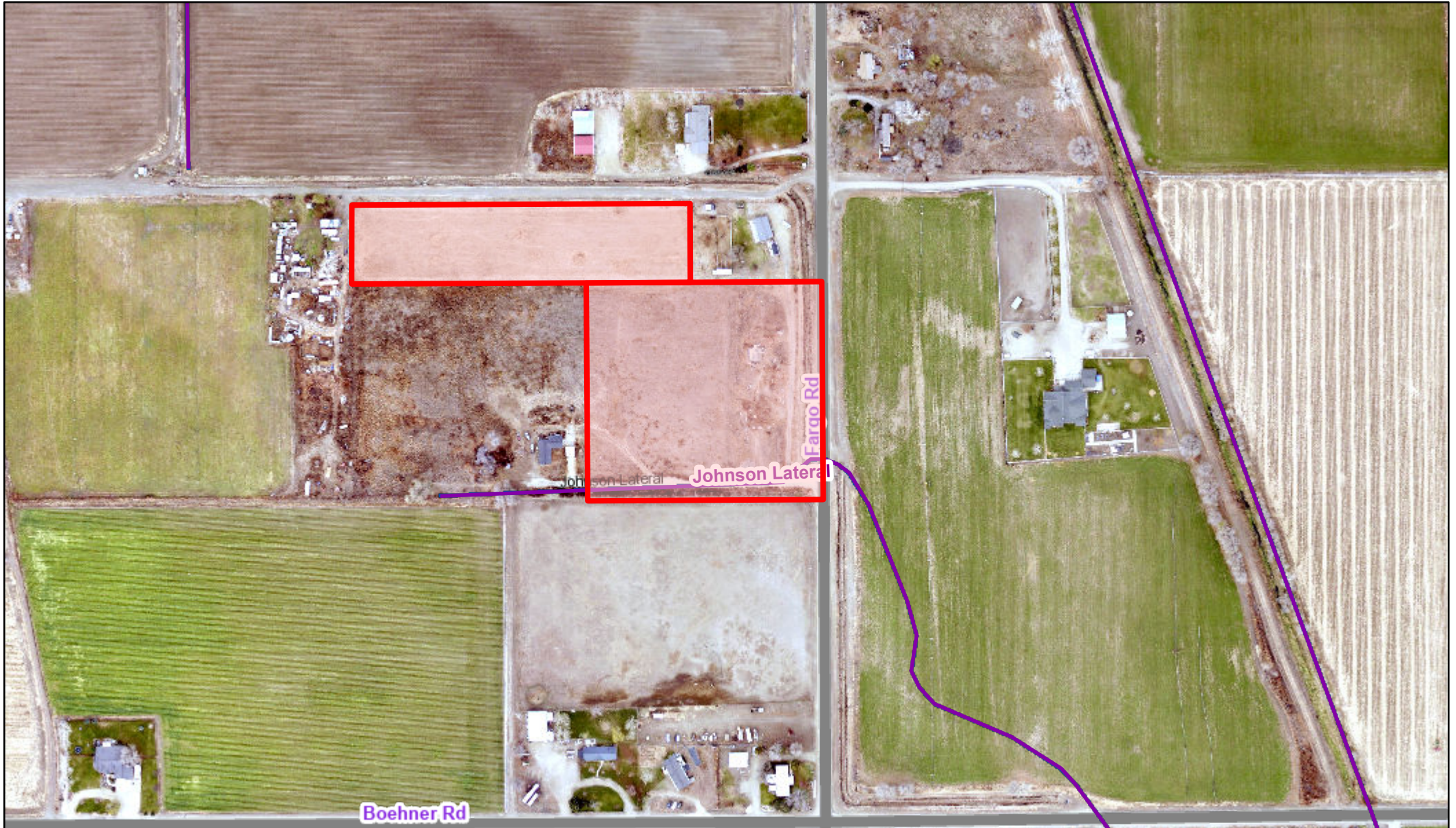


Canyon County, ID Web Map

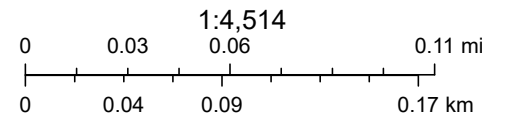


6/30/2023, 10:15:10 AM

- Multiple Parcel Search _Query result
- Hydro_NHDFlowline
- Hydro_NHDFlowline

- CanyonCountyRoads
- Roads
- Canyon County Imagery_2019
- Red: Band_1

- Green: Band_2
- Blue: Band_3



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

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: <i>Roger or Rosetta White</i>
	MAILING ADDRESS: <i>22922 Boehmer Rd. Wilder, ID 83676</i>
	PHONE: [REDACTED] EMAIL: [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: *5/23/2022*

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: <i>Same as above</i>
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: EMAIL:

