



City of Kuna  
 Planning & Zoning  
 Department  
 P.O. Box 13  
 Kuna, Idaho 83634  
 208.922.5274  
 Fax: 208.922.5989  
 Website: www.cityofkuna.com

## Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

\*Please submit the appropriate checklist (s) with application

### Type of Review (check all that apply):

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

For Office Use Only	
File Number (s)	19-05-AN
Project name	Hansen Annexation
Date Received	4-18-19
Date Accepted/Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

### Contact/Applicant Information

Owners of Record: <u>Hunemiller, Select, Golden, Hansen</u>	Phone Number: <u>208-866-0346</u>
Address: <u>3440 W. Davis Ln</u>	E-Mail: <u>larry@healthrealtors.com</u>
City, State, Zip: <u>Meridian ID, 83634</u>	Fax #: _____
Applicant (Developer): <u>Larry Hansen + Co. Inc</u>	Phone Number: <u>208-866-0346</u>
Address: <u>3440 W. Davis Ln</u>	E-Mail: <u>larry@healthrealtors.com</u>
City, State, Zip: <u>Meridian ID, 83642</u>	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

### Subject Property Information

Site Address: <u>1863 E. Roden Ln, 2075 E. Roden, 2400 N Meridian RD</u>	
Site Location (Cross Streets): <u>Meridian R.D.</u>	
Parcel Number (s): <u>5141823400, 51418233650, R7534260155, R7534260400, R7534260218</u>	
Section, Township, Range: <u>18, 2N, 1E</u>	
Property size: <u>124.81 Acres</u>	
Current land use: <u>Ag</u>	Proposed land use: <u>multiple</u>
Current zoning district: <u>RUT</u>	Proposed zoning district: <u>Mixed</u>

To: The City of Kuna Planning and Zoning Commission and City Council

From: Larry Hansen

The purpose of this application is to annex six contiguous properties comprising approximately 124.81 acres owned by five sellers. The zoning mixes should be mixed use and medium density residential. All public services are either in the process of installation or will be shortly. The reason for annexation is to accommodate future development both commercial multifamily and residential single family.

Please direct comments to Larry Hansen 344 W. Davis Lane Meridian Idaho 83642 208-866-0346  
larryh@lhrealtors.com

A handwritten signature in black ink, appearing to read "Larry Hansen", with a long horizontal line extending to the right.



# City of Kuna AFFIDAVIT OF LEGAL INTEREST

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634

Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: www.cityofkuna.com

State of Idaho )  
                          ) ss.  
County of Ada )

I, Jane C. Golden , 18 1863 E. Rodeo Lane  
Name Address  
Kuna , ID 83634  
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my  
permission to \_\_\_\_\_  
Name Address

to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any  
claim or liability resulting from any dispute as to the statements contained herein or as to  
the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose  
of site inspections related to processing said application(s),

Dated this 4/10/2019 day of April, 20 19

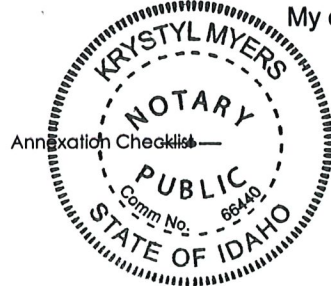
Jane C. Golden  
Signature

Subscribed and sworn to before me the day and year first above written.

Krystyl Myers  
Notary Public for Idaho

Residing at: Kuna, ID

My commission expires: 10-6-21



Being re-recorded to add necessary acknowledgement.

File #52963

# QUITCLAIM DEED

For Value Received Jane C. Golden, personal representative of Charles R. Golden, deceased, probate case no. SPIE 9700587M, and Jane Cyndi Golden, a single person

do hereby convey, release, remise and forever quit claim unto

Jane C. Golden, a single person

whose current address is 1863 E. Rodeo Lane, Kuna, Idaho 83634

the following described premises, to-wit:

See Attached Exhibit A

ADA COUNTY RECORDER  
J. DAVID NAVARRO  
BOISE, IDAHO

1999 FEB 16 PM 4:11

RECORDED - REQUEST OF

FEE 6.00 DEPUTY Shipt

99015340

AMERICAN LAND TITLE CO.

AMERICAN LAND

ADA COUNTY RECORDER  
J. DAVID NAVARRO  
BOISE, IDAHO

1999 FEB 22 PM 4:07

RECORDED - REQUEST OF

FEE 6.00 DEPUTY William

99017224

together with their appurtenances.

Dated: February 10, 1999

Jane C. Golden personal representative Jane Cyndi Golden  
Jane C. Golden, Personal Representative Jane Cyndi Golden

Furnished to

STATE OF IDAHO, COUNTY OF Ada  
On this 10th day of February 19 99  
before me, a notary public in and for said State, personally  
appeared  
Jane C. Golden

known to me to be the person who's name is  
subscribed to the within instrument, and acknowledged to me that  
she executed the same

Christine A. Elledge  
Christine A. Elledge Notary Public  
Residing at Boise, Idaho  
Comm. Expires 3/4/2000

STATE OF IDAHO  
County of Ada

On this 10th day of February in the year  
1999 before me, a Notary Public,  
personally appeared Jane C. Golden

, known or identified  
to me to be the person whose name is  
subscribed to the within instrument, and  
the personal representative of Charles R. Golden  
deceased and acknowledged to me that she  
executed the same as such personal  
representative.

