



ANNEXATION

Permit info: ANNEXFY2020-1
 Application Date: 08/13/2020 Rec'd by: ES
 FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921
 ▪ www.gardencityidaho.org ▪ planning@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: Josh Beach	Name: Beverly Jean McWhirter
Company: Sawtooth Land Surveying, LLC -	Company: McWhirter Revocable Trust
Address: 2030 S. Washington Ave	Address: 6300 N. Ulmer Lane
City: Emmett	City: Garden City, ID
State: ID Zip: 83617	State: ID Zip: 83714
Tel: 208-369-3642	Tel: 208-369-3642
E-mail: Josh@sawtoothls.com	E-mail: josh@sawtoothls.com

PROPERTY INFORMATION

Site Address: 6300 N. Ulmer Lane Garden City, ID 83714

Subdivision Name: Steins Subdivision	Lot: 28	Block:
Tax Parcel Number: R8123254980	Zoning: RUT	Total Acres: 6.4
Proposed Use: Single-family residential subdivision	Floodplain: YES	NO
Existing Zoning: RUT	Proposed Zoning: R-2	
Existing Use: Single-family residence	Proposed Use: Single-family residential subdivision	
Surrounding Zoning: North, South and East: R-2 West: R-3	Surrounding Uses: Single-family residential homes	

Is the property proposed to be annexed into Garden City? (Circle) YES NO

If the property is proposed to be annexed, how is such an annexation in the best interest of the City? The annexation of this property would increase the connectivity both for vehicle in the surrounding subdivisions, but also for pedestrians.

If the property is proposed to be annexed, is the property contiguous to property with Garden City jurisdiction? (Circle) YES NO

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

Josh Beach
 Signature of the Applicant (date)

Beverly McWhirter 7-16-2020
 Signature of the Owner (date)

APPLICATION INFORMATION REQUIRED

NOTE:

AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES.

ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Preliminary Title Report | <input checked="" type="checkbox"/> Dedications and Easements |
| <input checked="" type="checkbox"/> Neighborhood Map | <input checked="" type="checkbox"/> Affidavit of Legal Interest |
| <input checked="" type="checkbox"/> Master Plan | <input checked="" type="checkbox"/> Waiver Request of Application Materials |
| <input checked="" type="checkbox"/> Site Plan | |
| <input checked="" type="checkbox"/> Topographic Survey | |
| <input checked="" type="checkbox"/> Natural Hazard and Resources Analysis | |
| <input checked="" type="checkbox"/> Dedications and Easements | |
| <input checked="" type="checkbox"/> Approved Addresses | |
| <input checked="" type="checkbox"/> Statement of Intent and Compliance Statement | |
| <input checked="" type="checkbox"/> Neighborhood Meeting Verification | |
| <input checked="" type="checkbox"/> Request to Obtain Fire Flow | |



PLEASE CHECK THE FOLLOWING:

INFORMATION FOR PRELIMINARY TITLE REPORT:

- Document confirming property has been purchased contingent to approvals by city and other agencies
- Document should confirm if there are liens on property and if there are other issues with title

INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- 8 ½" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON MASTER PLAN:

- The master plan is a plan that includes narrative information and illustrations about the proposal
- The required narrative information shall be as follows:
 - a. Description of the vision for the Master Plan area, including design guidelines, land uses and phasing of development
 - b. A range of square footage, density, site coverage, and locational distribution of land uses;
 - c. Description of a circulation plan for autos, bicycles, transit, and pedestrians within the site and to other off site systems including the Boise River Greenbelt and other waterways
 - d. Description of the amenities within the site including both natural and manmade
 - e. Description of the general mass, scale, and character of the buildings
 - f. Summary of general public facility requirements to serve the development; and
 - g. Proposal for incorporation of existing structures in future development plans

- The required illustrative plans shall be as follows:
 - a. A map showing property dimensions and legal description
 - b. A map showing existing and proposed building footprints
 - c. A map showing the circulation system including streets, alleys, parking, pedestrian walkways and linkages both within and outside the district.
 - d. A diagram showing development parcels, maximum unit densities, site ingress and egress, and relationship of development to public amenities, public facilities, and/or open site area
- A section showing the relationship of the buildings, public spaces and the street edge to adjacent properties

INFORMATION REQUIRED ON SITE PLAN:

- 24" x 36" size minimum
- Scale not less than 1" = 20', legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
- For uses other than a drive-through, the site plan shall demonstrate safe vehicular access as required in 8-4E-4
- Driveways, access to public streets, parking with stalls, loading areas.
- Sidewalks, bike and pedestrian paths.
- Berms, walls, screens, hedges and fencing.
- Location and width of easements, canals, ditches, drainage areas.
- Location, dimensions and type of signs.
- Trash storage and mechanical equipment and screening.
- Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- Log depicting square footage of impervious surface, building and landscaping
- Location and height of fences and exterior walls
- Location and dimensions of outdoor storage areas
- Location of utilities and outdoor serviced equipment and areas
- Location of any proposed public art
- Location of any proposed exterior site furniture
- Location of any exterior lighting
- Location of any existing or proposed signage

INFORMATION FOR TOPOGRAPHIC SURVEY:

- The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20').
- If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site

INFORMATION FOR NATURAL HAZARD AND RESOURCES ANALYSIS:

- Prepared by a licensed engineer
- The natural hazards and resources analysis shall provide an inventory and recommendation regarding natural conditions existing on the site.
- The analysis shall include: significant natural resources existing on the site shall be indentified including vegetation; fish and wildlife habitat; and water, including streams and riparian zones. A plan for preservation and/or mitigation of significant resources should be prepared by a qualified professional.
- For subdivisions within a floodplain: Detained information on the nature, source, and extent of the hazard and the proposed actions to minimize or eliminate danger to public health, safety or property. The analysis shall include the following information:
 - a. The location of existing water channels and drainage ways, floodway, flood plain and base flood elevation
 - b. The location of all planned improvements including dams, dikes, and similar structures
 - c. All planned diversions, alterations or rerouting of channels and drainage ways.

