

4/27/19 PZ  
KRISTI

SPP. 00044.2019

**A. GENERAL INFORMATION**

Subdivision Name SONATA POINTE WEST  
Total Acres 34.06  
Intended Land Uses Circle (residential, single-family, multi-family, commercial, industrial)  
Property Address(es) 0 ALMA LANE  
Legal Description SEE ATTACHED LEGAL  
Canyon County Parcel Account Number(s) R3203801000;R3203800000  
Existing Zoning. (Circle one) RA RS RSM RD RML RMH RP BN CB BC BF IP IL IH AG  
(County Zoning) 6.5

**B. OWNER/ APPLICANT INFORMATION**

**Owner of Record**

Name	COREY BARTON
Address	1977 E OVERLAND RD
City	MERIDIAN
State	IDAHO
Telephone	208-895-8858 (TRILOGY IDAHO OFFICE )
Email	SHAWN@TRILOGYIDAHO.COM
Fax	

**Applicant**

Name	TRILOGY IDAHO
Address	9839 CABLE CAR ST STE 101
City	BOISE
State	ID
Telephone	208-895-8858
Email	SHAWN@TRILOGYIDAHO.COM
Fax	

**Engineer/Surveyor/Planner**

Name	PLANNER (KENT BROWN
Address	3161 E SPRINGWOOD DRIVE
City	MERIDIAN
State	IDAHO
Telephone	208-871-6842
Email	KENTLKB@GMAIL.COM
Fax	

**C. SUBDIVISION INFORMATION**

<b>Lot Types</b>	<b>Number of Lots</b>	<b>Acres</b>
Residential	118	25.02
Dwelling units per acre (gross /net)	3.46/4.59	
Commercial	0	
Industrial	0	
Common (Landscape, Utility, Other)	9	1.2
Open Space		
Total	124 127	34.06

**DEADLINES FOR SUBMITTALS**

The completed application and plat documents must be submitted to the Planning Department not later than \_\_\_\_\_. The Planning Commission meets on \_\_\_\_\_; applications are due approximately \_\_\_ weeks prior to that date.

All supplemental information to be added to the application file must be received by the Planning Department no later than 15 days prior to the public hearing date.

**\*\*\*Please do not submit a subdivision application until all items are completed. Incomplete applications will not be accepted or reviewed.\*\*\***

**I understand:**

1. This application is subject to acceptance by the City of Nampa upon determination that the application is complete.
2. The hearing date is tentative and subject to change with notice.
3. This application is subject to a public hearing before the Nampa Planning and Zoning Commission.
4. The application fee is non-refundable.

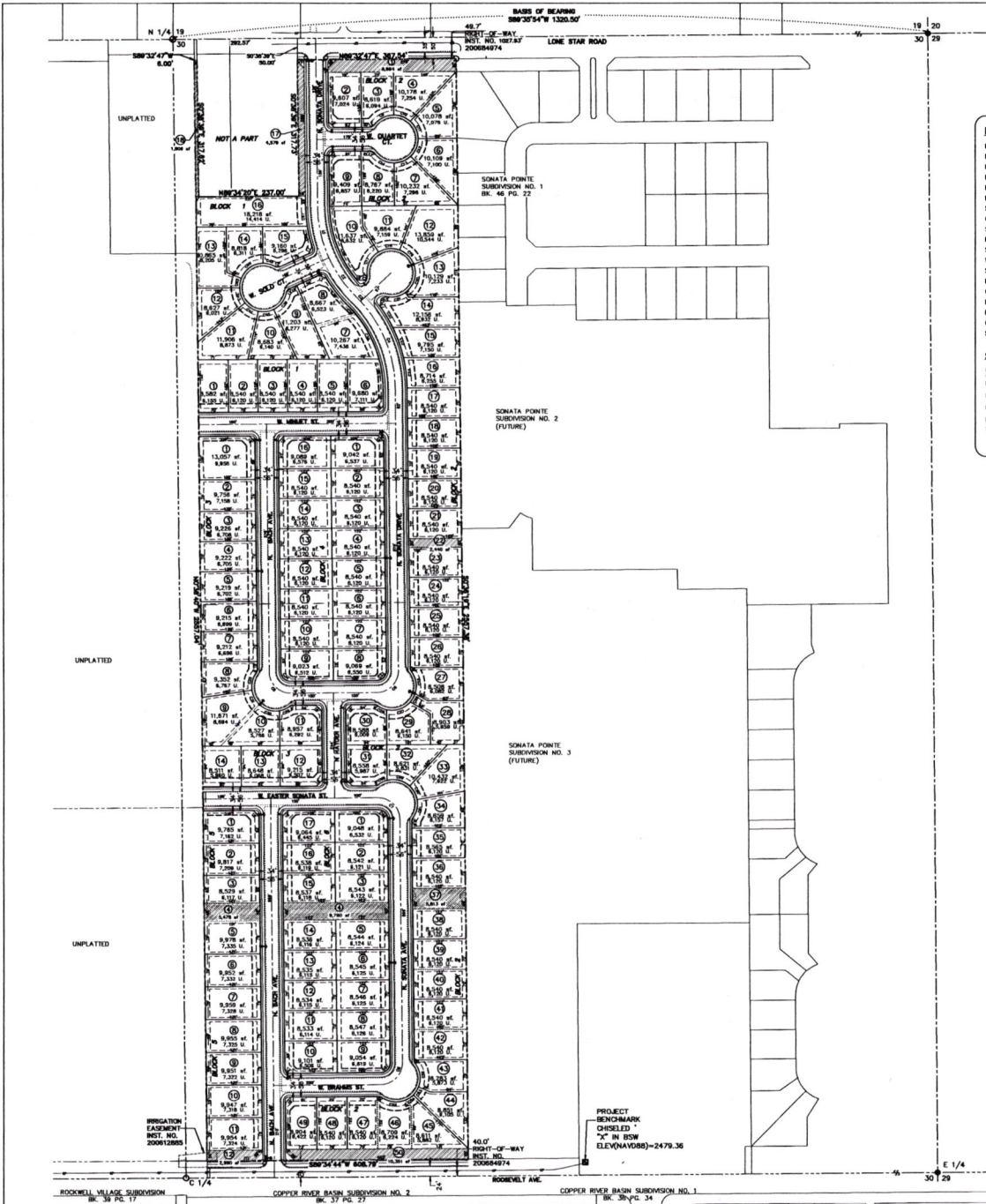
**All information, statements, attachments, and exhibits included with this application submittal are true to the best of my knowledge.**

Signature  Date 8-27-19

**For City Office Use Only**

FEE \$: \_\_\_\_\_ CASH: \_\_\_\_\_ CHECK: \_\_\_\_\_ RECEIPT NO.: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_ HEARING DATE: \_\_\_\_\_



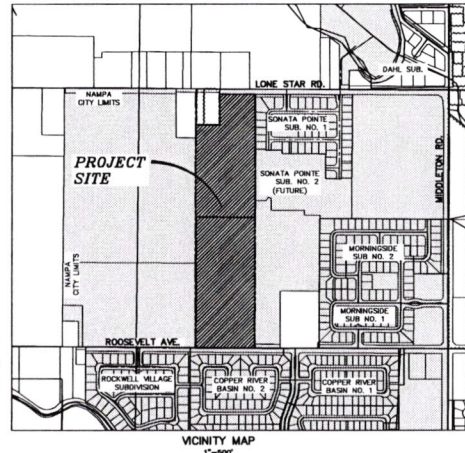
**PRELIMINARY PLAT FOR  
SONATA POINTE WEST SUBDIVISION**  
LOCATED IN THE NE 1/4 OF SECTION 30  
T.5N., R.2W., B.M., NAMPA CANYON COUNTY, IDAHO  
2019

