



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): ZON-18-10

SUB-18P-07

Project name: Marblefront Sub

Date filed: 11-8-18 Date complete: _____

Related files: _____

Subject Property Information

Address: 0 KCID ROAD, CALDWELL IDAHO 83605 Parcel Number(s): R35237013009 & R3523700000

Subdivision: MARBLEFRONT SUB Block: _____ Lot: _____ Acreage: 62.58 Zoning: R1

Prior Use of the Property: AGRICULTURE

Proposed Use of the Property: RESIDENTIAL SUBDIVISION WITH AN R2 ZONING DESIGNATION

Applicant Information:

Applicant Name: KATIE MILLER, BAILEY ENGINEERING Phone: 208-938-0013

Address: 4242 N. BROOKSIDE LANE City: BOISE State: ID Zip: 83714

Email: KMILLER@BAILEYENGINEERS.COM Cell: 208-412-3478

Owner Name: ENDURANCE HOLDINGS, LLC Phone: 208-895-8858

Address: 1977 W OVERLAND RD City: MERIDIAN State: ID Zip: 83642

Email: SHAWN@TRILOGYIDAHO.COM Cell: 208-860-8371

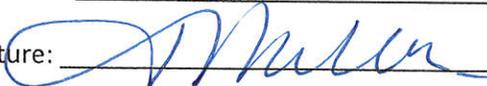
Agent Name: (e.g., architect, engineer, developer, representative) KATIE MILLER - BAILEY ENGINEERING

Address: 4242 N. BROOKSIDE LANE City: BOISE State: ID Zip: 83714

Email: KMILLER@BAILEYENGINEERS.COM Cell: 208-412-3478

Authorization

Print applicant name: KATIE MILLER

Applicant Signature:  Date: 11/6/18



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): 2018-10
SUB-18P-07
Project name: Marblefront Sub
Date filed: 11-8-18 Date complete:
Related files:

Subject Property Information

Address: 0 KCID ROAD, CALDWELL IDAHO 83605 Parcel Number(s): R35237013009 & R3523700000
Subdivision: MARBLEFRONT SUB Block: Lot: Acreage: 62.58 Zoning: R1
Prior Use of the Property: AGRICULTURE
Proposed Use of the Property: RESIDENTIAL SUBDIVISION WITH AN R2 ZONING DESIGNATION

Applicant Information:

Applicant Name: KATIE MILLER, BAILEY ENGINEERING Phone: 208-938-0013
Address: 4242 N. BROOKSIDE LANE City: BOISE State: ID Zip: 83714
Email: KMILLER@BAILEYENGINEERS.COM Cell: 208-412-3478
Owner Name: ENDURANCE HOLDINGS, LLC Phone: 208-895-8858
Address: 1977 W OVERLAND RD City: MERIDIAN State: ID Zip: 83642
Email: SHAWN@TRILOGYIDAHO.COM Cell: 208-860-8371
Agent Name: (e.g., architect, engineer, developer, representative) KATIE MILLER - BAILEY ENGINEERING
Address: 4242 N. BROOKSIDE LANE City: BOISE State: ID Zip: 83714
Email: KMILLER@BAILEYENGINEERS.COM Cell: 208-412-3478

Authorization

Print applicant name: KATIE MILLER
Applicant Signature: [Signature] Date: 11/6/18

A1

Project Name: MARBLEFRONT SUBDIVISION	File #: <u>201-18-10</u>
Applicant/Agent: KATIE MILLER - BAILEY ENGINEERING	<u>SUB-18P-07</u>

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	
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 rezoned (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: <u>11-8-2018</u>
Received by: <u>LC</u>
Proposed Hearing Date: <u>1-8-2019</u>
Hearing Body: <u>HE</u>



CITY OF
Caldwell, Idaho

Planning & Zoning

SUBDIVISION- PRELIMINARY PLAT

Project Name: Marblefront Subdivision	File #: <u>SUB-18P-07</u> <u>ZON-18-10</u>
Applicant/Agent: Katie Miller - Bailey Engineering	

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	

Total # Lots

Residential: 261 Commercial: _____ Industrial: _____ Common: _____

Phased Project: Yes No If "yes", Phase #: 5 Total Acreage: 62.58

Min. Lot Size (excluding common lots): 6,000 SF Max. Lot Size (excluding common lots): 13,715 SF

Avg. Lot Size (excluding common lots): 6,933 SF % Useable Open Space: 4.9 AC (7.8%)

List all types of useable open space: This development has three large green spaces for recreation. First, is 2.11 acres. Second is 1.33 acres which will contain a play structure and the last is .6 acres. There is an additional .86 acres dedicated to pathways making connectivity by bike or foot through out the community very convenient.

STAFF USE ONLY:

Date Application Received: 11-8-2018

Received by: LC

Proposed Hearing Date: 1-8-2019

Hearing Body: HE

AI

B Bailey Engineering, Inc.

CIVIL ENGINEERING|PLANNING|CADD

November 6, 2018

City of Caldwell
Planning and Zoning Commission and City Council
c/o City of Caldwell Planning Department
621 Cleveland Blvd.
Caldwell, ID 83605

RE: **Marblefront Subdivision**

Comprehensive Plan Amendment, Rezone and Preliminary Plat

Dear Commissioners and City Council Members:

On behalf of Bailey Engineering Inc., in conjunction with Trilogy Development, we are pleased to submit our application for a Comprehensive Plan Amendment, Rezone and Preliminary plat for the *Marblefront Subdivision*, 62.39 acre, 246-unit single-family residential development in north Caldwell. The project is located on the northeast corner of KCID Road and Marble Front Road, north of Hwy 20/26.



