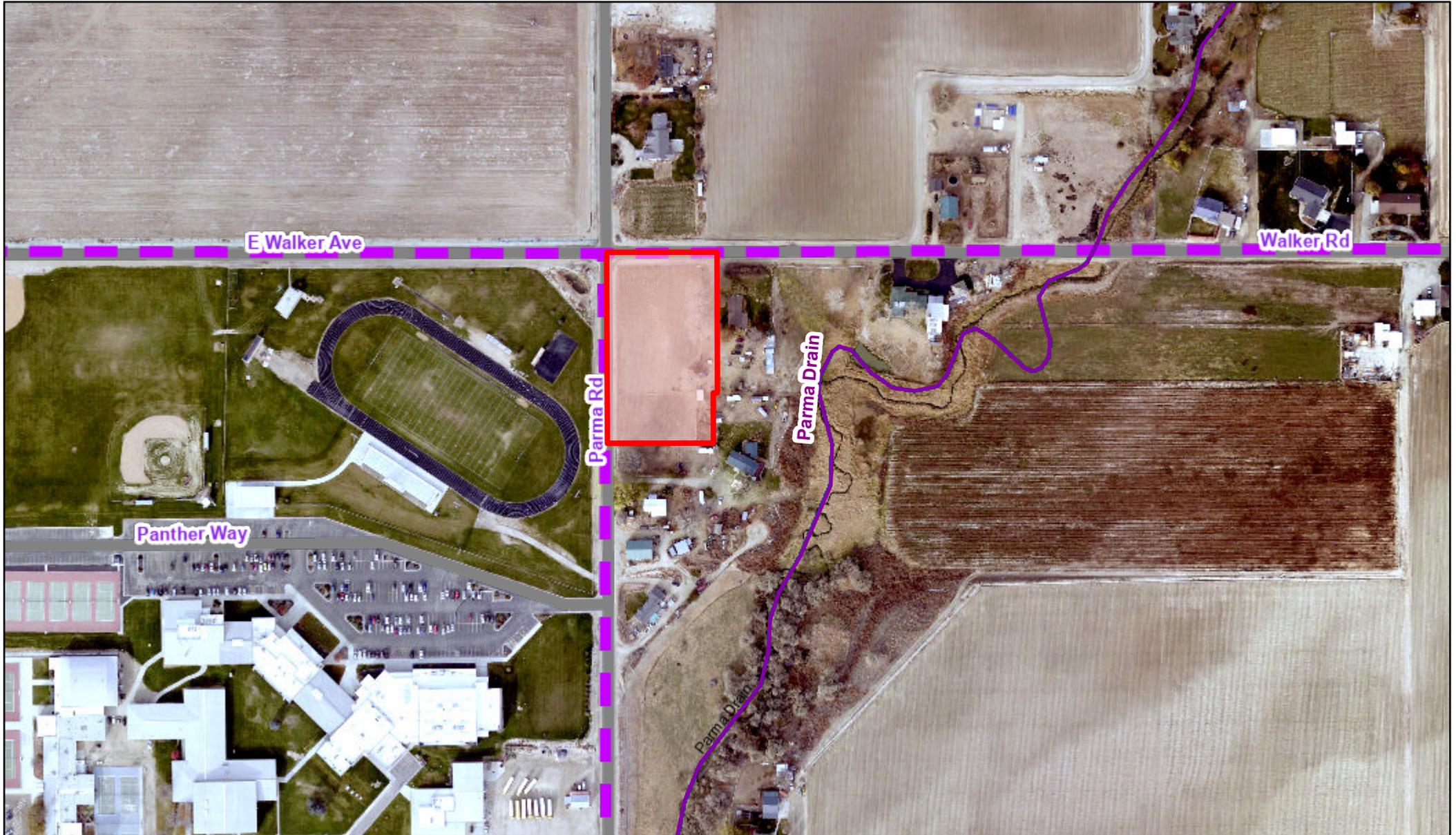


# Canyon County, ID Web Map

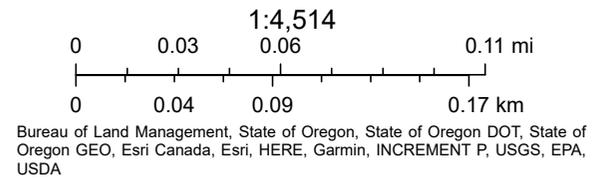


6/27/2023, 1:03:51 PM

- Multiple Parcel Search \_Query result
- Hydro\_NHDFlowline
- Hydro\_NHDFlowline

- CanyonCountyRoads
- Roads
- ITDFunctionalClassification
- Major Collector

- Canyon County Imagery\_2019
- Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3



# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633



<b>PROPERTY OWNER</b>	OWNER NAME: <u>Scott &amp; Traci Pool</u>
	MAILING ADDRESS: <u>13274 Greenwell Ln Caldwell, ID 83607</u>
	PHONE: <u>559-709-7665</u> EMAIL: <u>scott.pool@gmail.com</u>
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: <u>[Signature]</u> Date: <u>7/28/22</u>	

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: <u>SAME AS ABOVE</u>
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: EMAIL:

<b>SITE INFO</b>	STREET ADDRESS: <u>0 Walker RD</u>		
	PARCEL #: <u>P38859010A0</u>	LOT SIZE/AREA: <u>2.00 AC</u>	
	LOT:	BLOCK:	SUBDIVISION:
	QUARTER: <u>NW</u>	SECTION: <u>10</u>	TOWNSHIP: <u>5N</u> RANGE: <u>5W</u>
	ZONING DISTRICT: <u>R-R</u>	FLOODZONE (YES/NO) <u>(NO)</u>	

<b>HEARING LEVEL APPS</b>	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input checked="" type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input checked="" type="checkbox"/> SHORT PLAT SUBDIVISION	<input checked="" type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

<b>DIRECTORS DECISION APPS</b>	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER		

CASE NUMBER: <u>SD 2022-0039</u>	DATE RECEIVED: <u>7/28/2022</u>
RECEIVED BY: <u>[Signature]</u>	APPLICATION FEE: \$ <u>1,830.00</u> (CK) MO CC CASH

(+RD 2022-0027)  
+ easement reduction

Letter of Intent for Q Walker Rd, Parma, I.D.

Currently this 2 acre parcel was being used as grazing land for a few sheep. There is no longer sheep on the property and is now just open grazing land.

We are requesting this short plat because we desire to one day place/build a home, (1) one on each of the acres. This is a beautiful location for 2 new homes and is located directly across the street from Parma High School... a great location for single family homes. Parma would benefit by the improvements to the land and increased tax base while not incurring any additional traffic issues, as it utilizes the current shared road + driveway agreement + private roads within. This location is very attractive due to the close proximity to the city shops, local schools & great views of the surrounding mountains.

Traffic should not be adversely affected in the future by 2 additional residential lots, as it is one lot now and the addition of (1) one lot would be minimal. Since it is already zoned for (1) residential lot, a split in 1/2 would have no affect on neighboring uses. Both lots are already fenced on 4 sides.