Christine A. Elledge  
Notary Public  
Residing in: Boise  
Commission Expires: 3/4/2000



EXHIBIT A

PARCEL I:

LOT 1 IN BLOCK 1 OF RODEO SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 72 OF PLATS AT PAGES 7413 AND 7414, OFFICIAL RECORDS OF ADA COUNTY, IDAHO.

PARCEL II:

A TRACT OF LAND BEING A PORTION OF LOT 2 AND A PORTION OF LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, A RECORDED SUBDIVISION OF ADA COUNTY, INSTRUMENT NO. 96080431, RECORDS OF ADA COUNTY, SITUATED IN THE NORTH-HALF OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR WITH CAP MONUMENTING THE SOUTHWEST CORNER OF SAID LOT 2, SAID SOUTHWEST CORNER BEING THE POINT OF BEGINNING, THENCE ALONG THE WESTERLY LINE OF SAID LOT 2

N 00°01'11" E, A DISTANCE OF 731.21 FEET TO A FOUND 1/2" REBAR WITH CAP MONUMENTING THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2

S 89°41'42" E, A DISTANCE OF 132.36 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, A DISTANCE OF 31.42 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS S 44°41'42" E, A DISTANCE OF 28.28 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, A DISTANCE OF 78.54 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS S 44°41'42" E, A DISTANCE OF 70.71 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE LEAVING SAID NORTHERLY LINE

S 50°10'48" E, A DISTANCE OF 576.20 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID LOT 3; THENCE LEAVING SAID WESTERLY LINE AND SAID EASTERLY LINE

S 50°10'48" E, A DISTANCE OF 32.93 FEET TO A POINT; THENCE

S 00°01'11" W, A DISTANCE OF 272.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 3; THENCE ALONG SAID SOUTHERLY LINE

N 89°50'01" W, A DISTANCE OF 25.30 FEET TO A FOUND 1/2" REBAR WITH CAP, MONUMENTING THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2

N 89°50'01" W, A DISTANCE OF 644.70 FEET TO THE POINT OF BEGINNING.



THIS INSTRUMENT FILED FOR RECORD BY TRANSNATION TITLE & ESCROW, INC. AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS AFFECT UPON THE TITLE.

**QUITCLAIM DEED**

**FOR VALUE RECEIVED**

**Larry E. Hansen and Kathleen A. Hansen, husband and wife**

do(es) hereby convey, release and forever quitclaim unto: **Sandstone Farms, LLC, an Idaho Limited Liability Company**

whose current address is: **1888 E. Rodeo Ln, Kuna ID 83634**  
the following described premises, to-wit:

Lot 1, Block 2 of Rodeo Subdivision, according to the official plat thereof, filed in Book 72 of Plats at Page(s) 7413 through 7414, records of Ada County, Idaho.

Date: February 19, 2010

*Larry E. Hansen*  
Larry E. Hansen

*Kathleen A. Hansen*  
Kathleen A. Hansen

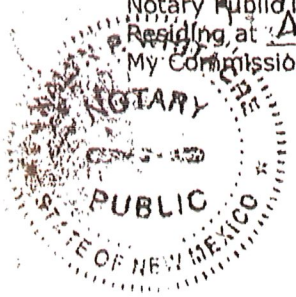
Date: 2-22-10

Date: 2-22-10

State of ~~Idaho~~ New Mexico  
County of Colfax

On this 22<sup>nd</sup> day of February, 2010, before me the undersigned, a Notary Public in and for said state, personally appeared Larry E. Hansen and Kathleen A. Hansen known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

*Kalyn P. Whitacre*  
Notary Public Name: KALYN P. WHITACRE  
Residing at: ANGEL FIRE, NEW MEXICO  
My Commission Expires: MAY 5, 2010







# City of Kuna AFFIDAVIT OF LEGAL INTEREST

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: www.cityofkuna.com

State of Idaho )  
                          ) ss.  
County of Ada )

I, Russell D. Hunemiller , 16130 N. Elderst  
Name Address  
Meridian Nampa , ID 83682  
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to Harry Hansen 3440 W. Davis Ln Meridian ID, 83642  
Name Address

to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s),

Dated this 15<sup>th</sup> day of April, 2019

Russell D. Hunemiller  
Signature

Subscribed and sworn to before me the day and year first above written.

