

**URBAN RENEWAL PLAN FOR THE
MIDDLETON EAST DISTRICT URBAN RENEWAL PROJECT
MIDDLETON URBAN RENEWAL AGENCY**

CITY OF MIDDLETON, IDAHO

**Ordinance No. 672
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100 INTRODUCTION

This is the Urban Renewal Plan (the “Plan”) for the Middleton East District Urban Renewal Project (the “Project”) in the city of Middleton (the “City”), county of Canyon, state of Idaho. Attachments 1 through 9 attached hereto (collectively, the “Plan Attachments”) are incorporated herein and shall be considered a part of this Plan.

The term “Project” is used herein to describe the overall activities defined in this Plan and conforms to the statutory definition of an urban renewal project. Reference is specifically made to Idaho Code Sections 50-2018(10) and 50-2903(13) for the various activities contemplated by the term “Project.” Such activities include both private and public development of property within the urban renewal area. The Middleton East District Project Area is also referred to as the “Project Area” or the “Revenue Allocation Area.”

This Plan was prepared by the Board of Commissioners (the “Agency Board”) of the Middleton Urban Renewal Agency (the “Agency”), consultants, and staff, and reviewed and recommended by the Agency pursuant to the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”), the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”), and all applicable local laws and ordinances.

Idaho Code Section 50-2905 identifies what information the Plan must include with specificity as follows:

- (1) A statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality;
- (2) A statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area;
- (3) An economic feasibility study;
- (4) A detailed list of estimated project costs;
- (5) A fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property on the revenue allocation area;
- (6) A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred;
- (7) A termination date for the plan and the revenue allocation area as provided for in Section 50-2903(20), Idaho Code. In determining the termination date, the plan shall recognize that the agency shall receive allocation of revenues in the calendar

year following the last year of the revenue allocation provision described in the urban renewal plan; and

- (8) A description of the disposition or retention of any assets of the agency upon the termination date. Provided however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets.

This Plan includes the above information with specificity.

The Project Area includes parcels within the City limits, as well as parcels outside of the City limits and within unincorporated Canyon County. Pursuant to Idaho Code Sections 50-2018(18) and 50-2906(1), (3), the Canyon County Board of County Commissioners has deemed the Project Area eligible for an urban renewal project (Attachment 7). Further, for purposes of implementing this Plan, the Canyon County Board of County Commissioners entered into an intergovernmental agreement and adopted a transfer of powers ordinance (Attachment 8). The City and County intend for the Project Area to be fully annexed into the City prior to or simultaneous with development of the Project Area.

The proposed development and redevelopment of the Project Area as described in this Plan conforms to the city of Middleton Comprehensive Plan (the “Comprehensive Plan”), adopted by the Middleton City Council (the “City Council”) on December 4, 2019. The Comprehensive Plan Maps were then updated in 2021. The Agency intends to rely heavily on any applicable City zoning and design standards.¹

This Plan is subject to the Plan modification limitations and reporting requirements set forth in Idaho Code Section 50-2903A. Subject to limited exceptions as set forth in Idaho Code Section 50-2903A, if this Plan is modified by City Council ordinance, then the base value for the year immediately following the year in which modification occurs shall include the current year’s equalized assessed value of the taxable property in the revenue allocation area, effectively eliminating the Agency’s revenue stream.

A modification shall not be deemed to occur when “[t]here is a plan amendment to make technical or ministerial changes to a plan that does not involve an increase in the use of revenues allocated to the agency; there is a plan amendment to accommodate an increase in the revenue allocation area boundary as permitted in section 50-2033, Idaho Code; there is a plan amendment to accommodate a de-annexation in the revenue allocation area boundary; or there is a plan amendment to support growth of an existing commercial or industrial project in an existing revenue allocation area, subject to the provisions of section 50-2905A.” Idaho Code § 50-2903A(1)(a)(i)-(iv). Annual adjustments as more specifically set forth in the Agency’s annual budget will be required to account for more/less estimated revenue and project timing, including prioritization of projects. Any adjustments for these

¹ As the Project Area will ultimately be annexed into the City, the City’s Comprehensive Plan will guide development as addressed in the intergovernmental agreement between the City and the County.

stated purposes are technical and ministerial and are not modifications under Idaho Code Section 50-2903A.

This Plan provides the Agency with powers, duties, and obligations to implement and further the program generally formulated in this Plan for the development, redevelopment, rehabilitation, and revitalization of the area within the boundaries of the Project Area. The Agency retains all powers allowed by the Law and Act. This Plan presents a process and a basic framework within which plan implementation, including contracts, agreements and ancillary documents will be presented and by which tools are provided to the Agency to fashion, develop, and proceed with plan implementation. The Plan has balanced the need for flexibility over the twenty (20)-year timeframe of the Plan to implement the improvements identified in Attachment 5, with the need for specificity as required by Idaho Code Section 50-2905. The Plan narrative addresses the required elements of a plan set forth in Idaho Code Sections 50-2905(1), (2), (5), (7) and (8). Attachment 5, together with the Plan narrative, meet the specificity requirement for the required plan elements set forth in Idaho Code Sections 50-2905(2)-(6), recognizing that actual Agency expenditures are prioritized each fiscal year during the required annual budgeting process.

Allowed projects are those activities which comply with the Law and the Act and meet the overall objectives of this Plan. The public-private relationship is crucial in the successful development and redevelopment of the Project Area. Typically, the public will fund enhanced public improvements like utilities, streets, and sidewalks which, in turn, create an attractive setting for adjacent private investment. In this case, pursuant to the City's Future Land Use Map, development within the Project Area will be significantly focused on commercial and industrial development. A portion of the Project Area contemplates mixed-use commercial, which focuses on increased commercial and employment, and some residential uses. All intended development scenarios will focus on transportation connectivity for all types of users (vehicle traffic, pedestrian and bicycle uses), as well as ensuring open space amenities, such as pathways, plazas, and other urban amenities that will fit into the overall area designs and support a strong employment base.

The purpose of the Law and Act will be attained through the implementation of the Plan. The master goals of this Plan are:

- a. To support the planning, design, and construction of public infrastructure and improvements;
- b. The installation and construction of public improvements, including new collector and arterial streets, including but not limited to widening and straightening Middleton Road Corridor from Sawtooth Drive to State Highway 44; improvements to existing roadways and intersections, including but not limited to, the Middleton Road, Lincoln Road, and Bass Road intersections, including the installation of traffic signals; installation of curbs, gutters and streetscapes, which for purposes of this Plan, the term "streetscapes" includes sidewalks, lighting, landscaping, benches, bike racks, wayfinding, public art and similar amenities

between the curb and right of way line; installation and/or improvements to fiber optic facilities; improvements to public utilities including water and sewer improvements, and fire protection systems; removal, burying, or relocation of overhead utilities; extension of electrical distribution lines and transformers; improvement of irrigation and drainage ditches and laterals; the replacement of Boise River Bridge within Middleton Road, and improvement of storm drainage facilities;

- c. The replanning, redesign, and development of undeveloped or underdeveloped areas which are stagnant or improperly utilized because of limited traffic access, underserved utilities, and other site conditions to incent new mixed-use residential, employment and commercial centers, as well as industrial development, as identified in the Planned Future Uses Map, the Future Land Use Map and City's Comprehensive Plan, including the planned Urban Core Redevelopment which includes, jogging trails connections to Middleton Place Park and Foot Park, the Crane Creek Commercial Center, and River Park and Trail System.
- d. The strengthening of the economic base of the Project Area and the community by the installation of needed public improvements to stimulate new private development providing for economic growth through diverse, resilient, regionally supportive, enhanced employment opportunities;
- e. The provision of adequate land for open space, plazas, and pedestrian rights-of-way, including pathways along the Boise River and/or the canals; trail systems and trail connectivity, and improvements to support community recreational use;
- f. The reconstruction and improvement of street corridors to allow traffic flows to move through the Project Area along with the accompanying utility connections, through the Project Area, including but not limited to Middleton and Lincoln Roads;
- g. The provision of public service utilities, which may be sited outside of the Project Area, but are necessary to the development of the Project Area, such as water system improvements, sewer system improvements and improvements to storm drainage facilities, including but not limited to a water utility loop beneath the Boise River, recycled water treatment and distribution, regional natural gas connections, and power grid improvements;
- h. In conjunction with the City, the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project Area, including commitment of funds for planning studies, achieving high standards of development, and leveraging such development to achieve public objectives and efficient use of scarce resources;

- i. The strengthening of the tax base by encouraging private development, thus increasing the assessed valuation of properties within the Project Area as a whole and benefiting the various taxing districts in which the urban renewal area is located, including the Urban Core Redevelopment and Crane Creek Commercial Center;
- j. The acquisition of real property as may be necessary consistent with the Law and Act; and
- k. The funding of necessary public infrastructure to accommodate both public and private development.

101 General Procedures of the Agency

The Agency is a public body, corporate and politic, as defined and described under the Law and the Act. Under the Law, the Agency is governed by the Idaho open meeting law; the Public Records Act; the Ethics in Government Act of 2015, Chapters 1, 2 and 4 of Title 74, Idaho Code; reporting requirements pursuant to Idaho Code §§ 67-450B, 67-1076, 50-2903A and 50-2913; and the competitive bidding requirements under Chapter 28, Title 67, Idaho Code, as well as other procurement or other public improvement delivery methods. The Agency is also governed by its bylaws as authorized by the Law and adopted by the Agency.

Subject to limited exceptions, the Agency shall conduct all meetings in open session and allow meaningful public input as mandated by the issue considered or by any statutory or regulatory provision.

The Agency may adopt separate policy statements. Any modification to any policy statement is a technical or ministerial adjustment and is not a modification to this Plan under Idaho Code § 50-2903A.

102 Procedures Necessary to Meet State and Local Requirements: Conformance with Idaho Code Sections 50-2008 and 50-2906

Idaho law requires that the City Council, by resolution, must determine a geographic area be a deteriorated area or a deteriorating area, or a combination thereof, and designate such area as appropriate for an urban renewal project prior to preparation of an urban renewal plan. A consultant was retained to study a proposed project area (the "Study Area") and prepare an eligibility report. The Study Area included parcels located within the City limits as well as outside the boundaries of the City and within unincorporated Canyon County. The Eligibility Study: MURA East for the Middleton Urban Renewal Agency, dated March 18, 2022 (the "Report"), was submitted to the Agency. The Agency accepted the Report by Agency Resolution No. 02-22 on March 21, 2022, and thereafter submitted the Report to the Canyon County Board of County Commissioners and the City Council for their consideration.

As properties within the Study Area included parcels that were within the City limits as well as outside the boundaries of the City and within unincorporated Canyon County, and in accordance with Idaho Code § 50-2018(18), the Canyon County Board of County Commissioners considered adoption of a resolution finding the Study Area to be a deteriorated area and/or deteriorating area and finding a need for the urban renewal plan.

On June 2, 2022, representatives of the City and the Agency met with the Board of County Commissioners in a workshop to discuss the Report and the Study Area. The Commissioners did not take action at that time. On June 29, 2022, representatives of the City and the Agency presented the Report to the Canyon County Board of County Commissioners. The Canyon County Board of County Commissioners adopted the Agency's findings concerning the proposed Study Area by adopting Resolution No. 22-144 on June 29, 2022. A copy of Resolution No. 22-144 is attached hereto as Attachment 7.

Thereafter, the Study Area was deemed by the City Council to be a deteriorating area and/or a deteriorated area and therefore eligible for an urban renewal project by adoption of Resolution No. 472-22 on July 6, 2022. With the adoption of Resolution No. 472-22, the City Council declared the Study Area described in the Report to be a deteriorated area and/or a deteriorating area as defined by Chapters 20 and 29, Title 50, Idaho Code, as amended, that such area is appropriate for an urban renewal project, and directed the Agency to commence preparation of an urban renewal plan.

In addition to the discussions occurring at several Canyon County Board of County Commissioners, City Council, and Agency Board meetings in 2022, City staff met with property owners, taxing districts and other stakeholders regularly in an effort to provide an opportunity for all to weigh in on the scope of the Plan and Project Area.

Based on planning efforts, feedback provided by the Canyon County Board of County Commissioners and ongoing discussions with public officials, property owners, developers and others, it was determined the proposed Project Area would be smaller than the Study Area.

Under the Law and Act, Idaho Code Sections 50-2903(8)(f) and 50-2018(8) and (9), the definition of a deteriorating area shall not apply to any agricultural operation as defined in section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for three (3) consecutive years. The necessary agricultural operation consents (attached hereto as Attachment 6) have been obtained.

The Plan was prepared and submitted to the Agency for its review and approval. The Agency approved the Plan by the adoption of Agency Resolution No. 07-22, on October 12, 2022, and submitted the Plan to the Board of County Commissioners and the City Council with its recommendation for adoption.

In accordance with the Law, this Plan was submitted to the Planning and Zoning Commission of the City.² After consideration of the Plan, the Commission reported to the City Council that this Plan is in conformity with the City's Comprehensive Plan.

In accordance with the Law and the Act, the City Council and Canyon County Board of County Commissioners entered into an intergovernmental agreement concerning the administration and implementation of the Plan and the Canyon County Board of County Commissioners adopted a transfer of powers ordinance on October 27, 2022, by Ordinance No. 22-022 Attachment 8).

Pursuant to the Law and Act, the City Council having published due notice thereof, a public hearing was held on this Plan. Notice of the hearing was duly published in the *Idaho Press*, a newspaper having general circulation in the City. The City Council adopted this Plan on November 30, 2022, by Ordinance No. 672.

103 History and Current Conditions of the Area

This Project Area includes an estimated 1,823 acres (including right-of-way), and is an area generally bounded by State Highway 44 and the Boise River, with an additional portion of the area lying south of the Boise River on either side of Middleton Road. North of the Boise River, the area extends no further west than the South Hartley Lane alignment and no further east than ¼ mile east from the Duff Lane alignment. The area extends north of the Cornell Street alignment in its northeast corner. South of the Boise River, the area extends south to Lincoln Road, extending to the west of Middleton Road to the South Hawthorne/Ward Lane alignment and east of Middleton Road to the Duff Lane alignment. The Project Area includes parcels within the City limits, as well as parcels outside the City limits, within unincorporated Canyon County. The Project Area is, or will be upon annexation into the City, be zoned for primarily commercial, industrial, and residential uses.

The Project Area includes an area of transition from historical agricultural uses and underdeveloped areas to a proposed mix of public, residential, commercial, and industrial uses. Significant impediments to development include: extensive infrastructure needs necessary to develop the Project Area consistent with the goals of the City's Comprehensive Plan; the number of irrigation facilities crossing the Project Area; the existence of several gravel pits; the various levels of flood hazard as designated by FEMA; irregular lot sizes that do not support development goals; and diversity of ownership. The Report cites a number of deteriorating conditions, as outlined in the Law and the Act, existing within the Project Area, including the predominance of dilapidated, deteriorated, old and obsolete buildings and improvements with inadequate open spaces and high densities; conditions which endanger life or property by fire and other causes; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness/obsolete platting; diversity of ownership; deterioration of structures and improvements; insanitary and unsafe conditions; and deterioration of site or other improvements. Current infrastructure within the Project Area is not of a nature to

² It is anticipated the parcels currently located within the boundaries of unincorporated Canyon County will be annexed into the City prior to development occurring on those parcels.

support the mixed-uses identified in the Planned Future Use Map, the Future Land Use Map and the City's Comprehensive Plan. As a result, development potential within the Project Area is currently restricted and would not occur in the foreseeable future without tools to support the City's planning goals. The majority of the Project Area lacks an internal street network to serve interior development creating connectivity issues. Further, existing parcel sizes appropriate for historic agricultural uses are not properly configured for the development patterns envisioned in the Future Land Use Map. Extension of water and sewer facilities are necessary in order to develop certain commercial, industrial, and residential projects. At this time, the Project Area lacks the public infrastructure necessary to properly serve the proposed mix of uses and the economic development goals as contemplated by the City's Comprehensive Plan.

A significant portion of the Project Area is underdeveloped and/or vacant and is not being used to its highest and best use due to the deteriorating conditions present within the Project Area. As noted above, these conditions have arrested or impaired growth in the Project Area.

The preparation and approval of an urban renewal plan, including a revenue allocation financing provision, gives the City additional resources to solve the public infrastructure, transportation/connectivity, and development impediment issues in this area. Revenue allocation financing should help to improve the situation. In effect, property taxes generated by new developments within the Project Area may be used by the Agency to finance these needed public improvements and facilities. Finally, a significant goal of the new developments within the Project Area is to support growth in employment opportunities, from start-ups to regional/national enterprises and planned designs that support the land use and transportation planning goals set forth in the Future Land Use Map. This includes office and commercial spaces, which may be mixed with research and light industrial uses. An example of these improvements include the proposed Urban Core Redevelopment and the Crane Creek Commercial Center. These proposed developments contemplate parking facilities to encourage downtown recreation and trail systems for pedestrian access and connectivity. A portion of the Project Area also contemplates mixed residential, employment and commercial uses, with a design supportive of increased pedestrian activity, including enhanced public facilities to support broader community connectivity.

It is unlikely individual developers will take on the prohibitive costs of constructing the necessary infrastructure in the Project Area without the ability of revenue allocation funds to help offset at least some of these costs. But for urban renewal and revenue allocation financing, the proposed public improvements to support development of the Project Area into a thriving mixed-use residential, commercial, industrial and employment center would not occur. An example of this planned infrastructure is the water utility loop proposed under the Boise River, in addition to the proposed recycled water treatment and distribution system. The Plan also contemplates regional gas connections and power grid improvements, all of which will help to remove the costly barriers of development potential developers have faced in this Project Area to date.

104 Purpose of Activities

Attachment 5 includes the public improvements lists identifying with specificity the proposed public improvements and projects contemplated in the Project Area. The description of activities, public improvements, and the estimated costs of those items are intended to create an outside limit of the Agency's activity. Due to the inherent difficulty in projecting future levy rates, future taxable value, and the future costs of construction, the Agency reserves the right to:

- a. Change funding amounts from one Project to another.
- b. Re-prioritize the Projects described in this Plan and the Plan Attachments.
- c. Retain flexibility in funding the various activities in order to best meet the goals of the Plan and the needs of the Project Area.
- d. Retain flexibility in determining whether to use the Agency's funds or funds generated by other sources.
- e. Alter the location of proposed improvements set forth in Attachment 5 to support development when it occurs. The information included in Attachment 5 presents a realistic siting of improvements recognizing it is difficult to project with any certainty where the improvements will be sited until any future projects submit plans to the City for design review and permitting.

The Agency intends to discuss and negotiate with any owner or developer of the parcels within the Project Area seeking Agency assistance during the duration of the Plan and Project Area. During such negotiation, the Agency will determine the eligibility of the activities sought for Agency funding, the amount the Agency may fund by way of percentage or other criteria including the need for such assistance. The Agency will also take into account the amount of revenue allocation proceeds estimated to be generated from the developer's activities. The Agency also reserves the right to establish, by way of policy, its funding percentage or participation, which would apply to all developers and owners and may prioritize the projects as development occurs.

Throughout this Plan, there are references to Agency activities, Agency funding, and the development, and contribution of public improvements. Such references do not necessarily constitute a full, final, and formal commitment by the Agency but, rather, grant to the Agency the discretion to participate as stated subject to achieving the objectives of this Plan and provided such activity is deemed eligible under the Law and the Act. The activities listed in Attachment 5 will be determined or prioritized as the overall Project Area develops and through the annual budget setting process.

The activities listed in Attachment 5 are prioritized by way of importance and feasibility to the Agency by the amounts funded, and by quarter³ of funding, with earlier years reflecting

³ The Study divides the 20-year Plan into four (4), five (5) year periods or quarters, beginning in 2023.

the more important activities, achievement of higher objectives, long term goals, and commitments. As required by the Law and Act, the Agency will adopt more specific budgets annually. The projected timing of funding is primarily a function of the availability of market conditions and financial resources but is also strategic, considering the timing of private development partnership opportunities and the ability of certain strategic activities to stimulate development at given points in time within the planned 20-year period of the urban renewal district and revenue allocation area.

The Study (Attachment 5) has identified a list of prioritized public improvements and other related activities with an estimated cost in 2022 dollars of approximately \$50 million.⁴ This amount does not take into account inflationary factors, such as increasing construction costs, which would increase that figure depending on when the owner, developer and/or Agency is able to develop, construct or initiate those activities. The Study has concluded the capacity of revenue allocation funds through the term of the Plan based on the assumed development projects and assessed value increases will likely generate an estimated \$89,900,000 in undiscounted revenue allocation proceeds. The discounted revenues, at an assumed discount rate of 4%, are \$50,077,883. The Study has further identified and described a list of unfunded projects and public improvements potentially eligible for Agency funding.⁵ These projects may be funded should additional revenue become available. The Agency reserves the discretion and flexibility to use revenue allocation proceeds in excess of the amounts predicted in the event higher increases in assessed values occur during the term of the Plan for the improvements and activities identified. Additionally, the Agency reserves the discretion and flexibility to use other sources of funds unrelated to revenue allocation to assist in the funding of the improvements and activities identified.

105 Open Land Criteria

This Plan contemplates Agency acquisition of property within the Project Area, in part, to support the public infrastructure improvements and/or to support specific types of development opportunities. The Project Area includes open land requiring the area meet the conditions set forth in Idaho Code § 50-2008(d). These conditions include defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, and faulty lot layout, all of which are included in one form or another in the definitions of deteriorated area or deteriorating area set forth in Idaho Code §§ 50-2018(8), (9) and 50-2903(8). The issues listed only in Idaho Code § 50-2008(d)(4)(2) (the open land section) include economic disuse, unsuitable topography, and “the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area.”

Open land areas qualify for Agency acquisition and development for primarily nonresidential uses if acquisition is necessary and appropriate to facilitate the proper growth and

⁴ It is anticipated that the Agency will fund \$25,320,196.00 in Priority Class 1 projects, \$19,765,870 in Priority Class 2 projects, and percentage of Priority Class 2A projects, equaling a total of approximately \$50,000,000 in Priority Class 1, 2, and 2A projects. See Attachment 5.

⁵ These projects are shown as Priority Class 3, Priority Class 4, and Priority Class 5 in Attachment 5.

development of the community in accordance with sound planning standards and local community objectives if any of the deteriorating area conditions set forth in Idaho Code §§ 50-2018(8), (9) and 50-2903(8) apply. But such areas also qualify if any of the issues listed only in Idaho Code § 50-2008(d)(4)(2) apply. In addition, to the extent open land in the Project Area is used for residential uses, Idaho Code § 50-2008(d) specifies that such use is appropriate if there is a shortage of housing of sound standards and design which is decent, safe and sanitary within the city, that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare, and that the acquisition of the area for residential uses is an integral part of and essential to the program of the city. Idaho Code § 50-2008(d).

The predominance of defective or inadequate street layout and faulty lot layout in relation to size, adequacy, accessibility or usefulness/obsolete platting, deteriorating structures and improvements, diversity of ownership, and economic disuse, are all conditions which delay or impair development of the open land areas and satisfy the open land conditions as more fully supported by the Report, which was prepared by Hamilton, Michaelson & Hilty, LLP.

This Plan does anticipate Agency acquisition of property within the Project Area; however, the acquisition of specific parcels is unknown at this time. Should the Agency determine the need to acquire property as further set forth in Attachment 3, then the open land areas qualify for Agency acquisition and development.

200 DESCRIPTION OF PROJECT AREA

The boundaries of the Project Area and the Revenue Allocation Area are shown on the Boundary Map of Middleton East District Urban Renewal Project and Revenue Allocation Area, attached hereto as Attachment 1, and incorporated herein by reference, and are described in the Legal Description of Middleton East District Urban Renewal Project and Revenue Allocation Area, attached hereto as Attachment 2, and incorporated herein by reference. For purposes of boundary descriptions and use of proceeds for payment of improvements, the boundary shall be deemed to extend to the outer boundary of rights-of-way or other natural boundary unless otherwise stated.

300 PROPOSED REDEVELOPMENT ACTIONS

301 General

The Agency proposes to eliminate and prevent the spread of deteriorating conditions and deterioration in the Project Area by employing a strategy to improve and develop public and private lands, to increase connectivity and transit options, and to grow the economy and employment opportunities in the Project Area, while recognizing the importance of high design as set forth in the Comprehensive Plan. Implementation of the strategy includes, but is not limited to the following actions:

- a. The engineering, design, installation, construction, and/or reconstruction of existing or new roadways and streets, including related streetscapes, which for purposes of this Plan, the term streetscapes include sidewalks, lighting, landscaping, benches, signage, wayfinding, bike racks, public art, and similar amenities between the curb and right-of-way line, and pedestrian facilities, curb and gutter, intersection improvements, and traffic control measures, including the widening and straightening of the Middleton Road Corridor, between state Highway 44 and Lincoln Road, replacing the Boise River Bridge within Middleton Road, and improving the Duff and Middleton intersection;
- b. The engineering, design, installation, construction, and/or reconstruction of utilities (within and outside of the Project Area) including but not limited to improvements and upgrades to the water distribution system, including extension of the water distribution system and a water utility loop proposed beneath the Boise River, water capacity improvements, water storage upgrades, wastewater system improvements and upgrades, including extension of the wastewater collection system, lift station, and improvements including a recycled water treatment and distribution system, and upgrades to power, gas, fiber optics, communications, including regional natural gas connections, and power grid improvements, and other such facilities. To the extent construction of utilities outside of the Project Area are identified, such improvements are directly related to the growth and development within the Project Area, but cannot be sited within the Project Area;
- c. Removal, burying, or relocation of overhead utilities; removal or relocation of underground utilities; extension of electrical distribution lines and transformers; improvement of irrigation and drainage ditches and laterals; undergrounding or piping of laterals; addition of fiber optic lines or other communication systems; public parking facilities, and other public improvements, including but not limited to, fire protection systems, roadways, curbs, gutters, and streetscapes, which for purposes of this Plan, the term streetscapes (defined above); and other public improvements, including public open spaces, that may be deemed appropriate by the Board;

- d. The engineering, design, installation, construction, and/or reconstruction of storm water management infrastructure to support compliance with federal, state, and local regulations for storm water discharge related to the Projects;
- e. The provision for participation by property owners and developers within the Project Area to achieve the economic development objectives of this Plan;
- f. The acquisition of real property for public right-of-way improvements, public parks, pedestrian facilities, pathways and trails, recreational access points, including jogging trail connections to Middleton Place Park and Foot Park, river park and trail system connections, and to encourage development opportunities consistent with the Plan, including but not limited to future disposition to qualified developers;
- g. The acquisition of real property for utility undergrounding and streetscape improvements to create development opportunities consistent with the Plan, including but not limited to future disposition to qualified developers and for qualified developments, including economic development, including parking facilities to encourage destination recreation;
- h. The disposition of real property through a competitive process in accordance with this Plan, Idaho law, including Idaho Code § 50-2011, and any disposition policies adopted by the Agency;
- i. The management of any property acquired by and under the ownership and control of the Agency;
- j. The demolition or removal of certain buildings and/or improvements for public rights-of-way and streetscape (as defined above) improvements, pedestrian facilities, utility undergrounding extension and upgrades to encourage and enhance transportation and mobility options, decrease underutilized parcels, to eliminate unhealthful, unsanitary, or unsafe conditions, eliminate obsolete or other uses detrimental to the public welfare or otherwise to remove or to prevent the spread of deteriorating or deteriorated conditions;
- k. The development or redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan and the Future Land Use Map;
- l. The construction and financial support of infrastructure necessary for the provision of improved transit and alternative transportation;
- m. The engineering, design, installation, construction, and/or reconstruction of below ground infrastructure to support the construction of certain municipal buildings pursuant to Idaho Code § 50-2905A, including but not limited to: certain recreational facilities;

- n. The provision of financial and other assistance to encourage and attract business enterprise including but not limited to start-ups and microbusinesses, mid-sized companies and large-scale corporations and industries;
- o. The provision of financial and other assistance to encourage greater residential and/or employment density as contemplated by the Plan;
- p. The rehabilitation of structures and improvements by present owners, their successors, and the Agency;
- q. The preparation and assembly of adequate sites for the development and construction of facilities for industrial, commercial, office, retail, and governmental use;
- r. In collaboration with property owners and other stakeholders, working with the City to amend zoning regulations (if necessary) and establish standards and guidelines as needed to support implementation of this Plan, including for the design of streetscape, festival streets, plazas, multi-use pathways, parks and open space and other like public spaces applicable to the Project Area;
- s. In conjunction with the City, the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project Area, including commitment of funds for planning studies, achieving high standards of development, and leveraging such development to achieve public objectives and efficient use of scarce resources;
- t. To the extent allowed by law, lend or invest federal funds to facilitate development and/or redevelopment;
- u. The provision for relocation assistance to displaced Project Area occupants, as required by law, or within the discretion of the Agency Board for displaced businesses;
- v. Agency and/or owner-developer construction, participation in the construction and/or management of public parking facilities and/or surface lots that support a desired level and form of development to enhance the vitality of the Project Area;
- w. Improvements to public parks and other public facilities, including the proposed River Park, Central Park and River Walk Park Expansion, including but not limited to pedestrian facilities, trails and bridges, playground, equestrian facilities, restroom facilities, amphitheater, landscaping, public parking facilities, riverfront access points, shoreline stabilization, docks, and water dog park and to encourage development opportunities consistent with the Plan, including but not limited to future disposition to qualified developers;

- x. Other related improvements to those set forth above as further set forth in Attachment 5.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by Law and Act.

302 Urban Renewal Plan Objectives

Urban renewal activity is necessary in the Project Area to combat problems of physical deterioration or deteriorating conditions. As set forth in greater detail in Section 103, the Project Area has a history of stagnant growth and development compared to other areas of the City based on deteriorated or deteriorating conditions that have arrested or impaired growth in the Project Area primarily attributed to: the predominance of dilapidated, deteriorated, old and obsolete buildings and improvements with inadequate open spaces and high densities; conditions which endanger life or property by fire and other causes; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness/obsolete platting; diversity of ownership; deterioration of structures and improvements; insanitary and unsafe conditions; deterioration of site or other improvements. and inadequate utility infrastructure needed for larger residential, commercial and industrial developments. The Plan for the Project Area is a proposal to work in partnership with public and private entities to improve, develop, and grow the economy within the Project Area by the implementation of a strategy and program set forth in Section 301 and in Attachment 5.

The provisions of this Plan are applicable to all public and private property in the Project Area. The provisions of the Plan shall be interpreted and applied as objectives and goals, recognizing the need for flexibility in interpretation and implementation, while at the same time not in any way abdicating the rights and privileges of the property owners which are vested in the present and future zoning classifications of the properties. All development under an owner participation agreement shall conform to those standards specified in Section 303.1 of this Plan.

This Plan must be practical in order to succeed. Particular attention has been paid to how it can be implemented, given the changing nature of market conditions. Transforming the Project Area into a vital, thriving part of the community requires an assertive strategy. The following list represents the key elements of that effort:

- a. Initiate simultaneous projects designed to revitalize the Project Area. From street and utility improvements to significant new public or private development, the Agency plays a key role in creating the necessary momentum to get and keep things going.
- b. Support development opportunities consistent with the Future Land Use Map, and to encourage development projects that support the goals of developing vibrant mixed employment and mixed-use commercial areas consistent with the Plan.

- c. Support development that includes public open space amenities, including securing and improving certain public open space in critical areas.
- d. Initiate projects designed to increase mixed density employment opportunities, mixed income and mixed density residential projects, commercial projects, and to encourage transportation planning to support connectivity and efficient circulation of all transportation means.

Without direct public intervention, much of the Project Area could conceivably remain unchanged and in a deteriorated and/or deteriorating condition for the next twenty (20) years. The Plan creates the necessary flexible framework for the Project Area to support the City's economic development while complying with the "specificity" requirement set forth in Idaho Code § 50-2905.

Land use in the Project Area may be modified to the extent that underutilized, underdeveloped, deteriorated, deteriorating and vacant land and land now devoted to uses inconsistent with the future land uses of the area will be converted to a mix of uses, including public, residential, commercial, industrial, and open space and recreation consistent with the Future Land Use Plan. In implementing the activities described in this Plan, the Agency shall give due consideration to the provision of adequate open space, park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of residents in the general vicinity of the Project Area covered by the Plan, recognizing, however, the primary purpose of this Plan and Project Area is to support new private development providing for economic growth through diverse, resilient, regionally supportive, enhanced employment opportunities and to establish a thriving commercial and industrial area.

303 Participation Opportunities and Agreement

303.1 Participation Agreements

The Agency shall enter into various development participation agreements with any existing or future owner of property in the Project Area, in the event the property owner seeks and/or receives assistance from the Agency in the development and/or redevelopment of the property. The term "owner participation agreement," "participation agreement," or "development agreement" are intended to include all participation agreements with a property owner, including reimbursement agreements, grant agreements or other forms of participation agreements. In that event, the Agency may allow for an existing or future owner of property to remove the property and/or structure from future Agency acquisition subject to entering into an owner participation agreement. The Agency may also enter into owner participation agreements with other future owners and developers within the Project Area throughout the duration of this Plan in order to implement the infrastructure improvements set forth in this Plan.

Each structure and building in the Project Area to be rehabilitated or to be constructed as a condition of the owner participation agreement between the Agency and the owner pursuant to

this Plan will be considered to be satisfactorily rehabilitated and constructed pursuant to the requirements of the Law and Act, and the Agency will so certify, if the rehabilitated or new structure meets the standards set forth in an executed owner participation agreement and complies with the applicable provisions of this Plan, local codes and ordinances and the Idaho Code. Additional conditions described below:

- a. Any such property within the Project Area shall be required to conform to applicable provisions, requirements, and regulations of this Plan. The owner participation agreement may require as a condition of financial participation by the Agency a commitment by the property owner to meet the greater objectives of the land use elements identified in the Comprehensive Plan, the Future Land Use Map, and applicable zoning ordinances and other requirements deemed appropriate and necessary by the Agency. Upon completion of any rehabilitation each structure must be safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition that will continue throughout an estimated useful life for a minimum of twenty (20) years.
- b. Any owner shall give due consideration to the provision of adequate open space and pathways.
- c. All such buildings or portions of buildings which are to remain within the Project Area shall be rehabilitated or constructed in conformity with all applicable codes and ordinances of the City.
- d. Any new construction shall also conform to all applicable provisions, requirements, and regulations of this Plan, as well as to all applicable codes and ordinances of the City.

All owner participation agreements will address development timing, justification and eligibility of project costs, and achievement of the objectives of the Plan. The Agency shall retain its discretion in the funding level of its participation. Obligations under owner participation agreements shall terminate no later than the termination date of this Plan, December 31, 2042. The Agency shall retain its discretion to negotiate an earlier date to accomplish all obligations under any owner participation agreement.

In all participation agreements, participants who retain real property shall be required to join in the recordation of such documents as may be necessary to make the provisions of this Plan applicable to their properties. Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

In the event a participant under a participation agreement fails or refuses to rehabilitate, develop, use, and maintain its real property pursuant to this Plan and a participation agreement, the real property or any interest therein may be acquired by the Agency in accordance with

Section 305.1 of this Plan and sold or leased for rehabilitation or development in accordance with this Plan.

Owner participation agreements may be used to implement the following objectives:

- a. Encouraging property owners to revitalize and/or remediate deteriorated areas or deteriorating areas of their parcels to accelerate development in the Project Area.
- b. Subject to the limitations of the Law and the Act, providing incentives to property owners to encourage utilization and expansion of existing permitted uses during the transition period to prevent a decline in the employment base and a proliferation of vacant and deteriorated parcels in the Project Area during the extended redevelopment of the Project Area.
- c. To accommodate improvements and expansions allowed by City regulations and generally consistent with this Plan for the Project Area.
- d. Subject to the limitations of the Law and Act, providing incentives to improve nonconforming properties so they implement the design guidelines contained in this Plan to the extent possible and to encourage an orderly transition from nonconforming to conforming uses through the term of the Plan.
- e. Provide for advance funding by the developer/owner participant of those certain public improvements related to or needed for the private development and related to the construction of certain public improvements. In that event, the Agency will agree as set out in the participation agreement to reimburse a portion of, or all of, the costs of public improvements identified in the participation agreement from the revenue allocation generated by the private development.

304 Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. All plans for development of property in the Project Area by a public body shall be subject to Agency approval, in the event the Agency is providing any financial assistance.

Subject to applicable authority, the Agency may impose on all public bodies the planning and design controls contained in this Plan to ensure that present uses and any future development

by public bodies will conform to the requirements of this Plan. The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements of the Project Area as allowed by the Law and Act.

The Agency intends to cooperate to the extent allowable with the City and the Idaho Transportation Department, as the case may be, for the engineering, design, installation, construction, and/or reconstruction of public infrastructure improvements, including, but not limited to those improvements set forth in Section 301 and in Attachment 5. The Agency shall also cooperate with the City and the Idaho Transportation Department on various relocation, screening, or undergrounding projects and the providing of fiber optic capability. To the extent any public entity, including the City, has funded certain improvements following adoption of this Plan, the Agency may reimburse those entities for those expenses. The Agency also intends to cooperate and seek available assistance from state, federal and other sources for economic development.

In the event the Agency is participating in the public development by way of financial incentive or otherwise, the public body shall enter into a participation agreement with the Agency and then shall be bound by the Plan and other land use elements and shall conform to those standards specified in Section 303.1 of this Plan.

This Plan does not financially bind or obligate the City, Agency and/or any other public entity to any project or property acquisition; rather, for purposes of determining the economic feasibility of the Plan certain projects and expenditures have been estimated and included in the analysis. Agency revenue and the ability to fund reimbursement of eligible Project Costs is more specifically detailed in any owner participation agreement and in the annual budget adopted by the Agency Board.

305 Property Acquisition

305.1 Real Property

Only as specifically authorized herein, the Agency may acquire, through the voluntary measures described below, but is not required to acquire, any real property located in the Project Area where it is determined that the property is needed for construction of public improvements, required to eliminate or mitigate the deteriorated or deteriorating conditions, to facilitate economic development, including acquisition of real property intended for disposition to qualified developers through a competitive process, and as otherwise allowed by law. The acquisition shall be by any means authorized by law, including, but not limited to, the Law, the Act, and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, but shall not include the right to invoke eminent domain authority except as authorized by Idaho law and provided herein. The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee, including structures and fixtures upon the real property, without acquiring the land upon which those structures and fixtures are located.

The Agency intends to acquire any real property through voluntary or consensual gift, devise, exchange, or purchase. Such acquisition of property may be for the development of the public improvements identified in this Plan. Such properties may include properties owned by private parties or public entities. This Plan anticipates the Agency's use of its resources for property acquisition.

In the event the Agency identifies certain property which should be acquired to develop certain public improvements intended to be constructed under the provisions of this Plan, the Agency shall coordinate such property acquisition with any other public entity (e.g., without limitation, the City, the state of Idaho, or any of its authorized agencies), including the assistance of the Agency of funds to acquire said property either through a voluntary acquisition or the public entity's invoking of its eminent domain authority as limited by Idaho Code Section 7-701A.

The Agency is authorized by this Plan to acquire the properties for the uses identified in Attachment 3 hereto, including but not limited to property to be acquired for the extension or expansion of certain rights-of-way or to accommodate underground public facilities.

The Agency is authorized by this Plan and Idaho Code §§ 50-2010 and 50-2018(12) to acquire the properties identified in Attachment 3 hereto for the purposes set forth in this Plan. The Agency has identified its intent to acquire and/or participate in the development of certain public improvements, including, but not limited to those identified in Section 301 of the Plan, Attachment 5. The Agency's property acquisition will result in remediating deteriorating conditions in the Project Area by facilitating the development of mixed-use, residential, public, commercial, industrial and employment centers. The public improvements are intended to be dedicated to the City and/or other appropriate public entity, as the case may be, upon completion. The Agency reserves the right to determine which properties identified, if any, should be acquired. The open land areas qualify for Agency acquisition as further set forth in Section 105 of this Plan.

It is in the public interest and may be necessary, in order to eliminate the conditions requiring redevelopment and in order to execute this Plan, for the power of eminent domain to be employed by the Agency, or by the City with the Agency acting in an advisory capacity,⁶ to acquire real property in the Project Area for the public improvements identified in this Plan, which cannot be acquired by gift, devise, exchange, purchase, or any other lawful method.

Under the provisions of the Act, the urban renewal plan "shall be sufficiently complete to indicate such land acquisition, demolition, and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area." Idaho Code § 50-2018(12). The Agency has generally described those properties by use as set out in Attachment 3 for acquisition for the construction of public improvements. The Agency may also acquire property for the purpose of developing streetscape and public utilities. The Agency reserves the right to determine which properties, if any, should be acquired.

⁶ House Bill 1044, adopted by the Idaho Legislature during the 2021 Legislative Session, limited the Agency's ability to exercise eminent domain.

305.2 Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain as limited by Idaho Code Section 7-701A for the purpose of developing the public improvements described in section 305.1.

306 Property Management

During the time real property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for development and/or redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

307 Relocation of Persons (Including Individuals and Families), Business Concerns, and Others Displaced by the Project

If the Agency receives federal funds for real estate acquisition and relocation, the Agency shall comply with 24 C.F.R. Part 42, implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

The Agency reserves the right to extend benefits for relocation to those not otherwise entitled to relocation benefits as a matter of state law under the Act or the Law. The Agency may determine to use as a reference the relocation benefits and guidelines promulgated by the federal government, the state government, or local government, including the State Department of Transportation. The intent of this section is to allow the Agency sufficient flexibility to award relocation benefits on some rational basis, or by payment of some lump-sum per case basis. The Agency may also consider the analysis of replacement value for the compensation awarded to either owner occupants or businesses displaced by the Agency to achieve the objectives of this Plan. The Agency may adopt relocation guidelines which would define the extent of relocation assistance in non-federally assisted projects and which relocation assistance to the greatest extent feasible would be uniform. The Agency shall also coordinate with the various local, state, or federal agencies concerning relocation assistance as may be warranted.

In the event the Agency's activities result in displacement, the Agency shall comply with, at a minimum, the standards set forth in the Law. The Agency shall also comply with all applicable state laws concerning relocation benefits and shall also coordinate with the various local, state, or federal agencies concerning relocation assistance.

308 Demolition, Clearance and Site Preparation

The Agency is authorized (but not required) to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

Further, the Agency is authorized (but not required) to prepare, or cause to be prepared, as building sites any real property in the Project Area owned by the Agency including site preparation and/or environmental remediation. In connection therewith, the Agency may cause, provide for, or undertake the installation or construction of streets, utilities, pedestrian walkways, parking facilities, drainage facilities, and other public improvements necessary to carry out this Plan.

309 Property Disposition and Development

309.1 Disposition by the Agency

For the purposes of this Plan, the Agency is authorized to sell, lease, lease/purchase, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property under the reuse provisions set forth in Idaho law, including Idaho Code § 50-2011 and pursuant to any disposition policies adopted by the Agency. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding.

Real property acquired by the Agency may be conveyed by the Agency and, where beneficial to the Project Area, without charge to any public body as allowed by law. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan.

Air rights and subterranean rights may be disposed of for any permitted use within the Project Area boundaries.

309.2 Disposition and Development Agreements

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of deteriorating conditions, all real property sold, leased, or conveyed by the Agency is subject to the provisions of this Plan.

The Agency shall reserve such powers and controls in the disposition and development documents as the Agency deems may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan.

Leases, lease/purchases, deeds, contracts, agreements, and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the Recorder of Canyon County, Idaho.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, age, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, disability/handicap, tenure, or

enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a disposition and development agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as required by law.

As required by law or as determined in the Agency's discretion to be in the best interest of the Agency and the public, the following requirements and obligations shall be included in the disposition and development agreement.

That the developers, their successors, and assigns agree:

- a. That a detailed scope and schedule for the proposed development shall be submitted to and agreed upon by the Agency.
- b. That the purchase or lease of the land and/or subterranean rights and/or air rights is for the purpose of redevelopment and not for speculation.
- c. That the building of improvements will be commenced and completed as jointly scheduled and determined by the Agency and the developer(s).
- d. That the site and construction plans will be submitted to the Agency for review as to conformity with the provisions and purposes of this Plan and to support the planning, design and transportation goals set forth in the Plan.
- e. All new construction shall have a minimum estimated life of no less than twenty (20) years.
- f. That rehabilitation of any existing structure must assure that the structure is safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition which will continue throughout an estimated useful life for a minimum of twenty (20) years.
- g. That the Agency receives adequate assurance acceptable to the Agency to ensure performance under the contract for sale.
- h. All such buildings or portions of the buildings which are to remain within the Project Area shall be reconstructed in conformity with all applicable codes and ordinances of the City.
- i. All disposition and development documents shall be governed by the provisions of Section 409 of this Plan.
- j. All other requirements and obligations as may be set forth in any participation policy established and/or amended by the Agency.

The Agency also reserves the right to determine the extent of its participation based upon the achievements of the objectives of this Plan. Obligations under any disposition and development agreement and deed covenants, except for covenants which run with the land beyond the termination date of this Plan, shall terminate no later than December 31, 2042. The Agency shall retain its discretion to negotiate an earlier date to accomplish all obligations under any disposition and development agreement.

309.3 Development by the Agency

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct public improvements within the Project Area for itself or for any public body or entity, which public improvements are or would be of benefit to the Project Area. Specifically, the Agency may pay for, install, or construct the public improvements authorized under Idaho Code §§ 50-2007, 50-2018(10) and (13), and 50-2903(9), (13), and (14), and as otherwise identified in Attachment 5, attached hereto, and incorporated herein by reference, and this Plan, and may acquire or pay for the land required, therefore.

Any public facility ultimately owned by the Agency shall be operated and managed in such a manner to preserve the public purpose nature of the facility. Any lease agreement with a private entity or management contract agreement shall include all necessary provisions sufficient to protect the public interest and public purpose.

The Agency may enter into contracts, leases, and agreements with the City or other public body or private entity pursuant to this section, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency as described in Idaho Code § 50-2909 which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under Idaho Code § 50-2908(2)(b) and Section 500 of this Plan or out of any other available funds.

310 Development Plans

All development plans (whether public or private) prepared pursuant to an owner participation or disposition and development agreement, shall be submitted to the Agency Board for approval and architectural review. All development in the Project Area must conform to those standards specified in Section 409. Additionally, development must be consistent with all City ordinances, design overlays and be supportive of the goals set forth in the Plan.

311 Participation with Others

Under the Law, the Agency has the authority to lend or invest funds obtained from the federal government for the purposes of the Law if allowable under federal laws or regulations. The federal funds that may be available to the Agency are governed by regulations promulgated by the Department of Housing and Urban Development for the Community Development Block Grant Program ("CDBG"), the Economic Development Administration, the Small Business

Administration, or other federal agencies. In order to enhance such grants, the Agency's use of revenue allocation funds is critical.

Under those regulations the Agency may participate with the private sector in the development and financing of those private projects that will attain certain federal objectives.

The Agency may, therefore, use the federal funds for the provision of assistance to private for-profit business, including, but not limited to, grants, loans, loan guarantees, interest supplements, technical assistance, and other forms to support, for any other activity necessary or appropriate to carry out an economic development project.

As allowed by law, the Agency may also use funds from any other sources or participate with the private or public sector with regard to any programs administered by the Idaho Department of Commerce, or other State or federal agencies, for any purpose set forth under the Law or Act.

The Agency may enter into contracts, leases, and agreements with the City or other public body or private entities, pursuant to this section, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency as described in Idaho Code § 50-2909 which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under Idaho Code § 50-2908(2)(b) and Section 500 of this Plan or out of any other available funds.

312 Conforming Owners

The Agency may, at the Agency's sole and absolute discretion, determine that certain real property within the Project Area presently meets the requirements of this Plan, and the owner of such property will be permitted to remain as a conforming owner without a participation agreement with the Agency, provided such owner continues to operate, use, and maintain the real property within the requirements of this Plan.

400 USES PERMITTED IN THE PROJECT AREA

401 Designated Land Uses

The Agency intends to rely upon the overall land use designations and zoning classifications of the City, as may be amended, and as depicted on Attachment 4 and as set forth in the City's Comprehensive Plan and within the City zoning ordinance and requirements, including the Future Land Use Map and zoning classifications, as may be amended. For the most part, the Project Area includes a mix of uses including mixed-use residential, commercial, industrial and public areas. Provided, however, nothing herein within this Plan shall be deemed to be granting any particular right to zoning classification or use.

402 [Reserved]

403 Public Rights-of-Way

The Project Area contains existing maintained public rights-of-way included within the boundaries, as set forth on Attachment 1. Any new roadways, to be engineered, designed, installed, and constructed in the Project Area, will be constructed in conjunction with any applicable policies and design standards of the City or State and Federal standards, as the case may be, regarding dedicated rights-of-way. Additional public streets, alleys, and easements may be created in the Project Area as needed for proper development, and other potential roadways generally shown in Attachment 5.

Additional improvements to existing streets, alleys and easements may be created, improved, or extended in the Project Area as needed for development. Existing dirt roadways, streets, easements, and irrigation or drainage laterals or ditches may be abandoned, closed, or modified as necessary for proper development of the Project Area, in accordance with any applicable policies and standards of the Idaho Transportation Department or the City regarding changes to dedicated rights-of-way, and appropriate irrigation or drainage districts regarding changes to laterals or ditches.

Any development, maintenance, and future changes in the interior or exterior street layout shall be in accordance with the objectives of this Plan and the design standards of the City or the Idaho Department of Transportation as may be applicable; and shall be effectuated in the manner prescribed by State and local law; and shall be guided by the following criteria:

- a. A balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access (including cars, trucks, bicycles, etc.), vehicular parking, and delivery loading docks with the similar needs of any existing developments permitted to remain. Such balancing shall take into consideration the rights of existing owners and tenants under the rules for owner and tenant participation adopted by the Agency for the Project and any participation agreements executed thereunder, together with the design, planning and transportation goals set forth in the Plan;
- b. The requirements imposed by such factors as topography, traffic safety, and aesthetics; and
- c. The potential need to serve not only the Project Area and new or existing developments, but to also serve areas outside the Project Area by providing convenient and efficient vehicular access and movement.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

404 Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses that are not in conformity with the uses permitted in this Plan. However, any interim use must comply with applicable City Code or Canyon County Code.

405 Development in the Project Area Subject to the Plan

All real property in the Project Area, under the provisions of either a disposition and development agreement or an owner participation agreement, is made subject to the controls and requirements of this Plan. No such real property shall be developed, redeveloped, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

406 Construction Shall Comply with Applicable Federal, State, and Local Laws and Ordinances and Agency Development Standards

All construction in the Project Area shall comply with all applicable state laws, the Middleton City Code, as may be amended from time to time, and any applicable City Council ordinances pending codification, including but not limited to, regulations concerning the type, size, density and height of buildings; open space, landscaping, light, air, and privacy; the undergrounding of utilities; limitation or prohibition of development that is incompatible with the surrounding area by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors; parcel subdivision; off-street loading and off-street parking requirements.

In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area in the event of a disposition and development agreement or owner participation agreement.

407 [Reserved]

408 Nonconforming Uses

This Section applies to property owners seeking assistance from the Agency regarding their property. The Agency may permit an existing use to remain in an existing building and site usage in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area. The owner of such a property must be willing to enter into an owner participation agreement and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and use of the Project Area.

The Agency may authorize additions, alterations, repairs, or other improvements in the Project Area for uses which do not conform to the provisions of this Plan where such

improvements are within a portion of the Project Area where, in the determination of the Agency, such improvements would be compatible with surrounding Project uses and development.

All nonconforming uses shall also comply with the City codes and ordinances.

409 Design Guidelines for Development under a Disposition and Development Agreement or Owner Participation Agreement

Within the limits, restrictions, and controls established in this Plan, the Agency is authorized to establish heights of buildings, density, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project Area. Any development must also comply with the City's zoning ordinance regarding heights, setbacks, density, and other like standards.

In the case of property which is the subject of a disposition and development agreement or owner participation agreement with the Agency, no new improvement shall be constructed, and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated, except in accordance with this Plan. Under a disposition and development agreement or owner participation agreement, the design guidelines and land use elements of the Plan shall be achieved to the greatest extent feasible, though the Agency retains the authority to grant minor variations under this Plan and subject to a negotiated agreement between the Agency and the developer or property owner.

Under those agreements, the architectural, landscape, and site plans shall be submitted to the Agency and approved in writing by the Agency. In such agreements, the Agency may impose additional design controls. One of the objectives of this Plan is to create an attractive pedestrian environment in the Project Area. Therefore, such plans shall give consideration to good design and amenities to enhance the aesthetic quality of the Project Area. The Agency shall find that any approved plans do comply with this Plan. The Agency reserves the right to impose such design standards on an ad hoc basis through the approval process of the disposition and development agreement or owner participation agreement. Any change to such approved design must be consented to by the Agency and such consent may be conditioned upon reduction of Agency's financial participation towards the Project.

In the event the Agency adopts design standards or controls, those provisions will thereafter apply to each site or portion thereof in the Project Area. These additional design standards or controls will be implemented through the provisions of any disposition and development agreement or owner participation agreement. These controls are in addition to any standards and provisions of any applicable City building or zoning ordinances; provided, however, each and every development shall comply with all applicable City zoning and building ordinances.

500 METHODS OF FINANCING THE PROJECT

501 General Description of the Proposed Financing Method

The Agency is authorized to finance this Project with revenue allocation funds, financial assistance from the City (loans, grants, other financial assistance), state of Idaho, federal government or other public entities, interest income, developer advanced funds, donations, loans from private financial institutions (bonds, notes, line of credit), the lease or sale of Agency-owned property, public parking revenue, or any other available source, public or private, including assistance from any taxing district or any public entity.

The Agency is also authorized to obtain advances, lines of credit, borrow funds, and create indebtedness in carrying out this Plan. The Agency may also consider an inter-fund transfer from other urban renewal project areas. The principal and interest on such advances, funds, and indebtedness may be paid from any funds available to the Agency. The City, as it is able, may also supply additional assistance through City loans and grants for various public improvements and facilities. The City or any other public agency, as properly budgeted, may expend money to assist the Agency in carrying out this Project.

As allowed by law and subject to restrictions as are imposed by law, the Agency is authorized to issue notes or bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the Project. Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

502 Revenue Allocation Financing Provisions

The Agency hereby adopts revenue allocation financing provisions as authorized by the Act, effective retroactively to January 1, 2022. These revenue allocation provisions shall apply to all taxing districts which are located in or overlap the Revenue Allocation Area shown and described on Attachments 1 and 2 to this Plan. The Agency shall take all actions necessary or convenient to implement these revenue allocation financing provisions. The Agency specifically finds that the equalized assessed valuation of property within the Revenue Allocation Area is likely to increase as a result of the initiation of the Project.

The Agency, acting by one or more resolutions adopted by its Board, is hereby authorized to apply all or any portion of the revenues allocated to the Agency pursuant to the Act to pay as costs are incurred (pay-as-you-go) or to pledge all or any portion of such revenues to the repayment of any moneys advance-funded by developers or property owners, borrowed, indebtedness incurred, or notes or bonds issued by the Agency to finance or to refinance the Project Costs (as defined in Idaho Code § 50-2903(14)) of one or more urban renewal projects.

The Agency may consider a note or line of credit issued by a bank or lending institution premised upon revenue allocation funds generated by a substantial private development contemplated by the Study, as defined in Section 502.1, which would allow the Agency to more quickly fund the public improvements contemplated by this Plan. Likewise, a developer/owner

advanced funding of certain eligible public infrastructure improvements to be reimbursed pursuant to an owner participation agreement could achieve the same purpose.

Upon enactment of a City Council ordinance finally adopting these revenue allocation financing provisions and defining the Revenue Allocation Area described herein as part of the Plan, there shall hereby be created a special fund of the Agency into which the County Treasurer shall deposit allocated revenues as provided in Idaho Code § 50-2908. The Agency shall use such funds solely in accordance with Idaho Code § 50-2909 and solely for the purpose of providing funds to pay the Project Costs, including any incidental costs, of such urban renewal projects as the Agency may determine by resolution or resolutions of its Board.

A statement listing proposed public improvements and facilities, a schedule of improvements, the location of proposed public infrastructure improvements, an economic feasibility study, estimated project costs, fiscal impact upon other taxing districts, and methods of financing project costs required by Idaho Code § 50-2905 is included in this Plan and in Attachment 5 to this Plan. This statement necessarily incorporates estimates and projections based on the Agency's and consultants' present knowledge and expectations. The Agency is hereby authorized to adjust the presently anticipated urban renewal projects and use of revenue allocation financing of the related Project Costs to effectuate the general objectives of the Plan in order to account for revenue inconsistencies, market adjustments, future priorities, developers/owners seeking Agency assistance pursuant to an owner participation agreement, and unknown future costs. Agency revenue and the ability to fund reimbursement of eligible Project Costs is more specifically detailed in the annual budget.

The Agency may appropriate funds consisting of revenue allocation proceeds on an annual basis without the issuance of notes or bonds. The Agency may also obtain advances or loans from the City or Agency, or private entity and financial institutions in order to immediately commence construction of certain of the public improvements. Developer advanced funding of public improvements could also achieve the same purpose. The revenue allocation proceeds are hereby irrevocably pledged for the payment of the principal and interest on the advance of monies or making of loans or the incurring of any indebtedness such as bonds, notes, and other obligations (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part, including reimbursement to any owner/developer or public entity for the cost of eligible public improvements pursuant to a participation agreement.

Revenues will continue to be allocated to the Agency until termination of the revenue allocation area as set forth in Section 800. Attachment 5 incorporates estimates and projections based on the Agency's and its consultants' present knowledge and expectations concerning the length of time to complete the improvements and estimated future revenues. The activity may take longer depending on the significance and timeliness of development. Alternatively, the activity may be completed earlier if revenue allocation proceeds are greater or the Agency obtains additional funds from another source.

The Agency is authorized to make such pledges as to specific advances, loans, and indebtedness as appropriate in carrying out the Project. The Agency reserves the right to either

pay for Project Costs from available revenue (pay-as-you-go basis) or borrow funds by incurring debt through notes or other obligations.

Revenue allocation proceeds are deemed to be only a part of the proposed funding sources for the payment of public improvements and other project improvements. Additionally, project funding is proposed to be phased for the improvements, allowing various sources of funds to be accumulated for use.

502.1 Economic Feasibility Study

Attachment 5 constitutes the Economic Feasibility Study (the “Study”), prepared by ElJay Waite. The Study constitutes the financial analysis required by the Act and is based upon existing information from property owners, developers, the Agency, the City, and others.

502.2 Assumptions and Conditions/Economic Feasibility Statement

The information contained in Attachment 5 assumes certain completed and projected actions. All debt is projected to be repaid no later than the duration period of the Plan. The total amount of indebtedness (and all other loans or indebtedness), developer reimbursement and the amount of revenue generated by revenue allocation are dependent upon the extent and timing of private development. Should the proposed development take place as projected, the project indebtedness could be extinguished earlier, dependent upon the bond sale documents or other legal obligations. Should private development take longer to materialize, or should the private development be substantially less than projected, then the amount of revenue generated will be substantially reduced and debt may continue for its full term.

The Plan and the Plan Attachments incorporate estimates and projections based on the Agency’s and consultants’ present knowledge and expectations. The Plan proposes certain public improvements as set forth in Attachment 5, which will facilitate mixed-use commercial, residential, industrial developments and public parks and open space opportunities in the Revenue Allocation Area as more fully guided by the design, planning and transportation goals set forth in the Comprehensive Plan.

The assumptions set forth in the Study are based upon the best information available to the Agency and its consultants through public sources or discussions with property owners, developers, overlapping taxing districts, the City, and others. The information has been analyzed by the Agency and its consultants in order to provide an analysis that meets the requirements set forth under the Law and Act. At the point in time when the Agency may seek a loan from lenders or others, a more detailed and then-current financial pro forma will be presented to those lenders or underwriters for analysis to determine the borrowing capacity of the Agency. As set forth herein, the Agency reserves the right to fund the Project on a “pay-as-you-go” basis. The Agency Board will prioritize the activities set forth in this Plan and determine what funds are available and what activities can be funded. The Agency will establish those priorities through its mandated annual budgetary process.

The list of public improvements, or activities within Attachment 5 are prioritized by way of importance to the Agency, feasibility based on estimated revenues to be received, amounts funded, and by quarter of proposed funding. The projected timing of funding is primarily a function of the availability of financial resources and market conditions but is also strategic, considering the timing of anticipated or projected private development partnership opportunities and the ability of certain strategic activities to stimulate development at a given point in time within the duration of the Plan and Project Area.

The assumptions concerning revenue allocation proceeds are based upon certain anticipated or projected new developments, assessed value increases, and assumed tax levy rates as more specifically set forth in Attachment 5. Further, the financial analysis set forth in Attachment 5 has taken into account and excluded levies that do not flow to the Agency consistent with Idaho Code § 50-2908. In projecting new construction, the Study considered parcels identified as expected to develop over the life of the Project Area, communications with potential developers and City staff, and historical market absorption rates for commercial, and residential improvements.

The types of new construction expected in the Project Area are public parks and open space, mixed-use residential (mixed income and mixed density); industrial; and commercial. The Project Area has potential for a significant increase in residential, commercial, and industrial growth due to the location of the Project Area, and in realization of the goals set forth in the Comprehensive Plan. However, without a method to construct the identified public improvements development is unlikely to occur in much of the Project Area.

It is understood that application of certain exemptions, including the homeowner's exemption and Idaho Code § 63-602K, which provides for personal property tax exemption to businesses may have the effect of reducing the increment value, which in turn reduces revenue.

502.3 Ten Percent Limitation

Under the Act, the base assessed valuation for all revenue allocation areas cannot exceed gross/net ten percent (10%) of the current assessed taxable value for the entire City. According to the Canyon County Assessor, the assessed taxable value for the City as of January 1, 2022, less homeowners' exemptions, is \$1,364,752,196. Therefore, the 10% limit is \$136,475,220.

The adjusted base assessed value of the existing revenue allocation area as of January 1, 2022, is as follows:

Central/Downtown District	\$7,678,816
MURA: East	\$64,383,386
Total:	\$72,062,202⁷

⁷ There may be actual adjustments to this total based on adjustments to the Project Area boundary to avoid splitting parcels; however, the values would not shift so significantly to result in a combined base assessment roll exceeding 10%.

The adjusted base value for the combined existing revenue allocation area and the estimated base value for the proposed Project Area, less homeowners' exemptions, is \$72,062,202, which is less than 10% of the City's 2022 taxable value.

502.4 Financial Limitation

The Study identifies a number of capital improvement projects. Use of any particular funding source for any particular purpose is not assured or identified. Use of the funding source shall be conditioned on any limitations set forth in the Law, the Act, by contract, or by other federal regulations. If revenue allocation funds are unavailable, then the Agency will need to use a different funding source for that improvement.

The amount of funds available to the Agency from revenue allocation financing is directly related to the assessed value of new improvements within the Revenue Allocation Area. Under the Act, the Agency is allowed the revenue allocation generated from inflationary increases and new development value. Increases have been assumed based upon the projected value of new development as that development occurs along with possible land reassessment based on a construction start.

The Study, with the various estimates and projections, constitutes an economic feasibility study. Costs and revenues are analyzed, and the analysis shows the need for public capital funds during the project. Multiple financing sources including annual revenue allocations, developer contributions, city, or other public entity contributions, interfund loan, federal funding, grants, property disposition and other financing sources as permitted by law. This Study identifies the kind, number, and location of all proposed public works or improvements, a detailed list of estimated project costs, a description of the methods of financing illustrating project costs, and the time when related costs or monetary obligations are to be incurred.⁸ Based on these funding sources, the conclusion is that the Project is feasible.⁹

The Study has further identified and described a list of "unfunded" improvements as shown in Attachment 5.¹⁰ The Agency reserves the discretion and flexibility to use revenue allocation proceeds in excess of the amounts projected in the Study for the purpose of funding the additional identified projects and improvements. The projections in the Study are based on reasonable assumptions and existing market conditions. However, should the Project Area result in greater than anticipated revenues, the Agency specifically reserves the ability to fund the additional activities and projects identified in this Plan. Further, the Agency reserves the discretion and flexibility to use other sources of funds unrelated to revenue allocation to assist in the funding of the improvements and activities identified on the unfunded improvement list, including but not limited to owner participation agreements and disposition and development

⁸ See Idaho Code § 50-2905.

⁹ As illustrated by Attachment 5, it is anticipated that the Agency will fund Priority Class 1 in the amount of \$25,320,196.00, Priority Class 2 projects in the amount of \$19,765,870.00 and a portion of Priority Class 2A projects, equaling a total of approximately \$50,000,000 in Priority Class 1, 2, and 2A projects.

¹⁰ These consist of Priority Class 3, 4, and 5 projects.

agreements. The Agency may also re-prioritize projects pursuant to market conditions, project timing, funding availability, etc., as more specifically detailed in the annual budget.

The proposed timing for the public improvements may have to be adjusted depending upon the availability of some of the funds and the Agency's ability to finance any portion of the Project. **Any adjustment to Project timing or funding is technical or ministerial in nature and shall not be considered a modification of the Plan pursuant to Idaho Code § 50-2903A.**

Attachment 5 lists those public improvements the Agency intends to construct or fund through the term of the Plan. The costs of improvements are estimates only as it is impossible to know with any certainty what the costs of improvements will be in future years. There is general recognition that construction costs fluctuate and are impacted by future unknowns, such as, the cost of materials and laborers. Final costs will be determined by way of construction contract public bidding or by an agreement between the developer/owner and/or public entity and Agency. The listing of public improvements does not commit the Agency, City, or other public entity, to any particular level of funding; rather, identification of the activity in the Plan allows the Agency to negotiate the terms of any reimbursement with the developer and/or the public entities. This Plan does not financially bind or obligate the Agency, City or other public entity to any project or property acquisition; rather, for purposes of determining the economic feasibility of the Plan certain projects and expenditures have been estimated and included in the analysis. The City has not committed to fund any public infrastructure improvements within the Project Area. Such decisions concerning capital improvement projects and/or other expenditures are made by the City annually pursuant to this budget and appropriates process. Agency revenue and the ability to fund reimbursement of eligible Project Costs is more specifically detailed in any participation agreement and in the annual budget adopted by the Agency Board. The proposed location and siting of the proposed public infrastructure and other improvement projects in the Project Area are generally shown in Attachment 5 recognizing that the specific location of the projects will depend on the type and timing of development. The change in the location of the improvements shown in Attachment 5 does not constitute a modification to the Plan.

The Agency reserves its discretion and flexibility in deciding which improvements are more critical for development or redevelopment, and the Agency intends to coordinate its public improvements with associated development by private developers/owners. Where applicable, the Agency also intends to coordinate its participation in the public improvements with the receipt of certain grants or loans which may require the Agency's participation in some combination with the grant and loan funding.

Generally, the Agency expects to develop those improvements identified in Attachment 5 first, in conjunction with private development within the Project Area generating the increment as identified in Attachment 5.

The Plan has shown that the equalized valuation of the Revenue Allocation Area as defined in the Plan is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

502.5 [Reserved]

502.6 Participation with Local Improvement Districts and/or Business Improvement Districts

Under the Idaho Local Improvement District (“LID”) Code, Chapter 17, Title 50, Idaho Code, the City has the authority to establish local improvement districts for various public facilities, including, but not limited to, streets, curbs, gutters, sidewalks, storm drains, landscaping, and other like facilities. To the extent allowed by the Law and the Act, the Agency reserves the authority, but not the obligation, to participate in the funding of local improvement district facilities. This participation may include either direct funding to reduce the overall cost of the LID or to participate as an assessed entity to finance the LID project. Similarly, to the extent allowed by the Law and the Act, the Agency reserves the authority, but not the obligation, to participate in the funding of the purposes specified under the Business Improvement Districts, Chapter 26, Title 50, Idaho Code.

502.7 Issuance of Debt and Debt Limitation

Any debt incurred by the Agency as allowed by the Law and Act shall be secured by revenue identified in the debt resolution or revenue allocation funds as allowed by the Act. All such debt shall be repaid within the duration of this Plan, except as may be authorized by law.

502.8 Impact on Other Taxing Districts and Levy Rate

An estimate of the overall impact of the revenue allocation on each taxing district is shown in the Study through the new development projections set forth in Attachment 5.

The assessed value for each property in a revenue allocation area consists of a base value and an increment value. The base value is the assessed value as of January 1 of the year in which a revenue allocation area is approved by a municipality, with periodic adjustments allowed by Idaho law. The increment value is the difference between the adjusted base assessed value and current assessed taxable value in any given year while the property is in a revenue allocation area. Under Idaho Code § 63-802, taxing entities are constrained in establishing levy rates by the amount each budget of each taxing district can increase on an annual basis. Taxing entities submit proposed budgets to the County Board of Commissioners, which budgets are required to comply with the limitations set forth in Idaho Code § 63-802. Therefore, the impact of revenue allocation on the taxing entities is more of a product of the imposition of Idaho Code § 63-802, than the effect of urban renewal.

The County Board of Commissioners calculates the levy rate required to produce the proposed budget amount for each taxing entity using the assessed values which are subject to each taxing entity’s levy rate. Assessed values in urban renewal districts which are subject to revenue allocation (incremental values) are not included in this calculation. The combined levy rate for the taxing entities is applied to the incremental property values in a revenue allocation area to determine the amount of property tax revenue which is allocated to an urban renewal

agency. The property taxes generated by the base values in the urban renewal districts and by properties outside revenue allocation areas are distributed to the other taxing entities. Properties in revenue allocation areas are subject to the same levy rate as they would be outside a revenue allocation area. The difference is how the revenue is distributed. If the overall levy rate is less than assumed, the Agency will receive fewer funds from revenue allocation.

In addition, without the Revenue Allocation Area and its ability to pay for public improvements and public facilities, fewer substantial improvements within the Revenue Allocation Area would be expected during the term of the Plan; hence, there would be lower increases in assessed valuation to be used by the other taxing entities. The Study's analysis is premised upon the fact the proposed development would not occur but for the ability to use revenue allocation funds to fund certain significant public infrastructure improvements.

One result of new construction occurring outside the revenue allocation area (Idaho Code §§ 63-802 and 63-301A) is the likely reduction of the levy rate as assessed values increase for property within each taxing entity's jurisdiction.¹¹ From and after December 31, 2006, Idaho Code § 63-301A prohibits taxing entities from including, as part of the new construction roll, the increased value related to new construction within a revenue allocation area until the revenue allocation authority is terminated. Any new construction within the Project Area is not available for inclusion by the taxing entities to increase their budgets. Upon termination of this Plan or Project Area or deannexation of area, the taxing entities will be able to include a percentage¹² of the accumulated new construction roll value in setting the following year's budget and revenue pursuant to Idaho Code Sections 63-802 and 63-301A.

As the 2022 certified levy rates will not be determined until October/early November 2022, the 2021 certified levy rates have been used in the Study for purposes of the analysis.¹³ For Tax Year 2021, those taxing districts and rates for the parcels located within the City are as follows:

Taxing District – City	To URA
Canyon County	.002469842
Canyon County Ambulance	.000135943
Canyon County Mosquito	.000132407
Canyon Highway #4 (63-1305 Judgement excluded)	.00093933
CWI (63-1305 Judgement excluded)	.000104824
Greater Middleton Recreation	.000345525

¹¹ House Bill 389 amended Idaho Code Sections 63-802 and 63-301A limiting the value placed on the new construction roll and available to a taxing district for a budget capacity increase. This could result in lower levy rates over time.

¹² Pursuant to House Bill 389, 80% of the total eligible increment value is added to the new construction roll.

¹³ Due to the timing of the taxing districts' budget and levy setting process, certification of the 2022 levy rates did not occur until this Plan had been prepared. In order to provide a basis to analyze the impact on the taxing entities, the 2021 levy rates are used. Use of the 2021 levy rates provides a more accurate base than estimating the 2022 levy rates.

City	.003397437
Middleton Cemetery	.000035137
Middleton Fire	.001080713
Middleton School #134	(Tort) .000020681
Flood Control #10	.000086605
Caldwell Rural Fire	.001330522
Vallivue School #139	(Bond/Tort) .001171132
Total	.011250098

For Tax Year 2021, those taxing districts and rates for the parcels located within unincorporated Canyon County are as follows:¹⁴

Taxing District- County	To URA
Canyon County	.002469842
Canyon County Ambulance	.000135943
Canyon County Mosquito	.000132407
Canyon Highway #4 (63-1305 Judgement excluded)	.00093933
CWI (63-1305 Judgement excluded)	.000104824
Greater Middleton Recreation	.000345525
Caldwell Rural Fire	.001330522
Pest Control	.000034658
Middleton Fire	.001080713
Middleton School #134	(Tort) .000020681
Flood Control #10	.000086605
Vallivue School #139	(Bond/Tort) .001171132
TOTAL¹⁵	.007852182

House Bill 587, as amended in the Senate, effective July 1, 2020, amends Idaho Code Section 50-2908 altering the allocation of revenue allocation funds to the Agency from any highway district levy.¹⁶ This amendment will apply to this Project Area and provides: “[i]n the case of a revenue allocation area first formed or expanded to include the property on or after July 1, 2020, all taxes levied by any highway district, unless the local governing body that created the revenue allocation area has responsibility for the maintenance of roads or highways” will be allocated to the applicable highway district, which in this case is the Canyon County Highway #4 District.

It is generally understood the City has, or will have through future annexation, responsibility for the maintenance of the roads or highways in and around the Project Area, and

¹⁴ It is unclear how the personal property tax exemption set forth in Idaho Code § 63-602KK may impact the levy rate.

¹⁵ Net of voter approved bonds and levies.

¹⁶ Senate Bill 1107, as amended in the Senate, effective July 1, 2021, made a corresponding amendment to Idaho Code Section 40-1415(3) to address the responsibility for funding certain urban renewal projects.

therefore, the revenues from the Canyon County Highway District levies will be allocated to the Agency, without need of a further agreement. For the areas currently within unincorporated Canyon County, it is anticipated that these parcels will be annexed into the City at the time of development and therefore all associated roads and rights-of-way will also be the responsibility of the City at the time they are built.

The Agency may, pursuant to amended Idaho Code Section 50-2908, seek to enter into an agreement with Canyon County Highway #4 District on a different allocation for the parcels located within unincorporated Canyon County. However, as indicated above, it is anticipated those parcels will be annexed into the City prior to or at the time of development. Therefore, the anticipated revenues from the highway district levy from the unincorporated parcels is not intended to have a significant impact on the revenue projections should an agreement not be reached. A copy of any agreement is required to be submitted to the Idaho State Tax Commission and to the Canyon County Clerk by the Canyon County #4 Highway District as soon as practicable after the parties have entered into the agreement and by no later than September 1 of the year in which the agreement takes effect. The Plan includes significant transportation elements, and the Agency intends to work with the Canyon County Highway District to enter into an agreement should the unincorporated parcels not be annexed as anticipated.

The Study has made certain assumptions concerning the levy rate. It is anticipated the parcels currently located outside the City limits and within unincorporated Canyon County will be annexed into the City. As a result, the levy rate applied to parcels within the City has been used to estimate revenue generation over the life of the Project Area. Second, the levy rate is held constant through the life of the District. As the actual impact of the property value fluctuations on the levy rate is unknown, the Study has assumed a combined conservative levy rate of 0.00874336 %. The anticipated new development is assumed to occur largely in the first 10-years of the Plan. Assessor reappraisals are not included in taxable value increases. If the overall levy rate is less than projected, or if expected development fails to occur as estimated, the Agency shall receive fewer funds from revenue allocation.

Pursuant to Idaho Code § 50-2908, the Agency is not entitled to revenue allocation proceeds from certain levy increases which are allowed by either specific statutory authorization or approved by an election of the qualified electors of the particular taxing district. Therefore, for any levy election, the Agency will not receive revenue allocation funds which would have been generated by imposing that levy on the assessed valuation within the Project Area. The Study has taken this statute into account.

503 Phasing and Other Fund Sources

The Agency anticipates funding only a portion of the entire cost of the public improvements shown on Attachment 5. Other sources of funds shall include City, other public entity partners, and owner/developer participation. It is important to note this Plan does not financially bind or obligate the City, Agency and/or any other public entity to any project or property acquisition. Agency and/or other public entity participation in any project shall be

determined by the amount of revenue allocation funds generated and pursuant to the annual budgeting process.

504 Lease Revenue and Bonds

Under the Law (Idaho Code § 50-2012), the Agency is authorized to issue revenue bonds to finance certain public improvements identified in the Plan. Under that type of financing, the public entity would pay the Agency a lease payment annually which provides certain funds to the Agency to retire the bond debt. Another variation of this type of financing is sometimes referred to as conduit financing, which provides a mechanism where the Agency uses its bonding authority for the Project, with the end user making payments to the Agency to retire the bond debt. These sources of revenues are not related to revenue allocation funds and are not particularly noted in the Study, because of the “pass through” aspects of the financing. Under the Act, the economic feasibility study focuses on the revenue allocation aspects of the Agency’s financial model.

These financing models typically are for a longer period of time than the 20-year period set forth in the Act. However, these financing models do not involve revenue allocation funds, but rather funds from the end users which provide a funding source for the Agency to continue to own and operate the facility beyond the term of the Plan as allowed by Idaho Code § 50-2905(8) as those resources involve funds not related to revenue allocation funds.

505 Membership Dues and Support of Community Economic Development

The Act is premised upon economic development being a valid public purpose. To the extent allowed by the Law and the Act, the Agency reserves the authority to use revenue allocation funds to contract with non-profit and charitable organizations established for the purpose of supporting economic development and job creation. Additionally, the Agency reserves the authority to expend revenue allocation funds to join, participate and support non-profit organizations established to support Agency best practices and administration. The District Operating Expenses identified in the Study shall be deemed to include expenditures for the purposes described in this section as may be deemed appropriate during the annual budgetary process.

600 ACTIONS BY THE CITY AND OTHER PUBLIC ENTITIES

The City shall aid and cooperate with the Agency in carrying out this Plan in support of the design, planning, public facilities and transportation goals set forth in the Comprehensive Plan, and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing deterioration. Actions by the City, or other public entities, may include, but not be limited to, the following:

- a. Institution and completion of proceedings necessary for changes and improvements in private and publicly owned public utilities within or affecting the Project Area.

- b. Revision of zoning (if necessary) within the Project Area to permit the land uses and development authorized by this Plan.
- c. Imposition, wherever necessary, of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
- d. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency may develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.
- e. Building Code enforcement.
- f. Performance of the above actions and of all other functions and services relating to public peace, health, safety, and physical development normally rendered in accordance with a schedule which will permit the development and/or redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- g. Institution and completion of proceedings necessary for the establishment of a local improvement district under Chapter 17, Title 50, Idaho Code, or a business improvement district.
- h. The undertaking and completing of any other proceedings necessary to carry out the Project.
- i. Administration of Community Development Block Grant funds that may be made available for this Project.
- j. Appropriate agreements with the Agency for administration, supporting services, funding sources, and the like.
- k. Joint funding of certain public improvements, including but not limited to those identified in this Plan and Attachment 5 to the Plan.
- l. Use of public entity labor, services, and materials for construction of the public improvements listed in this Plan.
- m. Assist with coordinating and implementing the public improvements in the Project Area identified in the Study.

The foregoing actions, if taken by the City do not constitute any commitment for financial outlays by the City.

In addition to the above, other public entities may aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan. Actions by the County may include, but not be limited to, entering into an agreement with the Agency and/or the City as may be necessary to make improvements to the portion of the Project Area located within the boundaries of the County and to coordinate with the City on annexation proceedings. The foregoing actions, if taken by the County, do not constitute any commitment for financial outlays by the County.

601 Maintenance of Public Improvements

The Agency has not identified any commitment or obligation for long-term maintenance of the public improvements identified. The Agency will need to address this issue with the appropriate entity, public or private, who has benefited from or is involved in the ongoing preservation of the public improvement. The Agency expects to dedicate public improvements to the City as the case may be.

700 ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

800 DURATION OF THIS PLAN, TERMINATION, AND ASSET REVIEW

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan, shall be effective for twenty (20) years from the effective date of the Plan subject to extensions set forth in Idaho Code § 50-2904. The revenue allocation authority will expire on December 31, 2042, except for any revenue allocation proceeds received in calendar year 2043, as contemplated by Idaho Code § 50-2905(7). The Agency may use proceeds in 2043 to complete the projects set forth herein. As stated in the Plan, any owner participation agreement or disposition and development agreement obligations will cease as of December 31, 2042.

Idaho Code § 50-2903(5) provides the Agency shall adopt a resolution of intent to terminate the revenue allocation area by September 1. In order to provide sufficient notice of termination to the affected taxing districts to allow them to benefit from the increased budget capacity, the Agency will use its best efforts to provide notice of its intent to terminate this Plan and its revenue allocation authority by May 1, 2043, or if the Agency determines an earlier terminate date, then by May 1 of the early termination year:

- a. When the Revenue Allocation Area plan budget estimates that all financial obligations have been provided for, the principal of and interest on such moneys, indebtedness, and bonds have been paid in full or when deposits in the special fund or funds created under this chapter are sufficient to pay such principal and interest as they come due, and to fund reserves, if any, or any other obligations of

the Agency funded through revenue allocation proceeds shall be satisfied and the Agency has determined no additional project costs need be funded through revenue allocation financing, the allocation of revenues under Idaho Code § 50-2908 shall thereupon cease; any moneys in such fund or funds in excess of the amount necessary to pay such principal and interest shall be distributed to the affected taxing districts in which the Revenue Allocation Area is located in the same manner and proportion as the most recent distribution to the affected taxing districts of the taxes on the taxable property located within the Revenue Allocation Area; and the powers granted to the urban renewal agency under Idaho Code § 50-2909 shall thereupon terminate.

- b. In determining the termination date, the Plan shall recognize that the Agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the Plan.
- c. For the fiscal year that immediately predates the termination date, the Agency shall adopt and publish a budget specifically for the projected revenues and expenses of the Plan and make a determination as to whether the Revenue Allocation Area can be terminated before January 1 of the termination year pursuant to the terms of Idaho Code § 50-2909(4). In the event that the Agency determines that current tax year revenues are sufficient to cover all estimated expenses for the current year and all future years, by May 1, but in any event, no later than September 1, the Agency shall adopt a resolution advising and notifying the local governing body, the county auditor, and the State Tax Commission, recommending the adoption of an ordinance for termination of the Revenue Allocation Area by December 31 of the current year, and declaring a surplus to be distributed as described in Idaho Code § 50-2909 should a surplus be determined to exist. The Agency shall cause the ordinance to be filed with the office of the county recorder and the Idaho State Tax Commission as provided in Idaho Code § 63-215.

Upon termination of the revenue allocation authority of the Plan to the extent the Agency owns or possesses any assets, subject to the following paragraph, the Agency intends to dispose of any remaining assets by granting or conveying or dedicating such assets to the City, unless based on the nature of the asset, disposition to another public entity is more appropriate.

As allowed by Idaho Code § 50-2905(8), the Agency may retain assets or revenues generated from such assets as long as the Agency shall have resources other than revenue allocation funds to operate and manage such assets. Similarly, facilities which provide a lease income stream to the Agency for full retirement of the facility debt will allow the Agency to meet debt services obligations and provide for the continued operation and management of the facility. For those assets which do not provide such resources or revenues, the Agency will likely convey such assets to the City, depending on the nature of the asset.

900 PROCEDURE FOR AMENDMENT OR MODIFICATION

To the extent there are any outstanding loans or obligations, this Plan shall not be modified pursuant to the provisions set forth in Idaho Code § 50-2903A. Modification of this Plan results in a reset of the base value for the year immediately following the year in which the modification occurred to include the current year's equalized assessed value of the taxable property in the revenue allocation area, effectively eliminating the Agency's revenue stream as more fully set forth in Idaho Code § 50-2903A subject to certain limited exceptions contained therein. As more specifically identified above, the Agency's projections are based on estimated values, estimated levy rates, estimated future development, and estimated costs of future construction/improvements. Annual adjustments, as more specifically set forth in the Agency's annual budget, will be required to account for more/less estimated revenue and prioritization of projects. Any adjustments for these stated purposes are technical and ministerial and are not deemed a modification under Idaho Code § 50-2903A(1)(a)(i).

1000 SEVERABILITY

If any one or more of the provisions contained in this Plan to be performed on the part of the Agency shall be declared by any court of competent jurisdiction to be contrary to law, then such provision or provisions shall be null and void and shall be deemed separable from the remaining provisions in this Plan and shall in no way affect the validity of the other provisions of this Plan.

1100 ANNUAL REPORT AND OTHER REPORTING REQUIREMENTS

Under the Law, the Agency is required to file with the City, on or before March 31 of each year, a report of the Agency's activities for the preceding calendar year, which report shall include the financial data and audit reports required under sections 67-1075 and 67-1076, Idaho Code. This annual report shall be considered at a public meeting to report these findings and take comments from the public.

Additionally, the Agency must comply with certain other reporting requirements as set forth in Idaho Code § 67-1076, Idaho Code § 50-2913, the tax commission plan repository, and Idaho Code § 50-2903A, the tax commission's plan modification annual attestation. Failure to report the information requested under any of these statutes results in significant penalties, including loss of increment revenue, and the imposition of other compliance measures by the Canyon County Board of County Commissioners.

1200 APPENDICES, ATTACHMENTS, EXHIBITS, TABLES

All attachments and tables referenced in this Plan are attached and incorporated herein by their reference. All other documents referenced in this Plan but not attached are incorporated by their reference as if set forth fully.

Attachment 1

Boundary Map of Middleton East District Urban Renewal Project and Revenue Allocation Area

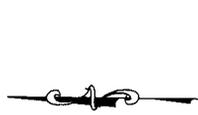
RECORD OF SURVEY

for

CITY OF MIDDLETON URBAN RENEWAL DISTRICT

LYING IN SECTIONS 12, T.4N., R.3W., SECTIONS 7, 8, 9, 17, 18 & 20, T.4N., R.2W., BOISE MERIDIAN, CANYON COUNTY, IDAHO.

NOVEMBER 2022 SCALE: 1" = 1,000' SHEET 1 OF 5



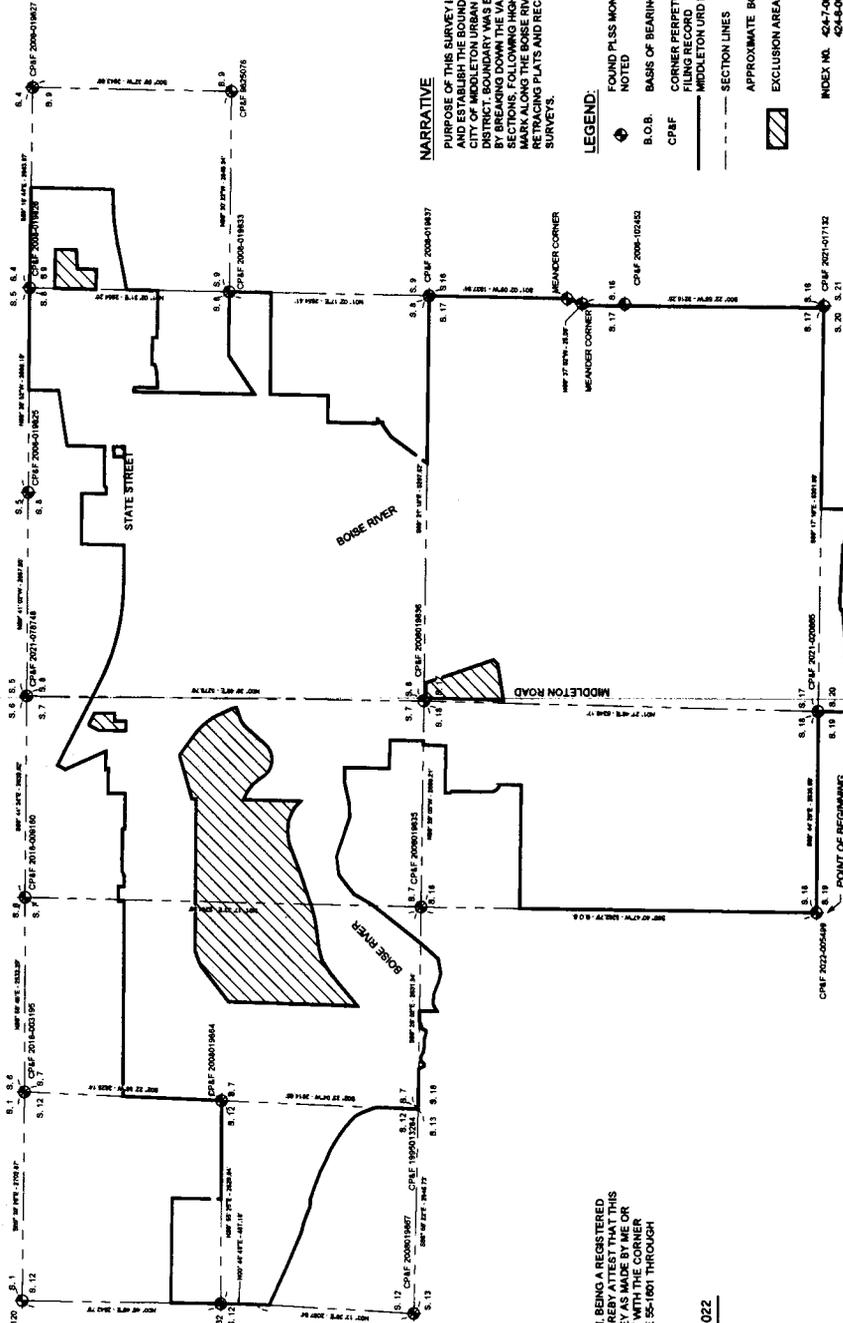
- PLATS:
- RIVER ESTATES
 - GRINDLING
 - SUBDIVISION #1
 - MIDDLETON LAKES #1
 - MIDDLETON LAKES #2
 - MIDDLETON LAKES #3
 - MIDDLETON LAKES #4
 - SUBDIVISION #1
 - SAWTOOTH LAKE
 - SUBDIVISION #2
 - INDUSTRIAL PARK
 - SUBDIVISION #3
 - MIDDLETON
 - INDUSTRIAL PARK

REFERENCES

- CP&F AS NOTED
- ROS 201 3014768
- ROS 201 3015265
- ROS 200 0272314
- ROS 200 0067974
- ROS 198 0292298
- ROS 200 0061500
- ROS 200 0222170
- ROS 198 0742609
- ROS 198 0014003
- ROS 198 0012066
- ROS 200 07031726
- ROS 201 4022132
- ROS 200 0034416
- ROS 201 7020629
- ROS 201 7034868
- ROS 201 8005114
- ROS 201 8013236
- ROS 201 8024878
- ROS 201 8003252
- ROS 201 9013144
- ROS 202 0040400
- ROS 198 0018622
- ROS 198 0005964
- ROS 200 0943339
- ROS 200 0703382
- ROS 201 8051789
- ROS 201 8051910
- ROS 202 1000403
- ROS 202 1000406
- ROS 202 2007620

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS IDENTICAL WITH THE WESTERLY LINE OF THE SE QUARTER OF SECTION 18 OF T.4N., R.2W., BOISE MERIDIAN, BEING 500'-44.74", BEING ESTABLISHED HOLDING FOUND MONUMENTS AS SHOWN HEREON.



NARRATIVE

PURPOSE OF THIS SURVEY IS TO DEFINE AND ESTABLISH THE BOUNDARY OF THE CITY OF MIDDLETON URBAN RENEWAL DISTRICT. BOUNDARY WAS ESTABLISHED BY BREAKING DOWN THE VARIOUS SURVEYS INTO SECTIONS AND MARK ALONG THE BOISE RIVER AND RETRACING PLATS AND RECORD OF SURVEYS.

LEGEND:

- FOUND PLUS MONUMENT AS NOTED
- B.O.B. BASIS OF BEARING
- CP&F CORNER PERPETUATION & MIDDLETON URB BOUNDARY
- SECTION LINES
- APPROXIMATE BOUNDARIES
- EXCLUSION AREA

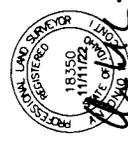
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4250-00-00-00-0000
4251-00-00-00-0000
4252-00-00-00-0000

ACKERMAN ESTVOLD
7801 West Broadway Blvd., Ste. 102 - Boise City, ID 83724
208-333-1111 - Fax: 208-333-1112 - Email: ackerman@ackermanestvold.com

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, ANTONIO M. CONTI, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF IDAHO, HEREBY ATTEST THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS UNDER MY DIRECTION AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT - IDAHO CODE 55-1801 THROUGH 55-1813.

Antonio M. Conti
ANTONIO M. CONTI, P.L.S. 18350 11/11/2022
DATE

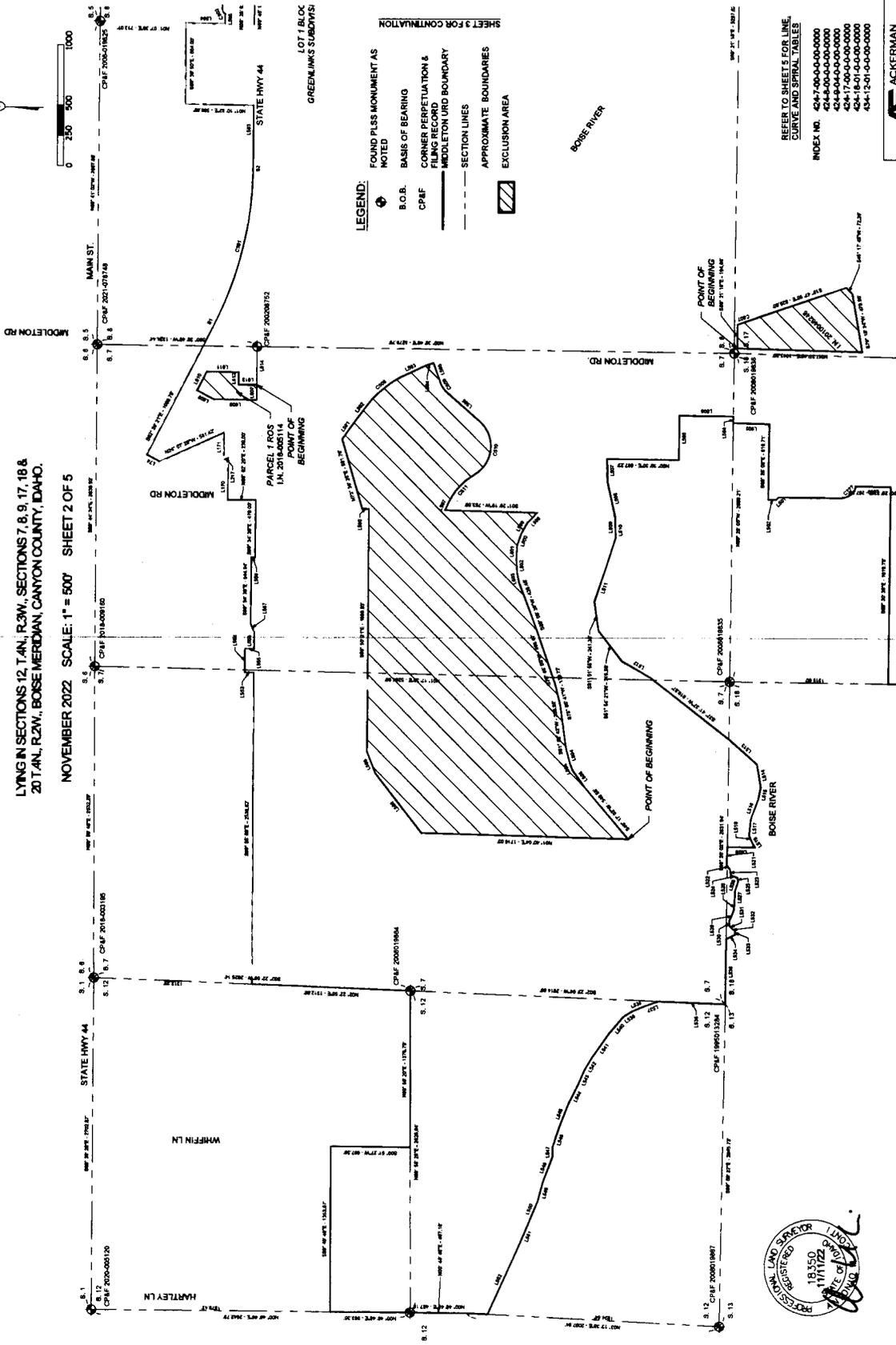


RECORD OF SURVEY for

CITY OF MIDDLETON URBAN RENEWAL DISTRICT

LYING IN SECTIONS 12, T.4N., R.3W., SECTIONS 7, 8, 9, 17, 18 &
20 T.4N., R.2W., BOISE MERIDIAN, CANYON COUNTY, IDAHO.

NOVEMBER 2022 SCALE: 1" = 500' SHEET 2 OF 5



LOT 1 BLOCK
GREENLAW'S SUBDIVISION

- LEGEND:**
- FOUND PLS MONUMENT AS NOTED
 - B.O.B. BASIS OF BEARING
 - CP&F CORNER PERPETUATION & FILING RECORD
 - MIDDLETON URD BOUNDARY
 - SECTION LINES
 - APPROXIMATE BOUNDARIES
 - EXCLUSION AREA

SHEET 3 FOR CONTINUATION

SHEET 1 FOR CONTINUATION

REFER TO SHEET 3 FOR LINE
CURVE AND SPIRAL TABLES

INDEX NO. 424-7-00-0-0-0-0000
424-8-00-0-0-0-0000
424-9-00-0-0-0-0000
424-17-00-0-0-0-0000
424-18-01-0-0-0-0000
424-18-01-0-0-0-0000



**ACKERMAN
ESTVOLD**

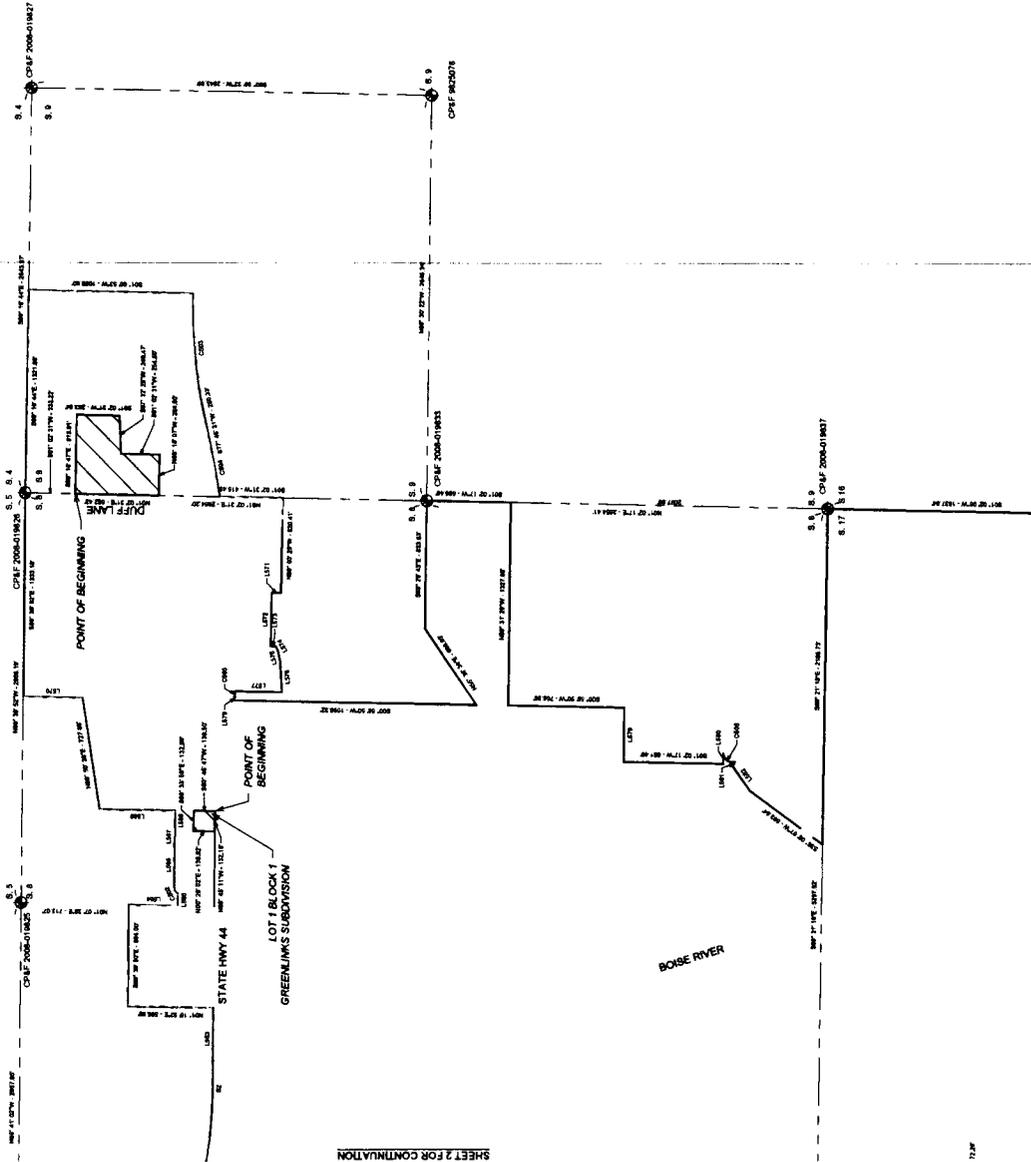
PROFESSIONAL LAND SURVEYORS
18150
11/1/22
STATE OF IDAHO

RECORD OF SURVEY

for
CITY OF MIDDLETON URBAN RENEWAL DISTRICT

LYING IN SECTIONS 12, T.4N., R.3W., SECTIONS 7, 8, 9, 17, 18 &
20, T.4N., R.2W., BOISE MERIDIAN, CANYON COUNTY, IDAHO.

NOVEMBER 2022 SCALE: 1" = 500' SHEET 3 OF 5

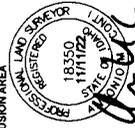


SHEET 2 FOR CONTINUATION

72.24

LEGEND:

- FOUND PLS MONUMENT AS NOTED
- B.O.B. BASIS OF BEARING
- C/P&F CORNER PERPETUATION & PLING RECORD
- MIDDLETON URD BOUNDARY
- - - SECTION LINES
- - - APPROXIMATE BOUNDARIES
- ▨ EXCLUSION AREA



REFER TO SHEETS FOR LINE CURVE AND SPIRAL TABLES

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4250-00-00-00-0000
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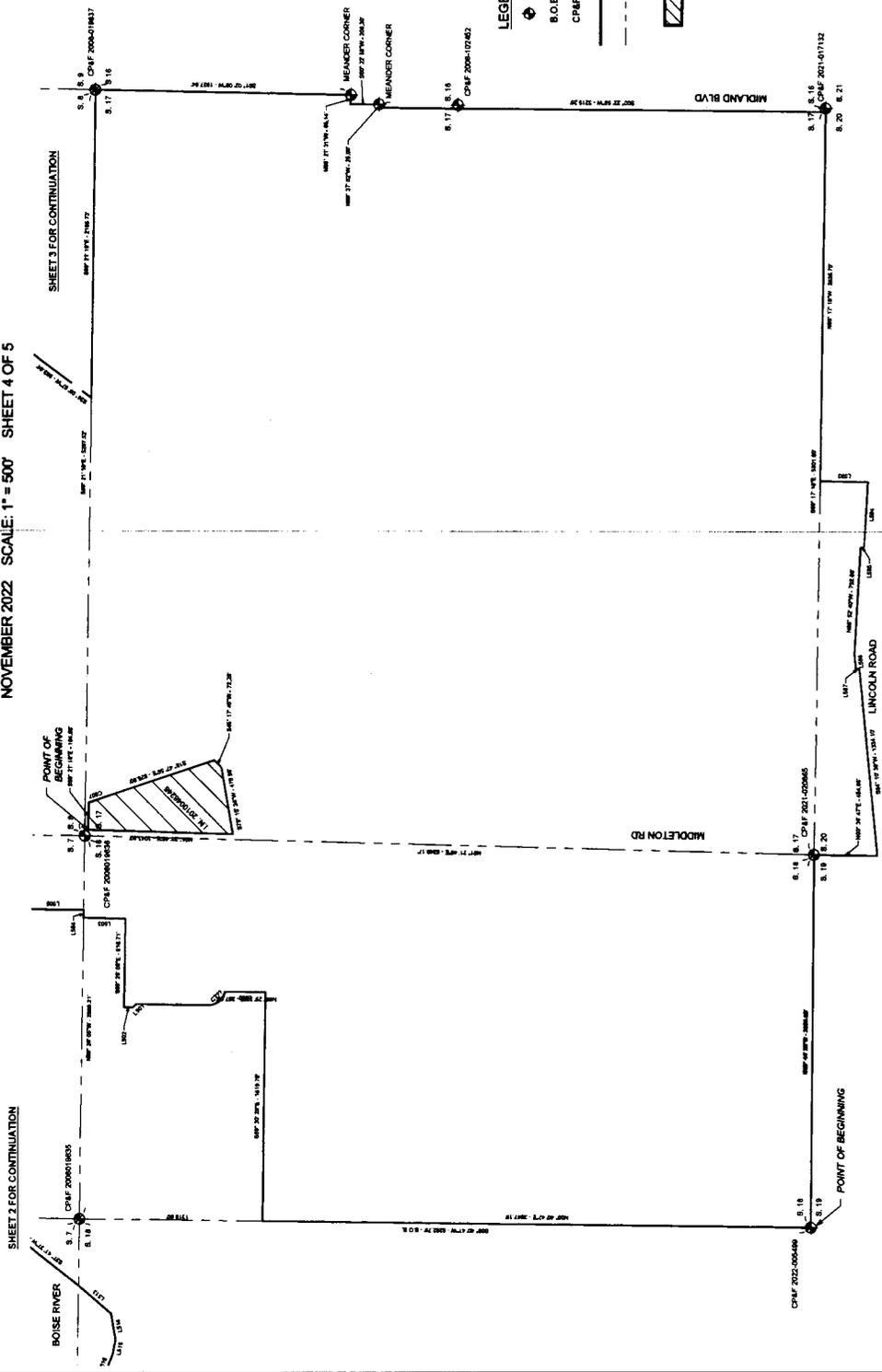
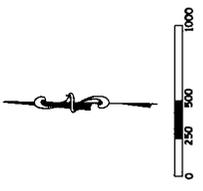
ACKERMAN
ESTYOLD
7801 Wood Valley Blvd., Boise, ID 83725
208.353.8477
www.ackerman-survey.com
Boise, ID • 1996 • 2011 • 2015 • 2019 • 2021

SHEET 4 FOR CONTINUATION

RECORD OF SURVEY

for
CITY OF MIDDLETON URBAN RENEWAL DISTRICT
LYING IN SECTIONS 12, T.4N, R.3W, SECTIONS 7, 8, 9, 17, 18, &
20, T.4N, R.2W, BOISE MERIDIAN, CANYON COUNTY, IDAHO.

NOVEMBER 2022 SCALE: 1" = 500' SHEET 4 OF 5



- LEGEND:**
- FOUND PLSS MONUMENT AS NOTED
 - B.O.B. BASIS OF BEARING
 - CP&F CORNER PERPETUATION & FILING RECORD
 - MIDDLETON URD BOUNDARY
 - SECTION LINES
 - APPROXIMATE BOUNDARIES
 - EXCLUSION AREA



REFERS TO SHEETS & FOR LINE CURVE AND SPIRAL TABLES

INDEX NO. 424-700-0-00-0000
424-700-0-00-0000
424-700-0-00-0000
424-17-00-0-00-0000
424-18-01-0-00-0000
424-12-01-0-00-0000

ACKERMAN ESTVOLD
PROFESSIONAL LAND SURVEYOR
200 S. 10th St., Boise, ID 83725
208.333.8877
www.ackermanestvold.com

RECORD OF SURVEY for

CITY OF MIDDLETON URBAN RENEWAL DISTRICT

LYING IN SECTIONS 12, T.4N., R.3W., SECTIONS 7, 8, 9, 17, 18 &
20 T.4N., R.2W., BOISE MERIDIAN, CANYON COUNTY, IDAHO.

NOVEMBER 2022 SCALE: NTS SHEET 5 OF 5



Line #	Bearing	Length
L68	S89°54'59"E	248.59
L70	S87°19'20"E	248.59
L74	N27°30'05"E	123.52
L170	S89°30'49"E	340.23
L171	N89°50'53"E	221.81
L217	N20°02'38"W	38.84
L500	N0°29'33"E	297.86
L501	N44°08'07"W	28.40
L502	N0°33'52"E	64.86
L503	N1°23'10"E	209.81
L504	S89°26'05"E	54.91
L505	N0°39'30"E	446.00
L507	S88°43'49"W	198.01
L508	S77°32'54"W	200.27
L509	S87°55'07"W	178.39
L510	N71°17'24"W	281.80
L512	S29°52'28"W	260.77
L513	S40°38'59"W	308.10

Line #	Bearing	Length
L514	S90°12'18"W	190.51
L515	N78°13'43"W	106.49
L516	N89°34'20"W	168.00
L517	N84°05'54"W	132.74
L518	S87°38'33"W	49.86
L520	N0°19'52"E	229.07
L521	N89°26'47"W	138.86
L522	S82°10'23"W	48.71
L523	S90°52'33"W	48.73
L524	S19°54'49"W	59.09
L525	S90°23'55"W	34.23
L527	N89°17'58"W	86.70
L528	N83°37'32"W	64.17
L529	N89°04'29"W	87.89
L530	S88°48'23"W	37.10
L531	S90°44'48"W	28.72
L532	S39°33'05"W	34.96
L533	S85°41'25"W	28.86

Line #	Bearing	Length
L534	N27°09'34"W	83.89
L535	N89°25'37"W	528.38
L536	N2°23'04"E	562.27
L537	N18°53'44"W	125.75
L538	N21°46'39"W	107.82
L539	N31°23'05"W	86.89
L540	N48°32'20"W	178.84
L541	N54°27'39"W	242.88
L542	N89°25'47"W	124.33
L543	N89°48'22"W	130.38
L544	N82°33'52"W	163.59
L545	N89°53'24"W	222.75
L546	N71°16'15"W	162.46
L547	N89°09'01"W	218.41
L548	N89°08'01"W	218.41
L549	N74°31'27"W	167.84
L550	N89°23'40"W	174.69
L551	N89°31'59"W	246.83
L552	N85°17'55"W	563.21
L553	N0°55'00"E	75.56

Line #	Bearing	Length
L554	S89°55'00"E	184.50
L555	S0°48'38"W	78.59
L556	S89°35'53"E	138.25
L557	N89°55'07"E	75.24
L558	S0°25'24"W	30.00
L559	S89°44'59"E	399.49
L564	S1°06'59"W	323.73
L565	S89°33'34"E	79.83
L566	S89°33'34"E	287.89
L567	S89°05'45"E	60.14
L568	S89°33'34"E	129.89
L569	N0°46'47"E	498.85
L570	N0°56'50"E	392.80
L571	N0°54'47"E	61.23
L572	N89°05'28"W	348.92
L573	S0°54'44"W	33.85
L574	S62°55'37"W	30.15
L575	S77°56'03"W	79.38
L576	S86°42'38"W	185.89
L577	N0°54'49"E	311.04

Line #	Bearing	Length
L578	N89°44'59"W	27.59
L579	N89°25'34"W	347.97
L580	S89°26'49"E	72.00
L581	N67°07'09"W	32.14
L582	S84°06'32"W	186.00
L583	S0°38'27"W	342.82
L584	N89°51'36"W	483.58
L585	N18°07'51"W	27.26
L586	N51°42'34"E	815.74
L587	S0°45'31"W	25.29
L588	N51°42'34"E	815.74
L589	N89°21'53"E	190.15
L590	N2°42'41"E	95.34
L591	S54°23'35"E	188.70
L592	S82°23'17"E	168.02
L593	S25°01'47"E	247.72
L594	S17°46'01"E	88.91
L595	S70°54'47"W	148.18
L596	S41°13'26"W	852.34
L597	N85°19'29"W	57.59

Line #	Bearing	Length
L598	N46°12'09"W	118.82
L599	N80°54'10"W	97.81
L600	N70°25'25"W	102.04
L601	N86°13'21"W	111.72
L602	S60°30'23"W	118.37
L603	S78°26'41"W	60.36
L604	S75°26'55"W	128.79
L605	S87°09'28"W	55.11
L606	S54°31'04"W	180.89
L607	N89°36'07"W	124.19
L608	N0°36'30"E	352.81
L609	N27°37'57"E	199.40
L610	S62°28'21"E	173.02
L611	S0°36'30"W	265.83
L612	N89°36'07"W	102.50
L613	S0°36'30"W	150.00
L614	N89°36'07"W	314.11

Spiral #	Spiral Table	
	Length	Chord Length
S1	247.15	231.44
S2	247.15	231.44

Curve #	Curve Table		
	Radius	Delta	Chord Bearing
C501	2799.79	1088.72	271°42'07"
C502	50.00	52.75	80°27'12"
C503	3799.72	724.21	113°02'12"
C504	7899.44	367.38	2°44'02"
C505	7899.44	32.89	0°14'40"
C506	60.00	113.85	108°41'54"
C507	1867.07	124.85	3°46'17"
C508	919.22	301.56	18°47'47"
C509	237.85	136.39	33°19'24"
C510	270.00	512.82	108°56'46"
C511	530.00	327.41	35°23'42"

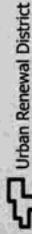


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JAMES A. ACKERMAN
ESTIMATED
18350
NOVEMBER 2022
PROFESSIONAL LAND SURVEYOR
STATE OF IDAHO
1000 West Broadway Blvd., Ste. 102 - Boise, ID 83724
208.383.8177
www.ackerman-survey.com



City of Middleton Urban Renewal District



Urban Renewal District

Parcels In URD

County Parcels

Parcels Excluded from URD

Parcels Outside Study Area

River

Draft - Not for Distribution



1 inch equals 1,250 feet



Stellar Consulting Inc.

Attachment 2

Legal Description of Middleton East District Urban Renewal Plan and Revenue Allocation Area



November 7, 2022
CITY OF MIDDLETON
URBAN RENEWAL DISTRICT
Legal Description

An area of land being a portion of Section 12, Township 4 North, Range 3 West, and a portion of Sections 7, 8, 9, 17, 18 and 20, Township 4 North, Range 2 West, Boise Meridian, Canyon County, State of Idaho, more particularly described as follows:

BEGINNING at the south quarter corner of Section 18, T4N, R2W; thence on the north/south quarter line of said Section 18 N00°40'47"E a distance of 3,947.19 feet; thence S89°30'28"E a distance of 1,619.78 feet to the SW corner of Lot 4 Block 1 Middleton Industrial Park No. 1; thence on the westerly line of said Lot 4 N00°29'33"E a distance of 287.86 feet to a point on the right of way line of Tungsten Street; thence on said right of way line a non-tangent curve to the right having a radius of 130.00 feet a length of 169.35 feet and a chord bearing N36°45'13"W a distance of 157.63 feet; thence continuing on the right of way line of Cobalt Avenue N00°34'01"E a distance of 515.37 feet; thence N44°06'07"W a distance of 28.40 feet to a point on the southerly right of way line of Bass Lane; thence N00°33'52"E a distance of 64.86 feet to the northerly right of way line of Bass Lane; thence on last said right of way line S89°26'08"E a distance of 618.71 feet to a point on the west line of Parcel A as shown on Record of Survey I.N. 2017-002883; thence on last said westerly line and its northerly extension N01°23'19"E a distance of 299.91 feet to a point on the north line of said Section 18; thence on said north line S89°26'05"E a distance of 54.91 feet to the SE corner of the parcel of land as shown on Record of Survey I.N. 92018622; thence on the easterly line of last said parcel N00°39'30"E a distance of 445.00 feet to the NE corner of last said parcel; thence N89°26'05"W a distance of 364.00 feet to an angle point on last said parcel; thence N00°39'30"E a distance of 597.23 feet to a point on the Ordinary High Water mark on the south bank of the Boise River; thence meandering on said south bank the following courses:

S88°43'49"W a distance of 188.01 feet; thence S77°32'54"W a distance of 290.27 feet; thence S87°55'07"W a distance of 176.39 feet; thence N71°43'13"W a distance of 288.84 feet; thence N71°17'24"W a distance of 261.60 feet; thence S81°51'55"W a distance of 241.38 feet; thence S51°54'21"W a distance of 315.59 feet; thence S29°52'28"W a distance of 280.77 feet; thence S37°41'37"W a distance of 819.67 feet; thence S40°38'59"W a distance of 309.10 feet; thence S80°12'18"W a distance of 190.51 feet; thence N78°13'43"W a distance of 106.46 feet; thence

Table with 4 columns: HEADQUARTERS (1907 17TH ST SE, MINOT, ND 58701, 701.837.8737), 4165 30TH AVE S SUITE 100 (FARGO, ND 58104, 701.551.1250), 3210 27TH ST W SUITE 200 (WILLISTON, ND 58801, 701.577.4127), 7661 W RIVERSIDE DR SUITE 102 (GARDEN CITY, ID 83714, 208.853.6470)

N68°34'20"W a distance of 168.90 feet; thence
N84°05'54"W a distance of 133.74 feet; thence
S66°14'06"W a distance of 59.15 feet; thence
S57°38'33"W a distance of 49.66 feet to a point on the 16th line of said Section 18; thence on last said
16th line N0°19'25"E a distance of 229.07 feet to a point on the north line of said Section 18; thence on
last said north line N89°26'47"W a distance of 139.86 feet to a point on the north bank of the Boise
River also being a point on the southerly line of Parcel A as shown on Record of Survey I.N. 2014-
044636; thence on last said north bank and southerly line of Parcel A the following courses:
S62°10'23"W a distance of 48.71 feet; thence
S80°52'33"W a distance of 48.73 feet; thence
S19°54'48"W a distance of 58.09 feet; thence
S80°23'55"W a distance of 34.23 feet; thence
N72°05'16"W a distance of 83.22 feet; thence
N88°17'58"W a distance of 98.70 feet; thence
N83°37'32"W a distance of 64.17 feet; thence
N66°04'29"W a distance of 87.89 feet; thence
S88°49'23"W a distance of 37.10 feet; thence
S50°44'48"W a distance of 28.72 feet; thence
S36°33'05"W a distance of 34.98 feet; thence
S85°41'25"W a distance of 28.86 feet; thence
N27°09'34"W a distance of 83.89 feet to a point on said north line of Section 18; thence on last said
north line N89°26'37"W a distance of 528.38 feet to the corner common to Sections 18 and 7 T4N,
R2W and Section 12 and 13 T4N, R3W; thence on the west line line of said Section 7
N2°23'04"E a distance of 555.27 feet; thence
N18°53'44"W a distance of 125.73 feet; thence
N21°48'39"W a distance of 107.92 feet; thence
N31°23'55"W a distance of 86.80 feet; thence
N48°32'20"W a distance of 178.84 feet; thence
N54°27'38"W a distance of 242.88 feet; thence
N59°25'47"W a distance of 124.33 feet; thence
N66°48'22"W a distance of 130.36 feet; thence
N62°33'52"W a distance of 163.59 feet; thence
N68°53'24"W a distance of 222.75 feet; thence
N71°18'15"W a distance of 162.46 feet; thence
N89°09'22"W a distance of 81.65 feet; thence
N69°08'01"W a distance of 219.41 feet; thence
N74°31'27"W a distance of 160.74 feet; thence
N66°23'40"W a distance of 174.69 feet; thence
N66°31'59"W a distance of 248.63 feet; thence
N65°17'35"W a distance of 593.21 feet to a point on the north/south quarter line of said Section 12
T4N, R3W;
thence leaving said south bank on last said north/south quarter line N03°13'38"E a distance of 173.00
feet; thence N00°46'48"E a distance of 467.18 feet to the center corner corner of said Section 12;

thence continuing on said quarter line $N00^{\circ}46'46''E$ a distance of 663.35 feet to the NW corner of Lot 13 of the Bigelow's Subdivision; thence on the north line of last said Lot 13 $S89^{\circ}49'49''E$ a distance of 1,353.67 feet to the centerline of Whiffin Lane; thence on last said centerline $S00^{\circ}51'27''W$ a distance of 657.55 feet to a point on the east/west quarter line of said Section 12; thence on last said quarter line $N89^{\circ}55'25''E$ a distance of 1,276.79 feet to the east quarter corner of said Section 12; thence on the east line of said Section 12 $N02^{\circ}22'58''E$ a distance of 1,312.88 feet to the North $1/16^{\text{th}}$ line of said Section 12 and Section 7 T4N, R2W; thence on the $1/16^{\text{th}}$ line of said Section 7 $S89^{\circ}55'08''E$ a distance of 2,536.62 feet to the SE corner of Lot 1 Block 3 Doran Corn Addition; thence on the east line of last said Lot 1 $N00^{\circ}52'30''E$ a distance of 75.50 feet to a point on the westerly extension of the north line of the parcel of land as described in Instrument No. 2013001461; thence on said north line and its westerly extension $S89^{\circ}55'08''E$ a distance of 194.50 to the northeast corner of last said parcel of land; thence on the east line of last laid parcel $S00^{\circ}49'38''W$ a distance of 76.59 feet to the southeast corner of last said parcel also being a point on the north line of Lot 1 Block 1 of Viking Park Subdivision No. 1; thence on last said north line $S89^{\circ}35'53''E$ a distance of 139.25 feet to the northeast corner of last said Lot 1 Block 1; thence $N66^{\circ}55'07''E$ a distance of 75.24 feet to a point on the southwest corner of the parcel of land shown on Record of Survey Instrument No. 9020934 also being a point on the north line of Boise Street; thence on last said north line $S89^{\circ}34'36''E$ a distance of 544.94 feet to a point on the boundary of Middleton Downtown UR Boundary; thence on last said Middleton Downtown UR Boundary $S00^{\circ}25'24''W$ a distance of 30.00 feet to a point on the centerline of Boise Street; thence on last said centerline of Boise Street; $S89^{\circ}34'36''E$ a distance of 470.00 feet to the East line of Middleton Road; thence $N00^{\circ}02'20''E$ a distance of 230.00 feet; thence $S89^{\circ}30'49''E$ a distance of 340.23 feet; thence $N20^{\circ}02'36''W$ a distance of 38.64 feet; thence $S89^{\circ}50'53''E$ a distance of 221.81 feet to a point on the easterly line of the abandoned railroad right of way line; thence on last said abandoned right of way line $N24^{\circ}07'29''W$ a distance of 581.42 feet; thence $N27^{\circ}30'05''E$ a distance of 123.52 feet to a point on the north right of way line of State Hwy 44; thence on said right of way line $S62^{\circ}28'21''E$ a distance of 1,086.75 feet; thence on a spiral curve with a radius of -2,799.79 feet a length of 247.15 feet and a chord bearing $S63^{\circ}16'49''E$ a distance of 247.13 feet; thence a curve to the left having a radius of 2,799.79 feet a length of 1,086.72 feet and a chord bearing $S76^{\circ}06'40''E$ a distance of 1,079.91 feet; thence on a spiral curve with a radius of 2,799.79 feet a length of 247.15 feet and a chord bearing $S88^{\circ}53'46''E$ a distance of 250.87 feet; thence $S89^{\circ}44'59''E$ a distance of 399.49 feet to a point on the westerly line of Parcel B as shown on Record of Survey I.N. 200367674; thence on last said westerly line and its northerly extension $N01^{\circ}10'52''E$ a distance of 566.89 feet to the northwest corner of Parcel A as shown on last said Record of Survey; thence on the north line of said Parcel A and its easterly extension $S89^{\circ}39'50''E$ a distance of 664.00 feet to the westerly line of Greenlinks Subdivision; thence on last said westerly line $S01^{\circ}08'59''W$ a distance of 323.73 to the NW corner of Lot 4 Block 4 of said Greenlinks Subdivision; thence on the north line of last said Lot 4 $S89^{\circ}33'34''E$ a distance of 79.83 feet to a point on the right of way line of Augusta Street; thence on last said Right of Way line a non-tangent curve to the right having a radius of 50.00 feet, length 52.75 feet and chord bearing $N60^{\circ}39'23''E$ a distance of 50.34 feet; thence $S89^{\circ}33'34''E$ a distance of 287.96 feet to a point on the easterly right of way line of Greenlinks Avenue; thence $S89^{\circ}05'45''E$ a distance of 80.14 feet to the NW corner of Lot 2 Block 1 of said Greenlinks Subdivision; thence on the north line of last said Lot 2 Block 1 $S89^{\circ}33'34''E$ a distance of 129.98 feet to a point on the westerly line of Parcel B as shown on Record of Survey I.N. 2013-014768; thence on last said Parcel B boundary $N00^{\circ}45'47''E$ a distance of 499.85 feet; thence

N80°50'26"E a distance of 727.86 feet to a point on the westerly line of a parcel of land shown on Record of Survey, I.N. 2013-04555; thence on last said westerly line N00°56'50"E a distance of 393.60 feet to a point on the north line of Section 8, T4N, R2W; thence on last said north line S89°39'52"E a distance of 1,333.18 feet to the common corner of Sections 5, 4, 8 and 9, T4N, R2W; thence on the North line of said Section 9 S89°16'44"E a distance of 1,321.86 feet to the easterly line of Parcel 1 as shown on Record of Survey I.N. 2017-034868; thence on last said easterly line and its southerly extension S01°00'53"W a distance of 1,088.60 feet to the southerly right of way line of State Hwy 44; thence on last said right of way line a non-tangent curve to the left having a radius of 3,759.72 feet and a length of 724.21 feet, and a chord bearing S85°10'00"W a distance of 723.09 feet; thence S77°45'31"W a distance of 250.33 feet; thence a curve to the left having a radius of 7,699.44 feet, a length of 367.38 feet, and a chord bearing S79°07'32"W a distance of 367.34 feet to a point on the centerline of Duff Lane; thence on last said centerline S01°02'31"W a distance of 415.49 feet to a point on the easterly extension of the north line of Parcels 1, 2 and 3 and as shown on Record of Survey I.N. 2021-004878; thence on last said line N89°03'29"W a distance of 620.41 feet to the NW corner of last said Parcel 3 also being a point on the easterly line of Parcel 1 as shown on Record of Survey I.N. 2021-036049; thence on last said easterly line N0°54'44"E a distance of 61.23 feet to the NE corner of last said Parcel 1; thence on the north line of last said Parcel 1 N89°05'26"W a distance of 349.92 feet to the NW corner of last said Parcel 1; thence on the westerly line of last said Parcel 1 S0°54'44"W a distance of 33.95 feet to the centerline of Watkins Ditch; thence on last said centerline S62°55'37"W a distance of 30.15 feet; thence S77°56'03"W a distance of 79.38 feet; thence S86°42'38"W a distance of 195.99 feet to the easterly line of Parcel 2 as shown on Record of Survey I.N. 200570730; thence on last said line N00°54'49"E a distance of 311.04 feet to a point on the southerly right of way line of State Hwy 44; thence on last said right of way line a non-tangent curve to the left having a radius of 7,699.44 feet, length of 32.86 feet, and a chord bearing N89°52'19"W a distance of 32.86 feet; thence N89°44'59"W a distance of 27.50 feet to the westerly line of last said Parcel 2; thence on last said line S00°56'50"W a distance 1,598.32 feet to the NW corner of Parcel 2 as shown on Record of Survey I.N. 2020-005603; thence on the northerly line of last said Parcel 2 N55°36'36"E a distance of 606.93 feet; thence S89°29'43"E a distance of 833.63 feet to the east quarter corner of Section 8 T4N, R2W; thence on the east line of said Section 8 S01°02'17"W a distance of 556.45 feet to the NE corner of the Riverbend Ranch Subdivision; thence on the northerly line of last said Riverbend Ranch Subdivision N89°31'29"W a distance of 1,327.88 feet to the NE corner of said Riverbend Ranch Subdivision; thence on the west line of last said Riverbend Ranch Subdivision S00°56'50"W a distance of 768.95 feet to a point on the Northerly line of the Gabica Subdivision; thence on the northerly line of last said Gabica Subdivision N89°25'34"W a distance of 347.97 feet to the NW corner of Lot 5 Block 1 of last said Gabica Subdivision; thence on the west line of last said Lot 5 Block 1 S01°02'17"W a distance of 661.46 feet to the SW corner of last said Lot 5 Block 1; thence on the southerly line of last said Lot 5 Block 1 S89°26'40"E a distance of 72.00 feet to the right of way line of Gabica Street; thence on last said right of way line a non-tangent curve to the left having a radius 60.00 feet, length of 113.83 feet and a chord bearing S36°13'00"W a distance of 97.51 feet to the NW corner of Lot 7 Block 1 of last said Gabica Subdivision; thence N57°03'06"W a distance of 32.14 feet to an angle point on Lot 6 Block 1 of last said Gabica Subdivision; thence on the line of last said Lot 6 Block 1 S54°08'32"W a distance 198.00 feet; thence S36°08'07"W a distance of 593.64 feet to a point on the south line of said Section 8; thence on last said south line S89°21'18"E a distance of 2,185.73 feet to the common corner of Sections 8, 9,

16 and 17 T4N, R2W; thence on the East line of said Section 17 S01°02'06"W a distance of 1,837.84 feet to a meander corner; thence meandering along the original south bank of the Boise river N85°21'31"W a distance of 65.14 feet to a point on the east line of said Section 17; thence on last said east line S00°22'58"W a distance of 206.30 feet to a meander corner; thence at right angles N89°37'02"W a distance of 25.00 feet to a line parallel with and distant 25.00 feet from last said east line; thence on last said parallel line S00°22'58"W a distance of 3,215.25 feet to a point on the south line of said Section 17 which bears N89°17'18"W a distance of 25.00 feet from the common corner of Sections 16, 17, 20 and 21; thence on the south line of said Section 17 N89°17'18"W a distance of 2,650.71 feet to the common quarter corner of Section 17 and Section 20; thence on the quarter line of said Section 20 S00°39'23"W a distance of 342.92 feet to the centerline of Lincoln Road; thence on last said centerline N86°51'38"W a distance of 463.55 feet to a point on the southerly extension of the easterly line of Parcel 3 as shown on Record of Survey I.N. 2008042614; thence on the easterly line of last said Parcel 3 N19°07'51"W a distance of 27.26 feet to the northerly right of way line of Lincoln Road; thence on last said right of way line N86°52'40"W a distance of 752.66 feet; thence S84°10'02"W a distance of 101.47 feet to a point on the southerly extension of the westerly line of Parcel 1 of last said Record of Survey; thence on last said line S0°45'31"W a distance of 25.29 feet to the centerline of Lincoln Road; thence on last said centerline S84°10'39"W a distance of 1,334.10 feet to a point on the centerline of Middleton Road also being the westerly line of said Section 20; thence on last said centerline N00°36'47"E a distance of 454.66 feet to the corner common to Sections 17, 18, 19, 20 T4N, R2W; thence on the south line of said Section 18 N89°44'29"W a distance of 2,636.69 feet to the Point of Beginning.

