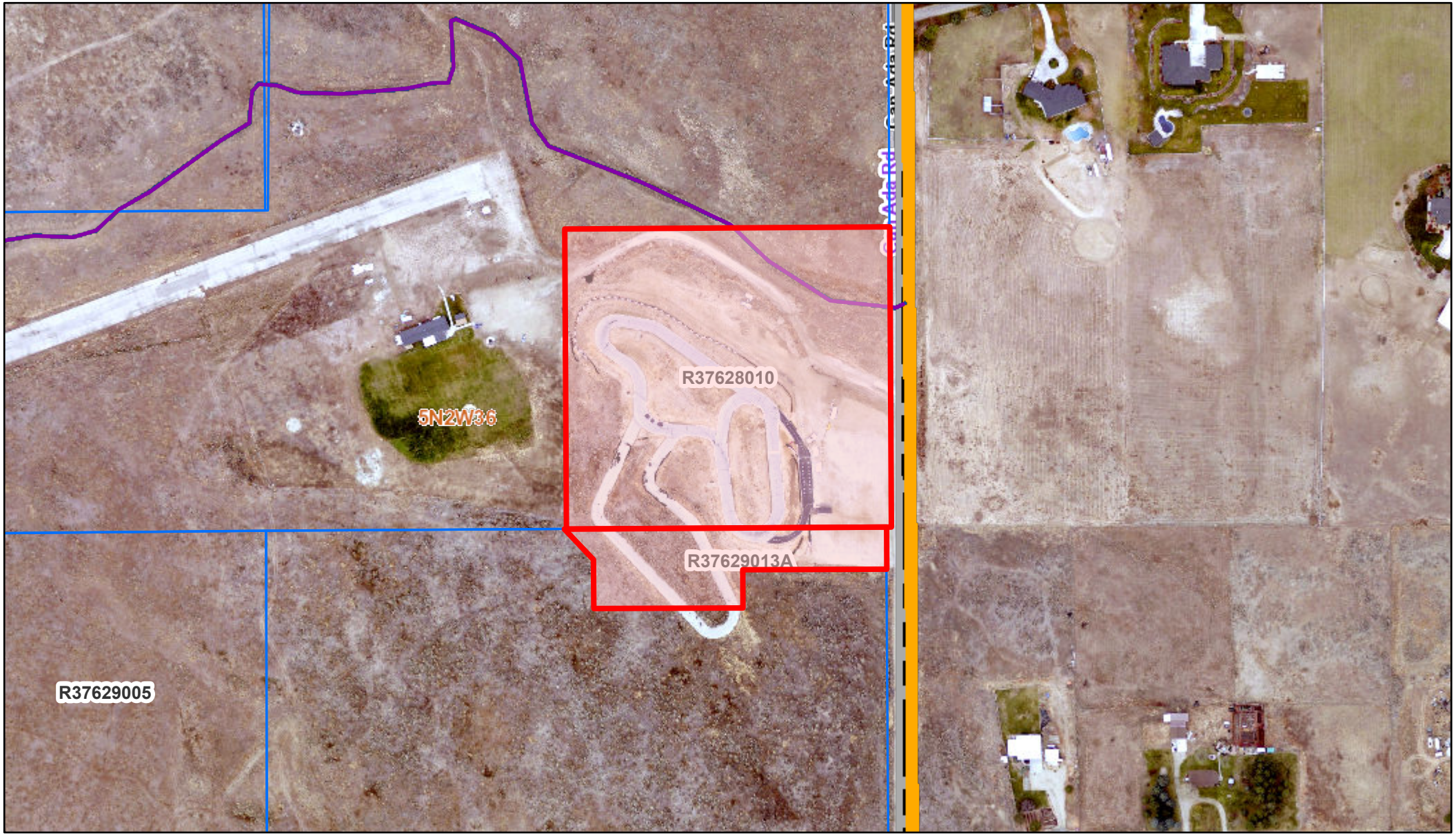
Canyon County, ID Web Map



6/27/2023, 2:39:27 PM

Multiple Parcel Search _Query result
Hydro_NHDFlowline
Hydro_NHDFlowline
County Boundary
Current Impact Area
City Limits
Sections
CC_PrivateRoads
CanyonCountyRoads
Roads
Canyon County Imagery_2019
Red: Band_1
Green: Band_2

