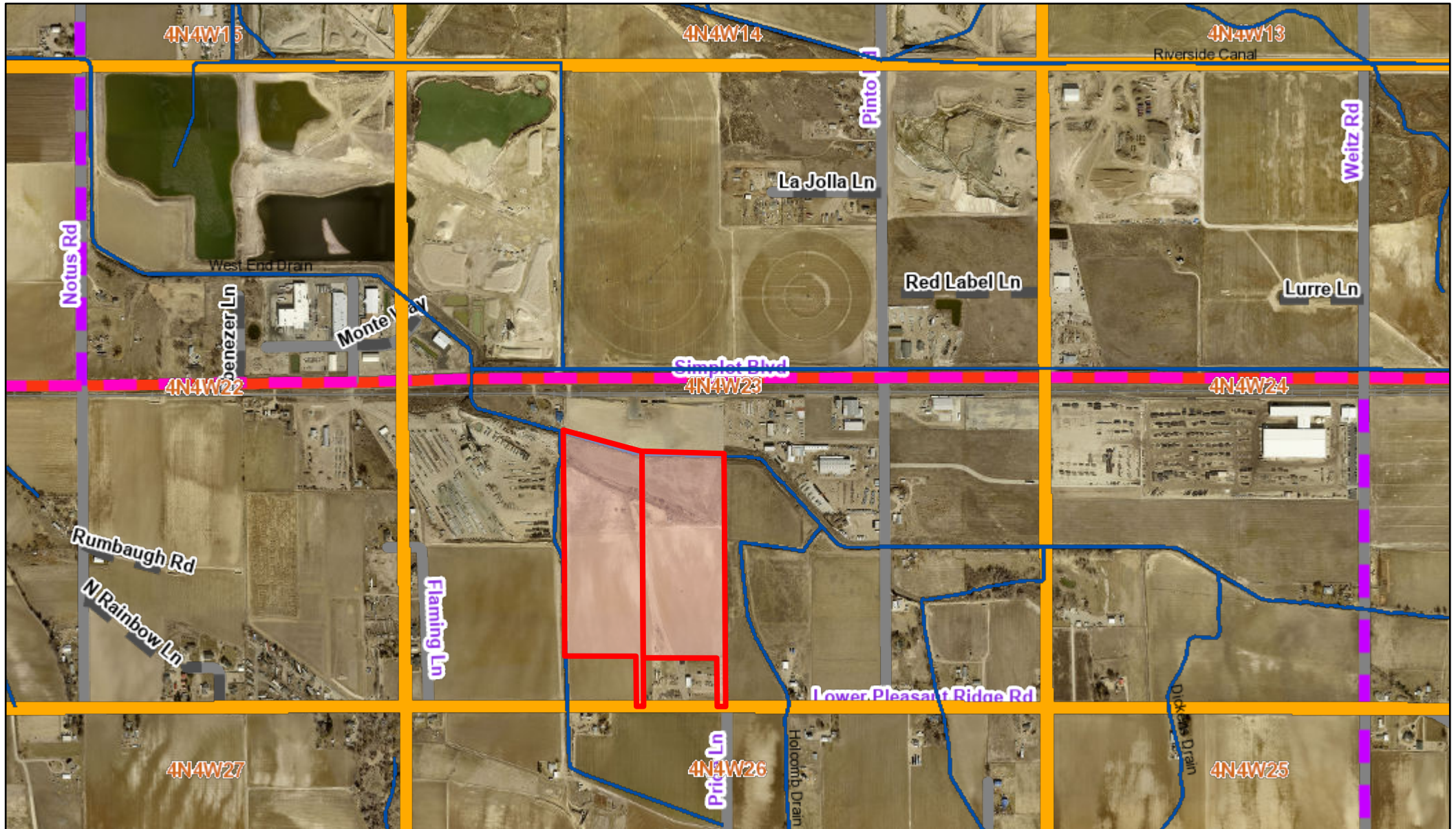
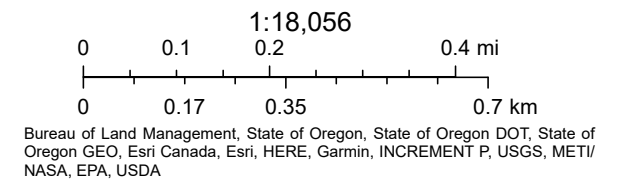


Canyon County, ID Web Map



8/27/2024, 9:16:58 AM

- | | | | |
|-------------------------------------|-------------|--------------------------|------------------------------------|
| Multiple Parcel Search_Query result | City Limits | CanyonCountyRoads | ITDFunctionalClassification |
| Hydro_NHDFlowline | Sections | Hwy | Major Collector |
| County Boundary | RAILROAD | Roads | Other Principal Arterials |
| Current Impact Area | | CC_PrivateRoads | Imagery_2022 |
| | | Red: Band_1 | |





PRELIMINARY PLAT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Demco Ventures, LLC & Pleasant Ridge Property, LLC	
	MAILING ADDRESS: 2008 E. Presidential Drive, Meridian, ID 83642 & 22930 Buskirk Drive, Meridian, ID 83642	
	PHONE: 208-369-7112	EMAIL: drew@uco.build & stricklandstone@outlook.com
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.		
Signature: <i>[Signature]</i>		Date: 8-19-2024

8.19.2024

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Bonnie Layton	
	COMPANY NAME: NV5	
	MAILING ADDRESS: 690 S. Industry Way, Suite 10, Meridian, ID 83642	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: 0 Lower Pleasant Ridge Road	
	PARCEL NUMBER: R3637101000 & R3637101100	
	PARCEL SIZE: 53.64 acres	
	NUMBER OF LOTS: 30	
	PROPOSED SUBDIVISION NAME: Milestone Industrial Park	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: M1

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER: SD2024-0009	DATE RECEIVED:
RECEIVED BY: <i>[Signature]</i>	APPLICATION FEE: \$1960 ⁰⁰ CK MO CC CASH

1550
+ 310 (311sts x 10)
100 (AOCI)
\$1960
(plus 80 Pmv. Rd app)
1960
+ 80
\$2040