Excepting therefrom

Parcel 2 as shown on Record of Survey I.N. 2017-034868 more particularly described as follows:

Commencing at the common corner of Section 4, 5, 8 and 9 T4N R2W; thence on the west line of said Section 9 S01°02'31"W a distance of 322.32 feet to the NW corner of said Parcel 2 also being the Point of Beginning; thence on the line of last said Parcel 2 the following courses:

S89°15'47"E a distance of 513.01 feet; thence S01°02'31"W a distance of 283.84 feet; thence S87°32'25"W a distance of 249.47 feet; thence S01°02'31"W a distance of 254.50 feet; thence N89°18'07"W a distance of 264.00 feet to a point on the west line of said Section 9; thence N01°02'31"E a distance of 552.43 feet to the Point of Beginning.

Also excepting therefrom

Lot 1 Block 1 of Greenlinks Subdivision more particularly described as follows:

Commencing at the north quarter corner of Section 8 T4N, R2W; thence on the north south quarter line S01°07'38"W a distance of 1,278.96 feet to the southwest corner of said Greenlinks Subdivision also being a point on the right of way line of State Street; thence on the south line of said Greenlinks Subdivision S89°45'11"E a distance of 623.05 feet to the southeast corner of said Greenlinks

Subdivision also being the Point of Beginning; thence on the south line of said Lot 1 Block 1 N89°45'11"W a distance of 132.19 feet to the southwest corner of said Lot 1 Block 1; thence on the west line of said Lot 1 Block 1 N00°26'02"E a distance of 139.92 feet to the northwest corner of said Lot 1 Block 1; thence on the north line of said Lot 1 Block 1 S89°33'59"E a distance of 132.99 feet to the northeast corner of said Lot 1 Block 1; thence on the East line of said Lot 1 Block 1 S00°45'47"W a distance of 139.50 feet to the Point of Beginning.

Also excepting therefrom

Parcel of land as described in warranty deed to Premier Industrial, LLC I.N. 2010046246 more particularly described as follows:

Commencing at the common corner of Section 7, 8, 17 and 18 T4N R2W; thence on the west line of said Section 17 S01°21'46"W a distance of 25.00 feet to a point on a line parallel with and distant 25.00 feet from the north line of said Section 17; thence on last said parallel line S89°21'18"E a distance of 42.00 feet to a point on a line parallel with and distant 42.00 feet for the west line of said Section 17; thence continuing on last said line S89°21'18"E a distance of 194.68 feet; thence a non-tangent curve to the right having a radius of 1897.07 feet, a length of 124.88 feet, and a chord bearing S16°54'46"E a distance of 124.85 feet; thence S18°47'55"E a distance of 825.80 feet; thence S45°17'45"W a distance of 72.26 feet; thence S79°15'24"W a distance of 478.96 feet to a point on a line parallel with and distant 42.00 feet for the west line of said Section 17; thence on last said parallel line N01°21'46"E a distance of 1,043.80 feet to the Point of Beginning.

Also excepting therefrom

The area of land contained within the boundaries of Middleton Lakes No. 1, Middleton Lakes No. 2, Middleton Lakes No. 3, Middleton Lakes No. 4, Sawtooth Lake No. 1, Sawtooth Lake No. 2 and Sawtooth Lake No. 3 more particularly described as follows:

Beginning at the SW corner of Middleton Lakes No. 4; thence on the west line of last said Middleton Lakes No. 4 and its northerly extension N01°40'04"E a distance of 1,716.03 feet to an angle point on the boundary of Middleton Lakes No. 2; thence on last said boundary line of Middleton Lakes No. 2 N51°45'34"E a distance 615.74 feet; thence N68°21'53"E a distance of 190.15 feet to a point on the north line of said Middleton Lakes No. 2 and its easterly extension; thence on last said line S89°50'21"E a distance of 1,988.93 feet to a point on the westerly line of Sawtooth Lake No. 3; thence on the boundary line of last said Sawtooth lake No. 3 N2°42'41"E a distance of 55.34 feet; thence N73°38'25"E a distance of 591.76 feet; thence S54°23'35"E a distance of 196.70 feet; thence S52°23'17"E a distance of 196.02 feet; thence a curve to the right having a radius of 919.22 feet, a length of 301.56 feet and chord bearing S38°56'12"E a distance of 300.21 feet; thence S25°01'47"E a distance of 247.72 feet; thence S17°40'01"E a distance of 66.91 feet to a point on the right of way line of Sawtooth Lake Drive; thence on last said right of way line S70°54'47"W a distance of 140.18 feet; thence a curve to the left having a radius of 237.95 feet a length of 138.39 feet and a chord bearing S58°07'34"W a distance of

136.45 feet; thence S41°13'26"W a distance of 352.34 feet; thence a curve to the right having a radius of 270.00 feet, a length of 512.92 feet and chord bearing N84°21'10"W a distance of 439.20 feet; thence a curve to the left having a radius of 530.00 feet, a length of 327.41 feet and a chord bearing N47°37'37"W a distance of 322.23 feet; thence N65°19'28"W a distance of 57.55 feet to a point on the east line of Middleton Lakes No.3 ; thence on last said line S01°26'19"W a distance of 763.69 feet to the SE corner of Middleton Lakes No.3; thence on the southerly line of Middleton Lake No 3. N45°12'09"W a distance of 118.82 feet; thence N60°54'10"W a distance of 97.81 feet; thence N70°25'25"W a distance of 102.04 feet; thence N86°13'21"W a distance of 111.72 feet; thence S86°30'23"W a distance of 116.37 feet; thence S78°28'41"W a distance of 80.36 feet; thence S69°09'29"W a distance of 426.48 feet; thence S70°46'00"W a distance of 466.67 feet; thence S75°55'41"W a distance of 170.72 feet; thence S81°52'42"W a distance of 358.92 feet to the SE corner of Middleton Lakes No. 4; thence on the southerly line of Middleton Lakes No. 4 S75°26'55"W a distance of 128.78 feet; thence S67°09'26"W a distance of 55.11 feet; thence S54°31'04"W a distance of 180.68 feet; thence S49°17'02"W a distance of 549.55 feet to the Point of Beginning.

Also excepting therefrom

An area of land being a portion of the NE quarter of section 7, Township 4 North, Range 2 West, Boise Meridian, Canyon County, State of Idaho, more particularly described as follows:

Parcel 1 as shown on Record of Survey I.N. 2018-005114, more particularly described as follows:

Commencing at the common corner of Section 6, 5, 7 and 8 T4N R2W; thence on the east line of said Section 7 S00°38'48"W a distance of 1,324.44 feet to the N 1/16 corner of said Section 7; thence on the 16th line of said Section 7 N89°36'07"W a distance of 314.11 feet to the southeast corner of said Parcel 1 also being the Point of Beginning; thence continuing on last said 16th line N89°36'07"W a distance of 124.19 feet to the southwest corner of said Parcel 1; thence on the west line of said Parcel 1 N00°36'30"E a distance of 352.81 feet; thence N27°37'57"E a distance of 159.40 to a point on the right of way line of State Street also being the northwest corner of said Parcel 1; thence on the northerly line of said Parcel 1 S62°28'21"E a distance of 173.02 feet to the northeast corner of said Parcel 1; thence on the easterly line of said Parcel 1 S00°36'30"W a distance of 265.63 feet; thence N89°36'00"W a distance of 102.50 feet; thence S00°36'30"W a distance of 150.00 feet to the Point of Beginning.

The above described Urban Renewal District contains 1,822.92 Acres, more or less.



MIDDLETON LAKES SUBDIVISION NO. 1

LOCATED IN THE SW1/4 OF THE NE1/4 AND
GOVERNMENT LOT 2 OF SECTION 7, T.4N., R.2W., B.M.,
CANYON COUNTY, IDAHO

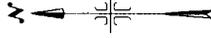
• IDAHO SURVEY GROUP •
MERRIDIAN, IDAHO

RECORDED

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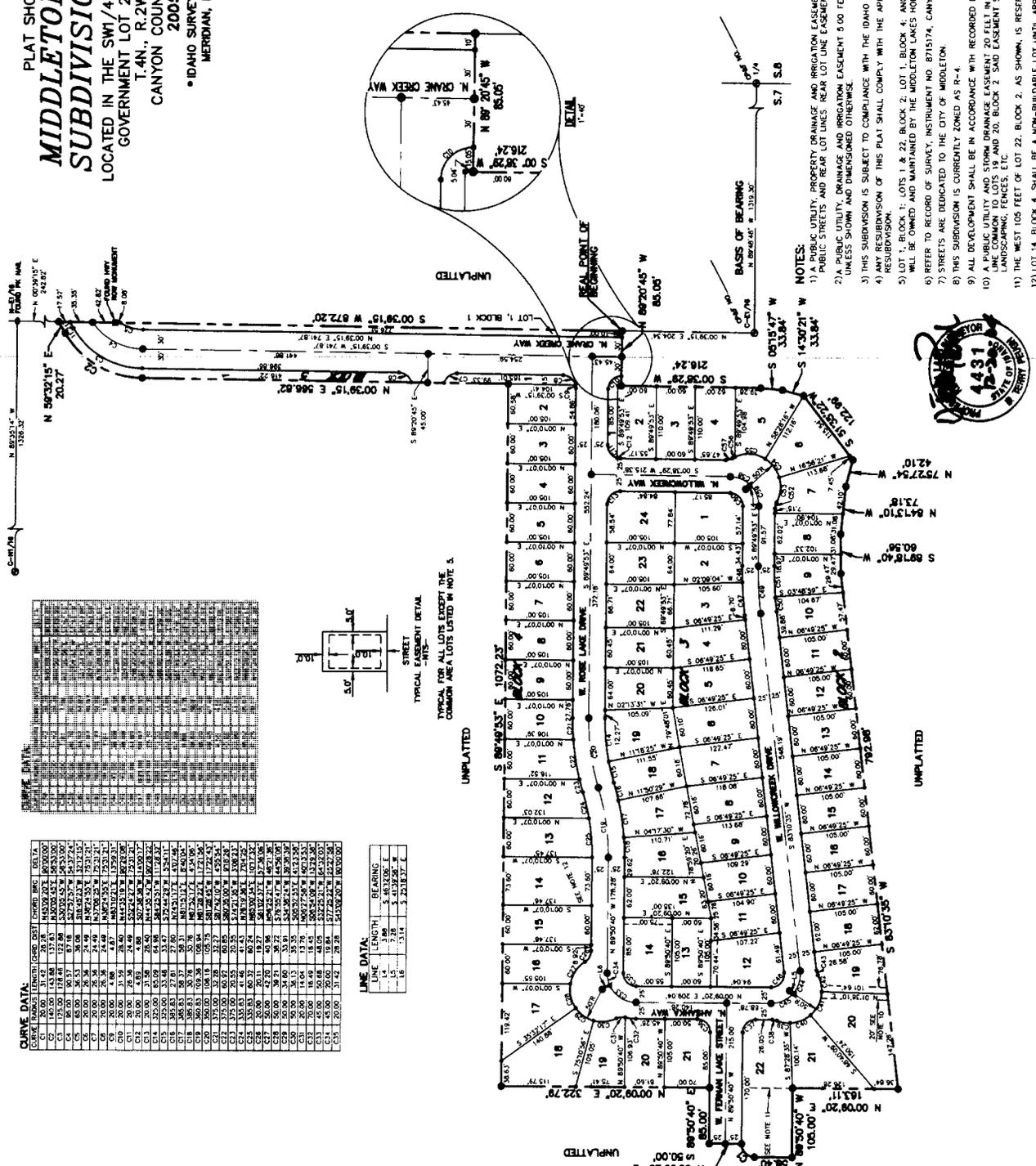
CANYON COUNTY

Laughlin
Rep.



LEGEND

- FOUND PK NAIL
- FOUND BRASS CAP
- ⊙ SET 5/8" X 30" IRON PIN WITH PLASTIC CAP, PLS #431
- ⊙ SET 1/2" X 24" IRON PIN WITH PLASTIC CAP, PLS #431
- ⊙ FOUND 5/8" IRON PIN
- ▲ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- 20 LOT NUMBER



- NOTES:**
- 1) A PUBLIC UTILITY, PROPERTY DRAINAGE AND IRRIGATION EASEMENT 10.00 FEET IN WIDTH IS HEREBY RESERVED ADJACENT TO ALL PUBLIC STREETS AND REAR LOT LINES. REAR LOT LINE EASEMENT IS SHOWN ON LOTS 12 & 14, BLOCK 3.
 - 2) A PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT 5.00 FEET IN WIDTH IS HEREBY RESERVED ALONG ALL SIDE LOT LINES, UNLESS SHOWN AND DIMENSIONED OTHERWISE.
 - 3) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31--MOS CONCERNING IRRIGATION WATER RESUBDIVISION.
 - 4) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
 - 5) LOT 1, BLOCK 2; LOT 1, BLOCK 2; LOT 1, BLOCK 4; AND LOT 1, BLOCK 5, ARE DESIGNATED AS COMMON AREA LOTS AND WILL BE OWNED AND MAINTAINED BY THE MIDDLETON LAKES HOMEOWNERS ASSOCIATION AS ESTABLISHED IN THE COVENANTS.
 - 6) REFER TO RECORD OF SURVEY, INSTRUMENT NO. 8715174, CANYON COUNTY RECORDS, FOR ADDITIONAL BOUNDARY INFORMATION.
 - 7) STREETS ARE DEDICATED TO THE CITY OF MIDDLETON.
 - 8) THIS SUBDIVISION IS CURRENTLY ZONED AS R-4.
 - 9) ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECORDED DEVELOPMENT AGREEMENT INSTRUMENT NO. 200314033.
 - 10) A PUBLIC UTILITY AND STORM DRAINAGE EASEMENT 20 FEET IN WIDTH IS HEREBY RESERVED TO FEET ON EITHER SIDE OF THE LOT LINE COMMON TO LOTS 19 AND 20; BLOCK 2. SAID EASEMENT SHALL REMAIN CLEAR OF ANY OBSTRUCTION INCLUDING STRUCTURES, LANDSCAPING, FENCES, ETC.
 - 11) THE WEST 105 FEET OF LOT 22; BLOCK 2, AS SHOWN, IS RESERVED FOR A CITY OF MIDDLETON SANITARY SEWER EASEMENT.
 - 12) LOT 14; BLOCK 4, SHALL BE A NON-BUILDABLE LOT UNLESS APPROVED BY THE CITY OF MIDDLETON AS PER DEVELOPMENT AGREEMENT.



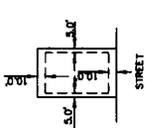
CURVE DATA:

CHORD BEARING	LENGTH	CHORD DIST	CURVED BEG	DELTA
C1	20.00	31.42	N 45.00° 00' E	80.7074
C2	20.00	31.42	N 45.00° 00' E	80.7074
C3	15.00	22.50	N 45.00° 00' E	58.5326
C4	15.00	22.50	N 45.00° 00' E	58.5326
C5	10.00	15.00	N 45.00° 00' E	39.0000
C6	10.00	15.00	N 45.00° 00' E	39.0000
C7	20.00	31.42	N 45.00° 00' E	80.7074
C8	20.00	31.42	N 45.00° 00' E	80.7074
C9	20.00	31.42	N 45.00° 00' E	80.7074
C10	20.00	31.42	N 45.00° 00' E	80.7074
C11	20.00	31.42	N 45.00° 00' E	80.7074
C12	20.00	31.42	N 45.00° 00' E	80.7074
C13	20.00	31.42	N 45.00° 00' E	80.7074
C14	20.00	31.42	N 45.00° 00' E	80.7074
C15	20.00	31.42	N 45.00° 00' E	80.7074
C16	20.00	31.42	N 45.00° 00' E	80.7074
C17	20.00	31.42	N 45.00° 00' E	80.7074
C18	20.00	31.42	N 45.00° 00' E	80.7074
C19	20.00	31.42	N 45.00° 00' E	80.7074
C20	20.00	31.42	N 45.00° 00' E	80.7074
C21	20.00	31.42	N 45.00° 00' E	80.7074
C22	20.00	31.42	N 45.00° 00' E	80.7074
C23	20.00	31.42	N 45.00° 00' E	80.7074
C24	20.00	31.42	N 45.00° 00' E	80.7074
C25	20.00	31.42	N 45.00° 00' E	80.7074
C26	20.00	31.42	N 45.00° 00' E	80.7074
C27	20.00	31.42	N 45.00° 00' E	80.7074
C28	20.00	31.42	N 45.00° 00' E	80.7074
C29	20.00	31.42	N 45.00° 00' E	80.7074
C30	20.00	31.42	N 45.00° 00' E	80.7074
C31	20.00	31.42	N 45.00° 00' E	80.7074
C32	20.00	31.42	N 45.00° 00' E	80.7074
C33	20.00	31.42	N 45.00° 00' E	80.7074
C34	20.00	31.42	N 45.00° 00' E	80.7074
C35	20.00	31.42	N 45.00° 00' E	80.7074
C36	20.00	31.42	N 45.00° 00' E	80.7074
C37	20.00	31.42	N 45.00° 00' E	80.7074
C38	20.00	31.42	N 45.00° 00' E	80.7074
C39	20.00	31.42	N 45.00° 00' E	80.7074
C40	20.00	31.42	N 45.00° 00' E	80.7074

LINE DATA:

LINE	LENGTH	BEARING
L1	1.00	S 45.00° 00' E
L2	1.00	S 45.00° 00' E
L3	1.00	S 45.00° 00' E
L4	1.00	S 45.00° 00' E

TYPICAL FOR ALL LOTS EXCEPT THE COMMON AREA LOTS LISTED IN NOTE 4.



FINAL PLAT OF MIDDLETON LAKES SUBDIVISION NO. 2

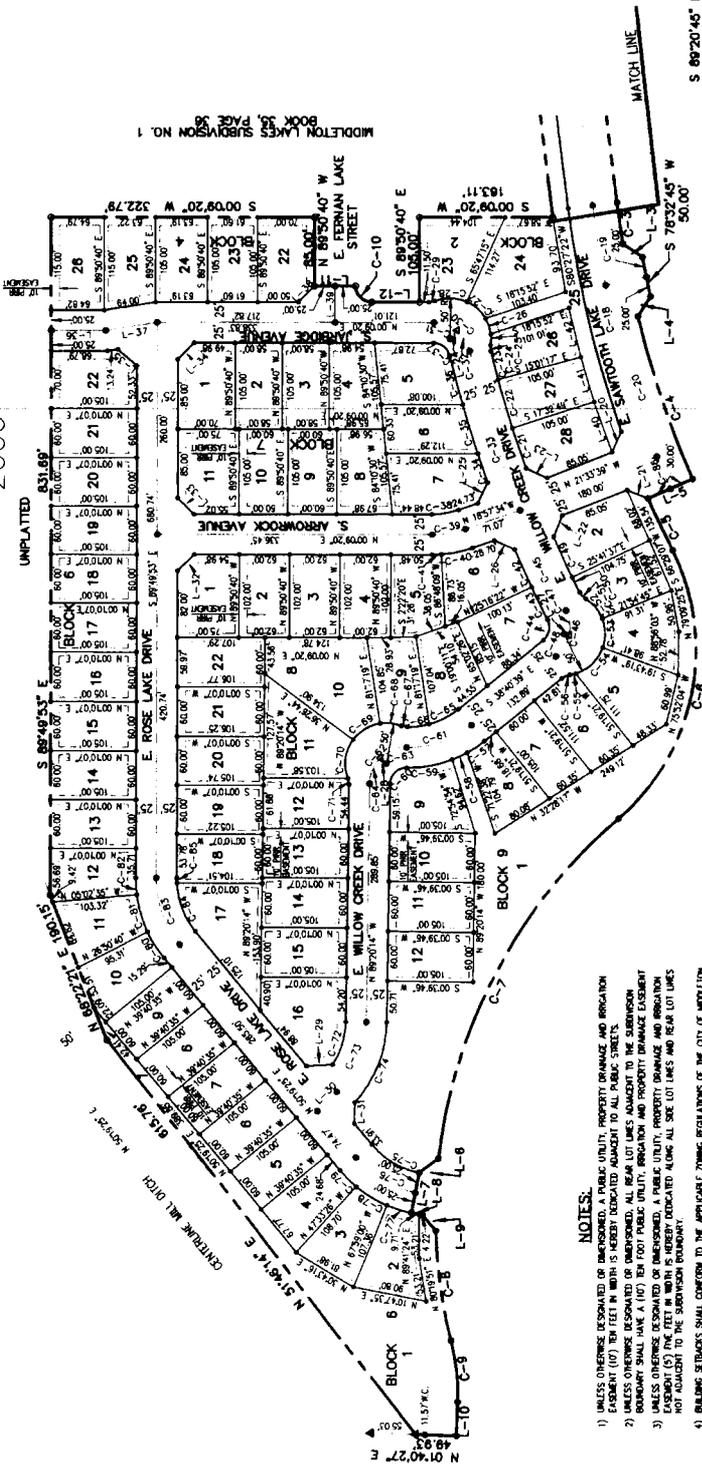
LOCATED IN SECTION 7, T.4N., R.2W., B.M.,
MIDDLETON, CANYON COUNTY, IDAHO

2006



SCALE IN INCHES
1" = 100'

- LEGEND**
- FOUND BRASS OR ALUMINUM CAP
 - MONUMENT AS SHOWN
 - SET 5/8" X 30' REBAR
 - WITH PLASTIC CAP, PLS 4998
 - SET 1/2" X 24" REBAR
 - WITH PLASTIC CAP, PLS 4998
 - FOUND 5/8" REBAR WITH
 - PLASTIC CAP
 - FOUND 1/2" REBAR WITH
 - PLASTIC CAP
 - CALCULATED POINT (MUT SET)
 - PROPERTY BOUNDARY
 - EASEMENT LINE
 - CENTERLINE
 - LOT LINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - 1 LOT NUMBER
 - W/C WITNESS CORNER

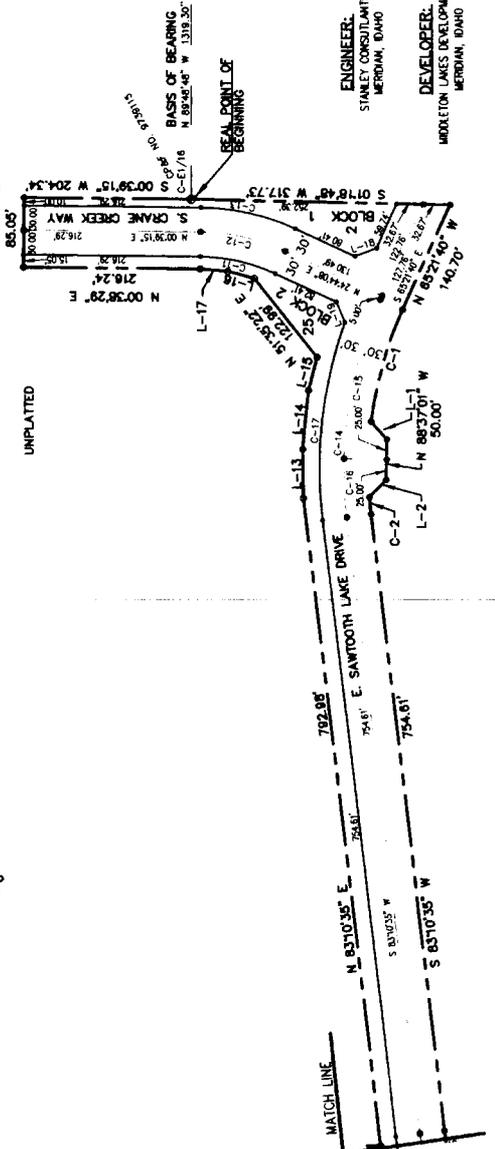


- NOTES:**
- 1) UNLESS OTHERWISE DESIGNATED OR INDICATED OTHERWISE, PROPERTY DRAINAGE AND IRRIGATION EASEMENT (10') TEN FEET IN WIDTH IS HEREBY DEDICATED ADJACENT TO ALL PUBLIC STREETS.
 - 2) UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, ALL REAR LOT LINES ADJACENT TO THE SUBDIVISION BOUNDARY SHALL HAVE A (10') TEN FOOT PUBLIC UTILITY, IRRIGATION AND PROPERTY DRAINAGE EASEMENT.
 - 3) UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, A PUBLIC UTILITY, PROPERTY DRAINAGE AND IRRIGATION EASEMENT (5') FIVE FEET IN WIDTH IS HEREBY DEDICATED ALONG ALL SIDE LOT LINES AND REAR LOT LINES NOT ADJACENT TO THE SUBDIVISION BOUNDARY.
 - 4) ALL LOTS AND STREETS SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MIDDLETON.
 - 5) THE OWNER OF THIS SUBDIVISION SHALL COMPLY WITH BANO CODE SECTION 31-305 OR ITS PROVISIONS CONCERNING IRRIGATION WATER.
 - 6) ANY REDESIGNATION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF REDESIGNATION.
 - 7) THE MIDDLETON LAKES HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL OPEN SPACE, DRAINAGE AND IRRIGATION FACILITIES WITHIN THIS SUBDIVISION.
 - 8) ALL LOTS WITHIN THIS SUBDIVISION ARE RESIDENTIAL LOTS EXCEPT LOT 2, BLOCK 1, LOT 28, BLOCK 2, LOT 1, BLOCK 8, LOT 11, BLOCK 8, LOT 1, BLOCK 9, WHICH ARE OPEN SPACE, DRAINAGE AND IRRIGATION LOTS.
 - 9) REFER TO RECORD OF SURVEY, INSTRUMENT NO. 871517M, CANYON COUNTY RECORDS, FOR ADDITIONAL BOUNDARY INFORMATION.
 - 10) STREETS SHALL BE DEDICATED TO THE CITY OF MIDDLETON.
 - 11) THIS SUBDIVISION IS CURRENTLY ZONED AS R-2.
 - 12) ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECORDED DEVELOPMENT AGREEMENT, INSTRUMENT NO. 28014003.



ENGINEER:
STANLEY CONSULTANTS
MERIDIAN, IDAHO

DEVELOPER:
MIDDLETON LAKES DEVELOPMENT, LLC
MERIDIAN, IDAHO



MIDDLETON LAKES SUBDIVISION NO. 2

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:

THAT MIDDLETON LAKES DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS THEIR INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION. THE OWNER ALSO HEREBY CERTIFIES THAT THIS PLAT COMPLIES WITH IDAHO CODE 55-1001 AND THAT THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM AN EXISTING WATER SYSTEM AND THE CITY OF MIDDLETON HAS AGREED IN WRITING TO SERVE ALL THE LOTS WITHIN THIS SUBDIVISION.

A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE 1/4 CORNER COMMON TO SECTIONS 7 AND 8, T. 4 N., R. 2 W., B.M., COMMENCING AT THE 1/4 CORNER COMMON TO SECTIONS 7 AND 8, T. 4 N., R. 2 W., B.M., THENCE

1/4 OF SAID SECTION 7, TO THE NORTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 7, THE REAL POINT OF BEGINNING OF THIS SUBDIVISION; THENCE S 01°18'48" W 317.73 FEET ALONG THE EAST LINE OF SAID NW 1/4 TO A POINT; THENCE N 65°21'40" W 140.70 FEET TO A POINT OF CURVATURE; THENCE N 143°55' FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 172°29'58", A TANGENT OF 72.34 FEET AND A CHORD BEARING N 74°06'39" W 142.99 FEET TO A POINT ON A CURVE;

THENCE S 48°38'34" W 29.30 FEET TO A POINT; THENCE N 88°37'01" W 50.00 FEET TO A POINT ON A CURVE; THENCE N 48°21'27" W 29.69 FEET TO A POINT ON A CURVE; THENCE N 20°89' FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 02°32'48", A TANGENT OF 10.45 FEET AND A CHORD BEARING S 84°26'59" W 20.89 FEET TO A POINT OF TANGENCY; THENCE S 03°10'35" W 24.61 FEET TO A POINT OF CURVATURE; THENCE N 52°10'35" W 24.61 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET, A DELTA ANGLE OF 02°27'48", A TANGENT OF 26.80 FEET AND A CHORD BEARING S 81°56'41" W 52.02 FEET TO A POINT ON A CURVE;

THENCE S 34°37'45" W 28.81 FEET TO A POINT; THENCE S 78°32'45" W 50.00 FEET TO A POINT; THENCE N 57°32'16" W 28.81 FEET TO A POINT ON A CURVE; THENCE N 209°88' FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET, A DELTA ANGLE OF 09°56'18", A TANGENT OF 105.21 FEET AND A CHORD BEARING S 71°24'34" W 209.62 FEET TO A POINT ON A CURVE; THENCE N 33°33'38" W 60.00 FEET TO A POINT ON A CURVE; THENCE N 70°68' FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 05°11'19", A TANGENT OF 35.35 FEET AND A CHORD BEARING S 64°30'45" W 70.87 FEET TO A POINT OF REVERSED CURVATURE;

THENCE 360.12 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 210.00 FEET, A DELTA ANGLE OF 76°25'15", A TANGENT OF 212.55 FEET AND A CHORD BEARING N 78°32'17" W 334.02 FEET TO A POINT OF REVERSED CURVATURE; THENCE 481.05 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A DELTA ANGLE OF 43°44'59", A TANGENT OF 252.94 FEET AND A CHORD BEARING N 62°12'10" W 468.45 FEET TO A POINT ON A CURVE;

THENCE N 78°17'56" W 50.00 FEET TO A POINT; THENCE S 104°2'04" W 13.93 FEET TO A POINT; THENCE S 48°17'41" W 24.95 FEET TO A POINT ON A CURVE; THENCE N 136°05' FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A DELTA ANGLE OF 172°22'22", A TANGENT OF 68.29 FEET AND A CHORD BEARING S 81°42'07" W 135.78 FEET TO A POINT OF REVERSED CURVATURE;

THENCE 78.26 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 151°0'56", A TANGENT OF 38.39 FEET AND A CHORD BEARING S 88°18'06" W 147.73 FEET TO A POINT; THENCE N 01°40'27" E 49.93 FEET TO A POINT ON THE SOUTH BANK OF THE MILL CANAL; THENCE N 51°46'14" E 615.76 FEET ALONG THE SOUTH BANK OF THE MILL CANAL TO A POINT; THENCE N 68°22'21" E 190.15 FEET ALONG THE SOUTH BANK OF THE MILL CANAL TO A POINT; THENCE S 88°49'53" E 831.69 FEET TO THE NORTHWEST CORNER OF MIDDLETON LAKES SUBDIVISION NO. 1.

ALONG THE BOUNDARY OF MIDDLETON LAKES SUBDIVISION NO. 1 THE FOLLOWING:
THENCE S 00°09'20" W 322.79 FEET TO A POINT;
THENCE N 89°50'40" W 85.00 FEET TO A POINT;
THENCE S 00°09'20" W 50.00 FEET TO A POINT ON A CURVE;
THENCE 31.42 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 90°00'00", A TANGENT OF 20.00 FEET AND A CHORD BEARING S 45°09'20" W 28.28 FEET TO A POINT OF TANGENCY;
THENCE S 00°09'20" W 58.40 FEET TO A POINT;
THENCE S 89°50'40" W 105.00 FEET TO A POINT;
THENCE N 83°10'25" E 792.84 FEET TO A POINT;
THENCE N 89°18'40" E 60.56 FEET TO A POINT;
THENCE S 84°13'10" E 73.18 FEET TO A POINT;
THENCE S 75°27'54" E 42.10 FEET TO A POINT;
THENCE N 51°35'22" E 122.99 FEET TO A POINT;
THENCE N 14°30'21" E 33.84 FEET TO A POINT;
THENCE N 05°15'47" E 33.84 FEET TO A POINT;
THENCE N 00°38'29" E 216.24 FEET TO A POINT;
THENCE S 89°20'45" E 85.05 FEET TO A POINT ON THE EAST LINE OF THE SW 1/4 OF THE NE 1/4;
THENCE S 00°39'15" W 204.34 FEET TO THE REAL POINT OF BEGINNING OF THIS SUBDIVISION, COMPRISING 21.57 ACRES, MORE OR LESS.

THE PUBLIC STREETS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY GRANTED TO THE PUBLIC. THE PUBLIC STREETS AND EASEMENTS DESIGNATED WITHIN THIS PLAT AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 11th DAY OF JANUARY 2024.

MIDDLETON LAKES DEVELOPMENT, LLC

Justin Blackstock
JUSTIN BLACKSTOCK, MANAGER

STATE OF IDAHO) S.S.
COUNTY OF ADA)

ACKNOWLEDGEMENT

ON THIS 11th DAY OF JANUARY, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JUSTIN BLACKSTOCK, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF MIDDLETON LAKES DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THIS INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Michelle Karam
NOTARY PUBLIC FOR IDAHO
MY COMMISSION EXPIRES 7/11/21



CERTIFICATE OF SURVEYOR

I, MICHAEL E. MARKS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



Michael E. Marks
MICHAEL E. MARKS, IDAHO P.L.M.S. #11118

MIDDLETON LAKES SUBDIVISION NO. 2

SOUTHWEST DISTRICT HEALTH

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (LPE) REPRESENTING THE CITY OF MIDDLETON. THE LPE APPROVAL OF THE DESIGN PLANS AND THE SIGNATURE OF THE LPE ARE REQUIRED FOR THE CITY TO APPROVE THE DESIGN PLANS. SATISFACTION OF THE SANITARY RESTRICTIONS BY THE CITY IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED. IF THE DESIGNER FAILS TO CONSTRUCT FACILITIES THEN SANITARY CODE, WITHIN THE CITY OF MIDDLETON, IS TO BE ENFORCED. NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

Michael W. Davis 1/24/06
 SOUTHWEST DISTRICT HEALTH DEPARTMENT EHS

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND VACATIONS.

David R. Kinzer 2/19/06
 COUNTY SURVEYOR PE#132659

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, DO HEREBY APPROVE THIS PLAT OF MIDDLETON LAKES SUBDIVISION NO. 2.

Michael W. Davis 6-14-06
 CITY ENGINEER PE # 0823

APPROVAL OF CITY PLANNING AND ZONING COMMISSION ACCEPTED AND APPROVED THIS 21 DAY OF January, 2005, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MIDDLETON, IDAHO.

Kurt McLean
 CHAIRMAN, MIDDLETON PLANNING & ZONING COMMISSION
Wesley
 SECRETARY, MIDDLETON PLANNING & ZONING COMMISSION

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 5 DAY OF October, 2005, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Alle Smith
 MIDDLETON CITY CLERK

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, IN ACCORDANCE WITH THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

James Boyd
 COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO)
 COUNTY OF CANYON) S.S.
 INSTRUMENT NO. _____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____ AT _____ DAY OF _____ IN BOOK _____ OF PLATS AT PAGES _____ AND _____

DEPUTY _____ EX-OFFICIO RECORDER
 FEE _____

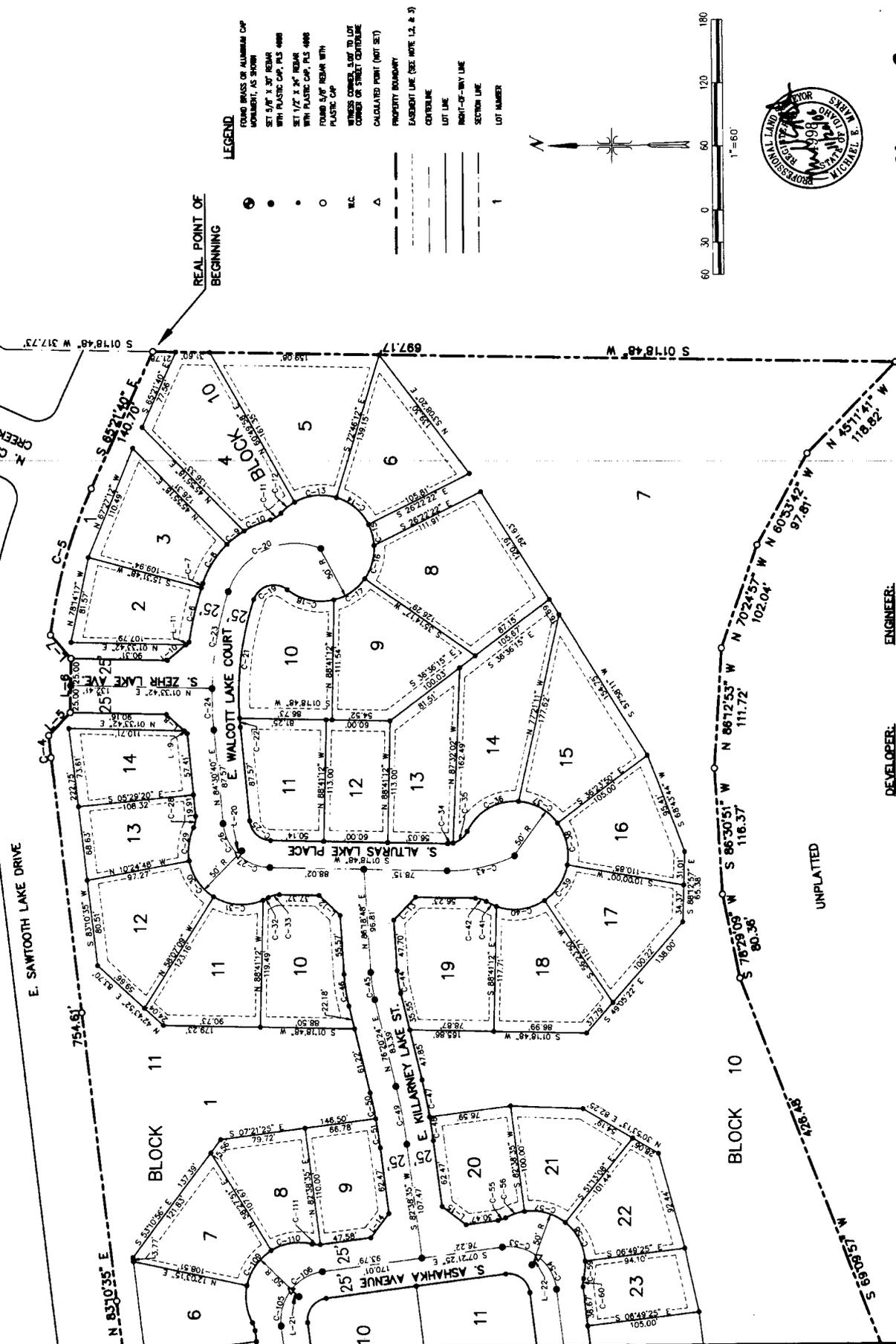
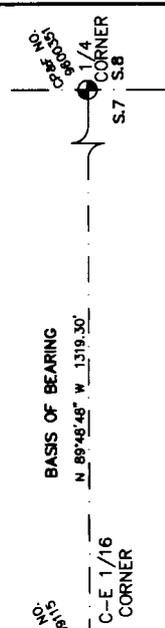


MIDDLETON LAKES SUBDIVISION NO. 3

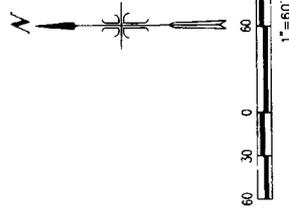
LOCATED IN SECTION 7, T.4N., R.2W., B.M.,
MIDDLETON, CANYON COUNTY, IDAHO

2006

FINAL PLAT OF



- LEGEND**
- FOUND BRASS OR ALUMINUM CAP
 - MONUMENT, AS SHOWN
 - SET 5/8" X 3/4" REBAR WITH PLASTIC CAP, PLS. 4000
 - SET 1/2" X 3/4" REBAR WITH PLASTIC CAP, PLS. 4000
 - FOUND 3/4" REBAR WITH PLASTIC CAP
 - BRASS CORNER MARK TO LOT CORNER OR STREET CENTERLINE
 - CALCULATED POINT (NOT SET)
 - PROPERTY BOUNDARY
 - EASEMENT LINE (SEE NOTE 1, 2, & 3)
 - CENTERLINE
 - LOT LINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - LOT NUMBER

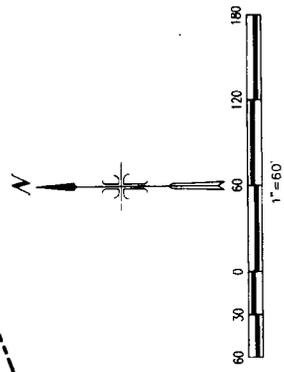
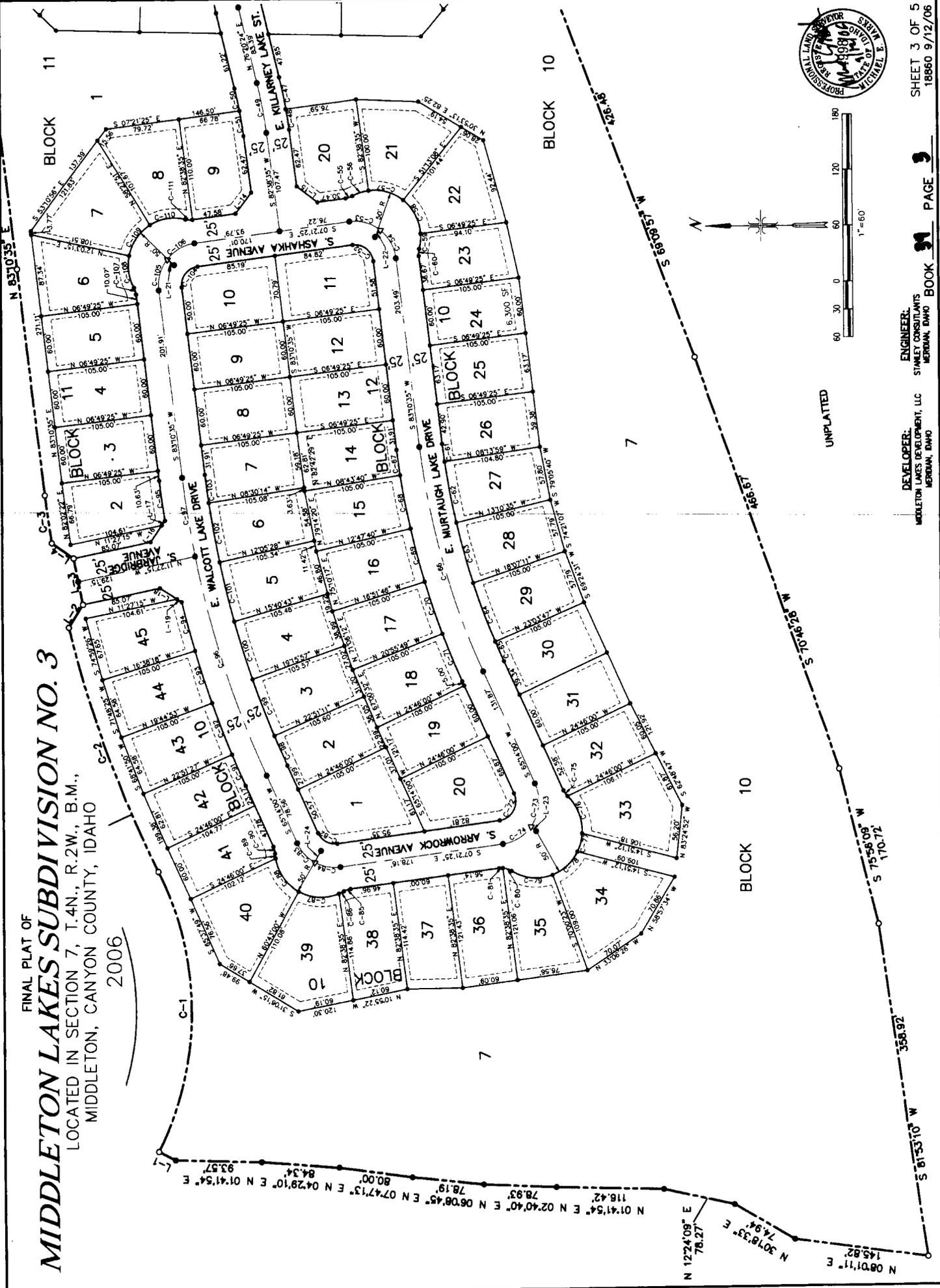


DEVELOPER: MIDDLETON LAKES DEVELOPMENT, LLC
MIDDLETON, IDAHO

ENGINEER: STANLEY CONSULTANTS
MERIDIAN, IDAHO

MIDDLETON LAKES SUBDIVISION NO. 3

FINAL PLAT OF
 LOCATED IN SECTION 7, T.4N., R.2W., B.M.,
 MIDDLETON, CANYON COUNTY, IDAHO
 2006



UNPLATTED

MIDDLETON LAKES SUBDIVISION NO. 3

LOCATED IN SECTION 7, T.4N., R.2W., B.M.,
MIDDLETON, CANYON COUNTY, IDAHO

FINAL PLAT OF

2006

CURVE TABLE				CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD	
C-1	310.13	330.00	53.50	167.58	S 89°49'32" E	298.84	
C-2	277.22	310.00	139.22	159.22	N 69°46'54" E	276.67	
C-3	59.07	1210.00	2.27	26.07	N 61°56'41" E	52.02	
C-4	20.69	470.00	2.32	10.45	N 85°28'59" E	20.89	
C-5	143.35	470.00	17.28	72.21	N 85°28'59" E	142.14	
C-6	34.35	340.00	0.44	2.15	N 72°03'46" W	52.81	
C-7	43.80	90.45	27.37	22.23	N 57°53'15" W	43.18	
C-8	201.7	90.45	124.62	101.3	N 37°41'27" W	201.2	
C-9	26.98	90.45	17.95	13.69	N 72°45'31" W	26.88	
C-10	16.84	20.00	34.00	6.12	S 31°33'51" E	16.80	
C-11	16.84	20.00	19.24	6.12	S 31°33'51" E	16.80	
C-12	16.84	20.00	19.24	6.12	S 31°33'51" E	16.80	
C-13	16.84	20.00	19.24	6.12	S 31°33'51" E	16.80	
C-14	40.48	50.00	46.23	21.43	N 05°58'02" W	39.39	
C-15	20.58	50.00	23.34	10.44	N 75°24'58" E	20.43	
C-16	33.19	50.00	35.01	17.23	N 59°04'07" E	32.58	
C-17	35.94	50.00	41.19	18.79	S 34°10'11" E	35.17	
C-18	46.31	50.00	53.03	24.86	S 12°57'14" W	44.67	
C-19	38.81	20.00	111.03	28.40	S 72°54'44" W	37.96	
C-20	111.96	290.00	41.35	56.69	N 24°54'29" W	85.92	
C-21	111.96	290.00	22.07	46.69	S 62°45'23" W	111.27	
C-22	8.46	290.00	1.40	4.23	S 85°20'50" W	8.46	
C-23	92.04	315.00	164.43	46.35	N 89°04'07" W	91.72	
C-24	38.76	315.00	79.02	19.41	S 68°02'11" W	38.74	
C-25	29.04	20.00	83.11	17.78	S 47°54'44" W	29.04	
C-26	39.97	45.00	41.35	17.09	S 22°08'46" W	31.86	
C-27	10.82	20.00	31.00	5.55	S 78°59'15" E	10.89	
C-28	31.35	50.00	35.55	16.21	N 87°28'59" W	30.84	
C-29	41.63	50.00	47.42	22.11	S 55°44'01" W	40.44	
C-30	48.92	50.00	55.01	26.04	S 04°22'12" W	46.19	
C-31	5.71	50.00	6.32	2.86	S 76°24'55" W	5.71	
C-32	16.82	20.00	14.28	6.54	S 76°24'55" W	16.82	
C-33	16.82	20.00	14.28	6.54	S 76°24'55" W	16.82	
C-34	16.82	20.00	14.28	6.54	S 76°24'55" W	16.82	
C-35	17.40	20.00	50.08	9.36	S 02°55'12" E	16.95	
C-36	59.95	50.00	67.40	33.52	N 28°28'27" E	55.68	
C-37	49.97	50.00	49.14	24.31	N 28°28'56" E	41.65	
C-38	40.49	50.00	46.73	21.43	N 78°48'05" E	39.39	
C-39	40.49	50.00	46.73	21.43	S 68°48'05" E	28.28	
C-40	46.89	50.00	52.18	25.25	S 26°15'54" W	10.51	
C-41	46.89	50.00	52.18	25.25	S 26°15'54" W	10.51	
C-42	10.82	20.00	31.00	5.55	N 18°48'53" E	10.89	
C-43	68.99	140.83	264.05	33.40	S 12°01'45" E	65.69	
C-44	21.76	125.00	9.50	10.91	S 81°12'36" W	21.73	
C-45	26.11	150.00	9.58	13.09	S 81°12'36" W	26.08	
C-46	30.46	175.00	9.58	15.27	S 81°12'36" W	30.46	
C-47	35.22	200.00	9.58	17.45	S 81°12'36" W	35.22	
C-48	40.49	225.00	9.58	19.63	N 81°24'48" E	22.53	
C-49	46.89	250.00	61.81	27.53	N 79°38'30" E	54.98	
C-50	54.71	475.00	236.49	12.85	N 77°49'49" E	24.71	
C-51	27.54	475.00	319.21	13.78	N 80°38'54" E	27.54	
C-52	31.60	20.00	90.37	20.19	N 37°54'35" E	28.42	
C-53	35.55	45.00	45.18	18.76	N 15°16'38" E	34.63	
C-54	35.55	45.00	45.18	18.76	S 18°15'01" E	35.55	
C-55	18.67	50.00	21.23	8.44	N 18°26'52" W	18.56	

CURVE TABLE				CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD	
C-57	40.61	50.00	46.31	21.50	N 15°50'53" E	39.50	
C-58	41.40	50.00	47.24	21.97	N 82°30'04" E	40.23	
C-59	16.36	50.00	18.44	8.25	S 84°24'28" E	16.28	
C-60	7.61	20.00	21.97	3.65	N 85°58'49" W	7.56	
C-61	18.07	75.00	17.43	9.58	S 92°48'18" W	18.04	
C-62	68.86	75.00	45.86	33.45	S 74°21'07" W	68.84	
C-63	46.86	725.00	4.96	33.45	S 69°24'31" W	66.84	
C-64	250.4	775.00	142.13	11.57	S 69°24'31" W	249.04	
C-65	250.4	775.00	142.13	11.57	S 69°24'31" W	249.04	
C-66	250.4	775.00	142.13	11.57	S 69°24'31" W	249.04	
C-67	27.42	842.00	154.15	13.71	S 82°13'28" W	27.42	
C-68	58.55	842.00	404.00	29.48	S 71°15'07" W	58.52	
C-69	58.55	842.00	404.00	29.48	S 71°15'07" W	58.52	
C-70	58.55	842.00	404.00	29.48	S 71°15'07" W	58.52	
C-71	58.55	842.00	404.00	29.48	S 71°15'07" W	58.52	
C-72	37.49	20.00	107.24	27.63	S 67°09'05" W	55.23	
C-73	48.30	45.00	61.28	26.77	S 61°03'45" E	32.24	
C-74	36.06	20.00	45.50	19.06	S 84°30'16" E	46.01	
C-75	7.61	20.00	21.97	3.65	S 20°18'38" E	7.56	
C-76	43.32	50.00	47.24	21.97	S 84°24'28" E	42.05	
C-77	43.32	50.00	47.24	21.97	S 84°24'28" E	42.05	
C-78	37.34	50.00	42.50	19.61	S 42°11'23" E	36.32	
C-79	46.86	50.00	52.28	25.20	S 05°58'34" W	45.00	
C-80	10.10	20.00	28.58	5.16	N 18°15'08" E	9.89	
C-81	3.89	20.00	11.08	1.95	N 01°47'14" W	3.88	
C-82	25.34	20.00	72.35	14.66	S 47°05'02" W	28.03	
C-83	28.51	45.00	36.17	14.25	S 10°47'26" W	28.03	
C-84	28.51	45.00	36.17	14.25	S 10°47'26" W	28.03	
C-85	28.51	45.00	36.17	14.25	S 10°47'26" W	28.03	
C-86	5.92	50.00	6.46	2.86	S 25°45'08" E	5.92	
C-87	45.07	50.00	51.38	24.19	S 03°27'40" W	43.96	
C-88	45.31	50.00	51.38	24.19	S 03°27'40" W	43.96	
C-89	5.08	50.00	5.49	2.48	S 76°07'36" E	7.56	
C-90	35.15	105.00	106.33	18.98	S 66°11'16" W	36.15	
C-91	35.15	105.00	106.33	18.98	S 66°11'16" W	36.15	
C-92	58.89	1085.00	3.06	28.45	S 89°41'50" W	58.88	
C-93	53.97	1085.00	3.06	26.99	S 71°48'75" W	53.97	
C-94	43.49	1085.00	7.17	21.75	S 82°01'41" W	43.49	
C-95	246.28	1085.00	419.45	72.07	S 82°01'41" W	246.28	
C-96	58.57	1035.00	154.48	17.28	S 68°11'24" W	58.57	
C-97	64.80	1035.00	335.14	32.41	S 68°56'28" W	64.79	
C-98	64.80	1035.00	335.14	32.41	S 72°31'40" W	64.79	
C-99	64.80	1035.00	335.14	32.41	S 76°06'54" W	64.79	
C-100	64.80	1035.00	335.14	32.41	S 79°42'02" W	64.79	
C-101	64.80	1035.00	335.14	32.41	S 82°01'41" W	64.79	
C-102	30.36	1035.00	6.35	19.81	S 82°01'41" W	30.36	
C-103	30.36	1035.00	6.35	19.81	S 82°01'41" W	30.36	
C-104	31.43	45.00	8.44	4.44	N 84°40'00" W	28.15	
C-105	31.43	45.00	8.44	4.44	N 84°40'00" W	28.15	
C-106	35.13	45.00	44.44	18.52	N 74°27'25" W	34.29	
C-107	7.61	20.00	21.97	3.65	N 29°43'25" W	7.56	
C-108	35.50	50.00	40.40	18.53	S 81°34'27" W	34.78	
C-109	40.49	50.00	46.23	21.43	N 54°44'11" W	39.25	
C-110	40.11	50.00	45.77	21.41	N 54°44'11" W	39.25	
C-111	7.61	20.00	21.97	3.65	S 03°33'11" W	7.56	

LINE TABLE		
LINE	LENGTH	BEARING
L-1	50.00	N 37°05'57" E
L-2	28.81	N 78°32'46" E
L-3	50.00	N 78°32'45" E
L-4	28.81	N 34°37'45" E
L-5	29.69	S 45°21'27" E
L-6	50.00	S 85°37'01" E
L-7	29.30	S 45°20'11" W
L-8	31.84	S 43°02'11" W
L-9	31.84	S 19°50'53" E
L-10	22.66	S 35°50'53" E
L-11	3.76	S 35°50'53" E
L-12	27.02	N 43°48'48" E
L-13	28.48	S 46°11'12" E
L-14	28.48	N 37°48'35" E
L-15	28.48	N 37°48'35" E
L-16	21.66	S 55°17'14" E
L-17	6.04	S 32°24'43" W
L-18	21.66	S 32°24'43" W
L-19	6.04	S 32°24'43" W
L-20	4.88	S 47°00'18" E
L-21	9.84	N 52°03'25" E
L-22	9.84	N 52°03'25" E
L-23	7.95	N 36°43'28" E
L-24	13.98	S 61°03'43" E



ENGINEER:
STANLEY CONSULTANTS
MERIDIAN, IDAHO

DEVELOPER:
MIDDLETON LAKES DEVELOPMENT, LLC
MERIDIAN, IDAHO

SHEET 4 OF 5
18860 9/12/06

MIDDLETON LAKES SUBDIVISION NO. 3

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT MIDDLETON LAKES DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS THEIR INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT. THE OWNER ALSO HEREBY CERTIFIES THAT THIS SUBDIVISION COMPLIES WITH IDAHO CODE 50-1354 (2). ALL LOTS WITHIN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM AN ADEQUATE WATER SYSTEM AND THE CITY OF MIDDLETON HAS AGREED IN WRITING TO SERVE ALL THE LOTS WITHIN THIS SUBDIVISION.

A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE BOISE MERIDIAN, MIDDLETON, CANYON COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SE 1/4 (EAST 1/4 CORNER) OF SECTION 7, T. 4 N., R. 2 W., B. 06; SAID SECTION 7;

CENTER-EAST 1716 CORNER OF SAID SECTION 7;

THENCE S 0118'48" W 697.17 FEET TO A POINT;

THENCE N 4511'41" W 118.82 FEET TO A POINT;

THENCE N 6053'42" W 97.81 FEET TO A POINT;

THENCE N 7024'57" W 102.04 FEET TO A POINT;

THENCE N 8612'53" W 111.72 FEET TO A POINT;

THENCE S 8630'51" W 116.37 FEET TO A POINT;

THENCE S 7829'09" W 80.36 FEET TO A POINT;

THENCE S 6909'57" W 426.48 FEET TO A POINT;

THENCE S 7046'28" W 466.67 FEET TO A POINT;

THENCE S 7556'08" W 170.72 FEET TO A POINT;

THENCE S 8153'10" W 358.97 FEET TO A POINT;

THENCE N 0801'11" E 145.82 FEET TO A POINT;

THENCE N 3018'33" E 74.94 FEET TO A POINT;

THENCE N 1224'09" E 78.27 FEET TO A POINT;

THENCE N 0141'54" E 116.42 FEET TO A POINT;

THENCE N 0240'40" E 78.93 FEET TO A POINT;

THENCE N 0608'45" E 78.19 FEET TO A POINT;

THENCE N 0747'13" E 80.00 FEET TO A POINT;

THENCE N 0429'10" E 84.34 FEET TO A POINT;

THENCE N 0141'54" E 93.57 FEET TO A POINT;

THENCE N 2705'52" E 20.00 FEET TO A POINT ON A CURVE;

THENCE 310.13 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 53'50"46", A TANGENT OF 167.59 FEET AND A CHORD WHICH BEARS S 89'49'32" E 298.84 FEET TO A POINT OF REVERSE CURVATURE, BEING A POINT ON THE SOUTHERLY BOUNDARY OF MIDDLETON LAKES SUBDIVISION NO. 2, EXTENDED;

ALONG SAID SOUTHERLY BOUNDARY OF MIDDLETON LAKES SUBDIVISION NO. 2 THE FOLLOWING:

THENCE 277.22 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET, A CENTRAL ANGLE OF 13'07'37", A TANGENT OF 139.22 FEET AND A CHORD WHICH BEARS N 69'48'54" E 276.62 FEET TO A POINT ON A CURVE;

THENCE S 57'32'16" E 28.81 FEET TO A POINT;

THENCE N 78'32'45" E 50.00 FEET TO A POINT;

THENCE N 34'37'45" E 28.81 FEET TO A POINT ON A CURVE;

THENCE 52.03 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET, A CENTRAL ANGLE OF 2'27'49", A TANGENT OF 26.02 FEET AND A CHORD WHICH BEARS N 81'56'41" E 52.02 FEET TO A POINT ON A CURVE;

THENCE N 83'10'35" E 754.61 FEET TO A POINT ON A CURVE;

THENCE 20.89 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 2'32'48", A TANGENT OF 10.45 FEET AND A CHORD WHICH BEARS N 84'26'59" E 20.89 FEET TO A POINT ON A CURVE;

THENCE S 46'21'27" E 29.69 FEET TO A POINT;

THENCE S 88'37'01" E 50.00 FEET TO A POINT;

THENCE N 48'38'34" E 29.30 FEET TO A POINT ON A CURVE;

THENCE 143.55 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 1'17'58", A TANGENT OF 72.34 FEET AND A CHORD WHICH BEARS S 74'06'39" E 142.99 FEET TO A POINT ON A CURVE;

THENCE S 65'21'40" E 140.70 FEET TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 30.34 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 31 DAY OF August, 2006.

MIDDLETON LAKES DEVELOPMENT, LLC

 STEVE KUNZWEILER, MANAGER

ACKNOWLEDGEMENT

STATE OF IDAHO) S.S.
 COUNTY OF ADA)
 ON THIS 31 DAY OF August, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STEVE KUNZWEILER, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF MIDDLETON LAKES DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THIS INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE.


David J. Muesel
 NOTARY PUBLIC FOR IDAHO
 RESIDING IN _____, IDAHO
8-18-09
 MY COMMISSION EXPIRES _____

SOUTHWEST DISTRICT HEALTH

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON REVIEW BY QUALIFIED ENGINEERS, PROFESSIONAL ENGINEER (OPE) REPRESENTING THE STATE OF IDAHO, AND APPROVAL OF THE DESIGN PLANS AND SATISFACTION OF THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED THIS APPROVAL. NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED. OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED. FOR DISAPPROVAL, WITH SECTION 50-1328, IDAHO CODE, BY THE ISSUING AGENCY OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

7/1/06
Shawn J. ...
 SOUTHWEST DISTRICT HEALTH DEPARTMENT
 EHS

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, DO HEREBY APPROVE THIS PLAT OF MIDDLETON LAKES SUBDIVISION NO. 3.

Michael H. Davis
 CITY ENGINEER
PE #0923
11-7-06

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT OF MIDDLETON LAKES SUBDIVISION NO. 3 AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND VACATIONS.

David P. Kuehn
 COUNTY SURVEYOR
8/7/06
PE #252659

CERTIFICATE OF SURVEYOR

I, MICHAEL E. MARKS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.


Michael E. Marks
 PROFESSIONAL LAND SURVEYOR
 STATE OF IDAHO
 MICHAEL E. MARKS, IDAHO P.L.S.

APPROVAL OF CITY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS 5 DAY OF August, 2006, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MIDDLETON, IDAHO.

CHAIRMAN, MIDDLETON PLANNING & ZONING COMMISSION
Secretary
 SECRETARY, MIDDLETON PLANNING & ZONING COMMISSION

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT, AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 6 DAY OF September, 2006, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Teri Smith
 MIDDLETON CITY CLERK

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, IN ACCORDANCE WITH THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ALL TAXES AND DELINQUENT TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

11-21-06
 DATE
Sharon O'Leary
 COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO) S.S.
 COUNTY OF CANYON)
 INSTRUMENT NO. _____
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____ AT _____ MINUTES PAST _____ O'CLOCK _____ M. ON THIS _____ DAY OF _____ AND _____ IN BOOK _____ OF PLATS AT PAGES _____ AND _____

DEPUTY _____
 EX-OFFICIO RECORDER
 FEE _____

MIDDLETON LAKES SUBDIVISION #4

LOCATED IN SECTION 7, T.4N., R.2W., B.M.,
MIDDLETON, CANYON COUNTY, IDAHO
2008

STANLEY CONSULTANTS
MERIDIAN, IDAHO

LEGEND

- FOUND BRASS CAP MONUMENT
- SET 5/8" X 3/8" REBAR WITH PLASTIC CAP, PLS 4988
- SET 1/2" X 24" REBAR WITH PLASTIC CAP, PLS 4988
- FOUND 5/8" REBAR WITH PLASTIC CAP
- ▲ CALCULATED POINT (NOT SET)

NOTES:

- 1) UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, A PUBLIC UTILITY, PROPERTY DRAINAGE AND IRRIGATION EASEMENT (NOT) TEN FEET IN WIDTH IS HEREBY DEDICATED ADJACENT TO ALL PUBLIC STREETS.
- 2) UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, ALL REAR LOT LINES ADJACENT TO THE SUBDIVISION BOUNDARY SHALL BE 10 FEET FROM THE REAR LOT LINE TO THE SUBDIVISION BOUNDARY.
- 3) UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, ALL REAR LOT LINES ADJACENT TO THE SUBDIVISION BOUNDARY SHALL BE 10 FEET FROM THE REAR LOT LINE TO THE SUBDIVISION BOUNDARY.
- 4) BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MIDDLETON AT THE TIME OF ESCALANCE OF BUILDING PERMITS.
- 5) THIS OWNER OF THIS SUBDIVISION SHALL COMPLY WITH DAVID CODE SECTION 31-3005 OR ITS PROVISIONS CONCERNING IRRIGATION WATER.
- 6) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 7) REFER TO RECORD OF SURVEY, INSTRUMENT NO. 879174, CANYON COUNTY RECORDS, FOR ADDITIONAL BOUNDARY INFORMATION.
- 8) THE MIDDLETON LAKES HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL OPEN SPACE, DRAINAGE AND IRRIGATION FACILITIES WITHIN THIS SUBDIVISION.
- 9) ALL LOTS WITHIN THE SUBDIVISION ARE RESIDENTIAL LOTS EXCEPT LOTS 48, 59 AND 74, BLOCK 18, AND LOT 1, BLOCK 14, WHICH ARE OPEN SPACE, DRAINAGE AND IRRIGATION LOTS.
- 10) THIS SUBDIVISION IS CURRENTLY ZONED AS R-3.
- 11) ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECORDED DEVELOPMENT AGREEMENT, INSTRUMENT NO. 2004-003.
- 12) ALL RESIDENTIAL LOTS LOCATED IN THIS SUBDIVISION ARE MADE THE 100 YEAR FLOOD PLAIN OF THE BOISE RIVER AND ARE SUBJECT TO THE REQUIREMENTS OF A FLOOD HAZARD ZONE AS AUTHORIZED BY THE CITY OF MIDDLETON.
- 13) THE DEVELOPMENT RECORDS DAVID CODE 22-4541 MUST BE READ TOGETHER WITH ANY APPLICABLE ZONING REGULATIONS OR AN APPLICABLE ZONING ORDINANCE. ANY CHANGES TO THE SUBDIVISION OR ABOUT THE SUBDIVISION OR AROUND THE SUBDIVISION SHALL BE IN ACCORDANCE WITH THE CITY OF MIDDLETON. ANY CHANGES TO THE SUBDIVISION OR ABOUT THE SUBDIVISION OR AROUND THE SUBDIVISION SHALL BE IN ACCORDANCE WITH THE CITY OF MIDDLETON. ANY CHANGES TO THE SUBDIVISION OR ABOUT THE SUBDIVISION OR AROUND THE SUBDIVISION SHALL BE IN ACCORDANCE WITH THE CITY OF MIDDLETON.

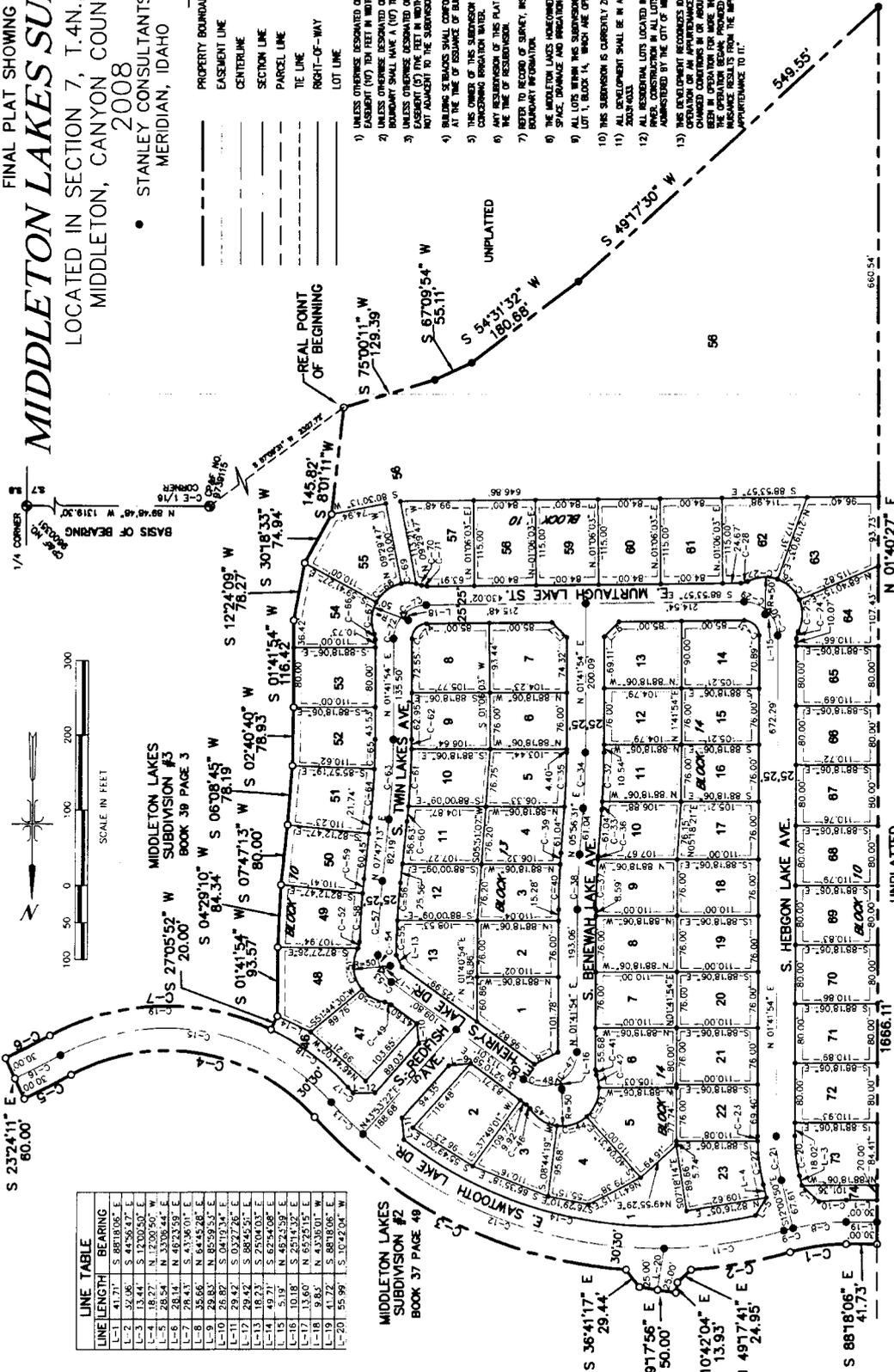
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WILLIAM H. HIRST
CANYON CITY REGISTER
BY: *George*



SURVEYOR:
STANLEY CONSULTANTS
1940 SOUTH BONITO WAY
MERIDIAN, IDAHO 83642

DEVELOPER:
MIDDLETON LAKES DEVELOPMENT, LLC
MERIDIAN, IDAHO

BOOK 41 PAGE 26
SHEET 1 OF 3
19223 PLT 3/6/08



LINE	LENGTH	BEARING
L-1	41.71	S 8818.06° E
L-2	32.06	S 4426.97° E
L-3	13.44	S 1220.50° E
L-4	18.27	N 1220.50° W
L-5	28.54	N 3328.44° E
L-6	28.41	S 451.07° E
L-7	28.41	N 451.07° E
L-8	35.66	N 6445.28° E
L-9	29.83	N 8529.53° E
L-10	26.87	S 0412.34° E
L-11	29.42	S 0272.76° E
L-12	29.42	S 8845.51° E
L-13	18.27	S 2750.03° E
L-14	18.27	N 2750.03° E
L-15	5.18	N 4524.59° E
L-16	10.18	S 2914.32° E
L-17	13.60	N 6529.15° E
L-18	9.85	N 4320.01° W
L-19	41.72	S 8818.06° E
L-20	55.99	S 10422.04° W

MIDDLETON LAKES SUBDIVISION #2 BOOK 37 PAGE 49

MIDDLETON LAKES SUBDIVISION #3 BOOK 38 PAGE 3

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C-51	59.39	50.00	6803.34	43.76	N 04133.1° W	55.98
C-52	9.34	45.00	2845.21	4.76	S 16759.3° W	9.23
C-53	21.30	45.00	2709.56	10.85	N 38537.3° E	21.10
C-54	21.30	45.00	2709.56	10.85	N 02593.3° E	21.01
C-55	42.60	90.00	5419.12	21.70	N 02593.3° E	41.91
C-56	50.25	97.50	2585.56	25.38	N 08474.5° E	50.74
C-57	100.16	100.00	5442.00	50.12	N 04350.0° E	100.12
C-58	65.58	1025.00	3285.57	32.65	N 04320.1° E	65.27
C-59	19.57	1025.00	105.34	9.77	N 07142.6° W	19.55
C-60	18.77	1025.00	105.34	9.88	S 07142.6° W	19.77
C-61	76.11	1025.00	4135.16	38.07	S 04333.7° W	76.09
C-62	108.77	1025.00	6035.19	53.18	S 04333.7° W	108.27
C-63	63.68	97.50	3444.32	31.85	S 05244.5° W	63.67
C-64	63.68	97.50	3444.32	31.85	S 05244.5° W	63.67
C-65	39.93	97.50	2209.41	19.97	S 09114.2° W	39.93
C-66	7.61	20.00	2147.12	3.85	S 09114.2° W	7.56
C-67	43.98	50.00	5274.50	23.53	N 05292.3° E	42.58
C-68	43.98	50.00	5274.50	23.53	N 05292.3° E	42.58
C-69	20.98	50.00	2334.11	10.85	S 17476.6° E	20.83
C-70	78.11	20.00	2147.12	3.85	N 18200.2° W	7.56
C-71	35.11	45.00	4442.05	18.50	N 2402.56° E	34.22
C-72	35.11	45.00	4442.05	18.50	N 69450.0° E	34.22
C-73	31.21	20.00	8874.09	15.79	N 45235.9° E	28.14

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C-76	41.32	50.00	4721.12	21.92	S 45200.2° E	40.16
C-77	41.32	50.00	4721.12	21.92	N 87224.4° E	40.38
C-78	35.58	45.00	4317.55	18.78	S 16514.50° E	34.66
C-79	35.58	45.00	4317.55	18.78	S 20374.04° E	34.66
C-80	31.62	20.00	9033.51	20.21	S 43261.0° E	28.43
C-81	62.24	1025.00	3285.57	32.78	S 03213.4° W	62.49
C-82	10.42	1025.00	034.56	5.21	S 05293.3° W	10.42
C-83	76.11	1025.00	4143.37	36.17	S 03249.03° E	74.20
C-84	76.11	1025.00	4143.37	36.17	S 03249.03° E	74.20
C-85	67.46	97.50	3575.29	33.75	N 05494.44° E	67.45
C-86	74.07	1025.00	4143.37	37.05	N 03403.0° E	74.05
C-87	15.16	1025.00	050.51	7.58	N 05210.6° E	15.16
C-88	60.75	1025.00	3274.48	30.39	N 03234.7° E	60.75
C-89	20.00	20.00	2147.12	3.85	N 09114.2° W	7.56
C-90	17.35	50.00	1933.07	8.76	S 10208.45° E	17.27
C-91	44.39	50.00	4284.51	23.89	S 24204.84° W	44.39
C-92	44.39	50.00	4284.51	23.89	S 24204.84° W	44.39
C-93	44.39	50.00	4284.51	23.89	S 24204.84° W	44.39
C-94	44.39	50.00	4284.51	23.89	S 24204.84° W	44.39
C-95	44.39	50.00	4284.51	23.89	S 24204.84° W	44.39

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C-96	1670.58	38.39	N 81536.25° E	76.01	N 90911.88° E	1670.58
C-97	1722.42	68.28	N 81424.71° E	135.78	N 90911.88° E	1722.42
C-98	2624.15	212.55	S 78532.31° E	334.02	N 90911.88° E	2624.15
C-99	3111.95	35.35	S 64503.45° E	70.67	N 90911.88° E	3111.95
C-100	3111.95	35.35	S 64503.45° E	70.67	N 90911.88° E	3111.95
C-101	5350.46	167.59	N 89493.37° W	298.84	N 90911.88° E	5350.46
C-102	3390.00	36.07	N 84503.37° E	71.63	N 90911.88° E	3390.00
C-103	2981.44	64.71	N 78453.03° E	128.93	N 90911.88° E	2981.44
C-104	1570.76	62.62	S 85330.08° E	84.83	N 90911.88° E	1570.76
C-105	4520.00	152.50	N 89493.37° W	436.88	N 90911.88° E	4520.00
C-106	546.98	30.30	N 43130.96° W	60.53	N 90911.88° E	546.98
C-107	5033.90	269.27	N 76020.08° W	486.86	N 90911.88° E	5033.90
C-108	7820.15	238.15	S 78371.7° E	371.15	N 90911.88° E	7820.15
C-109	3454.3	54.43	S 64503.45° E	68.83	N 90911.88° E	3454.3
C-110	3352.74	54.2	N 4075.22° W	10.84	N 90911.88° E	3352.74
C-111	3352.74	54.2	N 4075.22° W	10.84	N 90911.88° E	3352.74
C-112	3352.74	54.2	N 4075.22° W	10.84	N 90911.88° E	3352.74
C-113	3352.74	54.2	N 4075.22° W	10.84	N 90911.88° E	3352.74
C-114	3352.74	54.2	N 4075.22° W	10.84	N 90911.88° E	3352.74
C-115	3352.74	54.2	N 4075.22° W	10.84	N 90911.88° E	3352.74
C-116	3352.74	54.2	N 4075.22° W	10.84	N 90911.88° E	3352.74
C-117	3352.74	54.2	N 4075.22° W	10.84	N 90911.88° E	3352.74
C-118	3352.74	54.2	N 4075.22° W	10.84	N 90911.88° E	3352.74
C-119	3352.74	54.2	N 4075.22° W	10.84	N 90911.88° E	3352.74
C-120	53.85	225.00	1342.44	30.06	N 05092.28° W	53.72
C-121	59.83	225.00	1342.44	30.06	N 05092.28° W	59.69
C-122	59.83	225.00	1342.44	30.06	N 05092.28° W	59.69
C-123	6.60	275.00	1722.29	3.30	N 01003.39° E	6.60
C-124	9.85	20.00	2739.38	4.92	N 19314.43° E	9.56
C-125	44.23	30.00	3641.17	23.08	S 04202.53° W	44.21

MIDDLETON LAKES SUBDIVISION NO. 4

SOUTHWEST DISTRICT HEALTH
 SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY QUALIFIED LICENSED PROFESSIONAL ENGINEERS (CPE) REPRESENTING THE CITY OF MIDDLETON THE CPE APPROVAL OF THE DESIGN PLANS (CPE) SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT OR COMPLETE THE EXTENSIONS OF DEC, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED IN ACCORDANCE WITH THE CITY OF MIDDLETON ZONING ORDINANCE. A CERTIFICATE OF DISAPPROVAL AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

Michael W. Davis 10/3/06
 SOUTHWEST DISTRICT HEALTH DEPARTMENT EHS

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, DO HEREBY APPROVE THIS PLAT OF MIDDLETON LAKES SUBDIVISION NO. 4.

Michael W. Davis 3-31-08
 CITY ENGINEER
 MICHAEL W. DAVIS PE #8823

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT OF MIDDLETON LAKES SUBDIVISION NO. 4 AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND VACATIONS.

David R. Kineman 9/28/06
 COUNTY SURVEYOR
 DAVID R. KINEMAN PE/LS 2659

APPROVAL OF CITY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS 1 DAY OF April, 2008, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MIDDLETON, IDAHO.

Michelle
 CHAIRMAN, MIDDLETON PLANNING & ZONING COMMISSION

SECRETARY, MIDDLETON PLANNING & ZONING COMMISSION

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 19 DAY OF March, 2008, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Colleen Smith CMC 4-2-08
 MIDDLETON CITY CLERK

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, IN ACCORDANCE WITH THE REQUIREMENTS OF IDAHO CODE SECTION 55-201, DO HEREBY CERTIFY THAT ALL CURRENT DUES OR DELINQUENT PROPERTY TAXES FOR THE PROPERTY AND INTERESTS THEREON WHICH HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

04-03-2008
 DATE
Michael W. Davis
 COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO } S.S.
 COUNTY OF CANYON }
 INSTRUMENT NO. _____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____ AT _____ O'CLOCK _____ M. ON THIS _____ DAY OF _____ IN BOOK _____ OF PLATS AT PAGES _____ AND _____.

DEPUTY _____ EX-OFFICIO RECORDER
 FEE _____



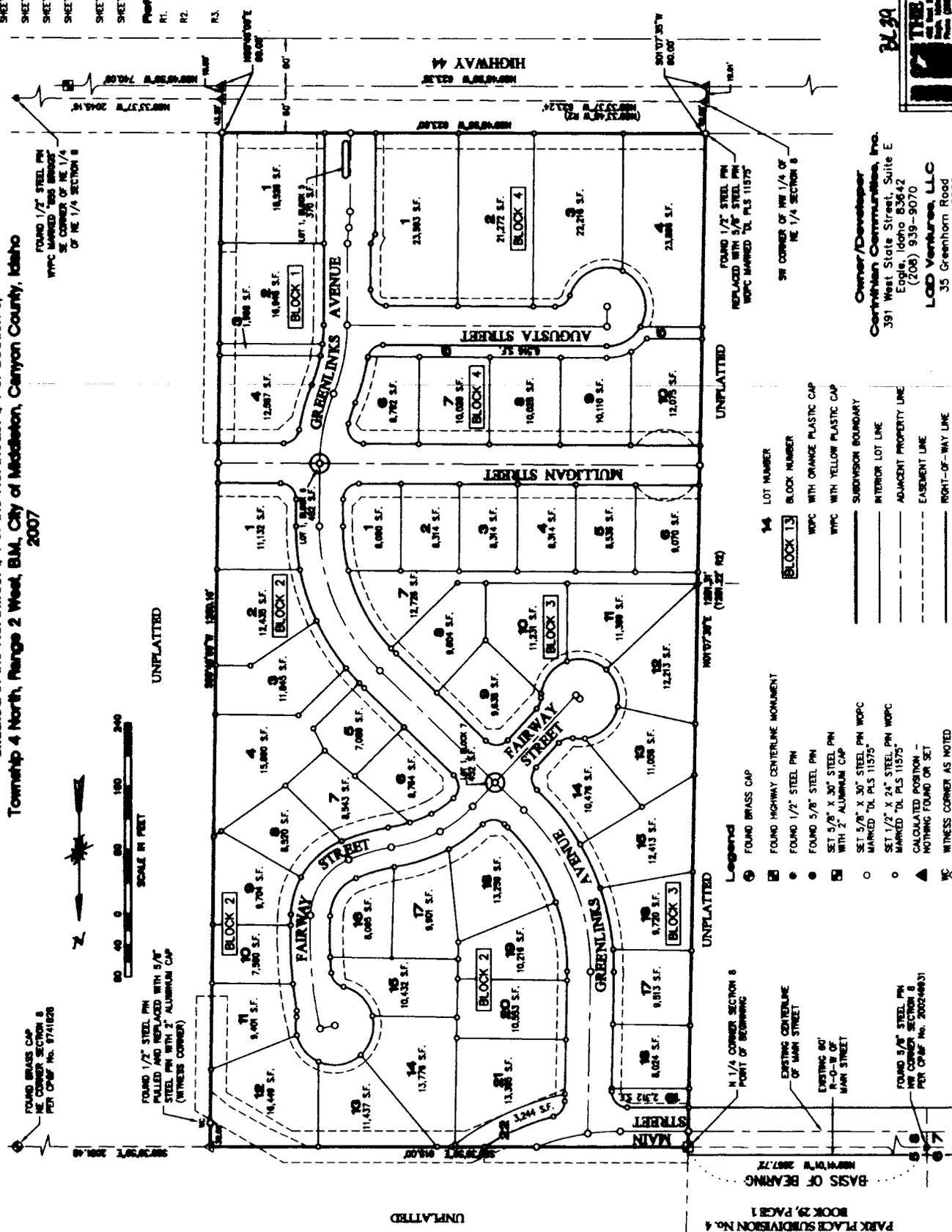
- Sheet Index**
- SHEET 1 - BOUNDARY PLAT MAP
 - SHEET 2 - DETAIL PLAT MAP
 - SHEET 3 - DETAIL PLAT MAP
 - SHEET 4 - CURVE AND LINE TABLES AND PLAT NOTES
 - SHEET 5 - CERTIFICATES OWNERS
 - SHEET 6 - CERTIFICATES AND APPROVALS
- References**
- R1. RECORD OF SURVEY FOR INSTRUMENT NO. 20031871, CANYON COUNTY, IDAHO
 - R2. RECORD OF SURVEY FOR INSTRUMENT NO. 20031871, CANYON COUNTY, IDAHO
 - R3. BOOK 28 OF PLATS, PAGES 1-2, CANYON COUNTY, IDAHO



THE LAND GROUP, INC.
 391 West State Street, Suite E
 Eagle, Idaho 83642
 (208) 939-9070
 LOO Ventures, LLC
 35 Greenhorn Road
 Hoyle, Idaho 83333
 (208) 788-4600

GREENLINKS SUBDIVISION

Situated in the Northwest 1/4 of the Northwest 1/4 of Section 8,
 Township 4 North, Range 2 West, BLM, City of Middleton, Canyon County, Idaho
 2007



FOUND 1/2" STEEL PIN
 PULLED AND REPLACED WITH 5/8"
 STEEL PIN WITH 2" ALUMINUM CAP
 (WITNESS CORNER)

FOUND 1/2" STEEL PIN
 WPC MARKED "11879"
 SE CORNER OF NE 1/4
 OF NE 1/4 SECTION 8

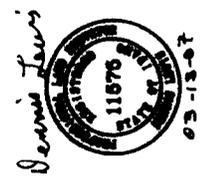
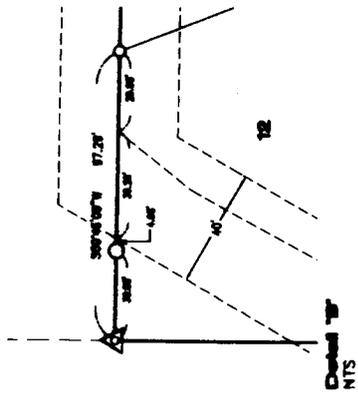
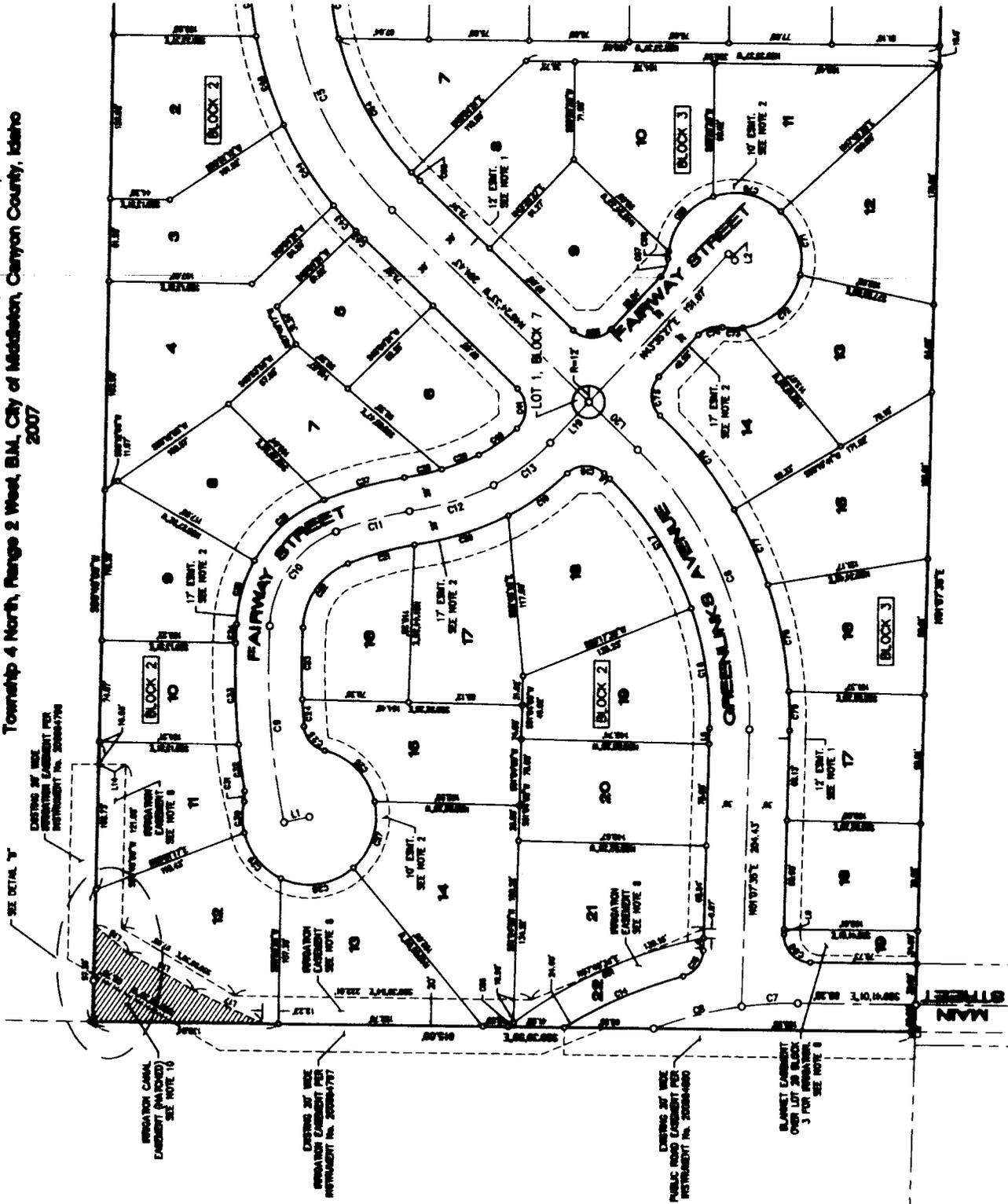
- Legend**
- FOUND BRASS CAP
 - FOUND HIGHWAY CENTERLINE MONUMENT
 - FOUND 1/2" STEEL PIN
 - FOUND 5/8" STEEL PIN
 - SET 5/8" X 30" STEEL PIN WPC WITH 2" ALUMINUM CAP
 - SET 5/8" X 30" STEEL PIN WPC MARKED "DL PLS 11879"
 - SET 1/2" X 24" STEEL PIN WPC
 - MARKED "DL PLS 11879"
 - CALCULATED POSITION - NOTHING FOUND OR SET
 - WITNESS CORNER AS NOTED
 - REFERENCE MONUMENT
 - SET 5/8" X 30" STEEL PIN WPC MARKED "DL PLS 11879"
- UNPLATTED**
- N 1/4 CORNER SECTION 8 POINT OF BEGINNING
 - EXISTING CENTERLINE OF MAIN STREET
 - EXISTING 90' R-O-W OF MAIN STREET
 - FOUND 5/8" STEEL PIN WPC MARKED "DL PLS 11879" PER C.P.M. No. 2002/46031

- UNPLATTED**
- FOUND 1/2" STEEL PIN REPLACED WITH 5/8" STEEL PIN WPC MARKED "DL PLS 11879"
 - SE CORNER OF NE 1/4 OF NE 1/4 SECTION 8
- UNPLATTED**
- FOUND 1/2" STEEL PIN WPC WITH ORANGE PLASTIC CAP
 - FOUND 1/2" STEEL PIN WPC WITH YELLOW PLASTIC CAP
 - SUBDIVISION BOUNDARY
 - INTERIOR LOT LINE
 - ADJACENT PROPERTY LINE
 - EASEMENT LINE
 - RIGHT-OF-WAY LINE
 - ROAD CENTERLINE
 - SECTION LINE

Owner/Developer
 Corinthian Communities, Inc.
 391 West State Street, Suite E
 Eagle, Idaho 83642
 (208) 939-9070

LOO Ventures, LLC
 35 Greenhorn Road
 Hoyle, Idaho 83333
 (208) 788-4600

**Plan Showing
GREENLINKS SUBDIVISION**
Situated in the Northwest 1/4 of the Northwest 1/4 of Section 8,
Township 4 North, Range 2 West, B.M. City of Middleton, Canyon County, Idaho
2007



Owner/Developer
Cresthaven Communities, Inc.
391 West State Street, Suite E
Eagle, Idaho 83642
(208) 939-9070

LOD Ventures, LLC
35 Greenhorn Road
Holley, Idaho 83333
(208) 786-4600



Flat Showing
GREENLINKS SUBDIVISION
 Situated in the Northwest 1/4 of the Northeast 1/4 of Section 8,
 Township 4 North, Range 2 West, B.M. City of Middleton, Canyon County, Idaho
 2007

- ALL LOTS CORNER TO GREENLINKS AVENUE HAVE A TWELVE FOOT (12') WIDE PERMANENT PUBLIC UTILITY EASEMENT, IRRIGATION, DRAINAGE, AND SEWER LAY EASEMENT UNLESS OTHERWISE INDICATED. SAID EASEMENT SHALL BE LOCATED DIRECTLY BEHIND THE FRONT-OF-WAY LINE. HOWEVER, THESE EASEMENTS SHALL NOT PRECLUDE THE CONSTRUCTION OF HAND SURFACE DRIVEWAYS FOR THE ACCESS TO EACH INDIVIDUAL LOT.
- ALL LOTS CORNER TO FARMWAY STREET AND MALLOW STREET HAVE A SEWERAGE AND WATER EASEMENT UNLESS OTHERWISE INDICATED. SAID EASEMENT SHALL BE LOCATED DIRECTLY BEHIND THE FRONT-OF-WAY LINE. HOWEVER, THESE EASEMENTS SHALL NOT PRECLUDE THE CONSTRUCTION OF HAND SURFACE DRIVEWAYS FOR THE ACCESS TO EACH INDIVIDUAL LOT.
- ALL LOTS CORNER TO AUGUSTA STREET HAVE A TEN FOOT (10') WIDE PERMANENT PUBLIC UTILITY EASEMENT, IRRIGATION, AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. SAID EASEMENT SHALL BE LOCATED DIRECTLY BEHIND THE FRONT-OF-WAY LINE. HOWEVER, THESE EASEMENTS SHALL NOT PRECLUDE THE CONSTRUCTION OF HAND SURFACE DRIVEWAYS FOR THE ACCESS TO EACH INDIVIDUAL LOT.
- A TEN FOOT (10') WIDE GENERAL UTILITY EASEMENT IS HEREBY RESERVED ADJACENT TO ALL REAR LOT LINES AND LINES UNLESS SHOWN OTHERWISE.
- A FIVE FOOT (5') WIDE GENERAL UTILITY EASEMENT IS HEREBY RESERVED ADJACENT TO ALL INTERIOR SIDE LOT LINES UNLESS SHOWN OTHERWISE.
- A THIRTY FOOT (30') WIDE IRRIGATION AND PEDESTRIAN ACCESS EASEMENT IS HEREBY RESERVED ADJACENT TO THE HIGHWAY 44 FRONT-OF-WAY.
- A THIRTY FOOT (30') WIDE GRANTY IRRIGATION EASEMENT IS HEREBY RESERVED ADJACENT TO PORTIONS OF THE EASTERN BOUNDARY AND INTERIOR BOUNDARY OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 AND 24 OF THIS PLAT. SAID EASEMENT IS FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF GRANTY IRRIGATION FACILITIES.
- A WARNING-WITH GRANTY IRRIGATION EASEMENT IS HEREBY RESERVED OVER PORTIONS OF LOTS 11, 12, 13, 14, 21, 22 AND 23 OF BLOCK 2 AND OVER THE ENTIRETY OF LOT 12, BLOCK 3. SAID EASEMENT IS FOR CONSTRUCTION AND MAINTENANCE OF GRANTY IRRIGATION FACILITIES.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4003 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPLICANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED OR UNCHANGED ZONING OR PLANNING ORDINANCE FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BECAME PROVIDED. THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEREVER A NUISANCE RESULTS FROM THE NEGLIGENCE OR RECKLESS OPERATION OF ANY AGRICULTURAL OPERATION OR APPLICANCE TO IT."
- ANY IRRIGATION EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF OPERATION AND MAINTENANCE OF THE CANYON CANAL. SAID EASEMENT VARIES IN WIDTH AND AFFECTS PORTIONS OF LOT 12 BLOCK 2, AS SHOWN ON SHEET 3 OF THIS PLAT.
- A TWENTY (20) FOOT DRAINAGE TEMPORARY TURNAROUND EASEMENT SHALL SAID EASEMENT WILL BE INCORPORATED AT THE TIME OF RESTORED CONTRIBUTION OF MALLOW STREET.
- A PERMANENT PUBLIC UTILITY, IRRIGATION, AND DRAINAGE EASEMENT IS HEREBY RESERVED OVER THE ENTIRETY OF LOT 5 BLOCK 4.
- STAIRWAYS SHALL BE IN ACCORDANCE WITH THE SETBACK BUILDING PERMITS.
- ANY REVISIONS OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE REVISIONS.
- THIS SUBDIVISION IS PROVIDED IRRIGATION SERVICES BY THE CANYON COUNTY WATER COMPANY, AND THE OWNER HAS COMPLIED WITH IDAHO CODE, SECTION 31-2003 AS IT APPLIES TO IRRIGATION WATER. THE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE GREENLINKS SUBDIVISION MEMBERS ASSOCIATION, WHO SHALL COLLECT ASSESSMENTS FOR THIS PURPOSE AS COORDINATED WITH THE DECLARATION OF CONTRIBUTING COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE SUBDIVISION.
- LOT 3 BLOCK 1, LOTS 4 AND 22 BLOCK 2, LOTS 7 AND 19 BLOCK 3, LOT 5 BLOCK 4, LOT 1 BLOCK 5, AND LOT 1 BLOCK 7 ARE NON-SALEABLE COMMON AREA LOTS WHICH WILL BE OWNED AND MAINTAINED BY THE GREENLINKS SUBDIVISION MEMBERS ASSOCIATION. FOR EACH OF THESE LOTS, THE DECLARATION OF CONTRIBUTING COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE SUBDIVISION.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEG.	CHORD END.
C1	20.00	100.00	36.00	16.00	20.00
C2	20.00	100.00	36.00	16.00	20.00
C3	20.00	100.00	36.00	16.00	20.00
C4	20.00	100.00	36.00	16.00	20.00
C5	20.00	100.00	36.00	16.00	20.00
C6	20.00	100.00	36.00	16.00	20.00
C7	20.00	100.00	36.00	16.00	20.00
C8	20.00	100.00	36.00	16.00	20.00
C9	20.00	100.00	36.00	16.00	20.00
C10	20.00	100.00	36.00	16.00	20.00
C11	20.00	100.00	36.00	16.00	20.00
C12	20.00	100.00	36.00	16.00	20.00
C13	20.00	100.00	36.00	16.00	20.00
C14	20.00	100.00	36.00	16.00	20.00
C15	20.00	100.00	36.00	16.00	20.00
C16	20.00	100.00	36.00	16.00	20.00
C17	20.00	100.00	36.00	16.00	20.00
C18	20.00	100.00	36.00	16.00	20.00
C19	20.00	100.00	36.00	16.00	20.00
C20	20.00	100.00	36.00	16.00	20.00
C21	20.00	100.00	36.00	16.00	20.00
C22	20.00	100.00	36.00	16.00	20.00
C23	20.00	100.00	36.00	16.00	20.00
C24	20.00	100.00	36.00	16.00	20.00
C25	20.00	100.00	36.00	16.00	20.00
C26	20.00	100.00	36.00	16.00	20.00
C27	20.00	100.00	36.00	16.00	20.00
C28	20.00	100.00	36.00	16.00	20.00
C29	20.00	100.00	36.00	16.00	20.00
C30	20.00	100.00	36.00	16.00	20.00
C31	20.00	100.00	36.00	16.00	20.00
C32	20.00	100.00	36.00	16.00	20.00
C33	20.00	100.00	36.00	16.00	20.00
C34	20.00	100.00	36.00	16.00	20.00
C35	20.00	100.00	36.00	16.00	20.00
C36	20.00	100.00	36.00	16.00	20.00
C37	20.00	100.00	36.00	16.00	20.00
C38	20.00	100.00	36.00	16.00	20.00
C39	20.00	100.00	36.00	16.00	20.00
C40	20.00	100.00	36.00	16.00	20.00
C41	20.00	100.00	36.00	16.00	20.00
C42	20.00	100.00	36.00	16.00	20.00
C43	20.00	100.00	36.00	16.00	20.00
C44	20.00	100.00	36.00	16.00	20.00
C45	20.00	100.00	36.00	16.00	20.00
C46	20.00	100.00	36.00	16.00	20.00
C47	20.00	100.00	36.00	16.00	20.00
C48	20.00	100.00	36.00	16.00	20.00
C49	20.00	100.00	36.00	16.00	20.00
C50	20.00	100.00	36.00	16.00	20.00
C51	20.00	100.00	36.00	16.00	20.00
C52	20.00	100.00	36.00	16.00	20.00
C53	20.00	100.00	36.00	16.00	20.00
C54	20.00	100.00	36.00	16.00	20.00
C55	20.00	100.00	36.00	16.00	20.00
C56	20.00	100.00	36.00	16.00	20.00
C57	20.00	100.00	36.00	16.00	20.00
C58	20.00	100.00	36.00	16.00	20.00
C59	20.00	100.00	36.00	16.00	20.00
C60	20.00	100.00	36.00	16.00	20.00
C61	20.00	100.00	36.00	16.00	20.00
C62	20.00	100.00	36.00	16.00	20.00
C63	20.00	100.00	36.00	16.00	20.00
C64	20.00	100.00	36.00	16.00	20.00
C65	20.00	100.00	36.00	16.00	20.00
C66	20.00	100.00	36.00	16.00	20.00
C67	20.00	100.00	36.00	16.00	20.00
C68	20.00	100.00	36.00	16.00	20.00
C69	20.00	100.00	36.00	16.00	20.00
C70	20.00	100.00	36.00	16.00	20.00

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEG.	CHORD END.
C1	20.00	100.00	36.00	16.00	20.00
C2	20.00	100.00	36.00	16.00	20.00
C3	20.00	100.00	36.00	16.00	20.00
C4	20.00	100.00	36.00	16.00	20.00
C5	20.00	100.00	36.00	16.00	20.00
C6	20.00	100.00	36.00	16.00	20.00
C7	20.00	100.00	36.00	16.00	20.00
C8	20.00	100.00	36.00	16.00	20.00
C9	20.00	100.00	36.00	16.00	20.00
C10	20.00	100.00	36.00	16.00	20.00
C11	20.00	100.00	36.00	16.00	20.00
C12	20.00	100.00	36.00	16.00	20.00
C13	20.00	100.00	36.00	16.00	20.00
C14	20.00	100.00	36.00	16.00	20.00
C15	20.00	100.00	36.00	16.00	20.00
C16	20.00	100.00	36.00	16.00	20.00
C17	20.00	100.00	36.00	16.00	20.00
C18	20.00	100.00	36.00	16.00	20.00
C19	20.00	100.00	36.00	16.00	20.00
C20	20.00	100.00	36.00	16.00	20.00
C21	20.00	100.00	36.00	16.00	20.00
C22	20.00	100.00	36.00	16.00	20.00
C23	20.00	100.00	36.00	16.00	20.00
C24	20.00	100.00	36.00	16.00	20.00
C25	20.00	100.00	36.00	16.00	20.00
C26	20.00	100.00	36.00	16.00	20.00
C27	20.00	100.00	36.00	16.00	20.00
C28	20.00	100.00	36.00	16.00	20.00
C29	20.00	100.00	36.00	16.00	20.00
C30	20.00	100.00	36.00	16.00	20.00
C31	20.00	100.00	36.00	16.00	20.00
C32	20.00	100.00	36.00	16.00	20.00
C33	20.00	100.00	36.00	16.00	20.00
C34	20.00	100.00	36.00	16.00	20.00
C35	20.00	100.00	36.00	16.00	20.00
C36	20.00	100.00	36.00	16.00	20.00
C37	20.00	100.00	36.00	16.00	20.00
C38	20.00	100.00	36.00	16.00	20.00
C39	20.00	100.00	36.00	16.00	20.00
C40	20.00	100.00	36.00	16.00	20.00
C41	20.00	100.00	36.00	16.00	20.00
C42	20.00	100.00	36.00	16.00	20.00
C43	20.00	100.00	36.00	16.00	20.00
C44	20.00	100.00	36.00	16.00	20.00
C45	20.00	100.00	36.00	16.00	20.00
C46	20.00	100.00	36.00	16.00	20.00
C47	20.00	100.00	36.00	16.00	20.00
C48	20.00	100.00	36.00	16.00	20.00
C49	20.00	100.00	36.00	16.00	20.00
C50	20.00	100.00	36.00	16.00	20.00
C51	20.00	100.00	36.00	16.00	20.00
C52	20.00	100.00	36.00	16.00	20.00
C53	20.00	100.00	36.00	16.00	20.00
C54	20.00	100.00	36.00	16.00	20.00
C55	20.00	100.00	36.00	16.00	20.00
C56	20.00	100.00	36.00	16.00	20.00
C57	20.00	100.00	36.00	16.00	20.00
C58	20.00	100.00	36.00	16.00	20.00
C59	20.00	100.00	36.00	16.00	20.00
C60	20.00	100.00	36.00	16.00	20.00
C61	20.00	100.00	36.00	16.00	20.00
C62	20.00	100.00	36.00	16.00	20.00
C63	20.00	100.00	36.00	16.00	20.00
C64	20.00	100.00	36.00	16.00	20.00
C65	20.00	100.00	36.00	16.00	20.00
C66	20.00	100.00	36.00	16.00	20.00
C67	20.00	100.00	36.00	16.00	20.00
C68	20.00	100.00	36.00	16.00	20.00
C69	20.00	100.00	36.00	16.00	20.00
C70	20.00	100.00	36.00	16.00	20.00

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEG.	CHORD END.
C1	20.00	100.00	36.00	16.00	20.00
C2	20.00	100.00	36.00	16.00	20.00
C3	20.00	100.00	36.00	16.00	20.00
C4	20.00	100.00	36.00	16.00	20.00
C5	20.00	100.00	36.00	16.00	20.00
C6	20.00	100.00	36.00	16.00	20.00
C7	20.00	100.00	36.00	16.00	20.00
C8	20.00	100.00	36.00	16.00	20.00
C9	20.00	100.00	36.00	16.00	20.00
C10	20.00	100.00	36.00	16.00	20.00
C11	20.00	100.00	36.00	16.00	20.00
C12	20.00	100.00	36.00	16.00	20.00
C13	20.00	100.00	36.00	16.00	20.00
C14	20.00	100.00	36.00	16.00	20.00
C15	20.00	100.00	36.00	16.00	20.00
C16	20.00	100.00	36.00	16.00	20.00
C17	20.00	100.00	36.00	16.00	20.00
C18	20.00	100.00	36.00	16.00	20.00
C19	20.00	100.00	36.00	16.00	20.00
C20	20.00	100.00	36.00	16.00	20.00
C21	20.00	100.00	36.00	16.00	20.00
C22	20.00	100.00	36.00	16.00	20.00
C23	20.00	100.00	36.00	16.00	20.00
C24	20.00	100.00	36.00	16.00	20.00
C25	20.00	100.00	36.00	16.00	20.00
C26	20.00	100.00	36.00	16.00	20.00
C27	20.00	100.00	36.00	16.00	20.00
C28	20.00	100.00	36.00	16.0	

Not Showing
GREENLINKS SUBDIVISION

Situated in the Northwest 1/4 of the Northwest 1/4 of Section 8,
 Township 4 North, Range 2 West, B1M, City of Middleton, Canyon County, Idaho
 2007

Consent of Owner
 KNOW ALL MEN/WOMEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE
 REAL PROPERTY HEREINAFTER DESCRIBED:

A TRACT OF LAND SITUATED IN THE NORTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER
 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF MIDDLETON, CANYON
 COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH STEEL PIN MARKING THE NORTHWEST CORNER OF SAID SECTION
 8, THENCE FOLLOWING THE NORTHERLY LINE OF SAID SECTION 8, SOUTH 89°10'10" EAST A
 DISTANCE OF 207.72 FEET, THENCE 3-INCH IRON CAP MARKING THE NORTH ONE QUARTER
 CORNER OF SAID SECTION 8 AND THE POINT OF BEGINNING.

THENCE FOLLOWING SAID NORTHERLY LINE, SOUTH 89°29'30" EAST A DISTANCE OF 615.00 FEET
 TO A POINT BEING WITNESSED BY A 5/8-INCH STEEL PIN WHICH BEARS

SOUTH 07°40'00" WEST A DISTANCE OF 30.00 FEET;
 THENCE LEAVING SAID NORTHERLY LINE, SOUTH 07°40'00" WEST A DISTANCE OF 1280.16 FEET
 TO A 5/8-INCH STEEL PIN ON THE NORTHERLY FRONT-OF-WAY OF STATE HIGHWAY 44;

THENCE FOLLOWING SAID NORTHERLY FRONT-OF-WAY, NORTH 89°40'30" WEST A DISTANCE OF
 823.00 FEET TO A 5/8-INCH STEEL PIN;
 THENCE LEAVING SAID NORTHERLY FRONT-OF-WAY, NORTH 01°07'30" EAST A DISTANCE OF
 1281.31 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 18.20 ACRES, MORE OR LESS, SUBJECT TO ALL
 EXISTING EASEMENTS AND RIGHTS-OF-WAY.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT AND TO
 WITH THE PUBLIC THE PUBLIC STREETS AS SHOWN IN THIS PLAT. THE EASEMENTS SHOWN
 ON THIS PLAT ARE NOT DEEDS TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE
 HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS
 PLAT. NO PERMANENT STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED
 PUBLIC USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED
 OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC USE
 FOREVER ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS SHOWN ON THIS PLAT WILL
 RECEIVE WATER FROM THE CITY OF MIDDLETON WATER SYSTEM AND THE CITY OF MIDDLETON HAS
 AGREED IN WRITING TO SERVE ALL OF THE LOTS WITHIN THIS SUBDIVISION.

[Signature]
 BRUCE PALMERMAN
 CORYTHAM COMMUNITIES, INC.
 SECRETARY/TREASURER

[Signature]
 GARRETT BELLEFLORE
 LEO VENTURES, LLC
 CO-MANAGING MEMBER

Acknowledgment

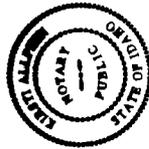
STATE OF Idaho

COUNTY OF Ada
 ON THIS 19 DAY OF October, 2007, BEFORE ME, THE UNDERSIGNED, A
 NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BRUCE PALMERMAN known or
 identified to me to be the SECRETARY/TREASURER OF CORYTHAM COMMUNITIES, INC. AND
 ACKNOWLEDGED TO ME THAT SUCH COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND AFFIXED BY OFFICIAL SEAL THE DAY
 AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

[Signature]
 NOTARY PUBLIC FOR STATE OF Idaho

RESIDING AT Nampa
 MY COMMISSION EXPIRES 6-15-10



Acknowledgment

STATE OF Idaho

COUNTY OF Ada
 ON THIS 19 DAY OF October, 2007, BEFORE ME, THE UNDERSIGNED, A
 NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GARRETT BELLEFLORE known or
 identified to me to be the CO-MANAGING MEMBER OF LEO VENTURES, LLC AND ACKNOWLEDGED TO
 ME THAT SUCH COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND AFFIXED BY OFFICIAL SEAL THE DAY
 AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

[Signature]
 NOTARY PUBLIC FOR STATE OF Idaho

RESIDING AT Nampa
 MY COMMISSION EXPIRES 6-15-10



Garrett Belleflore
 10-19-06

Owner/Developer
 Corytham Communities, Inc.
 391 West State Street, Suite E
 Eagle, Idaho 83842
 (208) 939-8070

LEO Ventures, LLC
 35 Greenhorn Road
 Halley, Idaho 83333
 (208) 786-4600



Final Streets
GREENLINKS SUBDIVISION
 Situated in the Northwest 1/4 of the Northeast 1/4 of Section 6,
 Township 4 North, Range 2 West, BLM, City of Middleton, Canyon County, Idaho
 2007

Certificate of Surveyor
 I, DENNIS LINES, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF GREENLINKS SUBDIVISION AS DESCRIBED IN THE CERTIFICATE OF OWNERS WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT ACCURATELY REPRESENTS THE POINTS THEREON AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



10-19-06

Approval of Middleton City Engineer

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

Michael W. Davis
 CITY OF MIDDLETON ENGINEER
 Michael W. Davis PE #8923

Certificate of the County Treasurer

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, HAVE RECEIVED FROM THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, THE PROCEEDS OF THE SALE OF THE PROPERTY DESCRIBED IN THE CERTIFICATE OF OWNERS AND HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

June 14, 2007
 DATE

Robert L. Boyd
 by *R. Boyd*
 County Treasurer

Certificate of Canyon County Surveyor

I, THE UNDERSIGNED, COUNTY SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT OF GREENLINKS SUBDIVISION, AND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

David R. Kinison
 CANYON COUNTY SURVEYOR
 David R. Kinison PE/LS1257

Approval of the City of Middleton City Council

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 11th DAY OF June, 2007, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Cheryl Smith
 CITY OF MIDDLETON CLERK

Approval of Southeast District Health Department
 SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 9A, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A QUALIFIED LICENSED PROFESSIONAL ENGINEER (LPE) REPRESENTING THE CITY OF MIDDLETON AND THE LPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS OR SEWER EXTENSIONS. AT THE TIME OF THIS APPROVAL, NO DRAINING WATER EXTENSIONS OR SEWER EXTENSIONS ARE BEING CONSTRUCTED OR WILL BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF SEWERAGE WATER EXTENSIONS OR SEWERAGE TREATMENT FACILITIES HAVE SINCE BEEN CONSTRUCTED, OR IF THE DEVELOPER IS IMMEDIATELY CONSTRUCTING THESE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 9A-1308, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHEDDING REQUIRING DRAINING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

11/01/06
 DATE

Robert L. Boyd
 DISTRICT HEALTH DEPARTMENT, IDHS

Approval of City Planning and Zoning Commission

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MIDDLETON, IDAHO ON THE 12th DAY OF April, 2007.

Vicki Johnson
 CHAIRMAN
 MIDDLETON PLANNING AND ZONING COMMISSION

Certificate of County Recorder

STATE OF IDAHO)
 CANYON COUNTY)

INSTRUMENT NUMBER _____
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED AT THE REQUEST OF _____ AT _____ O'CLOCK _____ DAY OF _____ A.D. 2007, IN MY OFFICE AND WAS DULY RECORDED IN BOOK _____ OF PLATS AT PAGES _____ THROUGH _____.

SECRETARY
 MIDDLETON PLANNING AND ZONING COMMISSION

DEPUTY
 COUNTY RECORDER

Owner/Developer
 Cerinthian Communities, Inc.
 391 West State Street, Suite E
 Eagle, Idaho 83642
 (208) 839-9070
LOD Ventures, LLC
 35 Greenham Road
 Holley, Idaho 83333
 (208) 786-4600



SAWTOOTH LAKE SUBDIVISION NO. 1

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HEREINAFTER DESCRIBED.

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 7, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION BEARS S.00°39'10"W., 2840.02 FEET; THENCE, ALONG THE EAST BOUNDARY OF SAID SECTION, S.00°39'10"W., 56.55 FEET; THENCE, LEAVING SAID EAST BOUNDARY, N.89°20'50"W., 306.16 FEET TO THE POINT OF BEGINNING; THENCE,

- 1) S.00°38'26"W., 53.72 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
- 2) SOUTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 34.83 FEET, THROUGH A CENTRAL ANGLE OF 26°36'30" AND A LONG CHORD WHICH BEARS S.12°39'49"E., 34.52 FEET; THENCE, TANGENT FROM SAID CURVE,
- 3) S.25°58'03"E., 49.36 FEET; THENCE,
- 4) S.70°58'04"E., 30.32 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAWTOOTH LAKE DRIVE; THENCE, ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES:
- 5) S.70°52'42"W., 19.16 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
- 6) SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 119.17 FEET, THROUGH A CENTRAL ANGLE OF 29°41'13" AND A LONG CHORD WHICH BEARS S.56°02'05"W., 117.84 FEET; THENCE, TANGENT FROM SAID CURVE,
- 7) S.41°11'29"W., 352.34 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
- 8) WESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 512.93 FEET, THROUGH A CENTRAL ANGLE OF 108°50'47" AND A LONG CHORD WHICH BEARS N.84°23'07"W., 439.20 FEET TO THE BEGINNING OF A REVERSE CURVE; THENCE,
- 9) NORTHWESTERLY ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, AN ARC LENGTH OF 327.41 FEET, THROUGH A CENTRAL ANGLE OF 35°23'41" AND A LONG CHORD WHICH BEARS N.47°39'34"W., 322.23 FEET; THENCE, TANGENT FROM SAID CURVE,
- 10) N.65°21'25"W., 57.55 FEET TO THE EAST BOUNDARY OF MIDDLETON LAKES SUBDIVISION NO. 2, RECORDS OF CANYON COUNTY, IDAHO; THENCE, ALONG SAID BOUNDARY,
- 11) N.01°18'57"E., 179.37 FEET; THENCE,
- 12) S.89°51'51"E., 106.87 FEET; THENCE,
- 13) N.00°38'26"E., 18.00 FEET; THENCE,
- 14) S.89°51'51"E., 907.04 FEET TO THE POINT OF BEGINNING.

CONTAINING: 9.408 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON. ALL LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM THE CITY OF MIDDLETON, IDAHO, AND SAID CITY OF MIDDLETON HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS 31 DAY OF October, 2018

SAWTOOTH LAKE COMMUNITY, LLC

By:  STEVE PEEL, MANAGER OF SAWTOOTH LAKE COMMUNITY, LLC

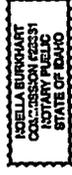
ACKNOWLEDGMENT
STATE OF IDAHO }
COUNTY OF CANYON } S.S.

ON THIS 31st DAY OF Oct., 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STEVE PEEL, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF SAWTOOTH LAKE COMMUNITY, LLC, A LIMITED LIABILITY COMPANY, WHO SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID COMPANY, AND THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME IN NAME.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES 1-11-22

Nicole Burkhardt
NOTARY PUBLIC FOR THE STATE OF IDAHO



CERTIFICATE OF SURVEYOR

I, ROB O'MALLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1801 THROUGH 55-1612.



Rob O'Malley
ROB O'MALLEY
IDAHO NO. 13765

SAWTOOTH LAKE SUBDIVISION NO. 1

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (OLPE) REPRESENTING THE CITY OF MIDDLETON AND THE OLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

Jim Whitcomb R.E.H.S.
 R.E.H.S. DISTRICT HEALTH DEPARTMENT

8/29/2018
 DATE

APPROVAL OF MIDDLETON CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY APPROVE THE FOREGOING PLAT.

Civil Dynamics, P.C.
 CITY ENGINEER OF MIDDLETON, IDAHO
 by: *Henry J. Woodcraft*

12/10/2018
 DATE

Bob O'Malley
 BOB O'MALLEY
 IDAHO NO. 13765



APPROVAL OF MIDDLETON CITY COUNCIL

I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 7 DAY OF November, 2018, THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED.

Dianne Jayla
 CITY CLERK - MIDDLETON, IDAHO
 Mayor

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

David E. Kinser
 CANYON COUNTY SURVEYOR
 DAVID E. KINSER FE1925 2657

10/9/18
 DATE

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Steve Ladd
 COUNTY TREASURER

11/11/18
 DATE



332 N. BROADMORE WAY
 NAAMPA, IDAHO 83887-5123
 PHONE: (208) 443-0300 FAX: (208) 488-0344

SAWTOOTH LAKE SUBDIVISION NO. 2

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HEREINAFTER DESCRIBED.

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 7, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION BEARS S.00°39'10"W., 2840.02 FEET; THENCE, ALONG THE EAST BOUNDARY OF SAID SECTION,

- A) S.00°39'10"W., 56.55 FEET; THENCE, LEAVING SAID EAST BOUNDARY,
 - B) N.89°20'50"W., 306.16 FEET TO THE NORTHEAST CORNER OF SAWTOOTH LAKES SUBDIVISION NO.1, RECORDED IN BOOK 47 OF PLATS, AT PAGE 50, RECORDS OF CANYON COUNTY, IDAHO AND THE POINT OF BEGINNING; THENCE, ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION,
 - 1) N.89°51'51"W., 907.04 FEET; THENCE,
 - 2) S.00°38'26"W., 18.00 FEET; THENCE,
 - 3) N.89°51'51"W., 106.87 FEET TO THE EAST BOUNDARY OF MIDDLETON LAKES SUBDIVISION NO.2, RECORDED IN BOOK 37 OF PLATS, AT PAGE 49, RECORDS OF CANYON COUNTY, IDAHO; THENCE, LEAVING SAID NORTH BOUNDARY, ALONG SAID EAST BOUNDARY, AND THE EAST BOUNDARY OF MIDDLETON LAKES SUBDIVISION NO.1, RECORDED IN BOOK 35 OF PLATS, AT PAGE 36, RECORDS OF CANYON COUNTY, IDAHO,
 - 4) N.01°18'57"E., 73.07 FEET TO THE CENTER-EAST ONE-SIXTEENTH CORNER OF SAID SECTION 7; THENCE, ALONG SAID EAST BOUNDARIES,
 - 5) N.00°39'21"E., 221.96 FEET; THENCE, LEAVING SAID EAST BOUNDARIES,
 - 6) S.89°51'51"E., 149.95 FEET; THENCE,
 - 7) S.00°38'26"W., 33.00 FEET; THENCE,
 - 8) S.89°51'51"E., 806.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
 - 9) SOUTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 31.58 FEET, THROUGH A CENTRAL ANGLE OF 24°07'35" AND A LONG CHORD WHICH BEARS S.11°29'22"E., 31.35 FEET; THENCE, TANGENT FROM SAID CURVE,
 - 10) S.00°38'26"W., 44.29 FEET; THENCE,
 - 11) S.89°21'34"E., 50.00 FEET; THENCE,
 - 12) S.00°38'26"W., 168.57 FEET TO THE POINT OF BEGINNING.
- CONTAINING: 5.745 ACRES.

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON. ALL LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM THE CITY OF MIDDLETON, IDAHO, AND SAID CITY OF MIDDLETON HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 19 DAY OF August, 2019.

By:  ANDREW BRAUSA, MANAGER, BROOKFIELD HOLDINGS (HAYDEN II), LLC.

ACKNOWLEDGMENT

STATE OF IDAHO } New York
 COUNTY OF CANYON } S.S.
New York

ON THIS 19 DAY OF August, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ANDREW BRAUSA, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF BROOKFIELD HOLDINGS (HAYDEN II), LLC., WHO EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES



ROBERT D. O'NEILL
 Notary Public for the State of Idaho
 Commission Expires 08/02/2025

NOTARY PUBLIC FOR THE STATE OF IDAHO
New York

CERTIFICATE OF SURVEYOR

I, ROB O'MALLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.




 ROB O'MALLEY
 IDAHO NO. 13765

SAWTOOTH LAKE SUBDIVISION NO. 2

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QPE) REPRESENTING THE CITY OF MIDDLETON AND THE QPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE. BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

[Signature]
 R.E.H.S. DISTRICT HEALTH DEPARTMENT
 21 AUG 2019
 DATE

APPROVAL OF MIDDLETON CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY APPROVE THE FOREGOING PLAT.

[Signature]
 CIVIL DYNAMICS PC
 CITY ENGINEER, MIDDLETON, IDAHO
 by: Amy Woodruff, PE 1010207
 10/7/2019
 DATE



[Signature]
 ROB O'MALLEY
 IDAHO NO. 13765

APPROVAL OF MIDDLETON CITY COUNCIL

I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 24TH DAY OF September, 2019, THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED.

[Signature]
 DAWN JANKA, Mayor and Acting City Clerk
 CITY CLERK - MIDDLETON, IDAHO

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

[Signature]
 CANYON COUNTY SURVEYOR
 DAVID R. KIMBER T81PLS 2659
 9/22/19
 DATE

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT (30) DAYS ONLY.

[Signature]
 COUNTY TREASURER
 11/4-19
 DATE



SAWTOOTH LAKE SUBDIVISION NO. 3

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HERENAFTER DESCRIBED.

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1 AND THE SE 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANTON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 7, FROM WHICH THE SOUTHEAST SECTION CORNER OF SAID SECTION BEARS S.00°39'10"W., 2840.02 FEET; THENCE, ALONG THE EAST BOUNDARY OF SAID SECTION,

A) S.00°39'10"W., 150.13 FEET; THENCE, LEAVING SAID EAST BOUNDARY,

B) N.89°20'50"W., 115.40 FEET TO THE WEST RIGHT-OF-WAY OF MIDDLETON ROAD AND THE POINT OF BEGINNING; THENCE,

1) S.70°52'42"W., 140.17 FEET TO THE EAST BOUNDARY OF SAWTOOTH LAKES SUBDIVISION NO.1, RECORDED IN BOOK 47 OF PLATS, AT PAGE 50, RECORDS OF CANYON COUNTY, IDAHO; THENCE, ALONG THE BOUNDARY OF SAID SUBDIVISION AND THE EAST AND NORTH BOUNDARY OF SAWTOOTH LAKES SUBDIVISION NO.2, RECORDED IN BOOK 49 OF PLATS, AT PAGE 11, RECORDS OF CANYON COUNTY, IDAHO, THE FOLLOWING COURSES:

- 2) N.70°58'04"W., 30.32 FEET; THENCE,
- 3) N.25°56'03"W., 49.36 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
- 4) NORTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 34.83 FEET, THROUGH A CENTRAL ANGLE OF 28°38'28" AND A LONG CHORD WHICH BEARS N.12°39'49"W., 34.52 FEET; THENCE, TANGENT FROM SAID CURVE;
- 5) N.00°38'28"E., 222.29 FEET; THENCE,
- 6) N.89°21'34"W., 50.00 FEET; THENCE,
- 7) N.00°38'28"E., 44.29 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
- 8) NORTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 31.38 FEET, THROUGH A CENTRAL ANGLE OF 24°07'35" AND A LONG CHORD WHICH BEARS N.11°25'22"W., 31.35 FEET; THENCE, NON-TANGENT FROM SAID CURVE;
- 9) N.89°51'51"W., 806.48 FEET; THENCE,
- 10) N.00°38'26"E., 33.00 FEET; THENCE,
- 11) N.89°51'51"W., 149.95 FEET TO THE WEST BOUNDARY OF SAID NE 1/4 OF THE SE 1/4; THENCE, LEAVING SAID SUBDIVISION BOUNDARY, ALONG SAID WEST BOUNDARY,
- 12) N.00°39'21"E., 213.39 FEET TO THE CENTERLINE OF THE WATKINS DITCH; THENCE, ALONG SAID CENTERLINE,
- 13) N.7°35'28"E., 981.76 FEET TO SAID WEST RIGHT-OF-WAY OF MIDDLETON ROAD; THENCE, ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES:
- 14) S.54°23'32"E., 198.70 FEET; THENCE,
- 15) S.52°25'14"E., 196.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
- 16) SOUTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 919.22 FEET, AN ARC LENGTH OF 301.56 FEET, THROUGH A CENTRAL ANGLE OF 18°47'47" AND A LONG CHORD WHICH BEARS S.38°58'09"E., 300.21 FEET; THENCE, NON-TANGENT FROM SAID CURVE;
- 17) S.25°03'44"E., 247.72 FEET; THENCE,
- 18) S.17°41'47"E., 68.89 FEET TO THE POINT OF BEGINNING,

CONTAINING 7.837 ACRES.

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON. ALL LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM THE CITY OF MIDDLETON, IDAHO, AND SAID CITY OF MIDDLETON HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS 9th DAY OF April, 2020

By: [Signature]
ANDREW BRAUNSK, MANAGER, BROOKFIELD HOLDINGS (HAYDEN II), LLC.

ACKNOWLEDGMENT

STATE OF NEW YORK } S.S.
NEW YORK COUNTY }

ON THIS 9th DAY OF April, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ANDREW BRAUNSK, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF BROOKFIELD HOLDINGS (HAYDEN II), LLC, WHO EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC FOR THE STATE OF NEW YORK

BRIAN B BO
Notary Public State of New York
Qualified in New York County
Commission Expires 03/05/2025

CERTIFICATE OF SURVEYOR

I, ROB O'MALLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE §§-1601 THROUGH §§-1612.



T-O ENGINEERS
332 N. BROADMOORE WAY
MARIETTA, IDAHO 83407-5121
PHONE: (208) 445-8800
WWW.T-OENGINEERS.COM

SHEET NO. 2 OF 4

SAWTOOTH LAKE SUBDIVISION NO. 3

HEALTH CERTIFICATE

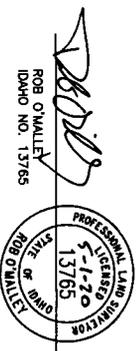
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QPE) REPRESENTING THE CITY OF MIDDLETON AND THE OLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

R.E.H.S. DISTRICT HEALTH DEPARTMENT

DATE 5-5-2020

APPROVAL OF MIDDLETON CITY ENGINEER
 I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY APPROVE THE FOREGOING PLAT.

Civil Dynamics PC
 CITY ENGINEER MIDDLETON, IDAHO
 by: Amy J Woodruff, PE. 1020710 DATE 07/16/2020



APPROVAL OF MIDDLETON CITY COUNCIL
 I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 15 DAY OF July, 2020, THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED.

Barbara Crofts
 CITY CLERK MIDDLETON, IDAHO

CERTIFICATE OF COUNTY SUREVYOR
 I, THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVENS.

CANYON COUNTY SUREVYOR
 DAVID T. KINZEL 761PUS 2659 DATE 5/18/20

CERTIFICATE OF THE COUNTY TREASURER
 I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Thacie S. Lloyd
 COUNTY TREASURER
 BY: Tara Leman DATE 3/24/20



SAWTOOTH LAKE SUBDIVISION NO. 3

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS 21 DAY OF July, 2022

By: [Signature]
WILLIAM DUFFEY, AUTHORIZED AGENT,
BELLA TERRA, LLC AN OREGON LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF KOOTENAI } S.S.

ON THIS 21ST DAY OF JULY, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WILLIAM DUFFEY, KNOWN OR IDENTIFIED TO ME TO BE AS AN AUTHORIZED AGENT, BELLA TERRA, LLC AN OREGON LIMITED LIABILITY COMPANY, WHO EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC FOR THE STATE OF IDAHO



[Signature]
ROB O'MALLEY
IDAHO NO. 13765

Attachment 3

Private Properties Which May Be Acquired by the Agency

1. The Agency has not identified any particular parcel for the construction of public improvements or for private redevelopment. Properties which may be subject to acquisition include parcels to:
 - a) assemble with adjacent parcels to facilitate development and/or redevelopment;
 - b) assemble with adjacent rights-of-way to improve configuration and enlarge parcels for development and/or redevelopment;
 - c) reconfigure sites for development and possible extension of streets or pathways;
 - d) assemble for the construction of certain public improvements, including but not limited to streets, streetscapes, water and sewer improvements, environmental and floodplain remediation/site preparation, public parking, community facilities, pedestrian/bike paths and trails, recreation access points, and other public facilities.
2. The Agency reserves the right to acquire any additional right-of-way or access routes near or around existing or planned rights-of-way.
3. The Agency reserves the right to acquire property needed to provide adequately sized sites for high priority projects for the development of public improvements (the exact location of which has not been determined).
4. Other parcels may be acquired for the purpose of facilitating catalyst or demonstration projects, constructing public parking, constructing new streets or pathways, enhancing public spaces, or to implement other elements of the urban renewal plan strategy and/or any master plan for the Project Area.