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

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

Canyon County, ID

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | COMPASS | Nampa GIS | City of Nampa |

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

PROPERTY OWNER	OWNER NAME:	**SNAKE RIVER KARTERS LIMITED**
	MAILING ADDRESS:	**P.O. BOX 1687 MERIDIAN ID 83680**
	[redacted]	

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: [signature] *Date:* 11-7-22

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME:	**Dale Smitchger**
	COMPANY NAME:	**Snake River Karters Limited**
	MAILING ADDRESS:	**6455 S San Luis Way Boise ID 83709**
	PHONE: **208-861-9108**	EMAIL: **dalesmitchger@msn.com**

SITE INFO	STREET ADDRESS:	**0 CAN ADA RD, STAR ID 83669**
	PARCEL #: **R37629013A & R37628010 0**	LOT SIZE/AREA: **1.778 & 9.44 ACRES**
	LOT: BLOCK:	SUBDIVISION:
	QUARTER: **NE Qtr of the SE Qtr** SECTION: **36**	TOWNSHIP: **5 North** RANGE: **2 West**
	ZONING DISTRICT: **AG**	FLOODZONE (YES/NO): **NO**

HEARING LEVEL APPS	X CONDITIONAL USE	____COMP PLAN AMENDMENT	____CONDITIONAL REZONE
	____ZONING AMENDMENT (REZONE)	____DEV. AGREEMENT MODIFICATION	____VARIANCE > 33%
	____MINOR REPLAT	____VACATION	____APPEAL
	____SHORT PLAT SUBDIVISION	____PRELIMINARY PLAT SUBDIVISION	____FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	____ADMINISTRATIVE LAND DIVISION	____EASEMENT REDUCTION	____SIGN PERMIT
	____PROPERTY BOUNDARY ADJUSTMENT	____HOME BUSINESS	____VARIANCE 33% >
	____PRIVATE ROAD NAME	____TEMPORARY USE	____DAY CARE
	____OTHER____		

CASE NUMBER: CW2022-0044	DATE RECEIVED: 11/7/22
RECEIVED BY: MV	APPLICATION FEE: $950 (CK) MO CC CASH

Revised 1/3/21

CONDITIONAL USE PERMIT CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

☑ Master Application completed and signed
☑ Detailed letter fully describing the request and addressing any applicable Comprehensive Plan policies and ordinance requirements outlined below
☑ Neighborhood meeting sign-up sheet and copy of neighborhood notification letter
☑ Land Use Worksheet
☑ Site Plan showing existing and proposed site features
☑ Deed or evidence of property interest to all subject properties.
☑ **$950 non-refundable fee, $600 for a modification**

NOTE:

The following criteria are outlined in ordinance 07-07-05: HEARING CRITERIA:
Please provide a response to each of the criteria in the letter of intent.

(1) Is the proposed use permitted in the zone by conditional use permit;

(2) What is the nature of the request;

(3) Is the proposed use consistent with the comprehensive plan;

(4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;

(5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;

(6) Does legal access to the subject property for the development exist or will it exist at the time of development;

(7) Will there be undue interference with existing or future traffic patterns; and

(8) Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?

PROCESS: 1 PUBLIC HEARING (APPROVED BY PLANNING & ZONING COMMISSION)

**Additional studies and information may be required to understand the impact to traffic, the environment, economics and surrounding properties.

November 7, 2022

Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, ID 83605

RE: Conditional Use Permit Application – Letter of Intent
Snake River Karters, Limited
Parcels R37629013A0 and R3762801000

Snake River Karters, Limited is pleased to submit the enclosed application for a Conditional Use Permit (CUP) associated with an extension of our racetrack located along N. Can Ada Rd in Canyon County. The extension that is the subject of this CUP Is located on parcel R3762801000 which is approximately 9.435 acres in size and parcel R37629013A0 which is approximately 1.778-acres that we have recently acquired, adjacent to and south of the parcel R3762801000. The track on the 9.435 acre parcel has been operating since the late 1960's. This application is only for the track extension, and we do not intent to relinquish our lawful non-conforming use status on the existing track. Should this CUP for the extension ever be canceled the existing track would retain its right to continue its historic operations.