Glenda L Horton  
Notary Public for Idaho  
Residing at: Nampa Idaho  
My commission expires: 05/12/19

GLENDAL HORTON  
COMMISSION #8442  
NOTARY PUBLIC  
STATE OF IDAHO







TitleOne  
a title & escrow co.  
Order Number: 10317728

### Warranty Deed

For value received,

Danny M. Cafferty, a married man, as his sole and separate property and Donald George Pica and Bonnie Lee Pica, Trustees of The Restated Donald and Bonnie Pica Trust, U/T/A dated September 16, 2010 and Derek A. Pica and Vicki J. Pica, husband and wife

the grantor, does hereby grant, bargain, sell, and convey unto

Russell D. Hunemiller and Karen Hunemiller, husband and wife

whose current address is 16130 N. Elder St. Nampa, ID 83607

the grantees, the following described premises, in Ada County, Idaho, to wit:

A parcel of land lying in the Northwest quarter of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of Section 18, Township 2 North, Range 1 East, Boise Meridian; thence South 00°15'24" West 2,649.50 feet to the Southwest corner of Government Lot 2 (the West quarter corner) of Section 18; thence South 89°41'42" East 60.00 feet along the South line of Government Lot 2 to a point on the Easterly right-of-way line of State Highway 69; thence North 00°15'24" East 527.18 feet along said Easterly right-of-way line to the Real Point of Beginning of this description; thence North 00°15'24" East 797.57 feet along said Easterly right-of-way line to a point on the North line of Government Lot 2; thence South 89°41'47" East 2,499.46 feet to the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 18; thence South 00°10'26" West 1,323.90 feet to the Southeast corner of the Southeast quarter of the Northwest quarter (center quarter corner) of said Section 18; thence North 89°44'04" West 1,315.76 feet along the South line of the Southeast quarter of the Northwest quarter to a point on the centerline of a concrete irrigation ditch; thence North 21°05'16" West 35.20 feet along said centerline to a point; thence North 28°21'40" West 102.73 feet along said centerline to a point; thence North 25°53'44" West 450.56 feet along said centerline to a point; thence North 89°41'42" West 925.01 feet to the Real Point of Beginning.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: August 13, 2018

\_\_\_\_\_  
Danny M. Cafferty

The Restated Donald and Bonnie Pica Trust

By: *Donald George Pica*  
Donald George Pica, Trustee

By: *Bonnie Lee Pica*  
Bonnie Lee Pica, Trustee

**SIGNED IN  
COUNTERPART**

**SIGNED IN  
COUNTERPART**

**SIGNED IN  
COUNTERPART**

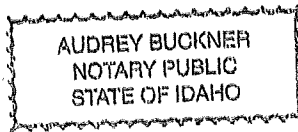
~~\_\_\_\_\_  
Derek A. Pica~~

~~\_\_\_\_\_  
Vicki J. Pica~~

State of Idaho  
County of Twin Falls, ss.

On this 14th day of August in the year of 2018, before me, the undersigned, a notary public in and for said state personally appeared Donald George Pica and Bonnie Lee Pica, known or identified to me to be the persons whose names are subscribed to the within instrument, as trustees of The Related Donald and Bonnie Pica Trust and acknowledged to me that they executed the same as trustees.

~~\_\_\_\_\_  
Notary Public  
Residing In: Jerome, ID  
My Commission Expires: 2-5-24  
(seal)~~



~~\_\_\_\_\_  
State of Idaho  
County of Ada, ss.~~

~~On this 14th day of August in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Derek A. Pica and Vicki J. Pica known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.~~

~~\_\_\_\_\_  
Notary Public  
Residing In:  
My Commission Expires:  
(seal)~~

~~\_\_\_\_\_  
State of Idaho  
County of Ada, ss.~~

~~On this 14th day of August in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Danny M. Cafferly known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.~~

~~\_\_\_\_\_  
Notary Public  
Residing In:  
My Commission Expires:  
(seal)~~





TitleOne

a title & escrow co

Order Number: 18317728

**Warranty Deed**

For value received,

Danny M. Cafferty, a married man, as his sole and separate property and Donald George Pica and Bonnie Lee Pica, Trustees of The Restated Donald and Bonnie Pica Trust, U/T/A dated September 16, 2010 and Derek A. Pica and Vicki J. Pica, husband and wife

the grantor, does hereby grant, bargain, sell, and convey unto

Russell D. Hunemiller and Karen Hunemiller, husband and wife

whose current address is 16130 N. Elder St. Nampa, ID 83687

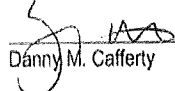
the grantee, the following described premises, in Ada County, Idaho, to wit:

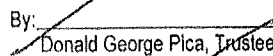
A parcel of land lying in the Northwest quarter of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:


Commencing at the Northwest corner of Section 18, Township 2 North, Range 1 East, Boise Meridian; thence South 00°15'24" West 2,649.50 feet to the Southwest corner of Government Lot 2 (the West quarter corner) of Section 18; thence South 89°41'42" East 60.00 feet along the South line of Government Lot 2 to a point on the Easterly right-of-way line of State Highway 69; thence North 00°15'24" East 527.18 feet along said Easterly right-of-way line to the Real Point of Beginning of this description; thence North 00°15'24" East 797.57 feet along said Easterly right-of-way line to a point on the North line of Government Lot 2; thence South 89°41'47" East 2,499.46 feet to the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 18; thence South 00°10'25" West 1,323.90 feet to the Southeast corner of the Southeast quarter of the Northwest quarter (center quarter corner) of said Section 18; thence North 89°44'04" West 1,315.76 feet along the South line of the Southeast quarter of the Northwest quarter to a point on the centerline of a concrete irrigation ditch; thence North 21°05'16" West 35.20 feet along said centerline to a point; thence North 28°21'40" West 102.73 feet along said centerline to a point; thence North 25°53'44" West 450.56 feet along said centerline to a point; thence North 89°41'42" West 925.01 feet to the Real Point of Beginning.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: August 13, 2018

  
\_\_\_\_\_  
Danny M. Cafferty  
The Restated Donald and Bonnie Pica Trust

By:   
\_\_\_\_\_  
Donald George Pica, Trustee

By:   
\_\_\_\_\_  
Bonnie Lee Pica, Trustee

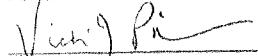
**SIGNED IN  
COUNTERPART**

*DGP  
VJP*





Derek A. Pica



Vicki J. Pica

**SIGNED IN  
COUNTERPART**

State of Idaho  
County of \_\_\_\_\_, ss.