There is a shared well agreement for the 2 lots plus the lot behind it, so there will be no need for additional well drilling. Test holes have already been done + approved for septic. Scott Pool (559) 709-7665

Page 2

There is no phasing of development as these will simply be 2 separate single family lots that will be built upon as funding permits.

Other permits... The fire department has approved the shared road agreement already. The highway district has already approved the shared road agreement as well as the shared driveway approach from Walker Rd. There will only be an exit onto Walker Road with NO access onto PARMA Road from the lots.

The proposed short plat request is consistent with all current zoning criteria and will only enhance any future plans for expansion by the County of Parma by adding needed housing around the High School area.

Thank You for your thoughtful Consideration!

Scott + Traci Pool  
(559) 709-7665

# SITE PLAN & LETTER OF INTENT - CHECKLIST

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633



**The site plan is a detailed GRAPHICAL description of existing and proposed site features. Include all applicable items on your site plan:**

- All existing and proposed structures and dimensions (i.e. 40'X30' shop, 20'x20' shed, 40'x50' house, 10' windmill, etc. )
- Infrastructure: well, septic, irrigation ditch, settling ponds, drainage swales, etc.
- Transportation: parking, loading areas, driveways, etc. adjacent driveways, roads, highways or other accesses
- Easement locations and dimensions
- Setbacks from property lines, section lines, collectors and arterial roads and/or building envelope
- Areas of steep slopes, wetlands, and/or floodplain
- Existing or proposed fences
- Signs
- Major landscaping or hardscaping, such as large trees, berms, or retaining walls, water features
- Areas of activity, outdoor seating, food vendor area, stockpiling, open pit, etc.
- Any other site features worth noting

**The Letter of Intent is a detailed WRITTEN description of proposed and existing uses at the site. Include all applicable items in your letter:**

- A description of the proposed use and existing uses
- A description of the proposed request and why it is being requested
- Expected traffic counts and patterns
- Phasing of development
- How proposed use may affect neighboring uses
- A description or further explanation of the site features (see site plan list above)
- Explanation of any other permits through other agencies that may be required
- Description of business operations, such as number of employees, hours of operation, delivery and shipping *N/A*
- A description of how the proposed use is consistent with specific zoning criteria or comprehensive plan policies
- Any other items which may require further explanation

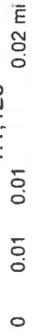
# Canyon County, ID Web Map



7/28/2022, 8:54:47 AM

- ▭ Parcel Number Search\_ Query result
- ▭ CanyonCountyRoads
- ▭ Current Impact Area
- ▭ Hydro\_NHDFlowline
- ▭ Roads
- ▭ City Limits
- ▭ Roads
- ▭ Sections
- ▭ PARCELTOOL\_FINAL
- ▭ County Boundary

1:1,128



Bureau of Land Management State of Oregon State of Oregon DOT State of Oregon GEO Esri HERE Garmin GeoTechnologies Inc. USGS EPA USDA

ELECTRONICALLY RECORDED  
STAMPED FIRST PAGE NOW  
INCORPORATED AS PART OF  
THE ORIGINAL DOCUMENT



Order Number: 22443235

This document is being re-recorded to correct the legal  
**Warranty Deed**

For value received,

**Joseph Alma Knickerbocker, a married man, as his sole and separate property**

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

**Traci Ann Pool and Scott Theodore Pool, wife and husband, as community property with right of survivorship**

whose current address is 13274 Greenwell Ln. Caldwell, ID 83607

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

**See Exhibit A, attached hereto and incorporated herein.**

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.

Remainder of page intentionally left blank.

Order Number: 22443235

**2022-009038**  
RECORDED  
**02/17/2022 11:27 AM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=5 SCARDENAS \$15.00  
TYPE: DEED  
TITLEONE BOISE  
ELECTRONICALLY RECORDED

**2022-007961**  
RECORDED  
**02/11/2022 12:40 PM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=4 HCRETAL \$15.00  
TYPE: DEED  
TITLEONE BOISE  
ELECTRONICALLY RECORDED

Warranty Deed - Page 1 of 4



Order Number: 22443235

**2022-007961**  
RECORDED  
**02/11/2022 12:40 PM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=4 HCRETAL \$15.00  
TYPE: DEED  
TITLEONE BOISE  
ELECTRONICALLY RECORDED

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Remainder of page intentionally left blank.



ELECTRONICALLY RECORDED  
STAMPED FIRST PAGE NOW  
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Remainder of page intentionally left blank.

Order Number: 22443235

Warranty Deed - Page 1 of 4

Dated: February 9, 2022

*[Handwritten signature]*

Joseph Alma Knickerbocker

State of UTAH, County of SALT LAKE, ss.

On this 10<sup>TH</sup> day of February in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Joseph Alma Knickerbocker, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

*[Handwritten signature: Bryce Webb]*  
Notary Public  
Residing In: UTAH  
My Commission Expires: 3.4.25  
(seal)



**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PREMISES**

Parcel I:

Part of the Northwest Quarter of the Northwest Quarter of Section 10, Township 5 North, Range 5 West of the Boise Meridian Canyon County, Idaho described as:

Beginning at a found aluminum cap marking the Northwest corner of the Northwest Quarter of the Northwest Quarter of Section 10, Township 5 North, Range 5 West of the Boise Meridian, Canyon County, Idaho and running thence North 89°52'53" East 226.85 feet along the North line of the Northwest Quarter of the Northwest Quarter of said Section;

Thence South 00°11'37" East 286.02 feet;

Thence 89°52'53" West 8.80 feet to a found 5/8" rebar;

south Thence South 00°11'37" East 102.00 feet to a found 5/8" rebar;

Thence South 89°53'30" West 218.05 feet to a found 5/8" rebar marking a point on the West line of the Northwest Quarter of the Northwest Quarter of said Section;

Thence North 00°11'37" West 387.99 feet along said West line to the POINT OF BEGINNING.

