



APPLICATION FOR ANNEXATION/ZONING

PLANNING AND ZONING DEPARTMENT

411 3RD STREET S., NAMPA, IDAHO 83651 P: (208) 468-4487 F: (208) 465-2261

Nonrefundable Fee: \$452.00 (1 acre or less) Nonrefundable Fee: \$910.00 (more than 1 acre)

Applicant Name	Patrick Colwell, T-O Engineers	Home Number	(208) 442-6300
Street Address	332 Broadmore Way	Mobile Number	(208) 631-9661
City	Nampa	State	ID
Zip code	83687	Email	pcolwell@to-engineers.com
Property Owner Name	Aberdeen Springs Wind LLC (Fred Cornforth)	Home Number	(208) 459-9756
Street Address	4481 N. Dresden Place	Mobile Number	
City	Garden City	State	ID
Zip Code	83714	Email	fred@cdinet.us
Applicant's interest in property: (X) Own () Rent () Other			
ADDRESS OF SUBJECT PROPERTY: 0 Amity Avenue, Nampa, ID (Parcel # RR3179901000)			

Please provide the following required documentation

- Completed Application
- A copy of one of the following: Warranty Deed Proof Of Option Earnest Money Agreement
- Signed & Notarized Affidavit of Legal Interest (attached). Form **must** be completed by the legal owner (If owner is a corporation, submit a copy of the Articles of Incorporation or other evidence to show that the person signing is an authorized agent)
- Original Legal description of property AND a legible WORD formatted document. (Must have for final recording) Old or illegible title documents will need to be retyped in a WORD formatted document.

Project Description

- State the zoning desired for the subject property: BC: Community Business
- State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for the use of the subject property: Annex into the City of Nampa. Owner is currently examining options for this property. Options include: 1) selling property, 2) developing apartment buildings on the property, 3) developing mini-storage on the property, or 4) a combination of the previous options.