On this \_\_\_\_\_ day of August in the year of 2018, before me, the undersigned, a notary public in and for said state personally appeared Donald George Pica and Bonnie Lee Pica, known or identified to me to be the persons whose names are subscribed to the within instrument, as trustees of The Restated Donald and Bonnie Pica Trust and acknowledged to me that they executed the same as trustees.

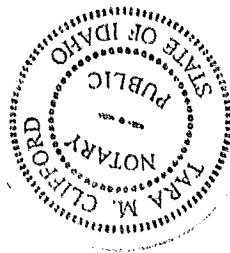
Notary Public  
Residing In:  
My Commission Expires:  
(seal)

State of Idaho  
County of Ada, ss.

On this 14th day of August in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Derek A. Pica and Vicki J. Pica known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public  
Residing In:  
My Commission Expires:  
(seal)

**Residing: Eagle, Idaho  
Commission Expires: 6/18/2022**



State of Idaho  
County of Ada, ss.

On this 14th day of August in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Danny M. Cafferty known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Notary Public  
Residing In:  
My Commission Expires:  
(seal)

**Residing: Eagle, Idaho  
Commission Expires: 6/18/2022**





TitleOne

a title & escrow co.

Order Number: 18317710

ADA COUNTY RECORDER Christopher D. Rich 2018-076828  
BOISE IDAHO Pgs=2 BONNIE OBERBILLIG 08/14/2018 01:57 PM  
TITLEONE BOISE \$15.00

**Warranty Deed**

For value received,

Robert Huff and Betty Huff, as Co-Trustees of the Robert and Betty Huff Trust under Trust Agreement dated April 6, 2000, who acquired title as Robert I. Huff and Betty J. Huff, husband and wife as community property

the grantor, does hereby grant, bargain, sell, and convey unto

GO FOR IT, LLC, an Idaho limited liability company

whose current address is 16130 N. Elder St. Nampa, ID 83687

the grantee, the following described premises, in Ada County, Idaho, to wit:

Parcel 1 of Record of Survey No. 3493 recorded April 2, 1996 as Instrument No. 96027526.

Except that portion conveyed to the State of Idaho Transportation Department on June 21, 1996 as Instrument No. 96052315.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: August 13, 2018

The Robert and Betty Huff Trust

By: Robert Huff, Co-Trustee  
Robert Huff, Co-Trustee

By: Betty Huff, Co-Trustee  
Betty Huff, Co-Trustee

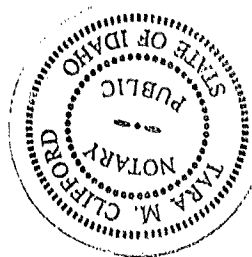
Robert I. Huff  
Robert I. Huff

Betty J. Huff  
Betty J. Huff

State of Idaho  
County of Ada, ss.

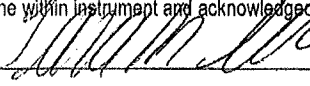
On this 14th day of August in the year of 2018, before me, the undersigned, a notary public in and for said state personally appeared Robert Huff and Betty Huff, known or identified to me to be the persons whose names are subscribed to the within instrument, as co-trustees of The Robert and Betty Huff Trust and acknowledged to me that they executed the same as co-trustees.

Tara M. Clifford  
Notary Public  
Residing in:  
My Commission Expires:  
(seal) **Residing: Eagle, Idaho**  
**Commission Expires: 6/18/2022**

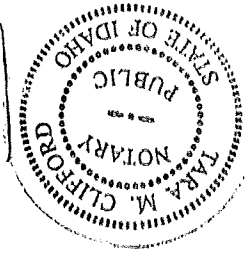


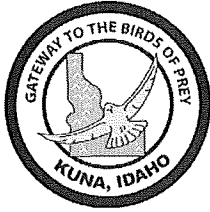
State of Idaho  
County of Ada, ss.

On this 14th day of August in the year of 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert I. Huff and Betty J. Huff known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

  
\_\_\_\_\_  
Notary Public  
Residing In:  
My Commission Expires:  
(seal)

Residing: Eagle, Idaho  
Commission Expires: 6/18/2022





# City of Kuna AFFIDAVIT OF LEGAL INTEREST

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634

Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: www.cityofkuna.com

State of Idaho )  
                          ) ss.  
County of Ada )

*SELECT DEVELOPMENT AND CONTRACTING, LLC, BY:*  
I, RANDY FULLMER, 2501 EAST STATE AVE. SUITE 210  
Name Address  
MERIDIAN, IDAHO 83642  
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to LARRY HANSEN 1808 EAST RODEO LANE  
Name Address KUNA, ID 83634  
to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 18<sup>th</sup> day of APRIL, 2019

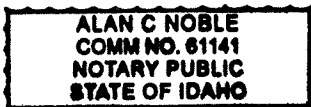
[Signature]  
Signature

Subscribed and sworn to before me the day and year first above written.

