag Only Parcel (Light green shaded area)

- The intent is to make parcel 8013 become part of parcel 8012 and reduce the size of parcel 8014 substantially to create a larger Ag only parcel with no building permits.
    - We can either create an Ag only parcel larger than 5 acres out of the 8.56-acre 1400, leaving the remaining portion for the parcel 5 w/building permit, or merge the remaining Ag only portion to 8012.

Please let me know if you have any questions, or if you would like me to come in for a meeting.

Thank you,

Matt Wilke

Owner | Broker

White Barn Real Estate

White Barn Ventures

208.412.9803

matt@mywhitebarn.com

www.mywhitebarn.com

From: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Sent: Wednesday, December 4, 2024 3:57 PM
To: Matt Wilke <matt@mywhitebarn.com>
Subject: RE: [External] Re: Parcel Inquiry PI2024-0017 - Parcels R37318, R37318011, R37318012, R37318013, & R37318014

Hi Matt,

I ended up bringing your situation to the team during our regular meeting today. The consensus was that that the parcels being contiguous is not a problem in this situation, since the ORIGINAL parcels are all contiguous. However, there was another concern brought up about creating agricultural-only parcels via this process. The concern is that the 5-acre agricultural-only parcel is only an allowance in the code for regular land divisions (07-18-07), and the code for land division with building permit relocation (07-18-11) states that the division can create a maximum of four (4) parcels (from the original parcel) and it does not mention agricultural-only parcels. You may only be able to do an agricultural only parcel if it is 40 acres plus, but we're still working through how that would work.

That being said, could you provide a visual for what kind of layout(s) your client is interested in?

Thanks,

Madelyn Vander Veen
Associate Planner, Canyon County Development Services
madelyn.vanderveen@canyoncounty.id.gov | **Direct: 208-455-6035**

DSD public office hours:
Monday, Tuesday, Thursday and Friday: 8am - 5pm
Wednesday: 1pm - 5pm
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.

From: Madelyn Vander Veen
Sent: Tuesday, November 26, 2024 8:38 AM
To: 'Matt Wilke' <matt@mywhitebarn.com>
Subject: RE: [External] Re: Parcel Inquiry PI2024-0017 - Parcels R37318, R37318011, R37318012, R37318013, & R37318014

You too!

Madelyn Vander Veen
Associate Planner, Canyon County Development Services
madelyn.vanderveen@canyoncounty.id.gov | **Direct: 208-455-6035**

DSD public office hours:
Monday, Tuesday, Thursday and Friday: 8am - 5pm
Wednesday: 1pm - 5pm
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.

From: Matt Wilke <matt@mywhitebarn.com>
Sent: Monday, November 25, 2024 5:42 PM
To: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Subject: Re: [External] Re: Parcel Inquiry PI2024-0017 - Parcels R37318, R37318011, R37318012, R37318013, & R37318014

Perfect! See you then. Have a great Thanksgiving!

Thanks Madelyn,

Matt Wilke

Owner | Broker

White Barn Real Estate

White Barn Ventures

208.412.9803

matt@mywhitebarn.com

www.mywhitebarn.com

From: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Sent: Monday, November 25, 2024 5:31 PM
To: Matt Wilke <matt@mywhitebarn.com>
Subject: RE: [External] Re: Parcel Inquiry PI2024-0017 - Parcels R37318, R37318011, R37318012, R37318013, & R37318014

Matt,

Sure, how about 2 pm?

Madelyn Vander Veen
Associate Planner, Canyon County Development Services
madelyn.vanderveen@canyoncounty.id.gov | **Direct: 208-455-6035**

DSD public office hours:
Monday, Tuesday, Thursday and Friday: 8am - 5pm
Wednesday: 1pm - 5pm

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.

From: Matt Wilke <matt@mywhitebarn.com>
Sent: Monday, November 25, 2024 5:29 PM

To: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Subject: Re: [External] Re: Parcel Inquiry PI2024-0017 - Parcels R37318, R37318011, R37318012, R37318013, & R37318014

Hi Madelyn,

How about anytime Tuesday 12/3?

Thank you,

Matt Wilke

Owner | Broker

White Barn Real Estate

White Barn Ventures

208.412.9803

matt@mywhitebarn.com

www.mywhitebarn.com

From: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Sent: Monday, November 25, 2024 5:23 PM
To: Matt Wilke <matt@mywhitebarn.com>
Subject: RE: [External] Re: Parcel Inquiry PI2024-0017 - Parcels R37318, R37318011, R37318012, R37318013, & R37318014

Matt,

I've been assigned to your pre-app request – sorry for the wait. When would you like to meet? I am off for most of this week but I'm pretty wide open next week.

Thanks,

Madelyn Vander Veen
Associate Planner, Canyon County Development Services
madelyn.vanderveen@canyoncounty.id.gov | **Direct: 208-455-6035**

DSD public office hours:
Monday, Tuesday, Thursday and Friday: 8am - 5pm
Wednesday: 1pm - 5pm
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.

EXHIBIT "C" PAGE 1 of 1.

4N 6W 11



EXHIBIT "D" CONSISTING OF 4 pages

Outlook

RE: AK Feeders Access Questions / 22704 State Line Rd., Parma, ID 83660

From Bob Watkins <bobw@gghd3.org>
Date Tue 1/14/2025 10:45 AM
To Matt Wilke <matt@mywhitebarn.com>; john.w.eden@odot.oregon.gov <john.w.eden@odot.oregon.gov>

Matt, looking at the proposed access points I don't see anything concerning although we will have to visit the site location to physically observe any issues that may be present. Yes, I think the best option is to apply for approach permits from GGHD3 for each access so we can look to make sure they meet our standards. This should simplify your process with CCDS as well. You can obtain the approach permits online or at our office. The access for the proposed 4-lots will need to be a commercial approach permit which is required at 3 or more lots/proposed houses. The applicable fee is $150.00 with a $2,500.00 Deposit, the deposit is refunded once the asphalt apron is complete. For the single residence approach it is $100.00 Fee and a $400.00 Deposit payable by cash or check at our office. Let me know if you have any questions.

Best,

Bob Watkins
Director of Highways
Golden Gate Highway Dist.#3

From: Matt Wilke <matt@mywhitebarn.com>
Sent: Tuesday, January 14, 2025 9:33 AM
To: Bob Watkins <bobw@gghd3.org>; john.w.eden@odot.oregon.gov
Subject: AK Feeders Access Questions / 22704 State Line Rd., Parma, ID 83660

Good morning Bob and John,

I am representing AK Feeders for their land division application in Canyon County and wanted to check in with you regarding input for access on to State Line Road west of Wilder. I believe the jurisdiction for access on the east half of State Line falls under GGHD, but we are also sharing a highway under Oregon jurisdiction on the west side.

AK Feeders has 5 residential permits available on these parcels.

1. R3731801200
2. R3731801300
3. R3731801400
4. R3731800000, 22704 State Line Rd Parma ID 83660
5. R3731801100

We plan to cluster the residential permits on the worst farm ground (1-4 on the site plan) using the same driveway access that is currently used for 22704 State Line Rd., Parma, ID 83660.

This will put 5 residences on this current driveway access. We will be applying for a private road and upgrading the driveway as well.

The only permit we can't place with the others due to Canyon County original parcel requirements will be the 5th permit shown as number (5) on the site plan. It will just need a driveway access for 1 residential permit.

Do you have any concerns for this plan? Would you like us to apply for approach permits from GGHD for each proposed access if we are able to gain approval from Canyon County?

I appreciate your time and assistance in this matter.

Thank you,

Matt Wilke

Owner | Broker

White Barn Real Estate

White Barn Ventures

208.412.9803

matt@mywhitebarn.com

www.mywhitebarn.com

Outlook

Exhibit A8

RE: AK Feeders Access Questions / 22704 State Line Rd., Parma, ID 83660

From EDEN John W <John.W.EDEN@odot.oregon.gov>
Date Tue 1/14/2025 12:06 PM
To Matt Wilke <matt@mywhitebarn.com>; bobw@gghd3.org <bobw@gghd3.org>

Hi Matt,

You are correct that the east half of State Line Rd. is outside of ODOT permitting authority. ODOT has no concerns with consolidating the access.

Thanks for checking,

John Eden
ODOT District 14 Maintenance Office
1390 SE 1st Ave. Ontario, OR 97914
Office: 541-823-4016
Cell: 541-216-1246
Fax: 541-889-6600

From: Matt Wilke <matt@mywhitebarn.com>
Sent: Tuesday, January 14, 2025 9:33 AM
To: bobw@gghd3.org; EDEN John W <John.W.EDEN@odot.oregon.gov>
Subject: AK Feeders Access Questions / 22704 State Line Rd., Parma, ID 83660

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Good morning Bob and John,

I am representing AK Feeders for their land division application in Canyon County and wanted to check in with you regarding input for access on to State Line Road west of Wilder. I believe the jurisdiction for access on the east half of State Line falls under GGHD, but we are also sharing a highway under Oregon jurisdiction on the west side.

AK Feeders has 5 residential permits available on these parcels.

1. R3731801200
2. R3731801300
3. R3731801400
4. R3731800000, 22704 State Line Rd Parma ID 83660

5. R3731801100

We plan to cluster the residential permits on the worst farm ground (1-4 on the site plan) using the same driveway access that is currently used for 22704 State Line Rd., Parma, ID 83660. This will put 5 residences on this current driveway access. We will be applying for a private road and upgrading the driveway as well.

The only permit we can't place with the others due to Canyon County original parcel requirements will be the 5th permit shown as number (5) on the site plan. It will just need a driveway access for 1 residential permit.

Do you have any concerns for this plan? Would you like us to apply for approach permits from GGHD for each proposed access if we are able to gain approval from Canyon County?

I appreciate your time and assistance in this matter.

Thank you,

Matt Wilke

Owner | Broker

White Barn Real Estate

White Barn Ventures

208.412.9803

matt@mywhitebarn.com

www.mywhitebarn.com

EXHIBIT "F" CONSISTING OF 6 pages.

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

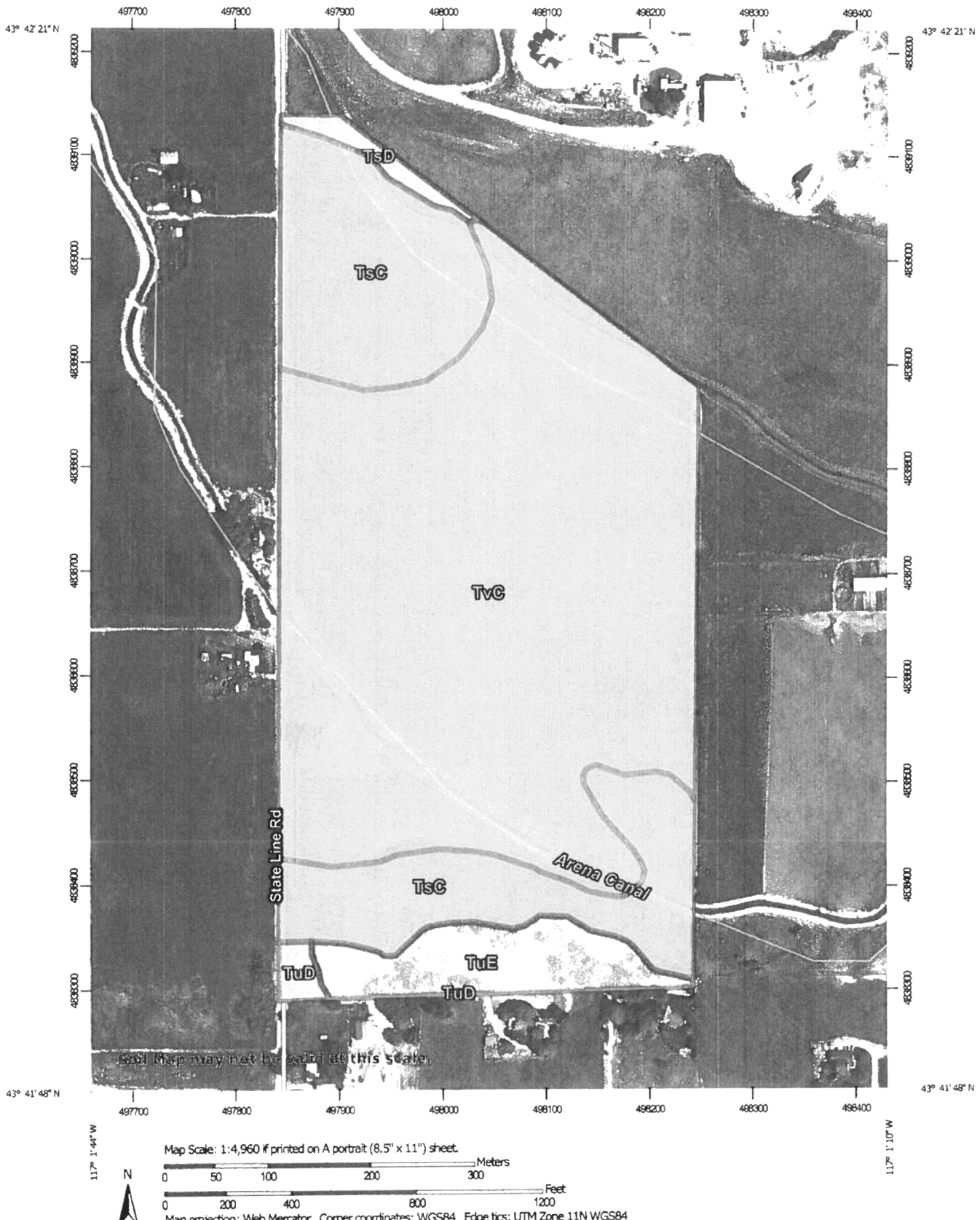
Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Custom Soil Resource Report
Map—Irrigated Capability Class



MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- Not rated or not available

Soil Rating Lines

- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- Not rated or not available

Soil Rating Points

- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Canyon Area, Idaho
Survey Area Data: Version 21, Aug 22, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 9, 2023—Sep 14, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
TsC	Truesdale fine sandy loam, 3 to 7 percent slopes	3	18.1	24.9%
TsD	Truesdale fine sandy loam, 7 to 12 percent slopes	4	0.9	1.2%
TuD	Turbyfill fine sandy loam, 7 to 12 percent slopes	4	0.5	0.7%
TuE	Turbyfill fine sandy loam, 12 to 30 percent slopes		4.7	6.5%
TvC	Turbyfill fine sandy loam, deep over hardpan, 3 to 7 percent slopes	3	48.5	66.7%
Totals for Area of Interest			**72.8**	**100.0%**

Rating Options—Irrigated Capability Class

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

References

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Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, DAVID DEBENEDETTI (AK FEEDERS) (name), 21696 STATELINE ROAD (address)

WILDER (city), IDAHO (state) 83676 (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

MATT WILKE (name), PO BOX 7, MIDDLETON, ID (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 19TH day of DECEMBER, 20 24.

David DeBenedetti
(signature)

STATE OF IDAHO)
ss
COUNTY OF CANYON)

On this 19 day of December, in the year 2024, before me April Wilke, a notary public, personally appeared David DeBenedetti, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

Notary: April Wilke

My Commission Expires: 4-12-2029

APRIL L WILKE
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 56797
MY COMMISSION EXPIRES 4-12-2029

Canyon County Development Services
111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 84568 Date: 1/31/2025

Date Created: 1/31/2025 **Receipt Type:** Normal Receipt **Status:** Active

Customer's Name: Matt Wilke for AK Feeders LLC

Comments: AD2025-0017 and RD2025-0002

Site Address: 22704 STATE LINE RD, Parma ID 83660 / Parcel Number: 37318000 0

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Director's Decision with Notification to Property Owners - Lot Splits Only	AD2025-0017	$600.00	$0.00	$0.00
Planning - Multiple Director Decisions without Notification on Single Application	AD2025-0017	$240.00	$0.00	$0.00
Planning - Multiple Director Decisions without Notification on Single Application	RD2025-0002	$80.00	$0.00	$0.00

Sub Total:	$920.00
Sales Tax:	$0.00
Total Charges:	$920.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Credit Card	170200937	$920.00

Total Payments:	$920.00

ADJUSTMENTS

Receipt Balance:	$0.00

Issued By: pdilbeck

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #140, Caldwell, ID 83605
www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

PROPERTY OWNER	OWNER NAME: AK Feeders LLC
	MAILING ADDRESS: 21696 Stateline Rd. Wilder, ID 83676
	PHONE: 208 573-1041 EMAIL: AKfeeders@gmail.com

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: David DeBenedetti Date: 01/30/25
David DeBenedetti, Manager for AK Feeders, LLC

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Matt Wilkee
	COMPANY NAME: White Barn Ventures, Inc.
	MAILING ADDRESS: PO Box 7 Middleton, ID 83644
	PHONE: 208.412.9803 EMAIL: matt@whitebarnventures.com

R37318 + 011 + 012 + 013 + 014

SITE INFO	STREET ADDRESS: TBD Stateline Road, Parma, ID 83660
	PARCEL #: 5 Parcels LOT SIZE/AREA: +/- 70.47 Acres
	LOT: Gov't Lots 1 & 2 BLOCK: ____ SUBDIVISION: ____
	QUARTER: NW SECTION: 11 TOWNSHIP: 4N RANGE: 4W
	ZONING DISTRICT: AG FLOODZONE (YES/NO): No

HEARING LEVEL APPS	___ CONDITIONAL USE	___ COMP PLAN AMENDMENT	___ CONDITIONAL REZONE
	___ ZONING AMENDMENT (REZONE)	___ DEV. AGREEMENT MODIFICATION	___ VARIANCE > 33%
	___ MINOR REPLAT	___ VACATION	___ APPEAL
	___ SHORT PLAT SUBDIVISION	___ PRELIMINARY PLAT SUBDIVISION	___ FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	X ADMINISTRATIVE LAND DIVISION	___ EASEMENT REDUCTION	___ SIGN PERMIT
	X PROPERTY BOUNDARY ADJUSTMENT	___ HOME BUSINESS	___ VARIANCE 33% >
	X PRIVATE ROAD NAME	___ TEMPORARY USE	___ DAY CARE
	X OTHER Building Permit Application(s)		

CASE NUMBER: RD2025-0002 DATE RECEIVED: 1/31/25

RECEIVED BY: Madelyn Vande Veen APPLICATION FEE: $80 CK MO (CC) CASH

with AD2025-0017 (+ 840 = 920 total)

Revised 1/7/21

Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, DAVID DeBENEDETTI (name) . 21696 STATELINE ROAD (address)

WILDER (city) . IDAHO (state) 83676 (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

MATT WILKE (name) . PO Box 7 MIDDLETON, ID (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application

Dated this 19th day of DECEMBER, 20 24.

David DeBenedetti (signature)

STATE OF IDAHO)
ss
COUNTY OF CANYON)

On this 19 day of December, in the year 2024, before me April Wilke, a notary public, personally appeared David DeBenedetti, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he she executed the same.

APRIL L WILKE
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 56787
MY COMMISSION EXPIRES 4-12-2029

Notary: April Wilke

My Commission Expires: 4-12-2029

PRIVATE ROAD NAME APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633

Addressing Ordinance CCZO 06-05-09(2B) & 06-05-11(1, 3): All street names shall be approved by the Director within the unincorporated area of the County designated for addressing by the County. The right to use a street or private road name, its accompanying street designation and right to install a sign for a street. Proposed street and private road names for new subdivisions, proposed new private roads.

Applicant(s): AK FEEDERS, LLC Phone: 208.573.1041
Please Print Name

21696 STATELINE ROAD WILDER, ID 83676
Applicant Mailing Street Address City/State Zip

Location of Private Road: STATELINE & RED TOP
Two Nearest Cross Streets

Parcel Number of owner requesting private road name: R37318 AND R3731801100

The following must be provided as part of this application:

1. **A dimensioned sketch showing the location, configuration and length of the private road.**
2. **A typewritten or printed list of names and addresses of all persons having a legal right to use the road. (They must sign below.)**
3. **A list containing a minimum of three proposed road names in preferential order, i.e. first choice as number one, etc.** **If proposed are private roads, the street type must be Lane.**
   a. **First Choice:** BROMLEY LANE
   b. **Second Choice:** OUTPOST LANE
   c. **Third Choice:** JUST PRETTY LANE

If project requires multiple road names provide road names use this section. Mark on sketch which road names belongs to each road segment. If more than three road names are needed, please write them on a separate piece of paper. **If proposed are private roads, the street type must be Lane.**

d. **First road name :** _____
e. **Second road name:** _____
f. **Third road name:** _____

NOTE: Words that are difficult to spell or pronounce are generally prohibited. The Director may reject a street name if the street name is found to be vulgar, rude or offensive. Private road names cannot be first, last names, or initials. Proposed roads names cannot use words, sound alike or similar spelling from an existing road name. If the parties who have the legal right to utilize the road cannot agree on a name, Development Services Department will take suggestions from all parties and make the final decision and approval. (§ 06-05-13(13)).

Please note that the County makes every effort to notify public and private agencies of new address, address changes or new private roads. The County cannot guarantee the agencies will update their records to reflect this new address, address change or new private road. It is suggested that you make "Suggestion Edits" on Google Maps to update your new private road and new addresses.

PRIVATE ROAD NAME CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633

Private roads serving more than 2 permanent dwellings or inhabited buildings shall be named and signed. CCZO 07-10-03 (3.A.5)

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

I am applying for: ☒ **New Private Road Name** ☐ **Change an Existing Private Road Name**

- ☒ Master Application completed and signed
- ☒ Site plan, sketch, or record of survey with easement length, width, location, configuration, and the two nearest cross streets. The easement or right-of-way parcel that is intended for the private road MUST BE HIGHLIGHTED!
- ☐ Name Change Application (if changing the name of an existing private road) N/A
- ☒ A printed list of names and addresses of all persons having legal right to use the private road
- ☒ A copy of the Road Name verification from Canyon County Development Services, usually an email (see #2 below)
- ☒ A list proposing a minimum of 5 distinct road names in preferential order, i.e. first choice as number one, etc
- ☐ A copy of the easement legal description and Road User's Maintenance Agreement (RUMA) TBD
- ☐ Easement Reduction application (if requesting an easement less than 60 feet wide down to 28 feet)
- ☐ Your engineers certification that road meets the minimum County Private Road requirements and proof the sign has been installed is required before the certificate of occupancy is issued, record of survey or platting is approved TBD
- ☒ **$330 non-refundable fee or $80** if combined with another application such as Administrative Land Division, Short Plat Subdivision, Easement Reduction or other application

NOTES:

1. The purpose of this application is to ensure the public health, safety, general welfare, peace, good order, comfort and convenience of the county and provide a coordination of street names and numbering grid system, coordination of addresses for quick efficient delivery of emergency services and administration of enforcement by defining powers and duties of the director.
2. Prior to submitting this application please propose a minimum of five (5) distinct road names in preferential order to GISAddressing@canyoncounty.id.gov, so the proposed names can be checked to verify they are not already used within the County.
3. You may request a current and reserved road names list so you can verify on your own if your proposed road name is used or reserved. The current and reserved road name list are in excel format (.xlsx). You may also download the list from our website, named "Current Road Names Table Public.pdf" located under the GIS tab; https://www.canyoncounty.id.gov/elected-officials/commissioners/dsd/dsd-gis/. Proposed road names will only be reserved once we have received an application and fees are paid. Reserved private road names for land divisions or a private road requirement due to building permit, will only be reserved for a period of sixty (60) days. After the sixty (60) day time period, the reservation will expire and you will need to re- apply. Reserved private names for a subdivision plat will be reserved for two (2) years.
4. **Words that are difficult to spell or pronounce are generally prohibited**. The Director may reject a street name if the street name is found to be vulgar, rude or offensive. Private road names cannot be first, last names, or initials. Proposed roads names cannot use words, sound alike or similar spelling from an existing road name. If the parties who have the legal right to utilize the road cannot agree on a name, the Development Services Director will take suggestions from all parties and make the final decision and approval. (§ 06-05-13(13))
5. Please note that the County makes every effort to notify public and private agencies of new address, address changes or new private roads. The County cannot guarantee the agencies will update their records to reflect this new address, address change or new private road. It is suggested that you make "Suggested Edits" on Google Maps to update your new private road and new addresses.

Authentisign ID: D6511B18-5CDF-EF11-88F8-002248264582

We, the undersigned, declare that we are owners of all or portions of the land upon which the private road lies or have legal right of ingress and egress upon said road. We understand that we are responsible for the purchasing of a **blue private road sign** of a design approved by the Board of County Commissioners, and installed in accordance with the most current edition of the Manual Of Uniform Traffic Control Devices. ***We further understand that existing addresses, including the applicant's address (if applicable, meaning they own property on or have an address along the private road to be named), will be changed as a result of naming this private road. During the administrative division process, lots will be addressed from the new private road***

Signed: David DeBenedetti Date: 01/30/25

Primary Applicant/Property Owner — Application Date

David DeBenedetti, Manager for AK Feeders, LLC

Signed: _____ Printed Name: _____ Date: _____

Applicant/Property Owner

Signed: _____ Printed Name: _____ Date: _____

Applicant/Property Owner

Signed: _____ Printed Name: _____ Date: _____

Applicant/Property Owner

(Please attach additional sheets if more signatures are required)

We acknowledge that it is the applicant's responsibility to contact all property owners associated with the private road, including those with legal rights through an easement. The applicant must ensure that all affected property owners are informed and given the opportunity to participate.

Primary Applicant Initials: DD 01/30/25

Accepted By: _____ Date: _____

Director / Staff Signature — Application Accepted

Office Use Only:	Case #:	Received by:	Date:	Fees:	Receipt #:

Revised 1/10/25

PRIVATE ROAD NAME INFORMATIONAL AND CHECK LIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #140, Caldwell, ID 83605
www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

DO NOT COMPELETE THE PRIVATE ROAD NAME APPLICATION UNTIL YOU HAVE COMFIRMED WITH CANYON COUNTY DEVELOPMENT SERVICES THAT THE NAMES REQUESTED ARE AVAILABLE. THIS WILL SAVE YOU TIME AND ENSURE THAT YOUR REQUEST CAN BE FULFILLED.

The purpose of this informational and check list is to ensure the public health, safety, general welfare, peace, good order, comfort and convenience of the county and provide a coordination of street names and numbering grid system, coordination of addresses for quick efficient delivery of emergency services and administration of enforcement by defining powers and duties of the director.

Words that are difficult to spell or pronounce are generally prohibited. The Director may reject a street name if the street name is found to be vulgar, rude or offensive. Private road names cannot be first, last names, or initials. Proposed roads names cannot use words, sound alike or similar spelling from an existing road name. If the parties who have the legal right to utilize the road cannot agree on a name, Development Services Department will take suggestions from all parties and make the final decision and approval. (§ 06-05-13(13))

Prior to filling out the official Private Road Application please submit a minimum of five (5) proposed road names in preferential order to Tony Almeida at talmeida@canyonco.org so the proposed names can be checked to verify they are not already used within the County. You may request a current and reserved road names list so you can verify on your own if your proposed road name is used or reserved. Current and reserved road name list are in excel format (.xlsx). You may also download the list from our website, named "Current Road Names Table Public.pdf" located under the GIS tab; https://www.canyonco.org/elected-officials/commissioners/development-services

Note: Proposed road names will only be reserved for sixty (60) days from when the application was accepted by Canyon County Development Services. If the sixty (60) days have expired you will need to reply.

Please provide the following information with your completed application:

- ☒ **Parcel Number(s)** R37318 AND R37318011OO **(Private Road Application Form)**
- ☒ **A dimensioned sketch showing the location, configuration and length of the private road. (Private Road Application Form)**
- ☒ **A typewritten or printed list of names and addresses of all persons having a legal right to use the road. (Private Road Application Form)**
- ☒ **Copy of the Road Name verification by Canyon County, ID Development Services, usually by email.**
- ☒ **A list containing a minimum of three proposed road names in preferential order, i.e. first choice as number one, etc. (Private Road Application Form)**

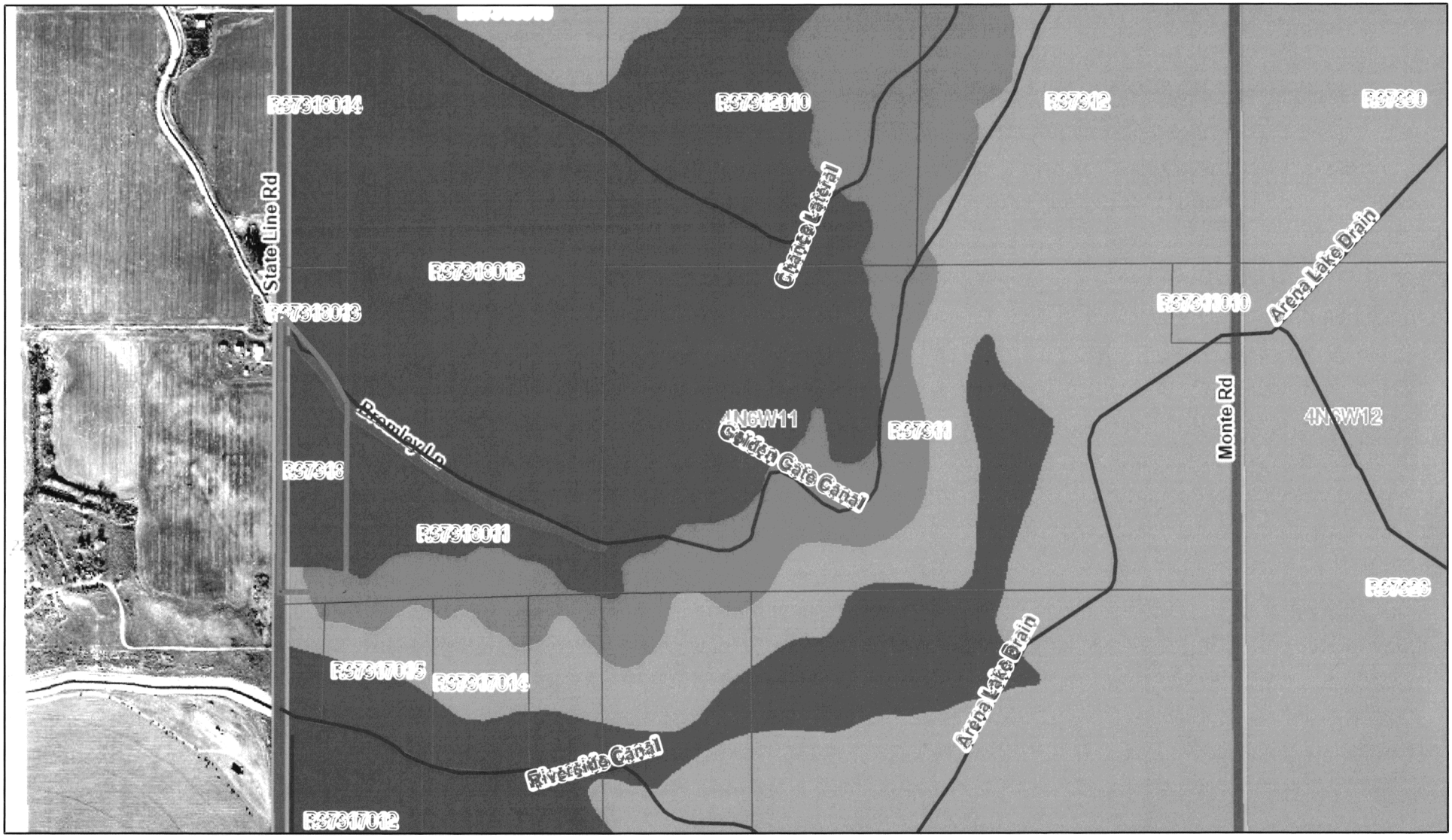
Exhibit B1



R37306
R37909012
Lance Lateral
R37913010
R37912010
R37913014
State Line Rd
R37913012
R37911
R37913
Bromley Ln
R37913011
Cassia Rd
South Alkali Drain

R37318010

Exhibit B2



J-U-B ENGINEERS, INC.

J-U-B COMPANIES THE LANGDON GROUP GATEWAY MAPPING INC.