PRELIMINARY PLAT

PUBLIC HEARING - CHECKLIST

PRELIMINARY PLAT - CCZO Section 07-17-09

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application Completed and Signed	✓	✓
Copy of Preliminary Plat (1 Hard Copy & Digital Copy – Flash Drive Preferred) <i>and done</i>	✓	✓
Preliminary Drainage Plan, if applicable	N/A	
Preliminary Irrigation Plan, if applicable	N/A	
Preliminary Grading Plan, if applicable	✓	✓
Completed Preliminary Plat Checklist	✓	✓
Subdivision Worksheet	✓	✓
Irrigation Plan Application	N/A	✓
Proof of application with:		
Southwest District Health	✓	
Irrigation District	✓	✓
Fire District	✓	✓
Highway District/ Idaho Transportation Dept.	✓	✓
Area of City Impact (if applicable)	✓	✓
Deed or evidence of property interest to the subject property	✓	✓
Fee: \$1550.00		
+\$10.00/lot		
+\$100.00 for Area of City Impact		
+\$60.00 Private Road <i>on PR app</i>		
+\$80.00 Easement Reduction		
<div style="display: flex; justify-content: flex-end;"> <div style="text-align: right; margin-right: 20px;"> <i>1550</i> <i>10x30 = 300</i> <i>100</i> <hr style="width: 50px;"/> <i>\$ 1950</i> </div> </div>		
Fees are non-refundable		

Additional Information	Applicant	Staff
Hillside Development Requirements (07-17-33(1))	N/A	
Private Road Name Application	N/A ✓	✓
Easement Reduction Application	N/A	
Floodplain Development Permit	N/A	

*DISCLAIMER: The subject property shall comply with the public nuisance ordinance, the building code, and the zoning code before the Director can accept the application.



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

▪ Engineering Division ▪

Preliminary Plat Check-List

Applicant: NV5 - Bonnie Layton	Case Number:
Subdivision Name: Milestone Industrial Park	Plat Date (Review #):

CANYON COUNTY CODE OF ORDINANCES 07-17-09

The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, and may comprise several sheets showing various elements or required data. *Italicized items are supplemental to CCZO 07-17-09.*

GENERAL REVIEW ITEMS	Meets Code / Comments
1. Complete initial review of all information given graphically and by note on the plat	
2. Check for compliance with FCOs and/or Development Agreement from entitlement process if applicable	
3. Check for compliance with CCO Chapter 9 - Areas of City Impact. Chapter 9 lists requirements unless waived.	
4. Check for applicable agency comment. These comments could have been made at the entitlement stage or after.	
5. Make note of agencies that should be noticed if not typically included on the notice list and pass information along to planner	
Items A through E below are directly from CCZO 07-17-09. Italicized items are checklist items related to requirements found in ordinance and may not be strictly required.	
A. FORM OF PRESENTATION	Meets Code / Comments
1. Scale of Drawing (No more than 1"=100' unless approved by DSD prior to submission)	
2. Size of Drawing (No larger than 24' x 36") <ul style="list-style-type: none"> <i>Obtain electronic version of all submittals</i> 	
B. IDENTIFICATION AND DESCRIPTIVE DATA	Meets Code / Comments
1. Proposed name of subdivision and its location by section, township, and range	

<ul style="list-style-type: none"> Name of sub needs to be reserved through DSD GIS 	
2. Reference by dimension and bearing to a section corner or quarter section corner	
3. Name, address and phone number of developer	
4. Name address and phone number of the person preparing the plat	
5. North arrow	
6. Date of preparation	
7. Revision block showing dates if any revisions subsequent to the original preparation date. The revision block shall be part of the title block which shall be placed along the right edge of the drawing sheet.	
8. Vicinity map drawn to scale, clearly showing proposed subdivision location in relationship to adjacent subdivisions, main arterial routes, collector streets, etc. <ul style="list-style-type: none"> Check for consistency between pre-plat and vicinity map 	

C. EXISTING CONDITIONS DATA	<u>Meets Code / Comments</u>
1. 2 Foot Contours shown unless otherwise approved; show all areas in excess of 15% slope	
2. Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes or other water features; direction of flow; location and extent of known areas subject to inundation.	
3. Location, widths and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain including water wells and municipal corporation lines within or adjacent to the tract <ul style="list-style-type: none"> Future use of remaining wells, if applicable 	
4. Name, book and page numbers of any recorded adjacent subdivisions having a common boundary with the tract	
5. Existing zoning classification, by note <ul style="list-style-type: none"> Proposed zoning, by note, if new zoning is being proposed concurrently with pre-plat application 	
6. Approximate acreage of the tract, by note	
7. Boundary dimensions of the tract	
8. Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract	

D. PROPOSED CONDITIONS DATA	<u>Meets Code / Comments</u>
<p>1. Road layout, including location, width and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract</p> <ul style="list-style-type: none"> • <i>Confirmation that highway district will allow proposed access if new access is on an arterial</i> • <i>Check alignment of stub streets with adjacent developments, if applicable</i> • Private roads shall not have direct access to arterials or local roads within a platted subdivision (ACCHD 2020.040) • Private road names need to be reserved through DSD GIS. Private roads require a separate application. • Public road names must be checked for availability with DSD GIS • <i>If typical sections are shown make sure they are consistent with what will be required</i> 	
<p>2. Typical lot dimensions including curvilinear data to scale; each lot numbered individually; total number of lots by type and grand total. A private road must be a lot.</p> <ul style="list-style-type: none"> • <i>Curve table is present and matches data shown graphically</i> • <i>Minimum lot size</i> • <i>Average lot size (calculated as total residential area divided by the number of residential lots)</i> • <i>Check block numbering</i> • <i>Consider any phasing shown</i> 	
<p>3. Location, width and use of easements</p> <ul style="list-style-type: none"> • <i>Provide documentation of or reference to any existing easements, especially access easements for existing parcels that are part of the plat.</i> • <i>Show easements for all shared infrastructure</i> 	
<p>4. Designation of all land to be dedicated or reserved for public use with use indicated</p>	
<p>5. If plat includes land for which multi-family, commercial, or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any</p>	
<p>6. If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided</p>	
<p>7. Appropriate information that sufficiently details the proposed development within any special development area such as hillside, PUD, flood plain, cemetery, manufactured home, large scale development, hazardous and unique areas of development</p> <ul style="list-style-type: none"> • <i>Check mapping layers for above special development items. Include wetland and natural drainage ways.</i> • <i>Consider recommended conditions related to special development areas and related reports</i> 	

