



CITY OF Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

- Annexation
Appeal/Amendment
Comprehensive Plan Map Change
De-Annexation
Ordinance Amendment
Rezone
Special Use Permit
Subdivision- Preliminary Plat
Subdivision- Final Plat
Subdivision- Short Plat
Time Extension
Variance
Other

RECEIVED JUN 06 2018

STAFF USE ONLY: File number(s): Ann-18-04/sup-18-08 SUB-18P-04 Project name: Adams Ridge Date filed: 6/5/18 Date complete: Related files:

Subject Property Information

Address: 0 & 17749 Midland Boulevard Parcel Number(s): R3086800000 & R3086700000
Subdivision: Block: Lot: Acreage: 159 Zoning: Ag
Prior Use of the Property: Agricultural
Proposed Use of the Property: Mixed Use: Commercial and Residential

Applicant Information:

Applicant Name: Providence Properties, LLC Phone: 208.695.2401
Address: 701 S Allen Ave, #104 City: Meridian State: ID Zip: 83642
Email: marmuth@hubblehomes.com Cell:
Owner Name: Adams Family Farms, LLC Phone:
Address: 5598 N Eagle Rd, #102 City: Boise State: ID Zip: 83713
Email: Cell:
Agent Name: (e.g., architect, engineer, developer, representative) Kirsti Grabo - KM Engineering
Address: 9233 W State St City: Boise State: ID Zip: 83714
Email: kgrabo@kmenqllp.com Cell:

Authorization

Print applicant name: Kirsti Grabo on behalf of Providence Properties, LLC
Applicant Signature: [Signature] Date: 6.1.18

Handwritten initials 'AK'

Project Name: Adams Ridge Subdivision	File #: <u>Ann-18-04</u>
Applicant/Agent: Providence Properties, LLC / KM Engineering, LLP	

Applicant (v)	Description	Staff (v)
x	Completed & signed Hearing Review Master Application	
x	Narrative fully describing the proposed use/request, including current potable water supply and current sewage system	
x	Recorded warranty deed for the subject property	
n/a	Signed Lease Agreement (if applicable)	
x	Vicinity map, showing the location of the subject property (8 1/2" x 11")	
x	Site Plan The following are suggested items that may be shown on the site plan:	
	• Property boundaries of the site	
	• Existing buildings on the site	
	• Parking stalls and drive aisles	
	• Sidewalks or pathways (proposed and existing)	
	• Fencing (proposed and existing)	
x	Metes and bounds legal description for the site to be annexed (must be submitted in electronic format).	
x	Landscape Plan (if applicable)	
x	Neighborhood Meeting sign-in sheet	
x	Fee	

STAFF USE ONLY:

Date Application Received: 6-6-18

Received by: [Signature]

Proposed Hearing Date: 7-10-18

Hearing Body: HE



CITY OF
Caldwell, Idaho

Planning & Zoning

SUBDIVISION- PRELIMINARY PLAT

Project Name: Adams Ridge Subdivision	File #: <u>SUB-18P-01</u>
Applicant/Agent: Providence Properties, LLC / KM Engineering, LLP	

Applicant (v)	Description	Staff (v)
x	Completed & signed Hearing Review Master Application	
x	Narrative fully describing the proposed use/request	
x	Recorded warranty deed for the subject property	
x	Preliminary Plat – Submitted in 8 ½ x 11 paper format AND in electronic format (PDF)	
x	Landscape Plan– Submitted in 8 ½ x 11 paper format AND in electronic format (PDF)	
x	Vicinity map – Submitted in 8 ½ x 11 paper format AND in electronic format (PDF)	
x	Traffic Study – Submitted in 8 ½ x 11 paper format AND in electronic format (PDF)	
x	Neighborhood Meeting sign-in sheet	
x	Fee	

<u>Total # Lots</u>			
Residential: <u>448</u>	Commercial: <u>13</u>	Apartment: <u>1</u>	Common: <u>38</u>
Phased Project: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		If "yes", Phase #: <u>TBD</u>	Total Acreage: <u>159</u>
Min. Lot Size (excluding common lots): <u>6,003 sf</u>		Max. Lot Size (excluding common lots): <u>18,056 sf</u>	
Avg. Lot Size (excluding common lots): <u>6,583 sf</u>		% Useable Open Space: <u>10%</u>	
List all types of useable open space: <u>pathways, open green space, tot lots, swimming pools, community clubhouse</u>			

STAFF USE ONLY:	
Date Application Received:	<u>6-8-18</u>
Received by:	<u>[Signature]</u>
Proposed Hearing Date:	<u>7-10-18</u>
Hearing Body:	<u>HE</u>

A1

Project Name: Adams Ridge Subdivision	File #: <i>sup-18-08</i>
Applicant/Agent: Providence Properties, LLC / KM Engineering, LLP	

Applicant (v)	Description	Staff (v)
x	Completed & signed Hearing Review Master Application	
x	Narrative fully describing the proposed use/request	
x	Recorded warranty deed for the subject property	
x	Signed Property Owner Acknowledgement (if applicable)	
x	Vicinity map, showing the location of the subject property (8 1/2" x 11")	
	Site Plan	
	The following are suggested items that may be shown on the site plan:	
	• Property boundaries of the site	
	• Existing buildings on the site	
	• Parking stalls and drive aisles	
	• Sidewalks or pathways (proposed and existing)	
	• Fencing (proposed and existing)	
n/a	Floor Plan	
n/a	Landscape Plan (if applicable)	
x	Neighborhood Meeting sign-in sheet	
x	Fee	

STAFF USE ONLY:

Date Application Received: *6-6-18*

Received by: *[Signature]*

Proposed Hearing Date: *7-10-18*

Hearing Body: *HE*

June 5, 2018
Project No.: 17-052

Mr. Jarom Wagoner
City of Caldwell
621 Cleveland Boulevard
Caldwell, ID 83605

**RE: Adams Ridge Subdivision – Canyon County, ID
Annexation, Preliminary Plat and Special Use Permit Applications**

Dear Mr. Wagoner:

On behalf of Providence Properties, LLC, we are pleased to submit the attached applications and required supplements for the annexation, preliminary plat and special use permit for Adams Ridge Subdivision. Please accept this letter as the required written narrative regarding the project.

General Information

As you know, this project is located at the southwest corner of Ustick Road and Midland Boulevard in Canyon County, Idaho. The +/- 159 acres encompassed by these applications are currently utilized as agricultural ground, carry the Canyon County Ag zoning, and are identified as parcels R3086700000 and R3086800000. Sage Valley Middle School and Desert Springs Elementary School are across Ustick Road to the north, while portions of Whitney Springs Subdivision and Stiehl Subdivisions border the site on the western and southern boundaries respectively.

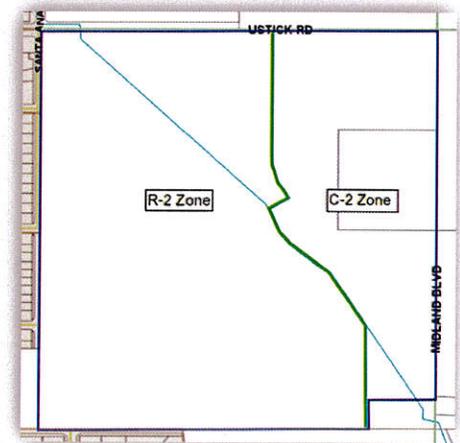


Earlier this year, an entitlement application package came before the City Council wherein we requested annexation, preliminary plat, PUD and special use permit approvals for this same property. Ultimately, after numerous hearings with both the Hearings Examiner and the City Council, the annexation request was denied. Since that time, the development plans have been evaluated against the concerns expressed by area residents and the City, resulting in a number of changes to the overall project.

Annexation & Zoning

The City of Caldwell’s Comprehensive Plan identifies the subject property as a combination of medium-density residential and commercial. The medium-density residential designation allows for densities up to 4 units per acre, while the commercial designation allows for a wide variety of commercial and retail options in addition to residential densities up to 25 units per acre.

Consistent with the Comprehensive Plan, this project proposes annexation into the City of Caldwell with approximately 112 acres designated as R-2 and approximately 47 acres designated as C-2. As you can see, the R-2 portion of the project is oriented adjacent to and is compatible with the neighboring subdivision to the west, which carries the R-1 zone. Further, the eastern portion of the project is appropriately slated for multi-family and commercial uses along the Midland Boulevard corridor. Please see below for additional details on lot counts and densities in these zones.



Preliminary Plat

One of the City Council’s concerns with the previous version of this project was the use of a Planned Unit Development (PUD) to provide extra amenities and relief from dimensional standards. Because of those concerns, the project has been redesigned to remove the need for a PUD. As proposed, the new Adams Ridge project contains no sub-standard lots, while still including a variety of amenities. The following tables provide a breakdown of lot types by the two requested zoning designations.

Table A. R-2 Lot Breakdown

Lot Type	# of Lots	Acreage	Density
Single-Family Residential	448	96.5 *	4.0
Common / Open Space	38	15.5	
TOTAL	486	112	

**Includes right-of-way.*

Table B. C-2 Lot Breakdown

Lot Type	# of Lots	# of Units	Acreage	Density
Apartment	1	264 *	12.1	21.8
Storage Unit	1	n/a	7.8	n/a
Commercial	12	n/a	20.8	n/a
Right-of-Way	n/a	n/a	6.3	n/a
TOTAL	14	264 *	47	n/a

**Apartment layout and unit count TBD. Units shown are estimates only.*

As you can see, the preliminary plat proposes a gross density of 4.0 units per acre across the R-2 zoning area, which is consistent with both the City Code and Comprehensive Plan. Further, the anticipated apartment density of approximately 21.8 units per acre in the C-2 zone is also consistent with City standards, as it is less than the allowed 25 units per acre.

The housing product slated for the R-2 zone consists of single-family detached homes on varied lot sizes, while the housing product slated for the C-2 zone includes apartment buildings. This blend will provide a nice mix of housing opportunities for an array of income levels, which is an important factor in today's housing market. Further, the mix of commercial services contemplated for this site could include large retail, light retail, services, and professional businesses, which will enhance the economy of the area not only by providing services to the neighborhoods, but also by providing increased employment opportunities.

Amenities & Open Space

While not required, this project proposes a variety of open space and amenities. The open space in the R-2 zone totals approximately 15 acres (13.4%) and we anticipate using approximately 3 acres for storm drainage, leaving a balance of approximately 12 acres (10.7%) of useable open space. Further, the Adams Ridge neighborhood will boast a variety of amenities including the following:



- 5' asphalt pathways throughout the site connecting to open spaces and non-residential uses
- 8' asphalt master pathway through the site along the Middle Lateral
- Landscape buffers along designated roadways
- 2 Swimming pools
- Community clubhouse
- HERS certified housing
- 2 tot lots with playground equipment

The open space and amenities will be owned and maintained by the Adams Ridge HOA and will provide a great opportunity for recreation and resident enjoyment, buffering from major roadways, and easement accommodation for the Middle Lateral.

Phasing

The Conceptual Phasing Plan submitted with these applications reflects build-out of this project in several phases. While it is the intent of the developers to follow the phasing plan, future market conditions and lot absorption rates will affect how the project is ultimately phased and constructed.

Roadways

One concern voiced at the previous hearings was the future connection of Laster Lane to Midland Boulevard. While the applicant is proposing improvements to the portion of Laster Lane abutting this project, they do not control the outparcel located at the southeast corner of the site. However, they have met with the owners of that property in an effort to help facilitate the roadway connection. It is their intention to continue working with those owners to generate a connection plan. Additional details will be provided as they become available.

Utilities

The development team has coordinated extensively with the City Engineer regarding available public utilities in the project area. Sewer facilities are available for extension at our project’s northwest corner and we are working with the City to determine the timing of any necessary upgrades to the lift station serving this area. Water facilities are also available in the adjacent rights-of-way and will be extended through the project as required. This property has shares within the Pioneer Irrigation District which will be utilized to provide pressure irrigation to the project. A new PI system will be constructed to serve Adams Ridge and will ultimately become part of Caldwell’s municipal irrigation system.

Please refer to the preliminary engineering plans for additional details.

Special Use Permit

As the C-2 portion of this project proposes an area for storage units, a Special Use Permit will be required per City Code. The proposed storage units will provide a valuable service to the area and are ideally situated in close proximity to both single-family and multi-family housing, as well as other commercial areas. However, without a storage company identified at this early stage in the entitlement process, an accurate layout reflecting parking, buildings, etc. is not available. It is our intent via this application package to request the Special Use Permit for the storage units in concept with the understanding that the storage company who ultimately purchases the site will need to submit a site plan when the time comes to develop the facility. We will look to staff for direction on how to word a condition of approval to accommodate this request.

Conclusion

At this time, there are no known health, safety, or environmental problems that currently exist or that will exist as a result of this development. Adams Ridge reflects a mix of lot types that will not only accommodate various housing sizes, footprints and market demands, but also complement the community at large by bringing services and employment opportunities to this growing area. We are excited to work with City staff to accomplish this great addition to the City of Caldwell.

Should you have questions or require further information in order to process these applications, please contact me.

Sincerely,
KM Engineering, LLP



Kirsti Grabo
Development Coordinator

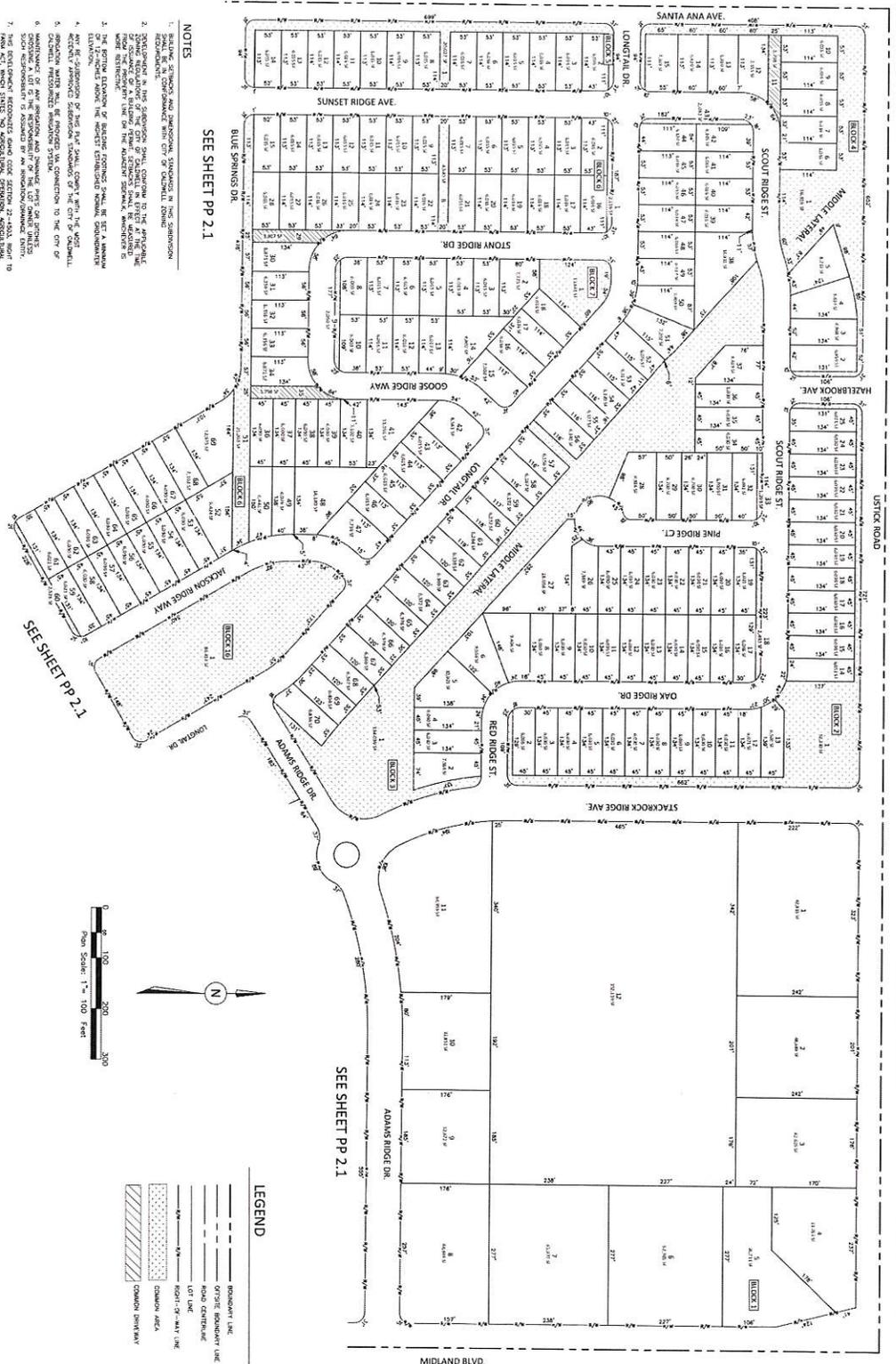
cc: Providence Properties, LLC

- NOTES**
1. EXISTING STREETS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN CONFORMANCE WITH CITY OF CALDWELL ZONING ORDINANCE.
 2. DEVELOPMENT IN THIS SUBDIVISION SHALL COMPLY WITH THE APPLICABLE CITY OF CALDWELL ZONING ORDINANCE AND THE APPLICABLE STATE OF IDAHO ZONING ORDINANCE.
 3. THE ELEVATION OF THE FINISHED GRADE SHALL BE SET AT A MINIMUM ELEVATION OF 1100 FEET ABOVE MEAN SEA LEVEL.
 4. THE ELEVATION OF THE FINISHED GRADE SHALL BE SET AT A MINIMUM ELEVATION OF 1100 FEET ABOVE MEAN SEA LEVEL.
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 10. THE ELEVATION OF THE FINISHED GRADE SHALL BE SET AT A MINIMUM ELEVATION OF 1100 FEET ABOVE MEAN SEA LEVEL.
 11. THE ELEVATION OF THE FINISHED GRADE SHALL BE SET AT A MINIMUM ELEVATION OF 1100 FEET ABOVE MEAN SEA LEVEL.
 12. THE ELEVATION OF THE FINISHED GRADE SHALL BE SET AT A MINIMUM ELEVATION OF 1100 FEET ABOVE MEAN SEA LEVEL.
 13. THE ELEVATION OF THE FINISHED GRADE SHALL BE SET AT A MINIMUM ELEVATION OF 1100 FEET ABOVE MEAN SEA LEVEL.