Exhibit C

April 14, 2025

Canyon County Development Services Dept.
Attn: Madelyn Vander Veen, Associate Planner
111 N. 11th Ave., Ste 310
Caldwell, ID 83605
Phone: (208)455-6035
Email: madelyn.vanderveen@canyoncounty.id.gov

RE: Case Name: AK Feeders LLC
Case Number: AD2025-0017
Parcel#(s): R37318, R37318011, R37318012, R37318013, and R37318014

Dear Madelyn:

On behalf of Golden Gate Highway District No. 3 (GGHD), J-U-B Engineers, Inc. has reviewed the subject application submitted to GGHD via email on April 8, 2025, for an Administrative Land Division with Building Permit Relocation, two Administrative Land Divisions, a Property Boundary Adjustment, and a Private Road Name on property located near 22704 State Line Rd, Parma, ID. The parcels are located approximately 2,000 feet south of the Oregon Route 453/State Line Rd intersection on the east side of State Line Rd in the W1/2 of Section 11, T4N, R6W, BM.

The request is to combine Parcels #R37318012, R37318013, and R37318014 into an agricultural only parcel and create four buildable lots (Lots 1-4) on Parcel #R37318011. The creation of a parcel (Lot 5) on the north side of Parcel #R37318014 and property boundary adjustments decreasing the size of Parcels #R37318014 and R37318 are also requested. Proposed access will consist of two accesses onto State Line Rd; one access for Lot 5 and one private road for Lots 1-4 and a current home on Parcel #R37318. The proposed gravel private road will be in a 60-foot ingress/egress, irrigation, drainage, and utility easement.

State Line Rd is under the jurisdiction of GGHD with a functional classification per GGHD's 2024 Functional Classification Map of Major Collector.

At this time, and based upon information provided with the application, the following findings and conditions of approval apply:

1. Obtain an **Approach Permit** for both accesses in accordance with the 2022 Association of Canyon County Highway District Highway Standards & Development Procedures (ACCHD Standards). Follow ACCHD Section 3061.020 Driveway Spacing Policy requirements.
2. Provide recorded access easements prepared by an Idaho registered licensed land surveyor through Lots 2-4 in accordance with the ACCHD Standards.
3. Construct approach for Lots 1-4 and the existing residence in accordance with ACCHD Standard Drawing ACCHD-106 Commercial & Multiple Residential Approach.
4. Construct approach for Lot 5 in accordance with ACCHD Standard Drawing ACCHD-105 Standard Residential Approach.
5. A site visit by a GGHD representative is required to address possible sight distance issues, if any.

GGHD reserves the right to provide amended comments/conditions of approval in the event of application revision or when additional information becomes available. GGHD requests Canyon County Development Services incorporate these comments into proposed Conditions of Approval for consideration/approval by Canyon County.

Respectfully,

Digitally signed by Christopher Pettigrew
Date: 2025.04.14 14:30:10-06'00'

Christopher S. Pettigrew, P.E.
Transportation Services Group, Project Manager/Engineer

CC: Bob Watkins, GGHD Director of Highways

April 22, 2025

Exhibit D

Case AK Feeders LLC
Case Number: AD2025-0017

To Whom it May Concern,

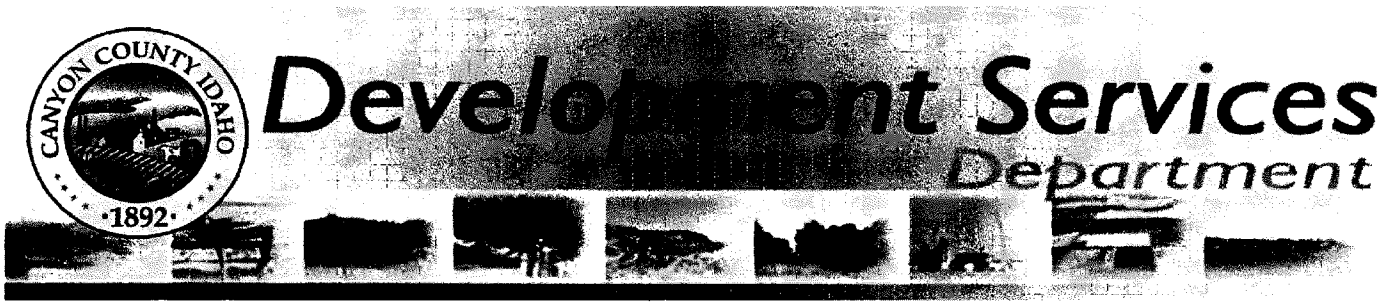
My name is Christina Marston and I live at 31396 Red Top Road, Wilder, ID. My husband and I have owned this property for 20 years and it has been in our family since the early 1900's. I have watched Arena Valley grow and change over the years from row crows, to hops, to the occasional new home popping up while raising our family.

My husband and I are against the combining of 4 building permits for AK Feeders. Last year AK Feeders was able to push a CAFO Permit through the county. We were told you live in an agricultural area so deal with it. As far as I know the feedlot has not been completed but I can tell you my life has been affected with the changes they have made in the last couple years. Instead of living in the quiet rural area that we had enjoyed for years, every morning I stand in my kitchen listening to the back up beepers of all their equipment. Instead of freely opening my windows for fresh air, they are now normally closed because of the new smells coming from AK Feeders. That was never a problem with their pervious cow/calf operation. After the county approved their CAFO Permit there wasn't anything else we could do but live with it, because we live in an agricultural area.

In the last 20 years of living in Arena Valley I can't think of one area that has put in 4 homes on one piece of land, not even 2 homes on one piece of land. They are normally one home with a single family wanting to enjoy the rural life. Four building permits on one piece of land this size is almost like putting in a subdivision by us. I also find it interesting that AK Feeders is wanting to put these homes directly behind home owners who fought his CAFO permit. They would once again greatly change the lives of long time residents. I understand they have the right to use their building permit on the land it was assigned to, but I hope you won't allow them to combine them greatly changing the area we live in.

You can't have it both ways. We live in an Agricultural Area so we are living with AK Feeders CAFO. We shouldn't have to live multiple homes being built on a small parcel of land in our backyard too. I know other neighbors are opposed to this but they have given up trying to fight AK Feeders. We now all live wondering what are they going to do next to our neighborhood.

Thank You,
Christina Marston



Canyon County, 111 North 11th Avenue, Suite 310, Caldwell, ID 83605

GIS Dept : 208- 402-4166 ▪ gisaddressing@canyoncounty.id.gov ▪ www.canyoncounty.id.gov

APPROVAL FOR PRIVATE ROAD NAME

Addressing Ordinance § 06-05-09(2B) & 06-05-11(1, 3): All street names shall be approved by the Director within the unincorporated area of the County designated for addressing by the County. The right to use a street or private road name, its accompanying street designation and right to install a sign for a street. Proposed street and private road names for new subdivisions, proposed new private roads.

Applicants(s): Matt Wilke Date: 4/25/2025

PO BOX 7 | Middleton, ID | 83644

Applicant Mailing Street Address | City/State | Zip

Location of Private Road: Red Top Rd & State Line Rd

Two Nearest Cross Streets of Property Site Address

YOUR APPLICATION FOR A PRIVATE ROAD NAME HAS BEEN APPROVED FOR THE NAME:

Bromley Ln

Case No. RD2025-0002

The following addresses will be changed accordingly because of the new Private Road Name:

Old Address:	New Address:
22704 State Line Rd (R37318)	31955 Bromley Ln (R37318)

Road name approved by: Antonio Arnedo Date: 4 /25/2025

Revised 4/11/25

The Applicant is responsible for the purchasing of a blue private road sign that meets highway district specifications, and installed according to highway district requirements. Please note that The County makes every effort to notify public and private agencies of new address, address changes or new private roads. The County cannot guarantee the agencies will update their records to reflect this new address, address change or new private road. It is suggested that you make "Suggestion Edits" on Google Maps to update your new private road and new addresses.

Upon verification of the sign installation, this approval will be final, at which time County records will be updated to reflect the new name and if applicable, new addresses. This information will then be provided to emergency service agencies, the post office and various utility companies. **Failure to provide said verification may result in delays in obtaining building permits and/or required inspections.**

Sign Installation verification approved by: _____ Date: _____
Staff Signature

Issuance of a Certificate of Address

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

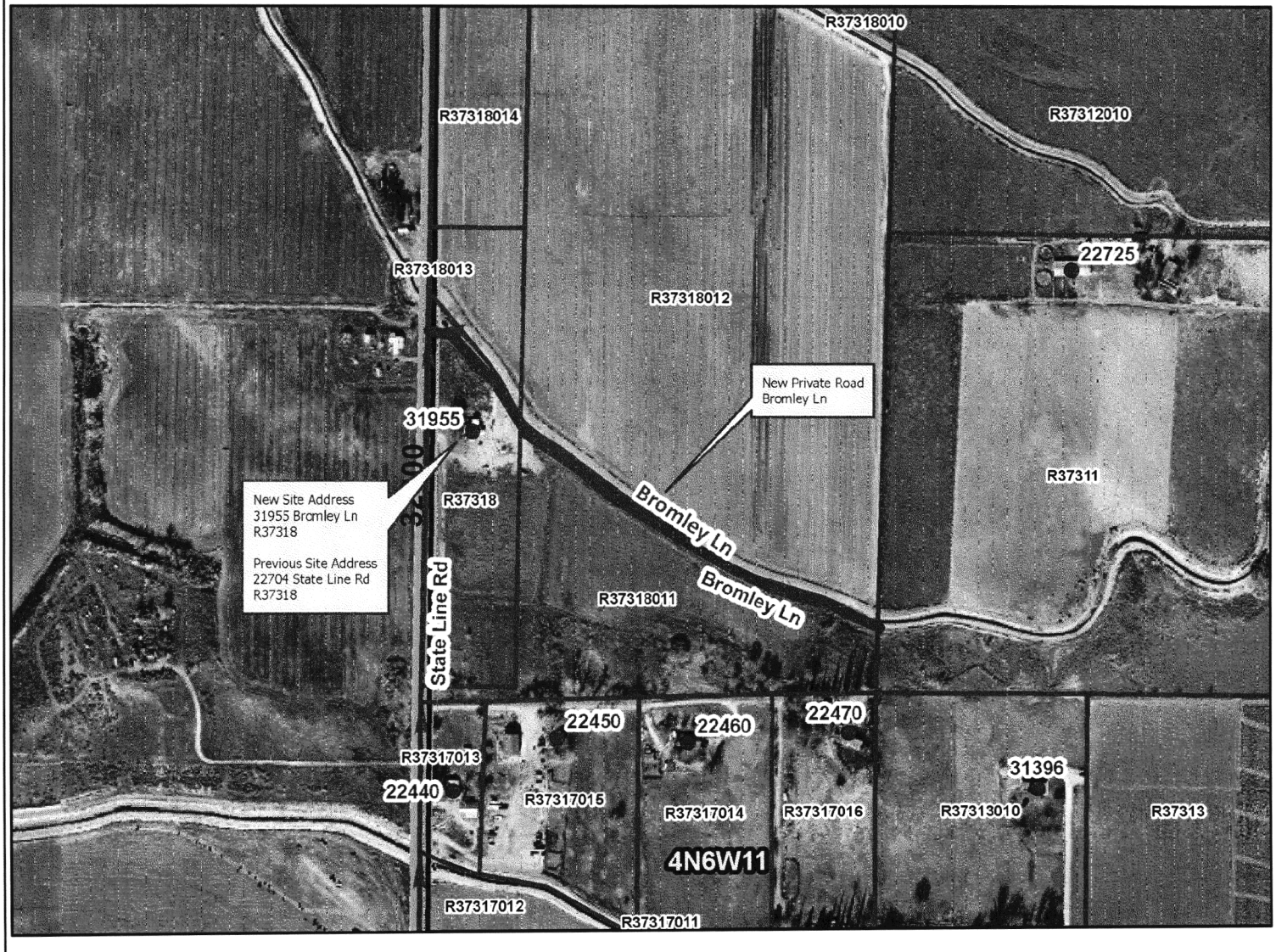
111 North 11th Avenue, #140, Caldwell, ID 83605
www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

New Site Address
31955 Bromley Ln
Parma, ID 83660

Previous Site Address
22704 State Line Rd
Parma, ID 83660

Addressing Ordinance § 06-05-05 (1) Authority: This article is authorized by Idaho Code sections 31-714 and 31-828 and article 12, section 2 of the Idaho constitution. (2) Purpose:The purpose of this article is to promote the public health, safety, general welfare, peace, good order, comfort and convenience of the county and the inhabitants thereof and to provide for: A. The coordination of street names and a numbering grid system; B. Coordination of addresses for the quick efficient delivery of emergency services; C. The administration and enforcement of this article by defining the powers and duties of the director.

Effective Date: 4/25/2025
Address Issued By: TAlmeida



The Canyon County Assessor, Canyon County Sheriff's Office, Canyon County Elections, applicable USPS post office, applicable Fire District, applicable Highway District and interested agencies are notified of the new address. It is the owner's responsibility to place new address numbers or replace old address numbers on the property, mail box and personal information to reflect the address or new address assigned. The display of the address numbers shall be in accordance with Canyon County Addressing Ordinance 06-05-19. The address or address change should reflect within six (6) weeks of date on Canyon County Issuance of Certificate Address. Canyon County assumes no responsibility for the determination of which post office (city) delivers mail to this address.

Addresses are subject to change upon discrepancies with addresses out of sequence and are also subject to change upon driveway location.

Legend

- Active
- Proposed
- Retired
- Hold
- Caldwell
- City Limits
- Nampa
- Local Road
- Interstate
- Highway

Scale: 1 in = 457 Feet **Map Scale: 1:1:5,479**

The maps are provided "as-is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the user accessing this information. Canyon County, ID makes no warranties.

Tony
Wilke
Bromley Ln
RD2025-0002

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*

Certified Mail Fee 9214 7969 0099 9790 2220 3729 67
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ $4.85
- ☐ Return Receipt (electronic) $ $4.10
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $ $0.00

Postage
$

Total Postage and Fees $0.690
$ $9.640

Postmark Here

Sent To
Street, Apt. No., or PO Box No.
City, State, Zip+4

Matt Wilke
PO Box 7
Middleton, ID 83644

PS Form 3800, Ja 4/24/2025 11:12:39 AM verse for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Matt Wilke
PO Box 7
Middleton, ID 83644

4/24/2025 11:12:39 AM

9290 9969 0099 9700 3729 79

2. Article Number *(Transfer from service label)*
9214 7969 0099 9790 2220 3729 67

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*
MATT WILKE

C. Date of Delivery
4.29.25

D. Is delivery address different from item 1? ☐ Yes
If YES enter delivery address below: ☐ No

MIDDLETON, IDAHO
APR 29 2025
$3.64

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 **Domestic Return Receipt**

Tony
Wilke
* corrected address
Bramley Ln
RD 2025-0002

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*

Certified Mail Fee 9214 7969 0099 9790 2220 3731 00
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $4.85
- ☐ Return Receipt (electronic) $ $4.10
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $ $0.00

Postage
$

Total Postage $0.690
$ $9.640

Postmark Here

Sent To
Street, Apt. No., or PO Box No.
City, State, Zip+4
Matt Wilke
PO Box 7
Middleton, ID 83644

PS Form 3800, Jan 4/25/2025 8:24:52 AM Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Matt Wilke
PO Box 7
Middleton, ID 83644

4/25/2025 8:24:52 AM

9290 9969 0099 9700 3731 12

2. Article Number *(Transfer from service label)*
9214 7969 0099 9790 2220 3731 00

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) MATT WILKE
C. Date of Delivery 4.29.25

D. Is delivery address different from item 1? ☐ Yes
If YES enter delivery address below: ☐ No

MIDDLETON IDAHO
APR 29 2025

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 **Domestic Return Receipt**

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
1115 Albany Street • Caldwell, Idaho • 83605 • Phone (208) 454-7458
Fax: (208) 454-6633 www.canyoncounty.org/dsd

2007017299

Exhibit 1m

DECISION ADMINISTRATIVE LAND DIVISION
Canyon County Code of Ordinances
07-10-19(8)A, B, C, D

2007 MAR 12 PM 2:35

CANYON COUNTY RECORDER
BY SLinnerLand

Property Owner/Applicant	***Interstate Truck & Equipment***
ASSESSOR ACCOUNTS	**R38499 including Tax 4, R38501 Tax 3, R38501-010, R38502 including Tax 5 and Tax 5A**

REQUEST TYPE 10151 FEE 103-

ADMINISTRATIVE LAND DIVISION APPLIED FOR:

- ☒ MORE THAN 40 ACRES (8)(A)
- ☒ LESS THAN 40 ACRES (8)(B)
- ☒ Relocation of Building Permits (8)(D)

☒ Also includes adjustment of original lot line(s) (not more than 80'). Described as Parcel 7 on the attached R.O.S.

LS2007-5 – R38499
The application was to divide approximately 45 acres into 2 parcels described as follows:

PARCEL 1 (Described as Parcel 1 on attached R.O.S): 3.95 acres
PARCEL 2 (Described as Parcel 12 on attached R.O.S): 41.298 acres

LS2006-245 – R30027
The application was to divide approximately 46.8 acres into 2 parcels described as follows:

PARCEL 1 (Described as Parcel 8 on attached R.O.S): 2.39 acres
PARCEL 2 (Described as Parcel 10 on attached R.O.S): 79.42 acres *(with a building envelope along the northern boundary line)*

Note: The increased acreage from 46.8 to the balance of parcel 10 consisting of 79.42 acres is due to a Relocation of Building Permits as provided by CCZO 05-002: 07-10-19 (8) D. See LS2007-1

LS2007-8-R38502
The application was to divide approximately 16 acres into 2 parcels described as follows;

PARCEL 1 (Described as Parcel 4 on attached R.O.S.): 3.01 acres
PARCEL 2 (Described as Parcel 11 on attached R.O.S.): 28.671 *(with a building envelope along the northern boundary, west of Parcel 4 with 60' of road frontage between Parcels 4 & 5)*

Note: The increased acreage from 16 acres to the balance of parcel 11 consisting of 28.671 acres is due to a Relocation of Building Permits as provided by CCZO 05-002: 07-10-19 (8) D. See LS2007-9

LS2007-7 – R38499 Tax 4
This approval will relocate the available building permit from R38499 Tax 4, in the Southwest Quarter, to a portion of R38499 along Lon Davis Road

PARCEL 1(Described as Parcel 2 on the attached R.O.S.): 3.97 acres

The balance of R38499 Tax 4 in the Southwest Quarter is combined with the acreage of Parcel 12.

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LS2007-9 - R38502 Tax 5

This approval will administratively split R38502 Tax 5, shown in the Southeast Quarter on the Record of Survey, and relocate the two available building permits to a portion of R38502 Tax 5A along Lon Davis Road.

PARCEL 1(Described as Parcel 5 on the attached R.O.S.): 3.01 acres
PARCEL 2(Described as Parcel 6 on the attached R.O.S.): 2.24 acres

The balance of R38502 Tax 5 south of the drain is not eligible for a building permit without first obtaining land use approval from the government entity having land use jurisdiction, and has been combined with the acreage of Parcel 11.

LS2007-1 – R38501Tax 3

This approval will administratively split R38501 Tax 3, the Southwest Quarter approximately 30 acres along Hwy 20/26 on the Record of Survey, and relocate the two available building permits. One will be relocated to a portion of R38501-010 along the Northwest boundary, and one will be relocated to R38499, along Lon Davis Road

PARCEL 1(Described as Parcel 9 on the attached R.O.S.): 2.17 acres
PARCEL 2(Described as Parcel 3 on the attached R.O.S.): 3.60 acres

The balance of R38501 Tax 3 in the Southwest Quarter approximately 30 acres along Hwy 20/26 is not eligible for a building permit without first obtaining land use approval from the government entity having land use jurisdiction, and has been combined with the acreage of Parcel 10

The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.

The application documents, including the meets and bounds description(s) and, if applicable, the record of survey and/or perpetual easement(s) for ingress/egress evidence the land division tentatively approved. Therefore, the administrative land division is hereby approved. Idaho Right To Farm Act (Idaho Code § 22-4503) applies to this land division decision.

Director / Staff _____ Date 12 Mar 07

State of Idaho)
SS
County of Canyon County)

On this 12th day of March of 2007, personally appeared before me, Connie L. Aebischer, and satisfactorily proved to me to be the signer of the above instrument by the oath of Leon K. Jensen, a competent and credible witness for that purpose, by me duly sworn, and that he(she) executed the same.

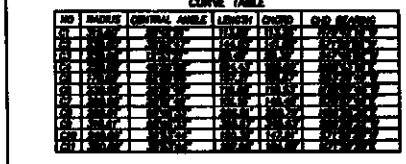
CONNIE LOU AEBISCHER NOTARY PUBLIC STATE OF IDAHO

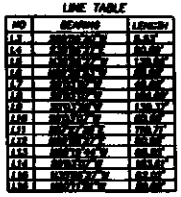
Notary: Connie L. Aebischer
My Commission Expires: April 5, 2011

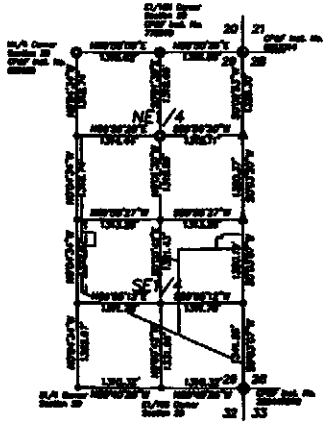
UNOFFICIAL COPY

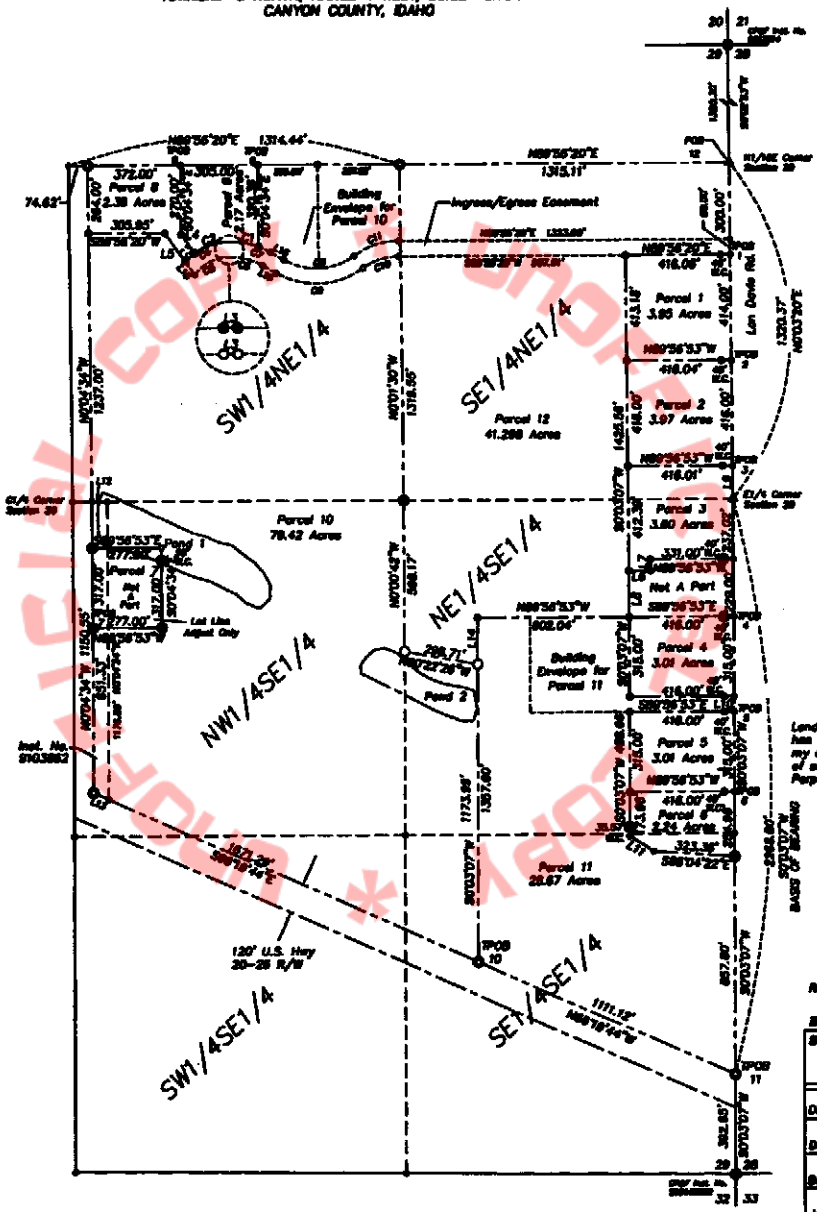
RECORD OF SURVEY

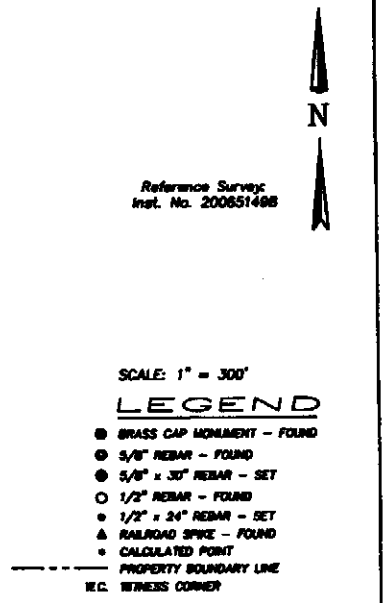
A PORTION OF THE NE1/4 AND THE SE1/4 OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 4 WEST, BOISE MERIDIAN CANYON COUNTY, IDAHO











CERTIFICATION

I, Greg L. Skinner, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1601 through 55-1612.

PROFESSIONAL LAND SURVEYOR 3627 STATE OF IDAHO GREG L. SKINNER

Revision of ROS #2007008629

INDEX No. 044-00-0-1-0-00-00

SURVEY FOR: KEVIN ROWLEY

Drawn By: JLS/TJM	Skinner Land Survey Co. Inc.
Date: Mar 1, 2007	
Book:	
Job No. SE2408Rev	

Skinner Land Survey Co. Inc.
2512 S. Georgia Avenue
Caldwell, Idaho 83605
(208) 454-0933
Fax (208) 454-9492
surveys@skinnerlandsurvey.com

Greg L. Skinner, PLS
Rodney Kahle-Clark, PE

December 14, 2006

Description for
Kevin Rowley
Job No. SE2406

Parcel 1

This parcel consists of a portion of the SE ¼ NE ¼ of Section 29, Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the northeast corner of said SE ¼ NE ¼, a found railroad spike;

thence South 0° 03' 20" West along the east boundary of said SE ¼ NE ¼ a distance of 360.00 feet to the **TRUE POINT OF BEGINNING**, a point witnessed by a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627 bearing South 89° 56' 20" West a distance of 40.00 feet;

thence continuing South 0° 03' 20" West a distance of 414.00 feet to a point witnessed by a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627 bearing North 89° 56' 53" West a distance of 40.00 feet;

thence North 89° 56' 53" West a distance of 416.04 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence North 0° 03' 07" East a distance of 413.18 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence North 89° 56' 20" East parallel with the north boundary of said SE ¼ NE ¼ a distance of 416.06 feet to the **TRUE POINT OF BEGINNING**, containing 3.95 acres, more or less, and being subject to all easements and rights-of-way of record or implied.

PROFESSIONAL LAND SURVEYOR REGISTERED 3627 STATE OF IDAHO GREG L. SKINNER

12/14/2006

UNOFFICIAL COPY

Skinner Land Survey Co. Inc.
2512 S. Georgia Avenue
Caldwell, Idaho 83605
(208) 454-0933
Fax (208) 454-9492
surveys@skinnerlandsurvey.com

Greg L. Skinner, PLS
Rodney Kahle-Clark, PE

December 14, 2006

Description for
Kevin Rowley
Job No. SE2406

Parcel 2

This parcel consists of a portion of the SE ¼ NE ¼ of Section 29 Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the northeast corner of said SE ¼ NE ¼, a found railroad spike;

thence South 0° 03' 20" West along the east boundary of said SE ¼ NE ¼ a distance of 774.00 feet to the **TRUE POINT OF BEGINNING**, a point witnessed by a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627 bearing North 89° 56' 53" West a distance of 40.00 feet;

thence continuing South 0° 03' 20" West a distance of 416.00 feet to a point witnessed by a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627 bearing North 89° 56' 53" West a distance of 40.00 feet;

thence North 89° 56' 53" West a distance of 416.01 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence North 0° 03' 07" East a distance of 416.00 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence South 89° 56' 53" East a distance of 416.04 feet to the **TRUE POINT OF BEGINNING,** containing 3.97 acres, more or less, and being subject to all easements and rights-of-way of record or implied.

PROFESSIONAL LAND SURVEYOR REGISTERED 3627 STATE OF IDAHO GREG L. SKINNER

12/14/2006

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Greg L. Skinner, PLS
Rodney Kahle-Clark, PE

UNOFFICIAL COPY

December 14, 2006

Description for
Kevin Rowley
Job No. SE2406

Parcel 3

This parcel consists of a portion of the SE ¼ NE ¼ and the NE ¼ SE ¼ of Section 29 Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the northeast corner of said SE ¼ NE ¼, a found railroad spike;

thence South 0° 03' 20" West along the east boundary of said SE ¼ NE ¼ a distance of 1190.00 feet to the **TRUE POINT OF BEGINNING**, a point witnessed by a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627 bearing North 89° 56' 53" West a distance of 40.00 feet;

thence continuing South 0° 03' 20" West a distance of 130.37 feet to the northeast corner of said NE ¼ SE ¼ , a found railroad spike;

thence South 0° 03' 07" West along the east boundary of said NE ¼ SE ¼ a distance of 237.02 feet to a point witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627 bearing North 89° 56' 53" West a distance of 40.00 feet;

thence North 89° 56' 53" West perpendicular to said east boundary a distance of 331.00 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence South 0° 03' 07" West parallel with said east boundary a distance of 45.00 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence North 89° 56' 53" West perpendicular to said east boundary a distance of 85.00 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence North 0° 03' 07" East a distance of 412.39 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence South 89° 56' 53" East a distance of 416.01 feet to the **TRUE POINT OF BEGINNING**, containing 3.60 acres, more or less, and being subject to all easements and rights-of-way of record or implied.

PROFESSIONAL LAND SURVEYOR REGISTERED 3627 STATE OF IDAHO GREG L. SKINNER
12/14/2006

Skinner Land Survey Co. Inc.
2512 S. Georgia Avenue
Caldwell, Idaho 83605
(208) 454-0933
Fax (208) 454-9492
surveys@skinnerlandsurvey.com

UNOFFICIAL COPY

Greg L. Skinner, PLS
Rodney Kahle-Clark, PE

December 14, 2006

Description for
Kevin Rowley
Job No. SE2406

Parcel 4

This parcel consists of a portion of the NE ¼ SE ¼ of Section 29, Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the northeast corner of said NE ¼ SE ¼, a found railroad spike;

thence South 0° 03' 07" West along the east boundary of said NE ¼ SE ¼ a distance of 466.02 feet to the **TRUE POINT OF BEGINNING**, a point witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627 bearing North 89° 56' 53" West a distance of 40.00 feet;

thence continuing South 0° 03' 07" West a distance of 315.00 feet to a point witnessed by a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627 bearing North 89° 56' 53" West a distance of 40.00 feet;

thence North 89° 56' 53" West perpendicular to said east boundary a distance of 416.00 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence North 0° 03' 07" East parallel with said east boundary a distance of 315.00 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence South 89° 56' 53" East a distance of 416.00 feet to the **TRUE POINT OF BEGINNING,** containing 3.01 acres, more or less, and being subject to all easements and rights-of-way of record or implied.