8. All roads must be labeled as either "private" or "public" behind or beneath the road name	
E. PROPOSED UTILITY METHODS	<u>Meets Code / Comments</u>
<p>1. Sewage: A statement as to the type of proposed sanitary sewage facilities</p> <ul style="list-style-type: none"> • Preliminary location/layout of proposed sewage facilities • Nutrient-Pathogen study if required by SWDH • If sewage facilities will be shared, provide preliminary arrangements for future operation and maintenance of the facilities, including financial arrangements. Also include preliminary sewer plan. DSD should complete high level feasibility review of shared utilities 	
<p>2. Water Supply: A statement as to the type of proposed water supply facilities</p> <ul style="list-style-type: none"> • Preliminary location/layout of proposed potable water facilities • If potable water facilities will be shared, provide preliminary arrangements for future operation and maintenance of the facilities, including financial arrangements. Also include preliminary potable water plan. DSD should complete high level feasibility review of shared utilities 	
<p>3. Storm Water Disposal: A statement as to the type of storm water disposal facilities which may include evidence as may be required relative to the design and operation of proposed storm water system</p> <ul style="list-style-type: none"> • Include statement that all storm water shall be retained on site, if appropriate • Consider any required protection for roadside swales during home construction and/or long-term protection from landscaping, roadside parking, regrading/filling swale, ect • Maintenance easements for storm drain facilities treating drainage from public roads should be in place 	
<p>4. Irrigation System: A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design and operation of any proposed irrigation system</p> <ul style="list-style-type: none"> • Irrigation Supply And Distribution Systems: The developer shall disclose, pursuant to Idaho Code section 31-3805, and file as part of the preliminary plat with DSD, evidence that an adequate irrigation supply and distribution system to serve the land within the plat to be recorded will be provided and must include consideration of using existing water rights that go with the land being platted. Such evidence shall include, but not be limited to, the following: <ul style="list-style-type: none"> - Copies of the plans of the proposed distribution system for the lots and areas to be served in the proposed development; and - Copies of the community association's or similar organization's documents which may be required precedent 	

to the establishment of an irrigation distribution system within the proposed development.	
<p>5. Utility Easement: The utility easement width shall be a minimum of ten (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. Utility easements shall be shown graphically on the plat.</p>	
<p align="center">GENERAL RECOMMENDED CONDITIONS</p>	
<ol style="list-style-type: none"> 1. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved. 2. Development shall comply with requirements of the local highway district. Evidence shall include written correspondence from the highway district prior to the first public hearing held for the preliminary plat and highway district signature on the final plat. 3. Development shall comply with irrigation district requirements. Evidence shall include written correspondence from the irrigation district prior to the first public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat. 4. Development shall comply with Southwest District Health requirements. Evidence shall include written correspondence from the Southwest District Health prior to the first public hearing held for the preliminary plat and Southwest District Health signature on the final plat. 5. Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District prior to the first public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat. 6. After preliminary plat approval applicant shall provide GIS data containing georeferenced lot line and roadway linework to be included in Development Services GIS mapping. (Solo pre-plats only) 	

SUBDIVISION WORKSHEET

Overview:

Number of Buildable Residential Lots: 0	Number of Non-Buildable Lots: 0
Number of Common Lots: 0	Total Subdivision Size: 53.64 acres
Number of Common Lots: 30 Industrial Lots	Average Residential Lot Size: 0

Area of City Impact:

Is the property in an Area of City Impact? ☐ No ☒ Yes- What City: Greenleaf

Will you be requesting subdivision Improvement Waivers? ☒ No ☐ Yes

If yes, which waivers will you be requesting? We will be building private roads along with individual well & septic systems.

☐ Curbs ☐ Gutters ☐ Sidewalks ☐ Street Lights ☐ Landscaping ☐ Other

If you are located in an Area of City Impact the following is required:

- Evidence of compliance with IC 31-3805 which could include evidence of irrigation system plan approval by the planning and zoning authority and city council and coordination with the irrigation entity.
- Communication with the City.

Roads:

Roads within the development will utilize:

☐ Public ☒ Private* ☐ Not Applicable

*Private Roads Require: Name approved prior to submittal & a Private Road Application at the Time of submittal. See attached email.

Hillside Development:

Of the total lots requested how many of each contain slopes +15%? N/A

Residential: _____ Non-Buildable: _____ Common: _____

Will the proposed roads be located within any area containing +15% slopes?

☐ Yes* ☒ No

*If any development or construction activities will occur on slopes > 15% please submit the information required by CCZO 07-17-33

Irrigation:

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

Irrigation: Pioneer Irrigation District

Drainage: Pioneer Irrigation District

This property has: ☒ Water rights available ☐ No water rights available.

If No Water Rights are available, please fill out an Irrigation Plan Worksheet

Irrigation Water is Provided via: ☐ Irrigation Well ☒ Surface Water

Percentage of property that has water: Approximately 85%

Volume of water or diversion rate available at the property:

Please describe, in detail, how the property is currently irrigated and how it will be irrigated after it is subdivided: A portion of the property is currently a field with irrigation rights. Individual lots will be irrigated with water from individual wells. Irrigated ground will not exceed 1/2 acre (which would be typical for an individual well) however, this is an industrial park subdivision so it is anticipated that landscaping will be much more minimal than what is typically seen.

Are there irrigation easement(s) on the property? ☐ Irrigation Well ☐ Surface Water

Drainage ditch on the north end of the property is shown on the plat.

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

Each lot will be graded to retain its own storm water on site and have its own storm water retention system.

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

Each lot will be individually designed when developed to treat excess water per BMP's established at the time of construction.



AGENCY ACKNOWLEDGMENT

Date: 2-12-2024

Applicant: NV5 - Bonnie Layton

Parcel Number: R3637101000 & R3637101100

Site Address: 0 Lower Pleasant Ridge Road

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

☒ Applicant submitted/met for informal review.

Date: _____ Signed: _____

District: Caldwell Rural Fire District

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☒ Applicant submitted/met for informal review.

Date: 3/5/24 Signed: _____

District: Canyon Highway District No. 4

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

☒ Applicant submitted/met for informal review.

