



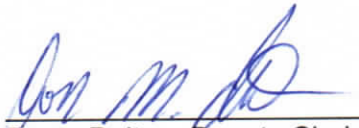
AGENDA

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:


Dawn Dalton, Deputy Clerk

Date: March 21, 2019 at 4:40 p.m.

**MIDDLETON CITY PLANNING AND ZONING
COMMISSION MINUTES
MARCH 11, 2019**

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 excused.

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

ADMINISTRATIVE REVIEW AND REPORT

Middleton Planning and Zoning Commission

The Crossings at Meadow Park Subdivision No. 2 and No. 3

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.

City Engineer Review Comments: See attached memorandum dated March 13, 2019.

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.l 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 3/6/15 and 38 back to back. You may transition through existing intersections as needed.

Sidewalk is 5ft.

Darin Taylor

From: Ackerman, Renee J - Middleton, ID <Renee.J.Ackerman@usps.gov>
Sent: Tuesday, April 25, 2017 5:04 PM
To: Darin Taylor
Subject: FW: New Policy CBU purchases

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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.forencemailboxes.com

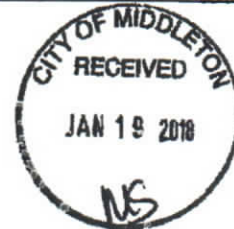
Any questions please contact Jeff Fratto in Delivery Programs at 801-974-2270.

Thank you

Jeff Fratto

Manager, Delivery & Customer Service Programs
Office (801) 974-2270
Cell (801) 580-5992
FAX (651) 456-6309
email jeff.f.fratto@usps.gov

Mgr. Delivery & Customer Service Programs
Salt Lake District



January 16, 2018

Mdleton 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 compliment 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,

A handwritten signature in black ink, appearing to read "Jeff Fratto".

Jeff Fratto

1760 W 2100 S
Salt Lake City UT 84199-9334
801-974-2270
jeff.f.fratto@usps.gov



CITY OF MIDDLETON
P O Box 487, MIDDLETON, ID 83644
208-585-3133, FAX: 208-585-9601
WWW.MIDDLETON.ID.GOV

Planning Department
Master Planning and Zoning Application
Rev: 9/13/2017

Date of acceptance: 3/6/19
Accepted by: [Signature]
Fee paid: \$ 3,000 3,091,064 MS

Property Owner:

J&M Land
Name 415-747-6882 mlkehm37@gmail.com
Phone Email
398 E. Copper Ridge St.
Address Meridian, ID 83646
City, State Zip

Representative:

Matt Munger, PE
Name 208-342-5400 mmunger@whpacific.com
Phone Email
2141 W. Airport Way, Ste. 104
Address Boise, ID 83705
City, State Zip

Application Type:

- | | | |
|--|--|--|
| <input type="checkbox"/> Annexation and Zoning | <input type="checkbox"/> Rezone | <input type="checkbox"/> Development Agreement |
| <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Vacate Right-of-Way |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance | <input type="checkbox"/> Ordinance Amendment |
| <input type="checkbox"/> Comprehensive Plan Map or Text Amendment | <input type="checkbox"/> Design Review | <input type="checkbox"/> Waiver |
| <input type="checkbox"/> Amend or Terminate a Recorded Development Agreement | | |

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

[Signature]
Property Owner's Signature

2.1.19
Date
[Signature]
City Official Accepting Application





CITY OF MIDDLETON

P O Box 487, MIDDLETON, ID 83644
208-585-3133, FAX: 208-585-9601
WWW.MIDDLETON.ID.GOV

Planning Department

Master Planning and Zoning Application

Rev: 9/13/2017

Date of acceptance: 3/6/19

Accepted by: [Signature]

Fee paid: \$ 3,000 3,000.00 115

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 8 1/2" x 11" map showing the subject property in relation to land around it that includes the nearest public roads.

N/A ☒ **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)

N/A ☒ **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):** [Signature]

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
Project Coordinator

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1. Form

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[illegible]

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4



The materials available at this website are for informational purposes only and do not constitute a legal document.



TitleOne

a title & escrow co.

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.

Canyon County Property Profile Information



Parcel ID: R3758118900

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
Twtn/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: 398 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.