PROFESSIONAL LAND SURVEYOR REGISTERED 3627 STATE OF IDAHO GREG L. SKINNER

12/14/2006

UNOFFICIAL COPY

Skinner Land Survey Co. Inc.
2512 S. Georgia Avenue
Caldwell, Idaho 83605
(208) 454-0933
Fax (208) 454-9492
surveys@skinnerlandsurvey.com

Greg L. Skinner, PLS
Rodney Kahle-Clark, PE

UNOFFICIAL COPY

December 14, 2006

Description for
Kevin Rowley
Job No. SE2406

Parcel 5

This parcel consists of a portion of the NE ¼ SE ¼ of Section 29, Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the northeast corner of said NE ¼ SE ¼, a found railroad spike;

thence South 0° 03' 07" West along the east boundary of said NE ¼ SE ¼ a distance of 841.02 feet to the **TRUE POINT OF BEGINNING**, a point witnessed by a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627 bearing North 89° 56' 53" West a distance of 40.00 feet;

thence continuing South 0° 03' 07" West a distance of 315.00 feet to a point witnessed by a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627 bearing North 89° 56' 53" West a distance of 40.00 feet;

thence North 89° 56' 53" West perpendicular to said east boundary a distance of 416.00 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence North 0° 03' 07" East parallel with said east boundary a distance of 315.00 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence South 89° 56' 53" East a distance of 416.00 feet to the **TRUE POINT OF BEGINNING,** containing 3.01 acres, more or less, and being subject to all easements and rights-of-way of record or implied.



Skinner Land Survey Co. Inc.
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Caldwell, Idaho 83605
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surveys@skinnerlandsurvey.com

Greg L. Skinner, PLS
Rodney Kahle-Clark, PE

UNOFFICIAL COPY

December 14, 2006

Description for
Kevin Rowley
Job No. SE2406

Parcel 6

This parcel consists of a portion of the NE ¼ SE ¼ and of the SE ¼ SE ¼ of Section 29 Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the northeast corner of said NE ¼ SE ¼, a found railroad spike;

thence South 0° 03' 07" West along the east boundary of said NE ¼ SE ¼ a distance of 1156.02 feet to the **TRUE POINT OF BEGINNING**, a point witnessed by a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627 bearing North 89° 56' 53" West a distance of 40.00 feet;

thence continuing South 0° 03' 07" West a distance of 254.98 feet to a point in the centerline of an existing drain ditch, a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627;

thence traversing said centerline as follows:

North 86° 04' 22" West a distance of 323.36 feet;

North 57° 27' 26" West a distance of 110.71 feet to a point witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627 bearing North 0° 03' 07" East a distance of 35.57 feet;

thence leaving said centerline bearing North 0° 03' 07" East parallel with said east boundary a distance of 173.66 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence South 89° 56' 53" East a distance of 416.00 feet to the **TRUE POINT OF BEGINNING,** containing 2.24 acres, more or less, and being subject to all easements and rights-of-way of record or implied.

PROFESSIONAL LAND SURVEYOR REGISTERED 3627 STATE OF IDAHO GREG L. SKINNER

12/14/2006

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Skinner Land Survey Co. Inc.
2512 S. Georgia Avenue
Caldwell, Idaho 83605
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Fax (208) 454-9492
surveys@skinnerlandsurvey.com

Greg L. Skinner, PLS
Rodney Kahle-Clark, PE

UNOFFICIAL COPY

December 14, 2006

Description for
Kevin Rowley
Job No. JN1606

Parcel 7

This parcel consists of a portion of the NW ¼ SE ¼ of Section 29, Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the southeast corner of the SE ¼ of said Section 29, a found brass cap monument;

thence North 00° 03' 07" East along the east boundary of said SE ¼ a distance of 392.65 feet to the intersection of the northerly right-of-way of U. S. Highway 20/26 with said east boundary, a found 5/8 inch diameter rebar;

thence North 66° 19' 44" West along said northerly right-of-way a distance of 2782.41 feet to a found 5/8 inch diameter rebar;

thence North 0° 04' 34" West parallel with the west boundary of said NW ¼ SE ¼ a distance of 651.33 feet to the **TRUE POINT OF BEGINNING**, a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627;

thence continuing North 0° 04' 34" West a distance of 317.00 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627;

thence South 89° 56' 53" East a distance of 277.00 feet to a point witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627 bearing South 0° 04' 34" East a distance of 50.00 feet;

thence South 0° 04' 34" East parallel with said west boundary a distance of 317.00 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627;

thence North 89° 56' 53" West a distance of 277.00 feet to the **TRUE POINT OF BEGINNING**, containing 2.02 acres, more or less, and being subject to a 60.00 foot easement along the west boundary and to any and all easements and rights-of-way of record or implied.



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2512 S. Georgia Avenue
Caldwell, Idaho 83605
(208) 454-0933
Fax (208) 454-9492
surveys@skinnerlandsurvey.com



Greg L. Skinner, PLS
Rodney Kahle-Clark, PE

December 14, 2006

Description for
Kevin Rowley
Job No. SE2406

Parcel 8

This parcel consists of a portion of the SW ¼ NE ¼ of Section 29, Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the northeast corner of said SW ¼ NE ¼, a found 5/8 inch diameter rebar;

thence South 89° 56' 20" West along the north boundary of said SW ¼ NE ¼ a distance of 867.82 feet to the **TRUE POINT OF BEGINNING**, a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence South 0° 04' 34" East parallel with the west boundary of said SW ¼ NE ¼ a distance of 270.00 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence South 35° 56' 27" East a distance of 90.89 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence Southwesterly 50.40 feet along the arc of a curve to the left having a central angle of 12° 33' 21", a radius of 230.00 feet and a long chord which bears South 47° 46' 52" West a distance of 50.30 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence North 35° 56' 27" West a distance of 139.96 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence South 89° 56' 20" West parallel with the north boundary of said SW ¼ NE ¼ a distance of 305.95 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence North 0° 04' 34" West parallel with the west boundary of said SW ¼ NE ¼ a distance of 264.00 feet to a point on the north boundary of said SW ¼ NE ¼, a found 5/8 inch diameter rebar;

thence North 89° 56' 20" East along the north boundary of said SW ¼ NE ¼ a distance of 372.00 feet to the **TRUE POINT OF BEGINNING**, containing 2.391 acres, more or less, and being subject to all easements and rights-of-way of record or implied.

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Greg L. Skinner, PLS
Rodney Kahle-Clark, PE

UNOFFICIAL COPY

December 14, 2006

Description for
Kevin Rowley
Job No. SE2406

Parcel 9

This parcel consists of a portion of the SW ¼ NE ¼ of Section 29, Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the northeast corner of said SW ¼ NE ¼, a found 5/8 inch diameter rebar;

thence South 89° 56' 20" West along the north boundary of said SW ¼ NE ¼ a distance of 562.82 feet to the **TRUE POINT OF BEGINNING**, a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence South 0° 04' 34" East parallel with the west boundary of said SW ¼ NE ¼ a distance of 320.36 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence Northwesterly 113.88 feet along the arc of a curve to the left having a central angle of 20° 42' 51", a radius of 315.00 feet and a long chord which bears North 79° 42' 15" West a distance of 113.26 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627;

thence South 89° 56' 20" West parallel with the north boundary of said SW ¼ NE ¼ a distance of 5.53 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627;

thence Southwesterly 144.03 feet along the arc of a curve to the left having a central angle 35° 52' 47", a radius of 230.00 feet and a long chord which bears South 71° 59' 56" West a distance of 141.69 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence North 35° 56' 27" West a distance of 90.89 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence North 0° 04' 34" West parallel with the west boundary of said SW ¼ NE ¼ a

PROFESSIONAL LAND SURVEYOR REGISTERED 3627 STATE OF IDAHO GREG L. SKINNER

Dec 14 2006

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Rowley legal description
Parcel 9, Page 2 of 2

distance of 270.00 feet to a point on the north boundary of said SW ¼ NE ¼ , a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence North 89° 56' 20" East along said north boundary a distance of 305.00 feet to the **TRUE POINT OF BEGINNING,** containing 2.17 acres, more or less, and being subject to all easements and rights-of-way of record or implied.



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Greg L. Skinner, PLS
Rodney Kahle-Clark, PE

March 1, 2007

Description for
Kevin Rowley
Job No. SE2406

Parcel 10R

This parcel consists of a portion of the SE ¼ SE ¼, the SW ¼ SE ¼ , the NW ¼ SE ¼ , the NE ¼ SE ¼ and of the SW ¼ NE ¼ of Section 29, Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the southeast corner of said SE ¼ SE ¼, a found brass cap monument;

thence North 00° 03' 07" East along the east boundary of said SE ¼ SE ¼ a distance of 392.65 feet to the intersection of the northerly right-of-way of U. S. Highway 20/26 with said east boundary, a found 5/8 inch diameter rebar;

thence North 66° 19' 44" West along said northerly right-of-way a distance of 1111.12 feet to a found 5/8 inch diameter rebar, the **TRUE POINT OF BEGINNING;**

thence continuing along said right-of-way North 66° 19' 44" West a distance of 1671.29 feet a found 5/8 inch diameter rebar;

thence North 0° 04' 34" West parallel with the west boundary of said SE ¼ a distance of 651.33 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627;

thence South 89° 56' 53" East a distance of 277.00 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627;

thence North 0° 04' 34" West a distance of 317.00 feet to a point witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627 bearing South 0° 04' 34" East a distance of 50.00 feet;

thence North 89° 56' 53" West a distance of 277.00 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627;

PROFESSIONAL LAND SURVEYOR REGISTERED 3627 STATE OF IDAHO GREG L. SKINNER

3/1/2007

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thence North 0° 04' 34" West parallel with the west boundary of said NW ¼ SE ¼ and

said SW ¼ NE ¼ a distance of 1237.00 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence North 89° 56' 20" East parallel with the north boundary of the SW ¼ NE ¼ a distance of 305.95.00 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence South 35° 56' 27" East a distance of 139.96 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence Northeasterly 194.43 feet along the arc of a curve to the right having a central angle of 48° 26' 08", a radius of 230.00 feet and a long chord which bears North 65° 43' 16" East a distance of 188.69 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627;

thence North 89° 56' 20" East a distance of 5.53 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627;

thence Southeasterly 113.88 feet along the arc of a curve to the right having a central angle of 20° 42' 51", a radius of 315.00 feet and a long chord which bears South 79° 42' 15" East a distance of 113.26 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627;

thence North 0° 04' 34" West parallel with the west boundary of said NE ¼ a distance of 320.36 feet to a point on the north boundary of said SW ¼ NE ¼, a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence North 89° 56' 20" East along said north boundary a distance of 562.82 feet to the northeast corner of said SW ¼ NE ¼, a found 5/8 inch diameter rebar;

thence South 0° 01' 30" East along the east boundary of said SW ¼ NE ¼ a distance of 1319.55 feet to the southeast corner of said SW ¼ NE ¼, a 5/8 x 30 inch rebar set with plastic cap stamped L.S. 3627;

thence South 0° 00' 42" East along the east boundary of said NW ¼ SE ¼ a distance of

PROFESSIONAL LAND SURVEYOR REGISTERED 3627 STATE OF IDAHO GREG L. SKINNER

Mar. 2007

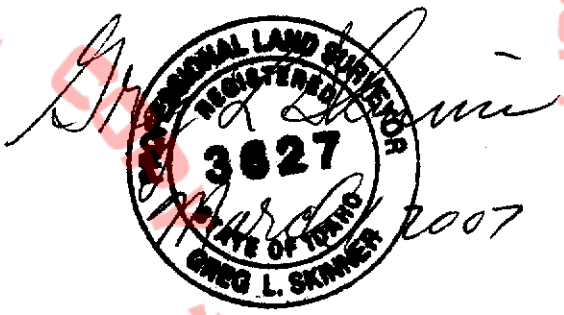
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598.17 feet to a found ½ inch diameter rebar;

thence South 80° 22' 26" East a distance of 298.71 feet to a found ½ inch diameter rebar;

thence South 0° 03' 07" West a distance of 1173.99 feet to the **TRUE POINT OF BEGINNING,** containing 79.42 acres, more or less, and being subject to all easements and rights-of-way of record or implied.



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Greg L. Skinner, PLS
Rodney Kahle-Clark, PE

March 1, 2007

Description for
Kevin Rowley
Job No. SE2406

Parcel 11R

This parcel consists of a portion of the NE ¼ SE ¼ and of the SE ¼ SE ¼ of Section 29, Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the southeast corner of said SE ¼, a found brass cap monument;

thence North 00° 03' 07" East along the east boundary of said SE ¼ a distance of 392.65 feet to the intersection of the northerly right-of-way of State Highway 20/26 with said east boundary, a found 5/8 inch diameter rebar, the **TRUE POINT OF BEGINNING;**

thence North 66° 19' 44" West along said northerly right-of-way a distance of 1111.12 feet to a found 5/8 inch diameter rebar;

thence leaving said right-of-way bearing North 0° 03' 07" East parallel with the east boundary of said SE ¼ a distance of 1357.60 feet a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence South 89° 56' 53" East a distance of 602.04 feet to ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence South 0° 03' 07 West a distance of 315.00 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence South 89° 56' 53" East a distance of 416.00 feet to a point on the east boundary of said NE ¼ SE ¼ witnessed by a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627 bearing North 89° 56' 53" West a distance of 40.00 feet;

thence South 0° 03' 07" West along said east boundary a distance of 60.00 feet to a point witnessed by a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627 bearing North 89° 56' 53" West a distance of 40.00 feet;

thence North 89° 56' 53" West a distance of 416.00 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

PROFESSIONAL LAND SURVEYOR REGISTERED 3627 STATE OF IDAHO GREG L. SKINNER

Mar 1, 2007

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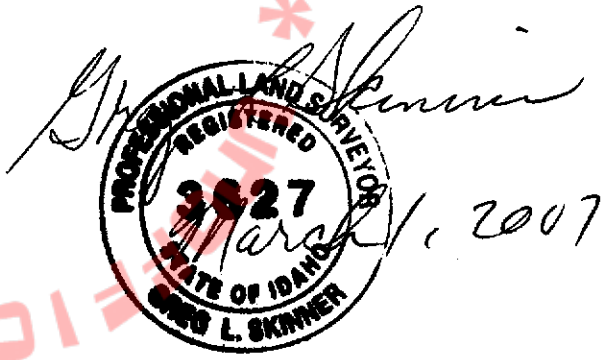
thence South 0° 03' 07" West a distance of 488.66 feet to a point in the centerline of an existing drain ditch;

thence traversing said centerline as follows:

South 57° 27' 26"East a distance of 110.71 feet;

South 86° 04' 22" East a distance of 323.36 feet to a point on the east boundary of said SE ¼ SE ¼ , a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627;

thence South 0° 03' 07" West along said east boundary a distance of 857.80 feet to the **TRUE POINT OF BEGINNING,** containing 28.671 acres, more or less, and being subject to all easements and rights-of-way of record or implied.



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PROFESSIONAL LAND SURVEYOR REGISTERED 3627 STATE OF IDAHO GREG L. SKINNER
March 1, 2007

Greg L. Skinner, PLS
Rodney Kahle-Clark, PE

March 1, 2007

Description for
Kevin Rowley
Job No. SE2406

Parcel 12R

This parcel consists of a portion of the SE ¼ NE ¼ and the NE ¼ SE ¼ of Section 29 Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the northeast corner of said SE ¼ NE ¼, a found railroad spike;

thence South 0° 03' 20" West along the east boundary of said SE ¼ NE ¼ a distance of 360.00 feet to a point witnessed by a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627 bearing South 89° 56' 20" West a distance of 40.00 feet;

thence South 89° 56' 20" West parallel with the north boundary of said SE ¼ NE ¼ a distance of 416.06 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence South 0° 03' 07" West a distance of 1425.56 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S, 3627;

thence North 89° 56' 53" West a distance of 602.04 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence South 0° 03' 07" West parallel with the east boundary of said SE ¼ a distance of 183.61 feet to a found ½ inch diameter rebar;

thence North 80° 22' 26" West a distance of 298.71 feet to a point on the west boundary of said NE ¼ SE ¼, a found ½ inch diameter rebar;

thence North 0° 00' 42" West along said west boundary a distance of 598.17 feet to the southwest corner of the SE ¼ NE ¼, a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627;

thence North 0° 01' 30" West along the west boundary of said SE ¼ NE ¼ a distance of 1319.55 feet to the northwest corner of said SE ¼ NE ¼, a found 5/8 inch diameter rebar;

thence North 89° 56' 20 East along the north boundary of said SE ¼ NE ¼ a distance of 1315.11 feet to the **POINT OF BEGINNING,** containing 41.298 acres, more or less, and being subject to all easements and rights-of-way of record or implied.

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October 16, 2006

Description for
Kevin Rowley
Job No. SE2406

60' Wide Ingress/Egress Easement

This parcel consists of a portion of the NE ¼ of Section 29, Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the northeast corner of the SE ¼ NE ¼, a found railroad spike;

thence South 0° 03' 20" West along the east boundary of said SE ¼ NE ¼ a distance of 300.00 feet to the **TRUE POINT OF BEGINNGING**;

thence continuing South 0° 03' 20" West a distance of 60.00 feet;

thence South 89° 56' 20" West parallel with the north boundary of said SE ¼ NE ¼ a distance of 1323.57 feet;

thence Southwesterly 150.36 feet along the arc of a curve to the left having a central angle of 35° 53' 44", a radius of 240.00 feet and a long chord which bears South 71° 59' 28" West a distance of 147.91 feet to a point of reverse curve;

thence Southwesterly 365.67 feet along the arc of a curve to the right having a central angle of 65° 45' 33", a radius of 318.61 feet and a long chord which bears South 86° 55' 22" West a distance of 345.93 feet;

thence North 60° 11' 51" West a distance of 59.09 feet;

thence Northwesterly 119.88 feet along the arc of a curve to the left having a central angle of 29° 51' 49", a radius of 230.00 feet and a long chord which bears North 75° 07' 46" West a distance of 118.53 feet;

thence South 89° 56' 20" West a distance of 5.53 feet;

thence Southwesterly 157.21 feet along the arc of a curve to the left having a central angle of 52° 59' 03", a radius of 170.00 feet and a long chord which bears South 63° 26' 49" West a distance of 151.67 feet;

thence North 35° 56' 27" West a distance of 62.02 feet;

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thence Northeasterly 194.43 feet along the arc of a curve to the right having a central angle of 48° 26' 08", a radius of 230.00 feet and a long chord which bears North 65° 43' 16" East a distance of 188.69 feet;

thence North 89° 56' 20" East a distance of 5.53 feet;

thence Southeasterly 151.15 feet along the arc of a curve to the right having a central angle 29° 51' 49", a radius of 290.00 feet and a long chord which bears South 75° 07' 46" East a distance of 149.45 feet;

thence South 60° 11' 51" East a distance of 59.09 feet;

thence Northeasterly 296.81 feet along the arc of a curve to the left having a central angle 65° 45' 33", a radius of 258.61 feet and a long chord which bears North 86° 55' 22" East a distance of 280.79 feet to a point of reverse curve;

thence Northeasterly 187.95 feet along the arc of a curve to the right having a central angle of 35° 53' 44", a radius of 300.00 feet and a long chord which bears North 71° 59' 28" East a distance of 184.89 feet

thence North 89° 56' 20" East a distance of 1323.69 feet to the **TRUE POINT OF BEGINNING,** and being subject to all easements and rights-of-way of record or implied.

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2024-033940
RECORDED
10/21/2024 11:50 AM
00835058202400339400060064
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=6 ZBLAKESLEE $15.00
DEED
FIVE RIVERS LAW PC

Exhibit 1o

CORRECTION DEED

THIS DEED is correcting the legal descriptions in that certain Personal Representative's Deed recorded May 9, 2024, as Instrument #2024-014167. The intent of this deed is to correct the legal descriptions and to change ownership. It is not intended to merge parcels.

THIS DEED, made by KIM E. NELSON and HERBERT K. NELSON, as Co-Personal Representatives of the ESTATE OF KENNETH H. NELSON, Grantor, to NELSON FAMILY HOLDINGS, LLC, an Idaho limited liability company, whose address is 33497 Highway 95, Parma, ID 83660, Grantee.

WHEREAS, Grantor is the qualified Personal Representative of said Estate, filed as Case No. CV14-20-10585, in Canyon County, Idaho;

THEREFORE, for valuable consideration received, Grantor quitclaims, transfers, and conveys to Grantee the following described real property in Canyon County, Idaho:

"SEE SCHEDULE "A" ATTACHED HERETO"

with all appurtenances.

EXECUTED this 14 day of October, 2024.

ESTATE OF KENNETH H. NELSON

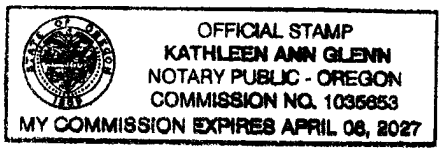
By: _____
Kim E. Nelson,
Co-Personal Representative

_____
Herbert K. Nelson,
Co-Personal Representative

STATE OF OREGON)
) ss.
County of Malheur)

On the 14th day of October, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Kim E. Nelson, known or identified to me to be the person whose name is subscribed to the within instrument, as Personal Representative of the Estate of Kenneth H. Nelson, deceased, and acknowledged to me that she executed the same as such Co-Personal Representative.

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

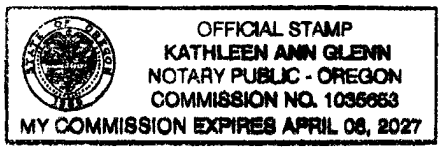


Notary Public for Oregon
Residing at: Nyssa, OR
My Commission Expires: Apr. 6, 2027

STATE OF OREGON)
) ss.
County of Malheur)

On the 14th day of October, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Herbert K. Nelson, known or identified to me to be the person whose name is subscribed to the within instrument, as Personal Representative of the Estate of Kenneth H. Nelson, deceased, and acknowledged to me that he executed the same as such Co-Personal Representative.

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



Notary Public for Oregon
Residing at: Nyssa, OR
My Commission Expires: Apr. 6, 2027

SCHEDULE "A" TO
CORRECTION DEED

Land in the County of Canyon, State of Idaho, and is described as follows:

Parcel No. 1:

West Half of the Southeast Quarter of Section 8, Township 6 North, Range 5 West, Boise Meridian, Canyon County, State of Idaho.

EXCEPTING THEREFROM a parcel of land being a portion of the West 1/2 of the SE 1/4 of Section 8, Township 6 North, Range 5 West, Boise Meridian, Canyon County, Idaho, as shown on Record of Survey filed for record in the office of the Canyon County Recorder, Caldwell, Idaho under Instrument No. 2021-077159, and more particularly described as follows:

Commencing at the East 1/4 of said Section 8, marked by a 5/8" iron pin; thence along the North boundary of said SE1/4 of Section 8
North 89°22'20" West 1323.64 feet to the Northeast corner of said West 1/2 of the SE 1/4 of Section 8, marked by a 5/8" iron pin; thence leaving said North boundary along the East boundary of said West 1/2 of the SE 1/4 of Section 8
South 00°42'56" West 465.51 feet to a point marked by a 5/8" iron pin, said point marking the POINT OF BEGINNING; thence continuing
South 00°42'56" West 2186.02 feet to the Southeast corner of said West 1/2 of the SE 1/4 of Section 8, marked by a 5/8" iron pin; thence along the South boundary of said West 1/2 of the SE 1/4 of Section 8, which is also the centerline of Locker Avenue
North 89°21'43" West 1322.16 feet to the Southwest corner of said West 1/2 of the SE 1/4 of Section 8, marked by a 5/8" iron pin; thence along the West boundary of said West 1/2 of SE 1/4 of Section 8
North 00°38'09" East 2632.80 feet to a point on the South right-of-way line of US Highway 20-26, as described in Instrument No. 206258, marked by a 5/8" iron pin; thence along said South right-of-way line South 89°14'04" East 1153.82 feet to a point marked by a 5/8" iron pin; thence leaving said South right-of-way line
South 00°02'17" East 279.00 feet to a point marked by a 5/8" iron pin; thence
North 89°40'42" West 69.69 feet to a point marked by a 5/8" iron pin; thence
South 01°39'17" West 163.17 feet to a point marked by a 5/8" iron pin; thence
South 88°57'27" East 240.70 feet to the POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM that portion conveyed to State of Idaho for State Highway 20-26 by Deed recorded October 11, 1934, as Instrument No. 206258, records of Canyon County, Idaho.

Parcel 2:

Blocks 1, 2, 5, 6; Lots 1 and 8 of Block 9 and a portion of Block 10, IDAHO LAND COMPANY'S SUBDIVISION, Section 18, Township 6 North, Range 5 West, Boise Meridian, Canyon County, Idaho, according to the plat filed in Book 4 of Plats, Page 21, records of said County, more particularly described as follows:

COMMENCING at the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 18 marked by a 1-inch iron rod, as shown on the Record of Survey filed as Instrument No. 0976840, records of Canyon County, Idaho; thence
North 19°24'46" East (of record North 20°04'33" East) a distance of 77.37 feet to a point on the centerline of an existing gravel road, which point is the TRUE POINT OF BEGINNING; thence traversing said centerline as follows:
North 0°33'52" East a distance of 190.99 feet;
Northeasterly 155.91 feet along the arc of a curve to the right having a central angle of 31°38'28", a radius of 282.33 feet and a long chord which bears North 16°23'06" East a distance of 153.94 feet;
North 32°12'20" East a distance of 198.56 feet;
Northeasterly 128.76 feet along the arc of a curve to the left having a central angle of 19°23'15", a radius of 380.52 feet and a long chord which bears North 22°30'42" East a distance or 128.15 feet;
North 12°49'05" East a distance of 48.04 feet;

Northeasterly 199.54 feet along the arc of a curve to the left having a central angle of 9°32'15" a radius of 1,198.71 feet, and a long chord which bears North 8°02'58" East a distance of 199.31 feet;
North 3°16'50" East a distance of 114.56 feet;
Northwesterly 55.82 feet along the arc of a curve to the left having a central angle of 87°34'07", a radius of 36.52 feet and a long chord which bears North 40°30'14" West a distance of 50.54 feet;
North 84°17'17" West a distance of 70.48 feet to a point on the Easterly bank of the Snake River; thence
North 2°09'03" East along said Easterly bank a distance of 233.24 feet to a point on the North boundary of said Block 10 of said IDAHO LAND COMPANY SUBDIVISION; thence
North 89°42'51" East along said North boundary a distance of 819 feet to the Southwest corner of Lot 8 of Block 9 of said Subdivision; thence
North 0°08'39" East along the West boundary of lots 8 and 1 of said Block 9 a distance of 1,330.03 feet to a point on the North boundary of said Block 9; thence
North 89°42'51" East along said North boundary a distance of 330 feet to the center Quarter corner of said Section 18, marked by a 1-inch diameter iron rebar; thence continuing
North 89°42'51" East along the North boundary of Blocks 1 and 6 of said IDAHO LAND COMPANY SUBDIVISION a distance of 2,639.82 feet to the East Quarter corner of said Section 18; thence
South 0°08'33" West along the East boundary of said Section 18 a distance of 2,660.06 feet to the Southeast corner of said Section 18; thence
South 89°39'08" West along the South boundary of said Section 18 a distance of 1,319.87 feet to the East 1/16 corner common to Sections 18 and 19; thence
South 89°39'13" West continuing along the South boundary of said Section 18 a distance of 1,320.11 feet to the South Quarter corner of said Section 18; thence
South 89°39'13" West continuing along the South boundary of said Section 18 a distance of 397.21 feet to a point on the East boundary of Exception No. 3 as noted in the legal description filed as Instrument No. 8907533, records of Canyon County, Idaho; thence
North 20°20'07" West (of record North 19°40'12" West) along said East boundary a distance of 947.56 feet; thence North 40°33'43" West (of record North 39°53'56" West) a distance of 421.49 feet; thence
South 7°34'51" West (of record South 8°14'38" West) a distance of 487.76 feet; thence
South 19°24'46" West (of record South 20°04'33" West) a distance of 697.49 feet to the TRUE POINT OF BEGINNING.

SAVE AND EXCEPTING a 25-foot road right of way along the South and East boundaries and a 30-foot road right of way through Blocks 1, 6 and 9 and through Blocks 5, 2 and 10 according to the official plat of said IDAHO LAND COMPANY SUBDIVISION.

FURTHER EXCEPTING THEREFROM a parcel of land being all of Blocks 2, 5 and 6 and portions of Blocks 1 and 10, all of Idaho Land Company's Subdivision of Lot Four in Section 18 on file in Book 4 of Plats at Page 21 in the Office of the Recorder for Canyon County, Idaho, and all of Lot 8 of Block 9 of Idaho Land Company's Subdivision of Lot Three in Section 18 as on file in Book 4 of Plats at Page 23 in said Office of the Recorder, said parcel being shown on the Record of Survey on file under Instrument No. in said Office of the Recorder, said parcel being situated in the SE 1/4 and the SW 1/4 of Section 18, Township 6N., Range 5W., B.M., Canyon County, Idaho and more particularly described as follows:

COMMENCING at the East 1/4 corner of said Section 18, marked by an aluminum cap; thence along the North line of said SE 1/4
South 89°42'51" West 25.00 feet to the Northeast corner of said Block 6, which point is the POINT OF BEGINNING, marked by an iron pin; thence along the East lines of said Block 6 and Block 5
South 00°08'33" West 2635.09 feet to the Southeast corner of said Block 5, marked by an iron pin; thence along the South lines of said Blocks 5, 2 and 10
South 89°39'11" West 2971.49 feet to an iron pin; thence leaving said South line of Block 10
North 06°58'07" West 742.21 feet to an iron pin; thence
North 29°57'00" West 540.00 feet to an iron pin; thence
North 00°18'59" West 100.00 feet to a point on the North line of said Block 10, marked by an iron pin; thence along said North line
North 89°41'01" East (formerly North 89°42'51" East) 390.00 feet to the Southwest corner of said Lot 8, marked by an iron pin; thence along the West line of said Lot 8 and the extended West line of said Lot 8
North 00°08'39" East 680.81 feet to the Southwest corner of Lot 1 of said Block 9, marked by an iron pin; thence along the South line of said Lot 1 and the South line of Lot 4 of said Block 1, marked by an iron pin; thence along said South line of Lot 4
North 89°41'56" East 370.00 feet to an iron pin; thence leaving said South line

South 47°19'00" East 650.05 feet to an iron pin; thence
South 70°39'00" East 705.27 feet to a point on the South line of said Block 1, marked by an iron pin; thence along said South line
North 89°41'01" East 135.00 feet to the Southeast corner of said Block 1, marked by an iron pin; thence along the East line of said Block 1
North 00°08'27" East 575.00 feet to an iron pin; thence leaving said East line
North 88°44'00" West 755.00 feet to an iron pin; thence
North 01°27'00" West 125.00 feet to an iron pin; thence
North 49°09'00" West 405.03 feet to an iron pin; thence
North 00°17'09" West 343.84 feet to a point on said North line of the SE 1/4, marked by an iron pin; thence along said North line
North 89°42'51" East 2362.88 feet to the POINT OF BEGINNING.

Parcel 3:

This parcel consists of Block 4, 5, 6; a portion of Block 3, Lots 1, 2, and 4 of Block 12, Lots 1, 2, 3, and 4, of Block 11, and Lots 2 and 3 of Block 10 of the APPLE VALLEY LAND COMPANY SUBDIVISION as shown on the official plat thereof on file in Book 4 at Page 12 in the Office of the recorder for Canyon County, Idaho lying in the Section 20, Township 6 North, Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 20; thence
South 89°20'45" East along the North boundary of said Section 20 a distance of 25.00 feet; thence
South 0°58'03" West parallel with the West boundary of said Section 20 a distance of 25.00 feet to the Northwest corner of said Block 4, which point is the TRUE POINT OF BEGINNING; thence
South 89°20'45" East along the North boundary of said Blocks 4 and 3 a distance of 2,175.61 feet; thence South 34°41'29" East a distance of 726.68 feet to a point on the East boundary of said Block 3; thence South 0°53'25" West along said East boundary and the East boundary of said Block 6 a distance of 2,060.94 feet to the Northeast corner of said Block 11; thence
South 89°18'31" East a distance of 730.40 feet to the Northeast corner of said Lot 2, Block 10; thence traversing the Easterly boundary of Lots 2 and 3 of said Block 10 as follows:
South 33°18'55" West a distance of 617.12 feet; thence
South 16°21'50" West a distance of 135.68 feet to the Southeast corner of said Lot 3, Block 10; thence
North 89°17'37" West along the South boundary of said Lot 3, Block 10, Lots 4 and 3, Block 11 and Lot 4, Block 12 a distance of 2,325.52 feet to the Southwest corner of said Lot 4, Block 12; thence
North 0°57'11" East along the West boundary of said Lot 4, Block 12 a distance of 324.89 feet to the Southeast corner of said Lot 2, Block 12; thence North 89°18'04" West along the South boundary of said Lot 2, Block 12 a distance of 640.62 feet to the Southwest corner of said Lot 2, Block 12; thence
North 0°58'26" East along the West boundary of said Lot 2, Block 12 a distance of 339.81 feet to a point on the South boundary of the Northwest Quarter of Section 20; thence
North 0°58'03" East along the West boundary of said Blocks 5 and 4 of said Plat a distance of 2,637.01 feet to the TRUE POINT OF BEGINNING.

