

RECEIVED

AUG 25 2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

DEPT. OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

DEV

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
63-2719	Yes ☒	Yes ☐		Yes ☐	Yes ☐
63-3325	Yes ☒	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Wild LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Lennar Homes of Idaho, LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 408 S Eagle Rd Suite 100 Eagle ID 83616
Mailing address City State Zip
208-989-6553 michelle.ames@lennar.com
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☒ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: Yes
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
o \$25 per *undivided* water right.
o \$100 per *split* water right.
o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

SUPPORT DATA

IN FILE # 63-2719

8. Signature: [Signature] Vice President 8/25/25
Signature of new owner/claimant Title, if applicable Date
Jeff Clemens
Print name

Signature: _____
Signature of new owner/claimant Title, if applicable Date
Print name

Received by KW Date 8/25/2025 For IDWR Office Use Only: Receipt No. C122760 Receipt Amt. \$200.00
Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐
Name on W-9 _____ Approved by _____ Processed by [Signature] Date 9-12-25

RECEIVED

AUG 25 2025

DEPT. OF WATER RESOURCES

21415430

Warranty Deed

For value received,

Lake Lowell Properties LLC, an Idaho limited liability company

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

Lennar Homes of Idaho, LLC, a Delaware limited liability company

whose current address is 408 S. Eagle Rd., Ste 100 Eagle, ID 83616

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

See Exhibit A, attached hereto and incorporated herein.

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 matters set forth in Exhibit B, attached and incorporated (the "Permitted Exceptions"), 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.

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2024-029171

RECORDED

09/13/2024 02:45 PM

RICK HOGABOAM
CANYON COUNTY RECORDER

Pgs=6 JWINSLOW \$15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

Dated: 09/12/2024

Lake Lowell Properties LLC, an Idaho limited liability company

By: Silverbrook Capital LLC, a Nevada limited liability company

Its: Manager

Jonathan M. January
By: _____
Jonathan M. January, manager

By: RE One LLC, an Idaho limited liability company

Its: Manager

Gary A. Clark
By: _____
Gary A. Clark, manager

**REMAINDER OF PAGE LEFT INTENTIONALLY BLANK.
NOTARY ACKNOWLEDGMENTS ON FOLLOWING PAGE.**

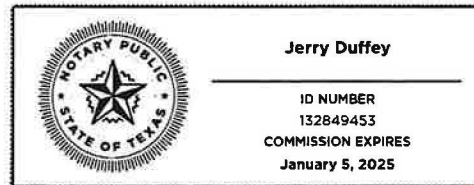
State of Texas, County of Dallas, ss.

On this 12th day of September, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Jonathan M. January, known or identified to me to be an authorized signatory 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
Residing In: Dallas Texas
My Commission Expires: 01/05/2025



Electronically signed and notarized online using the Proof platform.

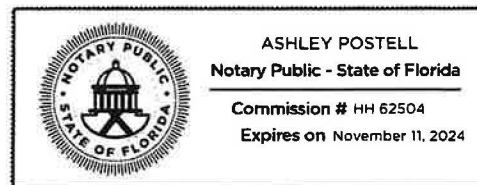
State of Florida, County of Duval, ss.

On this 12th day of September, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Gary A. Clark, known or identified to me to be an authorized signatory 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. Driver License used for ID.

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 Ashley Postell
Residing In: Florida
My Commission Expires: 11/11/2024



Notarized remotely online using communication technology via Proof.

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

A parcel of land located in the West 1/2 of the Southeast 1/4 of Section 15, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho more particularly described as follows:

Commencing at the 1/4 corner common to Sections 15 and 22, T.3N., R.3W., B.M., from which the Center 1/4 corner of said Section 15 bears North 00°03'49" East, 2649.90 feet; thence on the south boundary line of said Section 15, North 89°13'47" East, 25.00 feet to the east right-of-way line of S. Montana Avenue and the REAL POINT OF BEGINNING;
thence on said east right-of-way line, North 00°03'49" East, 1,919.46 feet;
thence leaving said east right-of-way line, North 89°22'46" East, 85.08 feet;
thence South 22°17'52" East, 1,727.05 feet;
thence 96.24 feet on the arc of a curve to the right having a radius of 267.00 feet, a central angle of 20°39'07", and a long chord which bears South 11°58'18" East, 95.72 feet;
thence South 01°38'45" East, 152.80 feet;
thence 26.36 feet on the arc of a non-tangent curve to the right having a radius of 20.00 feet, a central angle of 75°31'21", and a long chord which bears South 36°06'52" West, 24.49 feet;
thence South 00°09'04" West, 46.20 feet;
thence South 89°13'47" West, 752.24 feet to the REAL POINT OF BEGINNING.

AND

A parcel of land located in the Southeast 1/4 of the Southwest 1/4 of Section 15, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho more particularly described as follows:

Commencing at the 1/4 corner common to Sections 15 and 22, T.3N., R.3W., B.M., from which the Center 1/4 corner of said Section 15 bears North 00°03'49" East, 2649.90 feet; thence on the south boundary line of said Section 15, South 89°21'12" West, 25.00 feet to the REAL POINT OF BEGINNING;
thence continuing, South 89°21'12" West, 449.22 feet to the centerline of W. Orchard Avenue;
thence on said centerline, North 79°59'44" West, 55.97 feet;
thence leaving said centerline, North 00°03'43" East, 1,314.23 feet to the north boundary line of the Southeast 1/4 of the Southwest 1/4 of said Section 15;
thence on said north boundary line, North 89°19'14" East, 504.36 feet to the west right-of-way line of S. Montana Avenue;
thence South 00°03'43" West, 1,324.86 feet to the REAL POINT OF BEGINNING.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Current year taxes not yet due and payable.
2. Assessments levied by the City of Caldwell.
3. Assessments levied by Wilder Irrigation District.
4. Right-of-way for West Orchard Avenue.
5. Right-of-way for South Montana Avenue.
6. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof.
Recorded: November 20, 1913
Instrument No.: 56241, Book 6 of Patents, at Page 41, records of Canyon County, Idaho.
7. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof.
Recorded: December 13, 1955
Instrument No.: 428497, Book 8 of Patents, at Page 161, records of Canyon County, Idaho.
8. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof.
Recorded December 10, 1956
Instrument No.: 439265, Book 8 of Patents, at Page 210, records of Canyon County, Idaho.
9. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: February 25, 1950
Instrument No.: 359616
Book 25 of Miscellaneous Records at Page(s) 221, records of Canyon County, Idaho.
10. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: August 13, 1952
Instrument No.: 391381, Book 32 of Miscellaneous Records at Page(s) 507, records of Canyon County, Idaho.

11. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: October 24, 1967
Instrument No.: 601294
Book 52 of Miscellaneous Records at Page(s) 577, records of Canyon County, Idaho.
12. Terms and conditions contained in City of Caldwell Ordinance No. 2546 and a Development Agreement between the City of Caldwell and Nil Swenson, and Barbara A. Swenson, and Tim Tuckness, and Sharon Tuckness.
Recorded: April 11, 2005
Instrument No.: 200519118, records of Canyon County, Idaho.
Amendment to Development Agreement
Recorded: September 28, 2010
Instrument No.: 2010045621, records of Canyon County, Idaho.
13. All matters, and any rights, easements, interests or claims as disclosed by a Record of Survey Recorded: December 21, 2007
Instrument No.: 2007082283, records of Canyon County, Idaho.
14. Terms and conditions contained in a/an Memorandum of Option Agreement by and between AG Essential Housing Multi State 2, LLC, a Delaware limited liability company and Lennar Homes of Idaho, LLC, a Delaware limited liability company.
Recorded: December 21, 2021
Instrument No.: 2021-086668 , records of Canyon County, Idaho.
Amendment to Memorandum of Option Agreement.
Recorded: April 8, 2024
Instrument No.: 2024-010355 , records of Canyon County, Idaho.

RECEIVED
AUG 25 2025
DEPT. OF WATER RESOURCES

2021-086667
RECORDED
12/21/2021 03:36 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 JWINSLOW \$15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED



Order Number: 21415419

Warranty Deed

For value received,

J&J Property Development LLC, an Idaho Limited Liability Company

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

AG ESSENTIAL HOUSING MULTI STATE 2, LLC, a Delaware limited liability company

whose current address is 8585 E Hartford Dr. Suite 118 Scottsdale, AZ 85255

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

See Exhibit A, attached hereto and incorporated herein.

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.

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Dated: December 17, 2021

J&J Property Development LLC, an Idaho Limited Liability Company

John Odom, Manager

Jonathan M. January, Manager

State of Nevada, County of Clark, ss.

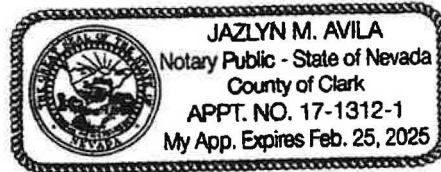
On this 20th day of December 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Jonathan M. January, known or identified to me to be a Manager of the limited liability company that executed the within instrument and acknowledged to me that he executed the same 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.

Jazlyn M. Avila
Notary Public

Residing In: Nevada, Clark County

My Commission Expires: 02/25/2025



State of Idaho, County of Ada, ss.

On this 21 day of December 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared John Odom, known or identified to me to be a Manager 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.

Nicholas S. Weatherly
Notary Public

Residing In: Meridian, ID

My Commission Expires: _____

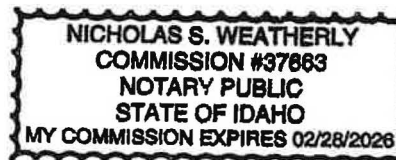


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

A parcel of land located in the Southeast 1/4 of Section 15, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho more particularly described as follows:

BEGINNING at the Section corner common to Sections 14, 15, 22 and 23, T.3N., R.3W., B.M., from which the 1/4 corner common to said Sections 14 and 15, bears North 00°02'08" East, 2645.05 feet;
thence on the South boundary line of said Section 15, South 89°13'47" West, 1,061.36 feet;
thence leaving said South boundary line, North 00°30'47" East, 25.88 feet;
thence North 37°50'04" West, 332.19 feet;
thence North 59°17'46" West, 182.17 feet;
thence South 89°09'15" West, 124.78 feet;
thence North 65°56'55" West, 118.28 feet;
thence South 00°51'02" East, 435.55 feet to the South boundary line of said Section 15;
thence on said South boundary line, South 89°13'47" West, 217.24 feet;
thence leaving said South boundary line, North 00°09'04" East, 46.27 feet;
thence 26.36 feet along the arc of a curve to the left having a radius of 20.00 feet, a central angle of 75°31'21" and a long chord which bears North 36°06'52" East, 24.49 feet;
thence North 01°38'45" West, 152.80 feet;
thence 96.24 feet along the arc of curve to the left having a radius of 267.00 feet, a central angle of 20°39'07" and a long chord which bears North 11°58'18" West, 95.72 feet;
thence North 22°17'52" West, 1,727.05 feet;
thence South 89°28'02" West, 85.30 feet to the East right-of-way line of S. Montana Avenue; thence on said East right-of-way line, North 00°03'43" East, 574.47 feet;
thence leaving said East right-of-way line, North 89°19'53" East, 309.21 feet;
thence North 00°03'43" East, 155.58 feet to the East-West centerline of said Section 15;
thence on said centerline, North 89°19'53" East, 931.57 feet to the Westerly boundary line of Cirrus Pointe Subdivision No. 1 as filed in Book 39 of Plats at Page 36, records of Canyon County, Idaho;
thence on said Westerly boundary line and the Westerly boundary line of Cirrus Pointe Subdivision No. 4 as filed in Book 45 of Plats at Page 42 and Cirrus Pointe Subdivision No. 5 as filed in Book 46 of Plats at Page 41, records of Canyon County, Idaho, the following thirteen (13) courses and distances:

South 00°19'28" West, 120.01 feet;
South 89°19'53" West, 23.33 feet;
South 00°40'07" East, 206.24 feet;
North 90°00'00" West, 40.12 feet;
South 00°00'00" East, 60.00 feet;
North 90°00'00" West, 76.69 feet;
South 00°00'00" East, 181.00 feet;
North 90°00'00" West, 13.31 feet;
South 00°00'00" East, 110.00 feet;
North 90°00'00" East, 294.38 feet;
South 44°28'20" East, 6.91 feet;
26.69 feet along the arc of a curve to the left having a radius of 926.00 feet, a central angle of 01°39'05" and a long chord which bears North 88°28'49" East, 26.69 feet;
South 00°00'00" East, 502.54 feet to the Southerly boundary line of said Cirrus Pointe Subdivision No. 4;
thence on said Southerly boundary line and the Southerly boundary line of Cirrus Pointe Subdivision No. 3 filed in Book 45 of Plats at Page 19, records of Canyon County, Idaho, the following eleven (11) courses and distances:

North 89°38'59" East, 105.22 feet;
South 00°23'01" East, 35.13 feet;
North 89°36'59" East, 161.00 feet;
South 00°23'01" East, 6.27 feet;
North 89°36'59" East, 155.00 feet;
North 00°23'01" West, 16.36 feet;
North 89°36'59" East, 227.14 feet;
South 00°02'08" West, 70.32 feet;
South 89°57'52" East, 110.00 feet;
South 00°02'08" West, 34.24 feet;
South 89°57'13" East, 176.00 feet;
thence leaving said Southerly boundary line, North 89°16'49" East, 265.94 feet to the East boundary line of said
Section 15;
thence on said East boundary line, South 00°02'08" West, 1,322.54 feet to the REAL POINT OF BEGINNING.