Background

The Snake River Karters, Limited (hereafter SRK) was formed in December 1984 as an Idaho Non-Profit Corporation (D). SRK operates the permanent racetrack that was constructed in the late 1960's on property previously owned by the Foster family west of Can Ada Rd, between New Hope Rd and Purple Sage Rd. The track became known as Glenn Morgan Raceway, taking its name from the last names of the 2 principal financial supports of the track.

Having been in existence prior to the creation of Canyon County zoning and use ordinances in 1979, the original racetrack is designated as a lawful nonconforming use, allowing it to operate and be maintained. Nonconforming uses are not allowed to be expanded or extended without appropriate County approval – which is the reason we are submitting this application.

Additional racing surface was added in 2005 but was abandoned that same year when it was discovered that a portion of the new surface was not on Tom Foster's property and was not compliant with Canyon County regulations. Operation of the original track layout continued. This extension will follow much of that previously abandoned 2005 racing surface.

SRK acquired the 9.435-ac (parcel R3762801000) of the main track, pits, and parking area from Foster Field, LLC (Tom and Debbie Foster) in 2020. In recognition of the long-time partnership with the Fosters, the racetrack is now known as Glen Morgan Raceway at Foster Field.

In October 2021, an adjacent 1.778-ac (parcel R37629013A0) was acquired from Skyline Homes and Development, LLC with the understanding that we would be pursuing this track expansion. The acquired parcel encompasses much of the 2005 track expansion area. Skyline has constructed a ~15-ft berm to separate the 1.778-ac track area from the remainder of their properties (approx. 112-ac in three parcels).

Conditional Use Permit Request

We are requesting this CUP to operate the track extension in the location depicted on the attached site as the track extension. The 1.778-acre portion of the subject parcel was incorrectly zoned CR-RR as part

of Skyline Homes development. Our understanding is that this error will be corrected and the both of our parcels are zone A "Agriculture" which allows us to apply for this CUP.

Much of the expanded track area was constructed in 2005 but as noted above has not used since then. This application seeks Conditional Use Permit to repair and use much of the previous racing surface expansion constructed in 2005. Refer to the enclosed site plan for details.

In accordance with Canyon County's Conditional Use Permit application requirements, we offer the following analysis of our request:

QUESTION	RESPONSE
IS THE PROPOSED USE PERMITTED IN THE ZONE BY CONDITIONAL USE PERMIT?	"Amusement park, theme park or commercial racetrack" is a use permitted by a Conditional Use Permit in an "A" (Agricultural) Zone. We have communication from CCDS that they are working on a zoning map ordinance correction for Parcel R37629013A0 to return the parcel to Ag zoning.
WHAT IS THE NATURE OF THE REQUEST?	To operate the extension of the racetrack as an extension of the grandfathered existing Glen Morgan Raceway at Foster Field.
IS THE PROPOSED USE CONSISTENT WITH THE COMPREHENSIVE PLAN?	Canyon County has recently adopted a significant update to the Comprehensive Plan. The proposed use is consistent with the latest Comprehensive Plan by 1. Promoting a sustainable regional economy by retaining businesses in favorable locations. The existing SRK raceway is attended by racers and fans from the Pacific Northwest. This extension of the grandfathered track will enhance the racing experience and support on-going use of the facilities. Attendees have a positive impact on Canyon County communities by spending on lodging, dining and fuel/supplies. 2. SRK events are a travel/tourism draw whose races are special interest activities. As noted in the comprehensive plan, travel/tourism is the state's third-largest industry. 3. Ensure that the County's unique character is maintained. The existing raceway is a unique and long-standing asset within the County. 4. Preserving and enhancing the agricultural and rural character.

