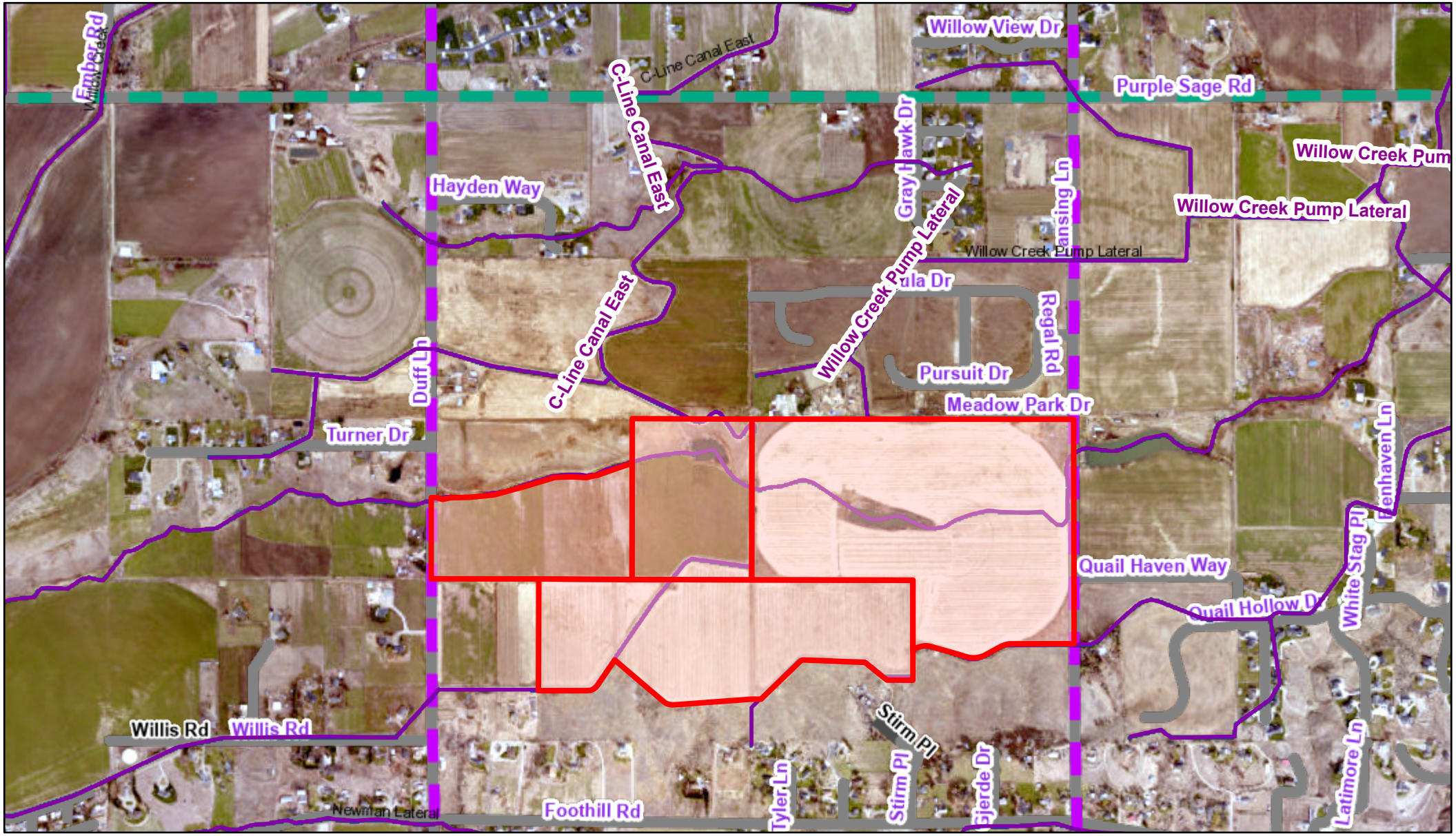
Canyon County, ID Web Map



6/23/2023, 2:49:03 PM

Multiple Parcel Search _Query result

Hydro_NHDFlowline

Hydro_NHDFlowline

CC_PrivateRoads

CanyonCountyRoads

Roads

ITDFunctionalClassification

Major Collector

Minor Arterial

Canyon County Imagery_2019

Red: Band_1

Green: Band_2

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, 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, METI/NASA, 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: Middleton 187, LLC
	MAILING ADDRESS: PO Box 140298 Boise, ID 83714
	PHONE: (208) 941-8607 EMAIL: pm.tccinc@gmail.com