Re-Recorded to correct
LEGAL on Pg # 4

519501

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

2013-004070

RECORDED

01/25/2013 03:33 PM



00022581201300040700060069

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=6 JCRANE

\$25.00

DEED

PIONEER TITLE F

2013-001782

RECORDED

01/11/2013 04:16 PM

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=6 MBROWN

\$25.00

TYPE: DEED

PIONEER TITLE CANYON - CALDWELL

ELECTRONICALLY RECORDED

AFTER RECORDING RETURN TO:

Republic Title of Texas, Inc.
2626 Howell Street, 10th Floor
Dallas, Texas 75204
Attn: Sarah Jane Worrell-Bowdoin

SEND TAX BILLS TO:

J&M Land, LLC
55 Tappan
San Anselmo, California 94960
Attn: Michael McCollum

519501

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]

m.m.

Special Warranty Deed
70766.000170 EMF_US 43360605v1

State of Idaho }
County of Canyon } ss.

I hereby certify that the foregoing instrument is
a true and correct copy of the original as the
same appears in this office.

DATED 1-25-13

CHRIS YAMAMOTO, Clerk of the District Court
and Ex. Officer, Recorder

By

Deputy



EXECUTED to be effective as of the 7th day of January, 2013.

LPP MORTGAGE LTD.,
a Texas limited partnership

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

By: *Michael D. Bryant*
Name: Michael D. Bryant
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. Bryant, 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 7th day of January, 2013.

Elizabeth B. Francis
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

My Commission Expires:
Nov. 8, 2014

Elizabeth B. Francis
(Printed Name of Notary)

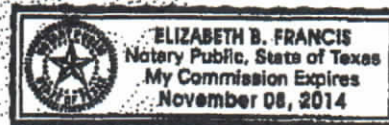


EXHIBIT "A"
PROPERTY DESCRIPTION

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 71.30 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 493.37 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 monument with a 5/8-inch diameter iron pin;

m.m.

Thence N 89° 36' 00" E a distance of 50.00 feet (formerly 50.01 feet per Warranty Deed Instrument No. 200457853) 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" 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 156.68 feet to a point;

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

Thence N 52° 02' 42" W a distance of 131.77 feet to a point;

Thence S 53° 45' 58" W a distance of 195.30 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 36.92 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;

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

Thence N 30° 47' 26" E a distance of 42.86 feet to a point;

Thence N 00° 24' 09" W a distance of 15.05 feet to the POINT OF BEGINNING;

This parcel contains 19.42 acres more or less.

m.m.

Exhibit "A"

**UNIMPROVED GROUND
PARCEL 3**

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, to the **POINT OF BEGINNING**, monumented with a found 5/8-inch diameter iron pin;

Thence N 89° 36' 00" E a distance of 156.10 feet along the northerly boundary of said E1/2 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 43.51 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 32.66 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° 20' 05" E a distance of 126.13 feet to the beginning of a curve;

Said curve to the right through an angle of 48° 59' 08", having a radius of 40.00 feet, and whose long chord bears S 31° 52' 12" E a distance of 33.17 feet to the beginning of a curve;

Said curve to the left through an angle of 10° 56' 35", having a radius of 330.00 feet, and whose long chord bears S 12° 50' 56" E a distance of 62.93 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' 48", 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' 38" W a distance of 528.10 feet to a point;

Thence N 89° 57' 05" W a distance of 344.04 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.M.

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.
13. Matters disclosed by Record of Survey recorded October 31, 2005, as Instrument No. 200572041, 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.
15. Reservations in United States Patent or State Deeds.

M.M.