Save and Excepting the platted road rights-of-way lying between Blocks 3 and 4, between Blocks 5 and 6, between Blocks 6 and 11, between Blocks 5 and 12, between Blocks 10 and 11 and between Blocks 11 and 12.

Parcel 4:

Part of Tracts 4 and 5 in Block 7 Orchard Tract of the Idaho Land Company in the Northwest Quarter of the Northwest Quarter, South Half of the Northwest Quarter, North Half of the Southwest Quarter, North Half of the Southeast Quarter, Section 17, Township 6 North, Range 5 West of the Boise Meridian, Canyon County, Idaho, filed December 16, 1912 in Book 4 of Plats at Page 24, in the office of the County Recorder, Canyon County, Idaho, described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 17, Township 6 North, Range 5 West of the Boise Meridian, the INITIAL POINT of this description;
Thence South 89°47' West, 1320.29 feet along the North line of said Northeast Quarter of the Southeast Quarter, said line also being the North line of Block 7 of Orchard Tract of Idaho Land Company to the Northwest corner of said Northeast Quarter of the Southeast Quarter;

Thence South 0°8'35" East 168 feet along the West line of said Northeast Quarter of the Southeast Quarter;
Thence North 89°47' East, 1320.22 feet parallel to said North line to a point in the East line of said Northeast Quarter of the Southeast Quarter;
Thence North 0°7'10" West, 168 feet along said East line to the INITIAL POINT OF BEGINNING.

EXCEPTING THEREFROM that portion deeded to the State of Idaho, by Deed recorded September 28, 1990, as Instrument No. 9018051, Canyon County Records.

FURTHER EXCEPTING THEREFROM a parcel of land being a portion of Lot 4 of Block 7 of Orchard Tract of the Idaho Land Company Subdivision, filed for record in the office of the Canyon County Recorder, Caldwell, Idaho in Book 4 of Plats at page 24 and a portion of the NE 1/4 of the SE 1/4 of Section 17, as shown on Record of Survey filed for record in the office of the Canyon County Recorder, Caldwell, Idaho under Instrument No. 2019-024367 lying in the NE 1/4 of the SE 1/4 of Section 17, T.6N., R.5W., B.M., Canyon County, Idaho and more particularly described as follows:

Commencing at an iron pin marking the East 1/4 corner of said Section 17; thence along the North boundary of the said NE 1/4 of the SE 1/4 of Section 17, which is also the North boundary of said Block 7 of Orchard Tract of the Idaho Land Company Subdivision

North 89°21'18" West 957.22 feet to an iron pin, said point marking the **POINT OF BEGINNING;** thence leaving said North boundary along a line East of and parallel with the West boundary of said NE 1/4 of the SE 1/4 of Section 17

South 00°42'46" West 168.00 feet to an iron pin; thence along a line 168.00 feet South of and parallel with said North boundary of the NE 1/4 of the SE 1/4 of Section 17

North 89°21'18" West 363.00 feet to an iron pin on said West boundary of the NE 1 /4 of the SE 1 /4 of Section 17; thence along said West boundary North 00°42'46" East 168.00 feet to an aluminum cap marking the Northwest corner of said NE 1/4 of the SE 1/4 of Section 17; thence along said North boundary of the NE 1/4 of the SE 1/4 of Section 17

South 89°21'18" East 363.00 feet to the **POINT OF BEGINNING,**
Said parcel of land contains 1.40 acres, more or less.

Parcel 5:

The North Half of the following described parcel:

A parcel of land being on the Westerly side of the centerline of U.S. 95, Project No. IR-F-3111 (38), being all of Lot 3 and a portion of Lots 4, 5 and 6 of Block 7 of Orchard Tract of the Idaho Land Company Subdivision, according to the recorded plat thereof, records of the County Recorder of Canyon County, Idaho, and being more particularly described to wit:

Commence at the Northeast corner of the NE1/4SE1/4 of Section 17, Township 6 North, Range 5 West, Boise Meridian;
Thence North 89°21'18" West, 100.65 feet along the North line of said NE1/4SE1/4 to a point in a line parallel with and 100.00 feet Westerly from the centerline and opposite Station 357+24.31 of U.S. Highway 95, Project IR-F-3111 (38) Highway Survey:
Thence South 00°13'49" West, 168.00 feet along said parallel line to a point in the North line of the tract of land as described in that certain Warranty Deed dated March 23, 1982, recorded April 28, 1987, as Instrument No. 8708948, records of Canyon County, Idaho, and the POINT OF BEGINNING;
Thence continuing South 00°13'49" West, 471.55 feet along said parallel line to the South line of Lot 6 of Block 7 of Orchard Tract of the Idaho Land Company;
Thence North 89°21'08" West, 1224.95 feet, (formerly South 89°47'05" West, 1320.02 feet), along the South line of Lots 3 and 6 of Block 7 of Orchard Tract of the Idaho Land Company, to a point on the West line of said NE1/4SE1/4;
Thence North 00°42'46" East, 471.48 feet (formerly North 00°08'35" West, 471.39 feet), along the said West line;
Thence South 89°2l'18" East, 1220.99 feet (formerly North 89°47'00" East, 1320.22 feet), parallel to the North line of said NE¼SE¼ to the POINT OF BEGINNING.

Canyon County, 111 North 11th Avenue, Caldwell, ID 83605
(208) 454 7458 ▪ ZoningInfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov/dsd

May 28, 2024

Exhibit 1p

RE: Parcel Inquiry for R20076 – PI2024-0176

Parcel R20076 is a 41.13-acre parcel, currently zoned as agricultural. It is not in an area of city impact, and has a future land use designation of Agriculture within the Intensive Agriculture Overlay.

The parcel originates from a 1915 subdivision, Apple Valley Land Company. Based on the available information, it appears this is an original parcel*. For a more accurate history of the parcel's originality, you can do a title report.

Due to the right of way dividing your parcel into three distinct sections, each section would be considered original for the purpose of administrative land divisions. If you would like to split your parcel into three sections along the right of ways, that can be done by deed and will not count against your divisions.

Each section would be eligible for one administrative split, with the option for additional splits to create a 5-acre minimum agriculture only parcel. Based on Canyon County Code §07-18-07, your parcel has up to six residential building permits available through the Administrative Land Division process. If you would like to cluster residential homes together, you can do this via a building permit transfer with an application through Development Services.

07-18-07: ADMINISTRATIVE DIVISION IN AGRICULTURAL ZONES:

(1) Purpose: The regulations of this section allow for a division of a parcel in an agricultural zone without being subject to the subdivision regulations as set forth in article 17 of this chapter.

(2) Standards: The proposed division of original parcels created prior to September 6, 1979, shall be allowed in accordance with the following:

Less than 80 acres	1 division (2 residential parcels)
80 to 119 acres	2 divisions (3 residential parcels)
More than 120 acres	3 divisions (4 residential parcels)

Please let me know if you have questions.

Sincerely,

Doug Exton
Associate Planner
doug.exton@canyoncounty.id.gov

*ORIGINAL PARCEL: A parcel of platted or unplatted land as it existed on September 6, 1979 (the effective date of the Zoning Ordinance 79-008), including any property boundary adjustments as defined in this chapter and any reduction in area due to creating a parcel for the exclusive use by Canyon County, a municipality within Canyon County, a local highway district, Idaho Transportation Department, utility company or corporation under the jurisdiction of the Idaho Public Utilities Commission, or other local, State, or Federal agency. (CCZO §07-02-03)

Note: The property research information presented today by the Development Service Department (DSD) is based on the current ordinance and policies, in effect on the date of the summary, and based on your representations and information you have provided about the subject property. This information is valid only at the time of the inquiry and may change when the subject property, ordinances, or policies change. Then information becomes certain, and not subject to change, when DSD accepts an application and fees are paid. Changes to the subject property may invalidate this information.

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R20076 PARCEL INFORMATION REPORT

5/24/2024 9:46:36 AM



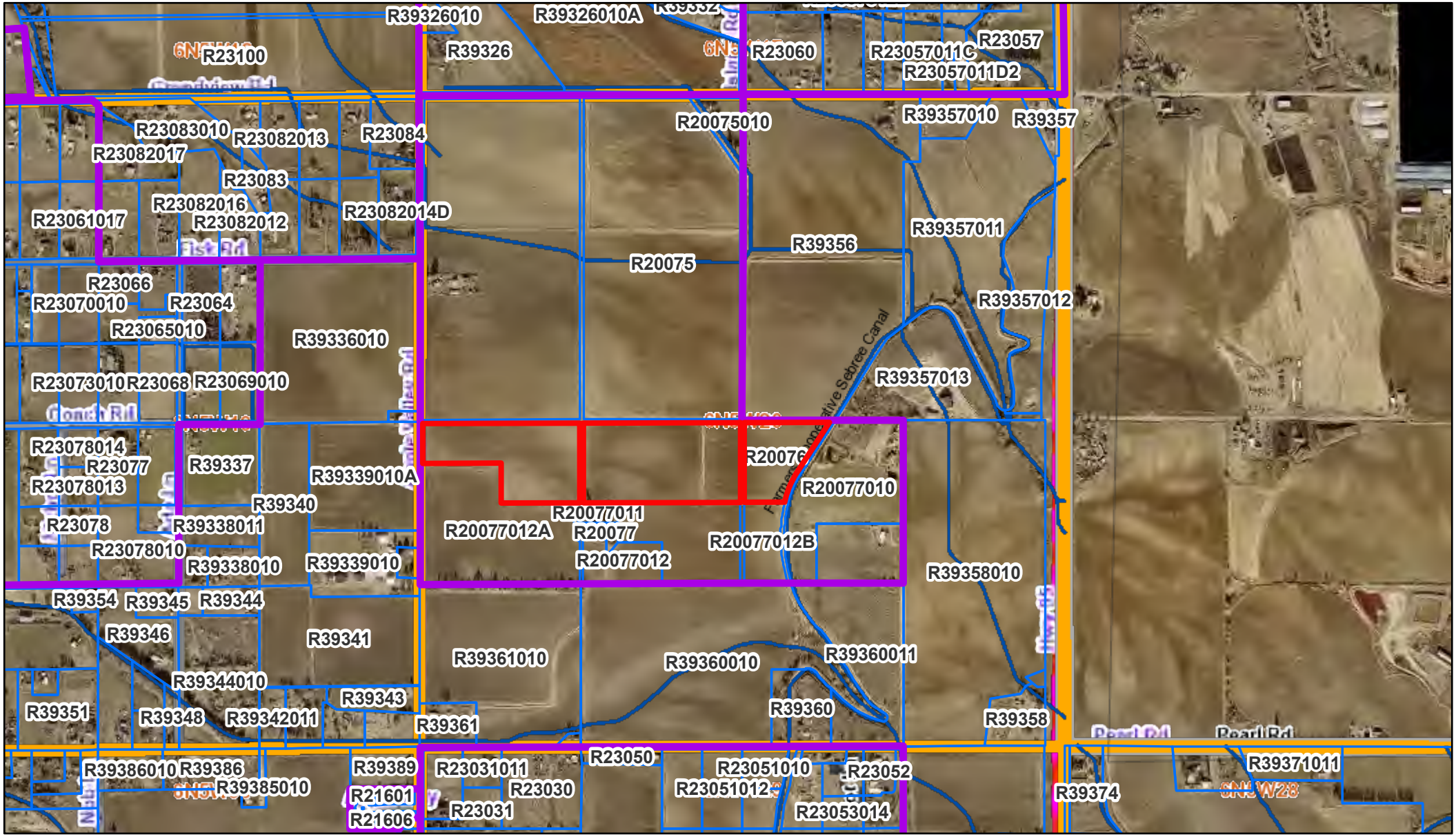
PARCEL NUMBER:	R20076
OWNER NAME:	NELSON KENNETH H
CO-OWNER:	
MAILING ADDRESS:	33493 HWY 95 PARMA ID 83660
SITE ADDRESS:	0 APPLE VALLEY RD
TAX CODE:	0490000
TWP:	6N **RNG:** 5W **SEC:** 20 **QUARTER:** SE
ACRES:	41.13
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	Yes
DRAIN DISTRICT:	DD3
ZONING DESCRIPTION:	AG / AGRICULTURAL
HIGHWAY DISTRICT:	NOTUS-PARMA HWY
FIRE DISTRICT:	PARMA FIRE
SCHOOL DISTRICT:	PARMA SCHOOL DIST
IMPACT AREA:	NOT In Impact Area
FUTURE LAND USE 2011-2022 :	AG
FLU Overlay Zone Desc 2030:	INTENSIVE AGRICULTURE OVERLAY
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	INTENSIVE AGRICULTURE OVERLAY \ AG
IRRIGATION DISTRICT:	BLACK CANYON IRRIGATION DIST \ FARMERS COOPERATIVE DITCH CO
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0075F
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	NO Nitrate Prio
FUNCTIONAL Classification:	Major Collector
INSTRUMENT NO. :	2020071343
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	20-6N-5W SE APPLE VALLEY LAND CO LTS 2 & 3 BLK 10,, LTS 1-4 INC BLK 11,, LTS 1, 2 & 4 BLK 12
PLATTED SUBDIVISION:	APPLE VALLEY LAND CO
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

Canyon County, ID Web Map



5/28/2024, 1:06:25 PM

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Parcel Number Search _Query result

Subdivisions

FEMA FLOOD ZONES

X

Hydro_NHDFlowline

County Boundary

Current Impact Area

City Limits

Sections

CanyonCountyRoads

Hwy

Roads

CC_PrivateRoads

ITDFunctionalClassification

Major Collector

Minor Collector

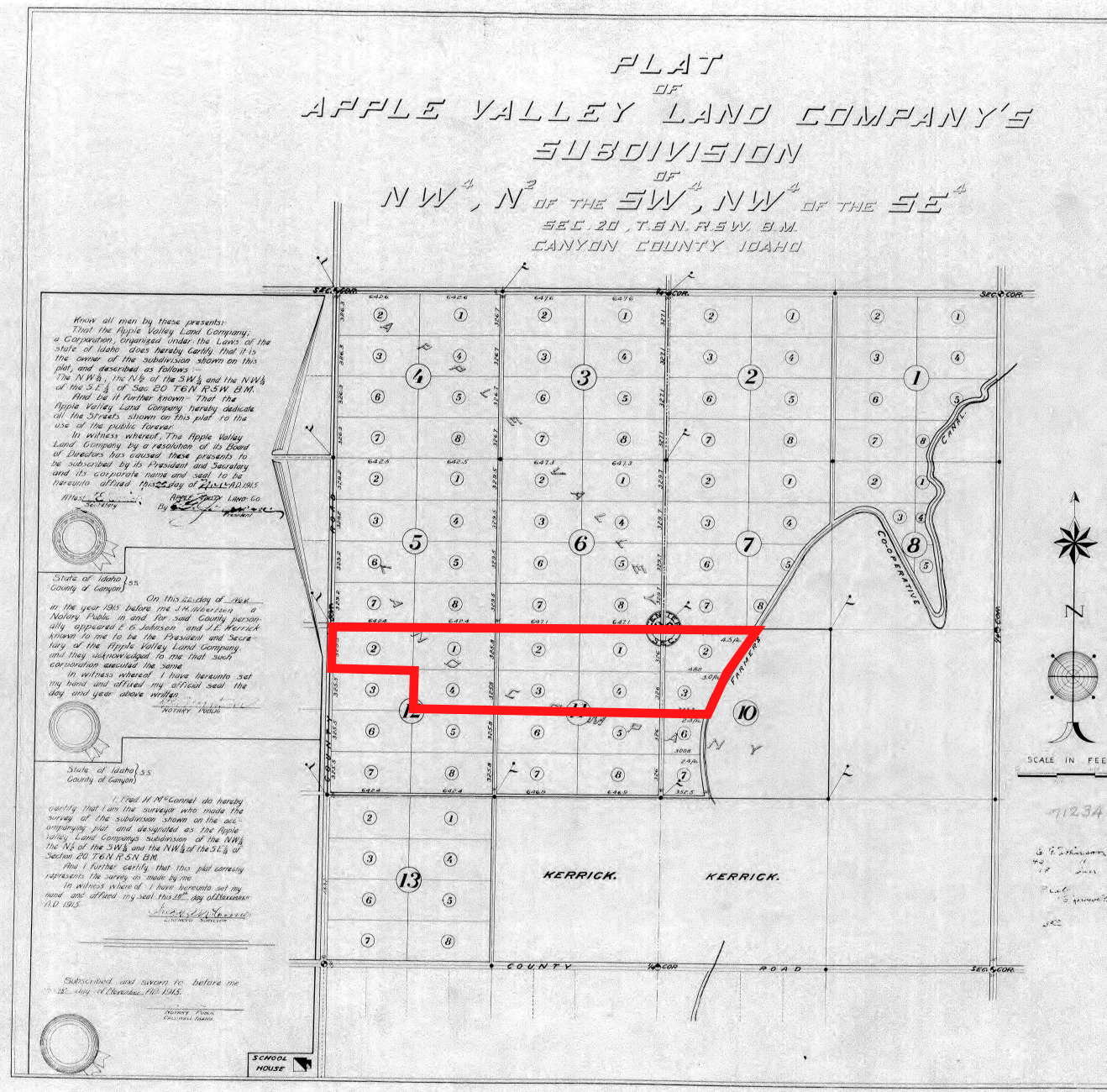
Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Canyon County, ID

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA | Nampa GIS | City of Nampa |

PLAT OF APPLE VALLEY LAND COMPANY'S SUBDIVISION OF NW⁴, N² OF THE SW⁴, NW⁴ OF THE SE⁴

SEC. 20, T 6 N. R 5 W. B.M.
CANYON COUNTY IDAHO



71234

STATE OF IDAHO } ss.
County of Canyon }

I hereby certify that this instrument was filed for record at the request of E. G. Johnson
Jan 18, 1916
at 43 minutes past 11 o'clock A.M. in my office, and duly recorded in book 4 of Plats
at page 12
L. C. Knowlton
~~S. S. FOOTE~~,
Ex Officio Recorder
By ____, Deputy
Fee $ 3.50

CERTIFICATE DEC 31 1960

I hereby Certify that this Duplicate Plat conforms to the Original Plat on file in the Records of Canyon County, Idaho.
M. V. Davenport
Canyon County Surveyor

PLAT OF THE APPLE VALLEY LAND COMPANY'S SUBDIVISION IN SECTION 20, T 6 N, R 5 W BM

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INSTRUMENT NO. 9615960

FILED
9:15 A.M. P.M.
MAY 17 1996
NED J. KERR, CLERK
DEPUTY CLERK

ROBERT L. ALEXANDERSON

ALEXANDERSON, DAVIS,
RAINEY & WHITNEY
Attorneys at Law
110 North Ninth Avenue
Post Office Box 26
Caldwell, ID 83606-0026
Telephone (208) 459-3659

Attorneys for Personal Representative

IN THE DISTRICT COURT OF THE THIRD JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF CANYON

In the Matter of the Estate of ROBERT A. JOHNSON, Deceased.	CASE NO. SP 95-02358 **ORDER APPROVING FINAL ACCOUNT AND TESTACY DETERMINATION AND DECREE OF DISTRIBUTION**

The Petition of Eleanor Louise Johnson for Determination of Testacy and Settlement and Distribution of the above-named estate having come before the Court for hearing, the Court makes the following findings:

1. Eleanor Louise Johnson is the duly appointed, qualified and acting Personal representative of the above-named estate.

2. The Personal Representative has filed an Inventory and appraisement of all property of the estate known to her.

3. Notice to Creditors has been published, and the time for presenting claims that arose prior to the death of the decedent has expired.

4. All debts of the decedent and of the estate and all expenses of administration and all taxes that have attached to or accrued against the estate have been paid.

5. The Personal Representative has filed a Final Account, and the estate is in a

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condition to be closed.

6. Proof of Service of the notice of time for filing objections to the Final Account and Petition for Determination of Testacy and Settlement and Distribution has been filed herein. No objections have been filed.

7. The decedent, ROBERT A. JOHNSON, died testate on the 14th day of October, 1995; and decedent's Will, previously admitted to probate in informal proceedings on the 11th day of December, 1995, was validly executed and is the last Will of the decedent.

8. By the terms of the decedent's Will, the following persons are entitled to distribution of the property remaining in the estate in the following manner:

TO Devisee Eleanor Louise Johnson, Widow, P.O. Box 186, Parma, Idaho 83660, assets set forth in Exhibit "A" attached hereto and made a part hereof; and

TO Eleanor Louise Johnson, Roberta Louise Johnson and Charles E. Johnson, Trustees, P.O. Box 186, Parma, Idaho 83660, assets in excess of the Federal Unified Credit, the identity of such assets designated by the Personal Representative as provided by the Will and set forth in Exhibit "B" attached hereto and made a part hereof.

IT IS HEREBY ORDERED AND DECREED:

1. That the Final Account is allowed and settled.

2. That the decedent died testate, and decedent's Will, previously admitted to probate in informal proceedings on the the 11th day of December, 1995, is the last Will of the decedent.

3. That the Personal Representative is directed to make distribution of the remaining estate property, and any other property of the decedent or the estate not now known or discovered, to the persons and in the manner set forth above, and said property is hereby distributed to said persons.

DATED This 11 day of May, 1996.

JUNEAL C. KERRICK

Magistrate

State of Idaho
County of Canyon
I hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in this office.
DATED

NED J. KERR, Clerk of the District Court and Ex-Officio Recorder

By _____ Deputy

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EXHIBIT "A"
(1)

REAL PROPERTY:

Lot 4, in Block 3, Highland Addition, Parma, Canyon County Idaho, according to the Plat of said Addition filed May 22, 1946 in Book 1 of Plats at Page 21-1/2, in the office of the County Recorder, Canyon County, Idaho.

Together will all water, water rights, ditches and rights-of-way belonging or appertaining to all of said above described lands.

Together with all and singular the tenements, and hereditaments, and appurtneances thereunto belonging or in anywise appertaining.

Lot 4, Block 3 in Northeastern Quarter in Section 9-5-5 and East Half Northeastern Quarter in Section 17-6-5, less Highway.

Together will all water, water rights, ditches and rights-of-way belonging or appertaining to all of said above described lands.

Together with all and singular the tenements, and hereditaments, and appurtneances thereunto belonging or in anywise appertaining.

AN UNDIVIDED ONE-HALF (½) INTEREST IN AND TO:

Block 3, excepting portions of Lots 1 and 4 of Block 3, of Apple Valley Land Company's Subdivision as on file in Book 4 of Plats at Page 12 in the Office of the Recorder of Canyon County, Idaho and is situated in the West Half of Section 20, Township 6 North, Range 5 West of the Boise Meridian and is more particularly described as follows:

COMMENCING at the Northeast corner of said West Half; thence South 89°48'00" West along the North Boundary of Section 20, a distance of 15.00 feet; thence South 0°02'30" West along a line parallel to the East boundary of said West Half which line is also the West boundary of platted Road in said Apple Valley Land Company's subdivision, a distance of 25.00 feet to the TRUE POINT OF BEGINNING: thence continuing South 0°02'30" West along said West boundary, a distance of 592.74 feet; thence North 35°32'30" West, a distance of 726.65 feet; thence North 89°48'00" East along the South boundary of the right-of-way of Grandview Road, a distance of 422.83 feet to the TRUE POINT OF BEGINNING;

Together with all water, water rights, ditches and rights-of-way belonging or appurtenant to all of said above described lands.

Together with all and singular the tenements, and hereditaments, and appurtneances thereunto belonging or in anywise appertaining.

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EXHIBIT "A"
(2)

ALSO

Blocks 4 to 6 inclusive; Lots 2 and 3, Block 10, and North 1/2 of Block 10 lying above the canal of the Farmer's Cooperative Ditch Company; Lots 1 to 4, inclusive, Block 11; lots 1, 2 and 4, Block 12; all being in Apple Valley Land Company subdivision of Section 20, Township 6 North, Range 5 West, Boise Meridian, Canyon County, Idaho, according to the official plat thereof of record and on file in the office of the County Recorder, Canyon County, Idaho;

Together with all water, water rights, ditches and rights-of-way belonging or appurtenant to all of said above described lands.

Together with all and singular the tenements, and hereditaments, and appurtneances thereunto belonging or in anywise appertaining.

ALSO

Lots 1 to 8, inclusive, Block 1; Lots 1 to 8, inclusive, Block 2; Lots 1 to 8, inclusive, Block 5; Lots 1 to 8, inclusive, Block 6; Lots 1 to 8, inclusive, Block 10, all in Idaho Land Company Subdivision of Lot 4 and the Southeast 1/4 of Section 18 in Township 6 North, Range 5 West, Boise Meridian as same appear upon the plat thereof recorded in Book 4 of Plats at Page 19 in the office of the Recorder of Canyon County, Idaho; also Lots 1 and 8 in Block 9 of the Idaho Land Company Subdivision of Lot 3 of Section 18, Township 6 North, Range 5 West, Boise Meridian as same appears upon the plat thereof recorded in Book 4 of Plats at Page 22 in the office of the Recorder of Canyon County, Idaho, together with all water, water rights, ditches and or rights-of-way for ditches, belonging or appurtenant to all said above described land; together with 97-1/2 shares of stock in Farmer's Cooperative Ditch Company.

Together with all and singular the tenements, and hereditaments, and appurtneances thereunto belonging or in anywise appertaining.

ALSO

Blocks A, C, D, and F; Lots 1 to 10 inclusive, Block 5; Lots 1 to 6, inclusive, 9, 12 to 16, inclusive, 21 and 22, Block 5; Block 6; Lots 1, 17, 18 and 19, Block 8; Lots 1 to 4 , inclusive, 6, 7 and 10 to 22, inclusive, Block 14; all in the Town of Apple Valley, Canyon County, Idaho, according to the official plat thereof on file and of record in the office of the County Recorder, Canyon County, Idaho.

Together with all water, water rights, ditches and rights-of-way belonging or appurtenant to all of said above described lands.

Together with all and singular the tenements, and hereditaments, and appurtneances thereunto belonging or in anywise appertaining.

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EXHIBIT "A"
(3)

ALSO

The Northerly 65 feet of the East 1/2 of Lot 8, and the Northerly 65 feet of Lot 7 in Block 28 of the Original Townsite of Parma, as shown on the Plat thereof on file in the office of the County Recorder of Canyon County, Idaho more particularly described as follows to-wit:

Commencing at the Northeasterly Corner of Lot 7, said Block aforesaid, and running thence Southwesterly on and along the Southeasterly line of said Block 7, said Block aforesaid, a distance of 65 feet, thence turn at a right angle Northwesterly and run on a straight line in a Northwesterly direction a distance of 75 feet, thence turn at a right angle Northeasterly and run on a straight line in a Northeasterly direction, a distance of 65 feet to the Northeasterly line of Lot 8, said Block aforesaid, thence turn at a right angle Southeasterly and run in a Southeasterly direction, on and along the Northeasterly lines of Lots 8 and 7, said Block aforesaid, a distance of 75 feet to the point and place of beginning. Said tract of land being in the form of a rectangle 75 feet on one side, and 65 feet on the other side.

:ther with all water, water rights, ditches and rights-of-way belonging or appur-
:t to all of said above described lands.

gether with all and singular the tenements, and hereditaments, and appurtneances thereunto belonging or in anywise appertaining.

Account No. 110004065549, West One Bank, Parma, Idaho
Account No. 0101380297, West One Bank, Parma, Idaho
Account No. 0003603024, West One Bank, Parma, Idaho
Account Number 47528108 with
Continental Investors Services
510-B Allen Street
Kelso, WA 98626-4188

Equities

46 shares in Boise Water Corp. Preferred 5%
2268 shares in Morrison Knudsen Corporation
100 shares in Pinnacle West Capital Corporation

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UNOFFICIAL COPY

EXHIBIT "A"
(4)

Municipal Bonds
Other Securities not in Account

Customer No. 01257415
Defined Asset Funds
Unit Investment Trust,
The Bank of New York
P. O. Box 988 Wall Street Station
New York, New York 102368-0988

One half interest in:

Installment Note dated May 25, 1993 from Kenneth Nelson and Norma I. Nelson to Robert A. Johnson by and through his Attorney in Fact Louise B. Johnson, husband and wife and Charles E. Johnson and Lois H. Johnson husband and wife, secured by a Mortgage dated May 25, 1993 and recorded in the office of the Canyon County, Idaho Recorder Office, Instrument No. 9313219 and held in Escrow No. 15730 Pioneer Title Company, Caldwell, Idaho.

One half interest in:

Installment Note dated October 6, 1993 from Jeffrey Johnson and Edward G. Johnson, Partners of Double J Land and Title Company, to Robert A Johnson by and through his Attorney in Fact Louise B. Johnson, husband and wife secured by a Deed of Trust dated this _____ day of _____, 1993 and recorded in the office of the Canyon County, Idaho Recorder, Instrument No. 9328532 and held in Escrows No.s 1731.0 and 1731.1 Pioneer Title Company, Caldwell, Idaho.

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EXHIBIT "B"

Equities
420 shares in Boise Cascade Corporation
1164 shares in HJ Heinz Company
425 shares in Idaho Power Company
28 shares in Idaho Power Company Preferred Stock
100 shares in Portland General Corporation

Municipal Bonds

Canyon County School District No. 131
M'Call Idaho Water, Rev
M'Call Idaho Water, Rev
Valley County Jail
Guam Government Ser A
Idaho State Water Reserve Board
Puerto Rico Commonwealth
Nez Perce County Idaho Rev
City of New York
Idaho Health Facility
Princeton Indiana PCR
Intermountain Power
Farmington New Mexico PCR
Power County Idaho
Chelan County Washington
Idaho Student Loan
Idaho Hsg Agency
Idaho Hsg Agency

Other Securities not in Account
2650.864 shares Ltd Term Tax Exempt Bond & Fund of America
7858.19 shares Tax Exempt Bond Fund of America
6809.401 shares Lord Abbott

Customer No. 01257415
Defined Assets Fund
Unit Investment Trust,
The Bank of New York
P.O. Box 988 Wall Street Station
New York, New York 102368-0988
West One Bancorp Shares

'96 MAY 17 AM 9 20

CANYON CO. RECORDER

RECORDED

96159 60

REQUEST Robert Hallenbeck
TYPE Probate FEE 21.00

UNOFFICIAL COPY

CODE AREA----------
SCHOOL DISTRICT----
FIRE DISTRICT------
CITY LIMITS--------
FLOOD DISTRICT-----
HIGHWAY DISTRICT---

TOWNSHIP

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

CANYON COUNTY, IDAHO

LEGEND

TOWNSHIP LINES
SECTION LINES
SECTION CORNER
CITY LIMITS
PARCEL BOUNDARY
SUBDIVISION BOUNDARY
ARBITRARY SUBDIVISION Nº 3
ARBITRARY BLOCK Nº (2)
ARBITRARY PARCEL Nº 0300
ADJACENT PARCEL TIE LINE
RAILROADS
U.S. HIGHWAYS (8)
STATE HIGHWAYS 42
INTERSTATE HIGHWAYS (5)
COUNTRY ROADS (C)

0486 [1] APPLE VALLEY LAND COMPANY SUB (PT)
See also ~~06N05W20 1~~, 06N05W20 2, 06N05W20 4

SCALE: 1 inch = 100 feet
0 1 2 3

Date 11-3-81	AR
Revision Date	

CR 1/4
APPLE VALLEY RD.
PEARL RD.
19 20
30 29
10A
10B
R39361
6000
R39360
6600
6590
R39362
11
642.4'
646.9'
325.8'
104.68'
103.00'
214.00'
108.92'

06N05W20 -3

Parcel No. - Ownership - Recording -

PARCEL	SUB.	BLK	LOT	GRANTOR	GRANTEE	REMARKS	ACCT. NO.	Inst.	DATE	INST. NO.