B Bailey Engineering, Inc.

CIVIL ENGINEERING|PLANNING|CADD

This site consists of two parcels which are currently used for agriculture.

Parcel #1 R3523700000

Parcel #2 R3253701300

Proposed Zoning

This site is proposed to be rezoned from R1 to R2 with single family residential lots. The proposed zoning is consistent with adjacent neighborhoods providing compatibility of communities.

Adjoining Land Use

The properties that surround the subject lands are not all within Caldwell's city limits however, all adjoining properties are located within the City of Caldwell's impact area.

North: Agriculture County Property
South: Low Density Residential, County Agriculture and Commercial (C3) for Future High School
East: Medium Density R1, old dimensional standards (6,000 sf lot minimums) and Agriculture
West: Agriculture County Property

Comprehensive Plan Amendment

The developer is requesting a Comprehensive Plan Amendment with this application to go from R1 (8,000 sf lot minimums) to R2 (6,000 sf lot minimums). This site has a previously approved Preliminary Plat for the Golden View Subdivision, which was a PUD, with a density of 4 DU/acre. The new Marblefront Subdivision Preliminary Plat being proposed is 3.94 DU/acre, densities under what has been previously approved and a Preliminary Plat which the City of Caldwell is willing to reinstate.

Additionally, the proposed zoning is contiguous and consistent with surrounding neighborhoods which are 6,000 sf lot minimums, providing compatible residential lot sizes. The services for this development are available and able to support the proposed densities, as are the arterial road systems. With the new High School going in on the south boundary, this would be an appropriate site to approve the densities being requested, allowing easy accessibility for pedestrian and vehicular traffic.

B Bailey Engineering, Inc.

CIVIL ENGINEERING|PLANNING|CADD

Neighborhood Meeting

A neighborhood meeting was held on October 2, 2018 at 6:30 p.m. at the Caldwell Public Library. The neighborhood sign in sheet and certification has been included with this application.

Four neighbors signed in and questions that were addressed included: entrance alignment to neighbors' property on the north boundary, traffic impacts and coordination of irrigation water to ensure neighbors still had access to water for irrigation purposes.

Sewer and Water:

Sewer will be brought from an existing manhole located at Aviation and Marble Front Road. We will run force main from this location east to the Mason Creek and will then gravity to the northwest corner of our site where we will have a sewer lift station.

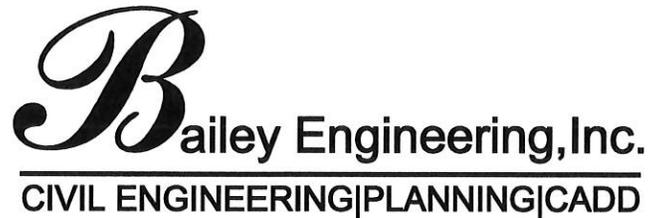
Water will be provided to the site from existing 12" mains located in KCID Road and Marble Front Road.

Pressure Irrigation

Pressure irrigation will be provided to the site from the Horton 400 lateral, which is to the south. A new pressure irrigation pump station will be installed to service our development and in the direction of the city, will also provide pressure irrigation service to the future school site with an upgrade to the pump.

Storm Drainage

Storm drainage will be mitigated by retention ponds in accordance with ACHD design criteria as designed during the final plat and development plan process.



Project Features:

Open Space, Common Areas and Pathways

This project contains 4.9 acres (7.8%) of useable open space which includes three parks: 2.11 acres, 1.33 acres (which will have a tot lot), and .6 acres, all of which are placed thoughtfully throughout the community.

There are pathways throughout this development making pedestrian circulation safe, efficient and convenient.

Traffic Circulation

- A traffic impact study has been conducted and is submitted for review with this application.
- This development will have three access points. Two along Marble Front Road, and one on KCID Road, approximately 1,200 feet south of the intersection of KCID and Marble Front Rd.

Project Phasing

- The first of 5 phases of the Marblefront Subdivision, as depicted on the phasing plan submitted with this application, will commence on the northwest boundary and continue east with the final phase being on the northeast corner of Marble Front Road and KCID Road. The development is projected to occur over the next 8 years.

Phase 1 – 66 Lots

Phase 2 – 32 Lots

Phase 3 – 54 Lots

Phase 4 - 51 Lots

Phase 5 – 43 Lots

B Bailey Engineering, Inc.

CIVIL ENGINEERING|PLANNING|CADD

Project/Preliminary Plat Information

- **Total Site Area**
 - Preliminary Plat 62.39 Acres

- **Number of Lots**
 - Single-family Residential Lots 246
 - Common Lots 15
 - Total Lots 261**

- **Density**
 - Gross 3.94 Dwellings/Acre

- **Qualified Open Space**
 - Total Open Space 6.4 Acres/ 10.2%
 - Street Buffers 1.5 Acres/ 2.4%
 - Open Space with Pathways 4.9 Acres/ 7.8%

