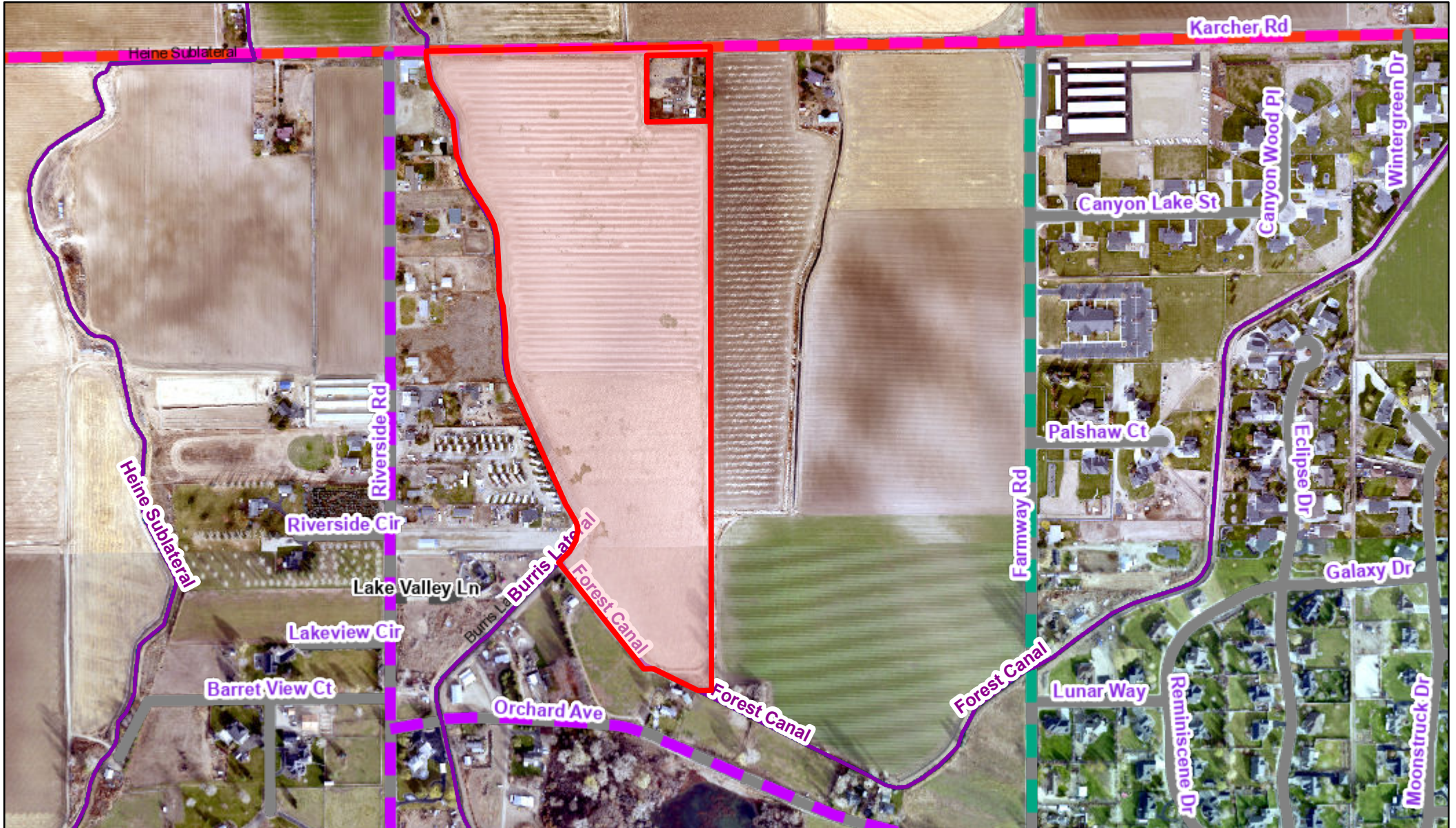













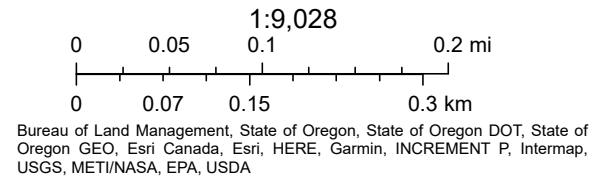


Canyon County, ID Web Map



6/27/2023, 2:35:10 PM

- | | | | |
|--|---|---|---|
|  Multiple Parcel Search_Query result |  CC_PrivateRoads | ITDFunctionalClassification | Canyon County Imagery_2019 |
|  Hydro_NHDFlowline |  CanyonCountyRoads |  Major Collector |  Red: Band_1 |
|  Hydro_NHDFlowline |  Hwy |  Minor Arterial |  Green: Band_2 |
| |  Roads |  Other Principal Arterials |  Blue: Band_3 |



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: <u>SS Karcher LLC</u>
	MAILING ADDRESS: <u>4271 North Nines Ridge Ln</u>
	PHONE: <u>208-941-8327</u> EMAIL:

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: 10-05-22

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: <u>Will Mason</u>
	COMPANY NAME: <u>Mason & Associates TN</u>
	MAILING ADDRESS: <u>924 3rd Street S. Ste B, Nampa</u>
	PHONE: <u>208-454-0256</u> EMAIL: <u>wmason@masonandassociates.com</u>

SITE INFO	STREET ADDRESS:		
	PARCEL #: <u>R32915</u>	LOT SIZE/AREA:	
	LOT:	BLOCK:	SUBDIVISION:
	QUARTER: <u>NE 1/4</u>	SECTION: <u>17</u>	TOWNSHIP: <u>T3N</u> RANGE: <u>3W</u>
	ZONING DISTRICT: <u>AG</u>	FLOODZONE (YES/NO): <u>(NO)</u>	

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 checked="" type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<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>SP2022-0049</u>	DATE RECEIVED: <u>10-14-22</u>
RECEIVED BY: <u>[Signature]</u>	APPLICATION FEE: <u>1,750.00</u> <input checked="" type="checkbox"/> CK <input type="checkbox"/> MO <input type="checkbox"/> CC <input type="checkbox"/> CASH



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Ste B, Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130
Email: wmason@masonandassociates.us

LETTER OF EXPLANATION
PRELIMINARY PLAT APPLICATION WITH EXISTING DEVELOPMENT AGREEMENT

This subject property has a conditional rezone from an A (agricultural) Zone to a C-1 (Neighborhood Commercial), C-2 (Service Commercial) and R-1 Zone (Single Family Residential). This Preliminary Plat application will serve to define the R-1 Zone region for SS Karcher LLC, Canyon County Parcel Number 32915000.

The conditional rezone was approved on by the Canyon County Board of Commissioners. The property is located within a part of the W 1/2 NE 1/4, Section 17, T 3 N, R 3 W, Boise Meridian, Canyon County, Idaho. The property is generally located West of Nampa, Idaho from Highway 55 between Riverside and Farmway RD.

A Preliminary Plat is being requested. A subdivision worksheet is included. Twenty single-family residential lots are proposed. The lots will range from 1.25 to 2.00 acres in size. Three local roads are proposed.

All lots will be serviced from HWY 55 via Canyon Lake Street or through Palshaw Road to Farmway Road. A TIS has been completed and the Highway District approval is attached.

The lots will be served via individual wells and septic systems. Residential lots are outside of the Nitrate Priority area. The Subdivision Engineering Report is complete and the approval letter from Southwest District Health is attached.

A pressure irrigation system will be installed for all lots within the subdivision. Please see the attached irrigation worksheet.

Negative impact is not anticipated. The proposed subdivision complies with current Canyon County zoning requirements and the approved Development Agreement which compliments the surrounding use of land.

With this application we believe we have met the Development Agreement requirements for the preliminary plat application for SS Karcher, LLC.

Mason & Associates Inc.