Dated this 14 day of SEPTEMBER, 20 17

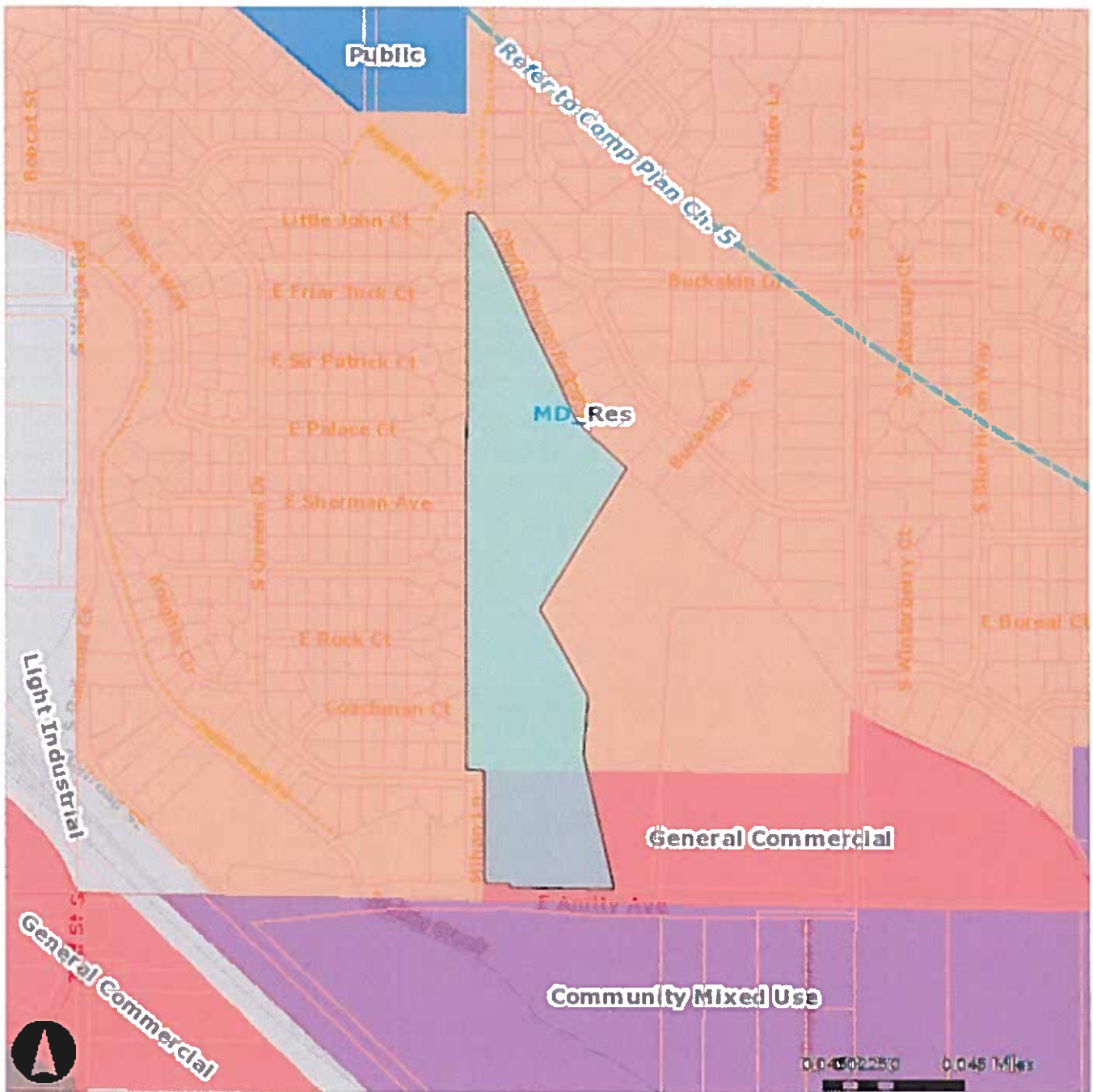
Applicant Signature
Patrick Colwell

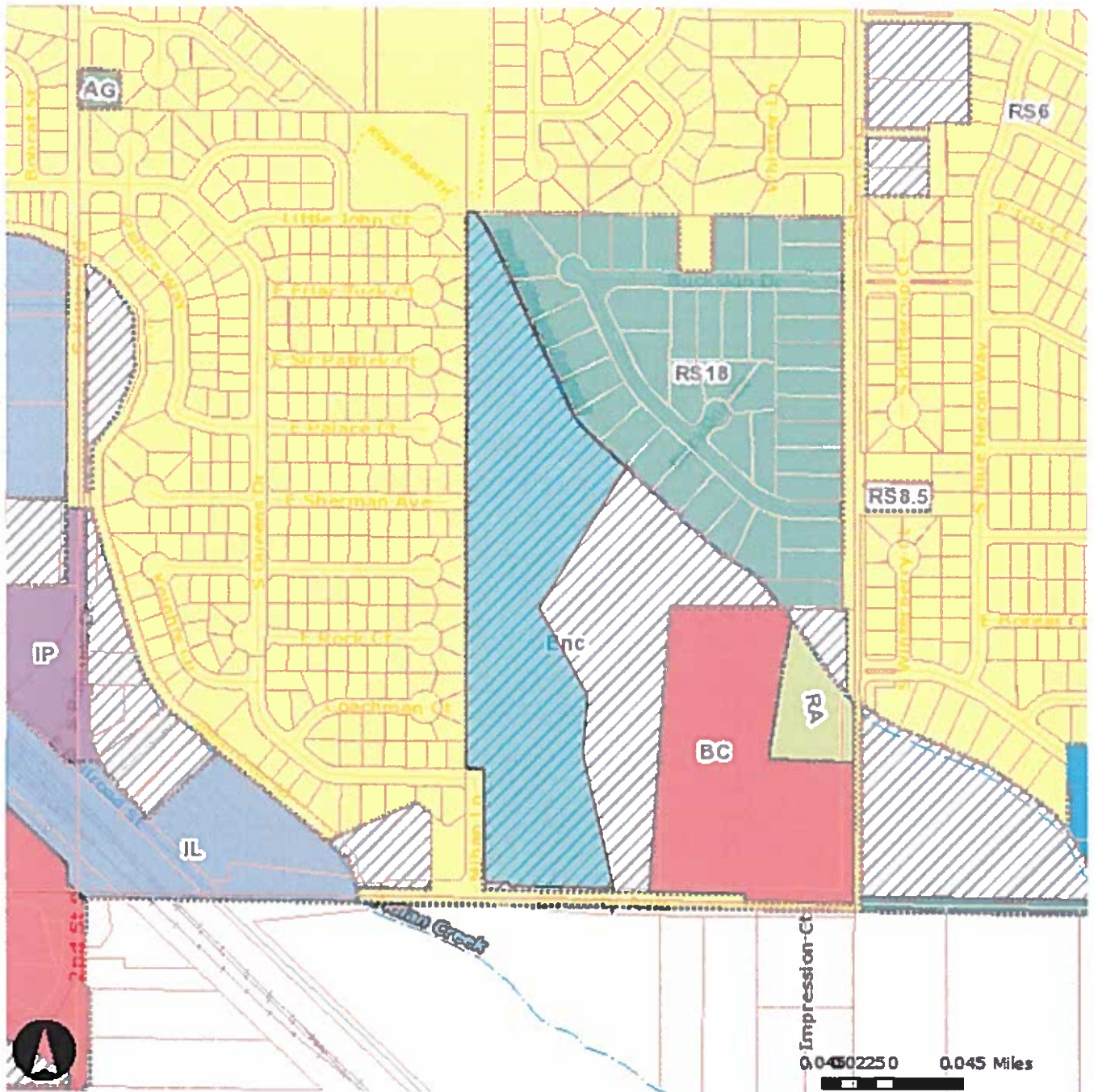
NOTICE TO APPLICANT

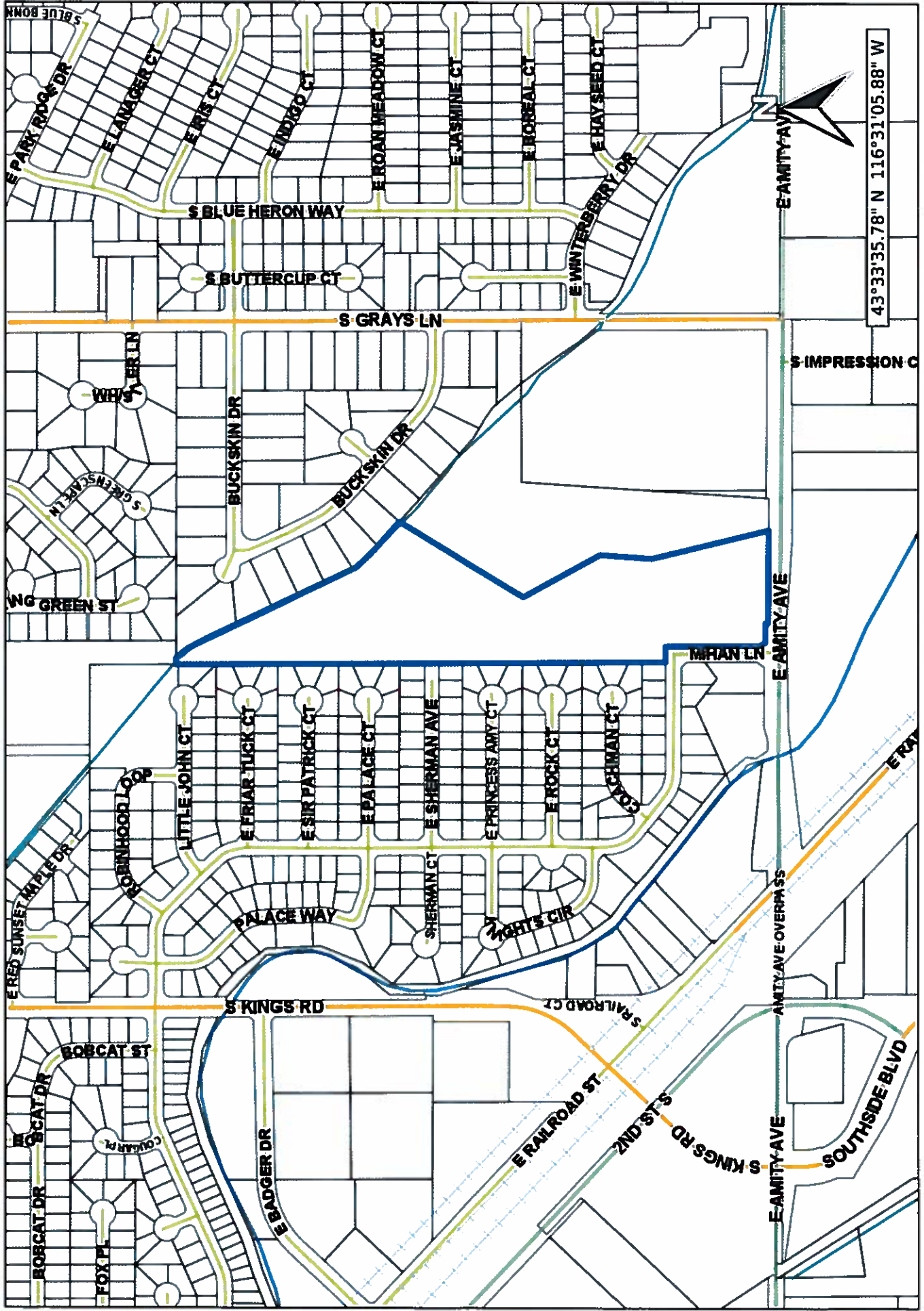
This application will be referred to the Nampa Planning Commission for a recommendation on the requested zoning. The Planning Commission shall hold a public hearing and will then make its recommendation to the City Council. The City Council will then hold a second public hearing. Notice of the public hearings must be published in the Idaho Press-Tribune 15 days prior to said hearings. Notice shall also be posted on the premises of the subject property not less than 1 week prior to the hearings. Notices will also be mailed to property owners or purchasers of record within 300 feet of the subject property. You will be given notice of the public hearings and should be present to answer any questions.

