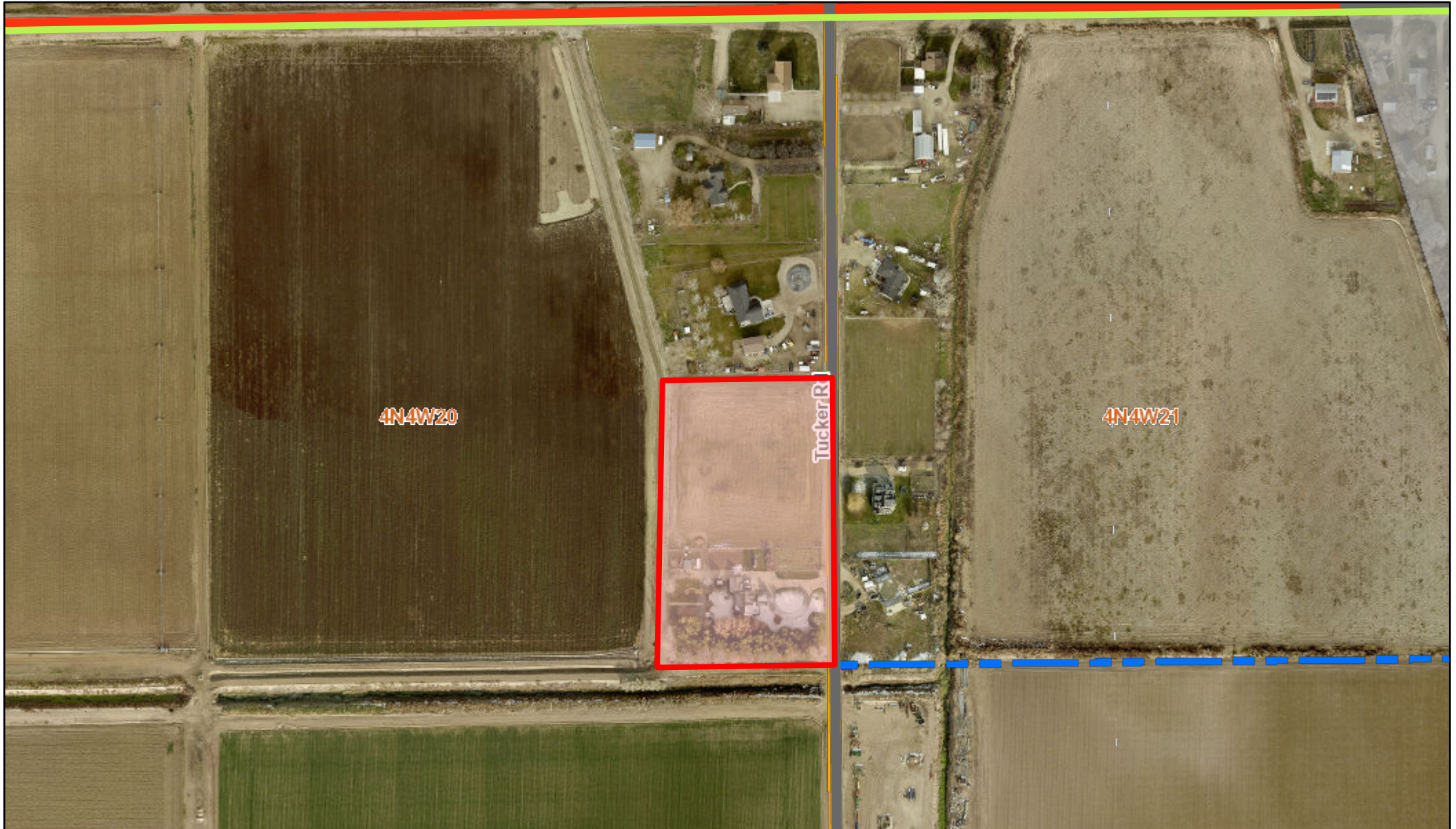
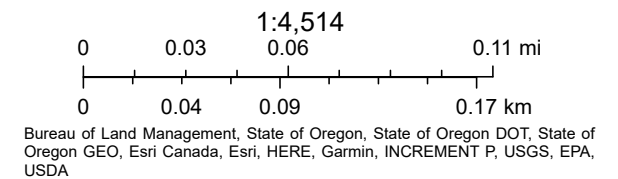


Canyon County, ID Web Map



3/24/2026, 11:33:10 AM

- | | | |
|--------------------------------------|---------------------|-------------------|
| Multiple Parcel Search _Query result | Roads | Sections |
| Quarter Line | County Boundary | Imagery_2025_2026 |
| CanyonCountyRoads | Current Impact Area | Red: Band_1 |
| Hwy | City Limits | Green: Band_2 |





ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Harold T. Lincoln, III</u>	
	MAILING ADDRESS: <u>20251 Tucker Road Greenleaf, Id. 83626</u>	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
	I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign. Signature: <u>Harold T. Lincoln, III</u> Date: <u>3-11-2026</u>	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

