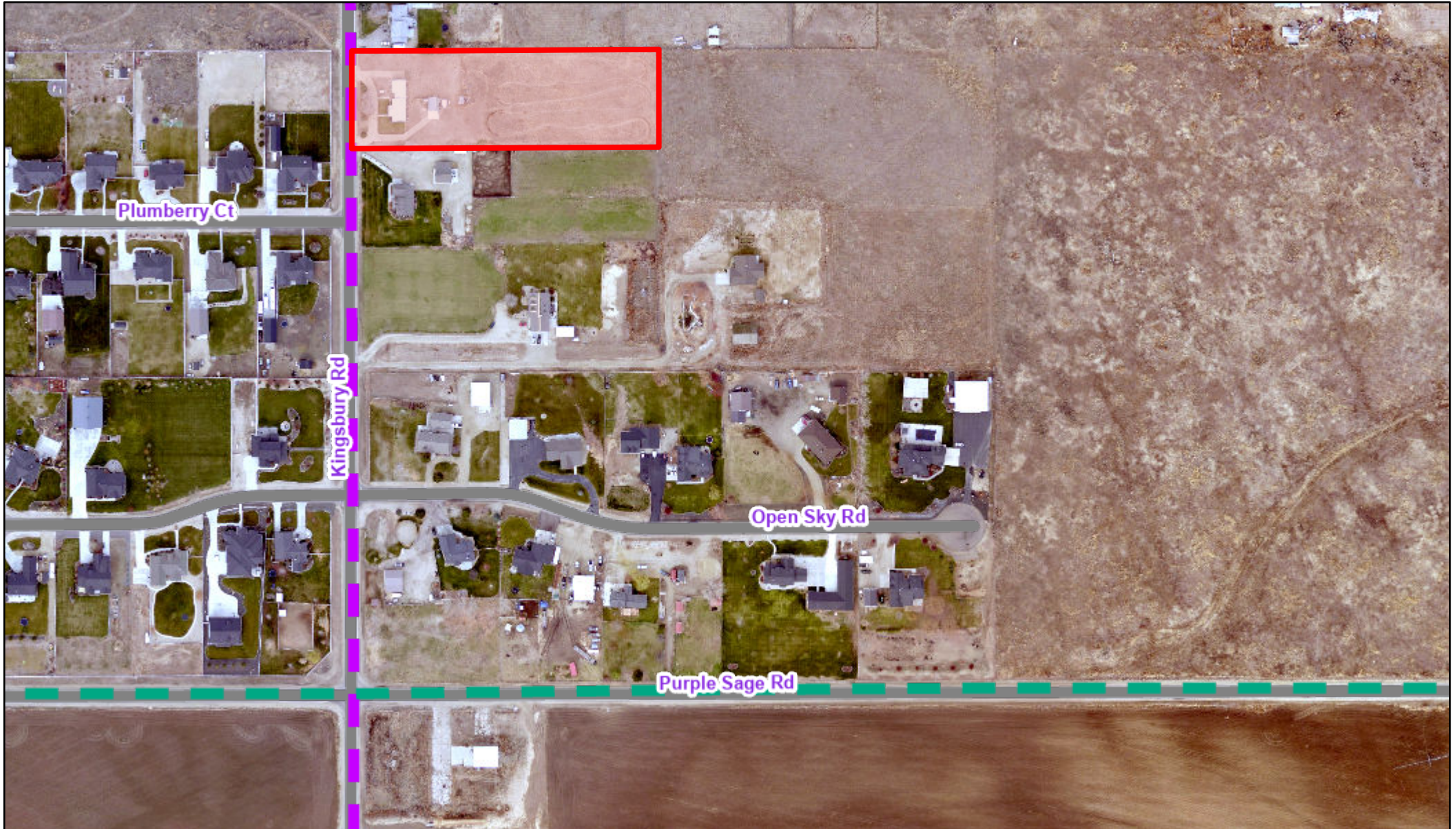


Canyon County, ID Web Map



6/30/2023, 10:44:09 AM



Multiple Parcel Search _Query result



Hydro_NHDFlowline

CanyonCountyRoads



Roads

ITDFunctionalClassification Canyon County Imagery_2019



Major Collector



Minor Arterial



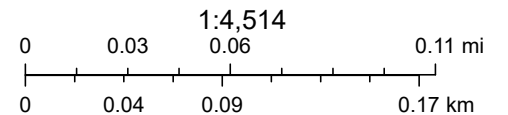
Red: Band_1



Green: Band_2



Blue: Band_3



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



PROPERTY OWNER	OWNER NAME: <u>Mark Johns</u>
	MAILING ADDRESS: <u>25220 Kingsbury Rd, Middleton ID 83644</u>
	PHONE: [REDACTED] EMAIL: [REDACTED]

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: [Signature]

Date: 1-1-2023

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: <u>Richard Green</u>
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: [REDACTED] EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: <u>25220 Kingsbury Rd Middleton ID 83644</u>
	PARCEL #: <u>R3746301A0</u> LOT SIZE/AREA: <u>2.91 Acres</u>
	LOT: BLOCK: SUBDIVISION:
	QUARTER: <u>SW</u> SECTION: <u>26</u> TOWNSHIP: <u>5N</u> RANGE: <u>2W</u>
	ZONING DISTRICT: FLOODZONE (YES/NO): <u>No</u>

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input checked="" type="checkbox"/> CONDITIONAL REZONE
	<input checked="" 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: SR <u>SD2023-0001</u>	DATE RECEIVED: <u>1/5/23</u>
RECEIVED BY: <u>Maddy Vander Veen</u>	APPLICATION FEE: <u>\$1750</u> (CK) MO CC CASH

submitted with CR2023-0001

(\$3150 total with rezone)

Revised 1/3/21

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 type="checkbox"/> Master Application completed and signed
<input type="checkbox"/> Completed Application for Irrigation Plan Approval form
<input type="checkbox"/> Completed Application for Hillside Development form (if applicable)
<input 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 type="checkbox"/> Subdivision Worksheet
<input type="checkbox"/> Private Road Name application (if internal roads are private) with additional \$80 fee
<input type="checkbox"/> Easement reduction application (if requesting an easement width less than 60 feet) with additional \$80 fee
<input type="checkbox"/> Preliminary Drainage Plan*
<input type="checkbox"/> Preliminary Irrigation Plan*
<input type="checkbox"/> Preliminary Grading Plan*
<input type="checkbox"/> Copy of Preliminary Plat*