Phone (208) 454-0256 • Fax (208) 467-4130

**Professional Engineers,
Land Surveyors
& Planners**

924 3rd Street South, Suite B
Nampa, ID 83651

LETTER OF TRANSMITTAL

Date 10-14-22	Job No. DEO 819
Attention: <u>Devon</u>	
Re:	
<u>Vineyard Gate Estates</u>	
<u>Preliminary Plat Application</u>	

TO: Canyon County Development Services

Attached Under separate cover Via Hand delivery
 Shop drawings Prints Plans Engineer's report Specifications
 Copy of letter Original mylar Other _____

Copies	Date	No.	Description
1	10-24-22		Preliminary Plat Packet (Master, Irrigation, Subdivision, Site Plan & Intent)
1			Deed
1			Letter of Intent
1			TIS Report w/ITD supplemental response and CLO#4 Approval
5X			Preliminary Plat Dwg's
1			Storm Drain Report
1			SER Full with SWDA Approved Letter.
1			DA 20-147
1			Check for Fees \$1750 ⁰⁰ CLO# 1006
1			CD of Above
1			IDWR Well water Right

Transmitted as checked below:

For approval Approved as submitted Resubmit Copies for approval
 For your use Approved as noted Submit Copies for distribution
 As requested Returned for corrections Return Corrected prints
 For review & comment
 For bid due by _____

REMARKS Call with any questions

Signed: Angie Coulter

Copy to: _____

Received By: [Signature] Date 10/14/22

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: 76682

Date: 10/14/2022

Date Created: 10/14/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: SS Karcher LLC

Comments: Preliminary Plat for Vineyard Gate Estates

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)	SD2022-0049	\$1,550.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	SD2022-0049	\$200.00	\$0.00	\$0.00

Sub Total: \$1,750.00

Sales Tax: \$0.00

Total Charges: \$1,750.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1006	\$1,750.00

Total Payments: \$1,750.00

ADJUSTMENTS

Receipt Balance: \$0.00

PRELIMINARY PLAT SUBMITTAL LIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

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



THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

<input checked="" type="checkbox"/> Master Application completed and signed	
<input checked="" type="checkbox"/> Completed Application for Irrigation Plan Approval form	
<input type="checkbox"/> Completed Application for Hillside Development form (if applicable)	N/A
<input checked="" type="checkbox"/> Detailed letter fully describing the request or project, include total number of lots, buildable lots, open space lots, size of lots, improvements, and how you will mitigate adverse impacts	
<input checked="" type="checkbox"/> Subdivision Worksheet	
<input type="checkbox"/> Private Road Name application (if internal roads are private) with additional \$80 fee	N/A
<input type="checkbox"/> Easement reduction application (if requesting an easement width less than 60 feet) with additional \$80 fee	N/A
<input checked="" type="checkbox"/> Preliminary Drainage Plan*	
<input checked="" type="checkbox"/> Preliminary Irrigation Plan*	
<input checked="" type="checkbox"/> Preliminary Grading Plan*	
<input checked="" type="checkbox"/> Copy of Preliminary Plat*	
<input checked="" type="checkbox"/> Deed or evidence of property interest to all subject properties	
<input checked="" type="checkbox"/> \$1550 + \$10/lot +\$100 (if in a city area of impact) non-refundable fee	

*Submittal must include a full-size paper copy, an electronic copy in PDF format, and the CAD file (if a CAD file exists).

NOTES:

1. Any conditions of approval given during the rezoning process, if applicable, must be addressed as part of submittal materials to ensure condition compliance is met.
2. After the plat is reviewed and found to be in compliance, an **additional five (5) paper copies of the final plat** may be required to be submitted.
3. Since other affected agencies have their own subdivision review process, it is highly recommended you approach agencies such as the local Highway District, local Fire Department, local Irrigation District, Idaho Department of Water Resources and Southwest District Health and meet regarding the proposed subdivision development prior to submittal to this department.

IRRIGATION PLAN 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



Applicant(s) SS Karcher LLC 208-941-8327
Name Daytime Telephone Number
4271 North Nines Ridge Boise ID 83702
Street Address City, State Zip

Representative Name Mason & Associates Inc 208-454-0256
Daytime Telephone Number / E-mail Address
924 3rd Street S, Nampa ID 83651
Street Address City, State Zip

Location of Subject Property: Highway 55 and Farmway or Riverside
Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R 32915 Section 17 Township 3N Range 3W

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: Wilder Irrigation

Drainage: _____

3. How many acres is the property being subdivided? 25.76

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

5. How many inches of water are available to the property? 180.0 ACF from Well 42.57 acres from Wilder

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.

Surface water right # 235 will water first and well is to be supplemental

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?

Swales

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)

filtration through vegetation

===== 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: 10 / 05 / 22
Property Owner (Application Submitted)

Signed: William J. Mason - Mason & Assoc. Date: 10 / 11 / 2022
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.
- 4 Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- 5 Slope of the property in various locations.
- 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.
- 9 Other information: _____

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.

SUBDIVISION WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



GENERAL

1. HOW MANY LOTS ARE YOU PROPOSING?
Residential 20 Non-buildable N/A Common N/A
2. AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS
1.31 (1.25 MIN) ACRES

IRRIGATION

1. IRRIGATION WATER IS PROVIDED VIA:
 Irrigation Well Surface Water Surface Water will be utilized first; well is supplemental
2. WHAT PERCENTAGE OF THE PROPERTY HAS WATER? 100% %
3. HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY? 180.0 AF from Well & 42.57 AF From Wilder Irrigation
4. HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?
Increased runoff will be retained via swales. Individual lots are responsible for retention and treatment of storm water runoff including the application of perimeter lot berming to prevent direct lot discharge into irrigation facilities.
5. HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?
Filtration through vegetation

ROADS

1. ROADS WITHIN THE DEVELOPMENT WILL BE:
 Public Private N/A

* Private Road names must be approved by the County and the private road application submitted with the Preliminary Plat*

HILLSIDE DEVELOPMENT

1. OF THE TOTAL LOTS REQUESTED, HOW MANY OF THE LOTS WILL CONTAIN SLOPES GREATER THAN 15%?
Residential 0 Non-Buildable 0 Common 0
2. WILL THE PROPOSED ROAD (S) BE LOCATED WITHIN ANY AREA THAT HAS SLOPES GREATER THAN 15%?
 YES NO

*If YES, a grading plan is required.

SUBDIVISION WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT

1. **WILL YOU BE REQUESTING WAIVERS OF SUBDIVISION IMPROVEMENT REQUIREMENTS FROM THE CITY?**
 YES NO

2. **IF YES, WHICH WAIVERS WILL YOU BE REQUESTING?**
 CURBS GUTTERS SIDEWALKS STREETLIGHTS LANDSCAPING

SITE PLAN & LETTER OF INTENT - 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



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

<input checked="" type="checkbox"/> All existing and proposed structures and dimensions (i.e. 40'X30' shop, 20'x20' shed, 40'x50' house, 10' windmill, etc.)	
<input checked="" type="checkbox"/> Infrastructure: well, septic, irrigation ditch, settling ponds, drainage swales, etc.	
<input checked="" type="checkbox"/> Transportation: parking, loading areas, driveways, etc. adjacent driveways, roads, highways or other accesses	
<input checked="" type="checkbox"/> Easement locations and dimensions	
<input checked="" type="checkbox"/> Setbacks from property lines, section lines, collectors and arterial roads and/or building envelope	
<input checked="" type="checkbox"/> Areas of steep slopes, wetlands, and/or floodplain	NONE
<input checked="" type="checkbox"/> Existing or proposed fences	
<input checked="" type="checkbox"/> Signs	
<input checked="" type="checkbox"/> Major landscaping or hardscaping, such as large trees, berms, or retaining walls, water features	
<input type="checkbox"/> Areas of activity, outdoor seating, food vendor area, stockpiling, open pit, etc.	
<input type="checkbox"/> 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:

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



100 10th Avenue South
Nampa, ID 83651

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

File No. 639770 CH/HH

2018-011826
RECORDED
03/22/2018 01:46 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 LBERG \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

WARRANTY DEED

For Value Received Shirley J. Floyd, Trustee of Trust B of the Lloyd & Shirley Floyd Family Trust U.T.A dated January 7, 1991 hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

SS Karcher, LLC, an Idaho Limited Liability Company hereinafter referred to as Grantee, whose current address is 1454 S. Heron Pointe Ln., Eagle, ID 83616 The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

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

Dated: March 21, 2018

Shirley J. Floyd, Trustee of Trust B of the Lloyd & Shirley Floyd Family Trust

By: Shirley J. Floyd
Shirley J. Floyd, Trustee

State of IDAHO, County of CANYON

This record was acknowledged before me on March 22, 2018 by Shirley J. Floyd, as Trustee of Trust B of The Lloyd & Shirley Floyd Family Trust.