Shown as Parcel 1 in Record of Survey recorded October 13, 2021, as instrument No. 2021-070859

Parcel II:

Ingress-Egress Access and Utility Easement further described below:

Part of the Northwest Quarter of the Northwest Quarter of Section 10, Township 5 North, Range 5 West of the Boise Meridian, Canyon County, Idaho described as:

Commencing at a found aluminum cap marking the Northwest corner of the Northwest Quarter of the Northwest Quarter of Section 10, Township 5 North, Range 5 West of the Boise Meridian, Canyon County, Idaho and running thence

North 89°52'53" East 316.00 feet along the North line of the Northwest Quarter of the Northwest Quarter of said Section to the POINT OF BEGINNING;

Thence North 89°52'53" East 28.00 feet along said North Line;

Thence South 00°07'07" East 14.00 feet to a point of curve;

Thence Southwesterly 69.12 feet along said curve to the right (Curve data: Radius=44.00', Delta=90°00'00", chord bearing the distance= South 44°52'53" West 62.23 feet);

Thence South 89°52'53" West 50.06 feet to a point of curve;

Thence Southwesterly 23.58 feet along said curve to the left (Curve data: Radius= 15.00', Delta=90°04'30", chord bearing and distance= South 44°50'38" West 21.23 feet);

Thence South 00°11'37" East 77.02 feet to a point of curve;

Thence Southeasterly 43.95 feet along said curve to the left (Curve data: Radius= 28.00', Delta=89°55'30", chord bearing and distance= South 45°09'22" East 39.57 feet);

Thence North 89°52'53" East 18.04 feet;

Thence South 00°11'37" East 28.00 feet;

Thence South 89°52'53" West 120.00 feet;

Thence North 00°11'37" West 28.00 feet;

Thence North 89°52'53" East 17.96 feet to a point of curve;

Thence Northeasterly 44.02 feet along said curve to the left (Curve data: Radius= 28.00', Delta=90°04'30", chord bearing and distance= North 44°50'38" East 39.62 feet);

Thence North  $00^{\circ}11'37''$  West 119.96 feet;  
Thence North  $89^{\circ}52'53''$  East 93.11 feet to a point of curve;  
Thence Northeasterly 25.13 feet along said curve to the left (Curve data: Radius= 16.00', Delta=  $90^{\circ}00'00''$ , chord bearing and distance= North  $44^{\circ}52'53''$  East 22.63 feet);  
Thence North  $00^{\circ}07'07''$  West 14.00 feet to the POINT OF BEGINNING.

**2022-029583**

RECORDED

**06/08/2022 04:02 PM**



00707604202200295830030030

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=3 ADMARTINEZ

\$16.00

AGR

SCOTT POOL



**Canyon County  
Recorder's Office  
Document  
Cover Sheet**



26957 Walker Rd Water Cooperative

Administrator: The primary owner of the home at 26957 Walker Rd, Parma, Idaho, 83660, shall serve as the administrator of the water Cooperative.

Irrigation District: Farmers Cooperative Ditch Company, Address: 120 N. 3rd, Parma, Idaho, 83660. Phone: 208-722-2010

Members:

- 1) Primary owner of the 1.87-acre lot on the NE section of the Cooperative area. (Current owner, Vena Myers)
- 2) Primary owner of the 1-acre lot on the NW corner of the Cooperative area. (Current owner, Traci A. Pool or Scott T. Pool)
- 3) Primary owner of the 1-acre lot on the SW corner of the Cooperative area. (Current owner, Traci A. Pool or Scott T. Pool)

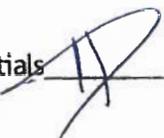
Well Water:

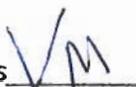
Each member shall be entitled to the portion of water relating to the number of bedrooms served by the Well. The Administrator shall allow to be installed by any competent individual, pumps, distribution manifolds, valves, expansion tanks, holding tanks, or any other customary devices that are needed in order to maintain a shared Well.

Members who can prove competence shall have first right of refusal to perform work on the Well water system, before outside help is ordered by the Administrator. If the Administrator is non-responsive and Well water is not functional for 24 hours or more, then any Member 2 will be permitted to take necessary actions to restore functionality. Each Member agrees to pay their portion of the costs to maintain the Well. If payment is not made within 2 weeks following a notice given by the Administrator to a Member, then the Administrator may charge a late fee of 100% of the cost, unless a valid payment method is on file, and a pre authorization in place to allow the Administrator to charge the cost to the payment method provided by said Member. A \$5 processing fee may be charged by the Administrator, but not a late fee, if the Administrator has a valid payment method and preauthorization on file. If a Member refuses to pay or participate in the costs of maintaining the Well, the Administrator may restrict/reduce access to Well water until costs and late fees are paid. As of 1 Aug 2021, there are only three bedrooms located in the area of the Cooperative, and all three belong to the owner of 26957 Walker Rd.

Each additional home that connects to this well shall be required to install a reservoir and a low flow well attachment that consumes no more than 2 gpm while refilling the reservoir. Each home shall supply an electrical outlet so that the well pump electrical service can be rotated each year on January 1st. Each home will take turns paying for electricity for the well. The home paying at the end of the year will be responsible for unplugging the pump from their electrical outlet and moving it to the next home's electrical outlet.

Irrigation Water:

Initials 

Initials 

Each member shall pay and receive the portion corresponding to their shares of the irrigation water resources. The total land area covered by this Cooperative is 3.87 acres. The total water Shares in this Cooperative are (2) delivered from the Irrigation District. Member 26957 owns 1.87 acres and  $2 * 1.87 / 3.87$  Shares. Member **NW1** owns 1 acre and  $2 * 1 / 3.87$  Shares. Member **SW1** owns 1 acre and  $2 * 1 / 3.87$  Shares. Each member shall give payment to the Administrator 2 weeks prior to the due date set by the Irrigation District. If payment is not received by the Administrator on time, the Administrator shall be permitted to charge a late fee equaling 100% of the late payment. The Administrator shall be permitted to restrict this Member from access to irrigation water until late fee and regular payment are received. Alternatively, the Administrator may choose to charge the payment method placed on file by the Member, if a preauthorization is in place. If the Administrator chooses to charge the payment method, then the terms outlined in the preauthorization will be followed, no late fee will be charged, but a \$5 processing fee will be charged to the Member.

Irrigation Water Distribution: The Irrigation District has set forth policies that govern water distribution within Water Cooperatives. This Cooperative will abide by this policy which is in place to ensure that every member of the Cooperative maintains access to their portion of the available irrigation water from the point where the irrigation district provides water to the Cooperative, to the individual member's property. All members of the Cooperative agree to provide easements to accomplish this goal. Easements shall be in place prior to admission of any member into the Cooperative. Each member shall be responsible for maintaining the pipe/ditch leading from the Irrigation District delivery point, to said member's property. See Article VII of the Irrigation District policies in place as of 12 July 2018

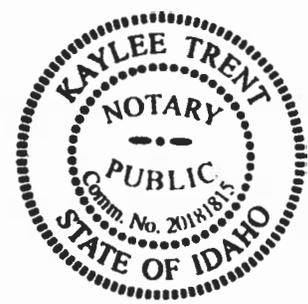
<https://www.farmersCooperativesditchcompany.com/app/uploads/2018/07/AMENDED-BY-LAW-6-7-12-18.docx>

**Liability Among Members:**

Members and the Administrator agree to a policy of "no funny business", meaning there will be no kickbacks or fraudulent use of funds. Neither the Administrator or the Members shall hold any liability for their participation in the Cooperative. Members agree that legal costs should be avoided and that membership in the Cooperative is voluntary and at their own risk. If any Member wishes to remove themselves from the Cooperative, they may do so by 1) stop paying, stop responding to requests, 2) giving notice to the Administrator or to all remaining Members. Leaving the Cooperative means no more rights/responsibilities to Well water or Irrigation water. Members may remove themselves from either Well water or Irrigation water or both.