**LEGEND**

- LOT LINES
- ROAD CENTERLINE
- RIGHT OF WAY
- LOT NUMBER
- BLOCK NUMBER
- EASEMENT
- SETBACK
- CURB GUTTER & SW
- STREET NAME
- HANDICAP RAMP
- SEWER LINE
- WATER LINE
- STORM DRAIN LINE
- PRESSURE IRRIGATION
- GRAVITY IRRIGATION
- FLOW ARROW
- FIRE HYDRANT
- CATCH BASIN
- STOP SIGN

**SURVEY LEGEND**

- BENCHMARK OR CHISELED 'X' IN BSW
- IRON NAIL (NAD83)-2479.36
- ROUND ALUMINUM CAP
- PROPERTY BOUNDARY LINE
- SECTION LINE



**Common Lots**

Lot	Area	Description
Block 1 Lot 17 OPEN	4576	OPEN
Block 1 Lot 18 OPEN	1998	OPEN
Block 2 Lot 1 OPEN	8684	BUFFER
Block 2 Lot 22 OPEN	2440	PAVING
Block 2 Lot 37 OPEN	5803	OPEN
Block 2 Lot 50 OPEN	10350	BUFFER
Block 3 Lot 4 OPEN	5478	SEWAGE
Block 3 Lot 12 OPEN	2990	BUFFER
Block 6 Lot 4 OPEN	8760	SEWAGE

**DEVELOPMENT FEATURES**

**ACREAGE**  
TOTAL PARCEL - 34.08 ACRES  
TOTAL LOTS - 127  
RESIDUAL LOTS - 118  
RESID LOTS - 118  
COMMON LOTS - 9  
DENSITY (DU/ACRE) - 3.48  
OPEN SPACE - 1.2 ACRES

**ZONING**  
EXISTING - R5L3 - NAMPA  
PROPOSED - R5L3 - NAMPA

**SEWAGE DISPOSAL**  
CITY OF NAMPA

**WATER SUPPLY**  
CITY OF NAMPA

**CITY**  
NAMPA CITY IMPACT AREA

**SCHOOL DISTRICT**  
NAMPA

**FIRE DISTRICT**  
NAMPA FIRE DISTRICT

**IRRIGATION DISTRICT**  
NAMPA METROIRRIGATION DISTRICT

**OWNER**  
COREY BARTON  
1977 E. OVERLAND RD.  
MIDWATER, ID 83642

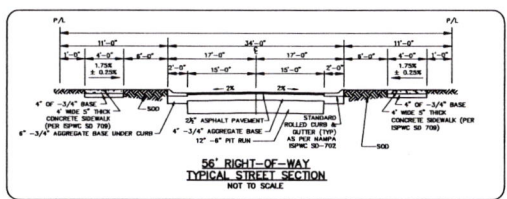
**DEVELOPER**  
TRILOGY DEVELOPMENT, INC.  
9020 W. CABLE CAR ST., STE. 101  
BOISE, ID 83709

**SURVEY**  
EMAP SURVEY GROUP  
9955 FARMHALL ST  
BOISE, ID 83704

**ENGINEER**  
DAVID A. BAILEY, P.E.  
BAILEY ENGINEERING, INC.  
4242 N. BROOKSIDE LANE  
BOISE, ID 83714  
208-436-2013

**PLANNER/CONTACT**  
SHAWN BROWLITE  
TRILOGY DEVELOPMENT, INC.  
9020 W. CABLE CAR ST., STE. 101  
BOISE, ID 83709  
208-265-8828

- NOTES:**
- NO DIRECT LOT ACCESS SHALL BE ALLOWED ON TO ROOSEVELT AVE. OR LONE STAR RD.
  - ALL LOTS SHALL HAVE A SEWER SERVICE PROVIDED FOR DISCHARGE INTO CITY OF NAMPA SEWER MAINS.
  - DOMESTIC WATER WILL BE PROVIDED TO ALL LOTS BY STANDARD NAMPA CITY WATER.
  - ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE OR PROJECT BOUNDARY SHALL HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND DRAINAGE EASEMENT.
  - EACH SIDE OF COMMON LOT LINES SHALL HAVE A FIVE (5) FOOT PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT, EXCEPT AS OTHERWISE SHOWN. REAR OF EACH COMMON LOT SHALL HAVE A TEN (10) FOOT PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT, EXCEPT AS OTHERWISE SHOWN.
  - MINIMUM BUILDING SETBACK LINE SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
  - ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE FAMILY RESIDENTIAL LOTS, WITH THE EXCEPTION OF LOTS 17 & 18, BLOCK 1; LOTS 1, 22, 37 & 50, BLOCK 2; LOTS 4 & 12, BLOCK 3; AND LOT 4, BLOCK 6, WHICH ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - ALL STREETS WILL BE PUBLIC AND CONVEYED TO CITY OF NAMPA ROAD STANDARDS.
  - STORM WATER DRAINAGE SHALL BE COLLECTED AND/OR RETAINED ON SITE BY CATCH BASINS, UNDERGROUND PIPING AND STABLES PER CITY OF NAMPA STORM WATER STANDARDS.
  - FIRE PROTECTION WILL BE ENGINEERED TO THE GUIDELINES OF THE CITY OF NAMPA FIRE DISTRICT.
  - THE DEVELOPER WILL COMPLY WITH BOARD CODE 21-3000 BY PROVIDING PRESSURE IRRIGATION TO ALL LOTS PER CITY OF NAMPA STANDARDS AND THE PIONEER IRRIGATION DISTRICT.
  - THIS DEVELOPMENT RECOGNIZES SECTION 20-4003, RIGHT TO FARM ACT, WHICH STATES, BOARD CODE "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A RESIDENCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAD BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A RESIDENCE AT THE TIME THE OPERATION BEGAN PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A RESIDENCE RESULTS FROM THE IMPROPER OR NEGLECTED OPERATION OF ANY AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT."
  - THE PROJECT SITE DOES NOT FALL WITHIN A FEMA FLOOD HAZARD ZONE. REFERENCE FIRM PANEL 18022027W DATED 08/24/2011.