[Signature]  
Notary Public for Idaho

Residing at: MERIDIAN, ID

My commission expires: 2/21/25





AFTER RECORDING MAIL TO:

Select Development & Contracting, LLC  
PO Box 1030  
Meridian, ID 83680

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

## WARRANTY DEED

File No.: **4103-3093476 (DS)**

Date: **March 05, 2019**

For Value Received, **Sandstone Farms LLC, an Idaho limited liability company**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Select Development & Contracting, LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **PO Box 1030, Meridian, ID 83680**, the following described premises, situated in **Ada County, Idaho**, to wit:

**LEGAL DESCRIPTION:** Real property in the County of Ada, State of Idaho, described as follows:

### PARCEL I:

**LOT 2 IN BLOCK 1 OF RODEO SUBDIVISION FILED AT BOOK 72 AT PAGES 7413-7414, ACCORDING TO THE PLAT OF RECORD IN ADA COUNTY EXCEPT THAT PORTION DEEDED TO JANE CYNDI GOLDEN BY QUITCLAIM DEED RECORDED FEBRUARY 22, 1999 AS INSTRUMENT NO. 99017224 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**A TRACT OF LAND BEING A PORTION OF LOT 2 AND A PORTION OF LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, A RECORDED SUBDIVISION OF ADA COUNTY, INSTRUMENT NO. 96080431, RECORDS OF ADA COUNTY, SITUATED IN THE NORTH-HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, DESCRIBED AS FOLLOWS:**

**COMMENCING AT A FOUND 1/2" REBAR WITH CAP MONUMENTING THE SOUTHWEST CORNER OF SAID LOT 2, SAID SOUTHWEST CORNER BEING THE POINT OF BEGINNING, THENCE ALONG THE WESTERLY LINE OF SAID LOT 2 NORTH 00°01'11" EAST, A DISTANCE OF 731.21 FEET TO A FOUND 1/2" REBAR WITH CAP MONUMENTING THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2 SOUTH 89°41'42" EAST, A DISTANCE OF 132.36 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, A DISTANCE OF 31.42 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS SOUTH 44°41'42" EAST, A DISTANCE OF 28.28 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, A**

APN: R7534260218;  
R7534260350

Warranty Deed

File No.: 4103-3093476 (DS)

- continued

Date: 03/05/2019

DISTANCE OF 78.54 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS SOUTH 44°41'42" EAST, A DISTANCE OF 70.71 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE LEAVING SAID NORTHERLY LINE SOUTH 50°10'48" EAST, A DISTANCE OF 576.20 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID LOT 3; THENCE LEAVING SAID WESTERLY LINE AND SAID EASTERLY LINE SOUTH 50°10'48" EAST, A DISTANCE OF 32.93 FEET TO A POINT; THENCE SOUTH 00°01'11" WEST, A DISTANCE OF 272.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 3; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°50'01" WEST, A DISTANCE OF 25.30 FEET TO A FOUND 1/2" REBAR WITH CAP, MONUMENTING THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2 NORTH 89°50'01" WEST, A DISTANCE OF 644.70 FEET TO THE POINT OF BEGINNING.

**PARCEL II:**

BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°41'50," EAST BETWEEN AN ALUMINUM CAP MONUMENT MARKING THE WEST QUARTER CORNER OF SECTION 18 AND A 1" DIAMETER IRON PIPE MARKING THE CW 1/16 CORNER OF SECTION 18, BOTH IN TOWNSHIP 2 NORTH, 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO.

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST QUARTER, OF SECTION 18, AND LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, AS SHOWN ON FILE IN BOOK 72 OF PLATS AT PAGE 7413 RECORDS OF ADA COUNTY, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A BRASS CAP MARKING THE C QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 0°01'25" WEST, COINCIDENT WITH THE EASTERLY BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, ALSO BEING THE EASTERLY BOUNDARY OF LOT 3 IN BLOCK 1, OF SAID RODEO SUBDIVISION, 1320.00 FEET TO A 1" DIAMETER IRON PIPE MARKING THE CS 1/16 CORNER OF SAID SECTION 18; THENCE NORTH 89°49'40" WEST, COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, ALSO BEING THE SOUTHERLY BOUNDARY OF SAID LOT 3 IN BLOCK 1, OF SAID RODEO SUBDIVISION, 684.72 FEET TO A 1/2 REBAR PLS 14221; THENCE NORTH 0°01'22" EAST, COINCIDENT WITH THE COMMON BOUNDARY OF LOT 2 AND LOT 3 IN BLOCK 1, OF SAID RODEO SUBDIVISION, 659.76 FEET TO A 1/2" REBAR NO CAP; THENCE NORTH 89°41'55" WEST, COINCIDENT WITH SAID COMMON BOUNDARY OF LOT 2 AND LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, 442.80 FEET TO AT 1/2" REBAR NO CAP AND THE BEGINNING OF A NON-TANGENT CURVE, ALSO BEING THE EASTERLY BOUNDARY OF EAST RODEO LANE; THENCE 157.08 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 180°00'00", A RADIUS OF 50.00 FEET, SUBTENDED, BY A CHORD BEARING NORTH 0°25'40" EAST, 100.00 FEET TO A 5/8" REBAR NO CAP; THENCE NORTH 89°40'44" WEST, COINCIDENT WITH THE NORTHERLY RIGHT OF WAY OF SAID EAST RODEO LANE, 73.40 FEET TO A 1/2" REBAR PLS 14221; THENCE NORTH 0°01'07" WEST, 523.73 FEET TO A 1 /2" REBAR PLS 14221; THENCE NORTH 89°43'27" WEST, PARALLEL