SITE INFO	STREET ADDRESS: <i>18703 Fargo Road, Wilder, ID 83676</i>
	PARCEL #: <i>R31222011, R31222010A</i> LOT SIZE/AREA: <i>5 acre, 5 acre, 2.6 acre</i>
	LOT: <i>See Survey</i> BLOCK: SUBDIVISION: <i>N/A</i>
	QUARTER: <i>SE</i> SECTION: <i>33</i> TOWNSHIP: <i>4N</i> RANGE: <i>5W</i>
	ZONING DISTRICT: FLOODZONE (YES/NO): <i>No</i>

HEARING LEVEL APPS	<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 type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input checked="" type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input checked="" 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: <i>AD2022-0099-APL</i>	DATE RECEIVED: <i>12/30/22</i>
RECEIVED BY: <i>[REDACTED] Maddy Vander Veen</i>	APPLICATION FEE: <i>\$600</i> <input checked="" type="checkbox"/> MO <input type="checkbox"/> CC CASH

12/27/2022

We are submitting an appeal to the land division request for parcel R37222010A and R37222011.

We are requesting that R37222 and Tyler Clagg's signature be removed from the application as on the original application. Lot R37222 is in Tyler Clagg's name.

Lots R37222010A and R37222011 are to be the only parcels included in the application and belong to the Whites. The lots contain a 2.61 acre and 5 acre parcel. The lot split of the 2, 5 acre parcels were recorded per the country's request. All of these lots are non-viable.

If needed as a condition for the approval, we are requesting a lot line adjustment to join parcel P37222010A and R37222011 as part of the approval as these are both in the White's names. Upon approval of the division, we would like to split them back into 2 parcels so there is no longer an illegal lot split. If required in place of the lot line adjustment, we would like to apply for an approval of an after-the-fact recorded split.

I have attached a copy of the recorded deeds showing the ownership of the properties. A copy of the easement accessing the 2.61 acre lot is also attached.

I have also attached the road user maintenance agreement. If a private road is needed as a condition to approval, that will be completed as well.

Thank you for you work.