Attachment 4

**Map Depicting Expected Land Uses and Current Zoning Map
of the Project Area**



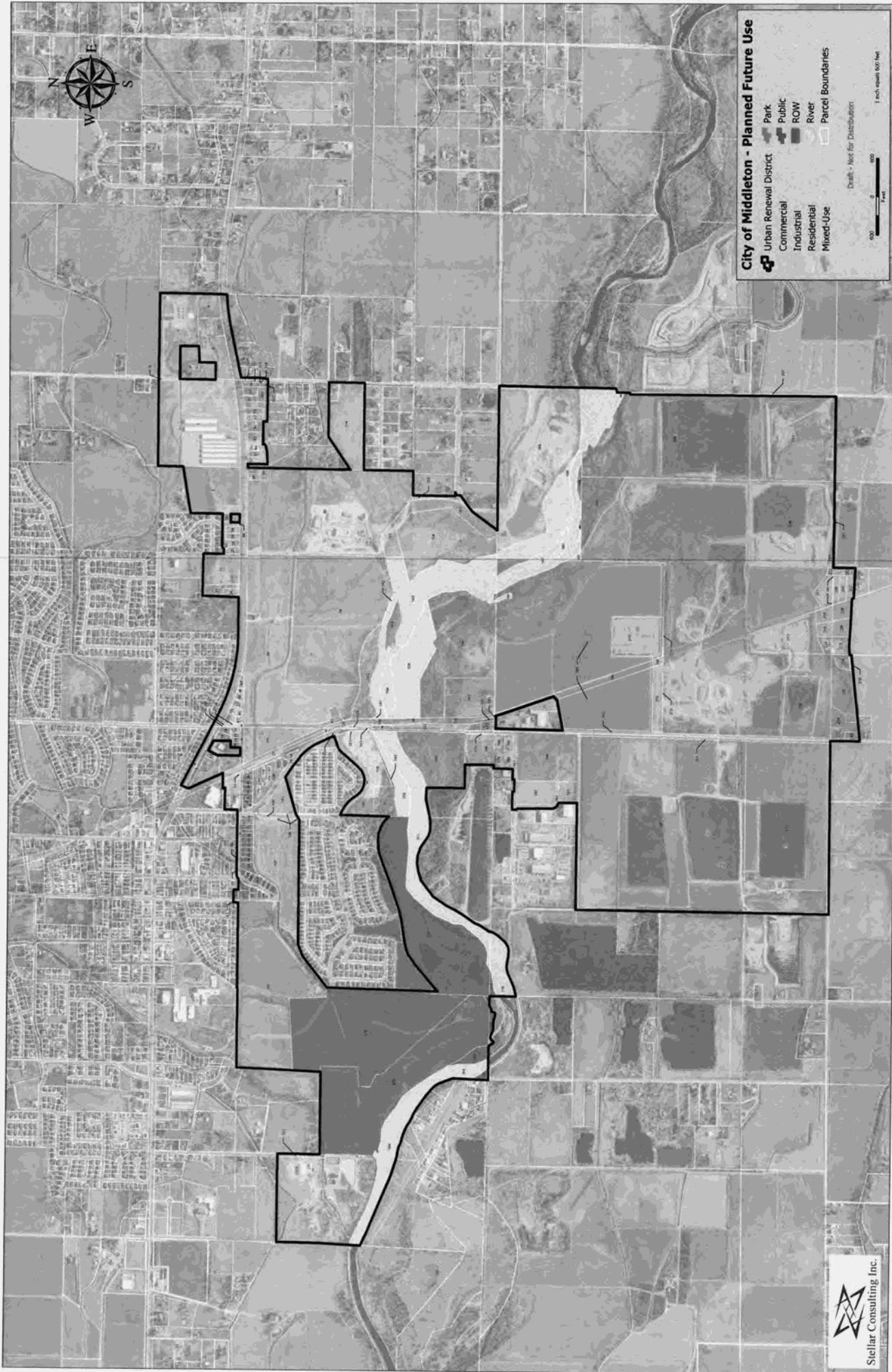
City of Middleton - Planned Future Use

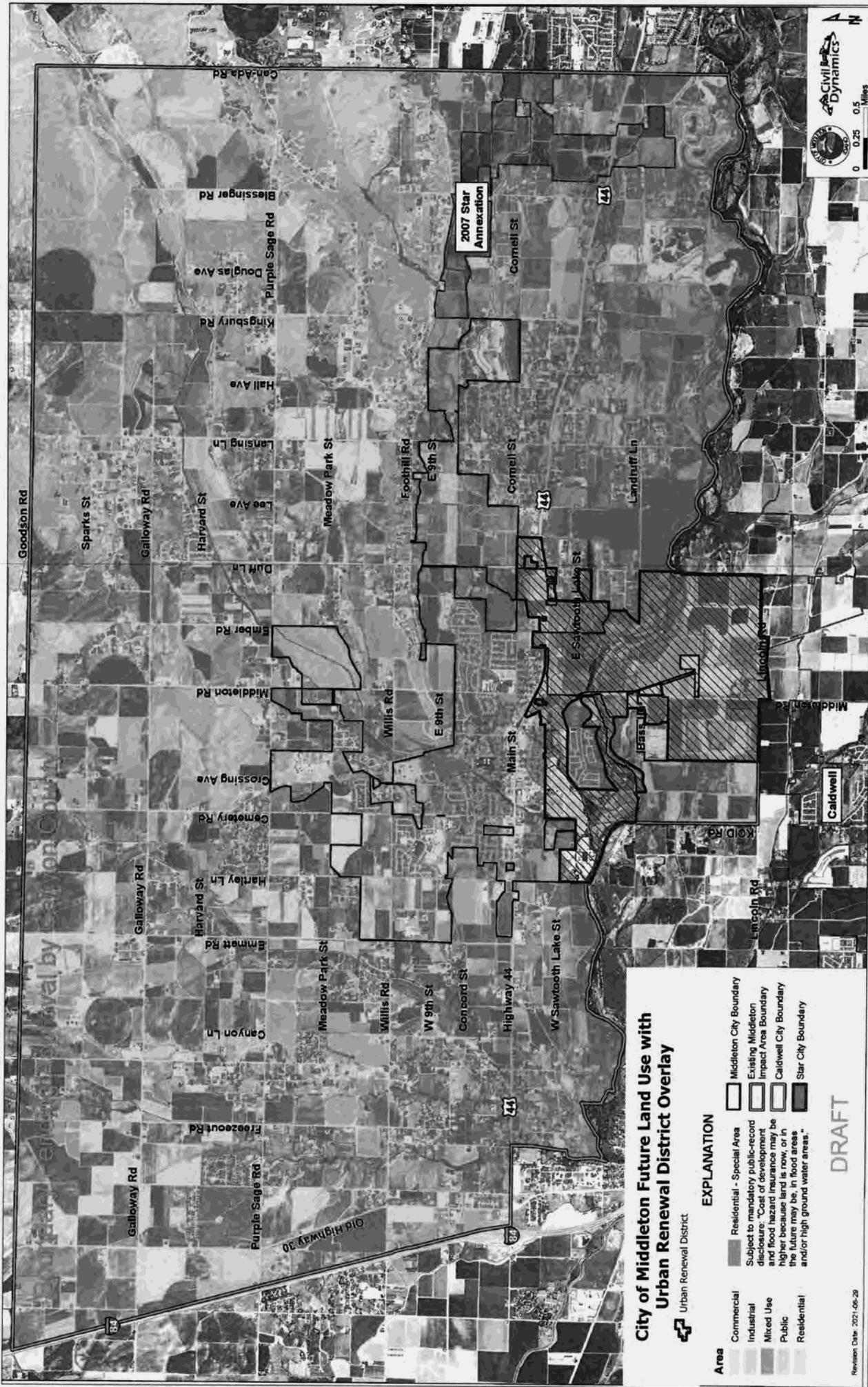
- Urban Renewal District
- Commercial
- Industrial
- Residential
- Mixed-Use
- Park
- Public
- ROW
- River
- Parcel Boundaries

Scale: 1 inch equals 600 feet

0 100 200 Feet

Date: Not for Distribution





City of Middleton Future Land Use with Urban Renewal District Overlay

Urban Renewal District

- Area**
- Commercial
 - Industrial
 - Mixed Use
 - Public
 - Residential
 - Residential - Special Area
 - Subject to mandatory public-record disclosure. "Cost of development and flood hazard insurance may be higher because land is now, or in the future may be, in flood areas and/or high ground water areas."

- EXPLANATION**
- Middleton City Boundary
 - Existing Middleton Impact Area Boundary
 - Caldwell City Boundary
 - Star City Boundary

DRAFT





City of Middleton Zoning with Urban Renewal District Overlay

Urban Renewal District

EXPLANATION	
Zoning	Parcel Boundaries
A-R	from Canyon County Assessor 2021-12-01
C-1	Middletion City Boundary
C-2	Middletion City Impact Area
C-3	Pending Approval By Canyon County
M-1	
M-2	
M-U	
R-1	
R-2	
R-3	
R-4	
R-4T	
M-F	

Attachment 5

Economic Feasibility Study

Middleton East District Urban Renewal Revenue Allocation Area Economic Feasibility Study

Prepared for the City of Middleton and The Urban Renewal
Agency of the City of Middleton, Idaho

By ElJay Waite

October 12, 2022

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3. Development Program Projections	8
4. Revenue Generation	10
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6. Bond Assumptions	12
7. Economic Feasibility	14
8. Alternative Sources of Funds	15
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Appendix I: Infrastructure Projects Summary	
Appendix II: MEURA Increment Revenues vs. Expenditures Summary	
Appendix III: Base Value Analysis	

October 1, 2022

Engagement Letter

Commissioners of The Urban Renewal Agency of the City of Middleton, Idaho

This Economic Feasibility Study (the "Report") contains estimates, assumptions, and forecasts specific to the establishment of the proposed Middleton East District Revenue Allocation Area (RAA). Information sources include meetings with Mayor Steve Rule and City Administrator Becky Crofts, market research, meetings with real estate professionals, utility company representatives, examination of county assessor records, meetings with Middleton Public Works staff and personal knowledge of the Treasure Valley's economic development environment. Information sources, estimates and assumptions are stated in the Report. Some assumptions inevitably will not materialize due to the occurrence of unanticipated events and circumstances during the term of the RAA. Therefore, actual results achieved during the period covered by this analysis will vary from projections described in this Report depending on market conditions, local laws and ordinances, inflationary or recessionary periods, and infrastructure availability.

The terms of this engagement are such that I have no obligation to revise the Report to reflect events or conditions which occur subsequent to the date of the Report. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates, and other market factors.

This Report does not ascertain legal and regulatory requirements applicable to implementing a RAA, including zoning, state and local government regulations, permits, and licenses. No effort will be made to determine the possible effect on this project on present or future federal, state, or local legislation including any environmental or ecological matters.

Tax increment projections are prepared under this engagement for the purpose of estimating the approximate level of increment revenue that could be generated by proposed projects within the proposed RAA boundary. These projections reflect current developer interest in the Middleton market, the process wherewith Middleton and Canyon County approve building permits, and those governments' willingness to approve the type of economic development projects contemplated in this Report. Projections provide estimates of the initial and final taxable values of the RAA to a level of assurance that the increment to be generated would be sufficient to cover high priority public infrastructure costs.

This Report and the preliminary projections prepared under this engagement are intended solely for your information and for the purpose of establishing the Urban Renewal Plan for the Middleton East District Urban Renewal Project (the "Plan") and the corresponding RAA. The Report and preliminary projections should not be viewed by private institutional lenders in support of potential debt obligations. These projections should not be relied upon by any other person, firm, or corporation, or for any other purposes. The Report, its contents, or any reference to me may not be included or quoted in any offering circular, registration statement, appraisal, sales brochure, prospectus, loan, or any other agreement or document intended for use in obtaining funds from individual investors, without prior written consent.

Sincerely,

ElJay Waite, Consultant
1910 E Homedale Rd., Caldwell, Idaho 83607 C: (208) 921-9611

1. Executive Summary

Urban Renewal Law Requirements

Idaho Code 50-2905 states that “the urban renewal agency of the municipality shall prepare and adopt a plan for each revenue allocation area and submit the plan and recommendation for approval thereof to the local governing body.” Among the plan requirements listed in Idaho Code 50-2905, the plan shall include an economic feasibility study. Idaho Code 50-2905 also articulates the economic feasibility study must be held to a standard of specificity. The following Middleton East District Urban Renewal Revenue Allocation Area Economic Feasibility Study (“Report”) provides specificity for Idaho Code 50-2905 requirements (1)-(9) for the proposed Urban Renewal Plan for the Middleton East District Urban Renewal Project (“Plan”).

ElJay Waite, retired finance director of the City of Caldwell and former Chairman of the Urban Renewal Agency for the City of Caldwell between 1998-2014 (“Consultant”), was retained by the City of Middleton, Idaho, to prepare an economic feasibility study pursuant to the Local Economic Development Act, Chapter 29, Title 50, Idaho Code (the “Act”) for the Urban Renewal Plan (“Plan”) for the Middleton East District Urban Renewal Project Area (“RAA” or “Project Area” or “District”).

Economic feasibility is an analysis of projected revenue streams that could be generated within the Project Area based upon probable increases in assessed valuation and associated incremental revenue, together with private and public partnership contributions, and the future costs required to make the necessary improvements supported by those revenues. Consultant evaluated projected revenues for the Project Area against projected costs associated with the Project Area planned improvements to confirm economic feasibility of the Plan. The planning process identified high priority public infrastructure projects that require funding to meet development requirements or to enhance Middleton’s essential services, and lower priority projects that may ultimately be funded if revenues exceed projections. While the feasibility findings refer to specific outlined funded project costs (including capital project costs, operations costs and other financing costs), currently identified unfunded capital projects could be paid if the Project Area over-performs, if additional funding sources are leveraged, if additional partners come forward, or if Agency project prioritization changes.

Findings of Feasibility

The incremental taxable values and resulting tax increment revenues over the 20-year term of the RAA (assessment years 2023-2042) are summarized in Section 7 Figure 7. Incremental property tax revenues are based on increases in taxable value resulting from development and/or redevelopment within the Project Area over the 20-year term. Adjustments were made to account for reductions in existing taxable value of existing improvements to accommodate redevelopment. For purposes of the Report, general inflationary increases in value were not considered in the revenue projection model. Total undiscounted incremental property tax revenues for the RAA projected over the 20-year plan period amount to a total of \$89.9 million. Project revenues are discounted for comparisons with project costs in Section 4 Figure 4b.

Public infrastructure project costs and funding method are presented in four five-year periods referred to as quarters summarized in Section 5 Figure 5. Based on the net increment revenue projections discounted to present value in the amount of \$50,077,883, it is anticipated the District will fund approximately \$45.1M of eligible project costs related to the Priority Class 1 and Priority Class 2 projects as identified in Appendix I. To the extent funding is available, it is anticipated remaining funds will be used to fund the eligible

improvements identified in Priority Class 2A. The consultant finds there is sufficient revenue to support funding those improvements identified in Priority Class 1 and Priority Class 2 rendering the Project feasible.

Infrastructure improvement projects and estimates of associated costs were provided by Middleton's Public Works Department. Project costs were estimated using unit cost estimates from an array of sources, including published reports, past construction data, input from subject matter experts, and engineering judgment. City administration assigned a priority classification to each improvement:

The Feasibility Study provides for a \$22.7 million revenue bond, shown in Figure 6, issued in the 2nd quarter (within Plan years 6 to 10) when revenue levels meet bond funding requirements. Bond proceeds are intended to fund high priority infrastructure projects. The bond for these improvements will be paid off prior to the expiration of the District. The Report assumes projected revenues and expenses will consume all cumulative revenues by 2043 when the RAA sunsets. However, any surplus after termination of the District would be submitted to Canyon County for distribution to taxing districts.

Other Considerations

Funding sources in addition to incremental property taxes may be available or be feasible for the Agency to use in financing anticipated project costs (funded and unfunded) within the District. Other revenues could include but are not limited to, private, federal, state or local government loans, grants, donations, and in-kind contributions. These funding sources may become available to assist in the financing of projects.

2. Introduction

The City of Middleton (the "City") identified approximately 1,842¹ acres for inclusion in the District located generally between State Highway 44 and the Boise River, with an additional portion of the area lying south of the Boise River on either side of Middleton Road. North of the Boise River, the District extended no further west than the South Hartley Lane alignment and no further east than one-quarter mile east from the Duff Lane alignment. The area extended north to the Cornell Street alignment in its northeast corner. South of the Boise River, the area extended south to Lincoln Road, extending to the west of Middleton Road to the South Hawthorne/Ward Lane alignment and east of Middleton Road to the Duff Lane alignment. In general², this acreage includes 213 acres of river and right of way parcels. The City owns 286 acres within the District, 260 acres are reserved for public areas, parks and pathways and 27 acres designated for commercial purposes. There are 1,370 acres within the RAA classified as commercial, industrial, residential, and multi-use based on City planning documents and is shown in Figure 1 on page 7. Developable parcels possess challenges that impede economic development including reclamation costs, high infrastructure costs, government regulations, and inadequate public utility infrastructure. Implementing a revenue allocation area provides the opportunity for the Agency to utilize revenue allocation funds, also known as tax increment financing (TIF) revenues, as a means of funding geographically targeted public improvements.

In addition to the District revenues, some but not all of the infrastructure projects to improve inadequate traffic corridors may be subject to reimbursement through the Traffic Impact Fee. Total reimbursement of eligible infrastructure projects will be limited to no more than the actual cost of the improvement.

¹ This acreage based on GIS may vary slightly from the final acreage determination in the surveyed legal description; however, this variation is minor and does not impact the overall economic analysis.

² Acreage references throughout are approximate as there could be slight variations to actual acreage due to final boundary line adjustments to avoid parcel splits. These variations are minor and do not impact the overall economic analysis.

As valley-wide population grows to nearly 1,000,000 by 2040, the improvement of significant traffic corridors in the area becomes critical. Contemplating improvements to SH44 within in the City is necessary to address growth in the traffic corridor required to minimize future congestion. As permitted by Idaho law, TIF can improve the ability of the District to assist in economic development projects to support desired commercial and industrial projects, make right-of-way and infrastructure improvements, and to support public space projects which benefit the broader community. Successfully executing the intent of urban renewal, creates a new tax base in an area that has not developed on its own and would take years longer to develop under normal market conditions. Neighboring CEURA, Caldwell's first Urban Renewal Area, will add \$1 billion of assessed value to tax rolls at sunset in December 2022. The Revenue Model (page 10) included in this feasibility study estimates the District will increase the assessed value tax base of the District to \$731 million at termination in 20 years.

This Report evaluates the existing status of the District, reviews a development scenario, and projects the resulting impact of that development scenario on the revenue generation capability of the District. In the process of satisfying the requirements set forth in the Act, Idaho Code 50-2905 requires an evaluation of the economic feasibility of a proposed District and the included economic feasibility findings which evaluation which shall be held to a standard of specificity. The consultant coordinated with Middleton Public Works Department and the City Administrator, and used property data obtained from the County Assessor to develop the assumptions made in this Report, including project development timelines and cost estimates for infrastructure improvements.

The following schedules and maps were developed and serve as key inputs into this Report:

Market Assessment | Industrial and commercial development projections over the 20-year term of District, are based on key economic indicators detailed in the Canyon County 2020 Comprehensive Annual Financial Report for the period 2013 – 2022. Additionally, consultant reviewed assessed values of similar industrial and commercial projects developed in Canyon County and Middleton within the last 5 years. Caldwell's Sky Ranch Business Park provided data from actual and historical assessed values in Canyon County. Finally, market demand for large shovel ready building sites in Canyon County exceeds supply leaving developers of large assessed value projects without suitable building sites. The District contains several sites that could become shovel ready.

Revenue Model | Consultant projections for the District's incremental property tax revenues utilized taxable assessed values from county assessor records for similar commercial, industrial and residential developments. Additionally, some developers provided budget projections used in determining the viability of their projects.

Street & Infrastructure Plan | Prioritized Street and utility infrastructure data prepared by Middleton public works staff expands upon the Market Assessment and Revenue Model to provide a road map for future development identifying high priority and probable public improvements.

Parcel Development Summary | A document prepared by Middleton administrative staff detailing anticipated taxable assessed value additions by development classification and year.

Feasibility Study | A study prepared by Consultant which reconciles the Market Assessment, Revenue Model, Street & Infrastructure Plan, and Parcel Development Summary to a standard of specificity. The Report identifies specific District increment revenues and project costs projected to be economically feasible. It also details projects that could be completed if development within the RAA exceeds expectations, additional funding sources are leveraged, additional partners come forward, or if Agency project prioritization changes.

The Revenue Allocation Area contains 235 parcels, encompassing 1,842 acres. Of these parcels, 40 are designated for private development encompassing 962 acres (excluding public right-of-way). The parcels are divided into 60 private developer projects and one (1) public project (Figure 3a page 9).

Current land uses within the District include agricultural, commercial, industrial, public, residential, parks, river and right of way. Owners of parcels within the RAA deemed to be an agricultural operation required consent to be included in the District per Idaho Code 50-2018(8), 50-2018(9) and 50-2903(8). City is responsible for obtaining these consents and reported all consents have been received.

The current (2022) taxable value of properties included in the District and the adjusted base value of the Agency’s existing RAA combined do not exceed 10% of the City’s total assessed taxable valuation. Calculations supporting this determination are provided in Appendix III Base Value Analysis. While there could be minor adjustments to the current assessed taxable value of the District based on the District boundary following the parcel lines of taxable parcels to avoid splitting parcels, the combined base values are well within the 10% value limitation (5.2%) and nearly \$64M in valuation capacity remains.

The District has a total of 235 parcels which had a cumulative taxable value of approximately \$64,383,386³. Classification of parcels by Property Class Code are shown in Figure 1.

Figure 1. Development Classification (Acres & Parcels)

Comp Plan Category	Acres	Proposed Development Acres	Total Parcels	Proposed Development Parcels
Commercial	221	86	71	5
Industrial	646	373	53	18
Multi-Use	10	0	34	0
Residential	493	493	15	17
Public Use & Parks	260	10	10	0.5
River ⁴	148	0	16	0
Right of Way	64	0	36	0
Totals	1842	962	235	40

Source: Canyon County Assessor
 1 Environmentally sensitive

Figure 2 shows the overlapping taxing districts with 2021 levy rates and 2022 base increment values within the District. The fiscal impact of the District is shown through the new development increases over the life of the District and the delay in a portion of the new construction value being placed on the new construction roll and available for budget capacity increases until deannexation or termination. Estimates of potential increment value from new development at termination is shown in Figures 8 and 8a in Section 7 of this Report.

Figure 2 **AFFECTED TAXING DISTRICTS**

³ May be a slight variation from the final taxable value due to timing of preparation of this Report and boundary line adjustments to avoid parcel splits. These variations are minor and do not impact the overall economic analysis or the 10% value limitation.

⁴ Environmentally sensitive category.

TAX DISTRICT	2021 LEVY	BASE INCREMENT VALUE 2022
112 PEST CONTROL	0.000034658	\$ 21,573,150
640 GREATER MIDDLETON REC	0.000345525	\$ 41,253,366
653 AMBULANCE DISTRICT	0.000135943	\$ 64,383,386
668 MOSQUITO ABATEMENT	0.000132407	\$ 64,383,386
678 CITY OF MIDDLETON	0.003397437	\$ 42,810,236
701 CANYON HWY #4 ⁵ IN MIDDLETON	0.000940393	\$ 42,810,236
699 CANYON HWY #4	0.000940393	\$ 21,573,150
710 CALDWELL RURAL FIRE	0.001330522	\$ 23,130,020
714 MIDDLETON FIRE	0.001080713	\$ 41,253,366
735 MIDDLETON CEMETERY	0.000035137	\$ 41,253,366
765 MIDDLETON SCHOOL DIST #134 ⁶	0.002248159	\$ 41,253,366
770 VALLIVUE SCHOOL DIST #139 ⁷	0.003290022	\$ 23,130,020
775 COLLEGE OF WESTERN IDAHO	0.000104843	\$ 64,383,386
780 FLOOD CONTROL DIST #10	0.000086605	\$ 60,438,486
998 CANYON COUNTY	0.002469842	\$ 64,383,386

Source: Canyon County Levy Rates

3. Development Program Projections

According to Idaho Code 50-2903(10) increment value “means the total value calculated by summing the differences between the current equalized value of each taxable property in the revenue allocation area and that property’s current base value on the base assessment roll, provided such difference is a positive value.” Base value on the “base assessment roll” means the equalized assessment rolls, for all classes of taxable property, on January 1 of the year in which the City Council passes an ordinance adopting the Plan containing a revenue allocation provision. Consultant used the 2022 values reported by Canyon County as the base values for properties in the District.

Incremental value is calculated annually by property (interpreted to be parcels) through the termination date, set 20 years from the effective date of the Plan (50-2903). During the life of the District, incremental value of real property value is determined through two mechanisms⁸:

1. Increase in taxable value resulting from development or redevelopment over the 20-year term;
2. and decreases in taxable value due to demolition of existing structures in the District.

Consultant utilized the combined knowledge, experience and input of Middleton’s City Engineer, the County Assessor, and County parcel data GIS publicly available through the County’s website to develop market assessment projections for new development and redevelopment over the 20-year term.

⁵ Following establishment of the District, the District will not receive revenue from the Judgment levy.

⁶ Following establishment of the District, the District will not receive revenues from the bond/supplemental/plant facilities levies.

⁷ Following establishment of the District, the District will not receive revenues from the bond/supplemental/plant facilities levies.

⁸ To be conservative the Report does not project increases in taxable value due to appreciation.

These values do not reflect the impact of market conditions on assessed values. Consultant used this information to estimate taxable assessed values per acre for developments of different sizes and classifications.

Figure 3 summarizes this Market Analysis Data by classification of development, parcels, acres, and assessed values of improvements (plant & equipment). The analysis provided projected taxable assessed values per acre for each classification.

Figure 3

MEURA - Similar Development Classifications
Market Analysis: Development Assessed Value Calculations

Classification	Number of Parcels Reviewed	Acres	Taxable Assessed Value Improvements	Taxable Assessed Value/Acre	Projected Taxable Assessed Value/Acre
Commercial	17	36.7	\$43,427,980	\$1,183,969	\$1,190,000
Industrial	8	80.1	\$106,416,120	\$1,328,541	\$1,350,000
Service	8	15	\$19,056,260	\$1,270,417	\$1,275,000
RV Park	1	21.9	\$2,888,740	\$131,906	\$132,000
Residential*	639	237.1	\$239,625,000	\$1,010,863	\$1,011,000

Source: Canyon County GIS Public Access Data Base - Middleton City Staff 9.15.2022

*Residential estimates provided by PUD developer.

Data from the County GIS public access database provides the most reliable source of parcel data from which to project taxable assessed value additions in the District. These parcels represent developments contemplated in the District. The parcel valuations for commercial and industrial facilities were compared to a published Market Analysis of the Caldwell based Sky Ranch Industrial Park completed in 2021 and found to be suitably correlated to confirm their use in this report. Given the proximity of Sky Ranch to the District, consultant believes similar developments will likely occur in the District and therefore these values adequately reflect the construction market in the area.

The resulting estimated new development in the District included in the Revenue Model in Section 4 includes projections for 60 private development sites, plus one (1) public development, which will be non revenue generating. There are fourteen (14) developments that are currently under discussion, which includes five (5) potential developments in the final stages of planning.

Figure 3a projects the number of industrial, commercial and residential projects completed by quarter.

Figure 3a - Projects Developed by Classification

	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
Industrial	1	4	3	0
Commercial	10	14	4	0
Residential & RV Park)	16	8	0	0
Public	0	1	0	0
Total:	27	27	7	0

Source: Consultant

The model assumes 43% of major projects will begin construction during the first 1st quarter. Followed by 43% in the 2nd quarter and 14% in the 3rd quarter.

Consultant analyzed similar major developments found in the Market Analysis to project taxable values and program assumptions. These inputs helped drive the incremental taxable value estimates and tax projections in the Revenue Model. Key assumptions include:

Taxable Value | Consultant generated taxable value assumptions on a per-acre basis from evaluations of the County GIS public access database along with 10 industrial / service developments in Sky Ranch Business Park.

Absorption of Taxable Value | Consultant assumed 100% of the projected taxable value will be absorbed and expended the year before the project delivers incremental revenues.

Taxable Value Growth Rate | Property values within the District are conservatively estimated to not inflate through the 20-year term.

Levy Rates | Consultant concluded that the projected 2022 levy rates reflected significant anomalies which merited further investigation and adjustment to accurately forecast incremental revenues. School levy rates have been eliminated, as well as other voter approved levies/bonds, and all other levy rates applicable to the District are included at their weighted values. The City’s levy is added to all properties as annexation is assumed before development occurs. The levy rate is assumed to be 0.008743363 through the life of District, which is significantly less than the projected 2022 levy rate. Consultant held the levy rate constant to provide consistency and comparability to the Report. Applying the levy rate to the incremental taxable value results in incremental property tax revenue generation.

Annual Operations | Consultant used a maximum of \$250k annually to fund District operations. Gross revenues less District operations costs are available to fund projects, infrastructure, reimbursement agreements and debt service on bonds.

4. Revenue Generation

Incremental revenue generation capability of the District over the 20-year term of the Plan is summarized in Figure 4. Taxable assessed values represent values added for improvements to buildings and equipment. Taxable values deducted for real property removed during project construction as described in the Revenue Model. Appreciation of existing real estate will not be used to generate revenues as an additional conservative measure.

Figure 4. Revenue Model - Incremental Revenues (2023 - 2042)

Tax Year	Base Value	Base Value Revenue	Taxable Value of Project Increases	Taxable Value Deductions of Improvements	Cumulative Taxable Assessed Value	Assumed Levy	Gross Incremental Revenue
2023	64,383,386	406,132					
2024	64,383,386	406,132	\$0	\$0	\$0	0.00874336	\$0
2025	64,383,386	406,132	\$0	\$0	\$0	0.00874336	\$0
2026	64,383,386	406,132	\$136,276,500	\$629,400	\$135,647,100	0.00874336	\$1,186,012
2027	64,383,386	406,132	\$107,137,800	\$0	\$242,784,900	0.00874336	\$2,122,757

2028	64,383,386	406,132	\$64,266,320	\$0	\$307,051,220	0.00874336	\$2,684,660
2029	64,383,386	406,132	\$53,179,700	\$0	\$360,230,920	0.00874336	\$3,149,630
2030	64,383,386	406,132	\$111,932,760	\$147,200	\$472,016,480	0.00874336	\$4,127,011
2031	64,383,386	406,132	\$58,418,800	\$0	\$530,435,280	0.00874336	\$4,637,788
2032	64,383,386	406,132	\$48,041,800	\$0	\$578,477,080	0.00874336	\$5,057,835
2033	64,383,386	406,132	\$22,460,000	\$0	\$600,937,080	0.00874336	\$5,254,211
2034	64,383,386	406,132	\$42,000,000	\$1,062,200	\$641,874,880	0.00874336	\$5,612,145
2035	64,383,386	406,132	\$3,117,000	\$0	\$644,991,880	0.00874336	\$5,639,398
2036	64,383,386	406,132	\$43,440,200	\$0	\$688,432,080	0.00874336	\$6,019,212
2037	64,383,386	406,132	\$2,577,600	\$0	\$691,009,680	0.00874336	\$6,041,748
2038	64,383,386	406,132	\$40,000,000	\$0	\$731,009,680	0.00874336	\$6,391,483
2039	64,383,386	406,132	\$0	\$0	\$731,009,680	0.00874336	\$6,391,483
2040	64,383,386	406,132	\$0	\$0	\$731,009,680	0.00874336	\$6,391,483
2041	64,383,386	406,132	\$0	\$0	\$731,009,680	0.00874336	\$6,391,483
2042	64,383,386	406,132	\$0	\$0	\$731,009,680	0.00874336	\$6,391,483
2043	64,383,386	406,132	\$0	\$0	\$731,009,680	0.00874336	\$6,391,483
			\$732,848,480	\$1,838,800	\$731,009,680		\$89,881,305

Assumptions:

- Assumes the Plan is approved on or before December 31, 2022, with a base value as of January 1, 2022 and the first development increment realized in 2026.
- Taxes are collected one year in arrears. i.e. Taxes assessed in calendar year 2025 are modeled to be collected in calendar year 2026.
- Assessor reappraisals are not included in taxable value increases.
- The District will receive collections from the 20th and last year of the District in calendar year 2043.
- Assumes 0.00874336 combined levy rate is constant through the life of the District.
- The anticipated new development is assumed to occur largely in the first 10-years.
- In total, the District is anticipated to generate approximately \$89.9 million in incremental revenue which corresponds to \$52.7 million when discounted by 4% over the 20-year life of the District. Maximum annual increment revenue of \$6,391,483 occurs in the year 2038. Revenues by quarter are summarized in Figure 4a.

Figure 4a. Gross Incremental Revenues

	Undiscounted	Discounted
First Quarter	\$5,993,429	\$4,880,285
Second Quarter	\$22,226,475	\$15,497,402
Third Quarter	\$29,703,986	\$17,135,384
Fourth Quarter	\$31,957,415	\$15,191,688
Total	\$89,881,305	\$52,704,759

Assumed discount rate: 4%

Source: Consultant

Figure 4b details projected undiscounted and discounted revenues by quarter available for projects and infrastructure.

Figure 4b. Net Incremental Revenues (Less Operating Costs)

	Undiscounted	Discounted
First Quarter	\$5,468,429	\$4,450,164
Second Quarter	\$20,976,475	\$14,617,817

Third Quarter	\$28,453,986	\$16,412,429
Fourth Quarter	\$30,707,415	\$14,597,472
Total	\$85,606,305	\$50,077,883

Assumed discount rate: 4%
Source: Consultant

The discounted revenue of \$50,077,883 is sufficient to fund 100% of Priority Class 1 & 2 projects and a portion of Priority 2a projects.

Additionally, to the extent the Project Area over-performs, if additional funding sources are leveraged, if additional partners come forward, or if Agency project prioritization changes, the Agency may be able to fund projects in priority classifications 3-5.

5. MEURA Project Costs

Idaho Code 50-2905 requires a detailed list of estimated project costs the URA is likely to incur in the revenue allocation area. Idaho Code 50-2905 also requires improvements be provided with specificity, including the kind, number, and location of all proposed public works or improvements in addition to the estimated costs of each. Consultant relied on cost estimates provided by Middleton’s Public Works department to develop a Streets & Infrastructure Plan (SIP) for the District.

Infrastructure improvement projects and estimates of associated costs were provided by Middleton’s Public Works Department. Project costs were estimated using unit cost estimates from an array of sources, including published reports, past construction data, input from subject matter experts, and engineering judgment. Cost estimates generally included a multiplier for design (10%), construction managements (10%), permitting and legal (5%), city administration (5%), and a 25% contingency on the overall project cost. All project costs are estimated in present dollars.

Public Works projected the year of implementation for each improvement and prioritized them into a quarterly implementation plan for years 1 – 5, 6 – 10, 11 – 15, and 16 – 20. City Administration assigned a priority classification to each improvement. For purposes of economic feasibility, the analysis assesses the ability to fund Priority Class 1 and 2 projects. Based on projections there is anticipated to be sufficient revenue to fund a portion of Priority Class 2A projects as well.

Priority Class 1 entails the construction of approximately \$42.6M of improvements within the Middleton Road corridor between State Highway 44 (SH44) and Lincoln Road. Approximately \$11.675M of these improvements are estimated to be constructed through developer reimbursement agreements and reimbursed with transportation impact fees⁹. Additionally, \$5.6M of the Priority Class 1 costs are associated with right-of-way acquisition costs and are only anticipated to be funded by revenue allocation/tax increment proceeds if it is part of a District project. Right of way required to be dedicated to the City is not anticipated to be reimbursed by the District. It is estimated the District will fund

⁹ Analysis of other sources of funding included for purposes of economic feasibility analysis. This Report does not financially bind or obligate the City, Agency and/or any other public entity to any project or property acquisition; rather, for purposes of determining the economic feasibility of the Project certain projects and expenditures have been estimated and included in the analysis.

approximately \$25.3M in Priority Class 1 eligible project costs. Discounted revenues of \$50.1 million shown in Section 4 Figure 4b are sufficient to cover these project costs.

Priority Class 2 represents \$19.8M of priority infrastructure costs within the District including the installation of a 12" water line beneath the Boise River, equipment necessary to supply recycle water in the District, and utility extensions in existing rights-of-ways. It is estimated the District will fund (either directly or through reimbursement agreements) \$19.6M in Priority Class 2 eligible project costs.

Priority Class 2a identifies \$24.4M of public infrastructure projects and costs to support the creation of a regional destination park facility along the Boise River to attract people and commercial activity to the commercial corridor. A portion of the identified project costs in Priority Class 2a are anticipated to be funded by the District. Although a portion of the \$24.4M in project costs is outside of the initial revenue projections, it is likely that the reduction in project costs associated with the Priority Class 1 and 2 projects due to reimbursement of certain eligible costs and the acquisition of right-of-way through developer dedications will provide revenue to fund most, if not all, Class 2a Priority projects.

Improvements in Priority Class 3, 4, 5 represent a variety of potential public infrastructure improvements that are currently unfunded capital project costs that could be undertaken and completed if the Project Area over-performs, if additional funding sources are leveraged, if additional partners come forward, or if Agency project prioritization changes. These projects (and a portion of the projects identified in Priority Class 2A) are not considered for purposes of economic feasibility.

Priority Class 3 identifies additional public infrastructure projects and costs to support the creation of the park and related amenities, including roadway extensions, trails, pedestrian bridge over Mill Slough, and recycle water infrastructure. These improvements further include a public parking lot near the proposed Crane Creek Plaza, irrigation improvements and extensive improvements to support the River Walk Park Expansion, including but not limited to trails, community center, playground, equestrian hub, vendor facilities, a dock, pedestrian bridge, and beach access.

Priority Class 4 identifies costs related to the proposed Middleton Road bridge over the Boise River, Duff intersection signalization, continued recycle water expansion, utility improvements, property acquisition for rights-of-way, trail and pedestrian improvements and continued improvements to the River Walk Park expansion, including public parking and a dog park.

Priority Class 5 focuses on roadway and utility improvements, and improvements internal to developable parcels, including roadway, sewer and water infrastructure that may be advanced funded by property owners/developers and eligible for reimbursement from the District.

Public infrastructure project costs advanced funded by property owners/developers may be eligible for reimbursement from District revenue allocation proceeds. For purposes of this Report it is estimated a developer would be limited to reimbursement of 75% of the associated annual incremental revenues generated from the specific new development in an amount not to exceed the actual eligible project cost. It is possible the developer would not be fully reimbursed by the time the District terminates; however, for purposes of this Report, it is assumed the reimbursement agreements are fully repaid with increment revenues. Allowable tax exemptions and infrastructure reimbursements approved by other government bodies or agencies were considered project reimbursements in this Report. To the extent a project is granted an exemption pursuant to Idaho Code 63-602NN, it could impact the Agency's ability to fund an eligible project cost through reimbursement. Appendix II RAA Increment Revenues vs. Expenditures Summary shows reimbursement obligations for eligible projects and associated excess funding to the RAA.

According to these projections, developers could recapture allowable infrastructure costs based on increment received from taxable assessed values specific to their projects. Allowable tax exemptions and infrastructure reimbursements approved by other government bodies or agencies were considered project reimbursements in this study.

Appendix II Increment Revenues vs. Expenditures Summary shows reimbursement obligations for eligible projects and associated direct project funding by the District.

Figure 5 shows the method of funding by quarter. Developer reimbursed costs total \$8.1million, bonds \$29.6 million including interest payments of \$6.9 million and \$47.8 million for District projects completed with accumulated increment revenues.

Figure 5 Project Costs by Quarter

Quarter	Developer	Bonds	MEURA
1st Qtr.	\$1,719,120	\$1,958,658	\$1,790,651
2nd Qtr.	\$5,504,130	\$9,679,000	\$5,793,345
3rd Qtr.	\$897,000	\$10,000,000	\$17,556,986
4th Qtr.	\$0	\$8,000,000	\$22,707,415
Total	\$8,120,250	\$29,637,658	\$47,848,397

Source: Consultant

In order to confirm funding for District Project Costs, Consultant used the revenue projections described in Section 4 in addition to bond assumptions stated in Section 6. These two key inputs validate the Feasibility Study and show the funding methods to be realistic. The Revenue Model balances projected incremental property tax revenues against District Project Costs utilizing cash payments for some District projects and debt service payments for others. The Feasibility Model recommends annual incremental revenue payments for expenses in the first quarter followed by a bond issue and continued use of incremental revenue in subsequent quarters. Incremental revenue begins in 2026 and grows extensively through the second quarter.

6. Bond Assumptions

Bonds may be issued to fund project costs. Middleton Public Works staff provided consultant with a prioritized list of desired improvements (described in Section 5). These project costs were reconciled with revenue projections to define a financially feasible funding plan focused on funding the Priority Class 1 and 2 projects, and recognizing the ability to partially fund Priority Class 2A projects. Typically, bonds can be issued to pay for improvements if the amount of incremental revenue is deemed sufficient to fund the project directly or, if applicable, to service the required debt. In evaluating bond feasibility, Consultant included the following key assumptions in the Feasibility Study:

Interest Rate - The interest rate was assumed to be 3.5%. The rate is reflective of advertised AAA Municipal Bond Interest Rates.

Issuance Cost - Costs of issuance such as legal fees, municipal advisor fees, and other costs are assumed to be less than 1% of the principal amount and will be paid from District operating cash.

Interest Earnings - Cumulative interest revenue on bond proceeds during construction will be minimal. Interest earned is not included in revenue projections.

Annual Cost Escalation - District Project Costs are anticipated to escalate at 4% annually. All District Project Costs were inflated to the first year of each project, or the assumed bond issuance year.

Debt Service Structure - Consultant assumed increasing principal and declining interest payments for the bonds. Bond terms is anticipated to conclude prior to 2042 before the termination of the RAA.

Figure 6 includes a bond scenario that, if implemented, provides funding for multiple components at one time and caps inflation at the bond interest rate of 3.5%.

Figure 6 Projected Bond Issues

Revenue Bonds	Year	Amount	Interest	Total Cost
Proposed 2nd Qtr.	2029	\$ 22,700,000	\$ 6,937,658	\$ 29,637,658

Source: Consultant

7. Economic Feasibility

In the Revenue Model described in Figure 4 above, the 20 years of incremental revenue generated from anticipated development projects will provide sufficient revenue to retire all reimbursement agreements for regional public infrastructure totaling \$8.1 million. Additionally, the bond issue provides \$22.7 million for Priority Class 1, and 2, projects enabling future project development and completion of the Plan's priority objectives. While a lesser priority, there is anticipated to be funding for a portion of the projects identified in Priority Class 2A. The modest District operating budget consumes \$4.3 million of incremental revenues. The Revenue Model uses all increment revenues. Any accumulated fund balance would revert to local taxing bodies if realized at the expiration of the District in 2043. The scenario detailed in this Feasibility Study has the following key assumptions:

- Projected new commercial and industrial development will be aggressively recruited by City staff tasked with economic development. Current staff efforts make it likely the first major development will be completed and generating incremental revenue in 2026. The staff will continue recruiting to attract industrial users for projects scheduled in the fourth quarter.
- Sufficient development will occur during the 1st 5 years to fund a bond issue in the 2nd quarter.
- Development will be similar to other projects completed in Canyon County.

Appendix II (Revenue Model) reconciles revenues and expenses during the 20-year Plan life. It includes projected incremental revenues derived from a constant levy rate multiplied by taxable values less taxable improvements removed during construction, reimbursement agreement payments, bond repayments, and operating expenses for the District. These projections confirm there is sufficient revenue to meet all essential obligations in the RAA. The Economic Feasibility Study results in positive cumulative cash flow in every year.

Figure 7 summarizes incremental revenues reconciled to expenses during the 20-year term of District as detailed in Appendix II

Figure 7 Revenues vs. Expenses 20-year District Term

	Revenues	Expenses
Incremental Revenues	\$89,881,305	
Reimbursement Agreements		\$8,120,250

Bond Debt Service		\$29,637,658
District Operating		\$4,275,000
District Projects		\$47,848,397
	Total	\$89,881,305
		\$89,881,305

Source: Consultant

Figure 8 shows the fiscal impact of the District shown through the new development increases over the life of the District and the delay in a portion of the new construction value being placed on the new construction roll and available for budget capacity increases until deannexation or termination. This new value would not exist or would not necessarily be anticipated to occur so quickly without the urban renewal tool. Estimates of potential new development value at termination is shown in Figures 8 and 8a of this Report.

Figure 8. BASE ASSESSED VALUE 2022 COMPARED TO 2042

TAX DISTRICT	2022 TAXABLE ASSESSED BASE VALUE*	2042 TAXABLE ASSESSED INCREMENT VALUE**
112 PEST CONTROL	\$21,573,150	\$488,743,144
640 GREATER MIDDLETON REC	\$41,253,366	\$259,109,880
653 AMBULANCE DISTRICT	\$64,383,386	\$731,009,680
668 MOSQUITO ABATEMENT	\$64,383,386	\$731,009,680
678 CITY OF MIDDLETON	\$42,810,236	\$242,266,536
699 CANYON HWY #4	\$21,573,150	\$242,266,536
701 CANYON HWY #4 IN MIDDLETON	\$42,810,236	\$488,743,144
710 CALDWELL RURAL FIRE	\$23,130,020	\$471,899,800
714 MIDDLETON FIRE	\$41,253,366	\$259,109,880
735 MIDDLETON CEMETERY	\$41,253,366	\$259,109,880
765 MIDDLETON SCHOOL DIST #134	\$41,253,366	\$259,109,880
770 VALLIVUE SCHOOL DIST #139	\$23,130,020	\$471,899,800
775 COLLEGE OF WESTERN IDAHO	\$64,383,386	\$731,009,680
780 FLOOD CONTROL DIST #10	\$60,438,486	\$650,050,335
998 CANYON COUNTY	\$64,383,386	\$731,009,680

* County Assessor's Office.

** Revenue Model Figure 4.

Figure 8a estimates the impact of increased taxable assessed values on the tax codes within the District. Presenting assessed valuation by tax code clarifies the distribution of assessed value increases in Figure 8 and highlights tax codes most impacted by District developments.

Figure 8a TAX CODE ASSESSED VALUE IMPACT

TAX CODE	TAXABLE ASSESSED VALUE INCREASE 2042
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0040000	\$ 215,298,177
0040007	\$ 26,968,359
0540000	\$ 80,959,345
1100000	\$ 43,811,703
1130000	\$ 363,972,096
Source: Consultant	\$ 731,009,680

The positive economic impact to taxing districts will be significantly enhanced by achieving development objectives. Adding \$731.0 million to assessed valuations within the District provides opportunity for taxing districts at termination of the District to lower taxes, provide property tax relief, or provide additional essential services. The school district exemption allows school districts to benefit immediately as projects develop, culminating in taxable assessed value increases from \$41.3 million to \$259.1 million for Middleton and \$23.1 million to \$471.9 million for Vallivue. Consultant recognizes the Plan is aggressive but achievable considering current developer interest in Middleton, commercial and industrial markets in the Treasure Valley, and governments' willingness to support urban renewal objectives. Consultant concludes this Report confirms Middleton's anticipated development model is reasonable and achievable, built upon specific market assumptions and trends, and allows for economic development of taxable private commerce and industry over the life of the RAA. This Report is designed to serve as an attachment to the Plan, satisfying the requirement in Idaho Code 50-2905 that the Plan shall include an economic feasibility study with specificity.

8. Alternative Sources of Funds

Funds necessary to pay for redevelopment project costs and/or municipal obligations, which may be issued or incurred to pay for such costs, are to be derived principally from District tax increment revenues, developer advanced funding for necessary public infrastructure improvements and/or bond proceeds, which have as a repayment source tax increment revenue. To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the Agency may require the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers. The Agency may incur project costs that are paid from the funds of the Agency other than incremental taxes, and the Agency then may be reimbursed for such costs from incremental taxes. The tax increment revenue, which will be used to fund tax increment obligations and eligible project costs, shall be the incremental real property tax revenues. Incremental revenue is attributable to the increase of the current equalized taxable value of each taxable parcel of real property in the MEURA over and above the certified base taxable value of each such property. Without the use of such incremental revenues, MEURA development will be impeded by the lack of basic infrastructure and Middleton's limited financial means to address these deficiencies. Other sources of funds, which may be used to pay for development costs and associated obligations issued or incurred, include but are not limited to: land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the Agency from time to time may deem appropriate.

Group	Improvement Description	Project Description	Group Subtotal	Expenditure Value	Sub Agreement Amount	Year	Expenditures in Q1	Expenditures in Q2	Expenditures in Q3	Expenditures in Q4
Priority Class 1										
	Middleton Corridor North of Sawtooth Drive		\$ 10,743,185.00	\$ 1,564,062.00		2029		\$ 1,564,062.00		
	SH44 Intersection Signal			\$ 1,772,341.00		2028		\$ 1,772,341.00		
	ROW for SH44 Intersection Signal			\$ 3,380,000.00						
	Re-Alignment of Middleton Road from Sawtooth Dr. to SH44				\$ 1,600,000.00	2024	\$ 1,600,000.00			
	#2 Riverwalk				\$ 1,780,000.00	2026	\$ 1,780,000.00			
	URD Projects				\$ 2,514,782.00	2024	\$ 2,514,782.00			
	ROW acquisitions for Middleton Road Realignment north of Sawtooth Dr.			\$ 4,026,782.00						
	Dedicated (by Proj #2 Riverwalk)				\$ 1,512,000.00	2025	\$ 1,512,000.00			
	URD Projects				\$ 2,514,782.00	2024	\$ 2,514,782.00			
	Middleton Corridor South of Boise River Greenbelt		\$ 31,821,243.00	\$ 13,520,000.00						
	Widen Middleton Road from Boise River Greenbelt to Lincoln				\$ 710,000.00	2024	\$ 710,000.00			
	#10 Riverside RV				\$ 970,000.00	2030		\$ 970,000.00		
	#11 Mid Industrial Park (lot 194)				\$ 3,925,000.00	2024	\$ 3,925,000.00			
	#12 Quarry (Lot 200 and 212)				\$ 1,395,000.00	2024	\$ 1,395,000.00			
	#13 Galvin (Lot 184 & 185)				\$ 3,075,000.00	2034		\$ 3,075,000.00		
	#14 Pits				\$ 3,445,000.00	2038		\$ 3,445,000.00		
	URD Projects				\$ 463,101.45	2024	\$ 463,101.45			
	ROW acquisitions for Middleton Road from the Boise River Greenbelt to Lincoln			\$ 7,271,557.00				\$ 521,547.60		
	#10 Riverside RV				\$ 521,547.60	2030		\$ 521,547.60		
	#11 Mid Industrial Park (lot 194)					2024				
	#12 Quarry (Lot 200 and 212)				\$ 476,942.55	2024	\$ 476,942.55			
	#13 Galvin (Lot 184 & 185)				\$ 1,592,858.40	2034		\$ 1,592,858.40		
	#14 Pits				\$ 4,217,107.00	2038		\$ 4,217,107.00		
	URD Projects					2038			\$ 4,217,107.00	
	Lincoln Intersection			\$ 4,875,000.00					\$ 4,875,000.00	
	Middleton Corridor Intersection North of Lincoln Road			\$ 2,051,562.00					\$ 2,051,562.00	
	Middleton Corridor Intersection South of Bass Road			\$ 2,051,562.00					\$ 2,051,562.00	
	Bass Intersection Improvements			\$ 2,051,562.00					\$ 2,051,562.00	
			Total Priority Class 1 Cost	\$ 42,564,428.00	\$ 42,564,428.00		\$ 14,376,826.00	\$ 4,827,950.60	\$ 4,667,858.40	\$ 18,691,793.00
			Reimbursements (Likely to be funded through Mid-Star Traffic Impact Fees)	\$ 11,675,000.00	\$ 11,675,000.00		\$ 7,630,000.00	\$ 970,000.00	\$ 3,075,000.00	\$ -
			Anticipated ROW Dedications	\$ 5,569,232.00	\$ 5,569,232.00		\$ 3,454,826.00	\$ 521,547.60	\$ 1,592,858.40	\$ -
			Priority Class 1 URD Projects	\$ 25,320,196.00	\$ 25,320,196.00		\$ 3,292,000.00	\$ 3,336,403.00	\$ -	\$ 18,691,793.00

Improvement Description	Project Description	Group Subtotal	Expenditure Value	Sub Agreement Amount	Year	Expenditures in Q1	Expenditures in Q2	Expenditures in Q3	Expenditures in Q4
Priority Class 2									
Water Main Bore									
12" Domestic Water Line extending from Sawtooth Drive beneath the Boise River (Directionally Drilled)									
	#12 Quarry (Lot 200 and 212)	\$ 3,395,514.00	\$ 2,190,000	\$ 2,190,000.00	2025	\$ 2,190,000			
	ROW Acquisition for the 12" Domestic Water Line Bore #12 Quarry (Lot 200 and 212)		\$ 1,205,514	\$ 1,205,514.00	2025	\$ 1,205,514			
Utilities in Existing Rights of Way									
	Wiffen Lane Road Reconstruction and Widening	\$ 5,342,696	\$ 1,056,250		2026		\$ 1,056,250		
	8" Watermain extension in Wiffen Lane		\$ 323,596		2026		\$ 323,596		
	Gas Main Extension in Wiffen Lane		\$ 54,600		2026		\$ 54,600		
	Electrical Service Upgrade at Southern end of Wiffen Lane		\$ 75,000		2026		\$ 75,000		
	High Capacity Gas Main Extension in Middleton Road from the South		\$ 2,000,000		2024	\$ 2,000,000			
Sanitary Sewer Foremain in Middleton Road (Servicing properties west of Middleton Road)									
	#12 Quarry (Lot 200 and 212)		\$ 536,250.00	\$ 536,250.00	2024	\$ 536,250.00			
Sanitary Sewer Foremain in Middleton Road (Servicing properties east of Middleton Road)									
	#14 Pits		\$ 897,000.00	\$ 897,000.00	2024	\$ 897,000.00			
	Sanitary Sewer Lift Station Capacity Improvements #12 Quarry (Lot 200 and 212)		\$ 400,000.00	\$ 400,000.00	2024	\$ 400,000.00			
Recycled Water Utility									
	Filtration Equipment & Building	\$ 11,027,660	\$ 3,384,100		2028		\$ 3,384,100		
	Disinfection Equipment & Building		\$ 3,737,500		2028		\$ 3,737,500		
	Recycle Water Pump Station		\$ 2,363,600		2028		\$ 2,363,600		
	Recycle Water Conveyance Piping Installation to the Boise River Greenbelt		\$ 899,925		2028		\$ 899,925		
	Recycle Water Conveyance Piping crossing of Mill Slough		\$ 250,000		2028		\$ 250,000		
	Recycle Water Conveyance Piping Beneath the Boise River (Directionally Drilled)		\$ 392,535		2025		\$ 392,535		
Total Priority 2 Cost		\$ 19,765,870.00	\$ 19,765,870.00	\$ 19,765,870.00		\$ 7,228,764.00	\$ 12,537,106.00	\$ -	\$ -
Reimbursement Agreements			\$ 6,023,250	\$ 6,023,250		\$ 6,023,250	\$ -	\$ -	\$ -
Priority Class 2 URD Projects			\$ 13,742,620	\$ 13,742,620		\$ 1,205,514	\$ 12,537,106	\$ -	\$ -

Group	Improvement Description	Project Description	Group Subtotal	Expenditure Value	Sub Agreement Amount	Year	Expenditures in Q1	Expenditures in Q2	Expenditures in Q3	Expenditures in Q4
Priority Class 2A										
River Park - Phase I										
	Parking Lot along east side		\$ 24,418,827	\$ 2,547,155		2034			\$ 2,547,155	
	Trail along the east side of River Park			\$ 276,981		2034			\$ 276,981	
	Amphitheater Seating Area			\$ 348,699		2034			\$ 348,699	
	Restrooms			\$ 325,000		2034			\$ 325,000	
	Maintenance Sheds			\$ 121,875		2034			\$ 121,875	
	Lawn Installation (including clear, grub, grading, and soil amendment)			\$ 12,415,520		2034			\$ 12,415,520	
	Landscaping Irrigation System			\$ 6,207,760		2034			\$ 6,207,760	
	Trees and Park Vegetation			\$ 914,063		2034			\$ 914,063	
	Site Fencing			\$ 130,000		2034			\$ 130,000	
	Pond Aeration Equipment			\$ 812,500		2034			\$ 812,500	
	Wetland Mitigation (Northwestern area)			\$ 319,275		2032			\$ 319,275	
	Total Priority 2A Cost		\$ 24,418,827.25	\$ 24,418,827.25			\$ -	\$ -	\$ 24,418,827.25	\$ -
	Priority Class 2A URD Projects			\$ 24,418,827.25			\$ -	\$ -	\$ 24,418,827.25	\$ -

Group	Improvement Description	Project Description	Group Subtotal	Expenditure Value	Sub Agreement Amount	Year	Expenditures in Q1	Expenditures in Q2	Expenditures in Q3	Expenditures in Q4
Priority Class 3										
Central Park Area Infrastructure										
	Road Extension of S. Paradise to Sawtooth Drive.		\$ 10,051,455.00	\$ 1,478,750.00		2040			\$ 1,478,750.00	
	Reconstruct Hawthorne Road to Support Commerce to the Crane Creek Plaza			\$ 1,367,500.00		2040			\$ 1,367,500.00	
	Right of Way Acquisition in Hawthorne			\$ 1,365,000.00		2039			\$ 1,365,000.00	
	Trail Extension from River Park to Crane Creek			\$ 484,006.25		2040			\$ 484,006.25	
	Pedestrian Bridge over Mill Slough			\$ 250,000.00		2040			\$ 250,000.00	
	Recycle Water Extension to Crane Creek			\$ 1,849,916.25		2040			\$ 1,849,916.25	
	Recycle Water Crossing of Willow Creek			\$ 250,000.00		2040			\$ 250,000.00	
	Extend Recycle Water from Crane Creek to Jr High/ Piccadilly Park			\$ 528,450.00		2040			\$ 528,450.00	
	Road Extension along the River Park North Boundary			\$ 1,985,750.00		2040			\$ 1,985,750.00	
	Trail Extension from Crane Creek to New Middleton Road			\$ 492,082.50		2040			\$ 492,082.50	
	Crane Creek Plaza and Commercial Complex		\$ 1,915,585.00	\$ 1,365,585.00		2028		\$ 1,365,585.00		
	Parking Lot Near the Crane Creek Plaza			\$ 200,000.00		2028		\$ 200,000.00		
	Trail Features/ Amenities through Crane Creek Plaza			\$ 350,000.00		2028		\$ 350,000.00		
	Pump Station & Irrigation for Crane Creek Plaza Area		\$ 17,008,791.97	\$ 621,188.75		2038			\$ 621,188.75	
	River Walk Park Expansion			\$ 4,898,904.00		2038			\$ 4,898,904.00	
	Trail Loop Around Pond			\$ 100,000.00		2038			\$ 100,000.00	
	Purchase of ROW for the Park			\$ 4,875,000.00		2038			\$ 4,875,000.00	
	Park Entrance Feature within the Park Entrance Roundabout			\$ 243,750.00		2038			\$ 243,750.00	
	Community Center & Play Ground			\$ 325,000.00		2038			\$ 325,000.00	
	Equestrian Hub			\$ 121,875.00		2038			\$ 121,875.00	
	Vendor Facilities for Outdoor Markets			\$ 292,500.00		2038			\$ 292,500.00	
	Security Cameras in Park			\$ 365,625.00		2038			\$ 365,625.00	
	Dock in Pak Pond			\$ 406,250.00		2038			\$ 406,250.00	
	Pedestrian Bridge within Park Pond			\$ 203,125.00		2038			\$ 203,125.00	
	Swim Dock within Park Pond			\$ 300,625.00		2042			\$ 300,625.00	
	Board Walk within Park Pond			\$ 3,147,506.00		2038			\$ 3,147,506.00	
	Public Beach Access Area Along River			\$ 609,375.00		2042			\$ 609,375.00	
	Property Acquisition for Beach River Beach			\$ 498,068.22		2036			\$ 498,068.22	
	Tube Launch/Collection Points			\$ 28,975,831.97					\$ 28,975,831.97	
	Wetland Mitigation (North Eastern Area)			\$ 28,975,831.97					\$ 28,975,831.97	
	Total Priority 3 Cost		\$ 28,975,831.97	\$ 1,915,585.00				\$ 1,915,585.00	\$ 498,068.22	\$ 26,562,178.75
	Potential Priority Class 3 UND Projects			\$ 28,975,831.97				\$ 1,915,585.00	\$ 498,068.22	\$ 26,562,178.75

Group	Improvement Description	Project Description	Group Subtotal	Expenditure Value	Sub Agreement Amount	Year	Expenditures in Q1	Expenditures in Q2	Expenditures in Q3	Expenditures in Q4
Priority Class 4										
	Middleton Road Bridge Over the Boise River		\$ 30,907,500.00	\$ 25,350,000.00						
	Middleton Road Bridge Expansion Over Boise River			\$ 5,557,500.00						
	Middleton Road Bridge Over Side Channel of Boise River			\$ 2,274,028.50						
	Duff Intersection Signalization			\$ 1,564,062.50						
	ROW for Duff Intersection Signalization			\$ 709,966.00						
	Recycle Water Expansion		\$ 3,290,137.50							
	Recycle Water from Crane Creek to Old Middleton			\$ 342,225.00						
	Recycle Water from Existing Middleton Road to Grove Park and the Sawtooth Roundabout			\$ 299,325.00						
	Recycle Water Piping from Existing Middleton to Middleton Place Park			\$ 559,162.50						
	Recycle Water Distribution Piping South of the Boise River			\$ 2,089,425.00						
	Utility Improvements		\$ 950,000.00							
	Well #10 Improvements for Routine Operation			\$ 200,000.00						
	Donna Drain Modifications			\$ 750,000.00						
	Property Acquisition for Roadways in Central Commercial Area		\$ 3,178,890.00							
	ROW for Roads North of the Boise River			\$ 3,178,890.00						
	Shops Site Expansion		\$ 15,437,500.00							
	City Shops Expansion			\$ 15,437,500.00						
	Trail Network Expansion		\$ 5,016,396.25							
	Trail from New Middleton to Middleton Place Park			\$ 192,806.25						
	Pedestrian Crossing of SR44 at Middleton Place Park (Tunnel)			\$ 1,600,000.00						
	Trail Along the Realigned Middleton Road			\$ 126,262.50						
	Trail Along the Greenbelt North of the River			\$ 531,098.75						
	Ped Crossing Over Boise River			\$ 1,200,000.00						
	Trail along the greenbelt south of the River			\$ 550,095.00						
	Trail expansion from River park to Hartley Lane			\$ 566,133.75						
	Pedestrian Bridge Over Willow Creek towards Hartley Road			\$ 250,000.00						
	River Walk Park Expansion - Phase III		\$ 6,472,643.13							
	River Park Parking Lot - West Side			\$ 2,372,825.00						
	Sawtooth, Park Entrance Roundabout			\$ 3,250,000.00						
	Dog Park East of River Walk Park			\$ 849,818.13						
	Total Priority 4 Cost		\$ 67,527,095.38	\$ 67,527,095.38						
	Potential Priority Class 4 URD Projects			\$ 67,527,095.38						

Group	Improvement Description	Project Description	Group Subtotal	Expenditure Value	Sub Agreement Amount	Year	Expenditures in Q1	Expenditures in Q2	Expenditures in Q3	Expenditures in Q4
Priority Class 5										
Roadway Reconstructions										
	Reconstruction of S. Paradise Roadway between Hawthorne and Boise		\$ 1,563,250	\$ 549,250						
	Boise St Reconstruction (old Middleton to New Middleton)			\$ 1,014,000						
	Various Utility Extensions in Rights of Way									
	12" on SH44 Past Duff north to Waverly		\$ 18,620,335	\$ 402,480						
	Water Pressure Station Along Duff			\$ 81,250						
	Water Main Replacement on SR44			\$ 200,974						
	Additional Municipal Water Supply Well			\$ 1,787,500						
	Expansion of Fiber Optic Communication Utilities			\$ 250,000						
	Power Transformer Station Upsize for Industrial Facility			\$ 15,000,000						
	Recycle Water Transmission Pipe towards Hartley			\$ 648,131						
	Recycle Water Pipe Crossing of Willow Creek South of Hartly			\$ 250,000						
	Trail Improvements									
	Fencing and Aesthetic Improvement of the Green Belt Along SH44		\$ 207,490	\$ 207,480						
	Hawthorne Multi-Use Area Expansion									
	Public Parking Facility Near the Hawthorne Multi-Purpose Facility		\$ 1,133,145	\$ 1,133,145						
	Improvements Internal to Developable Parcels									
	Improvements Internal to Developable Parcels		\$ 210,801,823	\$ 1,133,145	\$ 210,801,823					
	#1 Channel Crossings - Internal Roadways			\$ 2,083,693						
	#1 Channel Crossings - Sewer Collections			\$ 952,088						
	#1 Channel Crossings - Water Distribution			\$ 829,374						
	#10 Riverside RV - Internal Roadway			\$ 2,291,742						
	#10 Riverside RV - Sewer Collections			\$ 1,047,150						
	#10 Riverside RV - Water Distribution			\$ 912,184						
	#11 Mid Industrial Park (lot 194) - Internal Roadway			\$ 1,640,388						
	#11 Mid Industrial Park (lot 194) - Sewer Collections			\$ 749,531						
	#11 Mid Industrial Park (lot 194) - Water Distribution			\$ 652,925						
	#12 Quarry (Lot 200 and 212) - Internal Roadways			\$ 8,467,323						
	#12 Quarry (Lot 200 and 212) - Lift Station			\$ 21,273,035						
	#12 Quarry (Lot 200 and 212) - Lift Station			\$ 9,720,141						
	#13 Gavin (Lot 184 & 185) - Internal Roadways			\$ 2,666,137						
	#13 Gavin (Lot 184 & 185) - Internal Roadways			\$ 22,502,126						
	#13 Gavin (Lot 184 & 185) - Water Distribution			\$ 8,956,539						
	#13 Gavin (Lot 184 & 185) Sewer Collections			\$ 10,281,741						
	#14 Pits - Internal Roadways			\$ 1,883,646						
	#14 Pits - Sewer Collections			\$ 182,813						
	#14 Pits - Sewer Lift Station			\$ 2,666,137						
	#14 Pits - Water Distribution			\$ 749,749						
	#2 Riverwalk - Internal Roadways			\$ 22,502,126						
	#2 Riverwalk - Internal Trails			\$ 725,725						
	#2 Riverwalk - Sewer Collections			\$ 10,281,741						
	#2 Riverwalk - Water Distribution			\$ 8,956,539						
	#3 River Point - Internal Roadways			\$ 8,203,542						

Group	Improvement Description	Project Description	Group Subtotal	Expenditure Value	Sub Agreement Amount	Year	Expenditures in Q1	Expenditures in Q2	Expenditures in Q3	Expenditures in Q4
		#3 River Point - Internal Roadways		\$ 14,180,956	\$ 14,180,956					
		#3 River Point - Internal Roadways		\$ 14,180,956	\$ 14,180,956					
		#3 River Point - Sewer Collections		\$ 3,748,388	\$ 3,748,388					
		#3 River Point - Sewer Collections		\$ 6,479,606	\$ 6,479,606					
		#3 River Point - Sewer Collections		\$ 6,479,606	\$ 6,479,606					
		#3 River Point - Water Distribution		\$ 3,265,262	\$ 3,265,262					
		#3 River Point - Water Distribution		\$ 5,644,457	\$ 5,644,457					
		#3 River Point - Water Distribution		\$ 5,644,457	\$ 5,644,457					
		Right-of-Way Acquisition within Developable Parcels		\$ 19,932,261	\$ 19,932,261					
		Right of Way for Boise Street Reconstruction		\$ 506,302	\$ 506,302					
		#1 Channel Crossings - Wetland Mitigation		\$ 204,336	\$ 204,336					
		ROW for Infrastructure West of Middleton Rd		\$ 5,696,594	\$ 5,696,594					
		ROW for Infrastructure North of Boise River		\$ 13,056,624	\$ 13,056,624					
		ROW for Infrastructure East of Middleton Rd		\$ 468,405	\$ 468,405					
		Total Priority Class 5 Cost		\$ 232,326,032.80	\$ 252,258,293.80					
		Conceptual Candidates for Reimbursements Agreements (And Unlikely to be Impact Fee Re-imbursed)		\$ 210,801,823.05	\$ 210,801,823.05					
		Anticipated ROW Dedications		\$ 19,932,261.00	\$ 19,932,261.00					
		Potential Priority Class 5 URD Projects		\$ 21,524,209.75	\$ 21,524,209.75					

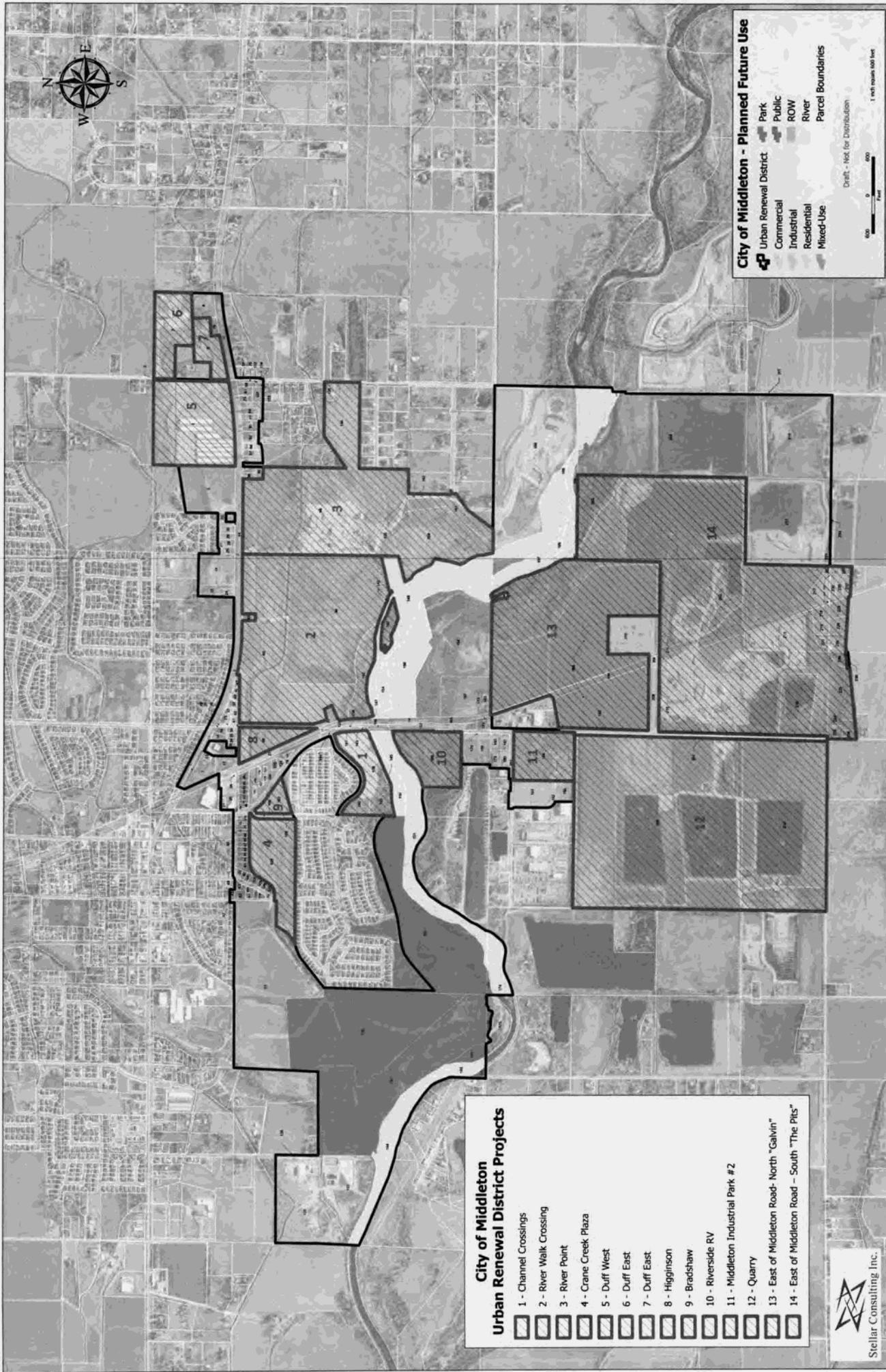


City of Middleton - Planned Future Use

- Urban Renewal District
- Commercial
- Industrial
- Residential
- Mixed-Use
- Park
- Public
- ROW
- River
- Parcel Boundaries

Scale: 0 100 200 Feet
1 inch equals 100 feet

Draft - Not for Distribution



- City of Middleton
Urban Renewal District Projects**
- 1 - Channel Crossings
 - 2 - River Walk Crossing
 - 3 - River Point
 - 4 - Crane Creek Plaza
 - 5 - Duff West
 - 6 - Duff East
 - 7 - Duff East
 - 8 - Higginson
 - 9 - Bradshaw
 - 10 - Riverside RV
 - 11 - Middleton Industrial Park # 2
 - 12 - Quarry
 - 13 - East of Middleton Road - North "Galvin"
 - 14 - East of Middleton Road - South "The Pits"



Stellar Consulting Inc.

Appendix II - MEURA Incremental Revenues vs. Expenditures Summary

Plan Year	Quarter	Assessed Year	Tax Year	Base Value	Base Value Revenue	Taxable Value of Project Increases	Taxable Value Deductions of Improvements	Cumulative Taxable Assessed Value	Assumed Levy	Gross Incremental Revenue	Net Incremental Revenue	MEURD Infrastructure Built	MEURD Infrastructure Agreements	22.7M Revenue Allocation Bond	MEURD Projects Budget	MEURD Operating Budget
	Base	2022	2023	\$4,383,386	\$406,132	\$0	\$0	\$0	0.008743363	\$0	\$0	\$936,250	\$0	\$0	\$0	\$0
1	1st Quarter	2023	2024	\$64,383,386	\$406,132	\$0	\$0	\$0	0.008743363	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	2024	2025	\$64,383,386	\$406,132	\$136,276,500	\$0	\$629,400	\$135,647,100	0.008743363	\$1,186,012	\$1,036,012	\$5,390,000	\$216,398	\$250,000	\$569,614	\$150,000
3	2025	2026	\$64,383,386	\$406,132	\$107,137,800	\$64,266,320	\$0	\$42,784,900	0.008743363	\$2,122,757	\$1,947,757	\$0	\$651,818	\$850,000	\$445,939	\$175,000
4	2026	2027	\$64,383,386	\$406,132	\$53,179,700	\$0	\$0	\$307,051,220	0.008743363	\$2,684,660	\$2,484,660	\$0	\$850,904	\$858,658	\$775,098	\$200,000
5	2027	2028	\$64,383,386	\$406,132	\$58,418,800	\$0	\$0	\$360,230,920	0.008743363	\$3,149,630	\$2,899,630	\$0	\$1,077,270	\$1,679,000	\$143,360	\$250,000
6	2028	2029	\$64,383,386	\$406,132	\$48,041,800	\$0	\$0	\$472,016,480	0.008743363	\$4,127,011	\$3,877,011	\$0	\$979,953	\$2,000,000	\$897,059	\$250,000
7	2029	2030	\$64,383,386	\$406,132	\$42,460,000	\$0	\$0	\$530,435,280	0.008743363	\$4,637,788	\$4,387,788	\$0	\$1,232,552	\$2,000,000	\$1,155,236	\$250,000
8	2030	2031	\$64,383,386	\$406,132	\$42,000,000	\$1,062,200	\$0	\$578,477,080	0.008743363	\$5,057,835	\$4,807,835	\$0	\$1,373,211	\$2,000,000	\$1,434,624	\$250,000
9	2031	2032	\$64,383,386	\$406,132	\$43,440,200	\$0	\$0	\$600,937,080	0.008743363	\$5,254,211	\$5,004,211	\$0	\$841,145	\$2,000,000	\$2,163,066	\$250,000
10	2032	2033	\$64,383,386	\$406,132	\$43,440,200	\$0	\$0	\$641,874,880	0.008743363	\$5,612,145	\$5,362,145	\$1,794,000	\$262,301	\$2,000,000	\$3,099,844	\$250,000
11	2033	2034	\$64,383,386	\$406,132	\$43,440,200	\$0	\$0	\$688,432,080	0.008743363	\$5,639,398	\$5,389,398	\$0	\$262,301	\$2,000,000	\$3,127,097	\$250,000
12	2034	2035	\$64,383,386	\$406,132	\$43,440,200	\$0	\$0	\$731,009,680	0.008743363	\$6,019,212	\$5,769,212	\$0	\$372,398	\$2,000,000	\$3,396,813	\$250,000
13	2035	2036	\$64,383,386	\$406,132	\$40,000,000	\$0	\$0	\$691,009,680	0.008743363	\$6,041,748	\$5,791,748	\$0	\$0	\$2,000,000	\$3,791,748	\$250,000
14	2036	2037	\$64,383,386	\$406,132	\$0	\$0	\$0	\$731,009,680	0.008743363	\$6,391,483	\$6,141,483	\$0	\$0	\$2,000,000	\$4,141,483	\$250,000
15	2037	2038	\$64,383,386	\$406,132	\$0	\$0	\$0	\$731,009,680	0.008743363	\$6,391,483	\$6,141,483	\$0	\$0	\$2,000,000	\$4,141,483	\$250,000
16	2038	2039	\$64,383,386	\$406,132	\$0	\$0	\$0	\$731,009,680	0.008743363	\$6,391,483	\$6,141,483	\$0	\$0	\$2,000,000	\$4,141,483	\$250,000
17	2039	2040	\$64,383,386	\$406,132	\$0	\$0	\$0	\$731,009,680	0.008743363	\$6,391,483	\$6,141,483	\$0	\$0	\$2,000,000	\$4,141,483	\$250,000
18	2040	2041	\$64,383,386	\$406,132	\$0	\$0	\$0	\$731,009,680	0.008743363	\$6,391,483	\$6,141,483	\$0	\$0	\$2,000,000	\$4,141,483	\$250,000
19	2041	2042	\$64,383,386	\$406,132	\$0	\$0	\$0	\$731,009,680	0.008743363	\$6,391,483	\$6,141,483	\$0	\$0	\$2,000,000	\$4,141,483	\$250,000
20	2042	Total	\$64,383,386	\$406,132	\$0	\$0	\$0	\$731,009,680	0.008743363	\$6,391,483	\$6,141,483	\$8,120,250	\$8,120,250	\$29,637,658	\$47,848,397	\$4,275,000

MEURD Assessor provided data in excel format.

Appendix III Base Value Analysis

Middleton City Urban Renewal Agency Analysis

Based on Idaho Code: 50-2903

2022 Annual Real, Personal, & Operating Property Value

City of Middleton	In RAA	Assessed Value	Exemptions	Taxable	Increment	Base Value
2022 Annual Value	No	1,716,505,622	389,690,954	1,326,814,668	-	1,326,814,668
2022 Annual Value	Yes	39,781,648	9,183,370	30,598,278	23,044,290	7,553,988
2022 Operating Property Value	No			7,078,696	-	7,078,696
2022 Operating Property Value	Yes			260,554	135,726	124,828
Total:		1,756,287,270	398,874,324	1,364,752,196	23,180,016	1,341,572,180

2022 Middleton East RAA (current)	Assessed Value	Exemptions	Taxable	Increment	Base Value
2022 Annual Value			30,598,278	23,044,290	7,553,988
2022 Operating Property Value			260,554	135,726	124,828
Total:	-	-	30,858,832	23,180,016	7,678,816

Description	Value	10% of Value
Taxable Value In City	1,364,752,196	136,475,220
Taxable Value (New RAA)	64,383,386	
Base Value (Existing RAA)	7,678,816	
Total:		(72,062,202)
Value under 10% CAP:		64,413,018
Value over 10% CAP:		-

Source: Canyon County Assessor Office

Attachment 6

Agricultural Operation Consents

[Exhibits B and C Were Originally Attached to Each Consent; To Avoid Duplication and to Reduce Document Size Exhibits B and C Are Attached One Time to the Last Consent]

AGRICULTURAL OPERATION CONSENT FORM

COMES NOW Phil Almeida and Sharon Almeida, and states that Almeida Real Estate Holding LLC owns that certain property generally described as Parcel Identification Number R33967010 in the real property records of Canyon County, Idaho, and more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"), and hereby certifies:

(1) that the Property has been used, within the last three (3) years, as an agricultural operation; and

(2) that the undersigned has reviewed the materials provided in Exhibit B, and has had an opportunity to review the urban renewal eligibility report, dated March 18, 2022, entitled Eligibility Study: MURA [East], prepared by Hamilton, Michaelson & Hilty, LLP and as attached hereto as Exhibit C.

Further, [Phil Almeida and Sharon Almeida] hereby provides his/her consent and approval that the subject Property, or a portion of such Property, may be included within a proposed urban renewal area and may be deemed appropriate for inclusion within an urban renewal project area as defined by the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended, and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended, as the property possesses certain characteristics of eligibility.

DATED this 27 day of July, 2022.

Owner/Representative

Signature: Phil J. Almeida
Printed Name: Philip J. Almeida
Title: owner

Owner/Representative

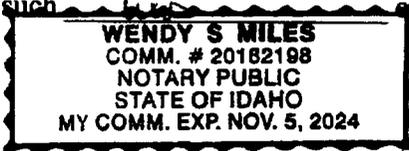
Signature: Sharon M. Almeida
Printed Name: Sharon M. Almeida
Title: owner

2164 S. LINKS PL.
Eagle ID 83616

703-994-2233 - Phil
703-994-1869 - Sharon

STATE OF IDAHO)
) ss:
County of Canyon)

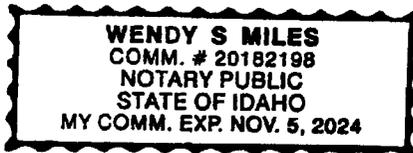
On this 27th day of July, 2022, before me, a Notary Public for the state of Idaho, personally appeared Philip Almeida, known or identified to me to be the owner of the property that executed the instrument or the person who executed the instrument on behalf of said Philip Almeida and acknowledged to me that such Philip Almeida executed the same.



Wendy Miles
Notary Public
My Commission Expires on 11/5/2024

STATE OF IDAHO)
) ss:
County of Canyon)

On this 27 day of July, 2022, before me, a Notary Public for the state of Idaho, personally appeared Sharon Almeida known or identified to me to be the owner of the property that executed the instrument or the person who executed the instrument on behalf of said Sharon Almeida and acknowledged to me that such WSD executed the same.



Wendy Miles
Notary Public
My Commission Expires on 11/5/2024



1 of 2

R33967010

DXF TEXT	R33967010
PIN	339670100
ACRES	14.952
Site Address	22994 DUFF LN
Site City	MI
Site ZIP	83644
Sub Name	
Sub Num	
Legal	09-4N-2W NW TX 18063 1/4 NWNW
FCV Land	615670
FCV Imp	436100
FCV Total	1051770
Tax Code	1100000
Zoom to	...

AGRICULTURAL OPERATION CONSENT FORM

COMES NOW Walter Lee and Nicole A. Bradshaw, and states that Walter Lee and Nicole A. Bradshaw owns that certain property generally described as Parcel Identification Number R18499011 in the real property records of Canyon County, Idaho, and more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"), and hereby certifies:

(1) that the Property has been used, within the last three (3) years, as an agricultural operation; and

(2) that the undersigned has reviewed the materials provided in Exhibit B, and has had an opportunity to review the urban renewal eligibility report, dated March 18, 2022, entitled Eligibility Study: MURA [EAST], prepared by Hamilton, Michaelson & Hilty, LLP and as attached hereto as Exhibit C.

Further, [Walter Lee and Nicole A. Bradshaw] hereby provides his/her consent and approval that the subject Property, or a portion of such Property, may be included within a proposed urban renewal area and may be deemed appropriate for inclusion within an urban renewal project area as defined by the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended, and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended, as the property possesses certain characteristics of eligibility.

DATED this 9 day of Sept., 2022.

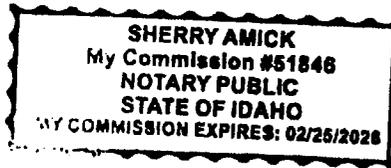
Owner/Representative
Signature: Walter Lee Bradshaw
Printed Name: Walter Lee Bradshaw
Title: owner

Owner/Representative
Signature: Nicole A Bradshaw
Printed Name: Nicole A Bradshaw
Title: owner

1916 Fillmore St.
Caldwell ID 83605

STATE OF IDAHO)
) ss:
County of Canyon)

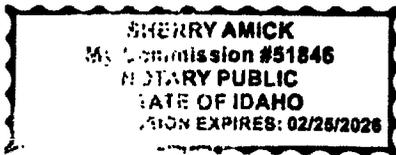
On this 9th day of September, 2022, before me, a Notary Public for the state of Idaho, personally appeared Walter Lee Bradshaw known or identified to me to be the person of the _____ that executed the instrument or the person who executed the instrument on behalf of said _____ and acknowledged to me that such he executed the same.



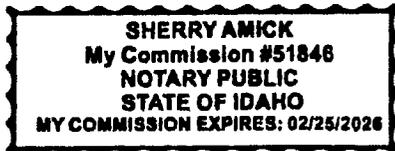
Sherry Amick
Notary Public
My Commission Expires on 2-25-2026

STATE OF IDAHO)
) ss:
County of Canyon)

On this 9th day of September, 2022, before me, a Notary Public for the state of Idaho, personally appeared Nicole A. Bradshaw known or identified to me to be the person of the _____ that executed the instrument or the person who executed the instrument on behalf of said _____ and acknowledged to me that such she executed the same.



Sherry Amick
Notary Public
My Commission Expires on 2-25-2026



Attachment A



AGRICULTURAL OPERATION CONSENT FORM

COMES NOW David and Patricia Granere, and states that David and Patricia Living Trust owns that certain property generally described as Parcel Identification Number R33962011 R33962000 in the real property records of Canyon County, Idaho, and more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"), and hereby certifies:

(1) that the Property has been used, within the last three (3) years, as an agricultural operation; and

(2) that the undersigned has reviewed the materials provided in Exhibit B, and has had an opportunity to review the urban renewal eligibility report, dated March 18, 2022, entitled Eligibility Study: MURA [East], prepared by Hamilton, Michaelson & Hilty, LLP and as attached hereto as Exhibit C.

Further, [David and Patricia Granere] hereby provides his/her consent and approval that the subject Property, or a portion of such Property, may be included within a proposed urban renewal area and may be deemed appropriate for inclusion within an urban renewal project area as defined by the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended, and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended, as the property possesses certain characteristics of eligibility.

DATED this 2 day of August, 2022.

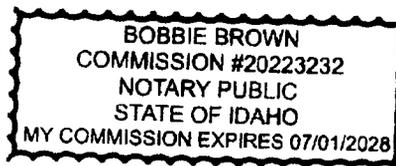
Owner/Representative

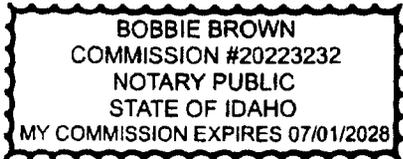
Signature: David Granere
Printed Name: David Granere
Title: MA.

Owner/Representative

Signature: Patricia Granere
Printed Name: Patricia Granere
Title: Mrs.

9812 Hwy 44
Middleton ID 83644





STATE OF IDAHO)
) ss:
County of Canyon)

On this 2 day of August, 2022, before me, a Notary Public for the state of Idaho, personally appeared David and Patricia Graner and acknowledged to me that they executed the same.

Notary Public
My Commission Expires on July 1 2028

STATE OF IDAHO)
) ss:
County of _____)

On this _____ day of _____, 2022, before me, a Notary Public for the state of Idaho, personally appeared _____ and acknowledged to me that they executed the same.

Notary Public
My Commission Expires on _____

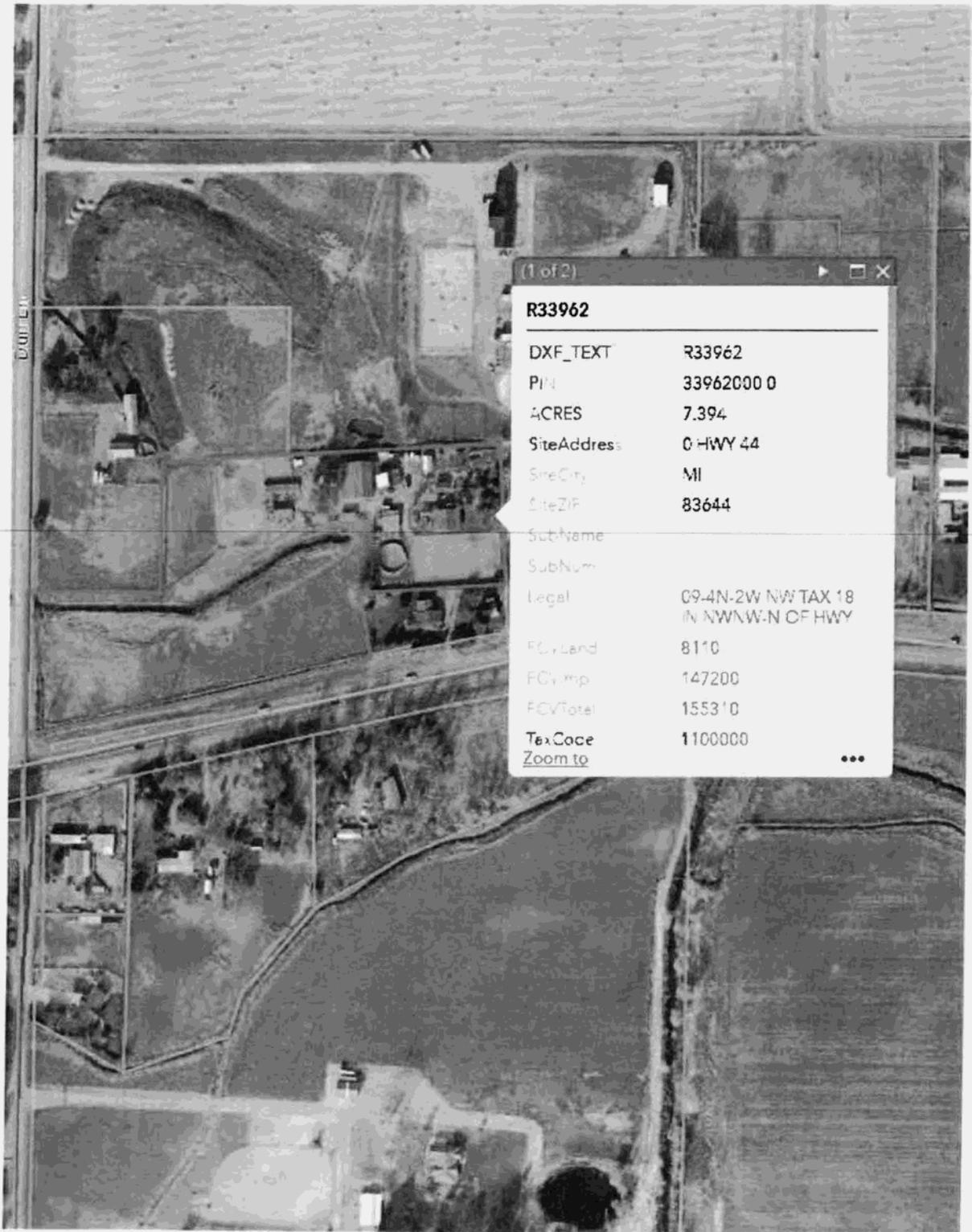
STATE OF IDAHO)
) ss:
County of _____)

On this _____ day of _____, 2022, before me, a Notary Public for the state of Idaho, personally appeared _____ and acknowledged to me that they executed the same.

Notary Public
My Commission Expires on _____

EXHIBIT A (1)

6



David and Patricia Granere

Exhibit A(2)



AGRICULTURAL OPERATION CONSENT FORM

COMES NOW Spencer Kofoed & Tyler Hess, and states that Tradition Capital Partners owns that certain property generally described as Parcel Identification Number R33938013 R33938011 in the real property records of Canyon County, Idaho, and more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"), and hereby certifies:

(1) that the Property has been used, within the last three (3) years, as an agricultural operation; and

(2) that the undersigned has reviewed the materials provided in Exhibit B, and has had an opportunity to review the urban renewal eligibility report, dated March 18, 2022, entitled Eligibility Study: MURA EAST, prepared by Hamilton, Michaelson & Hilty, LLP and as attached hereto as Exhibit C.

Further, Spencer Kofoed and Tyler Hess hereby provides his/her consent and approval that the subject Property, or a portion of such Property, may be included within a proposed urban renewal area and may be deemed appropriate for inclusion within an urban renewal project area as defined by the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended, and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended, as the property possesses certain characteristics of eligibility.

DATED this 2 day of September, 2022.

Owner/Representative

Signature: [Signature]

Printed Name: SPENCER KOFOED

Title: OWNER

Owner/Representative

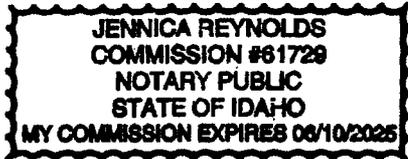
Signature: [Signature]

Printed Name: TYLER L. HESS

Title: OWNER

STATE OF IDAHO)
) ss:
County of Canyon)

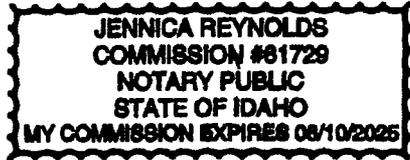
On this 8 day of September, 2022, before me, a Notary Public for the state of Idaho, personally appeared Spencer Koford and acknowledged to me that they executed the same.



Jennica Reynolds
Notary Public
My Commission Expires on 6/10/2025

STATE OF IDAHO)
) ss:
County of Canya)

On this 8 day of September, 2022, before me, a Notary Public for the state of Idaho, personally appeared Tyler Han and acknowledged to me that they executed the same.



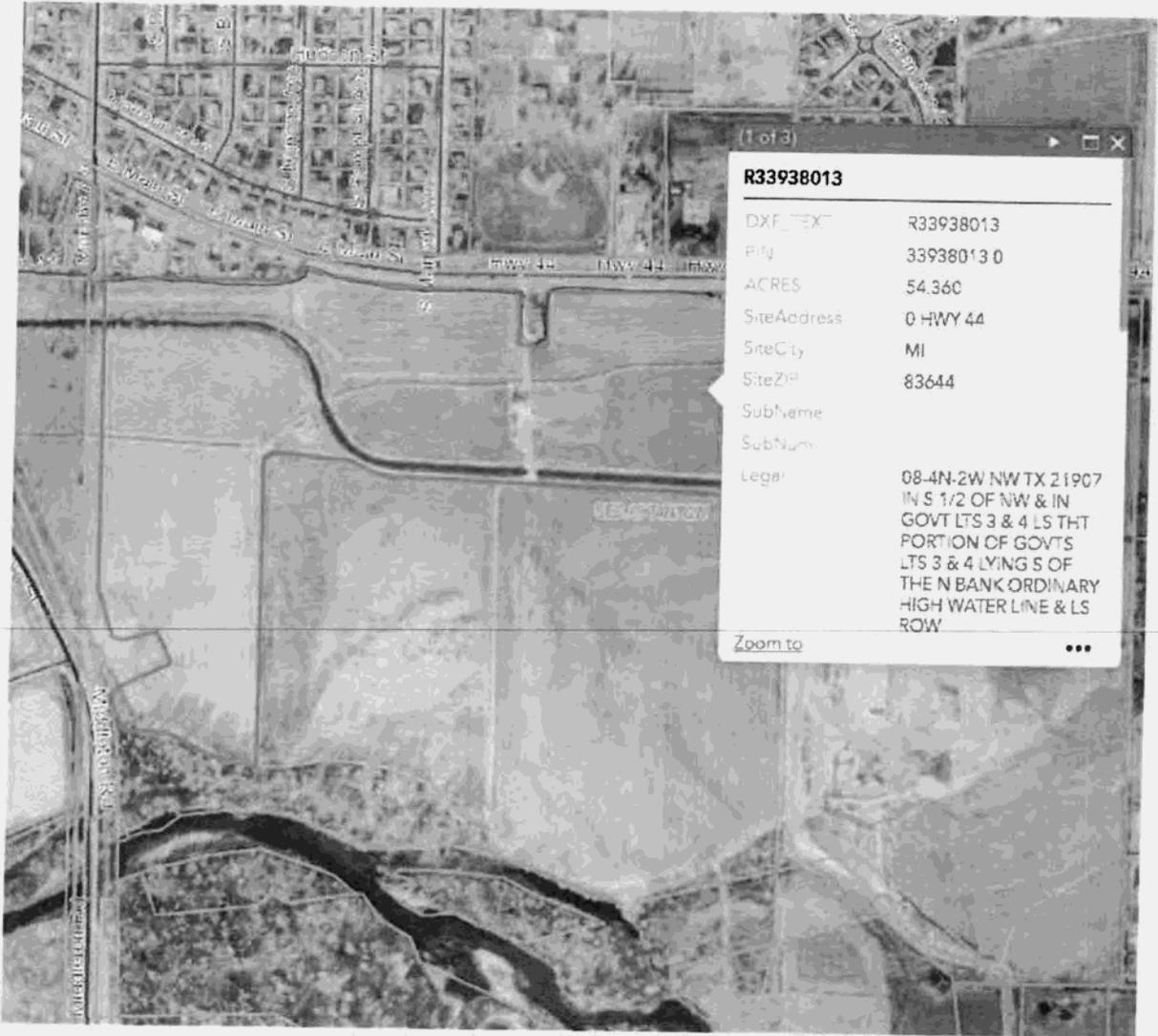
Jennica Reynolds
Notary Public
My Commission Expires on 6/10/2025

STATE OF IDAHO)
) ss:
County of _____)

On this _____ day of _____, 2022, before me, a Notary Public for the state of Idaho, personally appeared _____ and acknowledged to me that they executed the same.

Notary Public
My Commission Expires on _____

Exhibit A



AGRICULTURAL OPERATION CONSENT FORM

COMES NOW Randy C. Wood, and states that Woodland Properties LP owns that certain property generally described as Parcel Identification Number R34076 R34077 in the real property records of Canyon County, Idaho, and more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"), and hereby certifies:

(1) that the Property has been used, within the last three (3) years, as an agricultural operation; and

(2) that the undersigned has reviewed the materials provided in Exhibit B, and has had an opportunity to review the urban renewal eligibility report, dated March 18, 2022, entitled Eligibility Study: MURA [EAST], prepared by Hamilton, Michaelson & Hilty, LLP and as attached hereto as Exhibit C.

Further, [Randy C. Wood] hereby provides his/her consent and approval that the subject Property, or a portion of such Property, may be included within a proposed urban renewal area and may be deemed appropriate for inclusion within an urban renewal project area as defined by the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended, and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended, as the property possesses certain characteristics of eligibility.

DATED this 1ST day of September, 2022.

Owner/Representative

Signature: Randy Wood
Printed Name: Randy Wood
Title: President

Owner/Representative

Signature: _____
Printed Name: _____
Title: _____

STATE OF IDAHO)
) ss:
County of _____)

On this _____ day of _____, 2022, before me, a Notary Public for the state of Idaho, personally appeared _____ and acknowledged to me that they executed the same.

Notary Public
My Commission Expires on _____

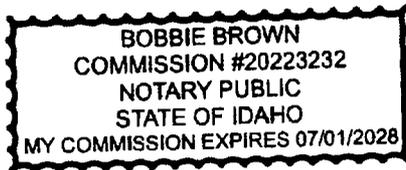
STATE OF IDAHO)
) ss:
County of _____)

On this _____ day of _____, 2022, before me, a Notary Public for the state of Idaho, personally appeared _____ and acknowledged to me that they executed the same.

Notary Public
My Commission Expires on _____

STATE OF IDAHO)
) ss:
County of Canyon)

On this 2nd day of Sept, 2022, before me, a Notary Public for the state of Idaho, personally appeared Witness Signature and acknowledged to me that they executed the same.





Notary Public
My Commission Expires on July 1, 2028

Exhibit A (1)



Exhibit A (2)



AGRICULTURAL OPERATION CONSENT FORM

COMES NOW Michael E. Huter, trustee of the Galvin Family Trust (the "Trust"), and states that the Trust owns that certain property generally described as Parcel Identification Number R34073 in the real property records of Canyon County, Idaho, and more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"), and hereby certifies:

- (1) that the Property has been used, within the last three (3) years, as an agricultural operation; and
- (2) that the undersigned has reviewed the materials provided in Exhibit B, and has had an opportunity to review the urban renewal eligibility report, dated March 18, 2022, entitled Eligibility Study: MURA EAST, prepared by Hamilton, Michaelson & Hilty, LLP and as attached hereto as Exhibit C.

Further, Michael E. Huter as trustee of the Trust hereby provides his consent and approval that the subject Property may be included within a proposed urban renewal area and may be deemed appropriate for inclusion within an urban renewal project area (revenue allocation area) as defined by the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended, and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended.

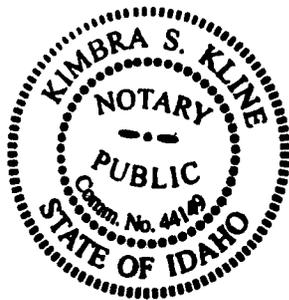
DATED this 14th day of SEPTEMBER, 2022.

Owner/Representative

Signature: Michael E. Huter
Printed Name: Michael E. Huter
Title: Trustee

STATE OF IDAHO)
) ss:
County of Ada)

On this 14th day of September 2022, before me, a Notary Public for the state of Idaho, personally appeared Michael E. Huter and acknowledged to me that they executed the same.



Kimbra S. Kline
Notary Public
My Commission Expires on 3/31/2023

EXHIBIT A



EXHIBIT B

EXCERPTS OF STATUTES

IDAHO CODE §§ 50-2018(8) AND (9)

(8) "Deteriorated area" shall mean an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare. Provided however, this definition shall not apply to any agricultural operation, as defined in section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation or to any forest land as defined in section 63-1701(4), Idaho Code, absent the consent of the forest landowner, as defined in section 63-1701(5), Idaho Code, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

(9) "Deteriorating area" shall mean an area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use; provided, that if such deteriorating area consists of open land the conditions contained in the proviso in section 50-2008(d), Idaho Code, shall apply; and provided further, that any disaster area referred to in section 50-2008(g), Idaho Code, shall constitute a deteriorating area. Provided however, this definition shall not apply to any agricultural operation, as defined in section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation or to any forest land as defined in section 63-1701(4), Idaho Code, absent the consent of the forest landowner, as defined in section 63-1701(5), Idaho Code, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

IDAHO CODE § 50-2008

50-2008. PREPARATION AND APPROVAL OF PLAN FOR URBAN RENEWAL PROJECT. (a) An urban renewal project for an urban renewal area shall not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or a deteriorating area or a combination thereof and designated such area as appropriate for an urban renewal project.

(b) An urban renewal agency may itself prepare or cause to be prepared an urban renewal plan, or any person or agency, public or private, may submit such a plan to an urban renewal agency. Prior to its approval of an urban renewal project, the local governing body shall submit such plan to the planning commission of the municipality, if any, for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole. The planning commission shall submit its written recommendations with respect to the proposed urban renewal plan to the local governing body within sixty (60) days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission, or if no recommendations are received within said sixty (60) days, then without such recommendations, the local governing body may proceed with the hearing on the proposed urban renewal project prescribed by subsection (c) hereof.

(c) The local governing body shall hold a public hearing on an urban renewal project, after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the municipality. The notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the plan, and shall outline the general scope of the urban renewal project under consideration.

(d) Following such hearing, the local governing body may approve an urban renewal project and the plan therefor if it finds that (1) a feasible method exists for the location of families who will be displaced from the urban renewal area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families; (2) the urban renewal plan conforms to the general plan of the municipality as a whole; (3) the urban renewal plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the plan; and (4) the urban renewal plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise: Provided, that if the urban renewal area consists of an area of open land to be acquired by the urban renewal agency, such area shall not be so acquired unless (1) if it is to be developed for residential uses, the local governing body shall determine that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality, or (2) if it is to be developed for nonresidential uses, the local governing body shall determine that such nonresidential uses are necessary and appropriate to facilitate the

proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition may require the exercise of governmental action, as provided in this act, because of defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot layouts, the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area.

(e) An urban renewal plan may be modified at any time: Provided that if modified after the lease or sale by the urban renewal agency of real property in the urban renewal project area, such modification may be conditioned upon such approval of the owner, lessee or successor in interest as the urban renewal agency may deem advisable and in any event shall be subject to such rights at law or in equity as a lessee or purchaser, or his successor or successors in interest, may be entitled to assert.

(f) Upon the approval by the local governing body of an urban renewal plan or of any modification thereof, such plan or modification shall be deemed to be in full force and effect for the respective urban renewal area, and the urban renewal agency may then cause such plan or modification to be carried out in accordance with its terms.

(g) Notwithstanding any other provisions of this act, where the local governing body certifies that an area is in need of redevelopment or rehabilitation as a result of a flood, fire, hurricane, earthquake, storm, or other catastrophe respecting which the governor of the state has certified the need for disaster assistance under 42 U.S.C. section 5121, or other federal law, the local governing body may approve an urban renewal plan and an urban renewal project with respect to such area without regard to the provisions of subsection (d) of this section and the provisions of this section requiring a general plan for the municipality and a public hearing on the urban renewal project.

(h) Any urban renewal plan containing a revenue allocation financing provision shall include the information set forth in section 50-2905, Idaho Code.

IDAHO CODE §50-2903(8)

(8) "Deteriorated area" means:

(a) Any area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.

(b) Any area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, results in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.

(c) Any area which is predominately open and which because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. The provisions of section 50-2008(d), Idaho Code, shall apply to open areas.

(d) Any area which the local governing body certifies is in need of redevelopment or rehabilitation as a result of a flood, storm, earthquake, or other natural disaster or catastrophe respecting which the governor of the state has certified the need for disaster assistance under any federal law.

(c) Any area which by reason of its proximity to the border of an adjacent state is competitively disadvantaged in its ability to attract private investment, business or commercial development which would promote the purposes of this chapter.

(f) "Deteriorated area" does not mean not developed beyond agricultural, or any agricultural operation as defined in section 22-4502(1), Idaho Code, or any forest land as defined in section 63-1701(4), Idaho Code, unless the owner of the agricultural operation or the forest landowner of the forest land gives written consent to be included in the deteriorated area, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

EXHIBIT C
ELIGIBILITY REPORT

4882-2557-9826, v. 1

ELIGIBILITY STUDY: MURA EAST
for
MIDDLETON URBAN RENEWAL AGENCY

-- March, 18, 2022 --

**ELIGIBILITY OF CERTAIN REAL PROPERTY LYING WITHIN THE CITY
OF MIDDLETON AND UNINCORPORATED CANYON COUNTY FOR
URBAN RENEWAL ACTIVITY BY THE MIDDLETON URBAN RENEWAL
AGENCY**

prepared by



Hamilton, Michaelson & Hilty, LLP

Attorneys at Law

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ATTACHMENTS

- Exhibit A - Map of City of Middleton with Municipal Boundary
 - Exhibit B - Map of MURA Central
 - Exhibit C - List of Parcels Included in Eligibility Study
 - Exhibit D - Parcel Map for MURA East
 - Exhibit E - Table Concerning Proposed Values and 10% Limitation
 - Exhibit F - Map of Potential MURA East
 - Exhibit G - Photographs and Descriptions Referenced by Exhibit F
 - Exhibit H - Map of Potential MURA West
 - Exhibit I - FEMA Map
 - Exhibit J - Future Land Use Map of the City of Middleton
 - Exhibit K - Urban Renewal Law
 - Exhibit L - Local Economic Development Act
-

INTRODUCTION

The law firm of Hamilton, Michaelson & Hilty, LLP, was retained by the Middleton Urban Renewal Agency (the “Agency”) for the purpose of analyzing certain real property lying within the City of Middleton (the “City”) and including parcels in unincorporated Canyon County to determine whether said property is eligible for urban renewal activities under Title 50, Idaho Code.¹

BACKGROUND

The City is a lawfully constituted municipal corporation of the State of Idaho, lying wholly within Canyon County.² The City of Middleton duly formed the Middleton Urban Renewal Agency, which Agency is governed by a five (5) member commission (the “Commission”). Currently, the Agency has one active urban renewal/revenue allocation area, which area is governed by the Middleton Downtown Urban Renewal Plan, establishing the Middleton Downtown Revenue Allocation Area, also referred to as the Central Middleton Urban Renewal Area (“MURA Central”).³ The Agency is now considering two new urban renewal/revenue allocation areas: the first study area within the western portion of the City and extending to the west into unincorporated Canyon County (“MURA West”); the second study area starting within the eastern portion of the City and extending to the east and south into unincorporated Canyon County (“MURA East”). The areas are further described below:

Mura East lies, approximately, between State Highway 44 and the Boise River, with an additional portion of the area lying south of the Boise River on either side of Middleton Road. North of the Boise River, the area extends no further west than the South Hartley Lane alignment and no further east than ¼ mile east from the Duff Lane alignment. The area extends north to the Cornell Street alignment in its northeast corner. South of the Boise River, the area extends south to Lincoln Road,

¹ Idaho Code, Title 50, Chapter 20, is known and cited as the Idaho Urban Renewal Law of 1965” (Idaho Code § 50-2001) and shall be referred to herein as the “Law”; Idaho Code, Title 50, Chapter 29, is known and cited as the “Local Economic Development Act” (Idaho Code § 50-2901) and shall be referred to herein as the “Act.”

² Attached hereto as Exhibit A is a map of the City of Middleton showing the current municipal boundary thereof.

³ See Exhibit B.

extending to the west of Middleton Road to the South Hawthorne/Ward Lane alignment and east of Middleton Road to the Duff Lane alignment. The area consists of approximately 1834 acres.

MURA West lies, approximately, along State Highway 44 between Chanel Road to the west and Willow Creek to the east. It includes parcels to the north and south of State Highway 44, but extending no further south than the east/west Ballard Lane alignment and, with one exception along the north/south Ballard Lane alignment, no further north than the Hill Canal. The area consists of approximately 580 acres.

Maps of said areas are attached hereto as Exhibits D and H, respectively.⁴

Under the Act and the Law,⁵ a determination that an area is deteriorated or deteriorating is necessary prior to the planning or initiation of an urban renewal project.⁶ The Commission of the Agency, desiring to pursue additional urban renewal activities, entered into a professional services agreement with Hamilton, Michaelson & Hilty, whereby Hamilton, Michaelson & Hilty, LLP, agreed to analyze and determine if MURA East is eligible for a City Council resolution declaring that said areas are deteriorated and/or deteriorating and, consequently, are eligible for urban renewal activity under the Act and the Law. The Professional Services Agreement entered into between Hamilton, Michaelson & Hilty, LLP, is the agreement governing the provision of this study and the associated services and the terms thereof are hereby incorporated and made a part of this Eligibility Study document.⁷

⁴ A list of the parcels analyzed in this study is attached hereto as Exhibit C.

⁵ As defined in footnote 1.

⁶ Idaho Code § 50-2008(a).

⁷ It should be noted that compensation under the Professional Services Agreement was explicitly not predicated on any particular finding or determination, and HMM made no guarantee that any property proposed to be included in a future urban renewal area by the Middleton Urban Renewal Agency would qualify by being deteriorated and/or deteriorated, or by any other means.

NECESSARY FINDINGS

In order to find that an area is deteriorated or deteriorating, an area must have certain specific characteristics.⁸ Those characteristics have been set out in the Law and the Act and are, generally, as follows:⁹

1. Any area where there is a predominance of dilapidated, deteriorated, old and obsolete buildings or improvements with inadequate ventilation, light, air, sanitation, or open spaces, with high density of population and overcrowding, or with conditions which endanger life or property by fire and other causes, or is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.¹⁰
2. Any area with a presence of a substantial number of deteriorating structures, a predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, results in economic underdevelopment of the area.¹¹
3. Any area which is predominately open and which because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality.¹²

⁸ It should be noted that an area cannot be formally declared to be deteriorated or deteriorating if, on that property, there are any agricultural operations, as defined in section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation.

⁹ This list is a simplified combination of Idaho Code § 50-2018(8) & (9) and § 50-2903(8).

¹⁰ Idaho Code § 50-2018(8) & (9); Idaho Code § 50-2903(8)(a).

¹¹ Idaho Code § 50-2018(8) & (9); Idaho Code § 50-2903(8)(b).

¹² Idaho Code § 50-2018(8) & (9); Idaho Code § 50-2903(8)(c).

SUMMARY OF FINDINGS

MURA East was analyzed based on the foregoing criteria to determine whether all or any portion of said area was deteriorated or deteriorating.

It was found that in the MURA East there is a predominance of dilapidated, deteriorated, old and obsolete buildings and improvements with inadequate open spaces and high densities. Large portions of the area are designated as being at various levels of flood hazard by FEMA. Issues with inadequate street layout and capacity plague the MURA East. Small lots and diverse ownership are an impediment to future commercial development.

The area is largely open with irrigation facilities that need to be addressed, conditions limiting lot usefulness, and issues with lot layout. Some areas of MURA East have no sewer or water facilities. Throughout the MURA East there are pit mining operations, active and inactive. There are also FEMA Flood designations applicable to large portions of both areas. These issues with obsolete platting/lot layout, diversity of ownership, deterioration of structure and improvements constitute unsanitary, unsafe, deteriorated and/or deteriorating conditions in MURA East which result in economic underdevelopment of the area.

For the foregoing reasons, MURA East can reasonably be found to be deteriorating and deteriorated under the Act and the Law, substantially impairing or arresting the sound growth of the City. The MURA East is an appropriate area for urban renewal activities under the Act and the Law.

ANALYSIS

COLLECTING AND ASSEMBLING UNDERLYING DATA

HMH drove through the entirety of the MURA East on January 19th, 2022. Photographs were taken from accessible points within said area. A map showing the area and the locations and directions of said photographs are attached hereto as Exhibits F. The pictures taken at that time are cross referenced to said F and are attached hereto as Exhibit G. Said pictures being taken in January of 2022, they are an accurate representation of the current physical condition of said property. HMH

reviewed GIS data for the City and proposed study area. Additionally, HMH discussed the proposed MURA East with City Staff to obtain additional factual information about the properties contained therein.¹³

THE MURA EAST IS DETERIORATED AND DETERIORATING

The following nine subsections describe the MURA East by region and by general area. Additional site-specific findings concerning the status of the property lying within the foregoing areas can be found in Exhibit G, which exhibit references the map attached hereto as Exhibit F, and all of which are incorporated into this Section of the Eligibility Study finding that MURA East is deteriorated and deteriorating under the Law and the Act. Additionally, pictures are referenced below by number and region.

1. A PREDOMINANCE OF DILAPIDATED, DETERIORATED, OLD AND OBSOLETE BUILDINGS OR IMPROVEMENTS WITH INADEQUATE VENTILATION, LIGHT, AIR, SANITATION, OR OPEN SPACES, WITH HIGH DENSITY OF POPULATION AND OVERCROWDING.¹⁴

Throughout the MURA East, there are dilapidated and deteriorated buildings, structures, and improvements. In particular, the following areas have a higher density of such buildings, structures and improvements:

- Old deteriorating residential structures in the Northwest portions of Region 1
 - o Pictures: 20A, 20B, 20C¹⁵
- Old agricultural structures on Southern Boundary of Region 2
 - o Pictures: 1, 2, 3, 4, 5, 6A, 6B, 7, 40, and 41
- Some older deteriorating residential on the far Eastern portion of Region 3
 - o Pictures: 17 and 18

¹³ City Staff provided facts about the real properties in response to questions by HMH, but staff analysis was not relied upon in determining whether MURA East is deteriorated/deteriorating.

¹⁴ Idaho Code § 50-2018(8) & (9); Idaho Code § 50-2903(8)(a).

¹⁵ Referenced pictures are of the general area discussed in the immediately preceding findings, but may not specifically provide visual evidence of that finding.

Throughout MURA East, there are inadequate open spaces along with dilapidated buildings. In particular, the following areas have a high density and such buildings:

- High density residential throughout the Northwest portions of Region 1 which will not develop as desired without substantial economic development activity.¹⁶
 - o Pictures: 20A, 20B, and 20C

CONCLUSION: Dilapidated, deteriorated, old and obsolete buildings or improvements with inadequate ventilation, light, air, sanitation, or open spaces with high density of population and overcrowdings are prevalent throughout MURA East, being the predominant quality of the current improvements on many properties and in many regions of the foregoing area.

2. **CONDITIONS WHICH ENDANGER LIFE OR PROPERTY BY FIRE AND OTHER CAUSES, OR IS CONDUCTIVE TO ILL HEALTH, TRANSMISSION OF DISEASE, INFANT MORTALITY, JUVENILE DELINQUENCY, OR CRIME, AND IS DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, MORALS OR WELFARE.**¹⁷

Large portions of the MURA East are designated as being at various levels of flood hazard by FEMA. An analysis of the consequence of said designations is set out below, but it is worth noting that such designations denote property that poses a public health and safety risk, depending on current development and the severity of the FEMA designation.

3. **ANY AREA WITH A PREDOMINANCE OF DEFECTIVE OR INADEQUATE STREET LAYOUT.**¹⁸

Some portions the MURA East have good street access, however, many areas either have streets of inadequate capacity for any substantial development as contemplated by the Future Land Use

¹⁶ See generally Future Land Use Map, Exhibit J.

¹⁷ Idaho Code § 50-2018(8) & (9); Idaho Code § 50-2903(8)(a) & (b).

¹⁸ Idaho Code § 50-2018(8) & (9); Idaho Code § 50-2903(8)(b).

Map¹⁹ and Comprehensive Plan of the City of Middleton, many areas currently take access off of Highway 44 or major roads (which access points will need to be relocated when future development occurs), and many properties abut the Boise River in a manner that makes access difficult. In particular, the following areas have defective and inadequate street layouts:

- Throughout the Western portions of Region 1, particularly along the river which bounds the entire southern portion of Region 1
 - o Pictures: 10, 27A, 27B, 27C, 28, 29, 30, 31A, 31B, and 32
- There is currently no real access to any of the properties lying along the northern portion of Region 2 along the river
 - o Pictures: 40 and 41
- No access along Southern and central portions of Region 3, particularly along river
 - o Pictures: 35, 36, 37, and 38

CONCLUSION: Issues with inadequate street layout and capacity plague many portions of MURA East; for many properties, street layout is defective and inadequate to support desired development.²⁰

4. PREDOMINATELY OPEN AND WITH OBSOLETE PLATTING/ FAULTY LOT LAYOUT, DIVERSITY OF OWNERSHIP, DETERIORATION OF STRUCTURES AND IMPROVEMENTS.²¹

Much of the land lying within MURA East is open land consisting of commercial, industrial, and agricultural operations. However, much of that open land has issues related to lot size, layout, and usefulness, obsolete platting, diversity of ownership, deterioration of structures and improvements, resulting in the economic underdevelopment and substantial impairment of the sound growth of the City. Some of the most notable instances of the foregoing are set out below:

¹⁹ See Exhibit J.

²⁰ See generally, Future Land Use Map, Exhibit J.

²¹ Idaho Code § 50-2018(8) & (9); Idaho Code § 50-2903(8)(c).

IRRIGATION FACILITIES

The following irrigation facilities run through or abut MURA East, impacting lot usefulness as the irrigation facilities will need to be relocated and/or tiled prior to future development:

- Mill Slough
- Watkins Ditch
- North Middleton Drain
- Canyon Canal
- South Middleton Drain
- Mason Slough
- Noble Drain
- The Boise River.

Properties impacted by the foregoing facilities will need to address the same prior to, or concurrent with, any development that would impact the flow of water through those facilities. Some of the facilities may be able to be buried or piped, while others will require complete relocation. The following locations will likely require tiling or relocation:

- Throughout Region 2, on both sides of Middleton Road
 - o Pictures: 1, 2, 3, 8, 9, 39, 40, and 41

THE BOISE RIVER

The Boise River runs along the southern portion of Regions 1 and 3 and along the northern portion of Region 2. The River and the properties adjacent to it have presented, and continue to present, a difficult boundary to cross for the purposes of development and municipal boundaries. There have been some annexations immediately south of the river and adjacent to Middleton Road, but additional work and development is necessary to bring appropriate municipal services to Region 2.

LOT USEFULNESS

Certain lots within MURA East are small, oddly shaped, or have some other characteristic detrimental to development. Specific examples include:

- Along entire southern boundary of Regions 1 and 3, along the river where lots are small or topography and relation to river exponentially increases development burdens
 - o Pictures: 27A through 38
- Along the northern boundary of Region 2, particularly along river
 - o Pictures: 10, 11, 12, and 13

LOT LAYOUT/OBSOLETE PLATTING

Certain areas of MURA East have lot layouts, i.e. the relationships in the size and shapes of lots to the surrounding lots, which are detrimental to future development, which can be characterized as presenting issues with lot usefulness and also, to some extent, having obsolete platting.²² Specific examples include:

- Some odd lots in the Southeast portion of Region 2
 - o Pictures 4, 5, and 7
- Lot layout and development in Region 3, along HWY 44 (North and South)
 - o Pictures: 16, 17, 18, and 19

CONCLUSION: MURA East is largely open with irrigation facilities that need to be addressed, conditions limiting lot usefulness, and issues with deterioration of structures and improvements, lot size, adequacy, accessibility, and usefulness, lot layout/obsolete platting, diversity of

²² Platting is a formal process under the Local Land Use Planning Act, Idaho Code § 67-6501 et. seq., however, the term “platting” or “plat” is often used more generally to mean “1. A small piece of land; PLOT (1). 2. A map describing a piece of land and its features, such as boundaries, lots, roads, and easements.” Black’s Law Dictionary, 8th Ed. The Act and the Law having been adopted prior to the Local Land Use Planning Act, it is reasonable to interpret the term “obsolete platting,” as used in the Act and the Law, as including lots which were subdivided outside of the formal process.

ownership, or otherwise, resulting in economic underdevelopment and the impairment of the sound growth of the City.

5. INSANITARY/UNSAFE CONDITIONS, DETERIORATION OF SITE OR OTHER IMPROVEMENTS.²³

Huge portions of MURA East have site deterioration and improvement deterioration. Improvement deterioration in the area includes aging roadways and infrastructure which are inadequate to serve future development as contemplated by the City.²⁴ Additionally, much of the site deterioration is the result of gravel mining which, while it provides a large economic benefit and supports regional development, results in a site that requires remediation prior to development thereon. Specifically:

GRAVEL PIT MINING

- Southern portion of Region 1, along the Boise River
 - o Pictures 27A through 34
- Large portions of Regions 2 and 3
 - o Pictures: 19, 35, 36, 40, and 41

RESIDUAL MINING PONDS

- Regions 1 and 3, but particularly in Region 2, where ponds remain throughout
 - o Pictures (Regions 1 and 3): 27A through 34 and 37 and 38
 - o Pictures (Region 2): 1, 2, 3, 6A, 6B, 40, and 41

FLOOD DESIGNATIONS

The majority of the land located within MURA East has some flood designation from FEMA:

- Significant floodway designations along Southern boundaries of Regions 1 and 3
 - o Pictures: 10 through 13, 27A through 38, and FEMA Map (Exhibit H)
- Significant floodway designations along the northern boundary of Region 2

²³ Idaho Code § 50-2018(8) & (9); Idaho Code § 50-2903(8)(b).

²⁴ See Exhibit J.

- Pictures: 11, 12, and 13, and FEMA Map (Exhibit H)
- Nearly all of Region 3, lies within the floodplain. This will pose a significant, severe hurdle for development
 - Pictures: 14, 15, 16, 19, 35, 36, 37, and 38, and the FEMA Map (Exhibit H)
- Large portions of Region 2, lie within the 500 year floodplain. Minimal development impact
 - Pictures: 40 and 41 and FEMA Map (Exhibit H)

CONCLUSION: Throughout MURA East there are pit mining operations, active and inactive. There are also FEMA Flood designations applicable to large portions of both areas. These constitute unsanitary, unsafe, and/or deteriorating conditions in MURA East.

6. DIVERSITY OF OWNERSHIP, TAX OR SPECIAL ASSESSMENT DELINQUENCY EXCEEDING THE FAIR VALUE OF THE LAND, DEFECTIVE OR UNUSUAL CONDITIONS OF TITLE, OR THE EXISTENCE OF CONDITIONS WHICH ENDANGER LIFE OR PROPERTY BY FIRE AND OTHER CAUSES, OR ANY COMBINATION OF SUCH FACTORS, RESULTS IN ECONOMIC UNDERDEVELOPMENT OF THE AREA.²⁵

DIVERSITY OF OWNERSHIP

Most of the MURA East consist of open areas with larger lots, however, there a few areas where small lots with diverse owners are prevalent:

- Northern portion of Region 1
 - Pictures: 20A, 20B, 20C,
- Far Eastern Portion of Region 3 to the South of Highway 44
 - Pictures: 17

CONDITIONS WHICH ENDANGER PROPERTY

²⁵ Idaho Code § 50-2018(8) & (9); Idaho Code § 50-2903(8)(b) & (c).

The floodplain and floodway classification of MURA East is discussed elsewhere in this study.

CONCLUSION: In certain areas of MURA East with small lots and diverse ownership, the future land use map of the City of Middleton²⁶ shows future commercial development. The current lot size and diversity of ownership contributes to economic underdevelopment in those areas due to an inability to consolidate parcels for development.

7. DIVERSITY OF OWNERSHIP, DETERIORATION OF STRUCTURES OR IMPROVEMENTS, OR OTHERWISE, RESULTS IN ECONOMIC UNDERDEVELOPMENT OF THE AREA OR SUBSTANTIALLY IMPAIRS OR ARRESTS THE SOUND GROWTH OF A MUNICIPALITY.²⁷

INADEQUATE AND DEFICIENT UTILITIES

Some areas of MURA East have insufficient sewer, water, power, and other utilities, particularly in Region 3. Inadequate and deficient utilities in the area include aging roadways and infrastructure which are inadequate to serve future development as contemplated by the City.²⁸

DIVERSITY OF OWNERSHIP

Areas where diverse ownership/obsolete platting are an impediment to development are discussed elsewhere in this study.

CONCLUSION: In certain areas of MURA East, inadequate and deficient utilities, obsolete platting, and diversity of ownership have resulted in economic underdevelopment of the area, which has substantially arrested the sound growth of the City.

²⁶ See Exhibit J

²⁷ Idaho Code § 50-2018(8) & (9); Idaho Code § 50-2903(8)(c).

²⁸ See Exhibit J.

CONCLUSION

In the MURA East, there is a predominance of dilapidated, deteriorated, old and obsolete buildings and improvements with inadequate open spaces and high densities. Large portions of the area are designated as being at various levels of flood hazard by FEMA. Such a designation denotes property that poses a public health and safety risk, depending on current development and the severity of the FEMA designation.

Also, issues with streets plague many portions of MURA East. For many properties and in many regions of both of the foregoing areas, street layout is defective and inadequate. Further, in certain areas of MURA East, small lots and diverse ownership is an impediment to future commercial development.

In general, the MURA East is largely open with irrigation facilities that need to be addressed, conditions limiting lot usefulness, and issues with lot layout/obsolete platting, diversity of ownership, deterioration of structures and improvements, which result in economic underdevelopment of the area and which substantially impair and arrest the sound growth of the City. Some areas of MURA East have insufficient sewer, water, power, and other utilities. Throughout MURA East there are pit mining operations, active and inactive.

There are also FEMA Flood designations applicable to large portions of the area. These constitute unsanitary, unsafe, and/or deteriorating conditions in MURA East.

For the foregoing reasons, MURA East can reasonably be found to be deteriorating and deteriorated under the Act and the Law, being, therefore, an appropriate area for urban renewal activities.

ADDITIONAL CONSIDERATIONS

TEN PERCENT LIMITATION

Under Idaho Code Section § 50-2903(15), the base assessment roll is not to exceed at any time ten percent of the current assessed valuation of all taxable property within the municipality.

The base assessment roll or rolls of revenue allocation area or areas shall not exceed at any time ten percent (10%) of the current assessed valuation of all taxable property within the municipality.

Currently the total value of all taxable property within the City of Middleton is \$806,396,319.00. The existing revenue allocation area, MURA Central, has a base value of \$7,672,566.00. The two proposed study areas, MURA West and MURA East, would have a combined value of \$70,442,453.00.²⁹ The three urban renewal areas, together, would have a value of \$78,115,019.00. Dividing the total value of the urban renewal areas by the total value of the taxable property within the City produces the following number: .09687, which is to say that the total value of the current urban renewal area and the proposed urban renewal areas, together, are less than ten percent (i.e. “.10”) of the total value of the City of Middleton and do not, therefore, violation Idaho Code § 2903(15).

HMH worked with and relied upon information provided by Canyon County in doing the foregoing calculations. Information provided by the county is attached hereto as Exhibit E.

²⁹ The original estimate of the base value of the new revenue allocation areas was \$92,734,483, but 31 parcels with a total base value of \$22,292,030 were removed from the original parcel list, bringing it down to \$70,442,453. A list of said removed parcels is attached as the second page of Exhibit E.

AGRICULTURAL PROPERTY LIMITATION

Under Idaho Code §§ 50-2018(8) and 50-2903(8)(f) a deteriorated or deteriorating area does not mean any property where an agricultural operation, as defined in Idaho Code § 22-4502, is being conducted unless the owner thereof has provided written consent to the inclusion of such property in an urban renewal area. This Eligibility Study has examined the physical characteristics of the property within MURA East, but nothing in this study should be construed as stating that a specific consent to inclusion in an urban renewal area is not required from any particular property.