INFORMATION FOR DEDICATIONS AND EASEMENTS:

- The statement of intent for dedications and/or easements shall include the location, size, dimensions, and purpose

INFORMATION FOR STATEMENT OF INTENT AND COMPLIANCE STATEMENT:

- Should include purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community
- Statement explaining how the proposed use(s) is compliant with the standards of review for the proposed application. Cite the ordinances the proposed use(s) is compliant with

INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION:

- Copy of notice sent to property owners within 300' of an applicable property
- List of notice recipients with names and addresses
- Sign-up sheet from meeting

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

- Statement must include a list of the application materials to be waived and an explanation for the request



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Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

July 27, 2020

Garden City
6015 Glenwood Street
Garden City, ID 83714

Re: Compliance Statement
Statement of Intent
Master Plan
Waiver Request of Application Materials

The goal of the Perch Meadows development is to create a residential development that is desirable in terms of location, home design and amenities, and to provide a development that compliments the existing neighborhood.

The property is located at 6300 N. Ulmer Lane in Garden City. The property is bounded by Ulmer Lane on the west, Wakefield Meadows Subdivision on the north, and Pandion Meadows Subdivision on the east and south. Vehicular access to the property will be from two stub streets (W. Osprey Meadows Dr. and N. Duncan Ave.). No direct vehicular access to N. Ulmer Lane is proposed.

The applicant is requesting the following:

- Annexation of 6.4 acres of land from RUT (Ada County) to the R-2 zoning designation. The proposed zoning designation fits within the Residential Low Density Comprehensive Plan Designation.
- Preliminary Plat consisting of 24 single-family lots and 5 common lots on 6.4 acres of land with a density of 3.75 dwelling units per acre. The lots range in size from 6,001 square feet to 10,900 square feet. The density is consistent with the requested zoning designation.

The applicant is proposing 26,453.3 square feet (0.607 of an acre) of open space on three common lots. The majority of the open space is located in the center of the development on Lot 7, Block 2. Amenities for the subdivision consist of the following:

- Gazebo
- Pedestrian pathway
- Connection to an existing Multi-Use Pathway

The proposed pedestrian pathway across Lot 7, Block 2 will provide a connection between Duncan and Osprey Meadows and will provide access to the common lot and proposed gazebo.

Fencing for the property will be 5-foot wrought iron fencing that is considered “open vision.” The fencing will be constructed along the subdivision boundary and adjacent to internal common lots.

The pedestrian pathway, sidewalk extensions and the connection to the existing multi-use pathway on the north boundary of the subdivision will fill a current gap and greatly increase the pedestrian connectivity in the area. The increased connectivity will create a pedestrian friendly street scape increase the sense of community in the neighborhood. The result will be a vibrant addition to an existing neighborhood.

We believe the proposed project is the type of development that the Garden City comprehensive plan and zoning ordinance intended to inspire. We believe this project will be an asset to the community and will spark further positive redevelopment.

Lastly, there are several items for which we are requesting a waiver:

1. Schematic Drawings- The applicant has not yet made a decision on the style of the proposed homes.
2. Lighting Plan – We are not proposing to install outdoor lighting as part of the proposed subdivision and we are not currently showing street lights on the CADD file, but will revise once we receive comments from Engineering.
3. Covenants & Deed Restrictions – The project will become part of the Osprey Meadows Subdivision. So new CC&R’s will not be necessary.
4. Irrigation/Ditch Information Form - An irrigation ditch/canal does not run through the property, or along a property line.
5. Master Sign Plan – The project will become part of the Osprey Meadows Subdivision, so new signage will not be necessary.

Josh Beach
Sawtooth Land Surveying

Perch Meadows Subdivision

NATURAL HAZARD AND RESOURCE ANALYSIS (shown on the preliminary grading plan)