Owner Signature Vena Myers Date 6-6-22  
Vena Myers

Owner Signature Traci A. Pool or Scott T. Pool Date 6-6-22  
Traci A. Pool or Scott T. Pool



Witnessed by my hand and seal this sixth day of June 2022.  
Kaylee Trent my commission expires 9/20/24



Scott Pool <scotttpool@gmail.com>

**FW: Waiver**

1 message

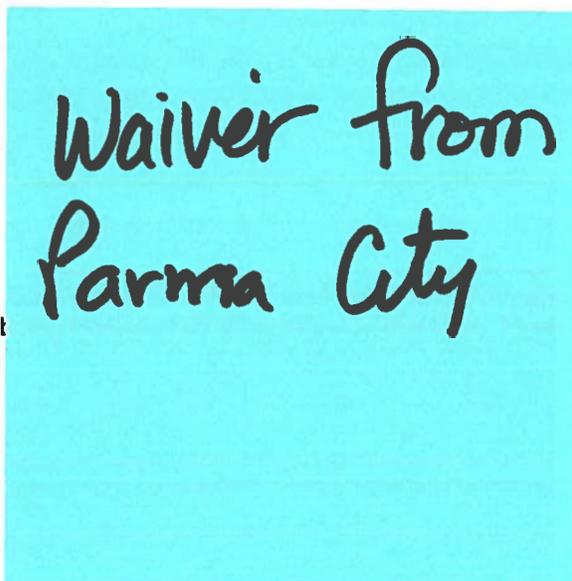
**Mayor Account** <mayor@parmacityid.org>  
To: "scotttpool@gmail.com" <scotttpool@gmail.com>

Fri, Jul 8, 2022 at 8:45 AM

Sorry. Here it is again. Thanks, Angie

**From:** Mayor Account  
**Sent:** Wednesday, July 6, 2022 9:46 AM  
**To:** [scotttpool@gmail.com](mailto:scotttpool@gmail.com)  
**Subject:** Waiver

The City of Parma will not require sidewalks, parcel falls into our area of impact but is not t any other information regarding this.



#R38859010AO. This let me know of you need

Thanks, Angie Lee

Mayor of Parma

**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:** 75574

**Date:** 7/29/2022

**Date Created:** 7/29/2022

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Scott & Traci Pool

**Comments:**

**CHARGES**

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2022-0039	\$1,550.00	\$0.00	\$0.00
Planning - Multiple Director Decisions without Notification on Single Application	SD2022-0039	\$80.00	\$0.00	\$0.00
Planning - Multiple Director Decisions without Notification on Single Application	SD2022-0039	\$80.00	\$0.00	\$0.00
Planning - Final Plat Addition Per Lot Fee (Per Application)	SD2022-0039	\$20.00	\$0.00	\$0.00
Planning - Final Plat Addition City Impact Area Fee	SD2022-0039	\$100.00	\$0.00	\$0.00

**Sub Total:** \$1,830.00

**Sales Tax:** \$0.00

**Total Charges:** \$1,830.00

**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1294	\$1,830.00

**Total Payments:** \$1,830.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00

# IRRIGATION PLAN APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov)

Phone: 208-454-7458

Fax: 208-454-6633



Applicant(s) Scott Pool 559 709 7665  
Name Daytime Telephone Number  
13274 Greenwell Lane Caldwell ID 83607  
Street Address City, State Zip

Representative Name (SAME) ↑  
Daytime Telephone Number / E-mail Address  
Street Address City, State Zip

Location of Subject Property: Walker Road & Parma Road, Parma  
Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R 38859010A0 Section 10 Township 5N Range 5W

This land:

Has water rights available to it.

Is dry and has no water rights available to it. If dry, please sign this document and return to the Development Services Department representative from whom you received it.

**Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water delivery entity ... no subdivision plat or amendment to a subdivision plat or any other plat or may recognized by the city or county for the division of land will be accepted, approved, and recorded unless:"**

- a. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- b. The owner, person, firm, or corporation filing the subdivision plat or amendment to a subdivision plat or map has provided underground tile or conduit for lots of one (1) acre or less, or a suitable system for lots of more than one (1) acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
  - 1. For proposed subdivisions located within negotiated area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with Idaho Code Section 50-1306. In addition, the irrigation entity charged with the delivery of water to said lands must be advised regarding the irrigation system.

2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. **Any information missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners.**

1. Are you within an area of negotiated City Impact? \_\_\_\_\_ Yes  No  
If yes, please include a copy of approvals by the City Planning & Zoning Commission and City Council of your Irrigation Plan.

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: Farmer's Co-operative Ditch Company

Drainage: N/A

3. How many acres is the property being subdivided? (2) Two - 1 (one) acre parcels = 2 acres total

4. What percentage of this property has water? 100%

5. How many inches of water are available to the property? 4 miners inches (2 per acre)

6. How is the land currently irrigated?  Surface  Irrigation Well  
 Sprinkler  Above Ground Pipe  Underground Pipe

7. How is the land to be irrigated after it is subdivided?  Surface  Irrigation Well  
 Sprinkler  Above Ground Pipe  Underground Pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches and/or pipes go.

Headgate is located at the corner of Walker + Parma. The water flows through white irrigation pipe along side Walker Road + Parma Road.

9. Are there irrigation easement(s) on the property?  Yes  No

10. How do you plan to retain storm and excess water on each lot?

We have no intention to irrigate the land using the pipe on site. This was once used to feed sheep but is no longer in use for this. They will simply be 2 (1) acre lots for purposes of building single family dwellings (one on each acre).

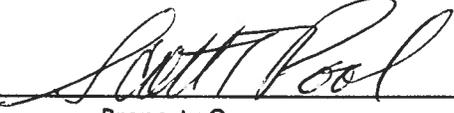
11. How do you plan to remove the storm water /excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

All storm water currently soaks into the ground as it is open pasture land.

===== Applicant Acknowledgement =====

I, the undersigned, agree that prior to the Development Services Department accepting this application I am responsible to have all of the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior the Board's signature on the final plat.

Signed:  Date: 06/29/22  
Property Owner (Application Submitted)

Signed: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Director / Staff

## Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on you map:

- 1  All canals, ditches, and laterals with their respective names.
- 2  Head gate location and/or point of delivery of water to the property by the irrigation entity.
- 3  Rise locations and types, if any. *NONE*
- 4  Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways). *NONE*
- 5  Slope of the property in various locations. *pasture land, it is relatively flat ground.*
- 6  Direction of water flow (use short arrows → on your map to indicate water flow direction).
- 7  Direction of wastewater flow (use long arrows -----→ on you map to indicate wastewater direction).
- 8  Location of drainage ponds or swales, anywhere wastewater will be retained on the property. *N/A*
- 9  Other information: *Shared Well Agreement (2022-029583)*  
*Shared Road Agreement*

Also, provide the following documentation:

- Copy of any water users' association / agreement (s) that are currently in effect, which outlines water schedules and maintenance responsibilities.