Exhibit A

**Boundary of
City of
Middleton**

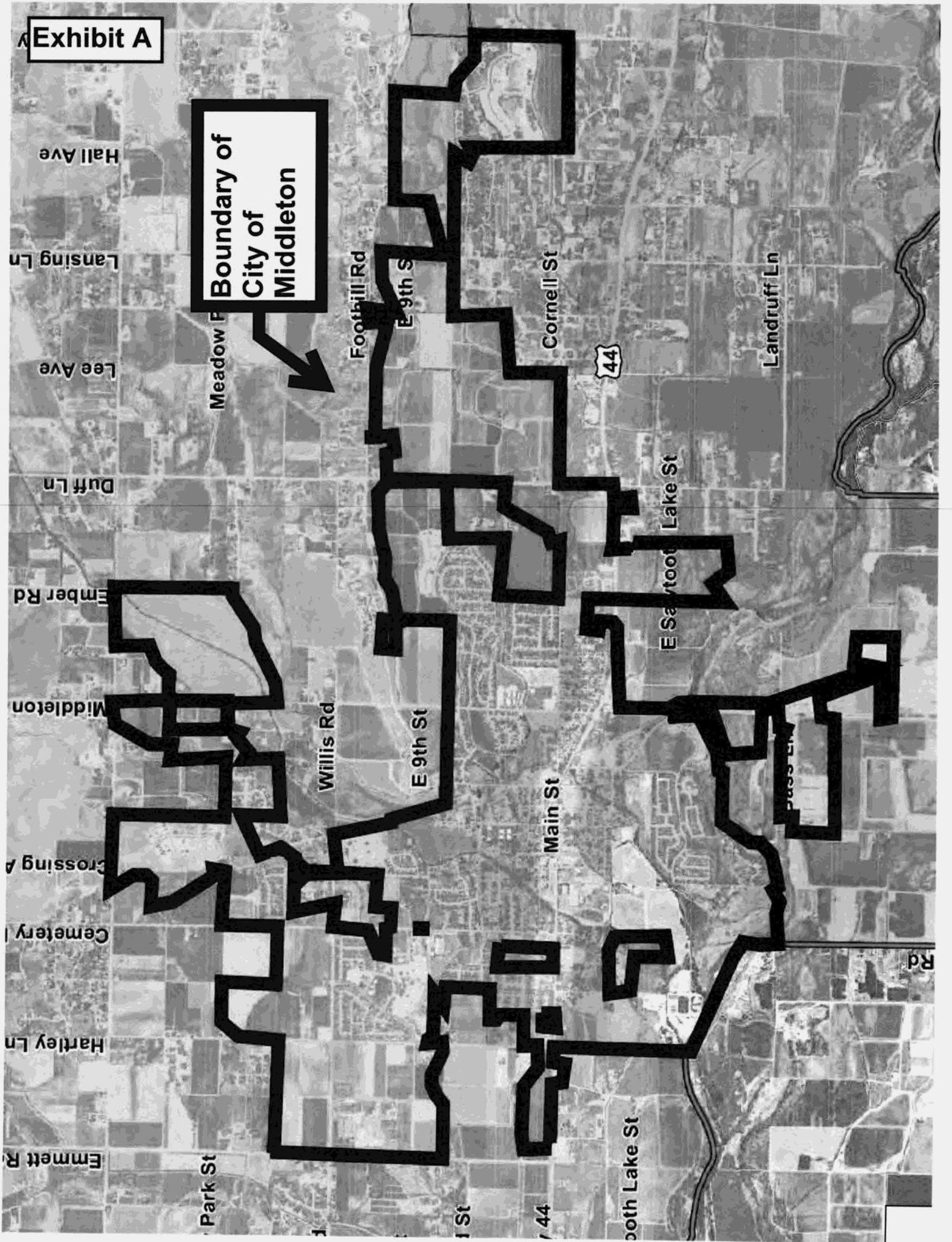


Exhibit B

Proposed Middletown Urban Renewal Areas

Roads

- Interstate
- Highway
- Major Road
- Local Road
- Central
- East
- West
- Middletown
- Proposed URD Boundary



Exhibit C

PARCEL LIST - East

17609200 0	17732000 0	17912000 0	17996103 0	18029010A0	18114000 0	18466000 0	18506000 0	18701000 0
17609201 0	17733000 0	17912011 0	17996104 0	18029011 0	18114000 0	18467000 0	18507000 0	18705000 0
17610026 0	17759000 0	17912012 0	17998000 0	18034000 0	18115000 0	18468000 0	18508000 0	18706000 0
17617500 0	17760000 0	17914000 0	17999000 0	18035000 0	18115010 0	18469000 0	18520000 0	18707000 0
17617501 0	17761000 0	17916000 0	18000010 0	18035011 0	18116000 0	18470000 0	18521000 0	18739000 0
17617501A0	17762000 0	17916010 0	18001000 0	18036010 0	18117000 0	18471000 0	18522000 0	18740000 0
17617501B0	17764000 0	17917000 0	18003000 0	18044501 0	18117010 0	18472000 0	18523000 0	18741000 0
17681000 0	17795100 0	17938000 0	18004000 0	18096000 0	18117011 0	18472000 0	18524000 0	18753000 0
17682000 0	17795101 0	17974000 0	18005000 0	18097000 0	18117012 0	18473000 0	18525000 0	18754000 0
17683000 0	17795103A0	17975000 0	18006000 0	18098000 0	18154000 0	18473000 0	18624500 0	18755000 0
17683010 0	17795104 0	17976000 0	18007000 0	18099000 0	18155000 0	18486000 0	18624501 0	22120505A0
17684000 0	17795105 0	17977000 0	18008000 0	18099000 0	18156000 0	18498000 0	18624502 0	33887100 0
17685000 0	17796000 0	17985000 0	18009000 0	18100000 0	18157000 0	18499011 0	18624503 0	33887101 0
17685010 0	17797000 0	17986000 0	18010000 0	18101000 0	18169000 0	18499100 0	18664000 0	33887102 0
17718000 0	17798000 0	17987000 0	18010010 0	18101000 0	18169010 0	18499101 0	18666000 0	33887103 0
17719000 0	17799000 0	17987010 0	18010011 0	18102000 0	18170000 0	18499102 0	18667000 0	33887104 0
17720000 0	17800000 0	17988000 0	18011000 0	18103000 0	18171000 0	18499103 0	18668000 0	33887105 0
17721000 0	17867000 0	17989000 0	18013000 0	18104000 0	18172000 0	18499104 0	18669000 0	33887106 0
17722000 0	17871000 0	17990000 0	18018000 0	18104010 0	18173000 0	18499105 0	18670000 0	33887107 0
17723000 0	17872000 0	17991000 0	18019000 0	18105000 0	18173010 0	18499106 0	18671000 0	33897000 0
17724000 0	17873000 0	17992000 0	18020000 0	18106000 0	18173011 0	18499107 0	18672000 0	33898000 0
17725000 0	17874000 0	17993000 0	18021000 0	18107000 0	18174000 0	18500010 0	18673000 0	33898010 0
17726000 0	17895106 0	17994000 0	18022000 0	18108000 0	18175000 0	18500011 0	18675000 0	33898010A0
17727000 0	17901000 0	17995000 0	18023000 0	18109000 0	18176000 0	18501000 0	18676000 0	33898010A0
17728000 0	17901010 0	17996100 0	18025000 0	18110000 0	18177000 0	18502000 0	18677000 0	33898013 0
17729000 0	17902200 0	17996101 0	18026000 0	18111000 0	18178000 0	18503000 0	18680100 0	33899000 0
17730000 0	17911000 0	17996102 0	18029000 0	18112010 0	18422000 0	18504000 0	18680101 0	33900010A0
17731000 0	17911010 0	17996103 0	18029010 0	18113000 0	18423000 0	18505000 0	18700000 0	33900012 0

33901000 0	33922011 0	33941010 0	34067010 0	34084011 0
33902000 0	33923000 0	33942000 0	34067010 0	34085000 0
33903000 0	33924000 0	33942010 0	34067010 0	34085012 0
33904000 0	33924010 0	33942011 0	34069000 0	34117010 0
33905000 0	33925000 0	33943000 0	34069010 0	34137000 0
33906000 0	33927000 0	33943010 0	34070000 0	34137010 0
33906010 0	33927010 0	33943011 0	34070010 0	34137011 0
33907000 0	33927011 0	33944000 0	34070011 0	34137012 0
33908000 0	33929000 0	33946000 0	34071000 0	34138000 0
33909000 0	33930000 0	33947000 0	34071010 0	34141000 0
339090010 0	33935010 0	33947010 0	34072000 0	34141010 0
33910000 0	33935010A0	33948000 0	34072010 0	34142000 0
33912000 0	33937000 0	33948010 0	34073000 0	34142010 0
33916000 0	33937010A0	33948011 0	34073010 0	34438470 0
33916011 0	33937010A1	33950000 0	34073011 0	34442010 0
33916100 0	33937011 0	33950010 0	34073012 0	34442012 0
33916101 0	33937011A0	33951000 0	34073013 0	34445000 0
33916141 0	33937011B0	33957000 0	34074011 0	34445010 0
33916142 0	33938000 0	33957010 0	34074011A0	34445013 0
33916143 0	33938010 0	33957010A0	34074011B0	34445100 0
33916144 0	33938010A0	33958000 0	34075011 0	34445101 0
33917000 0	33938010A1	33959000 0	34075011A0	34445200 0
33918000 0	33938011 0	33962000 0	34075012 0	34445201 0
33919000 0	33938012 0	33962010 0	34075014A0	34445202 0
33920000 0	33938014 0	33962011 0	34075015 0	34445203 0
33920010 0	33939000 0	33967000 0	34075103 0	34752000 0
33921000 0	33940000 0	33967010 0	34075104 0	34753000 0
33921010 0	33940010 0	34066000 0	34076000 0	
33922000 0	33941000 0	34067000 0	34077000 0	

Exhibit E

EXHIBIT E - Data from County

2021 Middlton Current RAA	Assessed Value	Taxable	Increment	Base Value
2021 Annual Value	31,797,973	23,757,941	16,210,203	7,547,738
2021 Operating Property Value	254,492	254,492	129,664	124,828
Total:	32,052,465	24,012,433	16,339,867	7,672,566

Description	Value	10% of Value
Taxable Value In City	80,639,632	
Base Value in Existing Middleton RAA (Base)	(7,672,566)	
Available Value For New RAA	72,967,066	

Estimated New RAA (2021 Values)	92,734,483
Value Over 10% of City's Taxable Value	(19,767,417)

Description	Value	10% of Value
-------------	-------	--------------

Excluded Parcels

Parcel No.	Taxable Value
34440014 0	1,966,720
17886010B0	738,900
17895100 0	0
17895101 0	48,870
17895102 0	31,630
17895103 0	34,750
17895104 0	309,780
17895105 0	43,120
17895106 0	576,270
17895107 0	47,040
17895108 0	50,180
17895109 0	807,060
17895110 0	450,710
17895111 0	50,180
17895112 0	27,680
17895113 0	846,090
17895114 0	887,020
17895115 0	411,000
17895116 0	782,880
17895117 0	41,820
18037200 0	2,651,300
18037201 0	118,500
18037202 0	118,500
18037203 0	118,500
17902200 0	1,081,450
18424000 0	1,981,340
18027000 0	1,094,360
34074000 0	2,150,490
34075100 0	994,370
34075101 0	1,369,710
34075102 0	2,461,810
TOTAL:	22,292,030

Exhibit F



EXHIBIT G

MURA EAST

1



PICTURES: 1, 2, 3, 8, and 9 - zoned residential. Being developed by M3 as residential. On northern border, storage units are being built. Have Water utility services already. Sewer is close and -3 will bring it down. M-3 likely bring gas as well.

2



PICTURES: 1, 2, 3, 8, and 9 - zoned residential. Being developed by M3 as residential. On northern border, storage units are being built. Have Water utility services already. Sewer is close and -3 will bring it down. M-3 likely bring gas as well.

3



PICTURES: 1, 2, 3, 8, and 9 - zoned residential. Being developed by M3 as residential. On northern border, storage units are being built. Have Water utility services already. Sewer is close and -3 will bring it down. M-3 likely bring gas as well.

4



Pictures 4, 5, 6, 7, and 40 and 41: Zoned Industrial in the Count and the City. Currently, large mining operations are occurring throughout the area, with remaining ponds and mining pits. Some additional agricultural property. Most of this area is Designated as five hundred year floodplain under FEMA regulations. Substantial remediation will be necessary to convert mining operations and earthworks into shovel ready property for industrial development.

5



Pictures 4, 5, 6, 7, and 40 and 41: Zoned Industrial in the Count and the City. Currently, large mining operations are occurring throughout the area, with remaining ponds and mining pits. Some additional agricultural property. Most of this area is Designated as five hundred year floodplain under FEMA regulations. Substantial remediation will be necessary to convert mining operations and earthworks into shovel ready property for industrial development.

6A



Pictures 4, 5, 6, 7, and 40 and 41: Zoned Industrial in the Count and the City. Currently, large mining operations are occurring throughout the area, with remaining ponds and mining pits. Some additional agricultural property. Most of this area is Designated as five hundred year floodplain under FEMA regulations. Substantial remediation will be necessary to convert mining operations and earthworks into shovel ready property for industrial development.

6B



Pictures 4, 5, 6, 7, and 40 and 41: Zoned Industrial in the Count and the City. Currently, large mining operations are occurring throughout the area, with remaining ponds and mining pits. Some additional agricultural property. Most of this area is Designated as five hundred year floodplain under FEMA regulations. Substantial remediation will be necessary to convert mining operations and earthworks into shovel ready property for industrial development.

7



Pictures 4, 5, 6, 7, and 40 and 41: Zoned Industrial in the Count and the City. Currently, large mining operations are occurring throughout the area, with remaining ponds and mining pits. Some additional agricultural property. Most of this area is Designated as five hundred year floodplain under FEMA regulations. Substantial remediation will be

necessary to convert mining operations and earthworks into shovel ready property for industrial development.

8



PICTURES: 1, 2, 3, 8, and 9 - zoned residential. Being developed by M3 as residential. On northern border, storage units are being built. Have Water utility services already. Sewer is close and -3 will bring it down. M-3 likely bring gas as well.

9



PICTURES: 1, 2, 3, 8, and 9 - zoned residential. Being developed by M3 as residential. On northern border, storage units are being built. Have Water utility services already. Sewer is close and -3 will bring it down. M-3 likely bring gas as well.

10



Mixed use zone: Preliminary planning for some commercial along Middleton Road and townhouses covering the remainder. Lies entirely within the AE Zone as regulated by FEMA.

11



Pictures 11, 12, and 13: Current scrub and waste area along river. AE Zone designation by FEMA. Irregular parcels in area makes development difficult, along with topography and sever access issues because of location along river and Middleton Road. Old dilapidated and abandoned structures need to be removed or reclaimed.

12



Pictures 11, 12, and 13: Current scrub and waste area along river. AE Zone designation by FEMA. Irregular parcels in area makes development difficult, along with topography and sever access issues because of location along river and Middleton Road. Old dilapidated and abandoned structures need to be removed or reclaimed.

13



Pictures 11, 12, and 13: Current scrub and waste area along river. AE Zone designation by FEMA. Irregular parcels in area makes development difficult, along with topography and sever access issues because of location along river and Middleton Road. Old dilapidated and abandoned structures need to be removed or reclaimed.

14



Pictures 14, 15, 16, 19, 35, and 36: Agricultural currently. A large, multi-phase residential and commercial development has been approved. Current issues with surface water

facilities needing to be relocated, issues with open mining operations needing remediation, and AE Zone designation under FEMA regulations. Urban renewal support may be necessary to complete build-out of proposed development.

15



Pictures 14, 15, 16, 19, 35, and 36: Agricultural currently. A large, multi-phase residential and commercial development has been approved. Current issues with surface water facilities needing to be relocated, issues with open mining operations needing remediation, and AE Zone designation under FEMA regulations. Urban renewal support may be necessary to complete build-out of proposed development.

16



Pictures 14, 15, 16, 19, 35, and 36: Agricultural currently. A large, multi-phase residential and commercial development has been approved. Current issues with surface water

facilities needing to be relocated, issues with open mining operations needing remediation, and AE Zone designation under FEMA regulations. Urban renewal support may be necessary to complete build-out of proposed development.

17



Pictures 17 and 18: Currently Agricultural. Some small dilapidated residential development.

18



Pictures 17 and 18: Currently Agricultural. Some small dilapidated residential development. Republic storage is potentially developing East half as storage units or rezone

19



Pictures 14, 15, 16, 19, 35, and 36: Agricultural currently. A large, multi-phase residential and commercial development has been approved. Current issues with surface water facilities needing to be relocated, issues with open mining operations needing remediation, and AE Zone designation under FEMA regulations. Urban renewal support may be necessary to complete build-out of proposed development.

20A



20A through 20C: Old residential; some older apartments; overcrowded; future land use designated as mixed use, which will not occur without substantial urban renewal activity in the area.

20B



20A through 20C: Old residential; some older apartments; overcrowded; future land use designated as mixed use, which will not occur without substantial urban renewal activity in the area.

20C



20A through 20C: Old residential; some older apartments; overcrowded; future land use designated as mixed use, which will not occur without substantial urban renewal activity in the area.

21



Pictures 21 through 34: These are all city owned properties. The ultimate objective of their use is a blend of recreational and some highly specific commercial at locations TBD. Currently, the land lies largely within regulated FEMA AE zones, which will increase the cost and complexity of development. Large portions of the property are scrub ground along the river, some of which has been mined, resulting in irregular ponds and other topography. All of this will require substantial investment to convert into useable space.

22



See Description of Picture 21

23



See Description of Picture 21

24



See Description of Picture 21

25



See Description of Picture 21

26



See Description of Picture 21

27A



See Description of Picture 21

27B



See Description of Picture 21

27C



See Description of Picture 21

28



See Description of Picture 21

29



See Description of Picture 21

30



See Description of Picture 21

31A



See Description of Picture 21

31B



See Description of Picture 21

32



See Description of Picture 21

33



See Description of Picture 21

34



See Description of Picture 21

35



Pictures 14, 15, 16, 19, 35, and 36: Agricultural currently. A large, multi-phase residential and commercial development has been approved. Current issues with surface water facilities needing to be relocated, issues with open mining operations needing remediation, and AE Zone designation under FEMA regulations. Urban renewal support may be necessary to complete build-out of proposed development.



Pictures 14, 15, 16, 19, 35, and 36: Agricultural currently. A large, multi-phase residential and commercial development has been approved. Current issues with surface water facilities needing to be relocated, issues with open mining operations needing remediation, and AE Zone designation under FEMA regulations. Urban renewal support may be necessary to complete build-out of proposed development.



Waste ground and pasture. Lying largely within AE Zones as regulated by FEMA. Insufficient roadway access and utilities.

38



Waste ground and pasture. Lying largely within AE Zones as regulated by FEMA. Insufficient roadway access and utilities.

39



Industrial subdivision trying to build out. Development has been slow and needs urban renewal activity to ensure full development. Water and sewer available.



Pictures 4, 5, 6, 7, and 40 and 41: Zoned Industrial in the Count and the City. Currently, large mining operations are occurring throughout the area, with remaining ponds and mining pits. Some additional agricultural property. Most of this area is Designated as five hundred year floodplain under FEMA regulations. Substantial remediation will be necessary to convert mining operations and earthworks into shovel ready property for industrial development.



Pictures 4, 5, 6, 7, and 40 and 41: Zoned Industrial in the Count and the City. Currently, large mining operations are occurring throughout the area, with remaining ponds and mining pits. Some additional agricultural property. Most of this area is Designated as five hundred year floodplain under FEMA regulations. Substantial remediation will be necessary to convert mining operations and earthworks into shovel ready property for industrial development.

Exhibit H

**MURA WEST
Parcels**

Land lying outside of black line is within
unincorporated Canyon County

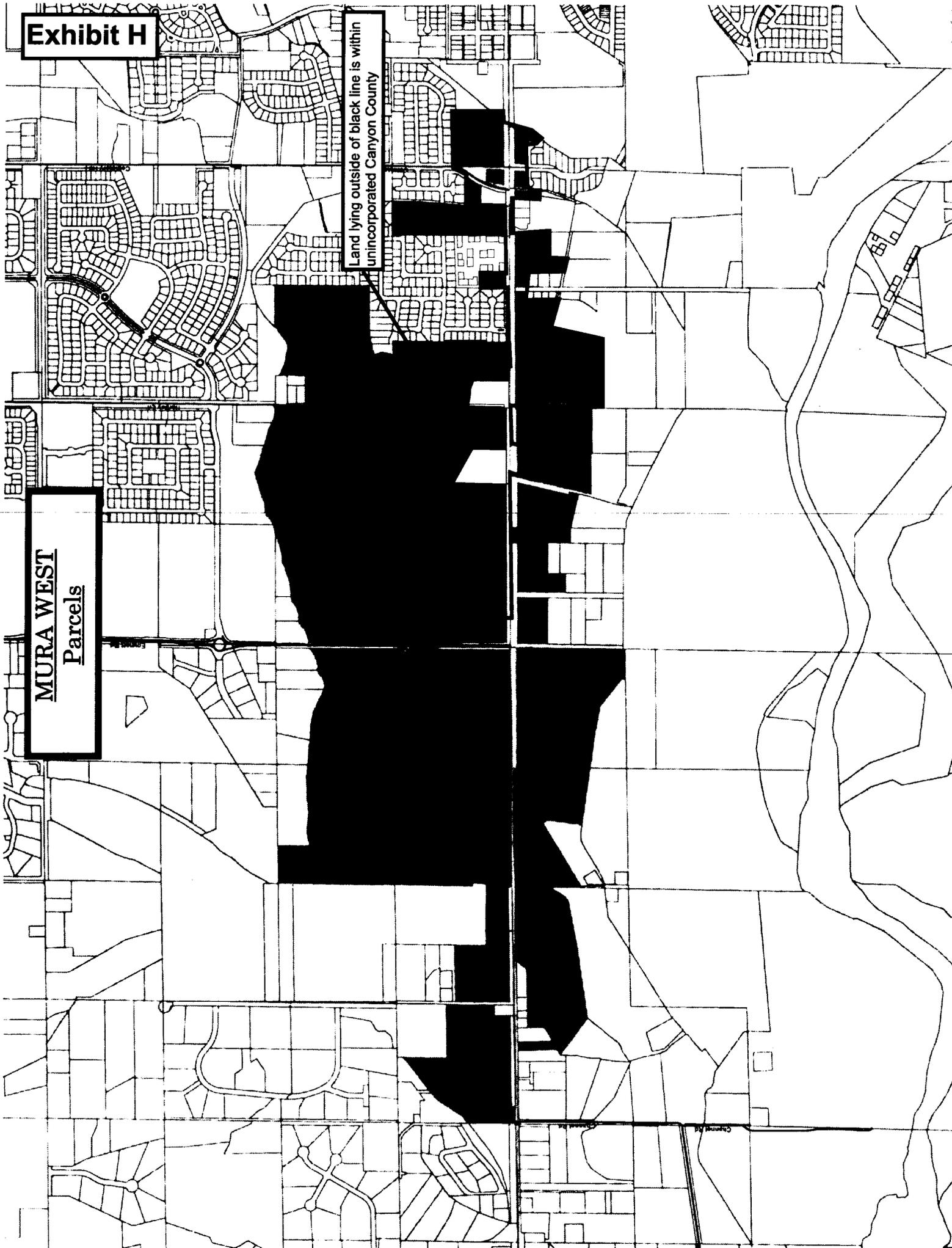
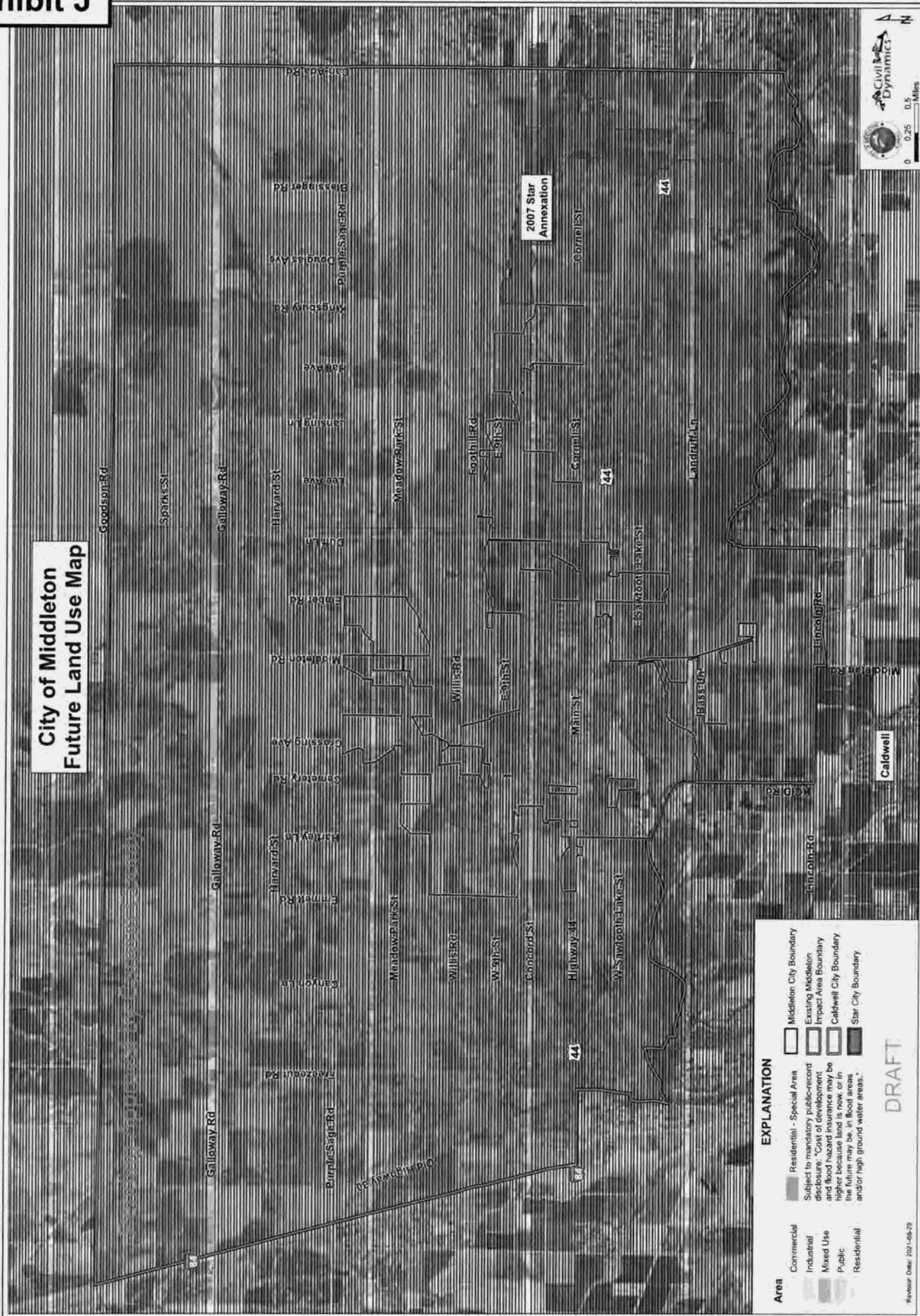


Exhibit I



Exhibit J

City of Middleton Future Land Use Map



EXPLANATION

Area	Description
Commercial	Commercial
Industrial	Industrial
Mixed Use	Mixed Use
Public	Public
Residential	Residential
Special Area	Residential - Special Area
Boundary	Subject to mandatory public-record disclosure - Cost of development expense may be higher because land in the future may be in flood areas and/or high ground water areas.*
City Boundary	Middleton City Boundary
Impact Area Boundary	Existing Middleton Impact Area Boundary
City Boundary	Caldwell City Boundary
City Boundary	Star City Boundary

DRAFT

Revision Date: 10/1/09/29

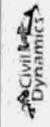


Exhibit K

TITLE 50 MUNICIPAL CORPORATIONS

CHAPTER 29 LOCAL ECONOMIC DEVELOPMENT ACT

50-2901. SHORT TITLE. This act may be known and cited as the "Local Economic Development Act."

[50-2901, added 1988, ch. 210, sec. 1, p. 393.]

50-2902. FINDINGS AND PURPOSE. It is hereby found and declared that there exists in municipalities a need to raise revenue to finance the economic growth and development of urban renewal areas and competitively disadvantaged border community areas. The purpose of this act is to provide for the allocation of a portion of the property taxes levied against taxable property located in a revenue allocation area for a limited period of time to assist in the financing of urban renewal plans, to encourage private development in urban renewal areas and competitively disadvantaged border community areas, to prevent or arrest the decay of urban areas due to the inability of existing financing methods to promote needed public improvements, to encourage taxing districts to cooperate in the allocation of future tax revenues arising in urban areas and competitively disadvantaged border community areas in order to facilitate the long-term growth of their common tax base, and to encourage private investment within urban areas and competitively disadvantaged border community areas. The foregoing purposes are hereby declared to be valid public purposes for municipalities.

[50-2902, added 1988, ch. 210, sec. 2, p. 393; am. 1990, ch. 430, sec. 3, p. 1190; am. 1994, ch. 381, sec. 1, p. 1223.]

50-2903. DEFINITIONS. The following terms used in this chapter shall have the following meanings, unless the context otherwise requires:

- (1) "Act" or "this act" means this revenue allocation act.
- (2) "Agency" or "urban renewal agency" means a public body created pursuant to section 50-2006, Idaho Code.
- (3) "Authorized municipality" or "municipality" means any county or incorporated city which has established an urban renewal agency, or by ordinance has identified and created a competitively disadvantaged border community.
- (4) Except as provided in section 50-2903A, Idaho Code, "base assessment roll" means the equalized assessment rolls, for all classes of taxable property, on January 1 of the year in which the local governing body of an authorized municipality passes an ordinance adopting or modifying an urban renewal plan containing a revenue allocation financing provision, except that the base assessment roll shall be adjusted as follows: the equalized assessment valuation of the taxable property in a revenue allocation area as shown upon the base assessment roll shall be reduced by the amount by which the equalized assessed valuation as shown on the base assessment roll exceeds the current equalized assessed valuation of any taxable property located in the revenue allocation area, and by the equalized assessed valuation of taxable property in such revenue allocation area that becomes exempt from taxation subsequent to the date of the base assessment roll. The equalized assessed valuation of the taxable property in a revenue allocation

area as shown on the base assessment roll shall be increased by the equalized assessed valuation, as of the date of the base assessment roll, of taxable property in such revenue allocation area that becomes taxable after the date of the base assessment roll, provided any increase in valuation caused by the removal of the agricultural tax exemption from undeveloped agricultural land in a revenue allocation area shall be added to the base assessment roll. An urban renewal plan containing a revenue allocation financing provision adopted or modified prior to July 1, 2016, is not subject to section 50-2903A, Idaho Code. For plans adopted or modified prior to July 1, 2016, and for subsequent modifications of those urban renewal plans, the value of the base assessment roll of property within the revenue allocation area shall be determined as if the modification had not occurred.

(5) "Budget" means an annual estimate of revenues and expenses for the following fiscal year of the agency. An agency shall, by September 1 of each calendar year, adopt and publish, as described in section 50-1002, Idaho Code, a budget for the next fiscal year. An agency may amend its adopted budget using the same procedures as used for adoption of the budget. For the fiscal year that immediately predates the termination date for an urban renewal plan involving a revenue allocation area or will include the termination date, the agency shall adopt and publish a budget specifically for the projected revenues and expenses of the plan and make a determination as to whether the revenue allocation area can be terminated before the January 1 of the termination year pursuant to the terms of section 50-2909(4), Idaho Code. In the event that the agency determines that current tax year revenues are sufficient to cover all estimated expenses for the current year and all future years, by September 1 the agency shall adopt a resolution advising and notifying the local governing body, the county auditor, and the state tax commission and recommending the adoption of an ordinance for termination of the revenue allocation area by December 31 of the current year and declaring a surplus to be distributed as described in section 50-2909, Idaho Code, should a surplus be determined to exist. The agency shall cause the ordinance to be filed with the office of the county recorder and the Idaho state tax commission as provided in section 63-215, Idaho Code. Upon notification of revenues sufficient to cover expenses as provided herein, the increment value of that revenue allocation area shall be included in the net taxable value of the appropriate taxing districts when calculating the subsequent property tax levies pursuant to section 63-803, Idaho Code. The increment value shall also be included in subsequent notification of taxable value for each taxing district pursuant to section 63-1312, Idaho Code, and subsequent certification of actual and adjusted market values for each school district pursuant to section 63-315, Idaho Code.

(6) "Clerk" means the clerk of the municipality.

(7) "Competitively disadvantaged border community area" means a parcel of land consisting of at least forty (40) acres which is situated within the jurisdiction of a county or an incorporated city and within twenty-five (25) miles of a state or international border, which the governing body of such county or incorporated city has determined by ordinance is disadvantaged in its ability to attract business, private investment, or commercial development, as a result of a competitive advantage in the adjacent state or nation resulting from inequities or disparities in comparative sales taxes, income taxes, property taxes, population or unique geographic features.

(8) "Deteriorated area" means:

(a) Any area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.

(b) Any area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, results in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.

(c) Any area which is predominately open and which because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. The provisions of section 50-2008(d), Idaho Code, shall apply to open areas.

(d) Any area which the local governing body certifies is in need of redevelopment or rehabilitation as a result of a flood, storm, earthquake, or other natural disaster or catastrophe respecting which the governor of the state has certified the need for disaster assistance under any federal law.

(e) Any area which by reason of its proximity to the border of an adjacent state is competitively disadvantaged in its ability to attract private investment, business or commercial development which would promote the purposes of this chapter.

(f) "Deteriorated area" does not mean not developed beyond agricultural, or any agricultural operation as defined in section 22-4502(1), Idaho Code, or any forest land as defined in section 63-1701(4), Idaho Code, unless the owner of the agricultural operation or the forest landowner of the forest land gives written consent to be included in the deteriorated area, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

(9) "Facilities" means land, rights in land, buildings, structures, machinery, landscaping, extension of utility services, approaches, roadways and parking, handling and storage areas, and similar auxiliary and related facilities.

(10) "Increment value" means the total value calculated by summing the differences between the current equalized value of each taxable property in the revenue allocation area and that property's current base value on the base assessment roll, provided such difference is a positive value.

(11) "Local governing body" means the city council or board of county commissioners of a municipality.

(12) "Plan" or "urban renewal plan" means a plan, as it exists or may from time to time be amended, prepared and approved pursuant to sections 50-2008 and 50-2905, Idaho Code, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions.

(13) "Project" or "urban renewal project" or "competitively disadvantaged border areas" may include undertakings and activities of a municipality in an urban renewal area for the elimination of deteriorated or deteriorating areas and for the prevention of the development or spread of slums and blight and may involve slum clearance and redevelopment in an urban renewal area, or rehabilitation or conservation in an urban renewal area, or any combination or part thereof in accordance with an urban renewal plan. Such undertakings and activities may include:

(a) Acquisition of a deteriorated area or a deteriorating area or portion thereof;

(b) Demolition and removal of buildings and improvement;

(c) Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, open space, off-street parking facilities, public facilities, public recreation and entertainment facilities or buildings and other improvements necessary for carrying out, in the urban renewal area or competitively disadvantaged border community area, the urban renewal objectives of this act in accordance with the urban renewal plan or the competitively disadvantaged border community area ordinance.

(d) Disposition of any property acquired in the urban renewal area or the competitively disadvantaged border community area (including sale, initial leasing or retention by the agency itself) or the municipality creating the competitively disadvantaged border community area at its fair value for uses in accordance with the urban renewal plan except for disposition of property to another public body;

(e) Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the urban renewal plan;

(f) Acquisition of real property in the urban renewal area or the competitively disadvantaged border community area which, under the urban renewal plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property;

(g) Acquisition of any other real property in the urban renewal area or competitively disadvantaged border community area where necessary to eliminate unhealthful, insanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or to prevent the spread of blight or deterioration, or to provide land for needed public facilities or where necessary to accomplish the purposes for which a competitively disadvantaged border community area was created by ordinance;

(h) Lending or investing federal funds; and

(i) Construction of foundations, platforms and other like structural forms.

(14) "Project costs" includes, but is not limited to:

(a) Capital costs, including the actual costs of the construction of public works or improvements, facilities, buildings, structures, and

permanent fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures, and permanent fixtures; the acquisition of equipment; and the clearing and grading of land;

(b) Financing costs, including interest during construction and capitalized debt service or repair and replacement or other appropriate reserves;

(c) Real property assembly costs, meaning any deficit incurred from the sale or lease by a municipality of real or personal property within a revenue allocation district;

(d) Professional service costs, including those costs incurred for architectural, planning, engineering, and legal advice and services;

(e) Direct administrative costs, including reasonable charges for the time spent by city or county employees in connection with the implementation of a project plan;

(f) Relocation costs;

(g) Other costs incidental to any of the foregoing costs.

(15) "Revenue allocation area" means that portion of an urban renewal area or competitively disadvantaged border community area where the equalized assessed valuation (as shown by the taxable property assessment rolls) of which the local governing body has determined, on and as a part of an urban renewal plan, is likely to increase as a result of the initiation of an urban renewal project or competitively disadvantaged border community area. The base assessment roll or rolls of revenue allocation area or areas shall not exceed at any time ten percent (10%) of the current assessed valuation of all taxable property within the municipality.

(16) "State" means the state of Idaho.

(17) "Tax" or "taxes" means all property tax levies upon taxable property.

(18) "Taxable property" means taxable real property, personal property, operating property, or any other tangible or intangible property included on the equalized assessment rolls.

(19) "Taxing district" means a taxing district as defined in section 63-201, Idaho Code, as that section now exists or may hereafter be amended.

(20) "Termination date" means a specific date no later than twenty (20) years from the effective date of an urban renewal plan or as described in section 50-2904, Idaho Code, on which date the plan shall terminate. Every urban renewal plan shall have a termination date that can be modified or extended subject to the twenty (20) year maximum limitation. Provided however, the duration of a revenue allocation financing provision may be extended as provided in section 50-2904, Idaho Code.

[50-2903, added 1988, ch. 210, sec. 3, p. 393; am. 1990, ch. 430, sec. 4, p. 1190; am. 1994, ch. 381, sec. 2, p. 1223; am. 1996, ch. 322, sec. 54, p. 1081; am. 2000, ch. 275, sec. 1, p. 893; am. 2002, ch. 143, sec. 2, p. 396; am. 2011, ch. 317, sec. 6, p. 918; am. 2016, ch. 349, sec. 3, p. 1017.]

50-2903A. EFFECT OF ORDINANCE TO MODIFY URBAN RENEWAL PLAN -- EXCEPTION.

(1) (a) On and after July 1, 2016, except as provided in subsection (2) of this section, when an urban renewal plan containing a revenue allocation financing provision is modified through an ordinance of the authorized municipality, the base value for the year immediately following

the year in which the modification occurred shall include the current year's equalized assessed value of the taxable property in a revenue allocation area. The urban renewal agency shall be required annually to attest to having or not having modified any of its plans. If no modification has occurred, the urban renewal agency shall attest that fact on an affidavit provided by the state tax commission before the first Monday in June of each year. Modification shall not be deemed to have occurred when:

(i) There is a plan amendment to make technical or ministerial changes to a plan that does not involve an increase in the use of revenues allocated to the agency pursuant to section 50-2908, Idaho Code; or

(ii) There is a plan amendment to accommodate an increase in the revenue allocation area boundary as permitted in section 50-2033, Idaho Code; or

(iii) There is a plan amendment to accommodate a de-annexation in the revenue allocation area boundary; or

(iv) There is a plan amendment to support growth of an existing commercial or industrial project in an existing revenue allocation area, subject to the provisions of section 50-2905A, Idaho Code.

(b) Notice of any plan modification shall state the nature of the modification and shall be provided to the state tax commission, the county clerk and the county assessor by the first Monday in June of the years following the modification.

(c) Once a modification is deemed to have occurred, the base assessment value shall be reset pursuant to this subsection.

(2) When the urban renewal agency certifies to the county clerk and state tax commission that there is outstanding indebtedness, the base value for the year immediately following the year in which the modification occurred shall be computed and adjusted irrespective of the modification to the plan, but in compliance with all other requirements for adjustment as provided in section 50-2903(4), Idaho Code. To be allowed this exception no later than the first Monday in June each year, beginning the year immediately following the year in which the modification occurred, the urban renewal agency must certify:

(a) That the indebtedness could not be repaid by the agency prior to the termination of the revenue allocation area without the allocation of property tax revenues as provided in section 50-2908, Idaho Code; and

(b) The estimated total budget to be used for paying indebtedness during each year until termination of the revenue allocation area, the amount of nonproperty tax revenue to be used by the agency to pay indebtedness each year, and the estimated amount of revenue to be allocated to the agency for the modified revenue allocation area pursuant to section 50-2908, Idaho Code, to be used for paying indebtedness. For purposes of this section "indebtedness" shall mean any bonds, including refunding bonds, notes, interim certificates, certificates of indebtedness, debentures or other obligations, together with all expenses necessary to comply with all covenants related to the indebtedness.

(3) To the extent the amount of revenue allocated to the modified revenue allocation area pursuant to section 50-2908, Idaho Code, exceeds the amount necessary to pay indebtedness certified in subsection (2) (b) of this section, the excess shall be distributed by the county clerk to each taxing

district or unit in the same manner as property taxes, except that each taxing district or unit shall be notified of the amount of any distribution of excess urban renewal allocations included in any distribution. For purposes of the limitation provided by section 63-802, Idaho Code, moneys received by any taxing district or unit pursuant to this subsection shall be treated as property tax revenue.

(4) Within thirty (30) days from the time the state tax commission receives information that an urban renewal plan for a revenue allocation area has been modified, the state tax commission shall notify the urban renewal agency and the county clerk of such receipt and the determination regarding any limits on the maximum amount of property tax revenue that will be allocated to the urban renewal agency from the current year's property taxes.

[50-2903A, added 2016, ch. 349, sec. 4, p. 1021.]

50-2904. AUTHORITY TO CREATE REVENUE ALLOCATION AREA. An authorized municipality is hereby authorized and empowered to adopt, at any time, a revenue allocation financing provision, as described in this chapter, as part of an urban renewal plan or competitively disadvantaged border community area ordinance. A revenue allocation financing provision may be adopted either at the time of the original adoption of an urban renewal plan or the creation by ordinance of a competitively disadvantaged border community area or thereafter as a modification of an urban renewal plan or the ordinance creating the competitively disadvantaged border community area. Urban renewal plans existing prior to the effective date of this section may be modified to include a revenue allocation financing provision. Except as provided in subsections (1), (2), (3) and (4) of this section, no revenue allocation provision of an urban renewal plan or competitively disadvantaged border community area ordinance, including all amendments thereto, shall have a duration exceeding twenty (20) years from the date the ordinance is approved by the municipality; and provided further, no additions to the land area of an existing revenue allocation area shall be interpreted to or shall cause an extension of the date of the twenty (20) year limit that was originally established for the revenue allocation area. Notwithstanding these limitations, the duration of the revenue allocation financing provision may be extended if:

(1) The maturity date of any bonds issued to provide funds for a specific project in the revenue allocation area and payable from the revenue allocation financing provision exceeds the duration of the revenue allocation financing provision, provided such bond maturity is not greater than twenty (20) years; or

(2) The urban renewal agency determines that it is necessary to refinance outstanding bonds payable from the revenue allocation financing provision to a maturity exceeding the twenty (20) year duration of the revenue allocation financing provision in order to avoid a default on the bonds; or

(3) The local governing body has adopted an urban renewal plan or competitively disadvantaged border community area ordinance or an amendment to an urban renewal plan or competitively disadvantaged border community area ordinance prior to July 1, 2000, in which is defined the duration of the plan beyond a period of twenty (20) years, in which case the revenue allocation provision shall have a duration as described in such urban renewal plan or competitively disadvantaged border community area ordinance or may be extended as set forth in subsection (2) of this section; and

(4) The local governing body has adopted an urban renewal plan or competitively disadvantaged border community area ordinance or an amendment to an urban renewal plan or competitively disadvantaged border community area ordinance after July 1, 2000, and prior to July 1, 2011, in which is defined the duration of the plan beyond a period of twenty (20) years in which case the revenue allocation provision shall have a duration as described in such urban renewal plan or competitively disadvantaged border community area ordinance. The duration of the revenue allocation financing provision set forth in this subsection may be extended if the maturity date of any bonds issued to provide funds for a specific project in the revenue allocation area and payable from the revenue allocation financing provision exceeds the duration of the revenue allocation financing provision, provided such bond maturity is not greater than thirty (30) years or may be extended as set forth in subsection (2) of this section.

(5) During the extension set forth in subsections (1), (2), (3) and (4) of this section, any revenue allocation area revenues exceeding the amount necessary to repay the bonds during the period exceeding the maximum year maturity of the revenue allocation financing provision shall be returned to the taxing districts in the revenue allocation area on a pro rata basis.

[50-2904, added 1988, ch. 210, sec. 4, p. 396; am. 1994, ch. 381, sec. 3, p. 1226; am. 2000, ch. 275, sec. 2, p. 896; am. 2002, ch. 143, sec. 3, p. 400; am. 2009, ch. 218, sec. 1, p. 680; am. 2011, ch. 317, sec. 7, p. 922.]

50-2905. RECOMMENDATION OF URBAN RENEWAL AGENCY. In order to implement the provisions of this chapter, the urban renewal agency of the municipality shall prepare and adopt a plan for each revenue allocation area and submit the plan and recommendation for approval thereof to the local governing body. The plan shall include with specificity:

- (1) A statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality;
- (2) A statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area;
- (3) An economic feasibility study;
- (4) A detailed list of estimated project costs;
- (5) A fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property on the revenue allocation area;
- (6) A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred;
- (7) A termination date for the plan and the revenue allocation area as provided for in section 50-2903(20), Idaho Code. In determining the termination date, the plan shall recognize that the agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan;
- (8) A description of the disposition or retention of any assets of the agency upon the termination date. Provided however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets; and

(9) Any changes to an urban renewal plan as provided in subsections (2) and (6) of this section shall be noticed and shall be completed in an open public meeting.

[50-2905, added 1988, ch. 210, sec. 5, p. 397; am. 2002, ch. 143, sec. 4, p. 401; am. 2011, ch. 317, sec. 8, p. 923; am. 2016, ch. 349, sec. 5, p. 1022.]

50-2905A. ELECTION NECESSARY FOR EXPENDITURES ON CERTAIN PROJECTS. (1) Notwithstanding any other provision of this chapter, on and after the effective date of this act, it shall be unlawful for an urban renewal agency to expend revenue collected under this chapter on project costs when either the amount of revenue collected under this chapter, or the amount of revenue collected under this chapter plus any other public funds, not including federal funds or federal funds administered by a public body, contributes to fifty-one percent (51%) or more of the total project cost and the project is for construction of a municipal building or a multipurpose sports stadium complex, or the remodel of such a building or complex, with a total project cost exceeding one million dollars (\$1,000,000) unless such construction project is first approved in an election by sixty percent (60%) of the participating qualified electors residing within the borders of the qualified municipality. An election pursuant to this section shall be in accordance with the provisions of chapter 1, title 34, Idaho Code. The total project cost described in this subsection shall not include the cost of any infrastructure or belowground improvements including, but not limited to, water, sewer, storm drainage, electrical, natural gas, telecommunication, or other similar systems and lines, streets, roads, curbs, gutters, sidewalks, walkways, parking facilities, or unoccupied auxiliary structures. This section shall not be construed to require an election regarding bonds issued prior to the effective date of this act.

(2) For purposes of this section, the following terms shall have the following meanings:

(a) "Multipurpose sports stadium complex" means a place or venue for indoor or outdoor sports, concerts, or other events that contains a field or other playing surface or area either partly or completely surrounded by a tiered structure designed to allow spectators to stand or sit and view the event;

(b) "Municipal building" means only an administrative building, city hall, library, courthouse, public safety or law enforcement buildings, other judicial buildings, fire stations, jails, and detention facilities that are not subject to property taxation whether they are, or are intended to be, owned or operated by or leased to a public body for the public's benefit;

(c) "Project costs" shall have the same meaning as provided in section 50-2903(14), Idaho Code;

(d) "Public body" shall have the same meaning as provided in section 50-2018(3), Idaho Code;

(e) "Public funds" shall mean the funds collected or received by a public body but shall not include grants or donations from private entities or individuals to the public body.

[50-2905A, added 2016, ch. 349, sec. 6, p. 1023; am. 2017, ch. 27, sec. 1, p. 50; am. 2019, ch. 321, sec. 1, p. 956.]

50-2906. PUBLIC HEARING AND ORDINANCE REQUIRED. (1) To adopt a new urban renewal plan or create a competitively disadvantaged border community area containing a revenue allocation financing provision, the local governing body of an authorized municipality must enact an ordinance in accordance with chapter 9, title 50, Idaho Code, and section 50-2008, Idaho Code. To modify an existing urban renewal plan, to add or change a revenue allocation, an authorized municipality must enact an ordinance in accordance with chapter 9, title 50, Idaho Code, and conduct a public hearing as provided in section 50-2008(c), Idaho Code. No urban renewal project, plan, competitively disadvantaged border community area or modification thereto, or revenue allocation financial provision shall be held ineffective for failure to comply with the requirements of this section if compliance with the section is substantial and in good faith and administrative authority of both the local governing body and urban renewal agency does not extend beyond the municipal boundary of the authorized municipality. Urban renewal plans and revenue allocation financing provisions may be held ineffective if an urban renewal area or revenue allocation area extends outside the municipal boundary of an authorized municipality and a transfer of powers ordinance has not been adopted by the cooperating county.

(2) A revenue allocation financing provision adopted in accordance with this chapter shall be effective retroactively to January 1 of the year in which the local governing body of the authorized municipality enacts such ordinance.

(3) The local governing body of an authorized municipality shall prepare a notice stating: (a) that an urban renewal plan or modification thereto or a competitively disadvantaged border community area has been proposed and is being considered for adoption, and that such plan or modification thereto or proposal to create a competitively disadvantaged border community area contains a revenue allocation financing provision that will cause property taxes resulting from any increases in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll to be allocated to the agency for urban renewal and competitively disadvantaged border community area purposes; and (b) that an agreement on administration of a revenue allocation financing provision extending beyond the municipal boundary of the authorized municipality has been negotiated with the cooperating county having extraterritorial power and that the agreement has been formalized by a transfer of power ordinance adopted by that county; and (c) that a public hearing on such plan or modification will be held by the local governing body pursuant to section 50-2008(c), Idaho Code. The notice shall also state the time, date, and place of the hearing. At least thirty (30) days but not more than sixty (60) days prior to the date set for final reading of the ordinance, the local governing body shall publish the notice in a newspaper of general circulation and transmit the notice, together with a copy of the plan and recommendation of the urban renewal agency or the municipality which by ordinance created the competitively disadvantaged border community area, to the governing body of each taxing district which levies taxes upon any taxable property in the revenue allocation area and which would be affected by the revenue allocation financing provision of the urban renewal plan proposed to be approved by the local governing body.

[50-2906, added 1988, ch. 210, sec. 6, p. 397; am. 1994, ch. 381, sec. 4, p. 1227; am. 2000, ch. 162, sec. 1, p. 410; am. 2000, ch. 275, sec. 3, p. 897.]

50-2907. TRANSMITTAL OF REVENUE ALLOCATION AREA DESCRIPTION AND OTHER DOCUMENTS TO TAXING AGENCIES. (1) After the effective date of an ordinance enacted by the local governing body of an authorized municipality, the clerk of the authorized municipality shall transmit, to the county auditor and tax assessor of the county in which the revenue allocation area is located, to the affected taxing districts, and to the state tax commission, a copy of the ordinance enacted, a copy of the legal description of the boundaries of the revenue allocation area, and a map indicating the boundaries of the revenue allocation area.

(2) For revenue allocation areas extending beyond the corporate municipal boundary of the authorized municipality, the copy of the ordinance enacted by the authorized municipality shall include, as an attachment, a copy of the transfer of powers ordinance adopted by the cooperating county under section 50-2906(3) (b), Idaho Code.

(3) Such documents shall be transmitted within the time required by section 63-215, Idaho Code.

[50-2907, added 1988, ch. 210, sec. 7, p. 398; am. 2000, ch. 114, sec. 1, p. 252; am. 2000, ch. 162, sec. 2, p. 411.]

50-2908. DETERMINATION OF TAX LEVIES -- CREATION OF SPECIAL FUND. (1) For purposes of calculating the rate at which taxes shall be levied by or for each taxing district in which a revenue allocation area is located, the county commissioners shall, with respect to the taxable property located in such revenue allocation area, use the equalized assessed value of such taxable property as shown on the base assessment roll rather than on the current equalized assessed valuation of such taxable property, except the current equalized assessed valuation shall be used for calculating the tax rate for:

(a) Levies for refunds and credits pursuant to section 63-1305, Idaho Code, and any judgment pursuant to section 33-802(1), Idaho Code, certified after December 31, 2007;

(b) Levies permitted pursuant to section 63-802(3), Idaho Code, certified after December 31, 2007;

(c) Levies for voter-approved general obligation bonds of any taxing district and plant facility reserve fund levies passed after December 31, 2007;

(d) Levies for payment of obligations that have been judicially confirmed pursuant to chapter 13, title 7, Idaho Code, and that meet the criteria of sections 63-1315 and 63-1316, Idaho Code;

(e) Levies set forth in paragraphs (a) through (d) of this subsection, first certified prior to December 31, 2007, when the property affected by said levies is included within the boundaries of a revenue allocation area by a change in the boundaries of either the revenue allocation area or any taxing district after December 31, 2007; and

(f) School levies for supplemental maintenance and operation pursuant to section 33-802(3) and (4), Idaho Code, approved after December 31, 2007, and for emergency funds pursuant to section 33-805, Idaho Code, approved after July 1, 2015.

(2) With respect to each such taxing district, the tax rate calculated under subsection (1) of this section shall be applied to the current equalized assessed valuation of all taxable property in the taxing district, including the taxable property in the revenue allocation area. The tax revenues thereby produced shall be allocated as follows:

(a) To the taxing district shall be allocated and shall be paid by the county treasurer:

(i) All taxes levied by the taxing district or on its behalf on taxable property located within the taxing district but outside the revenue allocation area;

(ii) Except as otherwise provided in subparagraph (iv) of this paragraph, a portion of the taxes levied by the taxing district or on its behalf on the taxable property located within the revenue allocation area, which portion is the amount produced by applying the taxing district's tax rate determined under subsection (1) of this section to the equalized assessed valuation, as shown on the base assessment roll, of the taxable property located within the revenue allocation area;

(iii) All taxes levied by the taxing district to satisfy obligations specified in subsection (1) of this section; and

(iv) In the case of a revenue allocation area first formed or expanded to include the property on or after July 1, 2020, all taxes levied by any highway district, unless the local governing body that created the revenue allocation area has responsibility for the maintenance of roads or highways. In the case of property located within a revenue allocation area prior to July 1, 2020, or property located within a revenue allocation area created by a local governing body that has responsibility for the maintenance of roads or highways, the allocation of taxes shall be governed by subparagraph (ii) of this paragraph. In any case, the highway district and the urban renewal agency may enter into an agreement for a different allocation. A copy of any such agreement shall be submitted to the state tax commission and to the county clerk by the highway district as soon as practicable after the parties have entered into the contract and by no later than September 1 of the year in which the agreement takes effect.

(b) To the urban renewal agency shall be allocated the balance, if any, of the taxes levied on the taxable property located within the revenue allocation area.

(3) Upon enactment of an ordinance adopting a revenue allocation financing provision as part of an urban renewal plan, the urban renewal agency shall create a special fund or funds to be used for the purposes enumerated in this chapter. The revenues allocated to the urban renewal agency pursuant to this chapter shall be paid to the agency by the treasurer of the county in which the revenue allocation district is located and shall be deposited by the agency into one (1) or more of such special funds. The agency may, in addition, deposit into such special fund or funds such other income, proceeds, revenues and funds it may receive from sources other than the revenues allocated to it under subsection (2) (b) of this section.

(4) For the purposes of section 63-803, Idaho Code, during the period when revenue allocation under this chapter is in effect, and solely with respect to any taxing district in which a revenue allocation area is located, the county commissioners shall, in fixing any tax levy other than a levy specified in subsection (1) of this section, take into consideration the equalized assessed valuation of the taxable property situated in the revenue allocation area as shown in the base assessment roll, rather than the current equalized assessed value of such taxable property.

(5) For all other purposes, including, without limitation, for purposes of sections 33-802, 33-1002 and 63-1313, Idaho Code, reference in the Idaho Code to the term "market value for assessment purposes" (or any other such similar term) shall mean market value for assessment purposes as defined in section 63-208, Idaho Code.

[50-2908, added 2012, ch. 339, sec. 11, p. 939; am. 2015, ch. 40, sec. 2, p. 91; am. 2019, ch. 205, sec. 4, p. 626; am. 2020, ch. 259, sec. 1, p. 754.]

50-2909. ISSUANCE OF BONDS -- BOND PROVISIONS. (1) If the local governing body of an authorized municipality has enacted an ordinance adopting a revenue allocation financing provision as part of an urban renewal plan, the urban renewal agency established by such municipality is hereby authorized and empowered:

(a) To apply the revenues allocated to it pursuant to section 50-2908, Idaho Code, for payment of the projected costs of any urban renewal project located in the revenue allocation area;

(b) To borrow money, incur indebtedness and issue one (1) or more series of bonds to finance or refinance, in whole or in part, the urban renewal projects authorized pursuant to such plan within the limits established by paragraph (c) of this subsection; and

(c) To pledge irrevocably to the payment of principal of and interest on such moneys borrowed, indebtedness incurred or bonds issued by the agency the revenues allocated to it pursuant to section 50-2908, Idaho Code.

All bonds issued under this section shall be issued in accordance with section 50-2012, Idaho Code, except that such bonds shall be payable solely from the special fund or funds established pursuant to section 50-2908, Idaho Code. On and after July 1, 2011, bonds may be issued for a maximum period of twenty (20) years.

(2) The agency shall be obligated and bound to pay such borrowed moneys, indebtedness, and bonds as the same shall become due, but only to the extent that the moneys are available in a special fund or funds established under section 50-2908, Idaho Code; and the agency is authorized to maintain an adequate reserve therefor from any moneys deposited in such a special fund or funds.

(3) Nothing in this chapter shall in any way impair any powers an urban renewal agency may have under subsection (a) of section 50-2012, Idaho Code.

(4) When the revenue allocation area plan budget described in section 50-2903(5), Idaho Code, estimates that all financial obligations have been provided for, the principal of and interest on such moneys, indebtedness and bonds have been paid in full, or when deposits in the special fund or funds created under this chapter are sufficient to pay such principal and interest as they come due, and to fund reserves, if any, or any other obligations of the agency funded through revenue allocation proceeds shall be satisfied and the agency has determined no additional project costs need be funded through revenue allocation financing, the allocation of revenues under section 50-2908, Idaho Code, shall thereupon cease; any moneys in such fund or funds in excess of the amount necessary to pay such principal and interest shall be distributed to the affected taxing districts in which the revenue allocation area is located in the same manner and proportion as the most recent distribution to the affected taxing districts of the taxes on the taxable property located within the revenue allocation area; and the powers

granted to the urban renewal agency under section 50-2909, Idaho Code, shall thereupon terminate.

[50-2909, added 1988, ch. 210, sec. 9, p. 399; am. 2002, ch. 143, sec. 5, p. 401; am. 2011, ch. 317, sec. 9, p. 924.]

50-2910. BONDS NOT GENERAL OBLIGATION OF AGENCY OR MUNICIPALITY. Except to the extent of moneys deposited in a special fund or funds under this act and pledged to the payment of the principal of and interest on bonds or other obligations, the agency shall not be liable on any such bonds or other obligations. The bonds issued and other obligations incurred by any agency under this chapter shall not constitute a general obligation or debt of any municipality, the state or any of its political subdivisions. In no event shall such bonds or other obligations give rise to general obligation or liability of the agency, the municipality, the state, or any of its political subdivisions, or give rise to a charge against their general credit or taxing powers, or be payable out of any funds or properties other than the special fund or funds of the agency pledged therefor; and such bonds and other obligations shall so state on their face. Such bonds and other obligations shall not constitute an indebtedness or the pledging of faith and credit within the meaning of any constitutional or statutory debt limitation or restriction.

[50-2910, added 1988, ch. 210, sec. 10, p. 400.]

50-2911. LIMITATIONS ON REVIEW. (1) No direct or collateral action attacking or otherwise questioning the validity of any urban renewal plan, project or modification thereto (including one containing a revenue allocation provision), or the adoption or approval of such plan, project or modification, or any of the findings or determinations of the agency or the local governing body in connection with such plan, project or modification, shall be brought prior to the effective date of the ordinance adopting or modifying the plan. No direct or collateral action attacking or otherwise questioning the validity of bonds issued pursuant to section 50-2909, Idaho Code, shall be brought prior to the effective date of the resolution or ordinance authorizing such bonds.

(2) For a period of thirty (30) days after the effective date of the ordinance or resolution, any person in interest shall have the right to contest the legality of such ordinance, resolution or proceeding or any bonds which may be authorized thereby. No contest or proceeding to question the validity or legality of any ordinance, resolution or proceeding, or any bonds which may be authorized thereby, passed or adopted under the provisions of this chapter shall be brought in any court by any person for any cause whatsoever, after the expiration of thirty (30) days from the effective date of the ordinance, resolution or proceeding, and after such time the validity, legality and regularity of such ordinance, resolution or proceeding or any bonds authorized thereby shall be conclusively presumed. If the question of the validity of any adopted plan or bonds issued pursuant to this chapter is not raised within thirty (30) days from the effective date of the ordinance, resolution or proceeding issuing said bonds and fixing their terms, the authority of the plan, the authority adopting the plan, or the authority to issue the bonds, and the legality thereof, the same shall be conclusively presumed and no court shall thereafter have authority to inquire into such matters.

[50-2911, added 1988, ch. 210, sec. 11, p. 400; am. 1990, ch. 430, sec. 5, p. 1193.]

50-2912. SEVERABILITY. The provisions of this act are hereby declared to be severable and if any provision of this act or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this act.

[50-2912, added 1988, ch. 210, sec. 12, p. 401.]

50-2913. URBAN RENEWAL AGENCY PLANS -- REPORTING INFORMATION REQUIRED -- PENALTIES FOR FAILURE TO REPORT. In addition to the provisions applicable to urban renewal agencies in chapters 20 and 29, title 50, Idaho Code, the provisions of this section shall also apply to urban renewal agencies. For purposes of this section, "urban renewal agency" shall have the same meaning as provided in chapters 20 and 29, title 50, Idaho Code.

(1) (a) There is hereby established a central registry with the state tax commission. The registry shall serve as the unified location for the reporting of and access to administrative and financial information of urban renewal plans in this state. To establish a complete list of all urban renewal plans of urban renewal agencies operating in Idaho, on the effective date of this act and so that the registry established will be comprehensive, every urban renewal agency shall register with the state registry. For calendar year 2017, the submission of information required by subsection (2) of this section shall occur prior to March 1, 2017, and shall be in the form and format required by the state tax commission. In addition to the information required by this section for the March 1, 2017, filing deadline, the entity shall report the date of its last adoption or amendment or modification of an urban renewal plan. The registry listing will be available on the state tax commission website by July 1, 2017.

(b) The state tax commission shall notify each urban renewal agency of the requirements of this section.

(c) After March 1, and on or before December 1 of each year, the county clerk of each county shall submit a list to the state tax commission of all urban renewal agencies within the county.

(2) On or before December 1 of each year, every urban renewal agency shall submit to the central registry the following information each urban renewal plan adopted or modified pursuant to sections 50-2008 and 50-2905, Idaho Code, and any modifications or amendments to those plans.

(a) Within five (5) days of submitting to the central registry the information required by this section, the urban renewal agency shall notify the agency's appointing authority, if the entity has an appointing authority, that it has submitted such information.

(b) If any information provided by an entity as required by this section changes during the year, the entity shall update its information on the registry within thirty (30) days of any such change.

(3) Notification and penalties.

(a) If an urban renewal agency fails to submit information required by this section or submits noncompliant information required by this section, the state tax commission shall notify the entity immediately after the due date of the information that either the information was not submitted in a timely manner or the information submitted was noncom-

pliant. The urban renewal agency shall then have thirty (30) days from the date of notice to submit the information or notify the state tax commission that it will comply by a time certain.

(b) No later than September 1 of any year, the state tax commission shall notify the appropriate board of county commissioners and city council of the entity's failure to comply with the provisions of this section. Upon receipt of such notification, the board of county commissioners shall place a public notice in a newspaper of general circulation in the county indicating that the entity is noncompliant with the legal reporting requirements of this section. The county commissioners shall assess to the entity the cost of the public notice. Such costs may be deducted from any distributions of tax increment financing of the urban renewal agency. For any noncomplying urban renewal agency, the state tax commission shall notify the board of county commissioners and city council of the compliance status of such entity by September 1 of each year until the entity is in compliance.

(c) An urban renewal agency that fails to comply with this section shall have any property tax revenue that exceeds the amount received in the immediate prior tax year distributed to the taxing districts located in or overlapping any revenue allocation area within that urban renewal district. Said distribution shall be based on each taxing district's proportionate share of the increment value in the current tax year multiplied by the taxing district's current levy rate, reduced proportionately to match the excess to be so apportioned. Any money so received by any taxing district shall be treated as property tax revenue for the purposes of the limitation provided by section 63-802, Idaho Code.

(d) In addition to any other penalty provided in this section, in any failure to comply with this section, the state tax commission shall withhold the annual distribution of sales tax distribution pursuant to section 63-3638(13), Idaho Code, for any noncomplying urban renewal agency. The state tax commission shall withhold and retain such money in a reserve account until an urban renewal agency has complied with the provisions of this section, at which point the state tax commission shall pay any money owed to an urban renewal agency that was previously in violation of this section to the urban renewal agency.

(e) For any urban renewal agency, upon notification to the board of county commissioners from the state tax commission of noncompliance by such entity, the board of county commissioners shall convene to determine appropriate compliance measures including, but not limited to, the following:

(i) Require a meeting of the board of county commissioners and the urban renewal agency's governing body wherein the board of county commissioners shall require compliance of this section by the entity; and

(ii) Assess a noncompliance fee on the noncomplying urban renewal agency. Such fee shall not exceed five thousand dollars (\$5,000). Such fees and costs may be deducted from any distributions of the tax increment financing. Any fee collected shall be deposited into the county's current expense fund.

(4) The provisions of this section shall have no impact or effect upon reporting requirements for local governing entities relating to the state tax commission. The state tax commission may allow compliance with this sec-

tion by the posting of links to an urban renewal agency's website for the posting of plans.

[50-2913, added 2016, ch. 349, sec. 7, p. 1023; am. 2017, ch. 58, sec. 29, p. 124.]

Exhibit L

TITLE 50 MUNICIPAL CORPORATIONS

CHAPTER 20 URBAN RENEWAL LAW

50-2001. SHORT TITLE. This act shall be known and may be cited as the "Idaho Urban Renewal Law of 1965".

[50-2001, added 1965, ch. 246, sec. 1, p. 600.]

50-2002. FINDINGS AND DECLARATIONS OF NECESSITY. It is hereby found and declared that there exist in municipalities of the state deteriorated and deteriorating areas (as herein defined) which constitute a serious and growing menace, injurious to the public health, safety, morals and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous municipal burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests the sound growth of municipalities, retards the provision of housing accommodations, aggravates traffic problems and substantially impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of these conditions is a matter of state policy and state concern in order that the state and its municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenue because of the extra services required for police, fire, accident, hospitalization and other forms of public protection, services and facilities.

It is further found and declared that certain of such areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this act, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this act, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils hereinbefore enumerated may be eliminated, remedied or prevented; and that salvageable areas can be conserved and rehabilitated through appropriate public action as herein authorized, and the cooperation and voluntary action of the owners and tenants of property in such areas.

It is further found and declared that the powers conferred by this act are for public uses and purposes for which public money may be expended as herein provided and the power of eminent domain and police power exercised; and that the necessity in the public interest for the provisions herein enacted is hereby declared as a matter of legislative determination.

[50-2002, added 1965, ch. 246, sec. 2, p. 600.]

50-2003. ENCOURAGEMENT OF PRIVATE ENTERPRISE. An urban renewal agency, to the greatest extent it determines to be feasible in carrying out the provisions of this act, shall afford maximum opportunity, consistent with the sound needs of the municipality as a whole, to the rehabilitation or redevelopment of the urban renewal area by private enterprise. A municipality shall also give consideration to this objective in exercising its

powers under this act, including the formulation of a workable program, the approval of urban renewal plans, community-wide plans or programs for urban renewal, and general neighborhood renewal plans (consistent with the general plan of the municipality), the exercise of its zoning powers, the enforcement of other laws, codes and regulations relating to the use of land and the use and occupancy of buildings and improvements, and the provision of necessary public improvements.

[50-2003, added 1965, ch. 246, sec. 3, p. 600.]

50-2004. WORKABLE PROGRAM. A municipality for the purposes of this act may formulate for the municipality a workable program for utilizing appropriate private and public resources to eliminate, and prevent the development or spread of, slums and urban blight, to encourage needed urban rehabilitation, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for: the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning and occupancy controls and standards; the rehabilitation or conservation of slum and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds and other public improvements, by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and to cooperate with an urban renewal agency for the clearance and redevelopment of deteriorated or deteriorating areas or portions thereof.

[50-2004, added 1965, ch. 246, sec. 4, p. 600.]

50-2005. FINDING OF NECESSITY BY LOCAL GOVERNING BODY. No urban renewal agency and no municipality shall exercise the authority hereafter conferred by this act until after the local governing body shall have adopted a resolution finding that: (1) one or more deteriorated or deteriorating areas as defined in this act exist in such municipality; (2) the rehabilitation, conservation, redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals or welfare of the residents of such municipality; and (3) there is need for an urban renewal agency to function in the municipality.

[50-2005, added 1965, ch. 246, sec. 5, p. 600.]

50-2006. URBAN RENEWAL AGENCY.

(1) (a) There is hereby created in each municipality an independent public body corporate and politic to be known as the "urban renewal agency" that was created by resolution as provided in section 50-2005, Idaho Code, before July 1, 2011, for the municipality; provided, that such agency shall not transact any business or exercise its powers hereunder until or unless the local governing body has made the findings prescribed in section 50-2005, Idaho Code.

(b) An urban renewal agency created after July 1, 2011, shall not transact any business or exercise its powers provided for in this chapter until a majority of qualified electors, voting in a citywide or countywide election, depending on the municipality in which such agency is created, vote to authorize such agency to transact business

and exercise its powers provided for in this chapter. If prior to July 1, 2011, the local governing body has made the findings prescribed in paragraph (a) of this subsection, then such agency shall transact business and shall exercise its powers hereunder and is not subject to the requirements of this paragraph. [sub]

(2) Upon satisfaction of the requirements under subsection (1) of this section, the urban renewal agency is authorized to transact the business and exercise the powers hereunder by a board of commissioners to be established as follows:

(a) Unless provided otherwise in this section, the mayor, by and with the advice and consent of the local governing body, shall appoint a board of commissioners of the urban renewal agency, which shall consist of not less than three (3) commissioners nor more than nine (9) commissioners. In the order of appointment, the mayor shall designate the number of commissioners to be appointed, and the term of each, provided that the original term of office of no more than two (2) commissioners shall expire in the same year. The commissioners shall serve for terms not to exceed five (5) years, from the date of appointment, except that all vacancies shall be filled for the unexpired term.

(b) For inefficiency or neglect of duty or misconduct in office, a commissioner may be removed by a majority vote of the local governing body only after a hearing and after he shall have been given a copy of the charges at least ten (10) days prior to such hearing and have had an opportunity to be heard in person or by counsel. Any commission position that becomes vacant at a time other than the expiration of a term shall be filled by the mayor or chair of the board of county commissioners, if that is the local governing body, by and with the advice and consent of the local governing body, including the mayor, if applicable, and shall be filled for the unexpired term.

(c) By enactment of an ordinance, the local governing body may appoint and designate, from among its members, members of the board of commissioners of the urban renewal agency, provided that such representation shall be less than a majority of the board of commissioners of the urban renewal agency of the members of the local governing body on and after July 1, 2017, in which case all the rights, powers, duties, privileges, and immunities vested by the urban renewal law of 1965, and as amended, in an appointed board of commissioners, shall be vested in the local governing body, which shall, in all respects when acting as an urban renewal agency, be acting as an arm of state government, entirely separate and distinct from the municipality, to achieve, perform, and accomplish the public purposes prescribed and provided by said urban renewal law of 1965, and as amended.

(d) By enactment of an ordinance, the local governing body may terminate the appointed board of commissioners and thereby appoint and designate itself as the board of commissioners of the urban renewal agency for not more than one (1) calendar year.

(e) By enactment of an ordinance, the local governing body may provide that the board of commissioners of the urban renewal agency shall be elected at an election held for such purpose on one (1) of the November dates provided in section 34-106, Idaho Code, and the ordinance may provide term limits for the commissioners. In this case, all the rights, powers, duties, privileges, and immunities vested by the urban renewal law of 1965, and as amended, in an appointed board of commissioners,

shall be vested in the elected board of commissioners of the urban renewal agency, which shall, in all respects when acting as an urban renewal agency, be acting as an arm of state government, entirely separate and distinct from the municipality, to achieve, perform, and accomplish the public purposes prescribed and provided by said urban renewal law of 1965, and as amended. The provisions of chapter 66, title 67, Idaho Code, shall apply to elected commissioners, and the county election law shall apply to the person running for commissioner as if the person were running for county commissioner. In the event of a vacancy in an elected commissioner position, the replacement shall be appointed by the mayor or chair of the board of county commissioners, if that is the local governing body, by and with the advice and consent of the local governing body, and shall be filled for the unexpired term.

(3) In all instances, a member of the board of commissioners of the urban renewal agency must be a resident of the county where the urban renewal agency is located or is doing business.

(4) A commissioner shall receive no compensation for his services but shall be entitled to the necessary expenses, including travel expenses, incurred in the discharge of his duties. Each commissioner shall hold office until his successor has been appointed and has qualified. A certificate of the appointment or reappointment of any commissioner shall be filed with the clerk of the municipality and such certificate shall be conclusive evidence of the due and proper appointment of such commissioner.

(5) (a) The powers of an urban renewal agency shall be exercised by the commissioners thereof. A majority of the commissioners shall constitute a quorum for the purpose of conducting business and exercising the powers of the agency and for all other purposes. Action may be taken by the agency upon a vote of a majority of the commissioners present, unless in any case the bylaws shall require a larger number.

(b) The commissioners shall elect the chairman, cochairman, or vice chairman for a term of one (1) year from among their members. An agency may employ an executive director, technical experts, and such other agents and employees, permanent and temporary, as it may require, and determine their qualifications, duties, and compensation. For such legal service as it may require, an agency may employ or retain its own counsel and legal staff.

(c) An agency authorized to transact business and exercise powers under this chapter shall file, with the local governing body, on or before March 31 of each year a report of its activities for the preceding calendar year, which report shall include the financial data and audit reports required under sections 67-1075 and 67-1076, Idaho Code. The agency shall be required to hold a public meeting to report these findings and take comments from the public. At the time of filing the report, the agency shall publish in a newspaper of general circulation in the community a notice to the effect that such report has been filed with the municipality and the state controller and that the report is available for inspection during business hours in the office of the city clerk or county recorder, in the office of the agency, and at all times on the website of the state controller.

(d) An urban renewal agency shall have the same fiscal year as a municipality and shall be subject to the same audit requirements as a municipality. An urban renewal agency shall be required to prepare and file with its local governing body an annual financial report and shall

prepare, approve, and adopt an annual budget for filing with the local governing body, for informational purposes. A budget means an annual estimate of revenues and expenses for the following fiscal year of the agency.

(6) An urban renewal agency shall comply with the public records law pursuant to chapter 1, title 74, Idaho Code, open meetings law pursuant to chapter 2, title 74, Idaho Code, the ethics in government law pursuant to chapter 4, title 74, Idaho Code, and the competitive bidding provisions of chapter 28, title 67, Idaho Code.

[(7)](f) Upon dissolution of the urban renewal agency, title to all property of the urban renewal agency shall revert to the municipality.

[50-2006, added 1965, ch. 246, sec. 6, p. 600; am. 1976, ch. 256, sec. 1, p. 871; am. 1986, ch. 9, sec. 1, p. 50; am. 1987, ch. 276, sec. 1, p. 568; am. 2002, ch. 143, sec. 1, p. 394; am. 2005, ch. 213, sec. 21, p. 656; am. 2011, ch. 317, sec. 1, p. 911; am. 2015, ch. 141, sec. 132, p. 477; am. 2016, ch. 349, sec. 1, p. 1014; am. 2019, ch. 288, sec. 24, p. 845; am. 2021, ch. 87, sec. 2, p. 292; am. 2021, ch. 89, sec. 17, p. 310.]

50-2007. POWERS. Every urban renewal agency shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this act, including the following powers in addition to others herein granted:

(a) To undertake and carry out urban renewal projects and related activities within its area of operation; and to make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this act; and to disseminate slum clearance and urban renewal information;

(b) To provide or to arrange or contract for the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities or other facilities for or in connection with an urban renewal project; to install, construct, and reconstruct streets, utilities, parks, playgrounds, off-street parking facilities, public facilities, other buildings or public improvements; and any improvements necessary or incidental to a redevelopment project; and to agree to any conditions that it may deem reasonable and appropriate attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of an urban renewal project and related activities, and to include in any contract let in connection with such a project and related activities, provisions to fulfill such of said conditions as it may deem reasonable and appropriate;

(c) Within its area of operation, to acquire by purchase, lease, option, gift, grant, bequest, devise, eminent domain or otherwise, any real property or personal property for its administrative purposes, together with any improvements thereon; to hold, improve, renovate, rehabilitate, clear or prepare for redevelopment any such property or buildings; to mortgage, pledge, hypothecate or otherwise encumber or dispose of any real property; to insure or provide for the insurance of any real or personal property or operations of the municipality against any risks or hazards, including the power to pay premiums on any such insurance; and to enter into any contracts necessary to effectuate the purposes of this act: Provided however, that no statutory provision with respect to the acquisition, clearance or disposition of property by public bodies shall restrict a municipality

or other public body exercising powers hereunder in the exercise of such functions with respect to an urban renewal project and related activities, unless the legislature shall specifically so state;

(d) With the approval of the local governing body, (1) prior to approval of an urban renewal plan, or approval of any modifications of the plan, to acquire real property in an urban renewal area, demolish and remove any structures on the property, and pay all costs related to the acquisition, demolition, or removal, including any administrative or relocation expenses; and (2) to assume the responsibility to bear any loss that may arise as the result of the exercise of authority under this subsection in the event that the real property is not made part of the urban renewal project;

(e) To invest any urban renewal funds held in reserves or sinking funds or any such funds not required for immediate disbursement, in property or securities in which savings banks may legally invest funds subject to their control; to redeem such bonds as have been issued pursuant to section 50-2012, Idaho Code, at the redemption price established therein or to purchase such bonds at less than redemption price, all such bonds so redeemed or purchased to be canceled;

(f) To borrow money and to apply for and accept advances, loans, grants, contributions and any other form of financial assistance from the federal government, the state, county, or other public body, or from any sources, public or private, for the purposes of this act, and to give such security as may be required and to enter into and carry out contracts or agreements in connection therewith; and to include in any contract for financial assistance with the federal government for or with respect to an urban renewal project and related activities such conditions imposed pursuant to federal laws as the municipality may deem reasonable and appropriate and which are not inconsistent with the purposes of this act;

(g) Within its area of operation, to make or have made all surveys and plans necessary to the carrying out of the purposes of this act and to contract with any person, public or private, in making and carrying out such plans and to adopt or approve, modify and amend such plans, which plans may include, but are not limited to: (1) plans for carrying out a program of voluntary compulsory repair and rehabilitation of buildings and improvements, (2) plans for the enforcement of state and local laws, codes and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements, and (3) appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of urban renewal projects and related activities; and to develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and developing and demonstrating new or improved means of providing housing for families and persons of low income and to apply for, accept and utilize grants of funds from the federal government for such purposes;

(h) To prepare plans for and assist in the relocation of persons, including individuals, families, business concerns, nonprofit organizations and others displaced from an urban renewal area, and notwithstanding any statute of this state to make relocation payments to or with respect to such persons for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the federal government;

(i) To exercise all or any part or combination of powers herein granted;

(j) In addition to its powers under subsection (b) of this section, an agency may construct foundations, platforms, and other like structural forms necessary for the provision or utilization of air rights sites for buildings and to be used for residential, commercial, industrial, and other uses contemplated by the urban renewal plan, and to provide utilities to the development site; and

(k) To use, lend or invest funds obtained from the federal government for the purposes of this act if allowable under federal laws or regulations.

[50-2007, added 1965, ch. 246, sec. 7, p. 600; am. 1972, ch. 156, sec. 1, p. 344; am. 1987, ch. 259, sec. 1, p. 536; am. 2011, ch. 317, sec. 2, p. 912; am. 2013, ch. 63, sec. 1, p. 139.]

50-2008. PREPARATION AND APPROVAL OF PLAN FOR URBAN RENEWAL PROJECT. (a) An urban renewal project for an urban renewal area shall not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or a deteriorating area or a combination thereof and designated such area as appropriate for an urban renewal project.

(b) An urban renewal agency may itself prepare or cause to be prepared an urban renewal plan, or any person or agency, public or private, may submit such a plan to an urban renewal agency. Prior to its approval of an urban renewal project, the local governing body shall submit such plan to the planning commission of the municipality, if any, for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole. The planning commission shall submit its written recommendations with respect to the proposed urban renewal plan to the local governing body within sixty (60) days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission, or if no recommendations are received within said sixty (60) days, then without such recommendations, the local governing body may proceed with the hearing on the proposed urban renewal project prescribed by subsection (c) hereof.

(c) The local governing body shall hold a public hearing on an urban renewal project, after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the municipality. The notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the plan, and shall outline the general scope of the urban renewal project under consideration.

(d) Following such hearing, the local governing body may approve an urban renewal project and the plan therefor if it finds that (1) a feasible method exists for the location of families who will be displaced from the urban renewal area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families; (2) the urban renewal plan conforms to the general plan of the municipality as a whole; (3) the urban renewal plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the plan; and (4) the urban renewal plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise: Provided, that if the urban renewal area consists of an area of open land to be acquired by the urban renewal agency, such area shall not be so acquired

unless (1) if it is to be developed for residential uses, the local governing body shall determine that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality, or (2) if it is to be developed for nonresidential uses, the local governing body shall determine that such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition may require the exercise of governmental action, as provided in this act, because of defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot layouts, the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area.

(e) An urban renewal plan may be modified at any time: Provided that if modified after the lease or sale by the urban renewal agency of real property in the urban renewal project area, such modification may be conditioned upon such approval of the owner, lessee or successor in interest as the urban renewal agency may deem advisable and in any event shall be subject to such rights at law or in equity as a lessee or purchaser, or his successor or successors in interest, may be entitled to assert.

(f) Upon the approval by the local governing body of an urban renewal plan or of any modification thereof, such plan or modification shall be deemed to be in full force and effect for the respective urban renewal area, and the urban renewal agency may then cause such plan or modification to be carried out in accordance with its terms.

(g) Notwithstanding any other provisions of this act, where the local governing body certifies that an area is in need of redevelopment or rehabilitation as a result of a flood, fire, hurricane, earthquake, storm, or other catastrophe respecting which the governor of the state has certified the need for disaster assistance under 42 U.S.C. section 5121, or other federal law, the local governing body may approve an urban renewal plan and an urban renewal project with respect to such area without regard to the provisions of subsection (d) of this section and the provisions of this section requiring a general plan for the municipality and a public hearing on the urban renewal project.

(h) Any urban renewal plan containing a revenue allocation financing provision shall include the information set forth in section 50-2905, Idaho Code.

[50-2008, added 1965, ch. 246, sec. 8, p. 600; am. 2011, ch. 317, sec. 3, p. 914.]

50-2009. NEIGHBORHOOD AND COMMUNITY-WIDE PLANS. (a) An urban renewal agency or any public body authorized to perform planning work may prepare a general neighborhood renewal plan for urban renewal areas which may be of such scope that urban renewal activities may have to be carried out in stages

over an estimated period of up to ten (10) years. Such plan may include, but is not limited to, a preliminary plan which (1) outlines the urban renewal activities proposed for the area involved, (2) provides a framework for the preparation of urban renewal plans, and (3) indicates generally the land uses, population density, building coverage, prospective requirements for rehabilitation and improvement of property and portions of the area contemplated for clearance and redevelopment. A general neighborhood renewal plan shall, in the determination of the local governing body, conform to the general plan of the locality as a whole and the workable program of the municipality.

(b) A municipality or any public body authorized to perform planning work may prepare or complete a community-wide plan or program for urban renewal which shall conform to the general plan for the development of the municipality as a whole and may include, but is not limited to, identification of slum, blighted, deteriorated or deteriorating areas, measurement of blight, determination of resources needed and available to renew such areas, identification of potential project areas and types of action contemplated, and scheduling of urban renewal activities.

(c) Authority is hereby vested in every municipality to prepare, to adopt and to revise from time to time, a general plan for the physical development of the municipality as a whole (giving due regard to the environs and metropolitan surroundings), to establish and maintain a planning commission for such purpose and related municipal planning activities, and to make available and to appropriate necessary funds therefor.

[50-2009, added 1965, ch. 246, sec. 9, p. 600.]

50-2010. ACQUISITION OF PROPERTY. (a) An urban renewal agency shall have the right to acquire by negotiation or condemnation any interest in real property, including a fee simple title thereto, which it may deem necessary for or in connection with an urban renewal project and related activities under this chapter. An urban renewal agency may exercise the power of eminent domain in the manner now or which may be hereafter provided by any other statutory provisions for the exercise of the power of eminent domain. Any board of commissioners for an urban renewal agency whose members are comprised entirely of officials elected pursuant to section 50-2006(b) (3) and (5), Idaho Code, may exercise the right of eminent domain. However, if a board of commissioners for an urban renewal agency includes one (1) or more commissioners who are appointed to the board of commissioners, that board may act only in an advisory capacity to the local governing body with regard to eminent domain decisions, and any final decision on the use of eminent domain shall be made by the local governing body that created the urban renewal agency. Property already devoted to a public use may be acquired in like manner: Provided, that no real property belonging to the United States, the state, or any political subdivision of the state may be acquired without its consent.

(b) In any proceeding to fix or assess compensation for damages for the taking or damaging of property, or any interest therein, through the exercise of the power of eminent domain or condemnation, evidence or testimony bearing upon the following matters shall be admissible and shall be considered in fixing such compensation or damages, in addition to evidence or testimony otherwise admissible:

(1) Any use, condition, occupancy, or operation of such property that is unlawful or violative of, or subject to elimination, abatement, pro-

hibition, or correction under, any law or any ordinance or regulatory measure of the state, county, municipality, other political subdivision, or any agency thereof, in which such property is located, as being unsafe, substandard, insanitary or otherwise contrary to the public health, safety, or welfare;

(2) The effect on the value of such property, of any such use, condition, occupancy, or operation, or of the elimination, abatement, prohibition, or correction of any such use, condition, occupancy, or operation.

(c) The foregoing testimony and evidence shall be admissible notwithstanding that no action has been taken by any public body or public officer toward the abatement, prohibition, elimination or correction of any such use, condition, occupancy, or operation. Testimony or evidence that any public body or public officer charged with the duty or authority so to do has rendered, made or issued any judgment, decree, determination or order for the abatement, prohibition, elimination or correction of any such use, condition, occupancy, or operation shall be admissible and shall be prima facie evidence of the existence and character of such use, condition or operation.

[50-2010, added 1965, ch. 246, sec. 10, p. 600; am. 2021, ch. 87, sec. 3, p. 294.]

50-2011. DISPOSAL OF PROPERTY IN URBAN RENEWAL AREA. (a) An urban renewal agency may sell, lease, or otherwise transfer real property or any interest therein acquired by it for an urban renewal project, and may enter into contracts with respect thereto, in an urban renewal area for residential, recreational, commercial, industrial, educational or other uses or for public use, or may retain such property or interest for public use, in accordance with the urban renewal plan, subject to such covenants, conditions and restrictions, including covenants running with the land, as it may deem to be necessary or desirable to assist in preventing the development or spread of future slums or blighted areas or to otherwise carry out the purposes of this act: Provided, that such sale, lease, other transfer, or retention, and any agreement relating thereto, may be made only after the approval of the urban renewal plan by the local governing body. The purchasers or lessees and their successors and assigns shall be obligated to devote such real property only to the uses specified in the urban renewal plan, and may be obligated to comply with such other requirements as the urban renewal agency may determine to be in the public interest, including the obligation to begin within a reasonable time any improvements on such real property required by the urban renewal plan. Such real property or interest shall be sold, leased, otherwise transferred, or retained at not less than its fair value for uses in accordance with the urban renewal plan except property disposed of by it to the community or any other public body which property must be disposed of pursuant to the provisions of subsection (f) of section 50-2015, Idaho Code, even though such fair value may be less than the cost of acquiring and preparing the property for redevelopment. In determining the fair value of real property for uses in accordance with the urban renewal plan, an urban renewal agency shall take into account and give consideration to the uses provided in such plan; the restrictions upon, and the covenants, conditions and obligations assumed by the purchaser or lessee or by the urban renewal agency retaining the property; and the objectives of such plan for the prevention of the recurrence of slum or blighted areas. The urban renewal

agency in any instrument of conveyance to a private purchaser or lessee may provide that such purchaser or lessee shall be without power to sell, lease or otherwise transfer the real property without the prior written consent of the urban renewal agency until he has completed the construction of any or all improvements which he has obligated himself to construct thereon. Real property acquired by an urban renewal agency which, in accordance with the provisions of the urban renewal plan, is to be transferred, shall be transferred as rapidly as feasible in the public interest consistent with the carrying out of the provisions of the urban renewal plan. Any contract for such transfer and the urban renewal plan (or such part or parts of such contract or plan as the urban renewal agency may determine) may be recorded in the land records of the county in such manner as to afford actual or constructive notice thereof.

(b) An urban renewal agency may dispose of real property in an urban renewal area to private persons only under such reasonable competitive bidding procedures as it shall prescribe or as hereinafter provided in this subsection. An urban renewal agency may, by public notice by publication in a newspaper having a general circulation in the community (thirty (30) days prior to the execution of any contract to sell, lease or otherwise transfer real property and prior to the delivery of any instrument of conveyance with respect thereto under the provisions of this section) invite proposals from and make available all pertinent information to private redevelopers or any persons interested in undertaking to redevelop or rehabilitate an urban renewal area, or any part thereof. Such notice shall identify the area, or portion thereof, and shall state that proposals shall be made by those interested within thirty (30) days after the date of publication of said notice, and that such further information as is available may be obtained at such office as shall be designated in said notice. The urban renewal agency shall consider all such redevelopment of rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out, and may negotiate with any persons for proposals for the purchase, lease or other transfer of any real property acquired by the agency in the urban renewal area. The urban renewal agency may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of this act. The agency may execute such contract in accordance with the provisions of subsection (a) and deliver deeds, leases and other instruments and take all steps necessary to effectuate such contract.

(c) An urban renewal agency may temporarily operate and maintain real property acquired by it in an urban renewal area for or in connection with an urban renewal project pending the disposition of the property as authorized in this act, without regard to the provisions of subsection (a) above, for such uses and purposes as may be deemed desirable even though not in conformity with the urban renewal plan.

(d) Any real property acquired pursuant to section 50-2007(d) may be disposed of without regard to other provisions of this section if the local governing body has consented to the disposal.

(e) Notwithstanding any other provisions of this act, and notwithstanding subsection (b) of this section, land in an urban renewal project area designated under the urban renewal plan for industrial or commercial uses may be disposed of to any public body or nonprofit corporation for subsequent disposition as promptly as practicable by the public body or corporation for redevelopment in accordance with the urban renewal plan, and only the purchaser from or lessee of the public body or corporation, and

their assignees, shall be required to assume the obligation of beginning the building of improvements within a reasonable time. Any disposition of land to a nonprofit corporation under this subsection shall be made at its fair value for uses in accordance with the urban renewal plan. Any disposition of land to a public body under this subsection shall be made pursuant to the provisions of subsection (f) of section 50-2015, Idaho Code.

(f) Property previously acquired or acquired by an agency for rehabilitation and resale shall be offered for disposition within three (3) years after completion of rehabilitation, or an annual report shall be published by the agency in a newspaper of general circulation published in the community listing any rehabilitated property held by the agency in excess of such three (3) year period, stating the reasons such property remains unsold and indicating plans for its disposition.

[50-2011, added 1965, ch. 246, sec. 11, p. 600; am. 1985, ch. 183, sec. 1, p. 468; am. 1987, ch. 259, sec. 2, p. 538.]

50-2012. ISSUANCE OF BONDS. (a) An urban renewal agency shall have power to issue bonds from time to time in its discretion to finance the undertaking of any urban renewal project under this act, including, without limiting the generality thereof, the payment of principal and interest upon any advances for surveys and plans or preliminary loans, and shall also have power to issue refunding bonds for the payment or retirement of such bonds previously issued by it. Such bonds shall be made payable, as to both principal and interest, solely from the income, proceeds, revenues, and funds of the urban renewal agency derived from or held in connection with its undertaking and carrying out of urban renewal projects under this act: Provided, however, that payment of such bonds, both as to principal and interest, may be further secured by a pledge of any loan, grant or contribution from the federal government or other source, in aid of any urban renewal projects under this act, and by a mortgage of any such urban renewal projects, or any part thereof, title to which is in the urban renewal agency.

(b) Bonds issued under this section shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction, and shall not be subject to the provisions of any other law or charter relating to the authorization, issuance or sale of bonds. Bonds and other obligations of an urban renewal agency (and such bonds and obligations shall so state on their face) shall not be a debt of the municipality, the state or any political subdivision thereof, and neither the municipality, the state nor any political subdivision thereof shall be liable thereon, nor in any event shall such bonds or obligations be payable out of any funds other than those of said urban renewal agency. Bonds issued under the provisions of this act are declared to be issued for an essential public and governmental purpose and, together with interest thereon and income therefrom, shall be exempted from all taxes.

(c) Bonds issued under this section shall be authorized by resolution or ordinance of the urban renewal agency and may be issued in one or more series and shall bear such date or dates, be payable upon demand or mature at such time, or times, bear interest at a rate or rates, be in such denomination or denominations, be in such form either with or without coupon or registered, carry such conversion or registration privileges, have such rank or priority, be executed in such manner, be payable in such medium of payment, at such place or places, and be subject to such terms of repayment, at such place or places, and be subject to such terms of redemption (with or without

premium), be secured in such manner, and have such other characteristics, as may be provided by such resolution or ordinance, or trust indenture or mortgage issued pursuant thereto.

(d) Such bonds may be sold at not less than par at public or private sales held after notice published prior to such sale in a newspaper having a general circulation in the area of operation and in such other medium of publication as the agency may determine or may be exchanged for other bonds on the basis of par: Provided, that such bonds may be sold to the federal government at private sale at not less than par, and, in the event less than all of the authorized principal amount on such bonds is sold to the federal government, the balance may be sold at private sale at not less than par at an interest cost to the agency of not to exceed the interest cost to the agency of the portion of the bonds sold to the federal government.

(e) In case any of the officials of the urban renewal agency whose signatures appear on any bonds or coupons issued under this act shall cease to be such officials before the delivery of such bonds, such signatures shall, nevertheless, be valid and sufficient for all purposes, the same as if such officials had remained in office until such delivery. Any provision of any law to the contrary notwithstanding, any bonds issued pursuant to this act shall be fully negotiable.

(f) In any suit, action or proceeding involving the validity or enforceability of any bond issued under this act or the security therefor, any such bond reciting in substance that it has been issued by the agency in connection with an urban renewal project, as herein defined, shall be conclusively deemed to have been issued for such purpose and such project shall be conclusively deemed to have been planned, located and carried out in accordance with the provisions of this act.

[50-2012, added 1965, ch. 246, sec. 12, p. 600; am. 1970, ch. 133, sec. 17, p. 309; am. 1972, ch. 156, sec. 2, p. 344.]

50-2013. BONDS AS LEGAL INVESTMENTS. All banks, trust companies, bankers, savings banks and institutions, building and loan associations, savings and loan associations, investment companies and other persons carrying on a banking or investment business, all insurance companies, insurance associations, and other persons carrying on an insurance business; and all executors, administrators, curators, trustees, and other fiduciaries, may legally invest any sinking funds, moneys, or other funds belonging to them or within their control in any bonds or other obligations issued by an urban renewal agency pursuant to this act: Provided that such bonds and other obligations shall be secured by an agreement between the issuer and the federal government in which the issuer agrees to borrow from the federal government and the federal government agrees to lend to the issuer, prior to the maturity of such bonds or other obligations, moneys in an amount which (together with any other moneys irrevocably committed to the payment of principal and interest on such bonds or other obligations) will suffice to pay the principal of such bonds or other obligations with interest to maturity thereon, which moneys under the terms of said agreement are required to be used for the purpose of paying the principal of and the interest on such bonds or other obligations at their maturity. Such bonds and other obligations shall be authorized security for all public deposits. It is the purpose of this section to authorize any persons, political subdivisions and officers, public or private, to use any funds owned or controlled by them for the purchase of any such bonds or other obligations.

Nothing contained in this section with regard to legal investments shall be construed as relieving any person of any duty of exercising reasonable care in selecting securities.

[50-2013, added 1965, ch. 246, sec. 13, p. 600.]

50-2014. PROPERTY EXEMPT FROM TAXES AND FROM LEVY AND SALE BY VIRTUE OF AN EXECUTION. (a) All property of an urban renewal agency, including funds, owned or held by it for the purposes of this act shall be exempt from levy and sale by virtue of an execution, and no execution or other judicial process shall issue against the same nor shall judgment against an agency be a charge or lien upon such property: Provided, however, that the provisions of this section shall not apply to or limit the right of obligees to pursue any remedies for the enforcement of and pledge or lien given pursuant to this act by an agency on its rents, fees, grants or revenues from urban renewal projects.

(b) The property of an urban renewal agency, acquired or held for the purposes of this act, is declared to be public property used for essential public and governmental purposes and effective the date an urban renewal agency acquires title to such property it shall be exempt from all taxes of the municipality, the county, the state or any political subdivision thereof: Provided, that such tax exemption shall terminate when the agency sells, leases or otherwise disposes of such property in an urban renewal area for redevelopment to a purchaser or lessee which is not a public body entitled to tax exemption with respect to such property.

[50-2014, added 1965, ch. 246, sec. 14, p. 600; am. 1972, ch. 156, sec. 3, p. 344.]

50-2015. COOPERATION BY PUBLIC BODIES. (a) For the purpose of aiding in the planning, undertaking or carrying out of an urban renewal project and related activities authorized by this act, any public body may, upon such terms, with or without consideration, as it may determine: (1) dedicate, sell, convey or lease any of its interest in any property or grant easements, licenses or other rights or privileges therein to an urban renewal agency; (2) incur the entire expense of any public improvements made by such public body in exercising the powers granted in this section; (3) do any and all things necessary to aid or cooperate in the planning or carrying out of an urban renewal plan and related activities; (4) grant or contribute funds to an urban renewal agency and borrow money and apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the federal government, the state, county or other public body, or from any other source; (5) enter into agreements (which may extend over any period, notwithstanding any provision or rule of law to the contrary) with the federal government, an urban renewal agency or other public body respecting action to be taken pursuant to any of the powers granted by this act, including the furnishing of funds or other assistance in connection with an urban renewal project and related activities; and (6) cause public buildings and public facilities, including parks, playgrounds, recreational, community, educational, water, sewer or drainage facilities, or any other works which it is otherwise empowered to undertake to be furnished; furnish, dedicate, close, vacate, pave, install, grade, regrade, plan, or replan streets, roads, sidewalks, ways or other places; plan or replan, zone or rezone any part of the public body or make exceptions from building regulations; and cause administrative and other services to be furnished to

the urban renewal agency. If at any time title to or possession of any urban renewal project is held by any public body or governmental agency, other than the urban renewal agency, which is authorized by law to engage in the undertaking, carrying out, or administration of urban renewal projects and related activities (including any agency or instrumentality of the United States of America), the provisions of the agreements referred to in this section shall inure to the benefit of and may be enforced by such public body or governmental agency.

(b) Any sale, conveyance, lease or agreement provided for in this section may be made by a public body without appraisal, public notice, advertisement or public bidding.

(c) For the purpose of aiding in the planning, undertaking or carrying out of any urban renewal project and related activities of an urban renewal agency, a municipality may (in addition to its other powers and upon such terms, with or without consideration, as it may determine) do and perform any or all of the actions or things which, by the provisions of subsection (a) of this section, a public body is authorized to do or perform, including the furnishing of financial and other assistance: Provided, that nothing contained in this section shall be construed as authorizing a municipality to give credit or make loans to an urban renewal agency.

(d) For the purposes of this section, a municipality may (in addition to its other powers):

(1) appropriate such funds and make such expenditures as may be necessary to carry out the purposes of this act, and levy taxes and assessments for curbs and gutters, streets and sidewalks; zone or rezone any part of the municipality or make exceptions from building regulations; and enter into agreements with an urban renewal agency (which agreements may extend over any period, notwithstanding any provisions or rule of law to the contrary), respecting action to be taken by such municipality pursuant to any of the powers granted by this act: [;]

(2) close, vacate, plan or replan streets, roads, sidewalks, ways or other places; and plan or replan any part of the municipality;

(3) within its area of operation, organize, coordinate and direct the administration of the provisions of this act as they apply to such municipality in order that the objective of remedying slum and blighted areas and preventing the causes thereof within such municipality may be most effectively promoted and achieved, and establish such new office or offices of the municipality or to reorganize existing offices in order to carry out such purpose most effectively; and

(4) assume the responsibility to bear any loss that may arise as the result of the exercise of authority by the urban renewal agency under subsection (d) of section 50-2007, Idaho Code, in the event that the real property is not made a part of the urban renewal project.

(e) For the purposes of this section, or for the purpose of aiding in the planning, undertaking or carrying out of an urban renewal project and related activities of a municipality, such municipality may issue and sell its general obligation bonds. Any bonds issued by a municipality pursuant to this section shall be issued in the manner and within the limitations prescribed by the applicable laws of this state for the issuance and authorization of general obligation bonds by such municipality. Nothing in this section shall limit or otherwise adversely affect any other section of this act.

(f) Purchase and buy or otherwise acquire land in a project area from an agency for redevelopment in accordance with the plan, with or without con-

sideration[,] as the agency may determine. Any public body which purchases, buys or otherwise acquires land in a project area from an agency for development pursuant to this subsection shall become obligated to:

- (1) use the property for the purpose designated in the redevelopment plans;
- (2) begin the redevelopment of the project area within a period of time which the agency fixes as reasonable; and
- (3) comply with other conditions which the agency deems necessary to carry out the purposes of this act.

[50-2015, added 1965, ch. 246, sec. 15, p. 600; am. 1987, ch. 259, sec. 3, p. 540.]

50-2016. TITLE OF PURCHASER. Any instrument executed by an urban renewal agency and purporting to convey any right, title or interest in any property under this act shall be conclusively presumed to have been executed in compliance with the provisions of this act insofar as title or other interest of any bona fide purchasers, lessees or transferees of such property is concerned.

[50-2016, added 1965, ch. 246, sec. 16, p. 600.]

50-2017. INTERESTED PUBLIC OFFICIALS, COMMISSIONERS OR EMPLOYEES. No public official or employee of a municipality (or board or commission thereof), and no commissioner or employee of an urban renewal agency shall voluntarily acquire any personal interest, direct or indirect, in any urban renewal project, or in any property included or planned to be included in any urban renewal project in such municipality or in any contract or proposed contract in connection with such urban renewal project. Where such acquisition is not voluntary, the interest acquired shall be immediately disclosed in writing to the agency and such disclosure shall be entered upon the minutes of the agency. If any such official, commissioner or employee presently owns or controls, or owned or controlled within the preceding two (2) years, any interest, direct or indirect, in any property which he knows is included or planned to be included in an urban renewal project, he shall immediately disclose this fact in writing to the agency, and such disclosure shall be entered upon the minutes of the agency, and any such official, commissioner or employee shall not participate in any action by the municipality (or board or commission thereof), or urban renewal agency affecting such property. Any violation of the provisions of this section shall constitute misconduct in office.

[50-2017, added 1965, ch. 246, sec. 17, p. 600; am. 1986, ch. 9, sec. 2, p. 51.]

50-2018. DEFINITIONS. The following terms wherever used or referred to in this chapter, shall have the following meanings, unless a different meaning is clearly indicated by the context:

- (1) "Agency" or "urban renewal agency" shall mean a public agency created by section 50-2006, Idaho Code.
- (2) "Municipality" shall mean any incorporated city or town, or county in the state.

(3) "Public body" shall mean the state or any municipality, township, board, commission, authority, district, or any other subdivision or public body of the state.

(4) "Local governing body" shall mean the council or other legislative body charged with governing the municipality.

(5) "Mayor" shall mean the mayor of a municipality or other officer or body having the duties customarily imposed upon the executive head of a municipality.

(6) "Clerk" shall mean the clerk or other official of the municipality who is the custodian of the official records of such municipality.

(7) "Federal government" shall include the United States of America or any agency or instrumentality, corporate or otherwise, of the United States of America.

(8) "Deteriorated area" shall mean an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare. Provided however, this definition shall not apply to any agricultural operation, as defined in section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation or to any forest land as defined in section 63-1701(4), Idaho Code, absent the consent of the forest landowner, as defined in section 63-1701(5), Idaho Code, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

(9) "Deteriorating area" shall mean an area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use; provided, that if such deteriorating area consists of open land the conditions contained in the proviso in section 50-2008(d), Idaho Code, shall apply; and provided further, that any disaster area referred to in section 50-2008(g), Idaho Code, shall constitute a deteriorating area. Provided however, this definition shall not apply to any agricultural operation, as defined in section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation or to any forest land as defined in section 63-1701(4), Idaho Code, absent the consent of the forest landowner, as defined in section 63-1701(5), Idaho Code, except for an agricultural operation or forest land that has not been used for three (3) consecutive years.

(10) "Urban renewal project" may include undertakings and activities of a municipality in an urban renewal area for the elimination of deteriorated or deteriorating areas and for the prevention of the development or spread

of slums and blight, and may involve slum clearance and redevelopment in an urban renewal area, or rehabilitation or conservation in an urban renewal area, or any combination or part thereof in accordance with an urban renewal plan. Such undertakings and activities may include:

- (a) Acquisition of a deteriorated area or a deteriorating area or portion thereof;
- (b) Demolition and removal of buildings and improvements;
- (c) Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, off-street parking facilities, public facilities or buildings and other improvements necessary for carrying out in the urban renewal area the urban renewal objectives of this chapter in accordance with the urban renewal plan;
- (d) Disposition of any property acquired in the urban renewal area, including sale, initial leasing or retention by the agency itself, at its fair value for uses in accordance with the urban renewal plan except for disposition of property to another public body;
- (e) Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the urban renewal plan;
- (f) Acquisition of real property in the urban renewal area which, under the urban renewal plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property;
- (g) Acquisition of any other real property in the urban renewal area where necessary to eliminate unhealthful, insanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or to prevent the spread of blight or deterioration, or to provide land for needed public facilities;
- (h) Lending or investing federal funds; and
- (i) Construction of foundations, platforms and other like structural forms.

(11) "Urban renewal area" means a deteriorated area or a deteriorating area or a combination thereof which the local governing body designates as appropriate for an urban renewal project.

(12) "Urban renewal plan" means a plan, as it exists from time to time, for an urban renewal project, which plan:

- (a) Shall conform to the general plan for the municipality as a whole except as provided in section 50-2008 (g), Idaho Code; and
- (b) Shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions.

(13) "Related activities" shall mean:

- (a) Planning work for the preparation or completion of a community-wide plan or program pursuant to section 50-2009, Idaho Code; and
- (b) The functions related to the acquisition and disposal of real property pursuant to section 50-2007 (d), Idaho Code.

(14) "Real property" shall include all lands, including improvements and fixtures thereon, and property of any nature appurtenant thereto, or

used in connection therewith, and every estate, interest, right and use, legal or equitable, therein, including terms for years and liens by way of judgment, mortgage or otherwise.

(15) "Bonds" shall mean any bonds, including refunding bonds, notes, interim certificates, certificates of indebtedness, debentures or other obligations.

(16) "Obligee" shall include any bondholder, agents or trustees for any bondholders, or lessor demising to the municipality property used in connection with urban renewal, or any assignee or assignees of such lessor's interest or any part thereof, and the federal government when it is a party to any contract with the municipality.

(17) "Person" shall mean any individual, firm, partnership, corporation, company, association, joint stock association, or body politic; and shall include any trustee, receiver, assignee, or other person acting in a similar representative capacity.

(18) "Area of operation" shall mean the area within the corporate limits of the municipality and the area within five (5) miles of such limits, except that it shall not include any area which lies within the territorial boundaries of another incorporated city or town or within the unincorporated area of the county unless a resolution shall have been adopted by the governing body of such other city, town or county declaring a need therefor.

(19) "Board" or "commission" shall mean a board, commission, department, division, office, body or other unit of the municipality.

(20) "Public officer" shall mean any officer who is in charge of any department or branch of the government of the municipality relating to health, fire, building regulations, or to other activities concerning dwellings in the municipality.

[50-2018, added 1965, ch. 246, sec. 18, p. 600; am. 1970, ch. 103, sec. 1, p. 256; am. 1987, ch. 258, sec. 1, p. 525; am. 1987, ch. 259, sec. 4, p. 542; am. 1990, ch. 430, sec. 2, p. 1186; am. 2003, ch. 146, sec. 1, p. 420; am. 2006, ch. 310, sec. 1, p. 953; am. 2011, ch. 229, sec. 6, p. 625; am. 2011, ch. 317, sec. 4, p. 916.]

50-2027. LIMITATIONS ON REVIEW OF ADOPTION OR MODIFICATION OF PLAN, AND ISSUANCE OF BONDS. (1) No direct or collateral action attacking or otherwise questioning the validity of any urban renewal plan, project or modification thereto (including one containing a revenue allocation provision), or the adoption or approval of such plan, project or modification, or any of the findings or determinations of the agency or the local governing body in connection with such plan, project or modification, shall be brought prior to the effective date of the ordinance adopting or modifying the plan. No direct or collateral action attacking or otherwise questioning the validity of bonds issued pursuant to section 50-2012, Idaho Code, or section 50-2026(a), Idaho Code, shall be brought prior to the effective date of the resolution or ordinance authorizing such bonds.

(2) For a period of thirty (30) days after the effective date of the ordinance or resolution, any person in interest shall have the right to contest the legality of such ordinance, resolution or proceeding or any bonds which may be authorized thereby. No contest or proceeding to question the validity or legality of any ordinance, resolution or proceeding, or any bonds which may be authorized thereby, passed or adopted under the provisions of this chapter shall be brought in any court by any person for any cause whatsoever, after the expiration of thirty (30) days from the effective date of the or-

dinance, resolution or proceeding, and after such time the validity, legality and regularity of such ordinance, resolution or proceeding or any bonds authorized thereby shall be conclusively presumed. If the question of the validity of any adopted plan or bonds issued pursuant to this chapter is not raised within thirty (30) days from the effective date of the ordinance, resolution or proceeding issuing said bonds and fixing their terms, the authority of the plan, the authority adopting the plan, or the authority to issue the bonds, and the legality thereof, the same shall be conclusively presumed and no court shall thereafter have authority to inquire into such matters.

[50-2027, added 1987, ch. 258, sec. 10, p. 533; am. 1990, ch. 430, sec. 6, p. 1194.]

50-2031. SEVERABILITY. The provisions of the Idaho Urban Renewal Law of 1965, as it now exists or may hereafter be amended are hereby declared to be severable and if any provision of this act or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this act.

[50-2031, added 1987, ch. 258, sec. 14, p. 535.]

50-2032. SEVERABILITY. The provisions of this act are hereby declared to be severable; and if any provision of this act or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this act.

[(50-2032) 50-2030, added 1987, ch. 259, sec. 5, p. 536; am. and redesign. 2005, ch. 25, sec. 97, p. 123.]

50-2033. AMENDMENTS. Except for consolidation of revenue allocation areas, a revenue allocation area may only be amended to extend its boundaries as set forth herein. An amendment to an urban renewal plan that does not seek to increase the geographic area of the plan, or does not seek to extend the years of the plan beyond the maximum term allowed under chapter 29, title 50, Idaho Code, is not a prohibited amendment, but may be subject to the limitations set forth in section 50-2903A, Idaho Code. No plan amendment shall be interpreted to or shall cause an extension of the limitations established for the existing revenue allocation area as set forth in section 50-2904, Idaho Code. Subject to the limitations in this section and section 50-2903A, Idaho Code, an urban renewal plan that includes a revenue allocation area may be extended only one (1) time to extend the boundary of the revenue allocation so long as the total area to be added is not greater than ten percent (10%) of the existing revenue allocation area and the area to be added is contiguous to the existing revenue allocation area but such contiguity cannot be established solely by a shoestring or strip of land which comprises a railroad or public right-of-way.

[50-2033, added 2011, ch. 317, sec. 5, p. 918; am. 2016, ch. 349, sec. 2, p. 1016.]

Attachment 7

Canyon County Board of County Commissioners Resolution No. 22-144 (Eligibility)

RESOLUTION NO. 22-144

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CANYON COUNTY, IDAHO, ADOPTING THE FINDINGS OF THE URBAN RENEWAL AGENCY OF THE CITY OF MIDDLETON, IDAHO, ADOPTED BY RESOLUTION NO. 02-22 ON MARCH 21, 2022; ACCEPTING THAT CERTAIN REPORT, PREPARED FOR THE URBAN RENEWAL AGENCY OF THE CITY OF MIDDLETON ON THE ELIGIBILITY FOR CERTAIN PROPERTY REFERRED TO AS THE MIDDLETON URBAN RENEWAL AREA EAST AS AN URBAN RENEWAL AREA AND REVENUE ALLOCATION AREA AND JUSTIFICATION FOR DESIGNATING THE AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT SUBJECT TO CERTAIN CONDITIONS; FINDING A PORTION OF THE MIDDLETON URBAN RENEWAL AREA EAST INCLUDES CERTAIN PROPERTIES WITHIN THE UNINCORPORATED AREA OF CANYON COUNTY; FINDING AND DECLARING THE NEED FOR AN URBAN RENEWAL PROJECT FOR THE MIDDLETON URBAN RENEWAL AREA EAST; APPROVING CREATION OF AN URBAN RENEWAL PROJECT INCLUDING CERTAIN PARCELS, FOR THAT PORTION OF THE MIDDLETON URBAN RENEWAL AREA EAST LYING OUTSIDE OF THE CORPORATE BOUNDARIES OF THE CITY OF MIDDLETON AND WITHIN THE UNINCORPORATED AREA OF CANYON COUNTY; FINDING THAT THE JURISDICTIONAL BOUNDARIES OF THE CITY OF MIDDLETON AND CANYON COUNTY REMAIN THE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Urban Renewal Agency of the city of Middleton, Idaho, also known as the Middleton Urban Renewal Agency, an independent public body corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the "Law") and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the "Act"), is a duly created and functioning urban renewal agency for Middleton, Idaho, hereinafter referred to as the "Agency."

WHEREAS, the City Council of the city of Middleton (the "City Council") and Mayor of the city of Middleton (the "City"), on or about December 3, 2008, after notice duly published, conducted a public hearing on the Middleton Downtown Urban Renewal Plan (the "Downtown Plan");

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 442 on December 17, 2008, approving the Downtown Plan, making certain findings and establishing the Downtown District revenue allocation area (the "Downtown District Project Area");

WHEREAS, based on inquiries and information presented, the City commenced certain discussions concerning examination of an additional area, including parcels within the City, as well as parcels located within unincorporated Canyon County as appropriate for an urban

RESOLUTION NO. 22-144 1

renewal project, primarily to support the objectives of supporting economic growth in the Middleton area;

WHEREAS, in late 2021/early 2022, Hamilton, Michaelson, Hilty LLP commenced an eligibility study and preparation of an eligibility report for an area including properties and roadway generally referred to as the Middleton Urban Renewal Area East, which is within the eastern portion of the city and extending to the east into Canyon County (the "MURA East Study Area");

WHEREAS, the Agency obtained the Eligibility Study: MURA East, dated March 18, 2022 (the "East Report"), a copy of which is attached hereto as **Exhibit A**, which examined the MURA East Study Area, which area also included real property located within unincorporated Canyon County for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8);

WHEREAS, pursuant to Idaho Code Sections 50-2018(8), (9) and 50-2903(8), which list the definition of deteriorating area and deteriorated area, many of the conditions necessary to be present in such areas are found in the MURA East Study Area, such conditions result in economic underdevelopment of the area and which substantially impair or arrest the sound growth of the municipality;

WHEREAS, under the Act, a deteriorated area includes any area which is predominantly open and which, because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. See Idaho Code § 50-2903(8)(c);

WHEREAS, Idaho Code Sections 50-2018(9), 50-2903(8) and 50-2008(d) list additional conditions applicable to open land areas, including open land areas to be acquired by the Agency;

WHEREAS, the East Report addresses the necessary findings concerning open land within any urban renewal area as defined in Idaho Code Sections 50-2018(9), 50-2903(8)(c), and 50-2008(d);

WHEREAS, under the Law and Act, specifically Idaho Code Sections 50-2903(8)(f) and 50-2018(8) and (9), the definition of a deteriorating area shall not apply to any agricultural operation as defined in Section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for three (3) consecutive years;

WHEREAS, the MURA East Study Area includes parcels subject to such consent. While the necessary consents have not been obtained, any and all consents shall be obtained prior to City Council adoption of any urban renewal plan;

WHEREAS, Idaho Code Section 50-2018(18) provides that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits without the approval by resolution of the governing body of the other city or county declaring the need for an urban renewal project for the proposed area;

RESOLUTION NO. 22-144₂

WHEREAS, a portion of the MURA East Study Area includes certain real property located in unincorporated Canyon County;

WHEREAS, the Agency accepted the East Report by way of Resolution No. 02-22 at the March 21, 2022, meeting of the Agency Board, a copy of which Resolution (without exhibits) is attached hereto as **Exhibit B**;

WHEREAS, the Agency authorized transmittal of the East Report to the Canyon County Board of County Commissioners for purposes of obtaining a resolution determining such area to be deteriorated and/or deteriorating and finding the need for an urban renewal project for the proposed MURA East Study Area;

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area;

WHEREAS, the proposed MURA East Study Area has no impact on the jurisdictional boundaries of Canyon County;

WHEREAS, on June 2, 2022, representatives of the City and the Agency meet with the Board of County Commissioners for a workshop to discuss the proposed East Report and the MURA East Study Area;

WHEREAS, on June ²⁹23, 2022, representatives of the City and/or the Agency presented the East Report to the Board of County Commissioners requesting the Commissioners to consider adopting the findings concerning the proposed MURA East Study Area;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CANYON COUNTY, IDAHO, AS FOLLOWS:

Section 1. That the above statements are true and correct.

Section 2. That the findings of the Agency made on March 21, 2022, in Resolution No. 02-22 are hereby adopted by the Board of County Commissioners.

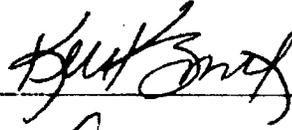
Section 3. That there is a need for an urban renewal plan for the MURA East Study Area.

RESOLUTION NO. 22-144 3

Section 4. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

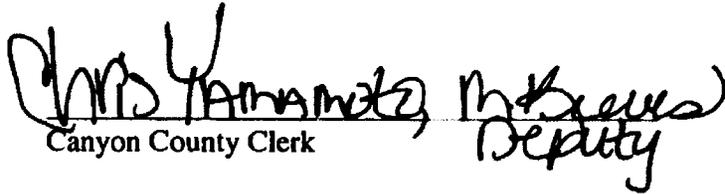
ADOPTED this 29 day of June 2022.

BOARD OF CANYON COUNTY COMMISSIONERS





ATTEST:


Chris Yamamoto, Deputy
Canyon County Clerk

RESOLUTION NO. 22-144 4

Exhibit A

The MURA East Eligibility Report, dated March 18, 2022

**[To avoid duplication and reduce document size, please
see Exhibit C to Attachment 6 for the Eligibility Report]**

Exhibit B

The Urban Renewal Agency of the city of Middleton, Idaho, also known as the Middleton Urban Renewal Agency, Resolution No. 02-22, dated March 21, 2022, Accepting the Middleton Urban Renewal Area East Eligibility Report, dated March 18, 2022

4879-3598-0068, v. 3

RESOLUTION NO. 02-22

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF MIDDLETON, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE MIDDLETON URBAN RENEWAL AGENCY, ACCEPTING THAT CERTAIN REPORT ON ELIGIBILITY FOR CERTAIN PROPERTY REFERRED TO AS THE MIDDLETON URBAN RENEWAL AREA EAST AS AN URBAN RENEWAL AREA AND REVENUE ALLOCATION AREA AND JUSTIFICATION FOR DESIGNATING THE AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT; AUTHORIZING AND DIRECTING THE CHAIR, OR VICE-CHAIR TO TRANSMIT THE EAST REPORT AND THIS RESOLUTION TO THE CANYON COUNTY BOARD OF COUNTY COMMISSIONERS AND THE CITY COUNCIL OF THE CITY OF MIDDLETON REQUESTING THEIR CONSIDERATION FOR DESIGNATION OF AN URBAN RENEWAL AREA AND SEEKING FURTHER DIRECTION FROM THE COMMISSION AND COUNCIL; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of the city of Middleton, Idaho, also known as the Middleton Urban Renewal Agency, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the "Law") and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the "Act"), a duly created and functioning urban renewal agency for Middleton, Idaho, hereinafter referred to as the "Agency."

WHEREAS, the City Council of the city of Middleton, Idaho (the "City"), on December 3, 2008, after notice duly published, conducted a public hearing on the Middleton Downtown Urban Renewal Plan (the "Downtown Plan");

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 442 on December 17, 2008, approving the Downtown Plan, making certain findings and establishing the Downtown District revenue allocation area (the "Downtown District Project Area");

WHEREAS, it has become apparent that additional property, a portion of which is located within the City, and a portion of which is located within the City's area of operation within unincorporated Canyon County, may be deteriorating or deteriorated and should be examined as to whether such an area is eligible for an urban renewal project;

WHEREAS, in late 2021/early 2022, Hamilton, Michaelson, Hilty, LLP commenced an eligibility study and preparation of an eligibility report for an area including properties and roadway, referred to as Middleton Urban Renewal Area East (“MURA East Study Area”), which is within the eastern portion of the City and extending to the east into Canyon County;

WHEREAS, also in late 2021/early 2022, Hamilton, Michaelson, Hilty, LLP commenced an eligibility study and preparation of an eligibility report for an area including properties and roadway, referred to as the Middleton Urban Renewal Area West (“MURA West Study Area”);

WHEREAS, the Agency has obtained the MURA East Eligibility Report (“East Report”), dated March 18, 2022, a copy of which is attached hereto as Exhibit A, which examined the MURA East Study Area, which area also included real property located within unincorporated Canyon County, for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8);

WHEREAS, pursuant to Idaho Code Sections 50-2018(8), (9) and 50-2903(8), which defines deteriorating area and deteriorated area, many of the conditions necessary to be present in such an area are found in the MURA East Study Area;

WHEREAS, the effects of the listed conditions cited in the East Report result in economic underdevelopment of the areas, substantially impairs or arrests the sound growth of a municipality, constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare in its present condition or use;

WHEREAS, the East Report includes a preliminary analysis concluding the base assessment roll value for the East Study Area along with the base assessment rolls for the Downtown District Project Area and the proposed MURA West Study Area do not exceed 10% of the current assessed valuation of all taxable property within the City;

WHEREAS, under the Act, a deteriorated area includes any area which is predominantly open and which, because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. See Idaho Code § 50-2903(8)(c);

WHEREAS, Idaho Code Sections 50-2018(9), 50-2903(8) and 50-2008(d) list additional conditions applicable to open land areas, including open land areas to be acquired by the Agency;

WHEREAS, the East Report addresses the necessary findings concerning the eligibility of open land within the Study Area as defined in Idaho Code Sections 50-2018(9), 50-2903(8)(c), and 50-2008(d);

WHEREAS, under the Law and Act, Idaho Code Sections 50-2903(8)(f) and 50-2018(8) and (9), the definition of a deteriorating area shall not apply to any agricultural operation as defined in Section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural

operation except for an agricultural operation that has not been used for three (3) consecutive years;

WHEREAS, the MURA East Study Area includes parcels subject to such consent. While the necessary consents have not been obtained, any and all consents shall be obtained prior to City Council consideration of any urban renewal plan;

WHEREAS, Idaho Code Section 50-2018(18) provides that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits without the approval of the other city or county declaring the need for an urban renewal plan for the proposed area;

WHEREAS, a portion of the MURA East Study Area includes certain real property located within unincorporated Canyon County;

WHEREAS, the Canyon County Board of County Commissioners will be asked to adopt a resolution finding the need for an urban renewal project for the proposed MURA East Study Area;

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area;

WHEREAS, the Agency Board finds it in the best public interest to accept the East Report.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE MIDDLETON URBAN RENEWAL AGENCY, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2. That the Agency Board acknowledges acceptance and receipt of the East Report.

Section 3: That there are one or more areas within the City and within unincorporated Canyon County that are a deteriorating area or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8), and as more fully set forth in the East Report, attached hereto as **Exhibit A**.

Section 4: That one such area is more commonly referred to as the MURA East Study Area, and as more fully described in the East Report.

Section 5. That the rehabilitation, conservation, and redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, and welfare of the residents of the City.

Section 6. That the Chair or Vice-Chair of the Agency's Board of Commissioners, is hereby authorized to transmit the East Report to the City Council requesting that the City Council:

a. Determine whether the MURA East Study Area identified in the East Report qualifies as an urban renewal project and there is justification for designating the area, as appropriate, for an urban renewal project; provided, however, Agency requests the City Council not take such action until the Canyon County Board of County Commissioners has adopted a resolution declaring the need for an urban renewal project for the MURA East Study Area;

b. If such designation is made, whether Agency should proceed with the preparation of an urban renewal plan for the area, which plan may include a revenue allocation provision as allowed by law;

c. Coordinate with Agency to obtain the required agricultural operation consents from the property owners.

Section 7. That the Chair or Vice-Chair of the Agency Board is hereby authorized to transmit the East Report to Canyon County Board of County Commissioners for its consideration pursuant to Idaho Code Section 50-2018(18).

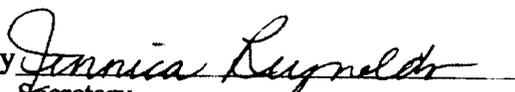
Section 8. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Middleton Urban Renewal Agency, on March 21, 2022. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on March 21, 2022.

APPROVED:

By 
Chair of the Board

ATTEST:

By 
Secretary

Attachment 8

Canyon County Board of County Commissioners Ordinance No. 22-022
(Intergovernmental Agreement and Transfer of Powers Ordinance)

~~[To Be Inserted Upon Adoption]~~

TRANSFER OF POWERS ORDINANCE:

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF CANYON COUNTY, IDAHO, ADOPTING FINDINGS ON THE NECESSITY OF THE URBAN RENEWAL PLAN FOR THE MIDDLETON EAST DISTRICT URBAN RENEWAL PROJECT; PROVIDING THE CITY OF MIDDLETON WITH THE RIGHT, POWER, AUTHORITY, AND OBLIGATION TO ADMINISTER THE URBAN RENEWAL/REVENUE ALLOCATION AREA PURSUANT TO CHAPTERS 20 AND 29, TITLE 50, IDAHO CODE, AS AMENDED; GRANTING THE REVENUE ALLOCATION PROCEEDS DERIVED FROM THE REVENUE ALLOCATION AREA LYING WITHIN UNINCORPORATED CANYON COUNTY TO THE URBAN RENEWAL AGENCY OF MIDDLETON, IDAHO, ALSO KNOWN AS THE MIDDLETON URBAN RENEWAL AGENCY; ADOPTING THE INTERGOVERNMENTAL AGREEMENT IMPLEMENTING THIS ORDINANCE; AND AUTHORIZING THE CHAIR TO SIGN SUCH OTHER AND FURTHER DOCUMENTS AS MAY BE NECESSARY TO CARRY OUT THE INTENT OF THIS ORDINANCE.

WHEREAS, that this Ordinance is adopted to approve and confirm the duties, roles, and responsibilities of the City of Middleton, Idaho, the Urban Renewal Agency of Middleton, Idaho, also known as the Middleton Urban Renewal Agency (the "Agency"), and Canyon County, Idaho for that portion of the revenue allocation area, as defined and described in the proposed Urban Renewal Plan for the Middleton East District Urban Renewal Project, lying outside the corporate boundaries of the Middleton as illustrated in Exhibit 1 and to transfer power as provided in Idaho Code Section 50-2906(3)(b) and the necessary declaration set forth in Idaho Code Section 50-2018(18);

WHEREAS, the Agency obtained an eligibility report entitled Eligibility Study: MURA East, dated March 18, 2022 (the "Report"), which examined the Study Area, which area also included real property located within unincorporated Canyon County, for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8);

WHEREAS, the Agency, on March 21, 2022, adopted Resolution No. 02-22 accepting the Report and authorizing the Chair, Vice-Chair, or Administrator of the Agency to transmit the Report to the Middleton City Council requesting its consideration for designation of an urban renewal area and requesting the Middleton City Council to direct the Agency to prepare an urban renewal plan for the Study Area, which plan may include a revenue allocation provision as allowed by law;

WHEREAS, the Agency also authorized the transmittal of the Report to the Canyon County Board of County Commissioners (the "Board of County Commissioners") for purposes of obtaining a resolution determining such areas outside the boundaries of incorporated Middleton and within unincorporated Canyon County to be deteriorated and/or deteriorating and finding the need for an urban renewal project for the proposed Study Area;

WHEREAS, Idaho Code Section 50-2018(18) provides that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits and within its area of operation without the approval of the other city or county declaring the need for an urban renewal plan for the proposed area;

WHEREAS, the Study Area considered within the Report included certain properties within unincorporated Canyon County;

WHEREAS, the Report was submitted to the Board of County Commissioners, and the Board of County Commissioners were asked to adopt a resolution finding the need for an urban renewal project for the proposed Study Area;

WHEREAS, the Board of County Commissioners adopted the Agency's finding concerning the proposed Study Area by adopting Resolution No. 22-144 on June 29, 2022;

WHEREAS, the Middleton City Council, by Resolution No. 472-22, dated July 6, 2022, declared the Study Area described in the Report to be a deteriorated area or a deteriorating area, or a combination thereof, as defined by Chapters 20 and 29, Title 50, Idaho Code, as amended, that such Study Area is appropriate for an urban renewal project, that the Board of County Commissioners adopted the necessary resolutions and directed the Agency to commence preparation of an urban renewal plan;

WHEREAS, Middleton and the Agency prepared the Urban Renewal Plan for the Middleton East District Urban Renewal Project (the "MURA East Plan") to develop and/or redevelop a portion of Middleton, and an area within Middleton's area of operation and within unincorporated Canyon County adjacent and contiguous to Middleton that is intended to be annexed into Middleton prior to development, pursuant to the Law and the Act, as amended;

WHEREAS, the MURA East Plan proposes to create an urban renewal and revenue allocation area commonly known as the MURA East District project area (the "Project Area");

WHEREAS, the Agency and its consultants have undertaken the planning process during 2022;

WHEREAS, the area included in the Project Area is smaller than the area assessed in the Report, which Project Area is illustrated in Exhibit 1;

WHEREAS, the required property owner consents for any parcels deemed to be an agricultural operation included within the Project Area have been obtained by the Agency;

WHEREAS, the MURA East Plan contains the provisions of revenue allocation financing as allowed by the Act;

WHEREAS, the Agency Board on October 12, 2022, adopted Resolution No. 07-22 proposing and recommending the MURA East Plan;

WHEREAS, the Agency, by letter of transmittal dated October 14, 2022, submitted the MURA East Plan to the Mayor and Middleton City Clerk;

WHEREAS, the Mayor and City Clerk are taking the necessary action to process the MURA East Plan consistent with the requirements set forth in Idaho Code §§ 50-2906 and 50-2008;

WHEREAS, appropriate notice of the MURA East Plan and revenue allocation provision contained therein has been given to the affected taxing districts and the public as required by Idaho Code § 50-2906;

WHEREAS, after notice duly published, the Middleton City Council at its special meeting to be held on November 30, 2022, will hold a public hearing and will consider the MURA East Plan as proposed;

WHEREAS, Idaho Code Section 50-2906(3)(b), requires an agreement between the Middleton City Council and the Board of County Commissioners, governing administration of a revenue allocation financing provision for any area extending beyond Middleton's municipal boundary and located within unincorporated Canyon County, and such agreement must be formalized by a transfer of power ordinance adopted by the Board of County Commissioners;

WHEREAS, there are certain properties within the MURA East Plan and Project Area which extend beyond Middleton's municipal boundaries and into Canyon County, as illustrated in Exhibit 1, attached hereto and incorporated herein by reference;

WHEREAS, the Board of County Commissioners deem it expedient and in the best interests of Canyon County to establish and to enter into an Intergovernmental Agreement for Roles and Responsibilities under Idaho Code Section 50-2906(3)(b) between Canyon County and the City of Middleton, to confirm Canyon County's consent under Idaho Code Section 50-2018(18), and to assure compliance with the Act and Law;

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CANYON COUNTY, IDAHO:

Section 1: That the Board of County Commissioners, after reviewing the MURA East Plan delivered to Canyon County on October 14, 2022, finds: (a) the MURA East Plan and Project Area is eligible under the statutory criteria and is appropriate for an urban renewal project; (b) the adjusted base assessed values of all existing and proposed revenue allocation areas within the City of Middleton, Idaho ("City") do not exceed ten percent of the current assessed taxable value of the City; (c) the proposed MURA East Plan and Project Area is financially feasible given the assumptions used in the MURA East Plan; (d) the required consents from the owners of agricultural operation lands within the proposed Project Area have been given; and (e) the City has the authority to proceed with the creation of the MURA East Plan and Project Area after the adoption of this Ordinance by the Board of Canyon County Commissioners.