WILL THE PROPOSED USE BE INJURIOUS TO OTHER PROPERTY IN THE IMMEDIATE VICINITY AND/OR NEGATIVELY CHANGE THE ESSENTIAL CHARACTER OF THE AREA?	No. The raceway has operated at this location since the late 1960's. The proposed track expansion with little to no additional impact will not be injurious to other properties or negatively change the essential character of the area. The 1.778-ac parcel was acquired from the owner of the 37.4-ac parcel surrounding it to the south and west, who sold us the property with the understanding that is would be used for the proposed track extension. A ~15-ft tall berm has been constructed between the 1.778-ac parcel and the adjacent 37.4-ac site to provide a buffer. The berm was constructed by the adjacent owner (Skyline Homes & Development, LLC)
WILL ADEQUATE WATER, SEWER, IRRIGATION, DRAINAGE AND STORMWATER DRAINAGE FACILITIES, AND UTILITY SYSTEMS BE PROVIDED TO ACCOMMODATE THE USE?	Yes. The proposed use does not require expansion of any existing water, sewer, irrigation, drainage or stormwater facilities.
DOES LEGAL ACCESS TO THE SUBJECT PROPERTY FOR THE DEVELOPMENT EXIST OR WILL IT EXIST AT THE TIME OF DEVELOPMENT?	Yes, the 1.778-ac parcel and the 9.345-ac parcel to the north are held in common ownership. We have an existing access and direct frontage on Can Ada Rd. Access to the entire track facility is provided through the existing access.
WILL THERE BE UNDUE INTERFERENCE WITH EXISTING OR FUTURE TRAFFIC PATTERNS?	No – this is a simple extension of the existing track. There is no anticipated impact on existing or future traffic patterns.
WILL ESSENTIAL SERVICES BY PROVIDED TO ACCOMMODATE THE USE INCLUDING, BUT NOT LIMITED TO, SCHOOL FACILITIES, POLICE AND FIRE PROTECTION, EMERGENCY MEDICAL SERVICES, IRRIGATION FACILITIES, AND WILL THE SERVICES BE NEGATIVELY IMPACTED BY SUCH USE OR REQUIRE ADDITIONAL PUBLIC FUNDING IN ORDER TO MEET THE NEEDS CREATED BY THE REQUESTED USE?	There is no anticipated impact on essential services from this request.

Thank you for your consideration of this request. Our patrons have enjoyed the exhilarating unique experience of kart racing in rural Canyon County since the late 1960's. We are eager to gain approval, which will allow SRK to use the additional track extension to further improve the racing experience at the Glen Morgan Raceway at Foster Field.

Sincerely,

Dale Smitchger

Director- Snake River Karters, Limited

208-861-9108

dalesmitchger@msn.com

Enclosures:

1. Master Application
2. Detailed letter fully describing the request (this letter)
3. Neighborhood meeting sign-up sheet and copy of the neighborhood notification letter
4. Land Use Worksheet
5. Site Plan showing existing and proposed site features
6. Deed or evidence of property interest
7. $950 non-refundable fee

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605
www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: 24005 N Canada Road	Parcel Number: R 37628010 R 37629013A	
City: Star	State: ID	ZIP Code: 83669
Notices Mailed Date: 5/7/2022	Number of Acres: 11.778	Current Zoning: Agricultural
Description of the Request: Allow repair and utilization of a portion of racetrack previously abandoned		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Jeff Shawver		
Company Name: Snake River Karters Limited		
Current address: P.O. Box 1687		
City: Meridian	State: ID	ZIP Code: 83680
Phone:	Cell: 208-629-6672	Fax:
Email: SrKarters@gmail.com		

MEETING INFORMATION

DATE OF MEETING: 5/18/2022	MEETING LOCATION: 24005 N. Canada Road
MEETING START TIME: 7:00 pm	MEETING END TIME: 7:32 PM

ATTENDEES:

	NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
SRK	1. Dale Switzer	[illegible]	6455 S. San Luis Way Boise 83709
	2. Regina Hinckley	Regina Hinckley	12728 W Bond Star, ID 83669
SRK	3. Jeff Shawver	[illegible]	798 Marach St Eagle ID 83616
SRK	4. TOM ROSS	[illegible]	2035 E Chalcedony Dr Meridian ID 83646
SRK	5. DOUG PEDERSON	[illegible]	1194 N LEGISLATIVE WY MERIDIAN, ID 83642
	6.		
	7.		
	8.		
	9.		