Date: 2/15/2024 Signed: _____

District: Pioneer Irrigation District

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

☒ Applicant submitted/met for informal review.

Date: _____ Signed: _____

City: Greenleaf

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



AGENCY ACKNOWLEDGMENT

Date: 2-12-2024

Applicant: NV5 - Bonnie Layton

Parcel Number: R3637101000 & R3637101100

Site Address: 0 Lower Pleasant Ridge Road

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Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: Caldwell Rural Fire District

☒ Applicant submitted/met for informal review.

Date: 2/26/24 Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: Canyon Highway District No. 4

☒ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: Pioneer Irrigation District

☒ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: Greenleaf

☒ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



AGENCY ACKNOWLEDGMENT

Date: _____

Applicant: NV5 - Bonnie Layton

Parcel Number: R3637101000 & R3637101100

Site Address: 0 Lower Pleasant Ridge Road

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 07/23/2024 Signed: _____

Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: Caldwell Rural Fire District

☒ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: Canyon Highway District No. 4

☒ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: Pioneer Irrigation District

☒ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: Greenleaf

☒ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

From: [Greenleaf City Clerk](#)
To: [Bonnie Layton](#)
Subject: Re: Milestone Industrial Subdivision
Date: Wednesday, July 17, 2024 12:07:00 PM

Hi Bonnie!

Please accept this email as confirmation for Canyon County Development Services that the City of Greenleaf is aware of the project.

I would highly encourage contacting David Lincoln with the Western Alliance for Economic Development [REDACTED]
Economic development services (resources for business start-ups, business retention and expansion, and business attraction) are available through the Western Alliance through the city's membership, including connecting with the Idaho Department of Commerce resources and posting on the Gem State Prospector website to assist with marketing the industrial park.

Thank you,

Lee C. Belt
Greenleaf City Clerk
208/454-0552 phone
208/454-7994 fax
208/880-4061 cell

On 7/17/2024 9:17 AM, Bonnie Layton wrote:

Good morning Lee,

I am back from vacation and following up on the email I sent on July 3rd. Did you have a chance to review the information I provided and do you have any questions for me?

Please let me know.

Thank you.

Bonnie

Bonnie Layton | Senior Planner | [NVS](#)
690 S. Industry Way, Suite #10 | Meridian, ID 83642 | P: 208.275.8742 | C: 208.724.2624

[Electronic Communications Disclaimer](#)

From: Bonnie Layton
Sent: Wednesday, July 3, 2024 9:35 AM
To: clerk@greenleaf-idaho.us

Subject: Milestone Industrial Subdivision

Good morning Lee,

Thank you so much for your time this morning for all of the additional information you provided. I will definitely pass that along to our client.

Attached please find the proposed preliminary plat for Milestone Industrial Subdivision along with Canyon County's agency review signature page. As I mentioned, we envision this to mostly contractor yard type businesses and therefor are proposing individual wells and septic systems. Internal roads will be private and we will be building a substantial portion of Pride Lane to extend north from Lower Pleasant Ridge Road along our eastern boundary. This roadway will be dedicated to the highway district.

Thank you in advance for your time. Please let me know if you have any questions.

Kind regards,

Bonnie

Bonnie Layton | Senior Planner | [NVS](#)
690 S. Industry Way, Suite #10 | Meridian, ID 83642 | P: 208.275.8742 | C: 208.724.2624

[Electronic Communications Disclaimer](#)



Canyon County Recorder's Office Cover Page

2023-005336

RECORDED

02/21/2023 02:15 PM

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=8 JWINSLOW

\$15.00

TYPE: DEED

FIRST AMERICAN TITLE AND ESCROW

ELECTRONICALLY RECORDED

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 21st day of February, 2023, between U&U Holdings LLC, an Idaho limited liability company ("Grantor") and DEMCO Ventures LLC an Idaho limited liability company ("DEMCO") whose address is 19560 LOWER PLEASANT RIDGE RD CALDWELL, ID 83607-9058, as to a 50% tenants in common interest; and Pleasant Ridge Property LLC, an Idaho limited liability company ("PLEASANT RIDGE") whose address is 22930 BUSKIRK DRIVE MIDDLETON, ID 83644 as to a 50% tenants in common interest (collectively "Grantee"). DEMCO and Pleasant Ridge agree that their interests are subject to the terms of that certain Common Ownership Agreement by and between the Grantees, a copy of which may requested from DEMCO and the covenants contained in the Common Ownership Agreement shall be binding on Pleasant Ridge and DEMCO, and their successors and assigns. .

That Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, does, by these presents, grant, bargain, sell and convey unto each Grantee a 50% interest as tenants in common, and their successors and assigns forever, all the following described real estate situated in the County of Ada, State of Idaho, more particularly described on Exhibit A attached hereto and incorporated herein (the "Property").

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the rents, issues and profits thereof; and all estate, right, title and interest in and to the Property, as well in law as in equity, except as expressly provided otherwise herein.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and its heirs and assigns forever.

Grantor's covenants or warranties with respect to title, express or implied, are those, and only those, implied by use of the word "grant" as set forth in Idaho Code § 55-612, subject to all matters of record or appearing on the face of the land, including but not limited to that certain Grant and Reservation of Easements, Road Sharing and Maintenance Agreement and Declaration

of Restrictive Covenant recorded in Records of Canyon County, Idaho on October 11, 2022 as Instrument Number 2022-046482.

[Signature appears on next page.]