APN: R7534260218;  
R7534260350

Warranty Deed

File No.: 4103-3093476 (DS)

- continued

Date: 03/05/2019

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**APN: R7534260218; R7534260350**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.





AFTER RECORDING MAIL TO:

Select Development & Contracting, LLC  
PO Box 1030  
Meridian, ID 83680

ELECTRONICALLY RECORDED - DO NOT  
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APN: R7534260218;  
R7534260350

Warranty Deed

File No.: 4103-3093476 (DS)

- continued

Date: 03/05/2019

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APN: R7534260218;  
R7534260350

Warranty Deed

File No.: 4103-3093476 (DS)

- continued

Date: 03/05/2019

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**APN: R7534260218; R7534260350**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

# QUITCLAIM DEED

**FOR VALUE RECEIVED**

ADA COUNTY RECORDER Christopher D. Rich  
BOISE IDAHO Pgs=3 DAN RYALLS  
SANDSTONE FARMS LLC

2017-111300  
11/20/2017 04:03 PM  
AMOUNT \$15.00

Jane C Golden



do(es) hereby convey, release and forever quitclaim unto:

Sandstone Farms LLC

whose current address is: **1888 E. Rodeo Lane, Kuna, Id 83634**  
the following described premises, to-wit:

**BASIS OF BEARING** for this description is South 89°41'50" East between an aluminum cap monument marking the W 1/4 corner of Section 18 and a 1" diameter iron pipe marking the CW 1/16 corner of Section 18, both in T. 2 N., R. 1 E., B.M., Ada County, Idaho.

A parcel of land located in the N1/2 of the SW 1/4, of Section 18, and Lot 3, Block 1, Rodeo Subdivision, as shown on file in Book 72 of Plats, at Page 7413, Records of Ada County, T. 2 N., R. 1 E., B.M., Ada County, Idaho more particularly described as follows;

**COMMENCING** at a brass cap marking the C 1/4 corner of said Section 18;

Thence South 0°01'25" West, coincident with the easterly boundary of the NE 1/4 of the SW 1/4 of said Section 18, also being the easterly boundary of Lot 3, Block 1, of said Rodeo Subdivision, 1320.00 feet to a 1" diameter iron pipe marking the CS 1/16 corner of said Section 18;

Thence North 89°49'40" West, coincident with the southerly boundary of said NE 1/4 of the SW 1/4 of Section 18, also being the southerly boundary of said Lot 3, Block 1, of said Rodeo Subdivision, 659.42 feet to the **POINT OF BEGINNING**;

Thence North 89°49'40" West, coincident with said southerly boundary of the NE 1/4 of the SW 1/4 of Section 18, also being the southerly boundary of said Lot 3, Block 1, of said Rodeo Subdivision, 25.30 feet to a 1/2" rebar PLS 6111;

Thence North 0°01'22" East, coincident with the common boundary of Lot 2 and Lot 3, Block 1, of said Rodeo Subdivision, 293.01 feet;

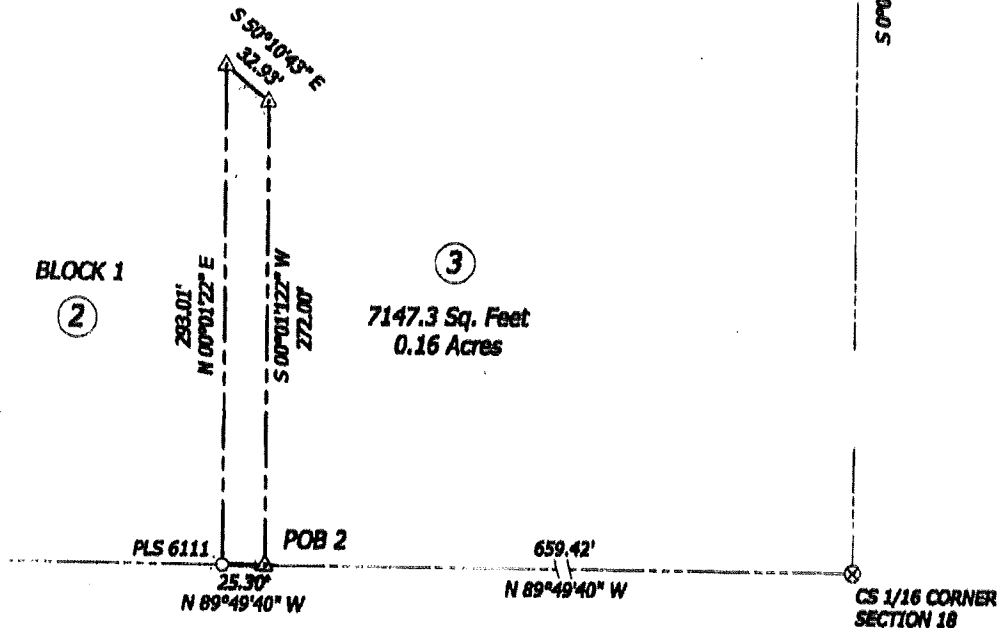
Thence South 50°10'43" East, 32.93 feet;

Thence South 0°01'22" West, 272.00 feet to the **POINT OF BEGINNING**.

