

**MEMO**

**Date:** December 14, 2017

**To:** Robb MacDonald, Engineering Department  
Andy Cater, Fire Marshal  
Chris Bryant, Building Department  
Dave Wright, Police Department  
Pat Charlton, Vallivue School District  
Mark Zirchsky, Pioneer Irrigation District  
Amber Jaquier-Page, Pioneer Irrigation District  
Tina Fuller, Compass Idaho  
Brad Carpenter, Brown Bus Company  
Tim Richard, Canyon Highway District #4  
Chris Hopper, Canyon Highway District #4  
Eddy Thiel, Nampa Highway District # 1  
Ken Couch, Idaho Transportation Department

**From:** Jarom Wagoner, Senior Planner  
Caldwell P & Z Department

**RE:** Case Number ANN-17-06/PUD-17P-01 (Adam's Ridge Sub and Annex)

Attached please find a land use application that you are invited to review. This case is scheduled to be presented before the **Caldwell Hearing Examiner on Tuesday, January 9, 2018 at 7:00 pm.**

**Case Number ANN-17-06/PUD-17P-01:** A request by Providence Properties, LLC to annex 159 acres, more or less, with an R-2 (Medium Density Residential) zoning designation on 101.7 acres more or less; and a C-2 (Community Commercial) zoning designation on 57.3 acres more or less with a Development Agreement. Also requested is a Planned Unit Development with Preliminary Plat for Adam's Ridge Subdivision consisting of 478 single family lots, 22 four-plex lots, 1 apartment lot, 1 mini-storage lot, and 6 commercial lots. The subject properties are located at the southwest corner of Midway Boulevard and Ustick Road, in Caldwell, Idaho (Parcel # R3086700000 & R3086800000).

Please review the attached application and information and provide us with your written input. We request that you e-mail any comments as soon as possible but no later than **Friday, December 29, 2017.**

E-mail: **[P&Z@cityofcaldwell.org](mailto:P&Z@cityofcaldwell.org)**

We will assume that you have no objections, concerns or comments if you do not reply to this request within the requested timeframe. If you have any questions, you may contact me at 455-4662.



# CITY OF Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

**Type of Review Requested (check all that apply)**

- Annexation
- Appeal/Amendment
- Comprehensive Plan Map Change
- De-Annexation
- Ordinance Amendment
- Rezone
- Special Use Permit
- Subdivision- Preliminary Plat
- Subdivision- Final Plat
- Subdivision- Short Plat
- Time Extension
- Variance
- Other PUD

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**STAFF USE ONLY:**

File number(s): Ann-17-06  
PUD-17-01

Project name: Adams Ridge Sub

Date filed: 12/11/17 Date complete: \_\_\_\_\_

Related files: \_\_\_\_\_

**Subject Property Information**

Address: 0 & 17749 Midland Boulevard Parcel Number(s): R3086800000 & R3086700000

Subdivision: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Acreage: 159 Zoning: Ag

Prior Use of the Property: Agricultural

Proposed Use of the Property: Mixed Use: Commercial and Residential

**Applicant Information:**

Applicant Name: Providence Properties, LLC Phone: 208.695.2401

Address: 701 S Allen Ave, #104 City: Meridian State: ID Zip: 83642

Email: marmuth@hubblehomes.com Cell: \_\_\_\_\_

Owner Name: Adams Family Farms, LLC Phone: \_\_\_\_\_

Address: 5598 N Eagle Rd, #102 City: Boise State: ID Zip: 83713

Email: \_\_\_\_\_ Cell: \_\_\_\_\_

Agent Name: (e.g., architect, engineer, developer, representative) Kirsti Grabo - KM Engineering

Address: 9233 W State St City: Boise State: ID Zip: 83714

Email: kgrabo@kmengllp.com Cell: \_\_\_\_\_

**Authorization**

Print applicant name: Kirsti Grabo on behalf of Providence Properties, LLC

Applicant Signature: [Signature] Date: 12/11/17

PL

Project Name: Adam's Ridge Subdivision	File #: <i>Ann-17-06</i>
Applicant/Agent: Providence Properties, LLC / KM Engineering, LLP	

Applicant (v)	Description	Staff (v)
x	Completed & signed Hearing Review Master Application	✓
x	Narrative fully describing the proposed use/request, including current potable water supply and current sewage system	✓
x	Recorded warranty deed for the subject property	✓
n/a	Signed Lease Agreement (if applicable)	
x	Vicinity map, showing the location of the subject property (8 1/2" x 11")	✓
x	Site Plan <b>The following are suggested items that may be shown on the site plan:</b>	✓
	• Property boundaries of the site	
	• Existing buildings on the site	
	• Parking stalls and drive aisles	
	• Sidewalks or pathways (proposed and existing)	
	• Fencing (proposed and existing)	
x	Metes and bounds legal description for the site to be annexed (must be submitted in electronic format).	✓
x	Landscape Plan (if applicable)	✓
x	Neighborhood Meeting sign-in sheet	
x	Fee	

✓ *Traffic Study*

**STAFF USE ONLY:**

Date Application Received: *12-11-17*

Received by: *[Signature]*

Proposed Hearing Date: *1-9-18*

Hearing Body: *HE*



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

SUBDIVISION- PRELIMINARY PLAT

Project Name: Adam's Ridge Subdivision	File #: <u>PUP-17P-01</u>
Applicant/Agent: Providence Properties, LLC / KM Engineering, LLP	

Applicant (v)	Description	Staff (v)
x	Completed & signed Hearing Review Master Application	
x	Narrative fully describing the proposed use/request	
x	Recorded warranty deed for the subject property	
x	Preliminary Plat – Submitted in 8 ½ x 11 paper format AND in electronic format (PDF)	
x	Landscape Plan– Submitted in 8 ½ x 11 paper format AND in electronic format (PDF)	
x	Vicinity map – Submitted in 8 ½ x 11 paper format AND in electronic format (PDF)	
x	Traffic Study – Submitted in 8 ½ x 11 paper format AND in electronic format (PDF)	
x	Neighborhood Meeting sign-in sheet	
x	Fee	

Total # Lots see narrative for lot counts  
 Residential: \_\_\_\_\_ Commercial: \_\_\_\_\_ Industrial: \_\_\_\_\_ Common: \_\_\_\_\_  
 Phased Project:  Yes  No If "yes", Phase #: TBD Total Acreage: 159  
 Min. Lot Size (excluding common lots): 4,743 sf Max. Lot Size (excluding common lots): 11,950 sf  
 Avg. Lot Size (excluding common lots): 5,550 sf % Useable Open Space: 11%  
 List all types of useable open space: pathways, open green space, tot lots, swimming pool, community clubhouse

**STAFF USE ONLY:**  
 Date Application Received: 12-12-17  
 Received by: JW  
 Proposed Hearing Date: 1-9-18  
 Hearing Body: HE

*ml*



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

PLANNED-UNIT DEVELOPMENT

Project Name: Adam's Ridge Subdivision	File #: PUP-17P-0
Applicant/Agent: Providence Properties, LLC / KM Engineering, LLP	

Applicant (v)	Description	Staff (v)
x	Completed & signed Hearing Review Master Application	
x	PUD Details Form	
x	Narrative fully describing the proposed use/request	
x	Recorded warranty deed for the subject property	
x	Detailed Site Plan	
x	Preliminary Plat (if applicable)	
x	Signed Property Owner Acknowledgement (if applicable)	
x	Vicinity map, showing the location of the subject property	
x	Traffic Study (if applicable)	
x	Landscape Plan (if applicable)	
x	Neighborhood Meeting sign-in sheet	
x	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned.	
x	Fee	

**STAFF USE ONLY:**

Date Application Received: 12-12-17

Received by: JW

Proposed Hearing Date: 1-9-18

Hearing Body: HE

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# CITY OF *Caldwell, Idaho*

Planning & Zoning

PUD DETAILS FORM

Project Name: Adam's Ridge Subdivision	File #: PUD-1789
Applicant/Agent: Providence Properties, LLC / KM Engineering, LLP	

### Planned Unit Development (PUD) Information

Total Acreage: 159 Zoning: R-2 Phased Project:  Yes  No If yes, # of phases: TBD  
C-2

List all proposed uses: single-family residential, apartments, 4-plexes,  
big box commercial, storage units, and office/retail/commercial  
see see

If residential is proposed: Total # of dwelling units: narrative Proposed Density: narrative

List all types of proposed housing units: single-family detached, 4-plexes, apartments

### PUD Required Details

PUD must be consistent with one or more of the following. Mark all that apply and provide a detailed explanation.

- Offers a maximum choice of living environments by allowing a variety of housing and building types

This project proposes a variety of living options via apartments,  
4-plexes, and single-family lots of various sizes.

- Promotes mixed use projects which are functionally integrated within the development and provides services to the primary use

Adam's Ridge proposes an integrated mix of commercial and retail  
service opportunities within and adjacent to the various residential  
components of the project.

- Provides a layout which preserves and property utilizes natural topography and geologic features, trees, scenic vistas or other vegetation

The project has been designed around the Middle Lateral, which crosses  
the site from northwest to southeast. A master pathway is proposed  
along the lateral for recreation and neighborhood enjoyment.

- Subject property is constrained or otherwise limited by some obstacle, feature, geometry, condition, or easement that interferes with applying standard development processes

\_\_\_\_\_  
\_\_\_\_\_

- Encourages infill development that contributes a compatible design to the existing neighborhood

\_\_\_\_\_  
\_\_\_\_\_

AL

PUD's shall incorporate imaginative or unique concepts, innovations and designs. List in detail those elements:

Adam's Ridge includes a number of creative design elements including a master pathway along the Middle Lateral, a large traffic circle centrally located between the residential and commercial uses, a combination of residential housing types, and a variety of commercial, office and retail options for the area.

- All lots developed for residential purposes shall have frontage on a public roadway. Check here indicating this project meets this requirement. *Please see narrative for information regarding common driveways.*

All PUD's shall have the following features:

- Five-foot paved micro pathways connecting residential to nonresidential area, open space common lots, recreational facilities, major pathways and school bus pick up locations (sidewalks may substitute)
- Eight-foot wide paved major pathway with a 5-foot wide landscape buffer on either side that meanders through the property. Please indicate the lot and block numbers of the major pathway
- Usable open space of at least 10% of the gross area
- Varying bermed street landscape buffers of a 2:1 to 3:1 ratio
- 4 or more of the following amenities shall be provided: baseball/softball field; basketball court; boat dock/river access; buildings to LEED standards; community center; daycare center; detached sidewalks; energy-star certified housing; enhanced paving and design features; fishing pond; golf course; gym/health club; land provided for a public facility; playground/tot lot; rear entry garages; residential buildings constructed with fire sprinkler systems; roundabout intersections as approved by the city engineer; skateboard park; swimming pool; tennis court; other suitable amenities or public benefits deemed worthy by city council

1. Swimming pool
2. Community clubhouse
3. HERS certified housing
4. 2 tot lots with playground equipment

List all proposed deviations from height, lot line setback, and lot dimension schedule as listed in current City Code

Deviations to the following standards have been requested: front setback, street side setback to living area, minimum interior and corner lot sizes, minimum lot frontage, and block length.

Please see the project narrative for specific details.

Projects that are classified as infill may have all or portions of amenity requirements waived. To be considered infill, the subject property must meet the following criteria:

- Parcel under 20 acres
- Parcel located within a largely developed area (minimum 50% of land within 300 feet of subject property developed)
- Municipal services are readily available

December 11, 2017  
Project No.: 17-052

Mr. Jarom Wagoner  
City of Caldwell  
621 Cleveland Boulevard  
Caldwell, ID 83605

**RE: Adam's Ridge Subdivision – Canyon County, ID  
Annexation, Preliminary Plat, Planned Unit Development, and Special Use Permit Applications**

Dear Mr. Wagoner:

On behalf of Providence Properties, LLC, we are pleased to submit the attached applications and required supplements for the annexation, preliminary plat, planned unit development (PUD) and special use permit for Adam's Ridge Subdivision. Please accept this letter as the required written narrative regarding the project.

**General Information**

As you know, this project is located at the southwest corner of Ustick Road and Midland Boulevard in Canyon County, Idaho. The +/- 159 acres encompassed by these applications are currently utilized as agricultural ground, carry the Canyon County Ag zoning, and are identified as parcels R3086700000 and R3086800000. Sage Valley Middle School and Desert Springs Elementary School are across Ustick Road to the north, while portions of Whitney Springs Subdivision and Stiehl Subdivisions border the site on the western and southern boundaries respectively.

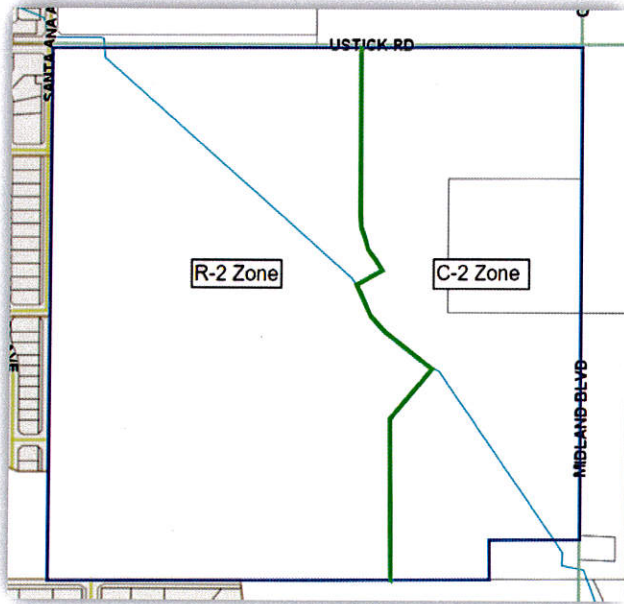


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**Annexation & Zoning**

The City of Caldwell’s Comprehensive Plan identifies the subject property as a combination of medium-density residential and commercial. The medium-density residential designation allows for transitional and mixed-use projects with densities up to 10 units per acre, while the commercial designation allows for a wide variety of commercial and retail options in addition to residential densities up to 35 units per acre.



Consistent with the Comprehensive Plan, this project proposes annexation into the City of Caldwell with 101.7 acres designated as R-2 and 57.3 acres designated as C-2. As you can see, the R-2 portion of the project is oriented adjacent to and is compatible with the neighboring subdivision to the west, which carries the R-1 zone. Further, the eastern portion of the project is appropriately slated for multi-family and commercial uses along the Midland Boulevard corridor. Please see below for additional details on lot counts and densities in these zones.

**Planned Unit Development & Preliminary Plat**

The City of Caldwell allows for the use of a PUD to create functional mixed-use projects with a variety of housing types and services. In conjunction, certain deviations from the City’s zoning standards are allowed in exchange for added community benefits, such as open spaces and amenities. In order to accomplish the vision for Adam’s Ridge, we are proposing it as a PUD per the following details.

**Table A. R-2 Lot Breakdown**

Lot Type	# of Lots	Acreage	Density
Single-Family Residential	478	87.4 *	4.7
Common / Open Space	42	14.3	
<b>TOTAL</b>	<b>520</b>	<b>101.7</b>	

\*Includes right-of-way.

**Table B. C-2 Lot Breakdown**

Lot Type	# of Lots	# of Units	Acreage *	Density
4-Plex + Common	22 + 1	88	5.0	17.6
Apartment	1	264 **	13.0	20.3
Storage Unit	1	n/a	12.0	n/a
Commercial	6	n/a	21.2	n/a
<b>TOTAL</b>	<b>31</b>	<b>352</b>	<b>51.2</b>	

\*Excludes right-of-way.

\*\*Apartment layout and unit count TBD. Units shown are estimates only.

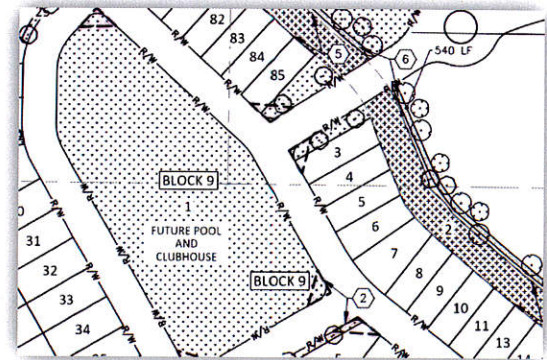
As you can see, the preliminary plat proposes a gross density of 4.7 units per acre across the R-2 zoning area, which is consistent with both the City Code and Comprehensive Plan. The densities anticipated for the C-2 zone are also consistent with City standards.

The housing product slated for the R-2 zone consists of single-family detached homes on varied lot sizes, while the housing product slated for the C-2 zone includes a mix of 4-plexes and apartment buildings. This blend will provide a nice mix of housing opportunities for an array of income levels, which is an important factor in today's housing market. Further, the mix of commercial services contemplated for this site could include large retail, light retail, service, and professional business, which will enhance the economy of the area not only by providing services to the neighborhoods, but also by providing increased employment opportunities.

**Amenities & Open Space**

Required as a part of any PUD in the City of Caldwell are a variety of amenities and at least 10% open space, and Adam's Ridge provides both. The open space in the R-2 zone totals approximately 14.3 acres (14 %) and we anticipate using approximately 3 acres for storm drainage, leaving a balance of approximately 11.3 acres (11%) of useable open space. This open space will house a variety of amenities including the following:

- 5' asphalt pathways throughout the site connecting to open spaces and non-residential uses
- 8' asphalt master pathway through the site along the Middle Lateral
- Varying bermed street landscape buffers along designated roadways
- Swimming pool
- Community clubhouse
- HERS certified housing
- 2 tot lots with playground equipment



The open space and amenities will be owned and maintained by the Adam's Ridge HOA and will provide a great opportunity for recreation and resident enjoyment, buffering from major roadways, and easement accommodation for the Middle Lateral.

**Requested Deviations**

In order to accommodate the layout and the variety of housing products slated for the project, we are requesting a few deviations from the typical zoning standards for the R-2 zone as detailed below.

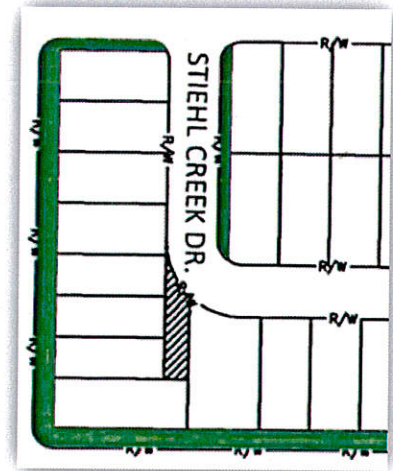
**Table C. Dimensional Standards for R-2 Zone**

Dimensional Standard	Required	Proposed
Front Setback	20'	15'
Rear Setback	15'	15'
Interior Side Setback	6'	6'
Street Side Setback to Living Area	15'	10'
Street Side Setback to Garage	20'	20'
Minimum Lot Size – Interior	6,000 sf	4,500 sf
Minimum Lot Size – Corner	7,500 sf	4,500 sf
Minimum Lot Frontage	45'	42'
Maximum Block Length	600'	710'

While the minimum lot frontage requested above is 42', the layout does include a few skew lots where the design accommodates the Middle Lateral and the master pathway system. These lots have frontages less than 42', but widen at the setback to at least 42'. As a part of the PUD, we are requesting an allowance for these skew lots to remain as currently designed.