SITE INFO	STREET ADDRESS: <u>20251 Tucker Road Greenleaf, Id 83626</u>	
	PARCEL NUMBER: <u>R36164010</u>	
	PARCEL SIZE: <u>original 4.84 Split to 2.25 & 2.59 ac</u> <u>residence</u> <u>new</u>	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☒ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <u>Agricultural</u>	PROPOSED ZONING: <u>Rural Residential</u>
	FLOOD ZONE (YES/NO) <u>NO</u>	ZONING DISTRICT: <u>Agricultural</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>CR2026-0002</u>	DATE RECEIVED: <u>3/24/26</u>
RECEIVED BY: <u>[Signature]</u>	APPLICATION FEE: <u>\$2,400</u> ☒ MO ☐ CC CASH

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. DOMESTIC WATER: ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City
☐ N/A – Explain why this is not applicable: _____
☐ How many Individual Domestic Wells are proposed? One

2. SEWER (Wastewater) ☒ Individual Septic ☐ Centralized Sewer system
☐ N/A – Explain why this is not applicable: _____

3. IRRIGATION WATER PROVIDED VIA:
☒ Surface ☐ Irrigation Well ☐ None

4. IF IRRIGATED, PROPOSED IRRIGATION:
☒ Pressurized or ☒ Gravity

5. ACCESS:
☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. INTERNAL ROADS: None
☐ Public ☐ Private Road User's Maintenance Agreement Inst # _____

7. FENCING ☒ Fencing will be provided (Please show location on site plan)
Type: metal t-post, wood Fence netting existing Height: 5 existing

8. STORMWATER: ☒ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches
☐ Other: _____

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)
Wilder Irrigation; Beal lateral 246.3
Serial 642-3



ZONING AMENDMENT PUBLIC HEARING - CHECKLIST

Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07

Check the applicable application type:

☒ Rezone

☒ Conditional Rezone with Development Agreement

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed.	✓	✓
Letter of Intent (see standards on next page)	✓	✓
Land Use Worksheet	✓	✓
Neighborhood Meeting form was completed and signed	✓	✓
Completed Agency Acknowledgement form including:	✓	✓
Southwest District Health	✓	✓
Irrigation District	✓	✓
Fire District	✓	✓
Highway District/Idaho Transportation Dept	✓	✓
Area of City Impact (If applicable)	✓	✓
Conditional Rezone:		✓
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	✓	✓
Deed or evidence of property interest to the subject property	✓	✓
Fee: Rezone: Per Adopted Fee Schedule Conditional Rezone: Per Adopted Fee Schedule Text Amendment: Per Adopted Fee Schedule		
Fees are non-refundable		

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: _____ Date _____

DSD Planner: _____ Date _____

SUBMITTAL STANDARDS

LETTER OF INTENT STANDARDS	
Description of proposed use: expand on the Land Use Worksheet	
Description of the existing use.	
Expected impacts and traffic of future development.	
Explanation of how the proposed rezone is consistent with the Comprehensive Plan and specific zoning criteria.	
Conditional Rezone:	
Explanation/Description of the Concept Plan	
Proposed conditions of approval	

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 1 ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- Pump truck,
Private well or*
☒ Water supply source: *Greenleaf approx. $\frac{1}{2}$ mile*

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday _____ to _____
☐ Tuesday _____ to _____
☐ Wednesday _____ to _____
☐ Thursday _____ to _____
☐ Friday _____ to _____
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☐ No

4. WILL YOU HAVE A SIGN? ☐ Yes ☐ No ☐ Lighted ☐ Non-Lighted

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: <u>20251 Tucker Road</u>	Parcel Number: <u>R 36164010</u>
City: <u>Greenleaf, Id 83626</u>	State: <u>ID</u> ZIP Code: <u>83626</u>
Notices Mailed Date: <u>3-9-2026</u>	Number of Acres: <u>2.5 m/f</u> Current Zoning: <u>Ag.</u>
Description of the Request: <u>Rezone Agricultural lot to Rural Residential lot</u>	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: <u>Harold T. Lincoln, III</u>		
Company Name:		
Current address: <u>20251 Tucker Road</u>		
City: <u>Greenleaf</u>	State: <u>ID</u>	ZIP Code: <u>83626</u>
Phone: [REDACTED]	Cell: [REDACTED]	Fax: [REDACTED]
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: <u>3-21-2026</u>	MEETING LOCATION: <u>Residence 20251 Tucker Road</u>	
MEETING START TIME: <u>1:00 p.m.</u>	MEETING END TIME: <u>2:25</u>	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. <u>Russ Page</u>	<u>Russ Page</u>	<u>20451 Tucker Rd.</u>
2. <u>Claren Winslow</u>	<u>Claren Winslow</u>	<u>21478 Upper Pleasant Ridge</u>
3. <u>Harold Lincoln</u>	<u>Harold Lincoln</u>	<u>20251 Tucker Rd</u>
4.		
5.		
6.		
7.		
8.		
9.		

10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

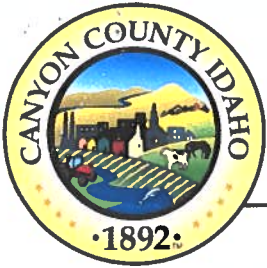
I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Harold T. Lincoln, III

APPLICANT/REPRESENTATIVE (Signature): Harold T. Lincoln, III

DATE: 03 / 21 / 2016



AGENCY ACKNOWLEDGMENT

Date: 03/19/2026
Applicant: Harold T. Lincoln, III
Parcel Number: R 3616 4010
Site Address: 20251 Tucker Road Greenleaf, Id 83626

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 03/20/2026 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: Wilder Fire

☒ Applicant submitted/met for informal review.