Chris Heck
Signature of notary public
Commission Expires: 11/2/2019

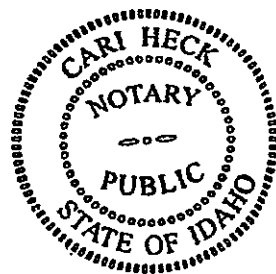


EXHIBIT A

The West Half of the Northeast Quarter of Section 17, Township 3 North, Range 3 West of the Boise Meridian, in Canyon County, State of Idaho.

EXCEPTING THEREFROM:

Beginning at the Northwest corner of the Northwest Quarter of the Northeast Quarter of said Section 17 and run thence

South 2071 feet; thence

East on a line parallel with the North boundary line of said Section 17, a distance of 750 feet; to the center line of what is known as the Burris Lateral; thence in a Northwesterly course along the centerline of said Lateral to the intersection of said Lateral with the North Boundary line of said Section 17 thence

West along said North line 158 feet to the Point of Beginning.

AND ALSO EXCEPTING THEREFROM:

Beginning at a point 187 feet East from the center of said Section 17; thence North 13°35' West 21.5 feet, thence

North 45°25' East 730 feet, thence

South 37°43' East 561.8 feet; thence

South 63°13' East 197.3 feet to the East and West center line of said Section 17, thence West on said center line a distance of 1034.7 feet to the Point of Beginning.

AND ALSO EXCEPTING THEREFROM:

This parcel is situated in the Northwest Quarter of the Northeast Quarter of Section 17, Township 3 North, Range 3 West of the Boise Meridian and is more particularly described as follows:

Commencing at the Northeast corner of said Northwest Quarter of the Northeast Quarter; thence

South 1°00'00" West along the East boundary of said Northwest Quarter of the Northeast Quarter, a distance of 33.00 feet to a point on the South boundary of the right of way for State Highway 55, thence

North 89°48'00" West, along the South boundary of the right of way for said State Highway 55, and parallel with the North boundary of said Northwest Quarter of the Northeast Quarter, a distance of 8.00 feet to the Real Point of Beginning; thence

South 1°00'00" West, parallel with the East boundary of said Northwest Quarter of the Northeast Quarter, a distance of 273.77 feet; thence

North 89°48'00" West, parallel with the North boundary of said Northwest Quarter of the Northeast Quarter, a distance of 255.38 feet; thence

North 1°00'00" East parallel with the East boundary of said Northwest Quarter of the Northeast Quarter, a distance of 273.77 feet to a point on the South boundary of the right of way for State Highway 55; thence

South 89°48'00" East, along the south boundary of the right of way for said State Highway 55, and parallel with the North boundary of said Northwest Quarter of the Northeast Quarter a distance of 255.38 feet to the Point of Beginning.

AND ALSO EXCEPTING THEREFROM:

This parcel is situated in the Southwest Quarter of the Northeast Quarter of Section 17, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

Commencing at the East Quarter corner of said Section 17; thence

South 89° 03' 22" West along the South boundary of said Northeast Quarter a distance of 1,382.24 feet to the Point of Beginning; thence continuing

South 89° 03' 22" West along the South boundary of said Northeast Quarter a distance of 41.14 feet; thence leaving the South boundary of said Northeast Quarter and running

North 64° 09' 38" West (formerly North 63° 13' 00" West) a distance of 197.30 feet; thence

North 38° 39' 38" West (formerly North 37° 43' 00" West) a distance of 4.64 feet; thence

North 89° 50' 49" East a distance of 39.58 feet; thence

South 63° 55' 59" East a distance of 202.64 feet to the Point of Beginning.

AND ALSO EXCEPTING THEREFROM:

Beginning at a point on what is known as the Forest Canal, 2,071 feet South and 750 feet East from the Northwest corner of the Northeast Quarter of Section 17, in Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, and from thence running

West on a line parallel with the North boundary line of said Section a distance of 750 feet, more or less, to the West boundary line of said Quarter section; thence

South on said West boundary line a distance of 570 feet, more or less, to the center of said Section 17; thence

East on the East and West centerline of said Section 17 a distance of 187 feet, more or less, to the intersection of the said Forest Canal; thence in a Northerly course along the centerline of said Forest Canal to the Point of Beginning.

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
) ss
COUNTY OF ADA)

KARCHER FARM LLC
St David L. Palfreyman, 500 FRESHISE PLACE
MANAGER

(name) (address) BOISE
BOISE IDAHO

(city) (state)

being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission to

Shawn L. Nickel P.O. Box 1595 Eagle, ID 83616

(Name) (Address)

to submit the accompanying application pertaining to that property.

Address or location of property: Corner of Karcher Road/Farmway Road, Caldwell, Idaho

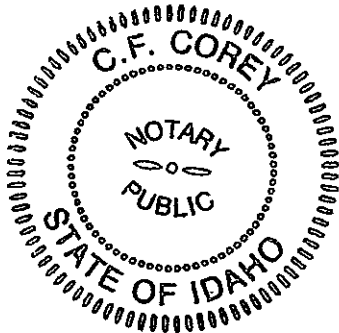
2. I agree to indemnify, defend and hold the City of Eagle and it's employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this 25th day of MAY, 2018

[Signature]

(Signature) MANAGER

SUBSCRIBED AND SWORN to before me the day and year first above written.



[Signature]

Notary Public for Idaho
Residing at 3150 N. Five Mile Rd.
Boise, ID 83713
My Commission Expires: 08.22.2022

200681970

2006 OCT 10 PM 4 59

CANYON COUNTY REGISTER

When recorded return to:

Karcher Farm LLC
ATTN: David L. Palfreyman
5001 Fifeshire Place North
Boise, ID 83713

QUITCLAIM DEED

FOR VALUE RECEIVED, Eagle Farm, LLC ("Grantor"), does hereby quitclaim unto Karcher Farm LLC ("Grantee"), whose address is 5001 Fifeshire Place, North, Boise Idaho 83713 (the "Grantee"), all of Grantor's interest in the following described real property located in Canyon County, Idaho:

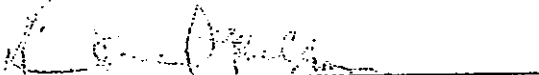
See Exhibit "A" attached

TOGETHER WITH all and singular hereditaments and appurtenances thereunto belonging, or in any ways appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the Premises;

TO HAVE AND TO HOLD the Premises, with its appurtenances unto the Grantee, its successors and assigns, forever;

IN WITNESS WHEREOF, the undersigned has caused his name to be hereunto subscribed this 10th day of October 2006.

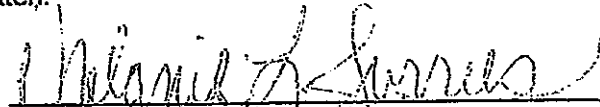
GRANTOR:


by David L. Palfreyman, manager

STATE OF IDAHO)
) ss.
County of Ada)

On this 17th day of October, in the year of 2006, before me, a Notary Public in and for said State, personally appeared David L. Palfreyman, known or identified to me to be the manager of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of the said limited liability company and that such 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 at Meridian
My Commission expires 9-18-07

EXHIBIT "A"

PARCEL I:

The East half of the Northeast Quarter, Section 17, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

PARCEL II:

That portion of the Northeast Quarter of the Southeast Quarter of Section 17, Township 3 North, Range 3 West, Boise Meridian, and is more particularly described as follows:

COMMENCING at the Northeast corner of said Northeast Quarter of the Southeast Quarter;
Thence West, along the North boundary of said North boundary of said Northeast Quarter of the Southeast Quarter, a distance of 130.0 feet to the TRUE POINT OF BEGINNING.

Thence South 51°50'West, along the center line of the right-of-way for Forrest Canal, a distance of 98.0 feet;

Thence South 32°20'West, along the center line of said right-of-way, a distance of 257.0 feet;

Thence South 55°55'West, along the center line of said right-of-way, a distance of 196.0 feet;

Thence South 81°30'West, along the center line of said right-of-way, a distance of 57.09 feet;

Thence North 80°14'45"West, along the center line of said right-of-way, a distance of 85.92 feet;

Thence North 19°41'00"East, a distance of 8.40 feet;

Thence North 63°32'20"West, a distance of 561.87 feet;

Thence North 16°45'East, a distance of 128.59 feet to a point on the Northerly boundary of said Northeast Quarter of this Southeast Quarter;

Thence East along the Northwesterly boundary of said Northeast Quarter of the Southeast Quarter a distance of 981.0 feet to the TRUE POINT OF BEGINNING.

