AGENDA

Middleton Planning and Zoning Commission Special Meeting

Date: Monday, March 25, 2019  Time: 7:00 p.m.  Location: 6 N. Dewey Ave., Middleton ID

1. Call To Order - Pledge of Allegiance

2. Roll Call

3. Information Items:

4. Action Items
   A. Consider approving minutes of the March 11, 2019 Regular Meeting.
   B. Consider approving a request by J&M Land LLC to approve a preliminary plat for The Crossings at Meadow Park No's. 2 and 3 consisting of 95 lots on 32.7 acres. The subject property is located on the south side of Purple Sage Rd., east of Cemetery Rd. and west of Middleton Rd.

5. Public Comments
6. Commission/Staff Comments
7. Adjourn

Posted by: [Signature]
Dawn Dalton, Deputy Clerk

Date: March 21, 2019 at 4:40 p.m.
The February 11, 2019 Planning and Zoning Commission Meeting was called to order by Chairwoman Gregory at 7:00 p.m.

**Roll Call:** Commissioners Kent Brough, Whitney Springston, Vice Chair Ray Waltemate and Chairwoman Janet Gregory were present. Commissioner Jackie Hutchison was excised.

**Action Items**

A. **Consider approving minutes of the February 11, 2019 Regular Meeting and the February 28, 2019 Special Meeting.**

**Motion:** Motion by Commissioner Springston to approve the minutes of the February 11, 2019 regular meeting and the February 28, 2019 Special Meeting with correction on the February 11, 2019 minutes to change the wording from Vice Chairwoman Waltemate to Vice Chair Waltemate was seconded by Commissioner Waltemate and carried unanimously.

B. **Public Hearing: Consider approving a request by James Christopherson for a special use permit to except from Middleton City Code 5-2-3: front setback from 25 feet to 19 feet. The subject property is located at 515 Duke Ave., Middleton, ID.**

Chairwoman Gregory called the agenda item and declared the public meeting open at 7:04 p.m. City Administrator Becky Crofts provided an Administrative Review.

Applicant **James Christopherson** briefly gave a description of the time line and end result of the construction of the structure.

**Motion:** Motion by Commissioner Waltemate to approve a request by James Christopherson for a special use permit to except from Middleton City Code 5-2-3: front setback from 25 feet to 19 feet, was seconded by Commissioner Springston and carried unanimously.

Chairwoman Gregory declared the public hearing closed at 7:07 p.m.

C. **Consider approving a special meeting, at 7:00 p.m. on March 25, 2019 at 6 N. Dewey in the public meeting room for approval of the preliminary plat for Crossings at Meadow Park Subdivision No. 2 and No. 3.**

Chairwoman Gregory called the agenda item.

**Motion:** Motion by Commissioner Waltemate to approve a special meeting of the Planning and Zoning Commission on March 25, 2019 at 7:00 p.m. to be located at 6 N. Dewey in the public meeting room was seconded by Commissioner Brough and carried unanimously.

D. **Commission discussion about any subject.** None.
Public Comments: Mike Graefe voiced concerns about continual exceptions to the City Code on setbacks. Brad Wellman and Terry McCoy voiced opposition for annexation in the future based off the city annexation plan that is found in the comprehensive plan.

Commission/Staff Comments: none.

Adjourn

Chairwoman Gregory adjourned the meeting at 8:00 p.m.

ATTEST: 

Janet Gregory, Chairwoman

Dawn M. Dalton, Deputy Clerk
Approved: March 25, 2019
APPLICATION SUMMARY

An application from J&M Land LLC for preliminary plat approval of Crossings at Meadow Park Subdivision Nos. 2 and 3, which is a re-subdivision of Lot 19 of Block 3, and Lot 4 of Block 2, Crossings at Meadow Park Subdivision No. 1. The proposed plat consists of 85 residential lots on approximately 32.7 acres of vacant land located north of Phase 1 on the south side of Purple Sage Road.