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 9229

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

Ganskow Jana
201 Homesteaders St
Middleton, ID 83644

Pittman Dwight
185 Homesteaders St
Middleton, ID 83644

McGuirk Earl
146 Pilgrim Way
Middleton, ID 83644

Shelley James
250 Homesteaders St
Middleton, ID 83644

Ashe Bernard
112 Pilgrim Way
Middleton, ID 83644

Mackey Edward
132 Pilgrim Way
Middleton, ID 83644

Smith Daniel
120 Pilgrim Way
Middleton, ID 83644

Langley Gregory
216 Homesteaders St
Middleton, ID 83644

Edgel Jacob
149 Homesteaders St
Middleton, ID 83644

Waite Bryce
174 Homesteaders St
Middleton, ID 83644

Hawkins Leon
158 Homesteaders St
Middleton, ID 83644

J&M Land, LLC
398 E. Copper Ridge Rd.
Meridian, ID 83646

Arroyo Hector
2291 Pilgrim Way
Middleton, ID 83644

Bolton Steve
161 Homesteaders St
Middleton, ID 83644

Ruggles Jesse
154 Pilgrim Way
Middleton, ID 83644

Hammons Steven
151 Pilgrim Way
Middleton, ID 83644

Belknap Matthew
2150 Pilgrim Way
Middleton, ID 83644

Egan John
249 Homesteaders St
Middleton, ID 83644

Graf Daniel
PO Box 1006
Middleton, ID 83644

Laughridge Bryan
2209 Pilgrim Way
Middleton, ID 83644

Lambert Trever
2195 Pilgrim Way
Middleton, ID 83644

Roniger Jean
2138 Pilgrim Way
Middleton, ID 83644

Waddell David
292 Trailblazer St.
Middleton, ID 83644

Brandon David
299 Trailblazer St.
Middleton, ID 83644

Marcak Anthony
276 Trailblazer St
Middleton, ID 83644

Cimolino Michael
285 Trailblazer St
Middleton, ID 83644

Crossing at Meadow Park HOA
PO Box 2654
Eagle, ID 83616

PIN	OwnerName	InCareOf	Address	City	State	ZipCode
R37543	MC EVOY MICHAEL		10496 PURPLE SAGE RD	MIDDLETON	ID	83644
R37547	IRWIN MARK T-TRUST		PO BOX 854	MIDDLETON	ID	83644
R37543010	MC EVOY MICHAEL		10496 PURPLE SAGE RD	MIDDLETON	ID	83644
R37545	LEWIS AMY A		7137 SHERBOURNE LN	SAN DIEGO	CA	92129
R37542018	BARKER ROBIN M		11448 PURPLE SAGE RD	MIDDLETON	ID	83644
R37546	ROGERS ROCHELLE R		11622 PURPLE SAGE RD	MIDDLETON	ID	83644
R37581010A	FARRELL JEANETTE		PO BOX 451	MARSING	ID	83639-0451
R37581010	JONES JC ROBERT		11378 PURPLE SAGE RD	MIDDLETON	ID	83644
R37544	WAGNER MICHAEL E		25838 MIDDLETON RD	MIDDLETON	ID	83644
R37581186	NIX HENRY WILSON		192 HOMESTEADERS ST	MIDDLETON	ID	83644
R37552011	VARGAS RAMIRO		1423 7TH AVE S	GREAT FALLS	MT	59405-2430
R37580010	SNOW DEAN J		11771 PURPLE SAGE RD	MIDDLETON	ID	83644
R37561	OSGOOD MILTON W		PO BOX 116	MIDDLETON	ID	83644
R37580	MATLOCK DENNIS E		3629 RED OAK DR	BOISE	ID	83703
R37580011	SNOW DEAN J		11771 PURPLE SAGE RD	MIDDLETON	ID	83644
R37581258	HUNTER JEANNE K		2044 PATHFINDER AVE	MIDDLETON	ID	83644
R37581256	FUNKHOUSER KENT		221 TRAILBLAZER ST	MIDDLETON	ID	83644
R37581257	KLOCKE JAMES T		2052 PATHFINDER AVE	MIDDLETON	ID	83644
R37581207	HARTZHEIM KARL R		184 TRAILBLAZER ST	MIDDLETON	ID	83644
R37581208	ALMOND CHRISTOPHER J		200 TRAILBLAZER ST	MIDDLETON	ID	83644
R37581209	MARTINEZ JOSE S		228 TRAILBLAZER ST	MIDDLETON	ID	83644
R37581210	OBENOSKEY TAMARA L		254 TRAILBLAZER ST	MIDDLETON	ID	83644
R37581201	MEYERS SKEETER DAWN		2120 PILGRIM WAY	MIDDLETON	ID	83644
R37581200	HILKEY NATHAN D		2131 PILGRIM WAY	MIDDLETON	ID	83644
R37581199	GILLMAN DAVID M		2143 PILGRIM WAY	MIDDLETON	ID	83644
R37581204	PUEBLO DONALD H		2200 PILGRIM WAY	MIDDLETON	ID	83644
R37581205	RODRIGUEZ RICO		2260 PILGRIM WAY	MIDDLETON	ID	83644
R37581224	GOODFELLOW AARON		111 PILGRIM WAY	MIDDLETON	ID	83644
R37581222	BAUER JASMINE		143 PILGRIM WAY	MIDDLETON	ID	83644
R37581223	BELL RORY B		127 PILGRIM WAY	MIDDLETON	ID	83644
R37581196	HAAG BRETT E		2257 PILGRIM WAY	MIDDLETON	ID	83644
R37581225	HERRERA VICTOR		105 PILGRIM WAY	MIDDLETON	ID	83644
R37581192	GANSKOW JANA L		201 HOMESTEADERS ST	MIDDLETON	ID	83644
R37581193	PITTMAN DWIGHT R		185 HOMESTEADERS ST	MIDDLETON	ID	83644
R37581229	MCGUIRK EARL		146 PILGRIM WAY	MIDDLETON	ID	83644
R37581188	SHELLEY JAMES A		250 HOMESTEADERS ST	MIDDLETON	ID	83644
R37581226	ASHE BERNARD		112 PILGRIM WAY	MIDDLETON	ID	83644