1. HYDROLOGY: THE SITE IS QUITE FLAT WITH A GENTLE 0.3% SLOPE TOWARDS THE WEST. THE DRY CREEK CANAL FLOW FROM NORTH ALONG THE PROJECT'S WESTERN BOUNDARY. A SMALL IRRIGATION SUPPLY LATERAL FLOWS WEST ALONG THE PROJECT'S NORTHERN BOUNDARY. THE SITE IS SURROUNDED ON ALL SIDES BY RESIDENTIAL DEVELOPMENT WITH POND AMENITIES TO OUR SOUTH. THE ENTIRE SITE IS WITHIN THE FLOODPLAIN WITH THE WESTERN 2/3 IN THE 100-YEAR AND THE EASTERN 1/3 IN THE 500-YEAR FLOOD BOUNDARY. GROUNDWATER WAS FOUND TO BE LESS THAN 3-FEET BELOW GROUND SURFACE (BGS).
2. VEGETATION: VERY FEW TREES EXIST ON THE PROJECT SITE THAT WAS HISTORICALLY USED FOR AGRICULTURE. A FEW INTERNAL TREES WILL BE LOST TO MAKE WAY FOR INFRASTRUCTURE. ALL OF THE PERIMETER TREES ARE PLANNED TO BE RETAINED. WETLAND VEGETATION IS ISOLATED TO THE SURROUNDING IRRIGATION LATERALS AND NEIGHBORING POND AMENITIES. THE PROPOSED IMPROVEMENTS WILL CAUSE LITTLE IMPACT.
3. SOILS: USDA NATURAL RESOURCES CONSERVATION SERVICE INDICATES THE SITE CONSISTS OF 90 PERCENT BALLENTINE COMPLEX SOILS AND 10 PERCENT NOTUS COMPLEX SOILS. THE SITE SPECIFIC SOILS REPORT BY NATURAL RESOURCE SOLUTIONS INDICATES THE TOP 2-FEET OF SOIL CONSISTS GENERALLY OF SANDY LOAM AND GRAVELLY LOAM. THE SOILS BELOW 2-FEET CONSISTS OF GRAVELLY SAND.
4. THE IDAHO FISH AND WILDLIFE REPORTED (VIA IPaC) THAT THE PROPOSED ENDANGERED SLICK SPOT PEPPER GRASS MAY EXIST IN THE GENERAL VICINITY OF THE PROJECT SITE. THE LOSS OF A FEW INTERNAL TREES WILL CAUSE MINIMAL IMPACT TO THE MIGRATORY BIRDS IN THE AREA.
5. HISTORIC RESOURCES: N/A
6. HAZARDOUS AREAS: N/A
7. IMPACT ON NATURAL FEATURES: THE PROPOSED IMPROVEMENTS WILL CAUSE LITTLE IMPACT TO THE NATURAL TERRAIN AND ATMOSPHERE OF THE SURROUNDING LANDS.
8. MAP FEATURES: SHOWN AS REQUIRED
9. OTHER SUPPLEMENTAL DATA: SUPPLIED AS NEEDED.





Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

March 12, 2020

Dear Neighbor,

We will be holding a meeting to discuss the attached project. The purpose of the meeting is to introduce you to our vision for this property and to get your feedback. The meeting will be held at the west end of Osprey Meadows Dr. at 6:00PM, Thursday March 19, 2020.

If you are unable to attend the meeting, you can reach me at 208-794-0070.