Applicant: J&M Land, LLC
398 E. Copper Ridge St.
Meridian, Idaho 83646

Representative: Matt Munger, PE (WH Pacific)
2141 W. Airport Way, Ste. 104
Boise, Idaho 83705

1. APPLICATION: The application was accepted by the City on March 6, 2019.

2. NOTICE OF THE SUBDIVISION:
Letters to Agencies: March 7, 2019
Letters to Owners of Property within 300’: March 7, 2019

3. APPLICABLE CODES AND STANDARDS:
Idaho Code 67-6512
Middleton City Code (MCC) 1-14-2, 1-15-1, and 5-4-4

4. PLANNING AND ZONING REVIEW COMMENTS:

The subject property is zoned R-3, three residential units per gross acre, and the proposed preliminary plat complies with that zoning density standard.

Proposed lots range in size from 8,000 to 21,000 square feet with at least 75 feet of frontage along a publicly-maintained road, which comply with city standards, except Lot 3 Block 2 and Lot 12 Block 7.
The applicant should confirm frontages, measured at the building setback line (MCC 5-4-1, Table 2, Note 1), for Lot 14 Block 6 and Lot 12 Block 7 meet the 75' minimum.

Road names comply with MCC 5-4-10-2.J.2, except Navigator Drive, which should be labeled "Street" rather than "Drive," and Ranger Place, which should be labeled "Court" rather than "Place."

Cluster mailboxes are required according to the attached correspondence from the Middleton Post Master and the United States Postal Service regional office, and the box location(s) should be shown on the plat.

MCC 5-4-3 requires developer to prepare and submit for city approval a traffic analysis and payment of proportionate share of traffic impact at six existing intersections: Cemetery Road and Middleton Road with Purple Sage Road, Meadow Park Street (use counts at Middleton/Ponderosa Dr. (Private) that will start using Meadow Park Street once connected to Middleton Rd.), Willis Road, and State Highway 44.


Written Agency Responses Received to Date: none.

Written Comments From Landowners Received to Date: none. Several landowners have inquired at city hall to see the proposed plat.

5. CONCLUSION

The proposed preliminary plat complies with most of the city's code and standards. If the Planning and Zoning Commission recommend that the City Council approve the preliminary plat, it is recommended to be with the following conditions.

1. Corrections identified by the City Engineer and Planning and Zoning Official are made.
2. Cluster mailbox location(s) are shown on the plat, not by note.
3. Developer prepares and submit for city approval a traffic analysis and payment of proportionate share of traffic impact at six existing intersections: Cemetery Road and Middleton Road with Purple Sage Road, Meadow Park Street (use counts at Middleton/Ponderosa Dr. (Private) that will start using Meadow Park Street once connected to Middleton Rd.), Willis Road, and State Highway 44.

Drafted by: Darin Taylor
Date: March 20, 2019
March 13, 2019

TO: Matt Munger, PE – WHPacific
    Mayor Taylor, City of Middleton
    Becky Crofts, City of Middleton

FROM: Civil Dynamics PC, Amy Woodruff, PE,
      City Engineer

RE: Crossings at Meadow Park Subdivision No 2 and 3 - Preliminary Plat

Thank you for the opportunity to review the above referenced preliminary plat submittal. Below is a summary of items noted during the review:

MCC 5-4-4.A.2.j Please add zoning of adjacent parcels.

MCC 5-4-4.A.2.n Please show hydrants, street lights and add a note or show fiber.

MCC 5-4-4.A.2.p Designate all land to be dedicated to public and purpose. Designate purpose of common lots.

MCC 5-4-10-2.H.2 Label road radius. 125 ft minimum local roads.

MCC 5-4-10-2.J Coordinate with City to correct road names.

MCC 5-4-11-1.A.2 Extend utilities to the boundary in Navigator Drive.

MCC 5-4-10-5 Front, side and rear easements are required. Please add note.

MCC 5-4-10-6 A traffic buffer is required along Purple Sage.

MCC 5-4-4.A.2.i The preliminary plat boundary needs to be stamped by a PLS.

Please address requested variances by note on the plat.