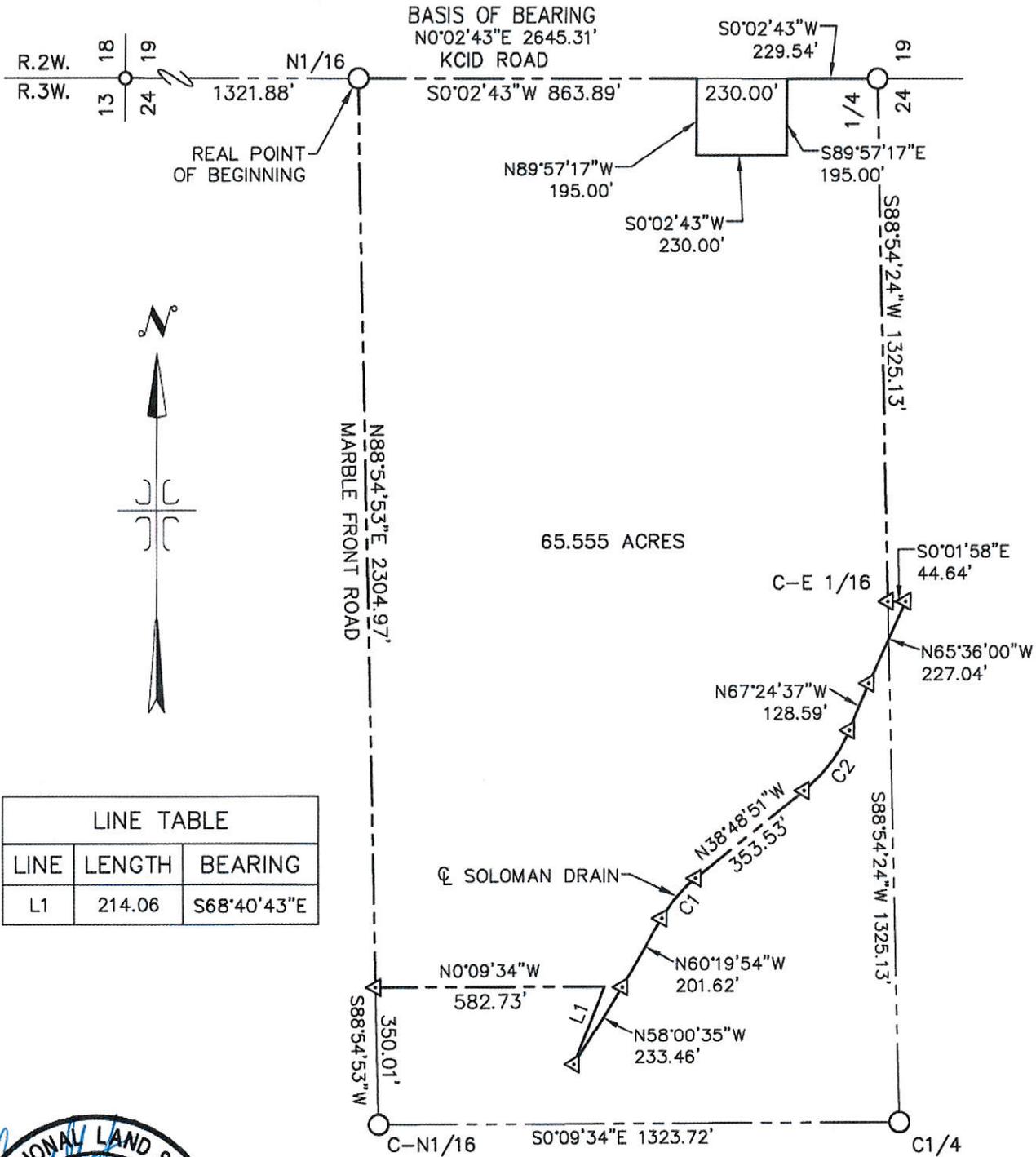
Summary

The proposed Comprehensive Plan Amendment, Rezone and Preliminary Plat application for the Marblefront Subdivision carefully considered all aspects of Caldwell's Zoning Ordinance, the Comprehensive Plan, site location and surrounding neighborhoods. We respectfully request your approval of these applications.

Sincerely,



Katie Miller
Project Manager



LINE TABLE		
LINE	LENGTH	BEARING
L1	214.06	S68°40'43"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	362.00	135.95	135.15	N49°34'23"W	21°31'03"
C2	388.00	193.65	191.65	N53°06'44"W	28°35'46"



SCALE: 1" = 400'