SEE SHEET PP 2.1

SEE SHEET PP 2.1

SEE SHEET PP 2.1



LEGEND

- BOUNDARY LINE
- - - - - OTHER BOUNDARY LINE
- ROAD CENTERLINE
- LOT LINE
- HOIST-OR-WAY LINE
- COMMON AREA
- COMMON DRIVEWAY

ADAMS RIDGE SUBDIVISION

LOT LAYOUT
CALDWELL, IDAHO

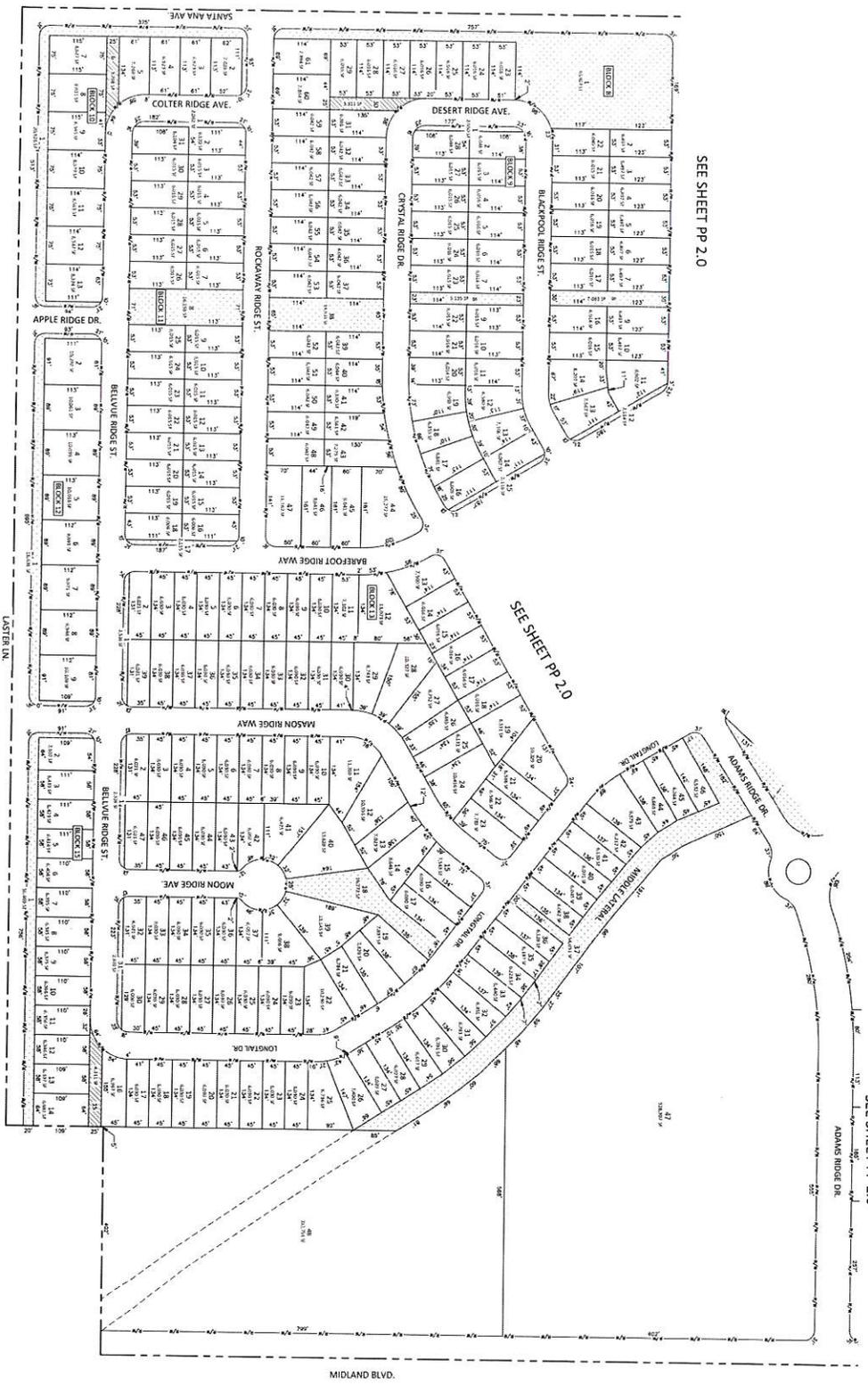
REVISIONS

NO.	DATE	DESCRIPTION



DATE: 09/18/18
PROJECT: ADAMS RIDGE SUBDIVISION
SHEET NO: PP2.0

A3



SEE SHEET PP 2.0

SEE SHEET PP 2.0

SEE SHEET PP 2.0

ADAMS RIDGE SUBDIVISION

LOT LAYOUT
CADWELL, IDAHO

REVISIONS

NO.	DATE	BY

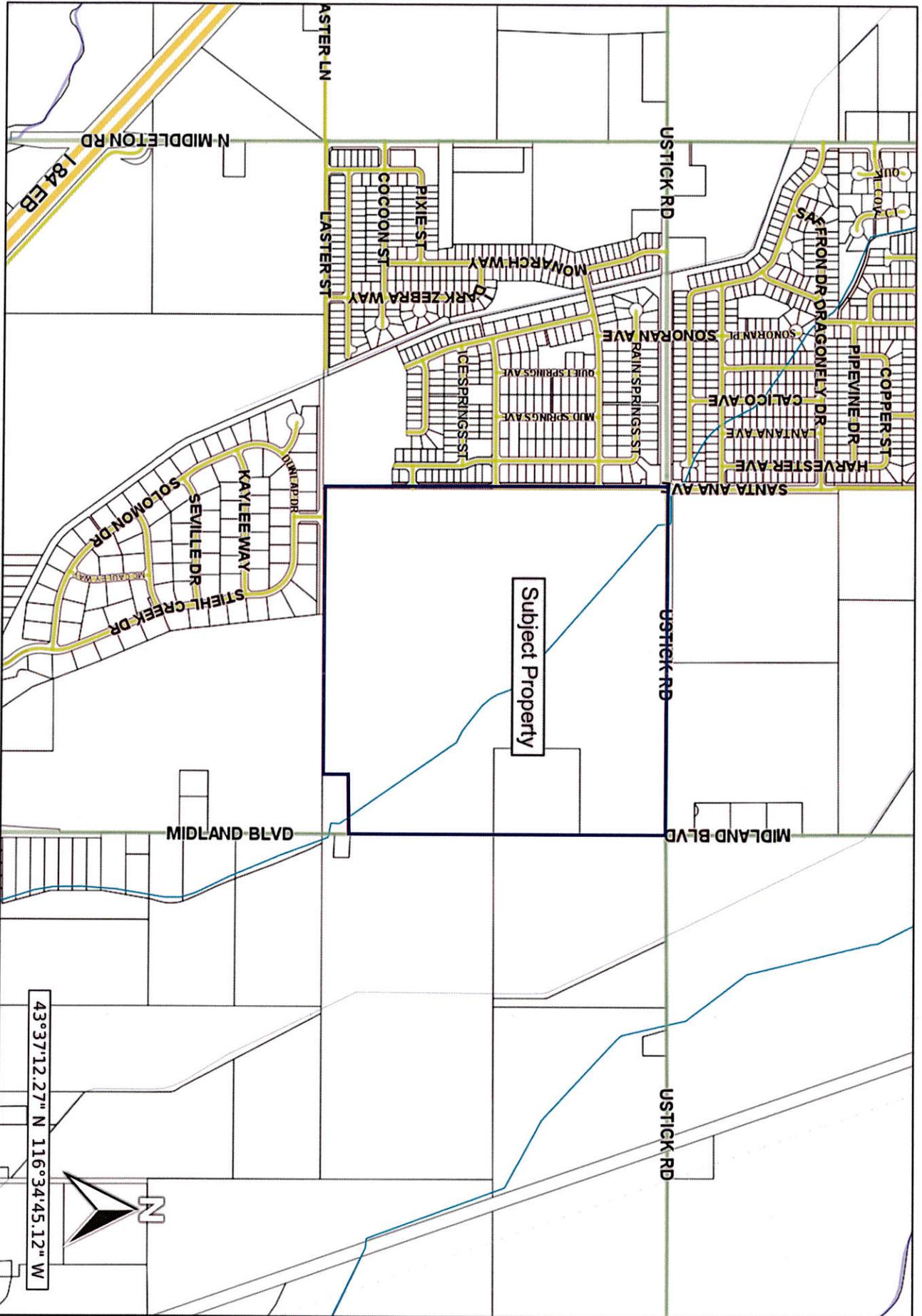


SHEET NO.
PP2.1

AB

Adams Ridge Subdivision Vicinity Map

ht



43°37'12.27" N 116°34'45.12" W

NEIGHBORHOOD MEETING FORM
City of Caldwell Planning and Zoning Department
621 E. Cleveland Blvd., Caldwell, ID 83605
Phone: (208) 455-3021

Start Time of Neighborhood Meeting: 6:30 pm

End Time of Neighborhood Meeting: 7:30 pm

Those in attendance please print your name and address. If no one attended, Applicant please write across this form "No one attended."

PRINTED NAME

ADDRESS, CITY, STATE, ZIP

1. Kirsti Luuko 9233 W State Boise ID 83714
2. Dana + Arline Devlin
3. BOB + DIXIE DEWARVA 17568 STEHLCK DR 83687
4. Jace Bourque 10470 Dunlap Dr. Nampa ID 83687
5. David Broom 17400 midland Blvd
6. Marliss Mallet
7. Elizabeth Lee 17125 Solomon Dr. 83687
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____

- 20. _____
- 21. _____
- 22. _____
- 23. _____
- 24. _____
- 25. _____

Neighborhood Meeting Certification:

Applicants shall conduct a neighborhood meeting for the following: special use permit applications; variance applications; annexation applications; planned unit development applications; preliminary plat applications that will be submitted in conjunction with an annexation, rezone or planned unit development application; and, rezone applications as per City of Caldwell Zoning Ordinance Section 10-03-12.

Description of the proposed project: Annexation, Preliminary Plat and Special Use Permit

Date of Round Table meeting: 4.11.18

Notice sent to neighbors on: 5.18.18

Date & time of the neighborhood meeting: 6.5.18 - 6:30 pm

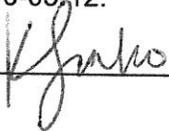
Location of the neighborhood meeting: Sage Valley Middle School Auditorium

Developer/Applicant:

Name: KM Engineering, LLP on behalf of Providence Properties, LLC

Address, City, State, Zip: 9233 West State Street, Boise, ID 83714

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with City of Caldwell Zoning Ordinance Section 10-03-12.

DEVELOPER/APPLICANT SIGNATURE  DATE 6.5.18

Property Owner Acknowledgement

I, Adams Family Farms, LLC, 5598 North Eagle Road, Ste. 102
(Name) (Address)

Boise, Idaho
(City) (State)

being first duly sworn upon, oath, depose and say:

1. That I am the record owner, or authorized designee of the record owner of property located at
17749 Midland Boulevard (R3086800000) per attached exhibits
0 Midland Boulevard (R3086700000)
(Address)

and I grant my permission to:

KM Engineering, LLP and

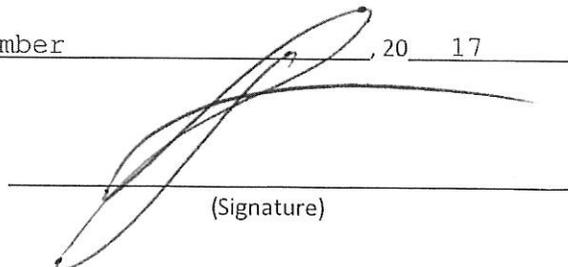
Providence Properties, LLC, 701 South Allen Street, Ste. 104
(Name) (Address)

Meridian, Idaho
(City) (State)

to submit the accompanying application(s) pertaining to that property.

2. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

Dated this 27th day of December, 2017


(Signature)

STEVEN NEIGHBORS
MANAGER

EXHIBIT A

PARCEL 1:

Government Lot 1, Government Lot 2, and the South Half of the Northeast Quarter Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

EXCEPT:

The Southeast Quarter of Government Lot 1, Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

Beginning at the Southeast corner of Government Lot 1, Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, thence
North along the section line 660 feet; thence
West 660 feet; thence
South 660 feet to the South line of said Lot 1, thence
East 660 feet to the place of beginning.

ALSO EXCEPT:

COMMENCING at the Southeasterly corner of the Northeast Quarter of Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, said point being the TRUE POINT OF BEGINNING; thence
North 0° 0' 00" East a distance of 193.6 feet along the Easterly boundary of said Section 5 to a point; thence
South 89° 51' 10" West a distance of 450 feet on a line parallel to and 193.6 feet Northerly of the
Southeasterly boundary of the said Northeast quarter, Section 5, to a point; thence
South 0° 00' 00" West a distance of 193.6 feet on a line parallel to and 450 feet Westerly of the said Easterly
boundary of Section 5 to a point on the said Southerly boundary of the Northeast quarter of Section 5; thence
North 89° 51' 10" East a distance of 450 feet along the said Southerly boundary of the Northeast quarter,
Section 5, to the POINT OF BEGINNING.

PARCEL 2:

The Southeast Quarter of Government Lot 1, Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

Beginning at the Southeast corner of Government Lot 1, Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, thence
North along the section line 660 feet; thence
West 660 feet; thence
South 660 feet to the South line of said Lot 1, thence
East 660 feet to the place of beginning.