Date: 03/17/2026 Signed: Chad Christensen
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: Golden Gate Hwy

☒ Applicant submitted/met for informal review.

Date: 3/23/26 Signed: Bob Watkins
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: Wilder Irrigation District

☒ Applicant submitted/met for informal review.

Date: 3/18/26 Signed: Mike Hill
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: Carrollton

☒ Applicant submitted/met for informal review.

Date: 4 MAR 2026 Signed: Mike Hill
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

AGENCY LOCATION AND CONTACT		
Southwest District Health		
	Address	Phone Number
	13307 Miami Lane, Caldwell	(208) 455-5400
Highway Districts		
Agency	Address	Phone Number
Canyon	15435 ID-44, Caldwell	(208) 454-8135
Golden Gate	500 Golden Gate Ave. E, Wilder	(208) 482-6267
Nampa	4507 12 th Ave Road, Nampa	(208) 467-6576
Notus-Parma	106 S. 4 th Str., Parma	(208) 722-5343
Idaho Transportation Department		
	Address	Phone Number
	11331 W. Chinden Blvd., Boise	(208) 334-8300
Fire Districts		
Agency	Address	Phone Number
Caldwell Rural	310 S. Seventh Ave., Caldwell	(208) 402-1041
Homedale Rural	120 S. Main St., Homedale	(208) 337-3450
Kuna Rural	150 W. Boise St., Kuna	(208) 922-1144
Marsing Rural	303 Main St., Marsing	(208) 896-4796
Melba Rural	408 Carrie Rex, Melba	(208) 495-2351
Middleton Rural	302 E. Star Blvd., Middleton	(208) 585-6650
Nampa Rural	820 Second Str. South, Nampa	(208) 468-5770
Parma Rural	29200 HWY 95, Parma	(208) 722-6753
Star Rural	11665 State Str., Suite B, Star	(208) 286-7772
Upper Deer Flat Rural	9500 Missouri Ave., Nampa	(208) 466-3589
Wilder Rural	601 Patriot Way, Wilder	(208) 482-7563
Irrigation Districts		
Agency	Address	Phone Number
Famer Cooperative Ditch Co/Si	PO Box 69, Parma	(208) 722-2010
Farmers Union Ditch Co	PO Box 1474, Eagle	(208) 870-7919
Black Canyon	474 Elgin Ave., Notus	(208) 459-4141
Boise-Kuna	129 N. School Ave., Kuna	(208) 922-5608
Boise project Board of Control	2465 Overland Road, Boise	(208) 344-1141
Eureka	21766 Howe Road, Caldwell	(208) 250-8000
Franklin Ditch Co	3401 W. Pine Ave., Meridian	(208) 466-3819
Middleton Mill Ditch Co	PO Box 848, Middleton	(208) 585-3207
Nampa-Meridian	1503 1 st Str. South, Nampa	(208) 466-7861
New York	6616 W. Overland Road, Boise	(208) 378-1023
Pioneer	3804 S. Lake Ave., Caldwell	(208) 459-3617
Pioneer-Dixie	19724 Dixie River Road, Caldwell	(208) 454-1559
Riverside	PO Box 180, Greenleaf	(208) 722-2010
Settlers	PO Box 7571, Boise	(208) 343-5271
Siebenberg Cooperative Ditch Co	PO Box 642, Parma	kchamberlain.fcdc@gmail.com
Wilder	709 Cleveland Blvd., Caldwell	(208) 459-3421
Mason Creek Ditch Co	1905 Mason Rd., Caldwell	johnmcavoy48@yahoo.com
Poor Boy Ditch Co	PO Box 395, Greenleaf	(208) 407-7681 (F) 498-9690
Canyon County Water Co./Flake Ditch	PO Box 11/PO Box 6, Star	(208) 455-1735
City Impact Area		
Agency	Address	Phone Number
Caldwell	621 Cleveland Blvd., Caldwell	(208) 455-3000
Nampa	500 12 th Ave. S., Nampa	(208) 468-4430
Middleton	1103 W. Main St., Middleton	(208) 585-3133
Parma	305 N. 3 rd St., Parma	(208) 722-5138
Melba	401 Carrie Rex Ave., Melba	(208) 495-2722
Greenleaf	20523 Whittier Dr., Greenleaf	(208) 454-0552
Notus	375 Notus Road, Notus	(208) 459-6212
Homedale	31 W. Wyoming Ave., Homedale	(208) 337-4641
Star	10769 W. State St., Star	(208) 286-7247
Wilder	107 4 th St., Wilder	(208) 482-6204

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

Letter of Intent

Harold Lincoln
20251 Tucker Road
Greenleaf, ID 83626

Date: March 15, 2026
Re: Lot Split and rezoning (R36164010)

Staff of Canyon County,

Since 2019, my Wife and I have enjoyed the use of our property as our residence and agricultural use of the adjoining pasture. It has always been a challenge for me to keep the pasture irrigated and mowed and to find the best use of the land that I consider “the pasture”. I used it for grazing beef animals in 2022, I have cut grass hay on it once in 2019, and again in 2023, and both times it was very difficult to find someone to do the job because of its relatively small 2.6-acre size. I have briefly kept sheep and goats on a rental basis but problems due to neighbors stray animals caused a loss.