R37581228	MACKEY EDWARD B			132 PILGRIM WAY	MIDDLETON	ID	83644
R37581227	SMITH DANIEL W			120 PILGRIM WAY	MIDDLETON	ID	83644
R37581187	LANGLEY GREGORY H			216 HOMESTEADERS ST	MIDDLETON	ID	83644
R37581232	EDGEL JACOB N			149 HOMESTEADERS ST	MIDDLETON	ID	83644
R37581235	WAITE BRYCE			174 HOMESTEADERS ST	MIDDLETON	ID	83644
R37581234	HAWKINS LEON H			158 HOMESTEADERS ST	MIDDLETON	ID	83644
R37581189	J AND M LAND LLC		MICHAEL MC COLLUM=	398 E COPPER RIDGE ST	MIDDLETON	ID	83646
R37581233	J AND M LAND LLC		MICHAEL MC COLLUM=	398 E COPPER RIDGE ST	MIDDLETON	ID	83646
R37581195	ARROYO HECTOR JR			2291 PILGRIM WAY	MIDDLETON	ID	83644
R37581231	BOLTON STEVE W			161 HOMESTEADERS ST	MIDDLETON	ID	83644
R37581230	RUGGLES JESSE L			154 PILGRIM WAY	MIDDLETON	ID	83644
R37581221	HAMMONS STEVEN D @@			151 PILGRIM WAY	MIDDLETON	ID	83644
R37581203	BELKNAP MATTHEW E			2150 PILGRIM WAY	MIDDLETON	ID	83644
R37581190	EGAN JOHN P JR			249 HOMESTEADERS ST	MIDDLETON	ID	83644
R37581191	GRAF DANIEL M		GRAF, DANIEL M=	PO BOX 1006	MIDDLETON	ID	83644
R37581197	LAUGHRIDGE BRYAN M			2209 PILGRIM WAY	MIDDLETON	ID	83644
R37581198	LAMBERT TREVER LEE			2195 PILGRIM WAY	MIDDLETON	ID	83644
R37581202	RONIGER JEAN M			2138 PILGRIM WAY	MIDDLETON	ID	83644
R37581212	WADDELL DAVID A			292 TRAILBLAZER ST	MIDDLETON	ID	83644
R37581213	BRANDON DAVID			299 TRAILBLAZER ST	MIDDLETON	ID	83644
R37581211	MARCAK ANTHONY			276 TRAILBLAZER ST	MIDDLETON	ID	83644
R37581216	CIMOLINO MICHAEL A			285 TRAILBLAZER ST	MIDDLETON	ID	83644
R37581194	CROSSING AT MEADOW PARK HOMEOWNERS ASSOCIATION INC			PO BOX 2654	EAGLE	ID	83616

CANYON COUNTY LISTING - R37581189 & R37581233 300 ft.

March 4, 2019



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