



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 _____

STAFF USE ONLY:

File number(s): Ann-18-09
Goff Annexation

Project name: GOFF - 18.75 ACRES

Date filed: 9/16 Date complete: _____

Related files: _____

Subject Property Information

Address: 0 Marble Front Rd. Caldwell, ID 83605 Parcel Number(s): #351200100

Subdivision: _____ Block: _____ Lot: _____ Acreage: 18.75 Zoning: AG/R-1

Prior Use of the Property: Farming

Proposed Use of the Property: Residential Single Family Dwellings

Applicant Information:

Applicant Name: Jay Walker (AllTerra Consulting) Phone: (208) 484-4479

Address: 849 E State St, Ste. #104 City: Eagle State: Idaho Zip: 83616

Email: jwalker@allterraconsulting.com Cell: _____

Owner Name: Roger & Donna Goff Phone: (208) 880-0994

Address: 5022 Lasher Lane City: Caldwell State: Idaho Zip: 83605

Email: brad@rogerstire.com Cell: (208) 880-2206

Agent Name: (e.g., architect, engineer, developer, representative) Jay Walker (AllTerra Consulting)

Address: 849 E State St, Ste.# 104 City: Eagle State: Idaho Zip: 83616

Email: jwalker@allterraconsulting.com Cell: (208) 484-4479

Authorization

Print applicant name: Jaylen Walker

Applicant Signature: Jaylen Walker Donna Goff Date: 8/9/18

AI

Project Name: <u>GOFF PROPERTY 18.75 AC</u>	File #: <u>Ann-18-09</u>
Applicant/Agent: <u>JAY WALKER, ALTERRA CONSULTING, LLC</u>	

Applicant (v)	Description	Staff (v)
✓	Completed & signed Hearing Review Master Application	
Jay ✓	Narrative fully describing the proposed use/request, including current potable water supply and current sewage system	
Dawn ✓	Recorded warranty deed for the subject property	
N/A	Signed Lease Agreement (if applicable) <u>OWNER</u>	
Ky ✓	Vicinity map, showing the location of the subject property (8 1/2" x 11")	
✓	Site Plan <u>4-LOT (ROS)</u> The following are suggested items that may be shown on the site plan:	
✓	• Property boundaries of the site <u>(Topo)</u>	
✓	• Existing buildings on the site <u>(Topo)</u>	
N/A	• Parking stalls and drive aisles	
N/A	• Sidewalks or pathways (proposed and existing)	
N/A	• Fencing (proposed and existing)	
✓	Metes and bounds legal description for the site to be annexed (must be submitted in electronic format).	
N/A	Landscape Plan (if applicable)	
✓	Neighborhood Meeting sign-in sheet	
	Fee	

STAFF USE ONLY:

Date Application Received: 9/26/2018

Received by: [Signature]

Proposed Hearing Date: 11/13/18

Hearing Body: HE



September 20, 2018

Jarom Wagoner
Senior Planner
Caldwell City Planning and Zoning
621 Cleveland Blvd.
Caldwell, ID 83605
Phone: (208) 455-4662
jwagoner@cityofcaldwell.org

RE: Goff Property 18.75-acre Residential Lot – Annexation and Simple Lot Split Submittal Narrative

Jarom

We have appreciated meeting with you and staff regarding 0 Marble Front Rd, Caldwell, Idaho 83605, North/West of Marble Front road and Aviation way between Lincoln and Marble Front roads. Your input and entitlement direction were much appreciated, and we look forward to working with you and Caldwell City Planning and Zoning throughout this parcels annexation and lot split application process. Donna and Roger Goff, owner, and their consultant team are applicants for this residential estate lot project.

Donna and Roger Goff are owners of approx. 18.75 acres on Parcel #351200100 in Caldwell, Idaho 83605. They are desirous to annex into the City of Caldwell, receive a designated zoning, and perform a simple 4-lot split through City application. The desired development will consist of 4 buildable lots (3 lots consisting of approx. 5.27ac accessing from Lincoln Rd and 1 lot consisting of approx. 1.19ac fronting Marble Front Rd) all exceeding the 9,500 sq. ft. minimum size as required by the City of Caldwell under the R-1 zoning.

Residential growth is spreading rapidly throughout this region with ¼ acre lots directly East in Marble Valley subdivision and 1+ acre lots to the East in Peaceful Acres subdivision. No flood zone or hillside slopes of concern exist on the property. COMPASS shows the area as a growth area and within their population demand projection. Recent applications have been made and development is occurring within the City of Caldwell for single family uses as Caldwell experiences growth. The annexation and lot split is harmonious with existing and surrounding uses and the City's comprehensive plan for low density residential on Marble Front Road. The County, City and neighbors see imminent growth and a continued demand for lots in this area of this larger size. The only concerns expressed at the neighborhood meeting held September 18th, 2018 were for a 10' drainage easement along the west boundary of Parcel/lot 4 and the need to



coordinate this drainage with the neighbor, Dan Roberts. Marv Quenzer informed the attendees of some of his development plans and the need for all to work with Pioneer Irrigation. No adverse impacts are anticipated to the surrounding neighbors or neighborhoods. Many of the concerns expressed in relation to farming activities and irrigation continuity. There was positive feedback and support from the participants for the big estate lots.

