



5/24/16

APPLICATION FOR ANNEXATION/ZONING

City of Nampa, Idaho

This application must be filled out in detail and submitted to the office of the Planning Director for the City of Nampa, Idaho, accompanied by a nonrefundable fee of \$452.00 (for 1 acre or less), and \$910.00 (for more than 1 acre).

Applicant Information

Name of Applicant/Representative: Zane Powell Phone: (208) 419-5886
 Address: 2251 North Holmes Ave City: Idaho Falls State: Idaho Zip Code: 83401
 Applicant's interest in property: (circle one) Own Rent Other Employee, Construction Manager
 Owner Name: Hansen & Hansen, LLP Phone: (208) 419-5886
 Address: 2251 North Holmes Ave. City: Idaho Falls State: Idaho Zip Code: 83401

Address of subject property: Approx: 9326 Cherry Lane, Nampa, Idaho 83687

Is a copy of one of the following attached? (circle one) Warranty Deed Proof Of Option Earnest Money Agreement.

Subject Property Information

(Please provide one form of the following REQUIRED DOCUMENTATION to complete the legal annexation):

Original Legal description of property AND a legible WORD formatted document. (Must have for final recording)
Old or illegible title documents will need to be retyped in a WORD formatted document

Subdivision _____ Lot _____ Block _____ Book _____ Page _____

Project Description

State the zoning desired for the subject property: IH Heavy Industrial

State (or attach a letter stating) the reason for the proposed annexation and any proposed plans for the use of the subject property:

Annex into the City of Nampa and zone to Heavy Industrial this approximate 40 +/- acre parcel. Parcel will be developed into our Boise Valley headquarters and warehousing facility for our fuel, diesel, and oil distribution business.

Dated this 27 day of April, 20 16


Applicant Signature

NOTICE TO APPLICANT

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

For Office Use Only:

File Number: ANN _____ - 20 _____ Project Name: _____

~~2197-16~~ ?
2197-16

FOR: Conrad & Bischoff
JOB No. 15-501
DATE: April 25, 2016
BY: CGS

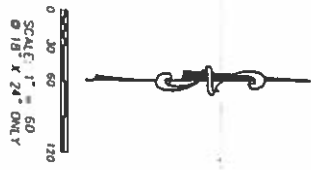
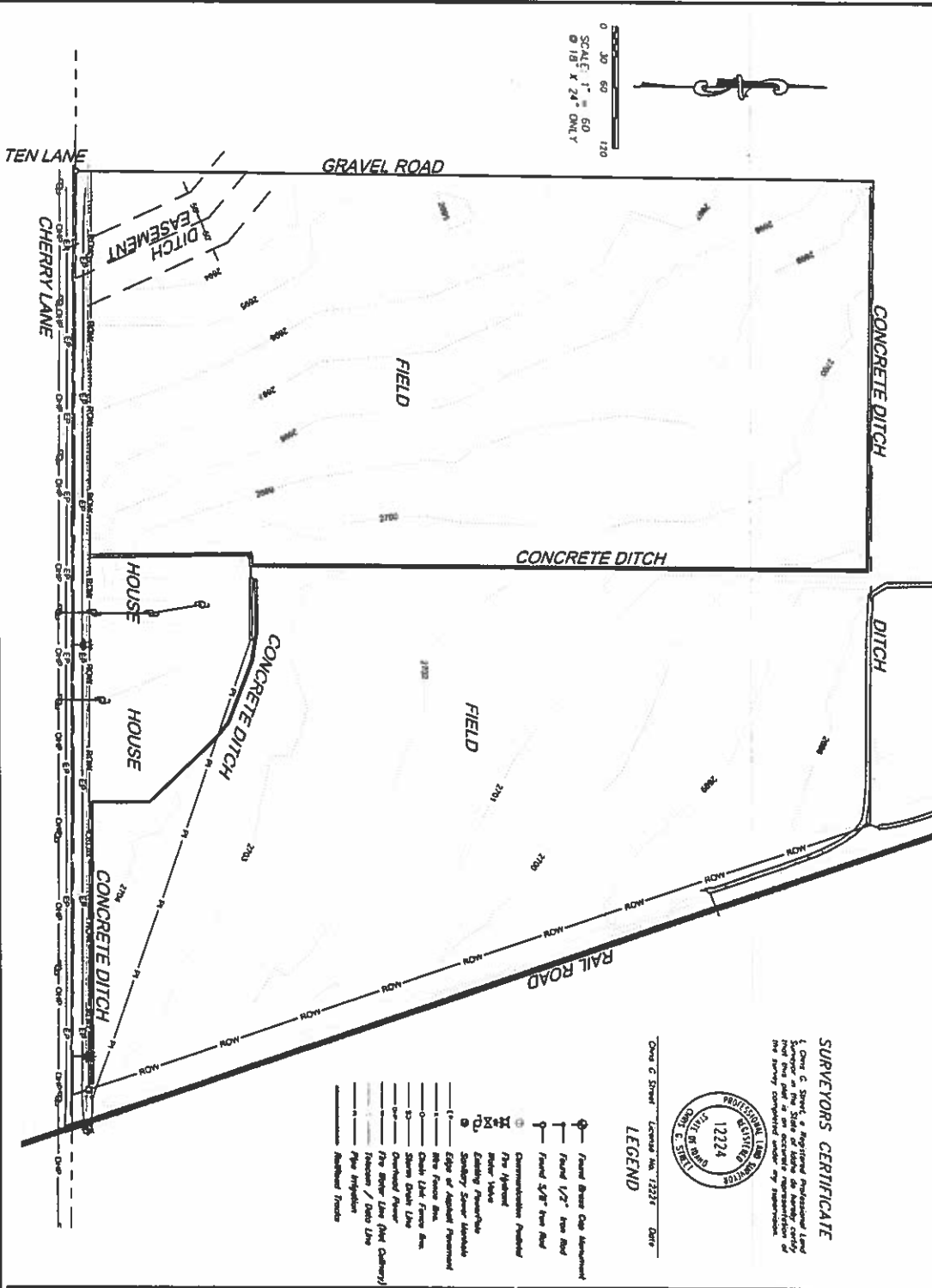
Annexation Description