The above described parcel contains 0.16 acres more or less.



C 1/4 CORNER  
SECTION 18  
CP&F 8855627



PROJECT: EXHIBIT LOCATED IN LOT 3, BLOCK 1, RODEO SUBDIVISION, BOOK 72, PAGE 7413 THE NE 1/4 OF THE SW 1/4 SECTION 18, T.2N., R.1E., B.M., ADA COUNTY, IDAHO	OWNER/DEVELOPER:  <b>LARRY HANSEN</b>	2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	DWG # <b>17237</b>
	DATE: <b>11/7/2017</b>		PROJECT # <b>17237 PBA</b>

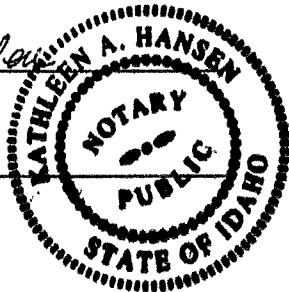
**Quit Claim Deed  
continued**

Date: **November 9, 2017**

Jane C. Golden  
Jane C Golden

\_\_\_\_\_

\_\_\_\_\_



State of Idaho, Ada County, ss.

On this 19<sup>th</sup> day of November, in the year of 2017, before me the undersigned Notary Public in and for said State, personally appeared Jane Golden, known or identified to me as the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Kathleen A. Hansen

Residing at: Kuna Idaho  
My Commission Expires: 10/22/2018

APN: R7534260218;  
R7534260350

Warranty Deed  
- continued

File No.: 4103-3093476 (DS)  
Date: 03/05/2019

Sandstone Farms LLC, an Idaho limited liability company

By: *Kathleen Hansen*  
Name: Kathleen Hansen  
Title: Member

By: *Larry Hansen*  
Name: Larry Hansen  
Title: Member

STATE OF Idaho )  
 ) ss.  
COUNTY OF Ada )

This record was acknowledged before me on 3/5/19 by Kathleen Hansen <sup>and</sup> ~~and~~ Larry Hansen as Members of Sandstone Farms LLC, an Idaho limited liability company.

DEEDRA STITH  
COMMISSION #45467  
NOTARY PUBLIC  
STATE OF IDAHO  
MY COMMISSION EXPIRES 09/29/2023

*Deedra Stith*  
Signature of Notary Public  
My Commission Expires: 09/29/23







# Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING \* 763 W. Avalon, Kuna, Idaho, 83634 \* [www.cityofkuna.com](http://www.cityofkuna.com) \* (208) 922-5274 \* Fax: (208) 922-5989

## GENERAL INFORMATION:

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting. Please provide detailed meeting minutes.

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

## SITE INFORMATION

Parcel #s 5141823400 51418233659 R7534260155 R7534260400  
R7534260218 R7534260350

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

CURRENT PROPERTY OWNER: all Select Development LLC, Sandstone Farms LLC  
Tanise Golden, Russ Haucen Miller, BayRite LLC

CONTACT PERSON (Mail recipient and person to call with questions):  
Larry Hansen 3440 W. Davis Ln Meridian, ID. 83642  
208-866-0346 larryh@krealtors.com

PROPOSED USE:

*Application Type*

*Brief Description*

Annexation

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APPLICANT:

Larry Hansen  
3440 W. Davis Ln.  
Meridian, ID 83642

**Neighborhood Meeting**

**Monday Evening April 8, 2019**

**6:00 PM**

Pursuant to the Kuna Planning and Zoning requirements you and or your representative are invited to attend a Neighborhood meeting to discuss Annexation into the City of Kuna for the properties identified in blue.

Please join us at Sandstone Vineyards event center, 1888 E. Rodeo Lane Kuna, 83634 at 6 PM for a short description of the upcoming annexation request.

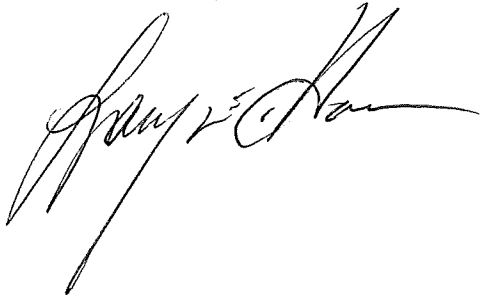
If you have any questions please contact me, Larry Hansen at 208-866-346 or [larryh@lhrealtors.com](mailto:larryh@lhrealtors.com).