<input type="checkbox"/> Deed or evidence of property interest to all subject properties
<input 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) Mark Johns [Redacted]
Name Daytime Telephone Number
25220 Kingsbury Rd Middleton ID 83644
Street Address City, State Zip

Representative Name Mark Johns [Redacted] [Redacted]
Daytime Telephone Number / E-mail Address
25220 Kingsbury Rd Middleton ID 83644
Street Address City, State Zip

Location of Subject Property: Purple Sage / Kingsbury - 25220 Kingsbury Rd
Two Nearest Cross Streets or Property Address City Middleton ID 83644

Assessor's Account Number(s): R 37463010A0 Section 26 Township 5N Range 2W

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? NA
Irrigation: NA
Drainage: NA
3. How many acres is the property being subdivided? 2.91 Acres
4. What percentage of this property has water? 0%
5. How many inches of water are available to the property? NA
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.
NA
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?
Sufficient soil preparation for absorption of water into the soil using landscaping and grading.
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)
containment of pollutants and removal before they enter the water/soil.

===== 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: 1 / 1 / 2023
Property Owner (Application Submitted)

Signed: _____ Date: ____/____/____
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: _____ Date: ____/____/____
Director / Staff

Irrigation Plan Map Requirements

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

- NA
- 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:

- NA
- 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 2 Non-buildable _____ Common _____
2. AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS
1.49 ACRES

IRRIGATION

1. IRRIGATION WATER IS PROVIDED VIA:
 Irrigation Well Surface Water sprinkler
2. WHAT PERCENTAGE OF THE PROPERTY HAS WATER? 0 %
3. HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY? 0
4. HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?
sufficient soil preparation with landscaping /
grading to absorb into soil & disperse.
5. HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?
containment and removal of contaminants
before they get into water / soil.