Sincerely,

Roger and Rosetta White

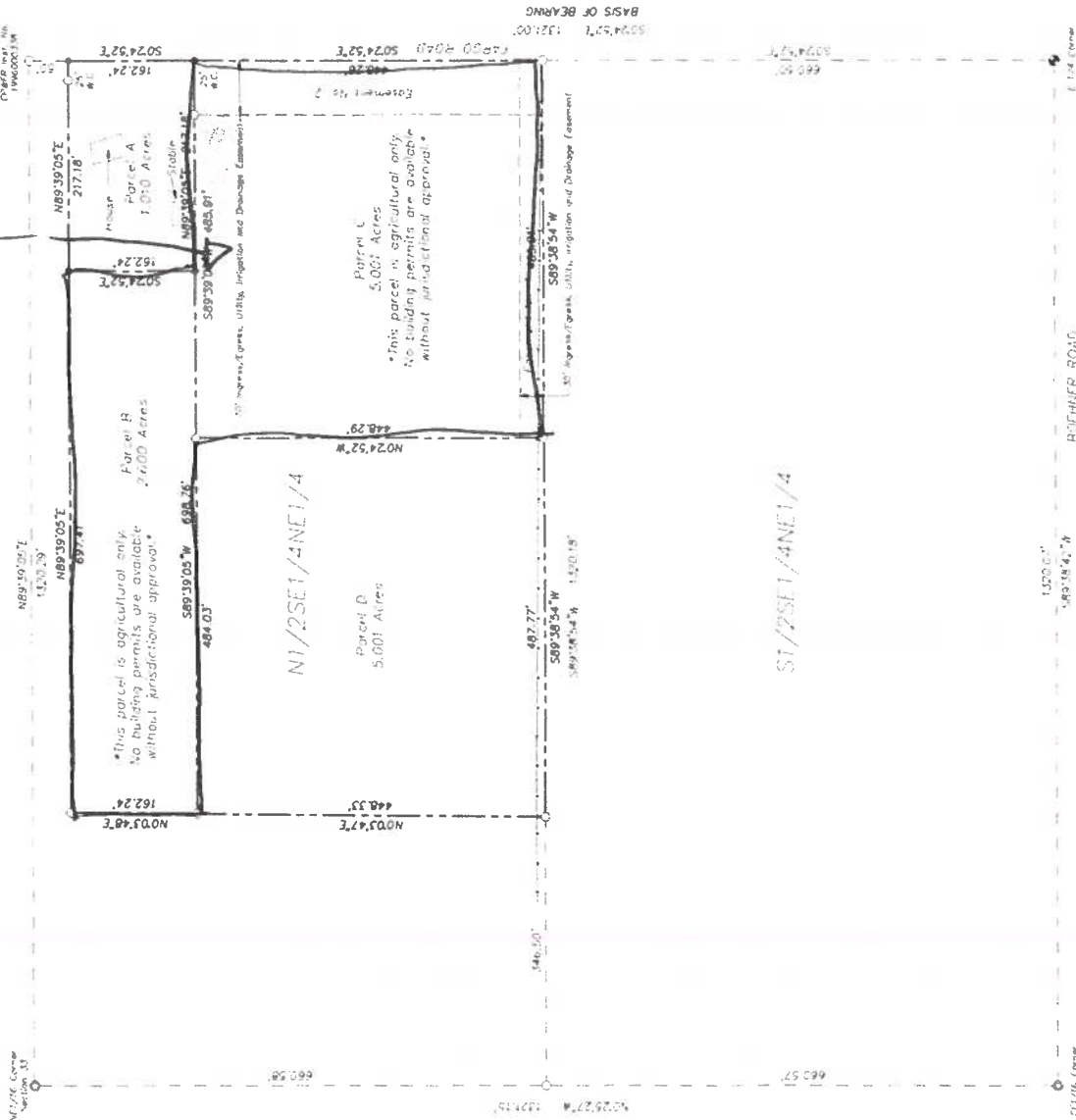


We are requesting a building site on parcel R37222011 and parcel R37222010A. Both of these as well as R37222 are non-viable and pure sand. An attached overhead photo from Canyon County shows the soil as pure sand. The lot to the south has all weeds removed and the soil is a visible, entire field of sand. We have not been able to grow anything on the land and the previous owners have had difficulty and abandoned farming it over 10 years ago. Any agricultural use of the land is extremely difficult. Clustering homes within this area has no effect on any surrounding agriculture use and reduces the need to build on good farm land. The land also has some slope to it but the biggest issue is the pure sand.

RECORD OF SURVEY

A PORTION OF THE N 1/2 SE 1/4 NE 1/4 OF SECTION 33,
TOWNSHIP 4 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO

See attached easement.



Scale: 1" = 100'

LEGEND

- 5/8" REBAR - FOUND
- 1/2" REBAR - FOUND
- 1/2" x 24" REBAR - SET
- MACHINIC #/ALUMINUM W/ASHEP - FOUND
- PROPERTY BOUNDARY LINE
- SECTION/QUAD PART LINE
- REFERENCE LINE
- A.C. WITHIN CORNER

Reference Deeds:
Inst. No. 2016045167

Reference Surveys:
Inst. No. 2017014411
Inst. No. 2016001818
Inst. No. 2014011719

Surveyor's Note:
This survey was performed at the request of Rosetta White to divide the parcel shown. The parcel boundary was retraced for the referenced surveys. Section control was located and held by found. The new line was established at the clients direction.

CERTIFICATION

I, Thomas A. Weiland, 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 direct supervision, that this map is an accurate representation of said survey, and that I am conforming with the Idaho Professional Act, Idaho Code 54-601 through 54-617.



INDEX No. 454-30-F-2-0-00-00

SURVEY FOR

ROSETTA WHITE

Drawn By: JCI
Date: May 5, 2021
Surveyed By: JCI
Job No. MR1221

Skinner
Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83407
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM

CL/TL Corner
Section 33
T4N R5W
1006/001/44

RICHER ROAD

E 1/4 Corner
Section 33
T4N R5W
200001/161





Skinner Land Survey

17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE

May 30, 2022

Legal Description for
Rosetta White
Job No. MR1221

28 Foot Ingress/Egress Easement

This easement lies in the N ½ SE ¼ NE ¼ of Section 33 in Township 4 North, Range 5 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of the N ½ SE ¼ NE ¼, (N1/16E Corner, Section 33);

thence South 00° 24' 52" East along the East boundary of the N ½ SE ¼ NE ¼ a distance of 212.24 feet;

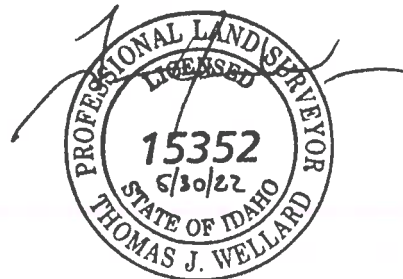
thence South 89°39'05" West, parallel with the North boundary of the N ½ SE ¼ NE ¼, a distance of 70.00 feet to the **TRUE POINT OF BEGINNING**;

thence continuing South 89°39'05" West a distance of 229.18 feet;

thence South 00°24'52" East, parallel with the East boundary of the N ½ SE ¼ NE ¼, a distance of 28.00 feet;