Revised 11/25/20

Notice of Neighborhood Meeting

Conditional Use Permit

Pre-application requirement for a Public Hearing

May 6, 2022

Dear Neighbor,

We are The Snake River Karters, Limited. For over 40 years we have operated the go kart racetrack on North CanAda Road in Star. We are in the process of submitting an application for a Conditional Use Permit to Canyon County Development Services (DSD). The purpose of the permit is to allow us to repair and utilize a portion of the track that was abandoned around 2006. One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 7-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is **not** a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit is applied.

The Neighborhood Meeting details are as follows:

Date: May 18, 2022
Time: 7:00 PM
Location: 24005 N CanAda Road Star, ID
Property description: Canyon County Parcels R37628010 and R37629013A

We look forward to the neighborhood meeting and encourage you to attend. At that time, we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. The is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact us via e-mail at:

srkarters@gmail.com

Sincerely,

The Snake River Karters, Limited

LAND USE WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #140, Caldwell, ID 83605
www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. DOMESTIC WATER: ☐ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☑ N/A – Explain why this is not applicable: **NO EXISTING WELL AND NONE NEEDED**

☑ How many Individual Domestic Wells are proposed? **NONE**

2. SEWER (Wastewater) ☐ Individual Septic ☐ Centralized Sewer system

☑ N/A – Explain why this is not applicable: **PORTABLE RESTROOMS IN PLACE AND MAINTAINED**

3. IRRIGATION WATER PROVIDED VIA:

☐ Surface ☐ Irrigation Well ☑ None

4. IF IRRIGATED, PROPOSED IRRIGATION:

☐ Pressurized ☐ Gravity

5. ACCESS:

☑ Frontage ☐ Easement Easement width_____Inst. # _____

6. INTERNAL ROADS:

☐ Public ☑ Private Road User's Maintenance Agreement Inst #_____

7. FENCING ☐ Fencing will be provided (Please show location on site plan)

Type: **T-POST AND WIRE** Height: **FOUR FEET**

8. STORMWATER: ☑ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches

☐ Other: _____

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)

NONE

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☑ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: HISTORICAL USE AS A RACING ROAD COURSE

2. DAYS AND HOURS OF OPERATION:

☐	Monday	9:00 AM	to	8:00 PM or dusk
☐	Tuesday	9:00 AM	to	8:00 PM or dusk
☐	Wednesday	9:00 AM	to	8:00 PM or dusk
☐	Thursday	9:00 AM	to	8:00 PM or dusk
☑	Friday	9:00 AM	to	8:00 PM or dusk
☑	Saturday	9:00 AM	to	8:00 PM or dusk
☑	Sunday	9:00 AM	to	8:00 PM or dusk

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

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

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

What type of sign: _____Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? N/A

Is there is a loading or unloading area? _____

ANIMAL CARE RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: NONE

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

PARCEL # R3762801000
9.435 AC
PRE-1979 TRACK
DZONE Skydiving - Boise
N Can-Ada Rd
2005 ADDITION
NEW CONNECTOR
SNAKE RIVER PAR
PARCEL # R37629013A0
1.778 AC
EARTH BERM

2021-002609
RECORDED
01/12/2021 02:19 PM
00678733202100026090060057
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=5 DLSTEPHENS $15.00
DEED
SNAKE RIVER KARTERS

AFTER RECORDING, RETURN TO:

Todd Lakey
Borton-Lakey Law & Policy
141 E. Carlton Ave.
Meridian, ID 83642

CORRECTION QUITCLAIM DEED

WHEREAS, Grantor executed and delivered a Quitclaim Deed conveying certain real property located in Canyon County, Idaho which was recorded on December 4, 2020 as Instrument Number 2020-072293;

WHEREAS, the above noted Quitclaim Deed contained an error in the legal description as it did not exclude a dedicated road right of way and Grantor desires to correct said Quitclaim Deed.