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: _____ *Date:* 10/26/21

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Alec Egurrola
	COMPANY NAME: T-O Engineers
	MAILING ADDRESS: 332 N. Broadmore Way Nampa, ID 83687
	PHONE: (208) 442-6300 EMAIL: aegurrola@to-engineers.com

SITE INFO	STREET ADDRESS:
	PARCEL #: R3759700000, R3760500000 R3760201000, R3760501000 LOT SIZE/AREA: +/- 217 acres
	LOT: BLOCK: SUBDIVISION:
	QUARTER: North 1/2 SECTION: 33 TOWNSHIP: 5N RANGE: 2W
	ZONING DISTRICT: AG FLOODZONE (YES/NO): NO

HEARING LEVEL APPS	____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 Hillside Development

CASE NUMBER: RZ2021-0056	DATE RECEIVED: 11-10-21
RECEIVED BY: SD2021-0059	APPLICATION FEE: CK MO CC CASH

$850.00
$100.00 Impact
$4,820.00 Lots
$1,440.00 Sub
$6360.00

Revised 1/3/21

T-O ENGINEERS

July 23rd, 2021

RE: Notice of Neighborhood Meeting - Zoning Amendment and Preliminary Plat

Dear Neighbor,

I am writing to inform you of a proposed rezone and preliminary plat application for Farmington Hills Subdivision. There will be an in-person meeting for neighbors to present any questions or feedback upon presentation. This meeting will be held on site at the SW corner of Lansing Ln & Meadow Park St (see attached) on **Tuesday, August 3rd, 2021, at 5:30 PM.** Formal hearings will follow at the Canyon County Planning & Zoning Commission with such notices sent to you from Canyon County when the hearing date approaches.

Project Summary:

The preliminary plat application concerns parcels: R3759700000, R3760201000, R3760500000, and R376050100 (+/- 217 acres) in Middleton, Idaho located north of Foothill Rd, between Duff Ln & Lansing Ln. Zoning is proposed to change from agricultural (AG) to R-2 (medium-density residential). A preliminary plat is required for the development of the parcel, along with a rezone application.

The ±217-acre development is planned to be split into 434 buildable lots with ±20 common lots, providing open space. The average single-family lot size will be ±1/3 (one-third) acre in size, with each lot supplied with pressure irrigation service and city sewer and water. Future annexation into City of Middleton is planned. A public park with the existing pond may be included with the development.

Please see the attached neighborhood meeting location and site plan for your reference. We look forward to your comments and questions at our meeting. Please feel free to contact me for additional information.

Sincerely,

T-O Engineers

Alec Egurrola

Alec Egurrola
Land Use Planner
(208) 442-6300
aegurrola@to-engineers.com

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:	Parcel Number: R3759700000, R3760201000, R3760501000, R3760500000	
City: Middleton	State: ID	ZIP Code: 83644
Notices Mailed Date: 07/23/2021	Number of Acres: ± 217	Current Zoning: AG
Description of the Request: subdivision pre plat & zoning map amendment		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Alec Egurrola		
Company Name: T-O Engineers		
Current address: 332 N. Broadmore Way		
City: Nampa	State: ID	ZIP Code: 83687
Phone: (208) 442-6300	Cell:	Fax:
Email: aegurrola@to-engineers.com		

MEETING INFORMATION

DATE OF MEETING: 08/03/2021	MEETING LOCATION: On site: SW of Meadow Park & Lansing
MEETING START TIME: 5:30 PM	MEETING END TIME:

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Peggy Bayne	Peggy Bayne	23936 View Crest Middleton
2. Bruce Bayne	"	"
3. A Resident in the Area		
4. Brady Simon	[illegible]	
5. Jackie Grayson		24503 Lansing
6. Bart Grayson		24503 Lansing
7. Josh L. Smith		Middleton Rd
8. Foothill Rd Resident		
9. Terri Hall		24199 Lansing

