



APPLICATION FOR ANNEXATION/ZONING

PLANNING AND ZONING DEPARTMENT

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

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

12/10/1972
N/R/W

Applicant Name Hatch Design Architecture, Jeff Hatch	Home Number 208-475-3204
Street Address 6126 W. State St.	Mobile Number
City Boise State ID Zip code 83703	Email Jeff@HatchDA.com
Property Owner Name Kiwi Enterprises, LLC	Home Number 208-629-2952
Street Address 348 W Parkcenter Blvd.	Mobile Number
City Boise State ID Zip Code 83702	Email hamish@forgebuildings.com
Applicant's interest in property: () Own () Rent (X) Other Architect	
ADDRESS OF SUBJECT PROPERTY: East 1/2 of the SW 1/4 SW 1/4 and a portion of the South 1/2 of NW 1/4 SW 1/4, Section 4, T. 3N, R. 2W. B.M. (see legal description attachment)	

R 308560 + R308610
9778 W CHERRY LN

Please provide the following required documentation

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

Project Description

- > State the zoning desired for the subject property: Light Industrial w/ BC for first 10 acres fronting Cherry
- > State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for the use of the subject property: Annexation to connect to municipal services. The proposed plans are for a new industrial park.

Dated this 6 day of November, 20 19

Applicant Signature

NOTICE TO APPLICANT

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

OFFICE USE ONLY

FILE NUMBER: ANN - 00135 - 20 19 PROJECT NAME KIWI CHERRY LN ANNEX

received
11/16/19



**TEALEY'S LAND
SURVEYING**

12594 W. Explorer Drive, Suite 150 • Boise, Idaho 83713
(208) 385-0636
Fax (208) 385-0696

Project. No.: 4535
Date: November 5, 2019

**DESCRIPTION FOR
ANNEXATION PARCEL – KIWI ENTERPRISES, LLC**

A parcel of land being a portion of the SW 1/4 of the SW 1/4 of Section 4, T.3N., R.2W., B.M., Nampa, Canyon County, Idaho and more particularly described as follows:

Commencing at an iron pin marking the Southwest corner of said Section 4; thence along the South boundary of said Section 4, which is also the centerline of West Cherry Lane

South 89°39'25" East 663.20 feet to a point marking the Southwest corner of the East 1/2 of the SW 1/4 of said SW 1/4 of Section 4, said point marking the **POINT OF BEGINNING**; thence leaving said South boundary along the West boundary of said East 1/2 of the SW 1/4 of the SW 1/4 of Section 4

North 00°39'14" East 1325.81 feet to a point marking the Northwest corner of said East 1/2 of the SW 1/4 of the SW 1/4 of Section 4; thence along the South boundary of said South 1/2 of NW 1/4 of said SW 1/4 of Section 4

North 89°35'33" West 156.87 feet to a point on the centerline of the Canal 13-3; thence along said center line

North 07°59'06" East 14.84 feet to a point; thence continuing

North 15°06'36" East 67.92 feet to a point marking a point of beginning of curve; thence continuing along the arc of a curve to the left 201.91 feet, said curve having a radius of 300.58 feet, a central angle of 38°29'13" and a long chord bearing

North 01°20'06" West 198.13 feet to a point making a point of ending of curve; thence continuing

North 22°08'53" West 91.28 feet to a point; thence continuing

North 24°47'00" West 175.20 feet to a point; thence continuing

North 21°48'01" West 153.19 feet to a point on the North boundary of said South 1/2 of the NW 1/4 of the SW 1/4 of Section 4; thence along said North boundary

South 89°34'27" East 975.50 feet to a point marking the Northeast corner of said North 1/2 of the NW 1/4 of the SE 1/4 of Section 4; thence along the East boundary of said North 1/2 of the NW 1/4 of the SW 1/4 of Section 4

Project No.: 4535
Date: November 5, 2019

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South 00°35'47" West 662.81 feet to a point marking the Northwest corner of said East 1/2 of the SW 1/4 of the SW 1/4 Section 4; thence along the East boundary of said East 1/2 of the SW 1/4 of the SW 1/4 of Section 4

South 00°36'26" West 1325.05 feet to a point marking the Southeast corner of said East 1/2 of the SW 1/4 of the SW 1/4 of Section 4; thence along said South boundary of Section 4

North 89°39'25" West 663.20 feet to the **POINT OF BEGINNING**,

Said parcel of land contains 33.13 acres, more or less.