OFFICE USE ONLY

FILE NUMBER: ANN - 058 - 20 17 PROJECT NAME Annex to BC







landproDATA

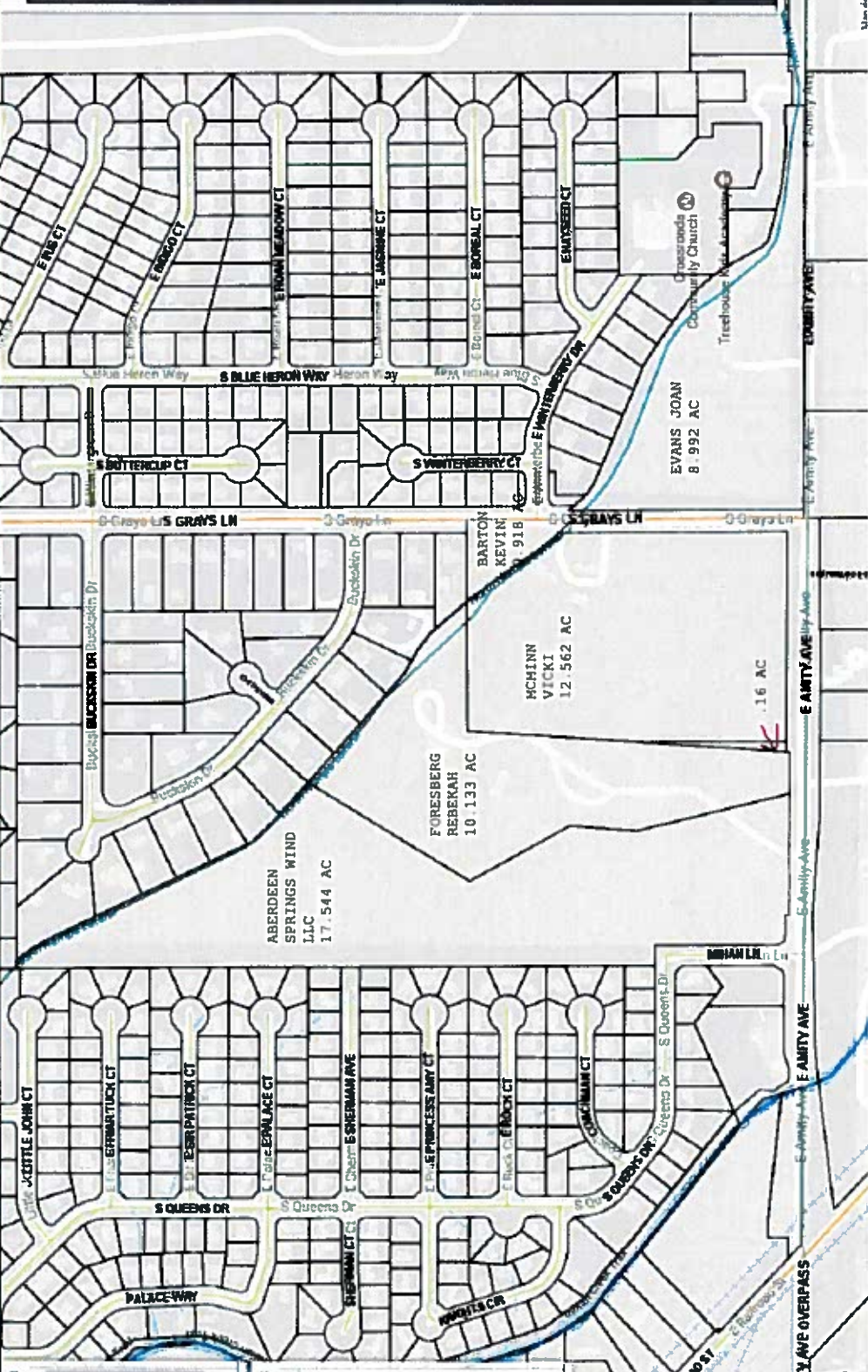
REPORTS
No layers selected

ADDRESS SEARCH
touchman ct

SEARCH

- PARCELS
- VACANT LOTS
- DEEDS
- BUILDING PERMITS
- SUBDIVISIONS
- APPLICATIONS
- RECORD OF SURVEY
- CP&F
- NEWS
- PRIVATE NEWS
- INSTRUMENTS

SEARCH PARCELS DATA



Layer Legend

- Land Bond
- landproDATA
- Parcels
- Roads
- Scattervisions
- Survey
- Codes
- Water
- Seals
- Administrative Boundaries
- M-SPRING

Selected Data
No features selected

Map navigation controls (compass, zoom, pan) and Google logo.

2012006139

RECORDED

2012 Feb 16 PM 4 29

CHRIS YAMAMOTO

CANYON CNTY RECORDER

BY M. Brown

Requestor Pioneer Title Canyon - Ca

Type DEED

Fee \$19.00

ELECTRONICALLY RECORDED BY EXAMPLE

Re-Recording document to attach correct legal.



610 South Kimball Avenue/ Caldwell, Idaho 83605

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

201200487

2013-031291

RECORDED

07/12/2013 09:26 AM

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=6 MBROWN

\$25.00

TYPE DEED

PIONEER TITLE CANYON - CALDWELL

ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

(For Lender Owned Foreclosures Only)

FOR THE consideration of ten dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, First Security Corporation, an Idaho corporation GRANTOR conveys and specially warrants to Aberdeen Springs Wind, LLC, an Idaho limited liability company GRANTEE, whose address is 2608 Fall Crest Street, Caldwell, ID 83607 (his, her, its) successors and assigns forever the following described real property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO taxes and assessments for the current year and all subsequent years, together with any and all existing easements, rights of way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

THIS CONVEYANCE shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described as well in law as in equity.