Section 2: That this Ordinance is adopted to approve and confirm the duties, roles, and responsibilities of the City, the Agency, and Canyon County, Idaho, for that portion of the revenue allocation area, as defined and described in the proposed MURA East Plan lying outside the corporate boundaries of the City, as illustrated in **Exhibit 1**, and to transfer power as provided in Idaho Code Section 50-2906(3)(b) and to reconfirm the necessary declaration set forth in Idaho Code Section 50-2018(18).

Section 3: The revenue allocation proceeds from areas lying within the boundaries of the MURA East Plan and Project Area shall be devoted to the statutory purposes as described in the MURA East Plan and as authorized by the Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended, and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code.

Section 4: That the Intergovernmental Agreement for Roles and Responsibilities Under Idaho Code §50-2906(3)(b) (the "Agreement") (which also supports the County's declaration as required by Idaho Code Section 50-2018(18) as also set forth in Resolution No. 22-144) attached hereto as Exhibit 2, is incorporated herein and made a part hereof by reference, and is hereby approved and accepted.

Section 5: A copy of this Ordinance and the Agreement shall be held on file in the office of the County Clerk.

Section 6: Severability. The sections of this Ordinance are severable. The invalidity of a section shall not affect the validity of the remaining sections.

Section 7: Effective Date. This Ordinance shall become effective upon its publication pursuant to Idaho Code Section 31-715.

ADOPTED this 27th day of October, 2022.

Board of Canyon County Commissioners

By: [Signature]
Commissioner

By: [Signature]
Commissioner

By: [Signature]
Commissioner

ATTEST: Chris Yamamoto, Clerk

[Signature]
Deputy Clerk

Exhibit 1

(Map Showing Properties Within Unincorporated Canyon County and Legal Description of the Project Area)

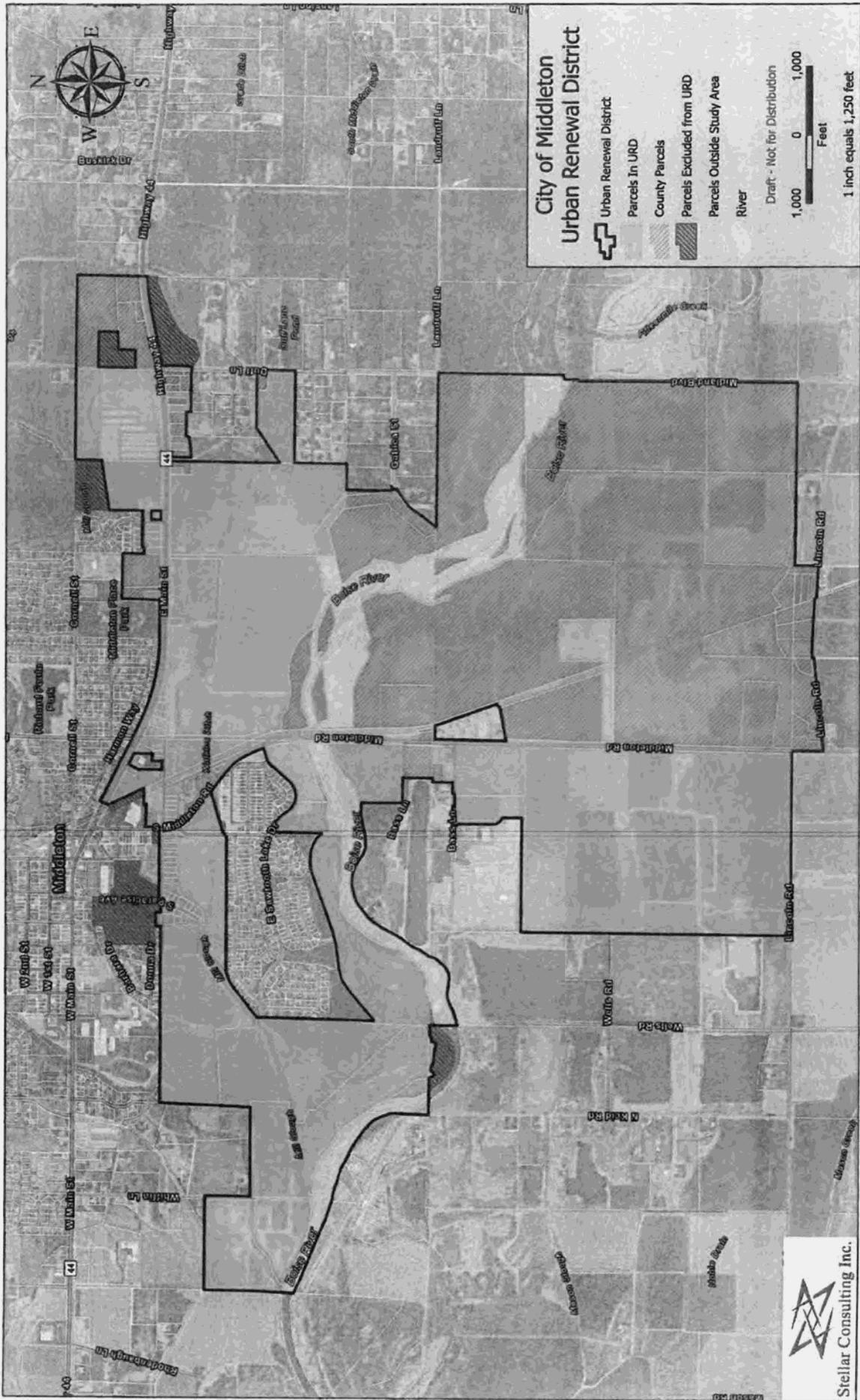


Exhibit 1



WWW.ACKERMAN-ESTVOLD.COM

November 7, 2022
CITY OF MIDDLETON
URBAN RENEWAL DISTRICT
Legal Description

An area of land being a portion of Section 12, Township 4 North, Range 3 West, and a portion of Sections 7, 8, 9, 17, 18 and 20, Township 4 North, Range 2 West, Boise Meridian, Canyon County, State of Idaho, more particularly described as follows:

BEGINNING at the south quarter corner of Section 18, T4N, R2W; thence on the north/south quarter line of said Section 18 N00°40'47"E a distance of 3,947.19 feet; thence S89°30'28"E a distance of 1,619.78 feet to the SW corner of Lot 4 Block 1 Middleton Industrial Park No. 1; thence on the westerly line of said Lot 4 N00°29'33"E a distance of 287.86 feet to a point on the right of way line of Tungsten Street; thence on said right of way line a non-tangent curve to the right having a radius of 130.00 feet a length of 169.35 feet and a chord bearing N36°45'13"W a distance of 157.63 feet; thence continuing on the right of way line of Cobalt Avenue N00°34'01"E a distance of 515.37 feet; thence N44°06'07"W a distance of 28.40 feet to a point on the southerly right of way line of Bass Lane; thence N00°33'52"E a distance of 64.86 feet to the northerly right of way line of Bass Lane; thence on last said right of way line S89°26'08"E a distance of 618.71 feet to a point on the west line of Parcel A as shown on Record of Survey I.N. 2017-002883; thence on last said westerly line and its northerly extension N01°23'19"E a distance of 299.91 feet to a point on the north line of said Section 18; thence on said north line S89°26'05"E a distance of 54.91 feet to the SE corner of the parcel of land as shown on Record of Survey I.N. 92018622; thence on the easterly line of last said parcel N00°39'30"E a distance of 445.00 feet to the NE corner of last said parcel; thence N89°26'05"W a distance of 364.00 feet to an angle point on last said parcel; thence N00°39'30"E a distance of 597.23 feet to a point on the Ordinary High Water mark on the south bank of the Boise River; thence meandering on said south bank the following courses:

S88°43'49"W a distance of 188.01 feet; thence S77°32'54"W a distance of 290.27 feet; thence S87°55'07"W a distance of 176.39 feet; thence N71°43'13"W a distance of 288.84 feet; thence N71°17'24"W a distance of 261.60 feet; thence S81°51'55"W a distance of 241.38 feet; thence S51°54'21"W a distance of 315.59 feet; thence S29°52'28"W a distance of 280.77 feet; thence S37°41'37"W a distance of 819.67 feet; thence S40°38'59"W a distance of 309.10 feet; thence S80°12'18"W a distance of 190.51 feet; thence N78°13'43"W a distance of 106.46 feet; thence

HEADQUARTERS
1907 17TH ST SE
MINOT, ND 58701
701.837.8737

4165 30TH AVE S
SUITE 100
FARGO, ND 58104
701.551.1250

3210 27TH ST W
SUITE 200
WILLISTON, ND 58801
701.577.4127

7661 W RIVERSIDE DR
SUITE 102
GARDEN CITY, ID 83714
208.853.6470

N68°34'20"W a distance of 168.90 feet; thence
N84°05'54"W a distance of 133.74 feet; thence
S66°14'06"W a distance of 59.15 feet; thence
S57°38'33"W a distance of 49.66 feet to a point on the 16th line of said Section 18; thence on last said
16th line N0°19'25"E a distance of 229.07 feet to a point on the north line of said Section 18; thence on
last said north line N89°26'47"W a distance of 139.86 feet to a point on the north bank of the Boise
River also being a point on the southerly line of Parcel A as shown on Record of Survey I.N. 2014-
044636; thence on last said north bank and southerly line of Parcel A the following courses:
S62°10'23"W a distance of 48.71 feet; thence
S80°52'33"W a distance of 48.73 feet; thence
S19°54'48"W a distance of 58.09 feet; thence
S80°23'55"W a distance of 34.23 feet; thence
N72°05'16"W a distance of 83.22 feet; thence
N88°17'58"W a distance of 98.70 feet; thence
N83°37'32"W a distance of 64.17 feet; thence
N66°04'29"W a distance of 87.89 feet; thence
S88°49'23"W a distance of 37.10 feet; thence
S50°44'48"W a distance of 28.72 feet; thence
S36°33'05"W a distance of 34.98 feet; thence
S85°41'25"W a distance of 28.86 feet; thence
N27°09'34"W a distance of 83.89 feet to a point on said north line of Section 18; thence on last said
north line N89°26'37"W a distance of 528.38 feet to the corner common to Sections 18 and 7 T4N,
R2W and Section 12 and 13 T4N, R3W; thence on the west line line of said Section 7
N2°23'04"E a distance of 555.27 feet; thence
N18°53'44"W a distance of 125.73 feet; thence
N21°48'39"W a distance of 107.92 feet; thence
N31°23'55"W a distance of 86.80 feet; thence
N48°32'20"W a distance of 178.84 feet; thence
N54°27'38"W a distance of 242.88 feet; thence
N59°25'47"W a distance of 124.33 feet; thence
N66°48'22"W a distance of 130.36 feet; thence
N62°33'52"W a distance of 163.59 feet; thence
N68°53'24"W a distance of 222.75 feet; thence
N71°18'15"W a distance of 162.46 feet; thence
N89°09'22"W a distance of 81.65 feet; thence
N69°08'01"W a distance of 219.41 feet; thence
N74°31'27"W a distance of 160.74 feet; thence
N66°23'40"W a distance of 174.69 feet; thence
N66°31'59"W a distance of 248.63 feet; thence
N65°17'35"W a distance of 593.21 feet to a point on the north/south quarter line of said Section 12
T4N, R3W;
thence leaving said south bank on last said north/south quarter line N03°13'38"E a distance of 173.00
feet; thence N00°46'48"E a distance of 467.18 feet to the center corner corner of said Section 12;

thence continuing on said quarter line $N00^{\circ}46'46''E$ a distance of 663.35 feet to the NW corner of Lot 13 of the Bigelow's Subdivision; thence on the north line of last said Lot 13 $S89^{\circ}49'49''E$ a distance of 1,353.67 feet to the centerline of Whiffin Lane; thence on last said centerline $S00^{\circ}51'27''W$ a distance of 657.55 feet to a point on the east/west quarter line of said Section 12; thence on last said quarter line $N89^{\circ}55'25''E$ a distance of 1,276.79 feet to the east quarter corner of said Section 12; thence on the east line of said Section 12 $N02^{\circ}22'58''E$ a distance of 1,312.88 feet to the North $1/16^{\text{th}}$ line of said Section 12 and Section 7 T4N, R2W; thence on the $1/16^{\text{th}}$ line of said Section 7 $S89^{\circ}55'08''E$ a distance of 2,536.62 feet to the SE corner of Lot 1 Block 3 Doran Corn Addition; thence on the east line of last said Lot 1 $N00^{\circ}52'30''E$ a distance of 75.50 feet to a point on the westerly extension of the north line of the parcel of land as described in Instrument No. 2013001461; thence on said north line and its westerly extension $S89^{\circ}55'08''E$ a distance of 194.50 feet to the northeast corner of last said parcel of land; thence on the east line of last laid parcel $S00^{\circ}49'38''W$ a distance of 76.59 feet to the southeast corner of last said parcel also being a point on the north line of Lot 1 Block 1 of Viking Park Subdivision No. 1; thence on last said north line $S89^{\circ}35'53''E$ a distance of 139.25 feet to the northeast corner of last said Lot 1 Block 1; thence $N66^{\circ}55'07''E$ a distance of 75.24 feet to a point on the southwest corner of the parcel of land shown on Record of Survey Instrument No. 9020934 also being a point on the north line of Boise Street; thence on last said north line $S89^{\circ}34'36''E$ a distance of 544.94 feet to a point on the boundary of Middleton Downtown UR Boundary; thence on last said Middleton Downtown UR Boundary $S00^{\circ}25'24''W$ a distance of 30.00 feet to a point on the centerline of Boise Street; thence on last said centerline of Boise Street; $S89^{\circ}34'36''E$ a distance of 470.00 feet to the East line of Middleton Road; thence $N00^{\circ}02'20''E$ a distance of 230.00 feet; thence $S89^{\circ}30'49''E$ a distance of 340.23 feet; thence $N20^{\circ}02'36''W$ a distance of 38.64 feet; thence $S89^{\circ}50'53''E$ a distance of 221.81 feet to a point on the easterly line of the abandoned railroad right of way line; thence on last said abandoned right of way line $N24^{\circ}07'29''W$ a distance of 581.42 feet; thence $N27^{\circ}30'05''E$ a distance of 123.52 feet to a point on the north right of way line of State Hwy 44; thence on said right of way line $S62^{\circ}28'21''E$ a distance of 1,086.75 feet; thence on a spiral curve with a radius of -2,799.79 feet a length of 247.15 feet and a chord bearing $S63^{\circ}16'49''E$ a distance of 247.13 feet; thence a curve to the left having a radius of 2,799.79 feet a length of 1,086.72 feet and a chord bearing $S76^{\circ}06'40''E$ a distance of 1,079.91 feet; thence on a spiral curve with a radius of 2,799.79 feet a length of 247.15 feet and a chord bearing $S88^{\circ}53'46''E$ a distance of 250.87 feet; thence $S89^{\circ}44'59''E$ a distance of 399.49 feet to a point on the westerly line of Parcel B as shown on Record of Survey I.N. 200367674; thence on last said westerly line and its northerly extension $N01^{\circ}10'52''E$ a distance of 566.89 feet to the northwest corner of Parcel A as shown on last said Record of Survey; thence on the north line of said Parcel A and its easterly extension $S89^{\circ}39'50''E$ a distance of 664.00 feet to the westerly line of Greenlinks Subdivision; thence on last said westerly line $S01^{\circ}08'59''W$ a distance of 323.73 to the NW corner of Lot 4 Block 4 of said Greenlinks Subdivision; thence on the north line of last said Lot 4 $S89^{\circ}33'34''E$ a distance of 79.83 feet to a point on the right of way line of Augusta Street; thence on last said Right of Way line a non-tangent curve to the right having a radius of 50.00 feet, length 52.75 feet and chord bearing $N60^{\circ}39'23''E$ a distance of 50.34 feet; thence $S89^{\circ}33'34''E$ a distance of 287.96 feet to a point on the easterly right of way line of Greenlinks Avenue; thence $S89^{\circ}05'45''E$ a distance of 80.14 feet to the NW corner of Lot 2 Block 1 of said Greenlinks Subdivision; thence on the north line of last said Lot 2 Block 1 $S89^{\circ}33'34''E$ a distance of 129.98 feet to a point on the westerly line of Parcel B as shown on Record of Survey I.N. 2013-014768; thence on last said Parcel B boundary $N00^{\circ}45'47''E$ a distance of 499.85 feet; thence

N80°50'26"E a distance of 727.86 feet to a point on the westerly line of a parcel of land shown on Record of Survey, I.N. 2013-04555; thence on last said westerly line N00°56'50"E a distance of 393.60 feet to a point on the north line of Section 8, T4N, R2W; thence on last said north line S89°39'52"E a distance of 1,333.18 feet to the common corner of Sections 5, 4, 8 and 9, T4N, R2W; thence on the North line of said Section 9 S89°16'44"E a distance of 1,321.86 feet to the easterly line of Parcel 1 as shown on Record of Survey I.N. 2017-034868; thence on last said easterly line and its southerly extension S01°00'53"W a distance of 1,088.60 feet to the southerly right of way line of State Hwy 44; thence on last said right of way line a non-tangent curve to the left having a radius of 3,759.72 feet and a length of 724.21 feet, and a chord bearing S85°10'00"W a distance of 723.09 feet; thence S77°45'31"W a distance of 250.33 feet; thence a curve to the left having a radius of 7,699.44 feet, a length of 367.38 feet, and a chord bearing S79°07'32"W a distance of 367.34 feet to a point on the centerline of Duff Lane; thence on last said centerline S01°02'31"W a distance of 415.49 feet to a point on the easterly extension of the north line of Parcels 1, 2 and 3 and as shown on Record of Survey I.N. 2021-004878; thence on last said line N89°03'29"W a distance of 620.41 feet to the NW corner of last said Parcel 3 also being a point on the easterly line of Parcel 1 as shown on Record of Survey I.N. 2021-036049; thence on last said easterly line N0°54'44"E a distance of 61.23 feet to the NE corner of last said Parcel 1; thence on the north line of last said Parcel 1 N89°05'26"W a distance of 349.92 feet to the NW corner of last said Parcel 1; thence on the westerly line of last said Parcel 1 S0°54'44"W a distance of 33.95 feet to the centerline of Watkins Ditch; thence on last said centerline S62°55'37"W a distance of 30.15 feet; thence S77°56'03"W a distance of 79.38 feet; thence S86°42'38"W a distance of 195.99 feet to the easterly line of Parcel 2 as shown on Record of Survey I.N. 200570730; thence on last said line N00°54'49"E a distance of 311.04 feet to a point on the southerly right of way line of State Hwy 44; thence on last said right of way line a non-tangent curve to the left having a radius of 7,699.44 feet, length of 32.86 feet, and a chord bearing N89°52'19"W a distance of 32.86 feet; thence N89°44'59"W a distance of 27.50 feet to the westerly line of last said Parcel 2; thence on last said line S00°56'50"W a distance 1,598.32 feet to the NW corner of Parcel 2 as shown on Record of Survey I.N. 2020-005603; thence on the northerly line of last said Parcel 2 N55°36'36"E a distance of 606.93 feet; thence S89°29'43"E a distance of 833.63 feet to the east quarter corner of Section 8 T4N, R2W; thence on the east line of said Section 8 S01°02'17"W a distance of 556.45 feet to the NE corner of the Riverbend Ranch Subdivision; thence on the northerly line of last said Riverbend Ranch Subdivision N89°31'29"W a distance of 1,327.88 feet to the NE corner of said Riverbend Ranch Subdivision; thence on the west line of last said Riverbend Ranch Subdivision S00°56'50"W a distance of 768.95 feet to a point on the Northerly line of the Gabica Subdivision; thence on the northerly line of last said Gabica Subdivision N89°25'34"W a distance of 347.97 feet to the NW corner of Lot 5 Block 1 of last said Gabica Subdivision; thence on the west line of last said Lot 5 Block 1 S01°02'17"W a distance of 661.46 feet to the SW corner of last said Lot 5 Block 1; thence on the southerly line of last said Lot 5 Block 1 S89°26'40"E a distance of 72.00 feet to the right of way line of Gabica Street; thence on last said right of way line a non-tangent curve to the left having a radius 60.00 feet, length of 113.83 feet and a chord bearing S36°13'00"W a distance of 97.51 feet to the NW corner of Lot 7 Block 1 of last said Gabica Subdivision; thence N57°03'06"W a distance of 32.14 feet to an angle point on Lot 6 Block 1 of last said Gabica Subdivision; thence on the line of last said Lot 6 Block 1 S54°08'32"W a distance 198.00 feet; thence S36°08'07"W a distance of 593.64 feet to a point on the south line of said Section 8; thence on last said south line S89°21'18"E a distance of 2,185.73 feet to the common corner of Sections 8, 9,

16 and 17 T4N, R2W; thence on the East line of said Section 17 S01°02'06"W a distance of 1,837.84 feet to a meander corner; thence meandering along the original south bank of the Boise river N85°21'31"W a distance of 65.14 feet to a point on the east line of said Section 17; thence on last said east line S00°22'58"W a distance of 206.30 feet to a meander corner; thence at right angles N89°37'02"W a distance of 25.00 feet to a line parallel with and distant 25.00 feet from last said east line; thence on last said parallel line S00°22'58"W a distance of 3,215.25 feet to a point on the south line of said Section 17 which bears N89°17'18"W a distance of 25.00 feet from the common corner of Sections 16, 17, 20 and 21; thence on the south line of said Section 17 N89°17'18"W a distance of 2,650.71 feet to the common quarter corner of Section 17 and Section 20; thence on the quarter line of said Section 20 S00°39'23"W a distance of 342.92 feet to the centerline of Lincoln Road; thence on last said centerline N86°51'38"W a distance of 463.55 feet to a point on the southerly extension of the easterly line of Parcel 3 as shown on Record of Survey I.N. 2008042614; thence on the easterly line of last said Parcel 3 N19°07'51"W a distance of 27.26 feet to the northerly right of way line of Lincoln Road; thence on last said right of way line N86°52'40"W a distance of 752.66 feet; thence S84°10'02"W a distance of 101.47 feet to a point on the southerly extension of the westerly line of Parcel 1 of last said Record of Survey; thence on last said line S0°45'31"W a distance of 25.29 feet to the centerline of Lincoln Road; thence on last said centerline S84°10'39"W a distance of 1,334.10 feet to a point on the centerline of Middleton Road also being the westerly line of said Section 20; thence on last said centerline N00°36'47"E a distance of 454.66 feet to the corner common to Sections 17, 18, 19, 20 T4N, R2W; thence on the south line of said Section 18 N89°44'29"W a distance of 2,636.69 feet to the Point of Beginning.

Excepting therefrom

Parcel 2 as shown on Record of Survey I.N. 2017-034868 more particularly described as follows:

Commencing at the common corner of Section 4, 5, 8 and 9 T4N R2W; thence on the west line of said Section 9 S01°02'31"W a distance of 322.32 feet to the NW corner of said Parcel 2 also being the Point of Beginning; thence on the line of last said Parcel 2 the following courses:

S89°15'47"E a distance of 513.01 feet; thence S01°02'31"W a distance of 283.84 feet; thence S87°32'25"W a distance of 249.47 feet; thence S01°02'31"W a distance of 254.50 feet; thence N89°18'07"W a distance of 264.00 feet to a point on the west line of said Section 9; thence N01°02'31"E a distance of 552.43 feet to the Point of Beginning.

Also excepting therefrom

Lot 1 Block 1 of Greenlinks Subdivision more particularly described as follows:

Commencing at the north quarter corner of Section 8 T4N, R2W; thence on the north south quarter line S01°07'38"W a distance of 1,278.96 feet to the southwest corner of said Greenlinks Subdivision also being a point on the right of way line of State Street; thence on the south line of said Greenlinks Subdivision S89°45'11"E a distance of 623.05 feet to the southeast corner of said Greenlinks

Subdivision also being the Point of Beginning; thence on the south line of said Lot 1 Block 1 N89°45'11"W a distance of 132.19 feet to the southwest corner of said Lot 1 Block 1; thence on the west line of said Lot 1 Block 1 N00°26'02"E a distance of 139.92 feet to the northwest corner of said Lot 1 Block 1; thence on the north line of said Lot 1 Block 1 S89°33'59"E a distance of 132.99 feet to the northeast corner of said Lot 1 Block 1; thence on the East line of said Lot 1 Block 1 S00°45'47"W a distance of 139.50 feet to the Point of Beginning.

Also excepting therefrom

Parcel of land as described in warranty deed to Premier Industrial, LLC I.N. 2010046246 more particularly described as follows:

Commencing at the common corner of Section 7, 8, 17 and 18 T4N R2W; thence on the west line of said Section 17 S01°21'46"W a distance of 25.00 feet to a point on a line parallel with and distant 25.00 feet from the north line of said Section 17; thence on last said parallel line S89°21'18"E a distance of 42.00 feet to a point on a line parallel with and distant 42.00 feet from the west line of said Section 17; thence continuing on last said line S89°21'18"E a distance of 194.68 feet; thence a non-tangent curve to the right having a radius of 1897.07 feet, a length of 124.88 feet, and a chord bearing S16°54'46"E a distance of 124.85 feet; thence S18°47'55"E a distance of 825.80 feet; thence S45°17'45"W a distance of 72.26 feet; thence S79°15'24"W a distance of 478.96 feet to a point on a line parallel with and distant 42.00 feet from the west line of said Section 17; thence on last said parallel line N01°21'46"E a distance of 1,043.80 feet to the Point of Beginning.

Also excepting therefrom

The area of land contained within the boundaries of Middleton Lakes No. 1, Middleton Lakes No. 2, Middleton Lakes No. 3, Middleton Lakes No. 4, Sawtooth Lake No. 1, Sawtooth Lake No. 2 and Sawtooth Lake No. 3 more particularly described as follows:

Beginning at the SW corner of Middleton Lakes No. 4; thence on the west line of last said Middleton Lakes No. 4 and its northerly extension N01°40'04"E a distance of 1,716.03 feet to an angle point on the boundary of Middleton Lakes No. 2; thence on last said boundary line of Middleton Lakes No. 2 N51°45'34"E a distance 615.74 feet; thence N68°21'53"E a distance of 190.15 feet to a point on the north line of said Middleton Lakes No. 2 and its easterly extension; thence on last said line S89°50'21"E a distance of 1,988.93 feet to a point on the westerly line of Sawtooth Lake No. 3; thence on the boundary line of last said Sawtooth lake No. 3 N2°42'41"E a distance of 55.34 feet; thence N73°38'25"E a distance of 591.76 feet; thence S54°23'35"E a distance of 196.70 feet; thence S52°23'17"E a distance of 196.02 feet; thence a curve to the right having a radius of 919.22 feet, a length of 301.56 feet and chord bearing S38°56'12"E a distance of 300.21 feet; thence S25°01'47"E a distance of 247.72 feet; thence S17°40'01"E a distance of 66.91 feet to a point on the right of way line of Sawtooth Lake Drive; thence on last said right of way line S70°54'47"W a distance of 140.18 feet; thence a curve to the left having a radius of 237.95 feet a length of 138.39 feet and a chord bearing S58°07'34"W a distance of

136.45 feet; thence S41°13'26"W a distance of 352.34 feet; thence a curve to the right having a radius of 270.00 feet, a length of 512.92 feet and chord bearing N84°21'10"W a distance of 439.20 feet; thence a curve to the left having a radius of 530.00 feet, a length of 327.41 feet and a chord bearing N47°37'37"W a distance of 322.23 feet; thence N65°19'28"W a distance of 57.55 feet to a point on the east line of Middleton Lakes No.3 ; thence on last said line S01°26'19"W a distance of 763.69 feet to the SE corner of Middleton Lakes No.3; thence on the southerly line of Middleton Lake No 3. N45°12'09"W a distance of 118.82 feet; thence N60°54'10"W a distance of 97.81 feet; thence N70°25'25"W a distance of 102.04 feet; thence N86°13'21"W a distance of 111.72 feet; thence S86°30'23"W a distance of 116.37 feet; thence S78°28'41"W a distance of 80.36 feet; thence S69°09'29"W a distance of 426.48 feet; thence S70°46'00"W a distance of 466.67 feet; thence S75°55'41"W a distance of 170.72 feet; thence S81°52'42"W a distance of 358.92 feet to the SE corner of Middleton Lakes No. 4; thence on the southerly line of Middleton Lakes No. 4 S75°26'55"W a distance of 128.78 feet; thence S67°09'26"W a distance of 55.11 feet; thence S54°31'04"W a distance of 180.68 feet; thence S49°17'02"W a distance of 549.55 feet to the Point of Beginning.

Also excepting therefrom

An area of land being a portion of the NE quarter of section 7, Township 4 North, Range 2 West, Boise Meridian, Canyon County, State of Idaho, more particularly described as follows:

Parcel 1 as shown on Record of Survey I.N. 2018-005114, more particularly described as follows:

Commencing at the common corner of Section 6, 5, 7 and 8 T4N R2W; thence on the east line of said Section 7 S00°38'48"W a distance of 1,324.44 feet to the N 1/16 corner of said Section 7; thence on the 16th line of said Section 7 N89°36'07"W a distance of 314.11 feet to the southeast corner of said Parcel 1 also being the Point of Beginning; thence continuing on last said 16th line N89°36'07"W a distance of 124.19 feet to the southwest corner of said Parcel 1; thence on the west line of said Parcel 1 N00°36'30"E a distance of 352.81 feet; thence N27°37'57"E a distance of 159.40 to a point on the right of way line of State Street also being the northwest corner of said Parcel 1; thence on the northerly line of said Parcel 1 S62°28'21"E a distance of 173.02 feet to the northeast corner of said Parcel 1; thence on the easterly line of said Parcel 1 S00°36'30"W a distance of 265.63 feet; thence N89°36'00"W a distance of 102.50 feet; thence S00°36'30"W a distance of 150.00 feet to the Point of Beginning.

The above described Urban Renewal District contains 1,822.92 Acres, more or less.



200506709

MIDDLETON LAKES SUBDIVISION NO. 1

LOCATED IN THE SW 1/4 OF THE NE 1/4 AND
GOVERNMENT LOT 2 OF SECTION 7,
T.4N., R.2W., B.M.,
CANYON COUNTY, IDAHO
2005

• IDAHO SURVEY GROUP •
MERIDIAN, IDAHO

CANYON COUNTY REGISTERED PROFESSIONAL SURVEYOR
No. 1431
W. Saughlin
Rep.

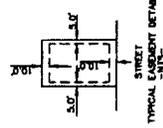
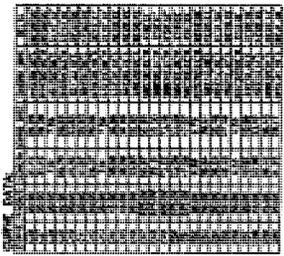
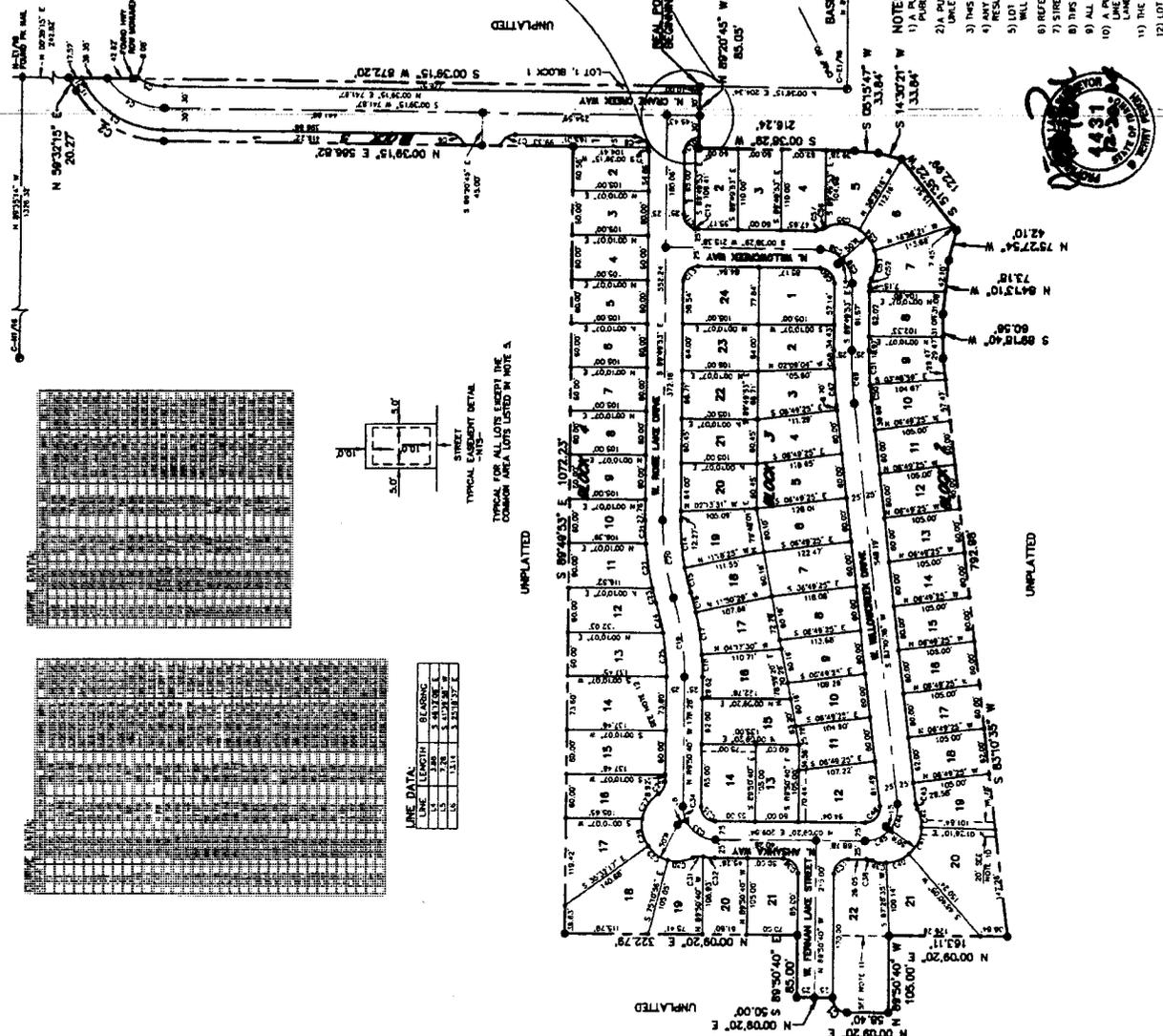


SCALE: 1" = 100'

LEGEND

- FOUND IRON NAIL
- FOUND BRASS CAP
- SET 3/8" x 30" IRON PIN WITH PLASTIC CAP, PLS 4431
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 4431
- FOUND 5/8" IRON PIN
- ▲ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- 20 LOT NUMBER

- ### NOTES:
- 1) A PUBLIC UTILITY, PROPERTY DRAINAGE AND IRRIGATION EASEMENT 10.00 FEET IN WIDTH IS HEREBY RESERVED ADJACENT TO ALL PUBLIC STREETS AND NEAR LOT LINES. NEAR LOT LINE EASEMENT IS SHOWN ON LOTS 12 & 14, BLOCK 3.
 - 2) A PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT 5.00 FEET IN WIDTH IS HEREBY RESERVED ALONG ALL SIDE LOT LINES, UNLESS SHOWN AND DIMENSIONED OTHERWISE.
 - 3) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3003 CONCERNING IRRIGATION WATER RESUBDIVISION.
 - 4) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
 - 5) LOT 1, BLOCK 1; LOTS 1 & 22, BLOCK 2; LOT 1, BLOCK 4; AND LOT 1, BLOCK 5; ARE DESIGNATED AS COMMON AREA LOTS AND WILL BE OWNED AND MAINTAINED BY THE MIDDLETON LAKES HOMEOWNERS'S ASSOCIATION AS ESTABLISHED IN THE COVENANTS REFERRED TO RECORD OF SAUVET, INSTRUMENT NO. 8715174, CANYON COUNTY RECORDS, FOR ADDITIONAL BOUNDARY INFORMATION.
 - 6) STREETS ARE DEDICATED TO THE CITY OF MIDDLETON.
 - 7) THIS SUBDIVISION IS CURRENTLY ZONED AS R-1.
 - 8) ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECORDED DEVELOPMENT AGREEMENT, INSTRUMENT NO. 2003140333.
 - 9) A PUBLIC UTILITY AND STORM DRAINAGE EASEMENT 20 FEET IN WIDTH IS HEREBY RESERVED 10 FEET ON EITHER SIDE OF THE LOT CENTERLINE AND 20 FEET ON EITHER SIDE OF THE LOT CORNER LINE, UNLESS SHOWN AND DIMENSIONED OTHERWISE.
 - 10) THE WEST 100 FEET OF LOT 22, BLOCK 2, AS SHOWN, IS RESERVED FOR A CITY OF MIDDLETON SANITARY SEWER EASEMENT.
 - 11) LOT 14, R. 004 & 4 SHALL BE A NON-BUILDABLE LOT UNIT, APPROVED BY THE CITY OF MIDDLETON AS PER DEVELOPMENT AGREEMENT.



LINE DATA:

LINE	LENGTH	BEARING
1	1.00	S 89°40'33" E
2	1.00	S 89°40'33" E
3	1.00	S 89°40'33" E
4	1.00	S 89°40'33" E
5	1.00	S 89°40'33" E
6	1.00	S 89°40'33" E
7	1.00	S 89°40'33" E
8	1.00	S 89°40'33" E
9	1.00	S 89°40'33" E
10	1.00	S 89°40'33" E
11	1.00	S 89°40'33" E
12	1.00	S 89°40'33" E
13	1.00	S 89°40'33" E
14	1.00	S 89°40'33" E
15	1.00	S 89°40'33" E
16	1.00	S 89°40'33" E
17	1.00	S 89°40'33" E
18	1.00	S 89°40'33" E
19	1.00	S 89°40'33" E
20	1.00	S 89°40'33" E
21	1.00	S 89°40'33" E
22	1.00	S 89°40'33" E



FINAL PLAT OF MIDDLETON LAKES SUBDIVISION NO. 2

LOCATED IN SECTION 7, T.4N., R.2W., B.M.,
MIDDLETON, CANYON COUNTY, IDAHO

2006



SCALE IN INCHES
1" = 100'

LEGEND

●	IRON NAILS OR ALUMINUM CAP
○	UNPLATTED
○	1/4" 1/2" 3/4" 1" 1 1/2" 2" 3" 4" 6" 8" 10" 12" 14" 16" 18" 20" 24" 30" 36" 42" 48" 54" 60" 66" 72" 78" 84" 90" 96" 102" 108" 114" 120" 126" 132" 138" 144" 150" 156" 162" 168" 174" 180" 186" 192" 198" 204" 210" 216" 222" 228" 234" 240" 246" 252" 258" 264" 270" 276" 282" 288" 294" 300" 306" 312" 318" 324" 330" 336" 342" 348" 354" 360" 366" 372" 378" 384" 390" 396" 402" 408" 414" 420" 426" 432" 438" 444" 450" 456" 462" 468" 474" 480" 486" 492" 498" 504" 510" 516" 522" 528" 534" 540" 546" 552" 558" 564" 570" 576" 582" 588" 594" 600" 606" 612" 618" 624" 630" 636" 642" 648" 654" 660" 666" 672" 678" 684" 690" 696" 702" 708" 714" 720" 726" 732" 738" 744" 750" 756" 762" 768" 774" 780" 786" 792" 798" 804" 810" 816" 822" 828" 834" 840" 846" 852" 858" 864" 870" 876" 882" 888" 894" 900" 906" 912" 918" 924" 930" 936" 942" 948" 954" 960" 966" 972" 978" 984" 990" 996" 1002" 1008" 1014" 1020" 1026" 1032" 1038" 1044" 1050" 1056" 1062" 1068" 1074" 1080" 1086" 1092" 1098" 1104" 1110" 1116" 1122" 1128" 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MIDDLETON LAKES SUBDIVISION NO. 2

SOUTHWEST DISTRICT HEALTH

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (LPE) REPRESENTING THE CITY OF MIDDLETON THE LPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS OF THE SANITARY RESTRICTIONS. HOWEVER, IT IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS. DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE NOT YET BEEN CONSTRUCTED. IF THE RESIDENTS OF THE PROPOSED LOTS WISH TO CONSTRUCT ANY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1328, IDAHO CODE. BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

Adrian G. Gaudin 1/24/06
SOUTHWEST DISTRICT HEALTH DEPARTMENT EHS

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND VACATIONS.

David R. Kinzer 2/19/06
COUNTY SURVEYOR PE/LS 2659

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, DO HEREBY APPROVE THIS PLAT OF MIDDLETON LAKES SUBDIVISION NO. 2.

Michael W. Davis 6-14-06
CITY ENGINEER PE # 8823

APPROVAL OF CITY PLANNING AND ZONING COMMISSION
ACCEPTED AND APPROVED THIS 21 DAY OF February, 2006, BY THE
PLANNING AND ZONING COMMISSION OF THE CITY OF MIDDLETON, IDAHO.

Kurt McLean
SECRETARY, MIDDLETON PLANNING & ZONING
COMMISSION

[Signature]
SECRETARY, MIDDLETON PLANNING & ZONING
COMMISSION

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT REGULAR MEETINGS OF THE CITY COUNCIL HELD ON THE 5 DAY OF February, 2006, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

[Signature]
MIDDLETON CITY CLERK

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, ACCORDING WITH THE REQUIREMENT, AND NO OUTSTANDING PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL, THIS CERTIFICATE IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

[Signature]
COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO }
COUNTY OF CANYON } S.S.
INSTRUMENT NO. _____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____ AT _____ MINUTES PAST _____ O'CLOCK _____ M., ON THIS _____ DAY OF _____ IN BOOK _____ OF PLATS AT PAGES _____ AND _____.

DEPUTY _____ BY-OFFICE RECORDER
FEE _____



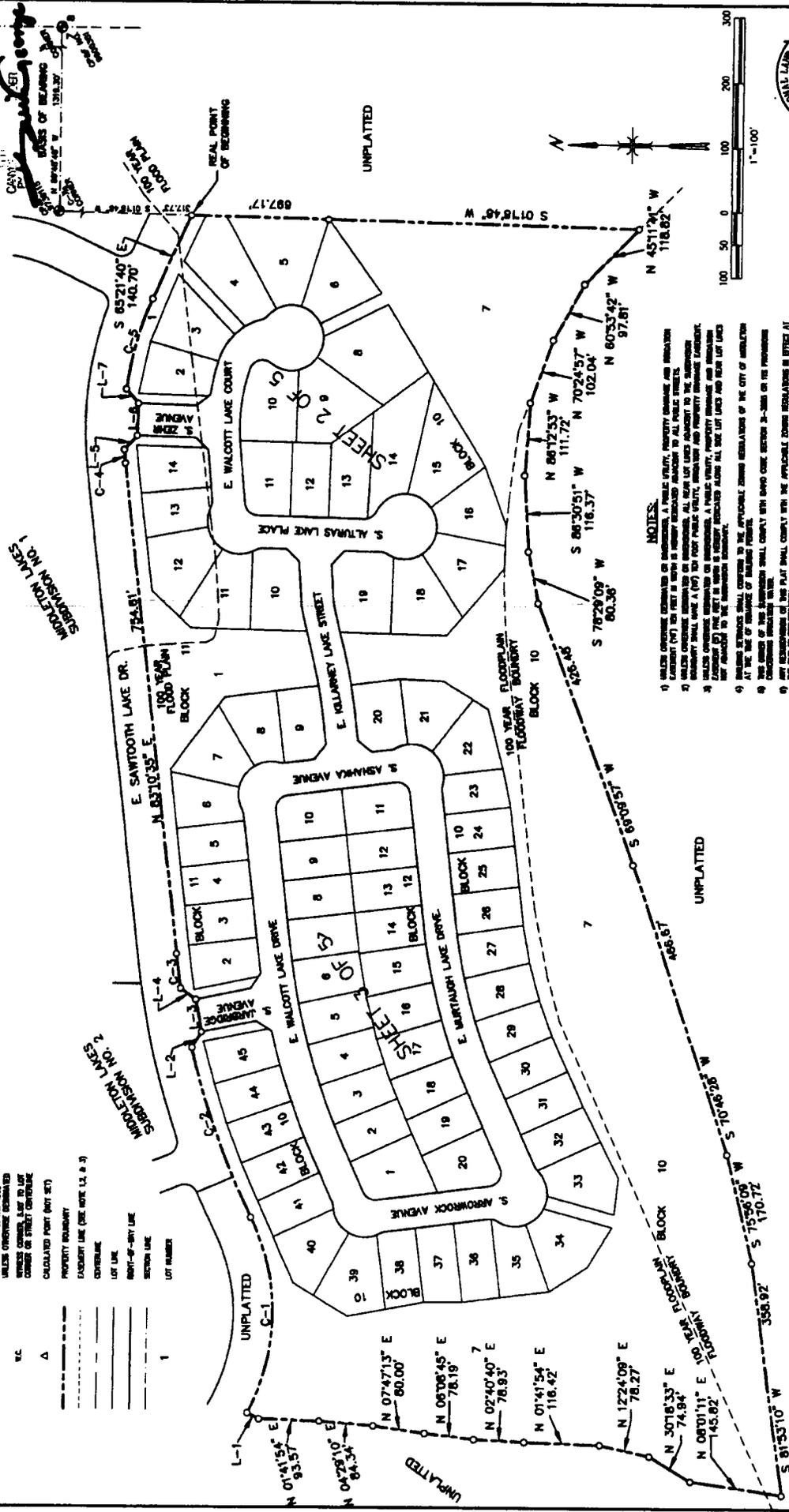
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MIDDLETON LAKES SUBDIVISION NO. 3

FINAL PLAT OF
 LOCATED IN SECTION 7, T.4N., R.2W., B.M.,
 MIDDLETON, CANYON COUNTY, IDAHO
 2006



ENGINEER:
 STABLEY CONSULTANTS
 MERIDIAN, IDAHO

DEVELOPER:
 MIDDLETON LAKES DEVELOPMENT, LLC
 MERIDIAN, IDAHO

BOOK 31 PAGE 3

SHEET 1 OF 5
 188680 09/12/08

- NOTES:**
- 1) ALL LOTS SHOWN ARE UNPLATTED AND SUBJECT TO THE CITY OF MERIDIAN'S ZONING REGULATIONS.
 - 2) ALL LOTS SHOWN ARE UNPLATTED AND SUBJECT TO THE CITY OF MERIDIAN'S ZONING REGULATIONS.
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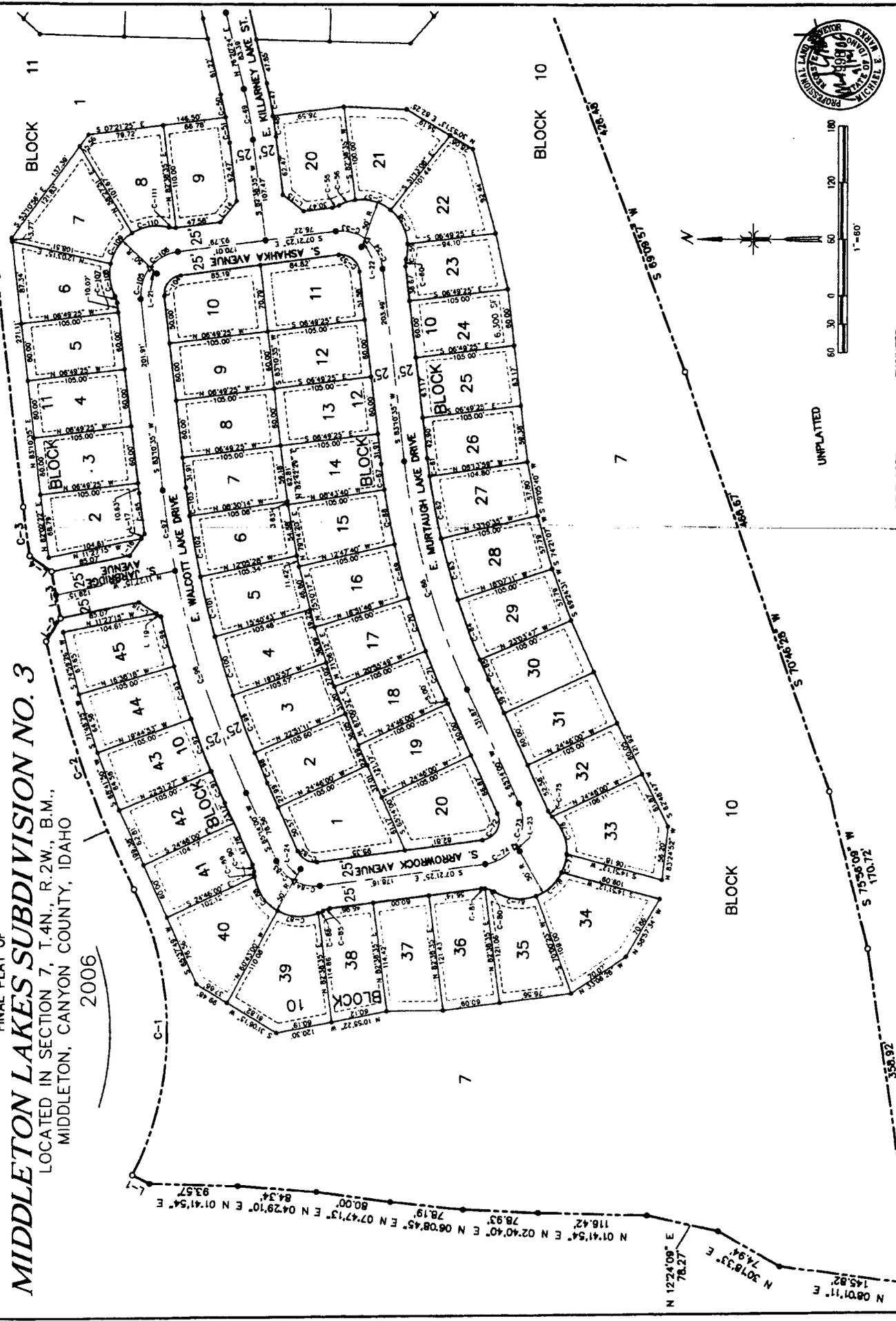
LINE	LENGTH	BEARING
L-1	20.00'	N 27°05'32" E
L-2	28.00'	S 37°24'05" E
L-3	50.00'	N 78°24'05" E
L-4	28.00'	N 24°27'05" E
L-5	28.00'	S 48°24'05" E
L-6	28.00'	N 48°24'05" E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C-1	100.00'	100.00'	90.00°	70.71'	70.71'	N 45°00'00" E
C-2	272.82'	1210.00'	130.24°	130.24'	288.00'	N 89°28'32" E
C-3	50.00'	1210.00'	23.72°	23.72'	50.00'	N 81°58'31" E
C-4	20.00'	670.00'	17.28°	17.28'	20.00'	N 84°28'30" E
C-5	143.35'	470.00'	72.34°	117.29'	143.35'	N 102°00'00" E

- LEGEND**
- FOUND BOUNDS OF ALUMINUM CAP
 - SET 5/8" X 3/8" IRON
 - WITH PLASTIC CAP, PLS. 4000
 - SET 1/2" X 3/4" IRON
 - WITH PLASTIC CAP, PLS. 4000
 - FOUND 3/4" IRON WITH
 - PLASTIC CAP PLS. 4000
 - UNLESS OTHERWISE DESIGNATED
 - IRON CAP PLS. 4000
 - CORNER OF STREET CENTERLINE
 - CALCULATED POINT (NOT SET)
 - PROPERTY BOUNDARY
 - FLOODPLAIN LINE (SEE NOTE 1, 2, & 3)
 - CENTERLINE
 - LOT LINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - LOT NUMBER

MIDDLETON LAKES SUBDIVISION NO. 3

FINAL PLAT OF
 LOCATED IN SECTION 7, T.4N., R.2W., B.M.,
 MIDDLETON, CANYON COUNTY, IDAHO
 2006



FINAL PLAT OF MIDDLETON LAKES SUBDIVISION NO. 3

LOCATED IN SECTION 7, T.4N., R.2W., B.M.,
MIDDLETON, CANYON COUNTY, IDAHO
2006

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C-1	310.11	330.00	50.50/92	187.532	S 89°49'32" E	278.84
C-2	277.42	140.00	1307.37	139.42	N 89°48'54" E	278.82
C-3	56.03	120.00	277.46	78.02	N 81°36'11" E	52.02
C-4	143.53	120.00	172.58	77.34	N 44°00'30" E	69.83
C-5	51.55	350.00	8.9323	26.23	N 73°03'56" W	52.31
C-6	4.38	350.00	0.4118	2.15	N 73°03'56" W	4.38
C-7	43.50	90.45	272.02	22.23	N 27°53'15" W	43.18
C-8	20.17	90.45	124.88	10.15	N 27°53'15" W	20.17
C-9	11.60	20.00	140.133	6.32	S 31°13'55" E	11.70
C-10	16.64	50.00	1584.20	8.40	N 30°42'11" W	16.27
C-11	49.49	50.00	623.50	21.43	N 65°56'07" W	39.49
C-12	40.39	50.00	623.50	21.43	N 65°56'07" W	39.49
C-13	40.39	50.00	623.50	21.43	N 65°56'07" W	39.49
C-14	33.18	50.00	840.58	17.33	S 23°46'42" E	32.54
C-15	33.18	50.00	840.58	17.33	S 23°46'42" E	32.54
C-16	48.31	50.00	5303.46	24.96	S 12°37'14" W	44.67
C-17	38.81	20.00	111.052	28.20	N 103°28'00" W	33.00
C-18	111.90	200.00	2107.37	56.69	N 67°45'35" W	63.57
C-19	6.46	200.00	140.70	4.33	S 63°20'50" W	6.46
C-20	92.04	313.00	1844.31	46.35	N 80°04'02" W	91.72
C-21	37.76	315.00	232.57	19.41	S 85°02'11" W	36.74
C-22	29.94	20.00	831.132	17.76	S 42°54'44" W	26.98
C-23	10.82	20.00	310.10	5.43	S 73°39'15" E	10.89
C-24	31.85	50.00	325.38	16.71	N 82°26'59" W	30.84
C-25	41.63	50.00	474.71	22.11	S 25°14'00" W	40.44
C-26	5.97	50.00	330.13	28.04	S 67°44'12" W	46.19
C-27	10.82	20.00	135.56	17.00	S 22°08'46" W	31.86
C-28	10.82	20.00	310.10	5.43	S 73°39'15" E	10.89
C-29	31.85	50.00	325.38	16.71	N 82°26'59" W	30.84
C-30	41.63	50.00	474.71	22.11	S 25°14'00" W	40.44
C-31	5.97	50.00	330.13	28.04	S 67°44'12" W	46.19
C-32	10.82	20.00	135.56	17.00	S 22°08'46" W	31.86
C-33	10.82	20.00	310.10	5.43	S 73°39'15" E	10.89
C-34	31.85	50.00	325.38	16.71	N 82°26'59" W	30.84
C-35	41.63	50.00	474.71	22.11	S 25°14'00" W	40.44
C-36	5.97	50.00	330.13	28.04	S 67°44'12" W	46.19
C-37	10.82	20.00	135.56	17.00	S 22°08'46" W	31.86
C-38	40.49	50.00	4524.49	21.43	S 56°48'05" E	38.38
C-39	40.49	50.00	4524.49	21.43	S 56°48'05" E	38.38
C-40	46.89	50.00	3321.00	25.38	S 66°40'49" E	43.48
C-41	10.33	50.00	1324.06	5.89	S 28°18'54" W	10.31
C-42	40.82	20.00	2109.10	3.85	N 15°05'33" E	10.69
C-43	40.82	20.00	2109.10	3.85	N 15°05'33" E	10.69
C-44	21.76	125.00	828.74	10.31	S 41°19'38" W	21.22
C-45	48.11	150.00	1382.74	13.00	S 41°19'38" W	46.00
C-46	39.16	175.00	1392.36	15.27	S 41°19'38" W	36.42
C-47	33.72	225.00	1392.36	17.62	N 28°14'43" E	35.71
C-48	53.60	500.00	514.11	27.33	N 77°19'30" E	54.86
C-49	53.60	500.00	514.11	27.33	N 77°19'30" E	54.86
C-50	74.71	425.00	228.49	12.36	N 77°19'30" E	44.71
C-51	77.54	475.00	312.21	13.78	N 80°26'54" E	27.54
C-52	31.60	20.00	603.000	20.18	N 27°53'00" E	28.47
C-53	31.60	20.00	603.000	20.18	N 27°53'00" E	28.47
C-54	35.55	45.00	4516.00	18.74	N 40°12'35" E	34.33
C-55	7.61	20.00	2147.72	2.65	S 18°15'01" E	7.95
C-56	18.67	50.00	2143.31	8.44	N 18°26'52" W	18.56

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	
C-57	40.81	50.00	483.34	21.30	N 133°03'1" E	38.50
C-58	16.38	50.00	185.43	8.35	N 84°24'38" E	16.26
C-59	16.38	50.00	185.43	8.35	N 84°24'38" E	16.26
C-60	7.61	20.00	2147.72	2.65	N 84°24'38" E	7.95
C-61	19.07	75.00	124.35	9.53	S 82°20'18" W	19.07
C-62	66.08	75.00	458.36	33.45	S 79°17'53" W	66.84
C-63	66.08	75.00	458.36	33.45	S 79°17'53" W	66.84
C-64	23.04	75.00	142.15	11.32	S 46°55'05" W	23.04
C-65	23.04	75.00	142.15	11.32	S 46°55'05" W	23.04
C-66	23.04	75.00	142.15	11.32	S 46°55'05" W	23.04
C-67	27.42	823.00	1784.35	13.71	S 82°13'28" W	27.42
C-68	27.42	823.00	1784.35	13.71	S 82°13'28" W	27.42
C-69	58.24	823.00	434.00	28.78	S 79°14'00" W	58.24
C-70	58.24	823.00	434.00	28.78	S 79°14'00" W	58.24
C-71	55.94	823.00	1074.33	27.23	S 81°03'43" E	55.24
C-72	18.30	45.00	812.23	78.77	S 84°20'18" E	48.07
C-73	18.30	45.00	812.23	78.77	S 84°20'18" E	48.07
C-74	7.81	20.00	2147.72	3.85	S 44°20'24" W	7.46
C-75	43.52	50.00	4824.11	24.23	N 88°22'53" E	42.16
C-76	30.14	50.00	2304.28	10.21	S 75°08'48" E	30.00
C-77	27.08	50.00	4350.24	18.61	S 47°11'23" E	26.32
C-78	10.95	50.00	3124.21	24.07	S 65°28'24" E	45.08
C-79	10.95	50.00	3124.21	24.07	S 65°28'24" E	45.08
C-80	3.89	20.00	11309.23	1.85	N 01°47'14" W	3.86
C-81	23.34	20.00	2235.23	14.89	S 28°50'17" W	23.65
C-82	23.34	20.00	2235.23	14.89	S 28°50'17" W	23.65
C-83	28.81	45.00	3817.47	14.75	S 79°03'09" W	28.03
C-84	28.81	45.00	3817.47	14.75	S 79°03'09" W	28.03
C-85	43.07	50.00	4449.59	2.86	S 23°45'08" E	43.32
C-86	43.07	50.00	4449.59	2.86	S 23°45'08" E	43.32
C-87	45.31	50.00	5126.26	24.31	S 33°14'40" W	43.26
C-88	45.31	50.00	5126.26	24.31	S 33°14'40" W	43.26
C-89	5.08	50.00	5395.84	2.54	S 81°06'40" W	5.07
C-90	7.81	20.00	2147.72	8.63	N 70°07'38" E	7.96
C-91	7.81	20.00	2147.72	8.63	N 70°07'38" E	7.96
C-92	38.80	1053.00	3700.34	20.45	S 48°41'30" W	38.86
C-93	38.80	1053.00	3700.34	20.45	S 48°41'30" W	38.86
C-94	33.87	1053.00	3700.34	20.45	S 48°41'30" W	33.97
C-95	33.87	1053.00	3700.34	20.45	S 48°41'30" W	33.97
C-96	33.87	1053.00	3700.34	20.45	S 48°41'30" W	33.97
C-97	33.87	1053.00	3700.34	20.45	S 48°41'30" W	33.97
C-98	34.37	1033.00	1294.97	17.29	S 66°11'24" W	34.37
C-99	34.37	1033.00	1294.97	17.29	S 66°11'24" W	34.37
C-100	81.80	1033.00	325.14	37.41	S 72°31'40" W	81.79
C-101	81.80	1033.00	325.14	37.41	S 72°31'40" W	81.79
C-102	81.80	1033.00	325.14	37.41	S 72°31'40" W	81.79
C-103	30.36	1033.00	1400.90	15.18	S 82°20'10" W	30.33
C-104	30.36	1033.00	1400.90	15.18	S 82°20'10" W	30.33
C-105	30.36	1033.00	1400.90	15.18	S 82°20'10" W	30.33
C-106	30.36	1033.00	1400.90	15.18	S 82°20'10" W	30.33
C-107	30.36	1033.00	1400.90	15.18	S 82°20'10" W	30.33
C-108	30.36	1033.00	1400.90	15.18	S 82°20'10" W	30.33
C-109	30.36	1033.00	1400.90	15.18	S 82°20'10" W	30.33
C-110	40.11	50.00	4537.37	21.2	N 08°33'11" W	39.92
C-111	7.01	20.00	2147.72	3.85	S 03°32'11" W	7.56

LINE TABLE

LINE	BEARING	LENGTH	STATION
1	S 89°49'32" E	310.11	1+00.00
2	N 89°48'54" E	277.42	1+310.11
3	N 81°36'11" E	56.03	1+366.14
4	N 44°00'30" E	143.53	1+509.67
5	N 73°03'56" W	51.55	1+561.22
6	N 73°03'56" W	4.38	1+612.77
7	N 27°53'15" W	43.50	1+617.15
8	N 27°53'15" W	20.17	1+637.32
9	S 31°13'55" E	11.60	1+648.92
10	N 30°42'11" W	16.64	1+665.56
11	N 65°56'07" W	49.49	1+715.05
12	N 65°56'07" W	40.39	1+755.44
13	N 65°56'07" W	40.39	1+795.83
14	S 23°46'42" E	33.18	1+829.01
15	S 23°46'42" E	33.18	1+862.19
16	S 12°37'14" W	48.31	1+910.50
17	N 103°28'00" W	38.81	1+949.31
18	N 67°45'35" W	111.90	1+1061.21
19	S 63°20'50" W	6.46	1+1125.87
20	N 80°04'02" W	92.04	1+1132.33
21	S 85°02'11" W	37.76	1+1170.09
22	S 42°54'44" W	29.94	1+1200.03
23	S 73°39'15" E	10.82	1+1210.91
24	N 82°26'59" W	31.85	1+1242.76
25	S 25°14'00" W	41.63	1+1284.39
26	S 67°44'12" W	5.97	1+1336.02
27	S 22°08'46" W	10.82	1+1346.90
28	S 73°39'15" E	10.82	1+1357.78
29	N 82°26'59" W	31.85	1+1389.63
30	S 25°14'00" W	41.63	1+1431.26
31	S 67°44'12" W	5.97	1+1483.11
32	S 22°08'46" W	10.82	1+1493.99
33	S 73°39'15" E	10.82	1+1504.87
34	N 82°26'59" W	31.85	1+1536.72
35	S 25°14'00" W	41.63	1+1578.35
36	S 67°44'12" W	5.97	1+1630.20
37	S 22°08'46" W	10.82	1+1641.08
38	S 73°39'15" E	10.82	1+1651.96
39	N 82°26'59" W	31.85	1+1683.81
40	S 25°14'00" W	41.63	1+1725.44
41	S 67°44'12" W	5.97	1+1777.29
42	S 22°08'46" W	10.82	1+1788.17
43	S 73°39'15" E	10.82	1+1799.05
44	N 82°26'59" W	31.85	1+1830.90
45	S 25°14'00" W	41.63	1+1872.53
46	S 67°44'12" W	5.97	1+1924.38
47	S 22°08'46" W	10.82	1+1935.26
48	S 73°39'15" E	10.82	1+1946.14
49	N 82°26'59" W	31.85	1+1977.99
50	S 25°14'00" W	41.63	1+2019.62
51	S 67°44'12" W	5.97	1+2071.47
52	S 22°08'46" W	10.82	1+2082.35
53	S 73°39'15" E	10.82	1+2093.23
54	N 82°26'59" W	31.85	1+2125.08
55	S 25°14'00" W	41.63	1+2166.71
56	S 67°44'12" W	5.97	1+2218.56
57	S 22°08'46" W	10.82	1+2229.44
58			

MIDDLETON LAKES SUBDIVISION NO. 3

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:

THAT MIDDLETON LAKES DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS THEIR INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT. THE OWNER ALSO HEREBY CERTIFIES THAT THIS PLAT CONFORMS WITH IDAHO CODE 55-1003 (2) AND ALL LOTS WITHIN THIS SUBDIVISION HAVE BEEN SURVEYED AND THE SURVEY IS IN ACCORDANCE WITH THE CITY OF MIDDLETON HAS AGREED IN WRITING TO SERVE ALL THE LOTS WITHIN THIS SUBDIVISION.

A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE SEISE MERIDIAN, MIDDLETON, CANYON COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SE 1/4 (EAST 1/4 CORNER) OF SECTION 7, T. 4 N., R. 2 W., B.M. THENCE N 89°48'48" W 1319.30 TO THE CENTER-EAST 1/16 CORNER OF SAID SECTION 7;

THENCE S 01°18'48" W 317.73 FEET ALONG THE EASTERLY BOUNDARY OF MIDDLETON LAKES SUBDIVISION NO. 2 TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 91°18'48" W 697.17 FEET TO A POINT;

THENCE S 25°11'41" W 118.57 FEET TO A POINT;

THENCE N 80°53'42" W 97.81 FEET TO A POINT;

THENCE N 20°24'57" W 102.04 FEET TO A POINT;

THENCE N 86°12'53" W 111.72 FEET TO A POINT;

THENCE S 86°30'51" W 116.37 FEET TO A POINT;

THENCE S 78°20'09" W 80.36 FEET TO A POINT;

THENCE S 69°00'51" W 420.48 FEET TO A POINT;

THENCE S 70°46'28" W 406.67 FEET TO A POINT;

THENCE S 75°58'09" W 170.72 FEET TO A POINT;

THENCE S 81°53'10" W 358.97 FEET TO A POINT;

THENCE N 08°01'11" F 145.82 FEET TO A POINT;

THENCE N 30°18'33" F 74.94 FEET TO A POINT;

THENCE N 12°24'09" F 76.27 FEET TO A POINT;

THENCE N 01°54' F 116.42 FEET TO A POINT;

THENCE N 02°40'40" E 78.93 FEET TO A POINT;

THENCE N 08°08'45" E 78.19 FEET TO A POINT;

THENCE N 04°29'10" F 84.34 FEET TO A POINT;

THENCE N 07°17'13" F 80.30 FEET TO A POINT;

THENCE N 07°00'59" F 93.00 FEET TO A POINT;

THENCE N 07°00'59" F 93.00 FEET TO A POINT ON A CURVE;

THENCE 310.13 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 53°30'46";

FEET AND A CHORD WHICH BEARS S 89°49'32" E 298.84 FEET TO A POINT OF REVERSE CURVATURE, BEING A POINT ON THE SOUTHERLY BOUNDARY OF MIDDLETON LAKES SUBDIVISION NO. 2 EXTENDED;

ALONG SAID SOUTHERLY BOUNDARY OF MIDDLETON LAKES SUBDIVISION NO. 2 THE FOLLOWING:

THENCE 177.72 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET, A CENTRAL ANGLE OF 130°7'37";

THENCE 1210.00 FEET, A CENTRAL ANGLE OF 130°7'37";

FEET AND A CHORD WHICH BEARS N 69°48'51" E 276.62 FEET TO A POINT ON A CURVE;

THENCE S 57°32'16" E 28.81 FEET TO A POINT;

THENCE N 78°32'45" E 50.00 FEET TO A POINT;

THENCE N 34°37'45" E 28.81 FEET TO A POINT ON A CURVE;

THENCE 52.03 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET, A CENTRAL ANGLE OF 2°27'49";

THENCE 1210.00 FEET, A CENTRAL ANGLE OF 2°27'49";

FEET AND A CHORD WHICH BEARS N 81°56'41" E 52.02 FEET TO A POINT ON A CURVE;

THENCE N 83°10'38" E 75.41 FEET TO A POINT ON A CURVE;

THENCE 20.89 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 2°32'48";

THENCE 470.00 FEET, A CENTRAL ANGLE OF 2°32'48";

FEET AND A CHORD WHICH BEARS N 84°26'59" E 20.89 FEET TO A POINT ON A CURVE;

THENCE S 48°21'77" E 29.69 FEET TO A POINT;

THENCE S 88°37'01" E 50.00 FEET TO A POINT;

THENCE N 48°38'14" E 29.30 FEET TO A POINT ON A CURVE;

THENCE 43.55 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 1°29'58";

THENCE 470.00 FEET, A CENTRAL ANGLE OF 1°29'58";

FEET AND A CHORD WHICH BEARS S 74°06'39" E 142.99 FEET TO A POINT ON A CURVE;

THENCE S 85°21'40" E 140.70 FEET TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 30.34 ACRES, MORE OR LESS.

THE PUBLIC STREETS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE AND OCCUPY SAID STREETS IS HEREBY PUBLICLY RESERVED TO THE OWNER OF SAID REAL PROPERTY. SAID STREETS SHALL BE OPENED WITHIN THE TIME OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 31 DAY OF August 2006.

MIDDLETON LAKES DEVELOPMENT, LLC

STEVE KUNZMEIER, MANAGER

ACKNOWLEDGEMENT

STATE OF IDAHO) S.S.
COUNTY OF ADA)

ON THIS 31 DAY OF August, 2006, BEFORE ME, THE UNDERSIGNED,

A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STEVE KUNZMEIER, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF MIDDLETON LAKES DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OF THE PERSON WHO EXECUTED THIS INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE.



David M. Mendenhall
NOTARY PUBLIC FOR IDAHO

RESIDING IN IDAHO
MY COMMISSION EXPIRES 8-18-09

SOUTHWEST DISTRICT HEALTH

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (OLPE) REPRESENTING THE CITY OF MIDDLETON THE OLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS, AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED CONSTRUCTION OF THE PLANT. THIS APPROVAL IS VALID FOR THE PERIOD OF THE TIME OF THIS APPROVAL. NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED, OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE REMOVED, IN ACCORDANCE WITH IDAHO CODE 50-226, IDAHO CODE, BUT THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL WITH NO CONSTRUCTION PERMITS FOR THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL. NO CONSTRUCTION PERMITS FOR THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL. SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

7/11/06

John P. Anderson
SOUTHWEST DISTRICT HEALTH DEPARTMENT

EHS

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, DO HEREBY APPROVE THIS PLAT OF MIDDLETON LAKES SUBDIVISION NO. 3

Michael M. Davis
CITY ENGINEER
7-17-06

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT OF MIDDLETON LAKES SUBDIVISION NO. 3 AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND VARIATIONS.

David F. Kinman
COUNTY SURVEYOR
7/17/06

CERTIFICATE OF SURVEYOR

I, MICHAEL E. MARKS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO AND THAT THIS PLAT, A "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



Michael E. Marks
MICHAEL E. MARKS, IDAHO P.L.S.

APPROVAL OF CITY PLANNING AND ZONING COMMISSION

APPROVED AND APPROVED THIS 31 DAY OF August, 2006, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MIDDLETON, IDAHO.

CHAIRMAN, MIDDLETON PLANNING & ZONING COMMISSION

Steve Kunzmeier
SECRETARY, MIDDLETON PLANNING & ZONING COMMISSION

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT A MAJORITY OF THE CITY COUNCIL HELD ON THE 31 DAY OF September, 2006. THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Tyler Smith
MIDDLETON CITY CLERK

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, IN ACCORDANCE WITH THE REQUIREMENTS OF IDAHO CODE 50-100B, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT TAXES AND FEES DUE TO THE COUNTY OF IDAHO FROM THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

11-21-06
DATE

Steve Clayton
COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO)
COUNTY OF CANYON) S.S.

INSTRUMENT NO. _____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____ AT _____ O'CLOCK _____ M., ON THIS _____ DAY OF _____ IN BOOK _____ OF PLATS AT PAGES _____ AND _____

DEPUTY _____

EX-OFFICIO RECORDER _____

SEE _____

FINAL PLAT SHOWING

MIDDLETON LAKES SUBDIVISION #4

LOCATED IN SECTION 7, T.4N., R.2W., B.M.,
MIDDLETON, CANYON COUNTY, IDAHO
2008

STANLEY CONSULTANTS
MERIDIAN, IDAHO

- FOUND BRASS CAP MONUMENT
SET 5/8" X 3/4" REBAR
WITH PLASTIC CAP, PLS 4898
SET 1/2" X 3/4" REBAR
WITH PLASTIC CAP, PLS 4898
FOUND 5/8" REBAR WITH
PLASTIC CAP
CALCULATED POINT (NOT SET)

LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- CONTIGUOUS
- SECTION LINE
- PARCEL LINE
- THE LINE
- ROCK-OF-WAY
- LOT LINE

NOTES

- UNLESS OTHERWISE SPECIFIED BY THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MIDDLETON, THE USE OF THIS PLAT SHALL BE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF MIDDLETON.
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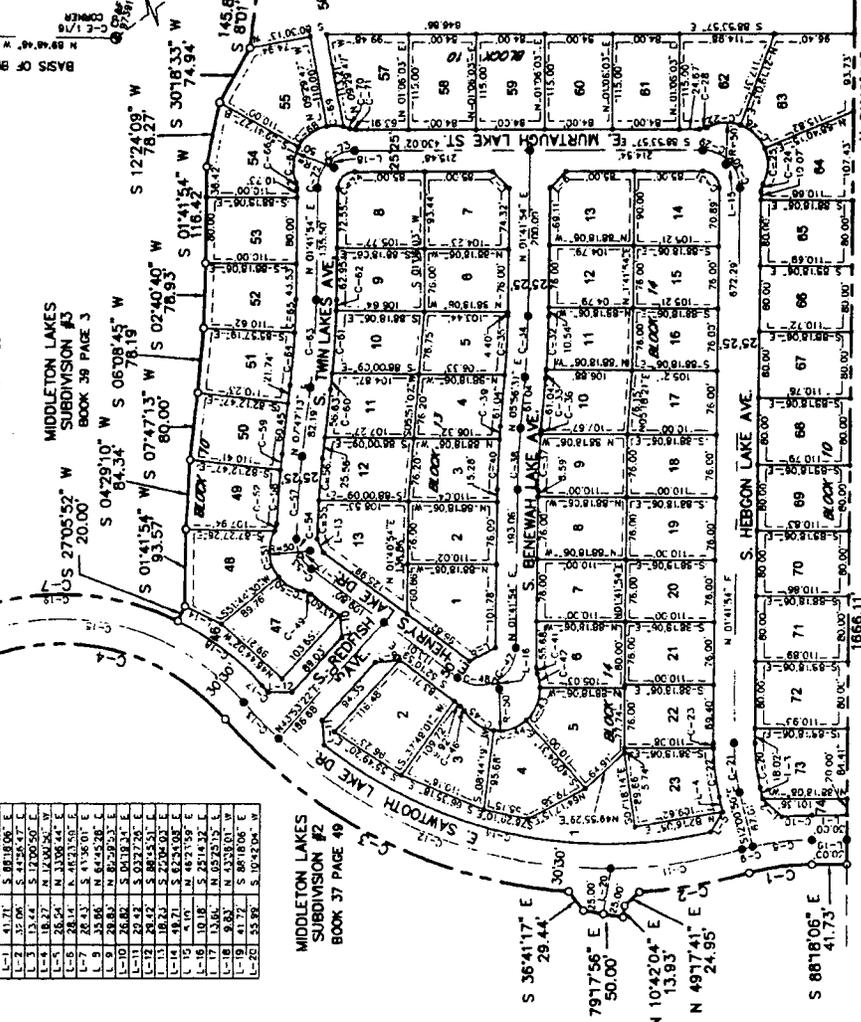
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STANLEY CONSULTANTS
1940 SOUTH BROADWAY
MERIDIAN, IDAHO 83402
DEVELOPER
MIDDLETON LAKES DEVELOPMENT, LLC
MERIDIAN, IDAHO

BOOK 41 PAGE 26
SHEET 1 OF 3
19223 PLT 3/6/08



MIDDLETON LAKES SUBDIVISION #2 BOOK 37 PAGE 49

LINE LENGTH	BEARING
L-1	41.71 S 88.1900° E
L-2	37.06 S 42.9477° E
L-3	13.74 S 12.0250° E
L-4	28.54 N 10.0824° W
L-5	28.54 N 4.4233° W
L-6	28.54 N 4.4233° W
L-7	28.54 N 4.4233° W
L-8	28.54 N 4.4233° W
L-9	28.54 N 4.4233° W
L-10	28.54 N 4.4233° W
L-11	28.54 N 4.4233° W
L-12	28.54 N 4.4233° W
L-13	28.54 N 4.4233° W
L-14	28.54 N 4.4233° W
L-15	28.54 N 4.4233° W
L-16	28.54 N 4.4233° W
L-17	28.54 N 4.4233° W
L-18	28.54 N 4.4233° W
L-19	28.54 N 4.4233° W
L-20	28.54 N 4.4233° W

MIDDLETON LAKES SUBDIVISION #4

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C-1	50.00	50.00	90.00	N 04.1131° W	50.00	
C-2	50.00	50.00	90.00	N 18.2523° W	9.23	
C-3	50.00	50.00	90.00	N 38.2371° W	21.00	
C-4	50.00	50.00	90.00	N 57.5055° W	21.00	
C-5	50.00	50.00	90.00	N 75.0000° W	21.00	
C-6	50.00	50.00	90.00	N 90.0000° E	50.74	
C-7	50.00	50.00	90.00	N 04.3520° E	100.12	
C-8	50.00	50.00	90.00	N 08.7040° E	100.12	
C-9	50.00	50.00	90.00	N 13.0560° E	100.12	
C-10	50.00	50.00	90.00	N 17.4080° E	100.12	
C-11	50.00	50.00	90.00	N 21.7600° E	100.12	
C-12	50.00	50.00	90.00	N 26.1120° E	100.12	
C-13	50.00	50.00	90.00	N 30.4640° E	100.12	
C-14	50.00	50.00	90.00	N 34.8160° E	100.12	
C-15	50.00	50.00	90.00	N 39.1680° E	100.12	
C-16	50.00	50.00	90.00	N 43.5200° E	100.12	
C-17	50.00	50.00	90.00	N 47.8720° E	100.12	
C-18	50.00	50.00	90.00	N 52.2240° E	100.12	
C-19	50.00	50.00	90.00	N 56.5760° E	100.12	
C-20	50.00	50.00	90.00	N 60.9280° E	100.12	
C-21	50.00	50.00	90.00	N 65.2800° E	100.12	
C-22	50.00	50.00	90.00	N 69.6320° E	100.12	
C-23	50.00	50.00	90.00	N 73.9840° E	100.12	
C-24	50.00	50.00	90.00	N 78.3360° E	100.12	
C-25	50.00	50.00	90.00	N 82.6880° E	100.12	

MIDDLETON LAKES SUBDIVISION #3 BOOK 36 PAGE 3

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C-1	50.00	50.00	90.00	S 45.0000° E	40.36	
C-2	50.00	50.00	90.00	S 22.5000° E	40.36	
C-3	50.00	50.00	90.00	S 00.0000° E	40.36	
C-4	50.00	50.00	90.00	N 22.5000° E	40.36	
C-5	50.00	50.00	90.00	N 45.0000° E	40.36	
C-6	50.00	50.00	90.00	N 67.5000° E	40.36	
C-7	50.00	50.00	90.00	N 90.0000° E	40.36	
C-8	50.00	50.00	90.00	N 112.5000° E	40.36	
C-9	50.00	50.00	90.00	N 135.0000° E	40.36	
C-10	50.00	50.00	90.00	N 157.5000° E	40.36	
C-11	50.00	50.00	90.00	N 180.0000° E	40.36	
C-12	50.00	50.00	90.00	N 202.5000° E	40.36	
C-13	50.00	50.00	90.00	N 225.0000° E	40.36	
C-14	50.00	50.00	90.00	N 247.5000° E	40.36	
C-15	50.00	50.00	90.00	N 270.0000° E	40.36	
C-16	50.00	50.00	90.00	N 292.5000° E	40.36	
C-17	50.00	50.00	90.00	N 315.0000° E	40.36	
C-18	50.00	50.00	90.00	N 337.5000° E	40.36	
C-19	50.00	50.00	90.00	N 360.0000° E	40.36	
C-20	50.00	50.00	90.00	N 382.5000° E	40.36	
C-21	50.00	50.00	90.00	N 405.0000° E	40.36	
C-22	50.00	50.00	90.00	N 427.5000° E	40.36	
C-23	50.00	50.00	90.00	N 450.0000° E	40.36	
C-24	50.00	50.00	90.00	N 472.5000° E	40.36	
C-25	50.00	50.00	90.00	N 495.0000° E	40.36	

MIDDLETON LAKES SUBDIVISION #1 BOOK 35 PAGE 3

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C-1	76.20	230.00	101.94	N 83.2531° E	135.24	
C-2	481.05	630.00	122.22	S 67.2707° E	488.45	
C-3	380.12	270.00	28.25	S 78.2317° E	338.02	
C-4	70.98	120.00	31.07	N 45.5015° E	103.77	
C-5	110.00	110.00	90.00	N 00.0000° E	220.00	
C-6	71.50	300.00	33.42	N 84.5032° E	208.84	
C-7	174.84	300.00	62.77	N 78.4503° E	128.83	
C-8	104.14	600.00	10.70	N 89.2710° E	106.11	
C-9	47.15	600.00	5.35	N 91.1109° E	60.33	
C-10	563.01	370.00	30.33	N 78.2817° E	371.13	
C-11	608.00	370.00	30.33	N 78.2817° E	371.13	
C-12	608.00	370.00	30.33	N 78.2817° E	371.13	
C-13	608.00	370.00	30.33	N 78.2817° E	371.13	
C-14	608.00	370.00	30.33	N 78.2817° E	371.13	
C-15	608.00	370.00	30.33	N 78.2817° E	371.13	
C-16	608.00	370.00	30.33	N 78.2817° E	371.13	
C-17	608.00	370.00	30.33	N 78.2817° E	371.13	
C-18	608.00	370.00	30.33	N 78.2817° E	371.13	
C-19	608.00	370.00	30.33	N 78.2817° E	371.13	
C-20	608.00	370.00	30.33	N 78.2817° E	371.13	
C-21	608.00	370.00	30.33	N 78.2817° E	371.13	
C-22	608.00	370.00	30.33	N 78.2817° E	371.13	
C-23	608.00	370.00	30.33	N 78.2817° E	371.13	
C-24	608.00	370.00	30.33	N 78.2817° E	371.13	
C-25	608.00	370.00	30.33	N 78.2817° E	371.13	

MIDDLETON LAKES SUBDIVISION NO. 4

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:

THAT MIDDLETON LAKES DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT THEY ARE THE TRUE AND LEGAL OWNERS OF THE PROPERTY AS DESCRIBED BELOW AND IT IS THEIR INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT. THE OWNER ALSO HEREBY CERTIFIES THAT THIS PLAT COMPLIES WITH IDAHO CODE 50-133A (2). ALL LOTS WITHIN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM AN EXISTING WATER SYSTEM AND THE CITY OF MIDDLETON HAS AGREED IN WRITING TO SERVE ALL THE LOTS WITHIN THIS SUBDIVISION.

A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE BOISE MERIDIAN, ADJACENT TO CANYON COUNTRY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SE ¼ (EAST ¼ CORNER) OF SECTION 7, T.4 N., R.2 W., B.M., THENCE N 89°48'48" W 1319.30 TO THE CENTER-EAST 1/16 CORNER OF SAID SECTION 7;

THENCE S 57°09'31" W 2327.72 FEET TO THE SOUTHWEST CORNER OF MIDDLETON LAKES NO. 3;

THENCE S 67°09'54" W 1229.39 FEET TO A POINT;

THENCE S 67°09'54" W 380.68 FEET TO A POINT;

THENCE S 84°31'37" W 380.68 FEET TO A POINT;

THENCE S 49°17'30" W 849.95 FEET TO A POINT;

THENCE N 01°40'22" E 1656.31 FEET TO THE SOUTHWEST CORNER OF MIDDLETON LAKES SUBDIVISION NO. 2;

ALONG THE BOUNDARY OF MIDDLETON LAKES SUBDIVISION NO. 2 THE FOLLOWING:
THENCE S 88°18'06" E 41.73 FEET TO A POINT OF CURVATURE;
THENCE 76.28 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 270.00 FEET, A DELTA ANGLE OF 161°0'58", A TANGENT OF 38.39 FEET AND A CHORD BEARING N 83°38'25" E 76.01 FEET TO A POINT OF REVERSE CURVATURE;

THENCE 136.05 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 830.00 FEET, A DELTA ANGLE OF 122°22'22", A TANGENT OF 86.29 FEET, AND A CHORD BEARING N 81°42'07" E 135.78 FEET TO A POINT ON A CURVE;

THENCE N 49°17'41" E 24.05 FEET TO A POINT;
THENCE N 104°27'04" E 13.83 FEET TO A POINT;
THENCE S 29°17'56" E 50.00 FEET TO A POINT;

THENCE S 35°41'17" E 28.44 FEET TO A POINT ON A CURVE;
THENCE 481.05 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 830.00 FEET, A DELTA ANGLE OF 43°44'39", A TANGENT OF 252.84 FEET AND A CHORD BEARING S 62°12'10" E 468.43 FEET TO A POINT OF REVERSE CURVATURE;

STATE OF IDAHO) S.S.
COUNTY OF ADA)

ACKNOWLEDGEMENT

ON THIS 14 DAY OF September, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY MET AND KNOWN TO ME AND IDENTIFIED TO ME TO BE A MANAGER OF MIDDLETON LAKES DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT ON THE PERSON WHO EXECUTED THIS INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Dea Reymick

NOTARY PUBLIC FOR IDAHO
RESIDING IN IDAHO
MY COMMISSION EXPIRES 5/16/2010



THENCE 360.12 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 270.00 FEET, A DELTA ANGLE OF 76°25'15", A TANGENT OF 212.55 FEET AND A CHORD BEARING S 78°32'17" E 334.02 FEET TO A POINT OF REVERSE CURVATURE;

THENCE 70.88 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1270.00 FEET, A DELTA ANGLE OF 0°31'19", A TANGENT OF 35.35 FEET AND A CHORD BEARING N 64°50'45" E 70.87 FEET TO A POINT ON A CURVE;

LEAVING 122°24'11" E 60.00 FEET TO A POINT ON A CURVE;
ALONG THE BOUNDARY OF MIDDLETON LAKES SUBDIVISION NO. 2 AND

THENCE 67.18 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET, A DELTA ANGLE OF 0°30'51", A TANGENT OF 13.60 FEET AND A CHORD BEARING S 64°50'31" W 67.17 FEET TO A POINT OF REVERSE CURVATURE;

THENCE 310.13 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 330.00 FEET, A DELTA ANGLE OF 53°50'48", A TANGENT OF 107.59 FEET, AND A CHORD BEARING N 89°49'32" W 298.84 FEET TO A POINT ON A CURVE;

THENCE S 27°05'52" W 20.00 FEET TO A POINT;
THENCE S 01°41'54" W 83.57 FEET TO A POINT;

THENCE S 04°29'10" W 84.34 FEET TO A POINT;
THENCE S 07°47'13" W 80.00 FEET TO A POINT;

THENCE S 06°08'45" W 78.19 FEET TO A POINT;
THENCE S 02°40'40" W 78.83 FEET TO A POINT;

THENCE S 01°41'54" W 116.42 FEET TO A POINT;
THENCE S 12°24'09" W 78.27 FEET TO A POINT;

THENCE S 30°18'33" W 74.84 FEET TO A POINT;
THENCE S 08°01'11" W 143.82 FEET TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 24.37 ACRES, MORE OR LESS.

THE PUBLIC STREETS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED TO THE OWNER OF SAID EASEMENTS AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 14 DAY OF September 2006.

Steve Kumpfner
MIDDLETON LAKES DEVELOPMENT, LLC
STEVE KUMPFNER, MANAGER

CERTIFICATE OF SURVEYOR

I, MICHAEL E. MARKS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN HEREIN IS THE CERTIFICATE OF OWNERS WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND AND CHECKED BY ME FOR SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, ALSO IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



MICHAEL E. MARKS, IDAHO P.L.S. #12345

MIDDLETON LAKES SUBDIVISION NO. 4

SOUTHWEST DISTRICT HEALTH

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE CITY OF MIDDLETON, IDAHO, DO HEREBY APPROVE THIS PLAT OF MIDDLETON LAKES SUBDIVISION NO. 4 AND FIND THAT IT COMPLES WITH THE SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR THE CONSTRUCTION OF THE SANITARY RESTRICTIONS OR SEWER EXTENSIONS WERE CONSTRUCTED BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE CITY OF MIDDLETON, IDAHO, DO HEREBY APPROVE THIS PLAT OF MIDDLETON LAKES SUBDIVISION NO. 4.

Abraham R. ... 10/3/06
SOUTHWEST DISTRICT HEALTH DEPARTMENT EHS

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, DO HEREBY APPROVE THIS PLAT OF MIDDLETON LAKES SUBDIVISION NO. 4.

Michael W. Davis 3-31-08
MICHAEL W. DAVIS PE #8823

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT OF MIDDLETON LAKES SUBDIVISION NO. 4 AND FIND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND VACATIONS.

David R. Kineman 9/20/06
DAVID R. KINEMAN PE/LS 2659

APPROVAL OF CITY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS 1 DAY OF *April*, 2008, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MIDDLETON, IDAHO.

Michael ...
CHAIRMAN, MIDDLETON PLANNING & ZONING COMMISSION

SECRETARY, MIDDLETON PLANNING & ZONING COMMISSION

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 19 DAY OF *March*, 2008, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Ellen ... 4-2-08
MIDDLETON CITY CLERK

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, IN ACCORDANCE WITH THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ALL PROPERTY TAXES AND/OR DELINQUENT PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

04-03-2008
DATE
Shaci ...
COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO }
COUNTY OF CANYON } S.S.
INSTRUMENT NO. _____

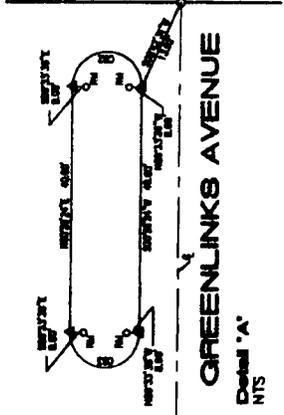
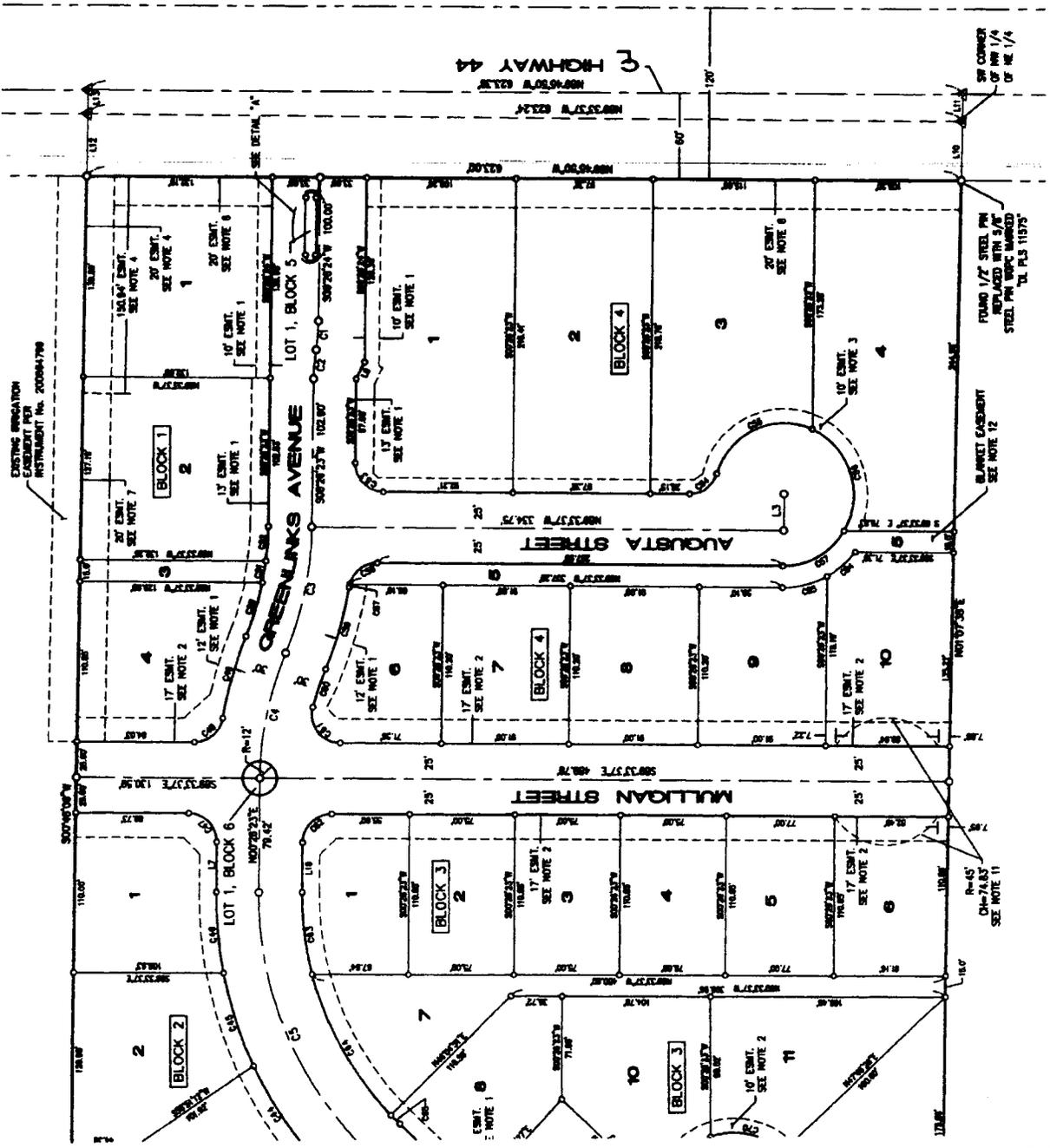
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____ M., ON THIS _____ DAY OF _____ AT _____ MINUTES PAST _____ O'CLOCK _____ OF PLATS AT PAGES _____ AND _____

DEPUTY _____

EX-OFFICIO RECORDER



Plan Showing
GREENLINKS SUBDIVISION
 Situated in the Northwest 1/4 of the Northwest 1/4 of Section 8,
 Township 4 North, Range 2 West, B.M., City of Middleton, Canyon County, Idaho
 2007



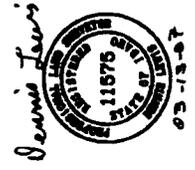
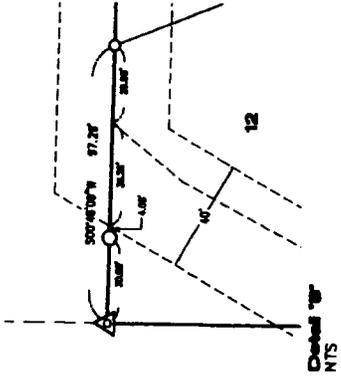
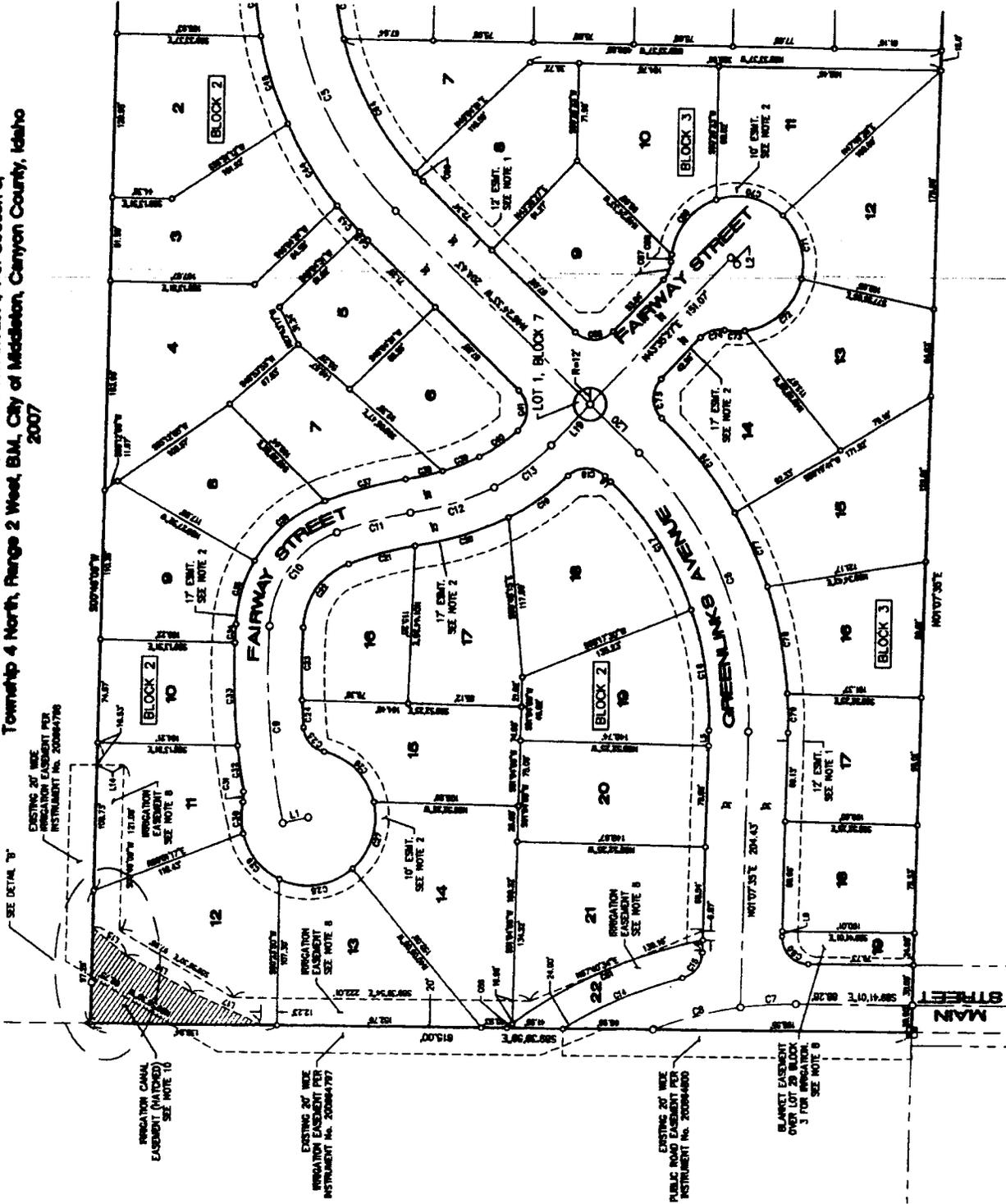
Sennis Lewis
 11876
 03-13-07

Owner/Developer
 Corbinian Communities, Inc.
 391 West State Street, Suite E
 Eagle, Idaho 83642
 (208) 939-9070

LOD Ventures, LLC
 35 Greenhorn Road
 Hotley, Idaho 83333
 (208) 786-4600



**Plan Showing
GREENLINKS SUBDIVISION**
Sited in the Northwest 1/4 of the Northeast 1/4 of Section 8,
Township 4 North, Range 2 West, BM, City of Middleton, Canyon County, Idaho
2007



Owner/Developer
Corinthian Communities, Inc.
391 West State Street, Suite E
Eagle, Idaho 83642
(208) 939-9070

LOD Ventures, LLC
35 Greenhorn Road
Holley, Idaho 83333
(208) 768-4600



Final Showing
GREENLINKS SUBDIVISION
 Situated in the Northwest 1/4 of the Northeast 1/4 of Section 8,
 Township 4 North, Range 2 West, BM, City of Middleton, Canyon County, Idaho
 2007

Notes

- ALL LOTS COMMON TO GREENLINKS AVENUE HAVE A TWELVE FOOT (12') WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION, DRAINAGE, AND SIDEWALK EASEMENT LOCATED ON THE NORTH SIDE OF SAID AVENUE. THESE EASEMENTS SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACE DRIVEWAYS FOR THE ACCESS TO EACH INDIVIDUAL LOT.
- ALL LOTS COMMON TO FARWAY STREET AND WILLOW STREET HAVE A TWELVE FOOT (12') WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION, DRAINAGE, AND SIDEWALK EASEMENT LOCATED ON THE NORTH SIDE OF SAID STREETS. THESE EASEMENTS SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACE DRIVEWAYS FOR THE ACCESS TO EACH INDIVIDUAL LOT.
- A TEN FOOT (10') WIDE GENERAL UTILITY EASEMENT IS HEREBY RESERVED ADJACENT TO ALL NEAR LOT LINES AND LINES ADJACENT TO THE SUBDIVISION BOUNDARY, UNLESS SHOWN OTHERWISE.
- A FIVE FOOT (5') WIDE GENERAL UTILITY EASEMENT IS HEREBY RESERVED ADJACENT TO ALL INTERIOR SIDE LOT LINES, UNLESS SHOWN OTHERWISE.
- A THIRTY FOOT (30') WIDE IRRIGATION AND PEDESTRIAN ACCESS EASEMENT IS HEREBY RESERVED ADJACENT TO THE PROPERTY 44 NORTH-UP-BLV.
- A THIRTY FOOT (30') WIDE GRANTY IRRIGATION EASEMENT IS HEREBY RESERVED ADJACENT TO PORTIONS OF THE EASTERN BOUNDARY AND AFFECTS PORTIONS OF LOTS 1 THROUGH 4 OF BLOCK 1 AS SHOWN ON SHEET 4 OF THIS PLAT. THIS EASEMENT IS FOR IRRIGATIONAL OPERATION AND MAINTENANCE OF GRANTY IRRIGATION FACILITIES.
- A VARIETY-WIDTH GRANTY IRRIGATION EASEMENT IS HEREBY RESERVED OVER PORTIONS OF LOTS 11, 12, 13, 14, 21, AND 22 OF BLOCK 2 AND OVER PORTIONS OF LOTS 10 THROUGH 15 OF BLOCK 3 AS SHOWN ON SHEET 5 OF THIS PLAT.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-400 OF THE DAWG CODE RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OF AN AGRICULTURAL OPERATION SHALL BE DEEMED TO BE A VIOLATION OF ANY ZONING ORDINANCE OR ANY OTHER REGULATORY INSTRUMENTS ENACTED BY ANY CHANGED ORDINANCES OR ABOUT THE SUBDIVISION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A VIOLATION AT THE TIME THE OPERATION BEGAN, PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT PRECLUDE THE PURSUANCE OF AGRICULTURAL OPERATION OR APPOINTMENT TO IT."
- AN IRRIGATION EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF OPERATION AND MAINTENANCE OF THE CANYON CANAL. SAID EASEMENT SHALL BE DEDICATED OVER PORTIONS OF LOT 10, LOT 12, BLOCK 2 AS SHOWN ON SHEET 5 OF THIS PLAT.
- A WHETTY (80) FOOT DIAMETER TEMPORARY TURNAROUND EASEMENT SHALL BE DEDICATED OVER PORTIONS OF LOT 10, BLOCK 2 AND LOT 8, BLOCK 3 AS SHOWN ON SHEET 5 OF THIS PLAT.
- A PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT IS HEREBY RESERVED OVER THE ENTIRETY OF LOT 5 BLOCK 4.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE SETBACK STANDARDS OF THE CITY OF MIDDLETON AT THE TIME OF RESIGNANCE OF A BUILDING PERMIT.
- ANY RESIGNMENT OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESIGNMENT.
- THIS SUBDIVISION IS PROVIDED IRRIGATION SERVICES BY THE CANYON COUNTY WATER COMPANY, AND THE OWNER HAS COMPLIED WITH DAWG CODE SECTION 21-300 AS APPLICABLE TO THE SUBDIVISION. THE GREENLINKS SUBDIVISION HOMEOWNERS ASSOCIATION SHALL COLLECT ASSESSMENTS FOR THIS PURPOSE AS DESIGNATED WITHIN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE SUBDIVISION.
- LOT 3 BLOCK 1, LOTS 4 AND 22 BLOCK 2, LOTS 7 AND 10 BLOCK 3, LOT 5 BLOCK 4, LOT 1 BLOCK 6 AND LOT 1 BLOCK 7 ARE NON-BUILDABLE COMMON AREA LOTS WHICH WILL BE OWNED AND MAINTAINED BY THE GREENLINKS SUBDIVISION HOMEOWNERS ASSOCIATION. FOR SUCH USES AS DESIGNATED WITHIN THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR THE SUBDIVISION.

CURVE	LENGTH	RADIUS	DELTA	CHORD BEG.	CHORD END.
C1	20.00	129.82	108.58	381.53, 67.81	26.00
C2	20.00	129.82	108.58	381.53, 67.81	26.00
C3	20.00	129.82	108.58	381.53, 67.81	26.00
C4	20.00	129.82	108.58	381.53, 67.81	26.00
C5	20.00	129.82	108.58	381.53, 67.81	26.00
C6	20.00	129.82	108.58	381.53, 67.81	26.00
C7	20.00	129.82	108.58	381.53, 67.81	26.00
C8	20.00	129.82	108.58	381.53, 67.81	26.00
C9	20.00	129.82	108.58	381.53, 67.81	26.00
C10	20.00	129.82	108.58	381.53, 67.81	26.00
C11	20.00	129.82	108.58	381.53, 67.81	26.00
C12	20.00	129.82	108.58	381.53, 67.81	26.00
C13	20.00	129.82	108.58	381.53, 67.81	26.00
C14	20.00	129.82	108.58	381.53, 67.81	26.00
C15	20.00	129.82	108.58	381.53, 67.81	26.00
C16	20.00	129.82	108.58	381.53, 67.81	26.00
C17	20.00	129.82	108.58	381.53, 67.81	26.00
C18	20.00	129.82	108.58	381.53, 67.81	26.00
C19	20.00	129.82	108.58	381.53, 67.81	26.00
C20	20.00	129.82	108.58	381.53, 67.81	26.00
C21	20.00	129.82	108.58	381.53, 67.81	26.00
C22	20.00	129.82	108.58	381.53, 67.81	26.00
C23	20.00	129.82	108.58	381.53, 67.81	26.00
C24	20.00	129.82	108.58	381.53, 67.81	26.00
C25	20.00	129.82	108.58	381.53, 67.81	26.00
C26	20.00	129.82	108.58	381.53, 67.81	26.00
C27	20.00	129.82	108.58	381.53, 67.81	26.00
C28	20.00	129.82	108.58	381.53, 67.81	26.00
C29	20.00	129.82	108.58	381.53, 67.81	26.00
C30	20.00	129.82	108.58	381.53, 67.81	26.00
C31	20.00	129.82	108.58	381.53, 67.81	26.00
C32	20.00	129.82	108.58	381.53, 67.81	26.00
C33	20.00	129.82	108.58	381.53, 67.81	26.00
C34	20.00	129.82	108.58	381.53, 67.81	26.00
C35	20.00	129.82	108.58	381.53, 67.81	26.00
C36	20.00	129.82	108.58	381.53, 67.81	26.00
C37	20.00	129.82	108.58	381.53, 67.81	26.00

CURVE	LENGTH	RADIUS	DELTA	CHORD BEG.	CHORD END.
C38	20.00	129.82	108.58	381.53, 67.81	26.00
C39	20.00	129.82	108.58	381.53, 67.81	26.00
C40	20.00	129.82	108.58	381.53, 67.81	26.00
C41	20.00	129.82	108.58	381.53, 67.81	26.00
C42	20.00	129.82	108.58	381.53, 67.81	26.00
C43	20.00	129.82	108.58	381.53, 67.81	26.00
C44	20.00	129.82	108.58	381.53, 67.81	26.00
C45	20.00	129.82	108.58	381.53, 67.81	26.00
C46	20.00	129.82	108.58	381.53, 67.81	26.00
C47	20.00	129.82	108.58	381.53, 67.81	26.00
C48	20.00	129.82	108.58	381.53, 67.81	26.00
C49	20.00	129.82	108.58	381.53, 67.81	26.00
C50	20.00	129.82	108.58	381.53, 67.81	26.00
C51	20.00	129.82	108.58	381.53, 67.81	26.00
C52	20.00	129.82	108.58	381.53, 67.81	26.00
C53	20.00	129.82	108.58	381.53, 67.81	26.00
C54	20.00	129.82	108.58	381.53, 67.81	26.00
C55	20.00	129.82	108.58	381.53, 67.81	26.00
C56	20.00	129.82	108.58	381.53, 67.81	26.00
C57	20.00	129.82	108.58	381.53, 67.81	26.00

LINE	LENGTH	BEARING
L1	11.11	S71°17'57" W
L2	8.00	S49°25'33" E
L3	24.84	S07°23'37" W
L4	8.17	S01°17'30" W
L5	11.90	S01°17'30" W
L6	3.90	S49°25'33" E
L7	34.52	S27°30'00" E
L8	13.17	S27°30'00" E
L9	3.77	N01°17'57" E
L10	40.00	S01°17'30" W
L11	14.01	S01°17'30" W
L12	43.97	S01°17'30" W
L13	18.87	S01°17'30" W
L14	20.00	N01°17'30" E
L15	33.31	S01°17'30" W
L16	50.70	S01°17'30" W
L17	20.00	S49°25'33" E
L18	34.52	N45°28'27" E
L19	41.23	N45°28'27" E
L20	50.77	N45°28'27" E



Owner/Developer
 Corbin Communications, Inc.
 391 West State Street, Suite E
 Eagle, Idaho 83642
 (208) 938-9070

LOD Ventures, LLC
 35 Greenham Road
 Healy, Idaho 83333
 (208) 788-4600

THE LAND GROUP, INC.
 200 East Main Street, Suite 100
 Boise, Idaho 83720
 Phone: (208) 333-1111
 Fax: (208) 333-1112

**Plat Showing
GREENLINKS SUBDIVISION**
Situating in the Northwest 1/4 of the Northwest 1/4 of Section 8,
Township 4 North, Range 2 West, B.M. City of Middleton, Canyon County, Idaho
2007

Certificate of Surveyor
I, DENNIS LEWIS, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF GREENLINKS SUBDIVISION AS DESCRIBED IN THE CERTIFICATE OF OWNERS WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT ACCURATELY REPRESENTS THE POINTS THEREON, AND IS IN CONFORMANCE WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

Dennis Lewis

 10-19-06

Approval of Middleton City Engineer
I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

Michael W. Davis
CITY OF MIDDLETON ENGINEER 6-7-07
Michael W. Davis PE #8823

Certificate of the County Treasurer
I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES DUE FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

June 14, 2007
DATE
Janice L. Lewis
CANYON COUNTY TREASURER
by *Debra J. Lewis*
County Treasurer

Certificate of Canyon County Surveyor
I, THE UNDERSIGNED, COUNTY SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT OF GREENLINKS SUBDIVISION, AND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS 14-2-711-214-215.

David R. Kibbe
CANYON COUNTY SURVEYOR
DAVID R. KIBBE PE/LS2657

Approval of the City of Middleton City Council
I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 6th DAY OF June, 2006, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Ellen Cornish
CITY OF MIDDLETON CLERK

Approval of Southwest District Health Department
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A QUALIFIED LICENSED PROFESSIONAL ENGINEER (LPE) REPRESENTING THE DEVELOPER AND THE CITY APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS. SEWER IS CALLED OUT FOR THE ENTIRE LENGTH OF THE SANITARY RESTRICTIONS. SEWER EXTENSIONS BEING CONSTRUCTED. THIS APPROVAL, NO DRINKING WATER ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSION NOT ALLOWED. EXTENSIONS HAVE SINCE BEEN CONSTRUCTED. IF THE DEVELOPER FAILS TO COMPLETELY CONSTRUCT THOSE FACILITIES, IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1302, IDAHO CODE. IF THE DEVELOPER OBTAINS A CERTIFICATE OF DISAPPROVAL AND NO CONSTRUCTION OF ANY BUILDING OR SHEDDING REQUIRED DURING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

6/14/06
DATE
Mark St. Helder
DISTRICT HEALTH DEPARTMENT, IDHS

Approval of City Planning and Zoning Commission
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MIDDLETON, IDAHO ON THE 6th DAY OF June, 2005.

Vicki Shubert
CHAIRMAN
MIDDLETON PLANNING AND ZONING COMMISSION

SECRETARY
MIDDLETON PLANNING AND ZONING COMMISSION

Certificate of County Recorder
STATE OF IDAHO) IN
CANYON COUNTY)

INSTRUMENT NUMBER _____
I HEREBY CERTIFY THAT THIS PLAT WAS FILED AT THE REQUEST OF _____ AT _____ MINUTES PAST _____ O'CLOCK _____ DAY OF _____ AT A.D. 2007 _____ IN MY OFFICE AND WAS DULY RECORDED IN BOOK _____ AT PAGES _____ THROUGH _____ OF PLATS

DEPUTY _____
FEE _____
EX-OFFICIO RECORDER _____

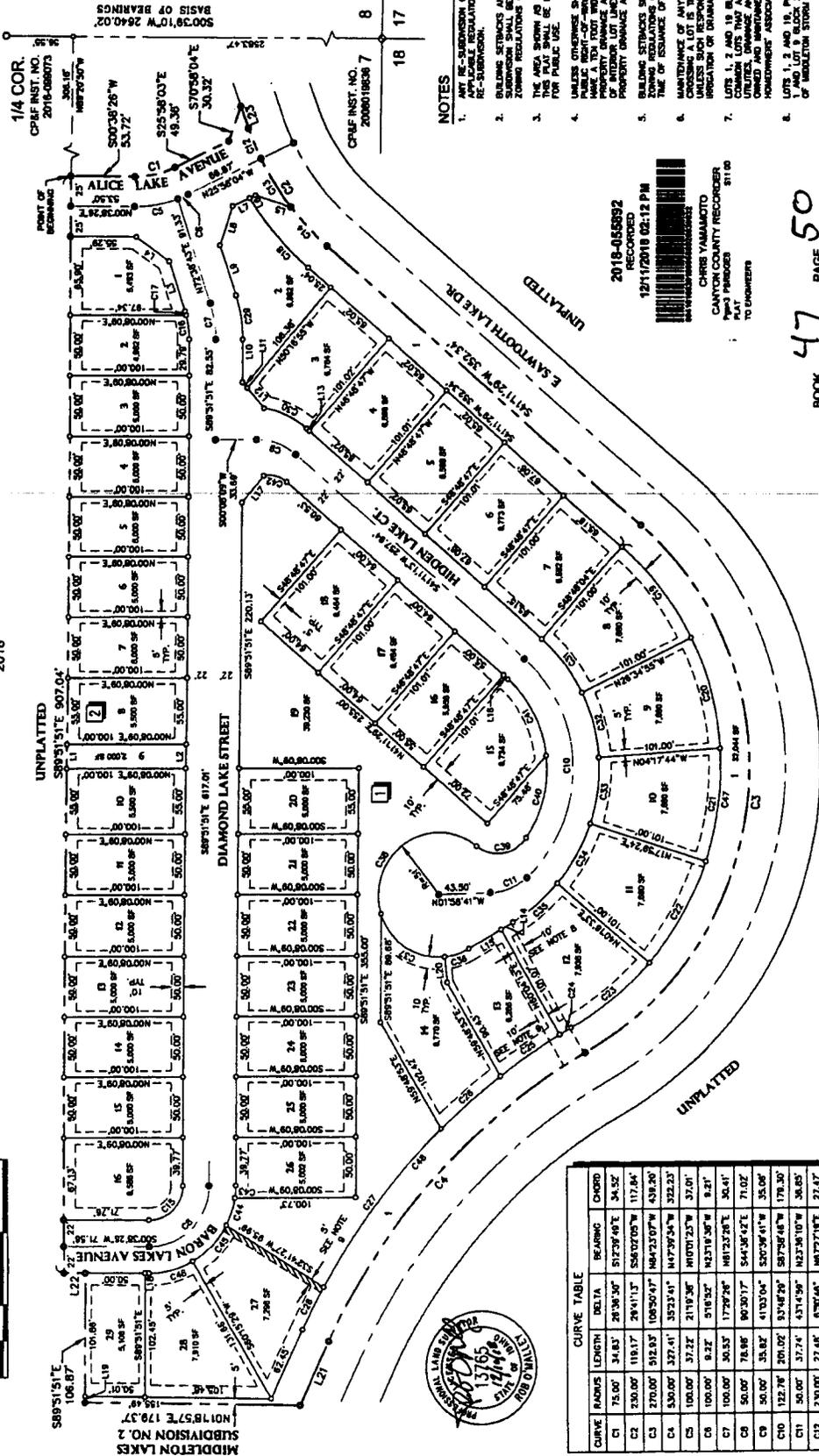
Owner/Developer
Corinthian Communities, Inc.
391 West State Street, Suite E
Eagle, Idaho 83622
(208) 938-8070
LORD Ventures, LLC
35 Greenham Road
Holley, Idaho 83333
(208) 788-4800



SAWTOOTH LAKE SUBDIVISION NO. 1
 LOCATED IN GOVERNMENT LOT 1 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 7,
 TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
 CITY OF MIDDLETON, CANYON COUNTY, IDAHO

2018

LINE	BEARING	DISTANCE
L1	S89°51'51"E	20.00'
L2	N89°01'01"W	20.00'
L3	S72°36'43"W	43.86'
L4	S39°00'25"W	34.47'
L5	S81°01'34"W	31.34'
L6	S25°36'00"E	5.48'
L7	S23°36'00"E	13.54'
L8	S72°37'24"E	43.87'
L9	N72°36'43"E	43.86'
L10	S89°51'51"E	38.33'
L11	N89°01'01"W	8.17'
L12	N00°04'30"E	21.88'
L13	N41°11'17"E	2.88'
L14	S81°10'17"E	11.88'
L15	S81°10'17"E	31.54'
L16	S41°11'17"W	4.87'
L17	S50°33'41"E	28.00'
L18	S07°36'28"W	3.37'
L19	S89°51'51"E	5.00'
L20	N81°17'15"E	21.81'
L21	N07°36'28"E	37.35'
L22	N07°36'28"E	18.00'
L23	S70°32'47"W	18.18'



- NOTES**
1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE RE-SUBDIVISION ACT.
 2. BUILDING SETBACKS AND PROFESSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH APPLICABLE ZONING REGULATIONS OF THE CITY OF MIDDLETON, IDAHO.
 3. THE AREA SHOWN AS ROADS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE DEDICATED TO THE CITY OF MIDDLETON FOR PUBLIC USE.
 4. UNLESS OTHERWISE SHOWN, LOT LINES CORNER TO A NEAREST ADJACENT LOT OR TO A PUBLIC RIGHT-OF-WAY SHALL HAVE A 1/4" TYPICAL CORNER MARKER. EACH CORNER OF A LOT SHALL BE MARKED WITH A 1/4" TYPICAL CORNER MARKER. EACH CORNER OF A LOT SHALL HAVE A 1/4" TYPICAL CORNER MARKER. EACH CORNER OF A LOT SHALL HAVE A 1/4" TYPICAL CORNER MARKER.
 5. BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MIDDLETON, IDAHO.
 6. MAINTENANCE OF ANY ROADWAY OR DRAINAGE FACILITY SHALL BE THE RESPONSIBILITY OF THE LOT OWNER UNLESS OTHERWISE SHOWN.
 7. LOTS 1, 2 AND 19 BLOCK 1 AND LOT 9 BLOCK 2 ARE SUBJECT TO A 5' (FOOT) WIDE CITY OF MIDDLETON SIDEWALK DEDICATION.
 8. LOTS 1, 2 AND 19, PORTIONS OF LOTS 12 AND 13 BLOCK 1 AND LOT 9 BLOCK 2 ARE SUBJECT TO A 5' (FOOT) WIDE CITY OF MIDDLETON SIDEWALK DEDICATION.
 9. LOT 7 BLOCK 1 IS SUBJECT TO A 5' (FOOT) WIDE CITY OF MIDDLETON SIDEWALK DEDICATION.
 10. IRRIGATION WATER HAS BEEN PROVIDED BY CANYON COUNTY WATER DEPARTMENT. THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SAID COMPANY.
 11. NO STRUCTURES SHALL BE CONSTRUCTED OR INSTALLED ON LOTS 1, 2 AND 19 BLOCK 1 AND LOT 9 BLOCK 2 OR ON STRUCTURES INSTALLED IN A NEIGHBORHOOD OF LOTS 1, 2 AND 19 BLOCK 1 AND LOT 9 BLOCK 2 UNLESS THE STRUCTURES ARE OWNED AND MAINTAINED BY THE SAID NEIGHBORHOOD HOMEOWNERS ASSOCIATION.
 12. LOT 19 BLOCK 1 AND LOT 9 BLOCK 2 ARE SUBJECT TO A PUBLIC PATHWAYS EASEMENT.

2018-05892
 RECORDED
 12/11/2018 02:12 PM
 CHRIS YAMAMOTO
 CANYON COUNTY RECORDER
 Paid Permitter
 TO ENGINEERS

BOOK 47 PAGE 50

LEGEND

---	SUBDIVISION BOUNDARY
---	SECTION LINE
---	RIGHT-OF-WAY LINE / LOT LINE
---	CENTERLINE
---	EASEMENT LINE
---	TEE LINE
○	FOUND BRASS CAP MONUMENT, AS NOTED
○	FOUND NAIL, AS NOTED
○	SET 1/4" REBAR
○	SET 1/2" REBAR
○	SET 3/4" REBAR
○	CALCULATED POINT - NOTHING SET OR FOUND
1	LOT NUMBER
1	BLOCK NUMBER

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C27	51.00'	69.57'	78°09'37"	S33°21'30"W	64.30'
C28	51.00'	128.80'	145°56'17"	N43°05'09"W	87.83'
C29	28.00'	42.81'	84°00'00"	N89°51'07"W	43.88'
C30	101.00'	72.40'	41°04'18"	N76°03'08"W	70.85'
C31	72.00'	73.43'	41°39'38"	S82°00'57"W	71.83'
C32	22.50'	20.87'	52°28'44"	S14°37'31"W	19.88'
C33	72.00'	10.17'	81°01'18"	S87°46'43"E	10.36'
C34	72.00'	23.87'	167°17'07"	S77°15'01"E	46.80'
C35	72.00'	41.47'	327°08'58"	S48°14'29"E	46.80'
C36	72.00'	38.18'	327°22'37"	S14°33'03"E	37.73'
C37	244.00'	487.35'	187°00'47"	N89°23'07"W	400.18'
C38	54.00'	342.34'	303°33'41"	N47°26'54"W	338.82'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C25	554.00'	81.12'	8°18'18"	N54°18'41"W	81.08'
C26	554.00'	86.18'	8°39'42"	N49°31'36"W	86.14'
C27	554.00'	164.31'	16°39'55"	N52°46'48"W	163.71'
C28	554.00'	38.45'	4°04'49"	N83°18'00"W	38.45'
C29	122.00'	32.24'	17°29'28"	N87°25'28"E	37.10'
C30	72.00'	30.78'	31°36'20"	S22°22'02"E	30.35'
C31	145.00'	56.38'	21°32'32"	N57°10'07"E	56.91'
C32	145.00'	56.40'	21°17'11"	N71°35'46"E	56.09'
C33	145.00'	56.40'	21°17'08"	S60°32'07"E	56.04'
C34	145.00'	56.40'	192°27'08"	S39°37'17"E	49.31'
C35	54.00'	21.78'	21°28'22"	S17°54'56"E	21.62'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	75.00'	34.83'	26°36'30"	S73°29'49"E	34.52'
C2	230.00'	116.17'	29°41'13"	S48°02'05"W	117.84'
C3	270.00'	312.93'	108°59'47"	N48°23'07"W	438.20'
C4	530.00'	327.41'	32°23'41"	N47°39'54"W	322.23'
C5	100.00'	37.22'	21°02'36"	N10°12'23"W	37.01'
C6	100.00'	8.22'	5°18'25"	N43°14'36"W	8.91'
C7	100.00'	30.53'	17°29'28"	N11°23'28"E	30.41'
C8	50.00'	78.98'	90°30'17"	S44°36'42"E	71.02'
C9	50.00'	33.82'	41°03'04"	S20°34'41"W	35.08'
C10	122.78'	201.02'	32°44'28"	S87°28'46"W	178.30'
C11	50.00'	37.74'	43°14'58"	N23°38'10"W	38.85'
C12	230.00'	27.48'	6°30'48"	N17°17'19"E	27.47'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C13	230.00'	47.90'	11°09'35"	N48°41'45"E	47.41'
C14	230.00'	44.19'	11°00'22"	N48°41'45"E	44.12'
C15	28.00'	44.23'	80°50'17"	N41°36'42"W	38.77'
C16	78.00'	28.44'	10°00'31"	S82°37'44"W	28.32'
C17	78.00'	3.37'	2°28'35"	S73°33'01"W	3.37'
C18	254.00'	78.22'	17°11'33"	S49°47'15"W	78.83'
C19	248.00'	95.83'	27°13'24"	S51°18'17"W	94.83'
C20	248.00'	95.83'	27°13'24"	S74°33'40"W	94.80'
C21	248.00'	95.88'	27°17'08"	N48°39'11"W	93.08'
C22	248.00'	95.88'	27°17'08"	N48°32'07"W	93.08'
C23	248.00'	95.88'	194°43'43"	N39°50'35"W	84.43'
C24	554.00'	111.7'	17°01'18"	N30°23'23"W	111.7'

T-O ENGINEERS
 322 N. BROADMOOR WAY
 HAMILA, IDAHO 83887-9123
 PHONE (208) 442-6820 FAX (208) 442-6844

SHEET NO. 1 OF 3

SAWTOOTH LAKE SUBDIVISION NO. 1

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HEREINAFTER DESCRIBED.

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1 AND THE NE1/4 OF THE SE1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 7, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION BEARS S.00°39'10"W., 2640.02 FEET; THENCE, ALONG THE EAST BOUNDARY OF SAID SECTION, S.00°39'10"W., 56.55 FEET; THENCE, LEAVING SAID EAST BOUNDARY, N.89°20'50"W., 306.16 FEET TO THE POINT OF BEGINNING; THENCE,

- 1) S.00°39'26"W., 53.72 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
- 2) SOUTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 34.83 FEET THROUGH A CENTRAL ANGLE OF 28°36'30" AND A LONG CHORD WHICH BEARS S.12°39'49"E., 34.52 FEET; THENCE, TANGENT FROM SAID CURVE,
- 3) S.25°58'03"E., 49.36 FEET; THENCE,
- 4) S.70°58'04"E., 30.32 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAWTOOTH LAKE DRIVE; THENCE, ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES:
- 5) S.70°52'42"W., 19.16 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
- 6) SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 119.17 FEET, THROUGH A CENTRAL ANGLE OF 29°41'13" AND A LONG CHORD WHICH BEARS S.56°02'05"W., 117.84 FEET; THENCE, TANGENT FROM SAID CURVE,
- 7) S.41°11'29"W., 352.34 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
- 8) WESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 512.93 FEET, THROUGH A CENTRAL ANGLE OF 108°50'47" AND A LONG CHORD WHICH BEARS N.84°23'07"W., 439.20 FEET TO THE BEGINNING OF A REVERSE CURVE; THENCE,
- 9) NORTHWESTERLY ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, AN ARC LENGTH OF 327.41 FEET, THROUGH A CENTRAL ANGLE OF 35°23'41" AND A LONG CHORD WHICH BEARS N.47°39'34"W., 322.23 FEET; THENCE, TANGENT FROM SAID CURVE,
- 10) N.65°21'25"W., 57.55 FEET TO THE EAST BOUNDARY OF MIDDLETON LAKES SUBDIVISION NO. 2, RECORDS OF CANYON COUNTY, IDAHO; THENCE, ALONG SAID BOUNDARY,
- 11) N.01°18'57"E., 179.37 FEET; THENCE,
- 12) S.69°51'51"E., 106.87 FEET; THENCE,
- 13) N.00°38'28"E., 18.00 FEET; THENCE,
- 14) S.89°51'51"E., 807.04 FEET TO THE POINT OF BEGINNING.

CONTAINING: 9.408 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON. ALL LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM THE CITY OF MIDDLETON, IDAHO, AND SAID CITY OF MIDDLETON HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 31 DAY OF October, 2018.

SAWTOOTH LAKE COMMUNITY, LLC

By:  STEVE FEEL, MANAGER OF SAWTOOTH LAKE COMMUNITY, LLC

ACKNOWLEDGMENT
STATE OF IDAHO }
COUNTY OF CANYON } s.s.