A3



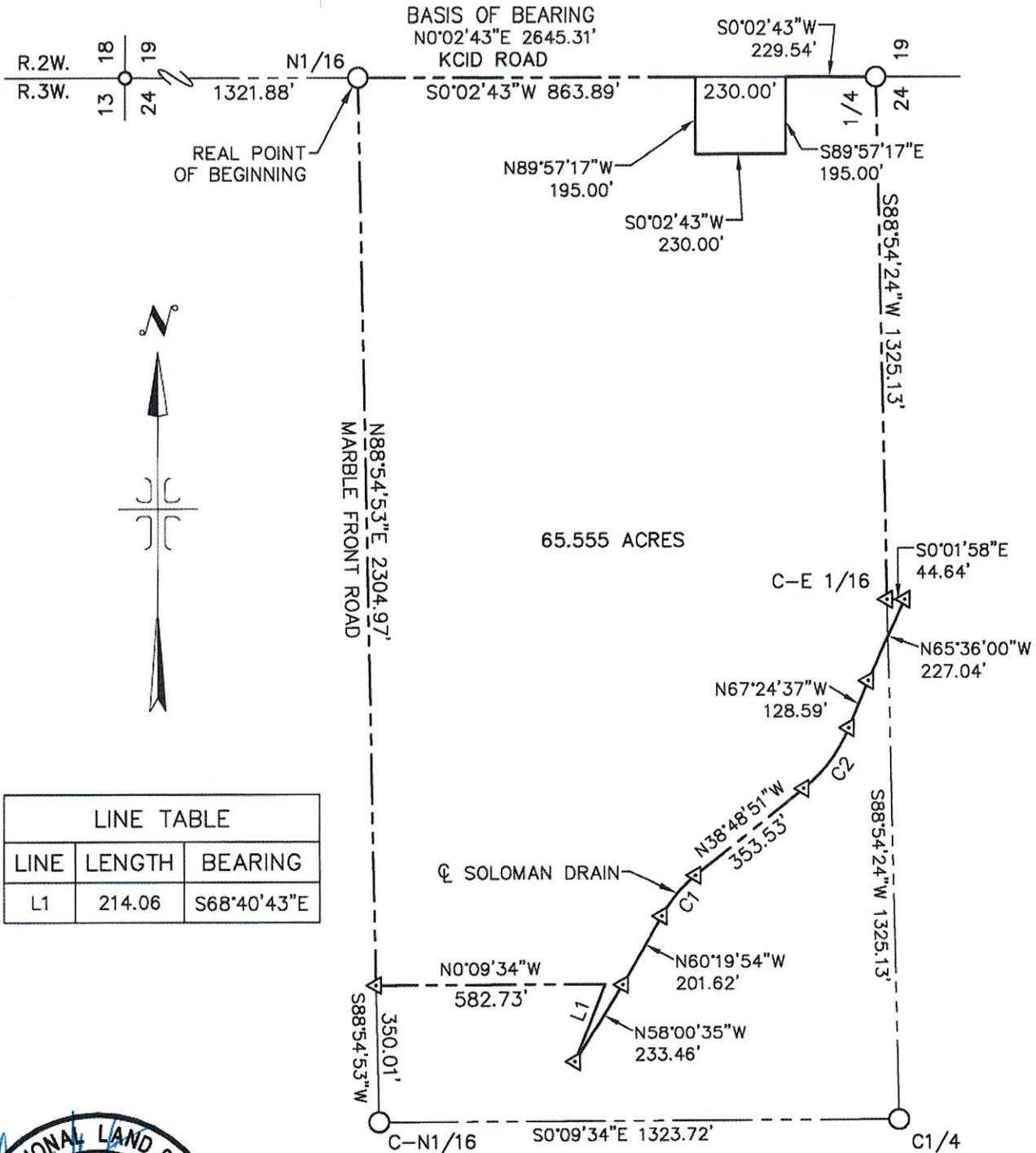
P:\KCID 62 Acre Topo 17-276\dwg\Annex exhibit.dwg 11/2/2018 11:39:58 AM

IDAHO SURVEY GROUP, LLC
 9955 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570

PRELIMINARY PLAT EXHIBIT DRAWING FOR
MARBLEFRONT SUBDIVISION

LOCATED IN THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 24
 T.4., R.3W., B.M., CALDWELL, CANYON COUNTY, IDAHO

JOB NO. 17-276
SHEET NO. 1
DWG. DATE 11/2/2018



LINE TABLE		
LINE	LENGTH	BEARING
L1	214.06	S68°40'43"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	362.00	135.95	135.15	N49°34'23"W	21°31'03"
C2	388.00	193.65	191.65	N53°06'44"W	28°35'46"



SCALE: 1" = 400'



IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

EXHIBIT DRAWING FOR MARBLEFRONT SUBDIVISION REZONE

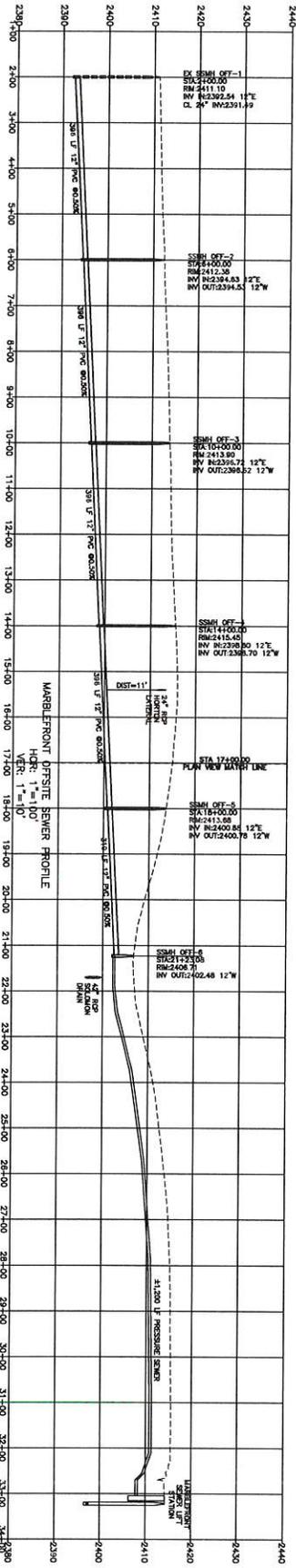
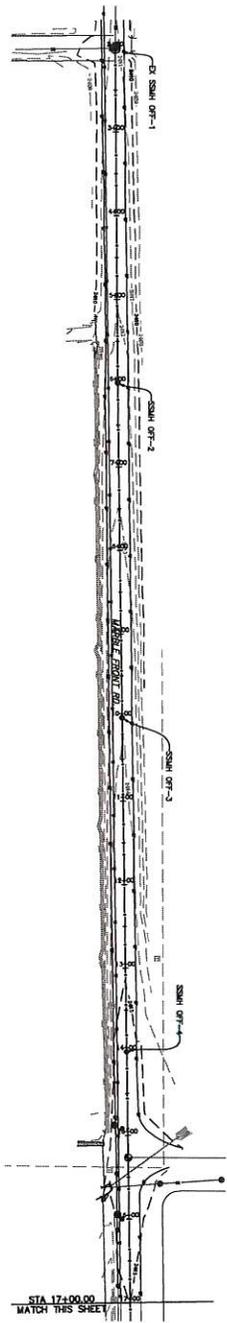
LOCATED IN THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 24
T.4., R.3W., B.M., CALDWELL, CANYON COUNTY, IDAHO