December 8, 2017
Project No.: 17-052

**Exhibit A
Legal Description for
Annexation into City of Caldwell**

A parcel of land being Government Lots 1 and 2, the Southwest 1/4 of the Northeast 1/4 and a portion of the Southeast 1/4 of the Northeast 1/4 of Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

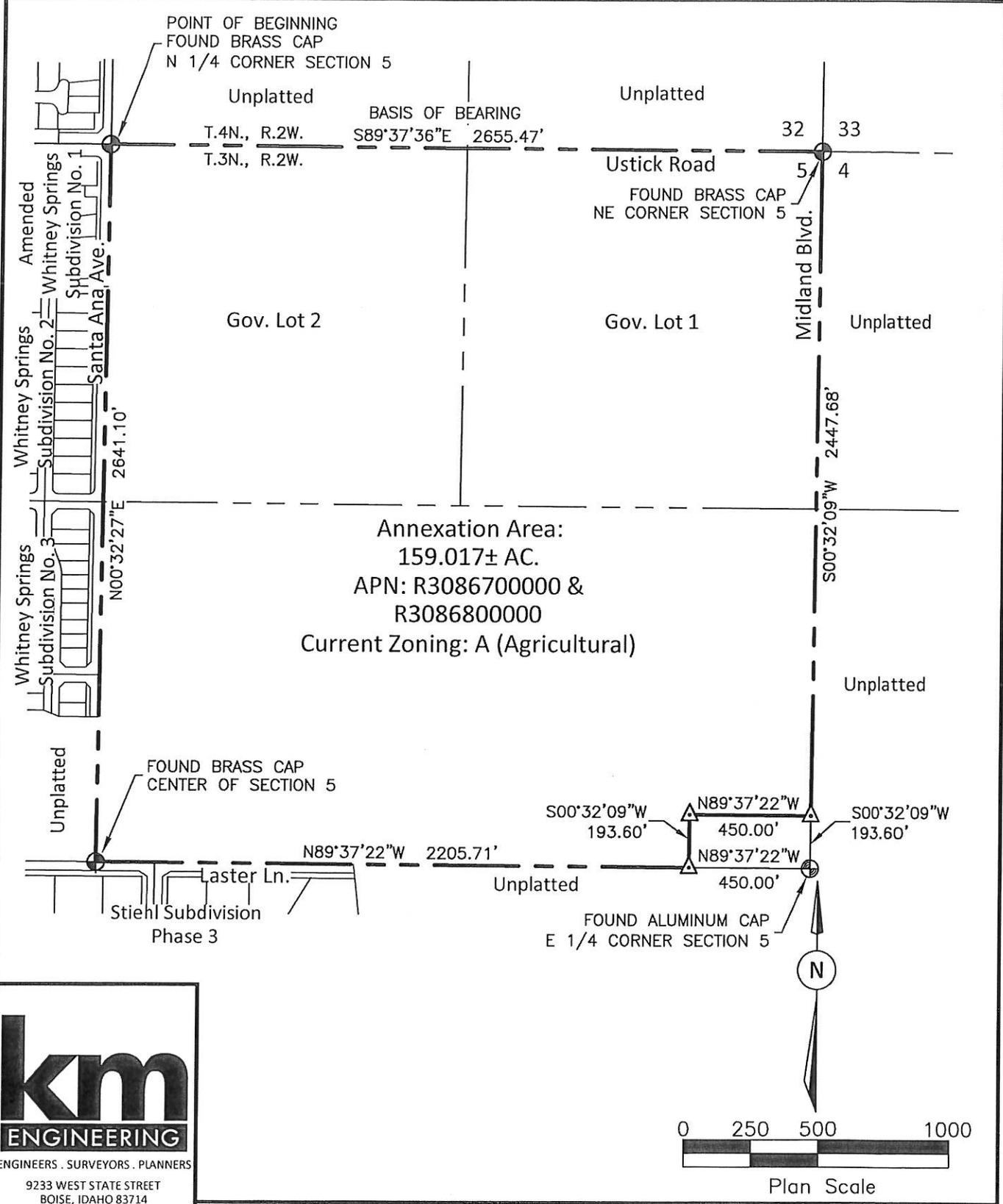
BEGINNING at a found brass cap marking the north 1/4 corner of said Section 5, thence following the northerly line of the Northeast 1/4 of said Section 5, S89°37'36"E a distance of 2,655.47 feet to a found brass cap marking the northeast corner of said Section 5;
Thence leaving said northerly line and following the easterly line of said Northeast 1/4, S00°32'09"W a distance of 2,447.68 feet to a point;
Thence leaving said easterly line, N89°37'22"W a distance of 450.00 feet to a point;
Thence S00°32'09"W a distance of 193.60 feet to a point on the southerly line of said Northeast 1/4;
Thence following said southerly line, N89°37'22"W a distance of 2205.71 feet to a found brass cap marking the Center of said Section 5;
Thence leaving said southerly line and following the westerly line of said Northeast 1/4, N00°32'27"E a distance of 2,641.10 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 159.017 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is Exhibit B and by this reference is made a part hereof.



P:\17-052\CAD\SURVEY\EXHIBITS\17-052 ANNEXATION.DWG, AARON BALLARD, 12/8/2017, KYOCERA TASKALFA 4550CI KX.PC3, ----

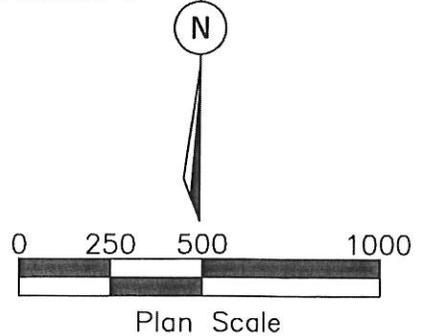


km
ENGINEERING
 ENGINEERS . SURVEYORS . PLANNERS
 9233 WEST STATE STREET
 BOISE, IDAHO 83714
 PHONE (208) 639-6939
 FAX (208) 639-6930

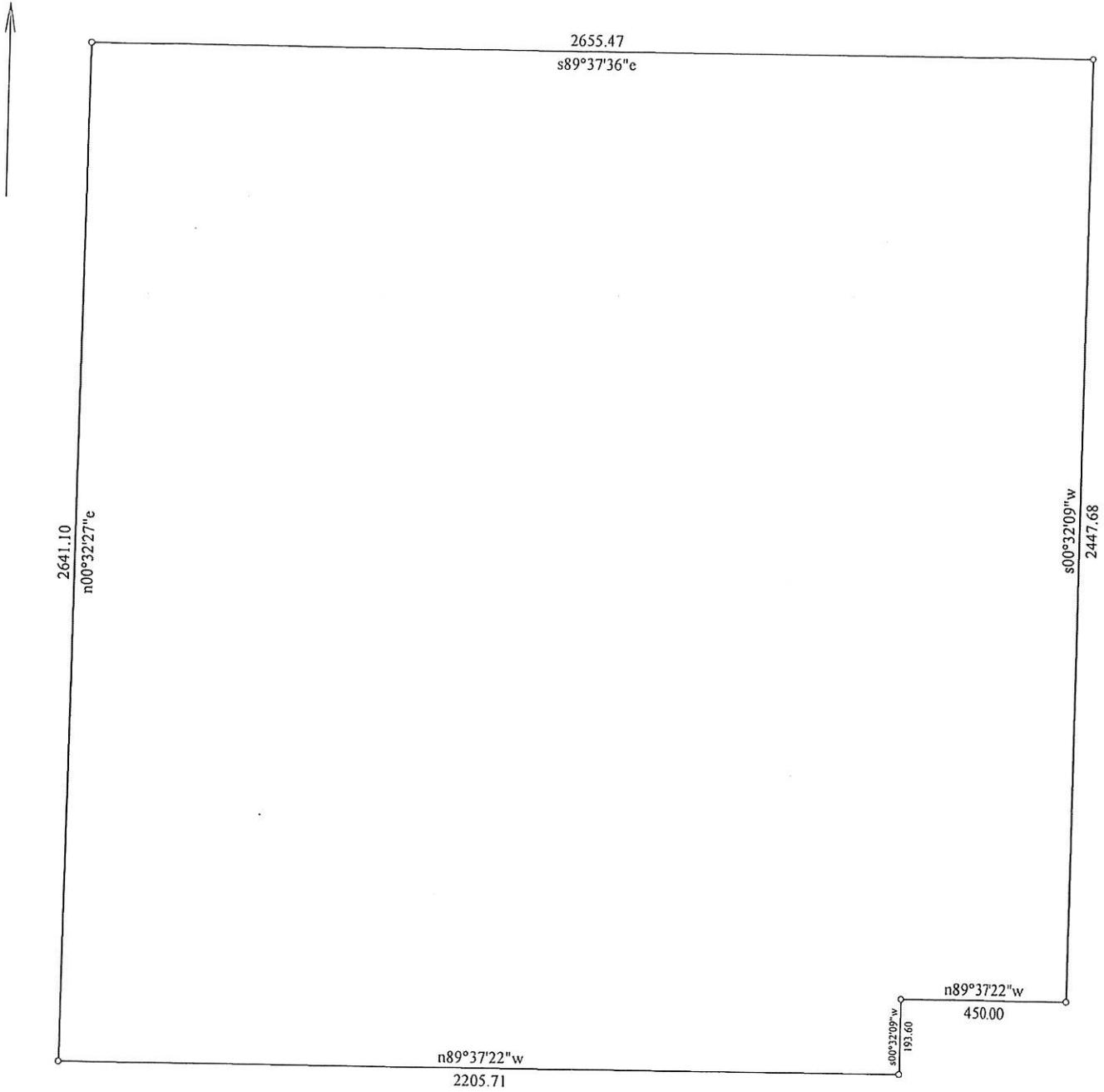
DATE:	12/8/2017
PROJECT:	17-052
SHEET:	1 OF 1

Exhibit B
Annexation into City of Caldwell

Providence Properties, LLC - 17749 Midland Blvd.
 Situated in the NE 1/4 of Section 5, T.3N., R.2W., B.M., Canyon County, Idaho



AK6



Title:		Date: 12-08-2017
Scale: 1 inch = 400 feet	File:	
Tract 1: 159.017 Acres: 6926770 Sq Feet: Closure = n88.0202e 0.01 Feet: Precision >1/999999: Perimeter = 10594 Feet		
001=s89.3736e 2655.47	004=s00.3209w 193.60	
002=s00.3209w 2447.68	005=n89.3722w 2205.71	
003=n89.3722w 450.00	006=n00.3227e 2641.10	

Ab



June 1, 2018
Project No.: 17-052

Exhibit A
Legal Description for Rezone to R2

A parcel of land being Government Lot 1, a portion of Government Lot 2, the Southwest 1/4 of the Northeast 1/4 and a portion of the Southeast 1/4 of the Northeast 1/4 of Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

BEGINNING at a found brass cap marking the north 1/4 corner of said Section 5, which bears N89°37'36"W a distance of 2,655.47 feet from a found brass cap marking the northeast corner of said Section 5, thence following the northerly line of the Northeast 1/4 of said Section 5, S89°37'36"E a distance of 1,575.06 feet to a point;
Thence leaving said northerly line, S00°22'24"W a distance of 754.93 feet to a point;
Thence 264.52 feet along the arc of a circular curve to the left, said curve having a radius of 500.00 feet, a delta angle of 30°18'42", a chord bearing of S14°46'57"E and a chord distance of 261.45 feet to a point;
Thence S29°56'18"E a distance of 72.29 feet to a point;
Thence 139.88 feet along a non-tangent curve to the left, said curve having a radius of 800.00 feet, a delta angle of 10°01'06", a chord bearing of S59°35'06"W and a chord distance of 139.70 feet to a point;
Thence S23°04'54"E a distance of 193.89 feet to a point;
Thence S42°56'05"E a distance of 49.19 feet to a point;
Thence S51°49'26"E a distance of 352.49 feet to a point;
Thence 389.46 feet along the arc of a circular curve to the right, said curve having a radius of 950.00 feet, a delta angle of 23°29'19", a chord bearing of S40°04'46"E and a chord distance of 386.74 feet to a point;
Thence S00°32'28"W a distance of 776.03 feet to a point on the southerly line of said Northeast 1/4;
Thence following said southerly line, N89°37'22"W a distance of 2,205.69 feet to a found brass cap marking the Center of said Section 5;
Thence leaving said southerly line and following the westerly line of said Northeast 1/4, N00°32'27"E a distance of 2,641.10 feet to the **POINT OF BEGINNING**.

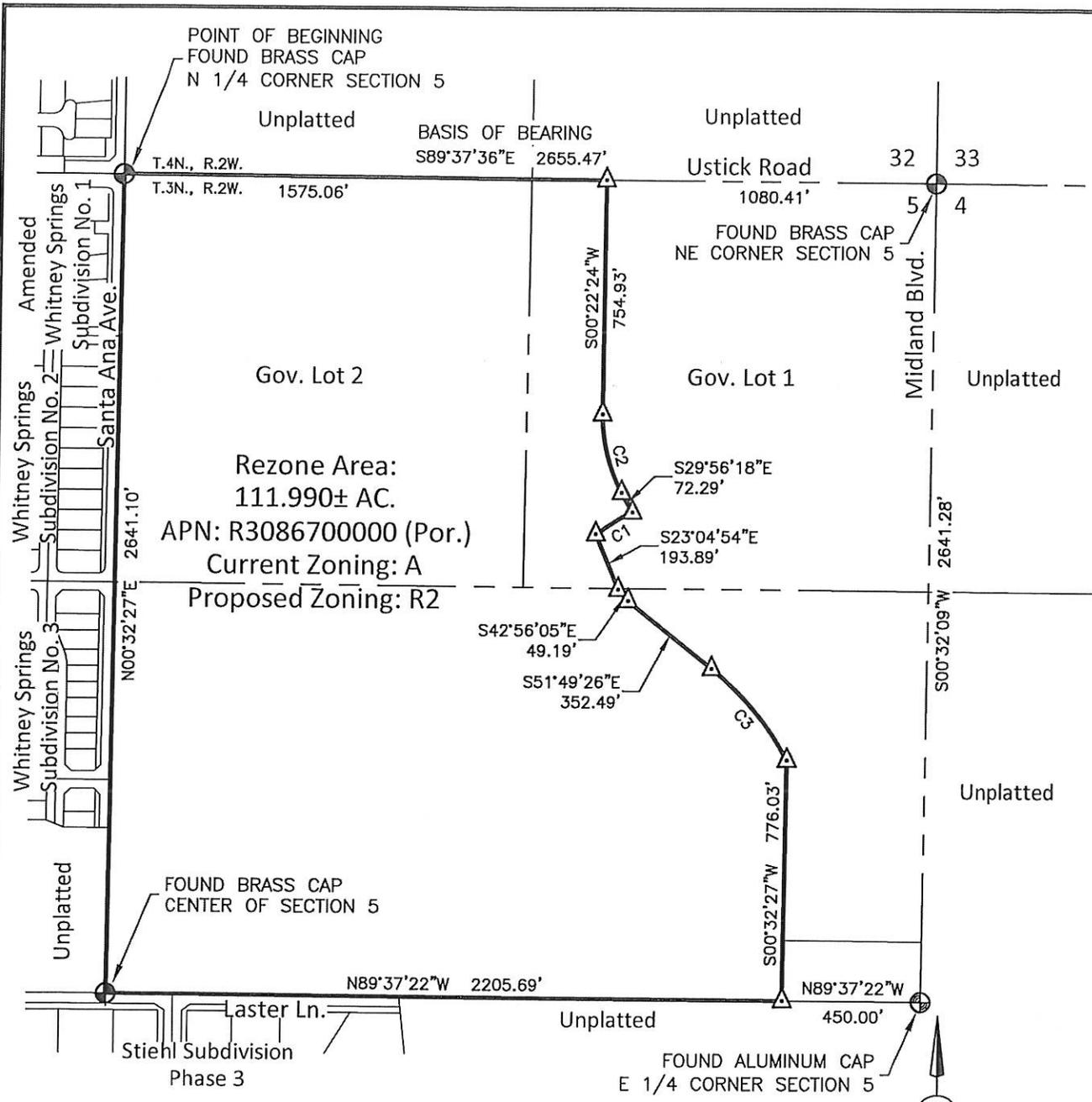
Said parcel contains a total of 111.990 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is Exhibit B and by this reference is made a part hereof.