ON THIS 31st DAY OF Oct., 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STEVE FEEL, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF SAWTOOTH LAKE COMMUNITY, LLC, A LIMITED LIABILITY COMPANY, WHO SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID COMPANY, AND THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME IN NAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



MY COMMISSION EXPIRES: 1-11-22
Noella Burkhart
NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, ROB O'MALLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1801 THROUGH 55-1812.



Rob O'Malley
ROB O'MALLEY
IDAHO NO. 13765

SAWTOOTH LAKE SUBDIVISION NO. 1

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (OLPE) REPRESENTING THE CITY OF MIDDLETON AND THE OLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER FAILS TO SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

Tim Wooters R.E.H.S. DISTRICT HEALTH DEPARTMENT

8/29/2018
DATE

APPROVAL OF MIDDLETON CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY APPROVE THE FOREGOING PLAT.

Civil *Angela* *Pl*
CITY ENGINEER, MIDDLETON, IDAHO
By: *Shirley J Wood*

12/10/2018
DATE



Rob O'Malley
ROB O'MALLEY
IDAHO NO. 13765

APPROVAL OF MIDDLETON CITY COUNCIL

I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 7 DAY OF AUGUST, 2018, THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED.

D. James
CITY CLERK - MIDDLETON, IDAHO
Mayor

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

David R. Kinser
CANYON COUNTY SURVEYOR
DAVID R. KINSER PEPLS 2657

12/11/18
DATE

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1306, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

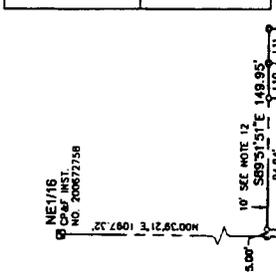
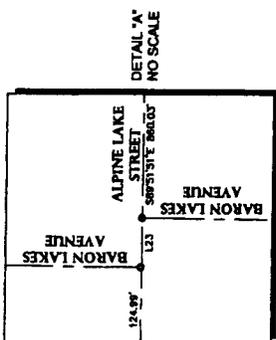
Shirley Wood
COUNTY TREASURER

12/11/18
DATE



SAWTOOTH LAKE SUBDIVISION NO. 2

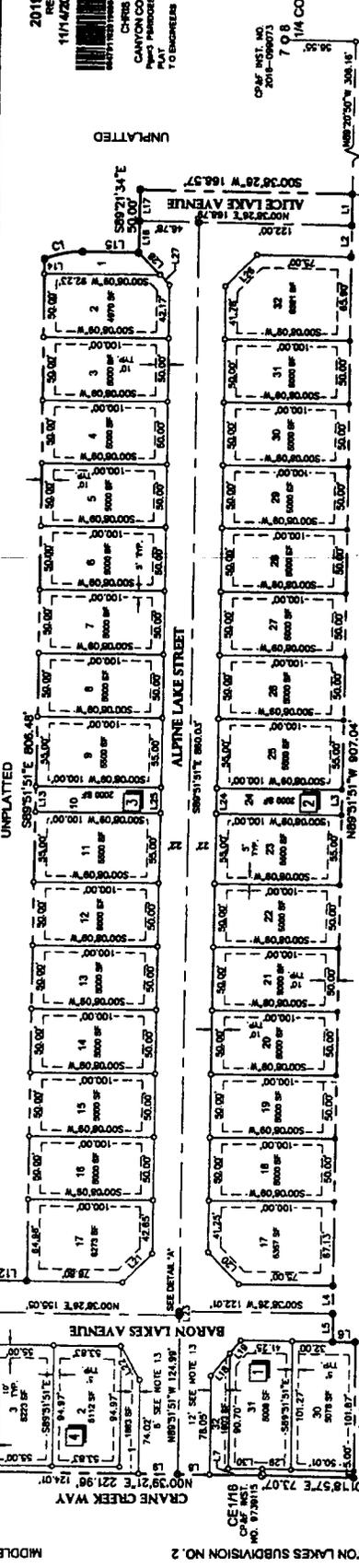
LOCATED IN GOVERNMENT LOT 1 OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CITY OF MIDDLETON, CANYON COUNTY, IDAHO
2019



LEGEND

- PROPERTY BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- LOT LINE
- EXISTING LOT LINE
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 3/4" IRON ROD
- FOUND 1/2" IRON ROD
- SET 3/8" REBAR
- SET 1/2" REBAR
- CALCULATED POINT-HOLDING SET OR FOUND
- LOT NUMBER
- BLOCK NUMBER

2019-085141
RECORDED
11/14/2019 09:34 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
PLAT NUMBER
1116
T-O ENGINEERS



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LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°31'51"W	25.00'
L2	N89°31'51"W	25.00'
L3	S89°31'51"E	25.00'
L4	N89°31'51"W	25.00'
L5	N89°31'51"W	25.00'
L6	S89°31'51"E	25.00'
L7	N89°31'51"W	25.00'
L8	N89°31'51"W	25.00'
L9	S89°31'51"E	25.00'
L10	N89°31'51"W	25.00'
L11	N89°31'51"W	25.00'
L12	S89°31'51"E	25.00'
L13	N89°31'51"W	25.00'
L14	N89°31'51"W	25.00'
L15	S89°31'51"E	25.00'
L16	N89°31'51"W	25.00'
L17	N89°31'51"W	25.00'

LINE TABLE

LINE	BEARING	DISTANCE
L18	S49°17'34"E	33.00'
L19	S49°17'34"E	13.48'
L20	N45°23'47"E	35.51'
L21	N45°23'47"E	32.00'
L22	S89°31'51"E	25.00'
L23	S89°31'51"E	25.00'
L24	N89°31'51"W	25.00'
L25	N89°31'51"W	25.00'
L26	S49°17'34"E	35.20'
L27	S49°17'34"E	11.00'
L28	S49°17'34"E	24.48'
L29	S01°18'57"W	22.88'
L30	S00°00'00"W	27.00'

LINE TABLE

LINE	BEARING	DISTANCE
L31	S89°31'51"E	25.00'
L32	N89°31'51"W	25.00'
L33	N89°31'51"W	25.00'
L34	S89°31'51"E	25.00'
L35	N89°31'51"W	25.00'
L36	N89°31'51"W	25.00'
L37	S89°31'51"E	25.00'
L38	N89°31'51"W	25.00'
L39	N89°31'51"W	25.00'
L40	S89°31'51"E	25.00'
L41	N89°31'51"W	25.00'
L42	N89°31'51"W	25.00'
L43	S89°31'51"E	25.00'
L44	N89°31'51"W	25.00'
L45	N89°31'51"W	25.00'
L46	S89°31'51"E	25.00'
L47	N89°31'51"W	25.00'

LINE TABLE

LINE	BEARING	DISTANCE
L48	S89°31'51"E	25.00'
L49	N89°31'51"W	25.00'
L50	N89°31'51"W	25.00'
L51	S89°31'51"E	25.00'
L52	N89°31'51"W	25.00'
L53	N89°31'51"W	25.00'
L54	S89°31'51"E	25.00'
L55	N89°31'51"W	25.00'
L56	N89°31'51"W	25.00'
L57	S89°31'51"E	25.00'
L58	N89°31'51"W	25.00'
L59	N89°31'51"W	25.00'
L60	S89°31'51"E	25.00'
L61	N89°31'51"W	25.00'
L62	N89°31'51"W	25.00'
L63	S89°31'51"E	25.00'
L64	N89°31'51"W	25.00'
L65	N89°31'51"W	25.00'
L66	S89°31'51"E	25.00'
L67	N89°31'51"W	25.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	75.00'	31.88'	34°07'38"	81°12'27"	31.35'

SURVEYOR'S NARRATIVE
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE BOUNDARIES SHOWN INTO PRIVATE RESIDENTIAL LOTS AS SHOWN.
NO ENCUMBRANCES WERE DISCOVERED IN THE FOUND MONUMENTS SHOWN AND FIT WELL WITH PREVIOUS RECORDS OF SURVEY AND THE PREVIOUS FINAL PLAT.
ADDITIONAL NOTES: SAWTOOTH LAKE SUBDIVISION NO. 1 PAYNE'S SUBDIVISION INSTRUMENT NO. 8334-48 SAWTOOTH LAKE SUBDIVISION INSTRUMENT NO. 2018-02775

ROB O'VALLEY
IDAHO NO. 13785

POINT OF BEGINNING

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SAWTOOTH LAKE SUBDIVISION NO. 2

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (OLPE) REPRESENTING THE CITY OF MIDDLETON AND THE OLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SMALL PARCELS CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

Tina Winters R.E.S. DISTRICT HEALTH DEPARTMENT 27 AUG. 2019 DATE

APPROVAL OF MIDDLETON CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY APPROVE THE FOREGOING PLAT.

Civil Engineers, P.C. 10/17/2019 DATE
CITY ENGINEER, MIDDLETON, IDAHO
by: Angie Woodruff, PE 1010207



Bob O'Malley
BOB O'MALLEY
IDAHO NO. 13765

APPROVAL OF MIDDLETON CITY COUNCIL

I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL, HELD ON THE 23 DAY OF September, 2019, THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED.

Diana Janku Mayor and Acting City Clerk
CITY CLERK - MIDDLETON, IDAHO

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

David R. Kueber 9/24/19 DATE
CANYON COUNTY SURVEYOR
DAVID R. KUEBER 2659

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1306, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT (30) DAYS ONLY.

Sharon L. Hays 10-14-19 DATE
COUNTY TREASURER



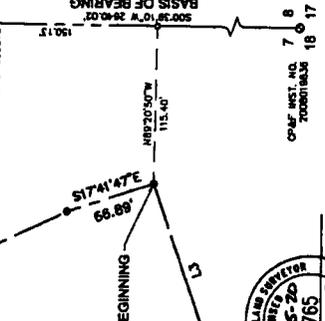
SAWTOOTH LAKE SUBDIVISION NO. 3

LOCATED IN GOVERNMENT LOT 1 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CITY OF MIDDLETON, CANYON COUNTY, IDAHO
2020

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	75.00'	34.83'	20.98°38"	N122°22'W	34.83'
C2	75.00'	31.36'	18°57'47"	S89°00'00"E	30.31'
C3	818.23'	301.36'	18°57'47"	S89°00'00"E	300.31'
C4	50.00'	78.10'	89°29'43"	N45°23'18"E	70.40'
C5	100.00'	66.10'	49°19'38"	S81°15'12"E	63.47'
C6	100.00'	71.86'	41°02'41"	S13°26'52"E	70.32'
C7	75.00'	22.31'	17°02'46"	S10°00'00"E	22.31'
C8	75.00'	71.86'	41°02'41"	S13°26'52"E	70.32'
C9	75.00'	3.34'	2°42'00"	S41°52'58"E	3.34'
C10	75.00'	58.32'	43°02'09"	S64°18'18"E	58.10'
C11	75.00'	4.32'	3°27'18"	S89°00'00"E	4.32'
C12	25.00'	38.85'	89°29'43"	N45°23'18"E	35.30'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C12	75.00'	12.41'	9°28'38"	N52°24'57"E	12.39'
C13	75.00'	81.73'	47°00'30"	N33°14'48"E	80.00'
C14	75.00'	1.78'	1°21'48"	N57°57'27"E	1.78'
C15	75.00'	33.07'	20°15'46"	N71°16'15"E	32.00'
C16	75.00'	81.46'	81°49'18"	N71°16'15"E	81.16'
C17	125.00'	85.42'	39°08'18"	S70°17'15"E	83.77'
C18	125.00'	88.82'	41°02'09"	S17°56'45"E	87.00'
C19	820.84'	48.34'	2°35'46"	N49°34'30"W	48.33'
C20	820.84'	255.31'	18°33'22"	N57°31'49"W	254.50'

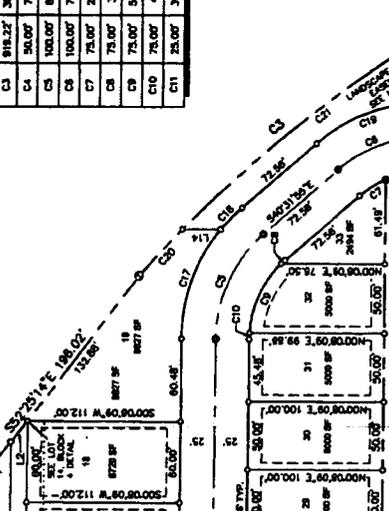
2020-04-06/70
RECORDED
07/24/2020 10:38 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
PAMA LIBRO
PLAT
HAYDEN HOMES



CE/116
C.P.M. INST. NO.
2014-02-2605
INSTRUMENT NO. 2014-02-2605

PROFESSIONAL LAND SURVEYOR
STATE OF IDAHO
7-15-20
13765
ROB O'MALLEY
IDAHO NO. 13765

BOOK 50 PAGE 20
SHEET NO. 1 OF 4



LINE	BEARING	DISTANCE
L1	S52°25'14"E	43.87'
L2	S82°25'14"E	19.37'
L3	S79°32'42"W	140.17'
L4	N70°26'04"W	30.33'
L5	N62°38'03"W	49.26'
L6	N67°15'47"W	50.00'
L7	N60°28'28"E	44.29'
L8	N60°28'28"E	33.00'
L9	S89°31'51"E	20.00'
L10	S89°31'51"E	20.00'
L11	S89°31'51"E	20.00'
L12	S80°07'12"W	0.28'
L13	S80°07'12"E	12.00'
L14	S00°00'00"E	28.00'
L15	N00°39'28"W	42.44'
L16	S00°39'28"W	44.29'

LINE TABLE	BEARING	DISTANCE
L17	S54°25'37"E	198.70'
L18	N17°34'28"E	591.76'
L19	N17°34'28"E	591.76'
L20	S54°25'37"E	198.70'

SAWTOOTH LAKE SUBDIVISION NO. 2

LEGEND

- PROPERTY BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTRIQUE
- EXISTING LOT LINE
- EASEMENT LINE
- NON-BUILD BUFFER
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND AULE
- FOUND 3/4" IRON ROD
- FOUND 1/2" IRON ROD
- SET 3/4" REBAR
- SET 1/2" REBAR
- CALCULATED POINT-NOTHING SET OR FOUND
- RECORD DATA
- LOT NUMBER
- BLOCK NUMBER

NOTES

- ANY SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH APPLICABLE ZONING REGULATIONS OF THE CITY OF MIDDLETON, IDAHO.
- THE AREA SHOWN AS ROADWAY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE DEDICATED TO THE CITY OF MIDDLETON FOR PUBLIC USE.
- UNLESS OTHERWISE SHOWN, LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY SHALL HAVE A TEN FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY EASEMENT. PERMANENT PUBLIC UTILITIES AND PROPERTY EASEMENTS SHALL BE SHOWN WITHIN THE BOUNDARIES OF EACH SIDE OF INTERIOR LOT LINES SHALL HAVE A FIVE FOOT WIDE DRAINAGE AND IRRIGATION EASEMENT.
- BUILDING SETBACKS SHALL COMPLY TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MIDDLETON AT THE TIME OF ASSUANCE OF BUILDING PERMITS.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIIGATION OR DRAINAGE DISTRICT.
- LOTS 25 AND 33 BLOCK 3, AND LOTS 7, 14, AND 19 BLOCK 4 ARE COMMON PROPERTY OWNED AND DIMENSIONED BY THE SAWTOOTH LAKES HOMEOWNERS ASSOCIATION.
- LOT 25 BLOCK 3 IS SUBJECT TO A BURMET CITY OF MIDDLETON STORM DRAIN EASEMENT.
- IRRIGATION WATER HAS BEEN PROVIDED BY CANYON COUNTY WATER COMPANY IN COMPLIANCE WITH IDAHO CODE. THE SAWTOOTH LAKES HOMEOWNERS ASSOCIATION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SAID COMPANY.
- NO STRUCTURES SHALL BE CONSTRUCTED OR INSTALLED IN AN EASEMENT AND ANY FENCES, LANDSCAPING OR STRUCTURES INSTALLED IN AN EASEMENT MAY BE REMOVED BY THE CITY AND UTILITY COMPANIES, AND REPLACED AT THE OWNER'S EXPENSE.
- LOT 25 BLOCK 3 AND LOT 14 BLOCK 4 ARE SUBJECT TO A PUBLIC RIGHTWAY EASEMENT.
- LOT 20 BLOCK 4 INCLUDES AN INGRESS/EGRESS EASEMENT IN FAVOR OF LOT 6 AND LOT 20 BLOCK 4 IS FOR FUTURE COMMON DEVELOPMENT.
- LOT 21 BLOCK 4 IS TO BE RESERVED TO THE CITY OF MIDDLETON AND SHALL BE RESERVED FOR FUTURE ROAD RIGHT-OF-WAY.
- LOTS 8 TO 13 AND 15 TO 19, BLOCK 4 ARE SUBJECT TO A 12' WIDE COMMONS EASEMENT STRUCK FROM FUTURE ROADWAY TO BE LOCATED ACROSS LOT 21 BLOCK 4.
- LOT 20 BLOCK 4 IS SUBJECT TO A PERMANENT LANDSCAPE BUFFER EASEMENT FOR THE BENEFIT OF THE HOME OWNERS ASSOCIATION TO INSTALL AND MAINTAIN A LANDSCAPE BUFFER BETWEEN MIDDLETON ROAD AND STANLEY LAKE STREET.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE REMAINDER BEING INTO PRIVATE RESIDENTIAL LOTS AS SHOWN. SECTION CORNER TIES WERE MADE AS SHOWN AND FIT WELL WITH EXISTING PLATS AND SURVEYS OF RECORD IN THE EAST BOUNDARY IS BASED ON THE WESTERLY RIGHT-OF-WAY OF MIDDLETON ROAD PER THE FOUND BRASS CAP MONUMENTS SHOWN. NO DISCREPANCIES WERE DISCOVERED IN THE FOUND HOMEOWNERS SURVEY AND FIT WELL WITH PREVIOUS RECORDS OF SURVEY AND THE PREVIOUS FINAL PLAT. ADDITIONAL REFERENCE: SAWTOOTH LAKE SUBDIVISION NO. 1, PATNE'S SUBDIVISION, SAWTOOTH LAKE SUBDIVISION NO. 2, INSTRUMENT NO. 2014-02-2605, INSTRUMENT NO. 2014-02-2605, INSTRUMENT NO. 2016-03-2785.

SAWTOOTH LAKE SUBDIVISION NO. 3

LEGEND

- PROPERTY BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTRIQUE
- EXISTING LOT LINE
- EASEMENT LINE
- NON-BUILD BUFFER
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND AULE
- FOUND 3/4" IRON ROD
- FOUND 1/2" IRON ROD
- SET 3/4" REBAR
- SET 1/2" REBAR
- CALCULATED POINT-NOTHING SET OR FOUND
- RECORD DATA
- LOT NUMBER
- BLOCK NUMBER

SAWTOOTH LAKE SUBDIVISION NO. 3

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HEREINAFTER DESCRIBED.

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1 AND THE S⁶⁰/4 OF THE N⁶¹/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 7, FROM WHICH THE SOUTHEAST SECTION CORNER OF SAID SECTION BEARS S.00°39'10"W., 28+0.02 FEET; THENCE, ALONG THE EAST BOUNDARY OF SAID SECTION,

- A) S.00°39'10"W., 150.13 FEET; THENCE, LEAVING SAID EAST BOUNDARY.
- B) N.89°20'50"W., 115.40 FEET TO THE WEST RIGHT-OF-WAY OF MIDDLETON ROAD AND THE POINT OF BEGINNING; THENCE,
- 1) S.70°27'42"W., 140.17 FEET TO THE EAST BOUNDARY OF SAWTOOTH LAKES SUBDIVISION NO.1, RECORDED IN BOOK 47 OF PLATS AT PAGE 50, RECORDS OF CANYON COUNTY, IDAHO; THENCE, ALONG THE EAST BOUNDARY OF SAID SUBDIVISION AND THE EAST AND NORTH BOUNDARY OF SAID SUBDIVISION NO.2, RECORDED IN BOOK 49 OF PLATS, AT PAGE 11, RECORDS OF CANYON COUNTY, IDAHO, THE FOLLOWING COURSES:
- 2) N.70°36'04"W., 30.32 FEET; THENCE,
- 3) N.25°58'03"W., 49.36 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
- 4) NORTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 34.83 FEET, THROUGH A CENTRAL ANGLE OF 26°38'28" AND A LONG CHORD WHICH BEARS N.12°36'48"W., 34.52 FEET; THENCE, TANGENT FROM SAID CURVE,
- 5) N.00°38'28"E., 222.29 FEET; THENCE,
- 6) N.89°21'34"W., 50.00 FEET; THENCE,
- 7) N.00°38'28"E., 44.29 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
- 8) NORTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 31.58 FEET, THROUGH A CENTRAL ANGLE OF 24°07'35" AND A LONG CHORD WHICH BEARS N.17°25'22"W., 31.35 FEET; THENCE, NON-TANGENT FROM SAID CURVE,
- 9) N.89°31'51"W., 806.48 FEET; THENCE,
- 10) N.00°38'28"E., 33.00 FEET; THENCE,
- 11) N.89°31'51"W., 149.95 FEET TO THE WEST BOUNDARY OF SAID NE1/4 OF THE SE1/4; THENCE, LEAVING SAID SUBDIVISION BOUNDARY, ALONG SAID WEST BOUNDARY,
- 12) N.00°39'21"E., 213.39 FEET TO THE CENTERLINE OF THE WATKINS DITCH; THENCE, ALONG SAID CENTERLINE,
- 13) N.73°36'28"E., 591.76 FEET TO SAID WEST RIGHT-OF-WAY OF MIDDLETON ROAD; THENCE, ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES:
- 14) S.84°25'32"E., 198.70 FEET; THENCE,
- 15) S.82°25'14"E., 196.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
- 16) SOUTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 919.22 FEET, AN ARC LENGTH OF 301.56 FEET, THROUGH A CENTRAL ANGLE OF 18°47'47" AND A LONG CHORD WHICH BEARS S.38°58'09"E., 300.21 FEET; THENCE, NON-TANGENT FROM SAID CURVE,
- 17) S.25°03'44"E., 247.72 FEET; THENCE,
- 18) S.17°41'47"E., 86.88 FEET TO THE POINT OF BEGINNING.

CONTAINING: 7.837 ACRES

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON. ALL LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM THE CITY OF MIDDLETON, IDAHO, AND SAID CITY OF MIDDLETON HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS 1TH DAY OF April, 2012

By:  ANDREW BRAUSA: MANAGER, BROOKFIELD HOLDINGS (HAYDEN II), LLC.

ACKNOWLEDGMENT
STATE OF NEW YORK } s.s.

ON THIS 7TH DAY OF April, 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ANDREW BRAUSA, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF BROOKFIELD HOLDINGS (HAYDEN II), LLC., WHO EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF NEW YORK
Edwin M

EDWIN M DO
Notary Public - State of New York
Qualified in New York County
Commission Expires 03/03/2023

CERTIFICATE OF SURVEYOR

I, ROB O'MALLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS, AND THE CORNER PERPETUATION AND PLUNG ACT, IDAHO CODE 55-1601 THROUGH 55-1612.




ROB O'MALLEY
IDAHO NO. 13765

SAWTOOTH LAKE SUBDIVISION NO. 3

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (OLPE) REPRESENTING THE CITY OF MIDDLETON AND THE OLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUTER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTIONS CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-132B, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

Walt R.E.H.S. DISTRICT HEALTH DEPARTMENT 5-5-2020 DATE

APPROVAL OF MIDDLETON CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY APPROVE THE FOREGOING PLAN.

Civil Dynamics PL 07/16/2020 DATE
 CITY ENGINEER MIDDLETON, IDAHO
 by: Amy J Woodruff, PE, 1020710



Rob O'Malley
 ROB O'MALLEY
 IDAHO NO. 13765

APPROVAL OF MIDDLETON CITY COUNCIL

I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 15 DAY OF July, 2020, THE FOREGOING PLAN WAS DULY ACCEPTED AND APPROVED.

Becky L Craft
 CITY CLERK MIDDLETON, IDAHO

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAN AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

David Y. Kinsberg 5/18/20 DATE
 CANYON COUNTY SURVEYOR
 DAVID Y. KINSBERG PE/PLS 2459

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Aracelis Lloyd 8/24/20 DATE
 COUNTY TREASURER
 Aracelis Lloyd



SAWTOOTH LAKE SUBDIVISION NO. 3

IN WITNESS WHEREOF, I HAVE HERELINTO SET MY HAND THIS 21 DAY OF July, 2020

By: [Signature]
WILLIAM DUFFEY, AUTHORIZED AGENT,
BELLA TERRA, LLC AN OREGON LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF POTENTIAL } s.s.

ON THIS 21st DAY OF JULY, 2020 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WILLIAM DUFFEY, KNOWN OR IDENTIFIED TO ME TO BE AS AN AUTHORIZED AGENT, BELLA TERRA, LLC AN OREGON LIMITED LIABILITY COMPANY, WHO EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HERELINTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



[Signature]
NOTARY PUBLIC FOR THE STATE OF IDAHO

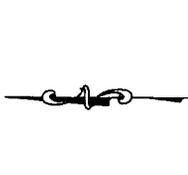


[Signature]
ROBERT O'MALLEY
IDAHO NO. 13765

RECORD OF SURVEY

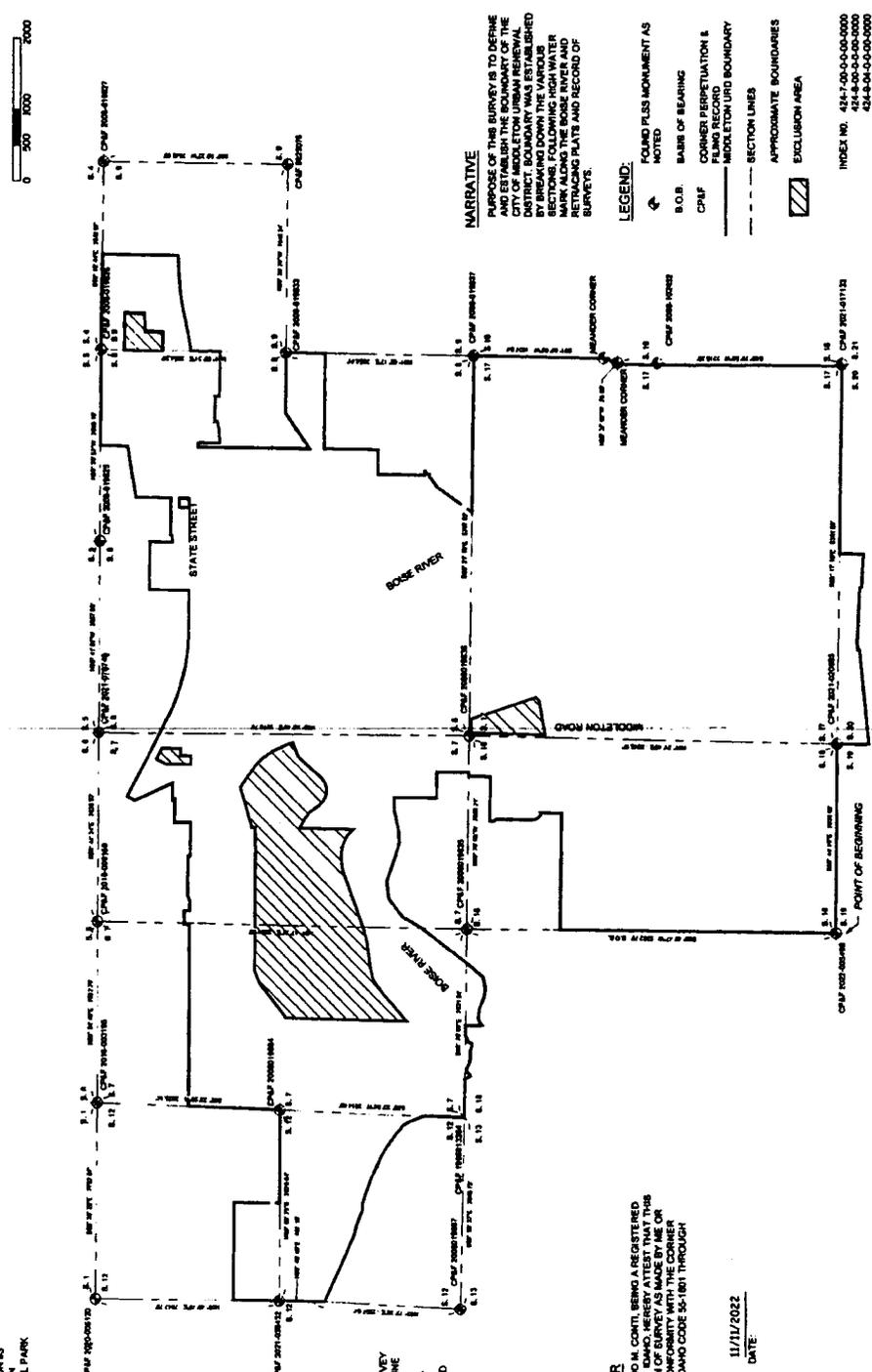
for
CITY OF MIDDLETON URBAN RENEWAL DISTRICT
LYING IN SECTIONS 12, T.4N., R.3W., SECTIONS 7, 8, 9, 17, 18 &
20 T.4N., R.2W., BOISE MERIDIAN, CANYON COUNTY, IDAHO.

NOVEMBER 2022 SCALE: 1" = 1,000' SHEET 1 OF 5



- REFERENCES**
- CPMF AS NOTED
 - RO# 2013014768
 - RO# 2013014769
 - RO# 2020027162
 - RO# 2020026214
 - RO# 2020097874
 - RO# 2020097875
 - RO# 2020097876
 - RO# 2020051502
 - RO# 2020022170
 - RO# 1997042608
 - RO# 2020011728
 - RO# 1998012629
 - RO# 2020011728
 - RO# 2020034418
 - RO# 2016024681
 - RO# 2017009829
 - RO# 2017009830
 - RO# 2016020114
 - RO# 2016023238
 - RO# 2016022995
 - RO# 2016022996
 - RO# 2016022997
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 - RO# 2016013144
 - RO# 2020040400
 - RO# 2020042626
 - RO# 2020042627
 - RO# 1998020584
 - RO# 2020040439
 - RO# 2007023962
 - RO# 2016027286
 - RO# 2016051810
 - RO# 2021000403
 - RO# 2022000438
 - RO# 2022027628

- PLATS:**
- RIVER ESTATES
 - SUBDIVISION
 - MIDDLETON LAKES #1
 - MIDDLETON LAKES #2
 - MIDDLETON LAKES #3
 - MIDDLETON LAKES #4
 - SAVTOOTH LAKE
 - SUBDIVISION #1
 - SAVTOOTH LAKE
 - SUBDIVISION #2
 - SAVTOOTH LAKE
 - SUBDIVISION #3
 - INDUSTRIAL PARK



MARRATIVE

PURPOSE OF THIS SURVEY IS TO DEFINE THE BOUNDARY OF THE URBAN RENEWAL DISTRICT OF MIDDLETON URBAN RENEWAL DISTRICT. BOUNDARY WAS ESTABLISHED BY BREAKING DOWN THE VARIOUS SURVEYS INTO SECTIONS AND MARK ALONG THE BOISE RIVER AND RETRACING PLATS AND RECORD OF SURVEYS.

- LEGEND:**
- FOUND PLUS MONUMENT AS NOTED
 - B.O.B. BASIS OF BEARING
 - CPMF CORNER PERPETUATION & FILING RECORD
 - MIDDLETON URBAN RENEWAL DISTRICT BOUNDARY
 - SECTION LINES
 - APPROXIMATE BOUNDARIES
 - EXCLUSION AREA

INDEX NO. 424-7-00-00-00-0000
424-8-00-00-00-0000
424-9-00-00-00-0000
424-10-00-00-00-0000
424-11-00-00-00-0000
424-12-01-00-00-0000



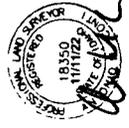
BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS IDENTICAL WITH THE DECIERS LINE OF THE SE QUARTER OF SECTION 18 TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BEING 80°40'47.77" SOUTH 89°19'12.23" WEST. FOUND MONUMENTS AS SHOWN HEREON.

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT, ANTONIO M. COMTE, BEING A REGISTERED PROFESSIONAL SURVEYOR, HAS MADE THIS IS AN ACCURATE REPRESENTATION OF SURVEY AS MADE BY ME OR UNDER MY DIRECTION AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT - IDAHO CODE 55-1801 THROUGH 55-1815.

Antonio M. Comte
ANTONIO M. COMTE, P.L.S. 18350
DATE: 11/11/2022



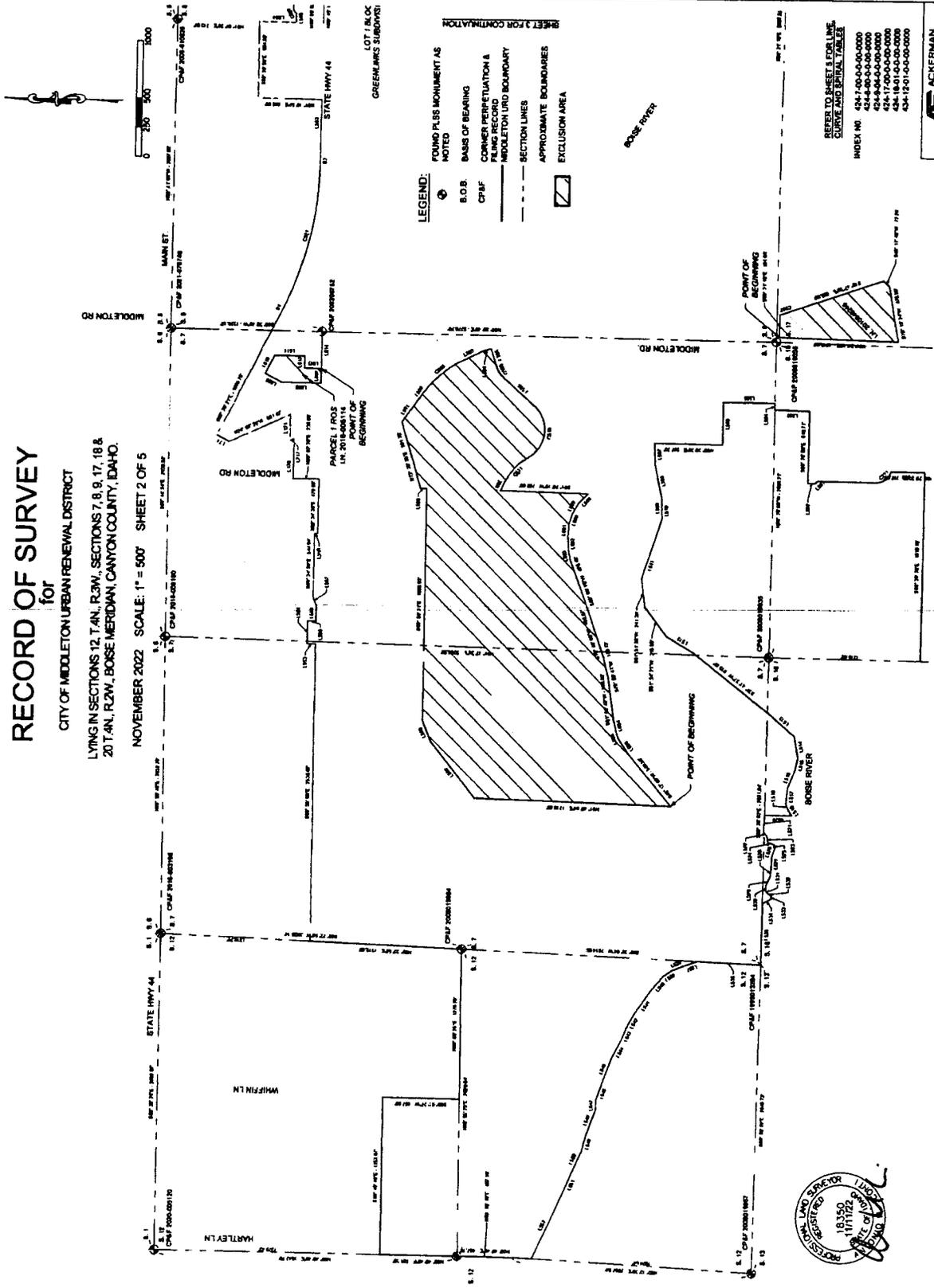
RECORD OF SURVEY

for

CITY OF MIDDLETON URBAN RENEWAL DISTRICT

LYING IN SECTIONS 12, T.4N., R.3W., SECTIONS 7, 8, 9, 17, 18 & 20 T.4N., R.2W., BORSE MERIDIAN, CANYON COUNTY, IDAHO.

NOVEMBER 2022 SCALE: 1" = 500' SHEET 2 OF 5



LEGEND:

- POINT PLUS MONUMENT AS NOTED
- S.O.B.
- CP&F
- CORNER PENETRATION & CORNER PERMANENT
- MIDDLETON URB BOUNDARY
- SECTION LINES
- APPROXIMATE BOUNDARIES
- EXCLUSION AREA

REFER TO SHEET 3 FOR LINE CURVE AND SPIRAL TABLES

INDEX NO. 434-7-00-00-0000
 434-8-00-00-0000
 434-9-00-00-0000
 434-10-00-00-0000
 434-11-00-00-0000
 434-12-01-00-0000



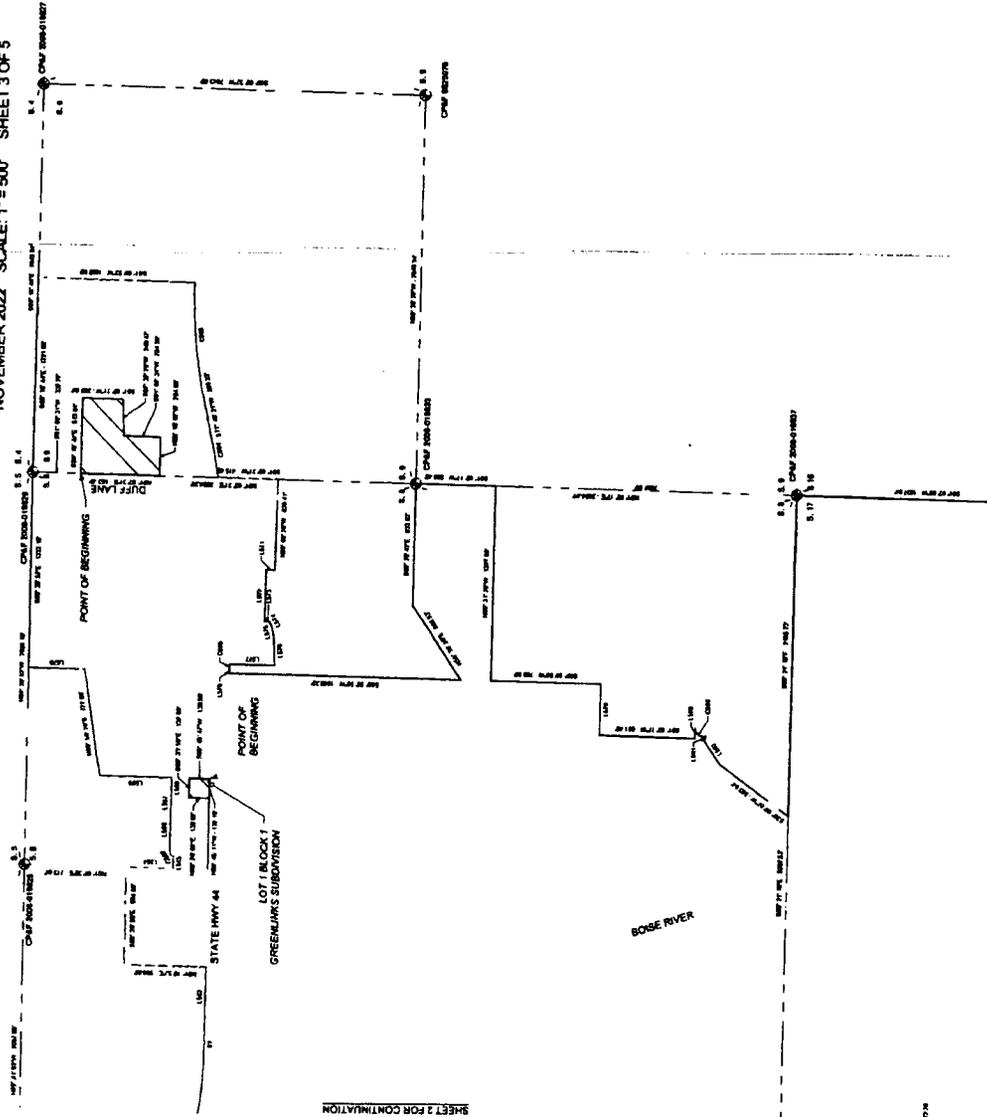
RECORD OF SURVEY

for

CITY OF MIDDLETON URBAN RENEWAL DISTRICT

LYING IN SECTIONS 12, 14N, R.2W, SECTIONS 7, 8, 9, 17, 18 &
20 T.4N., R.2W., BOISE MERIDIAN, CANYON COUNTY, IDAHO.

NOVEMBER 2022 SCALE: 1" = 500' SHEET 3 OF 5



SHEET 2 FOR CONTINUATION

SHEET 4 FOR CONTINUATION

LEGEND:

- ◆ FOUND PLS MONUMENT AS NOTED
- B.O.B. BASIS OF BEARING
- C.P.M.F. CORNER RECONSTRUCTION & PLANS RECORD
- MIDDLETON URBAN BOUNDARY
- - - SECTION LINES
- - - APPROXIMATE BOUNDARIES
- EXCLUSION AREA



REFER TO SHEETS FOR LINE CURVE AND SPINAL TABLES

INDEX NO. 4247-00-00-00-0000
4248-00-00-00-0000
4249-00-00-00-0000
424-17-00-00-00-0000
424-18-01-00-00-0000
424-12-01-00-00-0000

ESTVOLD
PROFESSIONAL ENGINEER
19180
STATE OF IDAHO
COMMISSION EXPIRES 11/11/22

D78

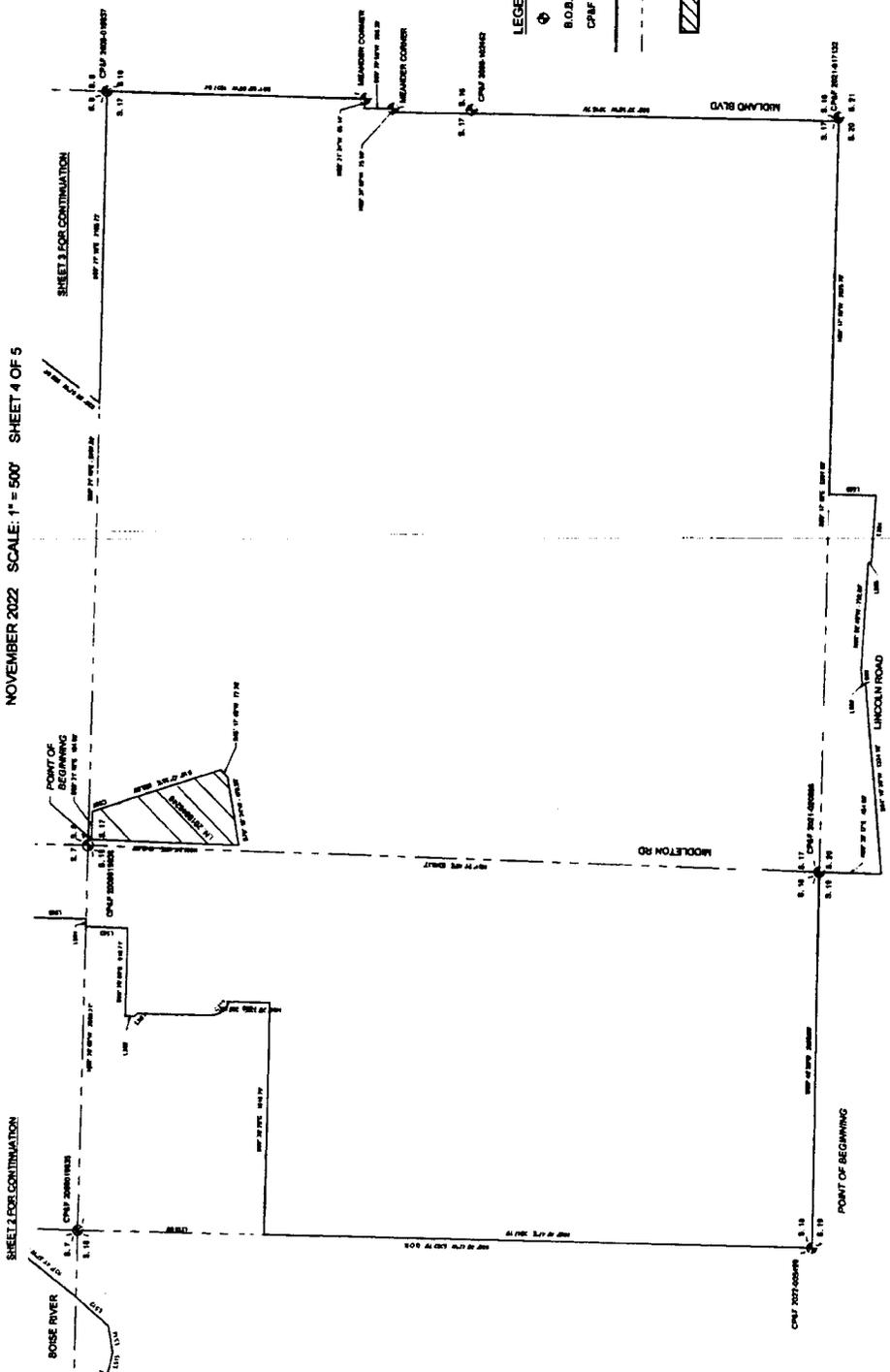
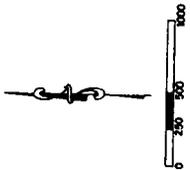
RECORD OF SURVEY

for

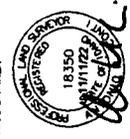
CITY OF MIDDLETON URBAN RENEWAL DISTRICT

LYING IN SECTIONS 12, T.4N., R.3W., SECTIONS 7, 8, 9, 17, 18 &
20 T.4N., R.2W., BOISE MERIDIAN, CANYON COUNTY, IDAHO.

NOVEMBER 2022 SCALE: 1" = 500' SHEET 4 OF 5



- LEGEND:**
- FOUND PLUS MONUMENT AS NOTED
 - B.O.B. BASIS OF BEARING
 - C.P.M.F. CORNER PERPETUATION & PLUMB RECORD
 - MIDDLETON URBAN BOUNDARY
 - SECTION LINES
 - APPROXIMATE BOUNDARIES
 - EXCLUSION AREA



REFERS TO SHEETS & REFER LINE
CITY OF MIDDLETON URBAN RENEWAL DISTRICT

INDEX NO. 424-00-00-00-0000
424-00-00-00-0000
424-00-00-00-0000
424-17-00-00-00-0000
424-18-01-00-00-0000
424-18-01-00-00-0000

ACHERMAN
ESTYOLD

Professional Surveyor, No. 18350, State of Idaho
1000 W. Main Street, Boise, Idaho 83725
Phone: 208.333.1111 Fax: 208.333.1112

RECORD OF SURVEY for

CITY OF MIDDLETON URBAN RENEWAL DISTRICT

LYING IN SECTIONS 12, T.4N., R.3W., SECTIONS 7, 8, 9, 17, 18 &
20, T.4N., R.2W., BOISE MERIDIAN, CANYON COUNTY, IDAHO.

NOVEMBER 2022 SCALE: NTS SHEET 5 OF 5



Parcel Line Table		
Line #	Bearing	Length
L69	S66° 54' 58"E	248.96
L70	S55° 18' 20"E	248.56
L74	N27° 30' 05"E	123.37
L170	S49° 39' 48"E	346.23
L171	N89° 50' 33"E	221.81
L172	N20° 02' 36"W	38.84
L500	N47° 29' 33"E	207.88
L501	N44° 06' 07"W	28.40
L502	N07° 35' 52"E	84.86
L503	N17° 23' 18"E	208.91
L504	S89° 26' 08"E	54.81
L505	N07° 38' 30"E	445.02
L506	N89° 26' 05"W	364.00
L507	S89° 42' 48"W	188.01
L508	S77° 32' 54"W	300.27
L509	S87° 56' 07"W	178.39
L510	S87° 56' 07"W	178.39
L511	N171° 17' 24"W	281.80
L512	S39° 52' 28"W	280.77
L513	S40° 36' 59"W	309.10

Parcel Line Table		
Line #	Bearing	Length
L514	S00° 12' 18"W	180.51
L515	N78° 12' 43"W	108.46
L516	N69° 34' 20"W	168.00
L517	N64° 02' 54"W	133.74
L518	S05° 14' 09"W	59.15
L519	S57° 36' 33"W	49.86
L520	N07° 18' 52"E	228.07
L521	N89° 26' 41"W	138.80
L522	S02° 10' 23"W	48.71
L523	S80° 52' 33"W	49.77
L524	S19° 54' 48"W	59.09
L525	S00° 23' 59"W	54.23
L526	N72° 09' 19"W	83.22
L527	N80° 17' 56"W	80.70
L528	N85° 37' 52"W	64.17
L529	N85° 04' 28"W	87.86
L530	S48° 49' 23"W	37.10
L531	S09° 44' 46"W	28.72
L532	S36° 33' 05"W	34.86
L533	S85° 41' 25"W	29.86

Parcel Line Table		
Line #	Bearing	Length
L534	N27° 08' 34"W	83.89
L535	N89° 26' 37"W	328.39
L536	N07° 23' 04"E	505.37
L537	N18° 33' 44"W	125.73
L538	N21° 46' 28"W	107.62
L539	N51° 23' 55"W	88.80
L540	N48° 32' 20"W	178.84
L541	N54° 27' 38"W	242.88
L542	N89° 25' 47"W	134.32
L543	N85° 48' 22"W	130.36
L544	N62° 35' 52"W	163.90
L545	N88° 32' 24"W	222.75
L546	N71° 18' 15"W	162.46
L547	N89° 08' 22"W	81.62
L548	N48° 08' 01"W	119.41
L549	N14° 31' 21"W	180.74
L550	N85° 25' 46"W	174.88
L551	N85° 31' 59"W	248.83
L552	N65° 17' 35"W	363.21
L553	N07° 55' 00"E	79.50

Parcel Line Table		
Line #	Bearing	Length
L554	S49° 55' 08"E	194.90
L555	S07° 40' 34"W	78.59
L556	S08° 35' 52"E	139.25
L557	N85° 55' 07"E	73.24
L558	S07° 33' 24"W	30.00
L559	S88° 44' 58"E	386.49
L560	S11° 06' 59"W	323.79
L561	S89° 33' 34"E	78.63
L562	S89° 33' 34"E	201.85
L563	S09° 35' 34"E	128.88
L564	N07° 45' 47"E	498.85
L565	N07° 54' 41"E	363.62
L566	N07° 54' 41"E	81.23
L567	N89° 05' 28"W	348.92
L568	S07° 44' 44"W	33.80
L569	S62° 55' 37"W	30.19
L570	S77° 56' 07"W	78.36
L571	S80° 12' 38"W	163.89
L572	N07° 54' 46"E	311.04

Parcel Line Table		
Line #	Bearing	Length
L573	N89° 44' 59"W	271.50
L574	N89° 25' 34"W	347.87
L580	S89° 26' 40"E	72.00
L581	N87° 03' 05"W	32.14
L582	S54° 05' 57"W	108.00
L583	S07° 39' 27"W	343.82
L584	N85° 51' 36"W	463.59
L585	N18° 07' 51"W	27.26
L586	S84° 10' 02"W	101.47
L587	S07° 45' 31"W	25.29
L588	N51° 45' 34"E	818.74
L589	N85° 21' 35"E	180.19
L590	N82° 42' 41"E	55.34
L591	S24° 22' 30"E	194.70
L592	S52° 23' 17"E	184.02
L593	S20° 01' 47"E	241.72
L594	S17° 45' 01"E	84.91
L595	S70° 54' 47"W	140.18
L596	S41° 19' 28"W	325.34
L597	N83° 18' 28"W	57.53

Parcel Line Table		
Line #	Bearing	Length
L598	N45° 12' 09"W	118.87
L599	N40° 54' 10"W	87.81
L600	N10° 22' 25"W	102.04
L601	N85° 12' 21"W	111.72
L602	S84° 39' 23"W	118.37
L603	S78° 26' 41"W	80.38
L604	S75° 26' 55"W	128.78
L605	S87° 08' 28"W	35.11
L606	S84° 31' 04"W	180.86
L607	N89° 36' 07"W	124.19
L608	N07° 38' 30"E	362.81
L609	N27° 37' 57"E	194.40
L610	S62° 28' 21"E	173.02
L611	S07° 38' 30"W	363.83
L612	N89° 36' 00"W	102.50
L613	S07° 38' 30"W	160.00
L614	N89° 36' 07"W	314.11

Spiral Table			
Spiral #	Length	Radius	Chord Direction
51	247.15	2790.79	S87°16'40"E
52	247.15	2790.79	S48°53'48"E

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C501	2790.79	1088.72	22°14'20"	S70°05'40"E	1079.91
C502	50.00	52.79	60°27'17"	N00°39'23"E	50.34
C503	2790.79	794.21	11°02'13"	S85°10'00"W	733.08
C504	7888.44	367.39	2°44'02"	S79°07'33"W	361.34
C505	7888.44	32.89	87°14'42"	N89°52'18"W	32.86
C506	60.00	113.83	108°11'54"	S35°19'00"W	87.51
C507	1867.07	124.67	2°48'17"	S18°54'48"E	124.69
C508	111.22	301.56	19°47'41"	S38°59'12"E	300.21
C509	237.95	138.39	33°18'24"	S60°07'34"W	136.45
C510	270.00	512.62	108°12'40"	N44°31'10"W	458.20
C511	630.00	327.41	30°29'42"	N47°37'37"W	322.73



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424-12-00-00-0000



Exhibit 2

**(Intergovernmental Agreement for Roles and Responsibilities under Idaho Code Section
50-2906(3)(b))**

4873-0305-5408, v. 4

INTERGOVERNMENTAL AGREEMENT FOR ROLES AND
RESPONSIBILITIES UNDER IDAHO CODE SECTION 50-2906(3)(b)

This Intergovernmental Agreement ("Agreement") is entered into this 30 day of November, 2022, by and between Canyon County, Idaho and the City of Middleton, Idaho, and is made for the purpose of complying with Idaho Code Section 50-2906(3)(b).

RECITALS

WHEREAS, Canyon County is a duly organized and existing county under the laws and the Constitution of the State of Idaho;

WHEREAS, City of Middleton (hereinafter, "Middleton") is a duly organized existing municipality under the laws and the Constitution of the State of Idaho;

WHEREAS, the Middleton City Council and Mayor of Middleton respectively, on September 5, 2006, adopted and approved Resolution No. 233-06 creating the Urban Renewal Agency of Middleton, Idaho, also known as the Middleton Urban Renewal Agency (the "Agency"), authorizing it to transact business and exercise the powers granted by the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the "Law"), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the "Act") upon making the findings of necessity required for creating said Agency;

WHEREAS, there is currently one (1) existing urban renewal and revenue allocation project area in Middleton, which is commonly referred to as the Downtown District;

WHEREAS, based on inquiries and information presented, Middleton commenced certain discussions concerning examination of an additional area including parcels within Middleton, as well as parcels located within unincorporated Canyon County as eligible for an urban renewal project;

WHEREAS, in 2022, Hamilton, Michaelson, Hilty, LLP commenced an eligibility study and preparation of an eligibility report for an area approximately 1834 acres in size including properties and roadway, referred to as the MURA East Study Area, which is an area generally located within the eastern portion of Middleton and extending to the east into unincorporated Canyon County and approximately between State Highway 44 and the Boise River, with an additional portion of the area lying south of the Boise River on either side of Middleton Road. North of the Boise River, the area extends no further west than the South Hartley Lane alignment and no further east than one-quarter mile east from the Duff Lane alignment. The area extends north to the Cornell Street alignment in its northeast corner. South of the Boise River, the area extends south to Lincoln Road, extending to the west of Middleton Road to the South Hawthorne/Ward Lane alignment and east of Middleton Road to the Duff Lane alignment (the "Study Area");

WHEREAS, the Agency obtained an eligibility report entitled Eligibility Study: MURA East, dated March 18, 2022 (the "Report"), which examined the Study Area, which area also included real property located within unincorporated Canyon County, for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8);

WHEREAS, the Agency, on March 21, 2022, adopted Resolution No. 02-22 accepting the Report and authorizing the Chair, Vice-Chair, or Administrator of the Agency to transmit the Report to the Middleton City Council requesting its consideration for designation of an urban renewal area and requesting the Middleton City Council to direct the Agency to prepare an urban renewal plan for the Study Area, which plan may include a revenue allocation provision as allowed by law;

WHEREAS, the Agency also authorized the transmittal of the Report to the Canyon County Board of County Commissioners (the "Board of County Commissioners") for purposes of obtaining a resolution determining such areas outside the boundaries of incorporated Middleton and within unincorporated Canyon County to be deteriorated and/or deteriorating and finding the need for an urban renewal project for the proposed Study Area;

WHEREAS, Idaho Code Section 50-2018(18) provides that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits and within its area of operation without the approval of the other city or county declaring the need for an urban renewal plan for the proposed area;

WHEREAS, the Study Area considered within the Report included certain properties within unincorporated Canyon County;

WHEREAS, the Report was submitted to the Board of County Commissioners, and the Board of County Commissioners were asked to adopt a resolution finding the need for an urban renewal project for the proposed Study Area;

WHEREAS, the Board of County Commissioners adopted the Agency's finding concerning the proposed Study Area by adopting Resolution No. 22-144 on June 29, 2022;

WHEREAS, the Middleton City Council, by Resolution No. 472-22, dated July 6, 2022, declared the Study Area described in the Report to be a deteriorated area or a deteriorating area, or a combination thereof, as defined by Chapters 20 and 29, Title 50, Idaho Code, as amended, that such Study Area is appropriate for an urban renewal project, that the Board of County Commissioners adopted the necessary resolutions and directed the Agency to commence preparation of an urban renewal plan;

WHEREAS, Middleton and the Agency embarked on the planning of an urban renewal project referred to as the Urban Renewal Plan for the Middleton East District Urban Renewal Project (the "MURA East Plan") to develop and/or redevelop a portion of Middleton, and an area within Middleton's area of operation and within unincorporated Canyon County adjacent and

**INTERGOVERNMENTAL AGREEMENT FOR ROLES AND RESPONSIBILITIES
UNDER IDAHO CODE SECTION 50-2906(3)(b)- 2
(MURA East – Middleton)**

contiguous to Middleton that is intended to be annexed into Middleton prior to development, pursuant to the Law and the Act, as amended;

WHEREAS, the MURA East Plan proposes to create an urban renewal and revenue allocation area commonly known as the MURA East District project area (the "Project Area");

WHEREAS, the Agency and its consultants have undertaken the planning process during 2022;

WHEREAS, the area included in the Project Area is smaller than the area assessed in the Report, which Project Area is illustrated in **Exhibit 1**;

WHEREAS, the required property owner consents for any parcels deemed to be an agricultural operation included within the Project Area have been obtained by the Agency;

WHEREAS, the MURA East Plan contains the provisions of revenue allocation financing as allowed by the Act;

WHEREAS, the Agency Board on October 12, 2022, adopted Resolution No. 07-22 proposing and recommending the MURA East Plan;

WHEREAS, the Agency, by letter of transmittal dated October 14, 2022, submitted the MURA East Plan to the Mayor and Middleton City Clerk;

WHEREAS, the Mayor and City Clerk are taking the necessary action to process the MURA East Plan consistent with the requirements set forth in Idaho Code §§ 50-2906 and 50-2008;

WHEREAS, appropriate notice of the MURA East Plan and revenue allocation provision contained therein has been given to the affected taxing districts and the public as required by Idaho Code § 50-2906;

WHEREAS, after notice duly published, the Middleton City Council at its special meeting to be held on November 30, 2022, will hold a public hearing and will consider the MURA East Plan as proposed;

WHEREAS, Idaho Code Section 50-2906(3)(b), requires an agreement between the Middleton City Council and the Board of County Commissioners, governing administration of a revenue allocation financing provision for any area extending beyond Middleton's municipal boundary and located within unincorporated Canyon County, and such agreement must be formalized by a transfer of power ordinance adopted by the Board of County Commissioners;

WHEREAS, there are certain properties within the MURA East Plan and Project Area which extend beyond Middleton's municipal boundaries and into Canyon County, as illustrated in **Exhibit 1**, attached hereto and incorporated herein by reference;

**INTERGOVERNMENTAL AGREEMENT FOR ROLES AND RESPONSIBILITIES
UNDER IDAHO CODE SECTION 50-2906(3)(b)- 3
(MURA East – Middleton)**

WHEREAS, the Middleton City Council and the Board of County Commissioners desire to enter into this Agreement to avoid any uncertainty regarding the Middleton City Council's jurisdiction and authority to establish the MURA East Project Area and the Agency's authority to implement the MURA East Plan concerning those properties which are outside Middleton's municipal limits and within Canyon County, as it relates to the administration of the revenue allocation;

WHEREAS, the Middleton City Council and Board of County Commissioners deem it in their collective best interests to enter into this Agreement covering said properties and assuring compliance with the Act and Law, Idaho Code Sections 50-2906(3)(b) and 50-2018(18) respectively;

NOW, THEREFORE, it is mutually agreed as follows:

AGREEMENT

1. PURPOSE OF AGREEMENT

The purpose of this Agreement is to detail the duties, roles, and responsibilities to be provided by the parties with respect to compliance with the Act and Law, Idaho Code Sections 50-2906(3)(b) and 50-2018(18) respectively;

2. GENERAL PROVISIONS

The Board of County Commissioners does hereby agree that the Middleton City Council shall have the right, power, authority, and obligation to administer the Law, Act and particularly the revenue allocation financing provisions of the MURA East Plan for that certain property which is contained within the boundaries of the revenue allocation area as defined in the Act and the MURA East Plan, which property extends beyond Middleton's municipal boundary and into unincorporated Canyon County. The property governed by this Agreement is illustrated in **Exhibit 1** of this Agreement. The Board of County Commissioners, by passing Resolution No. 22-144 has declared the need for urban renewal activity in the area which extends beyond Middleton's municipal boundaries and into unincorporated Canyon County.

By agreeing to the revenue allocation administration of this property by the Middleton City Council for the limited purposes of implementing the MURA East Plan, the Board of County Commissioners agree all revenue allocation proceeds generated from such property shall be available to the Agency for all purposes authorized under the Act and the MURA East Plan. Following the establishment of the Project Area, the Agency shall administer the revenue allocation provision affecting this property as allowed under the Act and the MURA East Plan. Additionally, the Board of County Commissioners acknowledges the MURA East Plan has been reviewed by the Middleton Planning & Zoning Commission for the MURA East Plan's conformity with the general plan for the development of Middleton, as a whole, consistent with and limited to the requirements of Idaho Code § 50-2008(b). The Board of County Commissioners defers to the

Middleton Planning & Zoning Commission's review and recommendations as required by Idaho Code § 50-2008(b) solely with regard to adopting the MURA East Plan. The Middleton City Council expressly acknowledges the parcels located within unincorporated Canyon County, if developed prior to annexation into Middleton, are subject to and shall be developed in conformity to the Canyon County Zoning and Development Codes., , Recognizing the intent to seek annexation of the parcels located within unincorporated Canyon County into Middleton prior to development, which development is intended to occur in phases over the life of the MURA East Plan and Project Area, once these parcels within unincorporated Canyon County are annexed they shall develop and conform to the 2019 City of Middleton Comprehensive Plan, as well as the MURA East Plan. Canyon County defers to the Agency to implement and carry out the MURA East Plan. Nothing contained in this Agreement alters Canyon County's jurisdiction as it relates to land use planning or zoning of these unincorporated parcels while these parcels are still within unincorporated Canyon County, but merely provides for the administrative of revenue allocation of these parcels by the Middleton City Council.

The Board of County Commissioners shall approve this Agreement by the adoption of a transfer of power ordinance and the Middleton City Council shall approve this Agreement by the adoption of a duly authorized resolution.

Upon approval and adoption of the ordinance and resolution referenced above, the Middleton City Council shall take the necessary steps through the Middleton City Clerk to transmit a copy of the County Transfer of Power Ordinance to the County Auditor, County Assessor, the County Recorder, the other taxing districts of the revenue allocation area, and the Idaho State Tax Commission.

3. EFFECTIVE TERM

This Agreement shall be deemed effective upon the execution of this Agreement by both the Board of County Commissioners and the Middleton City Council and shall remain in effect for the duration of the MURA East Plan. This Agreement shall be of no further force and effect as it relates to any parcel or parcels as illustrated and described in **Exhibit 1** upon those properties or portions of those properties then being included within the municipal boundaries of Middleton, currently, or through Middleton's annexation process.

4. MODIFICATION

This Agreement may be modified or amended in writing if executed by both the Board of County Commissioners and the Middleton City Council.

6. ENTIRE AGREEMENT

Except as provided otherwise herein, this Agreement and any attachments hereto constitute the entire Agreement between the parties concerning the subject matter hereto.

IN WITNESS WHEREOF, the Board of County Commissioners and the Middleton City Council have executed this Agreement by proper persons thereunto duly authorized as of the date first hereinabove written.

COUNTY: BOARD OF CANYON COUNTY COMMISSIONERS

By *Kent Smith*
Chair

By *[Signature]*

By *[Signature]*

ATTEST:

Chris Yamamoto
Canyon County Clerk *Ross Deputy Clerk*
10-27-22

CITY: CITY OF MIDDLETON, IDAHO

By *[Signature]*
Steve Rule, Mayor

ATTEST:

Becky Crofts
Middleton City Clerk



Exhibit 1

(Map Showing Properties Within Unincorporated Canyon County and Legal Description of the Project Area)

4875-2640-1840, v. 4

**INTERGOVERNMENTAL AGREEMENT FOR ROLES AND RESPONSIBILITIES
UNDER IDAHO CODE SECTION 50-2906(3)(b)- 7
(MURA East – Middleton)**

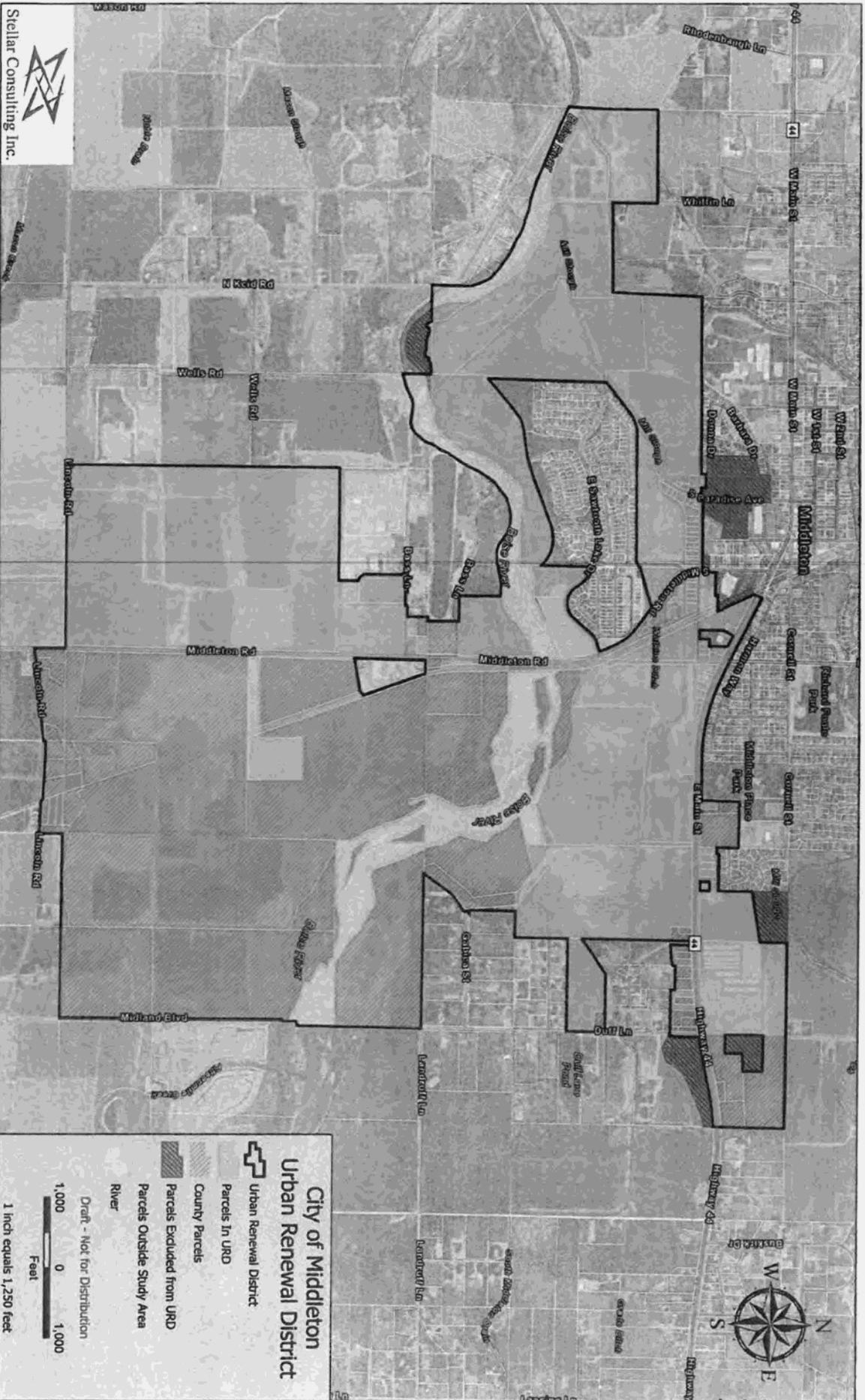


Exhibit 1



November 7, 2022
CITY OF MIDDLETON
URBAN RENEWAL DISTRICT
Legal Description

An area of land being a portion of Section 12, Township 4 North, Range 3 West, and a portion of Sections 7, 8, 9, 17, 18 and 20, Township 4 North, Range 2 West, Boise Meridian, Canyon County, State of Idaho, more particularly described as follows:

BEGINNING at the south quarter corner of Section 18, T4N, R2W; thence on the north/south quarter line of said Section 18 N00°40'47"E a distance of 3,947.19 feet; thence S89°30'28"E a distance of 1,619.78 feet to the SW corner of Lot 4 Block 1 Middleton Industrial Park No. 1; thence on the westerly line of said Lot 4 N00°29'33"E a distance of 287.86 feet to a point on the right of way line of Tungsten Street; thence on said right of way line a non-tangent curve to the right having a radius of 130.00 feet a length of 169.35 feet and a chord bearing N36°45'13"W a distance of 157.63 feet; thence continuing on the right of way line of Cobalt Avenue N00°34'01"E a distance of 515.37 feet; thence N44°06'07"W a distance of 28.40 feet to a point on the southerly right of way line of Bass Lane; thence N00°33'52"E a distance of 64.86 feet to the northerly right of way line of Bass Lane; thence on last said right of way line S89°26'08"E a distance of 618.71 feet to a point on the west line of Parcel A as shown on Record of Survey I.N. 2017-002883; thence on last said westerly line and its northerly extension N01°23'19"E a distance of 299.91 feet to a point on the north line of said Section 18; thence on said north line S89°26'05"E a distance of 54.91 feet to the SE corner of the parcel of land as shown on Record of Survey I.N. 92018622; thence on the easterly line of last said parcel N00°39'30"E a distance of 445.00 feet to the NE corner of last said parcel; thence N89°26'05"W a distance of 364.00 feet to an angle point on last said parcel; thence N00°39'30"E a distance of 597.23 feet to a point on the Ordinary High Water mark on the south bank of the Boise River; thence meandering on said south bank the following courses:

S88°43'49"W a distance of 188.01 feet; thence
S77°32'54"W a distance of 290.27 feet; thence
S87°55'07"W a distance of 176.39 feet; thence
N71°43'13"W a distance of 288.84 feet; thence
N71°17'24"W a distance of 261.60 feet; thence
S81°51'55"W a distance of 241.38 feet; thence
S51°54'21"W a distance of 315.59 feet; thence
S29°52'28"W a distance of 280.77 feet; thence
S37°41'37"W a distance of 819.67 feet; thence
S40°38'59"W a distance of 309.10 feet; thence
S80°12'18"W a distance of 190.51 feet; thence
N78°13'43"W a distance of 106.46 feet; thence

HEADQUARTERS
1907 17TH ST SE
MINOT, ND 58701
701.837.8737

4165 30TH AVE S
SUITE 100
FARGO, ND 58104
701.551.1250

3210 27TH ST W
SUITE 200
WILLISTON, ND 58801
701.577.4127

7661 W RIVERSIDE DR
SUITE 102
GARDEN CITY, ID 83714
208.853.6470

N68°34'20"W a distance of 168.90 feet; thence
N84°05'54"W a distance of 133.74 feet; thence
S66°14'06"W a distance of 59.15 feet; thence
S57°38'33"W a distance of 49.66 feet to a point on the 16th line of said Section 18; thence on last said
16th line N0°19'25"E a distance of 229.07 feet to a point on the north line of said Section 18; thence on
last said north line N89°26'47"W a distance of 139.86 feet to a point on the north bank of the Boise
River also being a point on the southerly line of Parcel A as shown on Record of Survey I.N. 2014-
044636; thence on last said north bank and southerly line of Parcel A the following courses:
S62°10'23"W a distance of 48.71 feet; thence
S80°52'33"W a distance of 48.73 feet; thence
S19°54'48"W a distance of 58.09 feet; thence
S80°23'55"W a distance of 34.23 feet; thence
N72°05'16"W a distance of 83.22 feet; thence
N88°17'58"W a distance of 98.70 feet; thence
N83°37'32"W a distance of 64.17 feet; thence
N66°04'29"W a distance of 87.89 feet; thence
S88°49'23"W a distance of 37.10 feet; thence
S50°44'48"W a distance of 28.72 feet; thence
S36°33'05"W a distance of 34.98 feet; thence
S85°41'25"W a distance of 28.86 feet; thence
N27°09'34"W a distance of 83.89 feet to a point on said north line of Section 18; thence on last said
north line N89°26'37"W a distance of 528.38 feet to the corner common to Sections 18 and 7 T4N,
R2W and Section 12 and 13 T4N, R3W; thence on the west line line of said Section 7
N2°23'04"E a distance of 555.27 feet; thence
N18°53'44"W a distance of 125.73 feet; thence
N21°48'39"W a distance of 107.92 feet; thence
N31°23'55"W a distance of 86.80 feet; thence
N48°32'20"W a distance of 178.84 feet; thence
N54°27'38"W a distance of 242.88 feet; thence
N59°25'47"W a distance of 124.33 feet; thence
N66°48'22"W a distance of 130.36 feet; thence
N62°33'52"W a distance of 163.59 feet; thence
N68°53'24"W a distance of 222.75 feet; thence
N71°18'15"W a distance of 162.46 feet; thence
N89°09'22"W a distance of 81.65 feet; thence
N69°08'01"W a distance of 219.41 feet; thence
N74°31'27"W a distance of 160.74 feet; thence
N66°23'40"W a distance of 174.69 feet; thence
N66°31'59"W a distance of 248.63 feet; thence
N65°17'35"W a distance of 593.21 feet to a point on the north/south quarter line of said Section 12
T4N, R3W;
thence leaving said south bank on last said north/south quarter line N03°13'38"E a distance of 173.00
feet; thence N00°46'48"E a distance of 467.18 feet to the center corner corner of said Section 12;

thence continuing on said quarter line $N00^{\circ}46'46''E$ a distance of 663.35 feet to the NW corner of Lot 13 of the Bigelow's Subdivision; thence on the north line of last said Lot 13 $S89^{\circ}49'49''E$ a distance of 1,353.67 feet to the centerline of Whiffin Lane; thence on last said centerline $S00^{\circ}51'27''W$ a distance of 657.55 feet to a point on the east/west quarter line of said Section 12; thence on last said quarter line $N89^{\circ}55'25''E$ a distance of 1,276.79 feet to the east quarter corner of said Section 12; thence on the east line of said Section 12 $N02^{\circ}22'58''E$ a distance of 1,312.88 feet to the North $1/16^{th}$ line of said Section 12 and Section 7 T4N, R2W; thence on the $1/16^{th}$ line of said Section 7 $S89^{\circ}55'08''E$ a distance of 2,536.62 feet to the SE corner of Lot 1 Block 3 Doran Corn Addition; thence on the east line of last said Lot 1 $N00^{\circ}52'30''E$ a distance of 75.50 feet to a point on the westerly extension of the north line of the parcel of land as described in Instrument No. 2013001461; thence on said north line and its westerly extension $S89^{\circ}55'08''E$ a distance of 194.50 to the northeast corner of last said parcel of land; thence on the east line of last laid parcel $S00^{\circ}49'38''W$ a distance of 76.59 feet to the southeast corner of last said parcel also being a point on the north line of Lot 1 Block 1 of Viking Park Subdivision No. 1; thence on last said north line $S89^{\circ}35'53''E$ a distance of 139.25 feet to the northeast corner of last said Lot 1 Block 1; thence $N66^{\circ}55'07''E$ a distance of 75.24 feet to a point on the southwest corner of the parcel of land shown on Record of Survey Instrument No. 9020934 also being a point on the north line of Boise Street; thence on last said north line $S89^{\circ}34'36''E$ a distance of 544.94 feet to a point on the boundary of Middleton Downtown UR Boundary; thence on last said Middleton Downtown UR Boundary $S00^{\circ}25'24''W$ a distance of 30.00 feet to a point on the centerline of Boise Street; thence on last said centerline of Boise Street; $S89^{\circ}34'36''E$ a distance of 470.00 feet to the East line of Middleton Road; thence $N00^{\circ}02'20''E$ a distance of 230.00 feet; thence $S89^{\circ}30'49''E$ a distance of 340.23 feet; thence $N20^{\circ}02'36''W$ a distance of 38.64 feet; thence $S89^{\circ}50'53''E$ a distance of 221.81 feet to a point on the easterly line of the abandoned railroad right of way line; thence on last said abandoned right of way line $N24^{\circ}07'29''W$ a distance of 581.42 feet; thence $N27^{\circ}30'05''E$ a distance of 123.52 feet to a point on the north right of way line of State Hwy 44; thence on said right of way line $S62^{\circ}28'21''E$ a distance of 1,086.75 feet; thence on a spiral curve with a radius of -2,799.79 feet a length of 247.15 feet and a chord bearing $S63^{\circ}16'49''E$ a distance of 247.13 feet; thence a curve to the left having a radius of 2,799.79 feet a length of 1,086.72 feet and a chord bearing $S76^{\circ}06'40''E$ a distance of 1,079.91 feet; thence on a spiral curve with a radius of 2,799.79 feet a length of 247.15 feet and a chord bearing $S88^{\circ}53'46''E$ a distance of 250.87 feet; thence $S89^{\circ}44'59''E$ a distance of 399.49 feet to a point on the westerly line of Parcel B as shown on Record of Survey I.N. 200367674; thence on last said westerly line and its northerly extension $N01^{\circ}10'52''E$ a distance of 566.89 feet to the northwest corner of Parcel A as shown on last said Record of Survey; thence on the north line of said Parcel A and its easterly extension $S89^{\circ}39'50''E$ a distance of 664.00 feet to the westerly line of Greenlinks Subdivision; thence on last said westerly line $S01^{\circ}08'59''W$ a distance of 323.73 to the NW corner of Lot 4 Block 4 of said Greenlinks Subdivision; thence on the north line of last said Lot 4 $S89^{\circ}33'34''E$ a distance of 79.83 feet to a point on the right of way line of Augusta Street; thence on last said Right of Way line a non-tangent curve to the right having a radius of 50.00 feet, length 52.75 feet and chord bearing $N60^{\circ}39'23''E$ a distance of 50.34 feet; thence $S89^{\circ}33'34''E$ a distance of 287.96 feet to a point on the easterly right of way line of Greenlinks Avenue; thence $S89^{\circ}05'45''E$ a distance of 80.14 feet to the NW corner of Lot 2 Block 1 of said Greenlinks Subdivision; thence on the north line of last said Lot 2 Block 1 $S89^{\circ}33'34''E$ a distance of 129.98 feet to a point on the westerly line of Parcel B as shown on Record of Survey I.N. 2013-014768; thence on last said Parcel B boundary $N00^{\circ}45'47''E$ a distance of 499.85 feet; thence

N80°50'26"E a distance of 727.86 feet to a point on the westerly line of a parcel of land shown on Record of Survey, I.N. 2013-04555; thence on last said westerly line N00°56'50"E a distance of 393.60 feet to a point on the north line of Section 8, T4N, R2W; thence on last said north line S89°39'52"E a distance of 1,333.18 feet to the common corner of Sections 5, 4, 8 and 9, T4N, R2W; thence on the North line of said Section 9 S89°16'44"E a distance of 1,321.86 feet to the easterly line of Parcel 1 as shown on Record of Survey I.N. 2017-034868; thence on last said easterly line and its southerly extension S01°00'53"W a distance of 1,088.60 feet to the southerly right of way line of State Hwy 44; thence on last said right of way line a non-tangent curve to the left having a radius of 3,759.72 feet and a length of 724.21 feet, and a chord bearing S85°10'00"W a distance of 723.09 feet; thence S77°45'31"W a distance of 250.33 feet; thence a curve to the left having a radius of 7,699.44 feet, a length of 367.38 feet, and a chord bearing S79°07'32"W a distance of 367.34 feet to a point on the centerline of Duff Lane; thence on last said centerline S01°02'31"W a distance of 415.49 feet to a point on the easterly extension of the north line of Parcels 1, 2 and 3 and as shown on Record of Survey I.N. 2021-004878; thence on last said line N89°03'29"W a distance of 620.41 feet to the NW corner of last said Parcel 3 also being a point on the easterly line of Parcel 1 as shown on Record of Survey I.N. 2021-036049; thence on last said easterly line N0°54'44"E a distance of 61.23 feet to the NE corner of last said Parcel 1; thence on the north line of last said Parcel 1 N89°05'26"W a distance of 349.92 feet to the NW corner of last said Parcel 1; thence on the westerly line of last said Parcel 1 S0°54'44"W a distance of 33.95 feet to the centerline of Watkins Ditch; thence on last said centerline S62°55'37"W a distance of 30.15 feet; thence S77°56'03"W a distance of 79.38 feet; thence S86°42'38"W a distance of 195.99 feet to the easterly line of Parcel 2 as shown on Record of Survey I.N. 200570730; thence on last said line N00°54'49"E a distance of 311.04 feet to a point on the southerly right of way line of State Hwy 44; thence on last said right of way line a non-tangent curve to the left having a radius of 7,699.44 feet, length of 32.86 feet, and a chord bearing N89°52'19"W a distance of 32.86 feet; thence N89°44'59"W a distance of 27.50 feet to the westerly line of last said Parcel 2; thence on last said line S00°56'50"W a distance 1,598.32 feet to the NW corner of Parcel 2 as shown on Record of Survey I.N. 2020-005603; thence on the northerly line of last said Parcel 2 N55°36'36"E a distance of 606.93 feet; thence S89°29'43"E a distance of 833.63 feet to the east quarter corner of Section 8 T4N, R2W; thence on the east line of said Section 8 S01°02'17"W a distance of 556.45 feet to the NE corner of the Riverbend Ranch Subdivision; thence on the northerly line of last said Riverbend Ranch Subdivision N89°31'29"W a distance of 1,327.88 feet to the NE corner of said Riverbend Ranch Subdivision; thence on the west line of last said Riverbend Ranch Subdivision S00°56'50"W a distance of 768.95 feet to a point on the Northerly line of the Gabica Subdivision; thence on the northerly line of last said Gabica Subdivision N89°25'34"W a distance of 347.97 feet to the NW corner of Lot 5 Block 1 of last said Gabica Subdivision; thence on the west line of last said Lot 5 Block 1 S01°02'17"W a distance of 661.46 feet to the SW corner of last said Lot 5 Block 1; thence on the southerly line of last said Lot 5 Block 1 S89°26'40"E a distance of 72.00 feet to the right of way line of Gabica Street; thence on last said right of way line a non-tangent curve to the left having a radius 60.00 feet, length of 113.83 feet and a chord bearing S36°13'00"W a distance of 97.51 feet to the NW corner of Lot 7 Block 1 of last said Gabica Subdivision; thence N57°03'06"W a distance of 32.14 feet to an angle point on Lot 6 Block 1 of last said Gabica Subdivision; thence on the line of last said Lot 6 Block 1 S54°08'32"W a distance 198.00 feet; thence S36°08'07"W a distance of 593.64 feet to a point on the south line of said Section 8; thence on last said south line S89°21'18"E a distance of 2,185.73 feet to the common corner of Sections 8, 9,

16 and 17 T4N, R2W; thence on the East line of said Section 17 S01°02'06"W a distance of 1,837.84 feet to a meander corner; thence meandering along the original south bank of the Boise river N85°21'31"W a distance of 65.14 feet to a point on the east line of said Section 17; thence on last said east line S00°22'58"W a distance of 206.30 feet to a meander corner; thence at right angles N89°37'02"W a distance of 25.00 feet to a line parallel with and distant 25.00 feet from last said east line; thence on last said parallel line S00°22'58"W a distance of 3,215.25 feet to a point on the south line of said Section 17 which bears N89°17'18"W a distance of 25.00 feet from the common corner of Sections 16, 17, 20 and 21; thence on the south line of said Section 17 N89°17'18"W a distance of 2,650.71 feet to the common quarter corner of Section 17 and Section 20; thence on the quarter line of said Section 20 S00°39'23"W a distance of 342.92 feet to the centerline of Lincoln Road; thence on last said centerline N86°51'38"W a distance of 463.55 feet to a point on the southerly extension of the easterly line of Parcel 3 as shown on Record of Survey I.N. 2008042614; thence on the easterly line of last said Parcel 3 N19°07'51"W a distance of 27.26 feet to the northerly right of way line of Lincoln Road; thence on last said right of way line N86°52'40"W a distance of 752.66 feet; thence S84°10'02"W a distance of 101.47 feet to a point on the southerly extension of the westerly line of Parcel 1 of last said Record of Survey; thence on last said line S0°45'31"W a distance of 25.29 feet to the centerline of Lincoln Road; thence on last said centerline S84°10'39"W a distance of 1,334.10 feet to a point on the centerline of Middleton Road also being the westerly line of said Section 20; thence on last said centerline N00°36'47"E a distance of 454.66 feet to the corner common to Sections 17, 18, 19, 20 T4N, R2W; thence on the south line of said Section 18 N89°44'29"W a distance of 2,636.69 feet to the Point of Beginning.

Excepting therefrom

Parcel 2 as shown on Record of Survey I.N. 2017-034868 more particularly described as follows:

Commencing at the common corner of Section 4, 5, 8 and 9 T4N R2W; thence on the west line of said Section 9 S01°02'31"W a distance of 322.32 feet to the NW corner of said Parcel 2 also being the Point of Beginning; thence on the line of last said Parcel 2 the following courses:

S89°15'47"E a distance of 513.01 feet; thence S01°02'31"W a distance of 283.84 feet; thence S87°32'25"W a distance of 249.47 feet; thence S01°02'31"W a distance of 254.50 feet; thence N89°18'07"W a distance of 264.00 feet to a point on the west line of said Section 9; thence N01°02'31"E a distance of 552.43 feet to the Point of Beginning.

Also excepting therefrom

Lot 1 Block 1 of Greenlinks Subdivision more particularly described as follows:

Commencing at the north quarter corner of Section 8 T4N, R2W; thence on the north south quarter line S01°07'38"W a distance of 1,278.96 feet to the southwest corner of said Greenlinks Subdivision also being a point on the right of way line of State Street; thence on the south line of said Greenlinks Subdivision S89°45'11"E a distance of 623.05 feet to the southeast corner of said Greenlinks

Subdivision also being the Point of Beginning; thence on the south line of said Lot 1 Block 1 N89°45'11"W a distance of 132.19 feet to the southwest corner of said Lot 1 Block 1; thence on the west line of said Lot 1 Block 1 N00°26'02"E a distance of 139.92 feet to the northwest corner of said Lot 1 Block 1; thence on the north line of said Lot 1 Block 1 S89°33'59"E a distance of 132.99 feet to the northeast corner of said Lot 1 Block 1; thence on the East line of said Lot 1 Block 1 S00°45'47"W a distance of 139.50 feet to the Point of Beginning.

Also excepting therefrom

Parcel of land as described in warranty deed to Premier Industrial, LLC I.N. 2010046246 more particularly described as follows:

Commencing at the common corner of Section 7, 8, 17 and 18 T4N R2W; thence on the west line of said Section 17 S01°21'46"W a distance of 25.00 feet to a point on a line parallel with and distant 25.00 feet from the north line of said Section 17; thence on last said parallel line S89°21'18"E a distance of 42.00 feet to a point on a line parallel with and distant 42.00 feet for the west line of said Section 17; thence continuing on last said line S89°21'18"E a distance of 194.68 feet; thence a non-tangent curve to the right having a radius of 1897.07 feet, a length of 124.88 feet, and a chord bearing S16°54'46"E a distance of 124.85 feet; thence S18°47'55"E a distance of 825.80 feet; thence S45°17'45"W a distance of 72.26 feet; thence S79°15'24"W a distance of 478.96 feet to a point on a line parallel with and distant 42.00 feet for the west line of said Section 17; thence on last said parallel line N01°21'46"E a distance of 1,043.80 feet to the Point of Beginning.

Also excepting therefrom

The area of land contained within the boundaries of Middleton Lakes No. 1, Middleton Lakes No. 2, Middleton Lakes No. 3, Middleton Lakes No. 4, Sawtooth Lake No. 1, Sawtooth Lake No. 2 and Sawtooth Lake No. 3 more particularly described as follows:

Beginning at the SW corner of Middleton Lakes No. 4; thence on the west line of last said Middleton Lakes No. 4 and its northerly extension N01°40'04"E a distance of 1,716.03 feet to an angle point on the boundary of Middleton Lakes No. 2; thence on last said boundary line of Middleton Lakes No. 2 N51°45'34"E a distance 615.74 feet; thence N68°21'53"E a distance of 190.15 feet to a point on the north line of said Middleton Lakes No. 2 and its easterly extension; thence on last said line S89°50'21"E a distance of 1,988.93 feet to a point on the westerly line of Sawtooth Lake No. 3; thence on the boundary line of last said Sawtooth lake No. 3 N2°42'41"E a distance of 55.34 feet; thence N73°38'25"E a distance of 591.76 feet; thence S54°23'35"E a distance of 196.70 feet; thence S52°23'17"E a distance of 196.02 feet; thence a curve to the right having a radius of 919.22 feet, a length of 301.56 feet and chord bearing S38°56'12"E a distance of 300.21 feet; thence S25°01'47"E a distance of 247.72 feet; thence S17°40'01"E a distance of 66.91 feet to a point on the right of way line of Sawtooth Lake Drive; thence on last said right of way line S70°54'47"W a distance of 140.18 feet; thence a curve to the left having a radius of 237.95 feet a length of 138.39 feet and a chord bearing S58°07'34"W a distance of

136.45 feet; thence S41°13'26"W a distance of 352.34 feet; thence a curve to the right having a radius of 270.00 feet, a length of 512.92 feet and chord bearing N84°21'10"W a distance of 439.20 feet; thence a curve to the left having a radius of 530.00 feet, a length of 327.41 feet and a chord bearing N47°37'37"W a distance of 322.23 feet; thence N65°19'28"W a distance of 57.55 feet to a point on the east line of Middleton Lakes No.3 ; thence on last said line S01°26'19"W a distance of 763.69 feet to the SE corner of Middleton Lakes No.3; thence on the southerly line of Middleton Lake No 3. N45°12'09"W a distance of 118.82 feet; thence N60°54'10"W a distance of 97.81 feet; thence N70°25'25"W a distance of 102.04 feet; thence N86°13'21"W a distance of 111.72 feet; thence S86°30'23"W a distance of 116.37 feet; thence S78°28'41"W a distance of 80.36 feet; thence S69°09'29"W a distance of 426.48 feet; thence S70°46'00"W a distance of 466.67 feet; thence S75°55'41"W a distance of 170.72 feet; thence S81°52'42"W a distance of 358.92 feet to the SE corner of Middleton Lakes No. 4; thence on the southerly line of Middleton Lakes No. 4 S75°26'55"W a distance of 128.78 feet; thence S67°09'26"W a distance of 55.11 feet; thence S54°31'04"W a distance of 180.68 feet; thence S49°17'02"W a distance of 549.55 feet to the Point of Beginning.

Also excepting therefrom

An area of land being a portion of the NE quarter of section 7, Township 4 North, Range 2 West, Boise Meridian, Canyon County, State of Idaho, more particularly described as follows:

Parcel 1 as shown on Record of Survey I.N. 2018-005114, more particularly described as follows:

Commencing at the common corner of Section 6, 5, 7 and 8 T4N R2W; thence on the east line of said Section 7 S00°38'48"W a distance of 1,324.44 feet to the N 1/16 corner of said Section 7; thence on the 16th line of said Section 7 N89°36'07"W a distance of 314.11 feet to the southeast corner of said Parcel 1 also being the Point of Beginning; thence continuing on last said 16th line N89°36'07"W a distance of 124.19 feet to the southwest corner of said Parcel 1; thence on the west line of said Parcel 1 N00°36'30"E a distance of 352.81 feet; thence N27°37'57"E a distance of 159.40 to a point on the right of way line of State Street also being the northwest corner of said Parcel 1; thence on the northerly line of said Parcel 1 S62°28'21"E a distance of 173.02 feet to the northeast corner of said Parcel 1; thence on the easterly line of said Parcel 1 S00°36'30"W a distance of 265.63 feet; thence N89°36'00"W a distance of 102.50 feet; thence S00°36'30"W a distance of 150.00 feet to the Point of Beginning.

The above described Urban Renewal District contains 1,822.92 Acres, more or less.



MIDDLETON LAKES SUBDIVISION NO. 1

LOCATED IN THE SW1/4 OF THE NE1/4 AND
GOVERNMENT LOT 2 OF SECTION 7,
T.4N., R.2W., B.M.,
CANYON COUNTY, IDAHO
2005

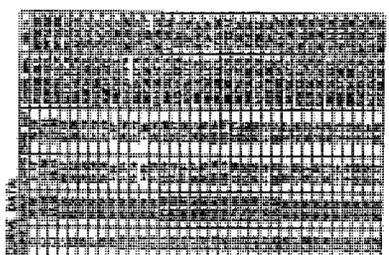
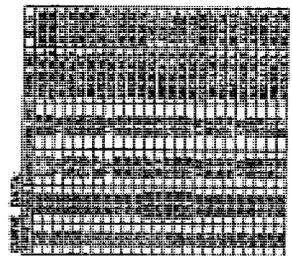
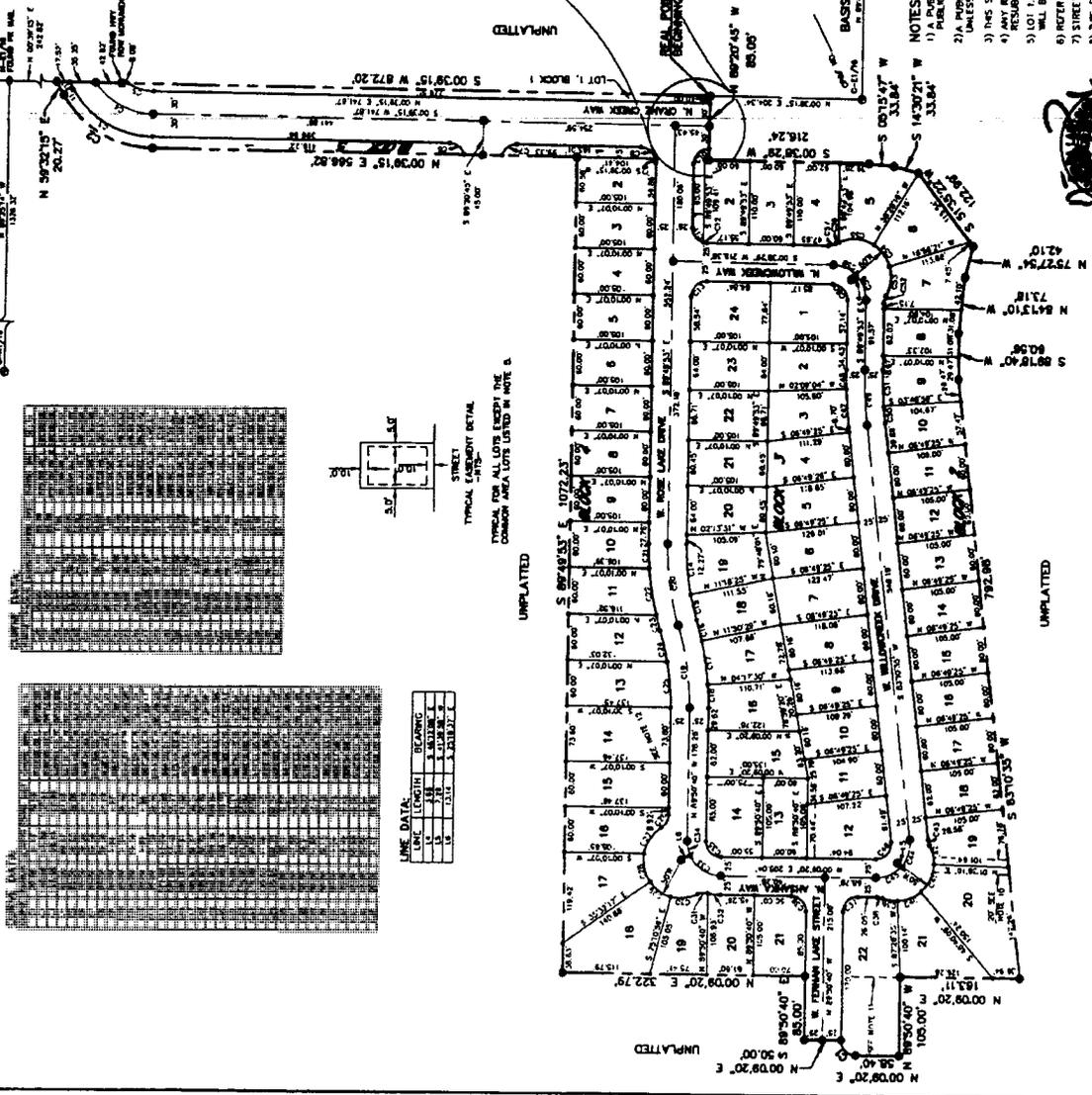
IDAHO SURVEY GROUP
MERIDIAN, IDAHO
Raylin Dep.



SCALE: 1" = 100'

LEGEND

- FOUND IR NAIL
- FOUND BRASS CAP
- SET 3/4" x 30" IRON PIN WITH PLASTIC CAP PLS. 4431
- SET 1/2" x 31" IRON PIN WITH PLASTIC CAP PLS. 4431
- FOUND 3/8" IRON PIN
- ▲ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- LOT LINE
- - - RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- 20 LOT NUMBER



LINE DATA	BEARING
1	S 89°50'40" E
2	S 89°50'40" E
3	S 89°50'40" E
4	S 89°50'40" E
5	S 89°50'40" E
6	S 89°50'40" E
7	S 89°50'40" E
8	S 89°50'40" E
9	S 89°50'40" E
10	S 89°50'40" E
11	S 89°50'40" E
12	S 89°50'40" E
13	S 89°50'40" E
14	S 89°50'40" E
15	S 89°50'40" E
16	S 89°50'40" E
17	S 89°50'40" E
18	S 89°50'40" E
19	S 89°50'40" E
20	S 89°50'40" E

TYPICAL EASEMENT DETAIL

NOTES:

- 1) A PUBLIC UTILITY PROPERTY DRAINAGE AND IRRIGATION EASEMENT 10.00 FEET IN WIDTH IS HEREBY RESERVED ADJACENT TO ALL PUBLIC STREETS AND REAR LOT LINES NEAR LOT LINE EASEMENT IS SHOWN ON LOTS 12 & 14, BLOCK 1.
- 2) A PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT 5.00 FEET IN WIDTH IS HEREBY RESERVED ALONG ALL SIDE LOT LINES UNLESS SHOWN AND DIMENSIONED OTHERWISE.
- 3) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3005 CONCERNING IRRIGATION WATER RESUBDIVISION.
- 4) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 5) LOT 1, BLOCK 1; LOT 2, BLOCK 2; LOT 1, BLOCK 3; AND LOT 1, BLOCK 4, ARE DESIGNATED AS COMMON AREA LOTS AND SHALL BE OWNED AND MAINTAINED BY THE MIDDLETON LAKES HOMEOWNERS' ASSOCIATION AS ESTABLISHED IN THE COVENANTS.
- 6) STREETS ARE DEDICATED TO THE CITY OF MIDDLETON.
- 7) THIS SUBDIVISION IS CURRENTLY ZONED AS R-4.
- 8) ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECORDED DEVELOPMENT AGREEMENT INSTRUMENT NO. 200310033.
- 9) A PUBLIC UTILITY AND STORM DRAINAGE EASEMENT 20 FEET IN WIDTH IS HEREBY RESERVED 10 FEET ON EITHER SIDE OF THE LOT BOUNDARIES OF LOTS 1 AND 20, BLOCK 2. SAID EASEMENT SHALL REMAIN CLEAR OF ANY OBSTRUCTION INCLUDING STRUCTURES, LANDSCAPING, ETC.
- 10) THE WEST 100 FEET OF LOT 22, BLOCK 2, AS SHOWN, IS RESERVED FOR A CITY OF MIDDLETON SANITARY SEWER EASEMENT.
- 11) LOT 14, BLOCK 4 SHALL BE A NON-BUILDABLE LOT UNLESS APPROVED BY THE CITY OF MIDDLETON AS PER DEVELOPMENT AGREEMENT.



MIDDLETON LAKES SUBDIVISION NO. 1

CERTIFICATE OF OWNERS
 KNOW ALL MEN BY THESE PRESENTS, THAT MIDDLETON LAKES DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND GOVERNMENT LOT 2 OF SECTION 7, T.4N., R.2W., B.M., CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE 1/4 CORNER COMMON TO SECTION 8 AND THE SAID SECTION 7, THENCE NORTH 89°44'44" WEST, 200.00 FEET TO THE C-E 1/16 CORNER; THENCE ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 NORTH 00°30'31" EAST, 200.00 FEET TO THE REAL POINT OF BEGINNING; THENCE DEPARTING SAID LINE NORTH 89°20'45" WEST, 85.05 FEET; THENCE SOUTH 00°48'29" WEST, 214.22 FEET TO THE SOUTH 51°51'47" WEST, 33.84 FEET; THENCE SOUTH 14°30'21" WEST, 33.84 FEET; THENCE SOUTH 51°35'22" WEST, 102.99 FEET; THENCE SOUTH 43°07'35" WEST, 42.10 FEET; THENCE NORTH 00°09'20" WEST, 73.18 FEET; THENCE NORTH 89°30'40" WEST, 103.00 FEET; THENCE NORTH 00°09'20" EAST, 44.40 FEET; THENCE NORTH 00°09'20" EAST, 28.28 FEET; THENCE NORTH 89°49'53" WEST, 107.23 FEET; THENCE NORTH 00°38'15" EAST, 45.00 FEET; THENCE SOUTH 00°09'20" EAST, 372.79 FEET; THENCE SOUTH 89°49'53" WEST, 107.23 FEET; THENCE NORTH 00°38'15" EAST, 58.33 FEET; THENCE NORTH 00°09'20" EAST, 131.11 FEET; THENCE NORTH 30°32'15" EAST, 20.27 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE ALONG SAID LINE SOUTH 00°38'15" EAST, 872.20 FEET TO THE POINT OF BEGINNING, CONTAINING 15.45 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY GRANTED TO THE PUBLIC AND SUCH OTHER EASEMENTS AS NECESSARY TO MAKE THIS PLAT AND ANY PERMANENT STRUCTURES TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS ALL OF THE LOTS AND PARCELS CAPABLE TO RECEIVE WATER SERVICE FROM THE CITY OF MIDDLETON EXISTING WATER SYSTEM AND THE CITY OF MIDDLETON HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION.

MIDDLETON LAKES DEVELOPMENT, LLC

E. Don Hubble
 E. DON HUBBLE, MANAGER

ACKNOWLEDGEMENT
 STATE OF IDAHO }
 COUNTY OF ADA }

ON THIS 4 DAY of February 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED E. DON HUBBLE, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF MIDDLETON LAKES DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY, THE PERSON WHO EXECUTED THIS INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

08-04-10
 MY COMMISSION EXPIRES



Donald L. Wood
 NOTARY PUBLIC, STATE OF IDAHO
 RESIDING IN BOISE, IDAHO

CERTIFICATE OF THE COUNTY TREASURER

I, TRACE LLOYD, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, IN ACCORDANCE WITH THE REQUIREMENTS OF IDAHO CODE, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Trace Lloyd
 COUNTY TREASURER BY APPOINTMENT

CERTIFICATE OF SURVEYOR

I, D. TERRY PEUGH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



D. TERRY PEUGH
 IDAHO NO. 4431

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, DO HEREBY APPROVE THIS PLAT.

Michael H. Smith
 MIDDLETON CITY ENGINEER

APPROVAL OF CITY COUNCIL

I, *Ellen Smith*, CITY CLERK IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE MIDDLETON CITY COUNCIL HELD ON THE 22 DAY OF February, 2008, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Ellen Smith
 CITY CLERK, MIDDLETON, IDAHO

APPROVAL OF CITY PLANNING AND ZONING COMMISSION

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MIDDLETON, IDAHO ON THE 28 DAY OF February, 2008.

David Z. P. P. P.
 SECRETARY
 MIDDLETON PLANNING & ZONING COMMISSION

David Z. P. P. P.
 SECRETARY
 MIDDLETON PLANNING & ZONING COMMISSION

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED COUNTY SURVEYOR IN AND FOR CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND VACATIONS.

David Z. P. P. P.
 COUNTY SURVEYOR
 DAVID Z. P. P. P. 2659

APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO, DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. IT IS THE POLICY OF THE HEALTH DEPARTMENT THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED, AND NO CONSTRUCTION OF SANITARY FACILITIES OR SEWER/SEPTIC FACILITIES WERE PERMITTED. THE DEVELOPER HAS AGREED TO CONSTRUCT AND MAINTAIN SANITARY FACILITIES AND SEWER/SEPTIC FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER FAILS TO CONSTRUCT OR MAINTAIN SANITARY FACILITIES, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF CONSTRUCTION OF SUCH SANITARY FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT OR MAINTAIN SANITARY FACILITIES, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF CONSTRUCTION OF SUCH SANITARY FACILITIES. RESTRICTIONS MAY BE REMOVED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A SANITARY FACILITIES REMOVAL ORDER. THE HEALTH DEPARTMENT HAS REVIEWED THIS PLAT AND FINDS THAT IT COMPLIES WITH THE STATE OF IDAHO CODE, TITLE 50, CHAPTER 13. SANITARY FACILITIES SHALL BE ALLOWED.

David Z. P. P. P.
 SOUTHWEST DISTRICT HEALTH DEPARTMENT
 DHS

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO }
 COUNTY OF CANYON }
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____ M. ON THIS _____ DAY OF _____ AT _____ O'CLOCK _____ M. INSTRUMENT NO. _____ OF PLATS AT PAGE _____ IN _____

DEPUTY

EX-OFFICIO RECORDER
DK 35
19 36

MIDDLETON LAKES SUBDIVISION NO. 2

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:

THAT MIDDLETON LAKES DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY DOES HEREBY CERTIFY THAT THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS THEIR INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT. THE OWNER ALSO HEREBY CERTIFIES THAT THIS PLAT COMPLIES WITH IDAHO CODE 50-1334 (2); ALL LOTS WITHIN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM AN EXISTING WATER SOURCE AND MIDDLETON HAS AGREED IN WRITING TO SERVE ALL THE LOTS WITHIN THIS SUBDIVISION.

A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE ROUSE MERIDIAN, MIDDLETON, CANYON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER COMMON TO SECTIONS 7 AND 8, T. 4 N., R. 2 W., B.M., THENCE N 89°48'48" W 1319.30 TO THE NORTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 7, THE REAL POINT OF BEGINNING OF THIS SUBDIVISION; THENCE S 01°18'48" W 317.73 FEET ALONG THE EAST LINE OF SAID NW 1/4 TO THE POINT OF BEGINNING OF THIS SUBDIVISION; THENCE N 65°21'40" W 140.70 FEET TO A POINT OF CURVATURE; HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 172°59'38", A TANGENT OF 72.34 FEET AND A CHORD BEARING N 74°08'38" W 142.89 FEET TO A POINT ON A CURVE;

THENCE S 48°36'34" W 29.30 FEET TO A POINT; THENCE N 88°37'01" W 50.00 FEET TO A POINT; THENCE N 48°21'27" W 29.69 FEET TO THE LEFT, SAID CURVE HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 172°59'38", A TANGENT OF 104.45 FEET AND A CHORD BEARING S 84°26'58" W 209.89 FEET TO A POINT OF CURVATURE;

THENCE S 83°10'35" W 754.61 FEET TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET, A DELTA ANGLE OF 0°27'49", A TANGENT OF 28.02 FEET AND A CHORD BEARING S 81°56'41" W 52.02 FEET TO A POINT ON A CURVE;

THENCE S 34°37'45" W 28.81 FEET TO A POINT; THENCE N 87°00'00" W 28.00 FEET TO A POINT; THENCE N 57°32'16" W 38.00 FEET TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET, A DELTA ANGLE OF 0°56'18", A TANGENT OF 105.21 FEET AND A CHORD BEARING S 71°24'34" W 209.62 FEET TO A POINT ON A CURVE;

THENCE N 23°33'36" W 80.00 FEET TO A POINT ON A CURVE; THENCE N 70°68'00" W 80.00 FEET TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1270.00 FEET, A DELTA ANGLE OF 0°11'19", A TANGENT OF 35.35 FEET AND A CHORD BEARING S 84°50'45" W 70.67 FEET TO A POINT OF REVERSED CURVATURE;

THENCE S60.12 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 270.00 FEET, A DELTA ANGLE OF 76°23'15", A TANGENT OF 212.55 FEET AND A CHORD BEARING N 76°32'17" W 334.02 FEET TO A POINT OF REVERSED CURVATURE;

THENCE N 48°10'55" W 43.74 FEET TO THE LEFT, SAID CURVE HAVING A RADIUS OF 481.05 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 481.05 FEET, A DELTA ANGLE OF 43°44'59", A TANGENT OF 232.94 FEET AND A CHORD BEARING S 48°10'55" W 78.44 FEET TO A POINT;

THENCE N 58°41'17" W 28.44 FEET TO A POINT; THENCE S 10°42'04" W 13.93 FEET TO A POINT; THENCE S 49°17'41" W 24.95 FEET TO A POINT ON A CURVE;

THENCE S 136°05'00" W 135.78 FEET TO A POINT OF REVERSED CURVATURE; HAVING A RADIUS OF 1722.22 FEET, A TANGENT OF 86.29 FEET AND A CHORD BEARING S 81°42'07" W 135.78 FEET TO A POINT OF REVERSED CURVATURE;

THENCE N 78°28'00" W 78.28 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 270.00 FEET, A DELTA ANGLE OF 16°10'58", A TANGENT OF 36.39 FEET AND A CHORD BEARING S 83°36'25" W 76.01 FEET TO A POINT OF TANGENCY;

THENCE N 80°18'00" W 41.73 FEET TO A POINT; THENCE N 01°40'27" E 49.83 FEET TO A POINT ON THE SOUTH BANK OF THE MILL CREEK;

THENCE N 51°46'14" E 615.76 FEET ALONG THE SOUTH BANK OF THE MILL CREEK TO A POINT; THENCE N 68°22'21" E 190.15 FEET ALONG THE SOUTH BANK OF THE MILL CREEK TO A POINT; THENCE S 89°49'53" E 831.69 FEET TO THE NORTHWEST CORNER OF MIDDLETON LAKES SUBDIVISION NO. 1;

ALONG THE BOUNDARY OF MIDDLETON LAKES SUBDIVISION NO. 1 THE FOLLOWING:
THENCE S 07°09'20" W 322.79 FEET TO A POINT;
THENCE N 89°50'40" W 85.00 FEET TO A POINT;
THENCE S 07°09'20" W 50.00 FEET TO A POINT ON A CURVE;
OF 70.00 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 30°00'00", A TANGENT OF 20.00 FEET AND A CHORD BEARING S 45°09'20" W 58.40 FEET TO A POINT;

THENCE S 07°09'20" W 58.40 FEET TO A POINT;
THENCE S 89°50'40" E 105.00 FEET TO A POINT;
THENCE S 07°09'20" W 183.11 FEET TO A POINT;
THENCE N 83°10'35" E 792.98 FEET TO A POINT;
THENCE N 89°18'40" E 60.58 FEET TO A POINT;
THENCE S 84°13'10" E 73.18 FEET TO A POINT;
THENCE S 75°27'54" E 42.10 FEET TO A POINT;
THENCE N 51°35'22" E 122.89 FEET TO A POINT;
THENCE N 05°15'47" E 33.84 FEET TO A POINT;
THENCE N 07°38'29" E 218.24 FEET TO A POINT;

THENCE S 89°20'45" E 65.05 FEET TO A POINT ON THE EAST LINE OF THE SW 1/4 OF THE NE 1/4;
THENCE S 07°39'15" W 204.34 FEET TO THE REAL POINT OF BEGINNING OF THIS SUBDIVISION, COMPRISING 21.57 ACRES, MORE OR LESS.

THE PUBLIC STREETS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED. THE RIGHT TO USE SAID EASEMENTS FOR OTHER USES AS DESIGNATED WITHIN THIS PLAT AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 11th DAY OF September 2024.

MIDDLETON LAKES DEVELOPMENT, LLC

Justin Blackstock
JUSTIN BLACKSTOCK, MANAGER

STATE OF IDAHO) S.S.
COUNTY OF ADA)

ACKNOWLEDGEMENT

ON THIS 11th DAY OF September, 2024, BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JUSTIN BLACKSTOCK, MANAGER OF MIDDLETON LAKES DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY THAT EXECUTED THIS INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THIS INSTRUMENT AS SET FORTH IN THE FOREGOING AND THAT THIS PLAT ACCURATELY REPRESENTS THE POINTS PLATED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Michelle E. Marks
MICHELLE E. MARKS, NOTARY PUBLIC, IDAHO
RESIDING AT 1000 S. 11th ST., TULSA, OKLAHOMA 74106



CERTIFICATE OF SURVEYOR

I, MICHAEL E. MARKS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" IS THE RESULT OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



Michael E. Marks
MICHAEL E. MARKS, IDAHO P.L.S. #4308

MIDDLETON LAKES SUBDIVISION NO. 2

SOUTHWEST DISTRICT HEALTH

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (OLPE) REPRESENTING THE CITY OF MIDDLETON. THE OLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE OLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS IS THE BASIS FOR THE OLPE APPROVAL. THE OLPE APPROVAL IS NOT A GUARANTEE OF THE SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT FOR CONTINUED TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS. DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED. THE RESTRICTIONS ARE AS FOLLOWS: ALL SANITARY CODE RESTRICTIONS MAY BE REMOVED, IN ACCORDANCE WITH SECTION 50-13-08, SANITARY CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

John A. ... 1/24/06

SOUTHWEST DISTRICT HEALTH DEPARTMENT DHS

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND VARIATIONS.

David R. Kinzer 2/19/06
COUNTY SURVEYOR
DAVID R. KINZER PE/LS 2659

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, DO HEREBY APPROVE THIS PLAT OF MIDDLETON LAKES SUBDIVISION NO. 2.

Michael W. Davis 6-14-05
CITY ENGINEER
Michael W. Davis PE # 0823

APPROVAL OF CITY PLANNING AND ZONING COMMISSION
ACCEPTED AND APPROVED THIS 27 DAY OF February, 2005, BY THE
PLANNING AND ZONING COMMISSION OF THE CITY OF MIDDLETON, IDAHO.

Kurt McKeon
COMMISSIONER

...
MIDDLETON PLANNING & ZONING
COMMISSION

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 5 DAY OF October, 2005, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Ellen Smith
MIDDLETON CITY CLERK

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, IN ACCORDANCE WITH THE REQUIREMENTS OF IDAHO CODE 50-13-08, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

...
COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO)
COUNTY OF CANYON) S.S.
INSTRUMENT NO. _____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____ AT _____ O'CLOCK _____ M. ON THIS _____ DAY OF _____ IN BOOK _____ OF PLATS AT PAGES _____ AND _____

DEPUTY _____
EX-OFFICIO RECORDER
FEE _____



200693001

RECORDED

APR 21 PM 4:12

MIDDLETON LAKES SUBDIVISION NO. 3

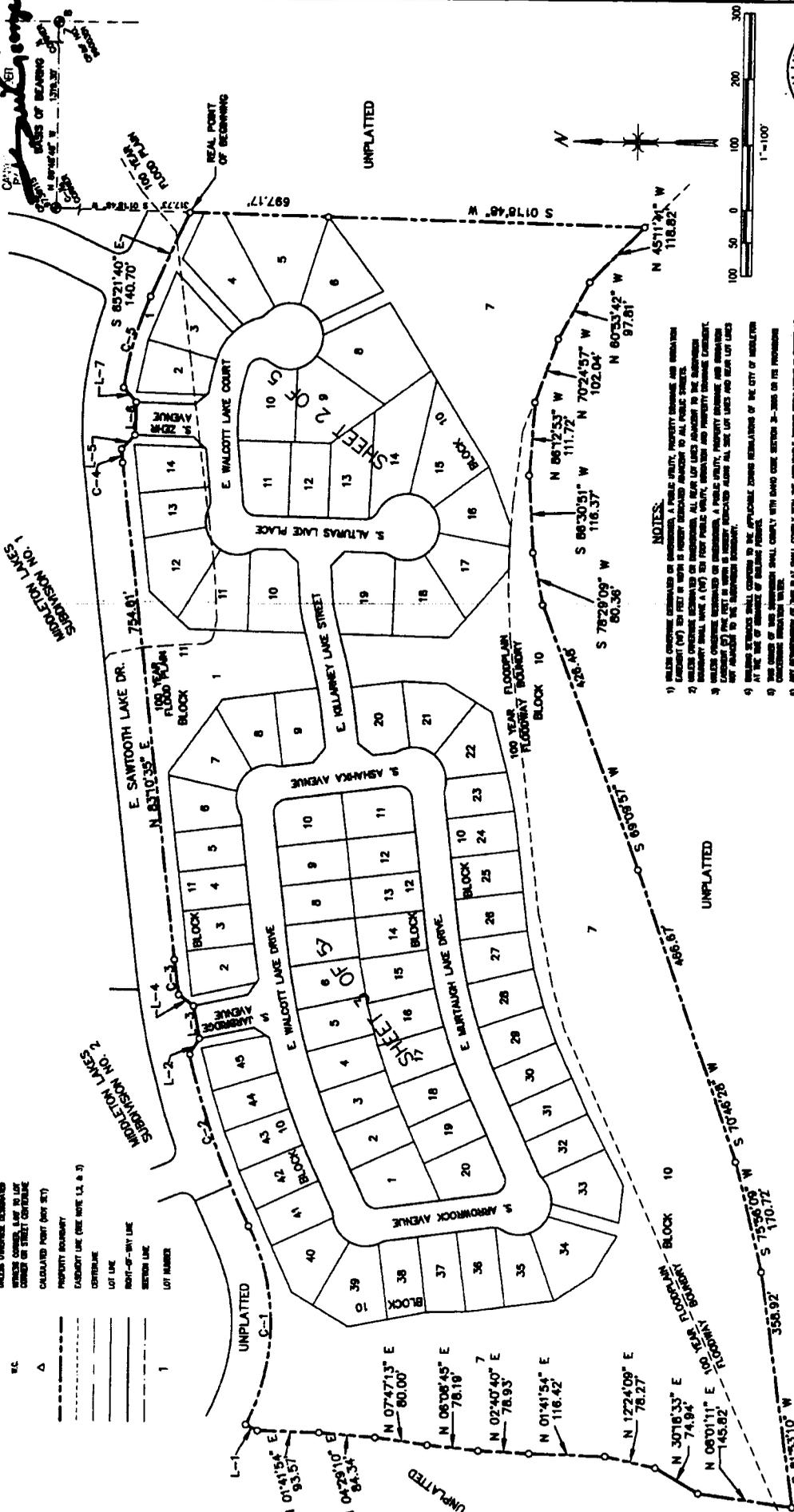
LOCATED IN SECTION 7, T.4N., R.2W., B.M.,
MIDDLETON, CANYON COUNTY, IDAHO

2006

FINAL PLAT OF

LEGEND

- FOUND BARS OR ALUMINUM CAP
- SET 1/4" x 1/2" IRON
- SET 1/4" x 1/2" IRON
- SET 1/4" x 1/2" IRON
- SET 1/4" x 1/2" IRON
- FOUND 5/8" IRON WITH
- PLASTIC CAP PLS. IN. 1/2"
- UNLESS OTHERWISE INDICATED
- SURVEY CORNER, 1/4" TO LOT
- CORNER OR STREET CORNER
- CALCULATED POINT (NOT SET)
- PROPERTY BOUNDARY
- EASEMENT LINE (SEE NOTE 1, 2 & 3)
- CENTERLINE
- RIGHT-OF-WAY LINE
- SERVICE LINE
- LOT NUMBER



- NOTES:**
- 1) WALTON CONCRETE CONSTRUCTION OF CONCRETE, A PUBLIC UTILITY, PROPERTY BOUNDARY AND EASEMENT (NOT SET) IS SHOWN IN WHITE AND IS SUBJECT TO ALL PUBLIC UTILITIES.
 - 2) WALTON CONCRETE CONSTRUCTION OF CONCRETE, ALL REAL LOT LINES ADJACENT TO THE SUBDIVISION BOUNDARY SHALL HAVE A (NOT) SET FOOT PUBLIC UTILITY, EASEMENT AND PROPERTY BOUNDARY EASEMENT.
 - 3) WALTON CONCRETE CONSTRUCTION OF CONCRETE, A PUBLIC UTILITY, PROPERTY BOUNDARY AND EASEMENT (NOT SET) IS SHOWN IN WHITE AND IS SUBJECT TO ALL PUBLIC UTILITIES.
 - 4) WALTON CONCRETE CONSTRUCTION OF CONCRETE, A PUBLIC UTILITY, PROPERTY BOUNDARY AND EASEMENT (NOT SET) IS SHOWN IN WHITE AND IS SUBJECT TO ALL PUBLIC UTILITIES.
 - 5) WALTON CONCRETE CONSTRUCTION OF CONCRETE, A PUBLIC UTILITY, PROPERTY BOUNDARY AND EASEMENT (NOT SET) IS SHOWN IN WHITE AND IS SUBJECT TO ALL PUBLIC UTILITIES.
 - 6) WALTON CONCRETE CONSTRUCTION OF CONCRETE, A PUBLIC UTILITY, PROPERTY BOUNDARY AND EASEMENT (NOT SET) IS SHOWN IN WHITE AND IS SUBJECT TO ALL PUBLIC UTILITIES.
 - 7) WALTON CONCRETE CONSTRUCTION OF CONCRETE, A PUBLIC UTILITY, PROPERTY BOUNDARY AND EASEMENT (NOT SET) IS SHOWN IN WHITE AND IS SUBJECT TO ALL PUBLIC UTILITIES.
 - 8) WALTON CONCRETE CONSTRUCTION OF CONCRETE, A PUBLIC UTILITY, PROPERTY BOUNDARY AND EASEMENT (NOT SET) IS SHOWN IN WHITE AND IS SUBJECT TO ALL PUBLIC UTILITIES.
 - 9) WALTON CONCRETE CONSTRUCTION OF CONCRETE, A PUBLIC UTILITY, PROPERTY BOUNDARY AND EASEMENT (NOT SET) IS SHOWN IN WHITE AND IS SUBJECT TO ALL PUBLIC UTILITIES.
 - 10) WALTON CONCRETE CONSTRUCTION OF CONCRETE, A PUBLIC UTILITY, PROPERTY BOUNDARY AND EASEMENT (NOT SET) IS SHOWN IN WHITE AND IS SUBJECT TO ALL PUBLIC UTILITIES.
 - 11) WALTON CONCRETE CONSTRUCTION OF CONCRETE, A PUBLIC UTILITY, PROPERTY BOUNDARY AND EASEMENT (NOT SET) IS SHOWN IN WHITE AND IS SUBJECT TO ALL PUBLIC UTILITIES.
 - 12) WALTON CONCRETE CONSTRUCTION OF CONCRETE, A PUBLIC UTILITY, PROPERTY BOUNDARY AND EASEMENT (NOT SET) IS SHOWN IN WHITE AND IS SUBJECT TO ALL PUBLIC UTILITIES.
 - 13) WALTON CONCRETE CONSTRUCTION OF CONCRETE, A PUBLIC UTILITY, PROPERTY BOUNDARY AND EASEMENT (NOT SET) IS SHOWN IN WHITE AND IS SUBJECT TO ALL PUBLIC UTILITIES.