JOB NO. 17-276

SHEET NO. 1

DWG. DATE 11/2/2018

A3



0 30 60 120
SCALE IN FEET
1" = 60'

Revised Submittal

BA Bailey Engineering, Inc.
Civil Engineering/Planning/CADD

DATE: 02-28-2018
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT: 0817255

MARBLEFRONT SUBDIVISION & PROFILE
TRILIOGY DEVELOPMENT LLC

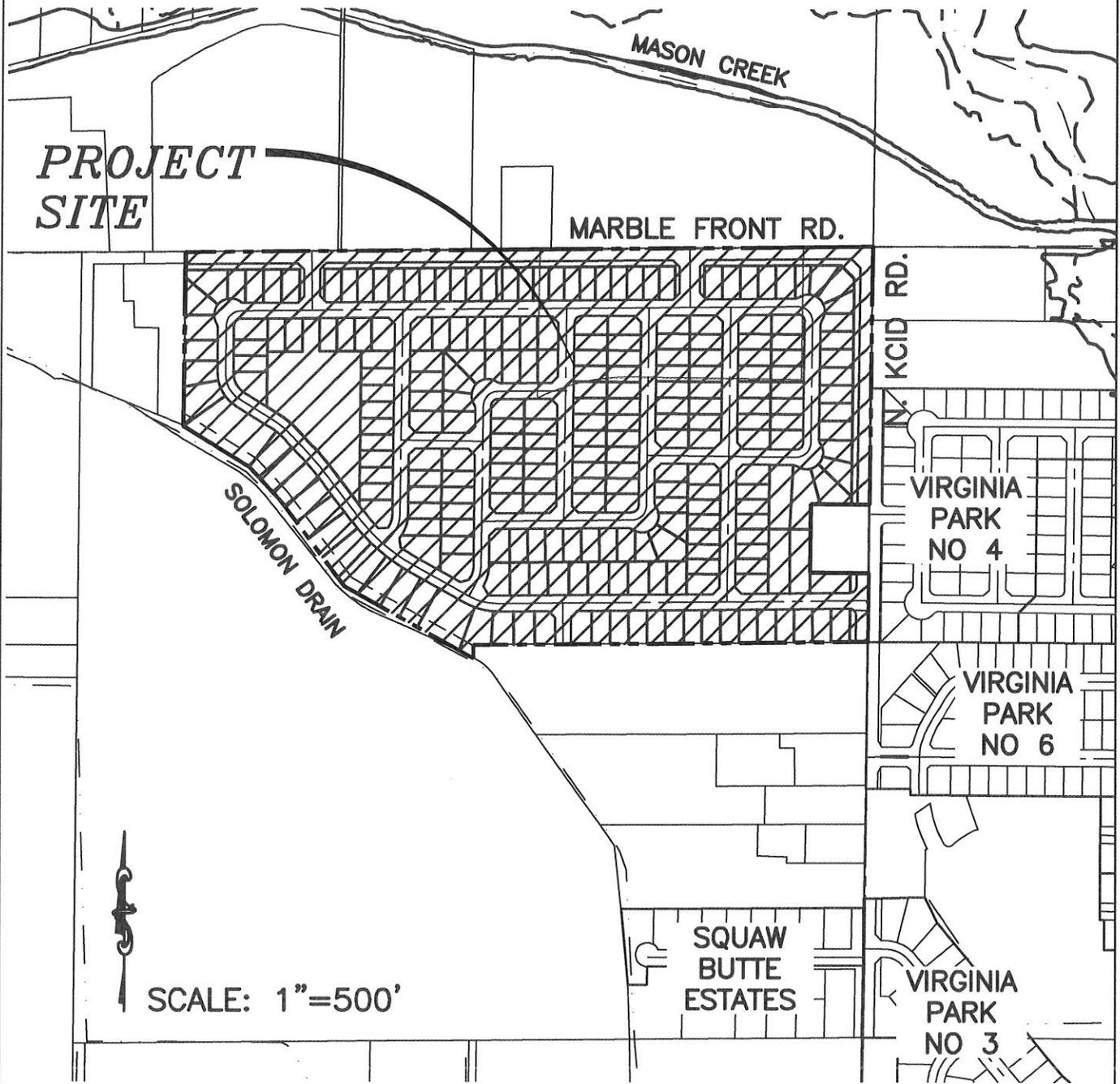
PH-7



A3

VICINITY MAP
MARBLEFRONT SUBDIVISION

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 24
TOWNSHIP 4 NORTH, RANGE 3 WEST, B.M.
CALDWELL, CANYON COUNTY, IDAHO
2018