**TEALEY'S LAND
SURVEYING**

12594 W. Explorer Drive, Suite 150 • Boise, Idaho 83713

(208) 385-0636

Fax (208) 385-0696

Project: 4535

Date: November 6, 2019

Parcel name: KIWI ENTERPRISES, INC.

North: 9996.03 East : 10663.19
Line Course: N 00-39-14 E Length: 1325.8130
North: 11321.76 East : 10678.32
Line Course: N 89-35-30 W Length: 156.8701
North: 11322.87 East : 10521.46
Line Course: N 07-58-48 E Length: 14.8261
North: 11337.56 East : 10523.51
Line Course: N 15-06-36 E Length: 67.9200
North: 11403.13 East : 10541.22
Curve Length: 201.9053 Radius: 300.5800
Delta: 38-29-12 Tangent: 104.9275
Chord: 198.1300 Course: N 01-20-06 W
Course In: N 72-05-30 W Course Out: N 69-25-18 E
RP North: 11495.56 East : 10255.20
End North: 11601.21 East : 10536.60
Line Course: N 22-08-53 W Length: 91.2800
North: 11685.75 East : 10502.19
Line Course: N 24-47-00 W Length: 175.2000
North: 11844.81 East : 10428.75
Line Course: N 21-47-56 W Length: 153.2033
North: 11987.06 East : 10371.86
Line Course: S 89-34-27 E Length: 975.5016
North: 11979.81 East : 11347.33
Line Course: S 00-35-47 W Length: 662.8116
North: 11317.04 East : 11340.43
Line Course: S 00-36-26 W Length: 1325.0513
North: 9992.06 East : 11326.39
Line Course: N 89-39-25 W Length: 663.2037
North: 9996.03 East : 10663.20

Perimeter: 5813.5853 Area: 1,443,348 Sq Ft 33.13 Ac.