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 NA

*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

N/A

EASEMENT & ROAD REDUCTION 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



CCZO § 07-10-03 (1) Frontage, Easement, or Road Lot Required: For the purpose of providing adequate access for equipment, emergency vehicles and other services to inhabited buildings, each parcel must demonstrate access by one of the following prior to issuance of a Certificate of Zoning Compliance (A) Frontage, (B) Easement or (C) Road Lot.

CHECK THE APPROPRIATE APPLICATION TYPE:

- Easement Reduction Request** – The easement width requirement may be reduced to a width not less than twenty eight feet (28') as determined by the director, upon approval of criteria outlined in the Zoning Ordinance § 07-10-03 (1)(B). *36' (A.)*
- Frontage Reduction Request** – The frontage width requirement may be reduced to a width not less than fifty feet (50'), as determined by the director, upon approval of criteria outlined in the Zoning Ordinance § 07-10-03 (1)(A).
- Road Lot Reduction Request** – The road width requirement may be reduced to a width not less than fifty feet (50') as determined by the director, upon approval of criteria outlined in the Zoning Ordinance § 07-10-03 (1)(C).

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST

- Master Application completed and signed
- Site Plan 8 ½" x 11" showing the proposed reduction and any circumstances that may justify the need
- Detailed letter fully describing the request, and justifications for the request such as how it will provide adequate access, do physical characteristics of the site require the reduction, does the request cause injury, damage, or a safety hazard?
- Deed or evidence of property interest to all subject properties
- \$100 non-refundable fee (\$80 when combined with other applications)

PROCESS: DIRECTORS DECISION

Mark Johns 1-1-2023

Detailed description describing request

To whom it may concern:

I am requesting approval of a land division of my 2.91 acres located at 25220 Kingsbury Rd. Middleton ID 83644 into two total residential lots. The purpose for dividing the land is to create an additional building lot for the unused half of my property that is currently a field of dry grass and weeds.

The current property boundary lines measure 200 feet wide by 630 feet long. The design for the two lots that is most appealing to me and I believe is in the highest and best use of the property is to divide the property in half long ways NW to SE and record an easement on the NE side of the front lot to give permanent access to both the front and rear lots. A copy of my engineered site plan is included with my application and shows both proposed large lots of 1.49 acres each and easement for access. A reduction in the access easement width down to 36' is also being requested. As part of a Development Agreement and/or Conditional Rezoning consideration, secondary residences on either lot will not be allowed which eliminates the requirement for a private Ln. Additionally, if there is a need to go with just a rezoning and allow secondary residences that would be agreeable too, but for now a conditional rezone is the focus.

I believe that this land division is a positive for this area as currently the property is just a dry, dusty open area of land and the future use of a residential home and landscaping consistent with home sizes, style and large lots in the area will be a positive by beautifying the land and creating an environment that reduces dust and potential fire hazard.

Regarding this proposed land split, I have had a pre-development meeting with Jenna Petroll and staff of Canyon County Development Services, talked with the City of Middleton, ID and Star, ID, talked with Middleton Rural Fire District / Star Fire Protection District, talked with the Canyon Highway District No. 4, talked with the Idaho Department of Water Resources regarding a domestic well (NOT an area of concern for a well according to them), talked with Idaho Public Health (Septic System), followed Canyon Counties guidelines and mailed invites to and held a neighborhood meeting for my neighbors within 600 feet of the project site on Dec. 12, 2022 and talked directly with my immediate neighbor to the NE John Perez about my proposed land division and all parties have said that they wouldn't oppose my land division.

In conclusion, I believe that the organized and clean condition of my current home and property at this site is a testament to the positive environment that I plan to bring to the area with an additional residential lot.

I thank you in advance for your time and consideration in this matter and ask that you pencil me in soon for review of my request in your next available scheduling slot.