Now my concern is my age and health, affecting my ability to properly maintain the acreage. Since I am on my own in this, it is why I want to split the 4.84-acre tract (R36164010) into two parcels. One is for our residence remaining on a rezoned 2.21-acre tract, and the other 2.6-acre tract for use as a rezoned rural residential lot.

It is my goal to provide an accurate survey of the rezoned tracts in the future and any information about the possibility of future annexation to the city of Greenleaf. A seasonal water supply for irrigation to run with the land, with water rights granted by Wilder irrigation, Boise District, through an existing pressurized line on the property. While there already is adequate fencing around the

property, I will improve or change it if needed. There will be new fencing installed on the new East-West property line after an accurate survey is completed.

I understand that specific steps are needed to comply with local, county, and state regulations and it is my obligation to do so. The City of Greenleaf impact area is shown on their maps as an area to the East of Tucker Road, but not yet contiguous to the right-of-way of Tucker Road. In the future, it is possible that this property will fall within the City of Greenleaf impact area and possibly be annexed to the city.

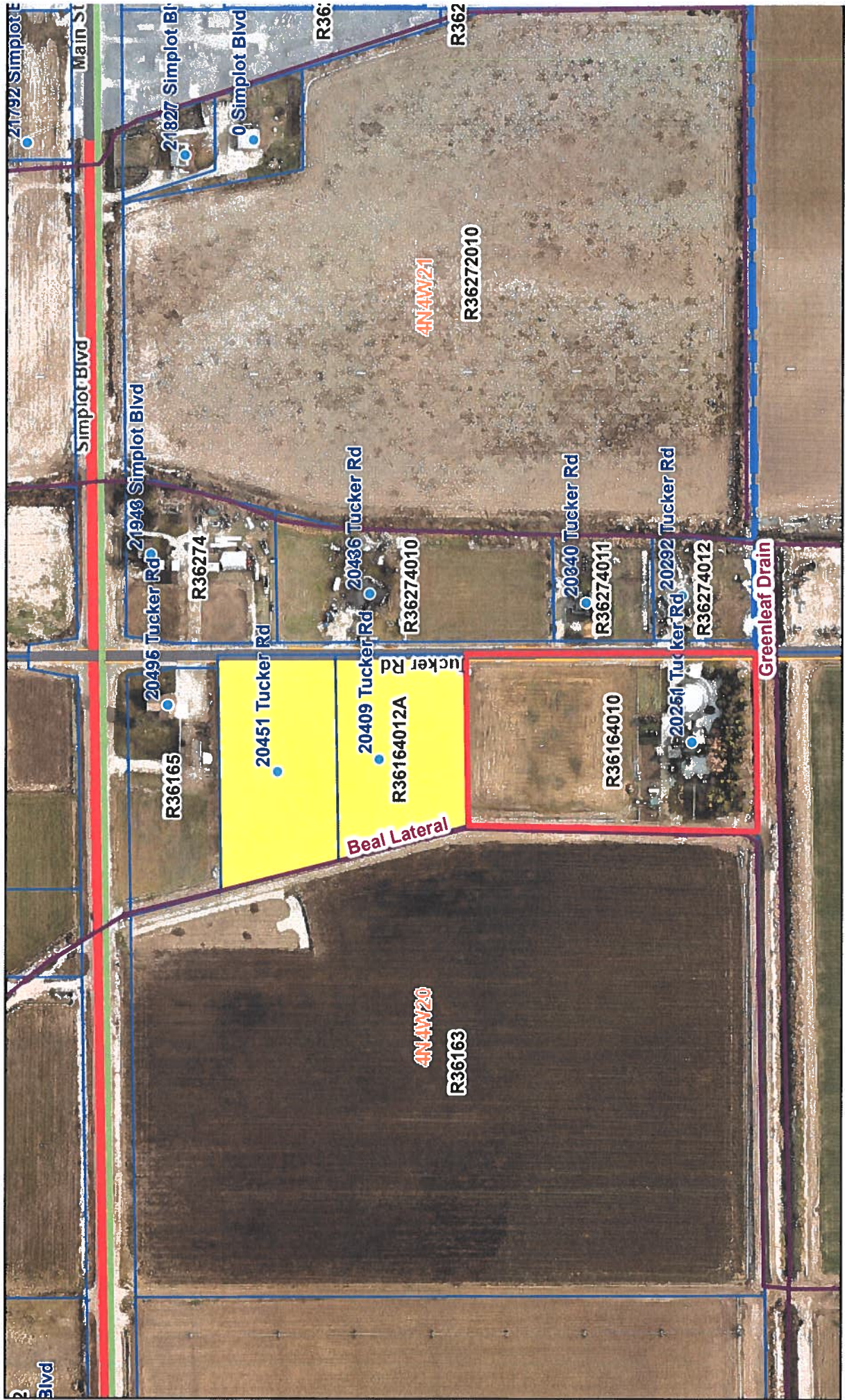
Currently there are eight identified parcels of land along the right-of-way on Tucker Road, from Simplot Blvd. on the North, to Greenleaf drain on the South. Seven of those identified parcels have a private residence on them, the eighth one of them is a church building. Of the entire eight parcels, three of them have a small open acreage attached to them. The Church property on the North(R36165), is unfenced and does not support livestock. The residence property (R36274010) on the East side of Tucker Road, has fenced areas with goats on the North of the residence and a fenced area on the South. The property on the West side of Tucker Road(R36164010), is my residence. It has 2.6 fenced acres which is not used agriculturally.