Entitlement needs with Caldwell City Development Services at this time include annexation with designated zoning and 4-lot split approval to which this narrative serves.

Like surrounding facilities, there will be individual sewer septic & drainage fields and individual wells that provide water to each of the 3 platted 5.27 ac lots. Parcel/lot 4 will require connection to City public sewer and water services. Because we have less than 3 lots utilizing individual well and septic, soils studies and testing will be at the discretion of the owners and reviewed by the Southwest District of Health as needed to meet the standard of health. Dry utilities exist along Marble Front and Lincoln Roads providing power and communication capabilities.

Agency requirements will be fully met and designed for your review and comment. Donna and Roger Goff, as well as, their development team will use best engineering, architectural, and construction practices in creating a subdivision that enhances this parcel. Thank you again for your attention to this matter and review of our submitted application.

Kind Regards,

A handwritten signature in blue ink that reads 'Jaylen Walker' is written over a horizontal line.

Jaylen Walker, PM

AllTerra Consulting LLC

City of Caldwell

Friday, July 27, 2018 9:06 AM

Attendees:

Jarom Wagoner
Rob McDonald
Jay Walker
Austin Walker
Cody Sharp

Goff Property

- Required to annex to city if using city water or sewer
 - Use of utilities requires a municipal services agreement
- Possible requirement for dry lines
- If annexed into the city there would be at least 4 available lot splits
- Top parcels are located far enough away for utilities that there wouldn't be a requirement for city water & sewer, even though they were annexed into city limits. Requirement is adjacent to right of way and 200' from public utilities.
- If they were to connect to sewer & not water, they would need to figure out how to meter their discharge.
- Lot split through annexation is the only way to defer city requirements for improvement.
- With City annexation you can still get AG exemption
- Need to talk with Assessor about increased taxes
- Minimum lot size on lot split is 18,000 SF R-1 zoning (Review RS-1 & RS-2 zones)

Mandalay

- No Longer extending sewer to the Middleton/20-26 intersection
- Cost to extend trunk line for the city of Caldwell was over \$3,000,000
- Unsurmountable ITD requirements

Options for sewer conveyance:

1. Woodgate 27 inch main & 23 ft deep (Through Riley Family Trust - Adjacent property)
 - City purchased an easement -30' (\$12,000)
 - Presents increased costs with increased phase 1 infrastructure
 - Andy Cater

Soils Tests

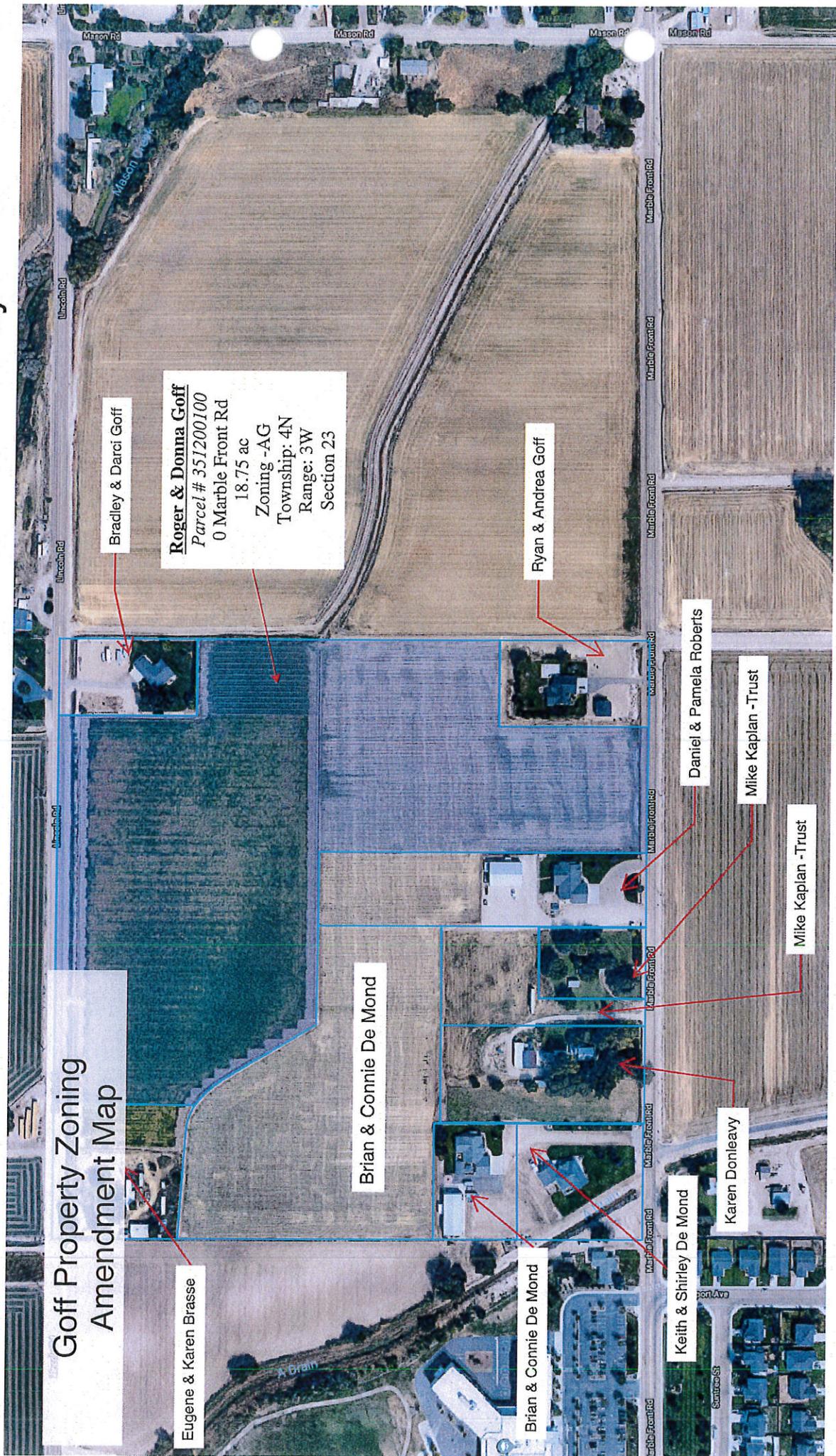
- Within 100' of a retention base or seepage bed (doesn't have to be exact)