LINE	LENGTH	BEARING
L-1	20.00	N 27°05'32" E
L-2	28.00	S 72°22'18" E
L-3	28.00	N 73°22'18" E
L-4	28.00	N 73°22'18" E
L-5	28.00	S 72°22'18" E
L-6	28.00	N 27°05'32" E
L-7	28.00	N 27°05'32" E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CHORD
C-1	310.12	330.00	182.94	S 86°48'24" E	288.84		
C-2	277.27	1210.00	1337.27	N 88°12'37" E	278.84		
C-3	34.02	1210.00	277.66	N 81°38'51" E	52.07		
C-4	143.55	1210.00	124.98	N 81°38'51" E	20.06		
C-5	143.55	1210.00	124.98	N 81°38'51" E	20.06		



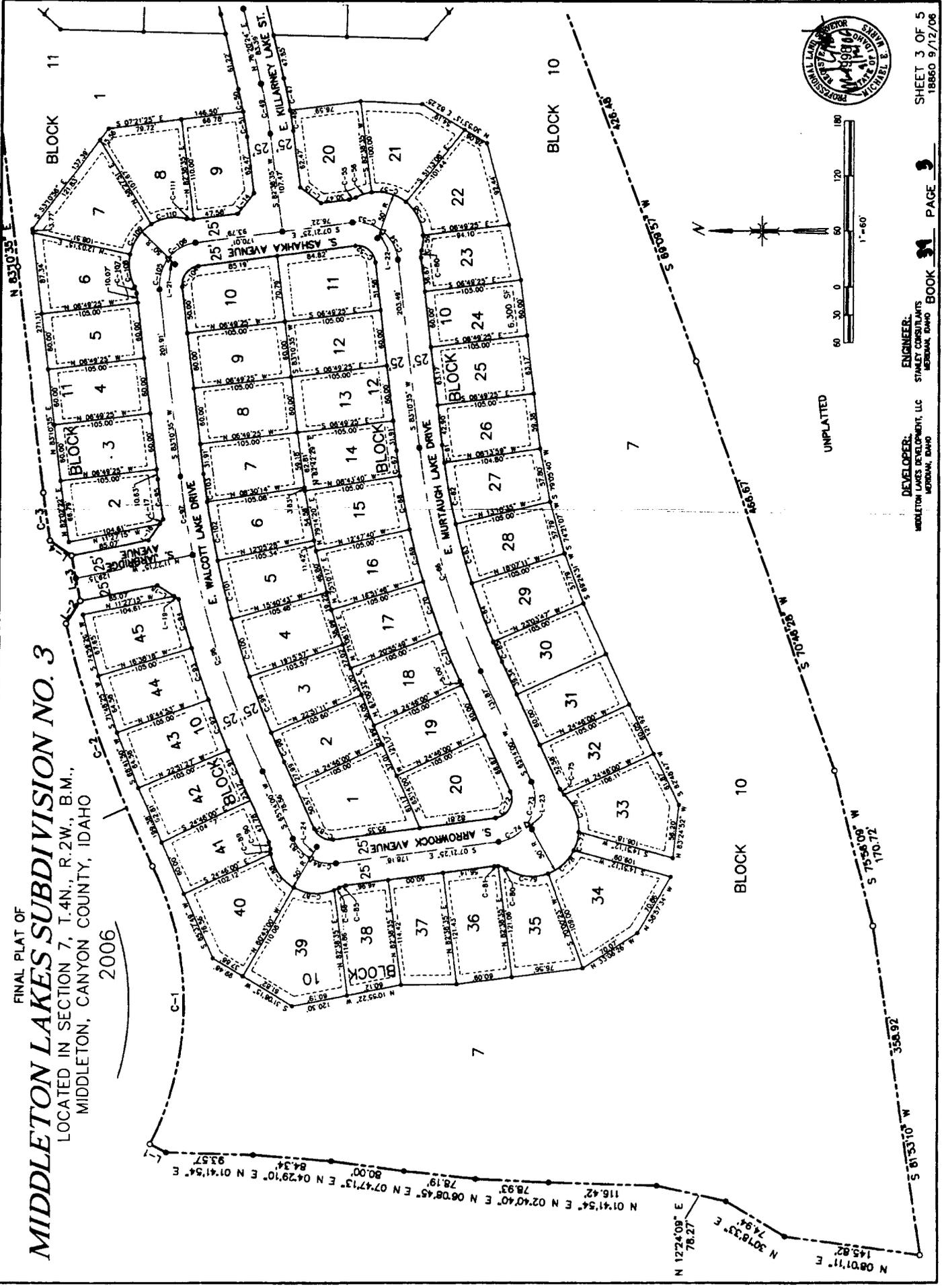
ENGINEER:
STACEY CONSULTANTS
MERIDIAN, IDAHO

DEVELOPER:
MIDDLETON LAKES DEVELOPMENT, LLC
MERIDIAN, IDAHO

MIDDLETON LAKES SUBDIVISION NO. 3

FINAL PLAT OF
 LOCATED IN SECTION 7, T.4N., R.2W., B.M.,
 MIDDLETON, CANYON COUNTY, IDAHO

2006



UNPLATTED

DEVELOPER: MIDDLETON LAKES DEVELOPMENT, LLC
 MIDDLETON, IDAHO

ENGINEER: STANLEY CONSULTANTS
 MERIDIAN, IDAHO

BOOK 31 PAGE 3

SHEET 3 OF 5
 18860 9/12/06

FINAL PLAT OF
MIDDLETON LAKES SUBDIVISION NO. 3
 LOCATED IN SECTION 7, T.4N., R.2W., B.M.,
 MIDDLETON, CANYON COUNTY, IDAHO
 2006

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C-1	310.31	330.00	53.90	182.59	S 89°49'32" E	288.04
C-2	277.47	1200.00	13.07	139.24	N 69°48'54" E	278.67
C-3	232.62	1200.00	10.97	116.02	N 61°36'41" E	232.62
C-4	232.62	1200.00	10.97	116.02	N 84°28'28" E	232.62
C-5	135.55	1200.00	6.19	64.53	N 75°50'45" E	135.55
C-6	32.46	340.00	8.49	24.23	N 76°50'45" E	32.46
C-7	4.38	440.00	0.44	2.18	N 71°03'00" W	4.38
C-8	43.80	80.45	27.37	24.23	N 57°53'15" W	43.80
C-9	20.17	80.45	12.48	10.13	N 37°41'27" W	20.17
C-10	11.88	20.00	14.01	8.32	S 71°13'31" W	11.88
C-11	16.41	80.00	19.04	6.45	N 38°43'11" W	16.41
C-12	40.49	50.00	45.23	21.43	N 03°30'07" W	39.28
C-13	40.49	50.00	45.23	21.43	N 40°23'43" E	39.28
C-14	33.18	25.00	32.83	19.44	N 37°24'28" E	29.43
C-15	33.18	25.00	32.83	19.44	N 54°48'05" E	33.18
C-16	33.18	25.00	32.83	19.44	N 14°10'11" E	33.18
C-17	15.81	50.00	33.03	24.96	S 17°21'14" W	15.81
C-18	15.81	50.00	33.03	24.96	S 18°58'20" W	15.81
C-19	107.86	45.45	84.14	29.48	N 21°34'23" W	85.83
C-20	107.86	45.45	84.14	29.48	N 64°20'50" W	111.44
C-21	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-22	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-23	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-24	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-25	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-26	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-27	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-28	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-29	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-30	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-31	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-32	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-33	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-34	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-35	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-36	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-37	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-38	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-39	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-40	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-41	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-42	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-43	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-44	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-45	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-46	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-47	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-48	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-49	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-50	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-51	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-52	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-53	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-54	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-55	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48
C-56	9.48	280.00	1.60	7.93	S 84°52'50" W	9.48

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C-57	49.61	50.00	49.39	21.50	N 15°30'33" E	39.50
C-58	49.61	50.00	49.39	21.50	N 62°38'28" E	49.61
C-59	49.61	50.00	49.39	21.50	N 85°55'49" E	49.61
C-60	7.81	20.00	21.67	3.85	N 85°55'49" E	7.81
C-61	19.07	275.00	12.43	9.53	S 80°20'18" W	19.07
C-62	65.00	775.00	4.56	33.45	S 79°17'43" W	64.84
C-63	65.00	775.00	4.56	33.45	S 72°12'07" W	64.84
C-64	65.00	775.00	4.56	33.45	S 66°05'00" W	64.84
C-65	23.04	775.00	14.73	11.52	S 66°05'00" W	23.04
C-66	250.32	800.00	17.90	126.30	S 74°18'18" W	249.31
C-67	250.32	800.00	17.90	126.30	S 82°12'28" W	249.31
C-68	56.55	825.00	4.04	29.39	S 79°14'20" W	56.55
C-69	56.55	825.00	4.04	29.39	S 71°08'12" W	56.55
C-70	56.55	825.00	4.04	29.39	S 71°08'12" W	56.55
C-71	56.55	825.00	4.04	29.39	S 67°09'05" W	56.55
C-72	37.48	20.00	107.24	27.23	S 67°09'05" W	37.48
C-73	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-74	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-75	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-76	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-77	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-78	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-79	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-80	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-81	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-82	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-83	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-84	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-85	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-86	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-87	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-88	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-89	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-90	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-91	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-92	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-93	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-94	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-95	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-96	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-97	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-98	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-99	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-100	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-101	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-102	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-103	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-104	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-105	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-106	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-107	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-108	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-109	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-110	48.30	45.00	61.72	26.77	S 84°01'18" E	48.30
C-111	7.81	20.00	21.67	3.85	S 84°01'18" E	7.81

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
L-1	20.00	20.00	90.00	0.00	N 27°25'52" E	20.00
L-2	20.00	20.00	90.00	0.00	N 27°25'52" E	20.00
L-3	20.00	20.00	90.00	0.00	N 27°25'52" E	20.00
L-4	20.00	20.00	90.00	0.00	N 27°25'52" E	20.00
L-5	20.00	20.00	90.00	0.00	N 27°25'52" E	20.00
L-6	20.00	20.00	90.00	0.00	N 27°25'52" E	20.00
L-7	20.00	20.00	90.00	0.00	N 27°25'52" E	20.00
L-8	20.00	20.00	90.00	0.00	N 27°25'52" E	20.00
L-9	20.00	20.00	90.00	0.00	N 27°25'52" E	20.00
L-10	20.00	20.00	90.00	0.00	N 27°25'52" E	20.00
L-11	20.00	20.00	90.00	0.00	N 27°25'52" E	20.00
L-12	20.00	20.00	90.00	0.00	N 27°25'52" E	20.00
L-13	20.00	20.00	90.00	0.00	N 27°25'52" E	20.00
L-14	20.00	20.00	90.00	0.00	N 27°25'52" E	20.00
L-15	20.00	20.00	90.00	0.00	N 27°25'52" E	20.00
L-16	20.00	20.00	90.00	0.00	N 27°25'52" E	20.00
L-17	20.00	20.00	90.00	0.00	N 27°25'52" E	20.00
L-18	20.00	20.00	90.00	0.00	N 27°25'52" E	20.00
L-19	20.00	20.00	90.00	0.00	N 27°25'52" E	20.00
L-20	20.00	20.00	90.00	0.00	N 27°25'52" E	20.00
L-21	20.00	20.00	90.00	0.00	N 27°25'52" E	20.00
L-22	20.00	20.00	90.00	0.00	N 27°25'52" E	20.00
L-23	20.00	20.00	90.00	0.00	N 27°25'52" E	20.00
L-24	20.00	20.00	90.00	0.00	N 27°25'52" E	20.00



ENGINEER
 STANLEY CONSULTANTS
 MERIDIAN, IDAHO

DEVELOPER:
 MIDDLETON LAKES DEVELOPMENT, LLC
 MERIDIAN, IDAHO

MIDDLETON LAKES SUBDIVISION NO. 3

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:

THAT MIDDLETON LAKES DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS THEIR INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION AND TO OFFER SAID REAL PROPERTY TO THE PUBLIC. THIS PLAT WILL RECEIVE DOMESTIC WATER FROM AN EXISTING WATER SYSTEM AND THE CITY OF MIDDLETON HAS AGREED IN WRITING TO SERVE ALL THE LOTS WITHIN THIS SUBDIVISION.

A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE BOISE MERIDIAN, MIDDLETON CANYON COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SE 34 (EAST 3/4 CORNER) OF SECTION 7, T. 4 N., R. 2 W., B.M., THENCE N 89°48'48" W 1319.30 TO THE CENTER-EAST 1/16 CORNER OF SAID SECTION 7;
 THENCE S 01°18'48" W 317.73 FEET ALONG THE EASTERLY BOUNDARY OF MIDDLETON LAKES SUBDIVISION NO. 2 TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION;
 THENCE N 81°48'18" W 697.17 FEET TO A POINT;
 THENCE S 05°11'41" W 119.82 FEET TO A POINT;
 THENCE N 60°53'42" W 97.81 FEET TO A POINT;
 THENCE N 70°24'57" W 107.04 FEET TO A POINT;
 THENCE N 85°12'57" W 111.72 FEET TO A POINT;
 THENCE S 86°30'51" W 116.37 FEET TO A POINT;
 THENCE S 78°29'09" W 80.36 FEET TO A POINT;
 THENCE S 69°09'57" W 426.48 FEET TO A POINT;
 THENCE S 70°46'28" W 466.67 FEET TO A POINT;
 THENCE S 75°56'09" W 170.72 FEET TO A POINT;
 THENCE S 81°53'07" W 358.97 FEET TO A POINT;
 THENCE N 08°01'11" F 145.82 FEET TO A POINT;
 THENCE N 30°18'33" E 74.84 FEET TO A POINT;
 THENCE N 12°24'04" E 78.27 FEET TO A POINT;
 THENCE N 01°41'54" F 116.42 FEET TO A POINT;
 THENCE N 02°40'40" E 78.93 FEET TO A POINT;
 THENCE N 06°08'45" E 78.19 FEET TO A POINT;
 THENCE N 07°47'13" F 80.00 FEET TO A POINT;
 THENCE N 04°29'10" F 84.34 FEET TO A POINT;
 THENCE N 01°41'54" E 93.57 FEET TO A POINT;
 THENCE N 01°19'51" E 20.00 FEET TO THE LEFT S.A. CURVE HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 53°50'48", A TANGENT OF 167.59 FEET AND A CHORD WHICH BEARS S 89°49'37" E 298.84 FEET TO A POINT OF REVERSE CURVATURE, BEING A POINT ON THE SOUTHERLY BOUNDARY OF MIDDLETON LAKES SUBDIVISION NO. 2 EXTENDED;
 ALONG SAID SOUTHERLY BOUNDARY OF MIDDLETON LAKES SUBDIVISION NO. 2 THE FOLLOWING:
 THENCE 277.22 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET, A CENTRAL ANGLE OF 37°17'37", A TANGENT OF 139.22 FEET AND A CHORD WHICH BEARS N 69°46'51" E 278.62 FEET TO A POINT ON A CURVE;
 THENCE S 57°32'16" E 28.81 FEET TO A POINT;
 THENCE N 78°32'45" E 50.00 FEET TO A POINT;
 THENCE N 34°37'45" E 28.51 FEET TO A POINT ON A CURVE;
 THENCE 52.03 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET, A CENTRAL ANGLE OF 2°27'49", A TANGENT OF 26.02 FEET AND A CHORD WHICH BEARS N 81°56'41" E 52.02 FEET TO A POINT ON A CURVE;
 THENCE N 83°10'35" E 754.61 FEET TO A POINT ON A CURVE;
 THENCE 70.89 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 12°52'34", A TANGENT OF 10.45 FEET AND A CHORD WHICH BEARS N 84°26'59" E 20.89 FEET TO A POINT ON A CURVE;
 THENCE S 46°21'27" E 29.69 FEET TO A POINT;
 THENCE S 86°37'01" E 50.00 FEET TO A POINT;
 THENCE N 48°38'34" E 29.30 FEET TO A POINT ON A CURVE;
 THENCE 143.55 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 17°29'58", A TANGENT OF 72.34 FEET AND A CHORD WHICH BEARS S 74°06'39" E 142.99 FEET TO A POINT ON A CURVE;
 THENCE S 65°21'40" E 140.70 FEET TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 30.34 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 31 DAY OF August, 2006.

MIDDLETON LAKES DEVELOPMENT, LLC

Steve Kunz
STEVE KUNZ, MANAGER

ACKNOWLEDGEMENT

STATE OF IDAHO) S.S.
 COUNTY OF ADA)

ON THIS 31 DAY OF August, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STEVE KUNZMEIER, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF MIDDLETON LAKES DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THIS INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



Sarah Meadows
 NOTARY PUBLIC FOR IDAHO
 RESIDING IN) IDAHO
 MY COMMISSION EXPIRES)

SOUTHWEST DISTRICT HEALTH

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 30, CHAPTER 13 HAVE BEEN SATISFIED BASED ON REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (OLPE) REPRESENTING THE CITY OF MIDDLETON THE OLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED CONSTRUCTION AND THE DEVELOPER'S AGREEMENT TO MAINTAIN THE TIME OF THIS APPROVAL. NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED, OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 30-1326, IDAHO CODE. BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

7/11/06
Robert J. ...
 SOUTHWEST DISTRICT HEALTH DEPARTMENT
 EHS

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, DO HEREBY APPROVE THIS PLAT OF MIDDLETON LAKES SUBDIVISION NO. 3.

Michael W. Davis
 CITY ENGINEER
 PE #0923
 11-7-06

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT OF MIDDLETON LAKES SUBDIVISION NO. 3 AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND VACATIONS.

Steve Kunz
 COUNTY SURVEYOR
 T. AND F. KUNZ PE #2687
 8/7/06

CERTIFICATE OF SURVEYOR

I, MICHAEL E. MARKS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATED THEREON AND IS IN CONFORMITY WITH THE STATE OF IDAHO LAWS RELATING TO PLATS AND SURVEYS.



MICHAEL E. MARKS, IDAHO P.L.S.

APPROVAL OF CITY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS 31 DAY OF August, 2006, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MIDDLETON, IDAHO.

CHAIRMAN, MIDDLETON PLANNING & ZONING COMMISSION

Steve Kunz
 SECRETARY, MIDDLETON PLANNING & ZONING COMMISSION

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 30 DAY OF September, 2006, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Lizex Smith
 MIDDLETON CITY CLERK

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, IN ACCORDANCE WITH THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT PROPERTY TAXES FOR THE PROPERTY HEREIN INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

11-21-06
 COUNTY TREASURER
Shirley O'Leary

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO) S.S.
 COUNTY OF CANYON)
 INSTRUMENT NO. _____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____ AT _____ O'CLOCK _____ M. ON THIS _____ DAY OF _____ IN BOOK _____ OF PLATS AT PAGES _____ AND _____

EX-OFFICIO RECORDER

FEE

MIDDLETON LAKES SUBDIVISION NO. 4

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:

THAT MIDDLETON LAKES DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS THEIR INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT. THE OWNER ALSO HEREBY CERTIFIES THAT THIS PLAT COMPLES WITH IDAHO CODE 50-1334 (2), ALL LOTS WITHIN THIS SUBDIVISION OF DOMESTIC WATER FROM AN EXISTING WATER SYSTEM AND THE CITY OF MIDDLETON HAS AGREED IN WRITING TO SERVE ALL THE LOTS WITHIN THIS SUBDIVISION.

A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE BOISE MERIDIAN, MIDDLETON, CANYON COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SE ¼ (EAST ¼ CORNER) OF SECTION 7, T.4 N., R.2 W., B.M., THENCE N 89°48'48" W 1319.30 TO THE CENTER-EAST 1/16 CORNER OF SAID SECTION 7;

THENCE S 67°09'31" W 2327.72 FEET TO THE SOUTHWEST CORNER OF MIDDLETON LAKES NO. 3, THE REAL POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 75°09'11" W 129.39 FEET TO A POINT;

THENCE S 67°09'54" W 55.11 FEET TO A POINT;

THENCE S 54°31'32" W 180.68 FEET TO A POINT;

THENCE S 49°17'30" W 549.55 FEET TO A POINT;

THENCE N 01°40'27" E 1866.11 FEET TO THE SOUTHWEST CORNER OF MIDDLETON LAKES SUBDIVISION NO. 2;

ALONG THE BOUNDARY OF MIDDLETON LAKES SUBDIVISION NO. 2 THE FOLLOWING:

THENCE S 86°19'08" E 417.3 FEET TO A POINT OF CURVATURE;

THENCE S 86°19'08" E 417.3 FEET TO THE LEFT, SAID CURVE HAVING A RADIUS OF 270.00 FEET ALONG A CHORD BEARING N 86°19'08" W 417.3 FEET AND A CHORD BEARING N 86°19'08" W 417.3 FEET TO A POINT OF REVERSE CURVATURE;

THENCE S 86°19'08" E 417.3 FEET TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A DELTA ANGLE OF 122°22'27" AND A TANGENT OF 66.29 FEET AND A CHORD BEARING N 81°42'07" E 135.76 FEET TO A POINT ON A CURVE;

THENCE N 49°17'41" E 24.85 FEET TO A POINT;

THENCE N 10°42'04" E 13.93 FEET TO A POINT;

THENCE S 36°41'17" E 29.44 FEET TO A POINT ON A CURVE;

THENCE 481.05 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A DELTA ANGLE OF 43°44'59", A TANGENT OF 252.94 FEET AND A CHORD BEARING S 62°12'10" E 469.45 FEET TO A POINT OF REVERSE CURVATURE;

STATE OF IDAHO) S.S.
COUNTY OF ADA)

ACKNOWLEDGEMENT

ON THIS 14 DAY OF September, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STEVE KUNZMEYER, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF MIDDLETON LAKES DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OF THE PREC. AN IDAHO LIMITED LIABILITY COMPANY ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THIS DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Steve Kunzmeier
NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO
MY COMMISSION EXPIRES 9/15/10



CERTIFICATE OF SURVEYOR

I, MICHAEL E. MARKS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



MICHAEL E. MARKS, IDAHO P.L.S. #10000

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 14 DAY OF September 2006.

MIDDLETON LAKES DEVELOPMENT, LLC

Steve Kunzmeier
STEVE KUNZMEYER, MANAGER

MIDDLETON LAKES SUBDIVISION NO. 4

SOUTHWEST DISTRICT HEALTH

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER REPRESENTING THE CITY OF MIDDLETON THE OLPE APPROVAL OF THE DESIGN PERMITS, SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF DRINKING WATER EXTENSIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO CONSTRUCTION CAN BE ALLOWED. SEWER EXTENSIONS WERE CONSTRUCTED, BUILDING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES, THEN SANITARY PERMITS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, THEN SANITARY PERMITS TO CONSTRUCT BE REPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE. BY THE ISSUANCE OF THIS APPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

Michael W. Davis 10/3/06
SOUTHWEST DISTRICT HEALTH DEPARTMENT EHS

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, MIDDLETON LAKES SUBDIVISION NO. 4, AND FIND THAT IT COMPLIES WITH THE

Michael W. Davis 3-31-08
MICHAEL W. DAVIS PE #8823

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT OF MIDDLETON LAKES SUBDIVISION NO. 4, AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND VACATIONS.

David R. Keweenaw 9/28/06
DAVID R. KEWEENAW PE/LS 2659

APPROVAL OF CITY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS 1 DAY OF 10/1/06 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MIDDLETON, IDAHO.

Michelle
CHAIRMAN, MIDDLETON PLANNING & ZONING COMMISSION

SECRETARY, MIDDLETON PLANNING & ZONING COMMISSION

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MIDDLETON, MIDDLETON LAKES SUBDIVISION NO. 4, AND HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 19 DAY OF MARCH, 2008, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Cheryl Smith CWZ 4-2-08
MIDDLETON CITY CLERK

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANTON, STATE OF IDAHO, DO HEREBY CERTIFY THAT ALL CURRENT AND/OR DELINQUENT PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

04-03-2008
DATE
Shaci Hoard by *Michelle*
COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO }
COUNTY OF CANTON } S.S.
INSTRUMENT NO. _____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____ AT _____ O'CLOCK _____ M., ON THIS _____ DAY OF _____ IN BOOK _____ OF PLATS AT PAGES _____ AND _____ MINUTES PAST _____

DEPUTY _____ EX-OFFICIO RECORDER
FEE _____



- Sheet Index
- SHEET 1 - BOUNDARY PLAT MAP
 - SHEET 2 - DETAIL PLAT MAP
 - SHEET 3 - DETAIL PLAT MAP
 - SHEET 4 - CURVE AND LINE TABLES AND PLAT NOTES
 - SHEET 5 - CERTIFICATE OWNERS
 - SHEET 6 - CERTIFICATES AND APPROVALS

References

- R1. RECORD OF SURVEY PER INSTRUMENT No. 8002187, CANYON COUNTY, IDAHO
- R2. RECORD OF SURVEY PER INSTRUMENT No. 200307874, CANYON COUNTY, IDAHO
- R3. BOOK 29 OF PLATS, PAGES 1-2, CANYON COUNTY, IDAHO

Design



PL 29 16 49

THE LAND GROUP, INC.
 391 West State Street, Suite E
 Eagle, Idaho 83642
 (208) 939-9070
 135 Greenhorn Road
 Halls, Idaho 83333
 (208) 788-4600

Plat Showing GREENLINKS SUBDIVISION

Situated in the Northwest 1/4 of the Northeast 1/4 of Section 8,
 Township 4 North, Range 2 West, B.M., City of Middleton, Canyon County, Idaho
 2007



FOUND BRASS CAP
 NE CORNER SECTION 8
 PER CP&F No. 9741828

FOUND 1/2" STEEL PIN
 PULLED AND REPLACED WITH 5/8"
 STEEL PIN WITH 2" ALUMINUM CAP
 (WITNESS CORNER)



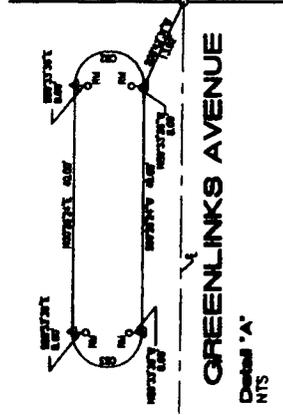
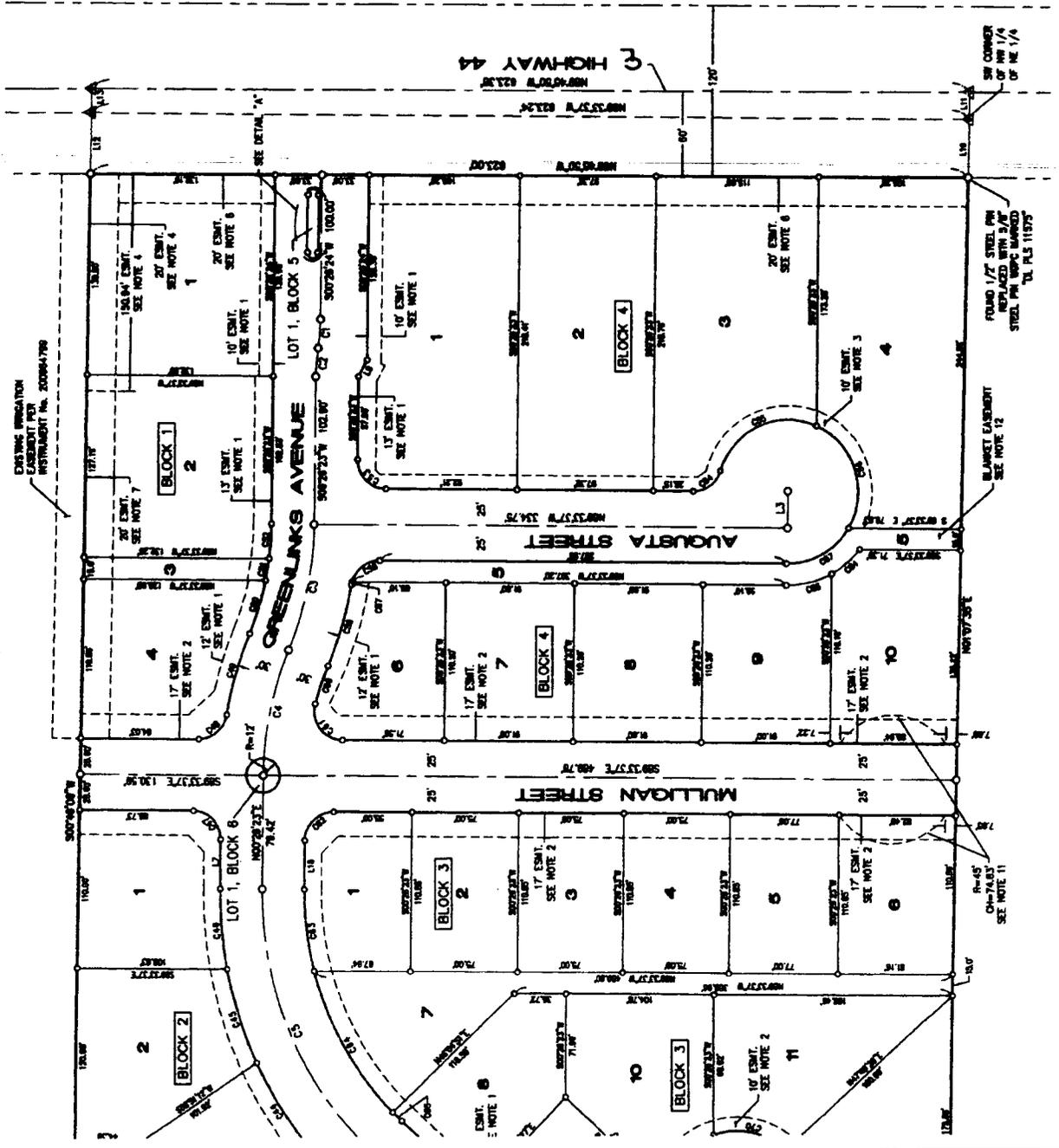
- Legend**
- FOUND BRASS CAP
 - FOUND HIGHWAY CENTERLINE MONUMENT
 - FOUND 1/2" STEEL PIN
 - FOUND 5/8" STEEL PIN
 - SET 5/8" X 30" STEEL PIN W/PC WITH 2" ALUMINUM CAP
 - SET 5/8" X 30" STEEL PIN W/PC MARKED "DL PLS 11575"
 - SET 1/2" X 24" STEEL PIN W/PC MARKED "DL PLS 11575"
 - ▲ NOTHING FOUND OR SET
 - VC CALCULATED POSITION - WITNESS CORNER AS NOTED
 - REFERENCE MONUMENT
 - SET 5/8" X 30" STEEL PIN W/PC MARKED "DL PLS 11575"
- UNPLATTED**
- N 1/4 CORNER SECTION 8 POINT OF BEGINNING
 - EXISTING CENTERLINE OF MAIN STREET
 - EXISTING 60' W/O-OF MAIN STREET
 - FOUND 5/8" STEEL PIN NW CORNER SECTION 8 PER CP&F No. 200248931

- 14 LOT NUMBER
- BLOCK 13 BLOCK NUMBER
- W/PC WITH ORANGE PLASTIC CAP
- W/PC WITH YELLOW PLASTIC CAP
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- SECTION LINE

Owner/Developer
 Corithian Communities, Inc.
 391 West State Street, Suite E
 Eagle, Idaho 83642
 (208) 939-9070
LOD Ventures, LLC
 135 Greenhorn Road
 Halls, Idaho 83333
 (208) 788-4600

PARK PLACE SUBDIVISION No. 4
 BOOK 29, PAGE 1

**Plan Showing
GREENLINKS SUBDIVISION**
Sited in the Northwest 1/4 of the Northwest 1/4 of Section 8,
Township 4 North, Range 2 West, B.M., City of Middleton, Canyon County, Idaho
2007



Service Inc.

 63-13-07

Owner/Developer
 Corbin Communities, Inc.
 391 West State Street, Suite E
 Eagle, Idaho 83642
 (208) 939-9070
Lead Ventures, LLC
 35 Greenhorn Road
 Haley, Idaho 83333
 (208) 786-4800



THE LAND GROUP, INC.
 200 West State Street, Suite 100
 Boise, Idaho 83720
 Phone: (208) 333-4444
 Fax: (208) 333-4444
 www.thelandgroup.com

Final Showing
GREENLINKS SUBDIVISION
 Situated in the Northwest 1/4 of the Northwest 1/4 of Section 8,
 Township 4 North, Range 2 West, BLM, City of Middleton, Canyon County, Idaho
 2007

Notes

- ALL LOTS COMMON TO GREENLINKS AVENUE HAVE A TWELVE FOOT (12') WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION, DRAINAGE, AND SIDEWALK EASEMENT LOCATED DIRECTLY BEHIND THE RIGHT-OF-WAY LINE. HOWEVER, THESE EASEMENTS SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACE DRIVEWAYS FOR THE ACCESS TO EACH INDIVIDUAL LOT.
- ALL LOTS COMMON TO FARMWAY STREET AND MULLIGAN STREET HAVE A SEVEN FOOT (7') WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION, DRAINAGE, AND SIDEWALK EASEMENT UNLESS OTHERWISE SPECIFIED. HOWEVER, THESE EASEMENTS SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACE DRIVEWAYS FOR THE ACCESS TO EACH INDIVIDUAL LOT.
- ALL LOTS COMMON TO AUGUSTA STREET HAVE A TEN FOOT (10') WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT UNLESS SHOWN OTHERWISE. SAID EASEMENT SHALL BE LOCATED DIRECTLY BEHIND THE RIGHT-OF-WAY LINE. HOWEVER, THESE EASEMENTS SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACE DRIVEWAYS FOR THE ACCESS TO EACH INDIVIDUAL LOT.
- A TEN FOOT (10') WIDE GENERAL UTILITY EASEMENT IS HEREBY RESERVED ADJACENT TO ALL REAR LOT LINES AND LINES ADJACENT TO THE SUBDIVISION BOUNDARY, UNLESS SHOWN OTHERWISE.
- A FIVE FOOT (5') WIDE GENERAL UTILITY EASEMENT IS HEREBY RESERVED ADJACENT TO ALL INTERIOR SIDE LOT LINES, UNLESS SHOWN OTHERWISE.
- A TWENTY FOOT (20') WIDE IRRIGATION AND PERMANENT ACCESS EASEMENT IS HEREBY RESERVED ADJACENT TO THE NORTHWEST 1/4 RIGHT-OF-WAY LINE.
- A THIRTY FOOT (30') WIDE GRANTY IRRIGATION EASEMENT IS HEREBY RESERVED ADJACENT TO PORTIONS OF THE EASTERY BOUNDARY AND PORTIONS OF THE SOUTH BOUNDARY OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- A VARIATION WITH GRANTY IRRIGATION EASEMENT IS HEREBY RESERVED OVER PORTIONS OF LOTS 11, 12, 13, 14, 21, 22, AND 23 OF BLOCK 2 AND PORTIONS OF LOTS 11, 12, 13, 14, 21, 22, AND 23 OF BLOCK 3 OF THIS PLAT. SAID EASEMENT IS FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF GRANTY IRRIGATION FACILITIES.
- THIS DEVELOPMENT RECOGNIZES SECTION 21-603 OF THE DRAIN CODE, IRRIGATION AND DRAINAGE EASEMENTS ARE HEREBY RESERVED FOR APPLICABILITY TO IT SHALL BE FOR IRRIGATION, DRAINAGE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A CONSEQUENCE OF THE REVISIONS OF THIS SECTION. HOWEVER, THE PROVISIONS OF THIS SECTION SHALL NOT APPLY, WHETHER IN WHOLE OR IN PART, TO ANY REVISIONS OF THIS SECTION THAT WOULD INCREASE AGRICULTURAL OPERATION OR APPLICABILITY TO IT.
- AN IRRIGATION EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT VARIATIONS IN WIDTH AND AFFECTS PORTIONS OF LOT 12 BLOCK 2 AS SHOWN ON SHEET 3 OF THIS PLAT.
- A TWENTY (20) FOOT EASEMENT TEMPORARY TURNAROUND EASEMENT SHALL BE HEREBY RESERVED ADJACENT TO PORTIONS OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 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800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- A PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT IS HEREBY RESERVED OVER THE ENTIRETY OF LOT 3 BLOCK 4.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE SETBACK STANDARDS OF THE CITY OF MIDDLETON AT THE TIME OF ESALANCE OF A BUILDING PERMIT.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- THIS SUBDIVISION IS PROVIDED IRRIGATION SERVICES BY THE CANTON CODE BY WATER COMPANY AND THE OTHER HAS COMPLIED WITH THE CANTON CODE. SECTION 31-3005 AS IT PERTAINS TO IRRIGATION WITH THE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE GREENLINKS SUBDIVISION HOMEOWNERS ASSOCIATION, WHO SHALL COLLECT ASSESSMENTS TO MAINTAIN AND OPERATE THE IRRIGATION SYSTEM. THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE SUBDIVISION.
- LOT 3 BLOCK 4 AND 22 BLOCK 2, LOTS 7 AND 19 BLOCK 3, LOT 5 BLOCK 4, LOT 1 BLOCK 5, LOT 1 BLOCK 6 AND LOT 7 ARE HEREBY RESERVED FOR THE GREENLINKS SUBDIVISION HOMEOWNERS ASSOCIATION FOR SUCH USES AS DESIGNATED WITHIN THE DECLARATION OF COVENANTS & RESTRICTIONS FOR THE SUBDIVISION.

CURVE	LENGTH	RADIUS	DELTA	CHORD BEG.	CHORD ENCL.
C1	20.00	120.00	120.00	20.00	20.00
C2	20.00	120.00	120.00	20.00	20.00
C3	20.00	120.00	120.00	20.00	20.00
C4	20.00	120.00	120.00	20.00	20.00
C5	20.00	120.00	120.00	20.00	20.00
C6	20.00	120.00	120.00	20.00	20.00
C7	20.00	120.00	120.00	20.00	20.00
C8	20.00	120.00	120.00	20.00	20.00
C9	20.00	120.00	120.00	20.00	20.00
C10	20.00	120.00	120.00	20.00	20.00
C11	20.00	120.00	120.00	20.00	20.00
C12	20.00	120.00	120.00	20.00	20.00
C13	20.00	120.00	120.00	20.00	20.00
C14	20.00	120.00	120.00	20.00	20.00
C15	20.00	120.00	120.00	20.00	20.00
C16	20.00	120.00	120.00	20.00	20.00
C17	20.00	120.00			

**Plat Showing
GREENLINKS SUBDIVISION**
Situating in the Northwest 1/4 of the Northeast 1/4 of Section 8,
Township 4 North, Range 2 West, BLM, City of Middleton, Canyon County, Idaho
2007

Certificate of Surveyor
I, DOWNS LEWIS, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT I HAVE EXAMINED THE GREENLINKS SUBDIVISION AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND THAT THE PLAT ACCURATELY REPRESENTS THE POINTS THEREON AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



10-19-06

Certificate of Canyon County Surveyor
I, THE UNDERSIGNED, COUNTY SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT OF GREENLINKS SUBDIVISION, AND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS, VAGATIONS

[Signature]
CANYON COUNTY SURVEYOR
DAVID R. KNEAR 11/01/06 781/252657

Approval of Middleton City Engineer
I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

[Signature]
CITY OF MIDDLETON ENGINEER
Michael W. Davis PE # 8823
6-7-07

Approval of the City of Middleton City Council
I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON _____ DAY OF _____ 2007, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

[Signature]
CITY OF MIDDLETON CLERK
C.M.C.

Approval of City Planning and Zoning Commission
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MIDDLETON, IDAHO ON THE 02 DAY OF APRIL, 2005.

[Signature]
COUNCILMAN
MIDDLETON PLANNING AND ZONING COMMISSION

SECRETARY
MIDDLETON PLANNING AND ZONING COMMISSION

Certificate of the County Treasurer
I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1306, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

June 14, 2007
DATE
[Signature]
CANYON COUNTY TREASURER
by *[Signature]*
Deputy Treasurer

Approval of Southeast District Health Department
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE CITY ENGINEER'S PROFESSIONAL ENGINEER (PE) REPRESENTING THE CITY OF MIDDLETON AND THE CITY ENGINEER'S PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR THE PROPOSED SUBDIVISION. THE SANITARY RESTRICTIONS, BUTER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, THE SANITARY EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER CONSTRUCTION HAS BEEN CONSTRUCTED, OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING BOTH. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE REAPPLIED TO THE DEVELOPER WITH SECTION 50-1308, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL. WITH CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

[Signature]
DATE
DISTRICT HEALTH DEPARTMENT, NEHS

Certificate of County Recorder
STATE OF IDAHO) IN
CANYON COUNTY)

INSTRUMENT NUMBER _____
I HEREBY CERTIFY THAT THIS PLAT WAS FILED AT THE REQUEST OF _____ AT _____ O'CLOCK _____ IN THIS _____ DAY OF _____ A.D. 2007 IN MY OFFICE AND WAS DULY RECORDED IN BOOK _____ OF PLATS AT PAGES _____ THROUGH _____

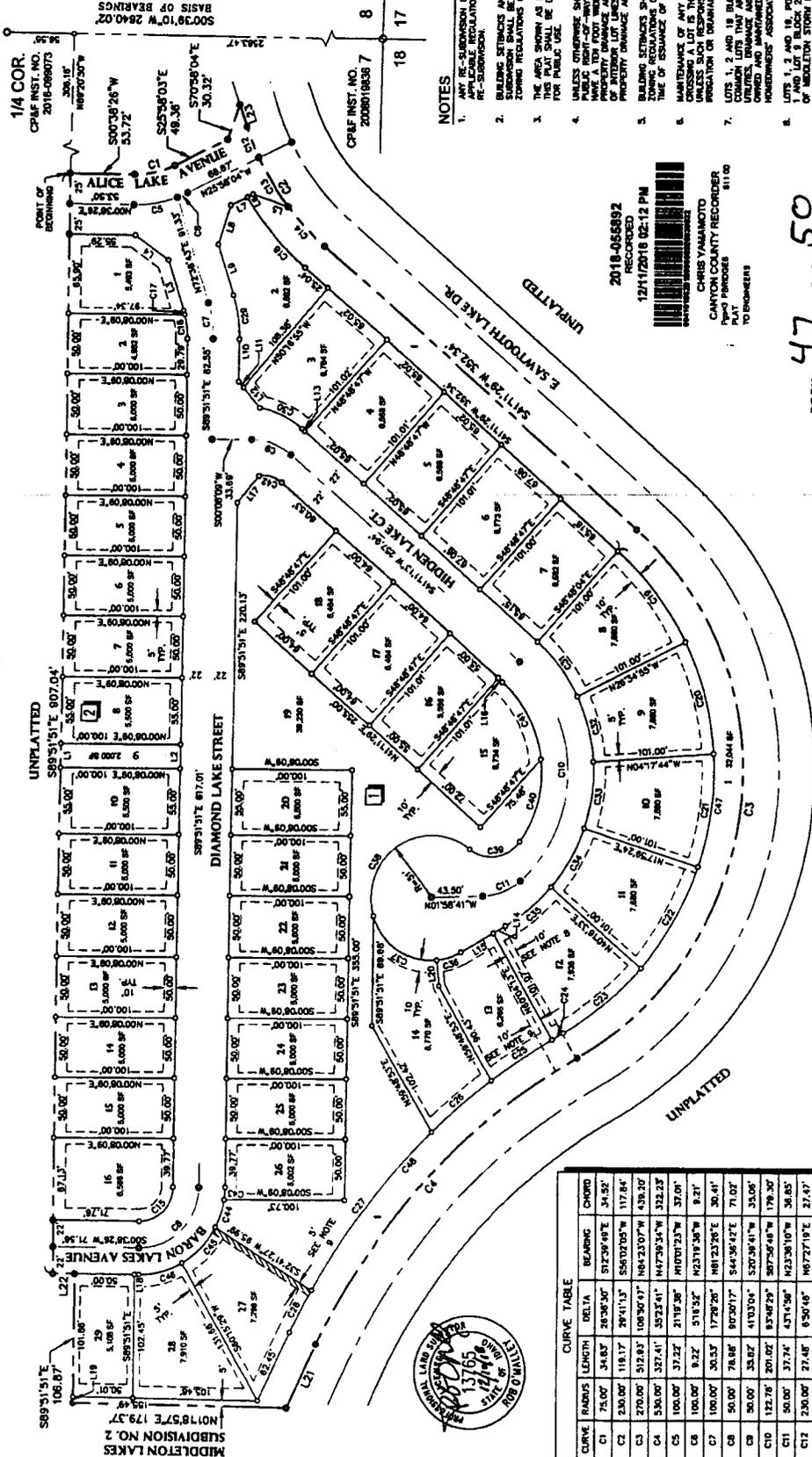
DEPUTY RECORDER
ELECTED RECORDER

Owner/Developer
Corbinian Communities, Inc.
391 West State Street, Suite E
Eagle, Idaho 83622
(208) 939-8070
LOD Ventures, LLC
35 Greenhorn Road
Holley, Idaho 83333
(208) 788-4600



SAWTOOTH LAKE SUBDIVISION NO. 1
 LOCATED IN GOVERNMENT LOT 1 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 7,
 TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
 CITY OF MIDDLETON, CANYON COUNTY, IDAHO
 2018

LINE	BEARING	DISTANCE
L1	S89°51'51"E	20.00'
L2	S89°51'51"E	20.00'
L3	S89°51'51"E	20.00'
L4	S72°38'43"W	43.89'
L5	S50°06'25"W	34.47'
L6	S19°01'58"W	31.54'
L7	S25°38'00"E	5.09'
L8	S25°38'00"E	15.34'
L9	S72°37'24"E	33.87'
L10	S72°38'43"E	43.89'
L11	S89°51'51"E	30.33'
L12	S89°51'51"E	30.33'
L13	S89°51'51"E	30.33'
L14	S89°51'51"E	30.33'
L15	S89°51'51"E	30.33'
L16	S89°51'51"E	30.33'
L17	S89°51'51"E	30.33'
L18	S89°51'51"E	30.33'
L19	S89°51'51"E	30.33'
L20	S89°51'51"E	30.33'
L21	S89°51'51"E	30.33'
L22	S89°51'51"E	30.33'
L23	S89°51'51"E	30.33'



- NOTES**
- ANY RE-SUBDIVISION OF THIS PLOT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
 - BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THE SUBDIVISION SHALL BE IN COMPLIANCE WITH APPLICABLE ZONING REGULATIONS OF THE CITY OF MIDDLETON, IDAHO.
 - THE AREA SHOWN AS ROWWAY WITHIN THE BOUNDARIES OF THE PLOT SHALL BE DEDICATED TO THE CITY OF MIDDLETON FOR PUBLIC USE.
 - UNLESS OTHERWISE SHOWN, ALL LOTS SHALL BE CONVEYED TO A PUBLIC RIGHT-OF-WAY AND ALL NEAR BY LOTS SHALL HAVE A TEN FOOT WIDE PERMANENT PUBLIC UTILITY EASEMENT. INTERIOR LOT LINES SHALL BE MEASURED TO THE CENTER OF PROPERTY DRAINAGE AND IRRIGATION DRAINAGE.
 - BUILDING SETBACKS SHALL COMPLY TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MIDDLETON AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
 - MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR UTILITY SHALL BE THE RESPONSIBILITY OF THE LOT OWNER UNLESS OTHERWISE SHOWN OR ASSUMED BY AN IRRIGATION OR DRAINAGE DISTRICT.
 - LOTS 1, 2 AND 18 BLOCK 1 AND LOT 8 BLOCK 2 ARE COMMON LOTS THAT ARE SUBJECT TO A BRASS CAP UTILITY, DRAINAGE AND IRRIGATION EASEMENT TO BE CALCULATED FOR ASSESSMENTS PER SA COMPANY.
 - LOTS 1, 2 AND 18 BLOCK 1 AND LOT 8 BLOCK 2 ARE SUBJECT TO A 5' (FOOT) WIDE CITY OF MIDDLETON STREET EASEMENT.
 - IRRIGATION WATER HAS BEEN PROCESSED BY CANYON COUNTY WATER COMPANY IN COMPLIANCE WITH WADO CODE SECTION 31-30001. LOTS WITHIN THE SUBDIVISION WILL BE CALCULATED FOR ASSESSMENTS PER SA COMPANY.
 - NO STRUCTURES SHALL BE CONSTRUCTED OR INSTALLED IN AN EASEMENT AND ANY STRUCTURES INSTALLED IN AN EASEMENT SHALL BE REMOVED AT THE OWNER'S EXPENSE.
 - LOT 10 BLOCK 1 AND LOT 9 BLOCK 2 ARE SUBJECT TO A PUBLIC UTILITIES EASEMENT.

2018-055892
 RECORDED
 12/11/2018 02:12 PM
 CHRIS YAMAMOTO
 CANYON COUNTY RECORDER
 PLYMOUTH
 TO HOMEOWNER

BOOK 47, PAGE 50

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE / LOT LINE
- CENTERLINE
- EASTMENT LINE
- THE LINE

○ FOUND BRASS CAP MONUMENT, AS NOTED
 ○ FOUND ANGLE, AS NOTED
 ○ SET 1/2" REBAR
 ○ SET 3/8" REBAR
 ○ CALCULATED POINT - NOTHING SET OR FOUND
 ○ LOT NUMBER
 ○ BLOCK NUMBER

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	51.00'	68.37'	78°07'27"	53.37307"W	84.33'
C2	51.00'	128.80'	145°58'18"	143.33038"W	87.25'
C3	26.00'	47.81'	84°28'01"	48.51700"W	62.09'
C4	101.00'	72.40'	41°04'18"	87.83370"W	70.86'
C5	101.00'	72.43'	41°04'28"	86.00039"W	71.83'
C6	23.80'	20.80'	82°28'44"	51.57571"W	18.88'
C7	72.00'	10.27'	81°06'14"	58.96433"E	10.38'
C8	72.00'	23.87'	183°07'07"	37.21370"E	23.71'
C9	72.00'	41.47'	32°39'28"	54.81282"E	40.80'
C10	72.00'	38.18'	307°07'07"	51.31370"E	37.73'
C11	246.00'	487.33'	108°30'47"	108.23070"W	402.16'
C12	544.00'	352.24'	28°25'41"	144.25240"W	338.88'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C13	54.00'	81.12'	87°18'18"	104.91617"W	81.09'
C14	54.00'	86.18'	93°42'42"	140.51798"W	84.14'
C15	54.00'	164.31'	187°06'50"	163.94487"W	163.71'
C16	54.00'	36.45'	10°46'48"	143.18000"W	36.45'
C17	122.00'	37.24'	17°28'28"	140.23287"E	37.10'
C18	72.00'	39.76'	31°38'20"	102.21035"E	38.28'
C19	145.00'	56.96'	27°33'52"	143.18000"E	55.81'
C20	145.00'	56.96'	27°33'52"	143.18000"E	55.81'
C21	145.00'	56.96'	27°33'52"	143.18000"E	55.81'
C22	145.00'	56.96'	27°33'52"	143.18000"E	55.81'
C23	145.00'	56.96'	27°33'52"	143.18000"E	55.81'
C24	145.00'	56.96'	27°33'52"	143.18000"E	55.81'
C25	145.00'	56.96'	27°33'52"	143.18000"E	55.81'
C26	54.00'	31.07'	21°78'42"	143.18000"E	21.82'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	73.00'	34.85'	28°38'30"	57.23646"E	34.52'
C2	230.00'	41.89'	11°48'33"	144.91481"E	41.12'
C3	270.00'	52.82'	10°30'47"	144.91481"E	43.00'
C4	530.00'	327.41'	35°23'41"	147.78334"W	322.23'
C5	100.00'	37.22'	21°19'58"	140.01233"W	37.09'
C6	100.00'	8.22'	51°13'52"	142.37838"W	8.21'
C7	100.00'	30.53'	17°28'28"	140.23287"E	30.41'
C8	50.00'	78.88'	80°07'17"	144.91481"E	71.00'
C9	30.00'	33.82'	41°03'54"	120.26341"W	33.06'
C10	122.76'	201.02'	83°48'29"	147.78334"W	178.30'
C11	50.00'	37.74'	43°14'58"	142.37838"W	36.85'
C12	230.00'	27.48'	6°50'48"	146.72719"E	27.47'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C13	230.00'	42.80'	11°48'33"	144.91481"E	42.81'
C14	230.00'	41.89'	11°48'33"	144.91481"E	41.89'
C15	270.00'	52.82'	10°30'47"	144.91481"E	52.82'
C16	78.00'	20.41'	30°30'51"	50.23744"W	20.36'
C17	78.00'	3.37'	27°33'52"	57.33210"W	3.37'
C18	246.00'	78.22'	17°11'33"	144.91481"E	78.23'
C19	246.00'	85.43'	21°23'54"	144.91481"E	85.43'
C20	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C21	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C22	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C23	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C24	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C25	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C26	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C27	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C28	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C29	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C30	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C31	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C32	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C33	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C34	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C35	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C36	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C37	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C38	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C39	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C40	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C41	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C42	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C43	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C44	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C45	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C46	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C47	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C48	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C49	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C50	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C51	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C52	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C53	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C54	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C55	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C56	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C57	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C58	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C59	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C60	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C61	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C62	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C63	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C64	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C65	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C66	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C67	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C68	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C69	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C70	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C71	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C72	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C73	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C74	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C75	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C76	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C77	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C78	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C79	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C80	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C81	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C82	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C83	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C84	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C85	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C86	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C87	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C88	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C89	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C90	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C91	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C92	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C93	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C94	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C95	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C96	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C97	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C98	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C99	246.00'	85.46'	21°23'54"	144.91481"E	85.46'
C100	246.00'	85.46'	21°23'54"	144.91481"E	85.46'

T-O ENGINEERS
 322 N. BROOKDALE WAY
 HANNA, IDAHO 83403
 PHONE: (208) 443-8200 FAX: (208) 444-9444

SAWTOOTH LAKE SUBDIVISION NO. 1

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HEREINAFTER DESCRIBED.

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1 AND THE NE1/4 OF THE SE1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 7, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION BEARS S.00°39'10"W., 2840.02 FEET; THENCE, ALONG THE EAST BOUNDARY OF SAID SECTION, S.00°39'10"W., 56.53 FEET; THENCE, LEAVING SAID EAST BOUNDARY, N.89°20'50"W., 306.16 FEET TO THE POINT OF BEGINNING; THENCE,

- 1) S.00°38'26"W., 53.72 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE.
- 2) SOUTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 34.83 FEET, THROUGH A CENTRAL ANGLE OF 26°36'30" AND A LONG CHORD WHICH BEARS S.12°39'49"E., 34.52 FEET; THENCE, TANGENT FROM SAID CURVE.
- 3) S.25°58'03"E., 49.36 FEET; THENCE.
- 4) S.70°58'04"E., 30.32 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAWTOOTH LAKE DRIVE; THENCE, ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES:
 - 5) S.70°52'42"W., 19.16 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE.
 - 6) SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 119.17 FEET, THROUGH A CENTRAL ANGLE OF 29°41'13" AND A LONG CHORD WHICH BEARS S.56°02'05"W., 117.84 FEET; THENCE, TANGENT FROM SAID CURVE.
 - 7) S.41°11'29"W., 352.34 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE.
 - 8) WESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 512.93 FEET, THROUGH A CENTRAL ANGLE OF 108°50'47" AND A LONG CHORD WHICH BEARS N.84°23'07"W., 439.20 FEET TO THE BEGINNING OF A REVERSE CURVE; THENCE.
 - 9) NORTHWESTERLY ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, AN ARC LENGTH OF 327.41 FEET, THROUGH A CENTRAL ANGLE OF 35°23'41" AND A LONG CHORD WHICH BEARS N.47°39'34"W., 322.23 FEET; THENCE, TANGENT FROM SAID CURVE.
 - 10) N.65°21'25"W., 57.55 FEET TO THE EAST BOUNDARY OF MIDDLETON LAKES SUBDIVISION NO. 2, RECORDS OF CANYON COUNTY, IDAHO; THENCE, ALONG SAID BOUNDARY.
 - 11) N.01°18'57"E., 179.37 FEET; THENCE.
 - 12) S.89°51'51"E., 106.87 FEET; THENCE.
 - 13) N.00°38'26"E., 18.00 FEET; THENCE.
 - 14) S.89°51'51"E., 907.04 FEET TO THE POINT OF BEGINNING.

CONTAINING: 9.408 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER DOMESTIC WATER SERVICE FROM THE CITY OF MIDDLETON, IDAHO, AND SAID CITY OF MIDDLETON HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS 31 DAY OF October, 2018.

SAWTOOTH LAKE COMMUNITY, LLC

By:  STEVE PEEL, MANAGER OF SAWTOOTH LAKE COMMUNITY, LLC

ACKNOWLEDGMENT
STATE OF IDAHO }
COUNTY OF CANYON } S.S.

ON THIS 31st DAY OF Oct., 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STEVE PEEL, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF SAWTOOTH LAKE COMMUNITY, LLC, A LIMITED LIABILITY COMPANY, WHO SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID COMPANY, AND THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME IN NAME.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES 1-11-23


NOTARY PUBLIC FOR THE STATE OF IDAHO



CERTIFICATE OF SURVEYOR

I, ROB O'MALLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS AND THE CORNER PERPETUATION AND PILING ACT, IDAHO CODE 58-1601 THROUGH 58-1612.




ROB O'MALLEY
IDAHO NO. 13765

SAWTOOTH LAKE SUBDIVISION NO. 1

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (OLPE) REPRESENTING THE CITY OF MIDDLETON AND THE OLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED IN ACCORDANCE WITH SECTION 50-1328, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

Tim Winters R.E.H.S. DISTRICT HEALTH DEPARTMENT
DATE 8/29/2018

APPROVAL OF MIDDLETON CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY APPROVE THE FOREGOING PLAT.

Civil Engineers PC
CITY ENGINEER OF MIDDLETON, IDAHO
By: *Henry J Woodruff*
DATE 12/10/2018



Rob O'Malley
ROB O'MALLEY
IDAHO NO. 13785

APPROVAL OF MIDDLETON CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 7 DAY OF AUGUST, 2018, THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED.

Dawn Jaylor
CITY CLERK - MIDDLETON, IDAHO
Mayor

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

David E. Kinser
CANYON COUNTY SURVEYOR
DATE 12/11/18

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1508, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Steve Lloyd
COUNTY TREASURER
DATE 12/11/18



SAWTOOTH LAKE SUBDIVISION NO. 2

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HEREAFTER DESCRIBED.

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANTON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 7, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION BEARS S.00°39'10"W., 2840.02 FEET; THENCE, ALONG THE EAST BOUNDARY OF SAID SECTION,

- A) S.00°39'10"W., 56.55 FEET; THENCE, LEAVING SAID EAST BOUNDARY,
- B) N.89°20'50"W., 306.16 FEET TO THE NORTHEAST CORNER OF SAWTOOTH LAKES SUBDIVISION NO.1, RECORDED IN BOOK 47 OF PLATS, AT PAGE 50, RECORDS OF CANYON COUNTY, IDAHO AND THE POINT OF BEGINNING; THENCE, ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION,
- 1) N.89°51'51"W., 907.04 FEET; THENCE,
- 2) S.00°38'26"W., 18.00 FEET; THENCE,
- 3) N.89°51'51"W., 106.87 FEET TO THE EAST BOUNDARY OF MIDDLETON LAKES SUBDIVISION NO.2, RECORDED IN BOOK 37 OF PLATS, AT PAGE 48, RECORDS OF CANYON COUNTY, IDAHO; THENCE, LEAVING SAID NORTH BOUNDARY, ALONG SAID EAST BOUNDARY, AND THE EAST BOUNDARY OF MIDDLETON LAKES SUBDIVISION NO.1, RECORDED IN BOOK 35 OF PLATS, AT PAGE 38, RECORDS OF CANYON COUNTY, IDAHO,
- 4) N.01°18'57"E., 73.07 FEET TO THE CENTER-EAST ONE-SIXTEENTH CORNER OF SAID SECTION 7; THENCE, ALONG SAID EAST BOUNDARIES,
- 5) N.00°39'21"E., 221.96 FEET; THENCE, LEAVING SAID EAST BOUNDARIES,
- 6) S.89°51'51"E., 149.99 FEET; THENCE,
- 7) S.00°38'26"W., 33.00 FEET; THENCE,
- 8) S.89°51'51"E., 806.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
- 9) SOUTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 31.58 FEET, THROUGH A CENTRAL ANGLE OF 24°07'35" AND A LONG CHORD WHICH BEARS S.17°25'22"E., 31.35 FEET; THENCE, TANGENT FROM SAID CURVE,
- 10) S.00°38'26"W., 44.28 FEET; THENCE,
- 11) S.89°21'34"E., 50.00 FEET; THENCE,
- 12) S.00°38'26"W., 188.57 FEET TO THE POINT OF BEGINNING.

CONTAINING: 5.745 ACRES.

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREOF. ALL LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM THE CITY OF MIDDLETON, IDAHO, AND SAID CITY OF MIDDLETON HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 19 DAY OF August, 2019

By:  ANDREW BRAUSA, MANAGER, BROOKFIELD HOLDINGS (HAYDEN B), LLC.

ACKNOWLEDGMENT
STATE OF IDAHO }
COUNTY OF CANTON }
New York }
S.S.

ON THIS 19 DAY OF August, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ANDREW BRAUSA, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF BROOKFIELD HOLDINGS (HAYDEN B), LLC., WHO EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES



NOTARY PUBLIC FOR THE STATE OF IDAHO
New York



CERTIFICATE OF SURVEYOR

I, ROB O'MALLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREOF, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.




ROB O'MALLEY
IDAHO NO. 13765

SAWTOOTH LAKE SUBDIVISION NO. 2

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (CPE) REPRESENTING THE CITY OF MIDDLETON AND THE CPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUTER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

Pat Weir RENS 21 AUG 2019
 R.E.H.S. DISTRICT HEALTH DEPARTMENT DATE

APPROVAL OF MIDDLETON CITY ENGINEER
 I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY APPROVE THE FOREGOING PLAT.

Civil Engineers PC 10/17/2019
 CITY ENGINEER, MIDDLETON, IDAHO DATE
 by: *Angie Wood* 10/20/2019



Rob O'Malley
 ROB O'MALLEY
 IDAHO NO. 13765

APPROVAL OF MIDDLETON CITY COUNCIL

I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL, HELD ON THE 2ND DAY OF *September*, 20*19*, THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED.

Dessie Jackson *Mayor and acting City Clerk*
 CITY CLERK - MIDDLETON, IDAHO

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

David R. Kumber 9/22/19
 CANYON COUNTY SURVEYOR DATE
 DAVID R. KUMBER PEPPER 2659

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT (30) DAYS ONLY.

Sharon L. Smith 10/14/19
 COUNTY TREASURER DATE



SAWTOOTH LAKE SUBDIVISION NO. 3

CERTIFICATE OF OWNERS
 KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY
 HERENAFTER DESCRIBED.

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1 AND THE S60/4 OF THE N60/4 OF SECTION 7,
 TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, MORE PARTICULARLY
 DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 7, FROM WHICH THE SOUTHEAST SECTION
 CORNER OF SAID SECTION BEARS S.00°39'10"W., 2840.02 FEET; THENCE, ALONG THE EAST BOUNDARY OF SAID
 SECTION,

- A) S.00°39'10"W., 150.13 FEET; THENCE, LEAVING SAID EAST BOUNDARY,
- B) N.89°20'50"W., 115.40 FEET TO THE WEST RIGHT-OF-WAY OF MIDDLETON ROAD AND THE POINT OF
 BEGINNING; THENCE,
- 1) S.70°52'42"W., 140.17 FEET TO THE EAST BOUNDARY OF SAWTOOTH LAKES SUBDIVISION NO.1, RECORDED
 IN PAGE 50, RECORDS OF CANYON COUNTY, IDAHO; THENCE, ALONG THE EAST
 BOUNDARY OF SAID SUBDIVISION, S.82°25'14"E., 186.02 FEET TO THE NORTH BOUNDARY OF SAID
 SUBDIVISION NO.2, RECORDED IN BOOK 49 OF PLATS, AT PAGE 11, RECORDS OF CANYON COUNTY,
 IDAHO, THE FOLLOWING COURSES:
- 2) N.70°58'04"W., 30.32 FEET; THENCE,
- 3) N.25°58'03"W., 49.36 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
- 4) NORTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF
 34.83 FEET, THROUGH A CENTRAL ANGLE OF 24°07'35" AND A LONG CHORD WHICH BEARS N.12°39'49"W.,
 34.52 FEET; THENCE, TANGENT FROM SAID CURVE,
- 5) N.00°38'28"E., 222.20 FEET; THENCE,
- 6) N.89°21'34"W., 50.00 FEET; THENCE,
- 7) N.00°38'28"E., 44.29 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
- 8) NORTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF
 31.58 FEET, THROUGH A CENTRAL ANGLE OF 24°07'35" AND A LONG CHORD WHICH BEARS N.11°25'22"W.,
 31.35 FEET; THENCE, NON-TANGENT FROM SAID CURVE,
- 9) N.89°31'51"W., 806.48 FEET; THENCE,
- 10) N.00°38'28"E., 33.00 FEET; THENCE,
- 11) N.89°51'51"W., 149.85 FEET TO THE WEST BOUNDARY OF SAID NE1/4 OF THE SE1/4; THENCE, LEAVING
 SAID SUBDIVISION BOUNDARY, ALONG SAID WEST BOUNDARY,
- 12) N.00°39'21"E., 213.39 FEET TO THE CENTERLINE OF THE WATKINS OUCH; THENCE, ALONG SAID
 CENTERLINE,
- 13) N.73°38'28"E., 591.76 FEET TO SAID WEST RIGHT-OF-WAY OF MIDDLETON ROAD; THENCE, ALONG SAID
 RIGHT-OF-WAY THE FOLLOWING COURSES:
- 14) S.54°23'32"E., 196.70 FEET; THENCE,
- 15) S.82°25'14"E., 186.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
- 16) SOUTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 819.22 FEET, AN ARC LENGTH OF
 301.58 FEET, THROUGH A CENTRAL ANGLE OF 18°47'47" AND A LONG CHORD WHICH BEARS
 S.38°58'09"E., 300.21 FEET; THENCE, NON-TANGENT FROM SAID CURVE,
- 17) S.25°03'44"E., 247.72 FEET; THENCE,
- 18) S.17°41'47"E., 66.89 FEET TO THE POINT OF BEGINNING.

CONTAINING: 7.837 ACRES.

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT.
 THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE
 EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE
 SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER
 USES AS DESIGNATED HEREON. ALL LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE
 DOMESTIC WATER SERVICE FROM THE CITY OF MIDDLETON, IDAHO, AND SAID CITY OF MIDDLETON HAS
 AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 17th DAY OF April, 2020

BY:  ANDREW BRAUSK, MANAGER, BROOKFIELD HOLDINGS (HAYDEN II), LLC.

ACKNOWLEDGMENT
 STATE OF NEW YORK } S.S.
 NEW YORK COUNTY }

ON THIS 17th DAY OF April, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN
 AND FOR SAID STATE, PERSONALLY APPEARED ANDREW BRAUSK, KNOWN OR IDENTIFIED TO ME TO
 BE A MANAGER OF BROOKFIELD HOLDINGS (HAYDEN II), LLC., WHO EXECUTED THE INSTRUMENT OR
 THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND
 ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY
 AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Debra M. No
 NOTARY PUBLIC FOR THE STATE OF NEW YORK

DEBRA M. NO
 Notary Public-State of New York
 No. 1100071641
 Commission Expires 03/03/2025

CERTIFICATE OF SURVEYOR

I, ROB O'MALLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED
 BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF
 OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY
 DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN
 CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS AND THE
 CORNER PERPETUATION AND PLUMB ACT, IDAHO CODE 55-1901 THROUGH 55-1912.



Rob O'Malley
 ROB O'MALLEY
 IDAHO NO. 13765

SAWTOOTH LAKE SUBDIVISION NO. 3

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QIPE) REPRESENTING THE CITY OF MIDDLETON AND THE QIPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTIONS OR SEWER EXTENSIONS WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER CONSTRUCTIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE. BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

R.E.H.S. DISTRICT HEALTH DEPARTMENT
11/24/20 DATE
5-2-2020 DATE

APPROVAL OF MIDDLETON CITY ENGINEER
 I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY APPROVE THE FOREGOING PLAT.

Civil Dygarnis PL
 CITY ENGINEER - MIDDLETON, IDAHO
 by: Amy J Woodruff, P.E. 10/20/10 DATE
01/16/2020 DATE



Rob O'Malley
 ROB O'MALLEY
 IDAHO NO. 13765

APPROVAL OF MIDDLETON CITY COUNCIL

I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 15 DAY OF May, 2020, THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED.

Becky L. Crafts
 CITY CLERK - MIDDLETON, IDAHO

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

David T. Kinwest
 CANYON COUNTY SURVEYOR
 DAVID T. KINWEST 781915 2659
5/18/20 DATE

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Tracie Lloyd
 COUNTY TREASURER
 Tracie Lloyd
3/24/20 DATE



SAWTOOTH LAKE SUBDIVISION NO. 3

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS 21 DAY OF July, 2020

By: [Signature]
WILLIAM DUFFEY, AUTHORIZED AGENT,
BELLA TERRA, LLC AN OREGON LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF BOZEMAN } S.S.

ON THIS 21st DAY OF JULY, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WILLIAM DUFFEY, KNOWN OR IDENTIFIED TO ME TO BE AS AN AUTHORIZED AGENT, BELLA TERRA, LLC AN OREGON LIMITED LIABILITY COMPANY, WHO EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC FOR THE STATE OF IDAHO



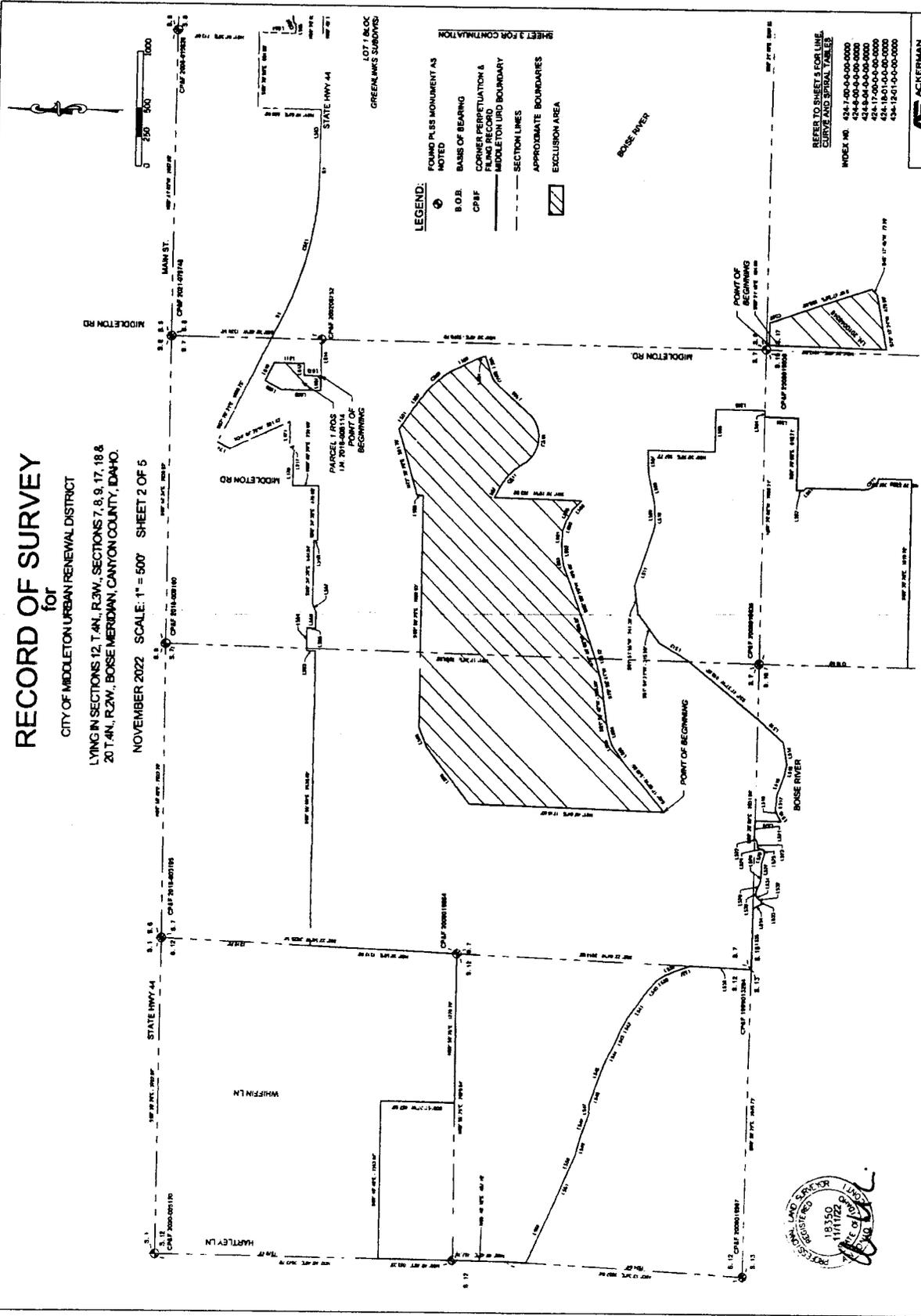
[Signature]
ROB O'MALLEY
IDaho No. 13765

RECORD OF SURVEY for

CITY OF MIDDLETON URBAN RENEWAL DISTRICT

LYING IN SECTIONS 12, 4N1, R3W, SECTIONS 7, 8, 9, 17, 18 &
20 T4N, R2W, BOISE MERIDIAN, CANYON COUNTY, IDAHO.

NOVEMBER 2022 SCALE: 1" = 500' SHEET 2 OF 5



LEGEND:

- FOUND PLS MONUMENT AS NOTED
- B.O.B. BALISE OF BEARING
- CPBF CORNER PERPETUATION & MIDDLETON URBAN RENEWAL DISTRICT
- MIDDLETON URBAN RENEWAL DISTRICT
- SECTION LINES
- APPROXIMATE BOUNDARIES
- EXCLUSION AREA

REFER TO SHEET 3 FOR LINE CURVE AND SPIDAL TABLE

INDEX NO. 424-7-00-00-0000
424-8-00-00-0000
424-9-00-00-0000
424-10-00-00-0000
424-11-00-00-0000
424-12-00-00-0000
424-13-00-00-0000

ACKERMAN ESTVOLD
REGISTERED PROFESSIONAL SURVEYOR
NO. 10000
EXPIRES 12/31/2024



SHEET 4 FOR CONTINUATION

SHEET 3 FOR CONTINUATION

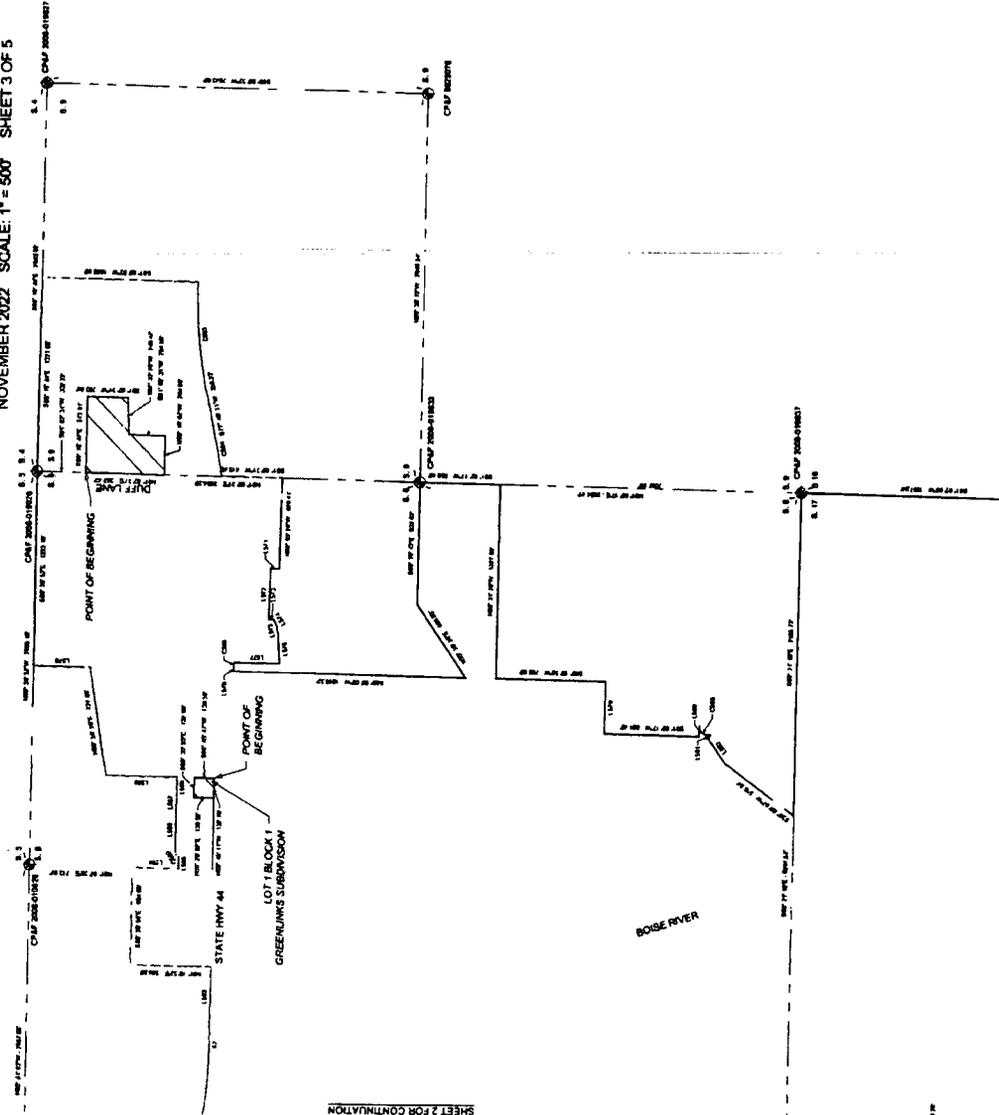
RECORD OF SURVEY

for

CITY OF MIDDLETON URBAN RENEWAL DISTRICT

LYING IN SECTIONS 12, T.4N., R.3W., SECTIONS 7, 8, 9, 17, 18 &
20 T.4N., R.2W., BOISE MERIDIAN, CANYON COUNTY, IDAHO.

NOVEMBER 2022 SCALE: 1" = 500' SHEET 3 OF 5



SHEET 2 FOR CONTINUATION

SHEET 4 FOR CONTINUATION

LEGEND:

- FOUND PILE MONUMENT AS NOTED
- B.O.B BASIS OF BEARING
- CRSF CORNER RESTITUTION & PLUMB RECORD
- MIDDLETON URBAN BOUNDARY
- SECTION LINES
- APPROXIMATE BOUNDARIES
- EXCLUSION AREA



REFER TO SHEET 1 FOR THE
CURVE AND SPIRAL TABLES

INDEX NO.

424-7-20-0-00-0000
424-8-00-00-00-0000
424-9-00-00-00-0000
424-17-00-00-00-0000
424-18-01-00-00-0000
424-12-01-00-00-0000



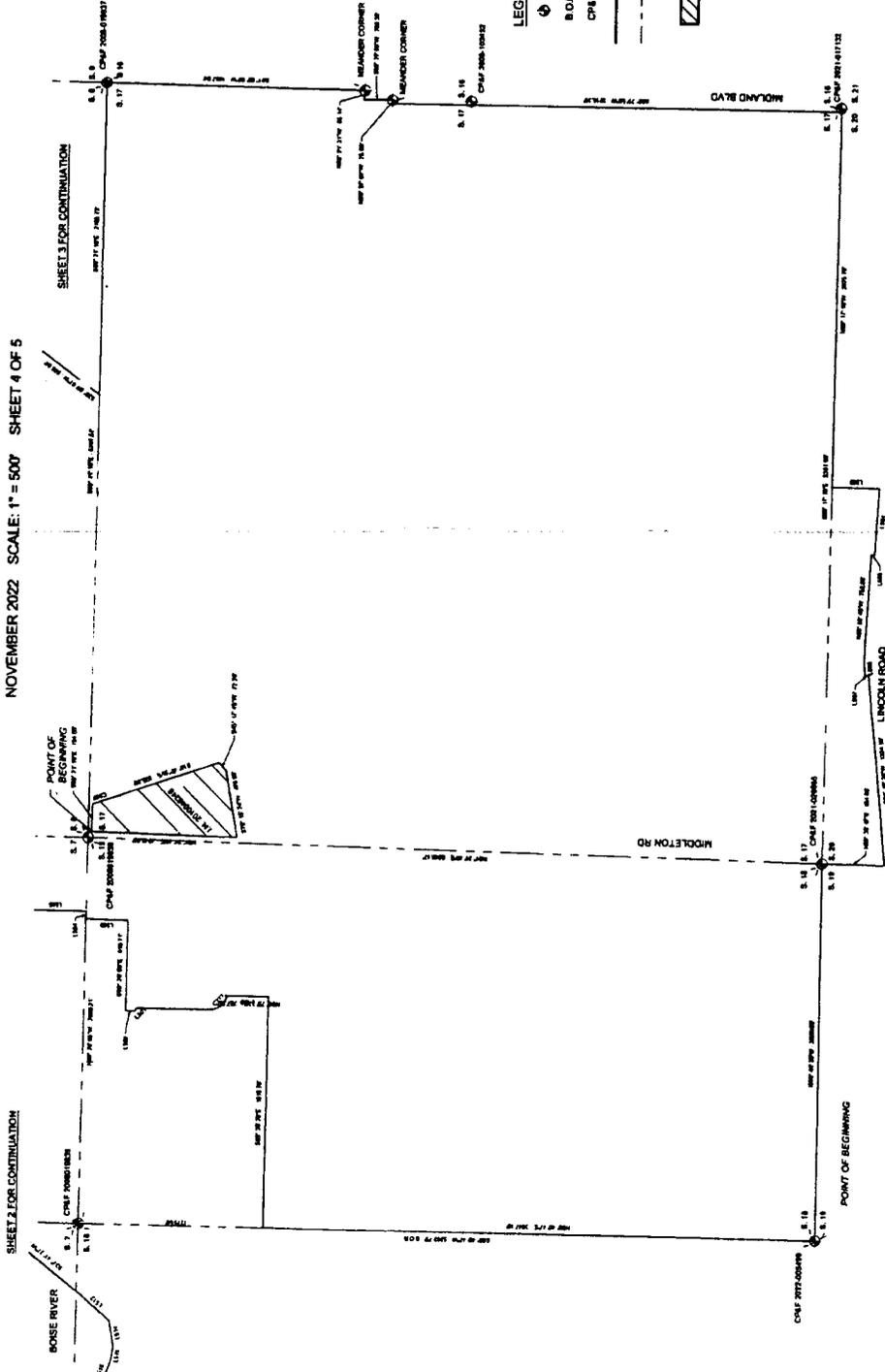
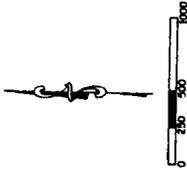
RECORD OF SURVEY

for

CITY OF MIDDLETON URBAN RENEWAL DISTRICT

LYING IN SECTIONS 12 T.4N, R.3W, SECTIONS 7, 8, 9, 17, 18 & 20 T.4N, R.2W, BOSE MERIDIAN, CANYON COUNTY, IDAHO.

NOVEMBER 2022 SCALE: 1" = 500' SHEET 4 OF 5



- LEGEND:**
- FOUND PILE MONUMENT AS NOTED
 - B.O.B BASIS OF BEARING
 - CORNER PERPETUATION & PLUMB RECORD
 - MIDDLETON URBAN BOUNDARY
 - SECTION LINES
 - APPROXIMATE BOUNDARIES
 - EXCLUSION AREA



REFER TO SHEETS FOR LINE CURVE AND SPECIAL TABLES

INDEX NO. 424-7-00-00-0000
 424-8-00-00-000000
 424-9-00-00-00-0000
 424-10-00-00-00-0000
 424-11-00-00-00-0000
 424-12-01-00-00-0000

ACKERMAN ESTVOLD
 PROFESSIONAL ENGINEER
 License No. 18330
 State of Idaho
 11/11/22

RECORD OF SURVEY for

CITY OF MIDDLETON URBAN REVENUE DISTRICT

LYING IN SECTIONS 12, T.4N., R.3W., SECTIONS 7, 8, 9, 17, 18 &
20 T.4N., R.2W., BOISE MERIDIAN, CANYON COUNTY, IDAHO.

NOVEMBER 2022 SCALE: NTS SHEET 5 OF 5



Line #	Bearing	Length
L69	S88°54'59"E	248.36
L70	S63°18'20"E	248.36
L71	N27°30'05"E	123.52
L72	S89°30'49"E	340.22
L73	N89°50'53"E	221.81
L74	N20°02'30"W	36.84
L75	N07°29'33"E	287.86
L76	N44°06'07"W	28.40
L77	N01°33'52"E	84.86
L78	N1°23'19"E	299.91
L79	N44°06'07"W	28.40
L80	S89°26'03"E	54.91
L81	N01°36'30"E	448.00
L82	N89°26'05"W	394.00
L83	S89°42'49"W	188.01
L84	S77°32'54"W	290.27
L85	S87°55'07"W	178.39
L86	S37°50'07"W	178.39
L87	N11°17'24"W	261.00
L88	S29°52'26"W	280.77
L89	S40°36'58"W	308.10

Line #	Bearing	Length
L90	S87°12'18"W	190.51
L91	N78°13'43"W	108.46
L92	N68°34'20"W	168.80
L93	N64°05'54"W	129.74
L94	S86°14'06"W	99.15
L95	S37°36'33"W	418.86
L96	N07°19'52"E	226.07
L97	N89°26'41"W	139.86
L98	S25°10'27"W	48.71
L99	S87°52'33"W	34.22
L100	N12°05'18"W	83.22
L101	N83°37'32"W	84.17
L102	N85°04'28"W	87.86
L103	S98°48'23"W	31.10
L104	S26°33'05"W	34.86
L105	S85°41'25"W	28.86

Line #	Bearing	Length
L106	N27°08'34"W	81.86
L107	N89°26'37"W	528.36
L108	N27°22'04"E	553.27
L109	N18°53'44"W	125.73
L110	N21°48'38"W	107.62
L111	N31°25'55"W	80.86
L112	N48°32'20"W	178.84
L113	N54°27'38"W	242.86
L114	N89°25'47"W	124.52
L115	N85°48'22"W	130.36
L116	N62°33'52"W	183.59
L117	N85°52'24"W	222.76
L118	N11°18'15"W	182.46
L119	N89°08'22"W	81.86
L120	N85°05'01"W	218.41
L121	N74°31'27"W	180.74
L122	N85°25'40"W	174.66
L123	N85°17'35"W	248.83
L124	N07°55'00"E	75.50

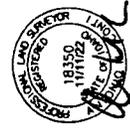
Line #	Bearing	Length
L125	S85°30'08"E	184.50
L126	S07°45'30"W	78.36
L127	S89°35'03"E	139.29
L128	N89°50'07"E	75.24
L129	S89°44'38"E	398.48
L130	S11°08'58"W	323.73
L131	S89°33'34"E	78.82
L132	S88°33'34"E	201.96
L133	S89°05'45"E	80.14
L134	S89°53'34"E	128.96
L135	N07°48'07"E	488.86
L136	N07°44'41"E	61.26
L137	N89°05'28"W	348.92
L138	S82°55'37"W	30.19
L139	S87°56'03"W	78.36
L140	N87°42'30"W	188.86
L141	N07°54'48"E	311.04

Line #	Bearing	Length
L142	N89°48'38"W	27.50
L143	N89°26'34"W	347.87
L144	S89°28'40"E	72.00
L145	N37°08'08"W	32.14
L146	S34°06'32"W	184.00
L147	S67°38'23"W	342.86
L148	N89°51'38"W	483.52
L149	N18°07'51"W	37.26
L150	S84°10'02"W	101.47
L151	S07°48'31"W	23.26
L152	N51°43'34"E	815.74
L153	N48°21'52"E	190.18
L154	N2°42'41"E	55.34
L155	S34°23'35"E	198.70
L156	S25°01'47"E	184.02
L157	S17°48'01"E	86.81
L158	S78°54'47"W	146.18
L159	S11°12'28"W	352.34
L160	N85°12'28"W	37.50

Line #	Bearing	Length
L161	N45°12'08"W	118.82
L162	N87°54'10"W	97.81
L163	N72°25'25"W	103.04
L164	N89°13'21"W	111.72
L165	S89°30'23"W	118.37
L166	S78°28'41"W	80.36
L167	S78°28'55"W	128.78
L168	S87°08'28"W	55.11
L169	S84°31'04"W	180.86
L170	N89°38'07"W	124.18
L171	N47°36'20"E	323.81
L172	N27°37'57"E	159.40
L173	S82°28'21"E	173.02
L174	S07°38'30"W	255.83
L175	S89°38'00"W	102.50
L176	N89°38'07"W	314.11

Station	Radius	Chord Direction	Chord Length
S1	247.15	S291°16'07"E	247.15
S2	247.15	S89°53'46"E	250.87

Curve #	Radius	Length	Chord Bearing	Chord Length
C501	2789.78	1088.72	S78°06'40"E	1079.91
C502	90.00	12.73	S87°37'12"	867.36
C503	3789.72	24.21	N85°10'00"W	723.08
C504	7889.44	387.36	S78°07'52"W	367.34
C505	7889.44	12.86	N89°52'10"W	32.86
C506	60.00	13.83	S38°13'54"	538°13'00"W
C507	1887.00	24.87	S18°54'46"E	124.85
C508	918.22	301.36	N84°14'17"	S38°58'17"E
C509	227.85	126.39	S89°48'34"W	198.46
C510	270.00	912.82	N84°21'10"W	438.30
C511	580.00	327.41	S87°37'37"W	322.23



INDEX NO. 4267-00-00-0000
4244-00-00-0000
4245-00-00-0000
4246-00-00-0000
4247-00-00-0000

ACKERMAN ESTVOLD
Professional Land Surveyor
1800 N. 10th St., Boise, Idaho 83702
208-333-1111

Attachment 9

City Council Resolution No. 478-22
(Intergovernmental Agreement)

~~[To Be Inserted Upon Adoption]~~

**RESOLUTION NO. 478-22
CITY OF MIDDLETON, IDAHO**

A RESOLUTION BY THE MAYOR AND THE COUNCIL OF THE CITY OF MIDDLETON, IDAHO, TO PROVIDE FOR AN INTERGOVERNMENTAL AGREEMENT FOR ROLES AND RESPONSIBILITIES UNDER IDAHO CODE SECTION 50-2906(3)(b) BETWEEN CANYON COUNTY, IDAHO, AND THE CITY OF MIDDLETON, IDAHO; PROVIDING FOR AREAS OUTSIDE THE CITY LIMITS TO BE INCLUDED WITHIN AN URBAN RENEWAL/REVENUE ALLOCATION AREA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Mayor and City Council of the city of Middleton, Idaho (the "City") have the authority (pursuant to Idaho Code §50-302) to establish resolutions not inconsistent with the laws of the state of Idaho as may be expedient, in addition to the special powers therein granted, to maintain the peace, good government and welfare of the corporation and its trade, commerce and industry;

WHEREAS, the City Council on or about September 5, 2006, adopted and approved a resolution creating the Urban Renewal Agency of the city of Middleton, Idaho, authorizing Agency to transact business and exercise the powers granted by the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the "Law"), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act") upon making the findings of necessity required for creating the Agency;

WHEREAS, there is currently one existing urban renewal/revenue allocation area in the City;

WHEREAS, Agency obtained the Eligibility Study: MURA East, dated March 18, 2022 (the "Eligibility Report"), which examined an area of operation of the City, in an area known as the MURA East Study Area, which area also included real property located within unincorporated Canyon County, for the purpose of determining whether such area was a deteriorating area or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8);

WHEREAS, the Agency Board, on March 21, 2022, adopted Resolution No. 02-22 accepting the Eligibility Report and authorizing the Agency Chair, Vice-Chair, or Administrator of Agency to transmit the Eligibility Report to the City Council requesting its consideration for designation of an urban renewal area and requesting the City Council to direct the Agency to prepare an urban renewal plan for the MURA East Study Area, which plan may include a revenue allocation provision as allowed by law;

WHEREAS, Idaho Code Section 50-2018(18) provides that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits and within its area of operation without the approval of the other city or county declaring the need for an urban renewal plan for

the proposed area;

WHEREAS, the area considered within the Eligibility Report included certain properties within unincorporated Canyon County;

WHEREAS, the Agency Board also authorized the transmittal of the Eligibility Report to the Canyon County Board of County Commissioners for purposes of obtaining a resolution accepting the Eligibility Report and determining such area outside the boundaries of the City and within unincorporated Canyon County to be a deteriorated area and/or a deteriorating area and finding the need for an urban renewal project for the proposed MURA East Study Area;

WHEREAS, the Eligibility Report was submitted to the Canyon County Board of County Commissioners (“Board of County Commissioners”), and the Board of County Commissioners were asked to adopt a resolution finding the need for an urban renewal project for the proposed MURA East Study Area;

WHEREAS, the Board of County Commissioners adopted Agency’s findings concerning the proposed MURA East Study Area by adopting Resolution No. 22-144 on June 29, 2022;

WHEREAS, the City Council, by Resolution No. 472-22, dated July 6, 2022, declared the MURA East Study Area described in the Eligibility Report to be a deteriorated area or a deteriorating area, or a combination thereof, as defined by Chapters 20 and 29, Title 50, Idaho Code, as amended, that such area is appropriate for an urban renewal project, that the Board of County Commissioners adopted the necessary resolutions and directed Agency to commence preparation of an urban renewal plan;

WHEREAS, the City and Agency have undertaken the planning process during 2022;

WHEREAS, Agency prepared the Urban Renewal Plan for the Middleton East District Urban Renewal Project (the “MURA East Plan”), which MURA East Plan proposed to create an urban renewal and revenue allocation area commonly known as the MURA East project area (the “Project Area” or “Revenue Allocation Area”) to develop and/or redevelop a portion of the area designated as eligible for urban renewal planning pursuant to the Law and Act, as amended, located within the City, and a portion of which is within unincorporated Canyon County adjacent and contiguous to the City, that is intended to be annexed into the City prior to development;

WHEREAS, the area included in the Project Area is smaller than the area assessed in the Eligibility Report;

WHEREAS, the required property owner consents for any parcels deemed to be an agricultural operation included within the Project Area have been obtained by Agency;

WHEREAS, the MURA East Plan contains the provisions of revenue allocation financing as allowed by the Act;

WHEREAS, the Agency Board on October 12, 2022, adopted Resolution No. 07-22 proposing and recommending the MURA East Plan;

WHEREAS, the Agency, by letter of transmittal dated October 14, 2022, submitted the MURA East Plan to the Mayor and the City Clerk;

WHEREAS, the Mayor and the City Clerk took the necessary action to process the MURA East Plan consistent with the requirements set forth in Idaho Code Section 50-2906 and Idaho Code Section 50-2008;

WHEREAS, appropriate notice of the MURA East Plan and revenue allocation provision contained therein has been given to the affected taxing districts and the public as required by Idaho Code §§ 50-2906 and 40-1415;

WHEREAS, after notice duly published, the City Council at a special meeting to be held on November 30, 2022, will hold a public hearing and thereafter may consider the MURA East Plan as proposed;

WHEREAS, Idaho Code Section 50-2906(3)(b) ~~contemplates an agreement between the~~ Board of County Commissioners and the City Council, governing administration of a revenue allocation financing provision for any area extending beyond the City's municipal boundary and located within unincorporated Canyon County, and such agreement must be formalized by a transfer of powers ordinance adopted by the Board of County Commissioners;

WHEREAS, there are certain properties within the MURA East Plan and Project Area which extend beyond the City's municipal boundaries and into unincorporated Canyon County;

WHEREAS, the Board of County Commissioners adopted Ordinance No. 22-022 the Transfer of Powers Ordinance, on October 27, 2022, which Ordinance authorized the Board of County Commissioners to sign and enter into the Intergovernmental Agreement for Roles and Responsibilities under Idaho Code Section 50-2906(3)(b) between Canyon County and the City (the "Agreement");

WHEREAS, the Mayor and City Council deem it expedient and in the best interests of the City to establish and enter into the Agreement, to confirm the consent of Canyon County under Idaho Code §50-2018(18), and to assure compliance with the Act and Law.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MIDDLETON, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Agreement, attached hereto as **Exhibit A**, is incorporated herein and made a part hereof by reference, and is hereby approved and accepted.

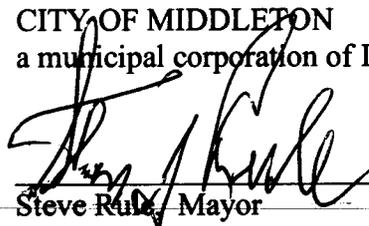
Section 3: That the Mayor is hereby authorized to sign and enter into the Agreement. A copy of this Resolution and the attached Agreement shall be held on file in the office of the City Clerk.

Section 4: This Resolution shall be in full force and effect upon the execution of this Resolution by the Mayor.

PASSED BY THE CITY COUNCIL of Middleton, Idaho, this day of 30, November 2022.

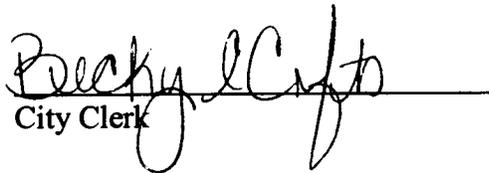
APPROVED BY THE MAYOR of Middleton, Idaho, this day of 30, November 2022.

CITY OF MIDDLETON
a municipal corporation of Idaho



Steve Rude, Mayor

ATTEST:



Becky ElCorto
City Clerk



Exhibit A

**Intergovernmental Agreement for Roles and
Responsibilities Under Idaho Code Section 50-2906(3)(b)**

4884-1081-0416, v. 2

**INTERGOVERNMENTAL AGREEMENT FOR ROLES AND
RESPONSIBILITIES UNDER IDAHO CODE SECTION 50-2906(3)(b)**

This Intergovernmental Agreement (“Agreement”) is entered into this 30 day of November, 2022, by and between Canyon County, Idaho and the City of Middleton, Idaho, and is made for the purpose of complying with Idaho Code Section 50-2906(3)(b).

RECITALS

WHEREAS, Canyon County is a duly organized and existing county under the laws and the Constitution of the State of Idaho;

WHEREAS, City of Middleton (hereinafter, “Middleton”) is a duly organized existing municipality under the laws and the Constitution of the State of Idaho;

WHEREAS, the Middleton City Council and Mayor of Middleton respectively, on September 5, 2006, adopted and approved Resolution No. 233-06 creating the Urban Renewal Agency of Middleton, Idaho, also known as the Middleton Urban Renewal Agency (the “Agency”), authorizing it to transact business and exercise the powers granted by the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the “Law”), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the “Act”) upon making the findings of necessity required for creating said Agency;

WHEREAS, there is currently one (1) existing urban renewal and revenue allocation project area in Middleton, which is commonly referred to as the Downtown District;

WHEREAS, based on inquiries and information presented, Middleton commenced certain discussions concerning examination of an additional area including parcels within Middleton, as well as parcels located within unincorporated Canyon County as eligible for an urban renewal project;

WHEREAS, in 2022, Hamilton, Michaelson, Hilty, LLP commenced an eligibility study and preparation of an eligibility report for an area approximately 1834 acres in size including properties and roadway, referred to as the MURA East Study Area, which is an area generally located within the eastern portion of Middleton and extending to the east into unincorporated Canyon County and approximately between State Highway 44 and the Boise River, with an additional portion of the area lying south of the Boise River on either side of Middleton Road. North of the Boise River, the area extends no further west than the South Hartley Lane alignment and no further east than one-quarter mile east from the Duff Lane alignment. The area extends north to the Cornell Street alignment in its northeast corner. South of the Boise River, the area extends south to Lincoln Road, extending to the west of Middleton Road to the South Hawthorne/Ward Lane alignment and east of Middleton Road to the Duff Lane alignment (the “Study Area”);

WHEREAS, the Agency obtained an eligibility report entitled Eligibility Study: MURA East, dated March 18, 2022 (the "Report"), which examined the Study Area, which area also included real property located within unincorporated Canyon County, for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8);

WHEREAS, the Agency, on March 21, 2022, adopted Resolution No. 02-22 accepting the Report and authorizing the Chair, Vice-Chair, or Administrator of the Agency to transmit the Report to the Middleton City Council requesting its consideration for designation of an urban renewal area and requesting the Middleton City Council to direct the Agency to prepare an urban renewal plan for the Study Area, which plan may include a revenue allocation provision as allowed by law;

WHEREAS, the Agency also authorized the transmittal of the Report to the Canyon County Board of County Commissioners (the "Board of County Commissioners") for purposes of obtaining a resolution determining such areas outside the boundaries of incorporated Middleton and within unincorporated Canyon County to be deteriorated and/or deteriorating and finding the need for an urban renewal project for the proposed Study Area;

WHEREAS, Idaho Code Section 50-2018(18) provides that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits and within its area of operation without the approval of the other city or county declaring the need for an urban renewal plan for the proposed area;

WHEREAS, the Study Area considered within the Report included certain properties within unincorporated Canyon County;

WHEREAS, the Report was submitted to the Board of County Commissioners, and the Board of County Commissioners were asked to adopt a resolution finding the need for an urban renewal project for the proposed Study Area;

WHEREAS, the Board of County Commissioners adopted the Agency's finding concerning the proposed Study Area by adopting Resolution No. 22-144 on June 29, 2022;

WHEREAS, the Middleton City Council, by Resolution No. 472-22, dated July 6, 2022, declared the Study Area described in the Report to be a deteriorated area or a deteriorating area, or a combination thereof, as defined by Chapters 20 and 29, Title 50, Idaho Code, as amended, that such Study Area is appropriate for an urban renewal project, that the Board of County Commissioners adopted the necessary resolutions and directed the Agency to commence preparation of an urban renewal plan;

WHEREAS, Middleton and the Agency embarked on the planning of an urban renewal project referred to as the Urban Renewal Plan for the Middleton East District Urban Renewal Project (the "MURA East Plan") to develop and/or redevelop a portion of Middleton, and an area within Middleton's area of operation and within unincorporated Canyon County adjacent and

**INTERGOVERNMENTAL AGREEMENT FOR ROLES AND RESPONSIBILITIES
UNDER IDAHO CODE SECTION 50-2906(3)(b)- 2
(MURA East – Middleton)**

contiguous to Middleton that is intended to be annexed into Middleton prior to development, pursuant to the Law and the Act, as amended;

WHEREAS, the MURA East Plan proposes to create an urban renewal and revenue allocation area commonly known as the MURA East District project area (the "Project Area");

WHEREAS, the Agency and its consultants have undertaken the planning process during 2022;

WHEREAS, the area included in the Project Area is smaller than the area assessed in the Report, which Project Area is illustrated in **Exhibit 1**;

WHEREAS, the required property owner consents for any parcels deemed to be an agricultural operation included within the Project Area have been obtained by the Agency;

WHEREAS, the MURA East Plan contains the provisions of revenue allocation financing as allowed by the Act;

WHEREAS, the Agency Board on October 12, 2022, adopted Resolution No. 07-22 proposing and recommending the MURA East Plan;

WHEREAS, the Agency, by letter of transmittal dated October 14, 2022, submitted the MURA East Plan to the Mayor and Middleton City Clerk;

WHEREAS, the Mayor and City Clerk are taking the necessary action to process the MURA East Plan consistent with the requirements set forth in Idaho Code §§ 50-2906 and 50-2008;

WHEREAS, appropriate notice of the MURA East Plan and revenue allocation provision contained therein has been given to the affected taxing districts and the public as required by Idaho Code § 50-2906;

WHEREAS, after notice duly published, the Middleton City Council at its special meeting to be held on November 30, 2022, will hold a public hearing and will consider the MURA East Plan as proposed;

WHEREAS, Idaho Code Section 50-2906(3)(b), requires an agreement between the Middleton City Council and the Board of County Commissioners, governing administration of a revenue allocation financing provision for any area extending beyond Middleton's municipal boundary and located within unincorporated Canyon County, and such agreement must be formalized by a transfer of power ordinance adopted by the Board of County Commissioners;

WHEREAS, there are certain properties within the MURA East Plan and Project Area which extend beyond Middleton's municipal boundaries and into Canyon County, as illustrated in **Exhibit 1**, attached hereto and incorporated herein by reference;

INTERGOVERNMENTAL AGREEMENT FOR ROLES AND RESPONSIBILITIES
UNDER IDAHO CODE SECTION 50-2906(3)(b)- 3
(MURA East – Middleton)

WHEREAS, the Middleton City Council and the Board of County Commissioners desire to enter into this Agreement to avoid any uncertainty regarding the Middleton City Council's jurisdiction and authority to establish the MURA East Project Area and the Agency's authority to implement the MURA East Plan concerning those properties which are outside Middleton's municipal limits and within Canyon County, as it relates to the administration of the revenue allocation;

WHEREAS, the Middleton City Council and Board of County Commissioners deem it in their collective best interests to enter into this Agreement covering said properties and assuring compliance with the Act and Law, Idaho Code Sections 50-2906(3)(b) and 50-2018(18) respectively;

NOW, THEREFORE, it is mutually agreed as follows:

AGREEMENT

1. PURPOSE OF AGREEMENT

The purpose of this Agreement is to detail the duties, roles, and responsibilities to be provided by the parties with respect to compliance with the Act and Law, Idaho Code Sections 50-2906(3)(b) and 50-2018(18) respectively;

2. GENERAL PROVISIONS

The Board of County Commissioners does hereby agree that the Middleton City Council shall have the right, power, authority, and obligation to administer the Law, Act and particularly the revenue allocation financing provisions of the MURA East Plan for that certain property which is contained within the boundaries of the revenue allocation area as defined in the Act and the MURA East Plan, which property extends beyond Middleton's municipal boundary and into unincorporated Canyon County. The property governed by this Agreement is illustrated in **Exhibit 1** of this Agreement. The Board of County Commissioners, by passing Resolution No. 22-144 has declared the need for urban renewal activity in the area which extends beyond Middleton's municipal boundaries and into unincorporated Canyon County.

By agreeing to the revenue allocation administration of this property by the Middleton City Council for the limited purposes of implementing the MURA East Plan, the Board of County Commissioners agree all revenue allocation proceeds generated from such property shall be available to the Agency for all purposes authorized under the Act and the MURA East Plan. Following the establishment of the Project Area, the Agency shall administer the revenue allocation provision affecting this property as allowed under the Act and the MURA East Plan. Additionally, the Board of County Commissioners acknowledges the MURA East Plan has been reviewed by the Middleton Planning & Zoning Commission for the MURA East Plan's conformity with the general plan for the development of Middleton, as a whole, consistent with and limited to the requirements of Idaho Code § 50-2008(b). The Board of County Commissioners defers to the

Middleton Planning & Zoning Commission's review and recommendations as required by Idaho Code § 50-2008(b) solely with regard to adopting the MURA East Plan. The Middleton City Council expressly acknowledges the parcels located within unincorporated Canyon County, if developed prior to annexation into Middleton, are subject to and shall be developed in conformity to the Canyon County Zoning and Development Codes., , Recognizing the intent to seek annexation of the parcels located within unincorporated Canyon County into Middleton prior to development, which development is intended to occur in phases over the life of the MURA East Plan and Project Area, once these parcels within unincorporated Canyon County are annexed they shall develop and conform to the 2019 City of Middleton Comprehensive Plan, as well as the MURA East Plan. Canyon County defers to the Agency to implement and carry out the MURA East Plan. Nothing contained in this Agreement alters Canyon County's jurisdiction as it relates to land use planning or zoning of these unincorporated parcels while these parcels are still within unincorporated Canyon County, but merely provides for the administrative of revenue allocation of these parcels by the Middleton City Council.

The Board of County Commissioners shall approve this Agreement by the adoption of a transfer of power ordinance and the Middleton City Council shall approve this Agreement by the adoption of a duly authorized resolution.

Upon approval and adoption of the ordinance and resolution referenced above, the Middleton City Council shall take the necessary steps through the Middleton City Clerk to transmit a copy of the County Transfer of Power Ordinance to the County Auditor, County Assessor, the County Recorder, the other taxing districts of the revenue allocation area, and the Idaho State Tax Commission.

3. EFFECTIVE TERM

This Agreement shall be deemed effective upon the execution of this Agreement by both the Board of County Commissioners and the Middleton City Council and shall remain in effect for the duration of the MURA East Plan. This Agreement shall be of no further force and effect as it relates to any parcel or parcels as illustrated and described in **Exhibit 1** upon those properties or portions of those properties then being included within the municipal boundaries of Middleton, currently, or through Middleton's annexation process.

4. MODIFICATION

This Agreement may be modified or amended in writing if executed by both the Board of County Commissioners and the Middleton City Council.

6. ENTIRE AGREEMENT

Except as provided otherwise herein, this Agreement and any attachments hereto constitute the entire Agreement between the parties concerning the subject matter hereto.

IN WITNESS WHEREOF, the Board of County Commissioners and the Middleton City Council have executed this Agreement by proper persons thereunto duly authorized as of the date first hereinabove written.

COUNTY:

BOARD OF CANYON COUNTY
COMMISSIONERS

By *Kent Smith*
Chair

By *[Signature]*

By *Paul Hill*

ATTEST:

Chris Yamamoto

Canyon County Clerk

J Ross Deputy Clerk
10.27.22

CITY:

CITY OF MIDDLETON, IDAHO

By *Steve Rule*
Steve Rule, Mayor

ATTEST:

Becky Crofts
Middleton City Clerk



Exhibit 1

(Map Showing Properties Within Unincorporated Canyon County and Legal Description of the Project Area)

4875-2640-1840, v. 4

**INTERGOVERNMENTAL AGREEMENT FOR ROLES AND RESPONSIBILITIES
UNDER IDAHO CODE SECTION 50-2906(3)(b)- 7
(MURA East – Middleton)**

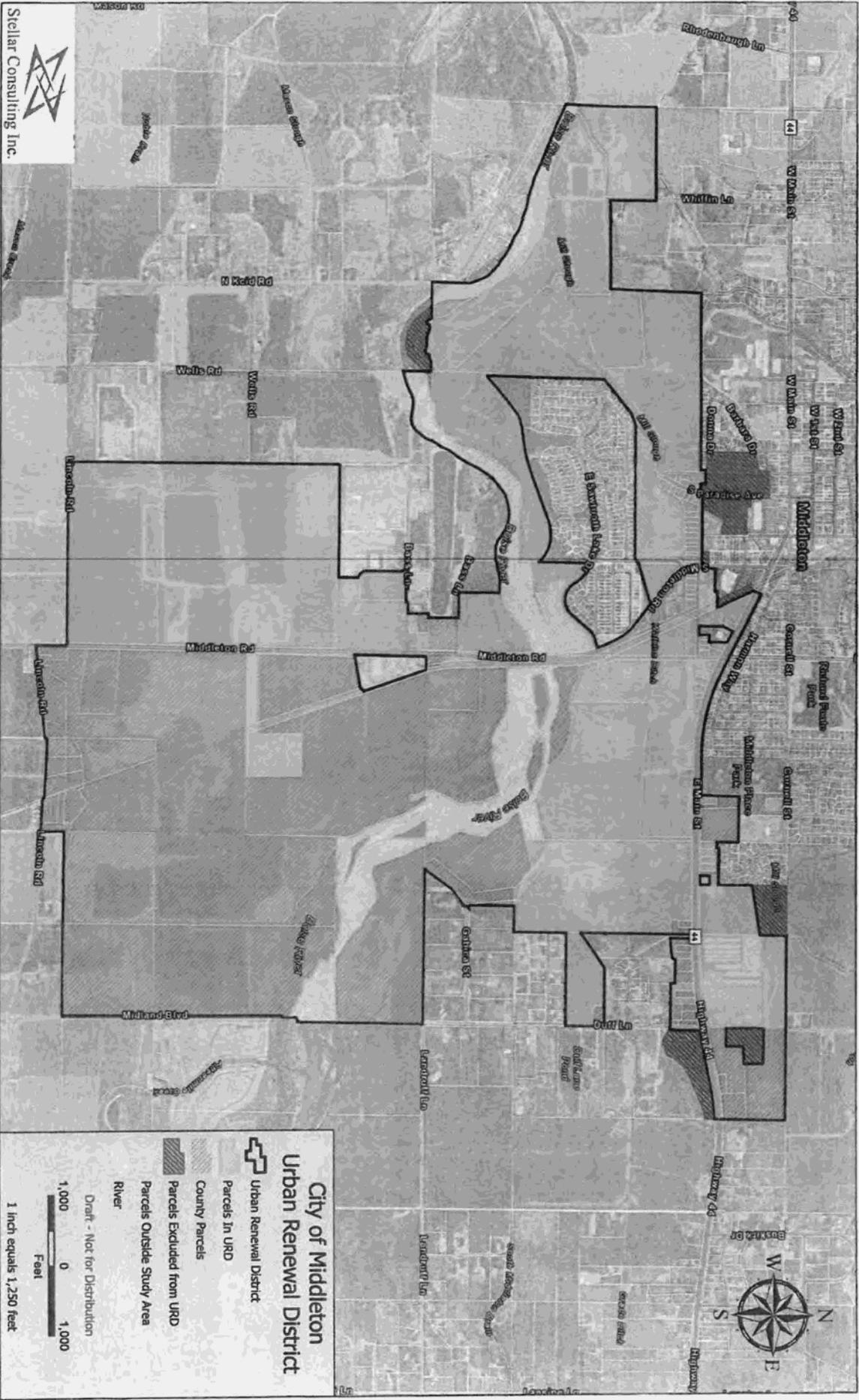


Exhibit 1



November 7, 2022
CITY OF MIDDLETON
URBAN RENEWAL DISTRICT
Legal Description

An area of land being a portion of Section 12, Township 4 North, Range 3 West, and a portion of Sections 7, 8, 9, 17, 18 and 20, Township 4 North, Range 2 West, Boise Meridian, Canyon County, State of Idaho, more particularly described as follows:

BEGINNING at the south quarter corner of Section 18, T4N, R2W; thence on the north/south quarter line of said Section 18 N00°40'47"E a distance of 3,947.19 feet; thence S89°30'28"E a distance of 1,619.78 feet to the SW corner of Lot 4 Block 1 Middleton Industrial Park No. 1; thence on the westerly line of said Lot 4 N00°29'33"E a distance of 287.86 feet to a point on the right of way line of Tungsten Street; thence on said right of way line a non-tangent curve to the right having a radius of 130.00 feet a length of 169.35 feet and a chord bearing N36°45'13"W a distance of 157.63 feet; thence continuing on the right of way line of Cobalt Avenue N00°34'01"E a distance of 515.37 feet; thence N44°06'07"W a distance of 28.40 feet to a point on the southerly right of way line of Bass Lane; thence N00°33'52"E a distance of 64.86 feet to the northerly right of way line of Bass Lane; thence on last said right of way line S89°26'08"E a distance of 618.71 feet to a point on the west line of Parcel A as shown on Record of Survey I.N. 2017-002883; thence on last said westerly line and its northerly extension N01°23'19"E a distance of 299.91 feet to a point on the north line of said Section 18; thence on said north line S89°26'05"E a distance of 54.91 feet to the SE corner of the parcel of land as shown on Record of Survey I.N. 92018622; thence on the easterly line of last said parcel N00°39'30"E a distance of 445.00 feet to the NE corner of last said parcel; thence N89°26'05"W a distance of 364.00 feet to an angle point on last said parcel; thence N00°39'30"E a distance of 597.23 feet to a point on the Ordinary High Water mark on the south bank of the Boise River; thence meandering on said south bank the following courses:

S88°43'49"W a distance of 188.01 feet; thence
S77°32'54"W a distance of 290.27 feet; thence
S87°55'07"W a distance of 176.39 feet; thence
N71°43'13"W a distance of 288.84 feet; thence
N71°17'24"W a distance of 261.60 feet; thence
S81°51'55"W a distance of 241.38 feet; thence
S51°54'21"W a distance of 315.59 feet; thence
S29°52'28"W a distance of 280.77 feet; thence
S37°41'37"W a distance of 819.67 feet; thence
S40°38'59"W a distance of 309.10 feet; thence
S80°12'18"W a distance of 190.51 feet; thence
N78°13'43"W a distance of 106.46 feet; thence

HEADQUARTERS
1907 17TH ST SE
MINOT, ND 58701
701.837.8737

4165 30TH AVE S
SUITE 100
FARGO, ND 58104
701.551.1250

3210 27TH ST W
SUITE 200
WILLISTON, ND 58801
701.577.4127

7661 W RIVERSIDE DR
SUITE 102
GARDEN CITY, ID 83714
208.853.6470

N68°34'20"W a distance of 168.90 feet; thence
N84°05'54"W a distance of 133.74 feet; thence
S66°14'06"W a distance of 59.15 feet; thence
S57°38'33"W a distance of 49.66 feet to a point on the 16th line of said Section 18; thence on last said
16th line N0°19'25"E a distance of 229.07 feet to a point on the north line of said Section 18; thence on
last said north line N89°26'47"W a distance of 139.86 feet to a point on the north bank of the Boise
River also being a point on the southerly line of Parcel A as shown on Record of Survey I.N. 2014-
044636; thence on last said north bank and southerly line of Parcel A the following courses:
S62°10'23"W a distance of 48.71 feet; thence
S80°52'33"W a distance of 48.73 feet; thence
S19°54'48"W a distance of 58.09 feet; thence
S80°23'55"W a distance of 34.23 feet; thence
N72°05'16"W a distance of 83.22 feet; thence
N88°17'58"W a distance of 98.70 feet; thence
N83°37'32"W a distance of 64.17 feet; thence
N66°04'29"W a distance of 87.89 feet; thence
S88°49'23"W a distance of 37.10 feet; thence
S50°44'48"W a distance of 28.72 feet; thence
S36°33'05"W a distance of 34.98 feet; thence
S85°41'25"W a distance of 28.86 feet; thence
N27°09'34"W a distance of 83.89 feet to a point on said north line of Section 18; thence on last said
north line N89°26'37"W a distance of 528.38 feet to the corner common to Sections 18 and 7 T4N,
R2W and Section 12 and 13 T4N, R3W; thence on the west line line of said Section 7
N2°23'04"E a distance of 555.27 feet; thence
N18°53'44"W a distance of 125.73 feet; thence
N21°48'39"W a distance of 107.92 feet; thence
N31°23'55"W a distance of 86.80 feet; thence
N48°32'20"W a distance of 178.84 feet; thence
N54°27'38"W a distance of 242.88 feet; thence
N59°25'47"W a distance of 124.33 feet; thence
N66°48'22"W a distance of 130.36 feet; thence
N62°33'52"W a distance of 163.59 feet; thence
N68°53'24"W a distance of 222.75 feet; thence
N71°18'15"W a distance of 162.46 feet; thence
N89°09'22"W a distance of 81.65 feet; thence
N69°08'01"W a distance of 219.41 feet; thence
N74°31'27"W a distance of 160.74 feet; thence
N66°23'40"W a distance of 174.69 feet; thence
N66°31'59"W a distance of 248.63 feet; thence
N65°17'35"W a distance of 593.21 feet to a point on the north/south quarter line of said Section 12
T4N, R3W;
thence leaving said south bank on last said north/south quarter line N03°13'38"E a distance of 173.00
feet; thence N00°46'48"E a distance of 467.18 feet to the center corner corner of said Section 12;

thence continuing on said quarter line $N00^{\circ}46'46''E$ a distance of 663.35 feet to the NW corner of Lot 13 of the Bigelow's Subdivision; thence on the north line of last said Lot 13 $S89^{\circ}49'49''E$ a distance of 1,353.67 feet to the centerline of Whiffin Lane; thence on last said centerline $S00^{\circ}51'27''W$ a distance of 657.55 feet to a point on the east/west quarter line of said Section 12; thence on last said quarter line $N89^{\circ}55'25''E$ a distance of 1,276.79 feet to the east quarter corner of said Section 12; thence on the east line of said Section 12 $N02^{\circ}22'58''E$ a distance of 1,312.88 feet to the North $1/16^{th}$ line of said Section 12 and Section 7 T4N, R2W; thence on the $1/16^{th}$ line of said Section 7 $S89^{\circ}55'08''E$ a distance of 2,536.62 feet to the SE corner of Lot 1 Block 3 Doran Corn Addition; thence on the east line of last said Lot 1 $N00^{\circ}52'30''E$ a distance of 75.50 feet to a point on the westerly extension of the north line of the parcel of land as described in Instrument No. 2013001461; thence on said north line and its westerly extension $S89^{\circ}55'08''E$ a distance of 194.50 to the northeast corner of last said parcel of land; thence on the east line of last laid parcel $S00^{\circ}49'38''W$ a distance of 76.59 feet to the southeast corner of last said parcel also being a point on the north line of Lot 1 Block 1 of Viking Park Subdivision No. 1; thence on last said north line $S89^{\circ}35'53''E$ a distance of 139.25 feet to the northeast corner of last said Lot 1 Block 1; thence $N66^{\circ}55'07''E$ a distance of 75.24 feet to a point on the southwest corner of the parcel of land shown on Record of Survey Instrument No. 9020934 also being a point on the north line of Boise Street; thence on last said north line $S89^{\circ}34'36''E$ a distance of 544.94 feet to a point on the boundary of Middleton Downtown UR Boundary; thence on last said Middleton Downtown UR Boundary $S00^{\circ}25'24''W$ a distance of 30.00 feet to a point on the centerline of Boise Street; thence on last said centerline of Boise Street; $S89^{\circ}34'36''E$ a distance of 470.00 feet to the East line of Middleton Road; thence $N00^{\circ}02'20''E$ a distance of 230.00 feet; thence $S89^{\circ}30'49''E$ a distance of 340.23 feet; thence $N20^{\circ}02'36''W$ a distance of 38.64 feet; thence $S89^{\circ}50'53''E$ a distance of 221.81 feet to a point on the easterly line of the abandoned railroad right of way line; thence on last said abandoned right of way line $N24^{\circ}07'29''W$ a distance of 581.42 feet; thence $N27^{\circ}30'05''E$ a distance of 123.52 feet to a point on the north right of way line of State Hwy 44; thence on said right of way line $S62^{\circ}28'21''E$ a distance of 1,086.75 feet; thence on a spiral curve with a radius of -2,799.79 feet a length of 247.15 feet and a chord bearing $S63^{\circ}16'49''E$ a distance of 247.13 feet; thence a curve to the left having a radius of 2,799.79 feet a length of 1,086.72 feet and a chord bearing $S76^{\circ}06'40''E$ a distance of 1,079.91 feet; thence on a spiral curve with a radius of 2,799.79 feet a length of 247.15 feet and a chord bearing $S88^{\circ}53'46''E$ a distance of 250.87 feet; thence $S89^{\circ}44'59''E$ a distance of 399.49 feet to a point on the westerly line of Parcel B as shown on Record of Survey I.N. 200367674; thence on last said westerly line and its northerly extension $N01^{\circ}10'52''E$ a distance of 566.89 feet to the northwest corner of Parcel A as shown on last said Record of Survey; thence on the north line of said Parcel A and its easterly extension $S89^{\circ}39'50''E$ a distance of 664.00 feet to the westerly line of Greenlinks Subdivision; thence on last said westerly line $S01^{\circ}08'59''W$ a distance of 323.73 to the NW corner of Lot 4 Block 4 of said Greenlinks Subdivision; thence on the north line of last said Lot 4 $S89^{\circ}33'34''E$ a distance of 79.83 feet to a point on the right of way line of Augusta Street; thence on last said Right of Way line a non-tangent curve to the right having a radius of 50.00 feet, length 52.75 feet and chord bearing $N60^{\circ}39'23''E$ a distance of 50.34 feet; thence $S89^{\circ}33'34''E$ a distance of 287.96 feet to a point on the easterly right of way line of Greenlinks Avenue; thence $S89^{\circ}05'45''E$ a distance of 80.14 feet to the NW corner of Lot 2 Block 1 of said Greenlinks Subdivision; thence on the north line of last said Lot 2 Block 1 $S89^{\circ}33'34''E$ a distance of 129.98 feet to a point on the westerly line of Parcel B as shown on Record of Survey I.N. 2013-014768; thence on last said Parcel B boundary $N00^{\circ}45'47''E$ a distance of 499.85 feet; thence

N80°50'26"E a distance of 727.86 feet to a point on the westerly line of a parcel of land shown on Record of Survey, I.N. 2013-04555; thence on last said westerly line N00°56'50"E a distance of 393.60 feet to a point on the north line of Section 8, T4N, R2W; thence on last said north line S89°39'52"E a distance of 1,333.18 feet to the common corner of Sections 5, 4, 8 and 9, T4N, R2W; thence on the North line of said Section 9 S89°16'44"E a distance of 1,321.86 feet to the easterly line of Parcel 1 as shown on Record of Survey I.N. 2017-034868; thence on last said easterly line and its southerly extension S01°00'53"W a distance of 1,088.60 feet to the southerly right of way line of State Hwy 44; thence on last said right of way line a non-tangent curve to the left having a radius of 3,759.72 feet and a length of 724.21 feet, and a chord bearing S85°10'00"W a distance of 723.09 feet; thence S77°45'31"W a distance of 250.33 feet; thence a curve to the left having a radius of 7,699.44 feet, a length of 367.38 feet, and a chord bearing S79°07'32"W a distance of 367.34 feet to a point on the centerline of Duff Lane; thence on last said centerline S01°02'31"W a distance of 415.49 feet to a point on the easterly extension of the north line of Parcels 1, 2 and 3 and as shown on Record of Survey I.N. 2021-004878; thence on last said line N89°03'29"W a distance of 620.41 feet to the NW corner of last said Parcel 3 also being a point on the easterly line of Parcel 1 as shown on Record of Survey I.N. 2021-036049; thence on last said easterly line N0°54'44"E a distance of 61.23 feet to the NE corner of last said Parcel 1; thence on the north line of last said Parcel 1 N89°05'26"W a distance of 349.92 feet to the NW corner of last said Parcel 1; thence on the westerly line of last said Parcel 1 S0°54'44"W a distance of 33.95 feet to the centerline of Watkins Ditch; thence on last said centerline S62°55'37"W a distance of 30.15 feet; thence S77°56'03"W a distance of 79.38 feet; thence S86°42'38"W a distance of 195.99 feet to the easterly line of Parcel 2 as shown on Record of Survey I.N. 200570730; thence on last said line N00°54'49"E a distance of 311.04 feet to a point on the southerly right of way line of State Hwy 44; thence on last said right of way line a non-tangent curve to the left having a radius of 7,699.44 feet, length of 32.86 feet, and a chord bearing N89°52'19"W a distance of 32.86 feet; thence N89°44'59"W a distance of 27.50 feet to the westerly line of last said Parcel 2; thence on last said line S00°56'50"W a distance 1,598.32 feet to the NW corner of Parcel 2 as shown on Record of Survey I.N. 2020-005603; thence on the northerly line of last said Parcel 2 N55°36'36"E a distance of 606.93 feet; thence S89°29'43"E a distance of 833.63 feet to the east quarter corner of Section 8 T4N, R2W; thence on the east line of said Section 8 S01°02'17"W a distance of 556.45 feet to the NE corner of the Riverbend Ranch Subdivision; thence on the northerly line of last said Riverbend Ranch Subdivision N89°31'29"W a distance of 1,327.88 feet to the NE corner of said Riverbend Ranch Subdivision; thence on the west line of last said Riverbend Ranch Subdivision S00°56'50"W a distance of 768.95 feet to a point on the Northerly line of the Gabica Subdivision; thence on the northerly line of last said Gabica Subdivision N89°25'34"W a distance of 347.97 feet to the NW corner of Lot 5 Block 1 of last said Gabica Subdivision; thence on the west line of last said Lot 5 Block 1 S01°02'17"W a distance of 661.46 feet to the SW corner of last said Lot 5 Block 1; thence on the southerly line of last said Lot 5 Block 1 S89°26'40"E a distance of 72.00 feet to the right of way line of Gabica Street; thence on last said right of way line a non-tangent curve to the left having a radius 60.00 feet, length of 113.83 feet and a chord bearing S36°13'00"W a distance of 97.51 feet to the NW corner of Lot 7 Block 1 of last said Gabica Subdivision; thence N57°03'06"W a distance of 32.14 feet to an angle point on Lot 6 Block 1 of last said Gabica Subdivision; thence on the line of last said Lot 6 Block 1 S54°08'32"W a distance 198.00 feet; thence S36°08'07"W a distance of 593.64 feet to a point on the south line of said Section 8; thence on last said south line S89°21'18"E a distance of 2,185.73 feet to the common corner of Sections 8, 9,

16 and 17 T4N, R2W; thence on the East line of said Section 17 S01°02'06"W a distance of 1,837.84 feet to a meander corner; thence meandering along the original south bank of the Boise river N85°21'31"W a distance of 65.14 feet to a point on the east line of said Section 17; thence on last said east line S00°22'58"W a distance of 206.30 feet to a meander corner; thence at right angles N89°37'02"W a distance of 25.00 feet to a line parallel with and distant 25.00 feet from last said east line; thence on last said parallel line S00°22'58"W a distance of 3,215.25 feet to a point on the south line of said Section 17 which bears N89°17'18"W a distance of 25.00 feet from the common corner of Sections 16, 17, 20 and 21; thence on the south line of said Section 17 N89°17'18"W a distance of 2,650.71 feet to the common quarter corner of Section 17 and Section 20; thence on the quarter line of said Section 20 S00°39'23"W a distance of 342.92 feet to the centerline of Lincoln Road; thence on last said centerline N86°51'38"W a distance of 463.55 feet to a point on the southerly extension of the easterly line of Parcel 3 as shown on Record of Survey I.N. 2008042614; thence on the easterly line of last said Parcel 3 N19°07'51"W a distance of 27.26 feet to the northerly right of way line of Lincoln Road; thence on last said right of way line N86°52'40"W a distance of 752.66 feet; thence S84°10'02"W a distance of 101.47 feet to a point on the southerly extension of the westerly line of Parcel 1 of last said Record of Survey; thence on last said line S0°45'31"W a distance of 25.29 feet to the centerline of Lincoln Road; thence on last said centerline S84°10'39"W a distance of 1,334.10 feet to a point on the centerline of Middleton Road also being the westerly line of said Section 20; thence on last said centerline N00°36'47"E a distance of 454.66 feet to the corner common to Sections 17, 18, 19, 20 T4N, R2W; thence on the south line of said Section 18 N89°44'29"W a distance of 2,636.69 feet to the Point of Beginning.

Excepting therefrom

Parcel 2 as shown on Record of Survey I.N. 2017-034868 more particularly described as follows:

Commencing at the common corner of Section 4, 5, 8 and 9 T4N R2W; thence on the west line of said Section 9 S01°02'31"W a distance of 322.32 feet to the NW corner of said Parcel 2 also being the Point of Beginning; thence on the line of last said Parcel 2 the following courses:

S89°15'47"E a distance of 513.01 feet; thence S01°02'31"W a distance of 283.84 feet; thence S87°32'25"W a distance of 249.47 feet; thence S01°02'31"W a distance of 254.50 feet; thence N89°18'07"W a distance of 264.00 feet to a point on the west line of said Section 9; thence N01°02'31"E a distance of 552.43 feet to the Point of Beginning.

Also excepting therefrom

Lot 1 Block 1 of Greenlinks Subdivision more particularly described as follows:

Commencing at the north quarter corner of Section 8 T4N, R2W; thence on the north south quarter line S01°07'38"W a distance of 1,278.96 feet to the southwest corner of said Greenlinks Subdivision also being a point on the right of way line of State Street; thence on the south line of said Greenlinks Subdivision S89°45'11"E a distance of 623.05 feet to the southeast corner of said Greenlinks

Subdivision also being the Point of Beginning; thence on the south line of said Lot 1 Block 1 N89°45'11"W a distance of 132.19 feet to the southwest corner of said Lot 1 Block 1; thence on the west line of said Lot 1 Block 1 N00°26'02"E a distance of 139.92 feet to the northwest corner of said Lot 1 Block 1; thence on the north line of said Lot 1 Block 1 S89°33'59"E a distance of 132.99 feet to the northeast corner of said Lot 1 Block 1; thence on the East line of said Lot 1 Block 1 S00°45'47"W a distance of 139.50 feet to the Point of Beginning.

Also excepting therefrom

Parcel of land as described in warranty deed to Premier Industrial, LLC I.N. 2010046246 more particularly described as follows:

Commencing at the common corner of Section 7, 8, 17 and 18 T4N R2W; thence on the west line of said Section 17 S01°21'46"W a distance of 25.00 feet to a point on a line parallel with and distant 25.00 feet from the north line of said Section 17; thence on last said parallel line S89°21'18"E a distance of 42.00 feet to a point on a line parallel with and distant 42.00 feet from the west line of said Section 17; thence continuing on last said line S89°21'18"E a distance of 194.68 feet; thence a non-tangent curve to the right having a radius of 1897.07 feet, a length of 124.88 feet, and a chord bearing S16°54'46"E a distance of 124.85 feet; thence S18°47'55"E a distance of 825.80 feet; thence S45°17'45"W a distance of 72.26 feet; thence S79°15'24"W a distance of 478.96 feet to a point on a line parallel with and distant 42.00 feet from the west line of said Section 17; thence on last said parallel line N01°21'46"E a distance of 1,043.80 feet to the Point of Beginning.

Also excepting therefrom

The area of land contained within the boundaries of Middleton Lakes No. 1, Middleton Lakes No. 2, Middleton Lakes No. 3, Middleton Lakes No. 4, Sawtooth Lake No. 1, Sawtooth Lake No. 2 and Sawtooth Lake No. 3 more particularly described as follows:

Beginning at the SW corner of Middleton Lakes No. 4; thence on the west line of last said Middleton Lakes No. 4 and its northerly extension N01°40'04"E a distance of 1,716.03 feet to an angle point on the boundary of Middleton Lakes No. 2; thence on last said boundary line of Middleton Lakes No. 2 N51°45'34"E a distance 615.74 feet; thence N68°21'53"E a distance of 190.15 feet to a point on the north line of said Middleton Lakes No. 2 and its easterly extension; thence on last said line S89°50'21"E a distance of 1,988.93 feet to a point on the westerly line of Sawtooth Lake No. 3; thence on the boundary line of last said Sawtooth lake No. 3 N2°42'41"E a distance of 55.34 feet; thence N73°38'25"E a distance of 591.76 feet; thence S54°23'35"E a distance of 196.70 feet; thence S52°23'17"E a distance of 196.02 feet; thence a curve to the right having a radius of 919.22 feet, a length of 301.56 feet and chord bearing S38°56'12"E a distance of 300.21 feet; thence S25°01'47"E a distance of 247.72 feet; thence S17°40'01"E a distance of 66.91 feet to a point on the right of way line of Sawtooth Lake Drive; thence on last said right of way line S70°54'47"W a distance of 140.18 feet; thence a curve to the left having a radius of 237.95 feet a length of 138.39 feet and a chord bearing S58°07'34"W a distance of

136.45 feet; thence S41°13'26"W a distance of 352.34 feet; thence a curve to the right having a radius of 270.00 feet, a length of 512.92 feet and chord bearing N84°21'10"W a distance of 439.20 feet; thence a curve to the left having a radius of 530.00 feet, a length of 327.41 feet and a chord bearing N47°37'37"W a distance of 322.23 feet; thence N65°19'28"W a distance of 57.55 feet to a point on the east line of Middleton Lakes No.3 ; thence on last said line S01°26'19"W a distance of 763.69 feet to the SE corner of Middleton Lakes No.3; thence on the southerly line of Middleton Lake No 3. N45°12'09"W a distance of 118.82 feet; thence N60°54'10"W a distance of 97.81 feet; thence N70°25'25"W a distance of 102.04 feet; thence N86°13'21"W a distance of 111.72 feet; thence S86°30'23"W a distance of 116.37 feet; thence S78°28'41"W a distance of 80.36 feet; thence S69°09'29"W a distance of 426.48 feet; thence S70°46'00"W a distance of 466.67 feet; thence S75°55'41"W a distance of 170.72 feet; thence S81°52'42"W a distance of 358.92 feet to the SE corner of Middleton Lakes No. 4; thence on the southerly line of Middleton Lakes No. 4 S75°26'55"W a distance of 128.78 feet; thence S67°09'26"W a distance of 55.11 feet; thence S54°31'04"W a distance of 180.68 feet; thence S49°17'02"W a distance of 549.55 feet to the Point of Beginning.