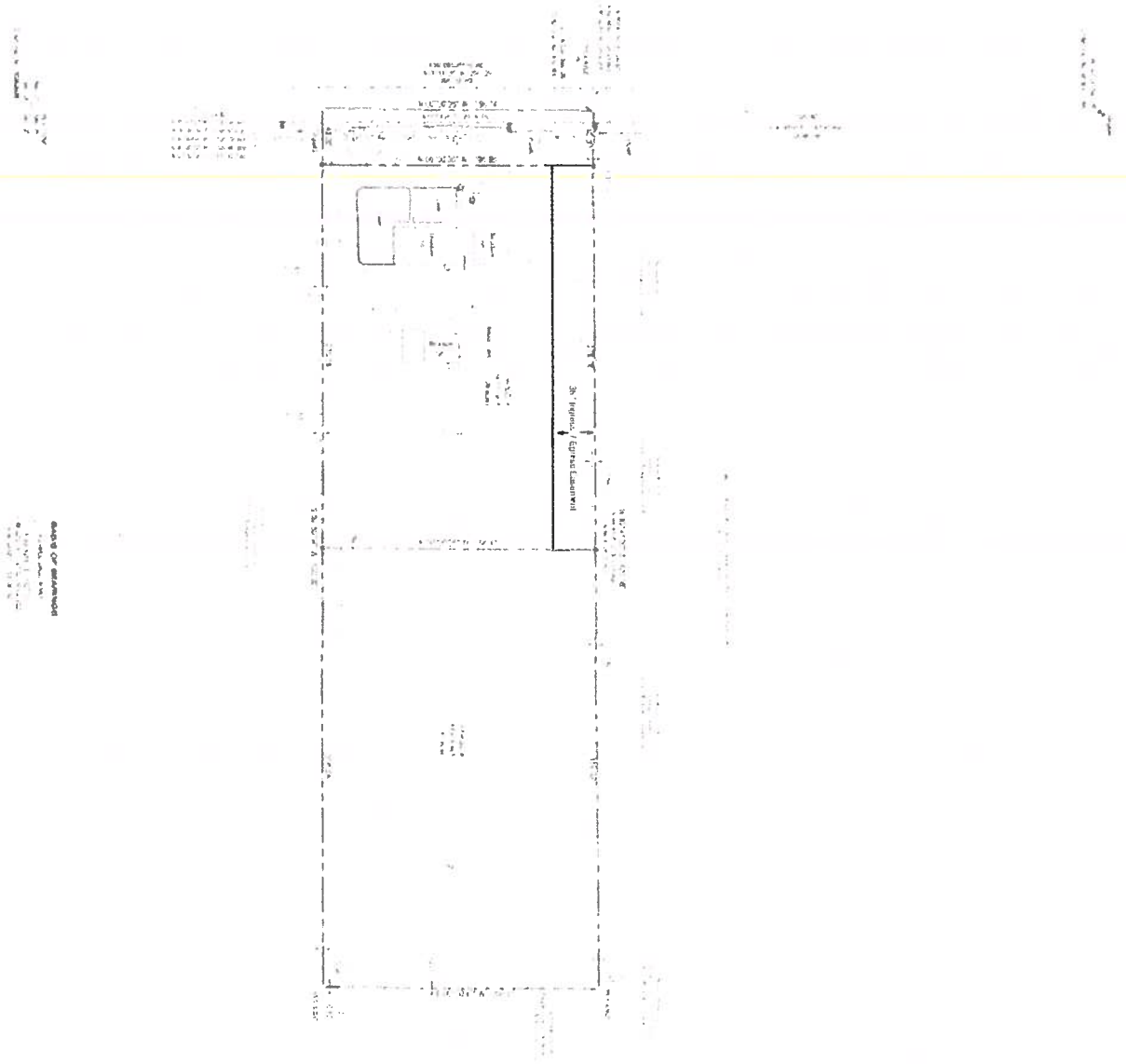
Sincerely,

Mark Johns, 25220 Kingsbury Rd, Middleton ID 83644, [REDACTED]

* For example only.
 Surveyor is preparing edits.