All of SW1/4SE1/4 and SE1/4SE1/4 of Section 4, Township 3 North, Range 2 West, B.M., Canyon County, Idaho lying westerly of the Idaho Northern Railway described as:

Commencing at the SW corner of said SW1/4SE1/4 point being N89°37'38"W (record N89°37'38"W) 2653.05 feet from the SE corner of said Section 4; thence N00°29'47"E (record N00°30'00"E) 1323.00 feet to the north line of said SW1/4SE1/4; thence along said north line of said SW1/4SE1/4 S89°33'27"E 1062.65 feet (record S89°33'14"E 1062.35 feet) to the westerly right of way of the Idaho Northern Railway; thence along said right of way S18°44'55"E 1398.78 feet (record S18°44'46"E 1398.79 feet) to the south line of said Section; thence along said south line N89°37'51"W 1523.70 feet (record N89°37'38"W 1523.43 feet) to the Point of Commencement.

Parcel Contains 39.25 Acres more or less

PART OF
SECTION 4, T. 3 N., R. 2 W.B.M.
CANYON COUNTY, IDAHO



SURVEYORS CERTIFICATE
I, Chris C. Street, a Registered Professional Land Surveyor in the State of Idaho do hereby certify that this plan is an accurate representation of the survey conducted by me or my assistants.



Chris C. Street License No. 12224 Date

LEGEND

- Front Stone Cap Measurement
- Front 1/2" Iron Rod
- Front 5/8" Iron Rod
- Communication Pinhead
- The Hydrant
- Survey Pinhead
- Survey Pinhead
- Survey Pinhead
- Edge of Asphalt Pavement
- The Fence Line
- Chain Link Fence Line
- Stone Ditch Line
- Overland Power
- The Other Line (Not Category)
- Power / Data Line
- Pipe Hydrant
- Abandoned Fences

TOPOGRAPHIC SURVEY
NAMPA TANK FARM

SEC. 4, T. 3 N., R. 2 W.B.M.
CANYON COUNTY, IDAHO

HE

LAND SURVEYING | 3D MODELING | DESIGN SURVEYING
CIVIL AND STRUCTURAL ENGINEERING | MATERIALS TESTING

BUD W. Judicial Street • Blackfoot, Idaho 83223 • Office Phone: 208.785.2977 • Fax: 208.785.2990
905 N. Capital Avenue • Idaho Falls, Idaho 83405 • Office Phone: 208.524.0212 • Fax: 208.524.0229
460 Lincoln Street • American Falls, Idaho 83211 • Office Phone: 208.226.5764