Lot 3 Block 2 does not appear to meet the width requirement of the zone

Include a typical section to improve Purple Sage – three (3) lane urban.

Please revise typical section for local to be 3/8/15 and 38 back to back. You may transition through existing intersections as needed.

Sidewalk is 5ft.
Hi Darin, 

This is what I sent you. Any new developments will be Collection Box Units. 

Also, can I get an email for that address change to 720 Halverson. District Policy is no changes without something official. 

Thanks, 

Renee 

As of February 3, 2017 the only CBUs to be purchased through the district are ones that we have already installed by us but are damaged. These need to be verified by the District before a new CBU will be replaced. 

CBUs can be ordered for conversions of business and residential delivery only. 

As of February 3rd the new policy is the purchasing of CBUs and cement pads for new developments will be done by the developer or contractors. The District policy is that all new deliveries be CBU deliveries. 

Please make sure you are going to the city or county offices to get plot maps of new developments and working with the developers or contractors on where the CBUs are going to be placed prior to the development being started. 

Here is information to give your contractors or Developers CBU Manufacture of CBU’s 
AF Florence Manufacturing Co 
5935 Corporate Dr. 
Manhattan, KS 66503 
1-800-275-1747 
www.florencemailboxes.com 

Any questions please contact Jeff Fratto in Delivery Programs at 801-974-2270. 

Thank you 

Jeff Fratto 
Manager, Delivery & Customer Service Programs 
Office (801) 974-2270 
Cell (801) 580-5992 
FAX (651) 456-8309 
email jeff.f.fratto@usps.gov
January 16, 2018

Middleton Planning and Development
PO Box 487
Middleton, ID 83644

Dear Sir or Madam:

A letter was issued in April 2017 on behalf of the United States Postal Service (USPS) concerning establishment of mail delivery. I would like to reiterate the information provided at that time. It is regarding establishing mail delivery to new business and/or residential developments. In light of today's changing mail mix, there are new and convenient ways to receive mail and packages that enhance customer convenience.

In April of 2012 the USPS revised regulations to clarify options for delivery and to provide the USPS greater autonomy in determining how deliveries are added to the Postal Service Network. Consistent with existing Postal Operations Manual (POM) regulations regarding growth and extensions of delivery, the USPS has determined that Delivery and Collection Box Units (NDCBUs) or simply Cluster Box Units (CBUs), will be the approved method of delivery for new developments.

The purchase and installation of these units are the responsibility of the developer, contractor, homeowners association or homeowner. CBUs are available in various styles, and the developer may customize the surroundings to complement the local architecture. With CBUs, customers enjoy greater mail security because each unit has its own key. Convenience is increased because regular collection of outgoing mail is made. It is also the most efficient and cost effective mode of delivery for the Postal Service.

The USPS recognizes the interest builders have in controlling site plans and, just as with other public service, the USPS will work to meet the requirements of the builders and local planning administrators. The USPS will work with builders and developers to determine the best placement of CBUs for new developments prior to establishing or extending delivery service. This will include review of site plans and consideration of lot size and locations of housing relative to existing delivery infrastructure and customer travel. The USPS will take into consideration safety, reliability, cost and efficiency for our carriers and the public.

We advise developers, contractors and homeowners to contact the local postmaster in the early planning stages of community development, redesign or new home construction to ensure that all options are provided to them and that mailboxes are installed in an approved location. Meeting early will help avoid potential service problems or disruptions.

We ask that you provide a copy of this letter when issuing building permits.