Mark Johns 05000 Kingsbury Rd

— Preliminary Plat —
 LOCATED IN THE NW1/4 NW1/4 SW1/4 SECTION 26,
 5N 10W 5M CITY OF MIDDLETON, WISCONSIN COUNTY, WISCONSIN



DATE OF EXAMINATION
 BY: [Name]
 [Signature]



- LEGEND
- 1. [Symbol] [Description]
 - 2. [Symbol] [Description]
 - 3. [Symbol] [Description]
 - 4. [Symbol] [Description]
 - 5. [Symbol] [Description]
 - 6. [Symbol] [Description]
 - 7. [Symbol] [Description]
 - 8. [Symbol] [Description]
 - 9. [Symbol] [Description]
 - 10. [Symbol] [Description]
 - 11. [Symbol] [Description]
 - 12. [Symbol] [Description]
 - 13. [Symbol] [Description]
 - 14. [Symbol] [Description]
 - 15. [Symbol] [Description]
 - 16. [Symbol] [Description]
 - 17. [Symbol] [Description]
 - 18. [Symbol] [Description]
 - 19. [Symbol] [Description]
 - 20. [Symbol] [Description]

SECTION 1. [Text]

SECTION 2. [Text]

SECTION 3. [Text]

SECTION 4. [Text]

SECTION 5. [Text]

SECTION 6. [Text]

SECTION 7. [Text]

SECTION 8. [Text]

SECTION 9. [Text]

SECTION 10. [Text]

SECTION 11. [Text]

SECTION 12. [Text]

SECTION 13. [Text]

SECTION 14. [Text]

SECTION 15. [Text]

SECTION 16. [Text]

SECTION 17. [Text]

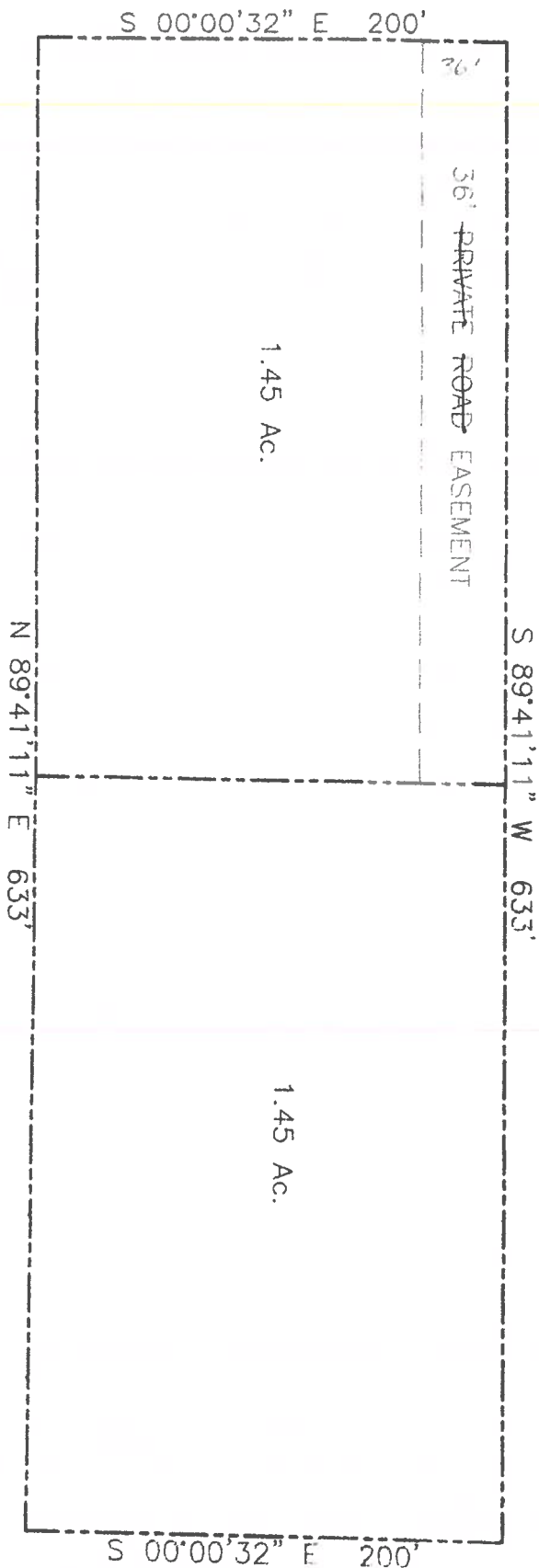
SECTION 18. [Text]