Entrance to the lot, will be an approved driveway connecting on Tucker Road, meeting county and Highway District requirements and 911 addressing for Fire District and other Emergency support services. Electric will be facilitated by Idaho Power, and any necessary easements will be made for power. Well drilling on the property for drinking water and placement of a sanitary septic system of the proper type will be in accordance with Southwest District Health standards and requirements.

It is also my intention to follow all necessary requirements by Canyon County not previously mentioned, to facilitate the issuance of a rural residential status for the property in question.

Harold T. Lincoln, III

Canyon County, ID Web Map



2/27/2026, 4:02:59 PM

Parcel Number Search _Query result

CCAddressPoints

Hydro_NHDFlowline

Quarter Line

CanyonCountyRoads

Hwy

Roads

Current Zoning

RR (RURAL RESIDENTIAL)

County Boundary

Current Impact Area

City Limits

Sections

Imagery_2025_2026

Red: Band_1

1:4,514

0 0.03 0.06 0.1

0 0.04 0.09 0.17

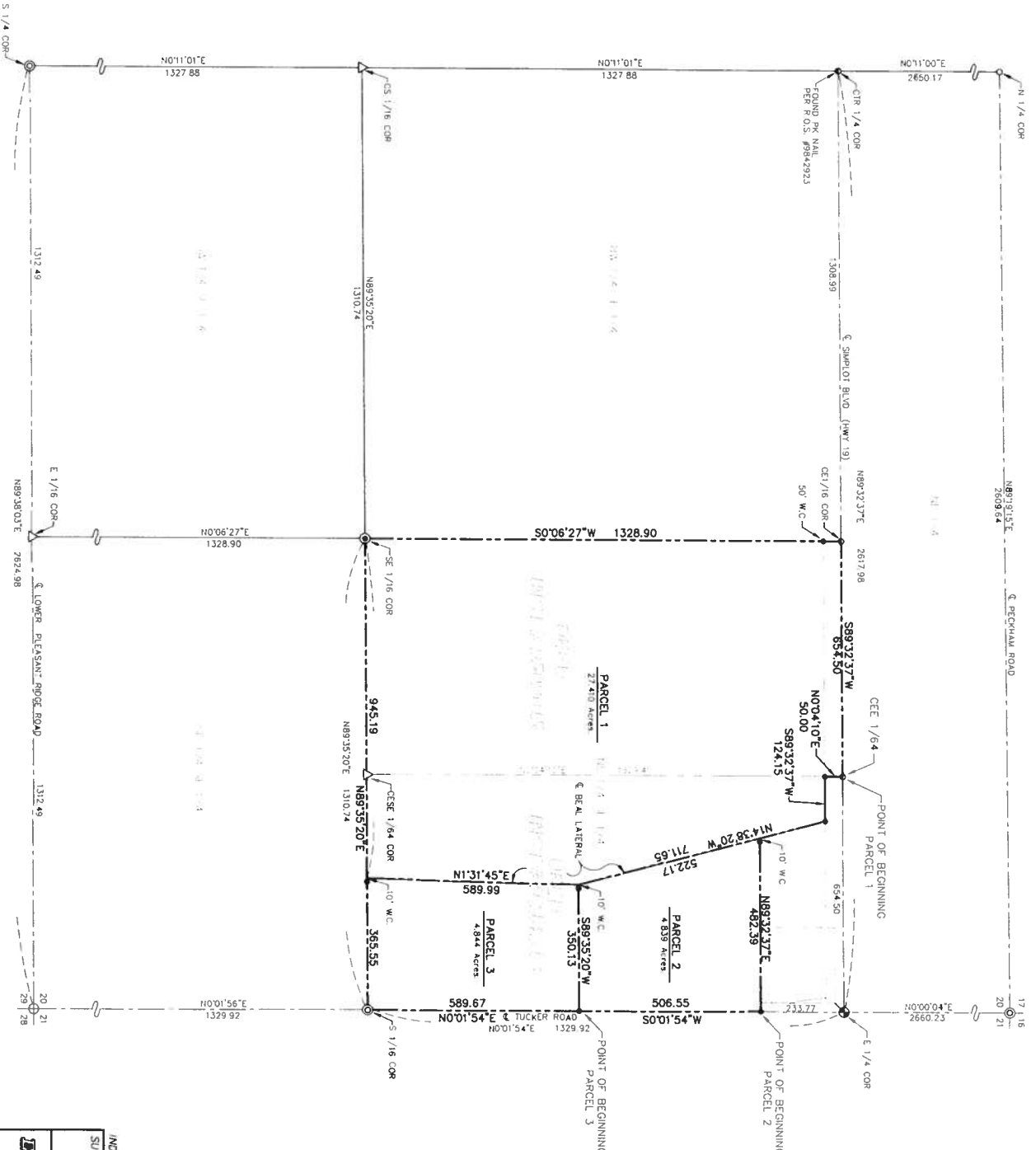
Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, HERE, INCREMENT P, USGS, EPA, USDA | C