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

10/2/18

End Time of Neighborhood Meeting: 7:30

Kuna Library

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. Dustin Roberts 20521 Wyeth Ave Caldwell, ID 83605
2. Rosemary Weaver 4815 Market Front Rd Caldwell
3. DONALD P. VANDYKE 203 N KCID RD CALDWELL
4. Kiron & Judy Chenderson 4520 Marble Front Rd, Caldwell
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____



2018-0350
 RECORDED
 08/10/2018 03:57 PM
 CHRIS YAMAMOTO
 CANYON COUNTY RECORDER
 Pgs=4 MBROWN \$15.00
 TYPE: DEED
 TITLEONE BOISE
 ELECTRONICALLY RECORDED

Order Number: 18318034

Warranty Deed

For value received,

1099 LCC, an Idaho Limited Liability Company

the grantor, does hereby grant, bargain, sell, and convey unto

Endurance Holdings, LLC, an Idaho Limited Liability Company

whose current address is 1977 W. Overland Road Meridian, ID 83642

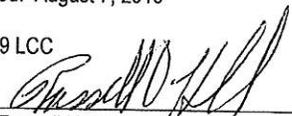
the grantee, the following described premises, in Canyon County, Idaho, to wit:

See attached Exhibit "A" comprised of ___ page(s)

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: August 7, 2018

1099 LCC

By: 
 Russell Hunemiller, Member

State of Idaho)
 County of Ada)

On this 9th day of August, 20 18, before me, the undersigned, a Notary Public in and for said State, personally appeared Russell Hunemiller, known or identified to me to be a member of the limited liability company of 1099 LCC and the member who subscribed said company name to the foregoing instrument, and acknowledged to me that he executed the same in said company name.

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



Notary
 Residing In: Residing in: Meridian, ID
 Expires: Expires: 11/17/2023

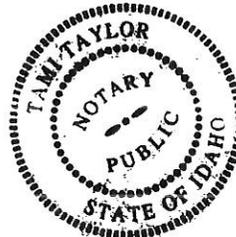


Exhibit A

Parcel 1:

A parcel of land located in the Southeast quarter of the Northeast quarter of Section 24, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a 5/8-inch iron rod marking the Northeast corner of the said Southeast quarter of the Northeast quarter and referenced in C.P.&F. Instrument No. 8426664, on file in the office of the Recorder, Canyon County; thence along the North boundary of said Southeast quarter of the Northeast quarter
South 88°54'53" West, 232.00 feet to the Point of Beginning; thence parallel with the East boundary of said Southeast quarter of the Northeast quarter
South 00°02'43" West, 442.34 feet; thence perpendicular to the East boundary of said Southeast quarter of the Northeast quarter
North 89°57'17" West, 576.73 feet to a tangent point of curvature; thence along a curve to the left, having an arc length of 321.93 feet, a radius of 679.00 feet, through a central angle of 27°09'55" and having a long chord which bears South 76°27'46" West, 318.92 feet to a Point of Non-Tangency; thence parallel with the East boundary of said Southeast quarter of the Northeast quarter
North 00°02'43" East, 499.74 feet to a point on the North boundary of said Southeast quarter of the Northeast quarter; thence along said North boundary
North 88°54'53" East, 886.90 feet to the Point of Beginning.

Parcel II:

This parcel is situated in the Northwest quarter of the Southeast quarter and a portion of the Northeast quarter of the Southeast quarter, the Southeast quarter of the Northeast quarter and the Southwest quarter of the Northeast quarter of Section 24, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

Beginning at a 5/8-inch iron rod marking the Northeast corner of said Southeast quarter of the Northeast quarter and referenced in C.P.&F. Instrument No. 842664, on file in the office of the Recorder, Canyon County; thence along the East boundary of said Southeast quarter of the Northeast quarter
South 00°02'43" West, 863.89 feet to the Northeast corner of a parcel described in Instrument No. 2007046241, on file in the office of the Recorder, Canyon County; thence along the North boundary of said Instrument No. 2007046241
North 89°57'17" West, 195.00 feet to the Northwest corner of said Instrument No. 2007046241; thence along the West boundary of said Instrument No. 2007046241
South 00°02'43" West, 230.00 feet to the Southwest corner of said Instrument No. 2007046241; thence along the South boundary of said Instrument No. 2007046241
South 89°57'17" East, 195.00 feet to the Southeast corner of said Instrument No. 2007046241; thence along the East boundary of said Southeast quarter of the Northeast quarter
South 00°02'43" West, 229.54 feet to the Northeast corner of said Northeast quarter of the Southeast quarter; thence along the North boundary of said Northeast quarter of the Southeast quarter
South 88°54'24" West, 1,325.13 feet to the Northwest corner of said Northeast quarter of the Southeast quarter; thence along the West boundary of said Northeast quarter of the Southeast quarter
South 00°01'58" East, 44.65 feet to a point on the centerline of the Solomon Drain Slough; thence traversing said centerline
South 65°36'00" East, 6.22 feet to a tangent point of curvature; thence along a curve to the right, having an arc length of 88.84 feet, a radius of 170.00 feet, through a central angle of 29°56'36" and a long chord which bears South 50°37'42" East, 87.84 feet to a Point of Tangency; thence continuing along said centerline
South 35°39'25" East, 243.61 feet; thence
South 36°01'14" East, 371.93 feet; thence
South 35°59'56" East, 84.61 feet; thence
South 06°34'00" East, 212.24 feet; thence
South 05°55'23" East, 254.82 feet; thence
South 02°17'29" East, 180.17 feet to a point on the South boundary of said Northeast quarter of the Southeast quarter; thence along said South boundary
South 88°50'52" West, 541.17 feet to the Southeast corner of said Northwest quarter of the Southeast quarter; thence along the South boundary of said Northwest quarter of the Southeast quarter
South 88°51'26" West, 1,322.35 feet to the Southwest corner of said Northwest quarter of the Southeast quarter; thence along the West boundary of said Northwest quarter of the Southeast quarter