THEREFORE, this Correction Quitclaim Deed is given to correct, replace and supersede said Quitclaim Deed which was recorded on December 4, 2020 as Instrument Number 2020-072293.

For good and valuable consideration received, Foster Field, LLC, an Idaho limited liability company ("Grantor"), does hereby quitclaim to Snake River Karters Limited, an Idaho non-profit corporation whose address is P.O. Box 1687, Meridian, ID 83680 ("Grantee"), all right, title and interest which Grantor now has or may hereafter acquire in the following described real property located in Canyon County, Idaho, to-wit:

The property more specifically described in the Attached Exhibit A excepting and excluding therefrom the portion of the road right of way more specifically described in the Attached Exhibit B.

TO HAVE AND TO HOLD, all and singular the said real property, together with all appurtenances, tenements, hereditaments, reversions, remainders, rents, issues, profits, rights-of-way, mineral rights and water rights in anywise appertaining to the real property herein described, as well in law as in equity, unto Grantee, and to its heirs and assigns forever.

WITNESS the hand of said Grantor this 12th day of January 2021.

Debbie A. Foster

Debbie Foster, Manager
Foster Field. LLC

STATE OF IDAHO)
): ss
COUNTY OF ~~CANYON~~ Ada)

On this 12 day of January 2021, before me, Ashley Lagunas, a Notary Public for the State of Idaho, personally appeared Debbie Foster, known or identified to me to be the Manager of Foster Field, LLC, an Idaho limited liability company, and acknowledged to me that she executed the within instrument on behalf of said company, and that such company executed the same.

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

ASHLEY LAGUNAS
Notary Public
State of Idaho
Commission No. 20192487

Ashley Lagunas
NOTARY PUBLIC FOR IDAHO
Residing at: 68 S Pine Lake Ln, Idaho
Commission expires: 11/26/25

Exhibit A

COMPASS LAND SURVEYING PLLC

Client: Snake River Karters
Date: September 10, 2020
Job No.: 7120

PARCEL B
PROPERTY DESCRIPTION

A parcel of land being, a portion of the SE 1/4 NE 1/4 of Section 36, Township 5 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

BEGINNING at a found 5/8 inch diameter iron pin stamped "PLS 3627" marking the SE corner of said SE 1/4 NE 1/4, (East 1/4 corner), from which a found 5/8 inch diameter iron pin stamped "LS 797" marking the SE corner of said Section 36 bears S. 00° 17' 30" W., a distance of 2634.64 feet;

Thence along the southerly boundary of said SE 1/4 NE 1/4, N. 89° 52' 22" W., a distance of 708.29 feet to a set 5/8 inch diameter iron pin stamped " CLS PLS 7732";

Thence parallel with the east boundary of said SE 1/4 NE 1/4, N. 00° 10' 49" E., a distance of 615.00 feet to a set 5/8 inch diameter iron pin stamped " CLS PLS 7732";