SECTION 19. [Text]

SECTION 20. [Text]

<p>PLAT NO. 12345</p> <p>DATE OF EXAMINATION: 10/15/2023</p> <p>BY: [Name]</p>	<p>OWNER: [Name]</p> <p>ADDRESS: [Address]</p>	<p>PREPARED BY: [Name]</p> <p>DATE: 10/15/2023</p>	<p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>10/15/2023</td> <td>Initial Plat</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	10/15/2023	Initial Plat
NO.	DATE	DESCRIPTION							
1	10/15/2023	Initial Plat							

25220 KINGSBURY RD.



Site Plan

Mark Johns 25220 Kingsbury Rd

Mark Johns



TitleOne

a title & escrow co.

PROPERTY INFORMATION

Date:

12/22/2022

Prepared By:

TitleOne Customer Service

Property Address:

25220 Kingsbury Rd Middleton 83644

Parcel Number:

R37463010A0

Warmest Regards,

The TitleOne Team
TitleOne Corporation
www.TitleOneCorp.com

Disclaimer

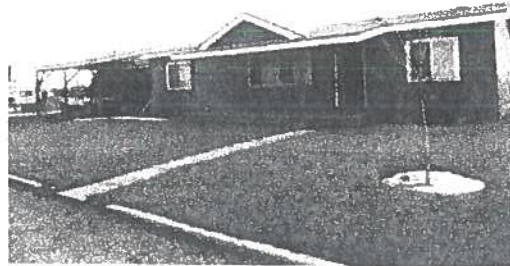
Any property information contained in this email is subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.



Parcel ID: R37463010A0
 Alt Parcel ID: 05N02W266290
 Property Addr: 25220 Kingsbury Rd
 Middleton ID 83644 - 5321

Owner Information

Name: Johns, Mark
 Johns, Louise
 Address: 25220 Kingsbury Rd
 Middleton ID 83644 - 5321



Assessor Information

Legal Description: 26-5N-2W SW TX 97449 IN SWSW
 Twn/Range/Section: 05N / 02W / 26 / SW
 Acres: 2.91 (126,760 SqFt)
 Irrigation Dist: Non-District Area
 School District: 765 Middleton School Dist
 Instrument #: 2022029216
 Subdivision:
 Plat Instr. #:
 Lot:
 Block:
 Recreation:

Treasurer Information

Year: 2022 Tax: \$1,718.28
 Year: 2021 Tax: \$2,458.76
 Year: 2020 Tax: \$2,293.52
 Levy Year: 2022
 Levy Code: 031-00
 Levy Rate: 0.0045

Assessed Values

Land Value: \$300,990.00
 Improvement Value: \$202,700.00
 Total Value: \$503,690.00 (2022)

Assessor Land Categories

Use Code	Description	Value
12	12 Rural res tract	\$100,990.00
34H	34H Res imp on 12	\$22,400.00
12H	12H Rural Res	\$200,000.00
34H	34H Res imp on 12	\$180,300.00

Residential Characteristics

Main Floor SqFt:	1,232	Second Floor SqFt:		Half Baths:		Bedrooms:	3
Lower Floor SqFt:		Year Built:	1999	Full Baths:	2	Carport SqFt:	728
Upper Floor SqFt:		Garage Area:	480	Decks:		AC:	Yes
Attic SqFt:		Attic Finished SqFt:		Deck SqFt:			
Bsmt SqFt:		Bsmt Finished SqFt:		Porches:	1		
Total SqFt:	1,232			Porch SqFt:	264		