# IRR. Plan

WALKER ROAD

NW COR. SEC. 10  
CR# 200017166

$N89^{\circ}52'53''E$

P.O.B.

②

Head Gate

226.85'

White Pipe

30'

20'

28'

Road User Agreement  
Inst. #2021-07033

119.96'

206.00'

$S00^{\circ}11'37''E$  286.02'

28' RP

Flow of Waste water

①

$N89^{\circ}48'23''E$  160.85'

L2

28'

L3

20'

20'

54'

BLOCK 1

Well Easement  
Inst. #2021-070627  
User Agreement  
Inst. #2022-029583

80.02'

L1

ND CAP

102.00'

$S00^{\circ}11'37''E$

①  
Parma Drain

PARMA ROAD (PUBLIC)

Basis of Bearing

$N00^{\circ}11'37''W$  387.99'

186.40'

White Pipe

201.59'

$N00^{\circ}11'37''W$   
940.99'

SET

$S89^{\circ}53'30''W$  218.05'

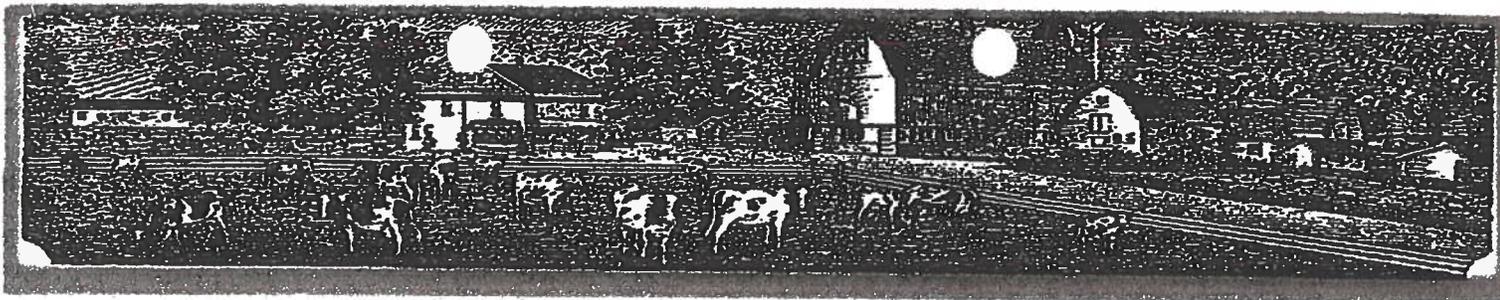
ILLEGABLE

UNPLATTED

## IRRIGATION PLAN MAP REQUIREMENTS

→ = Direction of Irrigation water flow

→ = Direction of Waste water Flow



# Farmers' Co-Operative Ditch Company

Dear New Stockholder:

Irr Rights

The Farmers' Co-Operative Ditch Company is pleased to welcome you as a new shareholder of our company, a privately-owned irrigation company serving a general area of western Canyon County, Idaho, from Caldwell to the Oregon border near Nyssa. Our business office is located at 120 Third Street in Parma, Idaho. Our Watermaster is Vince Sevy, and he may be reached at (208) 739-0765.

Under general water law and our by-laws, our company is obligated to deliver water to each shareholder of the company by way of our canal system. Such water is to be delivered to the headgate of each water user or stockholder, or to the main headgate of a lateral company, or ditch, which delivers water to several of our individual shareholders. The amount of water to be delivered to each shareholder shall be 2 miners inch of water per share owned by the shareholder.

However, we wish to stress that our responsibility for water delivery ends at such headgate described in the preceding paragraph. Responsibility for water deliveries when the water leaves the headgate rests with the individual water users or later companies concerned.

Assessments are made semi-annually, in March and October, based on costs of operation of the canal system, and are calculated according to the number of shares owned. At no time shall any shares of stock or portion of the assessed at less than \$33.00 semi-annual minimum assessment. The amount of the minimum assessment is subject to change without notice.

Sincerely,  
Rod Nielsen, President

(Please detach here and return bottom portion to the above letterhead address)

## ACKNOWLEDGEMENT

(I) (We) hereby certify that (I) (We) have read the letter and explanation above regarding water deliveries and assessments of the Farmers' Co-Operative Ditch Company. (I) (We) further state that we understand the import of such explanation, and that (I) (We) concur in the conclusions of the above explanation. (I) (We) also acknowledge the receipt of the enclosed stock certificate(s).

Scott Pool  
Signature

13274 Greenwell Lane  
Caldwell, ID 83607  
Mailing Address

Scott T. Pool  
Name (Please print)

13274 Greenwell Lane  
Caldwell, ID 83607  
Physical Address

RE: 26957 Walker Road  
Parma, ID

\* We do NOT intend on using any irrigation water.

PAR VALUE \$10.00 PER SHARE



NUMBER  
---4291---

SHARES  
---2---

# Farmers' Co-Operative Ditch Company

INCORPORATED UNDER THE LAWS OF IDAHO

**This Certificate** is the registered holder of Two Shares

FARMERS' CO-OPERATIVE DITCH COMPANY

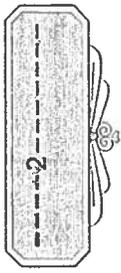
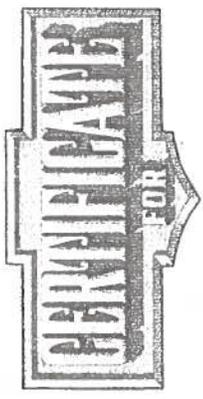
*transferable only on the books of the Corporation by the holder hereof in person or by Attorney upon surrender of this Certificate properly endorsed.*

*In Witness Whereof, the said Corporation has caused this Certificate to be signed by its duly authorized officers and its Corporate Seal to be hereunto affixed this 9th day of September A. D. 1921*

Kelly Chamberlain  
Secretary

Ray Wilson  
President





**SHARES**

of the  
*Farmers' Co-Operative  
 Ditch Company*



26957 Walker Road Water  
 Cooperative

DATED

September 9, 2021

*For Value Received, \_\_\_\_\_ hereby sell, assign and transfer  
 unto \_\_\_\_\_*

*\_\_\_\_\_ Shares  
 represented by the within Certificate, and do hereby  
 irrevocably constitute and appoint*

*\_\_\_\_\_ Attorney  
 to transfer the said Shares on the books of the within named  
 Corporation with full power of substitution in the premises.*

*Dated \_\_\_\_\_ 20\_\_*

*In presence of \_\_\_\_\_*

NOTICE: THE SIGNATURE OF THIS ASSIGNMENT  
 MUST CORRESPOND WITH THE NAME AS WRITTEN UPON THE  
 FACE OF THE CERTIFICATE, IN EVERY PARTICULAR, WITHOUT  
 ALTERATION OR ENLARGEMENT OR ANY CHANGE WHATSOEVER.