One additional requested deviation from the PUD ordinance concerns the requirement that each residential lot have frontage along a public roadway. While the majority of the single-family residential lots do have frontage on public streets, the layout does include four (4) areas where common driveways are utilized to serve four (4) lots or less. These common driveways are proposed as efficient solutions to challenging areas in the layout. The driveways are planned to be common lots encumbered by ingress/egress easements and owned/maintained by the Adam's Ridge HOA.

The deviations discussed above will allow for a variety of elevations and lot sizes for potential homebuyers while aiding the developer in efficient use of the property. Further, these deviations pose no foreseeable threat to public interests, health, safety or welfare.



### Phasing

The Conceptual Phasing Plan submitted with these applications reflects build-out of this project in several phases. While it is the intent of the developers to follow the phasing plan, future market conditions and lot absorption rates will affect how the project is ultimately phased and constructed.

### Utilities

The development team has coordinated extensively with the City Engineer regarding available public utilities in the project area. Sewer facilities are available for extension at our project's northwest corner and we are working with the City to determine the timing of any necessary upgrades to the area pump station. Water facilities are also available in the adjacent rights-of-way and will be extended through the project as required. This property has shares within the Pioneer Irrigation District which will be utilized to provide pressure irrigation to the project. A new PI system will be constructed to serve Adam's Ridge and will ultimately become part of Caldwell's municipal irrigation system.

Please refer to the preliminary engineering plans for additional details.

### Special Use Permit

As the C-2 portion of this project proposes an area for storage units, a Special Use Permit will be required per City Code. The proposed storage units will provide a valuable service to the area and are ideally situated in close proximity to both single-family and multi-family housing, as well as other commercial areas. However, without a storage company identified at this early stage in the entitlement process, an accurate layout reflecting parking, buildings, etc. is not available. It is our intent via this application package to request the Special Use Permit for the storage units in concept as a part of the PUD with the understanding that the storage company who ultimately purchases the site will need to submit a site plan when the time comes to develop the facility. We will look to staff for direction on how to word a condition of approval to accommodate this request.

**Conclusion**

At this time, there are no known health, safety, or environmental problems that currently exist or that will exist as a result of this development. Adam's Ridge reflects a mix of lot types that will not only accommodate various housing sizes, footprints, and market demands, but also complement the community at large by bringing services and employment opportunities to this growing area. We are excited to work with City staff to accomplish this great addition to the City of Caldwell.

Should you have questions or require further information in order to process these applications, please contact me.

Sincerely,

**KM Engineering, LLP**



Kirsti Grabo  
Development Coordinator

cc: Providence Properties, LLC





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**LEGEND**

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- ROAD CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- ZONE BOUNDARY
- COMMON AREA

**PRELIMINARY PLAT DATA**

CANTON COUNTY 45	42/122
PROPOSED ZONING	42/122
TOTAL AREA OF SITE	191.9 ACRES
AREA PROPOSED R2	27.3 ACRES
AREA PROPOSED C2	21.2 ACRES
AREA COMMERCIAL	13.0 ACRES
AREA APARTMENT	12.0 ACRES
AREA FOURPLEX	5.0 ACRES
OVERALL TOTALS	
SINGLE FAMILY RESIDENTIAL LOTS	229
COMMERCIAL LOTS	7
COMMON AREA LOTS	30
SUBTOTAL LOTS	266
SINGLE FAMILY RESIDENTIAL LOT DATA (ZONE R2)	
MINIMUM LOT SIZE	200
MINIMUM FRONT YARD SETBACK	20
MINIMUM SIDE SETBACK	10
MINIMUM REAR SETBACK	10
MINIMUM LOT AREA	10,176
MINIMUM LOT WIDTH	142.3
MINIMUM LOT DEPTH	71.1
RESIDENTIAL DWELLING UNITS PER ACRE	4.7 DU/ACRE
42/122 LOT DATA (ZONE C2)	
MINIMUM LOT SIZE	21
MINIMUM FRONT YARD SETBACK	1
MINIMUM SIDE SETBACK	50
MINIMUM REAR SETBACK	50
MINIMUM LOT AREA	17.8 DU/ACRE
MINIMUM LOT WIDTH	1
MINIMUM LOT DEPTH	17.8
COMMERCIAL LOT DATA (ZONE C2)	
MINIMUM LOT SIZE	7
MINIMUM FRONT YARD SETBACK	1
MINIMUM SIDE SETBACK	1
MINIMUM REAR SETBACK	1
MINIMUM LOT AREA	12.2 ACRES

**ZONING REQUIREMENTS**  
 BELOW IS A LIST OF DIMENSIONAL STANDARDS FOR THE R2 ZONE:

MINIMUM LOT SIZE: 200  
 MINIMUM FRONT YARD SETBACK: 20  
 MINIMUM SIDE SETBACK: 10  
 MINIMUM REAR SETBACK: 10  
 MINIMUM LOT AREA: 10,176 SF  
 MINIMUM LOT WIDTH: 142.3  
 MINIMUM LOT DEPTH: 71.1

**BELOW IS A LIST OF DIMENSIONAL STANDARDS FOR THE C2 ZONE:**

MINIMUM LOT SIZE: 21  
 MINIMUM FRONT YARD SETBACK: 1  
 MINIMUM SIDE SETBACK: 50  
 MINIMUM REAR SETBACK: 50  
 MINIMUM LOT AREA: 17.8 DU/ACRE  
 MINIMUM LOT WIDTH: 1  
 MINIMUM LOT DEPTH: 17.8

**BELOW IS A LIST OF DIMENSIONAL STANDARDS FOR THE R3 ZONE:**

MINIMUM LOT SIZE: 4,400 SF  
 MINIMUM FRONT YARD SETBACK: 10  
 MINIMUM SIDE SETBACK: 5  
 MINIMUM REAR SETBACK: 5  
 MINIMUM LOT AREA: 17,720 SF  
 MINIMUM LOT WIDTH: 17.7  
 MINIMUM LOT DEPTH: 100

**BELOW IS A LIST OF DIMENSIONAL STANDARDS FOR THE R4 ZONE:**

MINIMUM LOT SIZE: 45  
 MINIMUM FRONT YARD SETBACK: 10  
 MINIMUM SIDE SETBACK: 5  
 MINIMUM REAR SETBACK: 5  
 MINIMUM LOT AREA: 17,720 SF  
 MINIMUM LOT WIDTH: 17.7  
 MINIMUM LOT DEPTH: 100

PRELIMINARY NOT FOR CONSTRUCTION

**ADAMS RIDGE SUBDIVISION  
 PUD SITE PLAN  
 CADWELL, IDAHO**

NO.	REVISIONS	DATE

10827

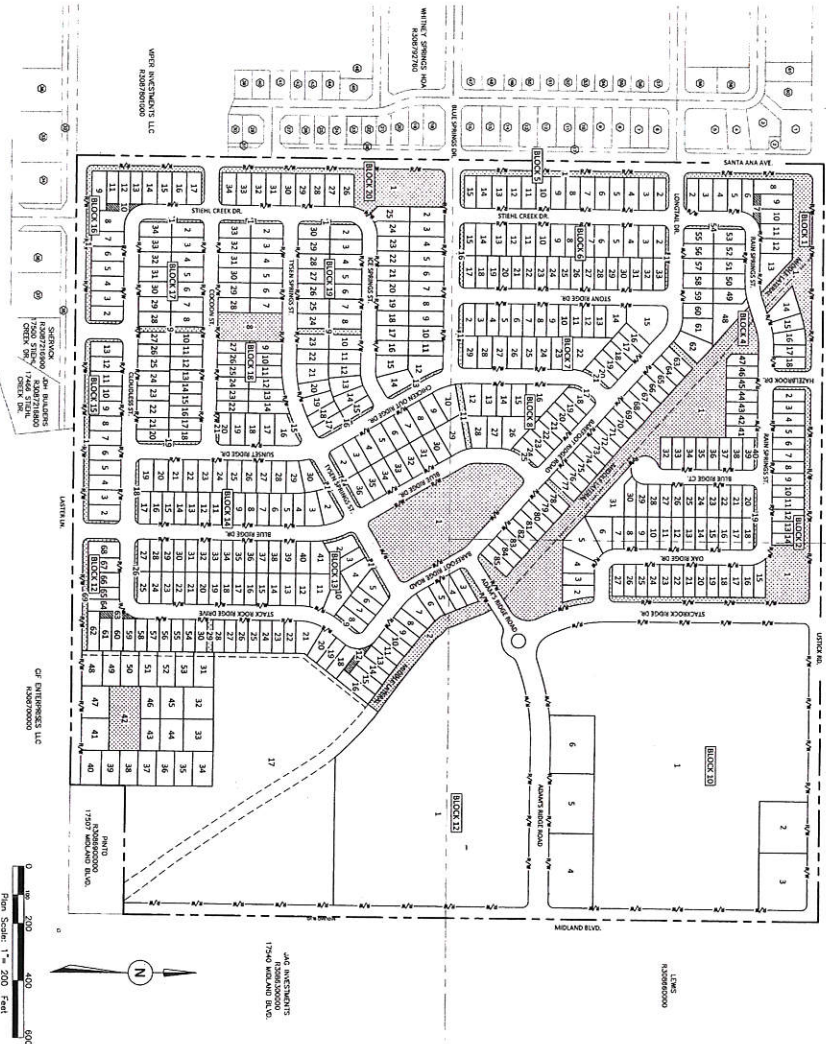
1 OF 1

PRELIMINARY PLAT SHOWING  
 ADAM'S RIDGE SUBDIVISION  
 CITY OF CALDWELL, CANYON COUNTY, IDAHO  
 DECEMBER 2017

LEGEND

- BOUNDARY LINE
- OFFICE PROPERTY LINE
- - - - - SETBACKS
- ROAD CENTERLINE
- SECTION LINE
- ROAD 1/2 AC RESID
- ROAD 3/4 AC RESID
- 5 AC RESID
- 10 AC RESID
- LOT NUMBER
- (R2) ZONING

LOT	OWNER	PROPERTY ADDRESS
1	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
2	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
3	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
4	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
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42	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
43	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
44	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
45	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
46	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
47	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
48	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
49	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
50	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
51	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
52	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
53	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
54	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
55	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
56	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
57	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
58	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
59	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
60	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
61	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
62	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
63	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
64	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
65	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
66	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
67	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
68	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
69	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD
70	ADAM'S RIDGE DEVELOPMENT LLC	1740 MOULAN BLVD



**CONTACT INFORMATION**  
 ENGINEERING CONSULTANT  
 K&M ENGINEERING, LLC  
 1025 S. ALTO ST #104  
 BOISE, IDAHO 83725  
 PHONE: (208) 333-4329  
 FAX: (208) 333-4330  
 EMAIL: k&m@kandm.com  
 WWW.KANDM.COM

**DATE/OVER**  
 ADAM'S RIDGE PLAT, INC.  
 1025 S. ALTO ST #104  
 BOISE, IDAHO 83725

**INDEX OF DRAWINGS**

SHEET NO.	TITLE
SHEET PP1.0	PRELIMINARY PLAT
SHEET PP1.1	EXISTING CONDITIONS
SHEET PP2.0	LOT LAYOUT
SHEET PP2.1	LOT LAYOUT
SHEET PP3.0	LANDSCAPE PLAN

**PRELIMINARY PLAT DATA**

**SITE DATA**  
 TOTAL AREA OF SITE: 80 ACRES  
 AREA RESERVED: 0 ACRES  
 AREA OF ADAM'S RIDGE: 80 ACRES  
 AREA RESERVED FOR COMMERCIAL: 0 ACRES  
 AREA RESERVED FOR RESIDENTIAL: 0 ACRES  
 AREA RESERVED FOR INDUSTRIAL: 0 ACRES  
 AREA RESERVED FOR AGRICULTURE: 0 ACRES

**OVERALL LOT DATA**

TYPE	NUMBER OF LOTS	TOTAL AREA (ACRES)
RESIDENTIAL	34	27.8
COMMERCIAL	0	0
INDUSTRIAL	0	0
AGRICULTURE	0	0
TOTAL	34	27.8

**ADAM'S RIDGE DEVELOPMENT LLC**  
 1740 MOULAN BLVD, CALDWELL, IDAHO 83735

**PRELIMINARY NOT FOR CONSTRUCTION**

**ADAM'S RIDGE SUBDIVISION**  
 PRELIMINARY PLAT  
 CALDWELL, IDAHO

NO.	REVISIONS	DATE

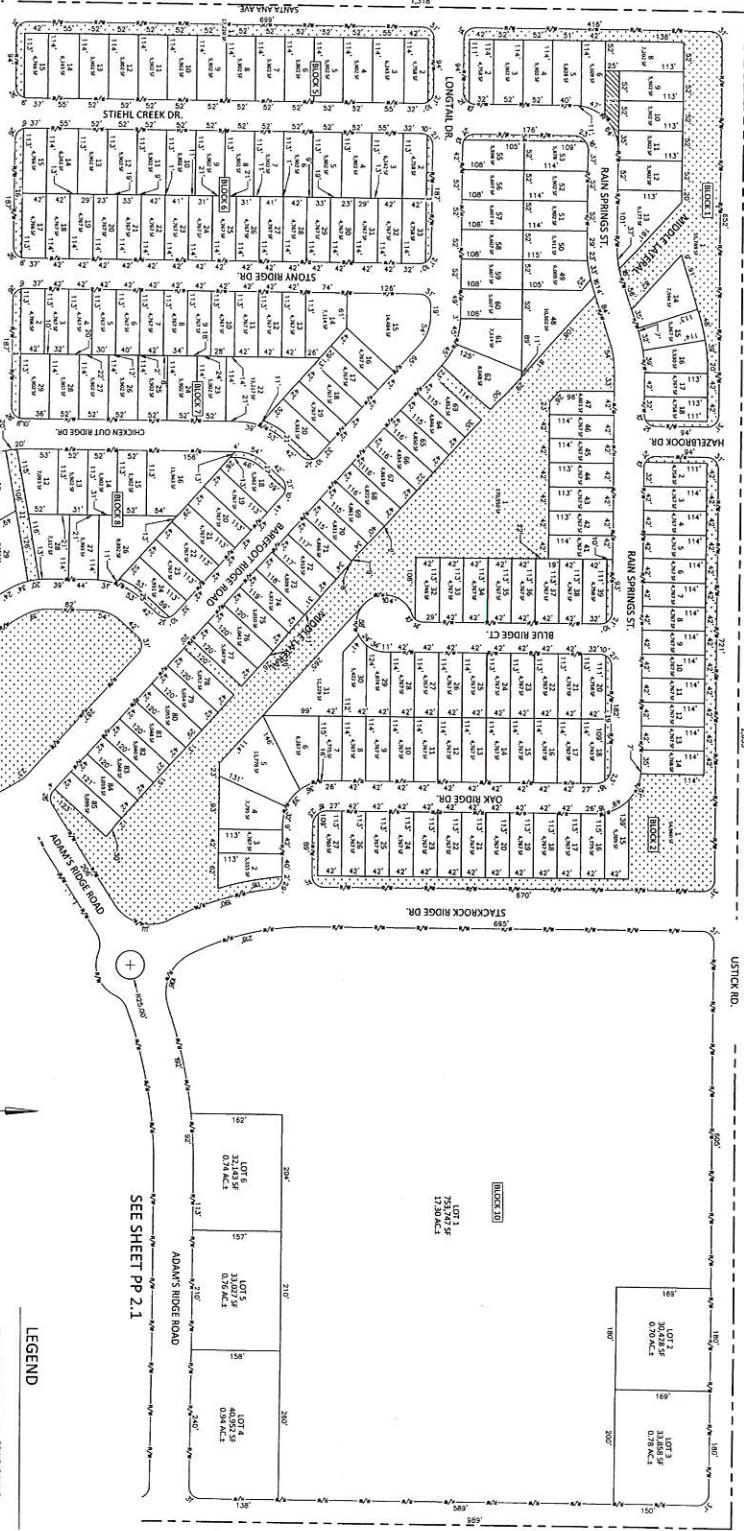
**ENGINEERING**  
 K&M ENGINEERING, LLC  
 1025 S. ALTO ST #104  
 BOISE, IDAHO 83725  
 PHONE: (208) 333-4329  
 FAX: (208) 333-4330  
 WWW.KANDM.COM

SHEET NO. PP1.0



BLUE SPRINGS DR.

SANTA ANA AVE.



SEE SHEET PP 2.1

SEE SHEET PP 2.1

SEE SHEET PP 2.1



LEGEND

- BOUNDARY LINE
- DRIVE BOUNDARY LINE
- ROAD CENTERLINE
- LOT LINE
- HIGH-TO-LOW SLOPE LINE
- COMMON AREA
- COMMON DRIVEWAY

NOTES

1. ALL UTILITIES AND ADJACENT STREETS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CITY OF CALDWELL ZONING ORDINANCES.
2. DEVELOPMENT IN THIS SUBDIVISION SHALL BE SUBJECT TO THE APPLICABLE CITY OF CALDWELL ORDINANCES AND REGULATIONS. THE CITY OF CALDWELL SHALL BE NOTIFIED IN WRITING AT LEAST 30 DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CITY OF CALDWELL SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE ORIGINAL PLAN OR THE ADJACENT STREETS. THE CITY OF CALDWELL SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE ORIGINAL PLAN OR THE ADJACENT STREETS.
3. THE ORIGINAL ELEVATION OF EXISTING FORMERS SHALL BE SET A MINIMUM ELEVATION OF 5100 FEET AS MEASURED FROM THE ADJACENT STREETS.
4. ALL UTILITIES SHALL BE INSTALLED WITHIN THE CITY OF CALDWELL, CALDWELL UTILITIES DEPARTMENT JURISDICTION.
5. RESIDENTIAL WATERS SHALL BE INSTALLED TO THE CITY OF CALDWELL, CALDWELL UTILITIES DEPARTMENT JURISDICTION.
6. MAINTENANCE OF ALL UTILITIES AND DRIVEWAYS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER. THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES AND DRIVEWAYS.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES AND DRIVEWAYS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES AND DRIVEWAYS.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES AND DRIVEWAYS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES AND DRIVEWAYS.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES AND DRIVEWAYS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES AND DRIVEWAYS.
10. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES AND DRIVEWAYS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES AND DRIVEWAYS.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES AND DRIVEWAYS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES AND DRIVEWAYS.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES AND DRIVEWAYS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES AND DRIVEWAYS.
13. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES AND DRIVEWAYS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES AND DRIVEWAYS.