THE GRANTOR covenants to the Grantee that Grantor is the owner in fee simple of said premises; that the premises are free from encumbrances created or suffered by the Grantor, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant defend the same from all lawful claims of or through Grantor, but none other.

Dated: February 14, 2012 2012-006139

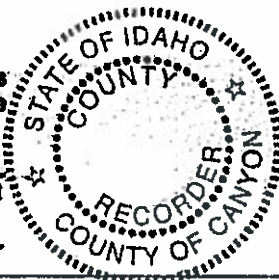
State of Idaho }
County of Canyon } ss.

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

DATED 06-27-2013

CHRIS YAMAMOTO, Clerk of the District Court and Ex Officio Recorder

By [Signature] Deputy



First Security Corporation

M. Rigby

Molly Rigby Assistant Vice President

State of Idaho

ES.

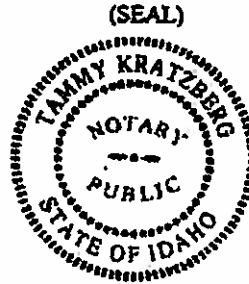
County of Canyon

On this 15th day of February, 2012, before me, the undersigned, a Notary Public, in and for said State, personally appeared Molly Rigby known and/or identified to me on the basis of satisfactory evidence, to be the Assistant Vice President of the Corporation that executed the within instrument or the person who executed the instrument on behalf of said Corporation and acknowledged to me that such Corporation executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

Tammy Kratzberg

Notary Public
Residing at: Caldwell
Commission Expires: 2/3/2012



2012-006139

File No. 201200487

EXHIBIT A

A parcel of land in the East half of the Southwest Quarter of Section 25, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, being all of original Tax Parcel No. R31799010 and a portion of original Tax Parcel No. R31801 and being more particularly described as follows:

Commencing at the South Quarter corner of said Section 25, marked by a brass cap in the intersection of Amity Road and Grays Lane; thence

North 89°11'48" West, 693.23 feet along the South line of said Section 25 (centerline of Amity Road) to a 5/8 inch rebar at the POINT OF BEGINNING; thence

North 89°11'48" West, 625.50 feet along said South section line (centerline of Amity Road), being the South line of Original Tax Parcel No. R31801, to a 5/8 inch rebar at the Southwest corner of said Original Tax Parcel No. R31801 (West 1/16th corner of said Section 25); thence