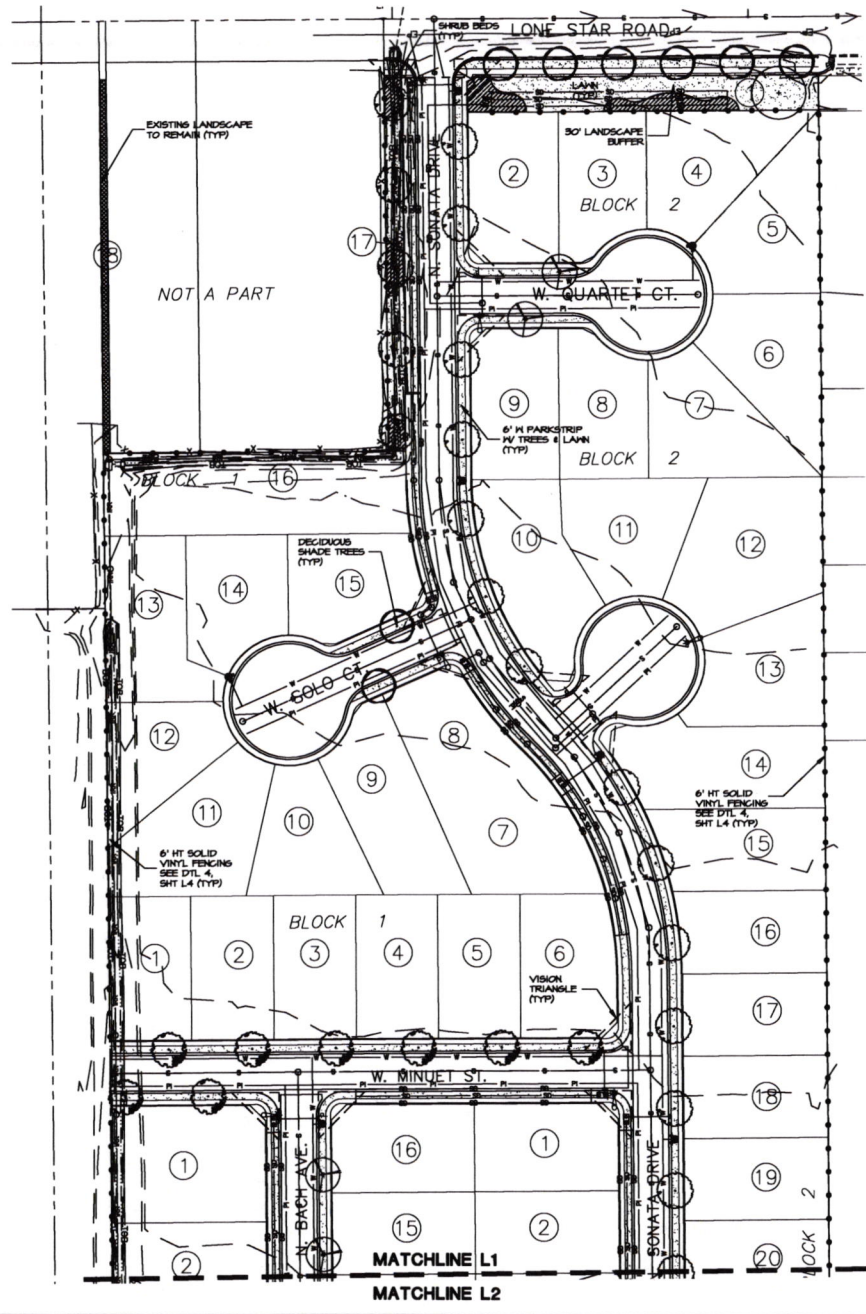
**Bailey Engineering, Inc.**  
Civil Engineering | Planning | CADD

REGISTERED PROFESSIONAL ENGINEER  
STATE OF IDAHO  
No. 8776

CHECKED BY: [Signature]  
DATE: 06-17-2019  
DRAWN BY: [Signature]  
DATE: 06-17-2019

**PRELIMINARY PLAT**  
**SONATA POINTE WEST SUBDIVISION**  
**TRILOGY DEVELOPMENT**

DATE: 06-17-2019  
PROJECT: SONATA POINTE WEST SUBDIVISION  
SHEET: 1  
**PP-1**



### PLANT PALETTE

(REFERENCE SHEET L4)  
SYM COMMON NAME

- EVERGREEN TREES**
- AUSTRIAN PINE
  - BLACK HILLS SPRUCE
  - FAT ALBERT BLUE SPRUCE
  - NORWAY SPRUCE
  - BACHERI BLUE SPRUCE
  - VANDERKULPS PINE

- SHADE TREES (CLASS III)**
- BLOODGOOD LONDON PLANETREE
  - SHARP OAK

- SHADE/STREET TREES (CLASS II)**
- AUTUMN PURPLE ASH
  - SKYLINE HONEYLOCUST
  - LITTLELEAF LINDEN
  - TULIP TREE

- ORNAMENTAL TREES (CLASS I)**
- FLAME AMUR MAPLE
  - CANADA RED CHOCHEERRY
  - CRIZAN GRABERER HAWTHORN
  - GHANTIGLEER PEAR
  - ROYAL RAINDROPS CRABAPPLE
  - SPRING SNOW CRABAPPLE

- SHRUBS/ORNAMENTAL GRASSES/PERENNIALS**
- ARIZONA SUN GAILLARDIA
  - BLACK EYED SUSAN
  - BLONDE AMBITION GRASS
  - BLUE MIST SPIREA
  - BLUE OAT GRASS
  - BLUE RUG JUNIPER
  - PURPLE CONEFLOWER
  - RED FLOWER GANGET ROSE
  - DARTS GOLD NINEBARK
  - STELLA DE ORO DAYLILLY
  - FINE LINE BUCKTHORN
  - GRD-LOH SUMAC
  - HICKER RED PENSTEMON
  - IVORY HALO DOGWOOD
  - KARL FORBSTER REED GRASS
  - LITTLE DEVIL NINEBARK
  - HICGOTE BLUE ENGLISH LAVENDER
  - MAIDEN GRASS
  - BRACKLIGHTS RED YUCCA
  - SUMMERWINE NINEBARK
  - TIGER EYE SUMAC

- LAWN
- 6" VINYL FENCE ALONG PERIMETER PROPERTY LINES & COMMON AREAS (SEE DTL 4, SHT L4 (TYP))
- 4" VINYL FENCE ALONG CONNECTION PATHWAYS (SEE DTL 4, SHT L4 (TYP))

### NOTE

1. REFER TO SHEET L4 FOR PLANT PALETTE, LANDSCAPE NOTES, DETAILS, LANDSCAPE CALCULATIONS, AND DEVELOPMENT DATA.

**JENSEN DELTS ASSOCIATES**

Site Planning / Landscape Architecture

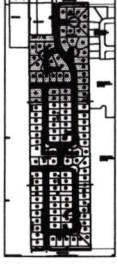
1000 Laurel Lane, Ste. 200 Dallas, TX 75243  
714.353.3373 [www.jensen-delts.com](http://www.jensen-delts.com)

NORTH

0' 30' 60' 90'

SCALE 1" = 30'