Parcel No. - Ownership - Recording -

PARCEL	SUB.	BLK	LOT	GRANTOR	GRANTEE	REMARKS	ACCT. NO.	Inst.	DATE	INST. NO.
	0486	10A	—	Robert A. & Charles E. Johnson			20076			
	0486	10B	—	Willie L. Davis Jr. '73			20077			

PARCEL	SUB.	BLK	LOT	GRANTOR	GRANTEE	REMARKS	ACCT. NO.	Inst.	DATE	INST. NO.
000				Ken Y. Ohmi & Hisako T. (H/W) '70	(H/W) Kleen-O-Matic	Deeds	39361	WD	09-19-78	9118634
590				Israel M. Reyes Jr. et ux		1 x 1	39362			

PARCEL	SUB.	BLK	LOT	GRANTOR	GRANTEE	REMARKS	ACCT. NO.	Inst.	DATE	INST. NO.
6600				Walter Timms (Jr) '54 -	—	NOTE NOTE	39360			

CODE AREA----------
SCHOOL DISTRICT-----
FIRE DISTRICT---------
CITY LIMITS----------
FLOOD DISTRICT-------
HIGHWAY DISTRICT----

TOWNSHIP

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

CANYON COUNTY, IDAHO

LEGEND

TOWNSHIP LINES
SECTION LINES
SECTION CORNER
CITY LIMITS
PARCEL BOUNDARY
SUBDIVISION BOUNDARY
ARBITRARY SUBDIVISION Nº 3
ARBITRARY BLOCK Nº 2
ARBITRARY PARCEL Nº 0300
ADJACENT PARCEL TIE LINE
RAILROADS
U.S. HIGHWAYS 8
STATE HIGHWAYS 42
INTERSTATE HIGHWAYS 5
COUNTRY ROADS C

0486 1 APPLE VALLEY LAND COMPANY SUB (PT)
See also ~~06N05W20 1~~, 06N05W20 3, 06N05W20 4

SCALE: 1 inch = 100 feet
0 1 2 3

Date 11-2-81	AR
Revision Date	

CR 11/4
S. 2
700.4'
2
R20076
10A
488.0'
3
333.3'
6
R20077
10.80
300.8'
7
352.5'
C A N A L
C O - O P
A R M E R I S
R20079-010--0
(31.63 ac.)
10
10 C
1
R39358
7200
R39360
6600
R39359 9000
T 2
301.19'
181.99'
181.35'
PEARL RD.
HWY 95-20-26
9102411 (22-8-16)
9102411 (22-8-16)
28' 25'
28' 25'
20
29 28

08N03W20 -2

Parcel No. - Ownership - Recording -

PARCEL	SUB.	BLK	LOT	GRANTOR	GRANTEE	REMARKS	ACCT. NO.	Inst.	DATE	INST. NO.
	6486	10A		Robert A + Charles E. Johnson			20076			
	6486	10B		Willie L. Davis dwl'78			20077			

PARCEL	SUB.	BLK	LOT	GRANTOR	GRANTEE	REMARKS	ACCT. NO.	Inst.	DATE	INST. NO.
6600				Walter Timms, Jr. '58		ONE NOTE	37360			

Parcel No. - Ownership - Recording -

PARCEL	SUB.	BLK	LOT	GRANTOR	GRANTEE	REMARKS	ACCT. NO.	Inst.	DATE	INST. NO.
7200				(Marie J. Marostica '77)	Angelo L. Marostica, Jr	Split to Hwy note #4418792 (6-8-84)	39358	Pol	(1987-88) 1-11-83	9862811

PARCEL	SUB.	BLK	LOT	GRANTOR	GRANTEE	REMARKS	ACCT. NO.	Inst.	DATE	INST. NO.
9000				(Angelo L. Marostica '78)	(Canyon County)	Tx 2	39357	Pol	(1987-88) 6-7-82	9869174
9000				(Canyon County)	Angelo L. Marostica	Split to Hwy note	39359	Pol	(1987-88) 2-6-41	9109356

Exhibit 1q

ORIGINAL PARCEL: A platted subdivision lot or unplatted parcel of land as described in the deed or instrument of conveyance as it existed on September 6, 1979 (the effective date of the Zoning Ordinance 79-009), including any property boundary adjustments as defined in this chapter and any reduction in area due to creating a parcel for the exclusive use by Canyon County, a municipality within Canyon County, a local highway district, Idaho Transportation Department, utility company or corporation under jurisdiction of the Idaho Public Utilities Commission, or other local, State, or Federal agency.

PARCEL: A tract of land described by metes and bounds, chains, rods, aliquot parts, government lots or lot and block as described in the deed or instrument of conveyance of record. Each individual lot, aliquot part, government lot or metes and bounds tract as individually described is a parcel. If an aliquot part description can be combined but isn't on the description, then each aliquot part is an original parcel. Parcel boundaries, as used in this Title, may or may not coincide with parcel boundaries as assigned by the Canyon County Assessor.

Boise Meridian, Idaho.

T. 5 N., R. 3 W.,

Sec. 10, S½NE¼, NW¼SE¼.

Exhibit 1r

INSTRUMENT NO 779633

Exhibit 1s

WARRANTY DEED

FOR VALUE RECEIVED, IMPERIAL-YUMA PRODUCTION CREDIT ASSOCIATION, a corporation duly organized and existing under and by virtue of the laws of the United States of America, as authorized by The Farm Credit Act of 1933, 12 U.S.C., sec. 1131, the grantor, does hereby grant, bargain, sell and convey unto JOHN A. VAN WYK, a married man dealing with his sole and separate property, the grantee, the following described premises situated in the County of Canyon, State of Idaho, and more particularly described, to wit:

TRACT I:

Section 15: Southwest Quarter; the Southwest Quarter of the Northwest Quarter and that part of the Southwest Quarter of the Southeast Quarter lying West of the existing county road.

Section 21: That portion of the North one-half and the Southeast Quarter lying East of the Snake River. That portion of Lot 2, described as follows:

BEGINNING at the center of said Section 21, which point is also the Northeast corner of said Lot 2;

thence South along the East boundary line of said Lot 2 a distance of 1320 feet to the Southeast corner thereof;

thence West a distance of 400 feet to a point on the South boundary thereof;

thence North 27 degrees 56 minutes West a distance of 1494 feet to a point on the North boundary line of said Lot 2;

thence East a distance of 1100 feet, more or less, to the Point of Beginning.

Section 22: The West Half; and that portion of the East Half of said Section 22 lying Westerly to the line hereinafter described.

Section 23: That portion of the West Half of the Southwest Quarter lying Westerly of line hereinafter described.

Section 26: That portion of the North Half of the Northwest Quarter and of the Southeast Quarter of the Northeast Quarter and of the Northeast Quarter of the Southeast Quarter lying Westerly of the line hereinafter described, and Lots 3 and 4 in said Section 26.

Section 27: The North Half of the Northwest Quarter; the Northwest Quarter of the Northeast Quarter; and Lots 1 and 2 in said Section 27.

Section 28: The Northeast Quarter of the Northeast Quarter.

TRACT 2:

All of Section 16.

TRACT 3:

Section 17: The Northeast Quarter of the Northeast Quarter.

Section 26: That portion of the Southwest Quarter of the Northeast Quarter and the South Half of the Northwest Quarter lying Westerly of the line hereinafter described.

Section 27: The East Half of the Northeast Quarter.

ALL TRACTS HEREIN DESCRIBED IN TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO.

The Line hereinabove referred to is described as follows:

BEGINNING at the Quarter Section corner common to Sections 15 and 22, Township 1 South, Range 2 West Boise Meridian going,

thence East a distance of 482 feet to the Westerly right of way line of the oiled County Road, the True Point of Beginning;

thence South 25 degrees 30 minutes East a distance of 417 feet along the Westerly right of way line of said road to a point;

thence South 54 degrees 40 minutes East a distance of 1,074 feet along the Southwesterly right of way line of said road to a point;

thence South 83 degrees 10 minutes East a distance of 86 feet along the Southwesterly right of way line of said road to a point;

thence North 74 degrees 20 minutes East a distance of 167.6 feet along the Southerly right of way line of said road to a point;

thence South 31 degrees 55 minutes East a distance of 700 feet to the top of the ridge East of Thomason Lake, also known as Jensen Lake;

thence South 17 degrees 30 minutes East a distance of 2,405.3 feet along the ridge top to a point on the Westerly line of the Nampa-Murphy Branch of the Oregon Shortline Railroad right of way, said point being on a curve;

thence along the curve on said railroad right of way, said curve being 5 degrees left having a central angle of 75 degrees 39 minutes and tangents of 839.9 feet length of curve 1513 feet to a point on a tangent;

thence South 56 degrees 32 minutes East a distance of 3968.8 feet to a point on a curve;

thence along the curve 2 degrees 00 minutes right, having a central angle of 16 degrees 37 minutes length 830.8 feet and tangent 418.4 feet;

thence South 36 degrees 54 minutes East a distance of 2251.4 feet to a point on a curve;

thence along 4 degrees 00 minutes curve right, having a central angle of 4 degrees 00 minutes a distance of 100 feet;

thence along 8 degrees 00 minutes curve right, having a central angle of 61 degrees 30 minutes a distance of 770.4 feet;

thence along 4 degrees 00 minutes curve right, having a central angle of 4 degrees 00 minutes a distance of 100 feet to a point;

thence South 30 degrees 00 minutes West a distance of 278.9 feet to the banks of the Snake River.

Together with the following:

1. All water, water rights, ditches and rights of way for ditches appurtenant to or in anywise appertaining to said property, including, but not limited to:

(a) Water License No. 19773, providing 2.48 second feet of water for use on the tracts therein described, issued to Rex S. Jensen on February 9, 1956 and recorded February 13, 1956 in Book 37 of Miscellaneous at page 257, records of Canyon County, Idaho;

(b) Water License No. 19774, providing 1.4 second feet of water for use on the tracts therein described, issued to Roxy Jensen on February 9, 1956, and recorded February 13, 1956 in Book 37 of Miscellaneous at page 258, Canyon County, Idaho;

(c) Water License No. 20585, providing 1.8 second feet of water for use on the tracts therein described, issued to Crystal R. Jensen and assigned to Rex S. Jensen on October 5, 1959 and recorded October 5, 1959 in Book 11 of Licenses at page 6769, in the Office of the Idaho State Reclamation Engineer, Boise, Idaho, to the extent of 1.76 second feet;

(d) Water License No. G-26657, providing 3.70 second feet of water for use on the tracts therein described, issued to Crystal R. Evans and Edward T. Evans on June 27, 1962, and recorded on June 27, 1962 in Book 12 of Licenses at page 7314, in the Office of the Idaho State Reclamation Engineer, Boise, Idaho;

(e) Water License No. G-24421, providing 5.0 second feet of water for use on the tracts therein described, issued to Dean J. James and assigned to Rex S. Jensen on September 11, 1959, and recorded on September 11, 1959 in Book 11 of Licenses at page 6755 in the Office of the Idaho State Reclamation Engineer, Boise, Idaho;

(f) Water License No. 19773, providing 3.92 second feet of water for use on the tracts therein described, issued to Rex S. Jensen on November 2, 1954, and recorded December 8, 1954, in Book 35 of Miscellaneous at page 372, records of Canyon County, Idaho;

(g) Water License No. 19774, providing 2.6 second feet of water for use on the tracts therein described, issued to Roxy Jensen November 2, 1954, and recorded December 8, 1954, in Book 35 of Miscellaneous at page 373, records of Canyon County, Idaho;

(h) All rights of the party of the first part under those certain agreements as follows: Agreement dated November 12, 1946, as supplemented by agreement dated December 15, 1947, between Boise-Kuna Irrigation District and Roxy C. Jensen, and recorded March 12, 1948, in Book 16 of Bonds and Agreements, at page 552, records of Canyon County, Idaho; and agreements dated November 12, 1946 and supplemented by agreement dated December 15, 1947, between Boise-Kuna Irrigation District and Rex S. Jensen, and re-

corded March 12, 1948 in Book 16-of Bonds and Agreements, at page 549, records of Canyon County, Idaho;

(i) An easement for the right on the part of the party of the second part, to the continued use of drainage ditches and channels as the same now exist and which extend from said Thomason Lake to the Snake River over and across intervening lands for the purpose of transporting overflow water from said Thomason Lake to the Snake River, and such easement and right insofar as the same is appurtenant to or affects intervening lands which other parties own as of the date hereof and which are not included in the property hereinabove described and conveyed shall be and constitute covenants running with such intervening lands for the benefit of the property hereinabove described and conveyed;

(j) All right of the party of the first part in and to that certain right-of-way for an electric pumping plant and pipe line as the same are now constructed and in use upon and across the SW 1/4 NE 1/4 of Section 22, T. 1 S., R. 2 W., B.M., in Canyon County, Idaho, and the right of ingress and egress to the same and every part thereof for the operation, maintenance and repair of said pumping plant and pipe line as provided for in that certain Right-of-Way Deed dated December 9, 1955 executed by Dean J. James and Marion L. James, husband and wife, in favor of the said Rex S. Jensen and Roxy C. Jensen, husband and wife, and recorded on December 22, 1955 in Book 241 of Deeds at page 16, records of Canyon County, Idaho;

(k) An easement of ingress and egress over and across Section 14, T. 1 S., R. 2 W., B.M., in Canyon County, Idaho, to and from the existing check box located in said section and used for the purpose of controlling the draining and flooding of said Thomason Lake;

Subject, however, to the following:

(a) Taxes and assessments from and after the 1st day of April, 1971;

(b) All rights and reservations contained in patents from the United States of America and from the State of Idaho affecting the property hereinabove described;

(c) All recorded or visible easements and rights-of-way as the same now exist over and across the property hereinabove described for roads, public highways, ditches, pipe lines, pole lines and public utilities;

(d) All obligations imposed upon party of the first part by the agreements referred to in subparagraphs (1) (b) above, which obligations the party of the second part agrees to assume, observe, keep and perform.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all estate, right, title and interest in and to the said property as well in law as in equity, of the said party of the first part.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Grantee, his heirs and assigns forever. And the said Grantor does, hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises; that said premises are free from all encumbrances, and that it will warrant and defend the same from all lawful claims whatsoever.

DATED: This 6th day of April, 1971.

IMPERIAL-YUMA PRODUCTION CREDIT ASSOCIATION

By Ralph L. Chaffee
Title: General Manager/Secretary-Treasurer

ATTEST:

William A. Brandenberg
Title: Vice President

STATE OF CALIFORNIA)
: ss.
County of Imperial)

On this 6th day of April, 1971, before me, the undersigned, a Notary Public in and for said State, personally appeared Ralph L. Chaffee and William A. Brandenberg known to me to be the Secretary-Treasurer and Vice President, respectively, of IMPERIAL-YUMA PRODUCTION CREDIT ASSOCIATION, the corporation that executed the foregoing instrument, or the persons who executed same on behalf of said corporation, and acknowledged tome that said corporation 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.

Gladys S. Hunt
Notary Public for California
Residing at: El Centro, California
My commission expires: December 8, 1974

OFFICIAL SEAL
GLADYS S. HUNT
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
IMPERIAL COUNTY
My Commission Expires Dec. 8, 1974

FILED
7796 33
Jul 27 10 23 AM '76
WALTER FRY
COUNTY RECORDER
RECORDED
AT REQUEST OF
Miller, Weston & Municliff
IN
OF
Deeds
FEE 5.00

Imperial-Yuma Production Credit Association
to
Van Wyk, John A.
Deed

Received Book 1116 Page 22.

EXHIBIT 2

Additional Documents

-

Board of County Commissioners

Case# AD2025-0020-APL

Hearing dated: September 15, 2026

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Exhibit A

Exhibit 2a

Parcel I:

That part of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section 7, lying Southwest of the right-of-way of the Oregon Short Line Railroad Company;

All of the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) and

BEGINNING at the Northeast corner of Lot 1: thence West along the North boundary line of said Lot 1
a distance of 425 feet; thence meandering

South 44° 0' East 302 feet; thence
South 31° 30' East 112 feet, and

South 71° 45' East 165 feet to a point in the East boundary line of said Lot 1; thence North 368 feet along said East boundary line to POINT OF BEGINNING, all being in Section 7;

That part of the Southwest Quarter of the Southwest Quarter (SW/14SW1/4) of Section 8 lying Southwest of the right-of-way of the Oregon Short Line Railroad Company and West of a line beginning at a point on the South boundary line of said Section 8, 2,118 feet West of the Quarter corner on the South boundary line of said Section 8 and running thence

North 9° 35' East to the right-of-way of the Oregon Short Line Railroad Company;

All that part of Lot 4 of Section 17 lying West of a line beginning at a point on the North boundary line of said Section 17, 2,118 feet West of the Quarter corner on the North line of said Section 17 and running thence

South 9° 35' West to a point in the Southerly boundary line of said Lot 4;

All of Lot 5 in Section 17;

BEGINNING at the Northeast corner of Lot 1 in Section 18; thence West along the North boundary line of said Lot 1 (being along the South boundary line of the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of aforesaid Section 7) to the extended West boundary line of the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of Section 7; thence South along the extended West boundary line of the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of said Section 7 to a point in the South boundary line of Lot 1 in said Section 18; thence in an Easterly and Northerly direction along the Southerly boundary line of Lot 1 of said Section 18 to a point in the East boundary line of Lot 1 in said Section 18; thence North along said East line to the POINT OF BEGINNING;

All of Lot 2 of Section 18 EXCEPTING THEREFROM, Beginning at the Southwest corner of Lot 2; thence

North 0° 40' 20" East along the West boundary line of said Lot 2 a distance of 780 feet to the present Southwesterly bank of the Boise River; thence along the Southwesterly bank

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South 44° 22' 40" East a distance of 175 feet; thence

South 35° 49' 40" East a distance of 220 feet; thence

South 23° 05' East a distance of 235 feet; thence

South 12° 25' East a distance of 115 feet; thence

South 6° 36' 20" East a distance of 147.60 feet to a point in the South boundary line of said Lot 2; thence

South 89° 48' 40" West along said South boundary line 394.15 feet to the POINT OF BEGINNING;

All being in Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho.

Parcel II:

Lot 3 in Section 17, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and The Northeast Quarter of the Northwest Quarter, Section 17, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho.

Except that portion conveyed to GLADYS C. BRAUN by Deed recorded October 17, 2002 as Instrument No. 200249060, described as follows:

A parcel of land being a portion of the Northeast Quarter of the Northwest Quarter of Section 17, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northeast corner of said Northeast Quarter of the Northwest Quarter of Section 17, (North 1/4 corner), said corner monumented with a found 1 inch diameter iron bar; thence

North 89° 40' 09" West a distance of 561.20 feet along the Northerly boundary of said Northeast Quarter of the Northwest Quarter to a point on the Southwesterly right of way boundary of the Union Pacific Rail Road Company, said point being the POINT OF BEGINNING and is monumented with a set 5/8 inch diameter iron pin; thence leaving the Southwesterly right of way of said Union Pacific Rail Road Company and leaving the Northerly boundary of said Northeast Quarter of the Northwest Quarter,

South 1° 16' 55" West a distance of 31.87 feet parallel with the Easterly boundary of said Northeast Quarter of the Northwest Quarter to a point on the centerline of an existing gravel road, said point monumented with a set 5/8 inch diameter iron pin; thence along the centerline of said existing gravel road the following courses and distances: thence

North 80° 29' 18" West a distance of 66.46 feet to a set 5/8 inch diameter iron pin; thence

South 89° 33' 06" West a distance of 691.25 feet to a point on the Westerly boundary of said Northeast Quarter of the Northwest Quarter said point monumented with a set 5/8 inch diameter iron pin; thence leaving said centerline of said gravel road and along the Westerly boundary of said Northeast Quarter of the Northwest Quarter, North 1° 19' 42" East a distance of 30.66 feet to the Northwest corner of said Northeast Quarter of the Northwest Quarter, (West 1/16 corner common to Sections 8 and 17), said corner monumented with a set 5/8 inch diameter

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iron pin; thence

South 89° 40' 09" East a distance of 756.80 feet along the Northerly boundary of said Northeast Quarter of the Northwest Quarter to the POINT OF BEGINNING.

Parcel III:

A parcel of land being the Easterly 20.00 feet of Government Lot 4 of Section 17, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows: COMMENCING at the Northeast corner of the Northeast Quarter of the Northwest Quarter of said Section 17, (North 1/4 corner), said corner monumented with a found 1 inch diameter iron bar; thence

North 89° 40' 09" West, a distance of 1,318.00 feet along the Northerly boundary of said Northeast Quarter of the Northwest Quarter to the Northeast corner of said Government Lot 4, said corner monumented with a set 5/8 inch diameter iron pin; thence

South 1° 19' 42" West, a distance of 30.66 feet along the Easterly boundary of said Government Lot 4 to a point on the centerline of an existing gravel road, said point being the POINT OF BEGINNING and is monumented with a set 5/8 inch diameter iron pin; thence leaving said centerline of said gravel road and continuing along the Easterly boundary of said Government Lot 4, South 1° 19' 42" West, a distance of 1,489.15 feet to a point on the "Ordinary High Water Line" of the Northerly bank of the Boise River, said point monumented with a set 5/8 inch diameter iron pin; thence

North 44° 28' 01" West, a distance of 27.89 feet along said Ordinary High Water Line to a set 5/8 inch diameter iron pin; thence

North 1° 19' 42" East, a distance of 1,469.08 feet parallel with the Easterly boundary of said Government Lot 4 to a point on the centerline of said existing gravel road, said point monumented with a set 5/8 inch diameter iron pin; thence

North 89° 33' 06" East, a distance of 20.00 feet along centerline of said existing gravel road to the POINT OF BEGINNING.

Parcel IV:

That portion of Government Lots 6 and 7 of Section 17, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, State of Idaho, lying Northerly of the South Fork of the Boise River and That portion of the Northeast Quarter of the Southeast Quarter of Section 18, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, State of Idaho lying Northeasterly of the South Fork of the Boise River.

Parcel V:

A parcel of land being a portion of Parcel 2 as shown on that certain Record of Survey for Paul Braun recorded as Instrument No. 200239160 in the Office of the Recorder of Canyon County, Idaho, located in the Southwest Quarter of Section 8, and in a portion of Government Lot 4 of Section 17, and in a portion of the Northeast Quarter of the Northwest Quarter of Section 17 all located in Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

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COMMENCING at the Southeast corner of said Southeast Quarter of the Southwest Quarter of Section 8, (South Quarter corner), said corner monumented with a found 1-inch diameter iron bar; thence

North 89° 40' 09" West, a distance of 561.20 feet along the Southerly boundary of said Southeast Quarter of the Southwest Quarter to a point on the Southwesterly right-of-way boundary of the Union Pacific Railroad Company, said point being the POINT OF BEGINNING and is monumented with a 5/8-inch diameter iron pin; thence leaving the Southwesterly right-of-way of said Union Pacific Railroad Company and leaving the Southerly boundary of said Southeast Quarter of the Southwest Quarter,

South 1° 16' 55" West, a distance of 31.87 feet parallel with the Easterly boundary of the Northeast Quarter of the Northwest Quarter of said Section 17 to a point on the centerline of an existing gravel road, said point monumented with a 5/8-inch diameter iron pin; thence along the centerline of said existing gravel road the following courses and distances: thence North 80° 29' 18" West, a distance of 66.46 feet to a 5/8-inch diameter iron pin; thence

South 89° 33' 06" West, a distance of 728.24 feet to a 5/8-inch diameter iron pin; thence

North 59° 59' 17" West, a distance of 62.93 feet to a point on the Northerly boundary of said Government Lot 4; thence leaving the Northerly boundary of said Government Lot 4 and continuing along the centerline of said existing gravel road

North 59° 59' 17" West, a distance of 296.26 feet to a 5/8-inch diameter iron pin; thence continuing along the centerline of said existing gravel road,

North 50° 26' 00" West, a distance of 140.00 feet to a 5/8 inch diameter iron pin; thence continuing along the centerline of said existing gravel road,

North 34° 09' 47" East, a distance of 184.34 feet to a 5/8 inch iron diameter iron pin; thence

North 73° 22' 54" East, a distance of 376.58 feet to a point on the Southwesterly right-of-way boundary of the Union Pacific Railroad Company, said point monumented with a 5/8 inch diameter iron pin; thence along the Southwesterly right-of-way of said Union Pacific Railroad Company,

South 56° 08' 43" East, a distance of 902.00 feet to the POINT OF BEGINNING.

Parcel VI

A parcel of land being a portion of Parcel 2 as shown on that certain Record of Survey for Paul Braun recorded as Instrument No. 200239160 in the Office of the Recorder of Canyon County, Idaho, located in the Southwest Quarter of Section 8,Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Southeast corner of said Southeast Quarter of the Southwest Quarter of Section 8, (South 1/4 corner), said corner monumented with a found 1-inch diameter iron bar; thence

North 89° 40' 09" West, a distance of 561.20 feet along the Southerly boundary of said Southeast Quarter of the Southwest Quarter to a point on the Southwesterly right-of-way boundary of the Union Pacific Railroad Company, said point is monumented with a found 5/8-inch diameter iron pin; thence leaving the Southwesterly right-of-way of said Union Pacific Railroad Company and leaving the Southerly boundary of said Southeast Quarter of the Southwest Quarter,

South 1° 16' 55" West, a distance of 31.87 feet parallel with the Easterly boundary of the

Northeast Quarter of the Northwest Quarter of said Section 17 to a point on the centerline of an existing gravel road, said point monumented with a found 5/8-inch diameter iron pin; thence along the centerline of said existing gravel road the following courses and distances: thence

North 80° 29' 18" West, a distance of 66.46 feet to a found 5/8-inch diameter iron pin; thence

South 89° 33' 06" West, a distance of 728.24 feet to a found 5/8-inch diameter iron pin; thence

North 59° 59' 17" West, a distance of 62.93 feet to a point on the Northerly boundary of said Government Lot 4; thence leaving the Northerly boundary of said Government Lot 4 and continuing along the centerline of said existing gravel road

North 59° 59' 17" West, a distance of 296.26 feet to a found 5/8-inch diameter iron pin; thence continuing along the centerline of said existing gravel road,

North 50° 26' 00" West, a distance of 140.00 feet to the POINT OF BEGINNING, said point monumented with a 5/8 inch diameter iron pin; thence continuing along the centerline of said existing gravel road,

North 50° 26' 00" West, a distance of 336.36 feet to a point on the Westerly boundary of that certain Warranty Deed recorded as Instrument No. 950926 in the Office of the Recorder, Canyon County, Idaho, said point monumented with a found 5/8 inch diameter iron pin; thence leaving the centerline of said existing gravel road,

North 10° 38' 11" East, a distance of 480.22 feet along the Westerly boundary of said Warranty Deed to a point on the Southwesterly right-of-way boundary of the Union Pacific Railroad Company, said point monumented with a found 5/8 inch diameter iron pin; thence leaving said Westerly boundary and along the Northeasterly boundary of said Warranty Deed, said boundary also being the Southwesterly right-of-way of said Union Pacific Railroad Company,

South 56° 08' 43" East, a distance of 764.67 feet to a 5/8 inch diameter iron pin; thence leaving

the Southwesterly right-of-way of said Union Pacific Railroad Company, South 73° 22' 54" West a distance of 376.58 feet to a 5/8 inch diameter iron pin; thence South 34° 09' 47" West, a distance of 184.34 feet to the POINT OF BEGINNING.

Parcel VII

A parcel of land being a portion of the Southwest Quarter Southwest Quarter of Section 8, and a portion of Government Lot 4 of Section 17, all located in Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northeast corner of the Northeast Quarter Northwest Quarter of said Section 17, (North 1/4 corner), said corner monumented with a found 1 inch diameter iron bar; thence

North 89° 40' 09" West, a distance of 1,318.00 feet along the Northerly boundary of said Northeast Quarter Northwest Quarter to the Northeast corner of said Government Lot 4, said corner monumented with a set 5/8 inch diameter pin; thence

South 1° 19' 42" West, a distance of 30.66 feet along the Easterly boundary of said Government Lot 4 to a point on the centerline of an existing gravel road, said point monumented with a set 5/8 inch diameter iron pin; thence

South 89° 33' 06" West, a distance of 20.00 feet along centerline of said existing gravel

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road to the POINT OF BEGINNING, said point monumented with a set 5/8 inch diameter iron pin; thence

South 1° 19' 42" West, a distance of 1,469.08 feet parallel with the Easterly boundary of said Government Lot 4 to a point on the Northerly "Ordinary High Water Line" of the Boise River, said point monumented with a set 5/8 inch diameter iron pin; thence along the Northerly "Ordinary High Water Line" the following courses and distances; thence

North 44° 28' 01" West, a distance of 277.54 feet to a set 5/8 inch diameter iron pin; thence North 50° 19' 43" West, a distance of 177.46 feet to a set 5/8 inch diameter iron pin; thence North 32° 52' 44" West, a distance of 132.20 feet to a set 5/8 inch diameter iron pin; thence North 38° 26' 08" West, a distance of 122.64 feet to a set 5/8 inch diameter iron pin; thence North 59° 22' 48" West, a distance of 48.03 feet to a set 5/8 inch diameter iron pin; thence North 38° 45' 39" West, a distance of 335.61 feet to a set 5/8 inch diameter iron pin; thence North 48° 40' 45" West, a distance of 68.59 feet to a set 5/8 inch diameter iron pin; thence North 57° 48' 22" West, a distance of 90.99 feet to a set 5/8 inch diameter iron pin; thence

leaving the Northerly "Ordinary High Water Line",

North 10° 38' 11" East, a distance of 616.34 feet to a point on the Northerly boundary of said Government Lot 4, said point lies North 89° 40' 09" West, a distance of 2,118.00 feet from the Northeast corner of said Northeast Quarter Northwest Quarter of Section 17, (North 1/4 corner), and is monumented with a set 5/8 inch diameter iron pin; thence leaving the Northerly boundary of said Government Lot 4 and continuing North 10° 38' 11" East, a distance of 455.35 feet to a point on the centerline of an existing gravel road, said point monumented with a set 5/8 inch diameter iron pin; thence along the centerline of said existing gravel road the following courses and distances: thence

South 50° 26' 00" East, a distance of 476.36 feet to a set 5/8 inch diameter iron pin; thence South 59° 59' 17" East, a distance of 359.18 feet to a set 5/8 inch diameter iron pin; thence North 89° 33' 06" East, a distance of 16.98 feet to the POINT OF BEGINNING.

Exhibit B

1. General taxes for the year 2006, which are a lien on the Real Property, but are not yet due and payable.

2. Taxes and assessments, if any, on water rights for irrigation and drainage, the lands not being in any regularly organized irrigation district.

3. Power Line Easement as granted to IDAHO-OREGON LIGHT AND POWER COMPANY, a corporation, by instrument recorded December 20, 1912 as Instrument No. 49798, records of Canyon County, Idaho.

4. Power Line Easement as granted to IDAHO-OREGON LIGHT AND POWER COMPANY, a corporation, by instrument recorded May 29, 1913 as Instrument No. 53052, records of Canyon County, Idaho.

5. Power Line Easement as granted to IDAHO POWER COMPANY, a corporation, by instrument recorded November 17, 1939 as Instrument No. 246138, records of Canyon County, Idaho.

6. Power Line Easement as granted to IDAHO POWER COMPANY, a corporation, by instrument recorded November 17, 1939 as Instrument No. 246139, records of Canyon County, Idaho.