**2021-070627**

RECORDED

**10/12/2021 03:27 PM**



00653872202100706270080089

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=8 MKEYES

\$28.00

AGR

AFTON KNICKERBOCKER

**Canyon County  
Recorder's Office  
Document  
Cover Sheet**



## PRIVATE ROAD MAINTENANCE AGREEMENT

This Private Road Maintenance Agreement ("Agreement") is entered into this 12 day of October, 2021, by and amongst the undersigned parcel owners ("Participating Owners").

### RECITALS:

- A. (Driveway for address 26957 walker rd Parma ID) is a private road situated within the Town of Parma Idaho, as more particularly shown on Exhibit A, attached hereto ("Roadway Property"). [Exhibit A should include a legal description of the Roadway Property and drawing prepared by a licensed engineer showing the Roadway segment.]
- B. The undersigned Participating Owners are the owners or users of the Roadway Property.

### AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereby agree as follows:

1. Road Commission Agent. A Road Commission Agent shall be elected by a majority of the Participating Owners. The Road Commission Agent will serve a term as agreed to by the Participating Owners and shall be subject to removal by a majority vote of the Participating Owners. The Road Commission Agent shall be responsible for monitoring the condition of the road surface and initiating maintenance activities as needed to maintain road surface standards.
2. Road Maintenance and Road Improvements. Road maintenance and road improvements will be undertaken and made whenever necessary to maintain the road in good operating condition at all times and to insure the provision of safe access, ingress, egress and passage by the Participating Owners and by emergency vehicles. A majority vote of the Participating Owners is required to approve any proposed road improvements and related contracts with a value in excess of \$ 200 . Before authorizing expenditures for future road improvements, Participating Owners will be notified by the Road Commission Agent, cost estimates will be provided, and a majority agreement will be required. If any Participating Owner performs improvements, maintenance, repairs, or replacements to the Roadway Property without prior approval of a majority of the Participating Owners, the Participating Owner performing such work shall be solely responsible for the costs incurred.
3. Cost Sharing. Road maintenance, road improvement and emergency funding costs shall be shared on a pro-rata basis amongst the Participating Owners sharing access to the Roadway Property. Each Participating Owner's share of costs incurred shall be determined as follows: total cost for repairs/number of property's that use roadway = shared cost price. The Road Commission Agent shall provide the Participating Owners and the Town an updated copy of the cost allocations whenever the cost allocation is amended.

4. **Prepayment.** Prepayment of maintenance, improvement and emergency fund costs will be made to the Road Commission Agent by each Participating Owner. Annually, on or before a date as specified by the Road Commission Agent, each Participating Owner will contribute their pro-rata share of the estimated annual cost for road maintenance, road improvements and emergency repair funding. The Road Commission Agent shall send each Participating User a notice of the annual payment due not less than two weeks prior to the due date and each Participating Owner shall pay the invoice within two weeks of receipt of the notice.

5. **Future Parcels.** Any additional parcels gaining access to the Roadway Property by way of subdividing an existing parcel shall be bound by all terms and conditions of this Agreement, and will be required to pay that portion of the maintenance, improvement and emergency repair costs incurred after the split as determined using the formula contained in Section 3 above.

6. **Bank Account, Budget and Annual Report.** The Road Commission Agent shall establish and maintain a bank account to hold the funds paid by the Participating Owners and to pay maintenance, improvement and emergency repair costs. All checks or payments issued from the account shall require the approval/signature of the Road Commission Agent and one Participating Owner as designated by a majority of the Participating Owners. The Road Commission Agent shall also prepare and distribute to the Participating Owners an annual income and expense report and a year-end balance sheet, accounting for all funds received and disbursed. Not later than sixty (60) days prior to \_\_January 1\_\_ of each year, the Road Commission Agent shall prepare a budget of the anticipated road maintenance, road improvement and emergency repair contingency funding for the next fiscal year (defined as \_\_nov 1\_\_ to \_\_october 31\_\_ months). The Participating Owners shall consider, amend as desired and approve the final budget by a majority vote of all participating owners not later than thirty (30) days prior to the beginning of the next fiscal year.

7. **Emergency Repairs.** If the Road Commission Agent determines that an emergency repair to the Roadway Property is necessary, the Road Commission Agent is authorized to make or arrange for the emergency repair provided the costs of the emergency repair do not exceed the amount of the then available emergency repair funds. The Road Commission Agent will thereafter notify the Participating Owners of the emergency repair and the amount due from the Participating Owners to replenish the emergency repair contingency fund.

8. **Effective Term.** This Agreement shall be perpetual, and shall encumber and run with the land as long as the Roadway Property remains private.

9. **Binding Agreement.** This Agreement shall be binding upon the parties hereto, their respective heirs, executors, administrators and assigns.

10. **Amendment.** This Agreement may be amended only by a two-thirds majority consent of all Participating Users.

11. Enforcement. This Agreement may be enforced by the Road Commission Agent, a majority of Participating Owners. or the Town of Parma City Manager. If a court action or lawsuit is necessary to enforce this Agreement, the party commencing such action or lawsuit shall be entitled to reasonable attorney fees and costs, if the party prevails.

12. Disputes. If a dispute arises over any aspect of the improvements, maintenance, or repair, the parties [shall or may] engage in binding arbitration to resolve the dispute. The decision of the arbitrator shall be final and binding on all of the Participating Owners. In selecting a third party arbitrator, each Participating Owner shall be entitled to one vote, and the nominee receiving a majority of the votes shall be the arbitrator. All parties shall share in the cost of any arbitration.

13. Notices. Any notice required herein shall be sent to Participating Owners at the address or email address provided to the Road Commission Agent in writing by the Participating Owner. If an address of a Participating Owner is not known, a certified notice will be mailed to the address to which the Participating Owner's property tax bills are sent.

14. Invalidity. Should any provision in this Agreement be deemed invalid or unenforceable, the remainder of the Agreement shall not be affected and each term and condition shall be valid and enforceable to the extent permitted by law.

15. Other Agreements. This Private Road Maintenance Agreement replaces all previous Private Road Maintenance Agreements regarding the described Private Road.

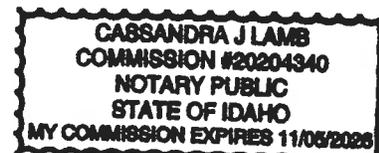
16. Participating Owners and their agents shall hold harmless and indemnify the Town, its officials, employees, consultants and agents for any failure by the Town to perform its obligations identified herein, and nothing in this Agreement shall be construed as imposing any obligation upon the Town to perform maintenance or improvements to the Roadway Property or to enforce this Agreement.

17. Recording This Document. Original and amended copies of this document , including added signatures, shall be recorded and provided to the City Clerk by the Road Commission Agent. The parties hereto have executed this Agreement effective as of the date written above.

PARTICIPATING OWNERS: [All Owners of Property must sign and all signatures must be notarized]

Apton Knickerbocker 26957 Walker Rd [Signature] 12 oct 21  
[name of Participating Owner, address, signature and date.]