Regards,
Jim Jewett
JLJ, Inc

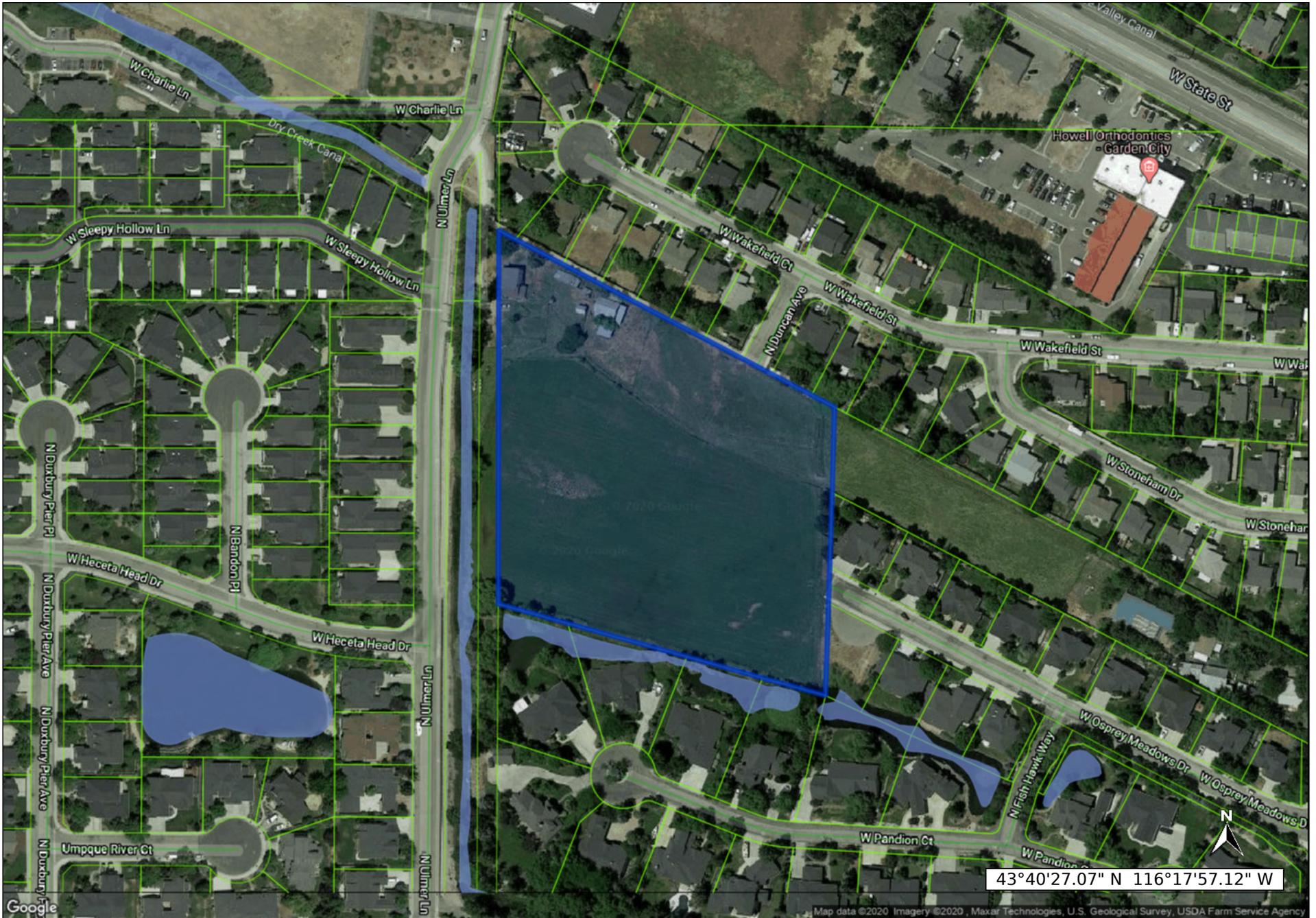
<u>Primary Owner</u>	<u>Property Address</u>	<u>Sign-in</u>	<u>email</u>	<u>Phone</u>
ANDERSON DONALD & DEBRA 2006 TRUST	6188 N BANDON PL			
SPINDLER DALE A	6176 N BANDON PL			
WOODFIELD JENNIFER M	6156 N BANDON PL			
LAKELAND VILLAGE HOA	W HECETA HEAD DR			
FISS ANN L	6127 N ULMER LN			
SCHLITZ GARY PAUL FAMILY LIVING TRUST	6132 N BANDON PL			
JOHN DANIEL DENNIS	6111 N ULMER LN			
GROZIK JULIA 1989 TRUST	6159 N ULMER LN			
PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER	6165 N ULMER LN			
BALLENGER DIANA	6189 N ULMER LN			
KANALEY JOHN ANTHONY	5991 N ULMER LN			
LAKELAND VILLAGE HOA	N ULMER LN			
LAKELAND VILLAGE HOA	W HECETA HEAD DR			
CARBONE GERALDINE	6164 N BANDON PL			
JAGELS WAYNE D	6144 N BANDON PL			
BAILEY ROBERT L	6120 N BANDON PL			
WEBSTER THAD N	6171 N ULMER LN			
LAKELAND VILLAGE HOA	N ULMER LN			
HUETHER LIVING TRUST B	6192 N BANDON PL			
SENKOSKY WILLIAM C	6131 N ULMER LN			
DOUGLAS TONI C	6143 N ULMER LN			
TAYLOR FAMILY TRUST 11/26/2018	6017 N ULMER LN			
BECK RONALD & KATHRYN 2001 REVOCABLE TRUST 02/5965 N ULMER LN	9356 W OSPREY MEADOWS DR			
TRAUB JOHN D	9344 W PANDION CT			
GOAR ANDREW P	9370 W PANDION CT	✓	marlo395@yahoo.com	
NIELSON MARK A	9408 W OSPREY MEADOWS DR	✓	marlo395@yahoo.com	
BEERS LOIS	9330 W OSPREY MEADOWS DR			
WARE FAMILY REVOCABLE TRUST 8/29/00	9381 W OSPREY MEADOWS DR		warejudy175@gmail.com	
EDDY MICHAEL J	9355 W OSPREY MEADOWS DR	✓		
POTTER CLAYTON T	9448 W PANDION CT	✓	Potter.Kathy3@gmail.com	
ITTER RENTALS LLC	9395 W PANDION CT	✓	Farritter@gmail.com	
BUSALACCHI STEVE	9382 W OSPREY MEADOWS DR	✓	stagsbad@yahoo.com	
TORRANO STEVE	9318 W PANDION CT			
HUME DAVID H	9447 W PANDION CT			
JAMES ROBERT C				