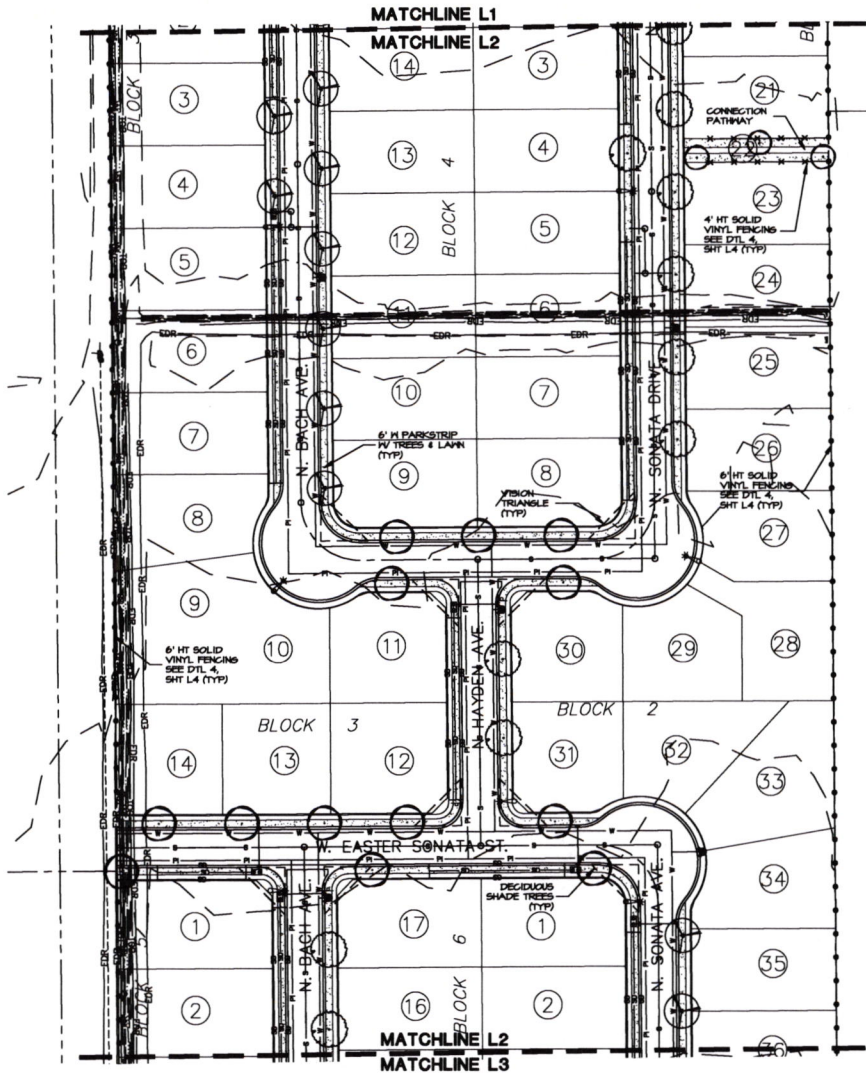
### KEY MAP



**Bailey Engineering, Inc.**  
Civil Engineering / Planning / CAD

DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_

PRELIMINARY PLAT LANDSCAPE PLAN  
SONATA POINTE WEST SUBDIVISION  
TRILOGY DEVELOPMENT



### PLANT PALETTE

(REFERENCE SHEET L4)  
SYM COMMON NAME

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- AUSTRIAN PINE
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  - FAT ALBERT BLUE SPRUCE
  - NORWAY SPRUCE
  - BAGHERI BLUE SPRUCE
  - VANDERHOLTS PINE

- SHADE TREES (CLASS III)**
- BLOODGOOD LONDON PLANETREE
  - SHAMP OAK

- SHADE STREET TREES (CLASS III)**
- AUTUMN PURPLE ASH
  - SCOTLINE HONEYLOCUST
  - LITTLELEAF LINDEN
  - TULIP TREE

- ORNAMENTAL TREES (CLASS I)**
- FLAME AMUR MAPLE
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  - CRUZAN CRUSAIDER HAWTHORN
  - CHANTICLEER PEAR
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  - SUPERBINE NINEBARK
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- 6' VINYL FENCE ALONG PERIMETER PROPERTY LINES & COMMON AREAS (SEE DTL 4, SHT L4 (TYP))
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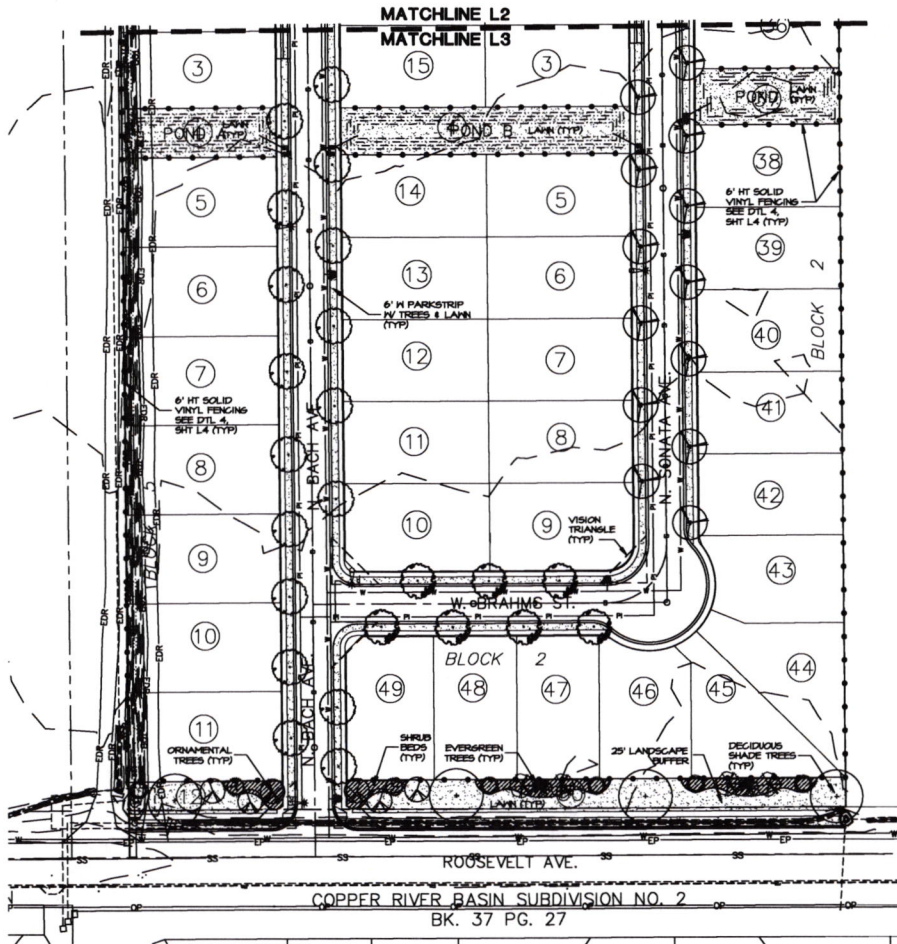
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**JENSENBELTS ASSOCIATES**  
Site Planning / Landscape Architecture  
1000 Grand Lakes, Ste. 100, Grand Rapids, MI 49503  
PH: 616.941.1111 FAX: 616.941.1112  
WWW.JENSENBELTS.COM

**KEY MAP**

SCALE 1" = 30'



## PLANT PALETTE

(REFERENCE SHEET L4)

SYM COMMON NAME

### EVERGREEN TREES

- AUSTRIAN PINE
- BLACK HILLS SPRUCE
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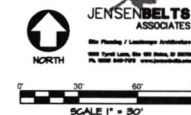
### SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

- ARIZONA SUN GAILLARDIA
- BLACK EYED SUSAN
- BLONDE AMBITION GRASS
- BLUE MIST SPIREA
- BLUE CAT GRASS
- BLUE RUG JUNIFER
- PURPLE CONEFLOWER
- RED FLOWER GARRET ROSE
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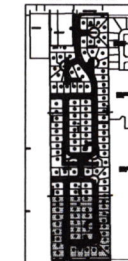


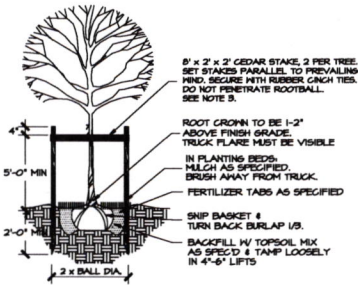
## NOTE

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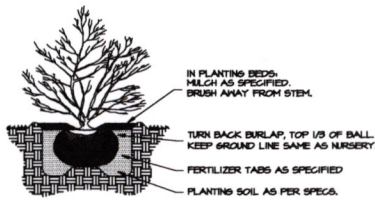
## KEY MAP





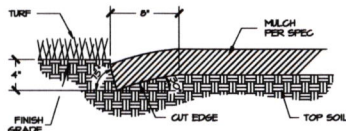
- NOTES:**
1. REMOVE ALL THINE ROPE OR BINDINGS FROM ALL TRUNKS.
  2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WEA/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
  3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION. HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN. OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.