Lake/Ustick

- Justin Hilde - Annexed 2008

NW Corner of Marble Front Rd & Aviation Way

Goff Property Zoning Amendment Map



Representing Roger & Donna Goff, we seek approval to rezone parcel 351200100 which is 18.75 acres from AG to R-R. The proposed project consists of 4 lots.

VICINITY MAP

Goff Property 18.75 ac

R. 3 W. F

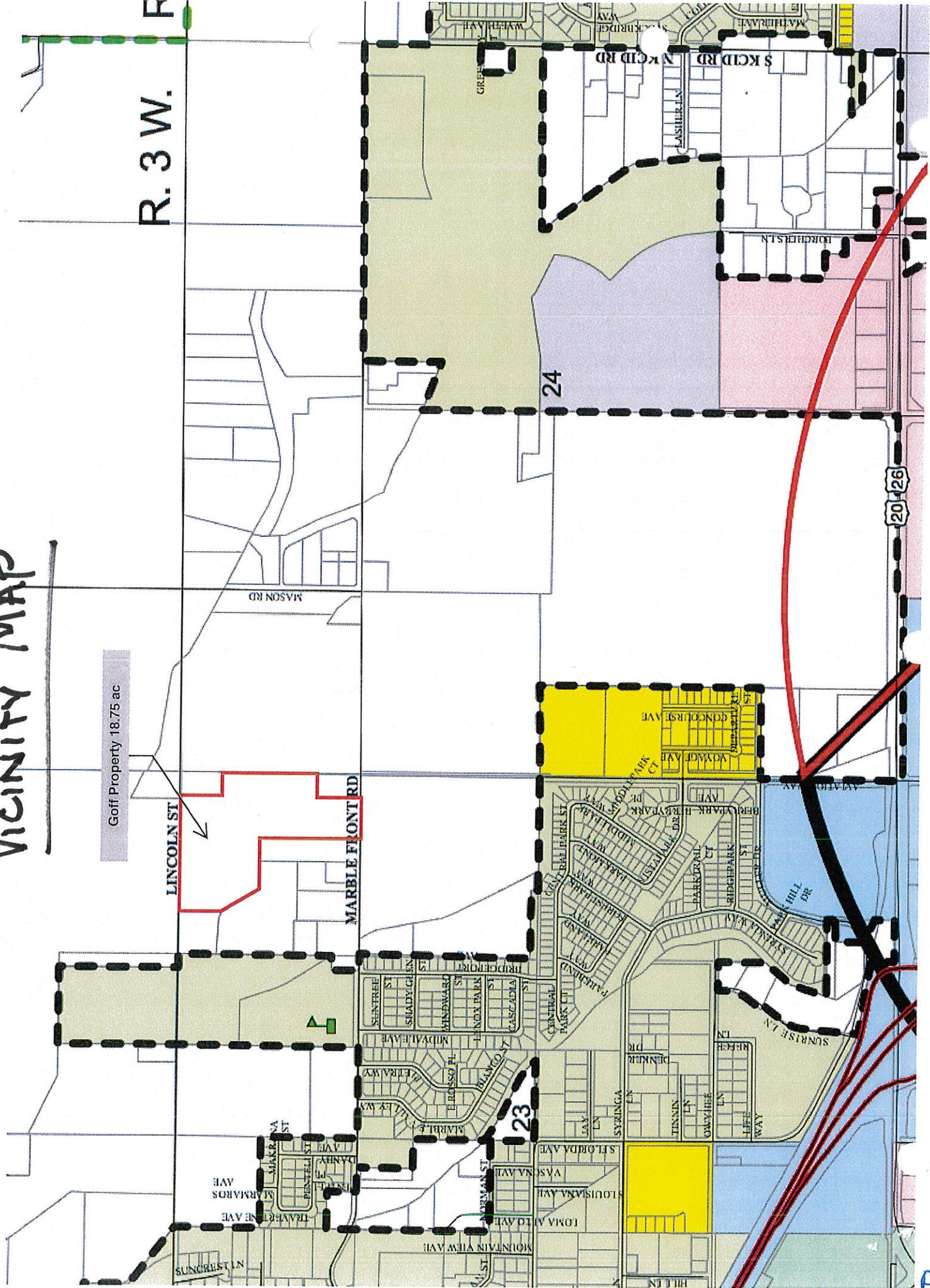
LINCOLN ST

MARBLE FRONT RD

24

23

20 26



INSTRUMENT NO. 7913690

Re-recorded to correct legal

Handwritten initials

PC29522

INSTRUMENT NO. 200103628 **WARRANTY DEED**
(CORPORATE FORM)

Matsumoto Brothers, Inc., an Idaho corporation, a corporation organized and existing under the laws of the State of Idaho, with its principal office at Middleton of County of Canyon, State of ID grantor, hereby CONVEYS or GRANTS and WARRANTS TO Roger Goff and Donna Goff, husband and wife grantees, whose address is 5022 Lasher Lane, Caldwell, ID 8340

for the sum of TEN AND NO/100 DOLLARS the following described tract(s) of land in Canyon County, State of Idaho:

See attached Exhibit "A", which by this reference is made a part hereof and is comprised of one (1) page.

Location of above described property is Parcel on Marble Front, Caldwell, ID 83605

The officers who sign this Deed hereby certify that this Deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 7th day of April, A.D. 1999.

Matsumoto Brothers, Inc.

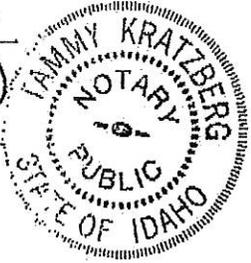
By Tom Matsumoto President

Attest: Richard Matsumoto Secretary

STATE OF IDAHO
COUNTY OF CANYON

On this 7th day of April in the year 1999, before me, a Notary Public, personally appeared Tom Matsumoto and Richard Matsumoto known or identified to me to be the President and Secretary, respectively of the corporation that executed the within instrument or the person who executed the instrument on behalf of said corporation and acknowledged to me that such corporation executed the same.