North 00°08'23" East, 2318.60 feet along the West line of said East half of the Southwest Quarter, being the West lines of original Tax Parcel No. R31801 and original Tax Parcel No. R31799010, said line being the East boundary of Kings Road Estates Subdivision Nos. 1, 3, and 4 and the future Kings Road Estates Subdivision No. 5, to a 5/8 inch rebar at the Southwest corner of Tax Parcel No. R31810010; thence

South 89°22'11" East, 25.19 feet along the South line of said Tax Parcel No. R31810010 to the Northwest corner of Western County Estates subdivision, the official plat for which is recorded in Book 18 at Page 37 in the office of the Canyon County Recorder, said corner being in the centerline of the North Nampa Lateral; thence, along the Southwesterly boundary of said Western County Estates and along the centerline of said North Nampa Lateral the following courses:

South 36°28'28" East, 58.61 feet; thence,

South 28°07'04" East, 79.61 feet; thence,

South 25°02'20" East, 571.09 feet; thence,

South 24°39'44" East, 577.24 feet; thence,

South 43°37'37" East, 25.50 feet; thence,

South 47°46'58" East, 579.61 feet; thence,

South 59°37'33" East, 85.13 feet; thence,

South 54°08'20" East, 54.11 feet; thence,

South 46°15'10" East, 143.69 feet along said lateral centerline and subdivision boundary to a point in the North line of Tax Parcel No. R31800; thence,

North 89°14'45" West, 381.46 feet along said North line of Tax Parcel No. R31800 to a half inch rebar set at the Northeast corner of original Tax Parcel No. R31801; thence,

South 89°24'09" West, 442.94 feet along a new line through said original Tax Parcel No. R31801 to a half inch rebar; thence,

South 28°21'28" East, 337.38 feet along another new line through said original Tax Parcel No. R31801 to a half inch rebar; thence,

North 73°52'00" East, 277.45 feet along another new line through said original Tax Parcel No. R31801 to a half inch rebar set in the East line of said original Tax Parcel; thence,

File No. 201200487

South 04°06'51" West, 770.71 feet along the East line of said original Tax Parcel No. R31801
to the POINT OF BEGINNING.

RECORDER SCAN

2012-006139

CR

EXHIBIT A

A parcel of land in the East half of the Southwest Quarter of Section 25, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, being all of original Tax Parcel No. R31799010 and a portion of original Tax Parcel No. R31801 and being more particularly described as follows:

Commencing at the South Quarter corner of said Section 25, marked by a brass cap in the intersection of Amity Road and Grays Lane; thence
North 89°11'48" West, 693.23 feet along the South line of said Section 25 (centerline of Amity Road) to a 5/8 inch rebar at the POINT OF BEGINNING; thence
North 89°11'48" West, 625.50 feet along said South section line (centerline of Amity Road), being the South line of Original Tax Parcel No. R31801, to a 5/8 inch rebar at the Southwest corner of said Original Tax Parcel No. R31801 (West 1/16th corner of said Section 25); thence
North 00°08'23" East, 2318.60 feet along the West line of said East half of the Southwest Quarter, being the West lines of original Tax Parcel No. R31801 and original Tax Parcel No. R31799010, said line being the East boundary of Kings Road Estates Subdivision Nos. 1, 3, and 4 and the future Kings Road Estates Subdivision No. 5, to a 5/8 inch rebar at the Southwest corner of Tax Parcel No. R31810010; thence
South 89°22'11" East, 25.19 feet along the South line of said Tax Parcel No. R31810010 to the Northwest corner of Western County Estates subdivision, the official plat for which is recorded in Book 18 at Page 37 in the office of the Canyon County Recorder, said corner being in the centerline of the North Nampa Lateral; thence, along the Southwesterly boundary of said Western County Estates and along the centerline of said North Nampa Lateral the following courses:
South 36°28'28" East, 58.61 feet; thence,
South 28°07'04" East, 79.61 feet; thence,
South 25°02'20" East, 571.09 feet; thence,
South 24°39'44" East, 67.34 feet; thence,
South 43°37'37" East, 95.50 feet; thence,
South 47°46'58" East, 579.61 feet; thence,
South 59°37'33" East, 85.13 feet; thence,
South 54°08'20" East, 54.11 feet; thence,
South 40°15'10" East, 143.69 feet along said lateral centerline and subdivision boundary to a point in the North line of Tax Parcel No. R31800; thence,
North 89°14'45" West, 381.46 feet along said North line of Tax Parcel No. R31800 to a half inch rebar set at the Northeast corner of original Tax Parcel No. R31801; thence,
South 89°24'09" West, 442.94 feet along a new line through said original Tax Parcel No. R31801 to a half inch rebar; thence,
South 28°21'28" East, 337.38 feet along another new line through said original Tax Parcel No. R31801 to a half inch rebar; thence,
North 73°52'00" East, 277.45 feet along another new line through said original Tax Parcel No. R31801 to a half inch rebar set in the East line of said original Tax Parcel; thence,
South 04°06'51" West, 770.71 feet along the East line of said original Tax Parcel No. R31801 to the POINT OF BEGINNING.