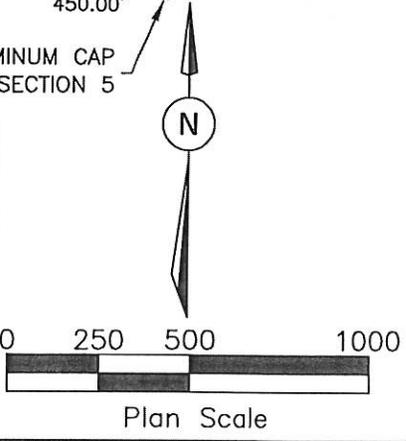


At

P:\17-052\CAD\SURVEY\EXHIBITS\17-052 REZONE TO R2.DWG, AARON BALLARD, 6/1/2018, KYOCERA TASKALFA 4550CI KX.PC3, ----



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	800.00'	139.88'	10°01'06"	S59°35'06"W	139.70'
C2	500.00'	264.52'	30°18'42"	S14°46'57"E	261.45'
C3	950.00'	389.46'	23°29'19"	S40°04'46"E	386.74'



km
ENGINEERING

ENGINEERS . SURVEYORS . PLANNERS

9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DATE: 6/1/2018

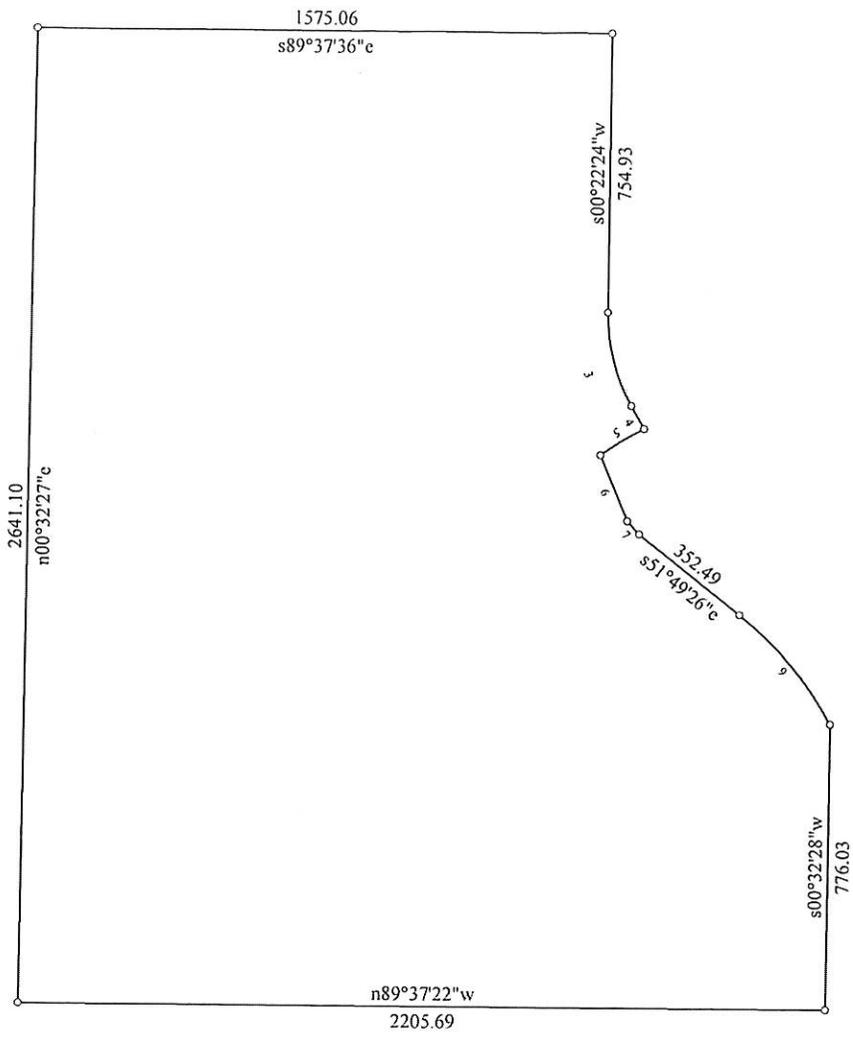
PROJECT: 17-052

SHEET:
1 OF 1

Exhibit B
Rezone to R2

Providence Properties, LLC - 17749 Midland Blvd.
Situated in the NE 1/4 of Section 5, T.3N., R.2W., B.M., Canyon County, Idaho

At

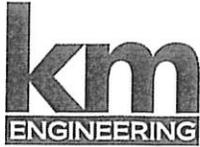


Title: Rezone to R2 Date: 06-01-2018

Scale: 1 inch = 500 feet File:

Tract 1: 111.990 Acres: 4878277 Sq Feet: Closure = s48.0158e 0.01 Feet: Precision = 1/660344: Perimeter = 9415 Feet		
001=s89.3736e 1575.06	006=s23.0454e 193.89	011=n89.3722w 2205.69
002=s00.2224w 754.93	007=s42.5605e 49.19	012=n00.3227e 2641.10
<small>003: Lt, R=500.00, Delta=30.1842 Bng=s14.4657e, Chd=261.45</small>	008=s51.4926e 352.49	
004=s29.5618e 72.29	<small>009: Rt, R=950.00, Delta=23.2919 Bng=s40.0446e, Chd=386.74</small>	
<small>005: Lt, R=800.00, Delta=10.0106 Bng=s59.3506w, Chd=139.70</small>	010=s00.3228w 776.03	

A6



June 1, 2018
Project No.: 17-052

Exhibit A
Legal Description for Rezone to C2

A parcel of land being a portion of Government Lot 2 and a portion of the Southeast 1/4 of the Northeast 1/4 of Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

Commencing at a found brass cap marking the north 1/4 corner of said Section 5, which bears N89°37'36"W a distance of 2,655.47 feet from a found brass cap marking the northeast corner of said Section 5, thence following the northerly line of the Northeast 1/4 of said Section 5, S89°37'36"E a distance of 1,575.06 feet to the **POINT OF BEGINNING**.

Thence following said northerly line, S89°37'36"E a distance of 1080.41 feet to said found brass cap marking the northeast corner;

Thence leaving said northerly line and following the easterly line of said Northeast 1/4, S00°32'09"W a distance of 2,447.68 feet to a point;

Thence leaving said easterly line, N89°37'22"W a distance of 450.00 feet to a point;

Thence N00°32'27"E a distance of 582.43 feet to a point;

Thence 389.46 feet along the arc of a circular curve to the left, said curve having a radius of 950.00 feet, a delta angle of 23°29'19", a chord bearing of N40°04'46"W and a chord distance of 386.74 feet to a point;

Thence N51°49'26"W a distance of 352.49 feet to a point;

Thence N42°56'05"W a distance of 49.19 feet to a point;

Thence N23°04'54"W a distance of 193.89 feet to a point;

Thence 139.88 feet along a non-tangent curve to the right, said curve having a radius of 800.00 feet, a delta angle of 10°01'06", a chord bearing of N59°35'06"E and a chord distance of 139.70 feet to a point;

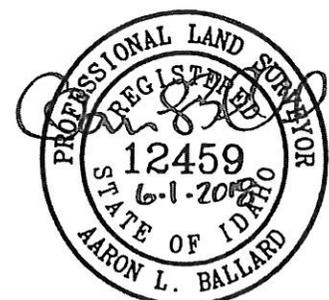
Thence N29°56'18"W a distance of 72.29 feet to a point;

Thence 264.52 feet along the arc of a circular curve to the right, said curve having a radius of 500.00 feet, a delta angle of 30°18'42", a chord bearing of N14°46'57"W and a chord distance of 261.45 feet to a point;

Thence N00°22'24"E a distance of 754.93 feet to the **POINT OF BEGINNING**.

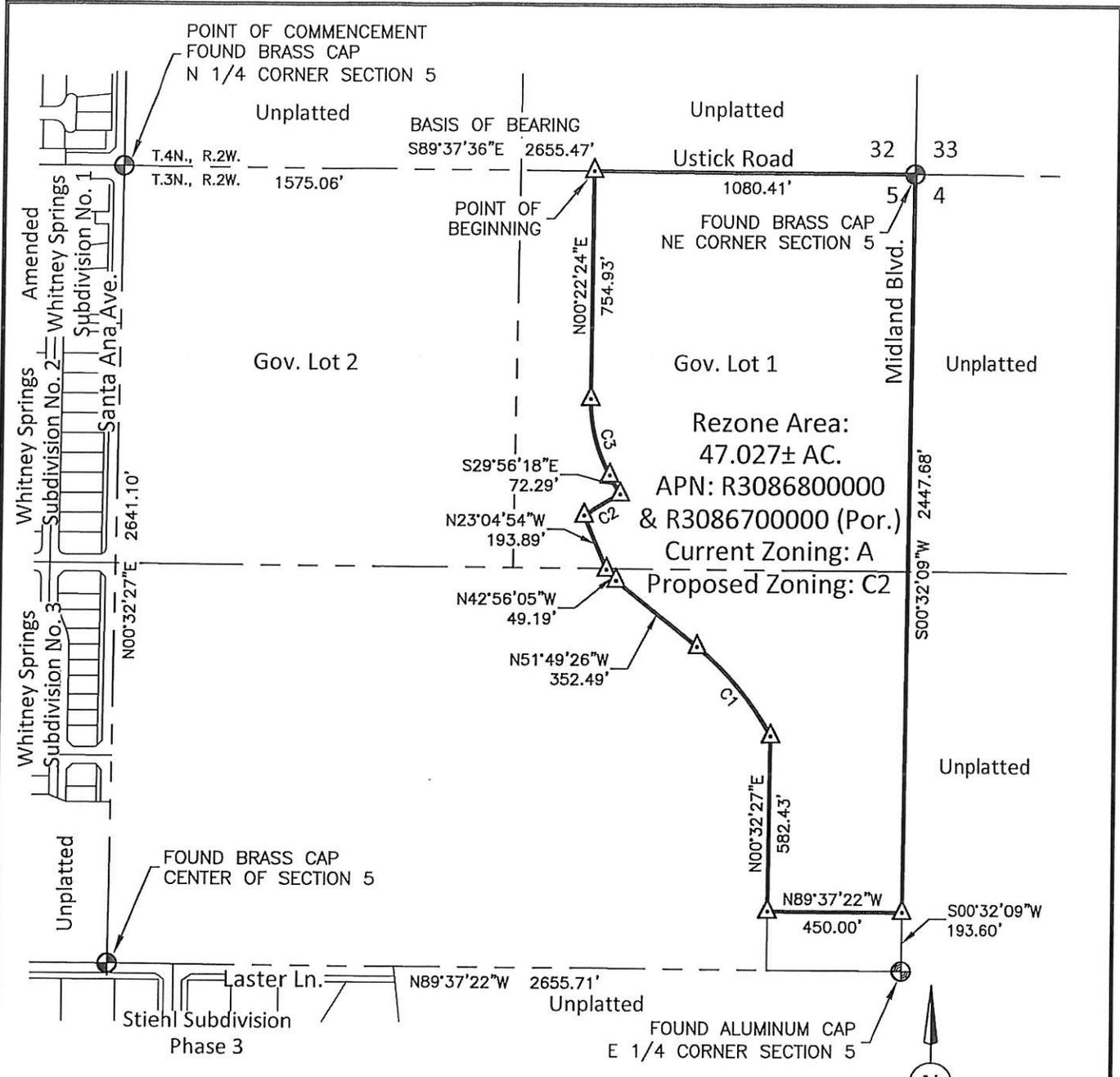
Said parcel contains a total of 47.027 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is Exhibit B and by this reference is made a part hereof.



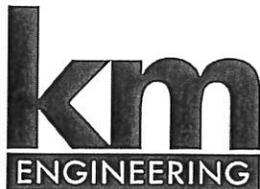
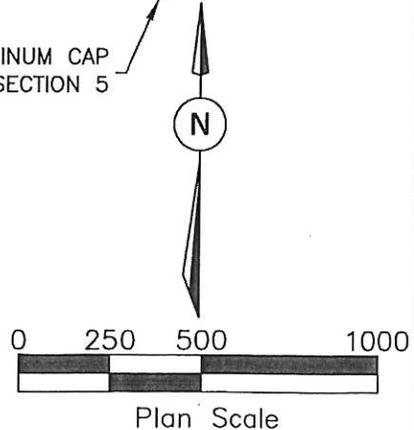
AG

P:\17-052\CAD\SURVEY\EXHIBITS\17-052 REZONE TO C2.DWG, AARON BALLARD, 6/1/2018, KYOCERA TASKALFA 4550CI KX.PC3, ----



Rezone Area:
47.027± AC.
APN: R3086800000
& R3086700000 (Por.)
Current Zoning: A
Proposed Zoning: C2

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	950.00'	389.46'	23°29'19"	N40°04'46"W	386.74'
C2	800.00'	139.88'	10°01'06"	N59°35'06"E	139.70'
C3	500.00'	264.52'	30°18'42"	N14°46'57"W	261.45'



ENGINEERS . SURVEYORS . PLANNERS

9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DATE: 6/1/2018

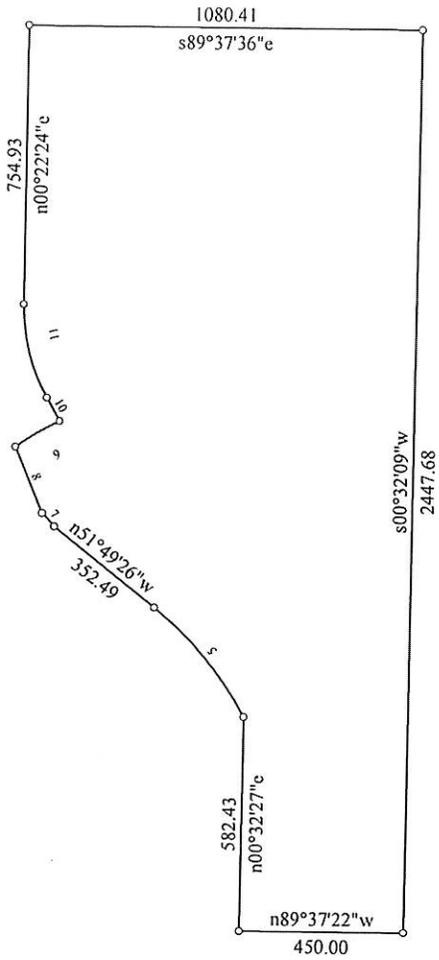
PROJECT: 17-052

SHEET:
1 OF 1

Exhibit B
Rezone to C2

Providence Properties, LLC - 17749 Midland Blvd.
Situated in the East 1/2 of the NE 1/4 of Section 5, T.3N., R.2W., B.M., Canyon County, Idaho

Handwritten initials/signature



Title: Rezone to C2

Date: 06-01-2018

Scale: 1 inch = 500 feet

File:

Tract 1: 47.027 Acres: 2048477 Sq Feet: Closure = n00.2935e 0.01 Feet: Precision = 1/690438: Perimeter = 6777 Feet

001=s89.3736e 1080.41
 002=s00.3209w 2447.68
 003=n89.3722w 450.00
 004=n00.3227e 582.43
 005: Lt, R=950.00, Delta=23.2919
 Bng=n40.0446w, Chd=386.74

006=n51.4926w 352.49
 007=n42.5605w 49.19
 008=n23.0454w 193.89
 009: Rt, R=800.00, Delta=10.0106
 Bng=n59.3506e, Chd=139.70
 010=n29.5618w 72.29

011: Rt, R=500.00, Delta=30.1842
 Bng=n14.4657w, Chd=261.45
 012=n00.2224e 754.93

At



December 8, 2017
Project No.: 17-052
Adam's Ridge Subdivision
Legal Description

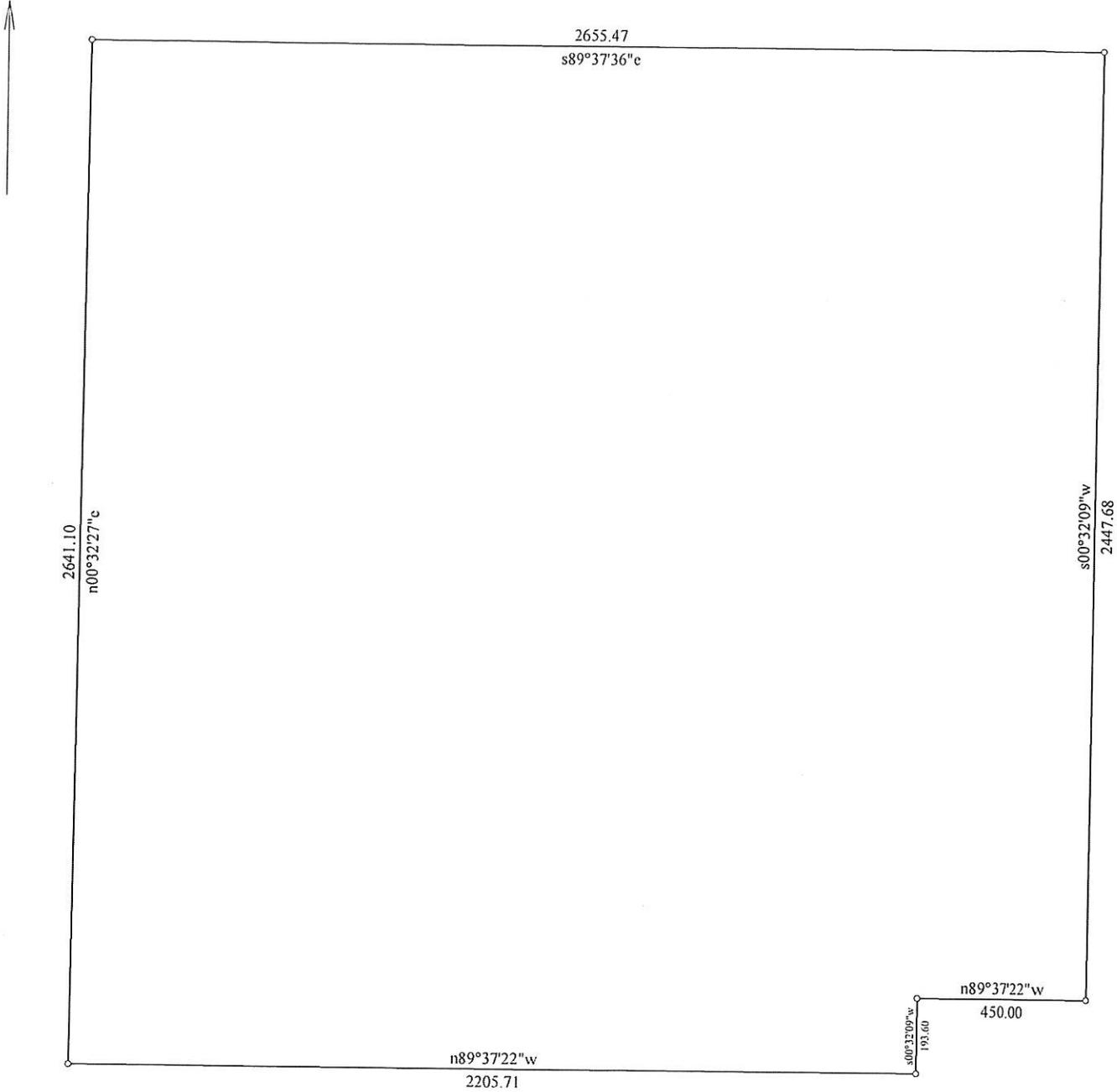
A parcel of land being Government Lots 1 and 2, the Southwest 1/4 of the Northeast 1/4 and a portion of the Southeast 1/4 of the Northeast 1/4 of Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