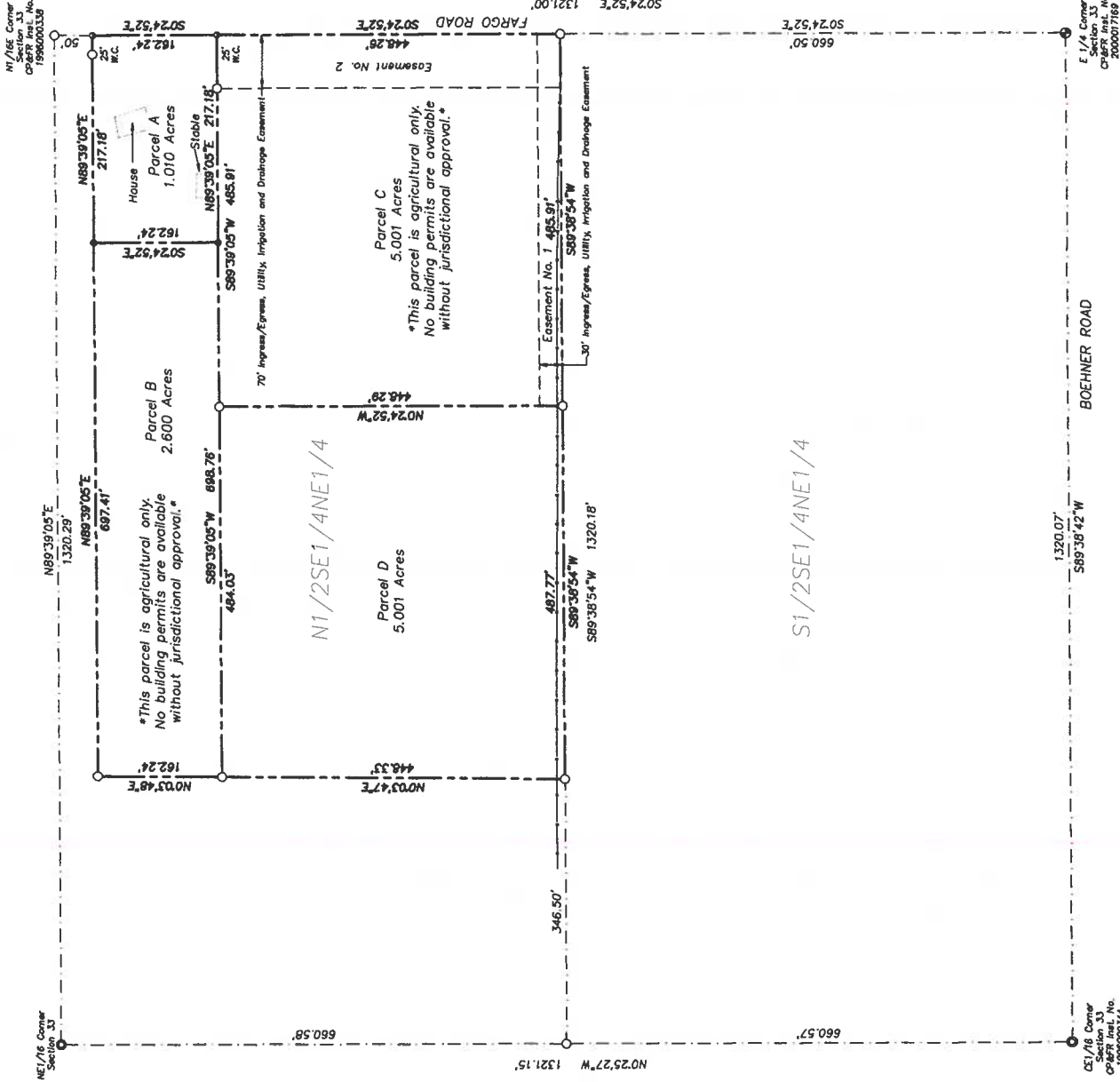
thence North 89°39'05" East, parallel with the North boundary of the N ½ SE ¼ NE ¼, a distance of 229.18 feet;

thence North 00°24'52" West, parallel with the East boundary of the N ½ SE ¼ NE ¼, a distance of 28.00 feet to the **TRUE POINT OF BEGINNING**, said easement being subject to any and all easements and rights of way of record or implied.

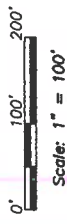


RECORD OF SURVEY

A PORTION OF THE N 1/2 SE 1/4 NE 1/4 OF SECTION 33,
TOWNSHIP 4 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO



2021-033125
RECORDED
05/06/2021 01:02 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
PR 1: PEP DEES \$3,700
SCAN # 08124532100331250610412



Scale: 1" = 100'

LEGEND

- BRASS CAP MONUMENT - FOUND
- 5/8" REBAR - FOUND
- 1/2" REBAR - FOUND
- 1/2" x 24" REBAR - SET
- MAGNAIL W/ ALUMINUM WASHER - FOUND
- PROPERTY BOUNDARY LINE
- - - SECTION/ALIQUOT PART LINE
- FENCE LINE
- W.C. WITNESS CORNER

Surveyor's Narrative:
This survey was performed at the request of Rosetta White to divide the parcel as shown. The parcel boundary was retraced from the referenced surveys. Section control was located and held as found. The new line was established at the clients direction.

CERTIFICATION

I, Thomas J. Wellard, 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 direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1601 through 55-1617.