Sincerely,

Jeff Fratto

1780 W 2100 S
Salt Lake City UT 84108-8334
801-674-2270
jeff.f.fratto@usps.gov
Planning Department

Master Planning and Zoning Application

Date of acceptance: 3/6/19
Accepted by: [Signature]
Fee paid: $ 3,000 3-092018 16

Property Owner:

J&M Land
Name: 415-747-6882
Phone: mlkehner37@gmail.com
Email: 398 E. Copper Ridge St.
Address: Meridian, ID 83646
City, State, Zip:

Representative:

Matt Munger, PE
Name: 208-342-5400
Phone: mmunger@whpacific.com
Email: 214 W. Airport Way, Ste. 104
Address: Boise, ID 83705
City, State, Zip:

Application Type:

☐ Annexion and Zoning
☐ Preliminary Plat
☐ Conditional Use Permit
☐ Comprehensive Plan Map or Text Amendment
☐ Amend or Terminate a Recorded Development Agreement
☐ Rezone
☐ Final Plat
☐ Variance
☐ Development Agreement
☐ Vacate Right-of-Way
☐ Ordinance Amendment
☐ Design Review
☐ Waiver

Site Information:

Address: Crossing Rd.

Crossroads: South side of Purple Sage Rd., East of Cemetery Rd and West of Middleton Rd.

Assessor's Tax Parcel No(s): R3758123300, R3758118900

Total Acres: 32.7
Next to City limits? Yes

Existing Zoning: R-3
Proposed Zoning: N/A

Floodplain Zone: N/A
Hillside (grades exceeding 10%): N/A

J&M Land, L.L.C.
Property Owner's Printed Name

Property Owner's Signature

City Official Accepting Application

PLANNING AND ZONING APPLICATION
PAGE 1 of 2
Checklist - A complete Planning and Zoning Application must include the following.

☑ Complete Application (incomplete applications will not be accepted)

☑ Application Fee (see Fee Schedule). Note: Any city engineering and attorney expenses throughout the approval process that are related to an application are billed to the applicant in addition to the application fee.

☑ Proof of Ownership: attach a copy of the recorded deed or purchase agreement.

☑ Property Boundary Description including reference to adjoining road and waterway names that is signed and stamped by a land surveyor registered in the State of Idaho. If more than one zoning designation is being requested, separate legal descriptions are required for each zoning designation. Please attached letter

☑ Vicinity Map: attach an 8½" x 11" map showing the subject property in relation to land around it that includes the nearest public roads.

☑ Neighborhood Meeting: If applicable, attach original sign-up sheet.

☑ Narrative: attach a brief statement describing the reason for the application and desired outcome, including the following:
  - Existing and proposed zoning and land use(s)
  - How the proposal is harmonious with the city's comprehensive plan
  - Anticipated adverse impacts on neighbors
  - Proposed buffers types and locations, if any
  - Information helpful to decision-makers:
    - If a Conditional Use Permit application, see Middleton City Code 5-3-4
    - If a Variance application, see Middleton City Code 5-3-5
    - If a Waiver application, see Middleton City Code 6-7-1.

☐ If applicable, attach proposed Development Agreement.

☐ If applicable, attach proposed Preliminary Plat

☐ If applicable, attach proposed Final Plat

☐ If applicable, attach required “Materials and Information” for Design Review (see Middleton City Code 5-5-5)

☑ Mailing Labels: Adhesive mailing labels containing the names and addresses of property owners within 300 feet of the external boundaries of the subject property (available at Canyon County Assessor's office).

☐ Complete Application (Staff check this box and initial when complete):
February 27, 2019

City of Middleton Planning & Development Services
1103 W. Main Street
Middleton, Idaho 83644

RE: Preliminary Plat for the Crossings at Meadow Park Subdivision No. 2 & 3

Honorable Mayor and Council Members;

On behalf of J&M Land LLC, I am submitting to you a Preliminary Plat application for The Crossings at Meadow Park Subdivision No. 2 & 3. This project is a resubdivision of Lot 19, Block 3, and Lot 4, Block 2, of the Crossings at Meadow Park Subdivision. We are requesting approval of a Ninety-five (95) lot, (85 buildable) residential subdivision comprising 32.7 acres. The project is proposed to be constructed in two phases along Crossings Avenue. Additional information and supporting documentation are provided.

Please contact Matt Munger or me should you have any questions or require additional information regarding these applications.