BEGINNING at a found brass cap marking the north 1/4 corner of said Section 5, thence following the northerly line of the Northeast 1/4 of said Section 5, S89°37'36"E a distance of 2,655.47 feet to a found brass cap marking the northeast corner of said Section 5;
Thence leaving said northerly line and following the easterly line of said Northeast 1/4, S00°32'09"W a distance of 2,447.68 feet to a point;
Thence leaving said easterly line, N89°37'22"W a distance of 450.00 feet to a point;
Thence S00°32'09"W a distance of 193.60 feet to a point on the southerly line of said Northeast 1/4;
Thence following said southerly line, N89°37'22"W a distance of 2205.71 feet to a found brass cap marking the Center of said Section 5;
Thence leaving said southerly line and following the westerly line of said Northeast 1/4, N00°32'27"E a distance of 2,641.10 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 159.017 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.



At



Title:		Date: 12-08-2017
Scale: 1 inch = 400 feet	File:	
Tract 1: 159.017 Acres: 6926770 Sq Feet: Closure = n88.0202e 0.01 Feet: Precision >1/999999: Perimeter = 10594 Feet		
001=s89.3736e 2655.47	004=s00.3209w 193.60	
002=s00.3209w 2447.68	005=n89.3722w 2205.71	
003=n89.3722w 450.00	006=n00.3227e 2641.10	

Ap

2009020810

RECORDED

2009 APR 28 AM 11 51

WILLIAM H. HURST
CANYON COUNTY RECORDER

RECEIVED
BY *Phillip Pflieger*
TYPE A *Adams Estate*

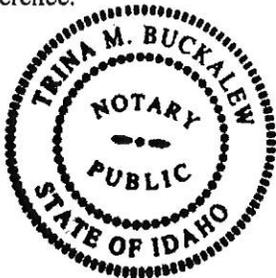
PERSONAL REPRESENTATIVES' DEED

THIS INDENTURE made this 2nd day of April, 2009, by and between Gary W. Gunther and Phillip Pflieger, Co-Personal Representatives of the Estate of Betty Jean Adams, Deceased, hereinafter referred to as "Grantors," and Adams Family Farms, LLC, an Idaho limited liability company, whose current address is P.O. Box 7634, Boise, ID 83707, hereinafter referred to as "Grantee,"

WITNESSETH:

WHEREAS, Grantors are the duly appointed Co-Personal Representatives of the Estate of Betty Jean Adams, having been appointed in Ada County, Idaho Case No. CV IE 081480, and Letters Testamentary having been recorded in the records of (i) the County Recorder, Canyon County, Idaho, as Inst. No. 2009017083, and (ii) the County Recorder, Owyhee County, Idaho, as Inst. No. 267960.

NOW, THEREFORE, Grantors do hereby grant, convey, and transfer to Grantee all of the right, title and interest of said decedent and said estate in and to the property situate in Canyon County and Owyhee County, Idaho, described on Exhibit A attached and incorporated herein by this reference.



Gary W. Gunther

Gary W. Gunther, Co-Personal Representative

Phillip Pflieger

Phillip Pflieger, Co-Personal Representative

STATE OF IDAHO)
) ss.
County of Ada)

On this 23rd day of April, 2009, before me, the undersigned, a notary public in and for said county and state, personally appeared Gary W. Gunther personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signatures on the instrument the entity upon behalf of which the person acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Trina M. Buckalew

Notary Public for Idaho
Residing at Meridian, Idaho

Ab

My Commission Expires 12-07-2011

STATE OF IDAHO)
) ss.
County of Ada)

On this 23rd day of April, 2009, before me, the undersigned, a notary public in and for said county and state, personally appeared and Phillip Pflieger, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signatures on the instrument the entity upon behalf of which the person acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Trina M. Buckalew
Notary Public for Idaho
Residing at Meridian, Idaho
My Commission Expires 12-07-2011

AG

EXHIBIT A

**Grantor: Estate of Betty Jean Adams
Grantee: Adams Family Farms, LLC**

(Table and Headings are for reference only and are not part of the legal description.)

CANYON COUNTY.

	Inst. No.	Common Name	Tax Nos.
1.	8631369	Nampa	30867-000 30868-000*
2.	200008348	Richard Church Place. (Also Inst No. 200312685 - Parcel 9 below)	36814-000 36814-010
3.	200008349	Carlson Estate	37125-000
4.	200109019	Thomas Church Place	37112-000
5.	200312685	Obendorf Place	36675-000*
6.	"	I.O.N. Place	36766-000*
7.	"	Donaldson Place	36656-000
8.	"	Begland/Van Cleaf	36665-010
9.	"	Paynter Place	36124-000, 36124-010
10	"	Hyde Trust	39175-000
11	200312687 200357250	Gooding Place (1997)	36673-010
12	"	Tract I	36653*
13	"	Tract II/ Suter Place (a)	36667-000
14	"	Tract III/Suter Place (b)	36668*
15	"	Tract IV/Trunnell Place	36762-000
16	"	Tract V/Thompson Place	36774-000
17	200312688	Pease Place	36663-010, 39208-010, 39210-010
18	200312690	Balding Place	36789-000
19	200312692	Andrew Place	36676-010, 36677-000
20	200312693	Robinson Place	39171-011, 39171-012, 39173-000
21	200312694 200357238 200361171	Allendale Farms Correction deed	36139-000, 36141-000, 36142-010
22	200356350	Batt Wilder Land Co, Tax 4 Sec. 33, T5N, R5W. Original Inst No. 9815675	39175-010
23	200357240	Parcel I/ Batt 1,2,3 from Inst. No. 9922048	37122-010
24	200357241	Butler	37091-000
25	200357241	Parcel III/Batt 4. Note. Parcel III/Batt 4 then transfers under 200357252	37106-000
26	200357242 200361172	Parcel VI/ Batt 5 from 9922048 (Correction Deed)	36156-000
27	200357244	Parcel V/ Batt 6 from 9922048	36809-010

At

28	200357245	Hetrick Place & original 961147	36826-000, 36827-010, 36828-010
29	200357245	Parcel II/Batt 8 from original 9922048	36829-000
30	200357252	Parcel VII	39175-011
31	200357252	Parcel IV Wilder Land Co.	36782
			* Improvements

OWYHEE COUNTY

32	242721	In T3N, R5W, Boise Meridian, Owyhee County, Idaho Section 30; the NW ¼ excepting therefrom the East 990 feet, and Lot 3, NE ¼ SW ¼, N ½ SE ¼.	303000 305400
33	245029	The North ½ of the SW ¼ Less Tax 1 in Section 29, T 3 N, R 5 W, Boise Meridian, Owyhee County, Idaho.	294820

PARCEL 1

Nampa Property
Prior Inst. No. 8631369
Tax Nos. 30867-000, 30868-000*

Lot 1 less the Southeast quarter, all of Lot 2, and the South half of the Northeast quarter less the South 193.6 feet of the East 450 feet, consisting of 147 acres more or less, and the Southeast quarter of Lot 1, consisting of 10 acres more or less, all located in Section 5, Township 3 North, Range 2 West.

PARCEL 2

Richard Church Place
Prior Inst. No. 200008348, 200312685
Tax No. 36814-000, 36814-010

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO.

PARCEL 3

Carlson Estate
Inst No. 200008349
Tax No. 37125

The Northwest Quarter of the Northwest Quarter, Section 24, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho;

EXCEPTING THEREFROM the following:

As

A portion of the Northwest Quarter of the Northwest Quarter, Section 24, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence

South 00° 03' 31" East (formerly South 00° 03' 23" East) along the West boundary of said Northwest Quarter of the Northwest Quarter, a distance of 100 feet to a point on the South boundary of a railroad right-of-way and to the TRUE POINT OF BEGINNING; thence

South 89° 53' 21" East along said South right-of-way boundary, a distance of 211.17 feet; thence

South 00° 45' 00" East a distance of 519.11 feet; thence

South 48° 53' 46" East a distance of 14.19 feet; thence

South 00° 23' 13" East a distance of 160.79 feet; thence

North 89° 53' 21" West parallel with the North boundary of said Northwest Quarter of the Northwest Quarter, a distance of 229.04 feet to a point on the West boundary of said Northwest Quarter of the Northwest Quarter; thence

North 00° 03' 31" West (formerly North 00° 03' 23" West) along said West boundary, a distance of 689.15 feet to the TRUE POINT OF BEGINNING.

PARCEL 4

Thomas Church Place

Inst No. 200109019

Tax No. 37112

The Southeast Quarter of the Northeast Quarter in Section 24, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; and the Northeast Quarter of the Northeast Quarter in Section 24, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

EXCEPT the right-of-way of the railroad being a strip of land 100 feet in width off the North side thereof.

ALSO EXCEPTING

BEGINNING at a point on the South boundary line of the right-of-way of the Wilder Branch of the Oregon Short Line Railroad Company, which point is 100 feet South of the North line and 568 feet West of the East line of Section 24, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

West along the South line of said Railroad right-of-way a distance of 475 feet; thence

South a distance of 30.2 feet; thence

East a distance of 475 feet to a point which is 27.2 feet South of the POINT OF BEGINNING; thence

North a distance of 27.2 feet to the POINT OF BEGINNING.

ALSO EXCEPTING

BEGINNING at a point 100 feet South of the Northeast corner of Section 24, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho (said point being in the South boundary line of the right-of-way of the Wilder Branch of the Oregon Short Line Railroad Company); thence

Deed

Adams Estate to Adams Family Farms, LLC

Page 5 of 31

AG

West on the South line of said right-of-way a distance of 568 feet; thence
South a distance of 27.2 feet; thence
East a distance of 568 feet to a point 23.6 feet South of the POINT OF BEGINNING;
thence
North along the Section line a distance of 23.6 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM

That portion of the Northeast Quarter of the Northeast Quarter of Section 24, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northeast corner of said. Northeast Quarter of the Northeast Quarter;
thence

North 89° 53' 21" West along the Northerly boundary of said Northeast Quarter of the Northeast Quarter a distance of 1,336.04 feet to the Northwest corner of said Northeast Quarter of the Northeast Quarter; thence

South 00° 05' 53" West along the Westerly boundary of said Northeast Quarter of the Northeast Quarter a distance of 100 feet to a point on the Southerly right-of-way boundary for the Union Pacific Railroad, the TRUE POINT OF BEGINNING; thence

South 89° 53' 21" East along said Southerly right-of-way boundary and parallel with said Northerly boundary of said Northeast Quarter of the Northeast Quarter a distance of 292.99 feet to the Northwest corner of the parcel described in and recorded as Instrument No. 515434, Book 277, Page 195, records of Canyon County; thence

South 00° 06' 39" West along the Easterly boundary of said parcel a distance of 30.20 feet; thence

North 89° 44' 54" East along the Southerly boundary of said parcel a distance of 350.38 feet; thence

South 00° 07' 30" West a distance of 76.63 feet; thence

South 89° 44' 54" West parallel with said Southerly boundary a distance of 643.33 feet to a point on the Westerly boundary of said Northeast Quarter of the Northeast Quarter; thence

North 00° 05' 53" East along said Westerly boundary a distance of 108.69 feet to the TRUE POINT OF BEGINNING.

AND FURTHER EXCEPTING THEREFROM

A parcel of land being on both sides of the centerline of State Highway No. 19, Project No. RS-3712(4) Highway Survey as shown on the plans thereof now on file in the office of the Idaho Transportation Department, Division of Highways, and being a portion of the Southeast Quarter of the Northeast of Section 24, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, described as follows, to-wit:

BEGINNING at the East Quarter corner of Section 24, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

Westerly along the East-West Quarter line of said Section 24 a distance of 1,342 feet, more or less, to the Southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 24, which is coincident with Station 393+09.00 of said State Highway No. 19, Project No. RS-3712(4) Highway Survey; thence

AG

Northerly along the West line of said Southeast Quarter of the Northeast Quarter a distance of 50 feet to a point in a line parallel with and 50 feet Northerly from the centerline and opposite Station 393+09.00 of said Highway Survey; thence along said parallel line as follows:

Easterly along a 28,597.89 foot radius curve left 657.92 feet to a point opposite Station 399+68.07 of said Highway Survey, North 89° 15' 36" East a distance of 137.25 feet to a point opposite Station 401+05.32 of said Highway Survey, Easterly along a 28,697.89 foot radius curve right 506.56 feet to a point opposite Station 406+11.00 of said Highway Survey; thence

North 9° 11' 23" East leaving said parallel line 101.14 feet to a point in the Westerly right-of-way line of existing Allendale Road that bears North 0° 18' 06" East a distance of 150 feet from Station 406+26.15 of said Highway Survey; thence

South 89° 25' 30" East a distance of 25 feet, more or less, to a point in the East line of said Section 24; thence Southerly along said East line a distance of 172 feet, more or less, to the PLACE OF BEGINNING.

AND FURTHER EXCEPTING THEREFROM:

This parcel is situated in the Southeast Quarter of the Northeast Quarter of Section 24, Township 4 North, Range 5 West of the Boise Meridian, in Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southwest corner of said Southeast Quarter of the Northeast Quarter; thence

North 00° 47' 45" East, along the West boundary of said Southeast Quarter of the Northeast Quarter, a distance of 50.00 feet to a point on the North boundary of the right-of-way for State Highway No. 19; thence continuing

North 00° 47' 45" East, along the West boundary of said Southeast Quarter of the Northeast Quarter, a distance of 253.43 feet; thence

South 89° 16' 19" East, parallel with the south boundary of said Southeast Quarter of the Northeast Quarter, a distance of 55.26 feet; thence

South 00° 47' 45" West, parallel with the West boundary of said Southeast Quarter of the Northeast Quarter, a distance of 104.00 feet; thence

South 89° 16' 19" East, parallel with the South boundary of said Southeast Quarter of the Northeast Quarter, a distance of 101.00 feet; thence

South 00° 47' 45" West, parallel with the West boundary of said Southeast Quarter of the Northeast Quarter, a distance of 150.00 feet to a point on the North boundary of the right-of-way for State Highway No. 19; thence 156.26 feet along a curve to the right, which has central angle 00° 18' 47", radius 28,597.89 feet, and a long chord which bears North 89° 03' 57" West, a distance of 156.26 feet to the TRUE POINT OF BEGINNING.

This parcel is subject to easements 5 feet wide for utilities, irrigation and drainage along the West, North and East boundaries.

This parcel is subject to an easement 10 feet wide for utilities, irrigation and drainage along the South Boundary.