Oregon GEO, Esri Canada, Esri, HERE, HERE, INCREMENT P, USGS, EPA, USDA | C

USDA

RECORD OF SURVEY

A PART OF THE NE 1/4 SEC. 20, T 4 N, R 4 W, B.M.
CANYON COUNTY, IDAHO



LEGEND

- Found brass cap monument
- Found aluminum cap monument
- Set 5/8 inch dia. x 30 inch iron pin w/ yellow
- Found 5/8 inch dia. iron pin
- Set 1/2 inch dia. x 24 inch iron pin w/ yellow
- Found 1/2 inch dia. iron pin
- Set P-K Nail & Brass washer
- Found iron pipe or rod
- Calculated point
- Property boundary line
- Record data

REFERENCE SURVEYS

WARRANTY DEED INST #9011682
WARRANTY DEED INST #9509015
WARRANTY DEED INST #9214313
WARRANTY DEED INST #9011608
R.O.S. INST #961048
R.O.S. INST #961048
R.O.S. INST #961048
R.O.S. INST #961048

I, Richard A. Gray, a Professional Land Surveyor in the State of Idaho, do hereby certify that this Record of Survey correctly represents a survey made by me or under my supervision in accordance with Idaho Code Chapter 31, 2709, 2709.04 and the provisions of said Code. I further certify that I have complied with Title 55, Chapter 16, Idaho Code.



5/5/00

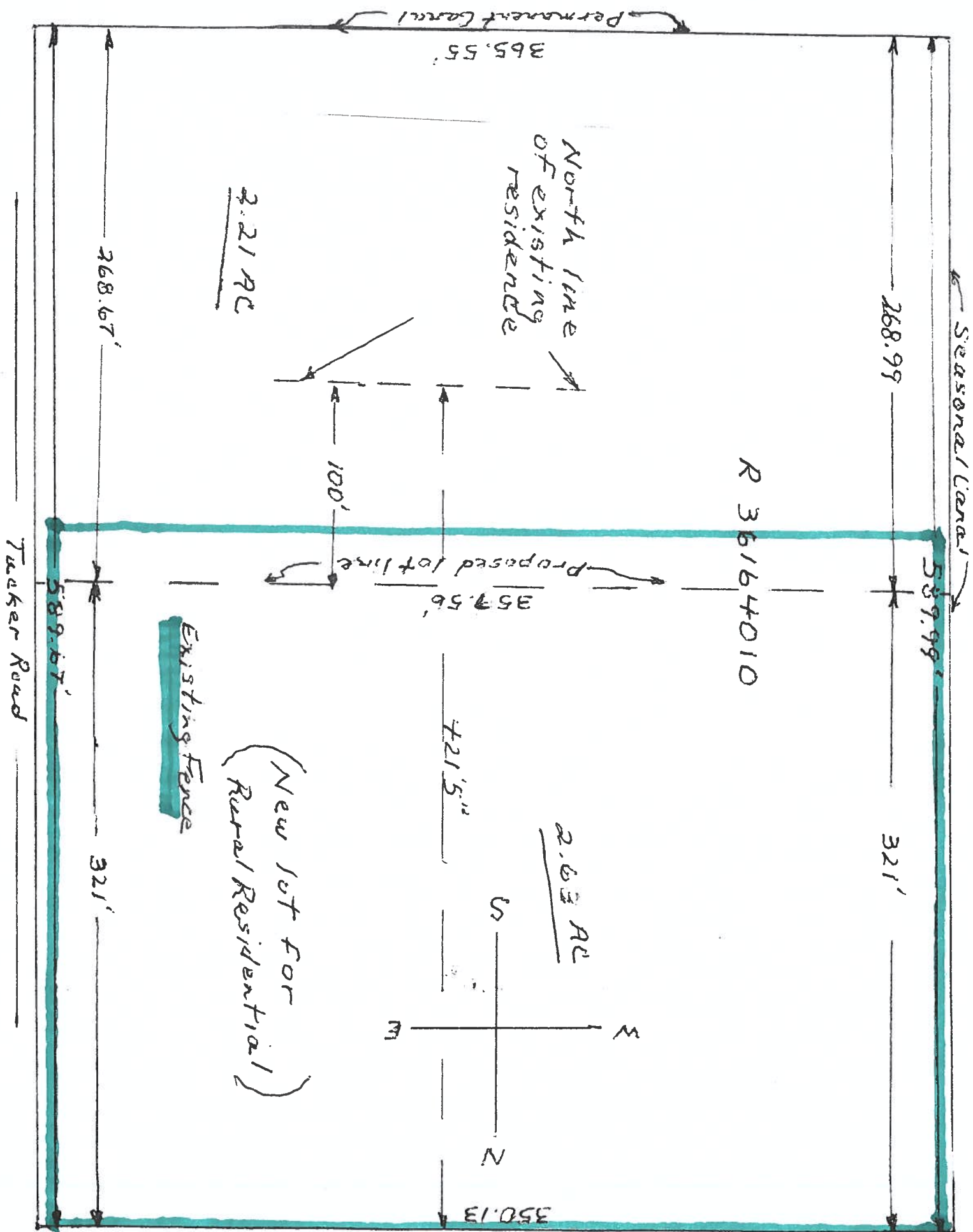
INDEX NO. 444-20-2-1-0-00-00
SURVEY FOR: DALE WINSLOW