EXCEPTING FROM PARCEL I:

This parcel is a portion of the Northeast Quarter of the Northeast Quarter of Section 17, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

COMMENCING at the Northeast corner of said Northeast Quarter of the Northeast Quarter; thence South 89°03'53"West along the North boundary of said northeast Quarter of the Northeast Quarter a distance of 771.95 feet the TRUE POINT OF BEGINNING; thence

South 0°08'35" East parallel with the East boundary of said Northeast Quarter of the Northeast Quarter a distance of 344.36 feet; thence

South 89°03'53"West parallel with said North boundary a distance of 188.00 feet; thence

North 0°08'35"West parallel with said East boundary a distance of 344.36 feet to a point on said North boundary; thence

North 89°03'53" East along said North boundary a distance of 188.00 feet to the TRUE POINT OF BEGINNING.

PARCEL III:

A 20 foot ingress and egress easement for maintaining, managing and use of agricultural crops and incidental purposes and more particularly described as follows:

COMMENCING at the Northeast Corner of the Northeast Quarter of the Northeast Quarter; thence South 89°03'53"West along the North Boundary of said Northeast Quarter of the Northeast Quarter a distance of 771.95 feet to the REAL POINT OF BEGINNING; thence South 0°08'35" East a distance of 344.36 feet to a point of terminus.

Exhibit "A"

Legal Description

EASEMENT

Project No. ST-3250(610)
Key No. 8814
Parcel No. 3 Parcel ID No. 0042867

RETURN TO:
ITD/RIGHT OF WAY
P.O. BOX 7129
BOISE, ID 83707-1129

KNOW ALL MEN BY THESE PRESENTS, That EAGLE FARM, LLC, an Idaho limited liability company, Grantors, for value received, do hereby grant unto the STATE OF IDAHO, IDAHO TRANSPORTATION DEPARTMENT, by and through the IDAHO TRANSPORTATION BOARD, Grantee, 3311 West State Street, Boise, Idaho 83703, and its successors and assigns, the right to go upon, occupy, and use a portion of the NW~~1/4~~^{1/4} of Section 17, Township 3 North, Range 3 West, Boise Meridian, in CANYON County, Idaho, described as follows, to-wit:

PROPERTY DISCRIBED IN EXHIBIT "A" ATTACHED
HERETO AND BY REFERENCE MADE A PART OF HEREOF.

FOR THE PURPOSE OF CONSTRUCTING OR INSTALLING THEREON a ditch by the Idaho Transportation Department, or its agents or contractors.

THE AFORESAID FACILITIES shall remain in place as constructed or installed for its intended purpose and shall not be removed or relocated by the Grantors, their heirs or assigns, without the prior approval of the Idaho Transportation Department, or its assigns.

THE IDAHO TRANSPORTATION DEPARTMENT, its agents or transferees, shall have the right to perform any maintenance they may deem necessary or wish to exercise in connection with the aforesaid facilities (including but not restricted thereto, the right to make necessary repairs, alterations, removals or replacements thereof), together with the right and privilege of ingress and egress to and from said property for said purposes.

IT IS EXPRESSLY INTENDED That these burdens and restrictions shall run with the land and shall forever bind the Grantors, their heirs or assigns.

EASEMENT

Project No. ST-3250(610)
Key No. 8814
Parcel No. 3 Parcel ID No. 0042867

RETURN TO:
ITD/RIGHT OF WAY
P.O. BOX 7129
SOISE, ID 83707-1129

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 10th
day of FEBRUARY, 2005.

EAGLE FARM, LLC

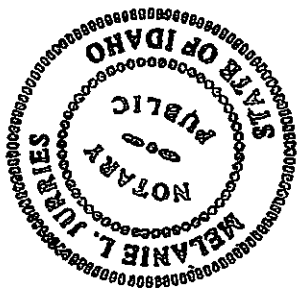
[Signature] MEMBER
Name/ Title

Name/ Title

STATE OF IDAHO)
County of ADA) ss.

On this 12th day of FEBRUARY, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared DANIEL PALMER and _____, known or identified to me to be the manager or member of the limited liability company that executed this instrument or the person who executed this instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

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



Melanie L. Jureles
Notary Public for Idaho
Residing at Meridian
My commission expires 9-18-07

EXHIBIT A

PARCEL 3 Key 8814

SOUTHWEST PERMANENT EASEMENT

Land situated in Canyon County.

A parcel of land being on the southwest corner of the intersection of SH-55 and Farmway Road, and a portion of the NE1/4 of the NE1/4 of Section 17, Township 3 North, Range 3 West, Boise Meridian, described as follows, to wit:

Commence at a P-K nail marking the section corner common to Sections 8, 9, 16, 17, Township 3 North, Range 3 West, Boise Meridian;

thence S 0°33'55" W along the line between said sections 16 and 17, a distance of 33.00 feet to the southerly right-of-way of SH-55, said point being 33.00 feet right of station 423+66.94

thence S 89°45'49" W parallel to the north section line of section 17, a distance of 25.00 feet to a point of intersection with the westerly right-of-way of Farmway Road, and the **POINT OF BEGINNING**;

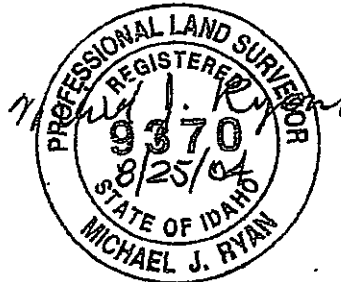
thence continuing S 89°45'49" W parallel to the north section line of section 17 along the southerly right-of-way of SH-55, a distance of 391.94 feet to a point, said point being 33.00 feet right of station 419+50.00;

thence S 0°14'11" E a distance of 10.00 feet to a point;

thence N 89°45'49" E parallel to the said north section line, a distance of 391.80 feet to a point on the westerly right-of-way of Farmway Road;

thence N 0°33'55" E along the said section line, a distance of 10.00 feet to a **POINT OF BEGINNING**;

The area above described contains approximately 0.0900 acres and is subject to all easements of record or in use.



Michael J. Ryan, PLS
#9370

After recording return to:
Idaho Transportation Department
Attn: HQ RW
PO Box 7129
Boise ID 83707-1129

Project No. A018(841)
Key No. 18841
Parcel No. 1
Parcel ID No. 50383

WARRANTY DEED

THIS INDENTURE, made this 29th day of March, 2017, by and between **KARCHER FARM LLC ("Grantor")** and the **STATE OF IDAHO, IDAHO TRANSPORTATION BOARD**, by and through the **IDAHO TRANSPORTATION DEPARTMENT ("Grantee")**, whose address is 3311 West State Street, Boise, Idaho 83703.

WITNESSETH: That Grantor, for value received, does, by these presents, grant, bargain, sell and convey unto Grantee the following described real property situated in the County of CANYON, State of Idaho, to-wit:

SEE EXHIBIT A ATTACHED HERETO
AND BY THIS REFERENCE MADE A PART HEREOF.

Together with all appurtenances, easements and rights of way.

Containing approximately 0.094 acres, of which 0.052 is acknowledged to be public road.

TOGETHER WITH all right, title and interest of Grantor in and to that portion of existing SH 55, adjacent and contiguous to the property described on EXHIBIT A attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the said property with its appurtenances unto said Grantee, and Grantee's successors and assigns forever. Grantor does hereby covenant to and with Grantee, that Grantor is the owner in fee simple of said property; that said property is free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those

RECORD AT THE REQUEST OF THE STATE OF IDAHO
FEE EXEMPT - I.C. 67-2301

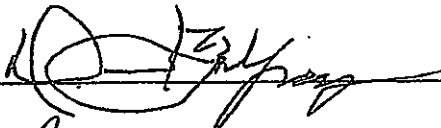
Project No. A018(841)
Key No. 18841
Parcel No. 1
Parcel ID No. 50383

made, suffered or done by Grantee; and subject to reservations, restrictions, dedications, easements, right of way and agreements (if any) of record, and general taxes and assessments (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

GRANTOR:

KARCHER FARM LLC

By:  _____

Its: Manager _____

Printed Name: David L. FALFREYMAN

WILDER IRRIGATION DISTRICT

P O BOX 416
Caldwell, ID 83606, ID 83606
(208) 459-3421

Acct No: 239-0 *3358*

Acres: 6.10

Property Address:

KARCHER ROAD, CALDWELL

November 01, 2017

KARCHER FARM LLC
5001 FIFESHIRE PLACE
BOISE, ID 83713

Legal Description:

**Section: 17 TR: 03N-03W
PT NE SE**

FALL ASSESSMENT:

2017 - Operation and Maintenance @ \$5.00/acre	30.50
2017 - Assessment Expense	10.00
Total Fall Assessment:	40.50

SPRING ASSESSMENT:

2018 - Lucky Peak Credit @ \$-15.00/acre	-91.50
2018 - Spring Assessment @ \$68.00/acre	414.80
Total Spring Assessment:	323.30

TOTAL AMOUNT DUE: 363.80

*82-23
Handwritten signature*

Spring Payment

Acct No: 239-0 *3358*
 Name: KARCHER FARM LLC
 Date Due: April 1, 2018
 Amount: 323.30
 Delinquent if not paid by June 22, 2018
 WILDER IRRIGATION DISTRICT

Fall Payment -- 2nd Part

Acct No: 239-0 *3358*
 Name: KARCHER FARM LLC
 Date Due: June 20, 2018
 Amount: 20.25
 Delinquent if not paid by June 21, 2018
 WILDER IRRIGATION DISTRICT

Fall Payment -- 1st Part

Acct No: 239-0 *3358*
 Name: KARCHER FARM LLC
 Date Due: December 20, 2017
 Amount: 20.25
 Delinquent if not paid by December 21, 2017
 WILDER IRRIGATION DISTRICT

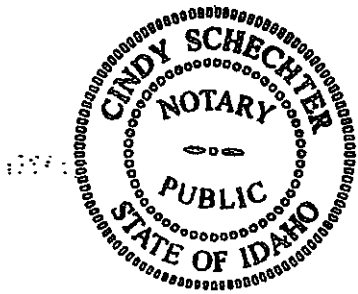
2018 EXCESS CHARGES will be \$18.13/AC FT. A penalty of 2% is added to any delinquent amount and the total bears the interest of 1% per month until paid. SPRING ASSESSMENTS MUST BE PAID BY SEPT 1 IN ORDER TO RECEIVE NEXT YEAR'S ANDERSON CARRYOVER WATER.

Project No. A018(841)
Key No. 18841
Parcel No. 1
Parcel ID No. 50383

STATE OF IDAHO)
) ss.
County of CANYON)

On this 29th day of March, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared David Palfreyman, known to me to be the Manager of KARCHER FARM LLC, and the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in such limited liability company name.

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



Cindy Schechter
Notary Public for IDAHO
Residing at Burco, ID
My commission expires 1/27/17



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Project No. A018(841) - Key No. 18841
Southwest Corner SH-55 & Farmway Road – Fee Acquisition
Parcel 1 – Parcel ID No. 50383 - August 11, 2016

A parcel of land situated in the east half of the northeast quarter of Section 17, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

Commencing at a 5/8 inch rebar marking the corner common to Sections 8, 9, 16, & 17, Township 3 North, Range 3 West, Boise Meridian [SH-55 Station 423+67.39, 0.00'RT];
Thence S00°33'47"W, 33.00 feet along the east line of the east half of the northeast quarter of Section 17 to the south right-of-way line of SH-55 (Right-of-Way Deed Instrument Number 188944, records of Canyon County, Idaho) [SH-55 Station 423+66.93, 33.00'RT], the POINT OF BEGINNING:

Thence continuing S00°33'47"W, 91.61 feet along the east line of the east half of the northeast quarter of Section 17 [SH-55 Station 423+65.66, 124.60'RT];

Thence N89°26'13"W, 25.00 feet, at a right angle, to the west right-of-way line of Farmway Road [SH-55 Station 423+40.66, 124.25'RT];

Thence 142.62 feet on a non-tangent curve to the left, concave southwesterly, having a radius of 90.00 feet, a central angle of 90°47'51", a chord bearing of N44°50'09"W, and a chord length of 128.16 feet, to the south right-of-way line of SH-55 [SH-55 Station 422+50.67, 33.00'RT];

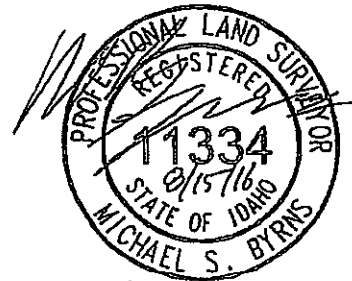
Thence N89°45'55"E, 116.26 feet, parallel with the north line of the east half of the northeast quarter, along the south right-of-way line of SH-55 to the POINT OF BEGINNING.

The above-described parcel contains 4,081 square feet (0.094 acres), more or less, of which 2,286 square feet (0.052 acres) is acknowledged to be within the existing Farmway Road prescriptive right-of-way.

JUB No. 10-15-093

Page 1 of 1

a 250 S. Beechwood Avenue, Suite 201, Boise, ID 83709 p 208-376-7330 f 208-323-9336 w www.jub.com

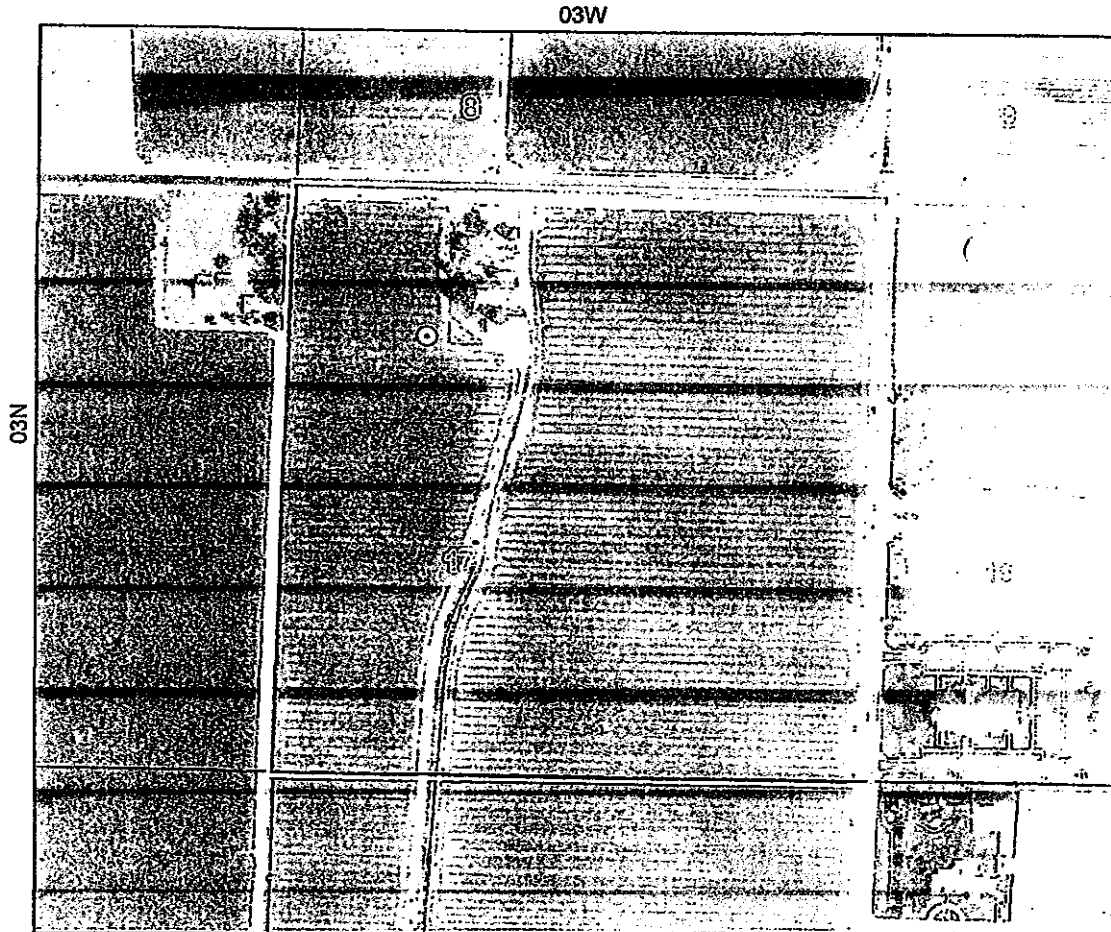


State of Idaho
Department of Water Resources

Water Right
63-30248

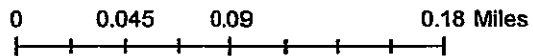
DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