PARCEL 5

Deed

Adams Estate to Adams Family Farms, LLC

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Obendorf Place
Prior Inst No. 200312685
Tax No. 36675-000*

Government Lot 3, Section 3, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

PARCEL 6
I.O.N. Place
Prior Inst No. 200312685
Tax No. 36766-000*

The Southwest quarter of the Southeast quarter and the West Half of the West Half of the Southeast quarter of the Southeast quarter, all in Section 10, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

PARCEL 7
Donaldson Place
Prior Inst No. 200312685
Tax No. 36656-000

The South half of the Southeast quarter of Section 2, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

PARCEL 8
Beglan/Van Cleaf Place
Prior Inst No. 200312685
Tax No. 36665-010

Lot 2 and the Southwest quarter of the Northeast quarter of Section 3, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, less and except Tax 97475 recorded as part of Inst. No. 200357250, to wit: A portion of the Southwest Quarter of the Northeast Quarter of Section 3, Township 4 North, Range 5 West Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northwest corner of said Southwest Quarter Northeast Quarter; thence
South 1° 11' 49" West along the West boundary of said Southwest Quarter of the Northeast Quarter a distance of 178.06 feet to the TRUE POINT OF BEGINNING; thence
South 89° 46' 58" East a distance of 261.65 feet; thence
South 0° 59' 16" West a distance of 161.91 feet; thence
South 89° 25' 55" West a distance of 262.33 feet to a point on said West boundary; thence
North 1° 11' 49" East along said West boundary a distance of 165.51 feet to the TRUE POINT OF BEGINNING

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Paynter Place
Prior Inst No. 200312685
Tax No. 36124-000, 36124-010

The Northeast quarter of the Southwest quarter of Section 17, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, AND

The Southeast quarter of the Southwest quarter of Section 17, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

PARCEL 10
Hyde Trust
Prior Inst No. 200312685
Tax No. 39175-000

The NW ¼ of the SE ¼ and the S ½ of the SE ¼ of Section 33, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

PARCEL 11
Gooding Place – 1997
Prior Inst. No. 200312687 & 200357250
Tax No. 36673-010

A portion of the South Half of the Northwest Quarter of Section 3, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northeast corner of said South Half of the Northwest Quarter; thence
South 1° 11' 50" West along the East boundary of said South Half of the Northwest Quarter a distance of 616.30 feet to the TRUE POINT OF BEGINNING; thence continuing
South 1° 11' 50" West along said East boundary a distance of 722.32 feet to the Southeast corner of said South Half of the Northwest Quarter; thence
South 89° 58' 06" West along the South boundary of said South Half of the Northwest Quarter a distance of 2,650.23 feet to the Southwest corner of said South Half of the Northwest Quarter; thence
North 1° 05' 03" East along the West boundary of said South Half of the Northwest Quarter a distance of 1,337.20 feet to the Northwest corner of said South Half of the Northwest Quarter; thence
North 89° 56' 19" East along the North boundary of said South Half of the Northwest Quarter a distance of 2,084.74 feet; thence
South 1° 57' 17" West a distance of 609.55 feet; thence
South 89° 21' 59" East a distance of 576.10 feet to the TRUE POINT OF BEGINNING.

PARCEL 12
Tract I/ Gooding Place
Prior Inst. No. 200312687 & 200357250
Tax No. 36653*

Lots 1 and 2 and the Southwest Quarter of the Northeast Quarter of Section 2, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

PARCEL 13
Tract II/Suter Place (a)
Prior Inst. No. 200312687 & 200357250
Tax No. 36667

The East Half of the Southeast Quarter of Section 3, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM

A strip of land being on the Westerly side of the centerline of U.S. Highway 95, Project No. F-3311(5) Highway Survey as shown on the plans thereof now on file in the office of the Department of Highways of the State of Idaho, and lying over and across the East Half of the Southeast Quarter of Section 3, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, described as follows, to-wit:

BEGINNING at the Southeast corner of Section 3, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

Northerly along the East line of said Section 3 a distance of 2,640.00 feet, more or less, to the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 3; thence

Westerly along the North line of said Northeast Quarter of the Southeast Quarter a distance of 60.00 feet, more or less, to a point in a line parallel with and 60.00 feet distant Westerly from the centerline of said U.S. Highway 95, Project No. F-3311(5) Highway Survey; thence;

South 0° 56' 44" West along said parallel line 550.60 feet, more or less, to a point opposite Station 154+50 of said highway survey; thence

South 10° 21' 52" East 50.99 feet to a point in a line parallel with and 50.00 feet distance Westerly from the centerline and opposite Station 154+00 of said highway survey; thence along said last parallel line as follows:

South 0° 56' 44" West 1,584.73 feet to a point opposite Station 138+15.27 a point of tangent of said highway survey, Southerly along a 57,345.80-foot radius curve left 492.00 feet, more or less, to a point in the South line of said Section 3, thence

Easterly along said South line 47.9 feet to the PLACE OF BEGINNING.

At

PARCEL 14

Tract III/Suter Place (b)
Prior Inst. No. 200312687 & 200357250
Tax No. 36668*

The West Half of the Southeast Quarter of Section 3, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

PARCEL 15

Tract IV/Trunnell Place
Prior Inst. No. 200312687 & 200357250
Tax No. 36762

The North Half of the Northeast Quarter of Section 10, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM

A strip of land being on the Westerly side of the centerline of U.S. Highway 95, Project No. F-3311(1) Highway Survey and said survey centerline extended Northerly as shown on the plans thereof now on file in the office of the Department of Highways of the State of Idaho and lying over and across the Northeast Quarter of the Northeast Quarter of Section 10, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, described as follows, to-wit:

BEGINNING at the Northeast corner of Section 10, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

Southerly along the East line of said Section 10 a distance of 1,332.6 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 10; thence

Westerly along the South line of said Northeast Quarter of the Northeast Quarter a distance of 50 feet, more or less, to a point in a line parallel with and 50 feet Westerly from the centerline of said U.S. Highway 95, Project No. F-3311(1) Highway Survey and said survey centerline extended Northerly; thence along said parallel line as follows:

North 0° 02' 16" West 840.9 feet, more or less, to a point opposite Station 128+31.94, a point of curvature in the extension of said Highway Survey;

Northerly along a 57,345.80-foot-radius curve right 492.1 feet, more or less, to a point in the North line of said Section 10; thence

Easterly along said North line 47.9 feet to the POINT OF BEGINNING.

Highway Station Reference: 119+91 to 133+23.62

PARCEL 16
Tract V/Thompson Place
Prior Inst. No. 200312687 & 200357250
Tax No. 36774

The East Half of the Northeast Quarter of Section 11, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM

A part of the Southeast Quarter of the Northeast Quarter, Section 11 Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

COMMENCING at the Southeast corner of Southeast Quarter of the Northeast Quarter (East Quarter corner) said corner monumented with a one-inch diameter iron rod; thence

North 0° 24' 36" East a distance of 334.48 feet along the Easterly boundary of said Southeast Quarter of the Northeast Quarter to the POINT OF BEGINNING, said point monumented with a 1/2-inch diameter iron pin; thence continuing

North 0° 24' 36" East a distance of 267.39 feet along the Easterly boundary of said Southeast Quarter of the Northeast Quarter to a 1/2-inch diameter iron pin; thence

South 88° 17' 47" West a distance of 120.81 to a 1/2-inch diameter iron pin; thence

South 85° 51' 45" West a distance of 79.62 feet to a 1/2-inch diameter iron pin;

thence

South 0° 21' 21" West a distance of 237.29 feet to a 1/2-inch diameter iron pin;

thence

South 84° 03' 51" East a distance of 200.80 feet to THE POINT OF BEGINNING.

PARCEL 17
Pease Place
Prior Inst. No. 200312688
Tax No. 36663-010, 39208-010, 39210-010

A parcel of land situated in portions of the Northwest Quarter of Section 2, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, and the Southwest Quarter of Section 35, Township 5 North Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows;

COMMENCING at the Southwest corner of said Section 35 marked by a brass cap, said brass cap also marking the Northwest corner of said Section 2; thence along the section line common to said Sections 35 and 2

South 89° 46' 05" East 296.44 feet to the POINT OF BEGINNING; thence leaving said section line

North 5° 50' 00" West 1,332.41 feet to a point on the North line of the Southwest Quarter of the Southwest Quarter of said Section 35 marked by a 5/8-inch iron pin; thence along the North line of the Southwest Quarter of the Southwest Quarter of said Section 35

South 89° 54' 24" East 1,157.35 feet to the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 35 marked by a 5/8-inch iron pin; thence along the West line of the Northeast Quarter of the Southwest Quarter of said Section 35

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North 0° 05' 07" West 269.13 feet to a point marked by a 5/8-inch iron pin; thence leaving the West line of the Northeast Quarter of the Southwest Quarter of said Section 35

South 89° 12' 36" East 432.35 feet to a point marked by a 5/8-inch iron pin; thence

South 45° 34' 11" East 1,246.53 feet to a point on the North-South center of section line of said Section 35; thence along the North-South center of section line of said Section 35

South 0° 01' 15" East 553.40 feet to a point marked by a 5/8-inch iron pin; thence leaving the North-South center of section line of said Section 35 and parallel with the section line common to said Sections 35 and 2

North 89° 46' 05" West 691.68 feet to a point marked by a 5/8-inch iron pin; thence leaving said parallel line and at right angles

South 0° 13' 55" West 170.26 feet to a point on the section line common to said Sections 35 and 2 marked by a 5/8-inch iron pin; thence along the section line common to said Sections 35 and 2

South 89° 46' 05" East 692.43 feet to a point marking the Quarter corner common to said Sections 35 and 2; thence along the North-South center of section line of said Section 2

South 0° 48' 49" West 1,758.38 feet to a point marked by a 5/8-inch iron pin; thence leaving the North-South center of section line of said Section 2 and at right angles

North 89° 11' 11" West 673.25 feet to a point marked by a 5/8-inch iron pin; thence

North 38° 40' 13" West 1,027.55 feet to a point marked by a 5/8-inch iron pin; thence

North 53° 59' 37" West 1,210.32 feet to a point marked by a 5/8-inch iron; thence

North 5° 50' 00" West 245.62 feet to the POINT OF BEGINNING.

SUBJECT TO an ingress-egress easement over the North 50 feet of the East 1,157.35 feet of the Southwest Quarter of the Southwest Quarter of Section 35, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

SUBJECT to all easements and rights of way of record or implied.

PARCEL 18

Balding Place

Prior Inst. No. 200312690

Tax No. 36789-000

The West Half of the Southeast Quarter of Section 12, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM

A portion of the Southwest Quarter of the Southeast Quarter of Section 12, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described, to-wit:

COMMENCING at a found 5/8-inch iron pin with a plastic cap marking the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 12, the INITIAL POINT of this description; thence

North 00° 04' 30" West a distance of 410 feet along the Westerly boundary of the said Southwest Quarter of the Southeast Quarter to a set 1/2-inch iron pin with a plastic cap; thence

South 89° 51' 00" East a distance of 325.17 feet parallel with the Southerly boundary of the said Southwest Quarter of the Southeast Quarter of Section 12 to a point on the center

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of an existing drain ditch which is witnessed by a 1/2-inch iron pin with a plastic cap which bears North 89° 51' 00" West a distance of 47.07 feet; thence

South 02° 59' 00" East a distance of 410.61 feet along the center of the existing drain ditch to a set MAGNAIL on the Southerly boundary of the said Southwest Quarter of the Southeast Quarter; thence

North 89° 51' 00" West a distance of 346 feet along the Southerly boundary of the said Southwest Quarter of the Southeast Quarter of Section 12 to the INITIAL POINT of this description.

SUBJECT TO an easement for the existing drain ditch of 47 feet on each side of centerline on the Easterly boundary of said property and is SUBJECT TO the prescriptive easement of 25 feet for Red Top Road on the Southerly boundary of said property and is SUBJECT TO all existing rights of way and easements.

TOGETHER WITH the following described ingress-egress easement that is 30 feet wide adjacent and contiguous with the Westerly boundary of the Christian Drain easement;

COMMENCING at a found 5/8-inch iron pin with a plastic cap marking the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 12; thence

South 89° 51' 00" East a distance of 268.89 feet along the Southerly boundary of the said Southwest Quarter of the Southeast Quarter of Section 12 to the INITIAL POINT of this ingress-egress easement description, said point being 30 feet Westerly of the Westerly boundary of the Christian Drain; thence

North 02° 59' 00" West a distance of 410.61 feet along a line parallel with and 30 feet Westerly of the Westerly boundary of the existing drain ditch to a point; thence

South 89° 51' 00" East, a distance of 30.04 feet parallel with the Southerly boundary of the said Southwest Quarter of the Southeast Quarter of Section 12 to a point on the Westerly Boundary of the Christian Drain; thence

South 02° 59' 00" East a distance of 410.61 feet along the Westerly boundary of the existing drain ditch to a point on the Southerly boundary of the said Southwest Quarter of the Southeast Quarter; thence

North 89° 51' 00" West a distance of 30.04 feet along the Southerly boundary of the said Southwest Quarter of the Southeast Quarter of Section 12 to the INITIAL POINT of this ingress-egress easement description.

TOGETHER WITH the following described perpetual ingress-egress and irrigation easement:

COMMENCING at a found 5/8-inch iron pin with a plastic cap marking the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 12, the INITIAL POINT of this description; thence

North 00° 04' 30" West a distance of 410 feet along the Westerly boundary of the said Southwest Quarter of the Southeast Quarter to a set 1/2-inch iron pin with a plastic cap; thence

South 89° 51' 00" East a distance of 12 feet parallel with the Southerly boundary of the said Southwest Quarter of the Southeast Quarter of Section 12 to a set 1/2-inch iron pin with a plastic cap; thence

South 00° 04' 30" East a distance of 314.94 feet along a line parallel with and 12 feet Easterly of the Westerly boundary of the said Southwest Quarter of the Southeast Quarter; thence

South 09° 15' 00" East a distance of 43.90 feet to a set 1/2-inch iron pin with a plastic cap; thence

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At

South 00° 04' 30" East a distance of 51.75 feet along a line parallel with and 19 feet Easterly of the Westerly boundary of the said Southwest Quarter of the Southeast Quarter to a set MAGNAIL on the Southerly boundary thereof; thence

North 89° 51' 00" West a distance of 19 feet along the Southerly boundary of the said Southwest Quarter of the Southeast Quarter of Section 12 to the INITIAL POINT of this description.

PARCEL 19

Andrew Place

Prior Inst. No. 200312692

Tax No. 36676-010, 36677-000

ANDREW PARCEL I

Lots 1 and 2 of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

TOGETHER WITH a 28-foot-wide ingress-egress easement described as follows:

COMMENCING at the Northeast corner of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 00' 00" West along the East boundary of Government Lot 1 and the East boundary of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 1,443.83 feet to the TRUE POINT OF BEGINNING for said easement; thence

South 0° 00' 00" West continuing along said East boundary a distance of 28.01 feet; thence

North 88° 44' 12" West a distance of 207.66 feet; thence

North 52° 49' 22" West a distance of 143.79 feet; thence

North 78° 36' 22" West a distance of 141.30 feet; thence

South 89° 38' 08" West a distance of 94.49 feet; thence

North 0° 00' 00" West a distance of 28 feet; thence

North 89° 38' 07" East a distance of 97.19 feet; thence

South 78° 36' 22" East a distance of 150.59 feet; thence

South 52° 49' 22" East a distance of 141.13 feet; thence

South 88° 44' 12" East a distance of 197.96 feet to the TRUE POINT OF BEGINNING 6
said easement.

ALSO TOGETHER WITH a 10-foot-wide irrigation easement, the centerline of which is described as follows:

COMMENCING at the Northeast corner of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 00' 00" West along the East boundary of Government Lot 1 and the East boundary of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 1,311.50 feet to the TRUE POINT OF BEGINNING for said easement; thence

North 89° 12' 56" West a distance of 16.47 feet; thence

South 62° 55' 54" West a distance of 20.22 feet; thence

South 81° 33' 12" West a distance of 4.82 feet; thence

North 0° 06' 49" West a distance of 86.70 feet to the TERMINATION POINT for said easement.

AND ALSO TOGETHER WITH an irrigation easement described as follows:

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COMMENCING at the Northeast corner of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 00' 00" West along the East boundary of Government Lot 1 and the East boundary of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 1,505.83 feet to the TRUE POINT OF BEGINNING for said easement; thence

South 0° 00' 00" West a distance of 28.10 feet; thence

South 89° 08' 38" West a distance of 43.05 feet; thence

North 0° 00' 00" West a distance of 28.10 feet; thence

North 89° 08' 44" East a distance of 43.05 feet to the TRUE POINT OF BEGINNING.

EXCEPTING from Lot 1 the following:

BEGINNING at a point 25 feet South and 25 feet West of the Northeast corner of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence running

South a distance of 275 feet; thence in a

Northwesterly direction following a curve with a radius of 275 feet a distance of 431.98 feet to a point 275 feet West of the POINT OF BEGINNING; thence

East a distance of 275 feet to the PLACE OF BEGINNING.