A6

North 00°09'13" West, 1,326.45 feet to the Southwest corner of said Southwest quarter of the Northeast quarter; thence along the West boundary of said Southwest quarter of the Northeast quarter
North 00°09'34" West, 1,323.72 feet to the Northwest corner of said Southwest quarter of the Northeast quarter; thence along the North boundary of said Southwest quarter of the Northeast quarter
North 88°54'53" East, 1,327.72 feet to the Northwest corner of said Southeast quarter of the Northeast quarter; thence along the North boundary of said Southeast quarter of the Northeast quarter
North 88°54'53" East, 208.36 feet; thence parallel with the East boundary of said Southeast quarter of the Northeast quarter
South 00°02'43" West, 499.74 feet to a non-tangent point of curvature; thence along a curve to the right, having an arc length of 321.93 feet, a radius of 679.00 feet, through a central angle of 27°09'55" and having a long chord which bears North 76°27'46" East, 318.92 feet to a Point of Tangency; thence
South 89°57'17" East, 576.73 feet; thence parallel with the East boundary of said Southeast quarter of the Northeast quarter
North 00°02'43" East, 442.34 feet to a point on the North boundary of said Southeast quarter of the Northeast quarter; thence along said North boundary
North 88°54'53" East, 232.00 feet to the Point of Beginning.

Excepting therefrom:

This parcel is situated in a portion of the Southwest quarter of the Northeast quarter of Section 24, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

Commencing at a 5/8-inch iron rod marking the Northwest corner of said Southwest quarter of the Northeast quarter; thence along the North boundary of said Southwest quarter of the Northeast quarter
North 88°54'53" East, 40.00 feet; thence parallel with the West boundary of said Southwest quarter of the Northeast quarter
South 00°09'34" East, 40.00 feet to the Point of Beginning; thence parallel with the North boundary of said Southwest quarter of the Northeast quarter
North 88°54'53" East, 310.00 feet; thence parallel with the West boundary of said Southwest quarter of the Northeast quarter
South 00°09'34" East, 542.72 feet; thence
North 68°40'43" West, 333.10 feet to a point which lies 40.00 feet East of the West boundary of said Southwest quarter of the Northeast quarter; thence parallel with the said West boundary
North 00°09'34" West, 415.74 feet to the Point of Beginning.

Further excepting therefrom:

This parcel is a portion of the Southwest quarter of the Northeast quarter of the Northwest quarter of the Southeast quarter and the Northeast quarter of the Southeast quarter of Section 24 in Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

Beginning at the Southwest corner of the Southwest quarter of the Northeast quarter (C quarter corner, Section 24), a found 5/8-inch diameter rebar; thence
North 00°09'34" West along the West boundary of the Southwest quarter of the Northeast quarter a distance of 1,323.72 feet to the Northwest corner of the Southwest quarter of the Northeast quarter, a found 5/8-inch diameter rebar; thence
North 88°54'53" East along the North boundary of the Southwest quarter of the Northeast quarter a distance of 210.00 feet; thence
South 00°09'34" East parallel with the West boundary of the Southwest quarter of the Northeast quarter a distance of 40.01 feet to a point on a line that lies 40.00 feet South of and parallel to the North boundary of the Southwest quarter of the Northeast quarter; thence
South 88°54'53" West along said line a distance of 169.99 feet to a point on a line that lies 40.00 feet East of and parallel to the West boundary of the Southwest quarter of the Northeast quarter; thence
South 00°09'34" East along said line a distance of 415.73 feet to a point on the centerline of the Solomon Drain Ditch; thence traversing said centerline as follows:

South 68°40'43" East a distance of 119.04 feet; thence
South 58°00'35" East a distance of 233.46 feet; thence
South 60°19'54" East a distance of 201.62 feet; thence Southeasterly 135.95 feet along the arc of a curve to the right having a radius of 362.00 feet and a central angle of 21°31'03" and a long chord which bears South 49°34'22" East a distance of 135.15 feet; thence
South 38°48'51" East a distance of 353.53 feet; thence Southeasterly 193.65 feet along the arc of a curve to the left having a radius of 388.00 feet and a central angle of 28°35'46" and a long chord which bears South 53°06'44" East a distance of 191.65 feet; thence
South 67°24'37" East a distance of 128.59 feet; thence

South 65°36'00" East a distance of 233.24 feet; thence Southeasterly 88.85 feet along the arc of a curve to the right having a radius of 170.00 feet and a central angle of 29°56'41" and a long chord which bears South 50°37'42" East a distance of 87.84 feet; thence
South 35°39'25" East a distance of 243.61 feet; thence
South 36°01'14" East a distance of 371.93 feet; thence
South 35°59'56" East a distance of 84.61 feet; thence
South 06°34'00" East a distance of 212.24 feet; thence
South 05°55'23" East a distance of 254.82 feet; thence
South 02°17'29" East a distance of 180.17 feet to a point on the South boundary of the Northeast quarter of the Southeast quarter;
thence leaving said centerline and bearing South 88°50'52" West along the South boundary of the Northeast quarter of the Southeast quarter a distance of 541.17 feet to the Southwest corner of the Northeast quarter of the Southeast quarter, a found 5/8-inch diameter rebar; thence
South 88°51'26" West along the South boundary of the Northwest quarter of the Southeast quarter a distance of 1,322.35 feet to the Southwest corner of the Northwest quarter of the Southeast quarter, a found 5/8-inch diameter rebar; thence
North 00°09'13" West along the West boundary of the Northwest quarter of the Southeast quarter a distance of 1,326.45 feet to the Point of Beginning.