- ⊙ Point of Diversion
- Place Of Use Boundary

- ▭ Townships
- ▭ PLS Sections
- ▭ Quarter Quarters



WILDER IRRIGATION DISTRICT

P O BOX 416
Caldwell, ID 83606, ID 83606
(208) 459-3421

Acct No: 234-239-3 *335*

Acres : 76.13

Property Address:

KARCHER ROAD, CALDWELL

November 01, 2017

KARCHER FARM LLC
5001 FIFESHIRE PLACE
BOISE, ID 83713

Legal Description:

Section: 17 TR: 03N-03W
E 1/2 NE

FALL ASSESSMENT:

2017 - Operation and Maintenance @ \$5.00/acre	380.66
2017 - Assessment Expense	<u>10.00</u>
Total Fall Assessment:	390.66

SPRING ASSESSMENT:

2018 - Lucky Peak Credit @ \$-15.00/acre	-1,141.95
2018 - Spring Assessment @ \$68.00/acre	<u>5,176.84</u>
Total Spring Assessment:	4,034.89

TOTAL AMOUNT DUE: 4,425.55

Spring Payment

Acct No: 234-239-3 *335*

Name: **KARCHER FARM LLC**

Date Due: **April 1, 2018**

Amount: **4,034.89**

Delinquent if not paid by June 22, 2018

WILDER IRRIGATION DISTRICT

Fall Payment -- 2nd Part

Acct No: 234-239-3 *335*

Name: **KARCHER FARM LLC**

Date Due: **June 20, 2018**

Amount: **195.33**

Delinquent if not paid by June 21, 2018

WILDER IRRIGATION DISTRICT

Fall Payment -- 1st Part

Acct No: 234-239-3 *335*

Name: **KARCHER FARM LLC**

Date Due: **December 20, 2017**

Amount: **195.33**

Delinquent if not paid by December 21, 2017

WILDER IRRIGATION DISTRICT

2018 EXCESS CHARGES will be \$18.13/AC FT. A penalty of .2% is added to any delinquent amount and the total bears the interest of 1% per month until paid. SPRING ASSESSMENTS MUST BE PAID BY SEPT 1 IN ORDER TO RECEIVE NEXT YEAR'S ANDERSON CARRYOVER WATER.

Subject: Water Right Information

From: Remington.Buyer@idwr.idaho.gov

To: dlpalfreyman@yahoo.com

Date: Friday, May 25, 2018, 12:48:20 PM MDT

Mr. Palfreyman,

You asked for information regarding water right associated with the parcels of land where IDWR application 63-33763 is located. The following is a list of water rights with hyperlinks to water right reports and water right documents for the water rights you are interested in:

Water Rights	Water Right Reports	W
63-233K	http://www.idwr.idaho.gov/apps/ExtSearch/RightReportAJ.asp?BasinNumber=63&TypewrWaterRight=True&SplitSuffix=K&SequenceNumber=233	htl Be
63-137B	http://www.idwr.idaho.gov/apps/ExtSearch/RightReportAJ.asp?BasinNumber=63&TypewrWaterRight=True&SplitSuffix=B&SequenceNumber=137	htl Be
63-136	http://www.idwr.idaho.gov/apps/ExtSearch/RightReportAJ.asp?BasinNumber=63&TypewrWaterRight=True&SplitSuffix=&SequenceNumber=136	htl Be
63-200A	http://www.idwr.idaho.gov/apps/ExtSearch/RightReportAJ.asp?BasinNumber=63&TypewrWaterRight=True&SplitSuffix=A&SequenceNumber=200	htl Be
63-2106	http://www.idwr.idaho.gov/apps/ExtSearch/RightReportAJ.asp?BasinNumber=63&TypewrWaterRight=True&SplitSuffix=&SequenceNumber=2106	htl Be
63-2392F	http://www.idwr.idaho.gov/apps/ExtSearch/RightReportAJ.asp?BasinNumber=63&TypewrWaterRight=True&SplitSuffix=F&SequenceNumber=2392	htl Be
63-301A	http://www.idwr.idaho.gov/apps/ExtSearch/RightReportAJ.asp?BasinNumber=63&TypewrWaterRight=True&SplitSuffix=A&SequenceNumber=301	htl Be
63-302A	http://www.idwr.idaho.gov/apps/ExtSearch/RightReportAJ.asp?BasinNumber=63&TypewrWaterRight=True&SplitSuffix=A&SequenceNumber=302	htl Be
63-2388A	http://www.idwr.idaho.gov/apps/ExtSearch/RightReportAJ.asp?BasinNumber=63&TypewrWaterRight=True&SplitSuffix=A&SequenceNumber=373	htl Be
63-373A	http://www.idwr.idaho.gov/apps/ExtSearch/RightReportAJ.asp?BasinNumber=63&TypewrWaterRight=True&SplitSuffix=A&SequenceNumber=251	htl Be
63-251A	http://www.idwr.idaho.gov/apps/ExtSearch/RightReportAJ.asp?BasinNumber=63&TypewrWaterRight=True&SplitSuffix=A&SequenceNumber=251	htl Be
63-33253	http://www.idwr.idaho.gov/apps/ExtSearch/RightReportAJ.asp?BasinNumber=63&TypewrWaterRight=True&SplitSuffix=&SequenceNumber=33252	htl Be
63-33251	http://www.idwr.idaho.gov/apps/ExtSearch/RightReportAJ.asp?BasinNumber=63&TypewrWaterRight=True&SplitSuffix=&SequenceNumber=33251	htl Be

I hope you find the information you are seeking via the above. Feel free to contact our office if you have further questions.

Regards,

Remington Buyer

Water Supply Bank Coordinator

Idaho Department of Water Resources

322 East Front Street, Boise, ID, 83720

T: (208) 287-4918 | F: (208) 287-6700



100 10th Avenue South
Nampa, ID 83651

March 2, 2018

Wilder Irrigation District
PO Box 416
Caldwell, ID 83606
Email: 12084596407@efaxsend.com

Tel No. (208)459-3421/Fax No. (208)459-6407

File No. 639770

Please consider this letter our written request for assessment information on the property referenced below. Please return the assessment information figured through the closing date of March 22, 2018 via our **Fax No. (208)485-9294 or email check@pioneertitleco.com.**

Property Address: 0 Karcher Road, Caldwell, ID 83607

Seller/Owner: Shirley J. Floyd, Trustee of Trust B of the Lloyd & Shirley Floyd Family Trust

Buyer: John Sabala

Legal Description: See Exhibit A attached hereto and made a part hereof.

Parcel No.: 32915000 0

Sincerely,

Pioneer Title Company of Canyon County

*Please send
copy of deed
thx.*

Cari Heck
Tel. No. (208) 467-0108
Email: check@pioneertitleco.com

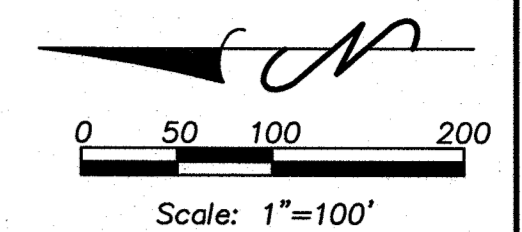
235

2017 fall paid

2018 spring - 2256.21 due

VINEYARD GATE ESTATES PRELIMINARY PLAT

A PART OF THE W 1/2 NE 1/4, SECTION 17, T. 3 N., R. 3 W., B.M.,
CANYON COUNTY, IDAHO
2022



OWNER/ DEVELOPER

SS KARCHER, LLC
4271 N. NINES RIDGE LANE
BOISE, ID 83702
(208) 941-8327

ENGINEER/SURVEYOR

MASON & ASSOCIATES, INC.
924 3rd ST. SOUTH
NAMP, ID 83651
(208) 454-0256

NOTES

- PROJECT DATA:
ZONE DESIGNATION, R-1 CR-DA-R-1
AREA, 829.75 ACRES
NO. OF RESIDENTIAL LOTS: 20
MINIMUM BUILDBLE LOT SIZE: 1.25 AC.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CANYON COUNTY STANDARDS FOR THE APPLICABLE ZONE.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE-SUBDIVISION.
- THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS. IRRIGATION SOURCE SHALL BE PROVIDED BY WILDER IRRIGATION WATER RIGHT #235 AND IDWR WATER RIGHT #63-10485. A PRIVATE PRESSURE IRRIGATION SYSTEM WILL BE INSTALLED, SYSTEM TO BE OWNED AND MAINTAINED BY THE VINEYARD GATE ESTATES HOMEOWNERS ASSOCIATION.
- INDIVIDUAL PRIVATE WELLS WILL BE INSTALLED.
- INDIVIDUAL SEPTIC SYSTEMS WILL BE INSTALLED.
- IMPROVEMENTS SHOULD NOT SIGNIFICANTLY INCREASE STORM WATER RUNOFF. INCREASED RUNOFF WILL BE RETAINED VIA SWALES. INDIVIDUAL LOTS ARE RESPONSIBLE FOR RETENTION AND TREATMENT OF STORM WATER RUNOFF INCLUDING THE APPLICATION OF PERIMETER LOT BERMING TO PREVENT DIRECT LOT DISCHARGE INTO IRRIGATION FACILITIES.
- EASEMENTS TO BE PROVIDED, UNLESS OTHERWISE SHOWN.
SUBDIVISION BOUNDARY: 10 FEET
STREET FRONTAGE & REAR LOTS: 10 FEET
SIDE LOTS: 5 FEET
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE. EXCEPTION: 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.