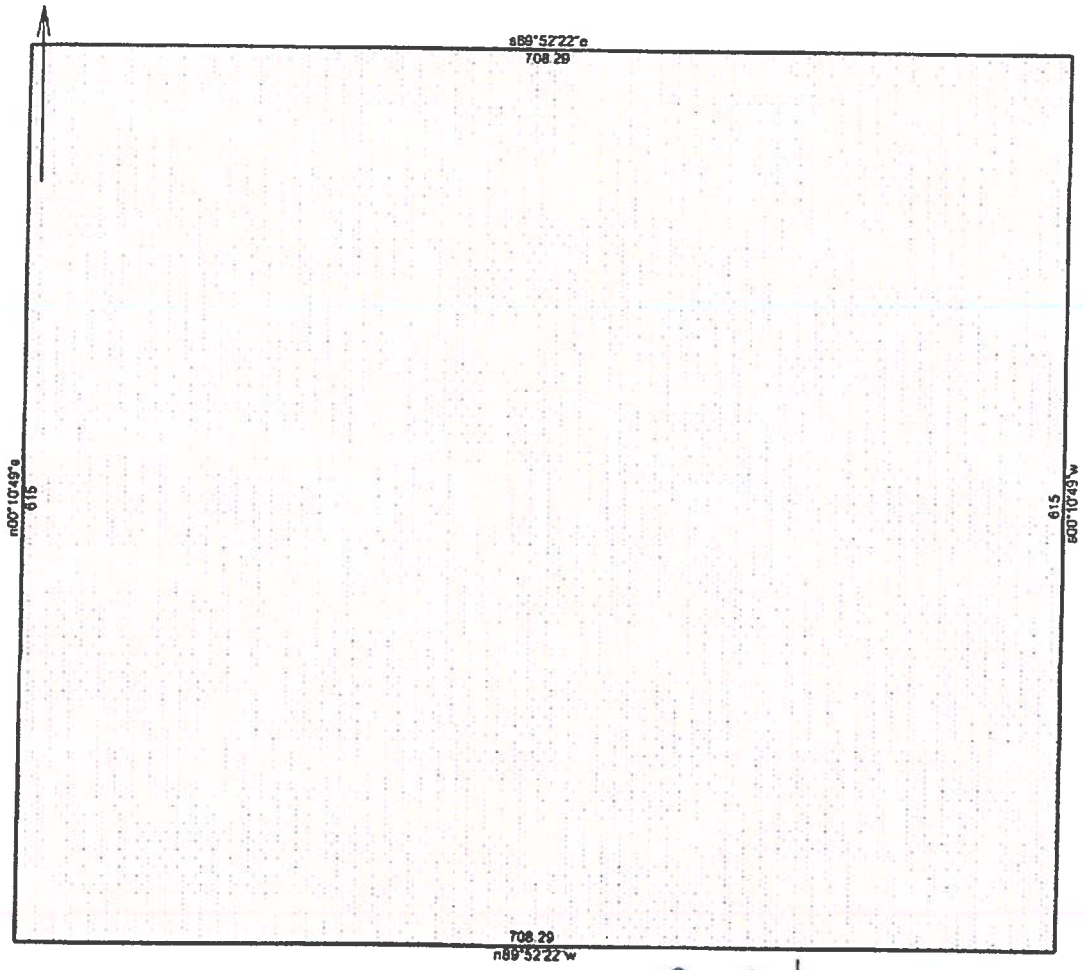
Thence parallel with the south boundary of said SE 1/4 NE 1/4, S. 89° 52' 22" E., a distance of 708.29 feet to a set 5/8 inch diameter iron pin stamped " CLS PLS 7732" marking the easterly boundary of said SE 1/4 NE 1/4;

Thence along the easterly boundary of said SE 1/4 NE 1/4, S. 00° 10' 49" W., a distance of 615.00 feet the POINT OF BEGINNING.

This parcel contains 10.00 acres more or less.

PROFESSIONAL LAND SURVEYOR
LICENSED
7732
9/10/20
STATE OF IDAHO
RICHARD A. GRAY

623 11th Ave. South, Nampa, ID 83651 • T. (208) 442-0115 • C. (208) 608-2510 • rgray.cls@gmail.com



PROFESSIONAL LAND SURVEYOR
LICENSED
7732
9/10/20
STATE OF IDAHO
RICHARD A. GRAY

JN 7120 Parcel B	9/12/2020
Scale: 1 inch= 100 feet	File:

Tract 1: 10.0000 Acres (435598 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=2647 ft.

01 n89.5222w 708.29
02 n00.1049e 615
03 s89.5222e 708.29
04 s00.1049w 615

Exhibit B

The East Forty (40) feet of the Southeast Quarter of the Northeast Quarter of Section 36, Township 5 North, Range 2 West of the Boise Meridian and the East Forty (40) feet of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter, to the County Road, of Section 36, Township 5 North, Range 2 West of the Boise Meridian.