PRELIMINARY NOT FOR CONSTRUCTION  
ADAM'S RIDGE SUBDIVISION  
LOT LAYOUT  
CALDWELL, IDAHO

REVISIONS

NO.	DATE	DESCRIPTION



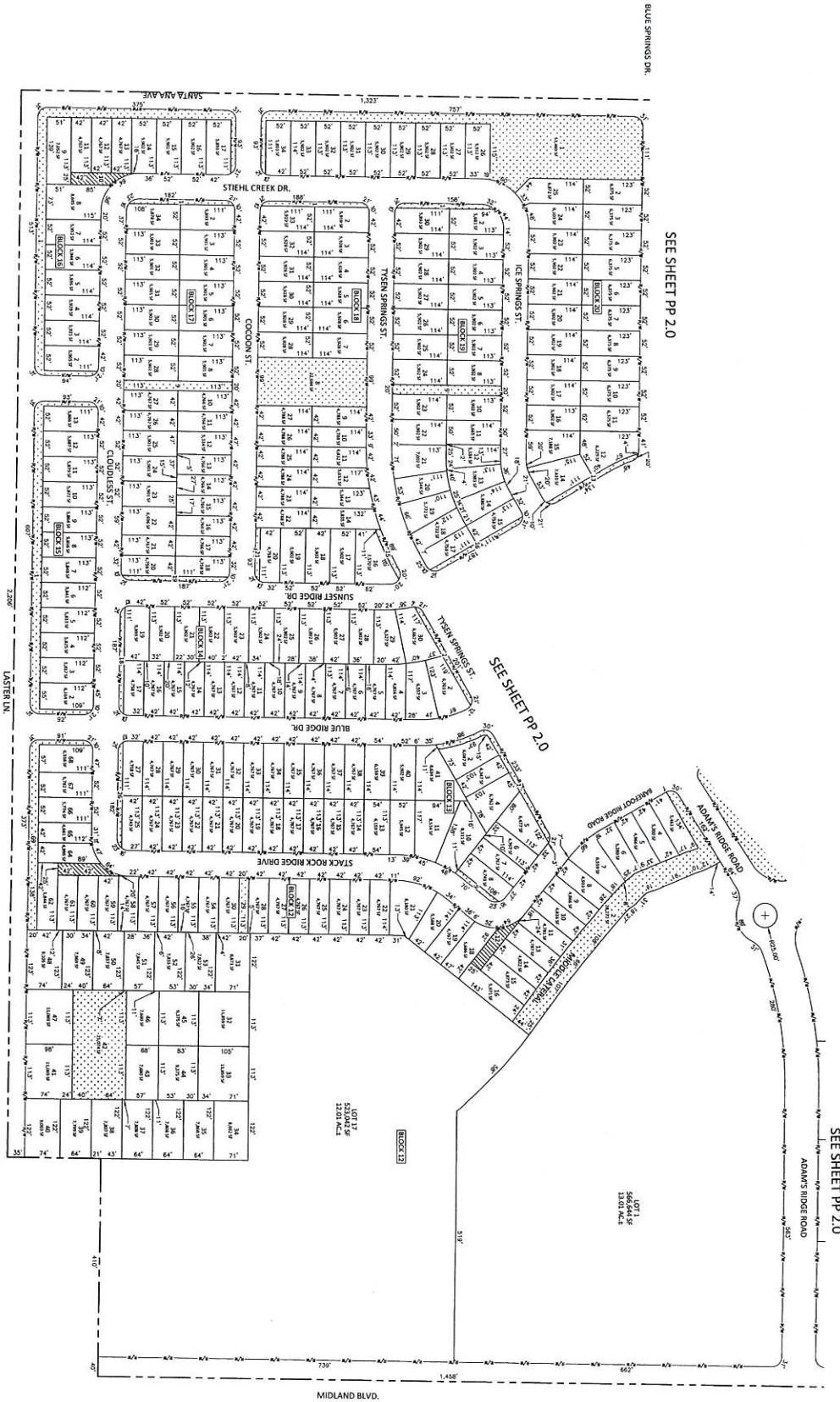
3033 WEST 24TH STREET  
MOSCOW, IDAHO 83843  
PH: 208-885-9999  
FAX: 208-885-9998



DATE: 08/21/2012  
SHEET NO: PP2.0

AB





SEE SHEET PP 2.0

SEE SHEET PP 2.0

SEE SHEET PP 2.0

PRELIMINARY NOT FOR CONSTRUCTION

**ADAM'S RIDGE SUBDIVISION**  
**LOT LAYOUT**  
 CALDWELL, IDAHO

REVISIONS

NO. DATE

DATE



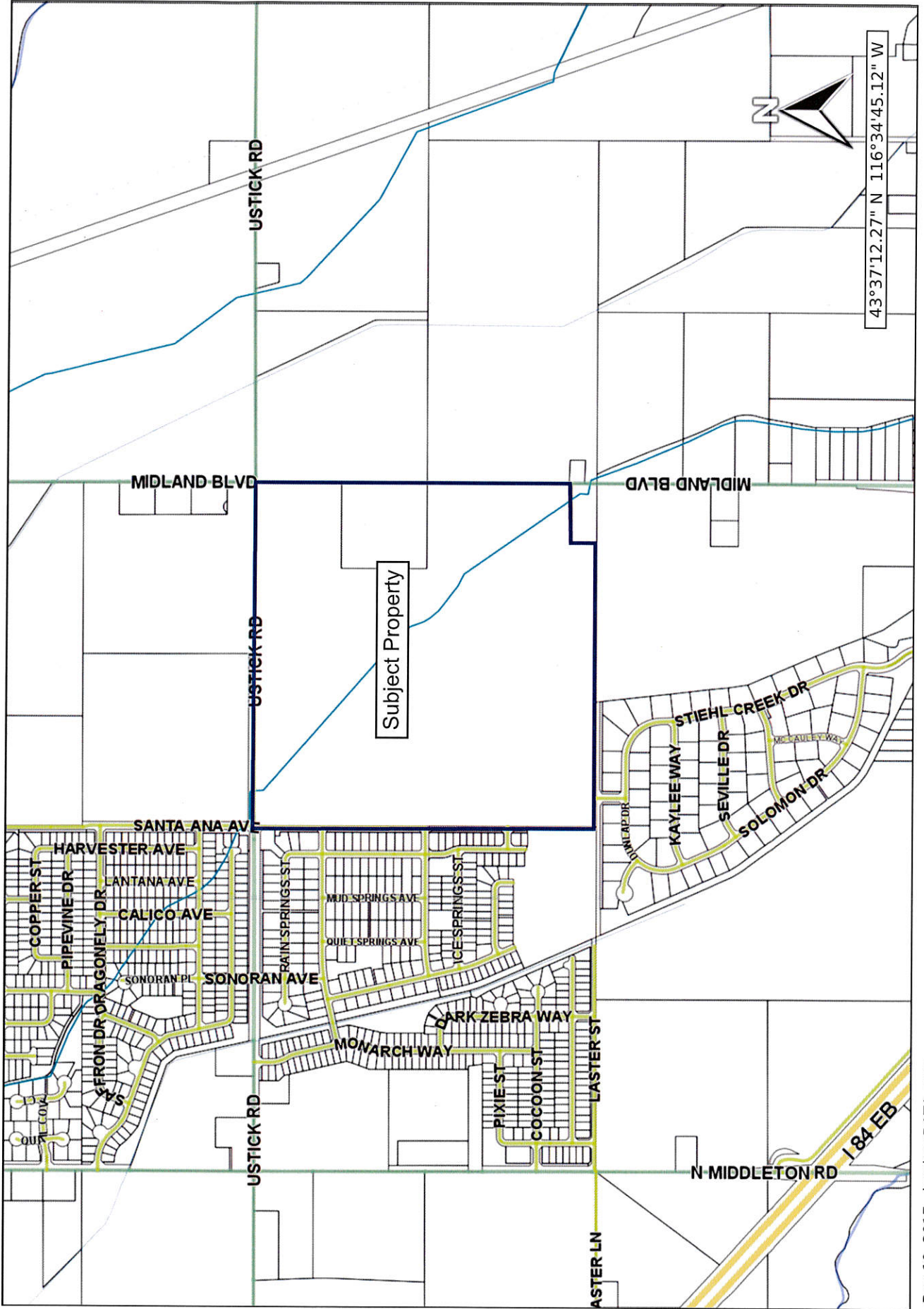
3522 EAST LAMAR STREET  
 PHOENIX, ARIZONA 85018  
 PHONE: (602) 998-8899  
 FAX: (602) 998-8898



A3

# Adam's Ridge Subdivision

## Vicinity Map



174

# Property Owner Acknowledgement

I, Adams Family Farms, LLC, 5598 North Eagle Road, Ste. 102  
(Name) (Address)

Boise, Idaho  
(City) (State)

being first duly sworn upon, oath, depose and say:

1. That I am the record owner, or authorized designee of the record owner of property located at  
17749 Midland Boulevard (R3086800000) per attached exhibits  
0 Midland Boulevard (R3086700000)  
(Address)

and I grant my permission to:

KM Engineering, LLP and

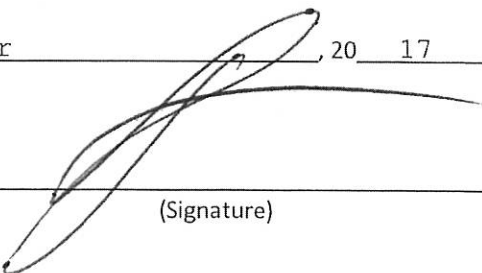
Providence Properties, LLC, 701 South Allen Street, Ste. 104  
(Name) (Address)

Meridian, Idaho  
(City) (State)

to submit the accompanying application(s) pertaining to that property.

2. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

Dated this 27<sup>th</sup> day of December, 2017

  
(Signature)

STEVEN NEIGHBORS  
MANAGER

EXHIBIT A

PARCEL 1:

Government Lot 1, Government Lot 2, and the South Half of the Northeast Quarter Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

EXCEPT:

The Southeast Quarter of Government Lot 1, Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

Beginning at the Southeast corner of Government Lot 1, Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, thence  
North along the section line 660 feet; thence  
West 660 feet; thence  
South 660 feet to the South line of said Lot 1, thence  
East 660 feet to the place of beginning.

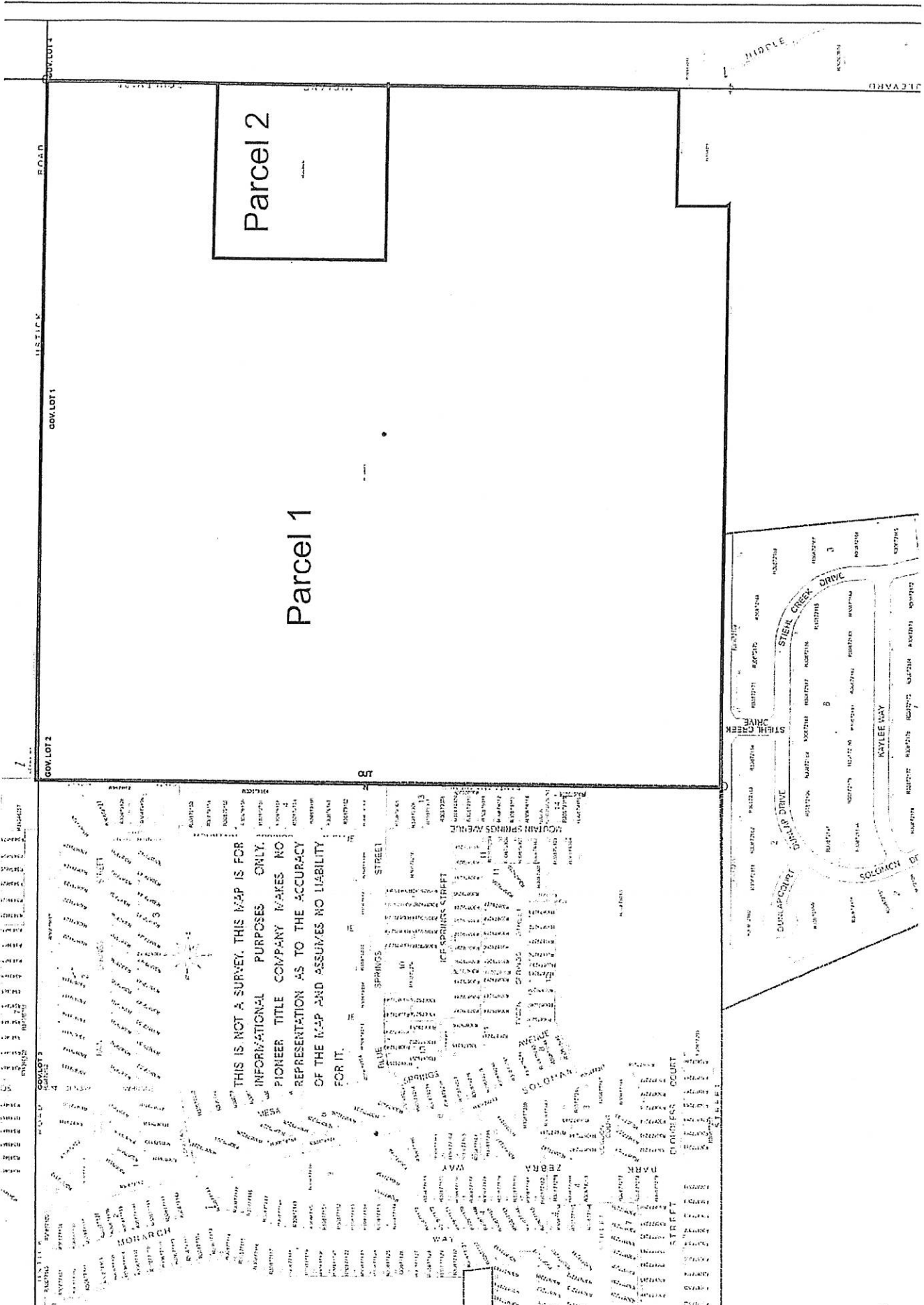
ALSO EXCEPT:

COMMENCING at the Southeasterly corner of the Northeast Quarter of Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, said point being the TRUE POINT OF BEGINNING; thence  
North 0° 0' 00" East a distance of 193.6 feet along the Easterly boundary of said Section 5 to a point; thence  
South 89° 51' 10" West a distance of 450 feet on a line parallel to and 193.6 feet Northerly of the  
Southeasterly boundary of the said Northeast quarter, Section 5, to a point; thence  
South 0° 00' 00" West a distance of 193.6 feet on a line parallel to and 450 feet Westerly of the said Easterly  
boundary of Section 5 to a point on the said Southerly boundary of the Northeast quarter of Section 5; thence  
North 89° 51' 10" East a distance of 450 feet along the said Southerly boundary of the Northeast quarter,  
Section 5; to the POINT OF BEGINNING.

PARCEL 2:

The Southeast Quarter of Government Lot 1, Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

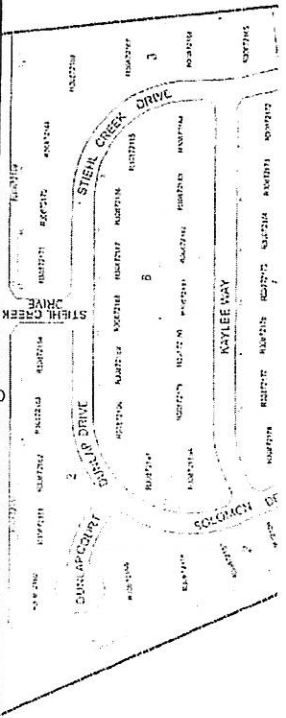
Beginning at the Southeast corner of Government Lot 1, Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, thence  
North along the section line 660 feet; thence  
West 660 feet; thence  
South 660 feet to the South line of said Lot 1, thence  
East 660 feet to the place of beginning.



Parcel 2

Parcel 1

THIS IS NOT A SURVEY, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. PIONEER TITLE COMPANY MAKES NO REPRESENTATION AS TO THE ACCURACY OF THE MAP AND ASSUMES NO LIABILITY FOR IT.



710



December 8, 2017  
Project No.: 17-052

**Exhibit A**  
**Legal Description for**  
**Annexation into City of Caldwell**

A parcel of land being Government Lots 1 and 2, the Southwest 1/4 of the Northeast 1/4 and a portion of the Southeast 1/4 of the Northeast 1/4 of Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

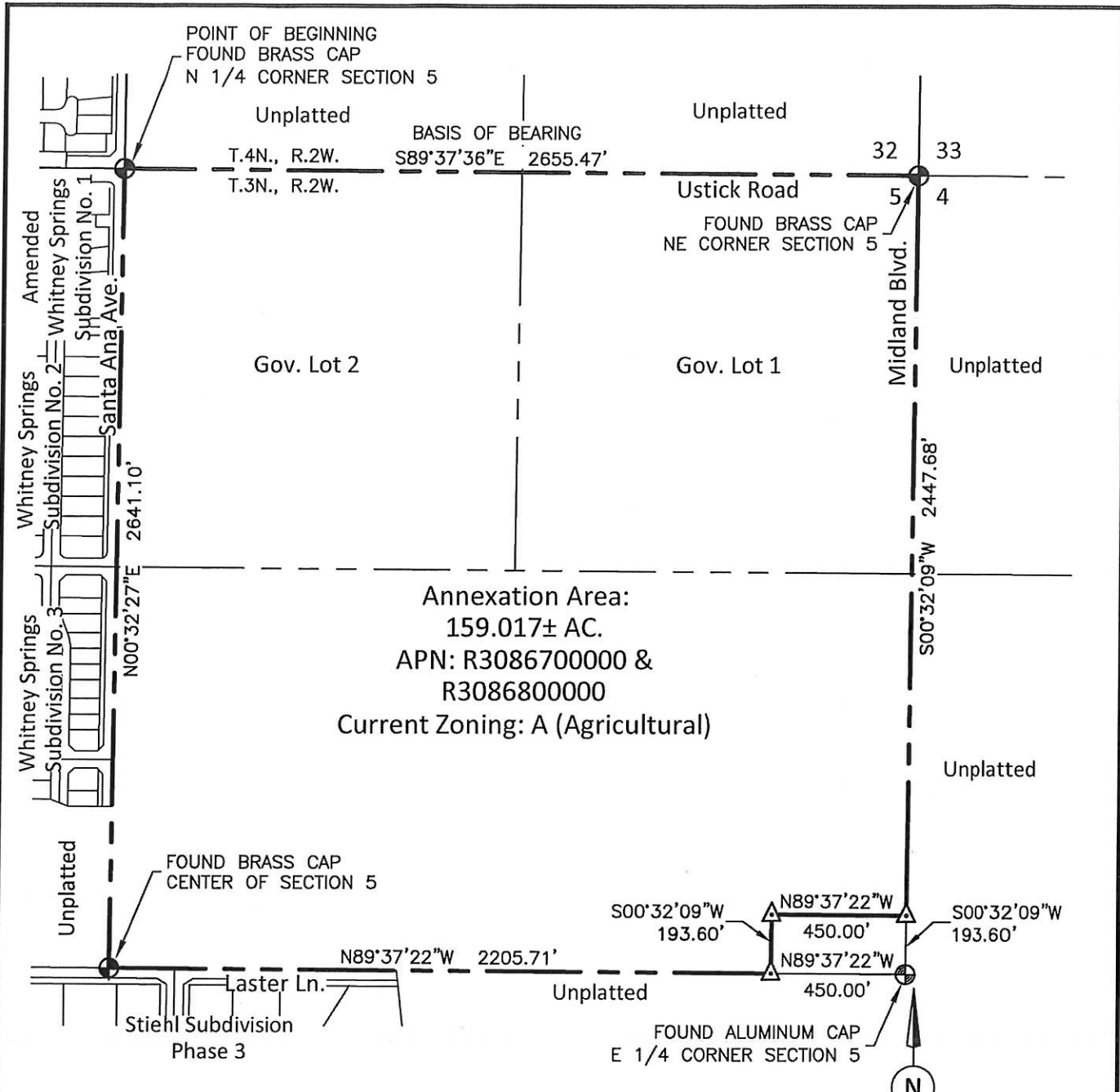
**BEGINNING** at a found brass cap marking the north 1/4 corner of said Section 5, thence following the northerly line of the Northeast 1/4 of said Section 5, S89°37'36"E a distance of 2,655.47 feet to a found brass cap marking the northeast corner of said Section 5;  
Thence leaving said northerly line and following the easterly line of said Northeast 1/4, S00°32'09"W a distance of 2,447.68 feet to a point;  
Thence leaving said easterly line, N89°37'22"W a distance of 450.00 feet to a point;  
Thence S00°32'09"W a distance of 193.60 feet to a point on the southerly line of said Northeast 1/4;  
Thence following said southerly line, N89°37'22"W a distance of 2205.71 feet to a found brass cap marking the Center of said Section 5;  
Thence leaving said southerly line and following the westerly line of said Northeast 1/4, N00°32'27"E a distance of 2,641.10 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 159.017 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is Exhibit B and by this reference is made a part hereof.