① TREE PLANTING/STAKING NOT TO SCALE

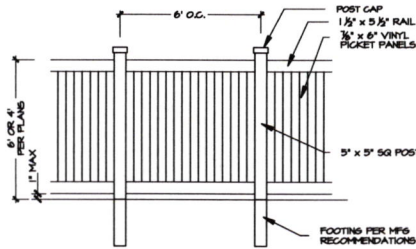


NOTE: D16 HOLE THREE THE SIZE OF ROOTBALL.

② SHRUB PLANTING NOT TO SCALE



③ PLANTER CUT BED EDGE NOT TO SCALE



- NOTES:**
1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
  2. VINYL FENCE STYLE MAY VARY.

④ VINYL PRIVACY FENCE NOT TO SCALE

### DEVELOPMENT DATA

TOTAL AREA	34.06 ACRES
BUILDABLE LOTS (RS&S LOTS)	118
COMMON LOTS	9
TOTAL LOTS	127
OPEN SPACE	1.2 ACRES
EXISTING ZONING	RS&S - NANPA
PROPOSED ZONING	RS&S - NANPA

### PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
<b>EVERGREEN TREES</b>			
	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B&B
	BLACK HILLS SPRUCE	PICEA BLAUCA 'DENSATA'	6-8' HT B&B
	FAT ALBERT BLUE SPRUCE	PICEA PUNGENS 'FAT ALBERT'	6-8' HT B&B
	NORWAY SPRUCE	PICEA ABIES	6-8' HT B&B
	BACHER'S BLUE SPRUCE	PICEA PUNGENS 'BACHERI'	6-8' HT B&B
	VANDERWOLF'S PINE	PINUS FLEXILIS 'VANDERWOLF'S'	6-8' HT B&B
<b>SHADE TREES (CLASS III)</b>			
	BLOODGOOD LONDON PLANETREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	2' GAL B&B
	SWAMP OAK	QUERCUS BICOLORE	2' GAL B&B
<b>SHADE/TREE TREES (CLASS II)</b>			
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2' GAL B&B
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS 'INERMIS SKYCOLE'	2' GAL B&B
	LITTLELEAF LINDEN	TILIA CORDATA	2' GAL B&B
	TULIP TREE	LIRIODENDRON TULIPIFERA	2' GAL B&B
<b>ORNAMENTAL TREES (CLASS I)</b>			
	FLAME ASH MAPLE	ACER GINNALA 'FLAME'	6-8' HT. MULTI-STEM
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	6-8' HT. MULTI-STEM
	CRISPIN CRABAPPLE HAWTHORN	CRATAEGUS CRUS-GALLI 'CRISPIN'	2' GAL B&B
	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLENS FORT'	2' GAL B&B
	ROYAL RAINDROPS CRABAPPLE	MALUS X 'JFS-SWE'	2' GAL B&B
	SPRINGS SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2' GAL B&B
<b>SHRUB/ORNAMENTAL GRASSES/PERENNIALS</b>			
	ARIZONA SUN GALLARDIA	GALLARDIA X 'ARIZONA SUN'	1 GAL
	BLACK ETCHED SUSAN	RIBESCECIA FLORIDA 'SCOLDSTRUM'	1 GAL
	BLONDE AMBITION GRASS	BOUQUETIA GRACILIS 'BLONDE AMBITION'	1 GAL
	BLUE MIST SPREA	CARYOPTERIS X GLANDONENSIS 'BLUE MIST'	2 GAL
	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'NILTON'	3 GAL
	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET-NOARE'	2 GAL
	DARTS GOLD NINEBARK	PHYSCARRUS OPILOFOLUS 'DARTS GOLD'	3 GAL
	STELLA DE ORO DAYLILLY	HEMEROCALLIS 'STELLA D'OR'	1 GAL
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
	GRAC-LOW SUMAC	RUBUS AROMATICUS 'GRAC-LOW'	3 GAL
	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	1 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BALIHALO'	5 GAL
	KANS. FORSTER REED GRASS	CALAMAGROSTIS ANKOROVACEA 'K.F.'	3 GAL
	LITTLE DEVIL NINEBARK	PHYSCARRUS OPILOFOLUS 'DONNA MAY'	3 GAL
	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGSTIFOLIA 'HIDCOTE BLUE'	1 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMIS'	1 GAL
	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	3 GAL
	SUPERBIVONE NINEBARK	PHYSCARRUS OPILOFOLIA 'SEHARD'	3 GAL
	TIGER EYE SUMAC	RUBUS TYPHINA 'BALITIGER'	5 GAL
	LAWN		
	6" VINYL FENCE ALONG PERIMETER PROPERTY LINES & COMMON AREAS SEE DTL 4, THIS SHT (TYP)		
	4" VINYL FENCE ALONG CONNECTION PATHWAYS SEE DTL 4, SHT L4 (TYP)		

### NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NANPA ORDINANCE REQUIREMENTS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SHALE SAND HINDOYS.
4. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
5. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 3' OF WATER METERS OR UNDERGROUND UTILITY LINES.
6. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTERS PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
7. THERE ARE NO EXISTING TREES ON SITE.



### PLANT PALETTE

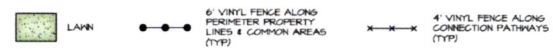
SYM	COMMON NAME	BOTANICAL NAME	SIZE
<b>EVERGREEN TREES</b>			
	AUSTRIAN PINE	PINUS NIGRA	6'-8" HT B4B
	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6'-8" HT B4B
	FAT ALBERT BLUE SPRUCE	PICEA FUNGENS 'FAT ALBERT'	6'-8" HT B4B
	NORWAY SPRUCE	PICEA ABIES	6'-8" HT B4B
	BACHERI BLUE SPRUCE	PICEA FUNGENS 'BACHERI'	6'-8" HT B4B
	VANDERKOLFS PINE	PINUS FLEXILIS 'VANDERKOLFS'	6'-8" HT B4B
<b>SHADE TREES (CLASS III)</b>			
	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2' CAL B4B
	SHAMP OAK	QUERCUS BIGLOR	2' CAL B4B
<b>SHADE/STREET TREES (CLASS II)</b>			
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2' CAL B4B
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS 'INERMIS SKYGOLE'	2' CAL B4B
	LITTLELEAF LINDEN	TILIA CORDATA	2' CAL B4B
	TULIP TREE	LIRIODENDRON TULIPIFERA	2' CAL B4B
<b>ORNAMENTAL TREES (CLASS II)</b>			
	FLAME AMBR MAPLE	ACER GINNALA 'FLAME'	6'-8" HT. MULTI-STEM
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	6'-8" HT. MULTI-STEM
	CRIZZAN CRUSAIDER HAWTHORN	CRATAEGUS CRUS-GALLI 'CRIZZAN'	2' CAL B4B
	CHANTICLEER TREAR	PYRUS GALLIYANA 'GLEMIS FORM'	2' CAL B4B
	HOTWINGS MAPLE	ACER TATARICUM 'SARANN'	6'-8" HT. MULTI-STEM
	ROYAL WANDERERS GRABAPPLE	MALUS x 'JFS-10N'	2' CAL B4B
	SPRING SHOW GRABAPPLE	MALUS 'SPRINGSHOW'	2' CAL B4B
<b>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</b>			
	ARIZONA SUN GALLIARDIA	GALLIARDIA x 'ARIZONA SUN'	1 GAL
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
	BLUE GRAMMA GRASS	BOULEDOUA GRACILIS 'TOLONE AMENTON'	1 GAL
	BLUE HOST SPIREA	CARYOPTERIS x CLANDONENSIS 'BLUE HOST'	2 GAL
	BLUE OAT GRASS	HELICTRICHON SEMPERVIRENS	1 GAL
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTON'	3 GAL
	PURPLE COREFLOWER	ECHINACEA PURPUREA	1 GAL
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET - NOAKE'	2 GAL
	DARTS GOLD NINEBARK	PHYSCOCARPUS OPULIFOLIUS 'DARTS GOLD'	3 GAL
	STELLA DE ORO DAYLILLY	HEBERCALLIS 'STELLA D'ORO'	1 GAL
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
	KOBBOLD GATTFATHER	LIATRIS SPICATA 'KOBOLD'	1 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
	RED HOT POKER	KOENIGKONIA VARIEA 'FLAMENCO'	1 GAL
	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	1 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BALHALO'	5 GAL
	KARL FORGSTER REED GRASS	GALANAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
	LITTLE DEVIL NINEBARK	PHYSCOCARPUS OPULIFOLIUS 'DONNA MAY'	3 GAL
	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANAETHIOLIA 'HIDCOTE BLUE'	1 GAL
	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	3 GAL
	MOUNTAIN FLAME ICE PLANT	DELISOGERMA x PINNOSUS	1 GAL
	HAIR GRASS	MISCANTHUS SINENSIS 'URACILLINUS'	1 GAL
	BRACKENLIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	3 GAL
	PURPLE EMPEROR STONECROP	SEDUM x 'PURPLE EMPEROR'	1 GAL
	SUMMERINE NINEBARK	PHYSCOCARPUS OPULIFOLIUS 'SEWARD'	3 GAL
	TIGER EYE SUMAC	RHUS TYPHINA 'BALTIKER'	5 GAL

### NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NAMP A ORDINANCE REQUIREMENTS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOO TO BE PLACED OVER DRAINAGE SHALE SAND KNOOBS.
- NO TREES SHALL INFEDE THE 40' VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ROW AS TREES MATURE. THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
- CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE. AT LEAST HALF-WAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- THERE ARE NO EXISTING TREES ON SITE.

### DEVELOPMENT DATA

TOTAL AREA	34.06 ACRES
BUILDABLE LOTS (R50.5 LOTS)	118
COMMON LOTS	9
TOTAL LOTS	127
OPEN SPACE	1.2 ACRES
EXISTING ZONING	R50.5 - NAMP A
PROPOSED ZONING	R50.5 - NAMP A



**DEVELOPER**  
TRILOGY DEVELOPMENT, INC.  
9839 W. CABLE CAR ST., STE. 101  
BOISE, IDAHO 83709  
Phone (208) 895-8858

**PLANNER/CONTACT**  
SHAWN BROWNLEE  
TRILOGY DEVELOPMENT, INC.  
9839 W. CABLE CAR ST., STE. 101  
BOISE, IDAHO 83709  
Phone (208) 895-8858

**OWNER**  
COREY BARTON  
1977 E. OVERLAND RD.  
MERIDIAN, IDAHO 83642

**ENGINEER**  
DAVID A. BAILEY, P.E.  
BAILEY ENGINEERING, INC.  
4242 N. BROOKSIDE LANE  
BOISE, IDAHO 83714  
Phone (208) 938-0013



**JENSENBELTS ASSOCIATES**  
Site Planning / Landscape Architecture  
One South Lane, Box 100 Boise, ID 83709  
Phone (208) 333-0000



JUNE 17, 2019

# SONATA POINTE WEST SUBDIVISION

NAMP A, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN





**TitleOne**  
a title & escrow co.

Order Number: 19329231

ELECTRONICALLY FILED  
STAMPED APR 21 2011  
BOISE, IDAHO  
THE CLERK

## Warranty Deed

For value received,

**Michael Riggs, an unmarried man**

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

**Corey Barton, a married man, as his sole and separate property**

whose current address is 1977 E. Overland Rd. Meridian, ID 83642

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

**See attached Exhibit A**

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.

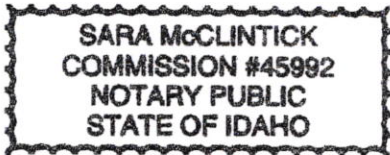
Dated: April 26, 2019

Michael Riggs  
Michael Riggs

State of Idaho, County of Canyon, ss.

On this 30<sup>th</sup> day of April in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael Riggs, 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.

Sara McClintick  
Notary Public  
Residing in:  
My Commission Expires:  
(seal)



Residing In: Nampa, ID  
My Commission Expires: 12/13/2023

## Exhibit A

All that part of the Northwest quarter of the Northeast quarter lying Southwest of the center line of the right of way of the Elijah Slough Drain Ditch, and all that part of the South half of the Northeast quarter of the Northeast quarter lying West of the Isaiah Slough Drain Ditch, all being in Section 12, Township 3 North, Range 3 West of the Boise Meridian, Canyon County Idaho.

Excepting therefrom:

This parcel is a portion of the Northwest quarter of the Northeast quarter of Section 12, Township 3 North, Range 3 West of the Boise Meridian and is more particularly described as follows:

Beginning at the Northwest corner of said Northwest quarter of the Northeast quarter; thence North  $89^{\circ}27'20''$  East along the North boundary of said Northwest quarter of the Northeast quarter a distance of 164.24 feet; thence South  $0^{\circ}28'19''$  West parallel with the West boundary of said Northwest quarter of the Northeast quarter a distance of 358.04 feet; thence South  $89^{\circ}27'20''$  West parallel with the North boundary of said Northwest quarter of the Northeast quarter a distance of 164.24 feet to a point on the West boundary of said Northwest quarter of the Northeast quarter; thence North  $0^{\circ}28'19''$  East along the West boundary of said Northwest quarter of the Northeast quarter a distance of 358.04 feet to the Point of Beginning.

Further excepting therefrom:

This parcel is a portion of the Northwest quarter of the Northeast quarter of Section 12, Township 3 North, Range 3 West of the Boise Meridian and is more particularly described as follows:

Beginning at the Northwest corner of said Northwest quarter of the Northeast quarter; thence South  $00^{\circ}28'19''$  West along the West boundary of said Northwest quarter of the Northeast quarter a distance of 358.04 feet to the True Point of Beginning; thence North  $89^{\circ}27'20''$  East parallel with the North boundary of said Northwest quarter of the Northeast quarter a distance of 164.24 feet; thence South  $00^{\circ}28'19''$  West parallel with the West boundary of said Northwest quarter of the Northeast quarter a distance of 20.00 feet; thence South  $89^{\circ}27'20''$  West parallel with the North boundary of said Northwest quarter of the Northeast quarter a distance of 164.24 feet to a point on the West boundary of said Northwest quarter of the Northeast quarter; thence North  $00^{\circ}28'19''$  East along said West boundary a distance of 20.00 feet to the True Point of Beginning.