## Kuna Neighborhood Meeting

3/8/2019

A neighborhood meeting was called on March 8, 2019 at 6 PM by Larry Hansen. The location was 1888 E. Rodeo Lane in the Sandstone Vineyards Event Center. Thirteen neighbors and representatives were in attendance, a list of which is attached. A list of properties under consideration was described including the attached colored map provided by the City of Kuna.

The topics discussed was an approximate time line, and proposed zoning probabilities. Most attendees were primarily concerned about an increase in taxes and whether their properties would be forced to annex. Most were resolved that development was headed their way. Only one participant was belligerent. Richard Hersey, He was convinced his property would be annexed even though I attempted to convince him that his property was not a part of the proposed annexation request. All in all most of the rest of the attendees seemed happy with receiving the information.

A handwritten signature in black ink, appearing to read "Larry Hansen". The signature is written in a cursive style with a long, sweeping underline that extends to the right.



PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
/ BALL BERNIE C	BALL RITA A CHADEZ	1804 E LAZY DB LN	KUNA, ID 83634-1338
/ DAY ROBERT S & DOROTHY E TRUST	DAY ROBERT S TRUSTEE	2096 N MERIDIAN RD	KUNA, ID 83634-0000
/ DOLL FAMILY REVOCABLE TRUST DATED 12/8/11	DOLL DEBRA A TRUSTEE	PO BOX 56	KUNA, ID 83634-0000
/ GO FOR IT LLC		16130 N ELDER ST	NAMPA, ID 83687-0000
/ GOLDEN JANE C		1863 E RODEO LN	KUNA, ID 83634-0000
/ GROTHAUS DANIEL LEE &	GROTHAUS SHIRLEY LOUISE	2404 DEER FLAT	KUNA, ID 83634-0000
/ HERSEY RICHARD S	HERSEY LOUISE E	2202 N MERIDIAN RD	KUNA, ID 83634-0000
/ HILL MARGARET M FAMILY LP		1556 E LOCUST VIEW LN	MERIDIAN, ID 83642-0000
/ HUNEMILLER RUSSELL D	HUNEMILLER KAREN	16130 N ELDER ST	NAMPA, ID 83687-0000
/ JOHNSON T J	JOHNSON G ELAINE	2425 N LOCUST GROVE RD	KUNA, ID 83634-1313
/ JONES THOMAS	JONES TONI	PO BOX 231	KUNA, ID 83634-0231
/ JRL PROPERTIES LLC		9839 W CABLE CAR ST STE 101	BOISE, ID 83709-0000
/ JRL PROPERTIES LP		9839 W CABLE CAR ST STE 101	BOISE, ID 83709-0000
/ KOUDEKA J J JR	KOUDELKA MADGE H	PO BOX 1564	BOISE, ID 83709-0000
/ LEE JACK & RITA FAMILY TRUST 4/22/98	LEE MONROE M TRUSTEE	4357 S TINKER AVE	NAMPA, ID 83653-1564
/ LEE'S FOREST PRODUCTS INC		4357 S TINKER AVE	BOISE, ID 83709-0000
/ MANNING AUSTIN	MANNING ROSIE	2800 E DEER FLAT RD	KUNA, ID 83634-0000
/ MILLS KIM RENEE		1698 E LAZY DB LN	KUNA, ID 83634-0000
/ SANDSTONE FARMS LLC		1888 E RODEO LN	KUNA, ID 83634-0000
/ SELECT DEVELOPMENT & CONTRACTING LLC		PO BOX 1030	MERIDIAN, ID 83680-0000
/ SMITH RAYMOND	SMITH MARCIA	2284 N MERIDIAN RD	KUNA, ID 83634-0000
/ TRUAX ROBERT		1888 E RODEO LN	KUNA, ID 83634-0000

# SIGN IN SHEET

**PROJECT NAME:** Section 18

**Date:** 4-8-19

1	Larry Hansen	3440 W. Davis Ln	Meridian	208-866-0346
2	Robert & Ruth	1888 E. Redwood Lane	Kuna	890 0311
3	Bob Trump	2742 KIPPOE	Muskegon	890 9022
4	Billy Edwards	P.O. Box 311	MERIDIAN	208.288.0700
5	DAVE & SHIRLEY GORDON	2404 E. DEER FLAT	KUNA	208-890-2234
6	Austin Manning	2800 E. Deer Flat	Kuna	<del>208</del> 421-1377
7	Janice Miller	1863 E. Redwood Lane	Kuna	208-860-1417
8	Ruth Ann Hersey	2202 Meridian Rd	KUNA	208-697-6771
9	Louise Hersey	2202 Meridian - TD	Kuna	208 697-6772
10	Maricia Smith	2284 N. Meridian	Kuna	808 922-4883
11	Raymond Smith			
12	Debbie Dale	1920 E. Lazy D Blk	Kuna	406 799 5058
13	Kim Mills	1698 E. Lazy D Blk	Kuna	208 484-3960
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*City of Kuna*  
**COMMITMENT TO  
PROPERTY POSTING**

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634

Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: [www.cityofkuna.com](http://www.cityofkuna.com)

Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application (s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign (s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign (s) shall be removed no later than three (3) days after the end of the public hearing for which the sign (s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8

  
\_\_\_\_\_  
Applicant/agent signature

4-16-19  
Date