By: Drew Urness
Its: Manager

RUTH M RUBEL
COMMISSION #20428
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 06/24/2028

SPECIAL WARRANTY DEED PAGE 3

Exhibit A



**Legal Description for
Parcel "A"**

Date: August 2, 2022

A parcel of land being a portion of the SW 1/4 of Section 23, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

COMMENCING at a found 3" brass cap marking the South 1/4 corner of said Section 23 (Corner Record no. 200261608) from which, a found 3" brass cap, marking the Center 1/4 corner of said Section 23 (Corner Record no. 9326775), bears North 00°08'15" East, a distance of 2,638.04 feet also being the **POINT OF BEGINNING**;

Thence North 89°08'16" West, coincident with the south line of said Section 23, a distance of 70.00 feet;

Thence North 00°08'15" East, on a line parallel with and 70 feet westerly of the North-South Center Section line of said Section 23, a distance of 399.13 feet;

Thence North 89°08'16" West, a distance of 606.54 to a point on the west line of Parcel 1, as depicted on Record of Survey No. 2007064473, in the records of Canyon County;

Thence North 00°08'15" East, coincident with said west line, a distance of 1,690.22 feet to the beginning of a non-tangent curve to the left, also being a point on the north bank of the West End Drain Ditch, as depicted on Record of Survey no. 2009008168, in the records of Canyon County;

Thence along the arc of said curve to the left a distance of 33.26 feet, said curve having a radius of 250.00 feet, a central angle of 07°37'25" and a chord bearing of South 84°40'56" East, a distance of 33.24 feet, along the north bank of said West End Drain Ditch;

Thence continuing along said north bank, South 88°29'38" East, a distance of 643.57 feet, to a point on the north-south Center Section line of said Section 23;

Thence South 00°08'15" West, coincident with said north-south Center Section line a distance of 2,079.53 feet to the **POINT OF BEGINNING**;

The above described parcel contains 1,167,308 square feet, or 26.80 acres; more or less.

Together with and subject to covenants, easements, rights of ways and restrictions of record.

The basis of bearings for this description is Grid North, Idaho State Plane Coordinate System, West Zone. North 00°08'15" East between the South 1/4 and the Center 1/4 corner of said Section 23.

Wayne A. Caudell, P.L.S.

License no. 19748

End of Description



**Legal Description for
Parcel "B"**

Date: August 2, 2022

A parcel of land being a portion of the SW 1/4 of Section 23, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

COMMENCING at a found 3" brass cap marking the South 1/4 corner of said Section 23 (Corner Record no. 200261608) from which, a found 3" brass cap, marking the Center 1/4 corner of said Section 23 (Corner Record no. 9326775), bears North 00°08'15" East, a distance of 2,638.04 feet;

Thence North 89°08'16" West, coincident with the South line of said Section 23, a distance of 676.54 feet, to the Southeast corner of Parcel 2 as depicted on Record of Survey Inst. No. 2007064473 in the records of Canyon County, the **POINT OF BEGINNING**;

Thence North 89°08'16" West, continuing coincident with said South line, a distance of 60.00 feet;

Thence North 00°08'15" East, on a line parallel with and 60 feet westerly of the easterly line of said Parcel 2, a distance of 412.28 feet;

Thence North 89°08'16" West, a distance of 586.62 feet, to a point on the West 1/16th line of said Section 23;

Thence North 00°05'25" East, coincident with said West 1/16th line, a distance of 1,860.55 feet, to a point on the north bank of the West End Drain Ditch as depicted on the Record of Survey No. 2009008168 in the records of Canyon County;

Thence along said North bank, South 73°11'55" East, a distance of 642.47 feet, to the beginning of a tangent curve to the left.

Thence along the arc of said curve to the left a distance of 33.47 feet, said curve having a radius of 250.00 feet, a central angle of 07°40'18", and a chord bearing of South 77°02'05" East a distance of 33.45 feet, to the northeast corner of said Parcel 2;



Thence South 00°08'15" West, coincident with the easterly line of said Parcel 2, a distance of 2,089.35 feet to the **POINT OF BEGINNING**.

The above described parcel contains 1,168,948 square feet, or 26.84 acres, more or less.

Together with and subject to covenants, easements, rights of ways and restrictions of record.

The basis of bearings for this descriptions is Grid North, Idaho State Plane Coordinate System, West Zone. North 00°08'15" East between the South 1/4 and the Center 1/4 corner of said Section 23.

Wayne A. Caudell, P.L.S.

License no. 19748

End of Description





0004984279

**STATE OF IDAHO***Office of the secretary of state, Lawrence Denney***CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$100.00

*For Office Use Only***-FILED-**

File #: 0004984279

Date Filed: 11/7/2022 11:24:40 AM

Certificate of Organization Limited Liability Company					
Select one: Standard, Expedited or Same Day Service (see descriptions below) Standard (filing fee \$100)					
1. Limited Liability Company Name					
Type of Limited Liability Company	Limited Liability Company				
Entity name	DEMCO Ventures, LLC				
2. The complete street address of the principal office is:					
Principal Office Address	19560 LOWER PLEASANT RIDGE RD CALDWELL, ID 83607				
3. The mailing address of the principal office is:					
Mailing Address	19560 LOWER PLEASANT RIDGE RD CALDWELL, ID 83607-9058				
4. Registered Agent Name and Address					
Registered Agent	Registered Agent Drew Urness Physical Address: 19560 LOWER PLEASANT RIDGE RD CALDWELL, ID 83607 Mailing Address: 19560 LOWER PLEASANT RIDGE RD CALDWELL, ID 83607-9058				
<input checked="" type="checkbox"/> I affirm that the registered agent appointed has consented to serve as registered agent for this entity.					
5. Governors					
<table border="1"><thead><tr><th>Name</th><th>Address</th></tr></thead><tbody><tr><td>Drew Urness</td><td>19560 LOWER PLEASANT RIDGE RD CALDWELL, ID 83607</td></tr></tbody></table>		Name	Address	Drew Urness	19560 LOWER PLEASANT RIDGE RD CALDWELL, ID 83607
Name	Address				
Drew Urness	19560 LOWER PLEASANT RIDGE RD CALDWELL, ID 83607				
Signature of Organizer:					
<i>Drew Urness</i>	11/07/2022				
Sign Here	Date				

B0753-6583 11/07/2022 11:24 AM Received by Office of the Idaho Secretary of State



0005417389



STATE OF IDAHO
Office of the secretary of state, Phil McGrane
ANNUAL REPORT
Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