7. Power Line Easement as granted to IDAHO POWER COMPANY, a corporation, by instrument recorded October 19, 1951 as Instrument No. 381654, records of Canyon County, Idaho.

8. Power Line Easement as granted to IDAHO POWER COMPANY, a corporation, by instrument recorded October 19, 1951 as Instrument No. 381659, records of Canyon County, Idaho.

9. Power Line Easement as granted to IDAHO POWER COMPANY, a corporation, by instrument recorded October 19, 1951 as Instrument No. 381660, records of Canyon County, Idaho.

10. Power Line Easement as granted to IDAHO POWER COMPANY, a corporation, by instrument recorded July 5, 1957 as Instrument No. 445813, records of Canyon County, Idaho.

11. Agreement between Elmer G. Klahr and Olive Klahr; parties of the first part and Harvey d. Lord, party of the second part, dated March 13, 1959 and recorded April 9, 1959 as Instrument No. 470050.

12. Easement as granted to THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY by instrument recorded December 5, 1984 as Instrument No. 8428737, records of Canyon County, Idaho.

13. Grant of Easements and Declaration of Restrictive Covenants recorded October 17, 2002 as Instrument No. 200249061, records of Canyon County, Idaho.

14. Rights of way for irrigation and drainage ditches and canals and roads, including, on Look Road along the East line of Parcel II and Oregon Short Line Railroad Company Right of Way through the Northeast corner of the Northeast Quarter of the Northwest Quarter of Parcel II and along the North boundary of Parcel 1.

15. Any claim arising from the difference in the mean high water line of the Boise River and the meander line as shown by the Government survey.

16. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded September 14,2004, as Instrument No. 200451327 and 200451328.

17. The effect of "State of Idaho disclaimer of interest No. 198, recorded September 20, 2005 as Instrument No. 200559311.

18. The effect of "Disclaimer of interest to the State of Idaho from Look Lane LLC, recorded September 20, 2005 as Instrument No. 200559312.

19. State of Idaho Acquired Easement No. 709, recorded September 20, 2005 as Instrument No. 200559313.

20. Liens and Assessments of Siebenberg Co-Operative Ditch Company.

21. Liens and assessments of Flood Control District No. 11.

22. Power Line Easement as granted to IDAHO POWER COMPANY, a corporation, by instrument recorded December 20, 1912 as Instrument No. 49806, records of Canyon County, Idaho.

23. Power Line Easement as granted to IDAHO POWER COMPANY, a corporation, by instrument recorded May 29, 1913 as Instrument No. 53052, records of Canyon County, Idaho.

24. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded May 14, 2003 as Instrument No. 200328825.

25. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded August 26, 2002, as Instrument No. 200239160 and October 17, 2002 as Instrument No. 200249061.

26. Farm Lease between Look Lane, LLC and Tad Dowen and Dick Bickandi, dated April 26, 2005, which terminates December 31, 2006.

27. Month to month tenancy between Look Lane, LLC and Marlin Maddox for a residential property on Real Property.

A INSTRUMENT NO. 2004270741

PC58050

WARRANTY DEED

Exhibit 2b

FOR VALUE RECEIVED **Carolyn A. Weir, who acquired title as Carolyn A. Fish, a married woman, as her sole and separate property**

the Grantor, does hereby grant, bargain, sell and convey unto **Marie Mess, an unmarried woman**

the Grantee, whose address is **1513 Fairview Avenue, Caldwell, ID, 83605**

the following described premises, to-wit:

North Half of Lot 8, Block 3, all of Lot 9, Block 3, ARLINGTON ADDITION TO CALDWELL, Canyon County, Idaho, according to the plat filed in Book 2 of Plats, Page 19, records of said County.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, her heirs and assigns forever. And the said Grantor do hereby covenant to and with the said Grantee, that she is the owner in fee simple of said premises; that said premises are free from all encumbrances; except for general taxes and assessments for the year 2004 and subsequent years, covenants, conditions, restrictions and easements of record; and that she will warrant and defend the same from all lawful claims whatsoever.

DATED: May 19, 2004

Carolyn A. Weir

Carolyn A. Weir

STATE OF IDAHO

COUNTY OF CANYON

On this 19th day of May in the year 2004, before me, a Notary Public, personally appeared Carolyn A. Weir known or identified to me to be the person whose name subscribed to the within instrument, and acknowledged to me that she executed the same.

VICKI KINSBERGER NOTARY PUBLIC STATE OF IDAHO

Notary Public
Residing at Caldwell, ID
My Commission Expires 12/2/2004

RECORDED
2004 MAY 20 PM 1 21
NOEL HALES
CANYON CNTY RECORDER
By

2004270741

PIONEER TITLE COMPANY
OF CANYON COUNTY
100 10TH AVE SOUTH
NAMPA, IDAHO 83651
610 SOUTH KIMBALL
CALDWELL, ID 83605

PIONEER-CALDWELL
REQUEST
TYPE Deed FEE 3.00

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

2021-003084
RECORDED
01/14/2021 11:33 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=1 PBRIDGES $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 751423 TK/GC

WARRANTY DEED

For Value Received **Amber N. Miller, an unmarried woman**

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

Roger Yadon and Kimberly Yadon, husband and wife

hereinafter referred to as Grantee, whose current address is 1515 Ellis Avenue Caldwell, ID 83605

The following described premises, to-wit:

Lot 9 and the South 1/2 of 10, Block 11, Arlington Addition to Caldwell, according to the plat thereof, filed in Book 2 of Plats at page(s) 19, records of Canyon County, Idaho.

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: January 12, 2021

Amber N. Miller

State of Idaho, County of Canyon

This record was acknowledged before me on 1-14-2021 by Amber N. Miller

Signature of notary public
Commission Expires: 2/3/2022

TAMMY KRATZBERG
COMMISSION #18555
NOTARY PUBLIC
STATE OF IDAHO

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20061851 JB/DB

INSTRUMENT NO. 20068101?

B

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WARRANTY DEED

FOR VALUE RECEIVED, the Grantor, **LOOK LANE LLC,** an Idaho limited liability company, does hereby grant, bargain, sell and convey unto **STAKER & PARSON COMPANIES,** a Utah Corporation, the Grantee, whose address is: 2350 South 1900 West, Ogden, UT 84401, P.O. Box 3429, Ogden, UT 84409-1429, that certain real property situate in Canyon County, State of Idaho, more particularly described on ***Exhibit "A"*** attached hereto and incorporated herein by reference and subject to the matters set forth on ***Exhibit "B"***.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Grantee, its successors and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee that it is the owner in fee simple of said premises; that the premises are free from all encumbrances, except as set forth Exhibit B, and that it will warrant and defend the same from all lawful claims whatsoever except for the encumbrances set forth Exhibit B and as disclaimed in Section 1.6 of that certain Agreement of Purchase and Sale of Assets dated of even date herewith entered into by and between Staker & Parson Companies, a Utah corporation, doing business as Idaho Concrete Company, as Buyer, and Look Lane LLC, an Idaho limited liability company, Lucinda, LLC, an Idaho limited liability company, and Junction Six Limited Partnership, an Idaho limited partnership.

[*Signature Page Follows*]

RECORDED
2006 OCT 5 PM 4 33
CANYON COUNTY RECORDER
BY

PIONEER-CALDWELL
REQUEST
FEE 30.00

20068101?

DATED this 5th day of October, 2006.

LOOK LANE, LLC
An Idaho Limited Liability Company

LUCINDA, LLC,
Member, designated representative
JERRY W. COX

JUNCTION SIX LIMITED PARTNERSHIP,
Member, designated representative
JOSEPH L. KUEBLER

STATE OF IDAHO)
: ss.
County of Ada)

On this 5th day of October, 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared **JERRY W. COX**, known or identified to me to be the member of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company 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 on the day and year in this certificate first above written.

NOTARY PUBLIC — JANET L. BLOSCH — STATE OF IDAHO

Notary Public in and for the State of Idaho,
residing at Boise, Idaho therein.
My Commission Expires: 3-17-2011

STATE OF IDAHO)
: ss.
County of Ada)

On this 5th day of October, 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared **JOSEPH L. KUEBLER**, known or identified to me to be the manager or a member of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company 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 on the day and year in this certificate first above written.

NOTARY PUBLIC — JANET L. BLOSCH — STATE OF IDAHO

Notary Public in and for the State of Idaho,
residing at Boise, Idaho therein.
My Commission Expires: 3-17-2011

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CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
1115 Albany Street • Caldwell, Idaho • 83605 • Phone (208) 454-7458
Fax: (208) 454-6633 www.canyoncounty.org/dsd

2007017299

Exhibit 2c

DECISION ADMINISTRATIVE LAND DIVISION
Canyon County Code of Ordinances
07-10-19(8)A, B, C, D

2007 DEC 12 PM 2 35

Property Owner/Applicant: ***Interstate Truck & Equipment***

ASSESSOR ACCOUNTS: **R38499 including Tax 4, R38501 Tax 3, R38501-010, R38502 including Tax 5 and Tax 5A**

RECORDER

REQUEST TYPE MISC FEE 63=

ADMINISTRATIVE LAND DIVISION APPLIED FOR:

- ☒ MORE THAN 40 ACRES (8)(A)
- ☒ LESS THAN 40 ACRES (8)(B)
- ☒ Relocation of Building Permits (8)(D)

☒ Also includes adjustment of original lot line(s) (not more than 80'). Described as Parcel 7 on the attached R.O.S.

LS2007-5 – R38499
The application was to divide approximately 45 acres into 2 parcels described as follows:

PARCEL 1 (Described as Parcel 1 on attached R.O.S): 3.95 acres
PARCEL 2 (Described as Parcel 12 on attached R.O.S): 41.298 acres

LS2006-245 – R30027
The application was to divide approximately 46.8 acres into 2 parcels described as follows:

PARCEL 1 (Described as Parcel 8 on attached R.O.S): 2.39 acres
PARCEL 2 (Described as Parcel 10 on attached R.O.S): 79.42 acres *(with a building envelope along the northern boundary line)*

Note: The increased acreage from 46.8 to the balance of parcel 10 consisting of 79.42 acres is due to a Relocation of Building Permits as provided by CCZO 05-002: 07-10-19 (8) D. See LS2007-1

LS2007-8-R38502
The application was to divide approximately 16 acres into 2 parcels described as follows;

PARCEL 1 (Described as Parcel 4 on attached R.O.S.): 3.01 acres
PARCEL 2 (Described as Parcel 11 on attached R.O.S.): 28.671 *(with a building envelope along the northern boundary, west of Parcel 4 with 60' of road frontage between Parcels 4 & 5)*

Note: The increased acreage from 16 acres to the balance of parcel 11 consisting of 28.671 acres is due to a Relocation of Building Permits as provided by CCZO 05-002: 07-10-19 (8) D. See LS2007-9

LS2007-7 – R38499 Tax 4
This approval will relocate the available building permit from R38499 Tax 4, in the Southwest Quarter, to a portion of R38499 along Lon Davis Road

PARCEL 1(Described as Parcel 2 on the attached R.O.S.): 3.97 acres

The balance of R38499 Tax 4 in the Southwest Quarter is combined with the acreage of Parcel 12.

LS2007-9 - R38502 Tax 5

This approval will administratively split R38502 Tax 5, shown in the Southeast Quarter on the Record of Survey, and relocate the two available building permits to a portion of R38502 Tax 5A along Lon Davis Road.

PARCEL 1(Described as Parcel 5 on the attached R.O.S.): 3.01 acres
PARCEL 2(Described as Parcel 6 on the attached R.O.S.): 2.24 acres

The balance of R38502 Tax 5 south of the drain is not eligible for a building permit without first obtaining land use approval from the government entity having land use jurisdiction, and has been combined with the acreage of Parcel 11.

LS2007-1 – R38501Tax 3

This approval will administratively split R38501 Tax 3, the Southwest Quarter approximately 30 acres along Hwy 20/26 on the Record of Survey, and relocate the two available building permits. One will be relocated to a portion of R38501-010 along the Northwest boundary, and one will be relocated to R38499, along Lon Davis Road

PARCEL 1(Described as Parcel 9 on the attached R.O.S.): 2.17 acres
PARCEL 2(Described as Parcel 3 on the attached R.O.S.): 3.60 acres

The balance of R38501 Tax 3 in the Southwest Quarter approximately 30 acres along Hwy 20/26 is not eligible for a building permit without first obtaining land use approval from the government entity having land use jurisdiction, and has been combined with the acreage of Parcel 10

The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.

The application documents, including the meets and bounds description(s) and, if applicable, the record of survey and/or perpetual easement(s) for ingress/egress evidence the land division tentatively approved. Therefore, the administrative land division is hereby approved. Idaho Right To Farm Act (Idaho Code § 22-4503) applies to this land division decision.

Leon K. Jensen — 12 Mar 07

Director / Staff — Date

State of Idaho)
SS
County of Canyon County)

On this 12th day of March of 2007, personally appeared before me, Connie L. Aebischer, and satisfactorily proved to me to be the signer of the above instrument by the oath of Leon K. Jensen, a competent and credible witness for that purpose, by me duly sworn, and that he(she) executed the same.

CONNIE LOU AEBISCHER NOTARY PUBLIC STATE OF IDAHO

Notary: Connie L. Aebischer

My Commission Expires: April 5, 2011

RECORD OF SURVEY

A PORTION OF THE NE1/4 AND THE SE1/4 OF SECTION 28,
TOWNSHIP 5 NORTH, RANGE 4 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO

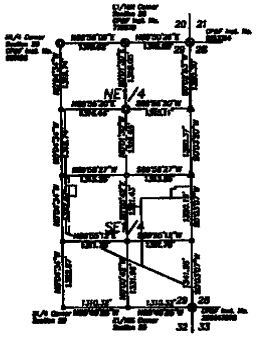
CURVE TABLE

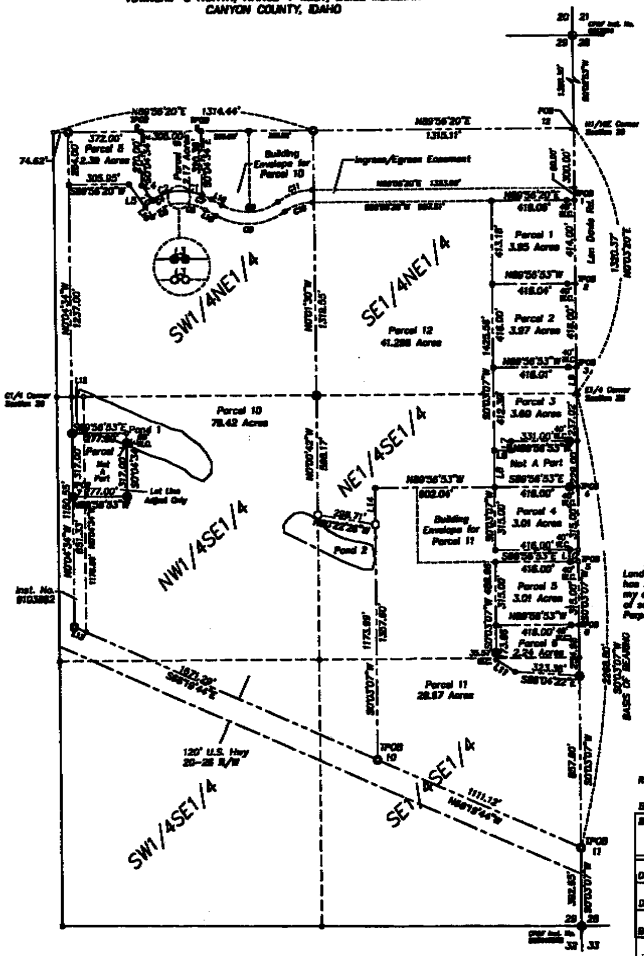
NO	RADIUS	DELTA ANGLE	LENGTH	CHORD	CHD. BEARING
C1	300.00'	90°00'00"	471.24'	424.26'	S44°56'20"E
C2	300.00'	90°00'00"	471.24'	424.26'	S45°03'40"W
C3	300.00'	90°00'00"	471.24'	424.26'	N44°56'20"W
C4	300.00'	90°00'00"	471.24'	424.26'	N45°03'40"E
C5	300.00'	90°00'00"	471.24'	424.26'	S44°56'20"E
C6	300.00'	90°00'00"	471.24'	424.26'	S45°03'40"W
C7	300.00'	90°00'00"	471.24'	424.26'	N44°56'20"W
C8	300.00'	90°00'00"	471.24'	424.26'	N45°03'40"E
C9	300.00'	90°00'00"	471.24'	424.26'	S44°56'20"E
C10	300.00'	90°00'00"	471.24'	424.26'	S45°03'40"W
C11	300.00'	90°00'00"	471.24'	424.26'	N44°56'20"W
C12	300.00'	90°00'00"	471.24'	424.26'	N45°03'40"E
C13	300.00'	90°00'00"	471.24'	424.26'	S44°56'20"E
C14	300.00'	90°00'00"	471.24'	424.26'	S45°03'40"W
C15	300.00'	90°00'00"	471.24'	424.26'	N44°56'20"W
C16	300.00'	90°00'00"	471.24'	424.26'	N45°03'40"E

LINE TABLE

NO	BEARING	LENGTH
L1	N89°56'20"E	74.62'
L2	S89°56'20"W	305.95'
L3	S89°56'20"W	305.95'
L4	N89°56'20"E	74.62'
L5	N89°56'20"E	74.62'
L6	S89°56'20"W	305.95'
L7	S89°56'20"W	305.95'
L8	N89°56'20"E	74.62'
L9	N89°56'20"E	74.62'
L10	S89°56'20"W	305.95'
L11	S89°56'20"W	305.95'
L12	N89°56'20"E	74.62'
L13	N89°56'20"E	74.62'
L14	S89°56'20"W	305.95'
L15	S89°56'20"W	305.95'
L16	N89°56'20"E	74.62'

SECTION BREAKDOWN
SCALE: 1" = 750'





LEGEND

- BRASS CAP MONUMENT – FOUND
- 5/8" REBAR – FOUND
- 5/8" x 30" REBAR – SET
- 1/2" REBAR – FOUND
- 1/2" x 24" REBAR – SET
- RAILROAD SPIKE – FOUND
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- W.C. WITNESS CORNER

CERTIFICATION

I, Greg L. Skinner, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1601 through 55-1612.

PROFESSIONAL LAND SURVEYOR 3627 STATE OF IDAHO GREG L. SKINNER

Revision of ROS #200708929

INDEX No. 044-28-5-1-0-00-00

SURVEY FOR: KEVIN ROWLEY

Drawn By: JLS/TJR	Skinner Land Survey Co. Inc.
Date: Mar 1, 2007	
Book:	
Job No. SE2408Rev	

Skinner Land
Survey Co. Inc.
2512 S. Georgia Avenue
Caldwell, Idaho 83605
(208) 454-0933
Fax (208) 454-9492
surveys@skinnerlandsurvey.com

Greg L. Skinner, PLS
Rodney Kahle-Clark, PE

December 14, 2006

Description for
Kevin Rowley
Job No. SE2406

Parcel 9

This parcel consists of a portion of the SW ¼ NE ¼ of Section 29, Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the northeast corner of said SW ¼ NE ¼, a found 5/8 inch diameter rebar;

thence South 89° 56' 20" West along the north boundary of said SW ¼ NE ¼ a distance of 562.82 feet to the **TRUE POINT OF BEGINNING**, a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence South 0° 04' 34" East parallel with the west boundary of said SW ¼ NE ¼ a distance of 320.36 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence Northwesterly 113.88 feet along the arc of a curve to the left having a central angle of 20° 42' 51", a radius of 315.00 feet and a long chord which bears North 79° 42' 15" West a distance of 113.26 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627;

thence South 89° 56' 20" West parallel with the north boundary of said SW ¼ NE ¼ a distance of 5.53 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627;

thence Southwesterly 144.03 feet along the arc of a curve to the left having a central angle 35° 52' 47", a radius of 230.00 feet and a long chord which bears South 71° 59' 56" West a distance of 141.69 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence North 35° 56' 27" West a distance of 90.89 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence North 0° 04' 34" West parallel with the west boundary of said SW ¼ NE ¼ a

PROFESSIONAL LAND SURVEYOR REGISTERED 3627 STATE OF IDAHO GREG L. SKINNER
Dec 14 2006

distance of 270.00 feet to a point on the north boundary of said SW ¼ NE ¼ , a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence North 89° 56' 20" East along said north boundary a distance of 305.00 feet to the **TRUE POINT OF BEGINNING,** containing 2.17 acres, more or less, and being subject to all easements and rights-of-way of record or implied.



Skinner Land Survey Co. Inc.
2512 S. Georgia Avenue
Caldwell, Idaho 83605
(208) 454-0933
Fax (208) 454-9492
surveys@skinnerlandsurvey.com

Greg L. Skinner, PLS
Rodney Kahle-Clark, PE

December 14, 2006

Description for
Kevin Rowley
Job No. SE2406

Parcel 3

This parcel consists of a portion of the SE ¼ NE ¼ and the NE ¼ SE ¼ of Section 29 Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the northeast corner of said SE ¼ NE ¼, a found railroad spike;

thence South 0° 03' 20" West along the east boundary of said SE ¼ NE ¼ a distance of 1190.00 feet to the **TRUE POINT OF BEGINNING**, a point witnessed by a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627 bearing North 89° 56' 53" West a distance of 40.00 feet;

thence continuing South 0° 03' 20" West a distance of 130.37 feet to the northeast corner of said NE ¼ SE ¼ , a found railroad spike;

thence South 0° 03' 07" West along the east boundary of said NE ¼ SE ¼ a distance of 237.02 feet to a point witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped L.S. 3627 bearing North 89° 56' 53" West a distance of 40.00 feet;

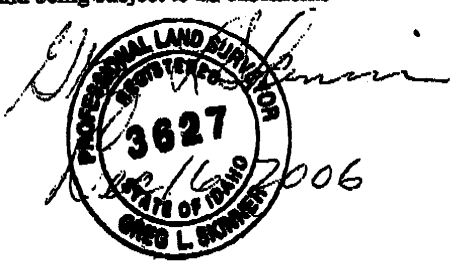
thence North 89° 56' 53" West perpendicular to said east boundary a distance of 331.00 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence South 0° 03' 07" West parallel with said east boundary a distance of 45.00 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence North 89° 56' 53" West perpendicular to said east boundary a distance of 85.00 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence North 0° 03' 07" East a distance of 412.39 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;

thence South 89° 56' 53" East a distance of 416.01 feet to the **TRUE POINT OF BEGINNING**, containing 3.60 acres, more or less, and being subject to all easements and rights-of-way of record or implied.



Applicant Name: KEVIN ROWLEY **Parcel #: R** 38499, 38502, 38501010, 385011,

Site Address/ Legal Description: CORNER of 20/26 and Lou Davis

Agency Name: Notus Parma Highway District #2

OFFICIAL USE ONLY BELOW THIS LINE

LETTER OF ACKNOWLEDGEMENT ACTION:

Received By: _____ Date: _____

Reviewed By: Jon Bastian Date: 12-12-06

Determination and Decision and Order on Application for Letter of Acknowledgement:

☐ **Approval** ☑ **Approval Subject to Conditions** ☐ **Denied**

Approval Conditions, if any, are herein set forth:

Approaches will be required to meet or exceed current highway standards.

[If approval is herein granted, a final order of approval must be issued by Canyon County within six months from the date of this final action or this approval terminates and is no longer valid.]

Basis for action:

Dated: 12-12-06 Signed Earl V. Bastian
Authorized Representative

Notice of final action: Please note than unless an appeal of this decision is filed with the Secretary of the District, within fourteen (14) days of date of service, this is a final action. Appeals will be heard by the Board of Commissioners of this District at an open meeting, as scheduled by the Commissioners of this District.

Copy of completed form transmitted to Canyon County Development Services

on _____ (date) Received By: _____

(Copy retained by District in official files and copy to Applicant)

Applicant Name: KEVIN ROWLEY Parcel #: R 38499, 38502, 38501010, 38580H
Site Address/ Legal Description: CORNER of 20/26 and Lou DAVIS
Agency Name: Parma Fire Dist

OFFICIAL USE ONLY BELOW THIS LINE

LETTER OF ACKNOWLEDGEMENT ACTION:

Received By: [signature] Date: 12-18-06
Reviewed By: _____ Date: _____

Determination and Decision and Order on Application for Letter of Acknowledgement:

☒ Approval ☒ Approval Subject to Conditions ☐ Denied

Approval Conditions, if any, are herein set forth:
all homes must be built with Fire access in accord w/ IFC.

[If approval is herein granted, a final order of approval must be issued by Canyon County within six months from the date of this final action or this approval terminates and is no longer valid.]

Basis for action:

Dated: 12-18-06 Signed [signature] Authorized Representative

Notice of final action: Please note than unless an appeal of this decision is filed with the Secretary of the District, within fourteen (14) days of date of service, this is a final action. Appeals will be heard by the Board of Commissioners of this District at an open meeting, as scheduled by the Commissioners of this District.

Copy of completed form transmitted to Canyon County Development Services

on _____ (date) Received By: _____

(Copy retained by District in official files and copy to Applicant)

October 16, 2006

Description for
Kevin Rowley
Job No. SE2406

60' Wide Ingress/Egress Easement

This parcel consists of a portion of the NE ¼ of Section 29, Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the northeast corner of the SE ¼ NE ¼, a found railroad spike;

thence South 0° 03' 20" West along the east boundary of said SE ¼ NE ¼ a distance of 300.00 feet to the **TRUE POINT OF BEGINNGING**;

thence continuing South 0° 03' 20" West a distance of 60.00 feet;

thence South 89° 56' 20" West parallel with the north boundary of said SE ¼ NE ¼ a distance of 1323.57 feet;

thence Southwesterly 150.36 feet along the arc of a curve to the left having a central angle of 35° 53' 44", a radius of 240.00 feet and a long chord which bears South 71° 59' 28" West a distance of 147.91 feet to a point of reverse curve;

thence Southwesterly 365.67 feet along the arc of a curve to the right having a central angle of 65° 45' 33", a radius of 318.61 feet and a long chord which bears South 86° 55' 22" West a distance of 345.93 feet;

thence North 60° 11' 51" West a distance of 59.09 feet;

thence Northwesterly 119.88 feet along the arc of a curve to the left having a central angle of 29° 51' 49", a radius of 230.00 feet and a long chord which bears North 75° 07' 46" West a distance of 118.53 feet;

thence South 89° 56' 20" West a distance of 5.53 feet;

thence Southwesterly 157.21 feet along the arc of a curve to the left having a central angle of 52° 59' 03", a radius of 170.00 feet and a long chord which bears South 63° 26' 49" West a distance of 151.67 feet;

thence North 35° 56' 27" West a distance of 62.02 feet;

thence Northeasterly 194.43 feet along the arc of a curve to the right having a central angle of 48° 26' 08", a radius of 230.00 feet and a long chord which bears North 65° 43' 16" East a distance of 188.69 feet;

thence North 89° 56' 20" East a distance of 5.53 feet;

thence Southeasterly 151.15 feet along the arc of a curve to the right having a central angle 29° 51' 49", a radius of 290.00 feet and a long chord which bears South 75° 07' 46" East a distance of 149.45 feet;

thence South 60° 11' 51" East a distance of 59.09 feet;

thence Northeasterly 296.81 feet along the arc of a curve to the left having a central angle 65° 45' 33", a radius of 258.61 feet and a long chord which bears North 86° 55' 22" East a distance of 280.79 feet to a point of reverse curve;

thence Northeasterly 187.95 feet along the arc of a curve to the right having a central angle of 35° 53' 44", a radius of 300.00 feet and a long chord which bears North 71° 59' 28" East a distance of 184.89 feet

thence North 89° 56' 20" East a distance of 1323.69 feet to the **TRUE POINT OF BEGINNING,** and being subject to all easements and rights-of-way of record or implied.

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
1115 Albany Street • Caldwell, Idaho • 83605 • Phone (208) 454-7458
Fax: (208) 454-6633 • www.canyoncounty.org/dsd

NOTICE OF DECISION

Date: February 7, 2007

Re: Case Name: Interstate Truck & Equipment
Case Numbers: LS2007-1, LS2007-7, LS2007-9

Dear Property Owners,

On January 5, 2007 an application for an Administrative Land Division with a relocation of building permits (Canyon County Zoning Ordinance 05-005, 07-10-19 (8)(D)) was accepted by our office. Section (8)(D)3 allows the designated representative to "evaluate each application on an individual basis and shall exercise discretion in determining whether or not to approve such an application with consideration given to each of the following requirements:"

(A) The originating and destination parcels must be contiguous. "Contiguous" means touching at a point or along a boundary, including parcels divided by railroad, public right of way, canal, ditch, river, or stream; and

- *DETERMINATION: Parcels R38499, R38501, R38501-010, R38502 are all contiguous having common boundary lines.*

(B) The same person or entity must have one hundred percent (100%) ownership interest in both the originating parcel(s) and the destination parcel. "Originating parcel" means the parcel from which the residential building permit is removed; "destination parcel" is the parcel to which the residential building permit is moved; and

- *DETERMINATION: Interstate Truck & Equipment does maintain 100% ownership interest in all the originating and destination parcels.*

(C) The originating parcel(s) must be eligible for an administrative land division under this subsection (8) or have a building permit available; and

- *DETERMINATION: LS2007-7/ R38499 (Tax 4) has a date of 8/12/1957 in the old plat books, making it an original lot with a building permit available on it. LS2007-1 / R38501 (Tax 3) has a date of 1973 in the old plat books, making it an original lot and therefore available for an administrative land division that will create two (2) available building permits. LS2007-9 / R38502 (Tax 5) has a date of 1956 in the old plat books, making it an original lot and therefore available for an administrative land division that will create two (2) available building permits.*

(D) The relocation uses the originating parcel(s) administrative land division/building permit and no other administrative land division is available for it; and

- *DETERMINATION: LS2007-7 This will use the originating parcel, R38499's, available building permit and relocate it along Lon Davis Road. Thus, no building permit will be available on that originating parcel. LS2007-1 The originating parcel R38501(Tax 3) will relocate both available building permits to separate destination parcels, one building permit to parcel R38501-010 along the north boundary, and one to parcel R38499 along Lon Davis Road. Thus no building permits will be available on that originating parcel. LS2007-9 The originating parcel R38502 (Tax 5) will relocate both available building permits to R38502 (Tax 5A) along Lon Davis Road. Thus no building permits will be available on the originating parcel.*

(E) The relocation must demonstrate at least **one** (1) of the following:

(i.)Conservation of productive farm ground. "Conservation of productive farm ground" means to not remove from farm production any property which has a continuous annual history of crop production for the five (5) years preceding the date of the application; or

- *DETERMINATION: N/A*

(ii) Promotion of effective or efficient farming. If the applicant demonstrates that the relocation would create a more cost effective or efficient method of farming the originating parcel(s) or make them more viable for the production of crops;

- *DETERMINATION: N/A*

(iii) Clustering of structures; or

- *DETERMINATION: All the available building permits will be clustered along Lon Davis Road and along the northeast corner of R38501-010 thus preserving the majority of the land for farming.*

(iv) Nonviable farm ground; see subsection (8) C of this section.

- *DETERMINATION: N/A*

(F) Deliberate action to withhold productive farm ground from production strictly in order to qualify for administrative relocation of building permits pursuant to this subsection shall disqualify such farm ground from treatment under this subsection.

- *DETERMINATION: The applicant has not taken deliberate action to withhold productive farm ground from production.*

Please be advised that the Canyon County Development Services Department has APPROVED the application submitted for an administrative lot split and relocation of building permits pursuant to Canyon County Code of Ordinances 05-002 (07-10-19 (8) D)

Any affected person, defined by Idaho Code 67-6521, who is aggrieved by the decision approving the administrative lot splits, may file a written notice of appeal with the Director of Development Services Department within fifteen (15) calendar days from the date of the decision. The decision was made on February 7, 2006. A notice of appeal must state the date, the affected person's name, and the specific objections to the decision.

No later than the second regularly scheduled Commission meeting following the filing of the notice of appeal, the Director will present to the Planning and Zoning Commission any notice of appeal received. At the first regularly scheduled meeting following presentation of the notice of appeal, the Commission will review the Development Services Department decision and the notice of appeal.