**PRELIMINARY PLAT DESCRIPTION FOR
MARBLEFRONT SUBDIVISION**

A parcel of land located in the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 24, Township 4 North, Range 3 West, Boise Meridian, Caldwell, Canyon County, Idaho being more particularly described as follows:

BEGINNING at the N1/16 corner of said Section 24 from which the NE corner of said Section 24 bears North 00°02'43" East, 1321.88 feet;

thence along the East boundary line of said Section 24 South 00°02'43" West, 863.89 feet;

thence leaving said East boundary line North 89°57'17" West, 195.00 feet;

thence South 00°02'43" West, 230.00 feet;

thence South 89°57'17" East, 195.00 feet to a point on the East boundary line of said Section 24;

thence along said East boundary line South 00°02'43" West, 229.54 feet to the E1/4 corner of said Section 24;

thence along the South boundary line of the SE 1/4 of the NE 1/4 of said Section 24 South 88°54'24" West, 1,325.13 feet to the C-E1/16 corner of said Section 24;

thence along the East boundary line of the NW 1/4 of the SE 1/4 of said Section 24 South 00°01'58" East, 44.64 feet to a point on the centerline of the Solomon Drain;

thence along the centerline of the Solomon Drain the following 7 courses and distances:

thence North 65°36'00" West, 227.04 feet;

thence North 67°24'37" West, 128.59 feet;

thence 193.65 feet along the arc of a curve to the right, said curve having a radius of 388.00 feet, a central angle of 28°35'46" and a long chord which bears North 53°06'44" West, 191.65 feet;

thence North 38°48'51" West, 353.53 feet;

thence 135.95 feet along the arc of a curve to the left, said curve having a radius of 362.00 feet, a central angle of 21°31'03" and a long chord which bears North 49°34'22" West, 135.15 feet;

thence North 60°19'54" West, 201.62 feet;

thence North 58°00'35" West, 233.46 feet;

thence leaving said centerline South 68°40'43" East, 214.06 feet;

thence North 00°09'34" West, 582.73 feet to a point on the North boundary line of the SW 1/4 of the NE 1/4 of Section 24;

thence the North boundary line of the SW 1/4 of the NE 1/4 and the North boundary line of the SE 1/4 of the NE 1/4 of said Section 24 North 88°54'53" East, 2,304.97 feet to the **REAL POINT OF BEGINNING**. Containing 62.555 acres, more or less.



**REZONE DESCRIPTION FOR
MARBLEFRONT SUBDIVISION**

A parcel of land located in the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 24, Township 4 North, Range 3 West, Boise Meridian, Caldwell, Canyon County, Idaho being more particularly described as follows:

BEGINNING at the N1/16 corner of said Section 24 from which the NE corner of said Section 24 bears North 00°02'43" East, 1321.88 feet;

thence along the East boundary line of said Section 24 South 00°02'43" West, 863.89 feet;

thence leaving said East boundary line North 89°57'17" West, 195.00 feet;

thence South 00°02'43" West, 230.00 feet;

thence South 89°57'17" East, 195.00 feet to a point on the East boundary line of said Section 24;

thence along said East boundary line South 00°02'43" West, 229.54 feet to the E1/4 corner of said Section 24;

thence along the South boundary line of the SE 1/4 of the NE 1/4 of said Section 24 South 88°54'24" West, 1,325.13 feet to the C-E1/16 corner of said Section 24;

thence along the East boundary line of the NW 1/4 of the SE 1/4 of said Section 24 South 00°01'58" East, 44.64 feet to a point on the centerline of the Solomon Drain;

thence along the centerline of the Solomon Drain the following 7 courses and distances:

thence North 65°36'00" West, 227.04 feet;

thence North 67°24'37" West, 128.59 feet;

thence 193.65 feet along the arc of a curve to the right, said curve having a radius of 388.00 feet, a central angle of 28°35'46" and a long chord which bears North 53°06'44" West, 191.65 feet;

thence North 38°48'51" West, 353.53 feet;

thence 135.95 feet along the arc of a curve to the left, said curve having a radius of 362.00 feet, a central angle of 21°31'03" and a long chord which bears North 49°34'22" West, 135.15 feet;

thence North 60°19'54" West, 201.62 feet;

thence North 58°00'35" West, 233.46 feet;

thence leaving said centerline South 68°40'43" East, 214.06 feet;

thence North 00°09'34" West, 582.73 feet to a point on the North boundary line of the SW 1/4 of the NE 1/4 of Section 24;

thence the North boundary line of the SW 1/4 of the NE 1/4 and the North boundary line of the SE 1/4 of the NE 1/4 of said Section 24 North 88°54'53" East, 2,304.97 feet to the **REAL POINT OF BEGINNING**. Containing 62.555 acres, more or less.