\_\_\_\_\_  
[name of Participating Owner, address, signature and date.]



Cassandra J Lamb

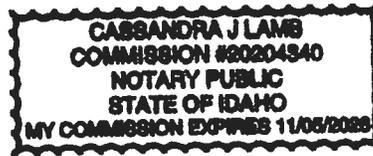
State of Idaho )  
County of Canyon County )

SS

On this 12<sup>th</sup> day of October, in the year of 2021, before me Cassandra J Lamb, a notary public, personally appeared Afton Knickerbocker, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.

Notary: Cassandra J Lamb

My Commission Expires: 11-05-2026





Job No. 2021-139

J.B.F.

10-06-21

**BOUNDARY DESCRIPTION  
FOR  
AFTON KNICKERBOCKER**

**Ingress-Egress Access and Utility Easement**

Part of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 10, Township 5 North, Range 5 West of the Boise Meridian, Canyon County, Idaho described as:

Commencing at a found Aluminum Cap marking the Northwest corner of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 10, Township 5 North, Range 5 West of the Boise Meridian, Canyon County, Idaho and running thence N89°52'53"E 316.00 feet along the North line of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section to the Point of Beginning; thence N89°52'53"E 28.00 feet along said North line; thence S00°07'07"E 14.00 feet to a point of curve; thence Southwesterly 69.12 feet along said curve to the right (Curve data: Radius= 44.00', Delta= 90°00'00", Chord Bearing and Distance= S44°52'53"W 62.23 feet); thence S89°52'53"W 50.06 feet to a point of curve; thence Southwesterly 23.58 feet along said curve to the left (Curve data: Radius= 15.00', Delta= 90°04'30", Chord Bearing and Distance= S44°50'38"W 21.23 feet); thence S00°11'37"E 77.02 feet to a point of curve; thence Southeasterly 43.95 feet along said curve to the left (Curve data: Radius= 28.00', Delta= 89°55'30", Chord Bearing and Distance= S45°09'22"E 39.57 feet); thence N89°52'53"E 18.04 feet; thence S00°11'37"E 28.00 feet; thence S89°52'53"W 120.00 feet; thence N00°11'37"W 28.00 feet; thence N89°52'53"E 17.96 feet to a point of curve; thence Northeasterly 44.02 feet along said curve to the left (Curve data: Radius= 28.00', Delta= 90°04'30", Chord Bearing and Distance= N44°50'38"E 39.62 feet); thence N00°11'37"W 119.96 feet; thence N89°52'53"E 93.11 feet to a point of curve; thence Northeasterly 25.13 feet along said curve to the left (Curve data: Radius= 16.00', Delta= 90°00'00", Chord Bearing and Distance= N44°52'53"E 22.63 feet); thence N00°07'07"W 14.00 feet to the Point of Beginning.





Job No. 2021-139

J.B.F.

7-14-21

**BOUNDARY DESCRIPTION  
FOR  
AFTON KNICKERBOCKER**

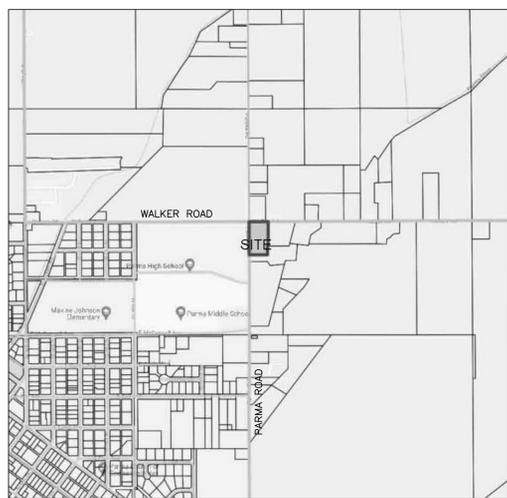
**Well Easement**

Part of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 10, Township 5 North, Range 5 West of the Boise Meridian, Canyon County, Idaho described as:

Commencing at a found Aluminum Cap marking the Northwest corner of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 10, Township 5 North, Range 5 West of the Boise Meridian, Canyon County, Idaho and running thence N89°52'53"E 226.85 feet along the North line of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section; thence S00°11'37"E 206.00 feet to the Point of Beginning; thence S00°11'37"E 20.00 feet; thence S89°52'53"W 20.00 feet; thence N00°11'37"W 20.00 feet; thence N89°52'53"E 20.00 feet to the Point of Beginning.