Sincerely,

(Cara Duskey)

Cara Duskey
Project Coordinator
PROPERTY INFORMATION

Date:
3/5/2019

Prepared By:
TitleOne Customer Service

Property Address:
Homesteaders St Middleton 83644

Parcel Number:
R3758118900

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: R3768118900
Alt Parcel ID: M16430020040
Property Addr: Homesteaders St
Middleton, ID 83644

Owner Information
Name: J And M Land LLC
Address: 398 E Copper Ridge St
Meridian, ID 83646

Assessor Information
Legal Description: 31-5N-2W SW CROSSING MDW PRK1 LT 4 BLK 2 AMENDED
Twn/Range/Section: 05N / 02W / 31 / SW
Acres: 13.97 (608,533 SqFt)
Irrigation Dist: BLACK CANYON IRRIGATION DISTRICT
School District: 765 Middleton School Dist
Instrument #: 2016025886
Subdivision: Crossing At Meadow Park 01
Plat Instr. #: Lot:
Block:
Recreation:

Assessed Values
Land Value: $335,280.00
Improvement Value: $0.00
Total Value: $335,280.00

Treasurer Information
Year: 2018 Tax: $5,755.28
Year: 2017 Tax: $6,304.10
Year: 2016 Tax: $0.00
Levy Year: 2018
Levy Code: 004-01
Levy Rate: 0.0172

Assessor Land Categories
Use Code Description Value
18 18 Rural other $335,280.00

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.
Canyon County Property Profile Information

Parcel ID: R3758123300
Alt Parcel ID: M16430030190
Property Addr: Homesteaders St
Middleton, ID 83644

Owner Information
Name: J And M Land LLC
Address: 396 E Copper Ridge St
Meridian, ID 83646

Assessor Information
Legal Description: 31-5N-2W SW CROSSING MDW PRK1 LT 19 BLK 3 AMENDED
Twn/Range/Section: 05N / 02W / 31 / SW
Acres: 18.76 (817,186 SqFt)
Irrigation Dist: BLACK CANYON IRRIGATION DISTRICT
School District: 765 Middleton School Dist
Instrument #: 2016025886
Subdivision: Crossing At Meadow Park 01
Plat Instr. #: Lot: Block: Recreation:

Assessed Values
Land Value: $450,240.00
Improvement Value: $0.00
Total Value: $450,240.00

Treasurer Information
Year: 2018 Tax: $7,728.60
Year: 2017 Tax: $8,465.64
Year: 2016 Tax: $0.00

Levy Year: 2018
Levy Code: 004-01
Levy Rate: 0.0172

Assessor Land Categories
Use Code Description Value
18 18 Rural other $450,240.00

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.
SPECIAL WARRANTY DEED

LPP MORTGAGE LTD, a Texas limited partnership ("Grantor"), in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration in hand paid by J&M Land, LLC, an Idaho limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, hereby GRANTS, BARGAINS, SELLS and CONVEYS unto Grantee the real property located in Canyon County, Idaho, which is more particularly described on Exhibit "A" attached hereto and made a part hereof, together with all and singular, all of Grantor's right, title and interest, if any, in and to any and all rights, benefits, privileges, easements, tenements, and appurtenances thereon and pertaining thereto, including all of Grantor's right, title and interest, if any, in and to any adjacent streets, roads, alleys, easements and rights-of-way (said real property, together with such rights, appurtenances and interests, being collectively called the "Property"), subject to, however, all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record and all matters that an accurate survey or a physical inspection of the Property would reveal, including, without limitation, the exceptions set forth in Exhibit "B" attached hereto and made a part hereof (said exceptions being called the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns forever. Grantor does hereby bind itself, and its legal representatives and successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomever lawfully claiming or to claim the same or any part thereof, by or under Grantor, but not otherwise, and subject to the Permitted Exceptions.

[Signatures on following page]
EXECUTED to be effective as of the ___ day of January, 2013.