ALSO EXCEPTING THEREFROM

A portion of Government Lot 1 and the Southeast Quarter of the Northeast Quarter of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 4; thence

South 0° 00' 00" West along the East boundary of said Government Lot 1 a distance of 1,232.50 feet to the TRUE POINT OF BEGINNING; thence

South 0° 00' 00" West continuing along said East boundary and along the East boundary of said Southeast Quarter of the Northeast Quarter a distance of 301.43 feet; thence

South 89° 08' 38" West a distance of 483.14 feet; thence

North 0° 24' 12" West a distance of 188.55 feet; thence

South 89° 38' 07" West a distance of 70.76 feet; thence

North 0° 00' 00" East a distance of 117.54 feet; thence

North 88° 03' 57" East a distance of 294.33 feet; thence

South 1° 33' 46" East a distance of 20.03 feet; thence

North 87° 07' 16" East a distance of 260.80 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO a 28-foot-wide ingress-egress easement described as follows:

COMMENCING at the Northeast corner of said Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 00' 00" West along the East boundary of Government Lot 1 and the East boundary of the Southeast Quarter of the Northeast Quarter of said Section 4, a distance of 1,443.83 feet to the TRUE POINT OF BEGINNING for said easement; thence

South 0° 00' 00" West continuing along said East boundary a distance of 28.01 feet; thence

North 88° 44' 12" West a distance of 207.66 feet; thence

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North 52° 49' 22" West a distance of 143.79 feet; thence
North 78° 36' 22" West a distance of 141.30 feet; thence
South 89° 38' 08" West a distance of 94.49 feet; thence
North 0° 00' 00" West a distance of 28 feet; thence
North 89° 38' 07" East a distance of 97.19 feet; thence
South 78° 36' 22" East a distance of 150.59 feet; thence
South 52° 49' 22" East a distance of 141.13 feet; thence
South 88° 44' 12" East a distance of 197.96 feet to the TRUE POINT OF BEGINNING 6
said easement.

ALSO SUBJECT TO a 10-foot-wide irrigation easement, the centerline of which is described as follows:

COMMENCING at the Northeast corner of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 00' 00" West along the East boundary of Government Lot 1 and the East boundary of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 1,311.50 feet to the TRUE POINT OF BEGINNING for said easement; thence

North 89° 12' 56" West a distance of 16.47 feet; thence

South 62° 55' 54" West a distance of 20.22 feet; thence

South 81° 33' 12" West a distance of 4.82 feet; thence

North 0° 06' 49" West a distance of 86.70 feet to the TERMINATION POINT for said easement.

AND ALSO SUBJECT TO an irrigation easement described as follows:

COMMENCING at the Northeast corner of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 00' 00" West along the East boundary of Government Lot 1 and the East boundary of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 1,505.83 feet to the TRUE POINT OF BEGINNING for said easement; thence

South 0° 00' 00" West a distance of 28.10 feet; thence

South 89° 08' 38" West a distance of 43.05 feet; thence

North 0° 00' 00" West a distance of 28.10 feet; thence

North 89° 08' 44" East a distance of 43.05 feet to the TRUE POINT OF BEGINNING.

ANDREW PARCEL II

The South Half of the Northeast Quarter of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

TOGETHER WITH a 28-foot-wide ingress-egress easement described as follows:

COMMENCING at the Northeast corner of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 00' 00" West along the East boundary of Government Lot 1 and the East boundary of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 1,443.83 feet to the TRUE POINT OF BEGINNING for said easement; thence

South 0° 00' 00" West continuing along said East boundary a distance of 28.01 feet; thence

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North 88° 44' 12" West a distance of 207.66 feet; thence
North 52° 49' 22" West a distance of 143.79 feet; thence
North 78° 36' 22" West a distance of 141.30 feet; thence
South 89° 38' 08" West a distance of 94.49 feet; thence
North 0° 00' 00" West a distance of 28 feet; thence
North 89° 38' 07" East a distance of 97.19 feet; thence
South 78° 36' 22" East a distance of 150.59 feet; thence
South 52° 49' 22" East a distance of 141.13 feet; thence
South 88° 44' 12" East a distance of 197.96 feet to the TRUE POINT OF BEGINNING 6
said easement.

ALSO TOGETHER WITH a 10-foot-wide irrigation easement, the centerline of which is described as follows:

COMMENCING at the Northeast corner of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 00' 00" West along the East boundary of Government Lot 1 and the East boundary of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 1,311.50 feet to the TRUE POINT OF BEGINNING for said easement; thence

North 89° 12' 56" West a distance of 16.47 feet; thence

South 62° 55' 54" West a distance of 20.22 feet; thence

South 81° 33' 12" West a distance of 4.82 feet; thence

North 0° 06' 49" West a distance of 86.70 feet to the TERMINATION POINT for said easement.

AND ALSO TOGETHER WITH an irrigation easement described as follows:

COMMENCING at the Northeast corner of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 00' 00" West along the East boundary of Government Lot 1 and the East boundary of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 1,505.83 feet to the TRUE POINT OF BEGINNING for said easement; thence

South 0° 00' 00" West a distance of 28.10 feet; thence

South 89° 08' 38" West a distance of 43.05 feet; thence

North 0° 00' 00" West a distance of 28.10 feet; thence

North 89° 08' 44" East a distance of 43.05 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM

A portion of Government Lot 1 and of the Southeast Quarter of the Northeast Quarter of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 4; thence

South 0° 00' 00" West along the East boundary of said Government Lot 1 a distance of 1,232.50 feet to the TRUE POINT OF BEGINNING; thence

South 0° 00' 00" West continuing along said East boundary and along the East boundary of said Southeast Quarter of the Northeast Quarter a distance of 301.43 feet; thence

South 89° 08' 38" West a distance of 483.14 feet; thence

North 0° 24' 12" West a distance of 188.55 feet; thence

At

South 89° 38' 07" West a distance of 70.76 feet; thence
North 0° 00' 00" East a distance of 117.54 feet; thence
North 88° 03' 57" East a distance of 294.33 feet; thence
South 1° 33' 46" East a distance of 20.03 feet; thence
North 87° 07' 16" East a distance of 260.80 feet to the TRUE POINT OF
BEGINNING.

SUBJECT TO a 28-foot-wide ingress-egress easement described as follows:

COMMENCING at the Northeast corner of said Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 00' 00" West along the East boundary of Government Lot 1 and the East boundary of the Southeast Quarter of the Northeast Quarter of said Section 4, a distance of 1,443.83 feet to the TRUE POINT OF BEGINNING for said easement; thence

South 0° 00' 00" West continuing along said East boundary a distance of 28.01 feet; thence
North 88° 44' 12" West a distance of 207.66 feet; thence
North 52° 49' 22" West a distance of 143.79 feet; thence
North 78° 36' 22" West a distance of 141.30 feet; thence
South 89° 38' 08" West a distance of 94.49 feet; thence
North 0° 00' 00" West a distance of 28 feet; thence
North 89° 38' 07" East a distance of 97.19 feet; thence
South 78° 36' 22" East a distance of 150.59 feet; thence
South 52° 49' 22" East a distance of 141.13 feet; thence
South 88° 44' 12" East a distance of 197.96 feet to the TRUE POINT OF BEGINNING 6

said easement.

ALSO SUBJECT TO a 10-foot-wide irrigation easement, the centerline of which is described as follows:

COMMENCING at the Northeast corner of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 00' 00" West along the East boundary of Government Lot 1 and the East boundary of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 1,311.50 feet to the TRUE POINT OF BEGINNING for said easement; thence

North 89° 12' 56" West a distance of 16.47 feet; thence
South 62° 55' 54" West a distance of 20.22 feet; thence
South 81° 33' 12" West a distance of 4.82 feet; thence
North 0° 06' 49" West a distance of 86.70 feet to the TERMINATION POINT for said

easement.

AND ALSO SUBJECT TO an irrigation easement described as follows:

COMMENCING at the Northeast corner of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 00' 00" West along the East boundary of Government Lot 1 and the East boundary of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 1,505.83 feet to the TRUE POINT OF BEGINNING for said easement; thence

South 0° 00' 00" West a distance of 28.10 feet; thence
South 89° 08' 38" West a distance of 43.05 feet; thence
North 0° 00' 00" West a distance of 28.10 feet; thence

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North 89° 08' 44" East a distance of 43.05 feet to the TRUE POINT OF BEGINNING.

PARCEL 20
Robinson Place
Prior Inst. No. 200312693
Tax No. 39171-011, 39171-012, 39173-000

ROBINSON PARCEL I

The Northwest Quarter of the Northeast Quarter of Section 33, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

ROBINSON PARCEL II

The Northeast Quarter of the Northeast Quarter of Section 33, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM

COMMENCING at the Northeast corner of the Northeast Quarter of the Northeast Quarter and going West along the North line thereof 200 feet; thence
South and parallel with the East line thereof 200 feet; thence
East and parallel with the North line thereof 200 feet to the East line of the above described tract; thence
North along the East line of said described Tract 220 feet to the PLACE OF BEGINNING.

AND EXCEPTING THEREFROM

A portion of the Northeast Quarter of the Northeast Quarter of Section 33, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at the Northwest corner of said Northeast Quarter of the Northeast Quarter; thence
South 89° 23' 05" East along the North boundary of said Northeast Quarter of the Northeast Quarter a distance of 203.35 feet; thence
South 0° 02' 11" East parallel with the West boundary of said Northeast Quarter of the Northeast Quarter a distance of 545.68 feet; thence
South 77° 08' 22" West a distance of 208.54 feet to a point on said West boundary; thence
North 0° 02' 11" West along said West boundary a distance of 594.28 feet to the POINT OF BEGINNING.

ROBINSON PARCEL III

A portion of the Southwest Quarter of the Northeast Quarter of Section 33, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:
COMMENCING at the Northwest corner of said Southwest Quarter of the Northeast Quarter; thence

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South 0° 10' 37" West along the West boundary of said Southwest Quarter of the Northeast Quarter a distance of 208.88 feet to the TRUE POINT OF BEGINNING; thence

South 89° 07' 29" East parallel with the North boundary of said Southwest Quarter of the Northeast Quarter a distance of 641.66 feet to a point in the centerline of an existing irrigation lateral; thence

South 20° 18' 41" West along said centerline a distance of 248.12 feet; thence

South 6° 27' 06" East continuing along said centerline a distance of 909.80 feet to a point on the South boundary of said Southwest Quarter of the Northeast Quarter; thence

North 88° 52' 06" West along said South boundary a distance of 661.32 feet to the Southwest corner of said Southwest Quarter of the Northeast Quarter; thence

North 0° 10' 37" East along the said West boundary a distance of 1,133.47 feet to the TRUE POINT OF BEGINNING.

PARCEL 21

Allendale Place

Prior Inst. No. 200312694

Tax No. 36139, 36141, 36142-010

ALLENDALE PARCEL I.

Government Lots 1 and 2 and the East half of the Northwest Quarter, Section 18, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM:

A portion of the West Half of the West Half, Section 18, T4N, R4W, B.M. described as follows:

Commencing at the West Quarter corner of Sec. 18, said point monumented with a 5/8-inch iron pin and being the TRUE POINT OF BEGINNING; thence

South 89° 30' 47" East 25.00 feet to a 5/8-inch iron pin; thence continuing

South 89° 30' 47" East 255.24 feet to a 5/8-inch iron pin; thence

North 0° 83' 23" East 213.74 feet to a 5/8-inch iron pin; thence

South 88° 34' 16" West 256.07 feet to a 5/8-inch iron pin; thence continuing

South 83° 24' 16" West 25.02 feet to a PK nail and brass washer on the Westerly boundary of said Section 18; thence

South 0° 43' 28" West 203.52 feet along said Westerly boundary of Section 18 to the POINT OF BEGINNING.

AND

ALLENDALE PARCEL II

Government Lot 3 and the Northeast Quarter of the Southwest Quarter, Section 18, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

AND ALSO

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ALLENDALE PARCEL III.

Government Lot 4 and the Southeast Quarter of the Southwest Quarter, Section 18, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM:

A portion of the Government Lot 4, Section 18, Township 4 North, Range 4 West, Boise Meridian, more particularly described as follows:

BEGINNING at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence

North 00° 07' 28" East along the West boundary of said Southwest Quarter of the Southwest Quarter a distance of 933.67 feet; thence leaving said West boundary

North 89° 24' 34" East, a distance of 651.42 feet; thence

South 00° 07' 28" West parallel with said West boundary, a distance of 928.73 feet to a point on the South boundary of said Southwest Quarter of the Southwest Quarter; thence

South 88° 58' 31" West along said South boundary, a distance of 651.50 feet to the

POINT OF BEGINNING.

TOGETHER with the water rights hereinafter described, ditch rights, rights of way, improvements, fixtures, tenements, hereditaments and appurtenances thereto belonging or used in connection therewith. Such water rights referred to above consist of the following: all water rights appurtenant to the premises through the Wilder Irrigation District; all water rights existing under State of Idaho Permit to Appropriate Water No. 63-11801; and 54/357th's interest in State of Idaho Water Right License No. 63-10662.

PARCEL 22

Batt Wilder Land Co. Tax 4

Prior Inst. No. 200356350

Tax No. 39175-010

That part of the NE¼ SE¼ of Section 33, T 5 N, R 5 W., B.M., Canyon County, Idaho, described as follows:

Commencing at the Northwest corner of the said NE¼ SE¼ being the real point of beginning;

Thence 510 feet East along the North boundary line of the said NE¼ SE¼;

Thence 270 feet South on a line parallel to the West boundary line of the said NE¼ SE¼;

Thence 320 feet, more or less, in a Southerly direction to a point which is 590 feet South of and 480 feet East of the Northwest corner of the said NE¼ SE¼;

Thence 847 feet, more or less, in a Southwesterly direction to a point which is 1,320 feet South of and 30 feet East of the Northwest corner of the said NE¼ SE¼; and

Thence 30 feet West on a line parallel with the North line of the said NE¼ SE¼ to the West line of the said NE¼ SE¼; and

Thence North a distance of 1,320 feet, more or less, along the West line of the said NE¼ SE¼ to the point of beginning.

TOGETHER with all water rights, ditch rights, rights of way, tenements, hereditaments and appurtenances thereto belonging or used in connection therewith;

PARCEL 23
Batt 1,2, & 3
Prior Inst. No. 200357240
Tax No. 37122-010

The Southwest Quarter of the Northeast Quarter and the East Half of the Northwest Quarter in Section 24, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM

BEGINNING 100 feet South of the Northeast Quarter corner of the Northeast Quarter of the Northwest Quarter of said Section 24, the TRUE POINT OF BEGINNING; thence continuing
South a distance of 485 feet; thence
West a distance of 400 feet; thence
North a distance of 485 feet; thence
East a distance of 400 feet to the TRUE POINT OF BEGINNING.

AND EXCEPTING THEREFROM

A parcel of land being on the Northerly side of the centerline of State Highway No. 19, Project No. RS-3712(4) Highway Survey as shown on the plans thereof now on file in the office of the Idaho Transportation Department, Division of Highways, and being a portion of the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 24, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, described as follows to-wit:

BEGINNING at the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 24, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

Easterly along the East-West Quarter line of said Section 24 a distance of 2,625.0 feet, more or less, to the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 24, which is coincident with Station 393+09.00 of said State Highway No. 19, Project No. RS-3712(4) Highway Survey; thence

Northerly along the East line of said Southwest Quarter of the Northeast Quarter a distance of 35.0 feet, more or less, to a point in a line parallel with and 35.0 feet Northerly from the centerline and opposite Station 393+09.00 of said Highway Survey; thence along said parallel line as follows:

Westerly along a 28,612.89 foot radius curve right 76.95 feet to a point opposite Station 392+31.96 of said Highway Survey

North 89° 16' 04" West – 2,547.96 feet to a point in the West line of said Southeast Quarter of the Northwest Quarter opposite Station 366+84.00 of said Highway Survey; thence

Southerly along said West line – 35.0 feet to the PLACE OF BEGINNING.

Highway Station Reference: 366+84.00 to 393+09.00

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Adams Estate to Adams Family Farms, LLC

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The bearings as shown in the above land description, unless other wise noted, are from the Idaho Plane Coordinate System, based on the transverse mercator projection for the West Zone of Idaho.