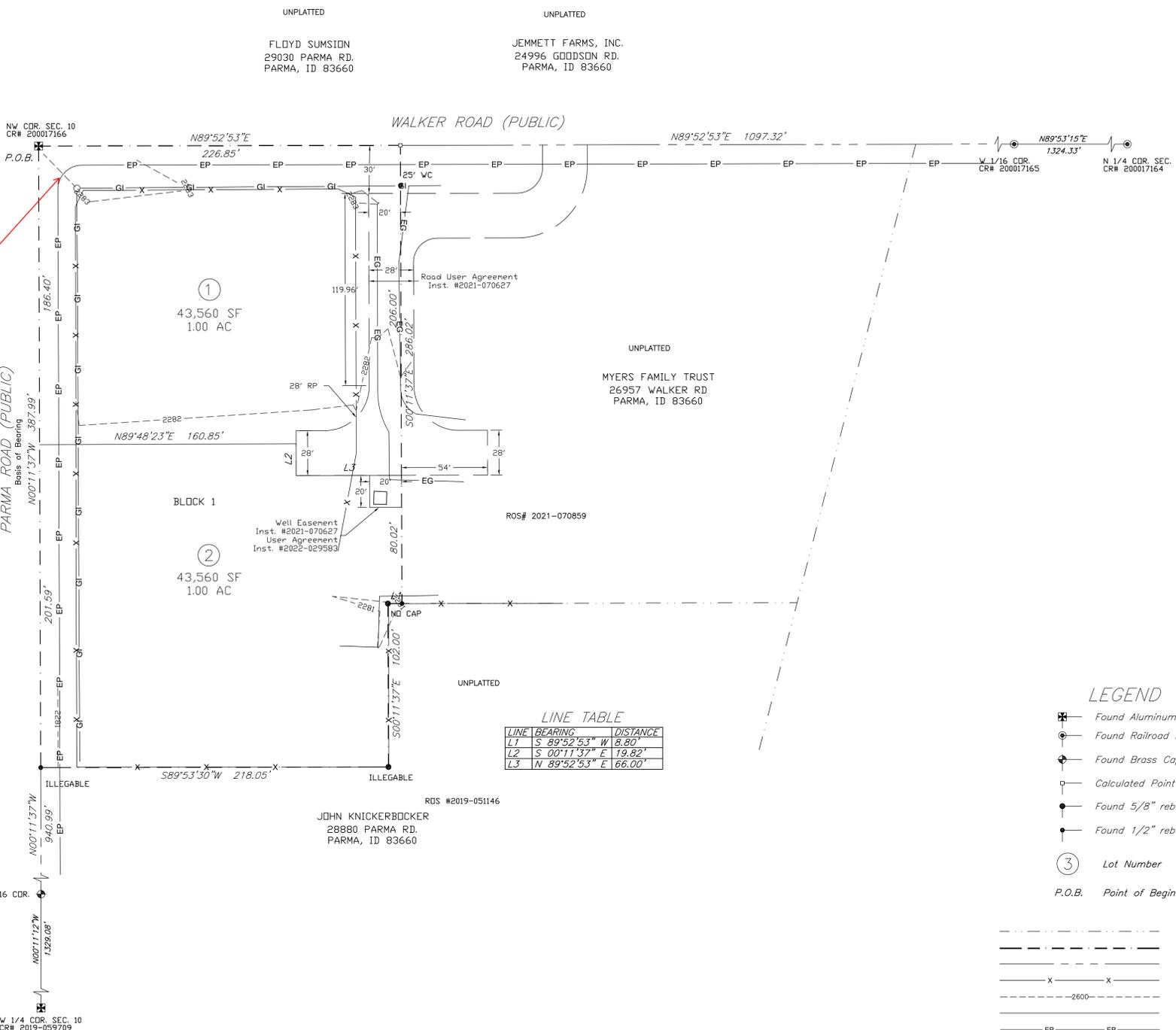


PRELIMINARY PLAT OF  
**POOL ACRES SUBDIVISION**  
 PART OF THE NW 1/4 OF THE NW 1/4 OF  
 SECTION 10, T. 5 N., R. 5 W., B.M.  
 CANYON COUNTY, IDAHO  
 2022



VICINITY MAP  
 SCALE: 1"=1000'

THORNBURGH-SNYDER SUB.  
 BOOK 1, PAGE 30  
 SIBS, LLC.  
 29227 PARMA RD.  
 PARMA, ID 83660



Is there RW to show along either of these streets?  
 from NPHD:  
 50 ft from cl of Parma  
 40 ft from cl of Walker

UNPLATTED  
 PARMA SCHOOL DISTRICT  
 607 E. MCCONNELL AVE  
 PARMA, ID. 83660

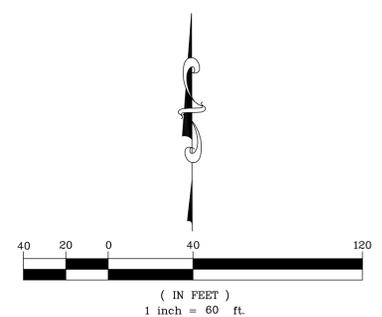
UNPLATTED  
 FLOYD SUMSION  
 29030 PARMA RD.  
 PARMA, ID 83660  
 UNPLATTED  
 JEMMETT FARMS, INC.  
 24996 GOODSON RD.  
 PARMA, ID 83660

UNPLATTED  
 MYERS FAMILY TRUST  
 26957 WALKER RD  
 PARMA, ID 83660

RDS #2019-051146  
 JOHN KNICKERBOCKER  
 28880 PARMA RD.  
 PARMA, ID 83660

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°52'53" W	8.80'
L2	S 00°11'37" E	19.82'
L3	N 89°52'53" E	66.00'



NOTES

- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED, THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- IRRIGATION WATER HAS BEEN PROVIDED FROM FARMER'S COOPERATIVE DITCH COMPANY, IN COMPLIANCE WITH IDAHO CODE 31-3805(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM FARMER'S COOPERATIVE DITCH COMPANY.
- ALL LOT LINES COMMON TO A PRIVATE RIGHT-OF-WAY, SHALL HAVE A TEN (10) FOOT WIDE LANDSCAPE, PROPERTY DRAINAGE, AND PUBLIC UTILITY EASEMENT.
- ALL REAR LOT LINES ADJACENT TO THE SUBDIVISION BOUNDARY, SHALL HAVE A TEN (10) FOOT WIDE PROPERTY DRAINAGE, AND PUBLIC UTILITY EASEMENT UNLESS SHOWN OTHERWISE.
- ALL SIDE YARD LOT LINES AND INTERIOR REAR LOT LINES SHALL HAVE A FIVE (5) FOOT WIDE PROPERTY DRAINAGE, AND PUBLIC UTILITY EASEMENT ON EACH SIDE, AS SHOWN ON THIS MAP.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- DOMESTIC WATER WILL BE PROVIDED THROUGH A COMMUNITY WELL.
- EACH LOT WILL BE REQUIRED TO PROVIDE AN INDIVIDUAL SEPTIC SYSTEM.
- STORM DRAINAGE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR PROPERTY OWNER ON WHICH THE STORM DRAINAGE FACILITY IS CONSTRUCTED IF NO HOMEOWNER'S ASSOCIATION EXISTS. RESPONSIBILITY FOR STORM DRAINAGE FACILITIES INCLUDES ALL MAINTENANCE BOTH ROUTINE AND NON-ROUTINE.

LEGEND

- Found Aluminum Cap
- Found Railroad spike
- Found Brass Cap
- Calculated Point
- Found 5/8" rebar
- Found 1/2" rebar
- Lot Number
- P.O.B. Point of Beginning
- Property Line
- Boundary Line
- Section Line
- X-Fence Line
- Contour Line
- Lot Line
- Edge of Pavement
- Edge of Gravel
- Gravity Irrigation Pipe
- Easement Line

SURVEYOR'S CERTIFICATE

I, JEREMIAH B. FIELDING, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.



JEREMIAH B. FIELDING, P.L.S. IDAHO LICENSE NO. 12220

SITE:  
 CURRENT ZONING: R-1  
 LOT SIZE MIN.: 43,560 SF/1.0 AC  
 TOTAL AREA: 87,120 SF/2.0 AC  
 SITE ADDRESS: 0 WALKER ROAD  
 PARCEL NO. R38859010A0

OWNER/DEVELOPER:  
 TRACI ANN AND SCOTT THEODORE POOL  
 13274 GREENWELL LN.  
 CALDWELL, ID. 83607  
 559-709-7665  
 LAND SURVEYOR:  
 JEREMY FIELDING  
 EAGLE LAND SURVEYING, LLC.  
 106 W. MAIN ST. UNIT D  
 MIDDLETON, ID. 83644  
 208-861-7513

EAGLE LAND SURVEYING, LLC.  
 106 W. MAIN ST. UNIT D, MIDDLETON, ID 83644  
 (208) 861-7513; pls12220@yahoo.com

PRELIMINARY PLAT  
 OF  
 POOL ACRES SUBDIVISION  
 SEC. 10, T. 5 N., R. 5 W., B.M.

REVISED:	3-08-22	SHEET	1
DATE:	4-28-22	PROJECT:	22-068
DRAWN BY:	JBF	CHECKED BY:	JBF
CHECKED BY:	JBF	DATE:	4-28-22
		OF	1