EXCEPT:

A 60.00 foot wide street right of way, being a strip of land located in the Southwest Quarter Southeast Quarter Southwest Quarter of Section 25, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho and being described as follows:

Commencing at the Southwesterly corner of said Section 25; thence South 89°11'53" East 1318.77 feet along the Southerly line of said Section 25 to the Southwesterly corner of said Southwest Quarter Southeast Quarter Southwest Quarter of Section 25 and the POINT OF BEGINNING; thence North 00°08'03" East 434.87 feet along the Westerly line of said Southwest Quarter Southeast Quarter Southwest Quarter to the Southeasterly corner of Lot 1 Block 12 of proposed Kings Road Estates Subdivision Phase No.3, being the terminus point of the Northerly sideline of future Queens Drive, a street to be dedicated to the public upon the recordation of the plat for said Kings Road Estates Subdivision Phase No. 3; thence South 89°17'50" East 60.00 feet along said Northerly sideline of future Queens Drive extended Easterly into said Southwest Quarter Southeast Quarter Southwest Quarter to a point; thence South 00°08'03" West 434.98 feet along a line parallel with and 60.00 feet Easterly of the Westerly line of said Southwest Quarter Southeast Quarter Southwest Quarter to a point in the Southerly line of said Section 25; thence

ALSO EXCEPT:

A parcel of land being on the North side of center line of East Amity Avenue, Project No.02-99148, Highway Survey as shown on the plans thereof now on file in the office of the City of Nampa, and being a portion of the Southwest Quarter, Section 25, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Southwest corner of Section 25; thence along the Southerly boundary of said section South 89°11'46" East 1,378.48 feet to the POINT OF BEGINNING; thence North 00°08'10" East 25.00 feet to the intersection of the rights of way of East Amity Avenue and Queens Drive; thence along the Easterly right of way of Queens Drive North 00°08'10" East 45.19 feet; thence leaving said right of way South 35°29'32" East 24.80 feet; thence South 89°14'04" East 73.29 feet; thence South 00°45'56" West 10.00 feet; thence South 89°14'04" East 480.67 feet; thence South 04°11'42" West 15.59 feet to the Northerly right of way of East Amity Avenue; thence continuing South 04°11'42" West 25.04 feet to the Southerly boundary of Section 25; thence along said Southerly boundary North 89°11'46" West 565.43 feet to the POINT OF BEGINNING.



City of Nampa

PLANNING and ZONING DEPARTMENT

OFFICE (208) 468-5484

CITY HALL 411 THIRD STREET SO. NAMPA, IDAHO 83651 FAX (208) 465-2261

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)

:SS

COUNTY OF CANYON)

- A. I, Fred Cornforth, Aberdeen Springs Wind LLC, whose address is 4481 N. Dresden Place, Garden City, being first duly sworn upon oath, depose and say that I am the owner of record of the property described on the attached application.
- B. I grant my permission to Pat Colwell, T.O. ENGINEERS, whose address is 332 BROADMORE, NAMPA, to submit the accompanying application pertaining to the property described on the attached application.
- C. I agree to indemnify, defend and hold the City of Nampa and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this 14th day of September, 2017

Signature

SUBSCRIBED AND SWORN to before me the 14th day of Sept., 2017.