PLAT SHOWING
CIRRUS POINTE
SUBDIVISION NO. 7
LOCATED IN THE SE 1/4 OF
SECTION 15, T.3N., R.3W., B.M., CALDWELL,
CANYON COUNTY, IDAHO
2023

NOTES:

- A TEN (10) FOOT WIDE PUBLIC UTILITIES, PROPERTY DRAINAGE AND CITY OF CALDWELL PRESSURE IRRIGATION EASEMENT IS HEREBY RESERVED ADJACENT TO LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY, SUBDIVISION BOUNDARY LINE, REAR LOT LINES AND INTERIOR LOT LINES AS DELINEATED AND REFERENCED.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF CALDWELL.
- ALL LOT, PARCEL, AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS ESTABLISHED IN THE APPLICABLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED.
- DIRECT LOT OR PARCEL ACCESS TO MONTANA AVE. AND CIRRUS DRIVE IS PROHIBITED UNLESS SPECIFICALLY APPROVED BY CITY OF CALDWELL.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
- IRRIGATION WATER WILL BE PROVIDED BY CALDWELL MUNICIPAL IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM CALDWELL MUNICIPAL IRRIGATION DISTRICT.
- THE AVAILABILITY OF BUILDING PERMITS FOR THIS DEVELOPMENT MAY BE LIMITED PURSUANT TO CALDWELL CITY CODE 11-04-07(L) WHICH LIMITS THE NUMBER OF BUILDING PERMITS THAT MAY BE ISSUED PRIOR TO FINAL COMPLETION OF THE DEVELOPMENT. APPLICANT SHALL DISCLOSE TO LOT PURCHASERS WHETHER THE ISSUANCE OF BUILDING PERMITS IS IN FACT RESTRICTED BY CALDWELL CITY CODE 11-04-07(L) AND LOT PURCHASERS ARE ENCOURAGED TO CONTACT THE CALDWELL CITY BUILDING DEPARTMENT PRIOR TO CLOSING.
- LOT 16, BLOCK 6, LOT 18, BLOCK 7, LOT 2, BLOCK 15, LOT 14, BLOCK 16, LOTS 1 & 9, BLOCK 22, LOT 1, BLOCK 23, LOT 8, BLOCK 24, LOT 2, BLOCK 25 AND LOT 2, BLOCK 26 ARE COMMON LOTS OWNED AND MAINTAINED BY THE CIRRUS POINTE HOMEOWNERS' ASSOCIATION. A BLANKET PUBLIC UTILITIES, PROPERTY DRAINAGE AND CITY OF CALDWELL PRESSURE IRRIGATION EASEMENT IS HEREBY RESERVED ON ALL COMMON LOTS.
- THE HOMEOWNERS ASSOCIATION WITHIN THIS SUBDIVISION SHALL BE SOLELY RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF STORM WATER DETENTION PONDS AND ATTENDANT DELIVERY SYSTEM.
- STRUCTURE SETBACK RESTRICTION - SEE INST. NO. 2008-001930.
- A FORTY-FOUR (44) FOOT WIDE UTILITY EASEMENT IN FAVOR OF THE CITY OF CALDWELL IS HEREBY RESERVED ON LOT 5 BLOCK 22 AS DELINEATED AND REFERENCED.

2023-033910

RECORDED

10/19/2023 01:17 PM



CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pg=5 PBRIDGES \$11.00
PLAT
BAILEY ENGINEERING

REFERENCE DOCUMENTS

ROS Inet No.: 2006-013749, 2007-082283,
2021-077037 and 2022-000510
Deed: 2021-089667
Cirrus Pointe Sub. No. 1, Bk. 39, Pg. 36
Cirrus Pointe Sub. No. 5, Bk. 46, Pg. 41

LEGEND

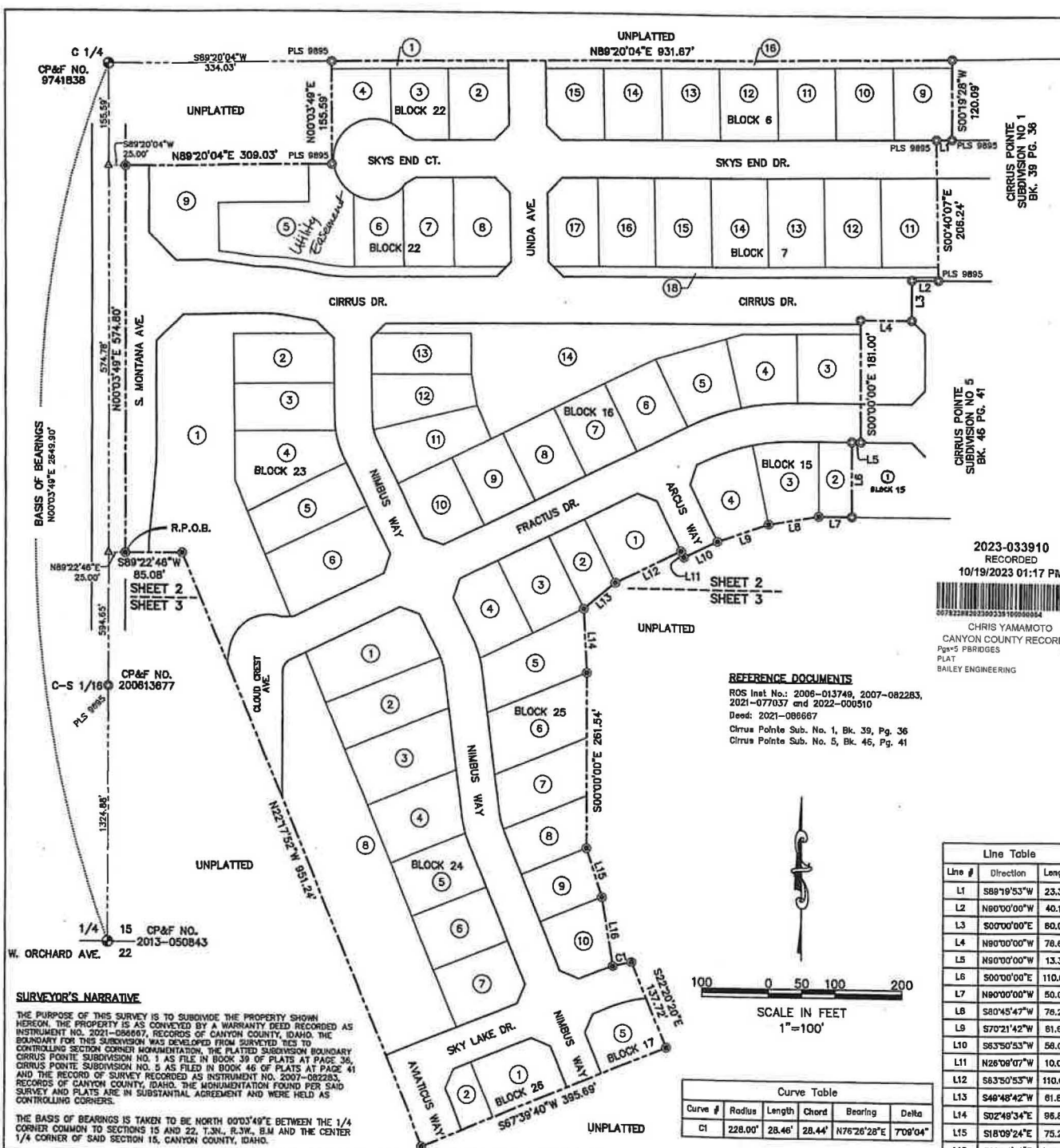
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- MATCH LINE
- SURVEY TIE LINE
- ① FOUND BRASS CAP MONUMENT
- ② FOUND 5/8" IRON PIN WITH PLASTIC CAP, PLS 7729, UNLESS NOTED OTHERWISE
- ③ SET 5/8" x 24" PIN WITH PLASTIC CAP, PLS 11779
- △ CALCULATED POINT, NOTHING FOUND OR SET
- R.P.O.B. REAL POINT OF BEGINNING
- ⑥ LOT NUMBER