For Office Use Only

-FILED-

File #: 0005417389

Date Filed: 10/3/2023 8:19:44 AM

Entity Name and Mailing Address:								
Entity Name:	Pleasant Ridge Property LLC							
The file number of this entity on the records of the Idaho Secretary of State is:	0005002513							
Address	22930 BUSKIRK DR MIDDLETON, ID 83644-5670							
Entity Details:								
Entity Status	Active-Existing							
This entity is organized under the laws of:	IDAHO							
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:								
The registered agent on record is:								
Registered Agent	Noah S Ulam Registered Agent Physical Address 22930 BUSKIRK DRIVE MIDDLETON, ID 83644 Mailing Address 22930 BUSKIRK DR MIDDLETON, ID 83644-5670							
Limited Liability Company Managers and Members								
<table border="1"><thead><tr><th>Name</th><th>Title</th><th>Business Address</th></tr></thead><tbody><tr><td>■ Noah S Ulam</td><td>Manager</td><td>22930 BUSKIRK DRIVE MIDDLETON, ID 83644</td></tr></tbody></table>			Name	Title	Business Address	■ Noah S Ulam	Manager	22930 BUSKIRK DRIVE MIDDLETON, ID 83644
Name	Title	Business Address						
■ Noah S Ulam	Manager	22930 BUSKIRK DRIVE MIDDLETON, ID 83644						
The annual report must be signed by an authorized signer of the entity.								
Job Title: Noah Ulam								
Noah Ulam		10/03/2023						
Sign Here		Date						

B0842-3238 10/03/2023 8:19 AM Received by Office of the Idaho Secretary of State

COMMON OWNERSHIP AGREEMENT

THIS COMMON OWNERSHIP AGREEMENT ("Agreement") entered into effective this 31st day ~~DECEMBER~~, 2022 by and between DEMCO Ventures LLC an Idaho limited liability company ("DEMCO") and Pleasant Ridge Property LLC, an Idaho limited liability company ("PLEASANT RIDGE").

Recitals

WHEREAS, DEMCO owns a 50% undivided tenant in common interest in certain real property located in Ada County, Idaho, more particularly described on Exhibit A attached hereto (the "Property")

WHEREAS, PLEASANT RIDGE owns a 50 % undivided tenant in common interest in the Property;

WHEREAS, DEMCO and PLEASANT RIDGE desire to enter into this Agreement to set forth the Owners' agreement as to the ownership, development and sale of the Property (PLEASANT RIDGE and DEMCO are sometimes referred to hereinafter as an "Owner" or collectively the "Owners")

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

1. Property.

1.1 From and after the Closing Date, the Owners will be all of the owners of the Property, including the land and all of the other improvements, tenements and hereditaments constructed or located thereon or to be constructed or located thereon. The Owners desire to make certain agreements regarding the ownership, of the Property for their common convenience and benefit hereafter.

2. Ownership and Ownership Interests.

2.1 The Owners hereto hereby declare themselves to be tenants-in-common and that their undivided tenants-in-common ownership interests in the Property (their "Ownership Interest(s)") are held as follows:

DEMCO	50%
PLEASANT RIDGE	50%
	100.00%

2.2 The Owners hereto intend and agree to make an I.R.C. §761(a) election to be excluded from the application of all of subchapter "k" of the Internal Revenue Code and to have their interests treated for tax and all other purposes as tenants-in-common and not as a partnership or an association taxable as a corporation.

3. Transfers.

Except as otherwise provided in this Agreement, due to the nature and complexity of the ownership of the Property, it is agreed that no Owner shall have the right to sell, gift, encumber,

hypothecate, exchange or otherwise dispose of all or any portion of such Owner's interest in the Property without the express written consent of Owners owning at least a 51% interest in the Property. the other Owners. The Owners may condition any transfer upon such terms as it considers reasonable. Each Owner hereby acknowledges the reasonableness of the restrictions on disposition imposed by this Agreement in view of the purposes of this Agreement and the relationship of the Owners. Accordingly, the restrictions on disposition contained herein shall be specifically enforceable. The Owners hereby waive the right to seek a partition of their respective tenants-in-common ownership interests in the Property.

4. Indemnification.

Each Owner agrees to protect, defend, indemnify and hold harmless the other Owner, its successors and assigns, from and against any and all obligations, costs, expense and liability, including without limitation, all reasonable attorneys' fees and court costs arising out of any claim or lien upon the title to the Property as a result of any act or omission on the part of such Owner, or which attach to the other Owner's interest in the Property through such Owner's record title.

5. Income, Expenses, Distributions and Accounting.

5.1 The Owners shall each pay their share of all expenses related to the Property including but not limited to taxes; insurance, utilities and in the following percentages:

DEMCO: 50%

PLEASANT RIDGE 50%

In the event either Owner fails to pay its share of expenses related to the Property ("Defaulting Owner"), the other Owner (the "Curing Owner") may pay the same on account of the Defaulting Owner, and the Defaulting Owner shall immediately pay such sums to the Curing Owner, as well as twelve percent interest on account thereof.

Distributions of cash generated by the Property shall be made only with the consent of the Owners of at least 51% undivided interest in the Property. Notwithstanding the foregoing, the Owners agree use good faith to consent to distributions equal to tax liabilities incurred by the Owners related to the Property, to the extent sufficient funds exist to pay the same after taking into consideration all cash on hand relative to the anticipated upcoming income and expenses. Further, in the event of a sale of the Property, a distribution of the proceeds of such sale, less all liabilities remaining, and reasonable reserve (both as determined by the Owners of at least an 51% undivided interest in the Property) shall be made within thirty days of the sale of the Property.

6. Expenditures, Alterations and Improvements to the Property

No expenditures related to the Property in excess of \$5,000 shall be made related to the Property, no alterations or improvements shall be made to the Property, and no leases or other encumbrance shall be entered into regarding the Property without the consent of the Owners of at least an 51% undivided interest in the Property.

7. General

7.1 Binding Effect. This Agreement shall be binding upon and inure to the benefit of the Owners and their respective heirs, legal representatives, successors and assigns.

7.2 Headings. The headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation hereof.

7.3 Interpretation. Whenever the context hereof shall so require, the singular shall include the plural, the male gender shall include the female gender and the neuter, and vice versa.

7.4 Notice. All notices given pursuant to this Agreement shall be in writing and shall be given by personal service, U.S. Mail, certified, return receipt requested, or other reliable delivery service such as Federal Express or UPS, postage or delivery charges prepaid, addressed to the appropriate party.

All notices given pursuant to this Agreement shall be deemed given upon receipt. For the purpose of this Agreement, the term "receipt" shall mean the earliest of any of the following: (a) the date of delivery of the notice or other document as shown on the return receipt; (b) the date of receipt of the notice or other document by the person or entity to whom it was addressed; or (c) in the case of refusal to accept delivery or inability to deliver the notice or other document, the earliest of (i) the date of the attempted delivery or refusal to accept delivery, (ii) the date of the postmark on the return receipt, or (iii) the date of receipt of notice of refusal or notice of nondelivery by the sending party.