Further excepting therefrom:

This parcel is a portion of the Northwest quarter of the Northeast quarter of Section 12 in Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

Commencing at the Northwest corner of the Northwest quarter of the Northeast quarter (North quarter corner, Section 12), a found aluminum cap monument; thence North  $89^{\circ}25'55''$  East along the North boundary of the Northwest quarter of the Northeast quarter a distance of 164.24 feet to the True Point of Beginning, a point witnessed by a found 1/2 inch diameter rebar bearing South  $00^{\circ}27'11''$  West a distance of 25.00 feet; thence continuing North  $89^{\circ}25'55''$  East along the North boundary of the Northwest quarter of the Northeast quarter a distance of 156.00 feet to a point witnessed by a 5/8 by 30 inch rebar set with a plastic cap stamped PLS 15352 bearing South  $00^{\circ}27'11''$  West a distance of 25.00 feet; thence South  $00^{\circ}27'11''$  West a distance of 171.00 feet to a 5/8 by 30 inch rebar set with a plastic cap stamped PLS 15352; thence South  $17^{\circ}32'08''$  East a distance of 67.99 feet to a 5/8 by 30 inch rebar set with a plastic cap stamped PLS 15352; thence South  $00^{\circ}27'11''$  West a distance of 142.00 feet to a 5/8 by 30 inch rebar set with a plastic cap stamped PLS 15352; thence South  $89^{\circ}25'55''$  West a distance of 177.00 feet to a found 1/2 inch diameter rebar; thence North  $00^{\circ}27'11''$  East a distance of 378.04 feet to the True Point of Beginning.

Further excepting therefrom:

This parcel is a portion of the Northwest quarter of the Northeast quarter of Section 12, Township 3 North, Range 3 West of the Boise Meridian and is more particularly described as follows:

Commencing at the Northwest corner of said Northwest quarter of the Northeast quarter; thence South  $0^{\circ}28'18''$  West along the West boundary of said Northwest quarter of the Northeast quarter a distance of 798.43 feet to a point in the centerline of an existing irrigation lateral, which point is the True Point of Beginning; thence traversing said centerline as follows:

South  $68^{\circ}35'15''$  East a distance of 80.14 feet; thence  
South  $43^{\circ}38'32''$  East a distance of 30.97 feet; thence  
South  $30^{\circ}42'05''$  East a distance of 45.64 feet; thence  
South  $19^{\circ}10'28''$  East a distance of 55.04 feet; thence  
South  $14^{\circ}11'27''$  East a distance of 51.19 feet; thence  
South  $08^{\circ}41'38''$  East a distance of 36.08 feet; thence  
South  $18^{\circ}55'10''$  East a distance of 48.84 feet; thence  
South  $24^{\circ}19'52''$  East a distance of 184.21 feet; thence  
South  $12^{\circ}20'50''$  East a distance of 81.16 feet to a point on the South boundary of said Northwest quarter of the Northeast quarter; thence  
South  $89^{\circ}26'06''$  West along said South boundary a distance of 268.79 feet to the Southwest corner of said Northwest quarter of the Northeast quarter; thence  
North  $0^{\circ}28'19''$  East along the West boundary of said Northwest quarter of the Northeast quarter a distance of 524.20 feet to the True Point of Beginning.

Further excepting therefrom:

A parcel of land located in the Northeast quarter of Section 12, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of said Northeast quarter (North quarter corner) of said Section 12; thence  
North  $89^{\circ}25'55''$  East coincident with the North line of said Northeast quarter of said Section 12 a distance of 320.24 feet to the Point of Beginning; thence continuing  
North  $89^{\circ}25'55''$  East coincident with the said North line of the Northeast quarter of Section 12, a distance of 645.07 feet to the centerline of the Elijah Drain; thence  
South  $29^{\circ}04'06''$  East coincident with the said centerline of the Elijah Drain, 286.09 feet; thence  
South  $35^{\circ}18'56''$  East coincident with the said centerline of the Elijah Drain, 169.78 feet; thence  
South  $39^{\circ}29'49''$  East coincident with the said centerline of the Elijah Drain, 150.81 feet; thence  
South  $45^{\circ}05'20''$  East coincident with the said centerline of the Elijah Drain, 29.94 feet to the East line of the Northwest quarter of the Northeast quarter of said Section 12; thence  
South  $00^{\circ}25'40''$  West coincident with the said East line of the Northwest quarter of the Northeast quarter of Section 12, a distance of 131.48 feet to the Southwest corner of the North half of the Northeast quarter of the Northeast quarter (CNNE 1/64 corner) of Section 12; thence  
North  $89^{\circ}25'45''$  East coincident with the South line of the said North half of the Northeast quarter of the Northeast quarter of Section 12, a distance of 131.56 feet to the said centerline of the Elijah Drain; thence  
South  $45^{\circ}05'20''$  East coincident with the said centerline of the Elijah Drain, 304.92 feet to the centerline intersection of the said Elijah Drain and the Isaiah Drain; thence  
South  $28^{\circ}34'14''$  West coincident with the said centerline of the Isaiah Drain, 60.00 feet; thence leaving the said centerline of the Isaiah Drain  
North  $45^{\circ}05'20''$  West, 190.00 feet; thence  
West 175.00 feet; thence  
South 65.00 feet; thence  
West 815.00 feet; thence  
South 230.00 feet; thence  
South  $85^{\circ}00'00''$  West, 334.63 feet to the centerline of the Stone Lateral; thence  
North  $24^{\circ}20'59''$  West coincident with the said centerline of the Stone Lateral, 35.07 feet; thence  
North  $18^{\circ}56'17''$  West coincident with the said centerline of the Stone Lateral, 48.84 feet; thence  
North  $08^{\circ}42'45''$  West coincident with the said centerline of the Stone Lateral, 36.08 feet; thence  
North  $14^{\circ}12'34''$  West coincident with the said centerline of the Stone Lateral, 51.19 feet; thence

North 19° 11' 45" West coincident with the said centerline of the Stone Lateral, 55.04 feet; thence  
North 30° 43' 12" West coincident with the said centerline of the Stone Lateral, 45.64 feet; thence  
North 43° 39' 39" West coincident with the said centerline of the Stone Lateral, 30.97 feet; thence  
North 68° 36' 22" West coincident with the said centerline of the Stone Lateral, 80.14 feet to the West line of the said Northeast quarter  
of Section 12; thence  
North 00° 27' 11" East coincident with the said West line of the Northeast quarter of Section 12 a distance of 420.39 feet; thence  
North 89° 25' 55" East, 341.24 feet; thence  
North 00° 27' 11" East, 142.00 feet; thence  
North 17° 32' 06" West, 67.99 feet; thence  
North 00° 27' 11" East, 171.00 feet to the Point of Beginning.

ELECTRONICALLY RECORDED  
STAMPED FIRST PAGE NOW  
INCORPORATED AS PART OF  
THE ORIGINAL DOCUMENT



**TitleOne**  
a title & escrow co.

Order Number: 19329232

<b>2019-018083</b>	
RECORDED	
<b>04/30/2019 02:13 PM</b>	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=3 DLSTEPHENS	\$15.00
TYPE: DEED	
TITLEONE BOISE	
ELECTRONICALLY RECORDED	

## Warranty Deed

For value received,

**Coronado Development, LLC, an Idaho limited liability company**

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

**Corey Barton, a married man, as his sole and separate property**

whose current address is 1977 E. Overland Rd. Meridian, ID 83642

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

**See attached Exhibit A**

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: April 26, 2019

Coronado Development, LLC, an Idaho limited liability company

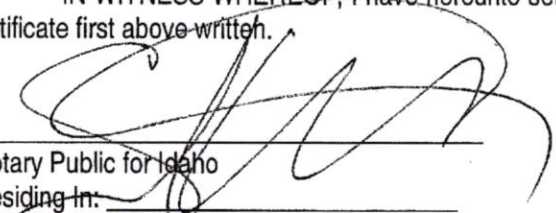
  
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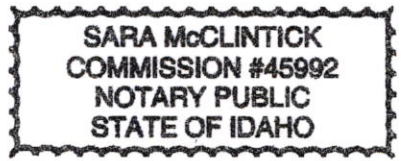
by Michael P. Riggs, Member

State of Idaho,  
County of Canyon, ss.