CODY M. McCAMMON, PLS 11779
IDAHO SURVEY GROUP
9955 W. EMERALD ST
BOISE, ID 83704

SHEET 1 OF 5

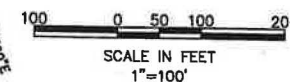
Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE ST., SUITE 210
EAGLE, ID 83714
TEL: 208-636-0013
www.baileyengineering.com



SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY SHOWN HEREON. THE PROPERTY IS AS CONVEYED BY A WARRANTY DEED RECORDED AS INSTRUMENT NO. 2021-086667, RECORDS OF CANYON COUNTY, IDAHO. THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARY CIRRUS POINTE SUBDIVISION NO. 1 AS FILED IN BOOK 39 OF PLATS AT PAGE 36, CIRRUS POINTE SUBDIVISION NO. 5 AS FILED IN BOOK 46 OF PLATS AT PAGE 41 AND THE RECORD OF SURVEY RECORDED AS INSTRUMENT NO. 2007-082283, RECORDS OF CANYON COUNTY, IDAHO. THE MONUMENTATION FOUND PER SAID SURVEY AND PLATS ARE IN SUBSTANTIAL AGREEMENT AND WERE HELD AS CONTROLLING CORNERS.

THE BASIS OF BEARINGS IS TAKEN TO BE NORTH 00°03'49"E BETWEEN THE 1/4 CORNER COMMON TO SECTIONS 15 AND 22, T.3N., R.3W., B.M. AND THE CENTER 1/4 CORNER OF SAID SECTION 15, CANYON COUNTY, IDAHO.

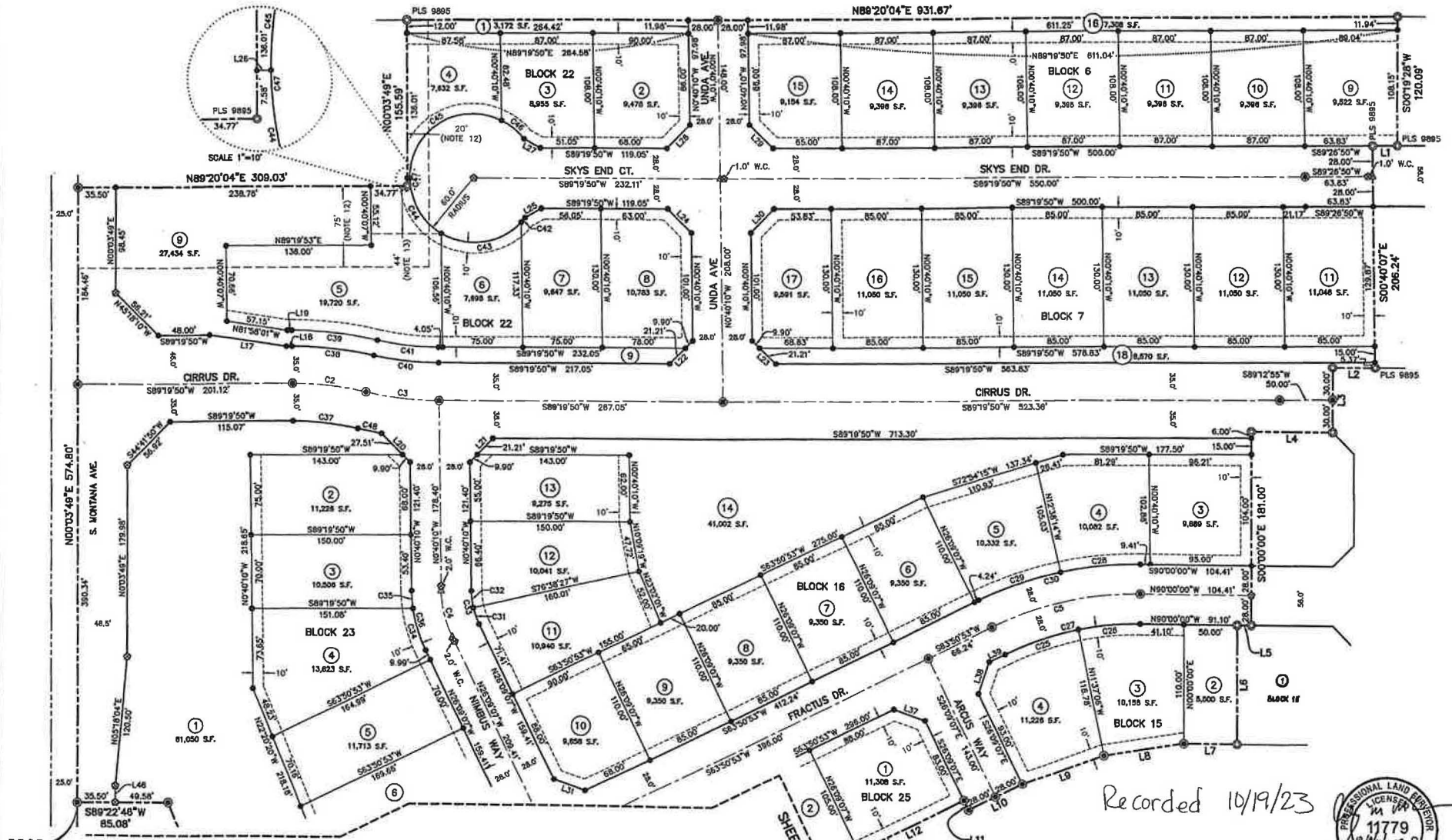


Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	228.00'	28.46'	28.44'	N76°26'28"E	7°09'04"