INDEX No. 454-88-1-2-0-00-00

SURVEY FOR
ROSETTA WHITE

Drawn By: ZCL	 Skinner Land Survey 17642 Sand Hollow Road Caldwell, Idaho 83607 (208)-454-0933 WWW.SKINNERLANDSURVEY.COM
Date: May 3, 2021	
Surveyed By: ZCL	
Job No. MR1221	



Thomas J. Wellard, PLS
Rodney Clark, PE

April 14, 2017

Legal Description for
Rosetta White
Job No. MR2917

Easement 2

This easement lies in the N ½ SE ¼ NE ¼ of Section 33 in Township 4 North, Range 5 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of the N ½ SE ¼ NE ¼, (N1/16E Corner, Section 33), a found ½ inch diameter rebar;

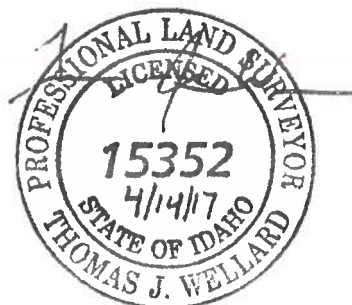
thence South 00° 24' 52" East along the East boundary of the N ½ SE ¼ NE ¼ a distance of 212.24 feet to the **TRUE POINT OF BEGINNING**, a Magnail set with an aluminum washer stamped P.L.S. 15352, witnessed by a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 89° 39' 05" West a distance of 25.00 feet:

thence continuing South 00° 24' 52" East along the East boundary of the N ½ SE ¼ NE ¼ a distance of 448.26 feet to the Southeast corner of the N ½ SE ¼ NE ¼, a found ½ inch diameter rebar;

thence South 89° 38' 54" West along the South boundary of the N ½ SE ¼ NE ¼ a distance of 70.00 feet:

thence North 00° 24' 52" West, parallel with the East boundary of the N ½ SE ¼ NE ¼, a distance of 448.27 feet:

thence North 89° 39' 05" East, parallel with the North boundary of the N ½ SE ¼ NE ¼, a distance of 70.00 feet to the **TRUE POINT OF BEGINNING**, being subject to any and all easements and rights-of-way of record or implied.





Thomas J. Wellard, PLS
Rodney Clark, PE

April 14, 2017

Legal Description for
Rosetta White
Job No. MR2917

Easement 1

This easement lies in the N ½ SE ¼ NE ¼ of Section 33 in Township 4 North, Range 5 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of the N ½ SE ¼ NE ¼, (N1/16E Corner, Section 33), a found ½ inch diameter rebar;

thence South 00° 24' 52" East along the East boundary of the N ½ SE ¼ NE ¼ a distance of 660.50 feet to the **TRUE POINT OF BEGINNING**, the Southeast corner of the N ½ SE ¼ NE ¼, a found ½ inch diameter rebar;

thence South 89° 38' 54" West along the South boundary of the N ½ SE ¼ NE ¼ a distance of 485.91 feet;

thence North 00° 24' 52" West, parallel with the East boundary of the N ½ SE ¼ NE ¼, a distance of 30.00 feet;

thence North 89° 38' 54" East parallel with the South boundary of the N ½ SE ¼ NE ¼ a distance of 485.91 feet to a point on the East boundary of the N ½ SE ¼ NE ¼;

thence South 00° 24' 52" East along the East boundary of the N ½ SE ¼ NE ¼ a distance of 30.00 feet to the **TRUE POINT OF BEGINNING**, being subject to any and all easements and rights-of-way of record or implied.





2017-021268
RECORDED
05/25/2017 03:52 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=8 MBROWN \$31.00
TYPE: AGR
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

Canyon County Recorder's Office Cover Page

RUMA for
Esmt 1 (30') &
Esmt 2 (70')
2017-021268

ROAD USERS MAINTENANCE AGREEMENT

This agreement is understood to apply to any and all new or future purchasers or owners of properties listed and described below and is dated on this 24th day of May in they year of 2017
By and Between Tyler Clagg and Roger White and Rosetta White.

This agreement is to be understood to be a Road Users Maintenance Agreement for usage of a certain roadway more described in a "Record of Survey, attached as "Exhibit B" and "Exhibit A" attached." This ingress and egress roadway usage and said Road Users Maintenance Agreement applies to the 30 and 70 Foot Ingress/Egress and Utility Easement for said roadway.

The agreement more particularly applies to all new of future purchasers or owners of Parcel 1, 2 or 3.

Whereas, each parcel of property includes and is subject to a permanent easement or right of way for ingress and egress, each owner of said parcels agrees to following Road Users Maintenance Agreement to maintain said roadway access their properties:

1) That all owner of the above described parcels shall contribute to road maintenance expenses of the above described roadway as follows:

(a) Each new or future owner of said parcels agree to share equal maintenance and repair costs of said roadway beginning where road meets Fargo.

2) No party hereto is authorized to or shall expect any other party to contribute to improvement by placing gravel or asphalt on the road without prior written agreement of all other.

3) Any party making use of the roadway in such a manner of equipment that does significant damage is at their expense or must be repaired.

4) The parties hereto agree to pay their share of the expenses of widening of the roadway, drainage ditches, conduits, tiles, or culverts required by any local authority in order to assure safe passable conditions of said roadway.

5) Owner of parcel 1 to have utility access to power pole. *on the northeast corner*

This Road Users Maintenance Agreement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their heirs, executors, administrations, successors, and assigns. This said Road Users Maintenance Agreement shall be binding on any new or future purchasers or owners of said parcels and or any future purchasers or owner of any division of said parcels.