Jammy Kratzberg
Notary Public
Residing at Caldwell
My commission expires 2/3/04



PC 29522

Exhibit "A"

A part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at the Northeast corner of said Northeast Quarter of the Northeast Quarter (Section corner common to Sections 13, 14, 23 and 24) said corner monumented with a 5/8-inch diameter iron pin; thence

South 89° 49' 30" West a distance of 1,017.44 feet along the Northerly boundary of said Northeast Quarter of the Northeast Quarter to a 1/2-inch diameter iron pin; thence

South 0° 00' 00" East a distance of 807.76 feet parallel with the Westerly boundary of said Northeast Quarter of the Northeast Quarter to a 1/2-inch diameter iron pin; thence

South 31° 15' 57" East a distance of 315.51 feet along a part of the centerline of a concrete irrigation ditch to a point, said point witnessed North 0° 00' 00" East a distance of 5.00 feet with a 1/2-inch diameter iron pin; thence

North 89° 51' 09" East a distance of 378.93 feet along the centerline of said concrete irrigation ditch to a point, said point witnessed North 0° 00' 00" East a distance of 5.00 feet with a 1/2-inch diameter iron pin; thence

South 0° 00' 00" East a distance of 741.02 feet parallel with the Westerly boundary of said Northeast Quarter of the Northeast Quarter to a point on the Southerly boundary of said Northeast Quarter of the Northeast Quarter, said point monumented with a 1/2-inch diameter iron pin; thence

North 89° 29' 20" East a distance of 477.69 feet along the Southerly boundary of said Northeast Quarter of the Northeast Quarter to the Southeast corner of said Northeast Quarter of the Northeast Quarter (North 1/16 corner), said point monumented with a 5/8-inch diameter iron pin; thence

North 0° 07' 32" West a distance of 1,322.63 feet along the Easterly boundary of said Northeast Quarter of the Northeast Quarter to the POINT OF BEGINNING.