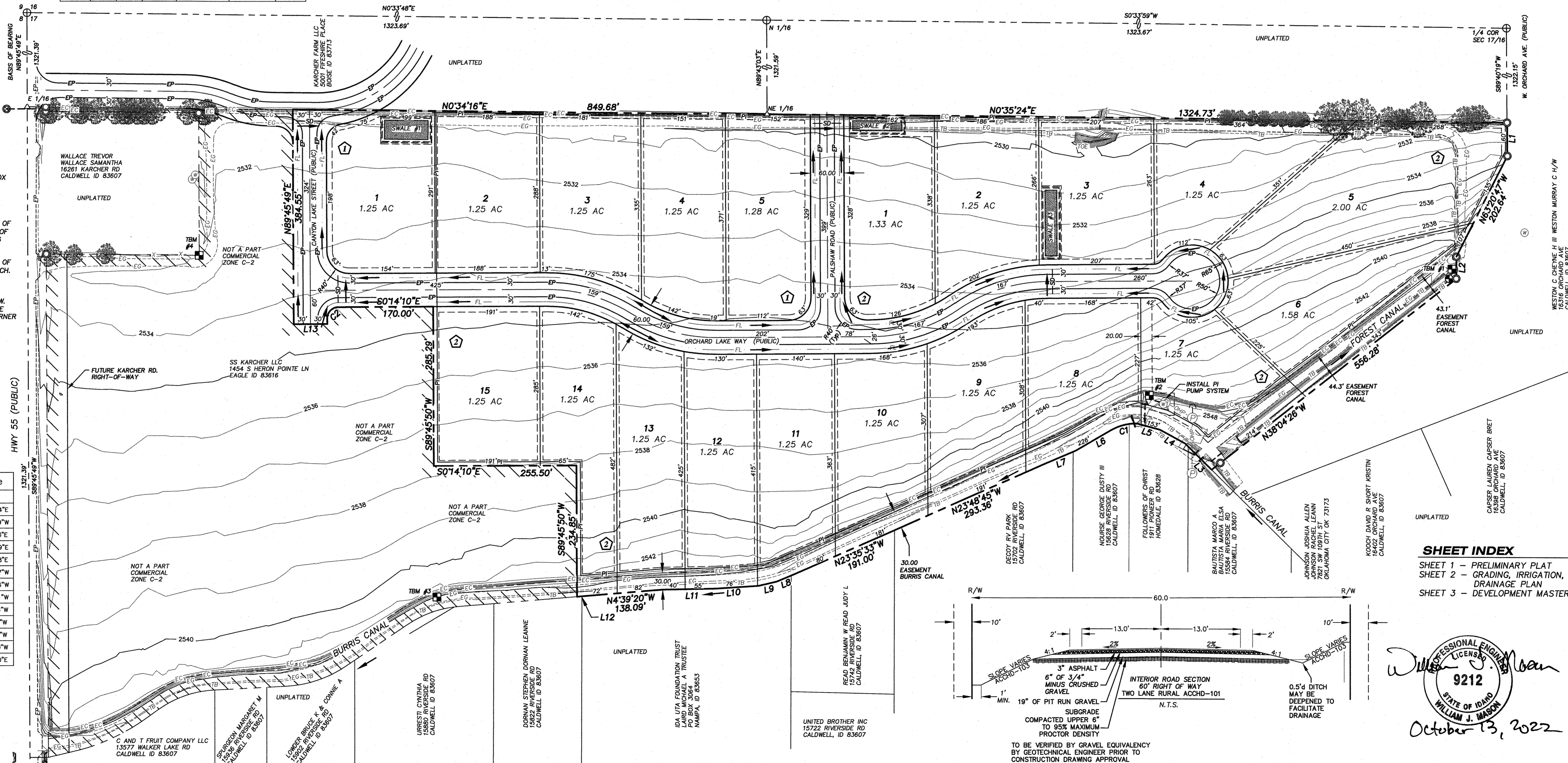
LEGEND

	Benchmark (TBM)		Natural Ground Contour Line
	Block Number		Property Boundary Line
	Calculated Point		Section Line
	Found Aluminum Cap Monument		Easement Line
	Found Brass Cap Monument		Right-of-Way
	Found 5/8" Iron Pin		Lot Line
	Found Pipe/Standpipe		Centerline
	Existing Power Pole		Existing Edge of Pavement
	Existing Well		Existing Edge of Gravel
	Existing Sign		Existing Fence
	Deciduous Tree		Existing Overhead Power
	Guy Anchor		Existing Top of Bank
	Seepage Bed		Existing Toe
	Flow Arrow		Existing Edge Concrete Ditch
	Future Commercial Area		Edge of Pavement
			Storm Drain
			Pressure Irrigation
			Pipe
			Flow Line of Borrow Ditch

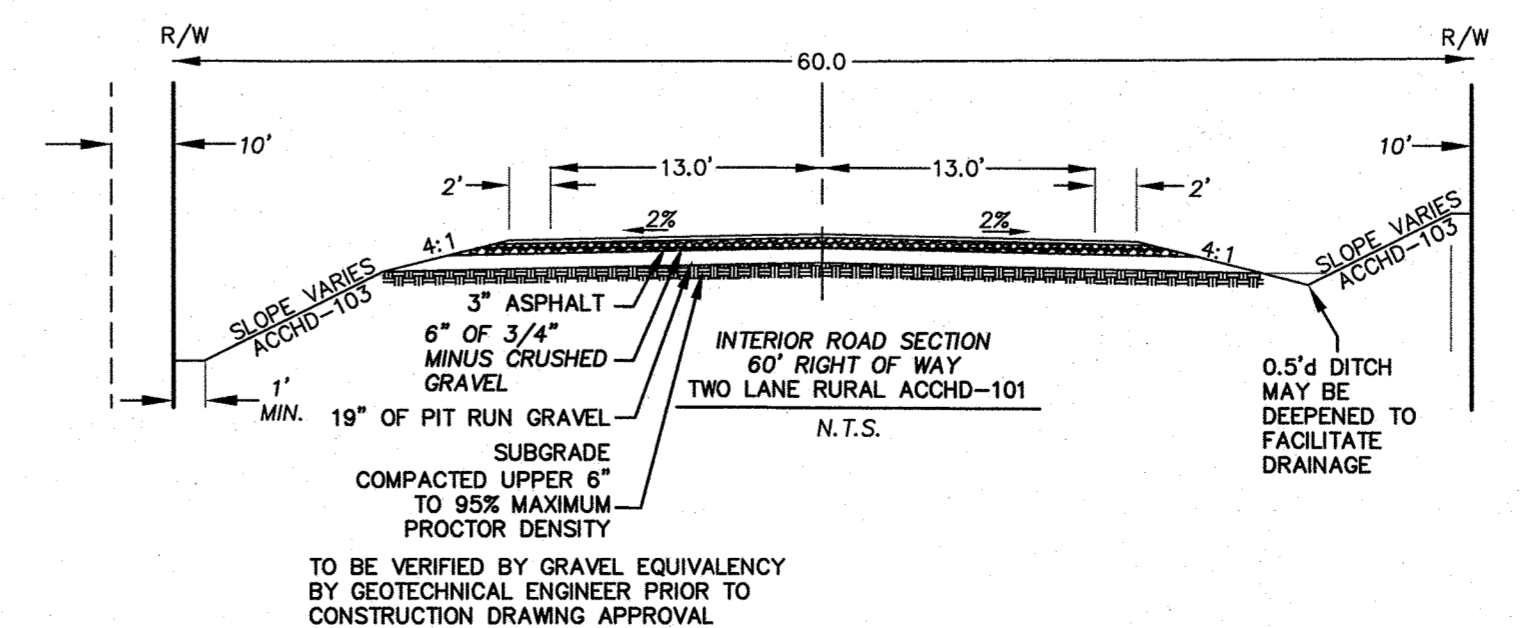
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	48.49	90.00	30°52'21"	N14°37'01"W	47.91	24.85
C2	31.42	20.00	90°00'01"	N45°14'11"W	28.28	20.00