P:\17-052\CAD\SURVEY\EXHIBITS\17-052 ANNEXATION.DWG, AARON BALLARD, 12/8/2017, KYOCERA TASKALFA 4550CI KX.PC3, ----



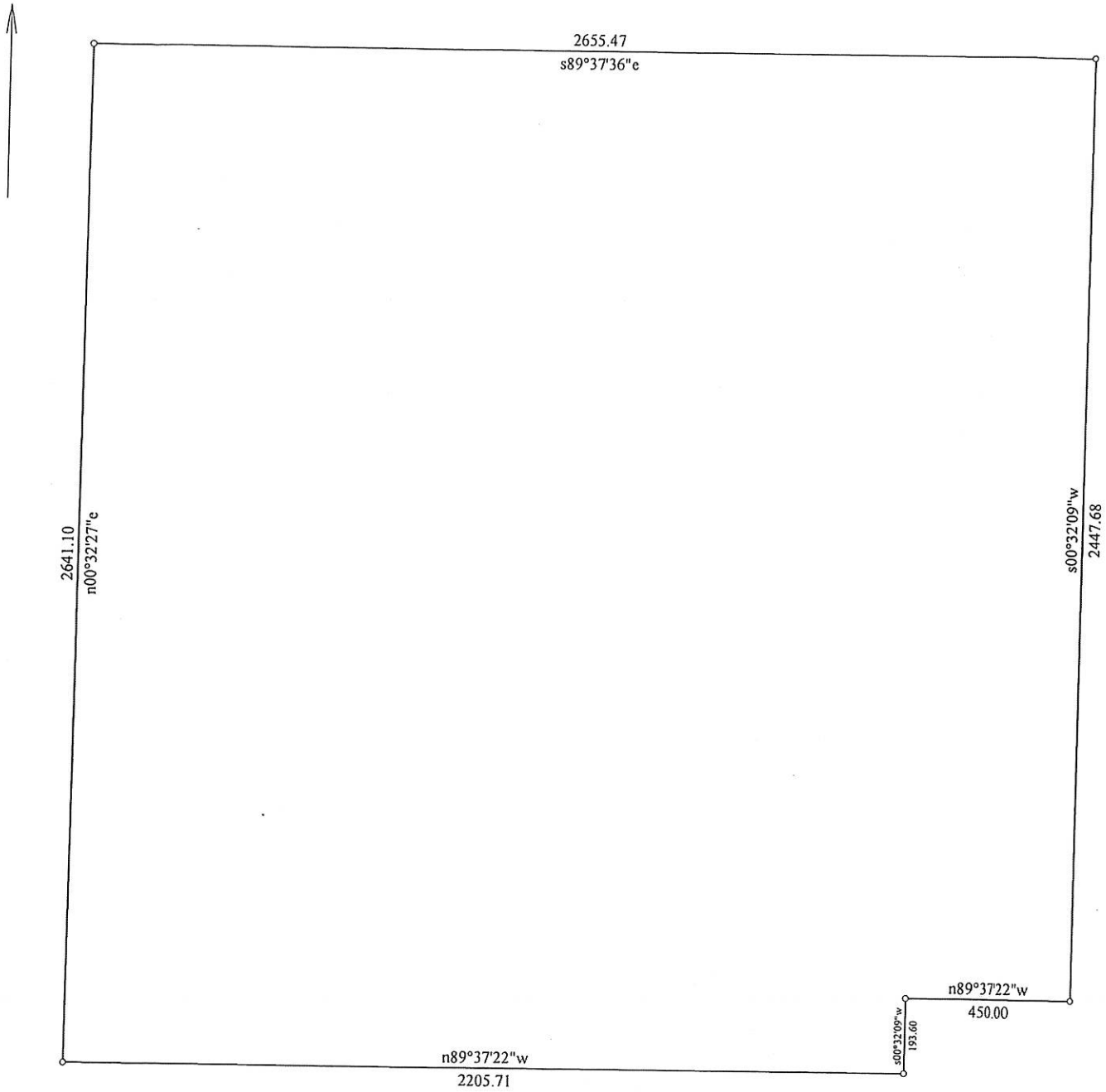
**km**  
**ENGINEERING**  
ENGINEERS . SURVEYORS . PLANNERS  
9233 WEST STATE STREET  
BOISE, IDAHO 83714  
PHONE (208) 639-6939  
FAX (208) 639-6930

DATE:	12/8/2017
PROJECT:	17-052
SHEET:	1 OF 1

**Exhibit B**  
**Annexation into City of Caldwell**

Providence Properties, LLC - 17749 Midland Blvd.  
Situated in the NE 1/4 of Section 5, T.3N., R.2W., B.M., Canyon County, Idaho

ALD



Title:		Date: 12-08-2017
Scale: 1 inch = 400 feet	File:	
Tract 1: 159.017 Acres: 6926770 Sq Feet: Closure = n88.0202e 0.01 Feet: Precision >1/999999: Perimeter = 10594 Feet		
001=s89.3736e 2655.47	004=s00.3209w 193.60	
002=s00.3209w 2447.68	005=n89.3722w 2205.71	
003=n89.3722w 450.00	006=n00.3227e 2641.10	

ALU





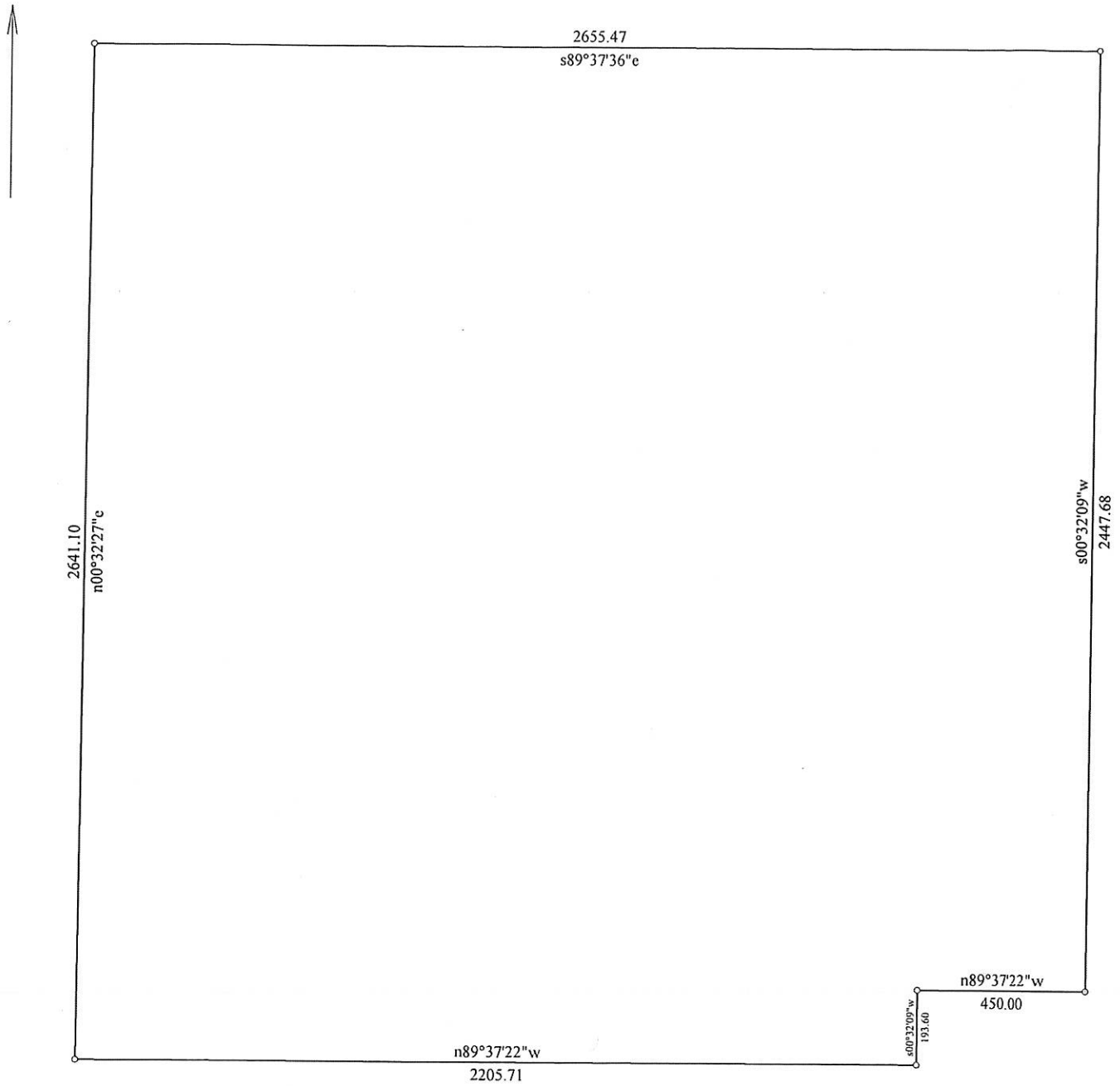
December 8, 2017  
Project No.: 17-052  
Adam's Ridge Subdivision  
Legal Description

A parcel of land being Government Lots 1 and 2, the Southwest 1/4 of the Northeast 1/4 and a portion of the Southeast 1/4 of the Northeast 1/4 of Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

**BEGINNING** at a found brass cap marking the north 1/4 corner of said Section 5, thence following the northerly line of the Northeast 1/4 of said Section 5, S89°37'36"E a distance of 2,655.47 feet to a found brass cap marking the northeast corner of said Section 5;  
Thence leaving said northerly line and following the easterly line of said Northeast 1/4, S00°32'09"W a distance of 2,447.68 feet to a point;  
Thence leaving said easterly line, N89°37'22"W a distance of 450.00 feet to a point;  
Thence S00°32'09"W a distance of 193.60 feet to a point on the southerly line of said Northeast 1/4;  
Thence following said southerly line, N89°37'22"W a distance of 2205.71 feet to a found brass cap marking the Center of said Section 5;  
Thence leaving said southerly line and following the westerly line of said Northeast 1/4, N00°32'27"E a distance of 2,641.10 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 159.017 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.





Title:		Date: 12-08-2017
Scale: 1 inch = 400 feet	File:	
Tract 1: 159.017 Acres: 6926770 Sq Feet: Closure = n88.0202e 0.01 Feet: Precision >1/999999: Perimeter = 10594 Feet		
001=s89.3736e 2655.47	004=s00.3209w 193.60	
002=s00.3209w 2447.68	005=n89.3722w 2205.71	
003=n89.3722w 450.00	006=n00.3227e 2641.10	

A10



December 8, 2017  
Project No.: 17-052

**Exhibit A**  
**Legal Description for Rezone to C2**

A parcel of land being a portion of Government Lot 2 and a portion of the Southeast 1/4 of the Northeast 1/4 of Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

Commencing at a found brass cap marking the north 1/4 corner of said Section 5, which bears N89°37'36"W a distance of 2,655.47 feet from a found brass cap marking the northeast corner of said Section 5, thence following the northerly line of the Northeast 1/4 of said Section 5, S89°37'36"E a distance of 1,575.06 feet to the **POINT OF BEGINNING**.

Thence following said northerly line, S89°37'36"E a distance of 1080.41 feet to said found brass cap marking the northeast corner;

Thence leaving said northerly line and following the easterly line of said Northeast 1/4, S00°32'09"W a distance of 2,447.68 feet to a point;

Thence leaving said easterly line, N89°37'22"W a distance of 450.00 feet to a point;

Thence S00°32'09"W a distance of 193.60 feet to a point on the southerly line of said Northeast 1/4;

Thence following said southerly line, N89°37'22"W a distance of 470.71 feet to a point;

Thence leaving said southerly line, N00°32'28"E a distance of 820.23 feet to a point;

Thence N38°09'21"E a distance of 330.75 feet to a point;

Thence N51°34'25"W a distance of 332.11 feet to a point;

Thence N42°56'05"W a distance of 49.19 feet to a point;

Thence N23°04'54"W a distance of 193.89 feet to a point;

Thence 139.88 feet along a non-tangent curve to the right, said curve having a radius of 800.00 feet, a delta angle of 10°01'06", a chord bearing of N59°35'06"E and a chord distance of 139.70 feet to a point;

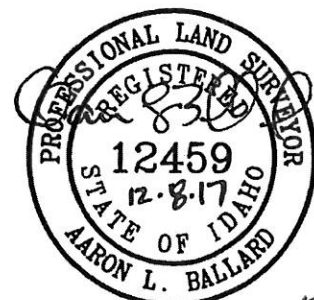
Thence N29°56'18"W a distance of 72.29 feet to a point;

Thence 264.52 feet along the arc of a circular curve to the right, said curve having a radius of 500.00 feet, a delta angle of 30°18'42", a chord bearing of N14°46'57"W and a chord distance of 261.45 feet to a point;

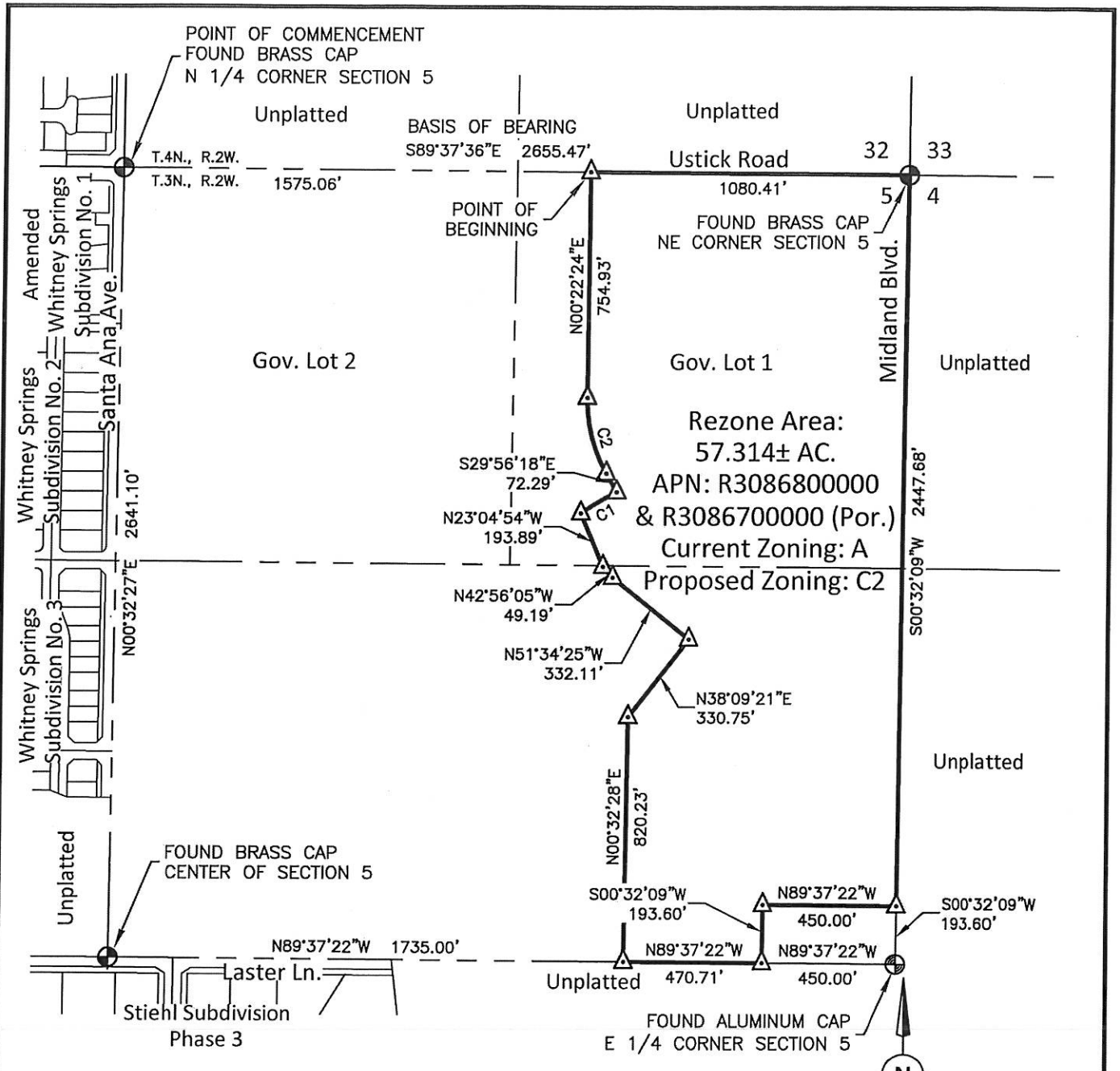
Thence N00°22'24"E a distance of 754.93 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 57.314 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

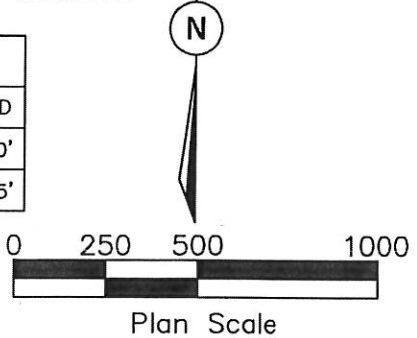
Attached hereto is Exhibit B and by this reference is made a part hereof.