At a public hearing, the Commission may approve the decision, in which case it becomes final, or may decide to formally hear the application as a conditional use permit. If the Commission determines to hear the application as a conditional use permit, the person filing the notice of appeal shall pay the filing fee, then the application will be rescheduled and all public-hearing notice and procedure requirements of Articles 3 and 4 of Chapter 7, Canyon County Code of Ordinances will be followed.

A copy of the Development Services Department administrative lot split decision, and associated information, may be reviewed at the Development Services Department office between 8:00 a.m. and 4:00 p.m., weekdays, except holidays. When inquiring about this request please refer to the case name and number shown at the top of this notice.

Sincerely,

Leon K. Jensen
Director
liensen@canyoncounty.org
phone: 208-454-7458

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
1115 Albany Street • Caldwell, Idaho • 83605 • Phone (208) 454-7458
Fax: (208) 454-6633 • www.canyoncounty.org/dsd

NOTICE OF DECISION

Date: February 7, 2007

Re: Case Name: Interstate Truck & Equipment
Case Numbers: LS2007-1, LS2007-7, LS2007-9

Dear Interstate Truck & Equipment,

On January 5, 2007 an application for an Administrative Land Division with a relocation of building permits (Canyon County Zoning Ordinance 05-005, 07-10-19 (8)(D)) was accepted by our office. Section (8)(D)3 allows the designated representative to "evaluate each application on an individual basis and shall exercise discretion in determining whether or not to approve such an application with consideration given to each of the following requirements:"

(A) The originating and destination parcels must be contiguous. "Contiguous" means touching at a point or along a boundary, including parcels divided by railroad, public right of way, canal, ditch, river, or stream; and

- *DETERMINATION: Parcels R38499, R38501, R38501-010, R38502 are all contiguous having common boundary lines.*

(B) The same person or entity must have one hundred percent (100%) ownership interest in both the originating parcel(s) and the destination parcel. "Originating parcel" means the parcel from which the residential building permit is removed; "destination parcel" is the parcel to which the residential building permit is moved; and

- *DETERMINATION: Interstate Truck & Equipment does maintain 100% ownership interest in all the originating and destination parcels.*

(C) The originating parcel(s) must be eligible for an administrative land division under this subsection (8) or have a building permit available; and

- *DETERMINATION: LS2007-7/ R38499 (Tax 4) has a date of 8/12/1957 in the old plat books, making it an original lot with a building permit available on it. LS2007-1 / R38501 (Tax 3) has a date of 1973 in the old plat books, making it an original lot and therefore available for an administrative land division that will create two (2) available building permits. LS2007-9 / R38502 (Tax 5) has a date of 1956 in the old plat books, making it an original lot and therefore available for an administrative land division that will create two (2) available building permits.*

(D) The relocation uses the originating parcel(s) administrative land division/building permit and no other administrative land division is available for it; and

- *DETERMINATION: LS2007-7 This will use the originating parcel, R38499's, available building permit and relocate it along Lon Davis Road. Thus, no building permit will be available on that originating parcel. LS2007-1 The originating parcel R38501(Tax 3) will relocate both available building permits to separate destination parcels, one building permit to parcel R38501-010 along the north boundary, and one to parcel R38499 along Lon Davis Road. Thus no building permits will be available on that originating parcel. LS2007-9 The originating parcel R38502 (Tax 5) will relocate both available building permits to R38502 (Tax 5A) along Lon Davis Road. Thus no building permits will be available on the originating parcel.*

(E) The relocation must demonstrate at least **one** (1) of the following:

(i.)Conservation of productive farm ground. "Conservation of productive farm ground" means to not remove from farm production any property which has a continuous annual history of crop production for the five (5) years preceding the date of the application; or

- *DETERMINATION: N/A*

(ii) Promotion of effective or efficient farming. If the applicant demonstrates that the relocation would create a more cost effective or efficient method of farming the originating parcel(s) or make them more viable for the production of crops;

- *DETERMINATION: N/A*

(iii) Clustering of structures; or

- *DETERMINATION: All the available building permits will be clustered along Lon Davis Road and along the northeast corner of R38501-010 thus preserving the majority of the land for farming.*

(iv) Nonviable farm ground; see subsection (8) C of this section.

- *DETERMINATION: N/A*

(F) Deliberate action to withhold productive farm ground from production strictly in order to qualify for administrative relocation of building permits pursuant to this subsection shall disqualify such farm ground from treatment under this subsection.

- *DETERMINATION: The applicant has not taken deliberate action to withhold productive farm ground from production.*

Please be advised that the Canyon County Development Services Department has APPROVED the application submitted for an administrative lot split and relocation of building permits pursuant to Canyon County Code of Ordinances 05-002 (07-10-19 (8) D)

Any affected person, defined by Idaho Code 67-6521, who is aggrieved by the decision approving the administrative lot splits, may file a written notice of appeal with the Director of Development Services Department within fifteen (15) calendar days from the date of the decision. The decision was made on February 7, 2006. A notice of appeal must state the date, the affected person's name, and the specific objections to the decision.

No later than the second regularly scheduled Commission meeting following the filing of the notice of appeal, the Director will present to the Planning and Zoning Commission any notice of appeal received. At the first regularly scheduled meeting following presentation of the notice of appeal, the Commission will review the Development Services Department decision and the notice of appeal.

At a public hearing, the Commission may approve the decision, in which case it becomes final, or may decide to formally hear the application as a conditional use permit. If the Commission determines to hear the application as a conditional use permit, the person filing the notice of appeal shall pay the filing fee, then the application will be rescheduled and all public-hearing notice and procedure requirements of Articles 3 and 4 of Chapter 7, Canyon County Code of Ordinances will be followed.

A copy of the Development Services Department administrative lot split decision, and associated information, may be reviewed at the Development Services Department office between 8:00 a.m. and 4:00 p.m., weekdays, except holidays. When inquiring about this request please refer to the case name and number shown at the top of this notice.

Sincerely,

Leon K. Jensen
Director
ljensen@canyoncounty.org
phone: 208-454-7458

015-514 CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
1115 Albany Street • Caldwell, Idaho • 83605 • Phone (208) 454-7458
Fax: (208) 454-6633 www.canyoncounty.org/dsd

NOTICE OF APPLICATION

Date: January 16, 2007

Re: Case Name: Interstate Truck & Equipment
Case Number: LS2007-1

Dear Canyon County Property Owner:

PLEASE BE ADVISED THAT the Canyon County Development Services Department has accepted an application submitted by Interstate Truck & Equipment for an administrative lot split and relocation of a building permit pursuant to Canyon County Code of Ordinances 07-10-19(8)D.

If approved, this request would allow relocation of two available building permits from a contiguous parcel (R38501 Tax 3) for the placement of one (1) additional residential building site on each of the destination parcels (R38501-010 Northwest corner & R38499 along Lon Davis Road).

Interstate Truck & Equipment has represented that approval of this request would facilitate conservation of productive farm ground or promote more effective and efficient farming practice as those terms are defined in the County's zoning ordinance.

The destination parcels, onto which the relocated residential building permits will be situated, are located West of Lon Davis Road, North of the railroad tracks, and is further described as being in the Northeast Quarter, Section 29, Township 5 North, Range 4 West.

Prior to making a final decision concerning Interstate Truck & Equipment's application, owners of record of properties within three hundred feet (300') of the external boundaries of the destination parcel will have ten (10) working days, from the date this notice was mailed, to submit comments concerning the request to the Development Services Department (DSD).

The DSD Director or her representative will consider all comments received and evaluate whether such comments articulate and demonstrate that approval of the request would present a clear and significant threat to the health, safety or welfare to those property owners within three hundred feet (300') of the destination parcel. The designated representative shall also evaluate each application on an individual basis and shall exercise discretion in determining whether or not to approve such a request if the application meets the requirements of CCCO 07-10-19-8(D)3.

Copies of the request and associated information may be reviewed at the Development Services Department office between 8:00 a.m. and 4:00 p.m. weekdays, except holidays. When inquiring about this request, please refer to the case name and number shown at the top of this notice.

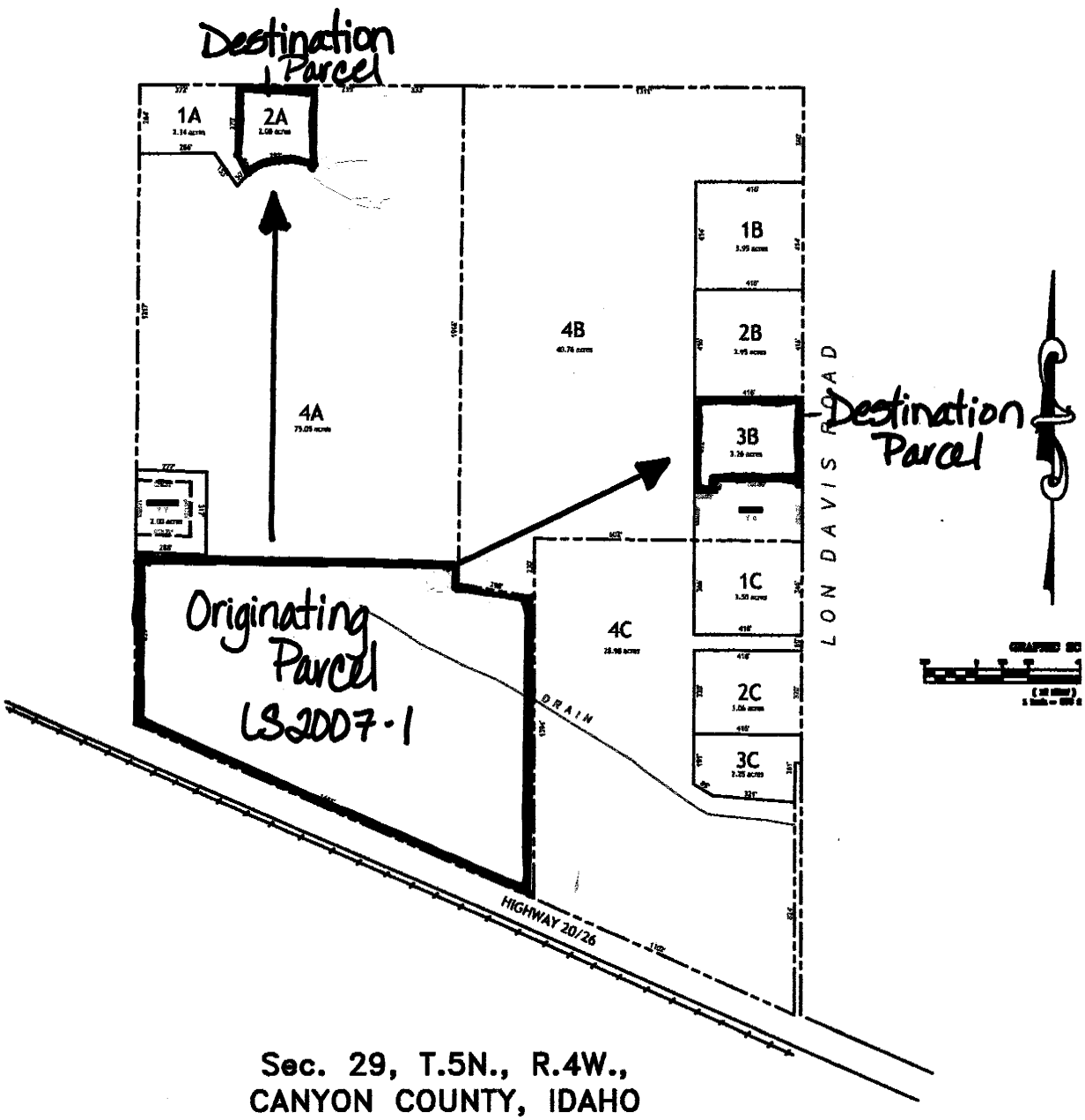
Sincerely,

Connie Lou Aebischer

Connie Lou Aebischer
Planner I

Enc: Concept plan

LS2007-1



Sec. 29, T.5N., R.4W.,
CANYON COUNTY, IDAHO

Canyon County
Development Services Department
Zoning 454-7458 Building 454-7460

Application for Administrative Lot Split

THIS IS NOT FINAL APPROVAL **Tracking Number: LS2007-1**

Ref: Canyon County Code of Ordinance 05-002 07-10-19: A(Agricultural) Zone Lotsplit.rtm Printed: 1/16/2007

Parcel Number: R38501

Section: 29
Township: 5N
Range: 4W
1/4 Section: NE
City Impact Area: NO
Flood Zone: Zone X - Outside SFHA

Site Address: 22414 Hwy 20/26
Parma, ID 83660
Subdivision:
Lot: Block:
Parcel Acreage: 85.61
Zoning: A

Applicant: Lakey Law LLC
Address: 17 12th Ave. South
Nampa, ID 83651
Cellular:
Voice: 467-6555

Property Owner: Interstate Truck & Equipment
Address: PO Box 15444
Boise, ID 83715
Cellular:
Voice:

LAND DIVISION INFORMATION

Originality Date: Instrument #: 49523 Other Source Data: Tax 3
Original Parcel Acreage: 38

Application Type: **8D - Relocation of Bld Permit**

Hwy District Acknowledgement: Notus-Parma ***Fire District Acknowledgement:*** Parma

Evidence of Non-Viable Farm Ground Attached (8C or 8D)☐ Evidence of Farming Conservation Attached (8D)☐

Plat Required: **No** Irrigation Plan Approval Required: **N/A**

Notes:

Approval Date: ***Approval Instrument #:***

App Accepted By: Connie Aebischer
Filing Date: 12/29/2006 **Status:** Incomplete On Hold By:
Comments: 8D

Canyon County
Development Services Department
Zoning 454-7458 Building 454-7460

Application for Administrative Lot Split

THIS IS NOT FINAL APPROVAL **Tracking Number: LS2007-1**

Ref: Canyon County Code of Ordinance 05-002 07-10-19: A(Agricultural) Zone Lotsplit.rtm Printed: 1/4/2007

Fees and Receipts:

Number	Description		Amount
FEE2007-2	Administrative Lot Split 8D w/o	$595.00	
	Total Fees:	**$595.00**	
RCPT2007-17			$595.00
		Total Receipts:	**$595.00**

PLEASE READ BEFORE SIGNING

I, the undersigned, understand that this application for a land division does not guarantee that a land division will be approved. Some applications require public notice, which could cause this application to be denied. I further understand that I must submit a Record of Survey with Metes and Bounds descriptions for all newly created parcels before a final determiniation or approval regarding the administrative land division can be made. It is only upon my recordation of a final approval letter initiated by DSD that this land division is complete.

Applicant: A. Rep Cth Date: 1-4-07

Owner: _____ Date: _____

Staff Acceptance: Connie L. Aebischer Date: 1-4-07

The signaure below and receipt of all fees signifies that the above described property is eligible, but not approved, for an Administrative Land Division and that this application has been accepted pursuant to the current ordinance as of the date of this application.

Supervisory Review/Acceptance: KB Date: 1/9/2007

PIN: **38501000 0** TAG: **050-00** Current owner: **JOHNSTON THOMAS M**

AIN: **05N04W298251** TIF: Ownership type: **Fee Simple Ownership**

Status: **Inactive** Case: Situs address: **22414 HWY 20-26 PA ID**

Geocode: Plan: Description: **29-5N-4W NE TX 3 I**

Rev acct: **0000064123** Roll type: **Real Property** Class: **110 - Agri homesite land**

Values

Land Assessed	30,600
Impr Assessed	00
Total Assessed	30,600
Exempt Value	0
Net Taxable	30,600

Value Modifiers

Dwelling Info

#Floors	#Rooms	Bedrooms	Bath	TLA	BSMT	Attic	Card	Garage Attached
1.0	5	2	0	885	None	None	R01	No

Improvements

Type	Year_Built	Cond	Grade	Card
DWELL	1936	AV	2	R01
MISC	1936	AV	3	R02
DETGAR	9999	AV	3	R01

Land

Type	Unit
Conversion	0.6800 Acres
User Override	1.0000 Acres

LS8007-1

PioneerTitleCo.

GOING BEYOND

610 South Kimball Avenue / Caldwell, Idaho 83605 / (208) 459-1651

ESCROW INSTRUCTIONS

SELLER: Thomas M. Johnston and Katherine J. Johnston, husband and wife
BUYER: Interstate Truck & Equipment Co., an Idaho corporation
LENDER: Thomas M. Johnston and Katherine J. Johnston, husband and wife
PROPERTY: Lon Davis Rd.
Parma, Idaho 83660
ESCROW NO.: 200606184 DATE: September 15, 2006

To: PIONEER TITLE COMPANY

Upon receipt of collected funds sufficient to close this transaction, PIONEER TITLE COMPANY is authorized to close the above escrow and record the documents delivered to it, as well as to disburse those funds as set forth in the closing statement executed and hereby approved by the Buyer and Seller, on the following conditions.

1. TITLE INSURANCE: Buyer and Seller instruct Pioneer Title Company to close this transaction upon ...tification that a(n) Standard Owner's Policy in the amount of $2,187,500.00 insuring Buyer and an ALTA Standard Lenders Title insurance policy can be issued insuring Thomas M. Johnston and Katherine J. Johnston, husband and wife in an amount not exceeding 1,628,500.00 can be issued subject to customary title exceptions, restrictive covenants, easements, and title exceptions 1-6; 7-22 as set forth in Title Commitment No. 200606184, which Buyer and Seller have read and hereby approve.

2. PRORATIONS: All prorations between Buyer and Seller shall be as of the date set forth in the closing statement. All prorations shall be based upon a 365-day year, unless the parties otherwise notify Pioneer Title Company of a different applicable amortization period. Calculated prorations shall be based upon the most recently available property tax, rental and insurance information received from Seller or the Deed of Trust beneficiary or mortgagee. All water, utility, and other prorations not specifically set forth in the closing statement shall be prorated directly between Buyer and Seller outside of this closing. Additional recording fees and additional interest due on any required loan payoffs different from that set forth in the closing statement may be deducted from the appropriate party's funds, notwithstanding the amounts set forth in that closing.

3. FIRE INSURANCE: Pioneer Title Company shall have no obligation to cancel, transfer, or purchase fire or other insurance for the Buyer and Seller. All insurance needs of the parties shall be handled directly by the parties, outside of escrow.

4. ADDITIONAL MONIES: You are authorized to deduct from seller's proceeds any additional monies due on loan payoffs or other demands as necessary to effectuate title as described above, and seller agrees to reimburse you for any charges incurred by you in connection with obtaining said payoffs or demands. The parties understand that there may be adjustments on interest or unusual recording fees after the signing of these instructions. You are further authorized to deduct same from seller's proceeds and/or deduct from buyer's funds any payments made by you for said recording fees.

5. EARNEST MONEY AGREEMENT: You are bound solely by the provisions set forth in these escrow instructions and the parties hereto understand that you are not a party to any Earnest Money Receipt and Agreement, executed by the parties herein, and that said Earnest Money Receipt and Agreement (and Amendments thereto, if any) is (are) not a part of these escrow closing instructions. You are to be concerned only in the performance of your duties in compliance with these escrow closing instructions. You are to assume no liability for the sufficiency or enforceability of any provisions in said Earnest Money Agreement. The undersigned hereby affirm that all of the terms and conditions contained in the Earnest Money Agreement have been met or waived to the complete satisfaction of the parties

6. DISPUTES WITH PIONEER TITLE: Pioneer Title Company and every other party executing this Agreement agree that all disputes, claims, and controversies involving Pioneer Title Company in any way, whether individual, joint, or class in nature, arising out of this agreement or otherwise, including without limitation contract and tort disputes, in which the amount in controversy is $50,000.00 or less shall be arbitrated pursuant to the Uniform Arbitration Act, upon written request of Pioneer Title Company. The parties shall mutually agree upon the arbitrator who shall be a licensed attorney or retired judge. Each of the parties to the dispute shall pay a pro-rata share of the arbitrator's fee. If the parties to the dispute cannot agree upon the arbitrator, then the arbitrator shall be selected by the court of general jurisdiction in the judicial district in which the principal office of Pioneer Title

Company is situated upon motion or petition of Pioneer Title Company. The award rendered by the arbitrator shall be final and non-appealable, except that judgment may be entered in any court having jurisdiction thereof enforcing the terms of the arbitrator's award. Under no circumstances shall an arbitrator award punitive or exemplary damages to any of the parties to the arbitration.

7. DISPUTES WITH OTHERS: If a dispute arises between the Buyer and Seller or with any third party, Pioneer Title Company shall have the option to await settlement of such controversy between the parties and submission of joint written instructions by them, or to institute an inter pleader action or otherwise await the entry of a court order judgment determining the parties' rights in such dispute. In the event that you should become a party to any such legal proceedings, we jointly and severally agree to pay and to hold you as escrow holder harmless from and against any and all costs, charges, damages, attorney's fees or other expense which you in good faith may incur.

8. DISBURSEMENTS: Buyer and Seller agree to pay and reimburse Pioneer Title Company, upon demand, any sums paid or otherwise disbursed by it in reliance upon any check, draft, or other items if they are returned or otherwise fail to result in the immediate, unconditional deposit or credit of cash funds at closing. If Buyer or Seller fails to present for payment any check or instrument issued by Pioneer Title Company within ninety (90) days from the date such check was issued, then Buyer and Seller authorizes Pioneer Title Company to deduct the sum of three dollars ($3.00) per month from such funds until the check is presented for payment. If Pioneer Title Company reissues any stale check, the fee charged to Pioneer Title by its bank for reissuing a check shall be deducted from the funds otherwise due and payable to Buyer and Seller.

9. AMENDMENTS: These instructions may only be amended in writing signed by the parties to this escrow or as set forth in any written supplemental escrow instruction. Pioneer Title Company may return the instruments and funds delivered pursuant to these instructions if this transaction fails to close within fifteen (15) working days from the above date; however if Pioneer Title Company elects not to return the instruments and funds, then this transaction may proceed to close, unless Pioneer Title Company is otherwise notified by the parties to this escrow.

10. COPIES: Buyer and Seller authorizes Pioneer Title Company to deliver a copy of these instructions and related documentation to Buyer's or Seller's real estate broker, salesperson, mortgagee, deed of trust beneficiary, attorney or other agent upon request.

11. TRUSTEE'S RECONVEYANCE FEE: Some deeds of trust provide that no reconveyance charge shall be charged to the party legally entitled to the reconveyance while other deed of trust forms limit the dollar amount of a reconveyance fee. The undersigned nevertheless request that Pioneer Title Company pay the trustee's customary reconveyance fee notwithstanding any contrary agreement, restriction or limitation set forth in any deed of trust wherein a reconveyance is requested in this transaction. The undersigned knowingly and intentionally waive any restriction or limitation on the collection of a reconveyance fee set forth in the closing statement executed and hereby approved by the undersigned.

THE UNDERSIGNED ARE HEREBY NOTIFIED THAT THEY HAVE THE RIGHT TO HAVE THE DOCUMENTATION USED IN THE CLOSING AND THESE ESCROW INSTRUCTIONS REVIEWED BY AN ATTORNEY OF THE UNDERSIGNED'S CHOICE, AT THEIR EXPENSE, PRIOR TO CLOSING. ANY QUESTIONS THEY MAY HAVE WITH REGARD TO THE DOCUMENTATION SHOULD BE ADDRESSED TO ANY ATTORNEY. PIONEER TITLE COMPANY CANNOT ANSWER LEGAL QUESTIONS FOR THE PARTIES.

Interstate Truck & Equipment Co.,

By _____
Larry Gillingham, President

_____
Thomas M. Johnston

_____
Katherine J. Johnston

PIONEER TITLE COMPANY,

By _____
Vicki Hunsperger
Escrow Officer

RECEIVED
JAN 11 2007
CANYON COUNTY
DEVELOPMENT SERVICES

ITEC
INTERSTATE TRUCK & EQUIPMENT CO.

P.O. BOX 15444, BOISE, IDAHO 83715
(208) 322-0707

FAX (208) 322-0716

FAX TRANSMISSION HEADER SHEET

TO: Ryan Cutler	FROM: Alena Hope
OF: Lakey Law Offices	DATED: 1-11-07
FAX #: 467-6559	TOTAL # OF PAGES FAXED:

MESSAGE:
For application purposes only - Ryan Cutler of Lakey Law Office - has permission/authorization to sign for I.T.E.C. Interstate Truck + Equipment Co. for/on documents related to Lon Davis Road property. Thank you -
Alena Hope - Office Manager
Alena Hope 1-11-07

THIS FAX MAY CONTAIN CONFIDENTIAL INFORMATION AND IS MEANT FOR THE ADDRESSEE ONLY! IF RECEIVED IN ERROR–PLEASE CONTACT US

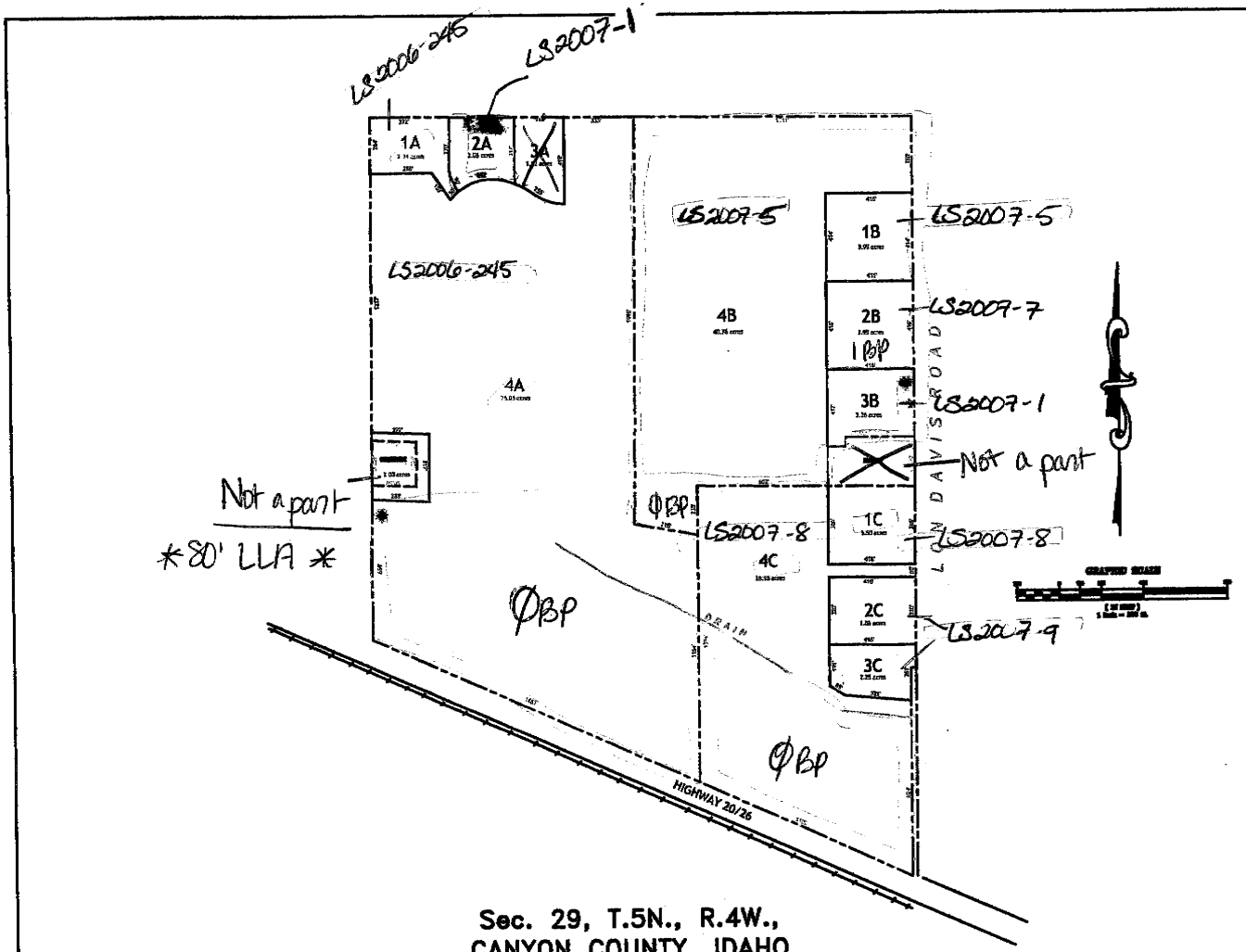
ASSESSOR'S TAX NUMBER LIST
CANYON COUNTY

Year 19_____

CAXTON PRINTERS, CALDWELL 84727

Section 29 Township 5 North Range 4 W.B.M.

NUMBER	DESCRIPTION
3	Beginning at a point on the North line of the right of way of the public road, 100 feet North of the center of the Oregon Short Line Railway track and 1018.04 feet West of the East line of Section 29-5-4. Thence North 1475.5 feet. Thence West 1450 feet. Thence South to the North line of the public road. Thence in a Southeasterly direction along the North line of the public road to the place of beginning, excepting the following described land: Beginning at a point on the North line of the right of way of the public road, 100 feet North of the center of the Oregon Short Line Railway track, and 1018.04 feet West of the East line of said Sec. 29. Thence North 1475.5 feet to the real place of beginning. Thence West 302 feet to the West line of the NESE of said Section. Thence South along the ¼¼ line, 175 feet. Thence in a Southeasterly direction to a point 225 feet South of the real place of beginning, Thence North 225 feet to point of beginning. 38 Acres. Deed #49523 Book 65 page 68


LS2006-245
LS2007-1
1A
2A
3A
LS2007-5
LS2007-5
1B
LS2006-245
4B
2B
LS2007-7
IBP
4A
3B
LS2007-1
Not a part
Not a part
*80' LLA *
ØBP
LS2007-8
1C
LS2007-8
4C
ØBP
2C
LS2007-9
3C
DRAIN
ØBP
HIGHWAY 20/26
LONDAVIS ROAD
Sec. 29, T.5N., R.4W.,
CANYON COUNTY, IDAHO
civil engineers
DESTINATION PARCELS
KEVIN ROWLEY
1 of 1

Applicant Name: KEVIN ROWLEY Parcel #: R 38499, 38502, 38501019, 38580H
Site Address/ Legal Description: CORNER of 20/26 and Lone DAVIS
Agency Name: Parma Fire Dist

OFFICIAL USE ONLY BELOW THIS LINE

LETTER OF ACKNOWLEDGEMENT ACTION:

Received By: [signature] Date: 12-18-06
Reviewed By: _____ Date: _____

Determination and Decision and Order on Application for Letter of Acknowledgement:

☒ Approval ☒ Approval Subject to Conditions ☐ Denied

Approval Conditions, if any, are herein set forth:
all homes must be built with Fire access to accord w/ IFC.

(If approval is herein granted, a final order of approval must be issued by Canyon County within six months from the date of this final action or this approval terminates and is no longer valid.)

Basis for action:

Dated: 12-18-06 Signed [signature]
Authorized Representative

Notice of final action: Please note than unless an appeal of this decision is filed with the Secretary of the District, within fourteen (14) days of date of service, this is a final action. Appeals will be heard by the Board of Commissioners of this District at an open meeting, as scheduled by the Commissioners of this District.

Copy of completed form transmitted to Canyon County Development Services

on _____ (date) Received By: _____

(Copy retained by District in official files and copy to Applicant)

Applicant Name: KEVIN ROWLEY **Parcel #: R** 38499, 38502, 38501010, 385B011,

Site Address/ Legal Description: CORNER of 20/26 and Lou Davis

Agency Name: NOTUS PARMA HIGHWAY DISTRICT #2

OFFICIAL USE ONLY BELOW THIS LINE

LETTER OF ACKNOWLEDGEMENT ACTION:

Received By: _____ Date: _____

Reviewed By: Lou Bastian Date: 12-12-06

Determination and Decision and Order on Application for Letter of Acknowledgement:

☐ **Approval** ☑ **Approval Subject to Conditions** ☐ **Denied**

Approval Conditions, if any, are herein set forth:

Approaches will be required to meet or exceed current highway standards.