LILLY KEVIN & MARY REVOCABLE TRUST 10/10/2018	9421 W PANDION CT	✓	mskilling@gmail.com
MILLAR RON D	9369 W PANDION CT		
OSPREY MEADOWS HOMEOWNERS ASSOCIATION	W PANDION CT		
CALVERLEY PAUL H	9396 W PANDION CT	✓	phcalverley@gmail.com
KNIGHT RICKY	9329 W OSPREY MEADOWS DR	✓	angelmusic2@yahoo.com
WOOD CRAIG C	9303 W OSPREY MEADOWS DR		
VANCE RANDALL B	9422 W PANDION CT	✓	RV@ccenturylink.net
DARLING LESA A	9317 W PANDION CT		
ANGSTMAN THOMAS	9473 W PANDION CT		
BEERS JOHN R	9343 W PANDION CT		
SHEPHERD BONNY J	9697 W SLEEPY HOLLOW LN		
STARMAN DAVID	9682 W SLEEPY HOLLOW LN		
PAPE CARLA	9668 W SLEEPY HOLLOW LN		
MOUNTAIN WEST IRA INC FBO GARY JONES IRA	9640 W SLEEPY HOLLOW LN		
SLEEPY HOLLOW HOMEOWNERS ASSOCIATION INC	W SLEEPY HOLLOW LN		
MALLO ARTHUR R & ANNMARIE REVOCABLE LIVING TR	6201 N ULMER LN		
SLEEPY HOLLOW HOMEOWNERS ASSOCIATION INC	N ULMER LN		
SLEEPY HOLLOW HOMEOWNERS ASSOCIATION INC	W SLEEPY HOLLOW LN		
NELSON GREGORY E	9681 W SLEEPY HOLLOW LN		
SKAGGS FAMILY TRUST 9/18/2017	9654 W SLEEPY HOLLOW LN		
SLEEPY HOLLOW HOMEOWNERS ASSOCIATION INC	N ULMER LN		
MAUGHAN SALLY A TRUST	6099 N ARNEY LN	✓	amusekidwelle@gmail.com
MCWHIRTER REVOCABLE TRUST	6300 N ULMER LN	✓	betfmc2000@yahoo.com
LOTTMAN SCOTT H	9264 W WAKEFIELD ST		
MORGAN NATALIE DESIREE	9282 W WAKEFIELD ST		
FRANCIS MINDY L	9408 W WAKEFIELD CT		
O'BRIEN KORINE	9462 W WAKEFIELD CT		
ANDERSON KEVIN L	9227 W WAKEFIELD ST		
CHESTER EDWARD G JR	9318 W WAKEFIELD ST		
KEENEY DOLAN W	9391 W WAKEFIELD CT		
AMBRIZ ESAU V	9319 W WAKEFIELD ST	✓	
DUNN SARAH E	9301 W WAKEFIELD ST	✓	
BOLTON RICHARD L	9336 W WAKEFIELD ST		
COOPER WILLIAM JOSEPH	9390 W WAKEFIELD CT		
BARROSO ANTONIO R	9426 W WAKEFIELD CT		
HICKOX RANDY C	9427 W WAKEFIELD CT		

more
+
Branche

Trust

Neighborhood Map





COMMITMENT FOR TITLE INSURANCE
Issued by
TITLE RESOURCES GUARANTY COMPANY

Commitment No. 20352687

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, *TITLE RESOURCES GUARANTY COMPANY*, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

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- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <<http://www.alta.org/arbitration>>.

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Privacy Policy Notice

Rev. 10-23-2017

FACTS	WHAT DOES TITLEONE DO WITH YOUR PERSONAL INFORMATION?	
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and account balances • Payment history and credit card or other debt • Checking account information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>	
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons TitleOne chooses to share; and whether you can limit this sharing.	
	Reasons we can share your personal information	Does TitleOneshare?
		Can you limit this sharing?
	For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes
	For our marketing purposes- to offer our products and services to you	No
	For joint marketing with other financial companies	No
	For our affiliates' everyday business purposes- information about your transactions and experiences	Yes
	For our affiliates' everyday business purposes- information about your creditworthiness	No
	For our affiliates to market to you	No
	For nonaffiliates to market to you	No
Questions?	Go to https://www.titleonecorp.com/company/privacypolicy.aspx	

Who we are	
Who is providing this notice?	TitleOne
What we do	
How does TitleOne protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does TitleOne collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • Apply for insurance or pay insurance premiums • Provide your mortgage information or show your driver's license • Give us your contact information <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only</p> <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes – information about your creditworthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing.</p>
Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Our affiliates include companies that are owned in whole or in part by Realogy Holdings Corp., such as Better Homes and Gardens® Real Estate, CENTURY 21®, Coldwell Banker®, Coldwell Banker Commercial®, The Corcoran Group®, ERA®, Sotheby's International Realty®, ZipRealty®, NRT LLC, Cartus and Title Resource Group.</i>
Nonaffiliates	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>TitleOne does not share with nonaffiliates so they can market to you.</i>
Joint Marketing	<p>A formal agreement between nonaffiliated financial companies that together market financial products or service to you.</p> <ul style="list-style-type: none"> • <i>TitleOne does not share with nonaffiliated financial companies for joint marketing purposes.</i>

FACTS	WHAT DOES TITLE RESOURCES GUARANTY COMPANY DO WITH YOUR PERSONAL INFORMATION?	
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and account balances • Payment history and credit card or other debt • Checking account information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>	
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons TITLE RESOURCES GUARANTY COMPANY chooses to share; and whether you can limit this sharing.	
Reasons we can share your personal information	Does TITLE RESOURCES GUARANTY COMPANY share?	Can you limit this sharing?
For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes- to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes- information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes- information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share
Questions?	www.titleresources.com	

Who we are	
Who is providing this notice?	TITLE RESOURCES GUARANTY COMPANY
What we do	
How does TITLE RESOURCES GUARANTY COMPANY protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does TITLE RESOURCES GUARANTY COMPANY collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • Apply for insurance or pay insurance premiums • Provide your mortgage information or show your driver's license • Give us your contact information <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only</p> <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes –information about your creditworthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing.</p>
Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Our affiliates include companies that are owned in whole or in part by Realogy Holdings Corp., such as Better Homes and Gardens® Real Estate, CENTURY 21®, Coldwell Banker®, Coldwell Banker Commercial®, The Corcoran Group®, ERA®, Sotheby's International Realty®, ZipRealty®, NRT LLC, Cartus and Title Resource Group.</i>
Nonaffiliates	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • TITLE RESOURCES GUARANTY COMPANY does not share with nonaffiliates so they can market to you.
Joint Marketing	<p>A formal agreement between nonaffiliated financial companies that together market financial products or service to you.</p> <ul style="list-style-type: none"> • TITLE RESOURCES GUARANTY COMPANY does not share with nonaffiliated financial companies for joint marketing purposes.