Transfer Information

Rec. Date: 06/26/2017
 Owner: Dennis H Johns
 Orig. Loan Amt:
 Finance Type: Loan Type: Lender:
 Doc Num: 26289 Doc Type: Deed
 Grantor: DUKE PARTNERS II LLC
 Title Co: FIDELITY NATIONAL TITLE

2017-026289
RECORDED
06/26/2017 02:15 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 LBERG \$16.00
TYPE DEED
FIDELITY NATIONAL TITLE - BOISE
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED

Duke Partners II, LLC

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Dennis Howard Johns and Mary Louise Johns, husband and wife

whose address is **25220 Kingsbury Rd, Middleton, ID 83644**, the Grantee(s), the following described premises, in Canyon County, Idaho, TO WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

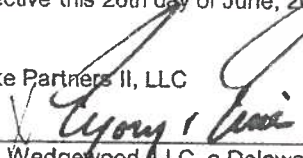
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that no encumbrances were initiated during the ownership of the undersigned nor is the undersigned aware of any such.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 26th day of June, 2017.

Duke Partners II, LLC

BY: 
By: Wedgewood, LLC, a Delaware limited liability company
As its Manager By: Gregory L. Geiser, its Manager

STATE OF Idaho, COUNTY OF Ada, -ss.

On this _____ day of _____, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Gregory L. Geiser, Manager of Wedgewood, LLC, known or identified to me to be the person whose name is subscribed to the within instrument, as the Manager of Duke Partners II, LLC, a LimitedLiabilityCompany and acknowledged to me that he executed the same as such .

Signature: _____
Name: _____
Residing at: _____
My Commission Expires: _____

SEE ACKNOWLEDGMENT ATTACHED

(SEAL)

ACKNOWLEDGMENT

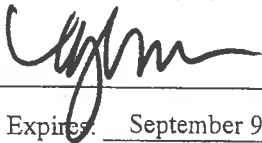
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

State of California)
County of Los Angeles)

On June 22, 2017 before me, E.J. Lopez a Notary Public,
personally appeared Gregory L. Geiser,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws
of the State of California that the foregoing paragraph
is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)
My Commission Expires September 9, 2019

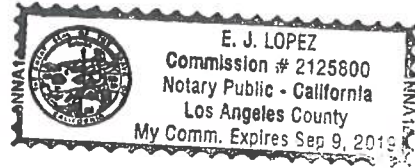


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 37463010A 0

A TRACT OF LAND SITUATED IN A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, MARKED BY A 5/8-INCH IRON PIN WITH ALUMINUM CAP; THENCE NORTH 89°41 '11" EAST A DISTANCE OF 633 FEET ALONG THE NORTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER TO A SET 1/2-INCH IRON PIN WITH PLASTIC CAP PLS 6552; THENCE SOUTH 00°00'32" EAST A DISTANCE OF 200 FEET TO A SET 1/2-INCH IRON PIN WITH PLASTIC CAP PLS 6552; THENCE SOUTH 89°41'11" WEST A DISTANCE OF 633 FEET TO A POINT ON THE WEST LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER MARKED BY A SET 1/2-INCH IRON PIN WITH PLASTIC CAP PLS 6552; THENCE NORTH 00°00'32" WEST A DISTANCE OF 200 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

Canyon County Development Services

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

Building Division Email: buildinginfo@canyoncounty.i **Planning Division Email:** zoninginfo@canyoncounty.id

Receipt Number: 77632

Date: 1/5/2023

Date Created: 1/5/2023 **Receipt Type:** Normal Receipt **Status:** Active
Customer's Name: Mark Johns
Comments: SD2023-0001, CR2023-0001

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)	SD2023-0001	\$1,550.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional City Impact Area Fee	SD2023-0001	\$100.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	SD2023-0001	\$20.00	\$0.00	\$0.00
Planning - Multiple Director Decisions without Notification on Single Application	SD2023-0001	\$80.00	\$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	395	\$1,750.00

Total Payments: \$1,750.00

ADJUSTMENTS

Receipt Balance: \$0.00