TM
RM

RECORDED
PIONEER - CALDWELL
TYPE *Hand* FEE *6.00*

3 JOEL HALE
SANMONG CITY RECORDER
BY *Joel Hale*

19 APR 8 PM 4 30

RECORDED

9913690

Ag

PC 29522

Exhibit "A"

A part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at the Northeast corner of said Northeast Quarter of the Northeast Quarter (Section corner common to Sections 13, 14, 23 and 24), said corner monumented with a 5/8-inch diameter iron pin; thence

South 89° 49' 30" West, a distance of 1,017.44 feet along the Northerly boundary of said Northeast Quarter of the Northeast Quarter to a 1/2-inch diameter iron pin; thence

South 0° 00' 00" East, a distance of 307.76 feet parallel with the Westerly boundary of said Northeast Quarter of the Northeast Quarter to a 1/2-inch diameter iron pin; thence

South 31° 15' 57" East, a distance of 315.51 feet along a part of the centerline of a concrete irrigation ditch to a point, said point witnessed North 0° 00' 00" East, a distance of 5.00 feet with a 1/2-inch diameter iron pin; thence

North 89° 51' 09" East, a distance of 378.93 feet along the centerline of said concrete irrigation ditch to a point, said point witnessed North 0° 00' 00" East, a distance of 5.00 feet with a 1/2-inch diameter iron pin; thence

South 0° 00' 00" East, a distance of 747.32 feet parallel with the Westerly boundary of said Northeast Quarter of the Northeast Quarter to a point on the Southerly boundary of said Northeast Quarter of the Northeast Quarter, said point monumented with a 1/2-inch diameter iron pin; thence

North 89° 29' 20" East, a distance of 477.69 feet along the Southerly boundary of said Northeast Quarter of the Northeast Quarter to the Southeast corner of said Northeast Quarter of the Northeast Quarter (North 1/16 corner), said point monumented with a 5/8-inch diameter iron pin; thence

North 0° 07' 32" West, a distance of 1,322.63 feet along the Easterly boundary of said Northeast Quarter of the Northeast Quarter to the POINT OF BEGINNING.

200103628

RECORDED

01 JAN 31 PM 4 21

G NOEL HALES

CANYON CNTY RECORDER

BY

Recd. Fee 9.00
J. CALDWELL

[Handwritten Signature]

AG

200147424

218 - DEED OF GIFT

THIS INDENTURE, Made the 24th day of October, in the year of our Lord two thousand and one, between Roger Gott and Donna Gott-Huggard and wife of the County of Canyon, State of Idaho, the party of the first part, and Ryan Gott a single person of the County of Canyon, State of Idaho, the party of the second part, Witnesseth:

That the said party of the first part, for and in consideration of the duty which the said party of the first part has and bears unto the said party of the second part, as also for the better maintenance, support, protection, and livelihood of the said party of the second part, do hereby these presents give, grant, alien, and confirm unto the said party of the second part, and to their heirs and assigns forever, all of the following described real estate, situated in _____, County of Canyon, State of Idaho, to-wit:

See attached exhibit A

200147424

RECORDED

2001 NOV 14 PM 4 25

G NOEL HALES
CANYON CNTY RECORDER

[Signature]

REQUESTED BY Ryan Gott
TYPE Standard Fee 90311

At

Exhibit "A"

A portion of the Northeast Quarter of the Northeast Quarter of Section 23 Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of the said Northeast Quarter of the Northeast Quarter; thence

South $89^{\circ} 29' 20''$ West 12.00 feet, along the South line of the Northeast Quarter of the Northeast Quarter to the REAL POINT OF BEGINNING; thence continuing

South $89^{\circ} 29' 20''$ West 170.00 feet to a point; thence

North $00^{\circ} 07' 32''$ West 320.00 feet, along a line parallel to the East line of said Section 23 to a point; thence

North $89^{\circ} 29' 20''$ East 170.00 feet, along a line parallel to the South line of the Northeast Quarter of the Northeast Quarter to a point that is 12.00 feet West of the East line of said Section 23; thence

South $00^{\circ} 07' 32''$ East 320.00 feet, along a line parallel to the East line of said Section 23 to the REAL POINT OF BEGINNING.

2

PN54152

INSTRUMENT NO. 9927276

THIS INDENTURE, Made the 8TH day of JULY, in the year of our Lord one thousand nine hundred and NINETY-NINE, between ROGER GOFF AND DONNA GOFF

of the County of CANYON, State of IDAHO, the part of the first part, and BRADLEY S. GOFF, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY of the County of CANYON, State of IDAHO, the part of the second part, Witnesseth:

That the said parties of the first part, for and in consideration of the parental duty which the said parties of the first part has and bears unto the said party of the second part, as also for the better maintenance, support, protection, and livelihood of the said party of the second part, do hereby these presents give, grant, alien, and confirm unto the said party of the second part, and to his heirs and assigns forever, all of the following described real estate, situated in

CALDWELL, County of CANYON, State of Idaho, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS

REFERENCE:



Together, With all and singular, the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and the rents and profits thereof shall be applied to his sole and separate use.