COMMITMENT FOR TITLE INSURANCE
 Issued by
TITLE RESOURCES GUARANTY COMPANY

Issuing Office: TitleOne
 ALTA® Universal ID: 1065022
 Commitment Number: 20352687

SCHEDULE A

1. Commitment Date: December 24, 2019 at 07:30 AM

2. Policy or Policies to be issued:

X ALTA Owners Policy (6/17/06)	Standard Coverage	Policy Amount:	\$1,200,000.00
Proposed Insured:		Premium:	\$5,183.00
JLJ, Inc.			
Endorsements:	None Requested	Charge:	\$0.00

3. The estate or interest in the land described or referred to in this Commitment is:
 Fee Simple

4. Title to the estate or interest in the Land is at the Commitment Date vested in:
 Beverly Joan McWhirter, Trustee of The McWhirter 1990 Revocable Trust

5. The Land described as follows:
 See Attached Schedule C

Title Resources Guaranty Company
 TitleOne

By:

 Joseph Gropp, Authorized Signatory

Title Resources Guaranty Company
 By: _____
 President/CEO

 Secretary

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**SCHEDULE B, PART I
Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. The Company will require delivery of and approval by the Company of an Indemnity and Affidavit as to Debts, Liens and Possession, prior to the issuance of the policy.
6. The Company requires a copy of the Trust Agreement or any instrument creating The McWhirter 1990 Revocable Trust and any amendments or revisions thereto.
7. The Company will require the following documents in order to insure a conveyance by the corporation named below:
Corporation: JLJ, Inc., an Idaho corporation.
 - (a) A copy of the corporation by-laws and articles.
 - (b) An original or certified copy of the resolution authorizing the subject transaction.
 - (c) If the articles or by-laws require the approval of a "parent" organization, the Company will also require a copy of the by-laws and articles of the "parent" organization.
8. A Warranty Deed from Beverly Joan McWhirter, Trustee of The McWhirter 1990 Revocable Trust to JLJ, Inc., an Idaho corporation.
9. Deed of Trust or Mortgage securing the loan.

NOTE: If a Deed of Trust is contemplated as a part of this transaction, the correct name to be entered as the Trustee is: TitleOne

10. NOTE: According to the available records, the purported address of said land is:

6300 N Ulmer Lane
Garden City, Idaho 83714

11. NOTE: IF the Company is requested to issue an Extended Coverage ALTA Owner's Policy for this transaction, the following additional requirements will apply:

a.) Parties in possession exception of this commitment may be deleted upon receipt of an owner's affidavit executed by the owner of the subject property, identifying the subject property and stating that no one is in possession of the land other than the owner and the tenants of the owner. Any tenancy is to be specifically excepted in the policy.

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b.) The Easement and survey exceptions of this commitment may be deleted upon the review and examination by this Company, prior to closing, of a current survey of the land acceptable to the Company, duly certified by a registered land surveyor. The certificate of survey must show, among other things, the exact location of all the improvements located on the land, the situation, width, and length of all the recorded or unrecorded easements, the existence of fences, signs, and building setback areas, and finally, any dimension discrepancy, gap, overlap, or boundary line problem that may affect the property. Any specific item, shown by this review and examination is to be specifically excepted in the policy. The survey should certify TitleOne and the designated underwriter stated herein (the Company).

c.) The Mechanic's lien exception may be deleted upon the review and examination of satisfactory evidence that no labor or materials have been furnished to the Property for improvements authorized or contracted for by or on behalf of Owner within the last 120 days, nor have any contracts been entered into for such improvements and there are no unpaid bills for labor and materials for improvements made upon said land for which a claim of lien may be filed. If labor or materials have been furnished or work has been contracted, the Company requires a complete list of all sub-contractors and suppliers who have furnished or will furnish labor and/or material to the subject property. Each sub-contractor and supplier is required to execute an acknowledgment of final payment and unconditional waiver of lien.

12. NOTE: Additional Underlying Documents.

[To view the MAP\(s\) click here.](#)

[To view the VESTING DEED\(s\) click here.](#)

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SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company. If the Company's requirements are satisfied, Exceptions 1 through 7 will be removed on Enhanced/Extended coverage policies.

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims to title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings whether or not shown by the records of such agency, or by the public records.
8. Taxes, including any assessments collected therewith, for the year 2020 which are a lien not yet due and payable.

Taxes for the year 2019 are paid in full.

Parcel Number: R8123254980

Original Amount: \$1,698.66

[NOTE: To view said Taxes click here.](#)

9. The land described herein is located within the boundaries of Ada County (208-287-6800) and is subject to any assessments levied thereby.
10. The land described herein is located within the boundaries of Boise Valley Irrigation Ditch Company and is subject to any assessments levied thereby.
11. Right-of-way for Boise Valley Canal, aka Dry Creek Canal and the rights of access thereto for maintenance of said canal.
12. Right-of-way for Ulmer Lane access road.
13. Easements, reservations, restrictions, and dedications as shown on the official plat of Stein's Subdivision file in Book 3 of Plats at Page 105, records of Ada County, Idaho.