Revised 11/25/20

10.	Todd Campbell	13864 W. Meadowdale St Boise, ID 83714
11.	Dean Waite	4883 Nyslon Vy Boise ID 83713
12.	MARK GRAVIET	Porsuit LANE, CASCADE Falls Sub
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Alec Egurrola - T.O Engineers

APPLICANT/REPRESENTATIVE (Signature): Alec Egurrola

DATE: 10 / 07 / 21

T-O ENGINEERS

July 23rd, 2021

RE: Notice of Neighborhood Meeting - Zoning Amendment and Preliminary Plat

Dear Neighbor,

I am writing to inform you of a proposed rezone and preliminary plat application for Farmington Hills Subdivision. There will be an in-person meeting for neighbors to present any questions or feedback upon presentation. This meeting will be held on site at the SW corner of Lansing Ln & Meadow Park St (see attached) on **Tuesday, August 3rd, 2021, at 5:30 PM.** Formal hearings will follow at the Canyon County Planning & Zoning Commission with such notices sent to you from Canyon County when the hearing date approaches.

Project Summary:
The preliminary plat application concerns parcels: R3759700000, R3760201000, R3760500000, and R376050100 (+/- 217 acres) in Middleton, Idaho located north of Foothill Rd, between Duff Ln & Lansing Ln. Zoning is proposed to change from agricultural (AG) to R-2 (medium-density residential). A preliminary plat is required for the development of the parcel, along with a rezone application.

The ±217-acre development is planned to be split into 434 buildable lots with ±20 common lots, providing open space. The average single-family lot size will be ±1/3 (one-third) acre in size, with each lot supplied with pressure irrigation service and city sewer and water. Future annexation into City of Middleton is planned. A public park with the existing pond may be included with the development.

Please see the attached neighborhood meeting location and site plan for your reference. We look forward to your comments and questions at our meeting. Please feel free to contact me for additional information.