2015-021232
RECORDED
06/08/2015 01:42 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 EHOWELL \$15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

Order Number: 15252167 JG/SD

WARRANTY DEED

For Value Received,

Ruthanne J. Heatwole, formerly known as Ruthanne J. Garber, Personal Representative of the Estate of Dorothy L. Briggs, deceased, the Grantor, does hereby grant, bargain sell and convey unto, Hansen & Hansen, LLP, an Idaho limited liability partnership, whose current address is PO Box 52271, Idaho Falls, ID 83405, the Grantee, the following described premises, In Canyon County, Idaho, To Wit:

Parcel I:

Beginning at the South line of Section 4, Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, at a point 753 feet East of the Southwest corner of the Southwest quarter of the Southeast quarter of said Section; thence North 347.5 feet; thence North 89° West 93 feet; thence North and parallel with the West line of said Southwest quarter of the Southeast quarter, 971 feet more or less to the North line thereof; thence East along said North line 447 feet more or less to the centerline of the Idaho Northern Railway right-of-way; thence Southeasterly along said centerline 1390 feet more or less to the South line of said Section 4; thence West along said South line 872 feet more or less to the Point of Beginning.

Excepting therefrom the right of way of the Idaho Northern Railway.

And Excepting Therefrom the following described two tracts:

Tract I:

A part of the South half of the Southeast quarter of Section 4, Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, more particularly described, to-wit:

Commencing at the Southwest corner of the said South half of the Southeast quarter; thence South 89°37'38" East 753.00 feet, along the South line of the said South half of the Southeast quarter to the Initial Point of this description; thence continue South 89°37'38" East 119.87 feet; thence North 0°09'23" West 266.40 feet; thence North 77°51'05" West 119.28 feet; thence South 0°29'57" West 290.73 feet to the Initial Point of this description.

Tract II:



TitleOne
a title & escrow co.

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

Order Number: 15252167 *JG/SD*

WARRANTY DEED

For Value Received,

Ruthanne J. Heatwole, formerly known as Ruthanne J. Garber, Personal Representative of the Estate of Dorothy L. Briggs, deceased, the Grantor, does hereby grant, bargain sell and convey unto, Hansen & Hansen, LLP, an Idaho limited liability partnership, whose current address is PO Box 52271, Idaho Falls, ID 83405, the Grantee, the following described premises, in Canyon County, Idaho, To Wit:

Parcel I:

Beginning at the South line of Section 4, Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, at a point 753 feet East of the Southwest corner of the Southwest quarter of the Southeast quarter of said Section; thence North 347.5 feet; thence North 89° West 93 feet; thence North and parallel with the West line of said Southwest quarter of the Southeast quarter, 971 feet more or less to the North line thereof; thence East along said North line 447 feet more or less to the centerline of the Idaho Northern Railway right-of-way; thence Southeasterly along said centerline 1390 feet more or less to the South line of said Section 4; thence West along said South line 872 feet more or less to the Point of Beginning.

Excepting therefrom the right of way of the Idaho Northern Railway.

And Excepting Therefrom the following described two tracts:

Tract I:

A part of the South half of the Southeast quarter of Section 4, Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, more particularly described, to-wit:

Commencing at the Southwest corner of the said South half of the Southeast quarter; thence South 89°37'38" East 753.00 feet, along the South line of the said South half of the Southeast quarter to the Initial Point of this description; thence continue South 89°37'38" East 119.87 feet; thence North 0°09'23" West 266.40 feet; thence North 77°51'05" West 119.28 feet; thence South 0°29'57" West 290.73 feet to the Initial Point of this description.

Tract II:

A part of the South half of the Southeast quarter of Section 4, Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, more particularly described, to-wit:

Commencing at the Southwest corner of the said South half of the Southeast quarter; thence South 89°37'38" East 872.87 feet, along the South line of the said South half of the Southeast quarter to the Initial Point of this description; thence North 0°09'23" West 266.4 feet; thence South 69°26'06" East 36.75 feet; thence South 50°08'52" East 43.20 feet; thence South 43°24'10" East 138.83 feet; thence South 0°24'53" East 126.01 feet to a point in the South line; thence North 89°37'38" West 163.15 feet, along the said South line to the Initial Point of this description.