LPP MORTGAGE LTD.,
a Texas limited partnership

By: Property Acceptance Corp.,
a Texas corporation,
its general partner

By: ______________
Name: Michael D. Wyant
Title: Its Authorized Signatory

STATE OF TEXAS

COUNTY OF COLLIN

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that Michael D. Wyant, Authorized Signatory of Property Acceptance Corp., a Texas corporation, as general partner of LPP MORTGAGE LTD., a Texas limited partnership, and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Authorized Signatory and with full authority, executed the same voluntarily for and as the act of Property Acceptance Corp., a Texas corporation, as general partner of LPP MORTGAGE LTD., a Texas limited partnership.

Given under my hand and official seal this ___ day of January, 2013.

My Commission Expires: Nov. 6, 2014

ELIZABETH B. FRANCIS
(Printed Name of Notary)

ELIZABETH B. FRANCIS
Notary Public, State of Texas
My Commission Expires November 06, 2014

Special Warranty Deed 2
EXHIBIT "A"

PROPERTY DESCRIPTION

UNIMPROVED GROUND
PARCEL 2

A parcel of land being a portion of the E1/2 NW1/4 of Section 31, Township 5 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the northwest corner of the NW1/4, (corner common to Sections 25, 30, 31, and 36), said corner monumented with a 2-inch diameter aluminum disk;

Thence N 89° 36' 14" E a distance of 1302.02 feet (formerly 1301.83 feet per Warranty Deed Instrument No. 200457855) along the northerly boundary of Government Lot 1 to the northwest corner of said E1/2 NW1/4, monumented with a found 5/8-inch diameter iron pin;

Thence N 89° 36' 00" E a distance of 280.10 feet along the northerly boundary of said E1/2 NW1/4 to the POINT OF BEGINNING;

Thence N 89° 36' 00" E a distance of 605.39 feet along the northerly boundary of said E1/2 NW1/4 to a point;

Thence S 00° 03' 47" W a distance of 71.50 feet (formerly 71.50 feet per Warranty Deed Instrument No. 200457855) to a 5/8-inch diameter iron pin;

Thence N 89° 31' 48" W a distance of 113.72 feet (formerly 113.72 feet per Warranty Deed Instrument No. 200457855) to a found 1/2-inch diameter iron pin;

Thence S 00° 07' 34" W a distance of 132.01 feet (formerly 132.30 feet per Warranty Deed Instrument No. 200457855) to a 5/8-inch diameter iron pin;

Thence S 89° 55' 58" E a distance of 493.57 feet (formerly 493.57 feet per Warranty Deed Instrument No. 200457855) to a found 1/2-inch diameter iron pin;

Thence N 00° 03' 47" E a distance of 205.81 feet (formerly 205.81 feet per Warranty Deed Instrument No. 200457855) to a point on the northerly boundary of said E1/2 NW1/4 monumented with a 5/8-inch diameter iron pin;

Special Warranty Deed

Exhibit "A"
Thence N 89° 36' 00" E a distance of 50.00 feet (formerly 50.01 feet per Warranty Deed Instrument No. 200457855) along said northerly boundary to the northeast corner of said E1/2 NW1/4 monument with a 5/8-inch diameter iron pin;

Thence S 00° 02' 55.55" W a distance of 1076.49 feet along the easterly boundary of said E1/2 NW1/4 to a found 5/8-inch diameter iron pin;

Thence S 89° 55' 39" W a distance of 263.99 feet to a point;

Thence S 53° 45' 58" W a distance of 74.81 feet to a point;

Thence N 40° 59' 29" W a distance of 156.89 feet to a point;

Thence N 02° 27' 39" W a distance of 83.10 feet to a point;

Thence N 32° 02' 42" W a distance of 131.77 feet to a point;

Thence S 53° 45' 58" W a distance of 495.30 feet to a point;

Thence N 36° 14' 02" W a distance of 429.74 feet to the beginning of a curve;

Said curve to the right through an angle of 17° 54' 48", having a radius of 270.00 feet, and whose long chord bears N 27° 16' 37" W a distance of 84.07 feet to a point;

Thence N 18° 19' 13" W a distance of 210.07 feet to the beginning of a curve;