Line Table		
Line #	Direction	Length
L1	S89°19'53"W	23.33'
L2	N80°00'00"W	40.12'
L3	S00°00'00"E	80.00'
L4	N80°00'00"W	78.89'
L5	N80°00'00"W	13.31'
L6	S00°00'00"E	110.00'
L7	N80°00'00"W	50.00'
L8	S80°45'47"W	78.23'
L9	S70°21'42"W	61.92'
L10	S63°50'53"W	58.00'
L11	N26°08'07"W	10.00'
L12	S63°50'53"W	110.00'
L13	S48°48'42"W	61.85'
L14	S02°49'34"E	96.82'
L15	S18°09'24"E	75.20'
L16	S09°24'16"E	103.22'

BOOK 56 PAGE 22

CIRRUS POINTE SUBDIVISION NO. 7



LEGEND

- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- STREET CENTERLINE
- EASEMENT LINE (NOTE 1)
- EASEMENT LINE AS NOTED
- MATCH LINE
- SURVEY TIE LINE
- R.P.O.B.
- S.F.
- ⑥
- LOT NUMBER

- FOUND 5/8" IRON PIN WITH PLASTIC CAP, PLS 7728, UNLESS NOTED OTHERWISE
- SET 5/8" x 24" PIN WITH PLASTIC CAP, PLS 11779
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT, PLS 11779
- CALCULATED POINT, NOTHING FOUND OR SET
- WITNESS CORNER, AS NOTED MARKED "W.C. PLS 11779"
- W.C.

SCALE IN FEET
1"=60'

NOTE:
SEE SHEET 1 FOR NOTES
SEE SHEET 3 FOR LINE &
CURVE TABLES

BOOK 56 PAGE 22

Recorded 10/19/23

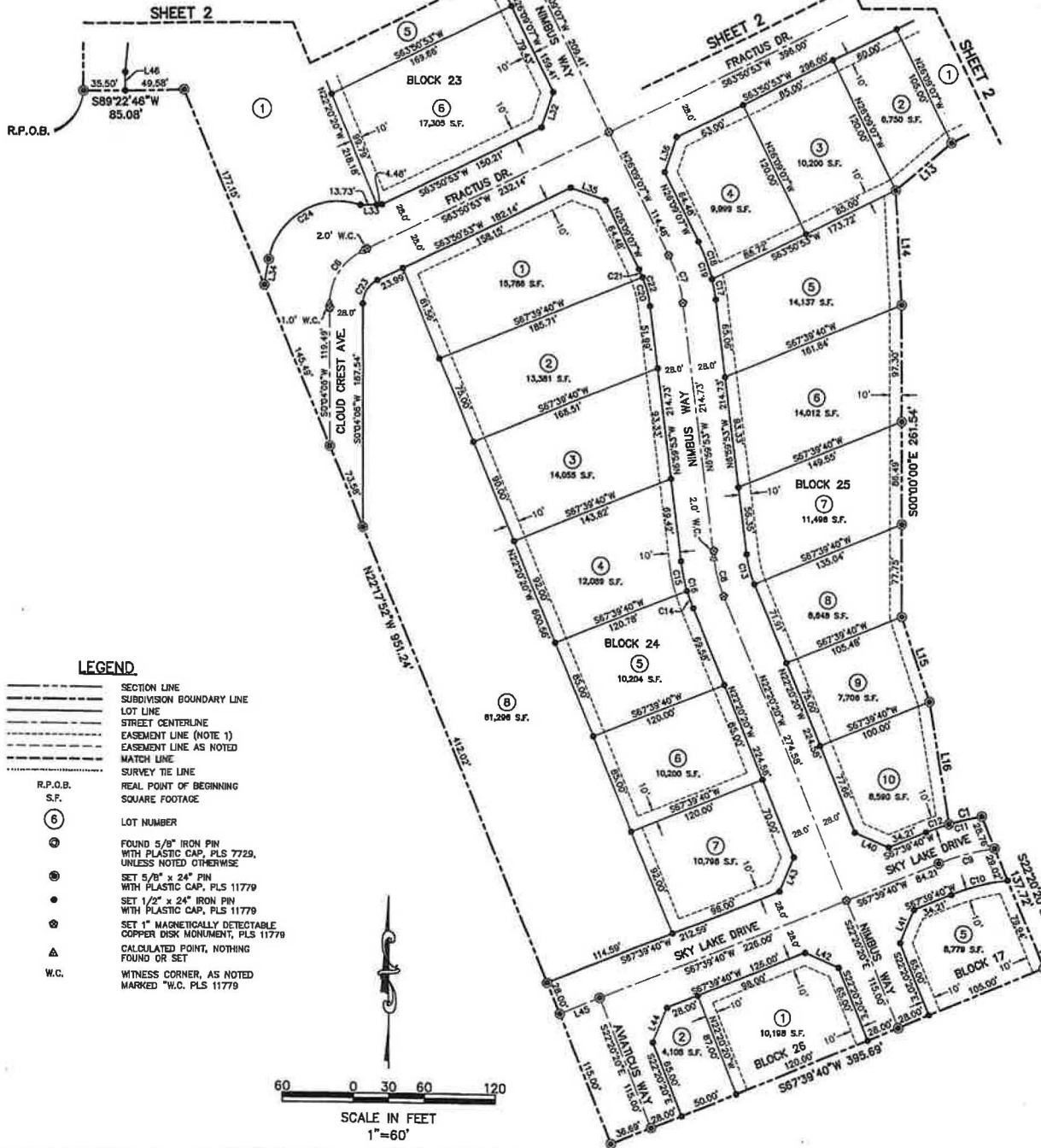


CODY M. MCCAMMON, PLS 11779
IDAHO SURVEY GROUP
9955 W. EMERALD ST.
BOISE, ID 83704

SHEET 2 OF 5

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EAGLE, ID 83614
TEL. 208-608-0013
www.baileyengineering.com