[NOTE: To view said document\(s\) click here.](#)

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14. Terms, provisions, restrictions and easements contained in a Deed.

Purpose: right of way for an irrigation ditch through the tract of land conveyed to carry water to the lands lying below the tract and shown on the said plat of Stein's Subdivision

Recorded: March 2, 1909

Instrument No.: 23129

Book 76 of Deeds at Page 46, records of Ada County, Idaho.

[NOTE: To view said document\(s\) click here.](#)

15. Rights of tenants in possession, as tenants only, under prior unrecorded leases.

(End of Exceptions)

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SCHEDULE C

Legal Description:

Lot 28 of Stein's Subdivision, according to the plat thereof, filed in Book 3 of Plats at Page 105, records of Ada County, Idaho

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TitleOne
a title & escrow co.

TitleOne

Authorized Agent for:

Title Resources Guaranty Company

File Number: 20352687

Contact Information

We would like to thank you for your business and we appreciate the opportunity to serve you. The title commitment has been sent to the parties listed below.

If you have any closing questions, please contact your Escrow team:

Scott Darling
sdarling@titleonecorp.com
(208)287-5300

Carly Reyes
creyes@titleonecorp.com
(208) 287-0945

Jill Zimmerman
jzimmerman@titleonecorp.com
(208) 489-7272

Vicky Hill
vhill@titleonecorp.com
(208) 489-7260

TitleOne State License: 712441

If you have any title questions, please contact your Title Officer:

Joseph Gropp
jgropp@titleonecorp.com
(208) 947-1538

TitleOne Address:
1101 W. River Street, Suite 201
Boise, ID 83702

Lender: Northwest Bank

Deanna Morgan
Deanna.morgan@northwest-
bank.com
(208) 332-0702

Agents / Brokers and Transaction Coordinators

George Iliff
Colliers International
george.iliff@colliersidaho.net

Jim Jewett
Keller Williams Realty Boise
me@maujjim.realtor
(208)794-0070

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23

NORTH 1/4 CORNER
CP&F 1458001338

S 88°46'19" E 2681.27'

FLOWLINE: 2588.57

R9177220340
INST. NO. 1000600051
DVORAK ROSE
9463 W WAKEFIELD CT
GARDEN CITY, ID 83714-0000

R9177220350
WRTY/QCD INST. NO. 114049575
SCHULDES DUSTIN BT
9445 W WAKEFIELD CT
GARDEN CITY, ID 83714-0000

R9177220360
INST. NO. 10224257
HICKORY RANDI C & HICKORY DEBBIE
3560 N SAMARA WAY
BOISE, ID 83702-1539

R9177220370
INST. NO. 96017949
HOLDING PETER J & HOLDING DEBRA S
1850 E SWIMMERDOWE DR
MERIDIAN, ID 83646-5885

R9177220380
INST. NO. 12036589
NEENEY DOLAN W & NEENEY ELSA-BETH A
1604 N HOLLY ST
BOISE, ID 83708-0000

WAKEFIELD MEADOWS SUB.
BK. 70, PG. 7164

WAKEFIELD CT

14
7839 SF

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6217 SF

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6907 SF

6509 SF
BLOCK 1
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2000 SF
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8195 SF
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PHASE 6