P:\17-052\CAD\SURVEY\EXHIBITS\17-052 REZONE TO C2.DWG, AARON BALLARD, 12/11/2017, KYOCERA TASKALFA 4550CI KX.PC3, ----



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	800.00'	139.88'	10°01'06"	N59°35'06"E	139.70'
C2	500.00'	264.52'	30°18'42"	N14°46'57"W	261.45'



**km**  
ENGINEERING

ENGINEERS . SURVEYORS . PLANNERS

9233 WEST STATE STREET  
BOISE, IDAHO 83714  
PHONE (208) 639-6939  
FAX (208) 639-6930

DATE: 12/8/2017  
PROJECT: 17-052  
SHEET: 1 OF 1

**Exhibit B**  
**Rezone to C2**

Providence Properties, LLC - 17749 Midland Blvd.  
Situated in the East 1/2 of the NE 1/4 of Section 5, T.3N., R.2W., B.M., Canyon County, Idaho

1710





December 8, 2017  
Project No.: 17-052

**Exhibit A**  
**Legal Description for Rezone to R2**

A parcel of land being Government Lot 1, a portion of Government Lot 2, the Southwest 1/4 of the Northeast 1/4 and a portion of the Southeast 1/4 of the Northeast 1/4 of Section 5, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

**BEGINNING** at a found brass cap marking the north 1/4 corner of said Section 5, which bears N89°37'36"W a distance of 2,655.47 feet from a found brass cap marking the northeast corner of said Section 5, thence following the northerly line of the Northeast 1/4 of said Section 5, S89°37'36"E a distance of 1,575.06 feet to a point;  
Thence leaving said northerly line, S00°22'24"W a distance of 754.93 feet to a point;  
Thence 264.52 feet along the arc of a circular curve to the left, said curve having a radius of 500.00 feet, a delta angle of 30°18'42", a chord bearing of S14°46'57"E and a chord distance of 261.45 feet to a point;  
Thence S29°56'18"E a distance of 72.29 feet to a point;  
Thence 139.88 feet along a non-tangent curve to the left, said curve having a radius of 800.00 feet, a delta angle of 10°01'06", a chord bearing of S59°35'06"W and a chord distance of 139.70 feet to a point;  
Thence S23°04'54"E a distance of 193.89 feet to a point;  
Thence S42°56'05"E a distance of 49.19 feet to a point;  
Thence S51°34'25"E a distance of 332.11 feet to a point;  
Thence S38°09'21"W a distance of 330.75 feet to a point;  
Thence S00°32'28"W a distance of 820.23 feet to a point on the southerly line of said Northeast 1/4;  
Thence following said southerly line, N89°37'22"W a distance of 1,735.00 feet to a found brass cap marking the Center of said Section 5;  
Thence leaving said southerly line and following the westerly line of said Northeast 1/4, N00°32'27"E a distance of 2,641.10 feet to the **POINT OF BEGINNING**.

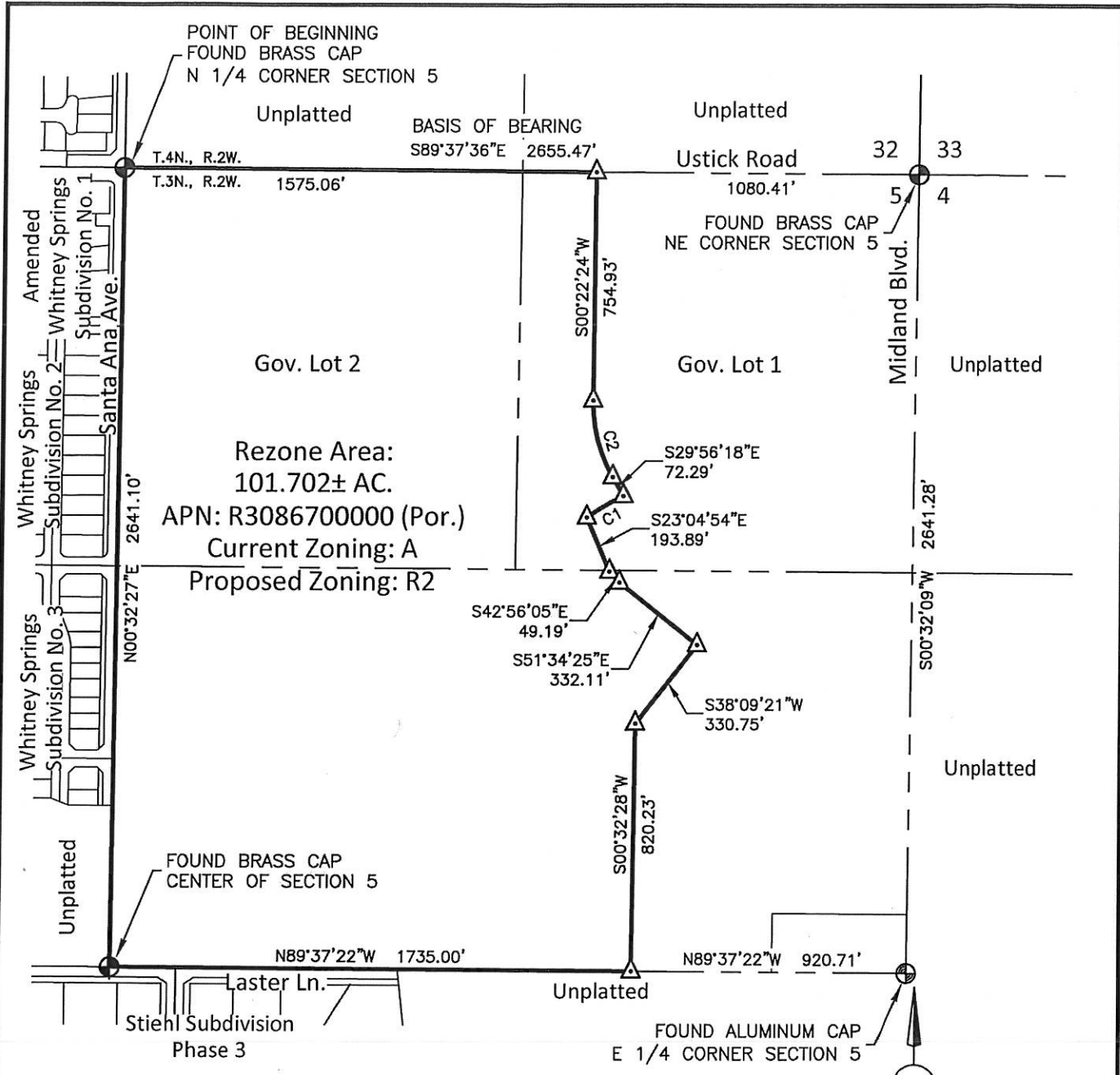
Said parcel contains a total of 101.702 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is Exhibit B and by this reference is made a part hereof.



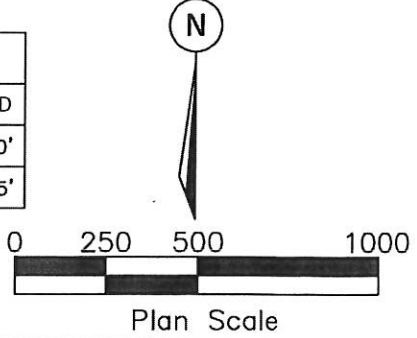
AW

P:\17-052\CAD\SURVEY\EXHIBITS\17-052 REZONE TO R2.DWG, AARON BALLARD, 12/11/2017, KYOCERA TASKALFA 4550CI KX.PC3, ---



**km**  
**ENGINEERING**  
ENGINEERS . SURVEYORS . PLANNERS  
9233 WEST STATE STREET  
BOISE, IDAHO 83714  
PHONE (208) 639-6939  
FAX (208) 639-6930

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	800.00'	139.88'	10°01'06"	S59°35'06"W	139.70'
C2	500.00'	264.52'	30°18'42"	S14°46'57"E	261.45'

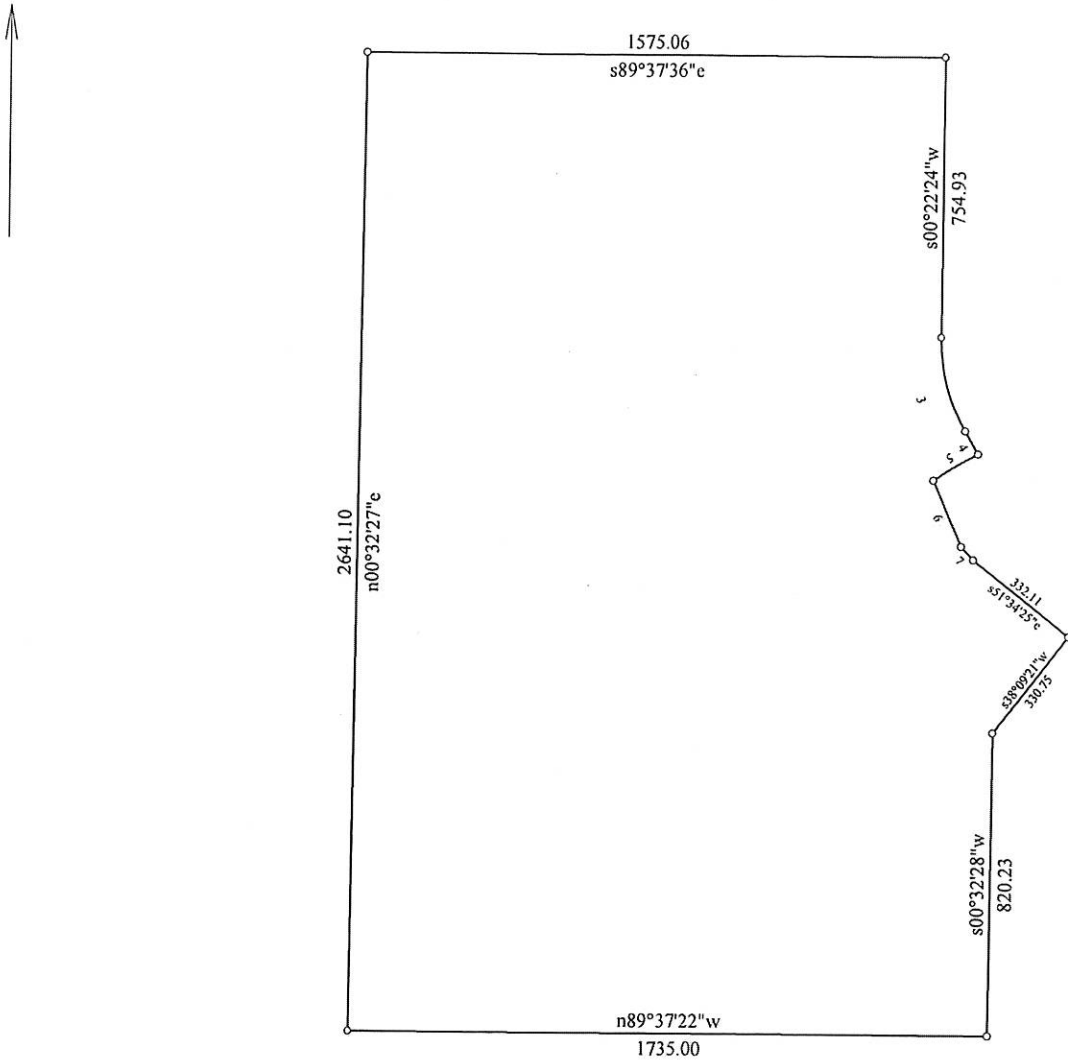


**Exhibit B**  
**Rezone to R2**

Providence Properties, LLC - 17749 Midland Blvd.  
Situated in the NE 1/4 of Section 5, T.3N., R.2W., B.M., Canyon County, Idaho

DATE: 12/8/2017  
PROJECT: 17-052  
SHEET:  
1 OF 1

AD



Title: Rezone to R2		Date: 12-11-2017
Scale: 1 inch = 500 feet	File:	
Tract 1: 101.702 Acres: 4430158 Sq Feet: Closure = s72.0555e 0.01 Feet: Precision >1/999999: Perimeter = 8909 Feet		
001=s89.3736e 1575.06	006=s23.0454e 193.89	011=n89.3722w 1735.00
002=s00.2224w 754.93	007=s42.5605e 49.19	012=n00.3227e 2641.10
003: Lt, R=500.00, Delta=30.1842 Bng=s14.4657e, Chd=261.45	008=s51.3425e 332.11	
004=s29.5618e 72.29	009=s38.0921w 330.75	
005: Lt, R=800.00, Delta=10.0106 Bng=s59.3506w, Chd=139.70	010=s00.3228w 820.23	

AW



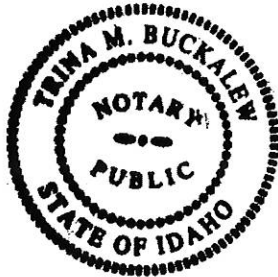


My Commission Expires 12-07-2011

STATE OF IDAHO            )  
                                          ) ss.  
County of Ada                )

On this 23rd day of April, 2009, before me, the undersigned, a notary public in and for said county and state, personally appeared and Phillip Pflieger, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signatures on the instrument the entity upon behalf of which the person acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Trina M. Buckalew  
Notary Public for Idaho  
Residing at Meridian, Idaho  
My Commission Expires 12-07-2011

**EXHIBIT A**

**Grantor: Estate of Betty Jean Adams**

**Grantee: Adams Family Farms, LLC**

(Table and Headings are for reference only and are not part of the legal description.)

**CANYON COUNTY.**

	<b>Inst. No.</b>	<b>Common Name</b>	<b>Tax Nos.</b>
1.	8631369	Nampa	30867-000 30868-000*
2.	200008348	Richard Church Place. (Also Inst No. 200312685 - Parcel 9 below)	36814-000 36814-010
3.	200008349	Carlson Estate	37125-000
4.	200109019	Thomas Church Place	37112-000
5.	200312685	Obendorf Place	36675-000*
6.	"	I.O.N. Place	36766-000*
7.	"	Donaldson Place	36656-000
8.	"	Begland/Van Cleaf	36665-010
9.	"	Paynter Place	36124-000, 36124-010
10	"	Hyde Trust	39175-000
11	200312687 200357250	Gooding Place (1997)	36673-010
12	"	Tract I	36653*
13	"	Tract II/ Suter Place (a)	36667-000
14	"	Tract III/Suter Place (b)	36668*
15	"	Tract IV/Trunnell Place	36762-000
16	"	Tract V/Thompson Place	36774-000
17	200312688	Pease Place	36663-010, 39208-010, 39210-010
18	200312690	Balding Place	36789-000
19	200312692	Andrew Place	36676-010, 36677-000
20	200312693	Robinson Place	39171-011, 39171-012, 39173-000
21	200312694 200357238 200361171	Allendale Farms Correction deed	36139-000, 36141-000, 36142-010
22	200356350	Batt Wilder Land Co, Tax 4 Sec. 33, T5N, R5W. Original Inst No. 9815675	39175-010
23	200357240	Parcel I/ Batt 1,2,3 from Inst. No. 9922048	37122-010
24	200357241	Butler	37091-000
25	200357241	Parcel III/Batt 4. Note. Parcel III/Batt 4 then transfers under 200357252	37106-000
26	200357242 200361172	Parcel VI/ Batt 5 from 9922048 (Correction Deed)	36156-000
27	200357244	Parcel V/ Batt 6 from 9922048	36809-010

28	200357245	Hetrick Place & original 961147	36826-000, 36827-010, 36828-010
29	200357245	Parcel II/Batt 8 from original 9922048	36829-000
30	200357252	Parcel VII	39175-011
31	200357252	Parcel IV Wilder Land Co.	36782
			* Improvements

**OWYHEE COUNTY**

32	242721	In T3N, R5W, Boise Meridian, Owyhee County, Idaho Section 30; the NW ¼ excepting therefrom the East 990 feet, and Lot 3, NE ¼ SW ¼, N ½ SE ¼.	303000  305400
33	245029	The North ½ of the SW ¼ Less Tax 1 in Section 29, T 3 N, R 5 W, Boise Meridian, Owyhee County, Idaho.	294820

**PARCEL 1**

Nampa Property

Prior Inst. No. 8631369

Tax Nos. 30867-000, 30868-000\*

Lot 1 less the Southeast quarter, all of Lot 2, and the South half of the Northeast quarter less the South 193.6 feet of the East 450 feet, consisting of 147 acres more or less, and the Southeast quarter of Lot 1, consisting of 10 acres more or less, all located in Section 5, Township 3 North, Range 2 West.

**PARCEL 2**

Richard Church Place

Prior Inst. No. 200008348, 200312685

Tax No. 36814-000, 36814-010

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO.

**PARCEL 3**

Carlson Estate

Inst No. 200008349

Tax No. 37125

The Northwest Quarter of the Northwest Quarter, Section 24, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho;

EXCEPTING THEREFROM the following:

Deed

Adams Estate to Adams Family Farms, LLC

Page 4 of 31

A portion of the Northwest Quarter of the Northwest Quarter, Section 24, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence

South 00° 03' 31" East (formerly South 00° 03' 23" East) along the West boundary of said Northwest Quarter of the Northwest Quarter, a distance of 100 feet to a point on the South boundary of a railroad right-of-way and to the TRUE POINT OF BEGINNING; thence

South 89° 53' 21" East along said South right-of-way boundary, a distance of 211.17 feet; thence

South 00° 45' 00" East a distance of 519.11 feet; thence

South 48° 53' 46" East a distance of 14.19 feet; thence

South 00° 23' 13" East a distance of 160.79 feet; thence

North 89° 53' 21" West parallel with the North boundary of said Northwest Quarter of the Northwest Quarter, a distance of 229.04 feet to a point on the West boundary of said Northwest Quarter of the Northwest Quarter; thence

North 00° 03' 31" West (formerly North 00° 03' 23" West) along said West boundary, a distance of 689.15 feet to the TRUE POINT OF BEGINNING.

**PARCEL 4**

Thomas Church Place

Inst No. 200109019

Tax No. 37112

The Southeast Quarter of the Northeast Quarter in Section 24, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; and the Northeast Quarter of the Northeast Quarter in Section 24, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

EXCEPT the right-of-way of the railroad being a strip of land 100 feet in width off the North side thereof.

ALSO EXCEPTING

BEGINNING at a point on the South boundary line of the right-of-way of the Wilder Branch of the Oregon Short Line Railroad Company, which point is 100 feet South of the North line and 568 feet West of the East line of Section 24, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

West along the South line of said Railroad right-of-way a distance of 475 feet; thence

South a distance of 30.2 feet; thence

East a distance of 475 feet to a point which is 27.2 feet South of the POINT OF BEGINNING; thence

North a distance of 27.2 feet to the POINT OF BEGINNING.