Said curve to the right through an angle of 07° 50' 29", having a radius of 270.00 feet, and whose long chord bears N 14° 23' 59" W a distance of 36.34 feet to the beginning of a curve;

Said curve to the right through an angle of 62° 13' 23", having a radius of 40.00 feet, and whose long chord bears N 20° 37' 57" E a distance of 41.34 feet to the beginning of a curve;

Said curve to the left through an angle of 100° 25' 48", having a radius of 80.00 feet, and whose long chord bears N 01° 31' 44" E a distance of 122.95 feet to the beginning of a curve;

Said curve to the right through an angle of 48° 11' 23", having a radius of 40.00 feet, and whose long chord bears N 24° 35' 28" W a distance of 32.66 feet to a point;

Thence N 00° 29' 47" W a distance of 47.22 feet to a point;

Thence N 00° 29' 47" W a distance of 47.22 feet to a point;

Thence N 50° 47' 26" E a distance of 42.85 feet to a point;

Thence N 00° 24' 03" W a distance of 15.05 feet to the POINT OF BEGINNING;

This parcel contains 19.42 acres more or less.

Exhibit "A"
UNIMPROVED GROUND
PARCEL 3

A parcel of land being a portion of the El/2 NW1/4 of Section 31, Township 5 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the northwest corner of the NW1/4, (corner common to Sections 25, 30, 31, and 36), said corner incumbrated with a 2-inch diameter aluminum disk:

Thence N 89° 36' 14" E a distance of 1302.02 feet (formerly 1361.83 feet per Warranty Deed Instrument No. 200457835) along the northerly boundary of Government Lot 1 to the northwest corner of said El/2 NW1/4, to the POINT OF BEGINNING, incumbrated with a found 2½-inch diameter iron pin:

Thence N 89° 36' 00" E a distance of 136.10 feet along the northerly boundary of said El/2 NW1/4 to a point;

Thence S 00° 24' 03" E a distance of 14.20 feet to a point;

Thence S 30° 28' 23" E a distance of 45.37 feet to a point;

Thence S 00° 29' 47" E a distance of 47.22 feet to the beginning of a curve;

Said curve to the right through an angle of 48° 11' 23", having a radius of 40.00 feet, and whose long chord bears S 23° 35' 54" W a distance of 32.06 feet to the beginning of a curve;

Said curve to the left through an angle of 104° 03' 22", having a radius of 80.00 feet, and whose long chord bears S 04° 30' 05" E a distance of 126.13 feet to the beginning of a curve;

Said curve to the right through an angle of 48° 36' 06", having a radius of 40.00 feet, and whose long chord bears S 31° 32' 12" E a distance of 33.17 feet to the beginning of a curve;

Said curve to the left through an angle of 10° 36' 35", having a radius of 330.00 feet, and whose long chord bears S 12° 50' 56" E a distance of 52.93 feet to a point;

Thence S 18° 19' 13" E a distance of 210.07 feet to the beginning of a curve;

Said curve to the left through an angle of 17° 54' 46", having a radius of 330.00 feet, and whose long chord bears S 27° 16' 37" E a distance of 102.75 feet to a point;

Thence S 36° 14' 02" E a distance of 429.74 feet to a point;

Thence S 53° 45' 58" W a distance of 314.50 feet to a point;

Thence S 11° 44' 10" E a distance of 123.84 feet to a point;

Thence S 02° 07' 00" W a distance of 61.46 feet to a point;

Thence S 00° 02' 36" W a distance of 328.10 feet to a point;

Thence N 89° 37' 05" W a distance of 544.04 feet to a point;

Thence N 00° 02' 38" E a distance of 1876.80 feet to the POINT OF BEGINNING.

This parcel contains 14.11 acres more or less.

M.A.

Exhibit "A"
EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2012 and subsequent years, not yet due and payable.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. Easements, claims of easement or encumbrances which are not shown by the public records.

4. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.