On this 26 day of April 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael P. Riggs, known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

  
\_\_\_\_\_  
Notary Public for Idaho  
Residing In: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



Residing In: Nampa, ID  
My Commission Expires: 12/13/2023

## Exhibit A

A parcel of land located in the Northeast quarter of Section 12, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of the said Northeast quarter (North quarter corner) of said Section 12; thence North  $89^{\circ}25'55''$  East coincident with the North line of the said Northeast quarter of Section 12, a distance of 320.24 feet to the Point of Beginning; thence continuing North  $89^{\circ}25'55''$  East coincident with the said North line of the Northeast quarter of Section 12, a distance of 645.07 feet to the centerline of the Elijah Drain; thence South  $29^{\circ}04'06''$  East coincident with the said centerline of the Elijah Drain, 286.09 feet; thence South  $35^{\circ}18'56''$  East coincident with the said centerline of the Elijah Drain, 169.78 feet; thence South  $39^{\circ}29'49''$  East coincident with the said centerline of the Elijah Drain, 150.81 feet; thence South  $45^{\circ}05'20''$  East coincident with the said centerline of the Elijah Drain, 29.94 feet to the East line of the Northwest quarter of the Northeast quarter of said Section 12; thence South  $00^{\circ}25'40''$  West coincident with the said East line of the Northwest quarter of the Northeast quarter of Section 12, a distance of 131.48 feet to the Southwest corner of the North half of the Northeast quarter of the Northeast quarter (CNNE 1/64 corner) of Section 12; thence North  $89^{\circ}25'45''$  East coincident with the South line of the said North half of the Northeast quarter of the Northeast quarter of Section 12, a distance of 131.56 feet to the said centerline of the Elijah Drain; thence South  $45^{\circ}05'20''$  East coincident with the said centerline of the Elijah Drain, 304.92 feet to the centerline intersection of the said Elijah Drain and the Isaiah Drain; thence South  $28^{\circ}34'14''$  West coincident with the said centerline of the Isaiah Drain, 60.00 feet; thence leaving the said centerline of the Isaiah Drain North  $45^{\circ}05'20''$  West, 190.00 feet; thence North  $90^{\circ}00'00''$  West, 175.00 feet; thence South  $00^{\circ}00'00''$  East, 65.00 feet; thence North  $90^{\circ}00'00''$  West, 815.00 feet; thence South  $00^{\circ}00'00''$  East, 230.00 feet; thence South  $85^{\circ}00'00''$  West, 334.63 feet to the centerline of the Stone Lateral; thence North  $24^{\circ}20'59''$  West coincident with the said centerline of the Stone Lateral, 35.07 feet; thence North  $18^{\circ}56'17''$  West, coincident with the said centerline of the Stone Lateral, 48.84 feet; thence North  $08^{\circ}42'45''$  West coincident with the said centerline of the Stone Lateral, 36.08 feet; thence North  $14^{\circ}12'34''$  west coincident with the said centerline of the Stone Lateral, 51.19 feet; thence North  $19^{\circ}11'45''$  West coincident with the said centerline of the Stone Lateral, 55.04 feet; thence North  $30^{\circ}43'12''$  West coincident with the said centerline of the Stone Lateral, 45.64 feet; thence North  $43^{\circ}39'39''$  West coincident with the said centerline of the Stone Lateral, 30.97 feet; thence North  $68^{\circ}36'22''$  West coincident with the said centerline of the Stone Lateral, 80.14 feet to the West line of the said Northeast quarter of Section 12; thence North  $00^{\circ}27'11''$  East coincident with the said West line of the Northeast quarter of Section 12, a distance of 420.39 feet; thence North  $89^{\circ}25'55''$  East, 341.24 feet; thence North  $00^{\circ}27'11''$  East, 142.00 feet; thence North  $17^{\circ}32'06''$  West, 67.99 feet; thence North  $00^{\circ}27'11''$  East, 171.00 feet to the Point of Beginning.



ELECTRONICALLY RECORDED  
STAMPED FIRST PAGE NOW  
INCORPORATED AS PART OF  
THE ORIGINAL DOCUMENT



**TitleOne**  
a title & escrow co.

Order Number: 19328151

<b>2019-018090</b>	
RECORDED	
<b>04/30/2019 02:19 PM</b>	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=3 MBROWN	\$15.00
TYPE DEED	
TITLEONE BOISE	
ELECTRONICALLY RECORDED	

## Warranty Deed

For value received,

**Coronado Development, LLC, an Idaho limited liability company**

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

**Corey Barton, a married man, as his sole and separate property**

whose current address is 1977 E. Overland Rd. Meridian, ID 83642

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

**See attached Exhibit A**

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: April 26, 2019

Coronado Development, LLC, an Idaho limited liability company

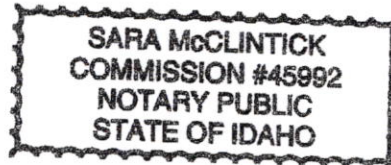
MR  
by Michael P. Riggs, Member

State of Idaho,  
County of Canyon, ss.

On this 30th day of April 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael P. Riggs, known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

[Signature]  
Notary Public for Idaho  
Residing In: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



Residing In: Nampa, ID  
My Commission Expires: 12/13/2023

## Exhibit A

### Parcel I:

A parcel located in the Northwest quarter of the Northeast quarter of Section 11, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin marking the Southeast corner of the Southwest quarter of the Northeast quarter of said Section 11, from which a brass cap monument marking the Southeast corner of the Northeast quarter of said Section 11 bears North 89° 42' 26" East a distance of 1328.16 feet; thence North 0° 36' 55" East along the Easterly boundary of said Southwest quarter of the Northeast quarter a distance of 1324.37 feet to a 5/8 inch diameter marking the Southeast corner of the Northwest quarter of the Northeast quarter of said Section 11 and the Point of Beginning; thence South 89° 42' 46" West along the Southerly boundary of said Northwest quarter of the Northeast quarter a distance of 1329.16 feet to a point marking the Southwest corner of said Northwest quarter of the Northeast quarter; thence North 0° 34' 07" East along the Westerly boundary of said Northwest quarter of the Northeast quarter a distance of 557.21 feet to a point; thence leaving said Westerly boundary North 89° 42' 46" East a distance of 1329.61 feet to a point on the Easterly boundary of said Northwest quarter of the Northeast quarter; thence South 0° 36' 55" West along said Easterly boundary a distance of 557.22 feet to the Point of Beginning.

### Parcel II:

A portion of the North half of the Southwest quarter of the Northeast quarter of Section 11, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Beginning at the Northwest corner of the South half of the Northeast quarter of said Section 11, the Point of Beginning; thence along the North boundary of said North half of the Southwest quarter of the Northeast quarter North 89° 42' 47" East 1329.16 feet to the Northeast corner thereof; thence along the Easterly boundary of the said North half of the Southwest quarter of the Northeast quarter South 00° 36' 54" West 662.16 feet; thence to the Southeast corner thereof; thence along the Southerly boundary of the said North half of the Southwest quarter of the Northeast quarter South 89° 42' 48" West 1068.62 feet to the Southeast corner of the parcel described in Warranty Deed recorded as Instrument No. 9225826, records of Canyon County, Idaho; thence along the East boundary of said parcel North 00° 34' 06" East 168.08 feet to the Northeast corner of said parcel; thence along the North boundary of said parcel South 89° 42' 48" West 260.00 feet to the West boundary of the said North half of the Southwest quarter of the Northeast quarter; thence along the said West boundary North 00° 34' 06" East 494.14 feet to the Point of Beginning.