Parcel II:

Beginning at the Southwest corner of the West half of the Southwest quarter of the Southeast quarter of Section 4, Township 3 North, Range 2 West of the Boise Meridian in Canyon County, Idaho; thence East 753 feet; thence North 347.5 feet; thence West 93 feet; thence North 972 feet; thence West 660 feet; thence South 1320 feet more or less to the Point of Beginning.

Excepting Therefrom the following described parcel:

A part of the South half of the Southeast quarter of Section 4, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described, to-wit:

Commencing at the Southwest corner of the said South half of the Southeast quarter; thence South 89°37'38" East 642.28 feet along the South line of the said South half of the Southeast quarter to the Initial Point of this description; thence North 1°47'19" West 290.55 feet; thence South 89°48'35" East 122.32 feet; thence South 0°29'57" West 290.73 feet to a point on the said South line; thence North 89°37'38" West 110.72 feet along the said South line to the Initial Point of this description.

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: 6/5/15

Ruthanne J. Heatwole, formerly known as Ruthanne J. Garber, Personal Representative of the Estate of Dorothy L. Briggs, deceased

By: Ruthanne J. Heatwole
Ruthanne J. Heatwole, Personal Representative

State of Virginia, County of Harrisonburg, ss.

On this 5 day of June in the year of 2015, before me, the undersigned, a notary public in and for said state, personally appeared Ruthanne J. Heatwole known or identified to me to be the person whose name is subscribed to the within instrument, as the personal representative of the estate of Dorothy L. Briggs and acknowledged to me that he/she executed the same as such personal representative of the estate of Dorothy L. Briggs.

[Signature]
Notary Public
My Commission Expires: 5/31/16
(seal)



R30836012A

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN HEREON.





5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

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

File No. 587737 KC/JW

WARRANTY DEED

For Value Received

Danny Amen, an unmarried man

2016-005321
RECORDED
02/11/2016 04:45 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Page 2 BJBROWN \$13.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Hansen & Hansen, LLP, and Idaho limited liability partnership

hereinafter referred to as Grantee, whose current address is PO Box 52271, Idaho Falls, ID 83405

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

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

Dated: February 10, 2016

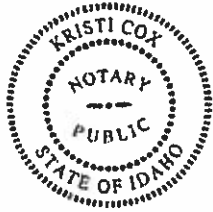


Danny Amen

State of Idaho, County of Canyon

On this 11th day of February in the year of 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Danny Amen known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.


Residing at: _____
Commission Expires: _____



Residing in Middleton, Idaho
Commission Expires: 03-11-2020

Residing in Middleton, Idaho
Commission Expires: 03-11-2020

EXHIBIT A

PARCEL I:

A part of the South Half of the Southeast Quarter of Section 4, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described to-wit:

COMMENCING at the Southwest corner of the said South Half of the Southeast Quarter; thence
South 89° 37' 38" East 642.28 feet along the South line of the said South Half of the Southeast Quarter to
the INITIAL POINT of this description; thence
North 1° 47' 19" West 290.55 feet; thence
South 89° 48' 35" East 122.32 feet; thence
South 0° 29' 57" West 290.73 feet to a point on the said South line; thence
North 89° 37' 38" West 110.72 feet along the said South line to the INITIAL POINT of this description.

PARCEL II:

A portion of the South One-Half of the Southeast Quarter of Section 4, Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, more particularly described to wit:

Commencing at the Southwest corner of the said South One-Half of the Southeast Quarter; thence
South 89° 37' 38" East 753.00 feet, along the South line of the said South Half of the Southeast Quarter to the
INITIAL POINT of this description; thence
North 00° 29' 57" East 290.73 feet; thence
South 77° 51' 05" East 119.28 feet; thence
South 69° 26' 06" East 36.75 feet; thence
South 50° 08' 52" East 43.20 feet; thence
South 43° 24' 10" East 138.83 feet; thence
South 0° 24' 53" East 126.01 feet to a point on the South line; thence
North 89° 37' 38" West 283.02 feet to the INITIAL POINT of this description.

R30853011



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

R30851

R30850