5. Sewer charges and special assessments, if any, for the City of Middleton.

6. Liens and assessments of Drainage District No. 2 and the rights and powers thereof as provided by law.

7. Liens and assessments of the Black Canyon Irrigation District and the rights and powers thereof as provided by law.

8. Liens and assessments of the following district and the rights and powers thereof as provided by law.
   District: Middleton Mill Ditch Co. and Newman Ditch Co.

9. Provisions, reservations and restrictions as shown by the several contracts between the United States of America and Black Canyon Irrigation District, and the amendments thereto, or between the present owner or past owners of the Property and the Black Canyon Irrigation District or the United States of America.

10. Rights and claims in and to those portions of said premises lying within the right of ways of ditches, canals, laterals, and roads.

11. Reservation of all Oil, Gas and other Minerals in favor of the United States of America as decreed in Third Judicial District Case No. CV97-01395, as recorded May 26, 1998, as Instrument No. 9819180.

12. Matters disclosed by Record of Survey recorded October 26, 2005, as Instrument No. 200570747, in the real property records of Canyon County, Idaho.


14. Terms, conditions and provisions of License Agreement recorded November 3, 2006, as Instrument No. 200688835, in the real property records of Canyon County, Idaho.


Special Warranty Deed

Exhibit "B"
McEvoy Michael  
10496 Purple Sage Rd  
 Middleton, ID 83644  

Irwin Mark T-Trust  
PO Box 854  
 Middleton, ID 83644  

Lewis Amy  
7137 Sherbourne Ln  
San Diego, CA 92299  

Barker Robin,  
11448 Purple Sage Rd.  
 Middleton, ID 83644  

Rogers Rochelle  
11622 Purple Sage Rd.  
 Middleton, ID 83644  

Farrell Jeanette  
PO Box 451  
Marsing, ID 83639-0451  

Jones JC Robert  
11378 Purple Sage Rd.  
 Middleton, ID 83644  

Wagner Michael  
25838 Middleton Rd.  
 Middleton, ID 83644  

Nix Henry Wilson  
192 Homesteaders St.  
 Middleton, ID 83644  

Vargas Ramiro  
1423 7th Ave. S.  
Great Falls, MT 59405-2430  

Snow Dean  
11771 Purple Sage Rd  
 Middleton, ID 83644  

Osgood Milton  
PO Box 116  
 Middleton, ID 83644  

Matlock Dennis  
3629 Red Oak Dr.  
Boise, Idaho 83703  

Hunter Jeanne  
2044 Pathfinder Ave  
 Middleton, ID 83644  

Funkhouser Kent  
221 Trailblazer St.  
 Middleton, ID 83644  

Klocke James  
2052 Pathfinder Ave  
 Middleton, ID 83644  

Hartzheim Karl  
184 Trailblazer St  
 Middleton, ID 83644  

Almond Christopher  
200 Trailblazer St.  
 Middleton, ID 83644  

Martinez Jose  
228 Trailblazer St  
 Middleton, ID 83644  

Obenoskey Tamara  
254 Trailblazer St  
 Middleton, ID 83644  

Meyers Skeeter Dawn  
2120 Pilgrim Way  
 Middleton, ID 83644  

Hilkey Nathan  
2131 Pilgrim Way  
 Middleton, ID 83644  

Gillman David  
2143 Pilgrim Way  
 Middleton, ID 83644  

Pueblo Donald  
2200 Pilgrim Way  
 Middleton, ID 83644  

Rodriguez Rico  
2260 Pilgrim Way  
 Middleton, ID 83644  

Goodfellow Aaron  
111 Pilgrim Way  
 Middleton, ID 83644  

Bauer Jasmine  
143 Pilgrim Way  
 Middleton, ID 83644  

Bell Rory  
127 Pilgrim Way  
 Middleton, ID 83644  

Haag Brett  
2257 Pilgrim Way  
 Middleton, ID 83644  

Herrera Victor  
105 Pilgrim Way  
 Middleton, ID 83644
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CANYON COUNTY LISTING - R37581189 & R37581233  300 ft.
March 4, 2019

PROPERTY LISTING DISCLAIMER

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