Handwritten initials

PN 54152

Exhibit "A"

A portion of the Northeast Quarter of the Northeast Quarter of Section 23, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at the Northeast corner of the Northeast Quarter of the Northeast Quarter of said Section 23, said corner monumented with a 5/8 inch diameter iron pin; thence

South 89° 49' 30" West 170.00 feet, along the North boundary of said Section 23; thence

South 0° 07' 32" East 300.00 feet, along a line parallel to the East line of said Section 23; thence

North 89° 49' 30" East 170.00 feet, along a line parallel to the aforesaid North line to a point on the aforesaid East line; thence

North 0° 07' 32" West 300.00 feet, along the aforesaid East line to the POINT OF BEGINNING.

REQUEST PIONEER - NAMPA
TYPE *Deed* FEE *9.20*

G NOEL HALES
CANYON COUNTY RECORDER
BY *[Signature]*

99 JUL 9 PM 4 20

RECORDED

9/9 2/7 2 7 6

46



Client: AllTerra
Date: 09/19/18
Job No.:7618

GOFF ANNEXATION DESCRIPTION

The following Describes a Parcel of Land being a portion of the NE 1/4 NE 1/4 of Section 23, Township 4 North, Range 3 West, Boise Meridian, Canyon County Idaho, and more particularly described as follows:

COMMENCING at a found 5/8" Iron Pin with No Cap which is Monumenting the Northeast Corner of the NE 1/4 NE 1/4 of said Section 23; From which, a found 5/8" Iron Pin with No Cap which is Monumenting the Northwest Corner of the NE 1/4 NE 1/4 (East 1/16th Corner) of said Section 23 bears, North 89°43'00" West, 1,325.79 feet; Thence along the Northerly Boundary Line of the NE 1/4 NE 1/4 of said Section 23, North 89°43'00" West, 170.00 feet to the **POINT OF BEGINNING**:

Thence leaving said Northerly Boundary Line, South 00°20'39" West, 300.00 feet to a point;

Thence, South 89°43'00" East, 170.00 feet to a point on the Easterly Boundary Line of the NE 1/4 NE 1/4 of said Section 23;

Thence along the Easterly Boundary Line of the NE 1/4 NE 1/4 of said Section 23, South 00°20'39" West, 1022.50 feet to the Southeast Corner of the NE 1/4 NE 1/4 (West 1/16th Corner) of said Section 23;

Thence leaving said Easterly Boundary Line, and along the Southerly Boundary Line NE 1/4 NE 1/4 of said Section 23, South 89°56'54" West, 12.00 feet to a point;

Thence leaving said Southerly Boundary Line, and along a Line which is 12.00 feet Westerly of and parallel with the Easterly Boundary Line of the NE 1/4 NE 1/4 of said Section 23, North 00°20'39" East, 320.01 feet to a point;

Thence leaving said Easterly Boundary Line, South 89°56'54" West, 170.00 feet to a point;

Thence, South 00°20'39" West, 320.01 feet to a point on the Southerly Boundary Line NE 1/4 NE 1/4 of said Section 23;

Thence along the Southerly Boundary Line NE 1/4 NE 1/4 of said Section 23, South 89°56'54" West, 295.69 feet to a point;

Thence leaving said Southerly Boundary Line, North 00°28'11" East, 747.18 feet to a point;

Thence, North 89°40'40" West, 378.93 feet to a point;