ALSO EXCEPTING

BEGINNING at a point 100 feet South of the Northeast corner of Section 24, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho (said point being in the South boundary line of the right-of-way of the Wilder Branch of the Oregon Short Line Railroad Company); thence

Deed

Adams Estate to Adams Family Farms, LLC

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West on the South line of said right-of-way a distance of 568 feet; thence  
South a distance of 27.2 feet; thence  
East a distance of 568 feet to a point 23.6 feet South of the POINT OF BEGINNING;  
thence  
North along the Section line a distance of 23.6 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM

That portion of the Northeast Quarter of the Northeast Quarter of Section 24, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northeast corner of said. Northeast Quarter of the Northeast Quarter;  
thence

North 89° 53' 21" West along the Northerly boundary of said Northeast Quarter of the Northeast Quarter a distance of 1,336.04 feet to the Northwest corner of said Northeast Quarter of the Northeast Quarter; thence

South 00° 05' 53" West along the Westerly boundary of said Northeast Quarter of the Northeast Quarter a distance of 100 feet to a point on the Southerly right-of-way boundary for the Union Pacific Railroad, the TRUE POINT OF BEGINNING; thence

South 89° 53' 21" East along said Southerly right-of-way boundary and parallel with said Northerly boundary of said Northeast Quarter of the Northeast Quarter a distance of 292.99 feet to the Northwest corner of the parcel described in and recorded as Instrument No. 515434, Book 277, Page 195, records of Canyon County; thence

South 00° 06' 39" West along the Easterly boundary of said parcel a distance of 30.20 feet; thence

North 89° 44' 54" East along the Southerly boundary of said parcel a distance of 350.38 feet; thence

South 00° 07' 30" West a distance of 76.63 feet; thence

South 89° 44' 54" West parallel with said Southerly boundary a distance of 643.33 feet to a point on the Westerly boundary of said Northeast Quarter of the Northeast Quarter; thence

North 00° 05' 53" East along said Westerly boundary a distance of 108.69 feet to the TRUE POINT OF BEGINNING.

AND FURTHER EXCEPTING THEREFROM

A parcel of land being on both sides of the centerline of State Highway No. 19, Project No. RS-3712(4) Highway Survey as shown on the plans thereof now on file in the office of the Idaho Transportation Department, Division of Highways, and being a portion of the Southeast Quarter of the Northeast of Section 24, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, described as follows, to-wit:

BEGINNING at the East Quarter corner of Section 24, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

Westerly along the East-West Quarter line of said Section 24 a distance of 1,342 feet, more or less, to the Southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 24, which is coincident with Station 393+09.00 of said State Highway No. 19, Project No. RS-3712(4) Highway Survey; thence

Northerly along the West line of said Southeast Quarter of the Northeast Quarter a distance of 50 feet to a point in a line parallel with and 50 feet Northerly from the centerline and opposite Station 393+09.00 of said Highway Survey; thence along said parallel line as follows:

Easterly along a 28,597.89 foot radius curve left 657.92 feet to a point opposite Station 399+68.07 of said Highway Survey, North 89° 15' 36" East a distance of 137.25 feet to a point opposite Station 401+05.32 of said Highway Survey, Easterly along a 28,697.89 foot radius curve right 506.56 feet to a point opposite Station 406+11.00 of said Highway Survey; thence

North 9° 11' 23" East leaving said parallel line 101.14 feet to a point in the Westerly right-of-way line of existing Allendale Road that bears North 0° 18' 06" East a distance of 150 feet from Station 406+26.15 of said Highway Survey; thence

South 89° 25' 30" East a distance of 25 feet, more or less, to a point in the East line of said Section 24; thence  
Southerly along said East line a distance of 172 feet, more or less, to the PLACE OF BEGINNING.

AND FURTHER EXCEPTING THEREFROM:

This parcel is situated in the Southeast Quarter of the Northeast Quarter of Section 24, Township 4 North, Range 5 West of the Boise Meridian, in Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southwest corner of said Southeast Quarter of the Northeast Quarter; thence

North 00° 47' 45" East, along the West boundary of said Southeast Quarter of the Northeast Quarter, a distance of 50.00 feet to a point on the North boundary of the right-of-way for State Highway No. 19; thence continuing

North 00° 47' 45" East, along the West boundary of said Southeast Quarter of the Northeast Quarter, a distance of 253.43 feet; thence

South 89° 16' 19" East, parallel with the south boundary of said Southeast Quarter of the Northeast Quarter, a distance of 55.26 feet; thence

South 00° 47' 45" West, parallel with the West boundary of said Southeast Quarter of the Northeast Quarter, a distance of 104.00 feet; thence

South 89° 16' 19" East, parallel with the South boundary of said Southeast Quarter of the Northeast Quarter, a distance of 101.00 feet; thence

South 00° 47' 45" West, parallel with the West boundary of said Southeast Quarter of the Northeast Quarter, a distance of 150.00 feet to a point on the North boundary of the right-of-way for State Highway No. 19; thence 156.26 feet along a curve to the right, which has central angle 00° 18' 47", radius 28,597.89 feet, and a long chord which bears North 89° 03' 57" West, a distance of 156.26 feet to the TRUE POINT OF BEGINNING.

This parcel is subject to easements 5 feet wide for utilities, irrigation and drainage along the West, North and East boundaries.

This parcel is subject to an easement 10 feet wide for utilities, irrigation and drainage along the South Boundary.

**PARCEL 5**

Deed

Adams Estate to Adams Family Farms, LLC

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Obendorf Place  
Prior Inst No. 200312685  
Tax No. 36675-000\*

Government Lot 3, Section 3, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

**PARCEL 6**  
I.O.N. Place  
Prior Inst No. 200312685  
Tax No. 36766-000\*

The Southwest quarter of the Southeast quarter and the West Half of the West Half of the Southeast quarter of the Southeast quarter, all in Section 10, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

**PARCEL 7**  
Donaldson Place  
Prior Inst No. 200312685  
Tax No. 36656-000

The South half of the Southeast quarter of Section 2, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

**PARCEL 8**  
Beglan/Van Cleaf Place  
Prior Inst No. 200312685  
Tax No. 36665-010

Lot 2 and the Southwest quarter of the Northeast quarter of Section 3, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, less and except Tax 97475 recorded as part of Inst. No. 200357250, to wit: A portion of the Southwest Quarter of the Northeast Quarter of Section 3, Township 4 North, Range 5 West Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northwest corner of said Southwest Quarter Northeast Quarter; thence  
South 1° 11' 49" West along the West boundary of said Southwest Quarter of the Northeast Quarter a distance of 178.06 feet to the TRUE POINT OF BEGINNING; thence  
South 89° 46' 58" East a distance of 261.65 feet; thence  
South 0° 59' 16" West a distance of 161.91 feet; thence  
South 89° 25' 55" West a distance of 262.33 feet to a point on said West boundary; thence  
North 1° 11' 49" East along said West boundary a distance of 165.51 feet to the TRUE POINT OF BEGINNING

Deed Adams Estate to Adams Family Farms, LLC Page 8 of 31



Paynter Place  
Prior Inst No. 200312685  
Tax No. 36124-000, 36124-010

The Northeast quarter of the Southwest quarter of Section 17, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, AND

The Southeast quarter of the Southwest quarter of Section 17, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

**PARCEL 10**  
Hyde Trust  
Prior Inst No. 200312685  
Tax No. 39175-000

The NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and the S  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of Section 33, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

**PARCEL 11**  
Gooding Place – 1997  
Prior Inst. No. 200312687 & 200357250  
Tax No. 36673-010

A portion of the South Half of the Northwest Quarter of Section 3, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northeast corner of said South Half of the Northwest Quarter; thence  
South  $1^{\circ} 11' 50''$  West along the East boundary of said South Half of the Northwest Quarter a distance of 616.30 feet to the TRUE POINT OF BEGINNING; thence continuing  
South  $1^{\circ} 11' 50''$  West along said East boundary a distance of 722.32 feet to the Southeast corner of said South Half of the Northwest Quarter; thence  
South  $89^{\circ} 58' 06''$  West along the South boundary of said South Half of the Northwest Quarter a distance of 2,650.23 feet to the Southwest corner of said South Half of the Northwest Quarter; thence  
North  $1^{\circ} 05' 03''$  East along the West boundary of said South Half of the Northwest Quarter a distance of 1,337.20 feet to the Northwest corner of said South Half of the Northwest Quarter; thence  
North  $89^{\circ} 56' 19''$  East along the North boundary of said South Half of the Northwest Quarter a distance of 2,084.74 feet; thence  
South  $1^{\circ} 57' 17''$  West a distance of 609.55 feet; thence  
South  $89^{\circ} 21' 59''$  East a distance of 576.10 feet to the TRUE POINT OF BEGINNING.

**PARCEL 12**  
Tract I/ Gooding Place  
Prior Inst. No. 200312687 & 200357250  
Tax No. 36653\*

Lots 1 and 2 and the Southwest Quarter of the Northeast Quarter of Section 2, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

**PARCEL 13**  
Tract II/Suter Place (a)  
Prior Inst. No. 200312687 & 200357250  
Tax No. 36667

The East Half of the Southeast Quarter of Section 3, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

**EXCEPTING THEREFROM**

A strip of land being on the Westerly side of the centerline of U.S. Highway 95, Project No. F-3311(5) Highway Survey as shown on the plans thereof now on file in the office of the Department of Highways of the State of Idaho, and lying over and across the East Half of the Southeast Quarter of Section 3, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, described as follows, to-wit:

BEGINNING at the Southeast corner of Section 3, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

Northerly along the East line of said Section 3 a distance of 2,640.00 feet, more or less, to the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 3; thence

Westerly along the North line of said Northeast Quarter of the Southeast Quarter a distance of 60.00 feet, more or less, to a point in a line parallel with and 60.00 feet distant Westerly from the centerline of said U.S. Highway 95, Project No. F-3311(5) Highway Survey; thence;

South 0° 56' 44" West along said parallel line 550.60 feet, more or less, to a point opposite Station 154+50 of said highway survey; thence

South 10° 21' 52" East 50.99 feet to a point in a line parallel with and 50.00 feet distance Westerly from the centerline and opposite Station 154+00 of said highway survey; thence along said last parallel line as follows:

South 0° 56' 44" West 1,584.73 feet to a point opposite Station 138+15.27 a point of tangent of said highway survey, Southerly along a 57,345.80-foot radius curve left 492.00 feet, more or less, to a point in the South line of said Section 3, thence

Easterly along said South line 47.9 feet to the PLACE OF BEGINNING.

**PARCEL 14**

Tract III/Suter Place (b)  
Prior Inst. No. 200312687 & 200357250  
Tax No. 36668\*

The West Half of the Southeast Quarter of Section 3, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

**PARCEL 15**

Tract IV/Trunnell Place  
Prior Inst. No. 200312687 & 200357250  
Tax No. 36762

The North Half of the Northeast Quarter of Section 10, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

**EXCEPTING THEREFROM**

A strip of land being on the Westerly side of the centerline of U.S. Highway 95, Project No. F-3311(1) Highway Survey and said survey centerline extended Northerly as shown on the plans thereof now on file in the office of the Department of Highways of the State of Idaho and lying over and across the Northeast Quarter of the Northeast Quarter of Section 10, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, described as follows, to-wit:

BEGINNING at the Northeast corner of Section 10, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

Southerly along the East line of said Section 10 a distance of 1,332.6 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 10; thence

Westerly along the South line of said Northeast Quarter of the Northeast Quarter a distance of 50 feet, more or less, to a point in a line parallel with and 50 feet Westerly from the centerline of said U.S. Highway 95, Project No. F-3311(1) Highway Survey and said survey centerline extended Northerly; thence along said parallel line as follows:

North 0° 02' 16" West 840.9 feet, more or less, to a point opposite Station 128+31.94, a point of curvature in the extension of said Highway Survey;

Northerly along a 57,345.80-foot-radius curve right 492.1 feet, more or less, to a point in the North line of said Section 10; thence

Easterly along said North line 47.9 feet to the POINT OF BEGINNING.

Highway Station Reference: 119+91 to 133+23.62

**PARCEL 16**  
Tract V/Thompson Place  
Prior Inst. No. 200312687 & 200357250  
Tax No. 36774

The East Half of the Northeast Quarter of Section 11, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

**EXCEPTING THEREFROM**

A part of the Southeast Quarter of the Northeast Quarter, Section 11 Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

COMMENCING at the Southeast corner of Southeast Quarter of the Northeast Quarter (East Quarter corner) said corner monumented with a one-inch diameter iron rod; thence

North 0° 24' 36" East a distance of 334.48 feet along the Easterly boundary of said Southeast Quarter of the Northeast Quarter to the POINT OF BEGINNING, said point monumented with a 1/2-inch diameter iron pin; thence continuing

North 0° 24' 36" East a distance of 267.39 feet along the Easterly boundary of said Southeast Quarter of the Northeast Quarter to a 1/2-inch diameter iron pin; thence

South 88° 17' 47" West a distance of 120.81 to a 1/2-inch diameter iron pin; thence

South 85° 51' 45" West a distance of 79.62 feet to a 1/2-inch diameter iron pin;

thence

South 0° 21' 21" West a distance of 237.29 feet to a 1/2-inch diameter iron pin;

thence

South 84° 03' 51" East a distance of 200.80 feet to THE POINT OF BEGINNING.

**PARCEL 17**  
Pease Place  
Prior Inst. No. 200312688  
Tax No. 36663-010, 39208-010, 39210-010

A parcel of land situated in portions of the Northwest Quarter of Section 2, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, and the Southwest Quarter of Section 35, Township 5 North Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows;

COMMENCING at the Southwest corner of said Section 35 marked by a brass cap, said brass cap also marking the Northwest corner of said Section 2; thence along the section line common to said Sections 35 and 2

South 89° 46' 05" East 296.44 feet to the POINT OF BEGINNING; thence leaving said section line

North 5° 50' 00" West 1,332.41 feet to a point on the North line of the Southwest Quarter of the Southwest Quarter of said Section 35 marked by a 5/8-inch iron pin; thence along the North line of the Southwest Quarter of the Southwest Quarter of said Section 35

South 89° 54' 24" East 1,157.35 feet to the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 35 marked by a 5/8-inch iron pin; thence along the West line of the Northeast Quarter of the Southwest Quarter of said Section 35

Deed

Adams Estate to Adams Family Farms, LLC

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North 0° 05' 07" West 269.13 feet to a point marked by a 5/8-inch iron pin; thence leaving the West line of the Northeast Quarter of the Southwest Quarter of said Section 35

South 89° 12' 36" East 432.35 feet to a point marked by a 5/8-inch iron pin; thence

South 45° 34' 11" East 1,246.53 feet to a point on the North-South center of section line of said Section 35; thence along the North-South center of section line of said Section 35

South 0° 01' 15" East 553.40 feet to a point marked by a 5/8-inch iron pin; thence leaving the North-South center of section line of said Section 35 and parallel with the section line common to said Sections 35 and 2

North 89° 46' 05" West 691.68 feet to a point marked by a 5/8-inch iron pin; thence leaving said parallel line and at right angles

South 0° 13' 55" West 170.26 feet to a point on the section line common to said Sections 35 and 2 marked by a 5/8-inch iron pin; thence along the section line common to said Sections 35 and 2

South 89° 46' 05" East 692.43 feet to a point marking the Quarter corner common to said Sections 35 and 2; thence along the North-South center of section line of said Section 2

South 0° 48' 49" West 1,758.38 feet to a point marked by a 5/8-inch iron pin; thence leaving the North-South center of section line of said Section 2 and at right angles

North 89° 11' 11" West 673.25 feet to a point marked by a 5/8-inch iron pin; thence

North 38° 40' 13" West 1,027.55 feet to a point marked by a 5/8-inch iron pin; thence

North 53° 59' 37" West 1,210.32 feet to a point marked by a 5/8-inch iron; thence

North 5° 50' 00" West 245.62 feet to the POINT OF BEGINNING.

SUBJECT TO an ingress-egress easement over the North 50 feet of the East 1,157.35 feet of the Southwest Quarter of the Southwest Quarter of Section 35, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

SUBJECT to all easements and rights of way of record or implied.

**PARCEL 18**

Balding Place

Prior Inst. No. 200312690

Tax No. 36789-000

The West Half of the Southeast Quarter of Section 12, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

**EXCEPTING THEREFROM**

A portion of the Southwest Quarter of the Southeast Quarter of Section 12, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described, to-wit:

COMMENCING at a found 5/8-inch iron pin with a plastic cap marking the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 12, the INITIAL POINT of this description; thence

North 00° 04' 30" West a distance of 410 feet along the Westerly boundary of the said Southwest Quarter of the Southeast Quarter to a set 1/2-inch iron pin with a plastic cap; thence

South 89° 51' 00" East a distance of 325.17 feet parallel with the Southerly boundary of the said Southwest Quarter of the Southeast Quarter of Section 12 to a point on the center

Deed

Adams Estate to Adams Family Farms, LLC

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of an existing drain ditch which is witnessed by a 1/2-inch iron pin with a plastic cap which bears North 89° 51' 00" West a distance of 47.07 feet; thence

South 02° 59' 00" East a distance of 410.61 feet along the center of the existing drain ditch to a set MAGNAIL on the Southerly boundary of the said Southwest Quarter of the Southeast Quarter; thence

North 89° 51' 00" West a distance of 346 feet along the Southerly boundary of the said Southwest Quarter of the Southeast Quarter of Section 12 to the INITIAL POINT of this description.

SUBJECT TO an easement for the existing drain ditch of 47 feet on each side of centerline on the Easterly boundary of said property and is SUBJECT TO the prescriptive easement of 25 feet for Red Top Road on the Southerly boundary of said property and is SUBJECT TO all existing rights of way and easements.

TOGETHER WITH the following described ingress-egress easement that is 30 feet wide adjacent and contiguous with the Westerly boundary of the Christian Drain easement;

COMMENCING at a found 5/8-inch iron pin with a plastic cap marking the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 12; thence

South 89° 51' 00" East a distance of 268.89 feet along the Southerly boundary of the said Southwest Quarter of the Southeast Quarter of Section 12 to the INITIAL POINT of this ingress-egress easement description, said point being 30 feet Westerly of the Westerly boundary of the Christian Drain; thence

North 02° 59' 00" West a distance of 410.61 feet along a line parallel with and 30 feet Westerly of the Westerly boundary of the existing drain ditch to a point; thence

South 89° 51' 00" East, a distance of 30.04 feet parallel with the Southerly boundary of the said Southwest Quarter of the Southeast Quarter of Section 12 to a point on the Westerly Boundary of the Christian Drain; thence

South 02° 59' 00" East a distance of 410.61 feet along the Westerly boundary of the existing drain ditch to a point on the Southerly boundary of the said Southwest Quarter of the Southeast Quarter; thence

North 89° 51' 00" West a distance of 30.04 feet along the Southerly boundary of the said Southwest Quarter of the Southeast Quarter of Section 12 to the INITIAL POINT of this ingress-egress easement description.