7.5 Counterparts. This Agreement may be executed in any number of counterparts, and each such counterpart hereof shall be deemed to be an original instrument, but all such counterparts together shall constitute but one (1) agreement.

7.6 Additional Acts. In addition to the acts and deeds recited herein and contemplated to be performed, executed and/or delivered by the Owners, they each hereby agree to perform, execute and/or deliver or cause to be performed, executed and/or delivered from time to time, any and all such further acts, deeds and assurances as the Owners may reasonably require to consummate the transaction contemplated hereunder and to carry out the intent and terms of the agreements of the Owners.

7.7 Idaho Law. This Agreement shall be construed under and in accordance with the laws of the State of Idaho as a contract between residents and domiciliaries of the State of Idaho and as an agreement and contract to be performed entirely within the State of Idaho.

7.8 Severability. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

7.9 Time of Essence. Time is of the essence of this Agreement.

7.10 Attorneys' Fees. Except as otherwise provided herein, should either Owner employ an attorney or attorneys to enforce or interpret any of the provisions hereof or to protect its interest in any manner arising under this Agreement, or to recover damages for the breach of

this Agreement, the non-prevailing Owner shall pay to the prevailing party all reasonable costs, damages and expenses, including attorneys' fees, expended or incurred in connection therewith.

7.11 No Joint Venture or Partnership. The Owners' rights hereunder derive from and shall be consistent with their tenants-in-common ownership in the Property and it is specifically agreed and intended that no joint venture, partnership, corporation or other similar legal or taxable arrangement shall be created by the terms hereof or the actions of the Owners and each Owner covenants that it shall not hold the Owners out as partners or as the agent of the other.

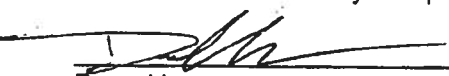
7.12 Memorandum of Agreement. The Owners shall execute and record a Memorandum of Agreement setting forth the relevant material terms of this Agreement in the real property records of Ada County, Idaho, to provide constructive notice of the terms hereof to third parties. [end of text]

[Signatures appear on following pages.]

IN WITNESS WHEREOF, the Owners have caused this Agreement to be executed the day and year first above written.

DEMCO:

DEMCO Ventures, LLC
an Idaho limited liability company



Drew Urness
Its: Member/Manager

PLEASANT RIDGE:

PLEASANT RIDGE PROPERTY LLC
an Idaho limited liability company

A handwritten signature in black ink, appearing to read "Noah Ulam", is written over a horizontal line.

By: Noah Ulam
Its: Member/ Manager

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY

**Legal Description for
Parcel "A"**

Date: August 2, 2022

A parcel of land being a portion of the SW 1/4 of Section 23, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

COMMENCING at a found 3" brass cap marking the South 1/4 corner of said Section 23 (Corner Record no. 200261608) from which, a found 3" brass cap, marking the Center 1/4 corner of said Section 23 (Corner Record no. 9326775), bears North 00°08'15" East, a distance of 2,638.04 feet also being the **POINT OF BEGINNING**;

Thence North 89°08'16" West, coincident with the south line of said Section 23, a distance of 70.00 feet;

Thence North 00°08'15" East, on a line parallel with and 70 feet westerly of the North-South Center Section line of said Section 23, a distance of 399.13 feet;

Thence North 89°08'16" West, a distance of 606.54 to a point on the west line of Parcel 1, as depicted on Record of Survey No. 2007064473, in the records of Canyon County;

Thence North 00°08'15" East, coincident with said west line, a distance of 1,690.22 feet to the beginning of a non-tangent curve to the left, also being a point on the north bank of the West End Drain Ditch, as depicted on Record of Survey no. 2009008168, in the records of Canyon County;

Thence along the arc of said curve to the left a distance of 33.26 feet, said curve having a radius of 250.00 feet, a central angle of 07°37'25" and a chord bearing of South 84°40'56" East, a distance of 33.24 feet, along the north bank of said West End Drain Ditch;

Thence continuing along said north bank, South 88°29'38" East, a distance of 643.57 feet, to a point on the north-south Center Section line of said Section 23;

Thence South 00°08'15" West, coincident with said north-south Center Section line a distance of 2,079.53 feet to the **POINT OF BEGINNING**;

The above described parcel contains 1,167,308 square feet, or 26.80 acres, more or less.

Together with and subject to covenants, easements, rights of ways and restrictions of record.

The basis of bearings for this description is Grid North, Idaho State Plane Coordinate System, West Zone. North 00°08'15" East between the South 1/4 and the Center 1/4 corner of said Section 23.

Wayne A. Caudell, P.L.S.

License no. 19748

End of Description



**Legal Description for
Parcel "B"**

Date: August 2, 2022

A parcel of land being a portion of the SW 1/4 of Section 23, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

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Thence North 89°08'16" West, coincident with the South line of said Section 23, a distance of 676.54 feet, to the Southeast corner of Parcel 2 as depicted on Record of Survey Inst. No. 2007064473 in the records of Canyon County, the **POINT OF BEGINNING**;

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Thence North 00°08'15" East, on a line parallel with and 60 feet westerly of the easterly line of said Parcel 2, a distance of 412.28 feet;

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Thence along the arc of said curve to the left a distance of 33.47 feet, said curve having a radius of 250.00 feet, a central angle of 07°40'18", and a chord bearing of South 77°02'05" East a distance of 33.45 feet, to the northeast corner of said Parcel 2;

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Wayne A. Caudell, P.L.S.