Sincerely,

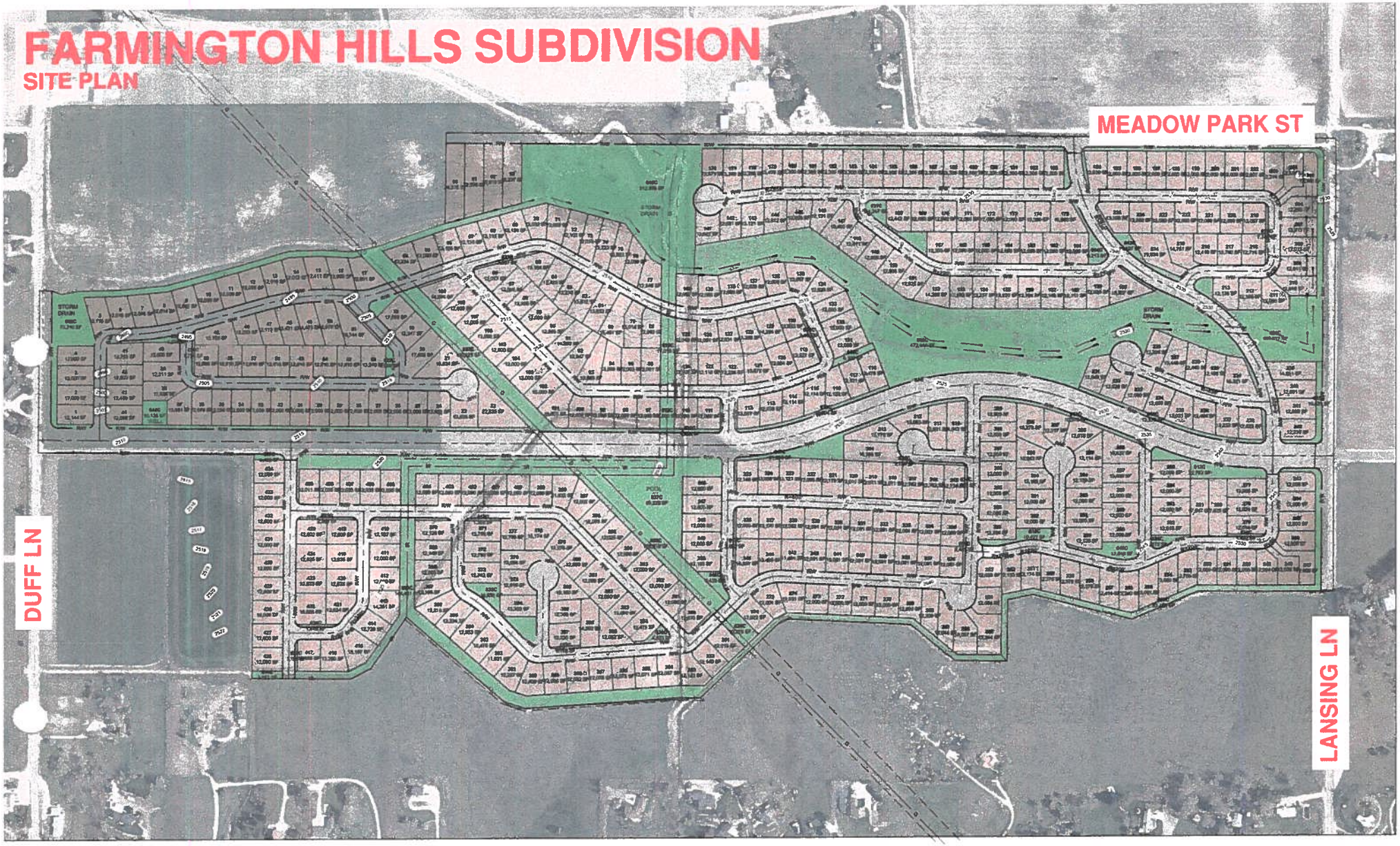
T-O Engineers

Alec Egurrola

Alec Egurrola
Land Use Planner
(208) 442-6300
aegurrola@to-engineers.com

FARMINGTON HILLS SUBDIVISION

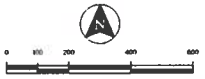
SITE PLAN



FARMINGTON HILLS SUBDIVISION

T-O ENGINEERS
332 N BROADMORE WAY
NAMPA, IDAHO 83687
PHONE (208) 442-4200
WWW.TO-ENGINEERS.COM

Farmington Hills Neighborhood Meeting
Location: SW Corner of Lansing Ln. and Meadow Park St.
Tuesday, September 28, 2021, 5:30 p.m.



T-O ENGINEERS
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
PHONE (208) 442-8300
WWW.T-O-ENGINEERS.COM

T-O ENGINEERS

Neighborhood Meeting Sign-In Sheet

Project: Farmington Hills Subdivision **Date:** September 28th, 2021 **Start Time:** 5:30 PM

Location: On site: SW Corner of Meadow Park Ave & Lansing Ln **End Time:** 7:00 PM

First & Last Name	Address	Email
1. Karen + Duane Perry	Tyler Ln	
2. Lynda Cavallo	24590 Blaze Ave.	DairySmartInc@gmail.com
3.		
4.		
5.		
6.		
7.		
8.		
9.		

332 N. Broadmore Way | Nampa, ID 83687 | P: 208.442.6300 | to-engineers.com

10.
11.

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NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Alec Egurrola

APPLICANT/REPRESENTATIVE (Signature): Alec Egurrola

DATE: 10 / 07 / 21

TitleOne
a title & escrow co.

Order Number: 21401900

2021-018839
RECORDED
03/16/2021 08:48 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 SCARDENAS $15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

Warranty Deed

For value received,

Winter Hills Investments, LLC, an Idaho limited liability company

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

Middleton 187 LLC, an Idaho limited liability company

whose current address is P.O. Box 140298 Boise, ID 83714

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

Parcel 1

This parcel is a portion of the N1/2SW1/4 of Section 33 in Township 5 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

Commencing at the Northwest corner of the N1/2SW1/4 (W1/4 corner, Section 33), a found 5/8 inch diameter rebar; thence
South 00°00'58" East along the West boundary of the N1/2SW1/4 a distance of 650.50 feet to the True Point of Beginning, a point on a drain ditch witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 89°59'02" East a distance of 30.00 feet; thence traversing said drain ditch as follows:
North 89°59'02" East a distance of 47.50 feet;
South 72°13'11" East a distance of 46.25 feet;
North 78°37'42" East a distance of 63.34 feet;
North 88°09'58" East a distance of 163.37 feet;
North 84°29'17" East a distance of 199.16 feet;