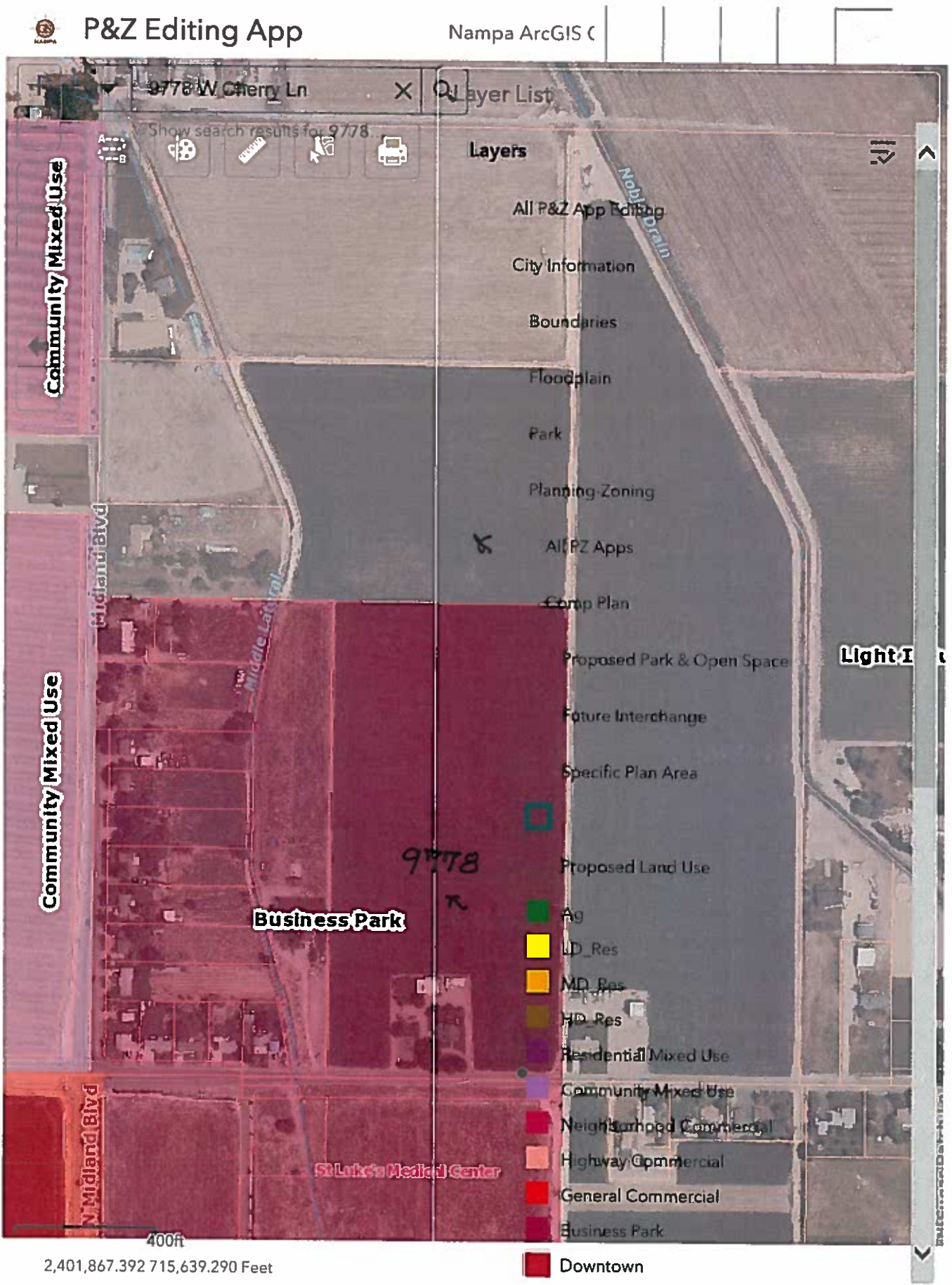
Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.01 Course: N 79-56-56 E

Error North: 0.001 East : 0.006

Precision 1: 581,358.6000







City of Nampa

PLANNING and ZONING DEPARTMENT

OFFICE (208) 468-5484

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

AFFIDAVIT OF LEGAL INTEREST

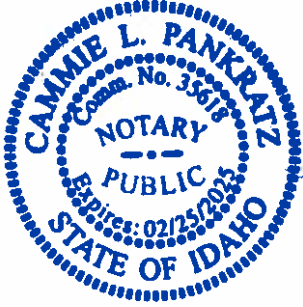
STATE OF IDAHO)
 :SS
COUNTY OF CANYON)

- A. I, HAMISH BELL Kiwi Enterprises (member), whose address is 348 W PARKCENTER BOISE ID 83702, being first duly sworn upon oath, depose and say that I am the owner of record of the property described on the attached application.
- B. I grant my permission to Hatch Design Architecture, PLLC, whose address is 6126 W. State St. Boise, ID 83703, to submit the accompanying application pertaining to the property described on the attached application.
- C. I agree to indemnify, defend and hold the City of Nampa and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this 5 day of November, 2019.

[Signature]
Signature

SUBSCRIBED AND SWORN to before me the 5th day of November 2019.



[Signature]
Notary Public for Idaho
Residing at: Boise, Idaho
Commission Expires: 02/25/2025



Escrow No.: 34601913562-SS

2019-052200
RECORDED
10/30/2019 12:36 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 MBROWN \$15.00
TYPE: DEED
FIDELITY NATIONAL TITLE - BOISE
ELECTRONICALLY RECORDED

WARRANTY DEED

FOR VALUE RECEIVED

Robert E. Hegstrom, Co-Trustee of the Elvin and Virginia Hegstrom Trust Dated January 18, 1999, as amended

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Kiwi Enterprises, LLC, an Idaho Limited Liability Company

GRANTEE(S), whose current address is: **348 West Park Center Blvd, Suite 200, Boise, ID 83706**

the following described real property in Canyon County, Idaho, more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 29 day of October, 2019.