TOGETHER WITH the following described perpetual ingress-egress and irrigation easement:

COMMENCING at a found 5/8-inch iron pin with a plastic cap marking the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 12, the INITIAL POINT of this description; thence

North 00° 04' 30" West a distance of 410 feet along the Westerly boundary of the said Southwest Quarter of the Southeast Quarter to a set 1/2-inch iron pin with a plastic cap; thence

South 89° 51' 00" East a distance of 12 feet parallel with the Southerly boundary of the said Southwest Quarter of the Southeast Quarter of Section 12 to a set 1/2-inch iron pin with a plastic cap; thence

South 00° 04' 30" East a distance of 314.94 feet along a line parallel with and 12 feet Easterly of the Westerly boundary of the said Southwest Quarter of the Southeast Quarter; thence

South 09° 15' 00" East a distance of 43.90 feet to a set 1/2-inch iron pin with a plastic cap; thence

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South 00° 04' 30" East a distance of 51.75 feet along a line parallel with and 19 feet Easterly of the Westerly boundary of the said Southwest Quarter of the Southeast Quarter to a set MAGNAIL on the Southerly boundary thereof; thence

North 89° 51' 00" West a distance of 19 feet along the Southerly boundary of the said Southwest Quarter of the Southeast Quarter of Section 12 to the INITIAL POINT of this description.

**PARCEL 19**

Andrew Place

Prior Inst. No. 200312692

Tax No. 36676-010, 36677-000

ANDREW PARCEL I

Lots 1 and 2 of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

TOGETHER WITH a 28-foot-wide ingress-egress easement described as follows:

COMMENCING at the Northeast corner of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 00' 00" West along the East boundary of Government Lot 1 and the East boundary of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 1,443.83 feet to the TRUE POINT OF BEGINNING for said easement; thence

South 0° 00' 00" West continuing along said East boundary a distance of 28.01 feet; thence

North 88° 44' 12" West a distance of 207.66 feet; thence

North 52° 49' 22" West a distance of 143.79 feet; thence

North 78° 36' 22" West a distance of 141.30 feet; thence

South 89° 38' 08" West a distance of 94.49 feet; thence

North 0° 00' 00" West a distance of 28 feet; thence

North 89° 38' 07" East a distance of 97.19 feet; thence

South 78° 36' 22" East a distance of 150.59 feet; thence

South 52° 49' 22" East a distance of 141.13 feet; thence

South 88° 44' 12" East a distance of 197.96 feet to the TRUE POINT OF BEGINNING 6  
said easement.

ALSO TOGETHER WITH a 10-foot-wide irrigation easement, the centerline of which is described as follows:

COMMENCING at the Northeast corner of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 00' 00" West along the East boundary of Government Lot 1 and the East boundary of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 1,311.50 feet to the TRUE POINT OF BEGINNING for said easement; thence

North 89° 12' 56" West a distance of 16.47 feet; thence

South 62° 55' 54" West a distance of 20.22 feet; thence

South 81° 33' 12" West a distance of 4.82 feet; thence

North 0° 06' 49" West a distance of 86.70 feet to the TERMINATION POINT for said easement.

AND ALSO TOGETHER WITH an irrigation easement described as follows:

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COMMENCING at the Northeast corner of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 00' 00" West along the East boundary of Government Lot 1 and the East boundary of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 1,505.83 feet to the TRUE POINT OF BEGINNING for said easement; thence

South 0° 00' 00" West a distance of 28.10 feet; thence

South 89° 08' 38" West a distance of 43.05 feet; thence

North 0° 00' 00" West a distance of 28.10 feet; thence

North 89° 08' 44" East a distance of 43.05 feet to the TRUE POINT OF BEGINNING.

EXCEPTING from Lot 1 the following:

BEGINNING at a point 25 feet South and 25 feet West of the Northeast corner of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence running

South a distance of 275 feet; thence in a

Northwesterly direction following a curve with a radius of 275 feet a distance of 431.98 feet to a point 275 feet West of the POINT OF BEGINNING; thence

East a distance of 275 feet to the PLACE OF BEGINNING.

ALSO EXCEPTING THEREFROM

A portion of Government Lot 1 and the Southeast Quarter of the Northeast Quarter of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 4; thence

South 0° 00' 00" West along the East boundary of said Government Lot 1 a distance of 1,232.50 feet to the TRUE POINT OF BEGINNING; thence

South 0° 00' 00" West continuing along said East boundary and along the East boundary of said Southeast Quarter of the Northeast Quarter a distance of 301.43 feet; thence

South 89° 08' 38" West a distance of 483.14 feet; thence

North 0° 24' 12" West a distance of 188.55 feet; thence

South 89° 38' 07" West a distance of 70.76 feet; thence

North 0° 00' 00" East a distance of 117.54 feet; thence

North 88° 03' 57" East a distance of 294.33 feet; thence

South 1° 33' 46" East a distance of 20.03 feet; thence

North 87° 07' 16" East a distance of 260.80 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO a 28-foot-wide ingress-egress easement described as follows:

COMMENCING at the Northeast corner of said Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 00' 00" West along the East boundary of Government Lot 1 and the East boundary of the Southeast Quarter of the Northeast Quarter of said Section 4, a distance of 1,443.83 feet to the TRUE POINT OF BEGINNING for said easement; thence

South 0° 00' 00" West continuing along said East boundary a distance of 28.01 feet; thence

North 88° 44' 12" West a distance of 207.66 feet; thence



North 52° 49' 22" West a distance of 143.79 feet; thence  
North 78° 36' 22" West a distance of 141.30 feet; thence  
South 89° 38' 08" West a distance of 94.49 feet; thence  
North 0° 00' 00" West a distance of 28 feet; thence  
North 89° 38' 07" East a distance of 97.19 feet; thence  
South 78° 36' 22" East a distance of 150.59 feet; thence  
South 52° 49' 22" East a distance of 141.13 feet; thence  
South 88° 44' 12" East a distance of 197.96 feet to the TRUE POINT OF BEGINNING 6  
said easement.

ALSO SUBJECT TO a 10-foot-wide irrigation easement, the centerline of which is described as follows:

COMMENCING at the Northeast corner of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 00' 00" West along the East boundary of Government Lot 1 and the East boundary of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 1,311.50 feet to the TRUE POINT OF BEGINNING for said easement; thence

North 89° 12' 56" West a distance of 16.47 feet; thence

South 62° 55' 54" West a distance of 20.22 feet; thence

South 81° 33' 12" West a distance of 4.82 feet; thence

North 0° 06' 49" West a distance of 86.70 feet to the TERMINATION POINT for said easement.

AND ALSO SUBJECT TO an irrigation easement described as follows:

COMMENCING at the Northeast corner of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 00' 00" West along the East boundary of Government Lot 1 and the East boundary of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 1,505.83 feet to the TRUE POINT OF BEGINNING for said easement; thence

South 0° 00' 00" West a distance of 28.10 feet; thence

South 89° 08' 38" West a distance of 43.05 feet; thence

North 0° 00' 00" West a distance of 28.10 feet; thence

North 89° 08' 44" East a distance of 43.05 feet to the TRUE POINT OF BEGINNING.

## ANDREW PARCEL II

The South Half of the Northeast Quarter of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

TOGETHER WITH a 28-foot-wide ingress-egress easement described as follows:

COMMENCING at the Northeast corner of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 00' 00" West along the East boundary of Government Lot 1 and the East boundary of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 1,443.83 feet to the TRUE POINT OF BEGINNING for said easement; thence

South 0° 00' 00" West continuing along said East boundary a distance of 28.01 feet; thence

North 88° 44' 12" West a distance of 207.66 feet; thence  
North 52° 49' 22" West a distance of 143.79 feet; thence  
North 78° 36' 22" West a distance of 141.30 feet; thence  
South 89° 38' 08" West a distance of 94.49 feet; thence  
North 0° 00' 00" West a distance of 28 feet; thence  
North 89° 38' 07" East a distance of 97.19 feet; thence  
South 78° 36' 22" East a distance of 150.59 feet; thence  
South 52° 49' 22" East a distance of 141.13 feet; thence  
South 88° 44' 12" East a distance of 197.96 feet to the TRUE POINT OF BEGINNING 6  
said easement.

ALSO TOGETHER WITH a 10-foot-wide irrigation easement, the centerline of which is described as follows:

COMMENCING at the Northeast corner of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 00' 00" West along the East boundary of Government Lot 1 and the East boundary of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 1,311.50 feet to the TRUE POINT OF BEGINNING for said easement; thence

North 89° 12' 56" West a distance of 16.47 feet; thence

South 62° 55' 54" West a distance of 20.22 feet; thence

South 81° 33' 12" West a distance of 4.82 feet; thence

North 0° 06' 49" West a distance of 86.70 feet to the TERMINATION POINT for said easement.

AND ALSO TOGETHER WITH an irrigation easement described as follows:

COMMENCING at the Northeast corner of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 00' 00" West along the East boundary of Government Lot 1 and the East boundary of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 1,505.83 feet to the TRUE POINT OF BEGINNING for said easement; thence

South 0° 00' 00" West a distance of 28.10 feet; thence

South 89° 08' 38" West a distance of 43.05 feet; thence

North 0° 00' 00" West a distance of 28.10 feet; thence

North 89° 08' 44" East a distance of 43.05 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM

A portion of Government Lot 1 and of the Southeast Quarter of the Northeast Quarter of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 4; thence

South 0° 00' 00" West along the East boundary of said Government Lot 1 a distance of 1,232.50 feet to the TRUE POINT OF BEGINNING; thence

South 0° 00' 00" West continuing along said East boundary and along the East boundary of said Southeast Quarter of the Northeast Quarter a distance of 301.43 feet; thence

South 89° 08' 38" West a distance of 483.14 feet; thence

North 0° 24' 12" West a distance of 188.55 feet; thence

South 89° 38' 07" West a distance of 70.76 feet; thence  
North 0° 00' 00" East a distance of 117.54 feet; thence  
North 88° 03' 57" East a distance of 294.33 feet; thence  
South 1° 33' 46" East a distance of 20.03 feet; thence  
North 87° 07' 16" East a distance of 260.80 feet to the TRUE POINT OF  
BEGINNING.

SUBJECT TO a 28-foot-wide ingress-egress easement described as follows:

COMMENCING at the Northeast corner of said Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 00' 00" West along the East boundary of Government Lot 1 and the East boundary of the Southeast Quarter of the Northeast Quarter of said Section 4, a distance of 1,443.83 feet to the TRUE POINT OF BEGINNING for said easement; thence

South 0° 00' 00" West continuing along said East boundary a distance of 28.01 feet; thence  
North 88° 44' 12" West a distance of 207.66 feet; thence  
North 52° 49' 22" West a distance of 143.79 feet; thence  
North 78° 36' 22" West a distance of 141.30 feet; thence  
South 89° 38' 08" West a distance of 94.49 feet; thence  
North 0° 00' 00" West a distance of 28 feet; thence  
North 89° 38' 07" East a distance of 97.19 feet; thence  
South 78° 36' 22" East a distance of 150.59 feet; thence  
South 52° 49' 22" East a distance of 141.13 feet; thence  
South 88° 44' 12" East a distance of 197.96 feet to the TRUE POINT OF BEGINNING 6

said easement.

ALSO SUBJECT TO a 10-foot-wide irrigation easement, the centerline of which is described as follows:

COMMENCING at the Northeast corner of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 00' 00" West along the East boundary of Government Lot 1 and the East boundary of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 1,311.50 feet to the TRUE POINT OF BEGINNING for said easement; thence

North 89° 12' 56" West a distance of 16.47 feet; thence  
South 62° 55' 54" West a distance of 20.22 feet; thence  
South 81° 33' 12" West a distance of 4.82 feet; thence  
North 0° 06' 49" West a distance of 86.70 feet to the TERMINATION POINT for said

easement.

AND ALSO SUBJECT TO an irrigation easement described as follows:

COMMENCING at the Northeast corner of Section 4, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 00' 00" West along the East boundary of Government Lot 1 and the East boundary of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 1,505.83 feet to the TRUE POINT OF BEGINNING for said easement; thence

South 0° 00' 00" West a distance of 28.10 feet; thence  
South 89° 08' 38" West a distance of 43.05 feet; thence  
North 0° 00' 00" West a distance of 28.10 feet; thence

North 89° 08' 44" East a distance of 43.05 feet to the TRUE POINT OF BEGINNING.

**PARCEL 20**  
Robinson Place  
Prior Inst. No. 200312693  
Tax No. 39171-011, 39171-012, 39173-000

ROBINSON PARCEL I

The Northwest Quarter of the Northeast Quarter of Section 33, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

ROBINSON PARCEL II

The Northeast Quarter of the Northeast Quarter of Section 33, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM

COMMENCING at the Northeast corner of the Northeast Quarter of the Northeast Quarter and going West along the North line thereof 200 feet; thence  
South and parallel with the East line thereof 200 feet; thence  
East and parallel with the North line thereof 200 feet to the East line of the above described tract; thence  
North along the East line of said described Tract 220 feet to the PLACE OF BEGINNING.

AND EXCEPTING THEREFROM

A portion of the Northeast Quarter of the Northeast Quarter of Section 33, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at the Northwest corner of said Northeast Quarter of the Northeast Quarter; thence  
South 89° 23' 05" East along the North boundary of said Northeast Quarter of the Northeast Quarter a distance of 203.35 feet; thence  
South 0° 02' 11" East parallel with the West boundary of said Northeast Quarter of the Northeast Quarter a distance of 545.68 feet; thence  
South 77° 08' 22" West a distance of 208.54 feet to a point on said West boundary; thence  
North 0° 02' 11" West along said West boundary a distance of 594.28 feet to the POINT OF BEGINNING.

ROBINSON PARCEL III

A portion of the Southwest Quarter of the Northeast Quarter of Section 33, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:  
COMMENCING at the Northwest corner of said Southwest Quarter of the Northeast Quarter; thence

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South 0° 10' 37" West along the West boundary of said Southwest Quarter of the Northeast Quarter a distance of 208.88 feet to the TRUE POINT OF BEGINNING; thence

South 89° 07' 29" East parallel with the North boundary of said Southwest Quarter of the Northeast Quarter a distance of 641.66 feet to a point in the centerline of an existing irrigation lateral; thence

South 20° 18' 41" West along said centerline a distance of 248.12 feet; thence

South 6° 27' 06" East continuing along said centerline a distance of 909.80 feet to a point on the South boundary of said Southwest Quarter of the Northeast Quarter; thence

North 88° 52' 06" West along said South boundary a distance of 661.32 feet to the Southwest corner of said Southwest Quarter of the Northeast Quarter; thence

North 0° 10' 37" East along the said West boundary a distance of 1,133.47 feet to the TRUE POINT OF BEGINNING.

**PARCEL 21**

Allendale Place

Prior Inst. No. 200312694

Tax No. 36139, 36141, 36142-010

**ALLENDALE PARCEL I**

Government Lots 1 and 2 and the East half of the Northwest Quarter, Section 18, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

**EXCEPTING THEREFROM:**

A portion of the West Half of the West Half, Section 18, T4N, R4W, B.M. described as follows:

Commencing at the West Quarter corner of Sec. 18, said point monumented with a 5/8-inch iron pin and being the TRUE POINT OF BEGINNING; thence

South 89° 30' 47" East 25.00 feet to a 5/8-inch iron pin; thence continuing

South 89° 30' 47" East 255.24 feet to a 5/8-inch iron pin; thence

North 0° 83' 23" East 213.74 feet to a 5/8-inch iron pin; thence

South 88° 34' 16" West 256.07 feet to a 5/8-inch iron pin; thence continuing

South 83° 24' 16" West 25.02 feet to a PK nail and brass washer on the Westerly boundary of said Section 18; thence

South 0° 43' 28" West 203.52 feet along said Westerly boundary of Section 18 to the POINT OF BEGINNING.

AND

**ALLENDALE PARCEL II**

Government Lot 3 and the Northeast Quarter of the Southwest Quarter, Section 18, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

AND ALSO

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ALLENDALE PARCEL III.

Government Lot 4 and the Southeast Quarter of the Southwest Quarter, Section 18, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM:

A portion of the Government Lot 4, Section 18, Township 4 North, Range 4 West, Boise Meridian, more particularly described as follows:

BEGINNING at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence

North 00° 07' 28" East along the West boundary of said Southwest Quarter of the Southwest Quarter a distance of 933.67 feet; thence leaving said West boundary

North 89° 24' 34" East, a distance of 651.42 feet; thence

South 00° 07' 28" West parallel with said West boundary, a distance of 928.73 feet to a point on the South boundary of said Southwest Quarter of the Southwest Quarter; thence

South 88° 58' 31" West along said South boundary, a distance of 651.50 feet to the POINT OF BEGINNING.

TOGETHER with the water rights hereinafter described, ditch rights, rights of way, improvements, fixtures, tenements, hereditaments and appurtenances thereto belonging or used in connection therewith. Such water rights referred to above consist of the following: all water rights appurtenant to the premises through the Wilder Irrigation District; all water rights existing under State of Idaho Permit to Appropriate Water No. 63-11801; and 54/357<sup>th</sup>'s interest in State of Idaho Water Right License No. 63-10662.

**PARCEL 22**

Batt Wilder Land Co. Tax 4

Prior Inst. No. 200356350

Tax No. 39175-010

That part of the NE¼ SE¼ of Section 33, T 5 N, R 5 W., B.M., Canyon County, Idaho, described as follows:

Commencing at the Northwest corner of the said NE¼ SE¼ being the real point of beginning;

Thence 510 feet East along the North boundary line of the said NE¼ SE¼;

Thence 270 feet South on a line parallel to the West boundary line of the said NE¼ SE¼;

Thence 320 feet, more or less, in a Southerly direction to a point which is 590 feet South of and 480 feet East of the Northwest corner of the said NE¼ SE¼;

Thence 847 feet, more or less, in a Southwesterly direction to a point which is 1,320 feet South of and 30 feet East of the Northwest corner of the said NE¼ SE¼; and

Thence 30 feet West on a line parallel with the North line of the said NE¼ SE¼ to the West line of the said NE¼ SE¼; and

Thence North a distance of 1,320 feet, more or less, along the West line of the said NE¼ SE¼ to the point of beginning.