- TBM'S**
- TBM #1 NE IRRIGATION BOX BOLT AND 18" NE FROM FOUND BRASS CAP EL: 2545.99
 - TBM #2 SET 1/2 NO CAP W. SIDE OF PROPERTY ABOUT 30' N. OF POWER POLE. EL: 2545.76
 - TBM #3 SET 1/2 NO CAP W. SIDE OF PROP. 7' W. OF CONC DITCH. EL: 2545.34
 - TBM #4 FOUND 5/8 PLS #4347 SW. PROPERTY CORNER OF THE PROPERTY IN THE NE CORNER EL: 2532.13

Line #	Length	Direction
L1	60.10	N89°38'34"E
L2	39.58	N89°33'59"W
L3	66.55	N44°41'13"E
L4	51.29	N28°37'49"E
L5	43.26	N14°43'28"E
L6	72.48	N30°03'07"W
L7	65.19	N23°05'26"W
L8	34.59	N22°46'21"W
L9	33.76	N13°14'36"W
L10	76.77	N3°39'36"W
L11	94.82	N0°59'00"W
L12	16.04	N4°46'00"W
L13	60.00	S00°41'01"E



SHEET INDEX
SHEET 1 - PRELIMINARY PLAT
SHEET 2 - GRADING, IRRIGATION, & DRAINAGE PLAN
SHEET 3 - DEVELOPMENT MASTER PLAN

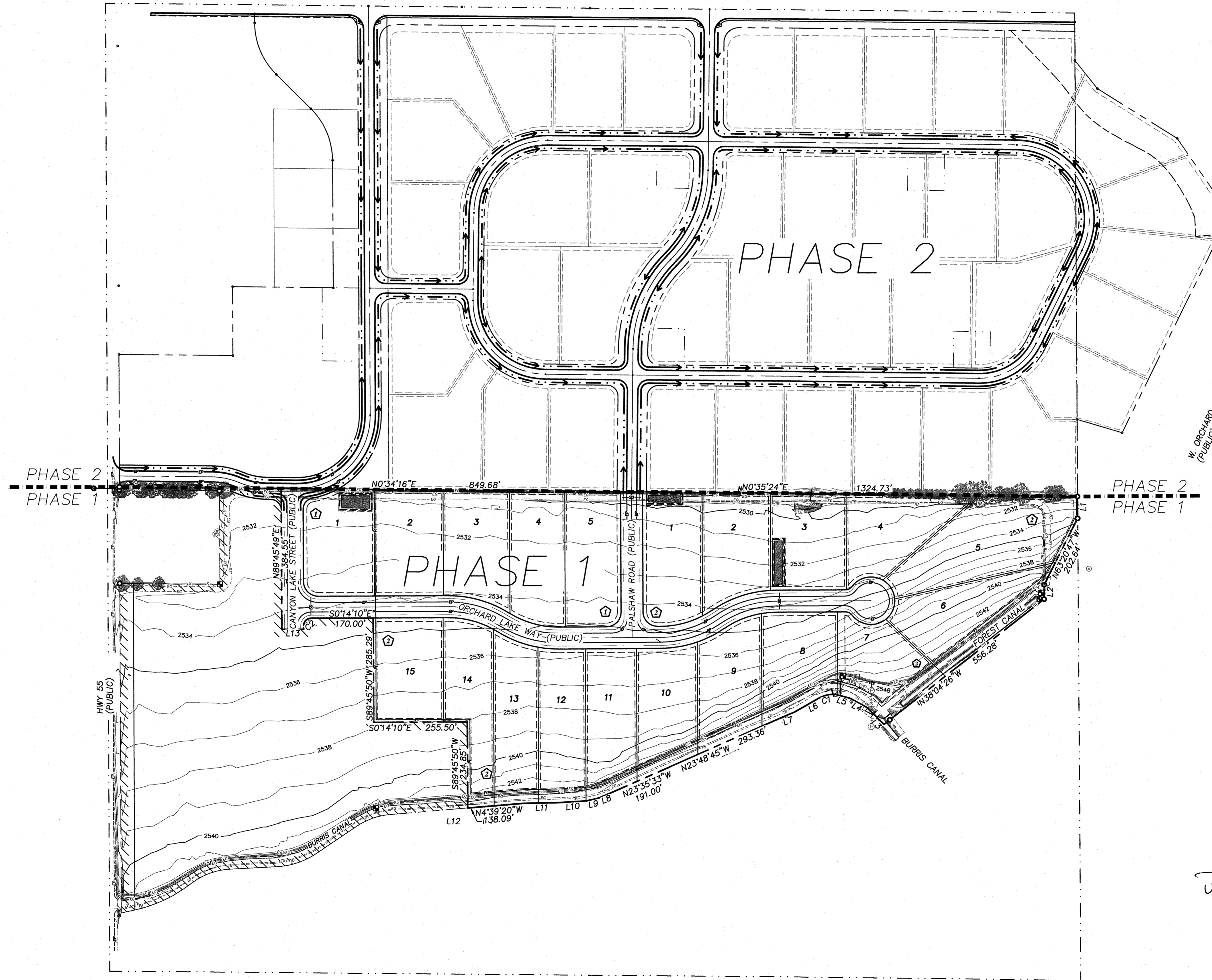
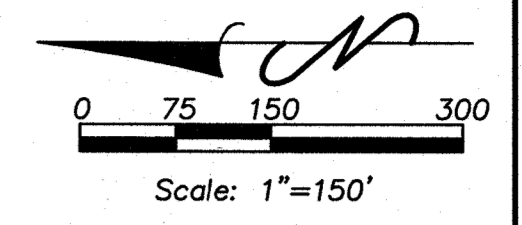


Professional Engineer
9212
WILLIAM J. MASON
October 13, 2022

DESIGNED BY:	DATE:	NO. BY:	DESCRIPTION:
DRAWN BY: WJM	3/22		
CHECKED BY:			
APPROVED BY:			
Professional Engineers Land Surveyors & Planners Mason & Associates 924 S. 3rd St. South Nampa, ID 83651 (208) 454-0256 Fax: (208) 454-0257			
CLIENT:	SS KARCHER LLC 4271 NORTH NINES RIDGE LN. BOISE, ID 83702 (208) 941-8327		
JOB NO.:	DE0819	SCALE:	N/A
DWG NO.:	DE0819PP	VERT.:	1"=100'
FIELD BOOK NO.:		HORIZ.:	
DRAWING TITLE:	VINEYARD GATE ESTATES CALDWELL, ID PRELIMINARY PLAT		
SHEET NO. 1 OF 3 SHEETS	Rev		

**VINEYARD GATE ESTATES
DEVELOPMENT MASTER PLAN**

A PART OF THE W 1/2 NE 1/4, SECTION 17, T. 3 N., R. 3 W., B.M.,
CANYON COUNTY, IDAHO
2022



William J. Mason
PROFESSIONAL ENGINEER
 LICENSED
9212
 STATE OF IDAHO
 WILLIAM J. MASON
 October 13, 2022

DRAWING TITLE: VINEYARD GATE ESTATES CALDWELL, ID DEVELOPMENT MASTER PLAN		JOB NO. DE0819 DWG NO. DE0819PP SCALE: N/A Vert: 1"=200' Horz: 1"=200'		CLIENT: SS KARCHER LLC 4271 NORTH NINES RIDGE LN. BOISE, ID 83702 (208) 941-8327	
SHEET NO. 3 OF 3 SHEETS		FIELD BOOK NO.		Rev	
DESIGNED BY: DRAWN BY: WJM CHECKED BY: APPROVED BY:		NO. BY: DATE:		DESCRIPTION:	
DESIGNED BY: DRAWN BY: WJM CHECKED BY: APPROVED BY:		NO. BY: DATE:		DESCRIPTION:	
DESIGNED BY: DRAWN BY: WJM CHECKED BY: APPROVED BY:		NO. BY: DATE:		DESCRIPTION:	