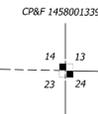
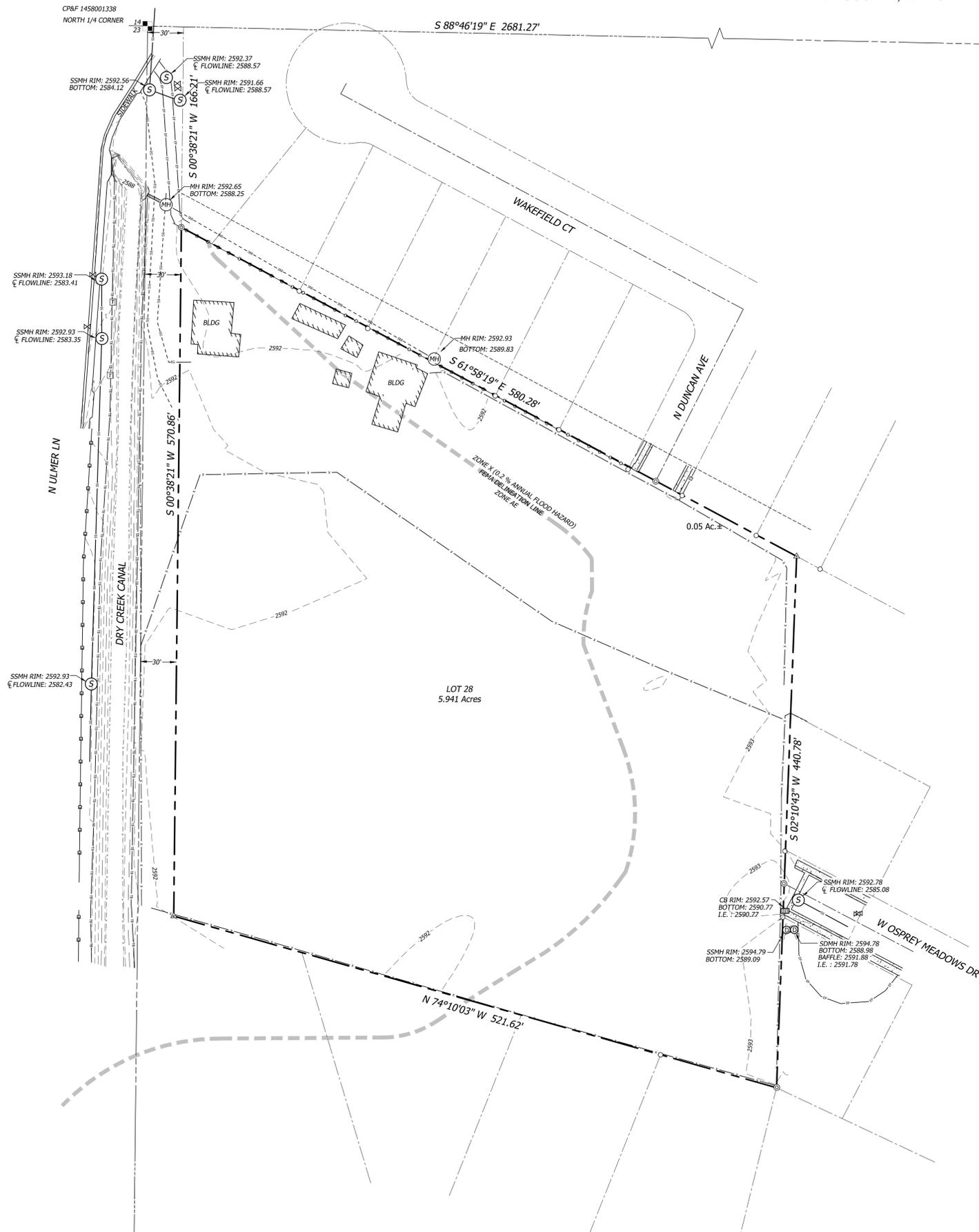
N ULMER LN

DRY CREEK CANAL

S 0°38'21" W 570.86'

S 0°38'2

RECORD OF SURVEY FOR
 JLJ, INC.
 ALL OF LOT 28 OF STEIN'S SUBDIVISION
 LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 23 T. 4 N., R. 1 E., B. M.,
 ADA COUNTY, IDAHO



LEGEND

- PROPERTY BOUNDARY LINE
- - - EXISTING DEED OR LOT LINE
- RIGHT OF WAY
- SECTIONAL LINE
- ▨ EXISTING BUILDING
- ▨ EXISTING EDGE OF CONCRETE
- ▨ EXISTING EDGE OF PAVEMENT
- ▨ EXISTING EDGE OF GRAVEL
- EXISTING SEWER LINE
- EXISTING TOP OF BANK
- EXISTING GRAVITY IRRIGATION LINE
- EXISTING FLOW LINE
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- EXISTING VINYL FENCE
- EXISTING WIRE FENCE
- EXISTING 1" CONTOUR
- EXISTING 5' CONTOUR
- EXISTING DRAINAGE PIPE
- ⊙ EXISTING SEWER MANHOLE
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING STORM DRAIN CATCH BASIN
- ⊙ EXISTING TELEPHONE RISER
- ⊙ FOUND 5/8" REBAR AS NOTED
- ⊙ FOUND 1/2" REBAR AS NOTED
- ⊙ FOUND ALUMINUM CAP MONUMENT
- ⊙ CALCULATED POINT

FEMA NOTE

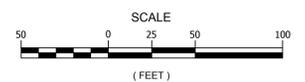
THIS PARCEL LIES WITHIN BOTH ZONE X AND ZONE AE:
 PER MAP NO. 16001C0166 H, EFFECTIVE DATE 2/19/2003.
 ZONE X: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 ZONE AE: AREA OF POSSIBLE FLOOD HAZARD
 BASE FLOOD ELEVATION ESTABLISHED

NOTES:

- VERTICAL DATUM IS BASED ON GPS STATIC SURVEY AND AN OPUS SOLUTION TO ESTABLISH NAVD 88 ELEVATIONS.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITY COMPANY MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

DISCLAIMER:

SEWER PIPE DIAMETERS ARE FROM BEST FIELD OBSERVATION AND ARE NOT MEANT FOR DESIGN PURPOSES. SAWTOOTH LAND SURVEYING ASSUMES NO LIABILITY FOR NON VERIFIED SEWER PIPE DIAMETERS BEFORE ANY DESIGN WORK.



REVISIONS		NO.	BY	DATE	DESCRIPTION
		1	NRB	5/3/19	Fixed Elevations and Surface

OWNER/DEVELOPER:		JLJ, INC.	
2030 S. WASHINGTON AVE. EMMETT, ID 83617 (208) 398-8104 FAX (208) 398-8105 WWW.SAWTOOTHLS.COM			
		TITLE: TOPOGRAPHIC SURVEY LOT 28 BLOCK 1 STEIN'S SUBDIVISION ADA COUNTY, IDAHO	
DATE: 04/02/19	DESIGNED BY: TB	DRAWN BY: TB	CHECKED BY: NRB
SHEET: 1 OF 1		PROJECT # 19075-ROS	