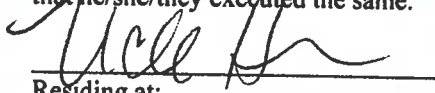
Tyler Clagg
Tyler Clagg

Roger White
Roger White

Rosetta White
Rosetta White

State of Idaho, County of Canyon

On this 24th day of May in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Rosetta White and Roger White and Tyler Clagg known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

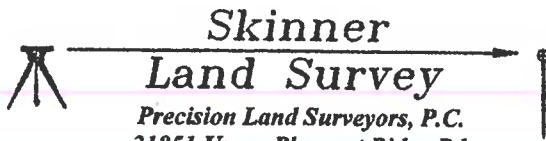


Residing at: _____

Commission Expires: _____

RESIDING IN CALDWELL, IDAHO
MY COMMISSION EXPIRES 12-2-2022





**Skinner
Land Survey**
Precision Land Surveyors, P.C.
21851 Upper Pleasant Ridge Rd.
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE

April 14, 2017

Legal Description for
Rosetta White
Job No. MR2917

Parcel 1

This parcel is a portion of the N ½ SE ¼ NE ¼ of Section 33 in Township 4 North, Range 5 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of the N ½ SE ¼ NE ¼, (N1/16E Corner, Section 33), a found ½ inch diameter rebar;

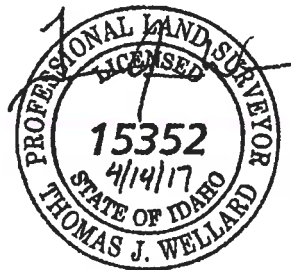
thence South 00° 24' 52" East along the East boundary of the N ½ SE ¼ NE ¼ a distance of 50.00 feet to the **TRUE POINT OF BEGINNING**, a Magnail set with an aluminum washer stamped P.L.S. 15352 witnessed by a found ½ inch diameter rebar bearing South 89° 39' 05" West a distance of 25.00 feet;

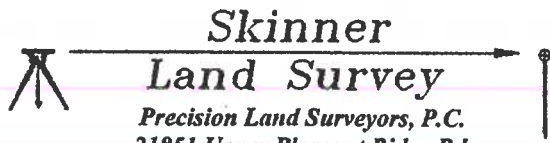
thence South 00° 24' 52" East along the East boundary of the N ½ SE ¼ NE ¼ a distance of 162.24 feet to a point witnessed by a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 89° 39' 05" West a distance of 25.00 feet;

thence South 89° 39' 05" West, parallel with the North boundary of the N ½ SE ¼ NE ¼, a distance of 969.94 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 00° 03' 48" East a distance of 162.24 feet to a found ½ inch diameter rebar;

thence North 89° 39' 05" East, parallel with the North boundary of the N ½ SE ¼ NE ¼, a distance of 968.59 feet to the **TRUE POINT OF BEGINNING**, containing 3.610 acres, more or less and subject to any and all easements and rights-of-way of record or implied.





Skinner
Land Survey
Precision Land Surveyors, P.C.
21851 Upper Pleasant Ridge Rd.
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE

April 14, 2017

Legal Description for
Rosetta White
Job No. MR2917

Parcel 2

This parcel is a portion of the N ½ SE ¼ NE ¼ of Section 33 in Township 4 North, Range 5 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of the N ½ SE ¼ NE ¼, (N1/16E Corner, Section 33), a found ½ inch diameter rebar;

thence South 00° 24' 52" East along the East boundary of the N ½ SE ¼ NE ¼ a distance of 212.24 feet to the **TRUE POINT OF BEGINNING**, a Magnail set with an aluminum washer stamped P.L.S. 15352, witnessed by a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 89° 39' 05" West a distance of 25.00 feet;

thence South 00° 24' 52" East along the East boundary of the N ½ SE ¼ NE ¼ a distance of 448.26 feet to the Southeast corner of the N ½ SE ¼ NE ¼, a found ½ inch diameter rebar;

thence South 89° 38' 54" West along the South boundary of the N ½ SE ¼ NE ¼ a distance of 485.91 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 00° 24' 52" West, parallel with the East boundary of the N ½ SE ¼ NE ¼, a distance of 448.29 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 89° 39' 05" East, parallel with the North boundary of the N ½ SE ¼ NE ¼, a distance of 485.91 feet to the **TRUE POINT OF BEGINNING**, containing 5.001 acres, more or less and subject to any and all easements and rights-of-way of record or implied.