TOGETHER with all water rights, ditch rights, rights of way, tenements, hereditaments and appurtenances thereto belonging or used in connection therewith;

**PARCEL 23**  
Batt 1,2, & 3  
Prior Inst. No. 200357240  
Tax No. 37122-010

The Southwest Quarter of the Northeast Quarter and the East Half of the Northwest Quarter in Section 24, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

**EXCEPTING THEREFROM**

BEGINNING 100 feet South of the Northeast Quarter corner of the Northeast Quarter of the Northwest Quarter of said Section 24, the TRUE POINT OF BEGINNING; thence continuing  
South a distance of 485 feet; thence  
West a distance of 400 feet; thence  
North a distance of 485 feet; thence  
East a distance of 400 feet to the TRUE POINT OF BEGINNING.

**AND EXCEPTING THEREFROM**

A parcel of land being on the Northerly side of the centerline of State Highway No. 19, Project No. RS-3712(4) Highway Survey as shown on the plans thereof now on file in the office of the Idaho Transportation Department, Division of Highways, and being a portion of the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 24, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, described as follows to-wit:

BEGINNING at the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 24, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

Easterly along the East-West Quarter line of said Section 24 a distance of 2,625.0 feet, more or less, to the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 24, which is coincident with Station 393+09.00 of said State Highway No. 19, Project No. RS-3712(4) Highway Survey; thence

Northerly along the East line of said Southwest Quarter of the Northeast Quarter a distance of 35.0 feet, more or less, to a point in a line parallel with and 35.0 feet Northerly from the centerline and opposite Station 393+09.00 of said Highway Survey; thence along said parallel line as follows:

Westerly along a 28,612.89 foot radius curve right 76.95 feet to a point opposite Station 392+31.96 of said Highway Survey

North 89° 16' 04" West – 2,547.96 feet to a point in the West line of said Southeast Quarter of the Northwest Quarter opposite Station 366+84.00 of said Highway Survey; thence

Southerly along said West line – 35.0 feet to the PLACE OF BEGINNING.

Highway Station Reference: 366+84.00 to 393+09.00

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The bearings as shown in the above land description, unless other wise noted, are from the Idaho Plane Coordinate System, based on the transverse mercator projection for the West Zone of Idaho.

**PARCEL 24**

Butler

Prior Inst. No. 200357241

Tax No. 37091-000

The North Half of the Southeast Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter in Section 23, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

**EXCEPTING THEREFROM**

A part of the Northeast Quarter of the Southwest Quarter of Section 23, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described, to-wit:

COMMENCING at the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 23, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, the INITIAL POINT; thence

South 89° 20' 29" West 332.72 feet along the North boundary of the said Northeast Quarter of the Southwest Quarter; thence

South 00° 19' 21" East 180 feet on a line parallel to the East boundary of said Northeast Quarter of the Southwest Quarter; thence

North 89° 20' 29" East 332.72 feet on a line parallel to the said North boundary; thence.

North 00° 19' 21" West 180 feet along the said East boundary to the INITIAL POINT.

**AND ALSO EXCEPTING THEREFROM**

A parcel of land being on both sides of the centerline of State Highway No. 19, Project No. RS-3712(4) Highway Survey as shown on the plans thereof now on file in the office of the Idaho Transportation Department, Division of Highways, and being a portion of the Northeast Quarter of the Southwest Quarter of Section 23, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, described as follows, to-wit:

COMMENCING at the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 23, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

Easterly along the East-West Quarter line of said Section 23 a distance of 1,330 feet, more or less, to the Northeast corner of said Northeast Quarter of the Southwest Quarter which is coincident with Station 326+62.00 of said State Highway No. 19, Project No. RS-3712(4) Highway Survey; thence

Southerly along the East line of said Northeast Quarter of the Southwest Quarter a distance of 50 feet to a point in a line parallel with and 50 feet Southerly from the centerline and opposite Station 326+62.00 of said Highway Survey; thence along said parallel line as follows:



North 89° 47' 38" West 1.65 feet to a point opposite Station 326.60.35 of said Highway Survey, Westerly along a 28,597.89-foot radius curve left 495.38 feet to a point opposite Station 321.64.10 of said Highway Survey,

South 89° 12' 49" West 832.10 feet to a point in the West line of said Northeast Quarter of the Southwest Quarter opposite Station 313+32.00 of said Highway Survey; thence

Northerly along said West line 70 feet, more or less, to the PLACE OF BEGINNING.

**PARCEL 25**

Parcel III/Batt 4

Prior Inst. No. 200357241

Tax No. 37106-000

That part of the Northeast Quarter the Northwest Quarter of Section 23, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, described as follows:

COMMENCING at a point in the East boundary line of the said Northeast Quarter of the Northwest Quarter which is 350 feet South of the Northeast corner of the said Northeast Quarter of the Northwest Quarter, being the REAL POINT OF BEGINNING; thence 365.9 feet West on a line parallel with the South boundary line of the right-of-way of the Oregon Short Line Railroad Company; thence

North a distance 50 feet; thence

West a distance of 942 feet, more or less, on a line parallel with the South boundary line of the said right-of-way of the Oregon Short Line Railroad Company to a point which is 12 feet East of the West boundary line of the said Northeast Quarter of the Northwest Quarter; thence

South on a line parallel with and 12 feet East of the West boundary line of the said Northeast Quarter of the Northwest Quarter to the South boundary line of the said Northeast Quarter of the Northwest Quarter; thence

East along the South boundary line of the said Northeast Quarter of the Northwest Quarter to the Southeast corner of the said Northeast Quarter of the Northwest Quarter; and thence

North along the East boundary line of the said Northeast Quarter of the Northwest Quarter to the REAL POINT OF BEGINNING.

TOGETHER WITH an easement of way appurtenant to the lands above described which easement of way is described as follows:

COMMENCING at the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 23, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

South along the East boundary line of the said Northeast Quarter of the Northwest Quarter a distance of 100 feet; thence

West at right angles a distance of 25.5 feet to the REAL POINT OF BEGINNING; thence

South at right angles a distance of 250 feet; thence

West at right angles a distance of 12 feet; thence

North at right angles a distance of 250 feet; thence

East at right angles a distance of 12 feet to the REAL POINT OF BEGINNING.

**PARCEL 26**  
Parcel VI/Batt 5  
Prior Inst. No. 200357242, 200361172  
Tax No. 36156

All of Lot 1 and the West 523 feet of the Northeast Quarter of the Northwest Quarter in Section 19, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho; lying South of the Railroad

**EXCEPTING THEREFROM**

BEGINNING at the Southwest corner of said Lot 1; thence running  
North along the West boundary line a distance of 237 feet, more or less, to the REAL POINT OF BEGINNING; thence running  
East at right angles a distance of 220 feet, more or less; thence running  
North at right angles a distance of 165 feet, more or less; thence running  
West a distance of 220 feet, more or less; thence running  
South on said West boundary line a distance of 165 feet, more or less, to the REAL POINT OF BEGINNING;

TOGETHER WITH a 20-foot easement along the North, East and South boundaries of said exception described above.

**PARCEL 27**  
Parcel V/Batt 6/Gooding  
Prior Inst. No. 200357244  
Tax No. 36809-010

Northeast Quarter of the Northeast Quarter of Section 14, Township 4 North, Range 5 West, Boise Meridian, in Canyon County, Idaho.

**EXCEPT THEREFROM**

BEGINNING at the Northeast corner of said Northeast Quarter of the Northeast Quarter; thence  
South 0° 08' 20" West along the Easterly boundary of said Northeast Quarter of the Northeast Quarter a distance of 230.34 feet; thence  
North 88° 32' 37" West a distance of 374.31 feet; thence  
North 01° 28' 04" West a distance of 219.46 feet to the Northerly boundary of said Northeast Quarter of the Northeast Quarter; thence  
North 89° 47' 00" East along said Northerly boundary a distance of 380.37 feet to the POINT OF BEGINNING.

**PARCEL 28**  
Hetrick Place  
Prior Inst. No. 200357245  
Tax No. 36826-000, 36827-010, 36828-010

HETRICK PARCEL I

The Northwest Quarter of the Northeast Quarter of Section 15, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM

A part of the Northwest Quarter of the Northeast Quarter of Section 15, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described, to-wit:

COMMENCING at the Northwest corner of the Northwest Quarter of the Northeast Quarter of said Section 15, the INITIAL POINT OF BEGINNING; thence

North 89° 52' East a distance of 735.9 feet along the North line of the said Northwest Quarter of the Northeast Quarter; thence

South 0° 08' East a distance of 195 feet; thence

South 89° 52' West a distance of 735.69 feet parallel to the said North line to a point in the West line of the aforesaid Northwest Quarter of the Northeast Quarter; thence

North 0° 11' 40" West a distance of 195 feet along the said West line to the INITIAL POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM

A part of the Northeast Quarter of Section 15, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

COMMENCING at the Northwest corner of said Northeast Quarter (North Quarter corner), said corner monumented with a 1/2-inch diameter iron pin; thence

South 89° 17' 54" East a distance of 586 feet along the Northerly boundary of said Northeast Quarter to the POINT OF BEGINNING, said point monumented with a 5/8-inch diameter iron pin; thence

South 1° 02' 35" West a distance of 300.02 feet to a 5/8-inch diameter iron pin; thence

North 89° 54' 14" East a distance of 155.30 feet to a 5/8-inch diameter iron pin; thence

North 0° 13' 24" East a distance of 297.86 feet to a point on the Northerly boundary of said Northeast Quarter, said point monumented with a 5/8-inch diameter iron pin; thence

North 89° 17' 54" West a distance of 151.01 feet along the Northerly boundary of said Northeast Quarter to the POINT OF BEGINNING.

HETRICK PARCEL II

The Northeast Quarter of the Northeast Quarter of Section 15, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM

A strip of land being on the Westerly side of the centerline of U.S. Highway 95, Project No. F-3311(1) Highway Survey as shown on the plans thereon now filed in the office of the Department of Highways of the State of Idaho, and lying over and across the Northeast Quarter of the Northeast Quarter of Section 15, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, described as follows:

BEGINNING at the Northeast corner of Section 15, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

Southerly along the East line of said Section 15 a distance of 1,332.4 feet, more or less, to the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 15; thence

Westerly along the South line of said Northeast Quarter of the Northeast Quarter a distance of 50 feet, more or less, to a point in a line parallel with and 50 feet Westerly from the centerline of said U.S. Highway 95, Project No. F-3311(1) Highway Survey; thence

North  $0^{\circ} 02' 16''$  West along said parallel line a distance of 1,332.4 feet, more or less, to a point in the North line of said Section 15; thence

Easterly along said North line a distance of 50 feet, more or less, to the PLACE OF BEGINNING.

Highway Station References: 66+55.2 to 79+87.55.

#### ALSO EXCEPTING THEREFROM

A part of the Northeast Quarter of Section 15, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

COMMENCING at the Northeast corner of said Northeast Quarter (corner common to Sections 10, 11, 14 and 15), said corner monumented with a 3-inch diameter brass disk; thence.

North  $89^{\circ} 17' 54''$  West a distance of 50 feet along the Northerly boundary of said Northeast Quarter to the POINT OF BEGINNING, said point monumented with a 5/8-inch diameter iron pin; thence continuing

North  $89^{\circ} 17' 54''$  West a distance of 158.33 feet along the Northerly boundary of said Northeast Quarter to a 5/8-inch diameter iron pin; thence

South  $0^{\circ} 47' 05''$  East a distance of 297.73 feet to a 5/8-inch diameter iron pin; thence

South  $88^{\circ} 55' 57''$  East a distance of 149.93 feet to a point on the Westerly right of way of State Highway 95, said point monumented with a 5/8-inch diameter iron pin; thence

North  $0^{\circ} 49' 58''$  East a distance of 298.57 feet along the Westerly boundary of said State Highway 95 to the POINT OF BEGINNING.

#### HETRICK PARCEL III

A part of the Northwest Quarter of the Northeast Quarter of Section 15, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described, to-wit:

COMMENCING at the Northwest corner of the Northwest Quarter of the Northeast quarter of said Section 15, the INITIAL POINT OF BEGINNING; thence

North  $89^{\circ} 52'$  East a distance of 735.9 feet along the North line of the said Northwest Quarter of the Northeast Quarter; thence

South  $0^{\circ} 08'$  East a distance of 195 feet; thence

Deed

Adams Estate to Adams Family Farms, LLC

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South 89° 52' West a distance of 735.69 feet parallel to the said North line to a point in the West line of the aforesaid Northwest Quarter of the Northeast Quarter; thence  
North 0° 11' 40" West a distance of 195 feet along the said West line to the INITIAL POINT OF BEGINNING.

**ALSO EXCEPTING THEREFROM**

A part of the Northeast Quarter of Section 15, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

COMMENCING at the Northwest corner of said Northeast Quarter (North Quarter corner), said corner monumented with a 1/2-inch diameter iron pin; thence

South 89° 17' 54" East a distance of 586 feet along the Northerly boundary of said Northeast Quarter to the POINT OF BEGINNING, said point monumented with 5/8-inch diameter iron pin; thence

South 1° 02' 35" West a distance of 300.02 feet to a 5/8-inch diameter iron pin; thence

North 89° 54' 14" East a distance of 155.30 feet to a 5/8-inch diameter iron pin; thence

North 0° 13' 24" East a distance of 297.86 feet to a point on the Northerly boundary of said Northeast Quarter, said point monumented with a 5/8-inch diameter iron pin; thence

North 89° 17' 54" West a distance of 151.01 feet along the Northerly boundary of said Northeast Quarter to the POINT OF BEGINNING.

**PARCEL 29**

Parcel II/ Batt 8

Prior Inst. No. 200357245, 9922048

Tax No. 36829-000

The South Half of the Northeast Quarter in Section 15, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

**EXCEPTING THEREFROM**

A strip of land being on the Westerly side of the centerline of U.S. Highway 95, Project No. P-3311(1) Highway Survey as shown on the plans thereof now on file in the office of the Department of Highways of the State of Idaho, and lying over and across the Southeast Quarter of the Northeast Quarter of Section 15, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, described as follows to-wits

BEGINNING at the Southeast corner of the Southeast Quarter of the Northeast Quarter of Section 15, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

Westerly along the South line of said Southeast Quarter of the Northeast Quarter a distance of 50.0 feet, more or less, to a point in a line parallel with and 50.0 feet Westerly from the centerline of said U.S. Highway 95, Project No. F-3311(1) Highway Survey; thence

North 0° 02' 16" West along said parallel line a distance of 1,332.4 feet, more or less, to a point in the North line of said Southeast Quarter of the Northeast Quarter; thence

Easterly along said North line a distance of 50.0 feet, more or less, to a point in the East line of said Section 15; thence

Southerly along said East line a distance of 1,332.4 feet, more or less, to the PLACE OF BEGINNING.

Highway Station References 53+22.80 to 66+55.2

**PARCEL 30**

Parcel VII Wilder Land Co.

Prior Inst. No. 200357252

Tax No. 39175-011,

That part of the Northeast Quarter of the Southeast Quarter of Section 33, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho, described as follows:

COMMENCING at the Southeast corner of the said Northeast Quarter of the Southeast Quarter being the REAL POINT OF BEGINNING;

thence 490 feet West along the South boundary line of the said Northeast Quarter of the Southeast Quarter;

thence 710 feet North parallel with the East boundary line of the said Northeast Quarter of the Southeast Quarter;

thence 490 feet, more or less, East parallel with the South boundary line of the said Northeast Quarter of the Southeast Quarter to the East boundary line of the said Northeast Quarter of the Southeast Quarter;

thence South along the East boundary line of the said Northeast Quarter of the Southeast Quarter to the POINT OF BEGINNING.

**PARCEL 31**

Parcel IV Wilder Land Co.

Prior Inst. No. 200357252

Tax No. 36782

The Southwest Quarter of the Northwest Quarter of Section 11, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho.

**EXCEPTING THEREFROM**

A strip of land being on the Easterly side of the centerline of U.S. Highway 95, Project No. F-3311(1) Highway Survey as shown on the plans thereof now on file thereof now on file in the office of the Department of Highways of the State of Idaho, and lying over and across the Southwest Quarter of the Northwest Quarter of Section 11, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, described as follows:

BEGINNING at the Southwest corner of the Southwest Quarter of the Northwest Quarter of Section 11, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho; thence

Easterly along the South line of said Southwest Quarter of the Northwest Quarter a distance of 50.0 feet, more or less, to a point in a line parallel with and 50.0 feet Easterly from the centerline of said U.S. Highway 95, Project No. F-3311(1) Highway Survey; thence

North 0° 02' 16" West along said parallel line a distance of 1,332.4 feet, more or less, to a point in the North line of said Southwest Quarter of the Northwest Quarter; thence

Westerly along said North line a distance of 50.0 feet, more or less, to a point in the West line of said Section 11; thence

Southerly along said West line a distance of 1,332.4 feet to the PLACE OF BEGINNING.

Highway Station reference: 106+58.62 to 119+91.

**PARCEL 32**

Prior Inst. No. Owyhee 242721

Tax No. 303000, 305400

**PARCEL I**

In Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho Section 30; NW ¼ excepting therefrom the East 990 feet.

**PARCEL II**

In Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho Section 30; Lot 3, NE ¼ of SW ¼, N ½ of SE ¼.

**PARCEL 33**

Prior Inst. No. Owyhee 245029

Tax No. 294820

The North ½ of the SW ¼ in Section 29, Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho.

**EXCEPTING THEREFROM**

A portion of the NW ¼ of the SW ¼ of Section 29, Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 29; thence

North 0° 30' 00" West along the West boundary of the SW ¼ of said Section 29 a distance of 1,921.90 feet to the TRUE POINT OF BEGINNING; thence continuing

North 0° 30' 00" West along said West boundary a distance of 278.53 feet thence; thence

North 89° 22' 54" East a distance of 331.70 feet; thence

South 2° 31' 42" East a distance of 276.60 feet; thence

South 89° 01' 57" West a distance of 341.50 feet to the TRUE POINT OF BEGINNING.



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

LANDSCAPE PLAN

Project Name: Adam's Ridge Subdivision	File #:
Project Address: 0 & 17749 Midland Boulevard	

Applicant (v)	Description	Staff (v)
x	Detailed plan at a scale no smaller than 1" to 50' submitted in 8 1/2 x 11 paper format AND in electronic format (PDF)	
<b><u>Landscape Plan must include a table with the following information:</u></b>		
x	Names of all streets upon which the property has frontage, including amount of linear feet of frontage	
x	# of trees provided in each street landscape buffer	
x	# of shrubs provided in each street landscape buffer	
x	Width of each street landscape buffer	
x	Total # of parking spaces provided (regular, ADA, and bicycle)	
x	Types of vegetation and/or rock ground cover	
x	Note indicating whether or not the landscape plan complies with City Code Chapter 10-07 (Caldwell Landscaping Ordinance). If plan does not comply, state which areas & the reason for the variation.	

*Landscape plans shall be prepared by a landscape architect, a landscape designer, or a qualified nursery person. Landscape plans shall be stamped by a licensed landscape architect.*

<p><b><u>STAFF USE ONLY:</u></b></p> <p>Date Application Received: _____</p> <p>Received by: _____</p> <p>Date Approved: _____</p> <p>Approved by: _____</p>
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