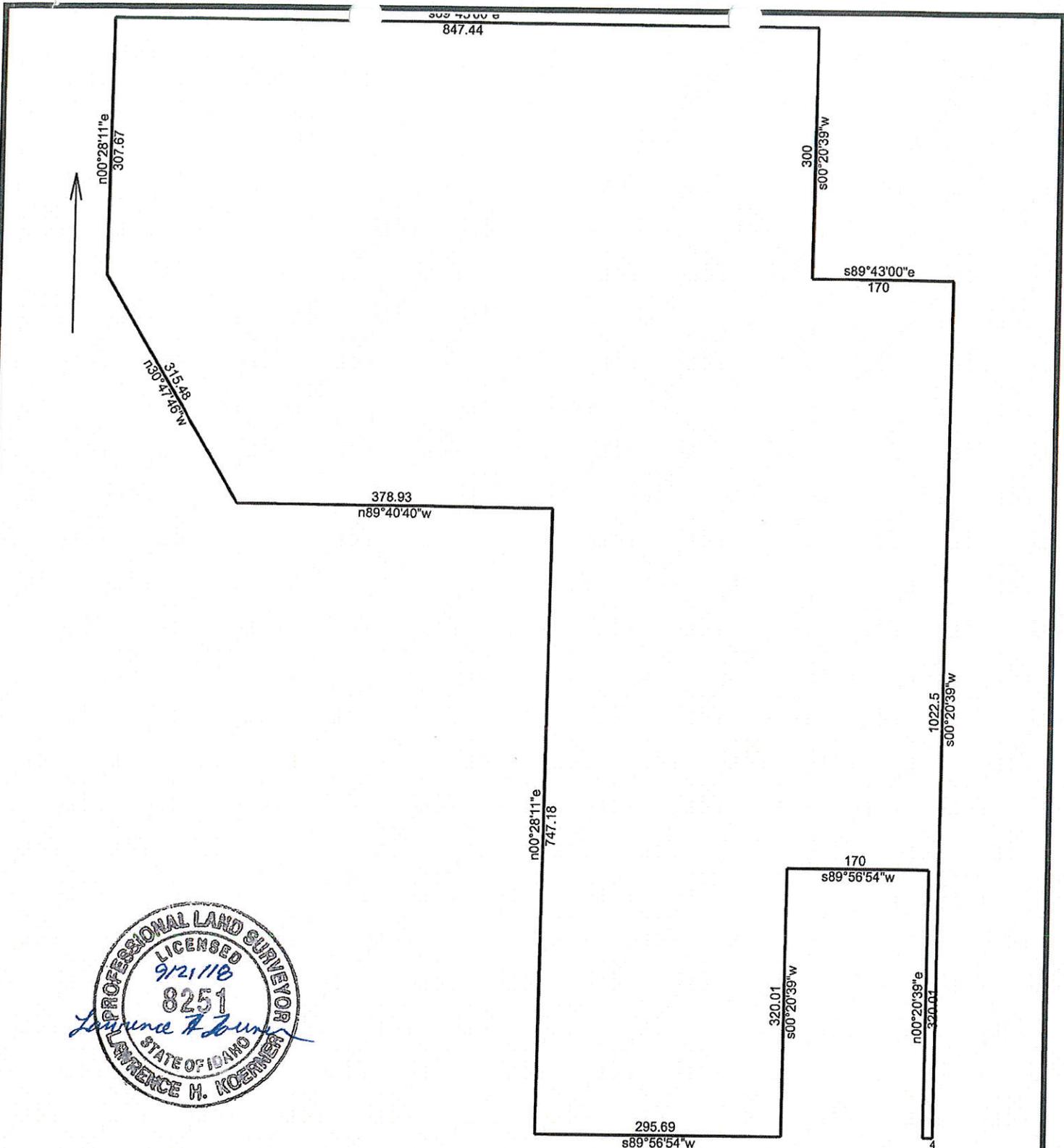
Thence, North 30°47'46" West, 315.48 feet to a point;

Thence, North 00°28'11" East, 307.67 feet to a point on the Northerly Boundary Line of the NE 1/4 NE 1/4 of said Section 23;

Thence along the Northerly Boundary Line of the NE 1/4 NE 1/4 of said Section 23, South 89°43'00" East, 847.44 feet to the **POINT OF BEGINNING**:

The above Described Parcel of Land contains 18.75 Acres, more or less.





7618-ANNEXATION DESCRIPTION

9/19/2018

Scale: 1 inch= 159 feet

File:

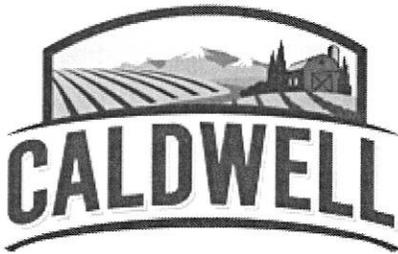
Tract 1: 18.7462 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5207 ft.

- | | |
|---------------------|---------------------|
| 01 s00.2039w 300 | 10 n89.4040w 378.93 |
| 02 s89.4300e 170 | 11 n30.4746w 315.48 |
| 03 s00.2039w 1022.5 | 12 n00.2811e 307.67 |
| 04 s89.5654w 12 | 13 s89.4300e 847.44 |
| 05 n00.2039e 320.01 | |
| 06 s89.5654w 170 | |
| 07 s00.2039w 320.01 | |
| 08 s89.5654w 295.69 | |
| 09 n00.2811e 747.18 | |

AG

Lori Colligan

From: Jarom Wagoner
Sent: Wednesday, October 03, 2018 8:50 AM
To: Lori Colligan
Subject: FW: ANN-18-09 Goff Annexation
Attachments: 7618-Annexation Description.doc



JAROM WAGONER, AICP
SENIOR PLANNER

621 Cleveland Blvd. • Caldwell, Idaho 83605
www.cityofcaldwell.com • (208) 455-4662

From: Jaylen Walker <jwalker@allterraconsulting.com>
Sent: Tuesday, October 02, 2018 8:11 PM
To: Jarom Wagoner <jwagoner@cityofcaldwell.org>
Cc: Richard Gray (rgray.cls@gmail.com) <rgray.cls@gmail.com>; Larry Koerner <lkoerner.cls@gmail.com>
Subject: RE: ANN-18-09 Goff Annexation

Jarom,

Thanks again for your review of our application. Please see attached per your request – the WORD file of the annexed property description.