PARCEL 24
Butler
Prior Inst. No. 200357241
Tax No. 37091-000

The North Half of the Southeast Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter in Section 23, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM

A part of the Northeast Quarter of the Southwest Quarter of Section 23, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described, to-wit:

COMMENCING at the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 23, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, the INITIAL POINT; thence

South 89° 20' 29" West 332.72 feet along the North boundary of the said Northeast Quarter of the Southwest Quarter; thence

South 00° 19' 21" East 180 feet on a line parallel to the East boundary of said Northeast Quarter of the Southwest Quarter; thence

North 89° 20' 29" East 332.72 feet on a line parallel to the said North boundary; thence.

North 00° 19' 21" West 180 feet along the said East boundary to the INITIAL POINT.

AND ALSO EXCEPTING THEREFROM

A parcel of land being on both sides of the centerline of State Highway No. 19, Project No. RS-3712(4) Highway Survey as shown on the plans thereof now on file in the office of the Idaho Transportation Department, Division of Highways, and being a portion of the Northeast Quarter of the Southwest Quarter of Section 23, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, described as follows, to-wit:

COMMENCING at the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 23, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

Easterly along the East-West Quarter line of said Section 23 a distance of 1,330 feet, more or less, to the Northeast corner of said Northeast Quarter of the Southwest Quarter which is coincident with Station 326+62.00 of said State Highway No. 19, Project No. RS-3712(4) Highway Survey; thence

Southerly along the East line of said Northeast Quarter of the Southwest Quarter a distance of 50 feet to a point in a line parallel with and 50 feet Southerly from the centerline and opposite Station 326+62.00 of said Highway Survey; thence along said parallel line as follows:

North 89° 47' 38" West 1.65 feet to a point opposite Station 326.60.35 of said Highway Survey, Westerly along a 28,597.89-foot radius curve left 495.38 feet to a point opposite Station 321.64.10 of said Highway Survey,

South 89° 12' 49" West 832.10 feet to a point in the West line of said Northeast Quarter of the Southwest Quarter opposite Station 313+32.00 of said Highway Survey; thence

Northerly along said West line 70 feet, more or less, to the PLACE OF BEGINNING.

PARCEL 25

Parcel III/Batt 4

Prior Inst. No. 200357241

Tax No. 37106-000

That part of the Northeast Quarter the Northwest Quarter of Section 23, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, described as follows:

COMMENCING at a point in the East boundary line of the said Northeast Quarter of the Northwest Quarter which is 350 feet South of the Northeast corner of the said Northeast Quarter of the Northwest Quarter, being the REAL POINT OF BEGINNING; thence 365.9 feet West on a line parallel with the South boundary line of the right-of-way of the Oregon Short Line Railroad Company; thence

North a distance 50 feet; thence

West a distance of 942 feet, more or less, on a line parallel with the South boundary line of the said right-of-way of the Oregon Short Line Railroad Company to a point which is 12 feet East of the West boundary line of the said Northeast Quarter of the Northwest Quarter; thence

South on a line parallel with and 12 feet East of the West boundary line of the said Northeast Quarter of the Northwest Quarter to the South boundary line of the said Northeast Quarter of the Northwest Quarter; thence

East along the South boundary line of the said Northeast Quarter of the Northwest Quarter to the Southeast corner of the said Northeast Quarter of the Northwest Quarter; and thence

North along the East boundary line of the said Northeast Quarter of the Northwest Quarter to the REAL POINT OF BEGINNING.

TOGETHER WITH an easement of way appurtenant to the lands above described which easement of way is described as follows:

COMMENCING at the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 23, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

South along the East boundary line of the said Northeast Quarter of the Northwest Quarter a distance of 100 feet; thence

West at right angles a distance of 25.5 feet to the REAL POINT OF BEGINNING; thence

South at right angles a distance of 250 feet; thence

West at right angles a distance of 12 feet; thence

North at right angles a distance of 250 feet; thence

East at right angles a distance of 12 feet to the REAL POINT OF BEGINNING.

PARCEL 26
Parcel VI/Batt 5
Prior Inst. No. 200357242, 200361172
Tax No. 36156

All of Lot 1 and the West 523 feet of the Northeast Quarter of the Northwest Quarter in Section 19, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho; lying South of the Railroad

EXCEPTING THEREFROM

BEGINNING at the Southwest corner of said Lot 1; thence running
North along the West boundary line a distance of 237 feet, more or less, to the **REAL POINT OF BEGINNING**; thence running
East at right angles a distance of 220 feet, more or less; thence running
North at right angles a distance of 165 feet, more or less; thence running
West a distance of 220 feet, more or less; thence running
South on said West boundary line a distance of 165 feet, more or less, to the **REAL POINT OF BEGINNING**;

TOGETHER WITH a 20-foot easement along the North, East and South boundaries of said exception described above.

PARCEL 27
Parcel V/Batt 6/Gooding
Prior Inst. No. 200357244
Tax No. 36809-010

Northeast Quarter of the Northeast Quarter of Section 14, Township 4 North, Range 5 West, Boise Meridian, in Canyon County, Idaho.

EXCEPT THEREFROM

BEGINNING at the Northeast corner of said Northeast Quarter of the Northeast Quarter; thence
South 0° 08' 20" West along the Easterly boundary of said Northeast Quarter of the Northeast Quarter a distance of 230.34 feet; thence
North 88° 32' 37" West a distance of 374.31 feet; thence
North 01° 28' 04" West a distance of 219.46 feet to the Northerly boundary of said Northeast Quarter of the Northeast Quarter; thence
North 89° 47' 00" East along said Northerly boundary a distance of 380.37 feet to the **POINT OF BEGINNING**.

PARCEL 28
Hetrick Place
Prior Inst. No. 200357245
Tax No. 36826-000, 36827-010, 36828-010

HETRICK PARCEL I

The Northwest Quarter of the Northeast Quarter of Section 15, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM

A part of the Northwest Quarter of the Northeast Quarter of Section 15, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described, to-wit:

COMMENCING at the Northwest corner of the Northwest Quarter of the Northeast Quarter of said Section 15, the INITIAL POINT OF BEGINNING; thence
North 89° 52' East a distance of 735.9 feet along the North line of the said Northwest Quarter of the Northeast Quarter; thence
South 0° 08' East a distance of 195 feet; thence
South 89° 52' West a distance of 735.69 feet parallel to the said North line to a point in the West line of the aforesaid Northwest Quarter of the Northeast Quarter; thence
North 0° 11' 40" West a distance of 195 feet along the said West line to the INITIAL POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM

A part of the Northeast Quarter of Section 15, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

COMMENCING at the Northwest corner of said Northeast Quarter (North Quarter corner), said corner monumented with a 1/2-inch diameter iron pin; thence
South 89° 17' 54" East a distance of 586 feet along the Northerly boundary of said Northeast Quarter to the POINT OF BEGINNING, said point monumented with a 5/8-inch diameter iron pin; thence
South 1° 02' 35" West a distance of 300.02 feet to a 5/8-inch diameter iron pin; thence
North 89° 54' 14" East a distance of 155.30 feet to a 5/8-inch diameter iron pin; thence
North 0° 13' 24" East a distance of 297.86 feet to a point on the Northerly boundary of said Northeast Quarter, said point monumented with a 5/8-inch diameter iron pin; thence
North 89° 17' 54" West a distance of 151.01 feet along the Northerly boundary of said Northeast Quarter to the POINT OF BEGINNING.

HETRICK PARCEL II

The Northeast Quarter of the Northeast Quarter of Section 15, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM

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A strip of land being on the Westerly side of the centerline of U.S. Highway 95, Project No. F-3311(1) Highway Survey as shown on the plans thereon now filed in the office of the Department of Highways of the State of Idaho, and lying over and across the Northeast Quarter of the Northeast Quarter of Section 15, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, described as follows:

BEGINNING at the Northeast corner of Section 15, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

Southerly along the East line of said Section 15 a distance of 1,332.4 feet, more or less, to the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 15; thence

Westerly along the South line of said Northeast Quarter of the Northeast Quarter a distance of 50 feet, more or less, to a point in a line parallel with and 50 feet Westerly from the centerline of said U.S. Highway 95, Project No. F-3311(1) Highway Survey; thence

North $0^{\circ} 02' 16''$ West along said parallel line a distance of 1,332.4 feet, more or less, to a point in the North line of said Section 15; thence

Easterly along said North line a distance of 50 feet, more or less, to the PLACE OF BEGINNING.

Highway Station References: 66+55.2 to 79+87.55.

ALSO EXCEPTING THEREFROM

A part of the Northeast Quarter of Section 15, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

COMMENCING at the Northeast corner of said Northeast Quarter (corner common to Sections 10, 11, 14 and 15), said corner monumented with a 3-inch diameter brass disk; thence.

North $89^{\circ} 17' 54''$ West a distance of 50 feet along the Northerly boundary of said Northeast Quarter to the POINT OF BEGINNING, said point monumented with a 5/8-inch diameter iron pin; thence continuing

North $89^{\circ} 17' 54''$ West a distance of 158.33 feet along the Northerly boundary of said Northeast Quarter to a 5/8-inch diameter iron pin; thence

South $0^{\circ} 47' 05''$ East a distance of 297.73 feet to a 5/8-inch diameter iron pin; thence

South $88^{\circ} 55' 57''$ East a distance of 149.93 feet to a point on the Westerly right of way of State Highway 95, said point monumented with a 5/8-inch diameter iron pin; thence

North $0^{\circ} 49' 58''$ East a distance of 298.57 feet along the Westerly boundary of said State Highway 95 to the POINT OF BEGINNING.

HETRICK PARCEL III

A part of the Northwest Quarter of the Northeast Quarter of Section 15, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described, to-wit:

COMMENCING at the Northwest corner of the Northwest Quarter of the Northeast quarter of said Section 15, the INITIAL POINT OF BEGINNING; thence

North $89^{\circ} 52'$ East a distance of 735.9 feet along the North line of the said Northwest Quarter of the Northeast Quarter; thence

South $0^{\circ} 08'$ East a distance of 195 feet; thence

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South 89° 52' West a distance of 735.69 feet parallel to the said North line to a point in the West line of the aforesaid Northwest Quarter of the Northeast Quarter; thence

North 0° 11' 40" West a distance of 195 feet along the said West line to the INITIAL POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM

A part of the Northeast Quarter of Section 15, Township 4 North, Range 5 West, Boise Meridian, Canyon. County, Idaho.

COMMENCING at the Northwest corner of said Northeast Quarter (North Quarter corner), said corner monumented with a 1/2-inch diameter iron pin; thence

South 89° 17' 54" East a distance of 586 feet along the Northerly boundary of said Northeast Quarter to the POINT OF BEGINNING, said point monumented with 5/8-inch diameter iron pin; thence

South 1° 02' 35" West a distance of 300.02 feet to a 5/8-inch diameter iron pin; thence

North 89° 54' 14" East a distance of 155.30 feet to a 5/8-inch diameter iron pin; thence

North 0° 13' 24" East a distance of 297.86 feet to a point on the Northerly boundary of said Northeast Quarter, said point monumented with a 5/8-inch diameter iron pin; thence

North 89° 17' 54" West a distance of 151.01 feet along the Northerly boundary of said Northeast Quarter to the POINT OF BEGINNING.

PARCEL 29

Parcel II/ Batt 8

Prior Inst. No. 200357245, 9922048

Tax No. 36829-000

The South Half of the Northeast Quarter in Section 15, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM

A strip of land being on the Westerly side of the centerline of U.S. Highway 95, Project No. P-3311(1) Highway Survey as shown on the plans thereof now on file in the office of the Department of Highways of the State of Idaho, and lying over and across the Southeast Quarter of the Northeast Quarter of Section 15, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, described as follows to-wits

BEGINNING at the Southeast corner of the Southeast Quarter of the Northeast Quarter of Section 15, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

Westerly along the South line of said Southeast Quarter of the Northeast Quarter a distance of 50.0 feet, more or less, to a point in a line parallel with and 50.0 feet Westerly from the centerline of said U.S. Highway 95, Project No. F-3311(1) Highway Survey; thence

North 0° 02' 16" West along said parallel line a distance of 1,332.4 feet, more or less, to a point in the North line of said Southeast Quarter of the Northeast Quarter; thence

Easterly along said North line a distance of 50.0 feet, more or less, to a point in the East line of said Section 15; thence

Southerly along said East line a distance of 1,332.4 feet, more or less, to the PLACE OF BEGINNING.

Highway Station References 53+22.80 to 66+55.2

PARCEL 30

Parcel VII Wilder Land Co.

Prior Inst. No. 200357252

Tax No. 39175-011,

That part of the Northeast Quarter of the Southeast Quarter of Section 33, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho, described as follows:

COMMENCING at the Southeast corner of the said Northeast Quarter of the Southeast Quarter being the REAL POINT OF BEGINNING;

thence 490 feet West along the South boundary line of the said Northeast Quarter of the Southeast Quarter;

thence 710 feet North parallel with the East boundary line of the said Northeast Quarter of the Southeast Quarter;

thence 490 feet, more or less, East parallel with the South boundary line of the said Northeast Quarter of the Southeast Quarter to the East boundary line of the said Northeast Quarter of the Southeast Quarter;

thence South along the East boundary line of the said Northeast Quarter of the Southeast Quarter to the POINT OF BEGINNING.

PARCEL 31

Parcel IV Wilder Land Co.

Prior Inst. No. 200357252

Tax No. 36782

The Southwest Quarter of the Northwest Quarter of Section 11, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM

A strip of land being on the Easterly side of the centerline of U.S. Highway 95, Project No. F-3311(1) Highway Survey as shown on the plans thereof now on file thereof now on file in the office of the Department of Highways of the State of Idaho, and lying over and across the Southwest Quarter of the Northwest Quarter of Section 11, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, described as follows:

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BEGINNING at the Southwest corner of the Southwest Quarter of the Northwest Quarter of Section 11, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

Easterly along the South line of said Southwest Quarter of the Northwest Quarter a distance of 50.0 feet, more or less, to a point in a line parallel with and 50.0 feet Easterly from the centerline of said U.S. Highway 95, Project No. F-3311(1) Highway Survey; thence

North 0° 02' 16" West along said parallel line a distance of 1,332.4 feet, more or less, to a point in the North line of said Southwest Quarter of the Northwest Quarter; thence

Westerly along said North line a distance of 50.0 feet, more or less, to a point in the West line of said Section 11; thence

Southerly along said West line a distance of 1,332.4 feet to the PLACE OF BEGINNING.

Highway Station reference: 106+58.62 to 119+91.

PARCEL 32

Prior Inst. No. Owyhee 242721

Tax No. 303000, 305400

PARCEL I

In Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho Section 30; NW ¼ excepting therefrom the East 990 feet.

PARCEL II

In Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho Section 30; Lot 3, NE ¼ of SW ¼, N ½ of SE ¼.

PARCEL 33

Prior Inst. No. Owyhee 245029

Tax No. 294820

The North ½ of the SW ¼ in Section 29, Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho.

EXCEPTING THEREFROM

A portion of the NW ¼ of the SW ¼ of Section 29, Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 29; thence

North 0° 30' 00" West along the West boundary of the SW ¼ of said Section 29 a distance of 1,921.90 feet to the TRUE POINT OF BEGINNING; thence continuing

North 0° 30' 00" West along said West boundary a distance of 278.53 feet thence; thence

North 89° 22' 54" East a distance of 331.70 feet; thence

South 2° 31' 42" East a distance of 276.60 feet; thence

South 89° 01' 57" West a distance of 341.50 feet to the TRUE POINT OF BEGINNING.

At



CITY OF
Caldwell, Idaho

Planning & Zoning

LANDSCAPE PLAN

Project Name: Adams Ridge Subdivision	File #:
Project Address: 0 & 17749 Midland Boulevard	

Applicant (v)	Description	Staff (v)
x	Detailed plan at a scale no smaller than 1" to 50' submitted in 8 ½ x 11 paper format AND in electronic format (PDF)	
Landscape Plan must include a table with the following information:		
x	Names of all streets upon which the property has frontage, including amount of linear feet of frontage	
x	# of trees provided in each street landscape buffer	
x	# of shrubs provided in each street landscape buffer	
x	Width of each street landscape buffer	
x	Total # of parking spaces provided (regular, ADA, and bicycle)	
x	Types of vegetation and/or rock ground cover	
x	Note indicating whether or not the landscape plan complies with City Code Chapter 10-07 (Caldwell Landscaping Ordinance). If plan does not comply, state which areas & the reason for the variation.	

Landscape plans shall be prepared by a landscape architect, a landscape designer, or a qualified nursery person. Landscape plans shall be stamped by a licensed landscape architect.

STAFF USE ONLY:	
Date Application Received:	<u>6-6-17</u>
Received by:	<u>[Signature]</u>
Date Approved:	_____
Approved by:	_____

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