License no. 19748

End of Description



Canyon County Development Services

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

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 83412

Date: 8/26/2024

Date Created: 8/26/2024

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Drew Urness - DEMCO Ventures, LLC

Comments: SD2024-0009 and RD2024-0021

Site Address: 0 LOWER PLEASANT RIDGE RD, Caldwell ID 83607 / Parcel Number: 36371010 0

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)	SD2024-0009	\$1,550.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	SD2024-0009	\$310.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional City Impact Area Fee	SD2024-0009	\$100.00	\$0.00	\$0.00
Planning - Multiple Director Decisions without Notification on Single Application	RD2024-0021	\$80.00	\$0.00	\$0.00

Sub Total: \$2,040.00

Sales Tax: \$0.00

Total Charges: \$2,040.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	161686014	\$2,040.00

Total Payments: \$2,040.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: pdilbeck

Page 1 of 1

- | | | | |
|----|---|----|--|
| 1 | NO. 101 | 1 | EDITH H. ZIMM, JR.
4524 LANT AVE, CHANDLER, ID 83507 |
| 2 | 174 RICE ST. NO. 425 2ND. E. DUYE
HESPERIA, CALIF. 92541 | 2 | ROBERT R. ROBERT C
P.O. BOX 232000
7709 N. 9TH ST. HOUSTON, ID 85072 |
| 3 | 14327070043 | 3 | NEERAGE ORGANIZING L P
P.O. BOX 655 VALLEJO, CA 94592 |
| 4 | 15255 SOC. TRICAL CHEM. LABORATORIES, 44 95106
ANN ARBOR, MICH 48106 | 4 | 18372 LOMER H. ELSAASHI JR. CHANDLER, ID 83507 |
| 5 | 197223 UNIT 70, CHANDLER, ID 83507 | 5 | 19312 LOMER H. ELSAASHI JR. CHANDLER, ID 83507 |
| 6 | 45P. 94P. 97P. 101. 111. 112. | 6 | 19312 LOMER H. ELSAASHI JR. CHANDLER, ID 83507 |
| 7 | 14327070043 | 7 | 19312 LOMER H. ELSAASHI JR. CHANDLER, ID 83507 |
| 8 | 1004 BOK BROS., 1004 N. 23 S. N. 45106 | 8 | 19312 LOMER H. ELSAASHI JR. CHANDLER, ID 83507 |
| 9 | 1004 BOK BROS., 1004 N. 23 S. N. 45106 | 9 | 19312 LOMER H. ELSAASHI JR. CHANDLER, ID 83507 |
| 10 | 1004 BOK BROS., 1004 N. 23 S. N. 45106 | 10 | 19312 LOMER H. ELSAASHI JR. CHANDLER, ID 83507 |
| 11 | 1004 BOK BROS., 1004 N. 23 S. N. 45106 | 11 | 19312 LOMER H. ELSAASHI JR. CHANDLER, ID 83507 |
| 12 | 1004 BOK BROS., 1004 N. 23 S. N. 45106 | 12 | 19312 LOMER H. ELSAASHI JR. CHANDLER, ID 83507 |
| 13 | 1004 BOK BROS., 1004 N. 23 S. N. 45106 | 13 | 19312 LOMER H. ELSAASHI JR. CHANDLER, ID 83507 |
| 14 | 1004 BOK BROS., 1004 N. 23 S. N. 45106 | 14 | 19312 LOMER H. ELSAASHI JR. CHANDLER, ID 83507 |
| 15 | 1004 BOK BROS., 1004 N. 23 S. N. 45106 | 15 | 19312 LOMER H. ELSAASHI JR. CHANDLER, ID 83507 |
| 16 | 1004 BOK BROS., 1004 N. 23 S. N. 45106 | 16 | 19312 LOMER H. ELSAASHI JR. CHANDLER, ID 83507 |
| 17 | 1004 BOK BROS., 1004 N. 23 S. N. 45106 | 17 | 19312 LOMER H. ELSAASHI JR. CHANDLER, ID 83507 |
| 18 | 1004 BOK BROS., 1004 N. 23 S. N. 45106 | 18 | 19312 LOMER H. ELSAASHI JR. CHANDLER, ID 83507 |
| 19 | 1004 BOK BROS., 1004 N. 23 S. N. 45106 | 19 | 19312 LOMER H. ELSAASHI JR. CHANDLER, ID 83507 |
| 20 | 1004 BOK BROS., 1004 N. 23 S. N. 45106 | 20 | 19312 LOMER H. ELSAASHI JR. CHANDLER, ID 83507 |

2024



MODERN KUKLAS

- [illegible]

IDENTIFICATION

- [illegible]

RIGHT TO EARLY STATEMENT:

[illegible]

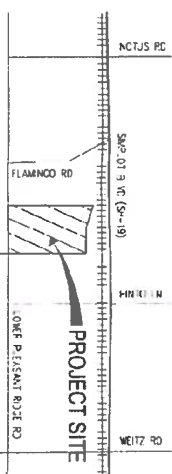
DEVELOPMENT FEATURES

- TOTAL ACRES** 5.64 ACRES
TOTAL LOTS 31 LOTS
ACROSS BUILDING LOT SIZE 154 ACRES
EXTRACT/PROPOSED LOT 11
MINIMUM BUILDING LOT SIZE 1.03 ACRES
- IRRIGATION** **WATER** **SOURCE**
POWER PRODUCTION **NOVOLUME** **INDIVIDUAL**
DISTRICT **SIDE** **SCHOOL**
VALUATION **SCHOOL DISTRICT**

100

INDIA, S. J. C.

PROJECT SITE



VICINITY MAP
SCALE: 1" = 200'

WDTAC S. LLC
2100 WDTAC S.

OF AMERICA

44-6 (LSC)
200-361-7-12

CON'ACT BONE LATTON

UNIT 4008 PROPERTY, L
T. 4008

[illegible]

SECTION ON RESEARCH

COPIES: 101 HAS METS 24

VEYOR

MODEL 208-275-8743

MOUSTON WAY STS 10
N D 032412

2015

PRELIMINARY PLAT

DEMCO VENTURES, LLC & PLEASANT RIDGE PROPERTY, LLC
MILESTONE INDUSTRIAL PARK

PROJECT NUMBER	B000449
----------------	---------

DRAWING FILE NAME
B000449 C-PPI T-BI

SCALE
AS SHOWN

SHEET INFO
 (X-SK-N+1)

DRAWN	TNC
CHECKED	NOM
APPROVED	NOM
LAST EDIT	8/12/202
PLOT DATE	8/13/202
SUBMITTA	

REVISIONS		
NO	BY	DATE

1 KVP 05/12/24 4:54 PM CANYON COUNTY (COMM)



NIV|5

690 Industry Way, Suite 10
Meridian, ID 83642
208.342.5400 www.NVS.com