[If approval is herein granted, a final order of approval must be issued by Canyon County within six months from the date of this final action or this approval terminates and is no longer valid.]

Basis for action:

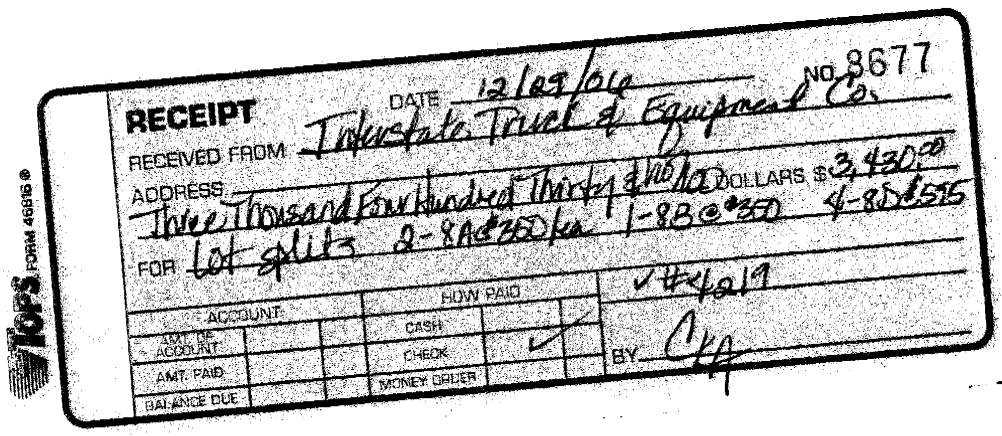
Dated: 12-12-06 Signed Earl V. Bastian
Authorized Representative

Notice of final action: Please note than unless an appeal of this decision is filed with the Secretary of the District, within fourteen (14) days of date of service, this is a final action. Appeals will be heard by the Board of Commissioners of this District at an open meeting, as scheduled by the Commissioners of this District.

Copy of completed form transmitted to Canyon County Development Services

on _____ (date) Received By: _____

(Copy retained by District in official files and copy to Applicant)



RECEIPT

DATE 12/29/04 NO. 8677

RECEIVED FROM Interstate Truck & Equipment Co.

ADDRESS

FOR Lot splits 2-8A@350 ea 1-8B@350 4-8D@525

Three Thousand Four Hundred Thirty & no/100 DOLLARS $ 3,430.00

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID			CHECK	✓	
BALANCE DUE			MONEY ORDER		

✓#4219

BY CA

FORM 4686 ®

ASSESSOR'S TAX NUMBER LIST
CANYON COUNTY

Exhibit 2d

Year 19_____

CAXTON PRINTERS, CALDWELL 54727

Section 29 Township 5 North Range 4 W.B.M.

NUMBER	DESCRIPTION
3	Beginning at a point on the North line of the right of way of the public road, 100 feet North of the center of the Oregon Short Line Railway track and 1018.04 feet West of the East line of Section 29-5-4. Thence North 1475.5 feet. Thence West 1450 feet. Thence South to the North line of the public road. Thence in a Southeasterly direction along the North line of the public road to the place of beginning, excepting the following described land: Beginning at a point on the North line of the right of way of the public road, 100 feet North of the center of the Oregon Short Line Railway track, and 1018.04 feet West of the East line of said Sec. 29. Thence North 1475.5 feet to the real place of beginning. Thence West 302 feet to the West line of the NESE of said Section. Thence South along the ¼¼ line, 175 feet. Thence in a Southeasterly direction to a point 225 feet South of the real place of beginning, Thence North 225 feet to point of beginning. 38 Acres. Deed #49523 Book 65 page 68

ASSESSOR'S TAX NUMBER LIST

CANYON COUNTY

Exhibit 2e

See Correction following

Year 19____

Section 29 Township 5 North Range 4 W.B.M.

CAXTON PRINTERS, CALDWELL 54727

NUMBER	DESCRIPTION
4	Beginning at a point on the North line of the right of way of the public road, 100 feet North of the center of the OSL Ry. tract, and 1018.04 ft West of the East line of said Sec. 29. Thence North 1475.5 ft. to the real place of beginning. Thence West 302 feet to the West line of the NESE of said Section. Thence South along the ¼¼ line, 175 feet. Thence in a Southeasterly direction to a point 225 feet South of the real place of beginning. Thence North 225 feet to point of beginning. 1.38 Acres. # 45559 Book 61 page 460.

ASSESSOR'S TAX NUMBER LIST
CANYON COUNTY

Exhibit 2f

Year 19_____

Section 29 Township 5 North Range 4 W.B.M.

CAXTON PRINTERS, CALDWELL 54727

NUMBER	DESCRIPTION
5	Beginning at a point where the Northwest line of the right of way of the Oregon Short Line Railway intersects the East line of Section 29-5-4. Running thence North 1933.75 feet. Thence West 1018.04 feet. Thence South 1491.29 feet to the North line of the OSL Ry. right of way. Thence Southwesterly along said right of way to the place of beginning, containing in all 40 acres more or less. 40 Acres. # 43618 Book 61 page 87

UNOFFICIAL COPY

PioneerTitleCo.
GOING BEYOND

100 10th Avenue South
Nampa, ID 83651

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

Exhibit 2g

2023-018139
RECORDED
06/08/2023 01:49 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 EHOWELL $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 829373 CH/SM

WARRANTY DEED

For Value Received Katrina Cervantes, a married woman as her sole and separate property and Jonathan Clelland, a married man as his sole and separate property, who acquired title as an unmarried man and Christopher Clelland, an unmarried man

hereinafter referred to as Grantors, do hereby grant, bargain, sell, warrant and convey unto

Ted G. Arnzen and Tammy Arnzen, husband and wife

hereinafter referred to as Grantees, whose current address is 28718 Stafford Rd., Caldwell, ID 83607
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: June 8, 2023

Katrina Cervantes

Jonathan Clelland

Christopher Clelland

UNOFFICIAL COPY

State of IDAHO, County of CANYON

This record was acknowledged before me on June 8, 2023 by Katrina Cervantes and Jonathan Clelland and Christopher Clelland.

Signature of notary public
Commission Expires: 11/2/2025

CARI HECK
COMMISSION #37142
NOTARY PUBLIC
STATE OF IDAHO

UNOFFICIAL COPY

UNOFFICIAL COPY

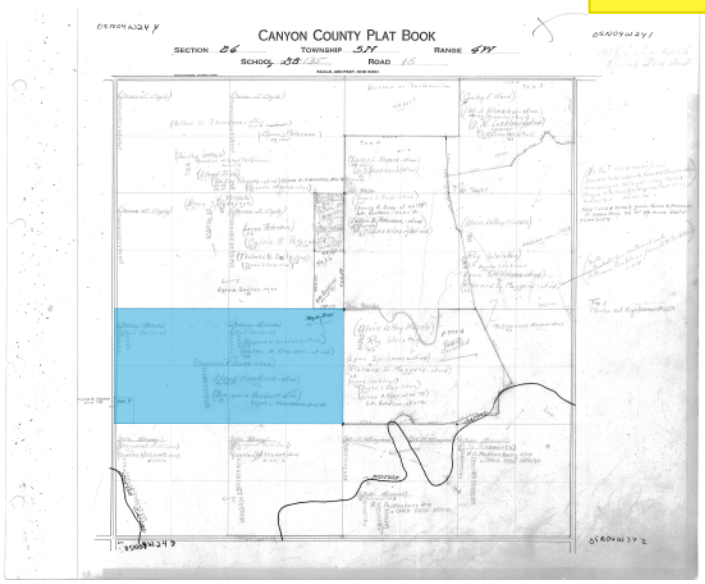
Exhibit A

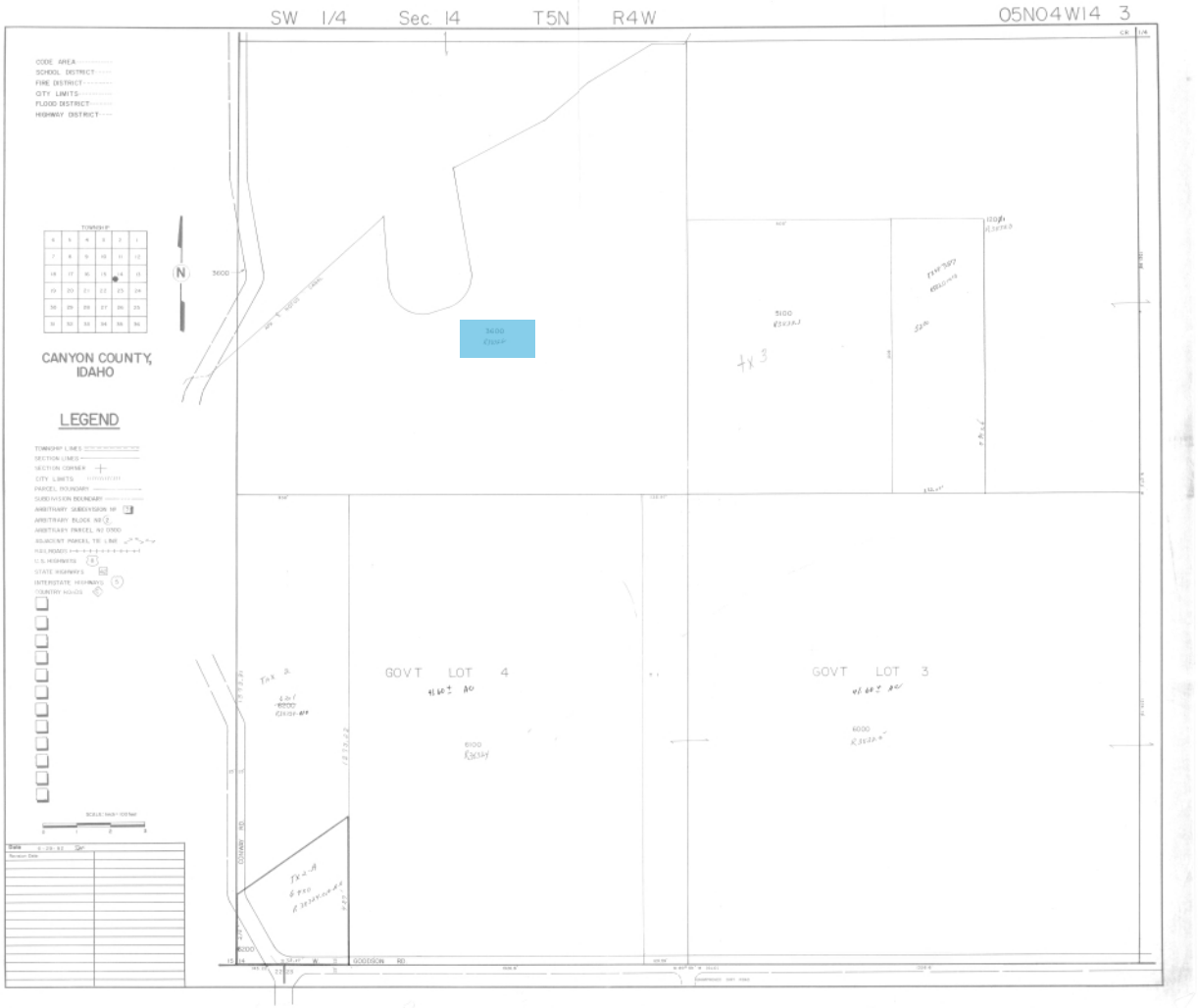
Parcel 1

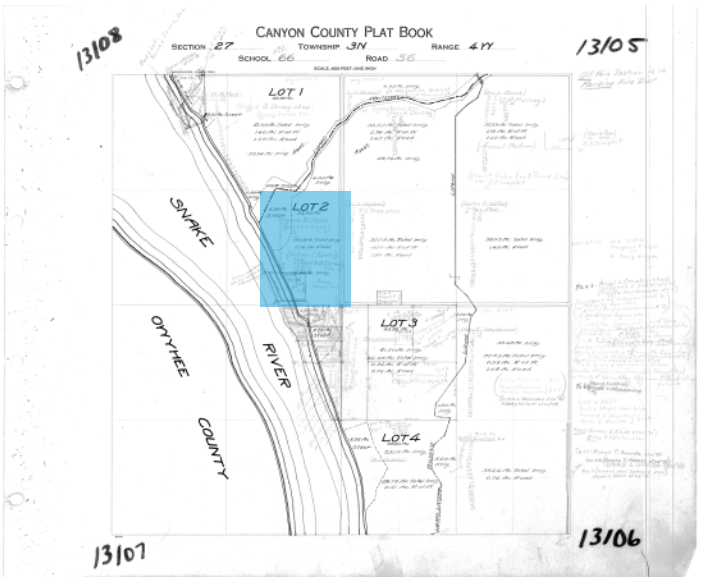
That part of Government Lot 2 lying East of a natural drain ditch; the Southeast Quarter of the Northwest Quarter and all that part of the Northeast Quarter of the Southwest Quarter lying East of a natural drain ditch, all in Section 7, Township 5 North, Range 3 West of the Boise Meridian, Canyon County, Idaho.

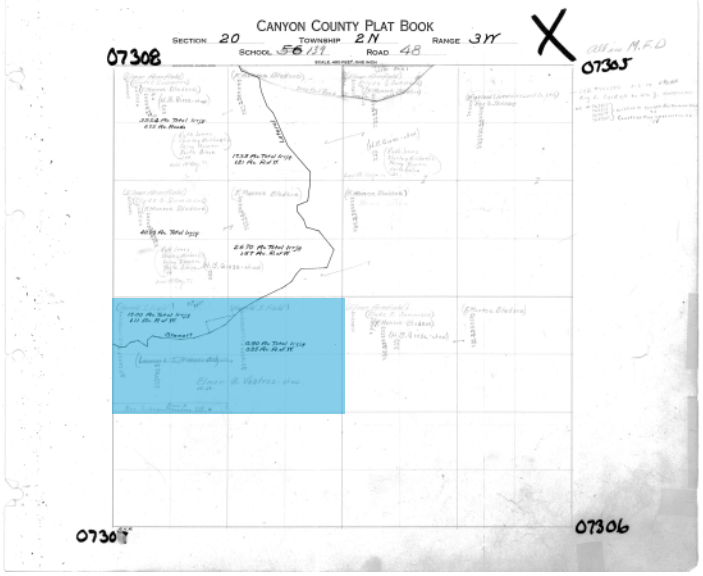
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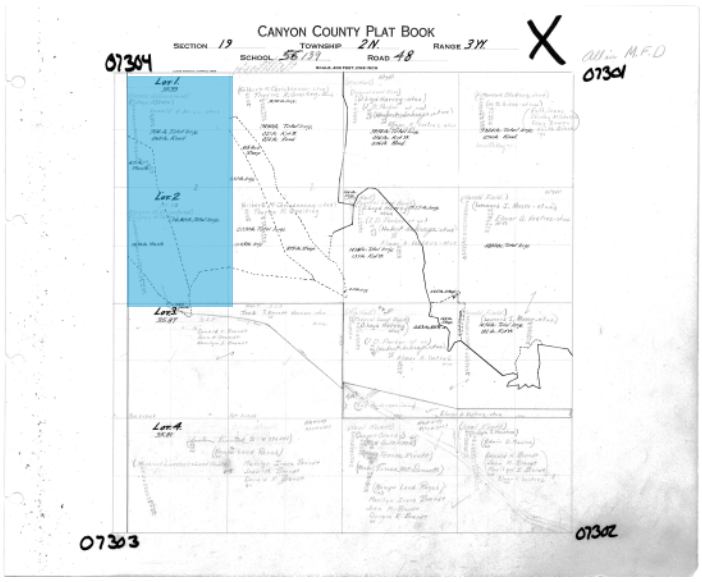
Exhibit 2h


CANYON COUNTY PLAT BOOK
SECTION 26
TOWNSHIP 5N
RANGE 4W
ROAD 15

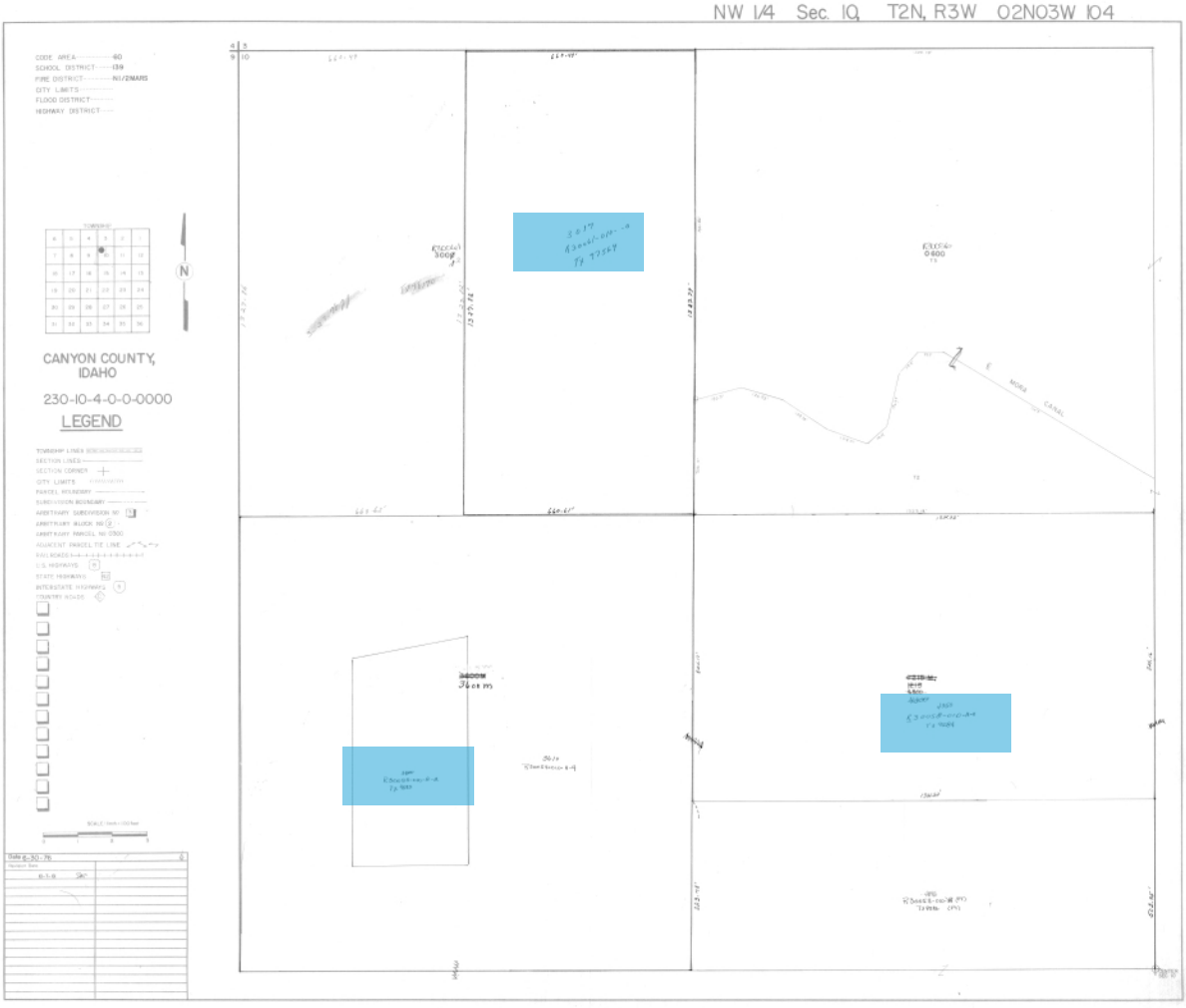

SW 1/4 Sec. 14 T5N R4W
05N04W14 3
CANYON COUNTY, IDAHO
LEGEND
GOVT LOT 4
41.66± AC
GOVT LOT 3
41.66± AC
GOODSON RD

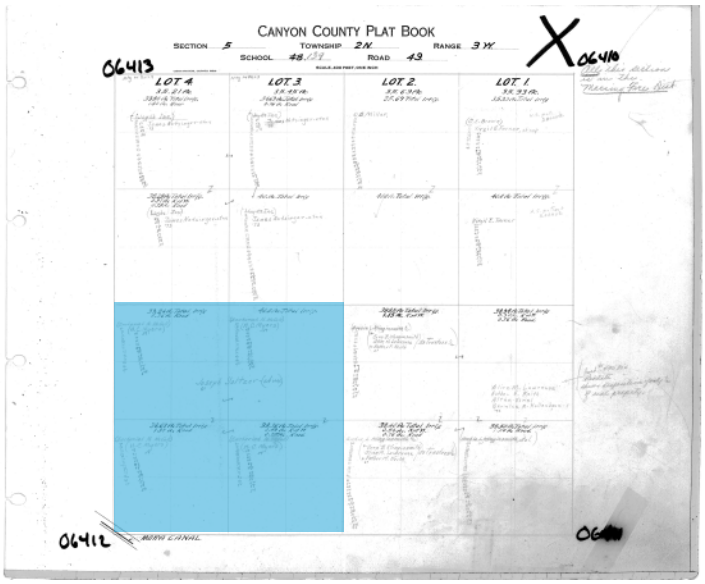

CANYON COUNTY PLAT BOOK
SECTION 27
TOWNSHIP 3N
RANGE 4W
SCHOOL 66
ROAD 56
13108
13105
LOT 1
LOT 2
LOT 3
LOT 4
SNAKE
RIVER
OWYHEE
COUNTY
13107
13106

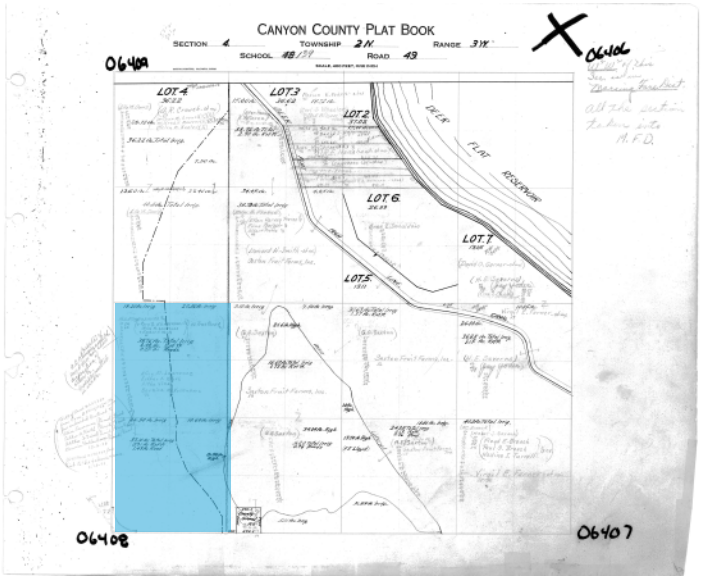

CANYON COUNTY PLAT BOOK
SECTION 20
TOWNSHIP 2N
RANGE 3W
SCHOOL 56 137
ROAD 48
07308
07305
07307
07306

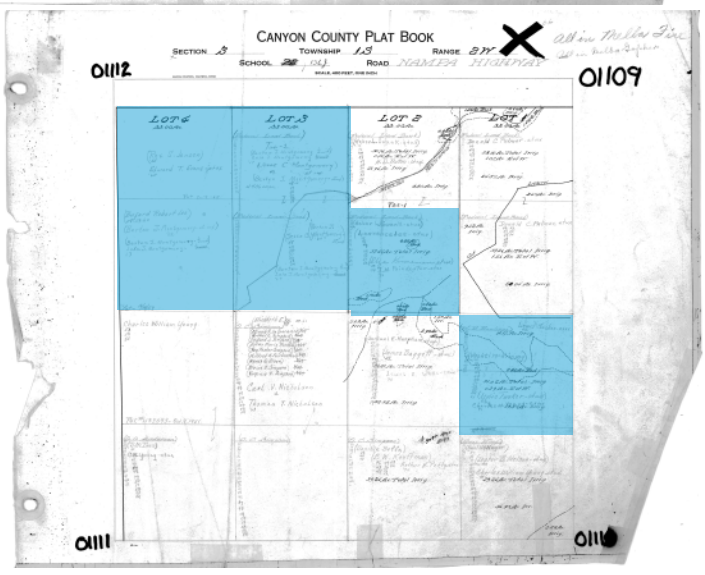


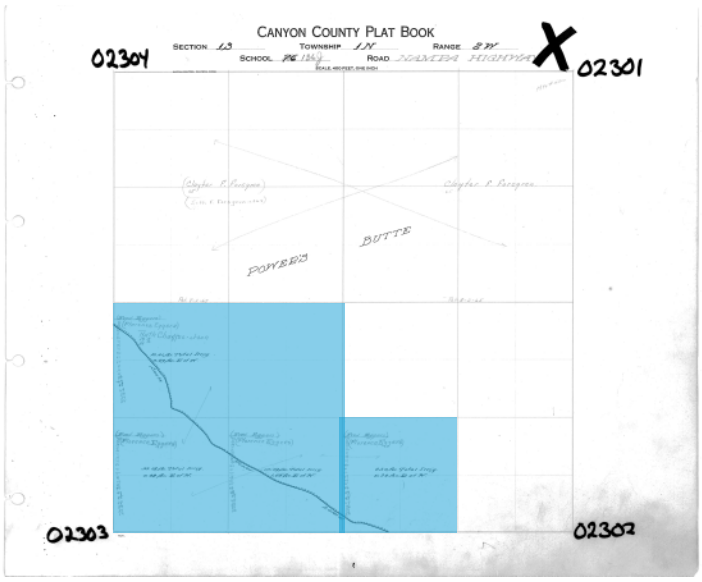
NW 1/4 Sec. 10 T2N, R3W 02N03W 104

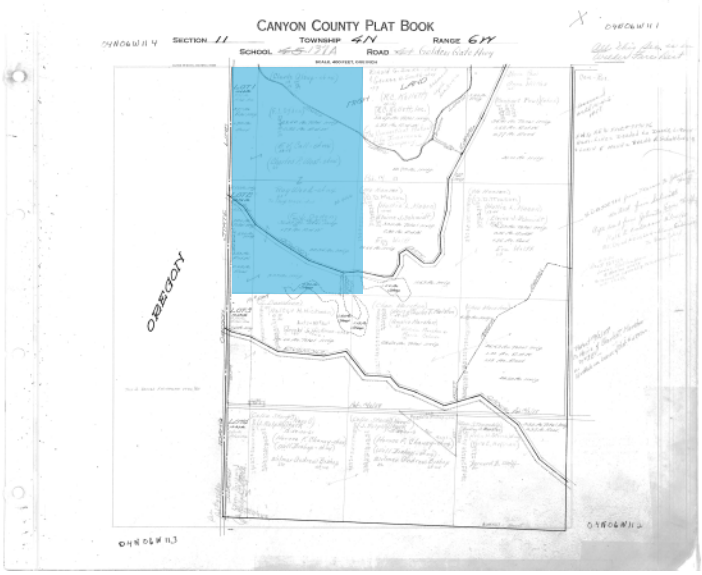


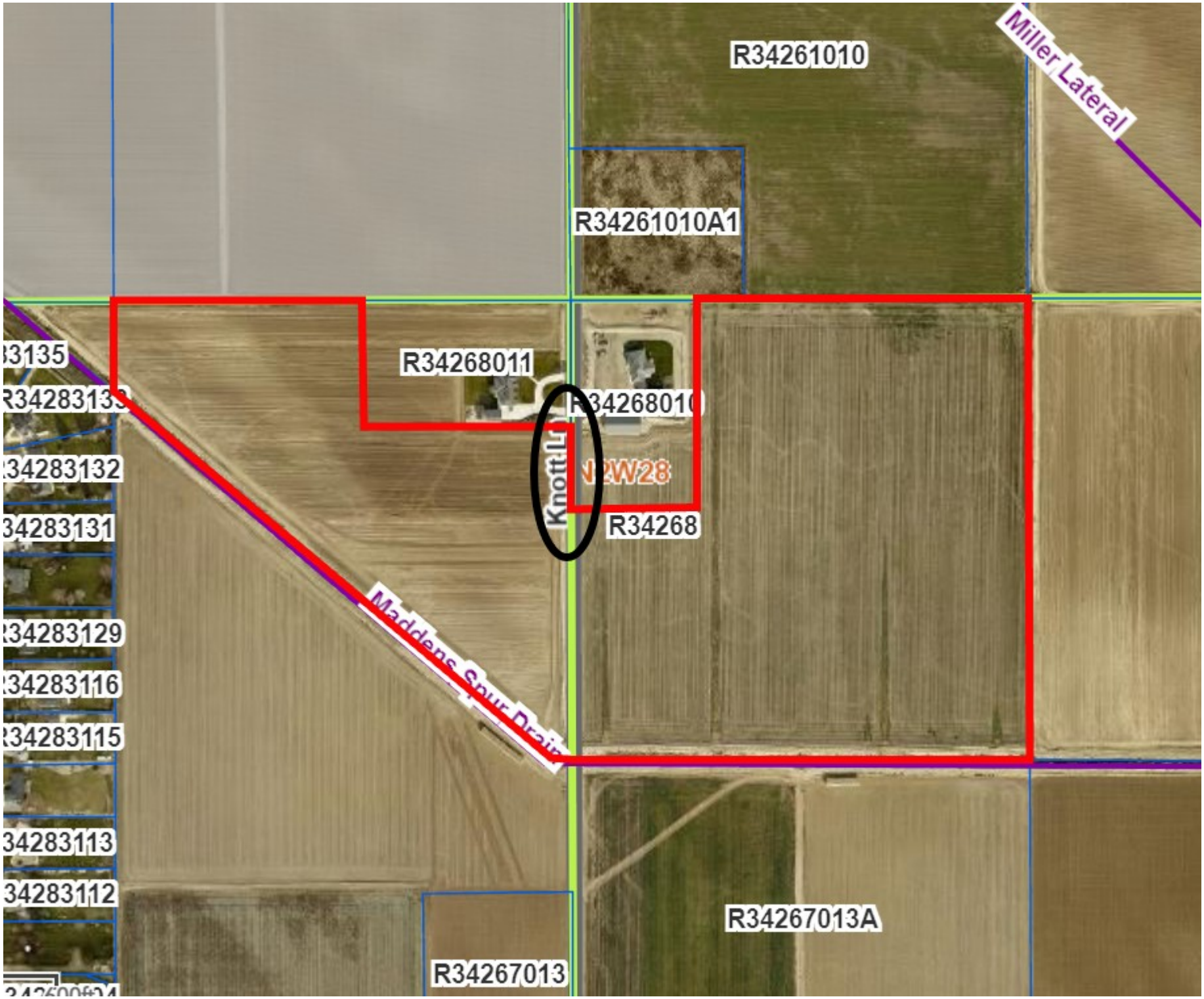

CANYON COUNTY PLAT BOOK
SECTION 5 TOWNSHIP 2N RANGE 3W
SCHOOL 48/37 ROAD 43
06413
06410
LOT 4
LOT 3
LOT 2
LOT 1
06412
NAMPA CANAL
06409


CANYON COUNTY PLAT BOOK
SECTION 4 TOWNSHIP 2N RANGE 3W
SCHOOL 48/37 ROAD 43
06408
06406
LOT 4
LOT 3
LOT 2
LOT 6
LOT 7
LOT 5
FLAT
06407


CANYON COUNTY PLAT BOOK
SECTION 3 TOWNSHIP 1S RANGE 3W
SCHOOL 28 ROAD NAMPA HIGHWAY
01112
01109
LOT 6
LOT 3
LOT 2
LOT 1
01111
01110


CANYON COUNTY PLAT BOOK
SECTION 13 TOWNSHIP 1N RANGE 2W
SCHOOL 96 (1961) ROAD NAMPA HIGHWAY
02304
02301
POWERS
BUTTE
02303
02302


CANYON COUNTY PLAT BOOK
SECTION 11 TOWNSHIP 4N RANGE 6W
SCHOOL 45-121A ROAD
OREGON


R34261010
Miller Lateral
R34261010A1
R34268011
R34268010
Knott Lateral
N2W28
R34268
Maddens Spur Drain
R34267013A
R34267013
3135
R3428313
34283132
34283131
34283129
34283116
34283115
34283113
34283112