Dani & Associates, Inc.
Surveyors, Engineers & Planners

314 Basin Street, Suite 10
(208) 454-0256
(208) 454-0979 Fax

JOB NO. MR0200	DWG NO. MR020002
SCALE 1"=200'	REV
FIELD BOOK NO. BK 107 PG 8	DATE
DRAWN BY	DATE
CHK	4-4-00

Earl & Associates, Inc. assumes no liability for present or future compliance or non-compliance with Canyon County Planning and Zoning Ordinance restrictions as it pertains to building permits and the issuance thereof.



Seasonal Canal

589.99'

268.99'

321'

R 36164010

North line
of existing
residence

365.55'

357.56'

421.5'

350.13'

Proposed lot line

100'



2.21 AC

2.63 AC

(New lot for
Rural Residential)

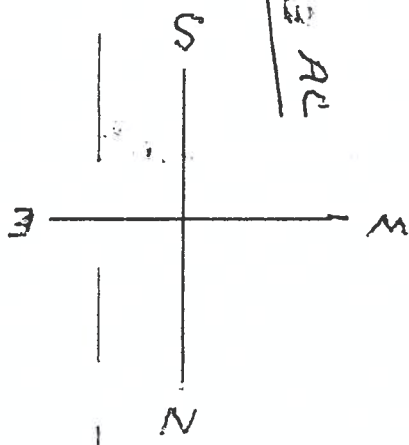
Existing Fence

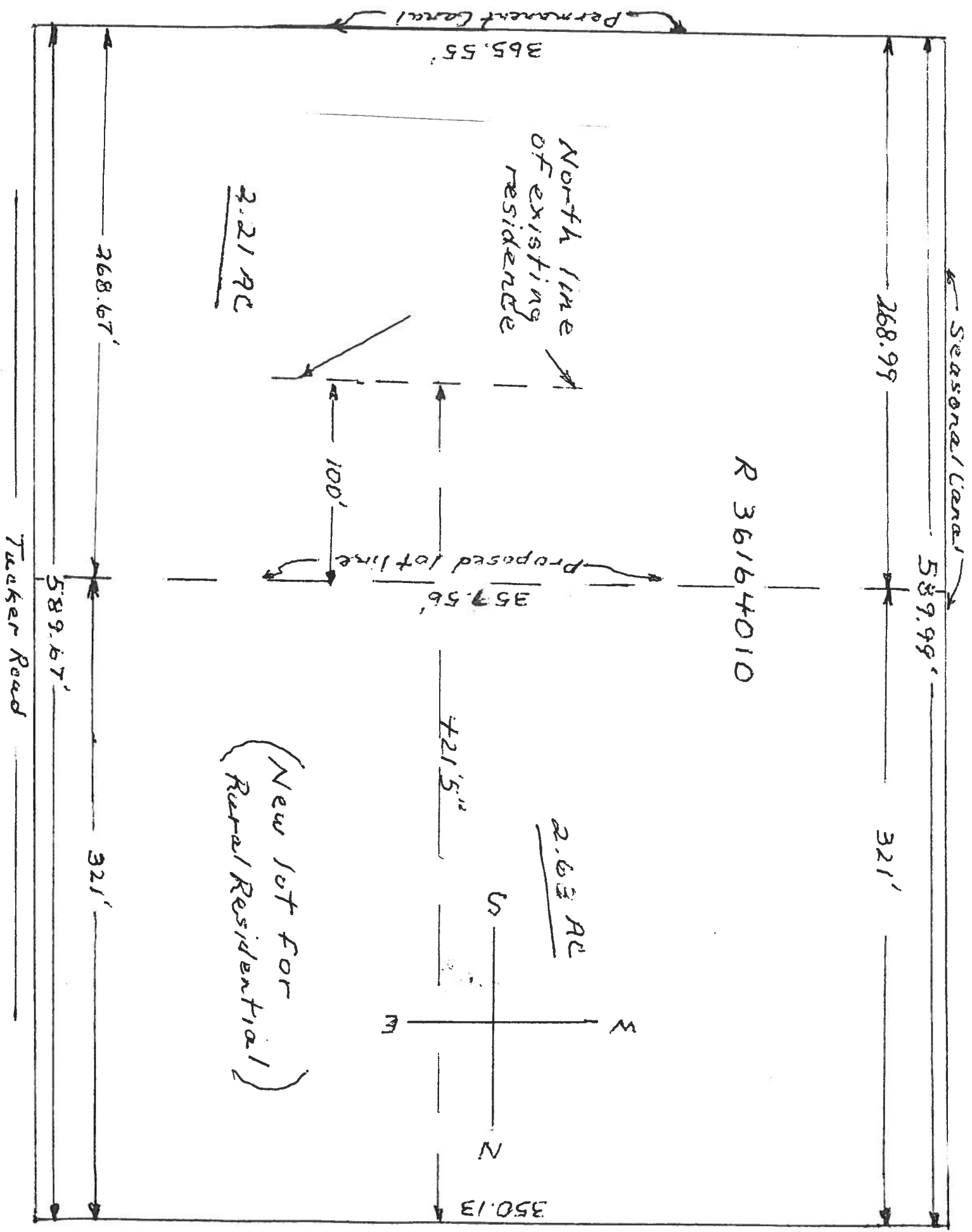
368.67'