North 74°41'40" East a distance of 292.69 feet;
North 73°14'44" East a distance of 228.33 feet;
North 87°32'04" East a distance of 130.61 feet;
South 87°11'25" East a distance of 127.20 feet;
North 78°26'19" East a distance of 96.55 feet;
North 70°43'40" East a distance of 301.57 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352; thence leaving said drain ditch and bearing
South 00°03'31" West a distance of 953.59 feet to a point on the South boundary of the N1/2SW1/4, a found 5/8 inch diameter rebar; thence
North 89°56'42" West along said South boundary a distance of 1651.74 feet to the Southwest corner of the N1/2SW1/4, a found G.L.O. brass cap monument; thence
North 00°00'58" West along the West boundary of the N1/2SW1/4 a distance of 667.92 feet to the True Point of Beginning.

Parcel 2

A parcel of land located in the South half of Section 33, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of Section 33, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho; thence
South 00°02'41" East 2637.50 feet along the West line of said Section 33 to the Northwest corner of the SW1/4 of said Section 33 (W1/4 corner); thence along the North line of said SW1/4
South 89°56'36" East 1653.46 feet to a point; thence
South 00°01'54" West 1317.54 feet to a point on the North line of the S1/2SW1/4, the Real Point of Beginning of this description; thence along said North line
South 89°58'26" East 983.23 feet to the Northeast corner of the S1/2SW1/4; thence
South 89°50'09" East 1324.77 feet to the Northeast corner of the SW1/4SE1/4 of said Section 33; thence
South 00°03'45" East 819.91 feet along the East line of said SW1/4SE1/4 to a point being 500 feet North of the Southeast corner of said SW1/4SE1/4; thence
North 89°42'39" West 213.08 feet parallel to the South line of said SW1/4SE1/4 to a point; thence along the Southerly bank of the W.C.P. lateral the following: thence
North 51°27'30" West 232.01 feet to a point; thence
North 87°51'11" West 498.84 feet to a point of curvature; thence along a curve to the left
40.23 feet, said curve having a radius of 50.00 feet, a central angle of 46°05'48", tangents of 21.27 feet, and a chord which bears South 69°05'54" West 39.15 feet to a point of tangency; thence
South 46°03'00" West 443.51 feet to a point; thence
North 89°53'52" West leaving said Southerly bank 78.50 feet to a point on the West line of said SW1/4SE1/4; thence along a line just South of a concrete ditch the following: thence
South 85°41'30" West 640.13 feet to a point of curvature; thence along a curve to the right
93.31 feet, said curve having a radius of 120.00 feet, a central angle of 44°33'14", tangents of 49.16 feet, and a chord which bears North 72°01'53" West 90.98 feet to a point of tangency; thence
North 49°45'16" West 523.30 feet to a point on the Southerly bank of the C.E. 21.1 canal; thence along the Southerly bank of said C.E. 21.1 canal the following: thence
South 34°24'00" West 251.95 feet to a point of curvature; thence along a curve to the right
97.00 feet, said curve having a radius of 100.00 feet, a central angle of 55°34'33", tangent of 52.70 feet, and a chord which bears South 62°11'17" West 93.24 feet to a point of tangency; thence
South 89°58'34" West 403.37 feet to a point; thence
North 00°02'41" West 915.32 feet to a point on the North line of the S1/2SW1/4; thence
South 89°58'26" East 771.70 feet along said North line to the Real Point of Beginning of this description.

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.

Dated: March 8, 2021

Winter Hills Investments, LLC, an Idaho limited liability company

Robert Brian Burnett, managing member

State of Idaho, County of Ada, ss.

On this 9 day of March 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert Brian Burnett, known or identified to me to be a managing member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

Notary Public for Idaho
Residing In: Melba, ID
My Commission Expires: 10/23/2024

TIMOTHY CARROLL
COMMISSION #20203955
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/23/2026

TitleOne
a title & escrow co.