Best regards,

Jay Walker, Principal

AllTerra Consulting | www.allterraconsulting.com
849 E. State Str., Ste 104
Eagle, Idaho 83616
Cell 208.484.4479
jwalker@allterraconsulting.com



"Life's most persistent and urgent question is: 'What are you doing for others?'"
-Dr. Martin Luther King, Jr.

From: Jarom Wagoner <jwagoner@cityofcaldwell.org>
Sent: Tuesday, October 02, 2018 10:16 AM
To: Jaylen Walker <jwalker@allterraconsulting.com>
Subject: ANN-18-09 Goff Annexation

Jay,

Good morning! Thanks for dropping off the annexation application the other day. In reviewing the file, we do need one more item from you. We need a legal description of the property being annexed, in text format. This is usually done by providing us a word document, or an email with the text written out. This cannot be in a PDF format or similar. The City Mapper needs to be able to cut and paste the verbiage into the deed and ordinance for the annexation. I hope that makes sense. If you could get that to us as soon as possible, that would be great.

Thanks!

Jarom



JAROM WAGONER, AICP
SENIOR PLANNER

621 Cleveland Blvd. • Caldwell, Idaho 83605
www.cityofcaldwell.com • (208) 453-4662

Total Control Panel

[Login](#)

To: jwagoner@cityofcaldwell.org [Remove this sender from my allow list](#)
From: jwalker@allterraconsulting.com

You received this message because the sender is on your allow list.



Client: AllTerra
Date: 09/20/18
Job No.:7618

EXHIBIT "A"
ROGER & DONNA GOFF
ANNEXATION DESCRIPTION

The following Describes a Parcel of Land being a portion of the NE 1/4 NE 1/4 of Section 23, Township 4 North, Range 3 West, Boise Meridian, Canyon County Idaho, and more particularly described as follows:

COMMENCING at a found 5/8" Iron Pin with No Cap which is Monumenting the Northeast Corner of the NE 1/4 NE 1/4 of said Section 23; From which, a found 5/8" Iron Pin with No Cap which is Monumenting the Northwest Corner of the NE 1/4 NE 1/4 (East 1/16th Corner) of said Section 23 bears, North 89°43'00" West, 1,325.79 feet; Thence along the Northerly Boundary Line of the NE 1/4 NE 1/4 of said Section 23, North 89°43'00" West, 170.00 feet to the **POINT OF BEGINNING**:

Thence leaving said Northerly Boundary Line, South 00°20'39" West, 300.00 feet to a point;

Thence, South 89°43'00" East, 170.00 feet to a point on the Easterly Boundary Line of the NE 1/4 NE 1/4 of said Section 23;

Thence along the Easterly Boundary Line of the NE 1/4 NE 1/4 of said Section 23, South 00°20'39" West, 1022.50 feet to the Southeast Corner of the NE 1/4 NE 1/4 (West 1/16th Corner) of said Section 23;

Thence leaving said Easterly Boundary Line, and along the Southerly Boundary Line NE 1/4 NE 1/4 of said Section 23, South 89°56'54" West, 12.00 feet to a point;

Thence leaving said Southerly Boundary Line, and along a Line which is 12.00 feet Westerly of and parallel with the Easterly Boundary Line of the NE 1/4 NE 1/4 of said Section 23, North 00°20'39" East, 320.01 feet to a point;

Thence leaving said Easterly Boundary Line, South 89°56'54" West, 170.00 feet to a point;

Thence, South 00°20'39" West, 320.01 feet to a point on the Southerly Boundary Line NE 1/4 NE 1/4 of said Section 23;

Thence along the Southerly Boundary Line NE 1/4 NE 1/4 of said Section 23, South 89°56'54" West, 295.69 feet to a point;

Thence leaving said Southerly Boundary Line, North 00°28'11" East, 747.18 feet to a point;

Thence, North 89°40'40" West, 378.93 feet to a point;

Thence, North 30°47'46" West, 315.48 feet to a point;

Thence, North 00°28'11" East, 307.67 feet to a point on the Northerly Boundary Line of the NE 1/4 NE 1/4 of said Section 23;

Thence along the Northerly Boundary Line of the NE 1/4 NE 1/4 of said Section 23, South 89°43'00" East, 847.44 feet to the **POINT OF BEGINNING**:

The above Described Parcel of Land contains 18.75 Acres, more or less.