Tina L. Payne

Notary Public for Idaho

Residing at: Kuna, ID

Commission Expires: 10/16/22



CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY

(Instructions on back of application)

12 JAN 30 AM 9:03

SECRETARY OF STATE
STATE OF IDAHO

1. The name of the limited liability company is:

Aberdeen Springs Wind, LLC

2. The complete street and mailing addresses of the initial designated office:

2608 Fall Crest Street Caldwell, ID 83607
(Street Address)

(Mailing Address, if different than street address)

3. The name and complete street address of the registered agent:

Ed Cornforth
(Name)

2608 Fall Crest St. Caldwell, ID 83607
(Street Address)

4. The name and address of at least one member or manager of the limited liability company:

<small>Name</small>	<small>Address</small>
<u>C. Fred Cornforth, member</u>	<u>2608 Fall Crest St. Caldwell, ID</u> <u>83607</u>
_____	_____
_____	_____
_____	_____

5. Mailing address for future correspondence (annual report notices):

2608 Fall Crest Street, Caldwell, ID 83607

6. Future effective date of filing (optional): _____

Signature of a manager, member or authorized person.

Signature _____

Typed Name: C. Fred Cornforth, member

Signature _____

Typed Name: _____

Secretary of State use only

IDAHO SECRETARY OF STATE
01/30/2012 05:00
CX: 1720 CT: 148498 NH: 1388181
1 @ 100.00 = 100.00 ORGAN LLC # 2
1 @ 28.00 = 28.00 EXPEDITE C # 3

W110492



T-O ENGINEERS

CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
332 N. BROADMORE WAY SUITE 101
NAMPA, IDAHO 83687
208-442-6300 • FAX 208-466-0944

Project: 130011
Date: September 12, 2013
Page: 1 of 2



Parcel 1 (Revised)

This Parcel is situated in a portion of the E. ½ of the S.W. ¼ of Section 25, Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the southeast corner of said E. ½ of the S.W. ¼; thence along the south boundary of said E. ½ of the S.W. ¼,

- A) N.89°12'04"W., 693.03 feet; thence leaving said south boundary,
 - 1) N.04°06'38"E., 40.07 feet to a point on the north right-of-way of Amity Road; thence along said north right-of-way,
 - 2) N.89°12'04"W., 123.59 feet to the **POINT OF BEGINNING**; thence continuing along said north right-of-way,
- B) N.89°12'04"W., 357.63 feet; thence,
 - 1) N.00°48'43"E., 10.00 feet; thence continuing,
 - 2) N.89°12'04"W., 73.37 feet (of record 73.46 feet); thence continuing,
 - 3) N.34°08'58"W., 24.61 feet to a point on the east right-of-way of Mhan Lane as described in Instrument No. 9738132, records of Canyon County; thence along said east right-of-way and parallel with the west boundary of said E. ½ of the S.W. ¼,
 - 4) N.00°08'00"E., 364.88 feet (of record 364.74 feet); thence along the north boundary of said Instrument No. 9738132,
 - 5) N.89°18'02"W., 60.00 feet to a point on the west boundary of said E. ½ of the S.W. ¼ and the east boundary of Kings Road Estates Subdivision; thence along said west boundary,
 - 6) N.00°08'00"E., 1883.65 feet to a found 5/8-inch diameter iron pin, L.S. 4477; thence leaving said west boundary,



Project: 130011
Date: September 12, 2013
Page: 2 of 2

- 7) S.89°08'14"E., 26.58 feet to the northwest corner of Western Country Estates, thence along the westerly boundary of said Western Country Estates,
- 8) S.36°26'45"E., 56.53 feet (of record 56.44 feet); thence,
- 9) S.28°05'42"E., 79.67 feet (of record 79.61 feet); thence,
- 10) S.25°01'07"E., 571.52 feet (of record 571.09 feet); thence,
- 11) S.24°38'32"E., 67.39 feet (of record 67.34 feet); thence,
- 12) S.43°35'37"E., 95.56 feet (of record 95.50 feet); thence,
- 13) S.47°44'49"E., 146.00 feet; thence leaving said west boundary,
- 14) S.31°36'11"W., 558.99 feet; thence,
- 15) S.28°23'02"E., 337.46 feet; thence,
- 16) S.04°30'10"W., 199.05 feet; thence,
- 17) S.13°13'26"E., 463.83 feet to the **POINT OF BEGINNING**.

CONTAINING 17.54 acres, more or less.



✓

RECEIPT (TRC-1423385-14-09-2017)

BILLING CONTACT
PATRICK COLWELL
TOOTHMAN-ORTON ENGINEERING
524 Cleveland Blvd
Caldwell, ID 83605



REFERENCE NUMBER	FEE NAME	TRANSACTION TYPE	PAYMENT METHOD	AMOUNT PAID
ANN-00058-2017	Annexation (More than 1 Acre)	Fee Payment	Check #1168	\$910.00
SUB TOTAL				\$910.00
TOTAL				\$910.00