Order Number: 21401997

2021-018848
RECORDED
03/16/2021 09:05 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=5 SCARDENAS $15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

Warranty Deed

For value received,

Kelly George Fulfer, a married man as his sole and separate property, as to an undivided 29% tenants in common interest; Robert Brian Burnett, a married man as his sole and separate property, as to an undivided 42% tenants in common interest and Lansing Bluff Group, LLC, an Idaho limited liability company as to an undivided 29% tenants in common interest

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

Middleton 187 LLC, an Idaho limited liability company

whose current address is P.O. Box 140298 Boise, ID 83714

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

This parcel is a portion of the N 1/2 SE1/4 and the SE1/4SE1/4 of Section 33 in Township 5 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southeast corner of the SE1/4SE1/4, (Southeast Section Corner, Section 33), a found aluminum cap monument;
thence North 00°25'02" East along the East boundary of the SE1/4SE1/4, a distance of 798.16 feet to a point on the centerline of Willow Creek Pump Lateral, the TRUE POINT OF BEGINNING, a Magnail set with an aluminum washer stamped P.L.S. 15352;
thence traversing said centerline as follows:

North 88°46'09" West, a distance of 144.37 feet;
North 89°34'30" West, a distance of 368.09 feet;

Southwesterly 92.45 feet along the arc of a curve to the left having a radius of 188.50 feet and a central angle of 28°06'01" and a long chord which bears South 76°22'28" West, a distance of 91.45 feet;
South 62°19'29" West, a distance of 143.27 feet;
Southwesterly 167.00 feet along the arc of a curve to the right having a radius of 211.50 feet and a central angle of 45°14'25" and a long chord which bears South 84°56'40" West, a distance of 162.69 feet;
North 72°26'08" West, a distance of 298.58 feet;
Northwesterly 89.71 feet along the arc of a curve to the left having a radius of 158.50 feet and a central angle of 32°25'49" and a long chord which bears North 88°39'01" West, a distance of 88.52 feet;
South 75°08'05" West, a distance of 30.58 feet;
Southwesterly 49.60 feet along the arc of a curve to the left having a radius of 48.50 feet and a central angle of 58°35'38" and a long cord which bears South 45°49'50" West, a distance of 47.47 feet to a point on the West boundary of the SE1/4SE1/4, witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 00°32'54" East, a distance of 30.72 feet;
thence North 00°32'54" East along said West boundary, a distance of 587.85 feet to the Northwest corner of the SE1/4SE1/4, a found aluminum cap;
thence North 89°13'30" West along the South boundary of the NW1/4SE1/4, a distance of 1324.85 feet to the Southwest corner of the NW1/4SE1/4, a found aluminum cap;
thence North 00°42'31" East along the West boundary of the NW1/4SE1/4, a distance of 1317.04 feet to the Northwest corner of the NW1/4SE1/4, a found brass cap monument;
thence South 89°22'40" East along the North boundary of the NW1/4SE1/4, a distance of 1321.15 feet to the Northeast corner of the NW1/4SE1/4, a found brass cap monument;
thence South 89°19'47" East along the North boundary of the NE1/4SE1/4, a distance of 1322.21 feet to the Northeast corner of the NE1/4SE1/4, a found aluminum cap;
thence South 00°24'41" West along the East boundary of the NE1/4SE1/4, a distance of 1323.00 feet to the Southeast corner of the NE1/4SE1/4, a found aluminum cap monument;
thence South 00°25'02" West along the East boundary of the SE1/4SE1/4, a distance of 524.57 feet to the TRUE POINT OF BEGINNING.

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.

Dated: March 8, 2021

Kelly George Fulfer

State of Idaho, County of Ada, ss.

On this 9 day of March in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Kelly George Fulfer, 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.

Notary Public
Residing In: Melba, ID
My Commission Expires: 10/23/2026
(seal)

TIMOTHY CARROLL
COMMISSION #20203955
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/23/2026

Robert Brian Burnett

State of Idaho, County of Ada, ss.

On this 9 day of March in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert Brian Burnett, 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.

Notary Public
Residing In: Melba, ID
My Commission Expires: 10/23/2026
(seal)

State of Idaho, County of Ada, ss.

TIMOTHY CARROLL
COMMISSION #20203955
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/23/2026

Lansing Bluff Group, LLC, an Idaho limited liability company

Renn Lamm, authorized signer

On this 9 day of March 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Renn Lamm, known or identified to me to be an authorized signer of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

Notary Public for Idaho
Residing In: Melba, ID
My Commission Expires: 10/23/2026

TIMOTHY CARROLL
COMMISSION #20203955
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/23/2026

TitleOne
a title & escrow co.