Elvin and Virginia Hegstrom Trust Dated January 18, 1999

BY: *Robert E. Hegstrom*
Robert E. Hegstrom
Co-Trustee

Twin Falls *RMP*

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 29th day of October, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert E. Hegstrom, known or identified to me to be the person whose name is subscribed to the within instrument, as the Co-Trustee of the Elvin and Virginia Hegstrom Trust Dated January 18, 1999 and acknowledged to me that he/she executed the same as such Co-Trustee.

Signature: *Rose M. Pierce*
Name: Rose M. Pierce
Residing at: Twin Falls
My Commission Expires: 02-28-2021

(SEAL)

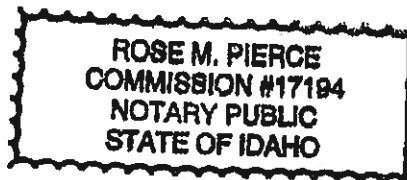


EXHIBIT "A"
Legal Description

Land Situated in the State of Idaho, County of Canyon, City of Nampa.

Parcel 1:

The East Half of the Southwest quarter of the Southwest quarter, Section 4, Township 3 North, Range 2 West, Boise Meridian, Canyon County, State of Idaho.

Parcel 2:

A portion of the South 1/2 Northwest 1/4 Southwest 1/4 of Section 4, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, described as follows:

Commencing at the Southwest corner of said Northwest 1/4 Southwest 1/4; thence North 00°42'00" East, 663.24 feet along the West line of said South 1/2 Northwest 1/4 Southwest 1/4 to the Northwest corner of same; thence South 89°34'27" East, 347.55 feet along the North line of said South 1/2 Northwest 1/4 Southwest 1/4 to the POINT OF BEGINNING, in the centerline of the Middle 13-3 Canal; thence South 21°48'01" East, 153.19 feet along the centerline of said canal to an angle point; thence South 24°47'00" East, 175.20 feet along said centerline to another angle point; thence South 22°08'53" East, 91.28 feet along said centerline to a point in a non-tangent curve; thence Southerly, along said centerline along a non-tangent curve to the right having a radius of 300.58 feet, an arc length of 201.91 feet, a central angle of 38°29'13", a chord bearing of South 01°20'06" East, and a chord distance of 198.13 feet to a point; thence South 15°06'36" West, 67.92 feet along said centerline to an angle point; thence South 07°59'06" West, 14.84 feet along said centerline to a point in the South line of said South 1/2 Northwest 1/4 Southwest 1/4; thence South 89°35'33" East, 819.00 feet along the South line of said South 1/2 Northwest 1/4 Southwest 1/4 to the Southeast corner of same; thence North 00°35'47" East, 662.81 feet along the East line of said South 1/2 Northwest 1/4 Southwest 1/4 to the Northeast corner of same; thence North 89°34'27" West, 975.50 feet along the North line of said South 1/2 Northwest 1/4 Southwest 1/4 to the POINT OF BEGINNING.

Subject to a right-of-way for the Middle 13-3 Canal along the West side.

Parcel 2A:

An Easement for ingress and egress described in Quitclaim Deed recorded June 3, 1985 as Instrument No. 8513455 and Quitclaim Deed recorded May 18, 1999 as Instrument No. 9919289, Official Records of Canyon County, Idaho, over the following described property:

Commencing at the Southwest corner of the Northwest 1/4 of the Southwest 1/4; thence North 00°42'00" East, 663.24 feet, along the West line of said South 1/2 of the Northwest 1/4 of the Southwest 1/4, to the INITIAL POINT of this ingress egress easement, said point being the Northwest corner of the said South 1/2 of the Northwest 1/4 of the Southwest 1/4; thence South 89°34'27" East, 347.55 feet, along the North line of the South 1/2 of the Northwest 1/4 of the Southwest 1/4, to a point on the centerline of the Middle 13-3 Canal; thence South 21°48'01" East, 54.01 feet, along said centerline; thence North 89°34'27" West, 368.22 feet, parallel with said North line to a point on said West line; thence

EXHIBIT "A"
Legal Description

North 00°42'00" East, 50.00 feet, along the said West line to the INITIAL POINT of this ingress egress easement.