Fidelity National Title

Escrow No.: 34602124464-KY

2021-069980
RECORDED
10/08/2021 12:18 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 SCARDENAS $15.00
TYPE: DEED
FIDELITY NATIONAL TITLE - BOISE
ELECTRONICALLY RECORDED

WARRANTY DEED

FOR VALUE RECEIVED

Skyline Homes and Development LLC, an Idaho limited liability company

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

The Snake River Karters, Limited, an Idaho non-profit corporation

GRANTEE(S), whose current address is: **PO Box 1687, Meridian, ID 83680**

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

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

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

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

Effective this 8th day of October, 2021.

Skyline Homes and ~~Development LLC~~

BY: _____
John Odom
ITS: Authorized Signer

WARRANTY DEED
(continued)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 30th day of March, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared ~~Dale Newberry,~~ John Adam known or identified to me to be the person whose name is subscribed to the within instrument, as the Authorized Signer of Skyline Homes and Development LLC, a LimitedLiabilityCompany and acknowledged to me that he executed the same as such .

Signature: Kimberly Yelm
Name: Kimberly Yelm
Residing at: _____
My Commission Expires: _____

(SEAL)

KIMBERLY YELM
COMMISSION #50141
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 06/15/2025

EXHIBIT A

Order No.: 34602124464

A parcel of Land, lying within the Northeast quarter of the Southeast quarter of Section 36, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

Commencing at the Southeast Corner of Section 36, monumented by a found 5/8" rebar as described in Corner Record Instrument No. 2015-044004; thence
Along the Easterly boundary of said Section 36, North 00°17'26" East, 2,634.48 feet to the East quarter corner, monumented by a found 5/8 inch rebar as described Corner Record Instrument No. 2018-109072; thence
North 89°52'25" West, 40.00 feet to an angle point on the Westerly right-of-way of Can Ada Road, monumented by a set 5/8 inch rebar with plastic cap stamped "LRG PLS 12464"; thence
Continuing North 89°52'25" West, along the right-of-way of Can Ada Road, a distance of 10.00 feet to a found 1/2 inch rebar with plastic cap stamped "LS 7045"; thence
Along the Westerly right-of-way of Can Ada Road, being parallel and offset 50.00 feet West of the said Easterly boundary of Section 36, South 00°17'26" West, 86.52 feet to a set 5/8 inch rebar with plastic cap stamped "LRG PLS 12464", the POINT OF BEGINNING; thence
North 89°42'29" West, 296.00 feet to a set 5/8 inch rebar with plastic cap stamped "LRG PLS 12464"; thence
South 00°17'31" West, 78.13 feet to a set 5/8 inch rebar with plastic cap stamped "LRG PLS 12464"; thence
North 89°42'29" West, 306.62 feet to a set 5/8 inch rebar with plastic cap stamped "LRG PLS 12464"; thence
North 00°12'33" East, 100.11 feet to a set 5/8 inch rebar with plastic cap stamped "LRG PLS 12464"; thence
North 43°22'28" West, 86.56 feet to the center of section line, monumented by a set 5/8 inch rebar with plastic cap stamped "LRG PLS 12464"; thence
Along said center of section line, South 89°52'25" East, 662.54 feet to an angle point on the Westerly right-of-way of Can Ada Road, monumented by a set 5/8 inch rebar plastic cap stamped "LRG PLS 12464"; thence
Along the Westerly right-of-way of Can Ada Road, being parallel and offset 50.00 feet West of the said Easterly boundary of Section 36, South 00°17'26" West, 86.52 feet to the POINT OF BEGINNING.

Canyon County Development Services
111 N. 11th Ave. Room 140, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyonco.org **Planning Division Email:** zoninginfo@canyonco.org

Receipt Number: 76976 Date: 11/7/2022

Date Created: 11/7/2022 **Receipt Type:** Normal Receipt **Status:** Active
Customer's Name: Snake River Karters Limited
Comments: CU2022-0044

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Conditional Use Permit	CU2022-0044	$950.00	$0.00	$0.00

Sub Total: $950.00
Sales Tax: $0.00
Total Charges: $950.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	2789	$950.00

Total Payments: $950.00

ADJUSTMENTS

Receipt Balance: $0.00

Issued By: pdilbeck