Page 1 of 1



**Skinner
Land Survey**
Precision Land Surveyors, P.C.
21851 Upper Pleasant Ridge Rd.
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE

April 14, 2017

Legal Description for
Rosetta White
Job No. MR2917

Parcel 3

This parcel is a portion of the N ½ SE ¼ NE ¼ of Section 33 in Township 4 North, Range 5 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of the N ½ SE ¼ NE ¼, (N1/16E Corner, Section 33), a found ½ inch diameter rebar;

thence South 00° 24' 52" East along the East boundary of the N ½ SE ¼ NE ¼ a distance of 660.50 feet to the Southeast corner of the N ½ SE ¼ NE ¼, a found ½ inch diameter rebar;

thence South 89° 38' 54" West along the South boundary of the N ½ SE ¼ NE ¼ a distance of 485.91 feet to the **TRUE POINT OF BEGINNING**, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence continuing South 89° 38' 54" West a distance of 487.77 feet to a found ½ inch diameter rebar;

thence North 00° 03' 47" East a distance of 448.33 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 89° 39' 05" East, parallel with the North boundary of the N ½ SE ¼ NE ¼, a distance of 484.03 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00° 24' 52" East, parallel with the East boundary of the N ½ SE ¼ NE ¼, a distance of 448.29 feet to the **TRUE POINT OF BEGINNING**, containing 5.001 acres, more or less and subject to any and all easements and rights-of-way of record or implied.



Page 1 of 1

Skinner
Land Survey

Precision Land Surveyors, P.C.
 21851 Upper Pleasant Ridge Rd.
 Caldwell, Idaho 83607
 (208)454-0933
 WWW.SKINNERLANDSURVEY.COM
 surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE

April 14, 2017

Legal Description for
 Rosetta White
 Job No. MR2917

Easement 1

This easement lies in the N ½ SE ¼ NE ¼ of Section 33 in Township 4 North, Range 5 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

- COMMENCING at the Northeast corner of the N ½ SE ¼ NE ¼, (N1/16E Corner, Section 33), a found ½ inch diameter rebar;
- thence South 00° 24' 52" East along the East boundary of the N ½ SE ¼ NE ¼ a distance of 660.50 feet to the **TRUE POINT OF BEGINNING**, the Southeast corner of the N ½ SE ¼ NE ¼, a found ½ inch diameter rebar;
- thence South 89° 38' 54" West along the South boundary of the N ½ SE ¼ NE ¼ a distance of 485.91 feet;
- thence North 00° 24' 52" West, parallel with the East boundary of the N ½ SE ¼ NE ¼, a distance of 30.00 feet;
- thence North 89° 38' 54" East parallel with the South boundary of the N ½ SE ¼ NE ¼ a distance of 485.91 feet to a point on the East boundary of the N ½ SE ¼ NE ¼;
- thence South 00° 24' 52" East along the East boundary of the N ½ SE ¼ NE ¼ a distance of 30.00 feet to the **TRUE POINT OF BEGINNING**, being subject to any and all easements and rights-of-way of record or implied.



Skinner
Land Survey
Precision Land Surveyors, P.C.
21851 Upper Pleasant Ridge Rd.
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE

April 14, 2017

Legal Description for
Rosetta White
Job No. MR2917

Easement 2

This easement lies in the N ½ SE ¼ NE ¼ of Section 33 in Township 4 North, Range 5 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of the N ½ SE ¼ NE ¼, (N1/16E Corner, Section 33), a found ½ inch diameter rebar;

thence South 00° 24' 52" East along the East boundary of the N ½ SE ¼ NE ¼ a distance of 212.24 feet to the **TRUE POINT OF BEGINNING**, a Magnail set with an aluminum washer stamped P.L.S. 15352, witnessed by a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 89° 39' 05" West a distance of 25.00 feet;

thence continuing South 00° 24' 52" East along the East boundary of the N ½ SE ¼ NE ¼ a distance of 448.26 feet to the Southeast corner of the N ½ SE ¼ NE ¼, a found ½ inch diameter rebar;

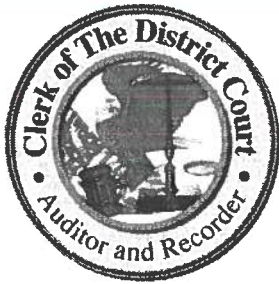
thence South 89° 38' 54" West along the South boundary of the N ½ SE ¼ NE ¼ a distance of 70.00 feet;

thence North 00° 24' 52" West, parallel with the East boundary of the N ½ SE ¼ NE ¼, a distance of 448.27 feet;

thence North 89° 39' 05" East, parallel with the North boundary of the N ½ SE ¼ NE ¼, a distance of 70.00 feet to the **TRUE POINT OF BEGINNING**, being subject to any and all easements and rights-of-way of record or implied.



Page 1 of 1



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



*Deeding R37222
from Rosetta to Tyler
2022-055681*

2022-055681

RECORDED

12/28/2022 04:28 PM



00738845202200556810020026

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 JWINSLOW

\$15.00

DEED

ROSETTA WHITE

QUITCLAIM DEED

FOR VALUE RECEIVED, Rosetta White does hereby convey, release, remise and forever quit claim unto Tyler Clagg whose current address is:
18701 Fargo Road, Wilder

the following described premises:

This parcel is a portion of the N ½ SE ¼ NE ¼ of Section 33 in Township 4 North, Range 5 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of the N ½ SE ¼ NE ¼, (N1/16E Corner, Section 33), a found ½ inch diameter rebar;

thence South 00° 24' 52" East along the East boundary of the N ½ SE ¼ NE ¼ a distance of 660.50 feet to the Southeast corner of the N ½ SE ¼ NE ¼, a found ½ inch diameter rebar;

thence South 89° 38' 54" West along the South boundary of the N ½ SE ¼ NE ¼ a distance of 485.91 feet to the **TRUE POINT OF BEGINNING**, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence continuing South 89° 38' 54" West a distance of 487.77 feet to a found ½ inch diameter rebar;

thence North 00° 03' 47" East a distance of 448.33 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 89° 39' 05" East, parallel with the North boundary of the N ½ SE ¼ NE ¼, a distance of 484.03 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00° 24' 52" East, parallel with the East boundary of the N ½ SE ¼ NE ¼, a distance of 448.29 feet to the **TRUE POINT OF BEGINNING**, containing 5.001 acres, more or less and subject to any and all easements and rights-of-way of record or implied.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 12/27/2022

By: Rosetta White

Rosetta White

State of Washington County of Spokane

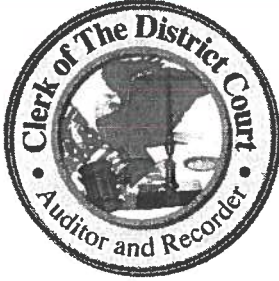
This record was acknowledged before me on Dec. 27th 2022 by

Candice Anderson
Candice Anderson

Signature of notary public

Commission Expires: 02/03/26

Notary Public
State of Washington
Candice Anderson
Commission No. 22010476
Commission Expires 02-03-26



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



2022-055682

RECORDED

12/28/2022 04:29 PM



00738846202200556820020023

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 JWINSLOW

\$15.00

DEED

ROSETTA WHITE

Deeding R3722200A
(kind of) from Tyler
to Rosetta

2022-055682

QUITCLAIM DEED

FOR VALUE RECEIVED, Tyler Clagg does hereby convey, release, remise and forever quit claim unto Roger + Rosetta White whose current address is:

22922 Bochner Road, Wilder

the following described premises:

This parcel is a portion of the N ½ SE ¼ NE ¼ of Section 33 in Township 4 North, Range 5 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of the N ½ SE ¼ NE ¼, (N1/16E Corner, Section 33), a found ½ inch diameter rebar;

thence South 00° 24' 52" East along the East boundary of the N ½ SE ¼ NE ¼ a distance of 50.00 feet to a found Magnail witnessed by a found ½ inch diameter rebar bearing South 89° 39' 05" West a distance of 25.00 feet;

thence South 89° 39' 05" West, parallel with the North boundary of the N ½ SE ¼ NE ¼, a distance of 217.18 feet to the **TRUE POINT OF BEGINNING**, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00° 24' 52" East, parallel with the East boundary of the N ½ SE ¼ NE ¼, a distance of 162.24 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 89°39'05" West, parallel with the North boundary of the N ½ SE ¼ NE ¼, a distance of 698.76 feet to a found ½ inch diameter rebar;

thence North 00°03'48" East a distance of 162.24 feet to a found ½ inch diameter rebar;

thence North 89°39'05" East, parallel with the North boundary of the N ½ SE ¼ NE ¼, a distance of 697.41 feet to the **TRUE POINT OF BEGINNING**, said parcel being 2.600 Acres more or less, and being subject to any and all easements and rights of way of record or implied.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 12-28-22

By: Tyler Clagg
Tyler Clagg

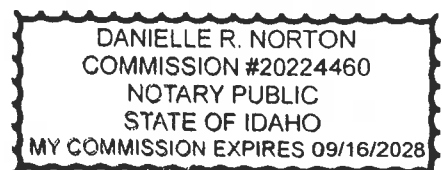
State of IDAHO, County of Canyon

This record was acknowledged before me on December 23, 2022 by

Danielle Norton

Signature of notary public

Commission Expires: 9/16/2028



APPEAL 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



APPEAL: An appeal must be filed within 15 calendar days of the date the FCO's (Finding of facts, conclusions of law and order) were signed or the date the final decision for a Director's Decision was signed. **CCZO 07-05-05 & 07-05-07**

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

<input checked="" type="checkbox"/>	Master Application completed and signed
<input checked="" type="checkbox"/>	Detailed letter fully describing the reasons for an appeal.
<input checked="" type="checkbox"/>	\$600 non-refundable fee

1. An Appeal will be heard in a public hearing before the Board of County Commissioners.

PROCESS: PUBLIC HEARING

Canyon County Development Services
111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyonco.org

Planning Division Email: zoninginfo@canyonco.org

Receipt Number: 77580

Date: 12/30/2022

Date Created: 12/30/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Roger White

Comments: AD2022-0099-APL

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Any Decision Appealed to the Board	AD2022-0099-APL	\$600.00	\$0.00	\$0.00

Sub Total: \$600.00

Sales Tax: \$0.00

Total Charges: \$600.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	3910	\$600.00

Total Payments: \$600.00

ADJUSTMENTS

Receipt Balance: \$0.00