Also excepting therefrom

An area of land being a portion of the NE quarter of section 7, Township 4 North, Range 2 West, Boise Meridian, Canyon County, State of Idaho, more particularly described as follows:

Parcel 1 as shown on Record of Survey I.N. 2018-005114, more particularly described as follows:

Commencing at the common corner of Section 6, 5, 7 and 8 T4N R2W; thence on the east line of said Section 7 S00°38'48"W a distance of 1,324.44 feet to the N 1/16 corner of said Section 7; thence on the 16th line of said Section 7 N89°36'07"W a distance of 314.11 feet to the southeast corner of said Parcel 1 also being the Point of Beginning; thence continuing on last said 16th line N89°36'07"W a distance of 124.19 feet to the southwest corner of said Parcel 1; thence on the west line of said Parcel 1 N00°36'30"E a distance of 352.81 feet; thence N27°37'57"E a distance of 159.40 to a point on the right of way line of State Street also being the northwest corner of said Parcel 1; thence on the northerly line of said Parcel 1 S62°28'21"E a distance of 173.02 feet to the northeast corner of said Parcel 1; thence on the easterly line of said Parcel 1 S00°36'30"W a distance of 265.63 feet; thence N89°36'00"W a distance of 102.50 feet; thence S00°36'30"W a distance of 150.00 feet to the Point of Beginning.

The above described Urban Renewal District contains 1,822.92 Acres, more or less.



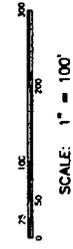
200506709

MIDDLETON LAKES SUBDIVISION NO. 1

LOCATED IN THE SW 1/4 OF THE NE 1/4 AND
GOVERNMENT LOT 2 OF SECTION 7,
T.4N., R.2W., B.M.,
CANYON COUNTY, IDAHO
2005

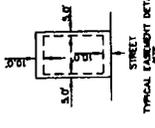
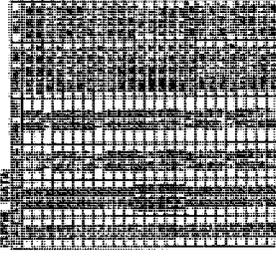
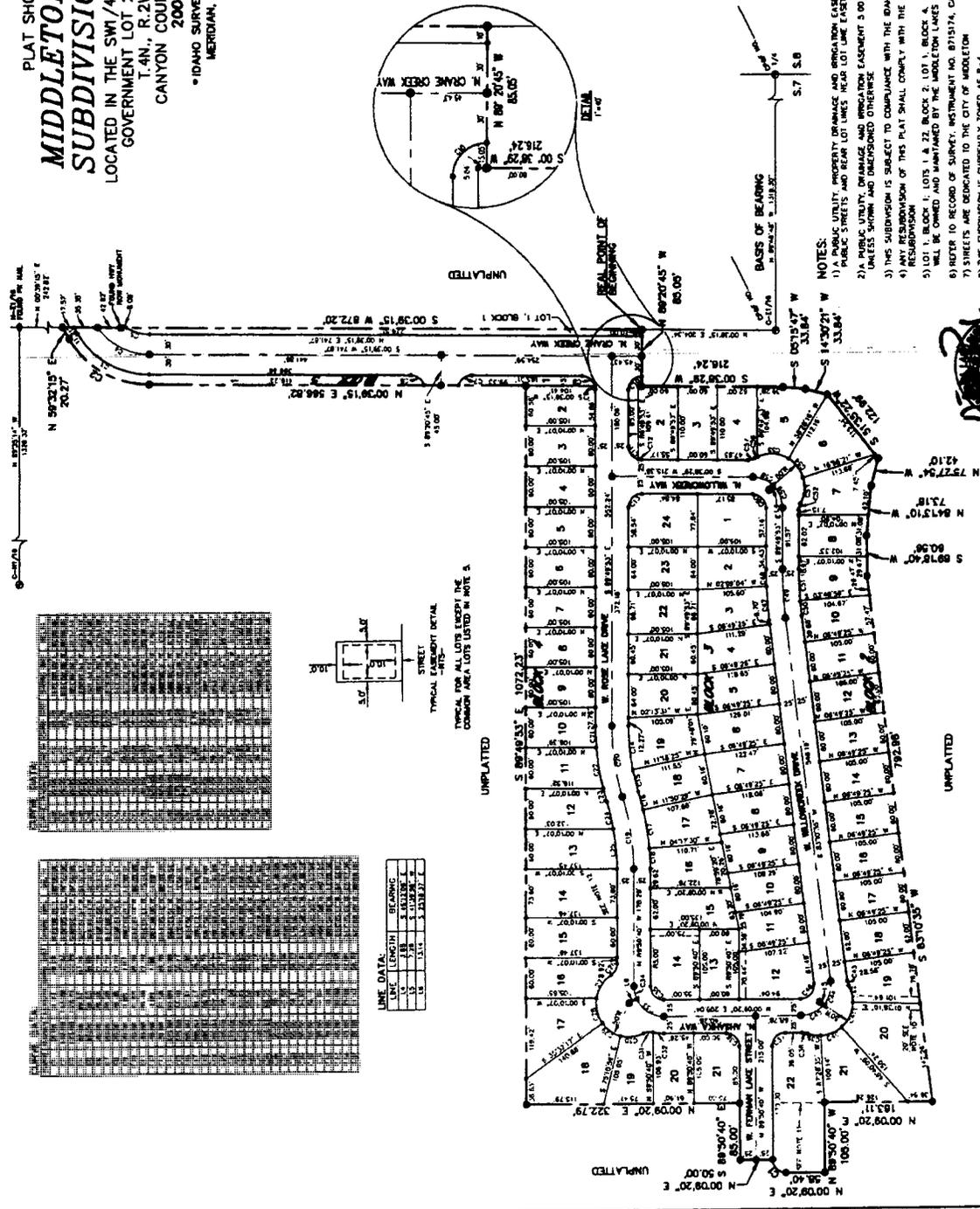
• IDAHO SURVEY GROUP •
MERIDIAN, IDAHO

Stephen
Sep.



LEGEND

- FOUND PER MAIL
- FOUND BRASS CAP
- SET 3/4" x 30" IRON PIN WITH PLASTIC CAP, PLS 4431
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 4431
- FOUND 3/4" IRON PIN
- ▲ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- 20 LOT NUMBER



TYPICAL FOR ALL LOTS EXCEPT THE COMMON AREA LOTS LISTED IN NOTE 5

LINE DATA	BEARING
1	S 88°50'40" E
2	S 88°50'40" E
3	S 88°50'40" E
4	S 88°50'40" E
5	S 88°50'40" E
6	S 88°50'40" E
7	S 88°50'40" E
8	S 88°50'40" E
9	S 88°50'40" E
10	S 88°50'40" E
11	S 88°50'40" E
12	S 88°50'40" E
13	S 88°50'40" E
14	S 88°50'40" E
15	S 88°50'40" E
16	S 88°50'40" E
17	S 88°50'40" E
18	S 88°50'40" E
19	S 88°50'40" E
20	S 88°50'40" E

NOTES:

- 1) A PUBLIC UTILITY, PROPERTY DRAINAGE AND IRRIGATION EASEMENT 10.00 FEET IN WIDTH IS HEREBY RESERVED ADJACENT TO ALL PUBLIC STREETS AND REAR LOT LINES NEAR LOT LINE EASEMENT IS SHOWN ON LOTS 12 & 14, BLOCK 3.
- 2) A PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT 5.00 FEET IN WIDTH IS HEREBY RESERVED ALONG ALL SIDE LOT LINES UNLESS SHOWN AND DIMENSIONED OTHERWISE.
- 3) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3605 CONCERNING IRRIGATION WATER RESERVATION.
- 4) ANY RESERVATION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 5) LOT 1, BLOCK 1, LOTS 4, 12, BLOCK 2, LOT 1, BLOCK 4, AND LOT 8, ARE DESIGNATED AS COMMON AREA LOTS AND WILL BE OWNED AND MAINTAINED BY THE MIDDLETON LAKES HOMEOWNERS' ASSOCIATION AS ESTABLISHED IN THE COVENANTS.
- 6) REFER TO RECORD OF SURVEY, INSTRUMENT NO. 8715174, CANYON COUNTY RECORDS, FOR ADDITIONAL BOUNDARY INFORMATION.
- 7) SHEETS ARE DESIGNATED TO THE CITY OF MERIDIAN.
- 8) THIS SUBDIVISION IS CURRENTLY ZONED AS R-4.
- 9) ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECORDED DEVELOPMENT AGREEMENT, INSTRUMENT NO. 200314033.
- 10) A PUBLIC UTILITY AND STORM DRAINAGE EASEMENT 20 FEET IN WIDTH IS HEREBY RESERVED TO FEE OWNERS OF THE LOT UNDERLYING LOTS 1 AND 20, BLOCK 2, 340' EASEMENT SHALL FORM CLEAR OF ANY DISTRIBUTION INCLUDING STRUCTURES, LANDSCAPING, FENCES, ETC.
- 11) THE WEST 100 FEET OF LOT 22, BLOCK 2, AS SHOWN, IS RESERVED FOR A CITY OF MERIDIAN SANITARY SEWER EASEMENT.
- 12) LOT 14, BLOCK 4 SHALL BE A NON-DOUBLE LOT UNTIL APPROVED BY THE CITY OF MERIDIAN AS PER DEVELOPMENT AGREEMENT.



MIDDLETON LAKES SUBDIVISION NO. 2

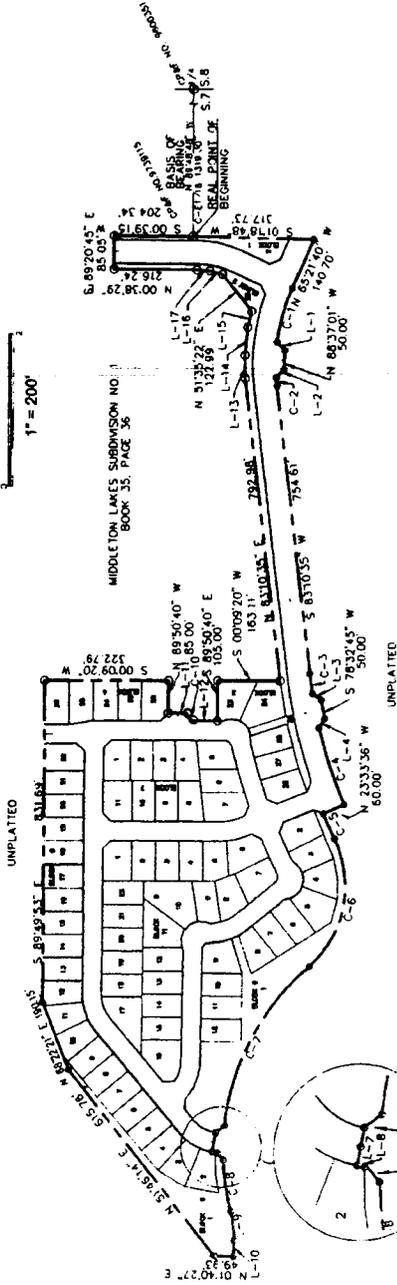
LOCATED IN SECTION 7, T.4N., R.2W., B.M.,
MIDDLETON, CANYON COUNTY, IDAHO

2006

FINAL PLAN OF

- LEGEND**
- FOUR BRASS OR ALUMINUM CAP MONUMENT, AS SHOWN
 - SET 1/4" X 3/4" REBAR WITH PLASTIC CAP, P.S. 1000
 - SET 1/2" X 3/4" REBAR WITH PLASTIC CAP, P.S. 1000
 - FOUR 3/4" REBAR WITH PLASTIC CAP
 - FOUR 1/2" REBAR WITH PLASTIC CAP
 - FOUR 1/4" REBAR WITH PLASTIC CAP
 - CALCULATED POINT (NOT SET)
 - PROPERTY MONUMENT
 - EXISTING LINE
 - CEFTRELINE
 - LOT LINE
 - BOUND-TO-NEIGH LINE
 - SECTION LINE
 - LOT NUMBER
 - WISNESS CORNER

SCALE IN INCHES
1" = 200'



LINE TABLE

LINE	LENGTH	BEARING
L-1	29.36	S 48°29.31' W
L-2	24.88	N 49°17.7' W
L-3	28.81	S 45°57.1' E
L-4	28.81	N 44°02.9' W
L-5	40.00	N 23°24.28' W
L-6	28.81	N 28°27.9' W
L-7	50.00	N 71°28.8' W
L-8	24.88	S 48°29.31' E
L-9	24.88	S 48°29.31' E
L-10	41.73	S 48°17.1' W
L-11	50.00	S 60°09.20' E
L-12	50.00	S 60°09.20' E
L-13	80.54	S 84°13.10' E
L-14	24.88	S 48°29.31' E
L-15	49.10	S 29°27.54' E
L-16	24.88	N 49°17.7' W
L-17	24.88	N 49°17.7' W
L-18	24.88	N 49°17.7' W
L-19	27.00	S 47°20.17' W
L-20	27.79	S 45°57.1' E
L-21	28.74	N 47°28.57' E
L-22	28.74	S 45°57.1' E
L-23	28.74	S 45°57.1' E
L-24	28.74	S 45°57.1' E
L-25	28.74	S 45°57.1' E
L-26	28.74	S 45°57.1' E
L-27	28.74	S 45°57.1' E
L-28	28.74	S 45°57.1' E
L-29	28.74	S 45°57.1' E
L-30	28.74	S 45°57.1' E
L-31	28.74	S 45°57.1' E
L-32	28.74	S 45°57.1' E
L-33	28.74	S 45°57.1' E
L-34	28.74	S 45°57.1' E
L-35	28.74	S 45°57.1' E
L-36	28.74	S 45°57.1' E
L-37	28.74	S 45°57.1' E
L-38	28.74	S 45°57.1' E
L-39	28.74	S 45°57.1' E
L-40	28.74	S 45°57.1' E
L-41	28.74	S 45°57.1' E
L-42	28.74	S 45°57.1' E
L-43	28.74	S 45°57.1' E
L-44	28.74	S 45°57.1' E
L-45	28.74	S 45°57.1' E
L-46	28.74	S 45°57.1' E
L-47	28.74	S 45°57.1' E
L-48	28.74	S 45°57.1' E
L-49	28.74	S 45°57.1' E
L-50	28.74	S 45°57.1' E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CHORD
C-14	27.35	20.00	182°50'	14.30'	5.272325	E	23.57
C-15	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-16	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-17	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-18	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-19	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-20	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-21	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-22	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-23	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-24	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-25	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-26	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-27	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-28	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-29	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-30	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-31	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-32	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-33	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-34	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-35	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-36	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-37	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-38	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-39	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-40	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-41	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-42	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-43	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-44	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-45	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-46	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-47	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-48	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-49	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-50	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-51	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-52	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-53	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-54	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-55	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-56	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-57	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-58	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-59	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-60	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-61	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-62	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-63	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-64	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-65	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-66	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-67	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-68	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-69	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-70	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-71	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-72	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-73	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-74	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-75	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-76	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-77	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-78	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-79	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-80	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-81	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-82	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-83	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-84	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-85	133.83	120.00	220°50'	220.50'	0.197'	S	138.78
C-86	133.83	120.00	220°50'	220.50'	0.197'	S	138.78

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CHORD
C-1	143.55	470.00	179°30'	179.30'	179.30'	E	143.55
C-2	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-3	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-4	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-5	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-6	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-7	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-8	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-9	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-10	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-11	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-12	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-13	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-14	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-15	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-16	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-17	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-18	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-19	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-20	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-21	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-22	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-23	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-24	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-25	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-26	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-27	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-28	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-29	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-30	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-31	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-32	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-33	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-34	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-35	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-36	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-37	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-38	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-39	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-40	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-41	20.81	150.00	237°48'	150.00'	20.81'	S	20.81
C-42	20.81	150.00	237°48'	150.00'	20.81'	S	20.81

MIDDLETON LAKES SUBDIVISION NO. 2

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:

THAT MIDDLETON LAKES DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND ITS EXECUTIVE OFFICERS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT, THE OWNER ALSO HEREBY CERTIFIES THAT THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM AN EXISTING WATER SYSTEM AND MIDDLETON HAS AGREED IN WRITING TO SERVE ALL THE LOTS WITHIN THIS SUBDIVISION.

A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE BOISE MERIDIAN, MIDDLETON, CANYON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER COMMON TO SECTIONS 7 AND 8, T. 4 N., R. 2 W., B.M. THENCE N 89°48'48" W 1319.30 TO THE NORTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 7, THE REAL POINT OF BEGINNING OF THIS SUBDIVISION; THENCE S 01°18'48" W 317.73 FEET ALONG THE EAST LINE OF SAID NW 1/4 TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 17°29'58", A TANGENT OF 72.34 FEET AND A CHORD BEARING N 74°06'39" W 142.89 FEET TO A POINT ON A CURVE; THENCE S 48°39'34" W 29.30 FEET TO A POINT; THENCE N 88°37'01" W 50.00 FEET TO A POINT ON A CURVE; THENCE N 48°21'27" W 29.89 FEET TO A POINT ON A CURVE; THENCE S 47°00'00" FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 20°08'00", A TANGENT OF 104.95 FEET AND A CHORD BEARING S 84°26'59" W 20.89 FEET TO A POINT OF TANGENCY; THENCE S 83°10'35" W 754.61 FEET TO A POINT OF CURVATURE; THENCE 52.03 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET, A DELTA ANGLE OF 02°27'49", A TANGENT OF 26.02 FEET AND A CHORD BEARING S 81°58'41" W 52.02 FEET TO A POINT ON A CURVE; THENCE S 34°37'45" W 28.81 FEET TO A POINT; THENCE S 78°32'45" W 50.00 FEET TO A POINT ON A CURVE; THENCE N 28°51'00" W 28.81 FEET TO A POINT ON A CURVE; THENCE 209.68 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET, A DELTA ANGLE OF 09°58'18", A TANGENT OF 105.21 FEET AND A CHORD BEARING S 71°24'34" W 208.82 FEET TO A POINT ON A CURVE; THENCE N 23°33'36" W 60.00 FEET TO A POINT ON A CURVE; THENCE 70.68 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1270.00 FEET, A DELTA ANGLE OF 03°11'19", A TANGENT OF 35.35 FEET AND A CHORD BEARING S 69°50'45" W 70.67 FEET TO A POINT OF REVERSED CURVATURE; THENCE 360.12 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 270.00 FEET, A DELTA ANGLE OF 78°23'15", A TANGENT OF 212.55 FEET AND A CHORD BEARING N 78°32'17" W 334.02 FEET TO A POINT OF REVERSED CURVATURE; THENCE 481.05 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 481.05 FEET, A DELTA ANGLE OF 0°54'59", A TANGENT OF 252.94 FEET AND A CHORD BEARING N 87°17'07" W 489.74 FEET TO A POINT ON A CURVE; THENCE N 38°41'17" W 29.44 FEET TO A POINT; THENCE N 79°17'56" W 50.00 FEET TO A POINT; THENCE S 49°17'41" W 13.93 FEET TO A POINT; THENCE 138.05 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 800.00 FEET, A DELTA ANGLE OF 17°22'22", A TANGENT OF 68.29 FEET AND A CHORD BEARING S 81°42'07" W 135.78 FEET TO A POINT OF REVERSED CURVATURE; THENCE 78.26 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 270.00 FEET, A DELTA ANGLE OF 16°10'58", A TANGENT OF 38.39 FEET AND A CHORD BEARING S 83°36'25" W 76.01 FEET TO A POINT OF TANGENCY; THENCE N 88°18'06" W 41.73 FEET TO A POINT; THENCE N 01°40'27" E 49.93 FEET TO A POINT ON THE SOUTH BANK OF THE MIDDLETON CANAL; THENCE N 51°46'14" E 615.76 FEET ALONG THE SOUTH BANK OF THE MIDDLETON CANAL TO A POINT; THENCE N 86°22'21" E 190.15 FEET ALONG THE SOUTH BANK OF THE MIDDLETON CANAL TO A POINT; THENCE S 89°49'53" E 831.69 FEET TO THE NORTHWEST CORNER OF MIDDLETON LAKES SUBDIVISION NO. 1.

ALONG THE BOUNDARY OF MIDDLETON LAKES SUBDIVISION NO. 1 THE FOLLOWING:
 THENCE S 07°09'20" W 322.79 FEET TO A POINT;
 THENCE N 89°50'40" W 85.00 FEET TO A POINT;
 THENCE S 07°09'20" W 50.00 FEET TO A POINT ON A CURVE;
 THENCE 5.00 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 90°00'00", A TANGENT OF 20.00 FEET AND A CHORD BEARING S 45°09'20" W 28.28 FEET TO A POINT OF TANGENCY;
 THENCE S 07°09'20" W 58.40 FEET TO A POINT;
 THENCE S 89°50'40" E 105.00 FEET TO A POINT;
 THENCE S 07°09'20" W 163.11 FEET TO A POINT;
 THENCE N 83°10'35" E 792.86 FEET TO A POINT;
 THENCE N 89°18'40" E 80.56 FEET TO A POINT;
 THENCE S 84°13'10" E 73.18 FEET TO A POINT;
 THENCE S 51°35'29" E 421.10 FEET TO A POINT;
 THENCE N 14°30'21" E 33.84 FEET TO A POINT;
 THENCE N 05°15'47" E 33.84 FEET TO A POINT;
 THENCE N 07°38'29" E 216.24 FEET TO A POINT;
 THENCE S 89°20'45" E 85.05 FEET TO A POINT ON THE EAST LINE OF THE SW 1/4 OF THE NE 1/4;
 THENCE S 07°39'15" W 204.34 FEET TO THE REAL POINT OF BEGINNING OF THIS SUBDIVISION, COMPRISING 21.57 ACRES, MORE OR LESS.

THE PUBLIC STREETS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE RESERVED PERPETUALLY FOR PUBLIC UTILITIES AND ARE RESERVED FOR THE USE OF SAID UTILITIES. THE EASEMENTS RESERVED FOR PUBLIC UTILITIES AND ARE RESERVED PERPETUALLY FOR THE USE OF SAID UTILITIES ARE TO BE EXERCISED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 11th DAY OF JANUARY 2022.

MIDDLETON LAKES DEVELOPMENT, LLC

[Signature]
 JUSTIN BLACKSTOCK, MANAGER

STATE OF IDAHO) S.S.
 COUNTY OF ADA)

ACKNOWLEDGEMENT

ON THIS 11th DAY OF JANUARY, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, APPEARED JUSTIN BLACKSTOCK, MANAGER OF MIDDLETON LAKES DEVELOPMENT, LLC, WHO HAS BEEN IDENTIFIED TO ME TO BE THE MANAGER OF SAID LIMITED LIABILITY COMPANY, AN IDAHO LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OF THIS INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE INSTRUMENT OF THIS INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE INSTRUMENT OF THIS INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

[Signature]
 JUSTIN BLACKSTOCK, MANAGER



CERTIFICATE OF SURVEYOR
 I, MICHAEL E. MARKS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATED THEREON, AND IS IN ACCORDANCE WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



[Signature]
 MICHAEL E. MARKS, DARRO PLAT SURVEYOR

MIDDLETON LAKES SUBDIVISION NO. 2

SOUTHWEST DISTRICT HEALTH

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (LPE) APPROVAL OF THE SANITARY RESTRICTIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS AND SEWER EXTENSIONS. THE DEVELOPER FAILS TO CONSTRUCT FACILITIES FROM SANITARY RESTRICTIONS MAY BE REIMPOSED IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE. BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

Adriana 1/24/06
SOUTHWEST DISTRICT HEALTH DEPARTMENT DHS

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND VACATIONS.

David R. Kinzer 2/19/06
COUNTY SURVEYOR
DAVID R. KINZER PE/LS 2659

APPROVAL OF CITY PLANNING AND ZONING COMMISSION
ACCEPTED AND APPROVED THIS 27 DAY OF February, 2005, BY THE
PLANNING AND ZONING COMMISSION OF THE CITY OF MIDDLETON, IDAHO.

Kurt McKeon
CITY MANAGER, MIDDLETON PLANNING & ZONING
COMMISSION

Kurt McKeon
SECRETARY, MIDDLETON PLANNING & ZONING
COMMISSION

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 5 DAY OF February, 2005, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Ellen Sprick
MIDDLETON CITY CLERK

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, ACCORDANCE WITH THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Annex
DATE COUNTY TREASURER *Annex*

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO }
COUNTY OF CANYON } S.S.
INSTRUMENT NO. _____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____ AT _____ MINUTES PAST _____ O'CLOCK _____ M., ON THIS _____ DAY OF _____ IN BOOK _____ OF PLATS AT PAGES _____ AND _____

DEPUTY _____ REC-OFFICE RECORDER
FEE _____

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, DO HEREBY APPROVE THIS PLAT OF MIDDLETON LAKES SUBDIVISION NO. 2.

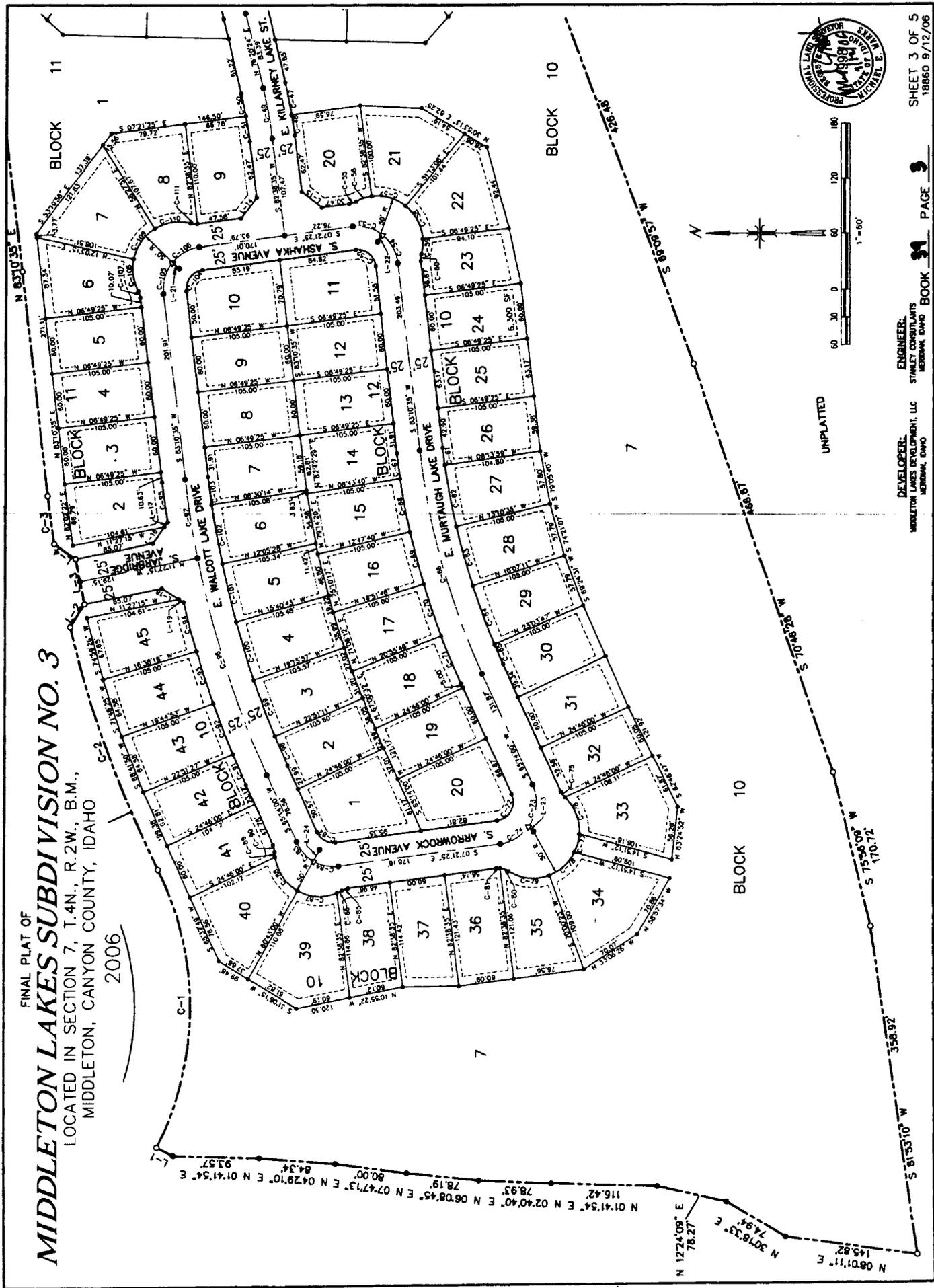
Michael W. Davis 6-14-06
CITY ENGINEER
Michael W. Davis PE # 8823



MIDDLETON LAKES SUBDIVISION NO. 3

FINAL PLAT OF
 LOCATED IN SECTION 7, T.4N., R.2W., B.M.,
 MIDDLETON, CANYON COUNTY, IDAHO

2006



DEVELOPER: MIDDLETON LAKES DEVELOPMENT, LLC
 MERRIMAN, IDAHO

ENGINEER: STANLEY CONSULTANTS
 MERRIMAN, IDAHO

SHEET 3 OF 5
 18860 9/12/06

PAGE 3

BOOK 31

UNPLATTED

FINAL PLAT OF
MIDDLETON LAKES SUBDIVISION NO. 3
 LOCATED IN SECTION 7, T.4N., R.2W., B.M.,
 MIDDLETON, CANYON COUNTY, IDAHO
 2006

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C-1	217.12	3270.00	162.59	S 89°49'37" E	218.94	
C-2	107.84	1617.00	53.92	N 86°26'56" E	108.28	
C-3	20.89	470.00	2.37	N 84°26'56" E	20.89	
C-4	20.89	470.00	2.37	S 7°00'29" E	20.89	
C-5	32.55	540.00	3.45	N 76°50'45" W	32.55	
C-6	41.86	620.00	4.36	N 75°31'35" W	41.86	
C-7	20.17	300.00	1.01	N 31°41'21" W	20.17	
C-8	26.82	400.00	1.35	N 27°45'31" W	26.82	
C-9	11.88	200.00	0.59	S 31°33'35" E	11.88	
C-10	11.88	200.00	0.59	N 58°02'11" W	11.88	
C-11	46.46	700.00	2.32	N 65°25'43" E	46.46	
C-12	20.98	300.00	1.04	N 25°24'56" E	20.98	
C-13	35.84	500.00	1.77	S 3°51'01" E	35.84	
C-14	46.31	700.00	2.32	S 13°27'42" W	46.31	
C-15	107.84	1617.00	53.92	N 86°26'56" E	107.84	
C-16	20.89	470.00	2.37	N 84°26'56" E	20.89	
C-17	20.89	470.00	2.37	S 7°00'29" E	20.89	
C-18	32.55	540.00	3.45	N 76°50'45" W	32.55	
C-19	41.86	620.00	4.36	N 75°31'35" W	41.86	
C-20	20.17	300.00	1.01	N 31°41'21" W	20.17	
C-21	26.82	400.00	1.35	N 27°45'31" W	26.82	
C-22	11.88	200.00	0.59	S 31°33'35" E	11.88	
C-23	11.88	200.00	0.59	N 58°02'11" W	11.88	
C-24	46.46	700.00	2.32	N 65°25'43" E	46.46	
C-25	20.98	300.00	1.04	N 25°24'56" E	20.98	
C-26	35.84	500.00	1.77	S 3°51'01" E	35.84	
C-27	46.31	700.00	2.32	S 13°27'42" W	46.31	
C-28	107.84	1617.00	53.92	N 86°26'56" E	107.84	
C-29	20.89	470.00	2.37	N 84°26'56" E	20.89	
C-30	20.89	470.00	2.37	S 7°00'29" E	20.89	
C-31	32.55	540.00	3.45	N 76°50'45" W	32.55	
C-32	41.86	620.00	4.36	N 75°31'35" W	41.86	
C-33	20.17	300.00	1.01	N 31°41'21" W	20.17	
C-34	26.82	400.00	1.35	N 27°45'31" W	26.82	
C-35	11.88	200.00	0.59	S 31°33'35" E	11.88	
C-36	11.88	200.00	0.59	N 58°02'11" W	11.88	
C-37	46.46	700.00	2.32	N 65°25'43" E	46.46	
C-38	20.98	300.00	1.04	N 25°24'56" E	20.98	
C-39	35.84	500.00	1.77	S 3°51'01" E	35.84	
C-40	46.31	700.00	2.32	S 13°27'42" W	46.31	
C-41	107.84	1617.00	53.92	N 86°26'56" E	107.84	
C-42	20.89	470.00	2.37	N 84°26'56" E	20.89	
C-43	20.89	470.00	2.37	S 7°00'29" E	20.89	
C-44	32.55	540.00	3.45	N 76°50'45" W	32.55	
C-45	41.86	620.00	4.36	N 75°31'35" W	41.86	
C-46	20.17	300.00	1.01	N 31°41'21" W	20.17	
C-47	26.82	400.00	1.35	N 27°45'31" W	26.82	
C-48	11.88	200.00	0.59	S 31°33'35" E	11.88	
C-49	11.88	200.00	0.59	N 58°02'11" W	11.88	
C-50	46.46	700.00	2.32	N 65°25'43" E	46.46	
C-51	20.98	300.00	1.04	N 25°24'56" E	20.98	
C-52	35.84	500.00	1.77	S 3°51'01" E	35.84	
C-53	46.31	700.00	2.32	S 13°27'42" W	46.31	
C-54	107.84	1617.00	53.92	N 86°26'56" E	107.84	
C-55	20.89	470.00	2.37	N 84°26'56" E	20.89	
C-56	20.89	470.00	2.37	S 7°00'29" E	20.89	
C-57	32.55	540.00	3.45	N 76°50'45" W	32.55	
C-58	41.86	620.00	4.36	N 75°31'35" W	41.86	
C-59	20.17	300.00	1.01	N 31°41'21" W	20.17	
C-60	26.82	400.00	1.35	N 27°45'31" W	26.82	

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C-57	40.61	500.00	4.23	N 15°30'31" E	39.50	
C-58	41.40	500.00	4.23	N 62°30'04" E	40.13	
C-59	16.38	200.00	0.82	S 84°24'58" E	16.28	
C-60	7.61	200.00	0.38	N 85°25'18" W	7.50	
C-61	68.96	720.00	3.35	S 20°12'43" W	68.84	
C-62	68.96	720.00	3.35	S 74°31'07" W	68.84	
C-63	68.96	720.00	3.35	S 69°24'31" W	68.84	
C-64	68.96	720.00	3.35	S 63°55'06" W	68.84	
C-65	24.33	300.00	1.21	S 82°13'28" W	24.21	
C-66	24.33	300.00	1.21	S 76°44'03" W	24.21	
C-67	24.33	300.00	1.21	S 71°14'28" W	24.21	
C-68	24.33	300.00	1.21	S 65°45'03" W	24.21	
C-69	56.55	620.00	3.04	S 25°10'17" W	56.54	
C-70	56.55	620.00	3.04	S 19°40'52" W	56.54	
C-71	56.55	620.00	3.04	S 13°71'27" W	56.54	
C-72	56.55	620.00	3.04	S 7°02'02" W	56.54	
C-73	44.30	450.00	2.29	S 43°01'45" E	44.01	
C-74	36.06	450.00	1.90	S 20°16'50" E	35.11	
C-75	7.61	200.00	0.38	S 84°24'58" E	7.50	
C-76	43.32	500.00	4.23	N 62°30'04" E	42.16	
C-77	20.14	200.00	1.01	S 73°05'48" E	20.00	
C-78	41.40	500.00	4.23	S 15°30'31" E	40.13	
C-79	16.38	200.00	0.82	N 85°25'18" W	16.28	
C-80	10.10	200.00	0.50	N 18°15'06" E	9.92	
C-81	3.89	200.00	0.19	N 01°47'14" W	3.88	
C-82	23.34	700.00	1.16	S 28°56'17" W	23.08	
C-83	23.34	700.00	1.16	S 23°26'52" W	23.03	
C-84	23.34	700.00	1.16	S 17°57'27" W	23.03	
C-85	23.34	700.00	1.16	S 12°28'02" W	23.03	
C-86	5.82	200.00	0.29	S 10°45'06" E	5.82	
C-87	43.07	500.00	4.23	S 01°27'40" W	43.06	
C-88	43.07	500.00	4.23	S 85°14'34" W	43.07	
C-89	5.08	200.00	0.25	S 81°08'00" W	5.07	
C-90	16.38	200.00	0.82	S 76°44'03" W	16.38	
C-91	16.38	200.00	0.82	S 71°14'28" W	16.38	
C-92	16.38	200.00	0.82	S 65°45'03" W	16.38	
C-93	58.00	1080.00	3.08	S 21°48'25" W	58.00	
C-94	58.00	1080.00	3.08	S 16°18'50" W	58.00	
C-95	58.00	1080.00	3.08	S 10°49'15" W	58.00	
C-96	58.00	1080.00	3.08	S 5°19'40" W	58.00	
C-97	43.97	1080.00	2.24	S 80°31'40" W	43.97	
C-98	43.97	1080.00	2.24	S 74°52'15" W	43.97	
C-99	43.97	1080.00	2.24	S 69°12'40" W	43.97	
C-100	43.97	1080.00	2.24	S 63°33'05" W	43.97	
C-101	43.97	1080.00	2.24	S 57°53'30" W	43.97	
C-102	43.97	1080.00	2.24	S 52°13'55" W	43.97	
C-103	43.97	1080.00	2.24	S 46°34'20" W	43.97	
C-104	31.73	200.00	1.58	N 24°20'25" W	31.65	
C-105	31.73	200.00	1.58	N 18°50'50" W	31.65	
C-106	31.73	200.00	1.58	N 13°21'15" W	31.65	
C-107	31.73	200.00	1.58	N 7°51'40" W	31.65	
C-108	31.73	200.00	1.58	N 2°22'05" W	31.65	
C-109	43.40	500.00	4.23	N 84°24'58" E	43.30	
C-110	43.40	500.00	4.23	N 78°55'33" E	43.30	
C-111	7.61	200.00	0.38	S 84°24'58" E	7.50	

CURVE	LENGTH	BEARING
L-1	20.00	S 27°05'32" E
L-2	28.01	N 57°32'45" E
L-3	50.00	N 78°33'45" E
L-4	28.01	N 57°32'45" E
L-5	50.00	N 78°33'45" E
L-6	28.01	N 57°32'45" E
L-7	28.01	N 57°32'45" E
L-8	28.01	N 57°32'45" E
L-9	28.01	N 57°32'45" E
L-10	28.01	N 57°32'45" E
L-11	28.01	N 57°32'45" E
L-12	28.01	N 57°32'45" E
L-13	28.01	N 57°32'45" E
L-14	28.01	N 57°32'45" E
L-15	28.01	N 57°32'45" E
L-16	28.01	N 57°32'45" E
L-17	28.01	N 57°32'45" E
L-18	28.01	N 57°32'45" E
L-19	28.01	N 57°32'45" E
L-20	28.01	N 57°32'45" E
L-21	28.01	N 57°32'45" E
L-22	28.01	N 57°32'45" E
L-23	28.01	N 57°32'45" E
L-24	28.01	N 57°32'45" E


ENGINEER:
 STANLEY CONSULTANTS
 MERIDIAN, IDAHO
DEVELOPER:
 MIDDLETON LAKES DEVELOPMENT, LLC
 MERIDIAN, IDAHO
SHEET 4 OF 5
18960 9/12/06

MIDDLETON LAKES SUBDIVISION NO. 3

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:

THAT MIDDLETON LAKES DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS THEIR INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT. THE OWNER ALSO HEREBY CERTIFIES THAT THIS PLAT COMPLES WITH IDAHO CODE 50-1337 (2). ALL LOTS WITHIN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM AN EXISTING WATER SYSTEM AND THE CITY ENGINEER HAS AGREED IN WRITING TO SERVE ALL THE LOTS WITHIN THIS SUBDIVISION.

A PARCEL OF LAND, LOCATED IN SECTION 7, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE 3005TH MERIDIAN, MIDDLETON, CANYON COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 7, T 4 N., R 2 W., B 1M. THENCE N 89°48'48" W 1319.30 TO THE CENTER-EAST 1/16 CORNER OF SAID SECTION 7;

THENCE S 01°18'48" W 317.73 FEET ALONG THE EASTERLY BOUNDARY OF MIDDLETON LAKES SUBDIVISION NO. 2 TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION;

- THENCE S 01°18'48" W 697.17 FEET TO A POINT;
- THENCE N 45°11'41" W 118.87 FEET TO A POINT;
- THENCE N 60°53'42" W 97.81 FEET TO A POINT;
- THENCE N 70°24'57" W 107.92 FEET TO A POINT;
- THENCE S 88°30'53" W 116.37 FEET TO A POINT;
- THENCE S 78°30'09" W 80.36 FEET TO A POINT;
- THENCE S 60°09'57" W 426.48 FEET TO A POINT;
- THENCE S 70°46'28" W 466.67 FEET TO A POINT;
- THENCE S 75°56'09" W 170.72 FEET TO A POINT;
- THENCE S 81°53'10" W 559.97 FEET TO A POINT;
- THENCE N 08°01'11" F 145.82 FEET TO A POINT;
- THENCE N 30°18'31" F 74.94 FEET TO A POINT;
- THENCE N 12°24'04" F 78.27 FEET TO A POINT;
- THENCE N 01°41'54" F 116.42 FEET TO A POINT;
- THENCE N 02°40'40" F 78.93 FEET TO A POINT;
- THENCE N 06°08'45" F 78.19 FEET TO A POINT;
- THENCE N 04°29'10" F 80.00 FEET TO A POINT;
- THENCE N 01°41'54" F 93.57 FEET TO A POINT;
- THENCE N 27°05'52" F 20.00 FEET TO A POINT ON A CURVE;
- THENCE 310.13 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 53°06'30" AND A CHORD OF 167.59 FEET;
- THENCE A CHORD BEARING N 30°08'41" E 174.37 FEET TO A POINT OF BEGINNING OF A CURVE;
- THENCE A CURVE BEING A POINT ON THE SOUTHERLY BOUNDARY OF MIDDLETON LAKES SUBDIVISION NO. 2 EXTENDED;
- ALONG SAID SOUTHERLY BOUNDARY OF MIDDLETON LAKES SUBDIVISION NO. 2 THE FOLLOWING:
- THENCE 277.22 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET, A CENTRAL ANGLE OF 1°30'37", A TANGENT OF 139.22 FEET AND A CHORD WHICH BEARS N 69°48'54" E 278.62 FEET TO A POINT ON A CURVE;
- THENCE S 67°10'16" E 28.81 FEET TO A POINT;
- THENCE S 78°33'45" E 50.00 FEET TO A POINT;
- THENCE N 34°37'45" E 28.81 FEET TO A POINT ON A CURVE;
- THENCE 52.03 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET, A CENTRAL ANGLE OF 2°27'49", A TANGENT OF 26.02 FEET AND A CHORD WHICH BEARS N 81°36'41" E 52.02 FEET TO A POINT ON A CURVE;
- THENCE N 83°10'35" E 704.61 FEET TO A POINT ON A CURVE;
- THENCE 70.69 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 2°32'48", A TANGENT OF 10.45 FEET AND A CHORD WHICH BEARS N 84°26'59" E 70.89 FEET TO A POINT ON A CURVE;
- THENCE S 46°12'27" E 29.69 FEET TO A POINT;
- THENCE S 88°58'34" E 29.30 FEET TO A POINT;
- THENCE 143.55 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 17°29'58", A TANGENT OF 72.34 FEET AND A CHORD WHICH BEARS S 74°06'39" E 142.99 FEET TO A POINT ON A CURVE;
- THENCE S 65°21'40" E 140.70 FEET TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 30.34 ACRES, MORE OR LESS.

THE PUBLIC STREETS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 31 DAY OF August 2006.

MIDDLETON LAKES DEVELOPMENT, LLC

STEVE KUNZMAYER, MANAGER

ACKNOWLEDGEMENT

STATE OF IDAHO) S.S.
COUNTY OF ADA)

ON THIS 31 DAY OF August, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STEVE KUNZMAYER, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF MIDDLETON LAKES DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THIS INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



Steve Kunz
NOTARY PUBLIC FOR IDAHO
8-18-09
MY COMMISSION EXPIRES

SOUTHWEST DISTRICT HEALTH

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN IDENTIFIED BASED ON REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (LPE) REPRESENTING THE CITY OF MIDDLETON THE OLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONSTRUCTION OF SAID BUILDING. NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED. OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED. IN ACCORDANCE WITH SECTION 50-1328, IDAHO CODE, BY THE ISSUANCE OF THIS CERTIFICATE OF APPROVAL AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

7/11/06
Michael W. Davis
SOUTHWEST DISTRICT HEALTH DEPARTMENT
EHS

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, DO HEREBY APPROVE THIS PLAT OF MIDDLETON LAKES, SUBDIVISION NO. 3

Michael W. Davis
CITY ENGINEER
PE #0823
11-7-06

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT OF MIDDLETON LAKES SUBDIVISION NO. 3 AND FIND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND VACATIONS.

David P. Kinman
COUNTY SURVEYOR
7-27-06
7-28-2006

CERTIFICATE OF SURVEYOR

I, MICHAEL E. MARKS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT SURVEY MADE ON THE GROUND CERTIFICATE OF OWNERS HAS BEEN ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



Michael E. Marks
MICHAEL E. MARKS, DAPIOTILE
PROFESSIONAL LAND SURVEYOR
STATE OF IDAHO
LICENSE NO. 11262

APPROVAL OF CITY PLANNING AND ZONING COMMISSION

CHAIRMAN, MIDDLETON PLANNING & ZONING COMMISSION

SECRETARY, MIDDLETON PLANNING & ZONING COMMISSION

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 30 DAY OF September, 2006, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Lizette Smith
MIDDLETON CITY CLERK

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, IDAHO, DO HEREBY CERTIFY THAT THE REQUIREMENTS OF IDAHO CODE 50-1508, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Jessie Slough
COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO) S.S.
COUNTY OF CANYON)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____ M. ON THIS _____ DAY OF _____ O'CLOCK _____ M. ON THIS _____ DAY OF _____ IN BOOK _____ OF PLATS AT PAGES _____ AND _____

DEPUTY

EX-OFFICIO RECORDER

FEF

MIDDLETON LAKES SUBDIVISION NO. 4

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:

THAT MIDDLETON LAKES DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS THEIR INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT. THE OWNER ALSO HEREBY CERTIFIES THAT THIS PLAT COMPLIES WITH IDAHO CODE 50-1334 (2). ALL LOTS WITHIN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM AN EXISTING WATER SYSTEM AND THE CITY OF MIDDLETON HAS AGREED IN WRITING TO SERVE ALL THE LOTS WITHIN THIS SUBDIVISION.

A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 4, NORTH, RANGE 2 WEST OF THE BOISE MERIDIAN, MIDDLETON CANYON COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SE ¼ (EAST ¼ CORNER) OF SECTION 7, T.4 N., R.2 W., B.M., THENCE N 89°48'48" W 1319.30 TO THE CENTER-EAST 1/16 CORNER OF SAID SECTION 7;

THENCE S 57°09'31" W 2327.72 FEET TO THE SOUTHWEST CORNER OF MIDDLETON LAKES SUBDIVISION NO. 1, BEING THE BEGINNING OF THIS DESCRIPTION;

THENCE S 75°00'11" E 138.39 FEET TO A POINT;

THENCE S 67°09'54" W 55.11 FEET TO A POINT;

THENCE S 54°31'32" W 180.66 FEET TO A POINT;

THENCE S 49°17'30" W 549.55 FEET TO A POINT;

THENCE N 01°40'27" E 1666.11 FEET TO THE SOUTHWEST CORNER OF MIDDLETON LAKES SUBDIVISION NO. 2;

ALONG THE BOUNDARY OF MIDDLETON LAKES SUBDIVISION NO. 2 THE FOLLOWING:

THENCE S 86°18'08" E 41.73 FEET TO A POINT OF CURVATURE;

THENCE 76.26 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 270.00 FEET, A DELTA ANGLE OF 16°10'58", A TANGENT OF 36.36 FEET AND A CHORD BEARING N 83°36'25" E 76.01 FEET TO A POINT OF REVERSE CURVATURE;

THENCE 136.05 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 83.00 FEET, A DELTA ANGLE OF 122°22'21", A TANGENT OF 86.29 FEET, AND A CHORD BEARING N 81°42'07" E 135.76 FEET TO A POINT ON A CURVE;

THENCE N 49°17'41" E 24.85 FEET TO A POINT;

THENCE N 10°42'04" E 13.83 FEET TO A POINT;

THENCE S 79°17'56" E 50.00 FEET TO A POINT;

THENCE S 36°41'17" E 29.44 FEET TO A POINT ON A CURVE;

THENCE 481.05 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A DELTA ANGLE OF 43°44'58", A TANGENT OF 252.84 FEET AND A CHORD BEARING S 62°12'10" E 469.45 FEET TO A POINT OF REVERSE CURVATURE;

ACKNOWLEDGEMENT

STATE OF IDAHO) S.S.
COUNTY OF ADA)

ON THIS 14 DAY OF September, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STEVE KUNZWEILER, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF MIDDLETON LAKES DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THIS INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY WHO ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Steve Kunzweiler
NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO
MY COMMISSION EXPIRES 5/16/2010



CERTIFICATE OF SURVEYOR

I, MICHAEL E. MARKS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



MICHAEL E. MARKS, IDAHO P.L.S. & S.
Michael E. Marks

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 14 DAY OF September 2006.

MIDDLETON LAKES DEVELOPMENT, LLC

Steve Kunzweiler
STEVE KUNZWEILER, MANAGER

MIDDLETON LAKES SUBDIVISION NO. 4

SOUTHWEST DISTRICT HEALTH

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (LPE) REPRESENTING THE CITY OF MIDDLETON. THE OLPE APPROVAL OF THE DESIGN PLANS (OLPE) SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSION PERMITS HAVE BEEN CONSTRUCTED. BUILDING PERMITS FOR CONSTRUCTION OF SEWER EXTENSIONS HAVE SINCE BEEN OBTAINED. THE DEVELOPER IS SHALTAHEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DED, THEN SANITARY RESTRICTIONS MAY BE IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A NOTICE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

Robert W. Dobby 10/3/06
SOUTHWEST DISTRICT HEALTH DEPARTMENT EHS

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, DO HEREBY APPROVE THIS PLAT OF MIDDLETON LAKES SUBDIVISION NO. 4.

Michael W. Davis 3-31-08
CITY ENGINEER
MICHAEL W. DAVIS PE #0823

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT OF MIDDLETON LAKES SUBDIVISION NO. 4 AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND VACATIONS.

David R. Kerner 9/28/06
COUNTY SURVEYOR
DAVID R. KERNER PS/LS 2658

APPROVAL OF CITY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS 1 DAY OF 10/1/06, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MIDDLETON, IDAHO.

Michelle A. ...
CHAIRMAN, MIDDLETON PLANNING & ZONING COMMISSION

SECRETARY, MIDDLETON PLANNING & ZONING COMMISSION

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 19 DAY OF March, 2008, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Carol Small CM
MIDDLETON CITY CLERK 4-2-08

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, IN ACCORDANCE WITH THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND FOR FUTURE PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

04-03-2008
DATE
Janice Floyd by *Mary Maasado*
COUNTY TREASURER Deputy Treasurer

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO } S.S.
COUNTY OF CANYON }
INSTRUMENT NO. _____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____ AT _____ O'CLOCK _____ M., ON THIS _____ DAY OF _____ IN BOOK _____ OF PLATS AT PAGES _____ AND _____

DEPUTY _____ EX-OFFICIO RECORDER
FEE _____



Plan Showing GREENLINKS SUBDIVISION

Situated in the Northwest 1/4 of the Northeast 1/4 of Section 8, Township 4 North, Range 2 West, B.M., City of Middleton, Canyon County, Idaho 2007

- Sheet Index**
- SHEET 1 - BOUNDARY PLAT MAP
 - SHEET 2 - DETAIL PLAT MAP
 - SHEET 3 - DETAIL PLAT MAP
 - SHEET 4 - CURVE AND LINE TABLES AND PLAT NOTES
 - SHEET 5 - CERTIFICATES OWNERS
 - SHEET 6 - CERTIFICATES AND APPROVALS
- Reference**
- R1. RECORD OF SURVEY PER INSTRUMENT 2007011671
 - R2. RECORD OF SURVEY PER INSTRUMENT 2007011671
 - R3. BOOK 29 OF PLATS, PAGES 1-2, CANYON COUNTY, IDAHO



FOUND BRASS CAP NE CORNER SECTION 8 PER CP&F No. 9741828



FOUND 1/2" STEEL PIN PULLED AND REPLACED WITH 5/8" STEEL PIN WITH 2" ALUMINUM CAP (WITNESS CORNER)

- Legend**
- FOUND BRASS CAP
 - FOUND HIGHWAY CENTERLINE MONUMENT
 - FOUND 1/2" STEEL PIN
 - FOUND 5/8" STEEL PIN
 - SET 5/8" X 30" STEEL PIN WITH 2" ALUMINUM CAP
 - SET 5/8" X 30" STEEL PIN W/PC MARKED "DL PLS 11575"
 - SET 1/2" X 24" STEEL PIN W/PC MARKED "DL PLS 11575"
 - ▲ CALCULATED POSITION - NOTHING FOUND OR SET
 - ⊙ WITNESS CORNER AS NOTED
 - ⊙ REFERENCE MONUMENT
 - ⊙ SET 5/8" X 30" STEEL PIN W/PC MARKED "DL PLS 11575"
- Legend**
- 14 LOT NUMBER
 - BLOCK NUMBER
 - W/PC WITH ORANGE PLASTIC CAP
 - W/PC WITH YELLOW PLASTIC CAP
 - SUBDIVISION BOUNDARY
 - INTERIOR LOT LINE
 - ADJACENT PROPERTY LINE
 - EASEMENT LINE
 - RIGHT-OF-WAY LINE
 - ROAD CENTERLINE
 - SECTION LINE

FOUND 5/8" STEEL PIN NW CORNER SECTION 8 PER CP&F No. 200246031

PARK PLACE SUBDIVISION No. 4 BOOK 29 PAGE 1



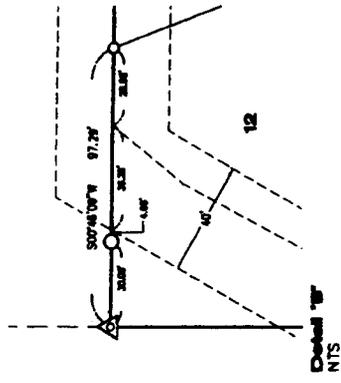
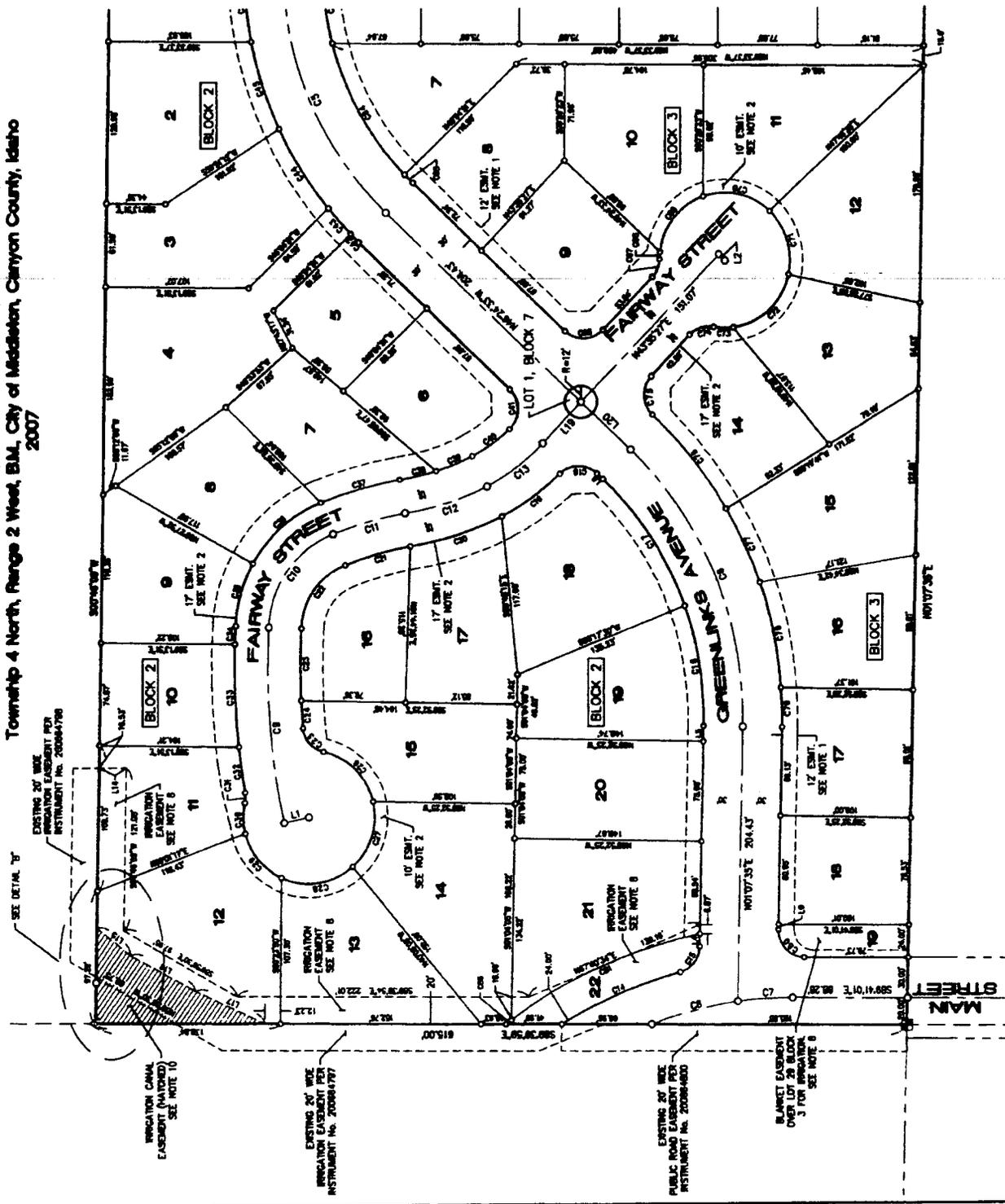
8229 2649

THE LAND GROUP, INC.
 35 Greenham Road
 Healy, Idaho 83333
 (208) 788-4600

Owner/Developer
 Corinthian Communities, Inc.
 391 West State Street, Suite E
 Eagle, Idaho 83642
 (208) 938-9070

LOD Ventures, LLC
 35 Greenham Road
 Healy, Idaho 83333
 (208) 788-4600

Final Showing
GREENLINKS SUBDIVISION
 Situated in the Northwest 1/4 of the Northwest 1/4 of Section 8,
 Township 4 North, Range 2 West, B.M., City of Middleton, Canyon County, Idaho
 2007



Dennis Lewis
 REGISTERED SURVEYOR
 11675
 03-13-07

Owner/Developer
 Corbin Communities, Inc.
 391 West State Street, Suite E
 Eagle, Idaho 83642
 (208) 839-9070
LOD Ventures, LLC
 35 Greenham Road
 Holey, Idaho 83333
 (208) 788-4800

THE LAND GROUP, INC.
 402 East State Street, Suite 100
 Boise, Idaho 83720
 (208) 333-4444
 Fax: (208) 333-4444
 www.thelandgroup.com

Final Showing
GREENLINKS SUBDIVISION
 Situated in the Northwest 1/4 of the Northeast 1/4 of Section 8,
 Township 4 North, Range 2 West, BLM, City of Middleton, Canyon County, Idaho
 2007

Certificate of Owner
 KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED ARE THE OWNERS OF THE REAL PROPERTY HEREINAFTER DESCRIBED.

A TRACT OF LAND SITUATED IN THE NORTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF MIDDLETON, CANYON COUNTY, IDAHO, DESCRIBED AS FOLLOWS:
 COMMENCING AT A 5/8-INCH STEEL PIN MONUMENTING THE NORTHWEST CORNER OF SAID SECTION 8, THENCE FOLLOWING THE MEASURED LINE OF SAID SECTION 8, SOUTH 89°41'01" EAST, A DISTANCE OF 2097.72 FEET TO A 3/8-INCH ALUMINUM CAP MONUMENTING THE NORTH ONE QUARTER CORNER OF SAID SECTION 8 AND THE POINT OF BEGINNING;
 THENCE FOLLOWING SAID NORTHERLY LINE, SOUTH 89°39'39" EAST, A DISTANCE OF 615.00 FEET TO A POINT BEING SITUATED BY A 5/8-INCH STEEL PIN WHICH BEARS
 SOUTH 00°48'09" WEST, A DISTANCE OF 30.00 FEET;
 THENCE LEAVING SAID NORTHERLY LINE, SOUTH 00°48'09" WEST, A DISTANCE OF 1280.16 FEET TO A 5/8-INCH STEEL PIN ON THE NORTHERLY RIGHT-CORNER OF SAID SECTION 8, THENCE FOLLOWING SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°49'30" WEST, A DISTANCE OF 1280.16 FEET TO A 5/8-INCH STEEL PIN;
 THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, NORTH 01°17'38" EAST, A DISTANCE OF 1280.31 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 18.20 ACRES, MORE OR LESS, SUBJECT TO ALL EXISTING EASEMENTS AND RIGHTS-OF-WAY.
 IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT AND TO DONATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO PERMANENT STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC USE FOREVER ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS ON THIS PLAT SHALL BE AGREED IN WRITING TO SERVE ALL OF THE LOTS WITHIN THIS SUBDIVISION.

[Signature]
 BRUCE PALMISTAN
 SECRETARY/TREASURER
 COMMUNITY COMMUNITIES, INC.

[Signature]
 SECRETARY/TREASURER
 CO-MANAGING MEMBER
 LOD VENTURES, LLC

Acknowledgment
 STATE OF Idaho
 COUNTY OF Ada
 ON THIS 19 DAY OF October, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GARRETT COLDSBERG INDIAN OR IDENTIFIED TO ME TO BE THE SECRETARY/TREASURER OF COMMUNITY COMMUNITIES, INC. AND ACKNOWLEDGED TO ME THAT SUCH COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.
[Signature]
 NOTARY PUBLIC FOR STATE OF Idaho
 RESIDING AT NAMADA
 MY COMMISSION EXPIRES 6-15-10



Acknowledgment
 STATE OF Idaho
 COUNTY OF Ada
 ON THIS 17 DAY OF October, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GARRETT COLDSBERG INDIAN OR IDENTIFIED TO ME TO BE THE CO-MANAGING MEMBER OF LOD VENTURES, LLC, AND ACKNOWLEDGED TO ME THAT SUCH COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.
[Signature]
 NOTARY PUBLIC FOR STATE OF Idaho
 RESIDING AT NAMADA
 MY COMMISSION EXPIRES 6-15-10



David Dyer
 10-19-06

Owner/Developer
 Community Communities, Inc.
 381 West State Street, Suite E
 Eagle, Idaho 83642
 (208) 839-8070
LOD Ventures, LLC
 35 Greenhorn Road
 Halley, Idaho 83333
 (208) 788-4600



Final Showing
GREENLINKS SUBDIVISION
 Situated in the Northwest 1/4 of the Northwest 1/4 of Section 8,
 Township 4 North, Range 2 West, B.M. City of Middleton, Canyon County, Idaho
 2007

Certificate of Surveyor
 I, Dennis Jones, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR,
 LICENSED BY THE STATE OF IDAHO. I HAVE REVIEWED THIS PLAT OF GREENLINKS SUBDIVISION AS
 DESCRIBED IN THE CERTIFICATE OF CORNER AND HAVE FOUND THAT THE ACTUAL SURVEY
 CONFORMS TO THE PLAT AND THAT THE PLAT ACCURATELY REPRESENTS THE POINTS
 THEREON AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND
 SURVEYS.



Approval of Middleton City Engineer
 I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY,
 IDAHO, HEREBY APPROVE THIS PLAT.
Michael W. Davis 6-7-07
 CITY OF MIDDLETON ENGINEER
 Michael W. Davis PE # 8825

Certificate of the County Treasurer
 I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO,
 PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL
 CLAIMS AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS
 PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT
 THIRTY (30) DAYS ONLY.
 June 14 2007
 DATE
Debra A. Hines
 BY Deputy Treasurer
 CANYON COUNTY TREASURER

Certificate of Canyon County Surveyor
 I, THE UNDERSIGNED, COUNTY SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT
 I HAVE CHECKED THIS PLAT OF GREENLINKS SUBDIVISION, AND THAT IT COMPLES WITH THE STATE
 OF IDAHO CODE RELATING TO PLATS AND BOUNDING VECTORS.
David R. Knebel 11/6/06
 CANYON COUNTY SURVEYOR
 DAVID R. KNEBEL PE/LS/EST

Approval of the City of Middleton City Council
 I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY,
 IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL
 HELD ON THE 14 DAY OF June, 2007, THIS PLAT WAS DULY ACCEPTED
 AND APPROVED.
Eliza C. Smith CMC
 CITY OF MIDDLETON CLERK

Approval of Southwest District Health Department
 SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN
 SATISFIED BASED ON A QUALIFIED LICENSED PROFESSIONAL ENGINEER (Q.L.P.E.) REPRESENTING THE
 CITY OF MIDDLETON AND THE Q.L.P.E. APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND
 THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY
 RESTRICTIONS. BUTER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRAINING WATER
 EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE
 EXTENDED TO THE POINTS OF THE SANITARY RESTRICTIONS. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN
 SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1308, IDAHO
 CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL AND NO CONSTRUCTION OF ANY
 BUILDING OR SHELTER REQUIRING DRAINING WATER OR SEWER/SEPTIC FACILITIES SHALL BE
 ALLOWED.
 6/14/06
 DATE
Robert A. Hines
 DISTRICT HEALTH DEPARTMENT, IDHS

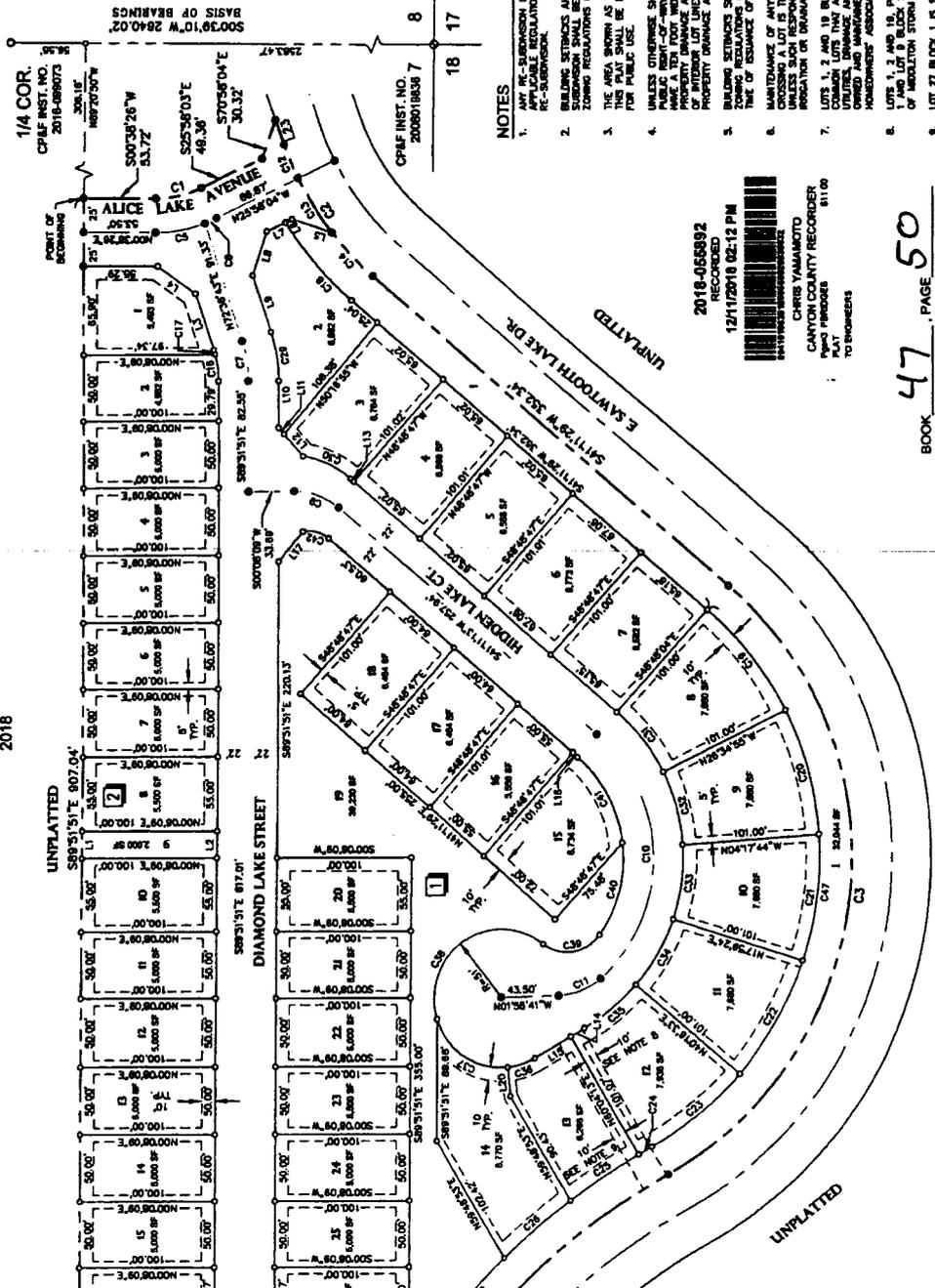
Approval of City Planning and Zoning Commission
 THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE PLANNING AND ZONING
 COMMISSION OF THE CITY OF MIDDLETON, IDAHO ON THE 14 DAY OF June, 2007.
Vicki Shubert
 CHAIRMAN
 MIDDLETON PLANNING AND ZONING COMMISSION
 SECRETARY
 MIDDLETON PLANNING AND ZONING COMMISSION

Certificate of County Recorder
 STATE OF IDAHO) IN
 CANYON COUNTY)
 INSTRUMENT NUMBER _____
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED AT THE REQUEST OF _____ AT
 _____ O'CLOCK _____ THIS _____ DAY OF _____ AT
 A.D. 2007, IN THE OFFICE AND WAS DULY RECORDED IN BOOK _____ OF PLATS
 AT PAGE(S) _____ THROUGH _____
 DEPUTY _____
 FEE _____
 BY-OFFICER RECORDER _____

Owner/Developer
 Corbinian Communities, Inc.
 361 West State Street, Suite E
 Eagle, Idaho 83842
 (208) 939-8070
LOD Ventures, LLC
 35 Greenhorn Road
 Holley, Idaho 83333
 (208) 788-4600

SAWTOOTH LAKE SUBDIVISION NO. 1
 LOCATED IN GOVERNMENT LOT 1 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 7,
 TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
 CITY OF MIDDLETON, CANYON COUNTY, IDAHO
 2018

LINE	BEARING	DISTANCE
L1	S89°51'51"E	20.00'
L2	N89°51'51"W	20.00'
L3	S72°28'43"W	43.86'
L4	S49°08'25"W	34.47'
L5	S19°01'50"W	31.34'
L6	S29°36'05"E	34.48'
L7	S23°36'05"E	33.34'
L8	S72°28'43"W	43.86'
L9	N72°28'43"E	43.86'
L10	S89°51'51"E	35.33'
L11	N50°04'30"E	61.17'
L12	N50°04'30"E	21.88'
L13	N41°11'15"E	2.88'
L14	S31°10'17"E	11.88'
L15	S31°10'17"E	31.34'
L16	S41°11'17"W	4.87'
L17	S50°33'41"E	26.30'
L18	S50°33'41"E	3.37'
L19	S89°51'51"E	3.00'
L20	N48°17'15"E	21.31'
L21	N48°17'15"E	37.85'
L22	N00°36'28"E	18.00'
L23	S70°32'42"W	18.16'



- NOTES**
1. ANY RE-SUBDIVISION OF THIS PLAN SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
 2. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS ZONING DISTRICT SHALL BE APPLICABLE TO ALL STRUCTURES AND UTILITIES LOCATED WITHIN THE ZONING DISTRICT.
 3. THE AREA SHOWN AS ROADWAY WITHIN THE BOUNDARIES OF THIS ZONING DISTRICT SHALL BE DEED TO THE CITY OF MIDDLETON FOR PUBLIC USE.
 4. UNLESS OTHERWISE SHOWN, LOT LINES CHANGE TO A PUBLIC RIGHT-OF-WAY AND ALL ROAD LINES SHALL HAVE A TEN FOOT WIDE PERMANENT PUBLIC UTILITY EASEMENT AND A FIVE FOOT WIDE SIDEWALK EASEMENT. EACH SIDE OF THE ROADWAY SHALL BE MAINTAINED AS A PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT TO THE PROPERTY DRAINAGE AND IRRIGATION ASSOCIATION.
 5. BUILDING ESTIMATES SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MIDDLETON AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
 6. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER. IRRIGATION AND DRAINAGE SHALL BE MAINTAINED BY THE OWNERS AND MAINTAINED BY THE SAWTOOTH LAKES HOMEOWNERS ASSOCIATION.
 7. LOTS 1, 2 AND 16, PORTIONS OF LOTS 12 AND 13 BLOCK 1 ARE SUBJECT TO A 5' (FOOT) WIDE CITY OF MIDDLETON STORM DRAIN EASEMENT.
 8. LOT 27 BLOCK 1 IS SUBJECT TO A 5' (FOOT) WIDE CITY OF MIDDLETON STORM DRAIN EASEMENT.
 9. WHEN THE LOT IS SUBJECT TO A 5' (FOOT) WIDE CITY OF MIDDLETON STORM DRAIN EASEMENT, THE SECTION 31-30000, LOTS WITHIN THE SUBDIVISION WILL BE DELETED FOR ASSESSMENT PURPOSES BY S&B COMPANY.
 10. NO STRUCTURES SHALL BE CONSTRUCTED OR INSTALLED IN THE ZONING DISTRICT UNLESS THEY COMPLY WITH THE STRUCTURES ALLOWED IN AN EASEMENT MAY BE REMOVED BY THE CITY AND UTILITY COMPANIES, AND REPLACED AT THE OWNER'S EXPENSE.
 11. LOT 19 BLOCK 1 AND LOT 8 BLOCK 2 ARE SUBJECT TO A PUBLIC PATHWAYS EASEMENT.

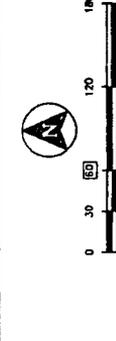
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CHRIS YAMAMOTO
 CANYON COUNTY RECORDER
 P&D FINDER
 TO ENGINEERS

BOOK 47 PAGE 50

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY / LOT LINE
- CONTIGUOUS EASEMENT LINE
- THE LINE
- FOUND BRASS CAP MONUMENT, AS NOTED
- FOUND DIAL, AS NOTED
- SET 1/2" REBAR
- SET 5/8" REBAR
- CALCULATED POINT - NOTHING SET OR FOUND
- - - LOT NUMBER
- - - BLOCK NUMBER



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	75.00'	34.83'	28°36'30"	S19°39'49"E	34.92'
C2	230.00'	119.17'	29°11'51"	S56°02'05"W	117.84'
C3	270.00'	312.81'	108°30'47"	N68°23'07"W	428.20'
C4	530.00'	327.41'	92°23'41"	N47°39'54"W	322.23'
C5	100.00'	37.22'	21°09'36"	N10°01'23"W	37.01'
C6	100.00'	9.22'	51°13'32"	N23°19'38"W	9.21'
C7	100.00'	30.53'	17°29'28"	N81°23'28"E	30.41'
C8	50.00'	78.98'	80°30'17"	S44°38'42"E	71.02'
C9	50.00'	35.88'	41°03'04"	S29°38'41"W	35.06'
C10	122.78'	201.02'	83°48'29"	N97°59'48"W	178.30'
C11	50.00'	37.74'	43°14'56"	N23°38'10"W	36.85'
C12	230.00'	21.48'	6°20'48"	N47°27'16"E	21.47'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C13	504.00'	89.37'	7°09'37"	S33°21'58"W	84.30'
C14	504.00'	128.80'	14°59'18"	N34°25'09"W	87.53'
C15	28.00'	47.80'	84°22'01"	N85°10'07"W	42.88'
C16	101.00'	72.40'	41°04'18"	N78°37'00"W	70.88'
C17	50.00'	23.53'	41°29'28"	S82°00'37"W	23.13'
C18	22.00'	10.27'	52°28'44"	S14°10'51"W	10.28'
C19	72.00'	10.37'	8°10'18"	S88°46'45"E	14.28'
C20	72.00'	33.82'	49°27'07"	S72°13'07"E	33.71'
C21	72.00'	41.17'	32°28'28"	S48°14'28"E	40.80'
C22	72.00'	38.18'	30°22'17"	S14°33'07"E	37.73'
C23	248.00'	487.33'	108°30'47"	N68°23'07"W	603.18'
C24	564.00'	342.24'	37°23'41"	N47°39'54"W	338.82'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C25	504.00'	81.17'	6°18'18"	N54°18'41"W	81.08'
C26	504.00'	86.18'	6°20'42"	N49°21'28"W	86.14'
C27	504.00'	184.31'	18°29'20"	N62°46'48"W	183.71'
C28	504.00'	38.45'	4°04'48"	N61°19'00"W	38.45'
C29	122.00'	37.24'	17°29'28"	N81°23'28"E	37.10'
C30	72.00'	38.78'	31°28'28"	N52°28'03"E	38.28'
C31	145.00'	56.39'	23°13'28"	N61°19'00"W	56.08'
C32	145.00'	56.40'	22°17'11"	N74°33'40"E	56.08'
C33	145.00'	56.40'	22°17'08"	S69°33'07"E	56.04'
C34	145.00'	56.40'	22°17'08"	S69°33'07"E	56.04'
C35	145.00'	48.45'	18°28'20"	S39°57'17"E	48.21'
C36	51.00'	21.78'	24°28'22"	S17°56'56"E	21.82'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C37	230.00'	47.80'	11°49'55"	N48°08'58"E	47.41'
C38	230.00'	44.18'	11°00'32"	N49°14'45"E	44.12'
C39	28.00'	44.23'	80°20'41"	N44°28'42"W	38.77'
C40	78.00'	20.44'	15°00'51"	N42°37'44"W	20.38'
C41	78.00'	3.37'	27°16'55"	S73°03'07"W	3.37'
C42	254.00'	78.22'	17°11'33"	S48°47'15"W	75.83'
C43	248.00'	85.43'	533°16'17"	S17°13'40"W	85.08'
C44	248.00'	85.68'	22°17'11"	N74°33'40"W	85.08'
C45	248.00'	85.68'	22°17'08"	N69°33'07"E	85.08'
C46	248.00'	85.68'	22°17'08"	N69°33'07"E	85.08'
C47	248.00'	84.85'	18°45'43"	N39°26'15"W	84.43'
C48	564.00'	111.7'	19°18'15"	N00°36'28"W	111.7'

T-O ENGINEERS
 322 N. BROADMORE WAY
 NANPA, IDAHO 83867-5123
 PHONE: (208) 444-8300 FAX: (208) 466-0044

SHEET NO. 1 OF 3

SAWTOOTH LAKE SUBDIVISION NO. 1

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HERENAFTER DESCRIBED.

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1 AND THE NE1/4 OF THE SE1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 7, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION BEARS S.00°39'10"W., 2640.02 FEET; THENCE, ALONG THE EAST BOUNDARY OF SAID SECTION, S.00°39'10"W., 56.55 FEET; THENCE, LEAVING SAID EAST BOUNDARY, N.89°20'50"W., 306.16 FEET TO THE POINT OF BEGINNING; THENCE,

- 1) S.00°39'26"W., 53.72 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
- 2) SOUTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 34.83 FEET, THROUGH A CENTRAL ANGLE OF 28°36'30" AND A LONG CHORD WHICH BEARS S.12°39'48"E., 34.52 FEET; THENCE, TANGENT FROM SAID CURVE,
- 3) S.25°59'03"E., 49.36 FEET; THENCE,
- 4) S.70°59'04"E., 30.32 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAWTOOTH LAKE DRIVE; THENCE, ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES:
- 5) S.70°52'42"W., 19.16 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
- 6) SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 119.17 FEET, THROUGH A CENTRAL ANGLE OF 29°41'13" AND A LONG CHORD WHICH BEARS S.58°02'05"W., 117.84 FEET; THENCE, TANGENT FROM SAID CURVE,
- 7) S.41°11'29"W., 352.34 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
- 8) WESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 512.93 FEET, THROUGH A CENTRAL ANGLE OF 108°50'47" AND A LONG CHORD WHICH BEARS N.84°23'07"W., 439.20 FEET TO THE BEGINNING OF A REVERSE CURVE; THENCE,
- 9) NORTHWESTERLY ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, AN ARC LENGTH OF 327.41 FEET, THROUGH A CENTRAL ANGLE OF 35°23'41" AND A LONG CHORD WHICH BEARS N.47°39'34"W., 322.23 FEET; THENCE, TANGENT FROM SAID CURVE,
- 10) N.85°21'25"W., 57.55 FEET TO THE EAST BOUNDARY OF MIDDLETON LAKES SUBDIVISION NO. 2, RECORDS OF CANYON COUNTY, IDAHO; THENCE, ALONG SAID BOUNDARY,
- 11) N.01°18'57"E., 179.37 FEET; THENCE,
- 12) S.89°51'51"E., 106.87 FEET; THENCE,
- 13) N.00°38'26"E., 18.00 FEET; THENCE,
- 14) S.89°51'51"E., 807.04 FEET TO THE POINT OF BEGINNING.

CONTAINING: 9.408 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON. ALL LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM THE CITY OF MIDDLETON, IDAHO, AND SAID CITY OF MIDDLETON HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 21 DAY OF October, 2018.

SAWTOOTH LAKE COMMUNITY, LLC

By:  STEVE PELL, MANAGER OF SAWTOOTH LAKE COMMUNITY, LLC

ACKNOWLEDGMENT
STATE OF IDAHO }
COUNTY OF CANYON } S.S.

ON THIS 21st DAY OF Oct, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STEVE PELL, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF SAWTOOTH LAKE COMMUNITY, LLC, A LIMITED LIABILITY COMPANY, WHO SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID COMPANY, AND THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME IN NAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 1-11-22
Noelle Burkhardt
NOTARY PUBLIC FOR THE STATE OF IDAHO



CERTIFICATE OF SURVEYOR

I, ROB O'MALLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.



Rob O'Malley
ROB O'MALLEY
IDAHO NO. 13765

SAWTOOTH LAKE SUBDIVISION NO. 1

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (OLPE) REPRESENTING THE CITY OF MIDDLETON AND THE OLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE RESTRICTIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTIONS CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

Jim Waits R.E.H.S.
 R.E.H.S. DISTRICT HEALTH DEPARTMENT
 DATE 8/29/2018

APPROVAL OF MIDDLETON CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY APPROVE THE FOREGOING PLAT.

Civil *Angela* *PL*
 CITY ENGINEER MIDDLETON, IDAHO
 By: *Henry J Wood*
 DATE 12/10/2018



Rob O'Malley
 ROB O'MALLEY
 IDAHO NO. 13765

APPROVAL OF MIDDLETON CITY COUNCIL

I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 7 DAY OF November, 2018, THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED.

Diana Jaska
 CITY CLERK - MIDDLETON, IDAHO
Mays

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

David R. Kinsey
 CANYON COUNTY SURVEYOR
 DAVID R. KINSEY FELSIPS 2657
 DATE 12/11/18

CERTIFICATE OF THE COUNTY TREASURER

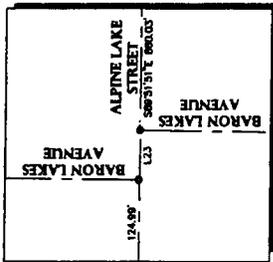
I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1306, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Steve Hays
 COUNTY TREASURER
 DATE 12/11/18



SAWTOOTH LAKE SUBDIVISION NO. 2

LOCATED IN GOVERNMENT LOT 1 OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CITY OF MIDDLETON, CANYON COUNTY, IDAHO
2019



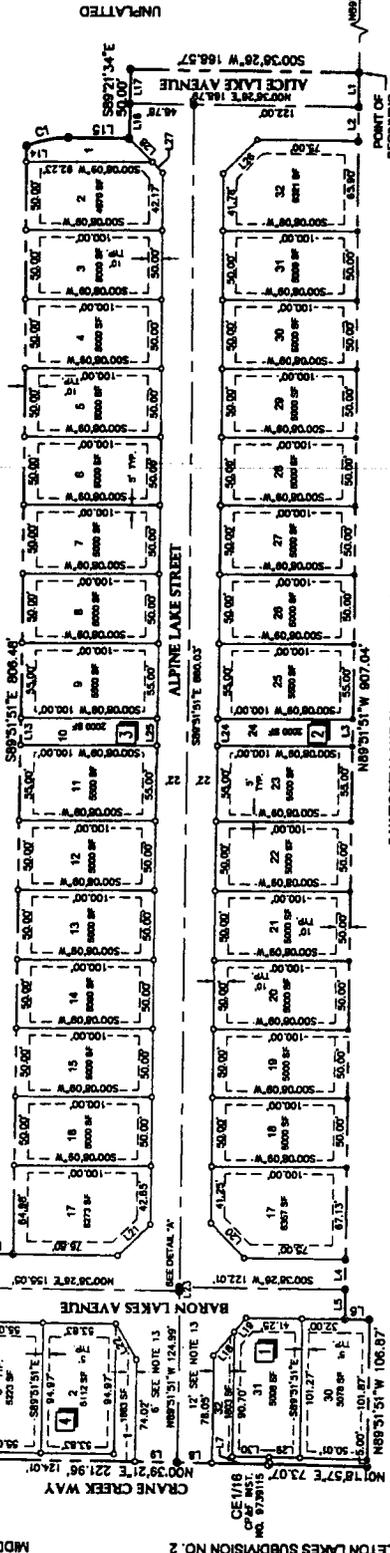
DETAIL "A"
NO SCALE

NE 1/16
C&G INST.
NO. 200877258

MIDDLETON LAKES SUBDIVISION NO. 1

- LEGEND**
- PROPERTY BOUNDARY
 - SECTION LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - LOT LINE
 - EXISTING LOT LINE
 - FOUND BRASS CAP MONUMENT
 - FOUND ALUMINUM CAP MONUMENT
 - FOUND 3/4" IRON ROD
 - FOUND 1/2" IRON ROD
 - SET 5/8" REBAR
 - SET 1/2" REBAR
 - CALCULATED POINT-MONING SET OR FOUND
 - 1 LOT NUMBER
 - 1 BLOCK NUMBER

2019-055141
RECORDED
11/17/2019 09:34 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
P&C 7000
7000
7000



SAWTOOTH LAKE SUBDIVISION NO. 1

- NOTES**
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
 - BUILDING STRIPES AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE THE SAME AS WITH APPLICABLE ZONING REGULATIONS OF THE CITY OF MIDDLETON, IDAHO.
 - THE SHOWN IS BOUNDARY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE UNLESS OTHERWISE SHOWN. LOT LINES CORNER TO A PUBLIC RIGHT-OF-WAY OR A COMMON LOT LINE SHALL HAVE A TEN FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND IRRIGATION EASEMENT. DRAINAGE AND IRRIGATION EASEMENTS SHALL HAVE A FIVE FOOT WIDE PROPERTY DRAINAGE AND IRRIGATION EASEMENT.
 - BUILDING STRIPES SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MIDDLETON AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
 - MAINTENANCE OF ANY IRRIGATION OR DRAINAGE CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION OR DRAINAGE DISTRICT.
 - LOT 24, BLOCK 1, LOT 24, BLOCK 2, LOTS 1 AND 10, BLOCK 3, AND LOT 1, BLOCK 4 ARE COMMON LOTS SUBJECT TO A MARKET PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT TO BE OWNED AND MAINTAINED BY THE SAWTOOTH LAKES HOMEOWNERS ASSOCIATION.
 - LOT 24, BLOCK 1, LOT 24, BLOCK 2, LOT 10, BLOCK 3, AND LOT 1, BLOCK 4 ARE SUBJECT TO A MARKET CITY OF MIDDLETON STORM WATER EASEMENT.
 - IRRIGATION WATER HAS BEEN PROVIDED BY CANYON COUNTY WATER COMPANY IN ACCORDANCE WITH THE CITY OF MIDDLETON WATER UTILITY ORDINANCES. THE SUBDIVISION WILL BE DIVIDED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SAID COMPANY.
 - NO STRUCTURES SHALL BE CONSTRUCTED OR INSTALLED IN AN EASEMENT AND ANY TREES, LANDSCAPING OR STRUCTURES INSTALLED IN AN EASEMENT MAY BE REMOVED BY THE CITY AND UTILITY COMPANIES, AND REPLACED AT THE OWNER'S EXPENSE.
 - LOT 24, BLOCK 2 AND LOT 10, BLOCK 3 ARE SUBJECT TO A PUBLIC PATHWAYS EASEMENT.
 - LOT 3, BLOCK 4 IS SUBJECT TO A 10 FOOT IRRIGATION EASEMENT AS SHOWN HEREON.
 - LOT 3, BLOCK 1 AND LOT 1, BLOCK 4 ARE SUBJECT TO A CITY OF MIDDLETON STREETWALK EASEMENT DIMENSIONED AS SHOWN.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°31'51"W	25.00'
L2	N89°31'51"W	25.00'
L3	N89°31'51"E	25.00'
L4	N89°32'05"W	22.00'
L5	N89°31'37"W	22.00'
L6	S00°28'28"W	16.00'
L7	N00°28'21"E	41.85'
L8	N00°28'21"E	25.00'
L9	N00°28'54"E	31.00'
L10	S89°37'54"E	25.00'
L11	S89°45'47"E	25.00'
L12	S00°28'28"W	33.00'
L13	N89°31'51"W	20.00'
L14	N89°31'51"W	11.48'
L15	S00°28'28"W	44.25'
L16	S89°21'34"E	28.00'
L17	S89°21'34"E	25.00'

LINE TABLE

LINE	BEARING	DISTANCE
L18	S49°17'24"E	23.00'
L19	S49°17'24"E	13.48'
L20	N43°23'18"E	35.91'
L21	N44°37'42"E	32.88'
L22	S89°37'50"W	30.18'
L23	S89°31'51"E	3.00'
L24	N89°31'51"E	25.00'
L25	N89°31'51"W	20.00'
L26	S44°36'42"E	30.30'
L27	S45°23'18"E	11.03'
L28	S45°23'18"W	24.46'
L29	S01°18'57"W	22.88'
L30	S00°28'00"W	27.02'

CHIRVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CORNER
C1	75.00'	31.38'	24°07'45"	S172°52'E	JN.33'

SURVEYOR'S NARRATIVE
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE BOUNDARIES SHOWN INTO PRIVATE RESIDENTIAL LOTS AS SHOWN.
NO DISCREPANCIES WERE DISCOVERED IN THE FOUND MONUMENTS SHOWN AND FIT WELL WITH PREVIOUS RECORDS OF SURVEY AND THE PREVIOUS FINAL PLAT.
ADDITIONAL REFERENCES:
SAWTOOTH LAKE SUBDIVISION NO.1
PAVING'S SUBDIVISION
INSTRUMENT NO. 2018-027085
INSTRUMENT NO. 2018-025795



ROBERT O'MALLEY
IDAHO NO. 13765

SAWTOOTH LAKE SUBDIVISION NO. 2

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HEREINAFTER DESCRIBED.

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 7, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION BEARS S.00°39'10"W., 2640.02 FEET; THENCE, ALONG THE EAST BOUNDARY OF SAID SECTION,

- A) S.00°39'10"W., 56.55 FEET; THENCE, LEAVING SAID EAST BOUNDARY.
 - B) N.89°20'50"W., 306.16 FEET TO THE NORTHEAST CORNER OF SAWTOOTH LAKES SUBDIVISION NO.1, RECORDED IN BOOK 47 OF PLATS, AT PAGE 50, RECORDS OF CANYON COUNTY, IDAHO AND THE POINT OF BEGINNING, THENCE, ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION.
 - 1) N.89°51'51"W., 907.04 FEET; THENCE,
 - 2) S.00°38'26"W., 18.00 FEET; THENCE,
 - 3) N.89°51'51"W., 106.87 FEET TO THE EAST BOUNDARY OF MIDDLETON LAKES SUBDIVISION NO.2, RECORDED IN BOOK 37 OF PLATS, AT PAGE 49, RECORDS OF CANYON COUNTY, IDAHO; THENCE, LEAVING SAID NORTH BOUNDARY, ALONG SAID EAST BOUNDARY, AND THE EAST BOUNDARY OF MIDDLETON LAKES SUBDIVISION NO.1, RECORDED IN BOOK 35 OF PLATS, AT PAGE 36, RECORDS OF CANYON COUNTY, IDAHO.
 - 4) N.01°19'57"E., 73.07 FEET TO THE CENTER-EAST ONE-SIXTEENTH CORNER OF SAID SECTION 7; THENCE, ALONG SAID EAST BOUNDARIES.
 - 5) N.00°39'21"E., 221.96 FEET; THENCE, LEAVING SAID EAST BOUNDARIES.
 - 6) S.89°51'51"E., 149.95 FEET; THENCE,
 - 7) S.00°38'26"W., 33.00 FEET; THENCE,
 - 8) S.89°51'51"E., 806.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
 - 9) SOUTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 31.58 FEET, THROUGH A CENTRAL ANGLE OF 24°07'35" AND A LONG CHORD WHICH BEARS S.11°25'22"E., 31.35 FEET; THENCE, TANGENT FROM SAID CURVE.
 - 10) S.00°38'26"W., 44.29 FEET; THENCE,
 - 11) S.89°21'34"E., 50.00 FEET; THENCE,
 - 12) S.00°38'26"W., 188.57 FEET TO THE POINT OF BEGINNING.
- CONTAINING: 5.745 ACRES.

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON. ALL LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM THE CITY OF MIDDLETON, IDAHO, AND SAID CITY OF MIDDLETON HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 11 DAY OF August, 2011.

By:  ANDREW BRAUSA, MANAGER, BROOKFIELD HOLDINGS (HAYDEN ID), LLC.

ACKNOWLEDGMENT

STATE OF IDAHO } New York
COUNTY OF CANYON } S.S.

ON THIS 19 DAY OF August, 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ANDREW BRAUSA, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF BROOKFIELD HOLDINGS (HAYDEN ID), LLC., WHO EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES



NOTARY PUBLIC FOR THE STATE OF IDAHO New York



CERTIFICATE OF SURVEYOR

I, ROB O'MALLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1801 THROUGH 55-1812.




ROB O'MALLEY
IDAHO NO. 13765

SAWTOOTH LAKE SUBDIVISION NO. 2

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (OLPE) REPRESENTING THE CITY OF MIDDLETON AND THE OLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326 IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

Tim Weeks R.E.N.S. DATE 22 AUG 2019

R.E.H.S. DISTRICT HEALTH DEPARTMENT

APPROVAL OF MIDDLETON CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY APPROVE THE FOREGOING PLAT.

Rob O'Malley CIVIL ENGINEER, MIDDLETON, IDAHO. DATE 10/17/2019
 by: *Ang Wood* reg #1010207



Rob O'Malley
 ROB O'MALLEY
 IDAHO NO. 13765

APPROVAL OF MIDDLETON CITY COUNCIL

I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 23 DAY OF September, 2019, THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED.

Dawn Taylor CITY CLERK - MIDDLETON, IDAHO
Meredith and Ashley City Clerk

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

David R. Kueber CANYON COUNTY SURVEYOR DATE 9/23/19
 DAVID R. KUEBER TEPPLS 2659

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1306, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDING SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT (30) DAYS ONLY.

Sharon Lemp COUNTY TREASURER DATE 10/14/19

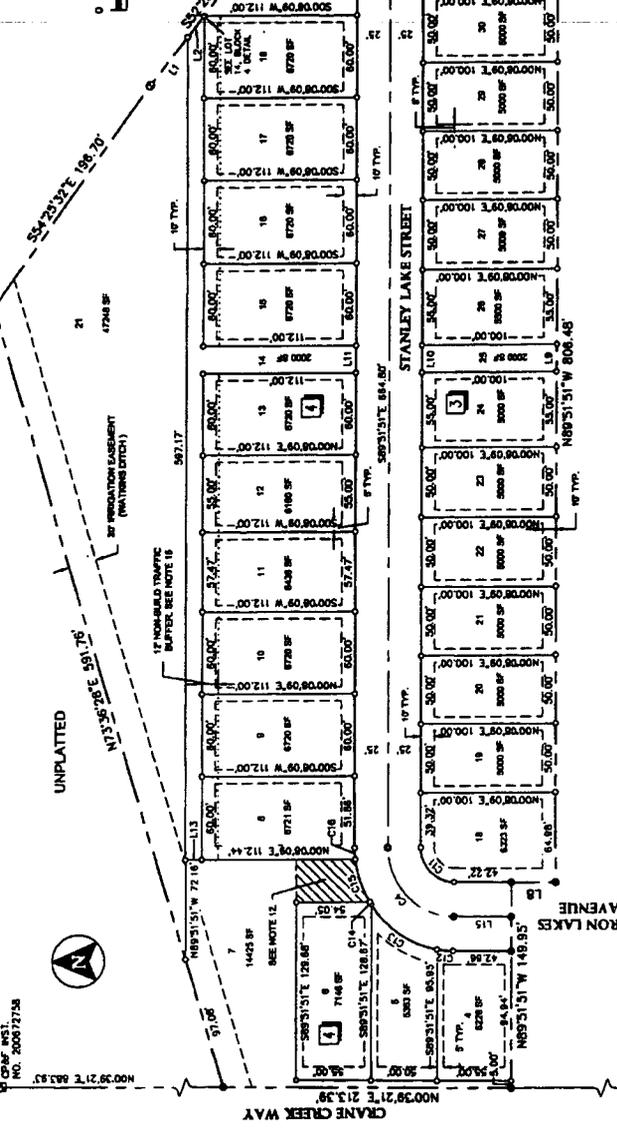


SAWTOOTH LAKE SUBDIVISION NO. 3
 LOCATED IN GOVERNMENT LOT 1 AND THE SE1/4 OF THE NE1/4 OF SECTION 7,
 TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
 CITY OF MIDDLETON, CANYON COUNTY, IDAHO

2020

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	75.00'	34.83'	26.30°30"	N123°49'W	34.33'
C2	75.00'	31.56'	24.07°35"	N112°22'W	31.35'
C3	918.22'	301.56'	18°47'47"	S89°09'W	300.31'
C4	80.00'	78.10'	86°29'43"	N67°33'W	70.40'
C5	100.00'	88.10'	41°09'21"	S19°26'W	70.32'
C6	75.00'	22.31'	17°02'46"	S32°00'W	22.33'
C7	75.00'	3.54'	2°42'08"	S41°32'W	3.54'
C8	75.00'	26.53'	43°09'59"	S41°32'W	26.19'
C9	75.00'	4.52'	37°18'	S89°09'W	4.52'
C10	25.00'	38.05'	88°28'43"	N45°33'W	38.20'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C12	75.00'	12.41'	9°28'36"	N52°27'45"E	12.39'
C13	75.00'	61.33'	47°08'30"	N43°41'49"E	60.00'
C14	75.00'	1.78'	2°11'46"	N43°27'27"E	1.78'
C15	75.00'	33.07'	28°19'44"	N47°16'12"E	32.80'
C16	75.00'	8.18'	9°14'04"	N47°16'12"E	8.18'
C17	125.00'	65.42'	38°08'18"	S70°17'13"E	63.77'
C18	125.00'	22.20'	10°12'38"	S45°37'12"E	22.17'
C19	820.84'	46.24'	2°52'40"	S17°56'57"W	46.23'
C20	820.84'	268.31'	153°22'	N37°31'49"W	268.58'



SAWTOOTH LAKE SUBDIVISION NO. 2

LEGEND

- PROPERTY BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTURLINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- NON-BUILD BUFFER
- FOUND ALUMINUM CAP MONUMENT
- FOUND ANGLE
- FOUND 5/8" IRON ROD
- FOUND 1/2" IRON ROD
- SET 5/8" REBAR
- SET 1/2" REBAR
- CALCULATED POINT-NOTHING SET OR FOUND RECORD DATA
- LOT NUMBER
- BLOCK NUMBER

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE BOUNDARIES SHOWN INTO PRIVATE RESIDENTIAL LOTS AS SHOWN. SECTION CORNER TIES WERE MADE AS APPLICABLE AND FIT WELL WITH EXISTING PLATS AND SURVEYS OF RECORD IN THE AREA. THE EAST BOUNDARY IS BASED ON THE WESTLY RIGHT-OF-WAY OF MIDDLETON ROAD FOR THE FOUND BRASS CAP MONUMENTS SHOWN.

NO DISCREPANCIES WERE DISCOVERED IN THE FOUND MONUMENTS SHOWN AND WITH PREVIOUS RECORDS OF SURVEY AND THE PREVIOUS FINAL PLAT.

ADDITIONAL REFERENCE:
 SAWTOOTH LAKE SUBDIVISION NO. 1
 INSTRUMENT NO. 2014-07240
 INSTRUMENT NO. 2014-07240
 INSTRUMENT NO. 2019-02876

- NOTES**
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
 - BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH APPLICABLE ZONING REGULATIONS OF THE CITY OF MIDDLETON, IDAHO.
 - THE AREA SHOWN IS PRIMARILY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE DEDICATED TO THE CITY OF MIDDLETON FOR PUBLIC USE.
 - UNLESS OTHERWISE NOTED, THIS PLAT SHALL BE SUBJECT TO ALL APPLICABLE ZONING REGULATIONS, ORDINANCES, AND PROVISIONS OF THE CITY OF MIDDLETON, IDAHO, AND ANY APPLICABLE ORDINANCES, REGULATIONS, AND PROVISIONS OF THE CITY OF MIDDLETON, IDAHO, AND ANY APPLICABLE ORDINANCES, REGULATIONS, AND PROVISIONS OF THE CITY OF MIDDLETON, IDAHO.
 - ALL LOTS SHALL BE SUBJECT TO ALL APPLICABLE ZONING REGULATIONS, ORDINANCES, AND PROVISIONS OF THE CITY OF MIDDLETON, IDAHO, AND ANY APPLICABLE ORDINANCES, REGULATIONS, AND PROVISIONS OF THE CITY OF MIDDLETON, IDAHO.
 - MAINTENANCE OF ANY REGULATION OR ORDINANCE APPLICABLE TO A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRREVOCABLE AGREEMENT.
 - LOTS 23 AND 33 BLOCK 3, AND LOTS 7, 14, AND 18 BLOCK 4 ARE COMMON TO THE SAWTOOTH LAKE HOMEOWNERS' ASSOCIATION.
 - LOT 25 BLOCK 3 IS SUBJECT TO A BLANKET CITY OF MIDDLETON STORM DRAIN EASEMENT.
 - IRRIGATION WATER HAS BEEN PROVIDED BY CANYON COUNTY WATER COMPANY IN ACCORDANCE WITH THE SUBDIVISION PLAT. THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SAID COMPANY.
 - NO STRUCTURES SHALL BE CONSTRUCTED OR INSTALLED IN AN EASEMENT AND ANY FENCES, LANDSCAPING OR STRUCTURES INSTALLED IN AN EASEMENT MAY BE REMOVED BY THE CITY AND UTILITY COMPANIES, AND REPLACED AT THE OWNER'S EXPENSE.
 - LOT 23 BLOCK 3 AND LOT 14 BLOCK 4 ARE SUBJECT TO A PUBLIC PAYMENTS EASEMENT.
 - LOT 7 BLOCK 4 INCLUDES AN INGRESS/EGRESS EASEMENT IN FAVOR OF LOT 6.
 - LOT 20 BLOCK 4 IS FOR FUTURE COMMERCIAL DEVELOPMENT.
 - LOT 21 BLOCK 4 IS TO BE DEDICATED TO THE CITY OF MIDDLETON AND SHALL BE RESERVED FOR FUTURE ROAD RIGHT-OF-WAY.
 - LOTS 8 TO 13 AND 15 TO 18, BLOCK 4 ARE SUBJECT TO A 12' WIDE EASEMENT FOR FUTURE ROAD RIGHT-OF-WAY. THE ADDITIONAL TRACK FROM FUTURE ROADWAY TO BE LOCATED ACROSS LOT 21 BLOCK 4.
 - LOT 20, BLOCK 4 IS SUBJECT TO A PERMANENT LANDSCAPE BUFFER EASEMENT FOR THE BENEFIT OF THE HOME OWNER'S ASSOCIATION TO INSTALL AND MAINTAIN A LANDSCAPE BUFFER BETWEEN MIDDLETON ROAD AND STANLEY LAKE STREET.

CEI/16
 CIP/ HST. NO. 973813

2020-04-06/670
 07/24/2020 10:38 AM

CHRIS YAMAMOTO
 CANYON COUNTY REGISTERED
 PLAT
 HYDEN HOMES

14 COR
 CIP/ HST. NO. 2016-06073

7 0 B
 113.40'

517°41'47"

66.89'

POINT OF BEGINNING

7 0 B
 CIP/ HST. NO. 20001824
 18 0 17

SAWTOOTH LAKE SUBDIVISION NO. 1

ALICE LAKE

MIDDLETON ROAD

52°25'44"E 247.72'

7 0 B
 CIP/ HST. NO. 2016-06073

7 0 B
 CIP/ HST. NO. 20001824
 18 0 17

RESIDENTIAL LAND SURVEYOR
 LICENSE NO. 13765
 7-15-20

ROB O'NEIL
 IDAHO NO. 13765

T-O ENGINEERS
 332 N. BROADWAY WAY
 MAPLE, IDAHO 83651-5123
 PHONE: (208) 448-8800
 WWW.T-ENGINEERS.COM

SHEET NO. 1 OF 4

BOOK 50 PAGE 20

SAWTOOTH LAKE SUBDIVISION NO. 3

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QIPE) REPRESENTING THE CITY OF MIDDLETON AND THE QIPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SALES OF LOTS. THE SANITARY RESTRICTIONS BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE. BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

W. Holt R.E.H.S. DISTRICT HEALTH DEPARTMENT
 DATE 5-2-2020

APPROVAL OF MIDDLETON CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY APPROVE THE FOREGOING PLAT.

Civil Dynamics PC
 CITY ENGINEER MIDDLETON, IDAHO
 by: Angie Woodruff, PE, 1020710 DATE 07/16/2020



Rob O'Malley
 ROB O'MALLEY
 IDAHO NO. 13765

APPROVAL OF MIDDLETON CITY COUNCIL

I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 15 DAY OF May, 2020, THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED.

Becky L. Croft
 CITY CLERK MIDDLETON, IDAHO

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

David T. Kinser
 CANYON COUNTY SURVEYOR
 DAVID T. KINSER 75195 2659 DATE 5/18/20

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1306, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Tracie Lloyd
 COUNTY TREASURER DATE 5/24/20



Tara Lehman

SAWTOOTH LAKE SUBDIVISION NO. 3

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS 21 DAY OF July, 2020

By: William Duffey
WILLIAM DUFFEY, AUTHORIZED AGENT,
BELLA TERRA, LLC AN OREGON LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF KOOTENAI } s.s.

ON THIS 21ST DAY OF JULY, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WILLIAM DUFFEY, KNOWN OR IDENTIFIED TO ME TO BE AS AN AUTHORIZED AGENT, BELLA TERRA, LLC AN OREGON LIMITED LIABILITY COMPANY, WHO EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



Rob O'Malley
NOTARY PUBLIC FOR THE STATE OF IDAHO



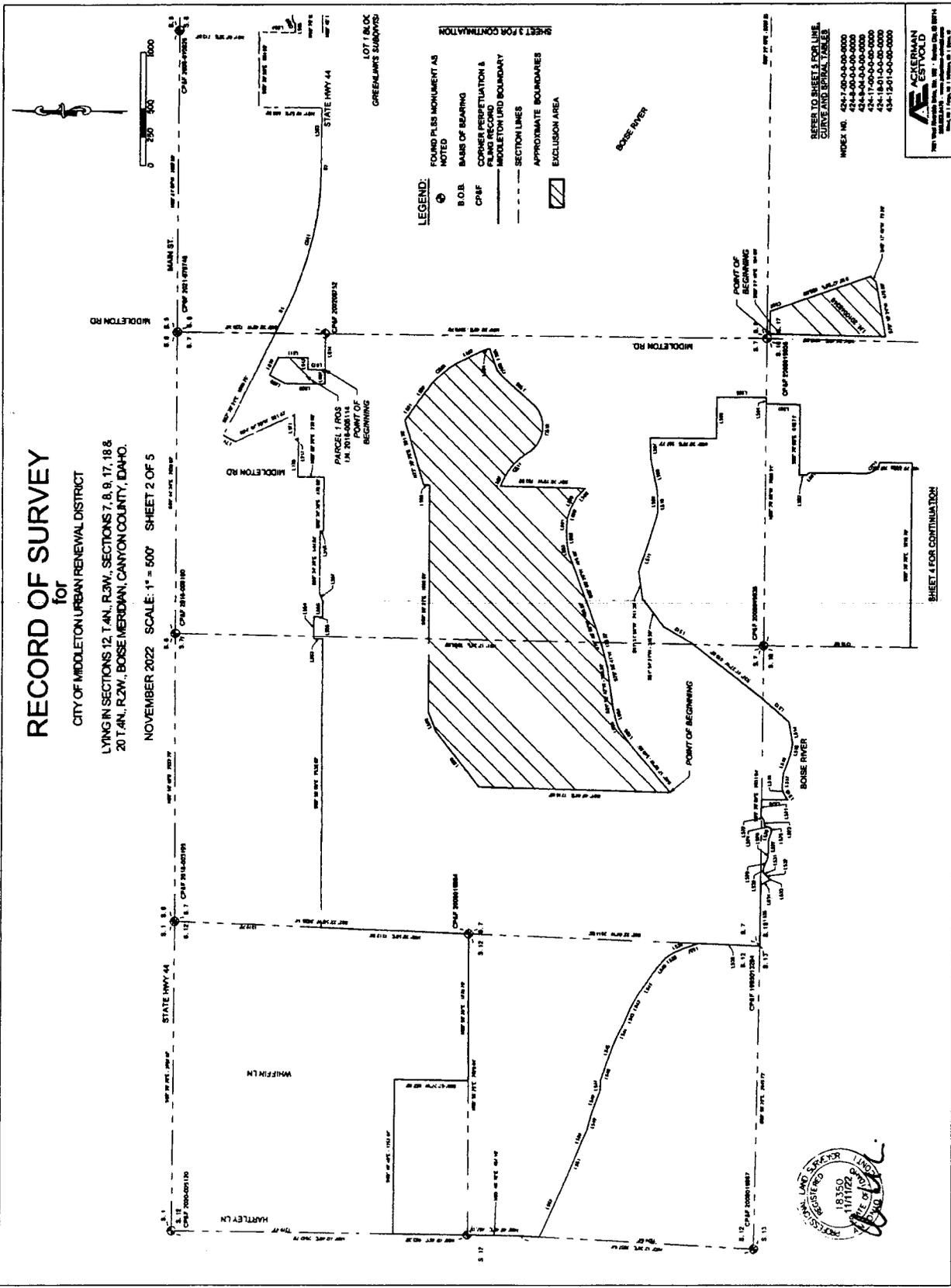
Rob O'Malley
ROB O'MALLEY
IDAHO NO. 13765

RECORD OF SURVEY for

CITY OF MIDDLETON URBAN RENAISSANCE DISTRICT

LYING IN SECTIONS 12, 14N., R.3W., SECTIONS 7, 8, 17, 18 &
20 T.4N., R.2W., BOISE MERIDIAN, CANYON COUNTY, IDAHO.

NOVEMBER 2022 SCALE: 1" = 500' SHEET 2 OF 5



LEGEND:
 FOUND PLS MONUMENT AS NOTED
 B.O.B. BASIS OF BEARING
 C.P.F. CORNER PERPETUATION & PILING RECORD
 MIDDLETON URBAN BOUNDARY
 SECTION LINES
 APPROXIMATE BOUNDARIES
 EXCLUSION AREA

LOT 7 IN CLK GREENLAW'S SUBDIVISION

SHEET 3 FOR CONTINUATION

REFER TO SHEETS FOR LINE CURVE AND BRITIAL TABLES
 INDEX NO. 424-2-00-00-00-0000
 424-3-00-00-00-0000
 424-4-00-00-00-0000
 424-5-00-00-00-0000
 424-6-00-00-00-0000
 424-7-00-00-00-0000
 424-8-00-00-00-0000
 424-9-00-00-00-0000
 424-10-00-00-00-0000

ACKERMAN ESTVOLD
 PROFESSIONAL LAND SURVEYOR
 18350 N. 111TH ST. SUITE 100
 BOISE, IDAHO 83713
 PHONE: 208-333-1111
 FAX: 208-333-1112
 LICENSE NO. 111172



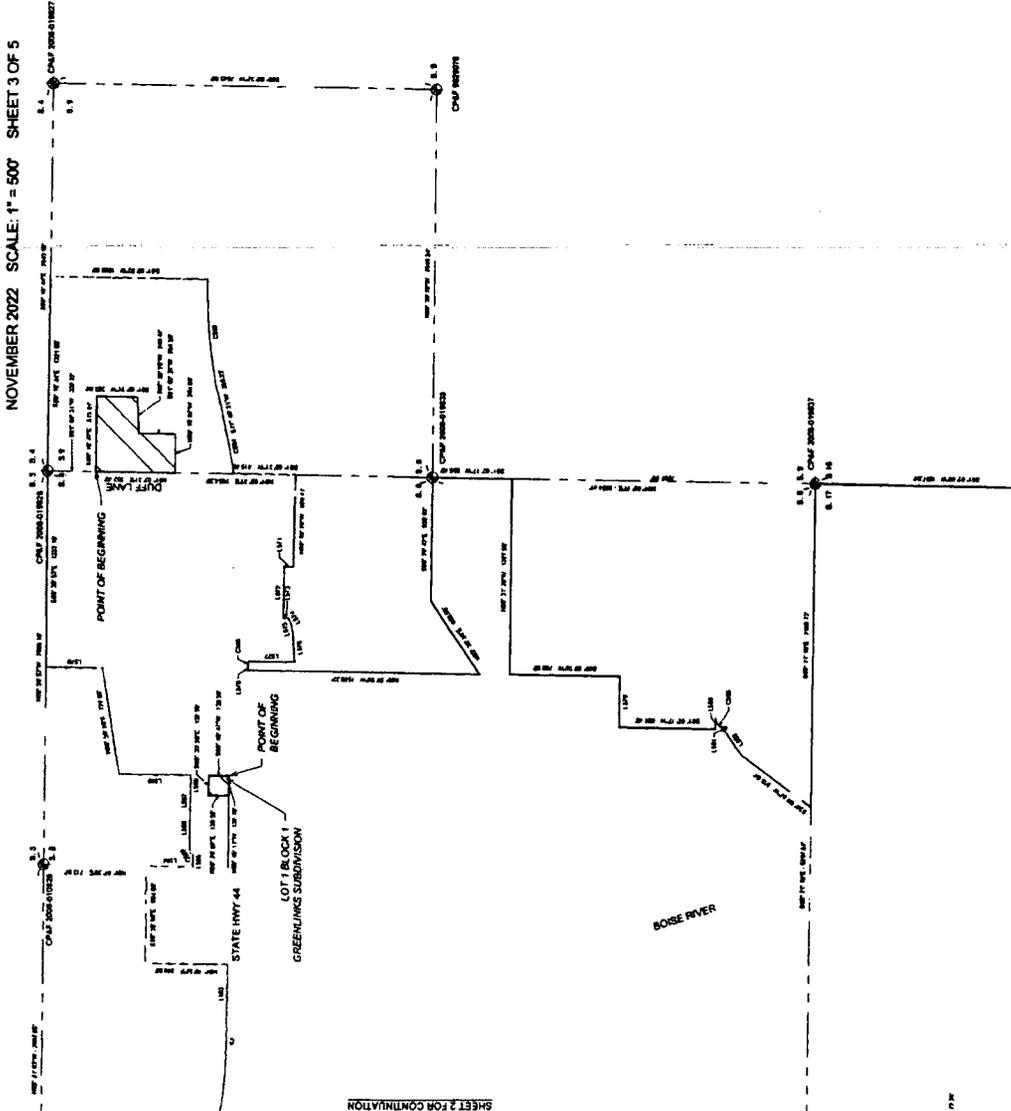
SHEET 4 FOR CONTINUATION

RECORD OF SURVEY

for
CITY OF MIDDLETON URBAN RENEWAL DISTRICT

LYING IN SECTIONS 12, T.4N., R.3W., SECTIONS 7, 8, 9, 17, 18, &
20 T.4N., R.2W., BOISE MERIDIAN, CANYON COUNTY, IDAHO.

NOVEMBER 2022 SCALE: 1" = 500' SHEET 3 OF 5

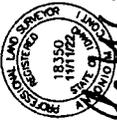


SHEET 2 FOR CONTINUATION

SHEET 4 FOR CONTINUATION

LEGEND:

- ◆ FOUND PLUS MONUMENT AS NOTED
- B.O.B.
- CORNER PERPETUATION & CH&F
- FILING RECORD
- MIDDLETON URBAN BOUNDARY
- SECTION LINES
- APPROXIMATE BOUNDARIES
- EXCLUSION AREA



REFER TO SHEETS 1 FOR LINES, CURVE AND SPINAL TABLES

INDEX NO.

424-1-00-00-00-0000
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424-4-00-00-00-0000
424-5-00-00-00-0000
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424-19-00-00-00-0000
424-20-00-00-00-0000

ACKERMAN ESTVOLD
 Professional Engineer
 License No. 181350
 State of Idaho
 11/17/22

RECORD OF SURVEY

for

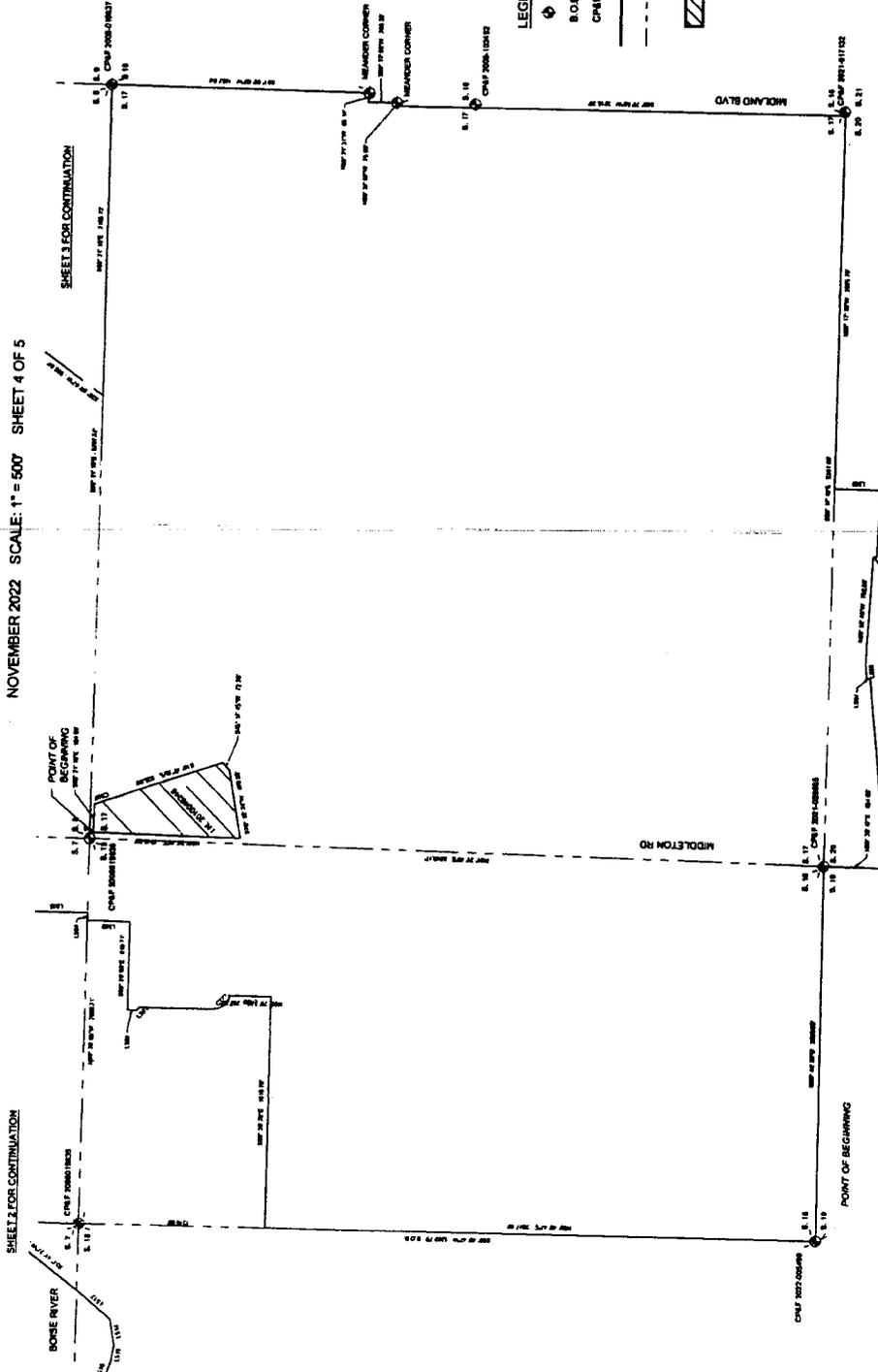
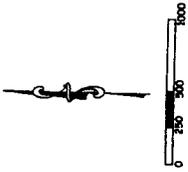
CITY OF MIDDLETON URBAN RENEWAL DISTRICT

LYING IN SECTIONS 12 T.4N., R.3W., SECTIONS 7, 8, 9, 17, 18 &
20 T.4N., R.2W., BOISE MERIDIAN, CANYON COUNTY, IDAHO.

NOVEMBER 2022 SCALE: 1" = 500' SHEET 4 OF 5

SHEET 2 FOR CONTINUATION

SHEET 3 FOR CONTINUATION



- LEGEND:**
- ◆ FOUND PLUS MONUMENT AS NOTED
 - S.O.B. BASIS OF BEARING
 - C.M.P. CORNER PERTINENT TO PLUMB RECORD
 - MIDDLETON URBAN BOUNDARY
 - - - SECTION LINES
 - ▨ APPROXIMATE BOUNDARIES
 - EXCLUSION AREA



REFER TO SHEETS 3 FOR LINE
SUPPORT AND BENCH MARKS

INDEX NO. 424-7-00-00-0000
424-8-00-00-0000
424-9-00-00-0000
424-17-00-00-0000
424-18-01-00-0000
424-18-01-00-0000

ACKERMAN
ENGINEER

18350
11/11/22
STATE OF IDAHO

18350
11/11/22
STATE OF IDAHO

RECORD OF SURVEY for CITY OF MIDDLETON URBAN RENEWAL DISTRICT

LYING IN SECTIONS 12, T.4N., R.2W., SECTIONS 7, 8, 9, 17, 18 &
20, T.4N., R.2W., BOISE MERIDIAN, CANYON COUNTY, IDAHO.

NOVEMBER 2022 SCALE: NTS SHEET 5 OF 5



Line #	Bearing	Length
L10	S49° 54' 59"E	248.56
L10	S93° 18' 20"E	248.56
L14	N27° 30' 05"E	123.52
L170	S89° 50' 48"E	340.22
L171	N89° 50' 53"E	221.81
L217	N70° 02' 30"W	38.64
L209	N07° 29' 33"E	287.06
L201	N44° 06' 07"W	28.40
L202	N07° 33' 52"E	84.00
L203	N17° 22' 19"E	269.01
L204	S89° 28' 00"E	34.91
L205	N01° 36' 30"E	443.00
L208	N89° 28' 05"W	364.00
L208	S77° 32' 54"W	290.27
L209	S97° 50' 07"W	178.39
L210	S87° 50' 07"W	178.39
L211	N11° 17' 24"W	261.00
L212	S29° 52' 28"W	280.77
L213	S49° 28' 59"W	308.10

Line #	Bearing	Length
L214	S89° 12' 18"W	180.31
L215	N70° 15' 43"W	108.40
L216	N69° 34' 20"W	168.80
L217	N68° 05' 54"W	123.74
L218	S86° 14' 05"W	39.15
L219	S37° 36' 37"W	49.80
L220	N07° 19' 32"E	228.07
L221	N69° 28' 47"W	138.86
L222	S82° 10' 27"W	48.71
L223	S89° 32' 37"W	48.79
L224	S19° 34' 48"W	38.80
L225	S89° 29' 55"W	34.22
L226	N72° 05' 18"W	83.22
L228	N83° 37' 32"W	64.17
L229	N89° 17' 56"W	68.70
L230	S89° 48' 27"W	37.10
L231	S59° 44' 48"W	28.72
L232	S30° 33' 05"W	34.86
L233	S85° 41' 25"W	28.86

Line #	Bearing	Length
L234	N27° 06' 34"W	83.89
L235	N89° 28' 37"W	92.39
L236	N27° 23' 04"E	95.27
L237	N18° 53' 44"W	125.73
L238	N21° 48' 38"W	107.62
L239	N21° 23' 55"W	88.80
L240	N46° 32' 20"W	178.84
L241	N54° 27' 58"W	242.80
L242	N59° 25' 47"W	124.32
L243	N82° 48' 22"W	130.36
L244	N62° 33' 52"W	183.89
L245	N89° 53' 24"W	222.76
L246	N17° 18' 15"W	162.45
L247	N07° 48' 50"E	303.60
L248	N89° 06' 01"W	218.41
L249	N74° 31' 27"W	160.74
L250	N89° 23' 40"W	174.80
L251	N89° 31' 59"W	248.83
L252	N89° 17' 35"W	393.21
L253	N07° 45' 00"E	215.00

Line #	Bearing	Length
L254	S89° 35' 00"E	184.50
L255	S07° 49' 38"W	78.50
L256	S89° 30' 57"E	158.29
L257	N89° 50' 07"E	75.24
L258	S07° 25' 24"W	30.00
L259	S49° 44' 20"E	268.42
L260	S17° 08' 59"W	323.72
L261	S89° 33' 34"E	201.80
L262	S89° 00' 45"E	80.14
L263	N07° 48' 51"E	488.88
L264	N07° 48' 50"E	303.60
L265	N07° 54' 44"E	61.29
L266	N89° 05' 28"W	348.92
L267	S07° 54' 44"W	33.80
L268	S07° 55' 37"W	36.15
L269	S77° 50' 03"W	78.38
L270	S89° 42' 36"W	195.89
L271	N07° 54' 48"E	311.04

Line #	Bearing	Length
L272	N89° 44' 58"W	27.20
L273	N89° 28' 34"W	347.87
L274	S89° 28' 40"E	72.00
L275	N37° 03' 08"W	32.14
L276	S34° 08' 32"W	198.00
L277	S07° 36' 23"W	343.02
L278	N89° 51' 38"W	483.58
L279	N19° 07' 51"W	27.26
L280	N1° 45' 34"E	615.74
L281	S09° 49' 31"W	23.20
L282	N89° 21' 52"E	180.19
L283	N07° 42' 41"E	55.34
L284	S54° 23' 51"E	108.70
L285	S82° 22' 17"E	188.02
L286	S29° 01' 47"E	247.72
L287	S17° 40' 01"E	86.81
L288	S79° 54' 47"W	140.18
L289	S41° 13' 29"W	353.34
L290	N85° 18' 28"W	37.56

Line #	Bearing	Length
L291	N45° 12' 08"W	118.82
L292	N89° 54' 10"W	87.81
L293	N79° 29' 25"W	102.04
L294	N85° 15' 21"W	111.72
L295	S88° 30' 23"W	118.37
L296	S78° 28' 41"W	80.26
L297	S72° 28' 58"W	128.78
L298	S87° 08' 28"W	55.11
L299	S64° 31' 04"W	180.68
L300	N89° 38' 07"W	124.18
L301	N27° 37' 57"E	158.40
L302	S82° 28' 21"E	173.02
L303	S07° 38' 30"W	283.83
L304	N89° 38' 03"W	162.30
L305	S07° 38' 30"W	160.00
L306	N89° 38' 07"W	314.11

Spiral #	Length	Radius	Theta	Chord Direction	Chord Length
51	247.15'	1799.79'	2°31'44"	S83°16'00"E	247.15'
52	247.15'	1799.79'	2°31'44"	S88°53'48"E	250.87'

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C501	2798.79'	1088.72'	22°44'20"	S76°06'47"E	1078.91'
C502	50.00'	52.79'	60°27'12"	N89°38'23"E	90.34'
C503	3788.72'	194.21'	11°02'12"	S89°10'00"W	723.08'
C504	7888.44'	387.38'	2°44'02"	S78°07'28"W	387.34'
C505	7888.44'	32.89'	61°42'00"	N88°52'19"W	32.89'
C506	80.00'	13.83'	108°41'54"	S89°13'00"W	87.31'
C507	1887.07'	124.87'	2°46'17"	S16°54'48"E	124.80'
C508	918.22'	91.58'	189°47'47"	S89°56'17"E	300.31'
C509	297.89'	138.39'	37°09'24"	S89°07'34"W	138.46'
C510	370.00'	612.80'	108°50'45"	N88°21'10"W	438.20'
C511	380.00'	327.41'	35°22'42"	N87°37'37"W	322.22'



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424-8-00-00-00-0000
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424-10-00-00-00-0000
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424-12-00-00-00-0000



Exhibit 4

Summary of Ordinance No. 672

**NOTICE AND PUBLISHED SUMMARY
OF ORDINANCE PURSUANT TO I.C. §50-901(A)**

CITY OF MIDDLETON ORDINANCE NO. 672

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIDDLETON, IDAHO, APPROVING THE URBAN RENEWAL PLAN FOR THE MIDDLETON EAST DISTRICT URBAN RENEWAL PROJECT, WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND THE AFFECTED TAXING ENTITIES; PROVIDING SEVERABILITY, CODIFICATION, AND PUBLICATION BY SUMMARY; APPROVING THE SUMMARY OF THE ORDINANCE; PROVIDING FOR WAIVER OF THE READING RULES; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MIDDLETON, COUNTY OF CANYON, STATE OF IDAHO:

SECTION 1: It is hereby found and determined that:

- (a) The Middleton East Project Area as defined in the Middleton East Plan is a deteriorated area or a deteriorating area as defined in the Law and the Act and qualifies as an eligible urban renewal area under the Law and Act.
- (b) The rehabilitation, conservation, development and redevelopment of the urban renewal area pursuant to the Middleton East Plan are necessary in the interests of public health, safety, and welfare of the residents of the City.
- (c) There continues to be a need for the Agency to function in the City.
- (d) The Middleton East Plan conforms to the City of Middleton Comprehensive Plan as a whole.
- (e) The Middleton East Plan gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement, recognizing the commercial and industrial components of the Plan and the need for public improvements to support the goals of the mixed use in the Middleton East Project Area and shows consideration for the health, safety, and welfare of any children, residents, or businesses in the general vicinity of the urban renewal area covered by the Middleton East Plan.
- (f) The Middleton East Plan affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation, development and redevelopment of the urban renewal area by private enterprises.