Order Number: 21418090

2021-066908
RECORDED
09/24/2021 03:44 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 EHOWELL $15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

Warranty Deed

For value received,

Tamara Sloviaczek, a married woman, as her sole and separate property

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

TBC Land Holding, LLC., an Idaho limited liability company

whose current address is P.O. Box 140298 Boise, ID 83714

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.

Dated: September 13, 2021

Tamara Sloviaczek

Timothy F. Sommer

State of Idaho, County of Ada, ss.

On this 24 day of September in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Tamara Sloviaczek and Timothy F. Sommer, known or identified 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 Public
Residing In: Meeridian, ID
My Commission Expires:
(seal)

NICHOLAS S. WEATHERLY
COMMISSION #37663
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 02/28/2028

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

The North Half of the Southwest quarter of Section 33, Township 5 North, Range 2 West of the Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM:

A parcel of land located in the North ½ of the Southwest ¼ of Section 33, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of Section 33, Township 5 North ,Range 2 West, Boise Meridian, Canyon County, Idaho; Thence South 00°02'41" East 2637.50 feet along the West line of said Section 33 to the Northwest corner of the SW ¼ of said Section 33(West ¼ corner), the REAL POINT OF BEGINNING of this description;
Thence along the North line of said SW ¼ South 89°56'36" East 1653.46 feet to a point;
Thence South 00°01'54" West 1317.54 feet to a point on the South line of the North ½ and said SW ¼;
Thence North 89°58'26" West 1651.70 feet to the Southwest corner of the North ½ of said SW ¼ (South 1/16 corner);
Thence North 00°02'41" West 1318.42 feet to the REAL POINT OF BEGINNING of the description.

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: 61307 Date: 11/10/2021

Date Created: 11/10/2021 **Receipt Type:** Normal Receipt **Status:** Active
Customer's Name: Todd Campbell Construction
Comments: RZ2021-0056 & SD2021-0059

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Zoning Amendment (Rezone)	RZ2021-0056	$850.00	$0.00	$0.00
Planning - Preliminary Plat Additional City Impact Area Fee	SD2021-0059	$100.00	$0.00	$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	SD2021-0059	$4,820.00	$0.00	$0.00
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2021-0059	$1,440.00	$0.00	$0.00

Sub Total: $7,210.00
Sales Tax: $0.00
Total Charges: $7,210.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	10011	$850.00
Check	10009	$6,310.00
Credit Card	103403872	$50.00

Total Payments: $7,210.00

ADJUSTMENTS

Receipt Balance: $0.00

Issued By: kgeorge

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: 77534 Date: 12/27/2022

Date Created: 12/27/2022 **Receipt Type:** Normal Receipt **Status:** Active
Customer's Name: Zane Cradic
Comments: RZ2021-0056

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Development Agreement	RZ2021-0056	$385.00	$0.00	$0.00

Sub Total: $385.00
Sales Tax: $0.00
Total Charges: $385.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Credit Card	126693912	$385.00

Total Payments: $385.00

ADJUSTMENTS

Receipt Balance: $0.00

Issued By: pdilbeck

ZONING AMENDMENT CHECKLIST

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

Select Application Type:

☑ Zoning **Map** Amendment (change the zoning district)

☑ Rezone (change zoning district)

☐ Conditional Rezone (to add conditions to rezone)

☐ Zoning **Text** Amendment (propose amendment to ordinance text)

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

☑ Master Application completed and signed
☑ Detailed letter fully describing the request and reasoning including compatibility with neighboring uses and density, address any applicable Comprehensive Plan Policies that support the change, and access points. If a conditional rezone include desired number of lots and homes, and designate which area will remain agriculture.
☑ Neighborhood meeting sign-up sheet and copy of neighborhood notification letter
☐ Land Use Worksheet, map amendment only N/A
☑ Site or Concept Plan showing proposed lots or development, map amendment only
☐ Draft of proposed ordinance change for text amendment (if applicable) N/A
☑ Deed or evidence of property interest to subject property, map amendment only
☑ **$850 non-refundable fee for Rezone or $1235 for a Conditional Rezone includes Development Agreement fee**

NOTE:

1. A Conditional Rezone requires a development agreement between the applicant and county to outline development restrictions, such as a limited number of homes and parcels.
2. Additional studies and information may be required to fully understand the impact to traffic, the environment, economics and surrounding properties.

PROCESS: PUBLIC HEARING