321'

589.67'

Tucker Road







Escrow No.: 34601910805-TK

2019-013099
RECORDED
04/02/2019 11:57 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 EHOWELL \$15.00
TYPE: DEED
FIDELITY NATIONAL TITLE - BOISE
ELECTRONICALLY RECORDED

2019-011456
RECORDED
03/22/2019 09:22 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 LBERG \$15.00
TYPE: DEED
FIDELITY NATIONAL TITLE - BOISE
ELECTRONICALLY RECORDED

WD is being re-recorded to add additional spelling of seller's name

WARRANTY DEED

FOR VALUE RECEIVED
/who acquired title as Michael E. Roberts
Micheal E. Roberts and Teresa M. Roberts, husband and wife

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Harold Lincoln and Muriel Lincoln, husband and wife

GRANTEE(S), whose current address is: 20251 Tucker Road, Greenleaf, ID 83626

the following described real property in Canyon County, Idaho, more particularly described as follows, 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 heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that 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 reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

UNOFFICIAL COPY



Escrow No.: 34601910805-TK

Electronically Recorded
Stamped First Page Now
Incorporated As Part of
The Original Document

WD is being re-recorded to add additional spelling of seller's name

WARRANTY DEED

FOR VALUE RECEIVED

/who acquired title as Michael E. Roberts
Micheal E. Roberts and Teresa M. Roberts, husband and wife

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Harold Lincoln and Muriel Lincoln, husband and wife

GRANTEE(S), whose current address is: 20251 Tucker Road, Greenleaf, ID 83626

the following described real property in Canyon County, Idaho, more particularly described as follows, to wit:

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TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that 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 reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

UNOFFICIAL COPY

UNOFFICIAL COPY

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 22nd day of March, 2019.

Micheal E. Roberts
Micheal E. Roberts
Teresa M. Roberts
Teresa M. Roberts

STATE OF Idaho, COUNTY OF Ada, -ss. Canyon apt-

On this 22 day of March, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Micheal E. Roberts and Teresa M. Roberts known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/thet executed the same.

Signature: April G. Lane
Name: April G. Lane
Residing at: Boise, ID
My Commission Expires: 9-16-2020



(SEAL)

UNOFFICIAL COPY

UNOFFICIAL COPY

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 36164010 0

Land Situated in the State of Idaho, County of Canyon, City of Greenleaf.

A part of the Northeast quarter of the Southeast quarter of Section 20, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of said Northeast quarter of the Southeast quarter, (East quarter corner), said corner monumented with a 3-inch diameter brass disk; thence South 0°01'54" West, a distance of 740.32 feet along the Easterly boundary of said Northeast quarter of the Southeast quarter to the POINT OF BEGINNING, said point monumented with a 1/2-inch diameter iron pin; thence continuing South 0°01'54" West, a distance of 589.67 feet along the Easterly boundary of said Northeast quarter of the Southeast quarter to the Southeast corner of said Northeast quarter of the Southeast quarter, (South 1/16 corner), said corner monumented with a 5/8-inch diameter iron pin; thence South 89°35'20" West, a distance of 365.55 feet along the Southerly boundary of said Northeast quarter of the Southeast quarter to a point on the centerline of the Beal Lateral, said point witnessed North 89°35'20" East, a distance of 10.00 feet with a 1/2-inch diameter iron pin; thence North 1°31'45" East, a distance of 589.99 feet along the centerline of said Beal Lateral to a point, said point witnessed North 89°35'20" East, a distance of 10.00 feet with a 1/2-inch diameter iron pin; thence North 89°35'20" East, a distance of 350.13 feet parallel with the Southerly boundary of said Northeast quarter of the Southeast quarter to the POINT OF BEGINNING.

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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: 87882

Date: 3/24/2026

Date Created: 3/24/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Harold Lincoln

Comments: CR2026-0002

Site Address: 20251 TUCKER RD, Greenleaf ID 83626 / Parcel Number: 36164010 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Rezone	CR2026-0002	\$1,250.00	\$0.00	\$0.00
Planning - Development Agreement (DA) - (Add to Rezone with Conditions; Up to 1 Hour Legal Time)	CR2026-0002	\$500.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	CR2026-0002	\$600.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CR2026-0002	\$50.00	\$0.00	\$0.00

Sub Total: \$2,400.00

Sales Tax: \$0.00

Total Charges: \$2,400.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	223	\$2,400.00

Total Payments: \$2,400.00

ADJUSTMENTS

Receipt Balance: \$0.00