CIRRUS POINTE SUBDIVISION NO. 7



Line Table		
Line #	Direction	Length
L1	S89°18'53"W	23.33'
L2	N90°00'00"W	40.12'
L3	S00°00'00"E	60.00'
L4	N90°00'00"W	76.69'
L5	N90°00'00"W	13.31'
L6	S00°00'00"E	110.00'
L7	N90°00'00"W	50.00'
L8	S80°45'47"W	76.23'
L9	S70°21'42"W	81.82'
L10	S53°50'53"W	56.00'
L11	N26°09'07"W	10.00'
L12	S63°50'53"W	110.00'
L13	S49°46'42"W	61.85'
L14	S02°49'34"E	96.82'
L15	S18°09'24"E	75.20'
L16	S09°24'18"E	103.22'
L17	N81°38'01"W	72.70'
L18	S89°19'50"W	5.16'
L19	S89°19'50"W	4.02'
L20	N45°40'10"W	37.41'
L21	S44°19'50"W	31.11'
L22	N44°19'50"E	31.11'
L23	S45°40'10"E	31.11'
L24	S45°40'10"E	31.11'
L25	N80°37'47"E	17.54'
L26	N89°21'57"E	2.20'
L27	N81°38'07"W	17.54'
L28	S44°19'50"W	31.11'
L29	N45°40'10"W	31.11'
L30	S44°19'50"W	31.11'
L31	N71°09'07"W	31.11'
L32	S18°50'53"W	31.11'
L33	N86°17'33"E	18.21'
L34	S10°01'01"W	22.06'
L35	S71°09'07"E	31.11'
L36	N18°50'53"E	31.11'
L37	S71°09'07"E	31.11'
L38	N18°50'53"E	31.11'
L39	N63°50'53"E	16.24'
L40	N87°20'20"W	31.11'
L41	N22°39'40"E	31.11'
L42	S67°20'20"E	31.11'
L43	S22°39'40"W	31.11'
L44	N22°39'40"E	31.11'
L45	S67°39'40"W	38.61'
L46	N00°00'00"E	15.53'

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	228.00'	28.48'	28.44'	N76°28'28"E	709°04"
C2	300.00'	69.44'	68.28'	N84°02'16"W	131°54"
C3	300.00'	69.44'	68.28'	S84°02'19"E	131°54"
C4	100.00'	44.48'	44.11'	S13°24'39"E	25°28'57"
C5	317.00'	144.69'	143.44'	S78°55'28"W	28°09'07"
C6	50.00'	55.66'	52.83'	S31°57'30"W	63°48'47"
C7	125.00'	41.79'	41.59'	N16°34'30"W	18°09'14"
C8	125.00'	33.47'	33.37'	S14°40'07"E	15°20'26"
C9	200.00'	49.28'	48.16'	S74°43'14"W	14°07'08"
C10	172.00'	49.47'	49.30'	N75°54'00"E	16°28'41"
C11	228.00'	49.17'	49.07'	N73°50'20"E	12°21'20"
C12	228.00'	20.71'	20.70'	S70°19'48"W	51°21'18"
C13	97.00'	25.87'	25.88'	N14°40'07"W	15°20'26"
C14	153.00'	15.45'	15.44'	S19°28'47"E	5°47'08"
C15	153.00'	25.52'	25.49'	S11°46'34"E	0°33'20"
C16	153.00'	40.87'	40.84'	N14°40'07"W	15°20'26"
C17	153.00'	17.35'	17.34'	N10°14'31"W	6°29'36"
C18	153.00'	33.78'	33.72'	N19°49'28"W	12°39'18"
C19	153.00'	51.15'	50.91'	N16°34'30"W	18°09'14"
C20	97.00'	25.17'	25.10'	S14°25'58"E	14°32'10"
C21	97.00'	7.25'	7.25'	S24°00'35"E	41°7'03"
C22	97.00'	32.43'	32.28'	N16°34'30"W	18°09'14"
C23	22.00'	24.49'	23.24'	N31°57'30"E	83°46'47"
C24	80.00'	102.56'	60.52'	S58°59'13"W	97°56'24"
C25	289.00'	73.45'	73.25'	S71°07'43"W	14°33'41"
C26	289.00'	58.46'	58.38'	S84°12'17"W	11°35'26"
C27	289.00'	131.91'	130.77'	S76°55'28"W	28°09'07"
C28	345.00'	75.95'	75.80'	S83°41'35"W	12°36'50"
C29	345.00'	61.52'	61.33'	S70°37'02"W	13°32'17"
C30	345.00'	157.47'	156.11'	S76°55'28"W	28°09'07"
C31	72.00'	18.08'	18.04'	N19°45'20"W	12°47'35"
C32	72.00'	15.95'	15.91'	N07°00'51"W	12°41'23"
C33	72.00'	32.02'	31.76'	S13°24'39"E	25°28'57"
C34	128.00'	40.28'	40.11'	S17°06'13"E	18°01'47"
C35	128.00'	16.65'	16.64'	S04°23'45"E	7°27'10"
C36	128.00'	56.83'	56.46'	N13°24'38"W	25°28'57"
C37	285.00'	61.34'	61.20'	S84°02'16"W	131°54"
C38	335.00'	77.54'	77.38'	N84°02'19"W	131°54"
C39	350.00'	81.01'	80.83'	N84°02'19"W	131°54"
C40	285.00'	61.34'	61.20'	N84°02'19"W	131°54"
C41	250.00'	57.88'	57.74'	S84°02'16"E	131°54"
C42	80.00'	5.55'	5.54'	N39°21'27"E	51°748"
C43	80.00'	82.00'	75.77'	N81°09'36"E	7818°30"
C44	80.00'	81.80'	59.11'	S30°10'40"E	59°00'39"
C45	80.00'	122.38'	102.24'	S74°45'45"W	118°51'50"
C46	80.00'	28.97'	28.75'	N50°55'38"W	25°45'27"
C47	80.00'	288.71'	72.85'	S00°40'10"E	285°14'33"
C48	335.00'	22.84'	22.84'	S78°21'40"E	3°54'23"

NOTE:
SEE SHEET 1 FOR NOTES

SHEET 3 OF 5



CODY M. MCCAMMON, PLS 11779
IDAHO SURVEY GROUP
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BOISE, ID 83704

BOOK 56 PAGE 22

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CIRRUS POINTE SUBDIVISION NO. 7

CERTIFICATE OF OWNERS

Know all men by these presents: That AG Essential Housing Multi State 2, LLC, a Delaware limited liability company is the owner of the property described as follows:

A parcel of land located in the Southeast 1/4 of Section 15, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho more particularly described as follows:

Commencing at the 1/4 corner common to Sections 15 and 22, T.3N., R.3W., B.M., from which the Center 1/4 corner of said Section 15 bears North 00°03'49" East, 2849.90 feet; thence on the north-south centerline of said Section 15, North 00°03'49" East, 1819.53 feet; thence leaving said centerline, North 89°22'46" East, 25.00 feet to the east right-of-way line of S. Montana Avenue and **REAL POINT OF BEGINNING**;

thence on said east right-of-way line, North 00°03'49" East, 574.80 feet;
thence leaving said east right-of-way line, North 88°20'04" East, 309.03 feet;
thence North 00°03'49" East, 155.59 feet to the east-west centerline of said Section 15;
thence on said centerline, North 89°20'04" East, 931.67 feet to the westerly boundary line of Cirrus Pointe Subdivision No. 1 as filed in Book 39 of Plats at Page 36, records of Canyon County, Idaho;
thence on said westerly boundary line and the westerly boundary line of Cirrus Pointe Subdivision No. 5 as filed in Book 46 of Plats at Page 41, records of Canyon County, Idaho, the following nine (9) courses and distances:

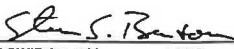
South 00°19'28" West, 120.09 feet;
South 89°19'53" West, 23.33 feet;
South 00°40'07" East, 206.24 feet;
North 90°00'00" West, 40.12 feet;
South 00°00'00" East, 60.00 feet;
North 90°00'00" West, 76.69 feet;
South 00°00'00" East, 181.00 feet;
North 90°00'00" West, 13.31 feet;
South 00°00'00" East, 110.00 feet to the southwest corner of Lot 1, Block 15 of said Cirrus Pointe Subdivision No. 5;

thence leaving said westerly boundary line, North 90°00'00" West, 50.00 feet;
thence South 80°45'47" West, 76.23 feet;
thence South 70°21'42" West, 81.82 feet;
thence South 63°50'53" West, 58.00 feet;
thence North 28°09'07" West, 10.00 feet;
thence South 63°50'53" West, 110.00 feet;
thence South 49°46'42" West, 61.85 feet;
thence South 02°49'34" East, 98.82 feet;
thence South 00°00'00" East, 261.54 feet;
thence South 18°09'24" East, 75.20 feet;
thence South 09°24'16" East, 103.22 feet;
thence 28.46 feet on the arc of a curve to the right having a radius of 228.00 feet, a central angle of 07°09'04" and a long chord which bears North 76°26'28" East, 28.44 feet;
thence South 22°20'20" East, 137.72 feet;
thence South 67°39'40" West, 395.89 feet;
thence North 22°17'52" West, 951.24 feet;
thence South 89°22'46" West, 85.08 feet to the **REAL POINT OF BEGINNING**.

Containing 27.067 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water service from an existing City of Caldwell main line located adjacent to the subject subdivision and the City of Caldwell has agreed in writing to serve all the lots in this subdivision.

AG Essential Housing Multi State 2, LLC, a Delaware limited liability company


AGWIP Asset Management, LLC, an Arizona limited liability company, authorized agent,
Steven S. Benson, Manager

ACKNOWLEDGMENT

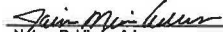
State of Arizona)
) s.s.
County of Maricopa)

On this 29 day of June, 2023, before me, the undersigned, a notary public in and for said State, personally appeared Steven S. Benson, known or identified to me to be the manager of AGWIP Asset Management LLC, an Arizona limited liability company, the registered agent of AG Essential Housing Multi State 2 LLC, a Delaware limited liability company, the limited liability company that executed the foregoing instrument, and acknowledged to me that he executed such instrument for and on behalf of said limited liability company and that said limited liability company executed the same.

In witness hereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

07/01/2025
My commission expires




Notary Public for Arizona
Residing in Maricopa, Arizona

CERTIFICATE OF SURVEYOR

I, Cody M. McCammon, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

Cody M. McCammon



P.L.S. No. 11779

BOOK

PAGE

SHEET 4 OF 5

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE ST., SUITE 210 TEL. 208-636-0013
EAGLE, ID 83616 www.baileyengineers.com

CIRRUS POINTE SUBDIVISION NO. 7

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (OLPE) representing City of Caldwell Public Works, and the OLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a Certificate of Disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

Anthony Lee 07/10/2023
District Health, REHS Date

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Caldwell Canyon County, Idaho do hereby certify that at a regular meeting of the City Council held on the 20th day of December, 2021, this plat was duly accepted and approved.



Debbie Meyer 9/27/2023
City Clerk, Caldwell, Idaho

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for the City of Caldwell, Canyon County, Idaho, hereby approve this plat



Robb C. MacDonald 9/27/23
City Engineer Date

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor in and for Canyon County, Idaho, hereby certify that I have examined this plat and that it complies with the requirements of Idaho State Code, relating to plats and surveys.

David R. Kinzler 9/28/23
Canyon County Surveyor UNDER I.C. 1805 TITLE 50
DAVID R. KINZLER PE/PLS 21657

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of I.C. 50-1308 do hereby certify that any and all current and/or delinquent County property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

10/19/2023
Date



BOOK

PAGE

Bailey Engineering, Inc.

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EAGLE, ID 83616 www.baileyengineering.com

NOTES:

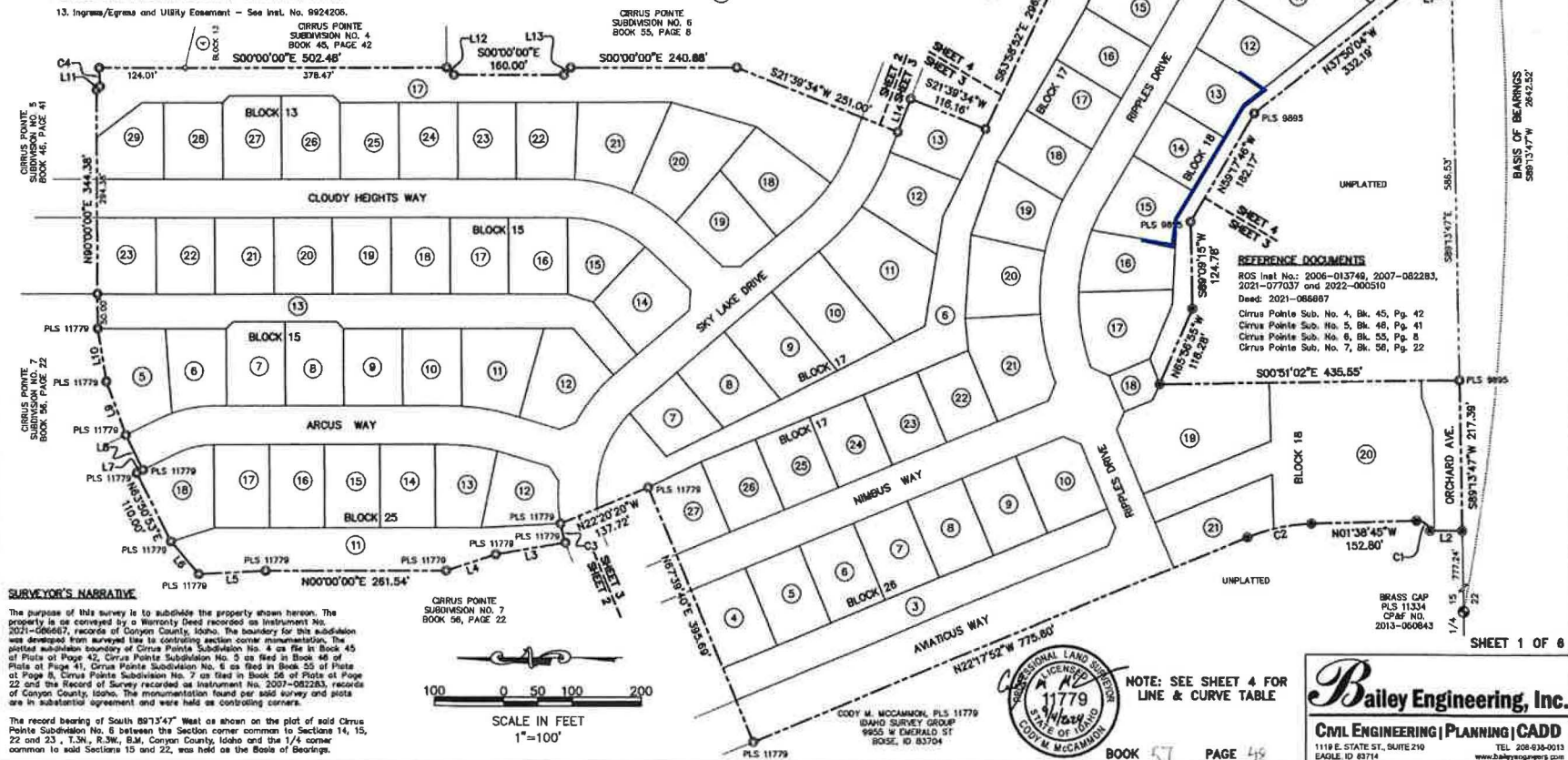
1. A ten (10) foot wide public utilities, property drainage and City of Caldwell pressure irrigation easement is hereby reserved adjacent to all lot lines common to a public right-of-way, subdivision boundary line, nor lot lines and interior lot lines as delineated and referenced.
2. This development recognizes Idaho Code Section 22-4503, Right to Farm Act, which states: "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
3. Any subdivision of this plot shall comply with the applicable zoning regulations in effect at the time of subdivision.
4. Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Caldwell.
5. All lot, parcel, and tract sizes shall meet dimensional standards established in the applicable zoning ordinance or as specifically approved.
6. Direct lot or parcel access to Orchard Avenue is prohibited unless specifically approved by City of Caldwell.
7. Maintenance of any irrigation or drainage pipe or ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage entity.
8. Irrigation water will be provided by Caldwell Municipal Irrigation District in compliance with Idaho Code Section 31-3605(1)(b). All lots within this subdivision will be entitled to irrigation rights, and will be obligated for assessments from Caldwell Municipal Irrigation District.
9. The availability of building permits for this development may be limited pursuant to Caldwell City Code 11-04-07(1) which limits the number of building permits that may be issued prior to final completion of the development. Applicant shall disclose to lot purchasers whether the issuance of building permits is in fact restricted by Caldwell City Code 11-04-07(1)(i) and lot purchasers are encouraged to contact the Caldwell City Building Department prior to closing.
10. Lot 17, Block 13; Lot 13, Block 15; Lot 8, Block 17; Lots 7, 16, & 20, Block 18; Lot 11, Block 25 and Lot 3, Block 26 are common lots owned and maintained by the Cirrus Pointe Homeowner's Association. A blanket public utilities, property drainage and city of Caldwell pressure irrigation easement is hereby reserved on all common lots.
11. The Homeowners Association within this subdivision shall be solely responsible for the operation and maintenance of storm water detention ponds and attendant delivery system.
12. Roadway and Public Utility Easement - See Inst. No. 463151.
13. Ingress/Egress and Utility Easement - See Inst. No. 9824205.

PLAT SHOWING CIRRUS POINTE SUBDIVISION NO. 8

LOCATED IN THE SE 1/4 OF
SECTION 15, T.3N., R.3W., B.M., CITY OF CALDWELL,
CANYON COUNTY, IDAHO
2024

LEGEND

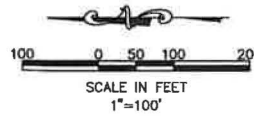
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- MATCH LINE
- SURVEY TIE LINE
- FOUND BRASS OR ALUMINUM CAP MONUMENT, AS NOTED
- FOUND 5/8" IRON PIN WITH PLASTIC CAP, PLS 7729, UNLESS NOTED OTHERWISE
- FOUND 1/2" IRON PIN WITH PLASTIC CAP, PLS 7729, UNLESS NOTED OTHERWISE
- SET 5/8" x 24" PIN WITH PLASTIC CAP, PLS 11779
- REAL POINT OF BEGINNING
- LOT NUMBER



SURVEYOR'S NARRATIVE

The purpose of this survey is to subdivide the property shown hereon. The property is conveyed by a Warranty Deed recorded as Instrument No. 2021-06667, records of Canyon County, Idaho. The boundary for this subdivision was determined from surveyed lines to controlling section corner monumentation. The plat subdivision boundary of Cirrus Pointe Subdivision No. 4 as filed in Book 45 of Plate of Page 42, Cirrus Pointe Subdivision No. 5 as filed in Book 46 of Plate of Page 41, Cirrus Pointe Subdivision No. 6 as filed in Book 55 of Plate of Page 8, Cirrus Pointe Subdivision No. 7 as filed in Book 56 of Plate of Page 22 and the Record of Survey recorded as Instrument No. 2007-082283, records of Canyon County, Idaho. The monumentation found per said survey and plots are in substantial agreement and were held as controlling corners.

The record bearing of South 89°13'47" West as shown on the plot of said Cirrus Pointe Subdivision No. 8 between the Section corner common to Sections 14, 15, 22 and 23 - T.3N., R.3W., B.M., Canyon County, Idaho and the 1/4 corner common to said Sections 15 and 22, was held as the Basis of Bearings.



REFERENCE DOCUMENTS
 ROS Inst. No.: 2006-013749, 2007-082283,
 2021-077037 and 2022-000510
 Deed: 2021-066607
 Cirrus Pointe Sub. No. 4, Bk. 45, Pg. 42
 Cirrus Pointe Sub. No. 5, Bk. 46, Pg. 41
 Cirrus Pointe Sub. No. 6, Bk. 55, Pg. 8
 Cirrus Pointe Sub. No. 7, Bk. 56, Pg. 22



NOTE: SEE SHEET 4 FOR
LINE & CURVE TABLE

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 www.baileyengineers.com

2024-02314
 RECORDED
 08/19/2024 01:21 PM
 RICK HOGUE
 CANYON COUNTY RECORDERS
 EAGLE, IDAHO
 LENAP-HOMES

CIRRUS POINTE SUBDIVISION NO. 8



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CIRRUS POINTE SUBDIVISION NO. 8

CIRRUS POINTE
SUBDIVISION NO. 8
BOOK 55, PAGE 8

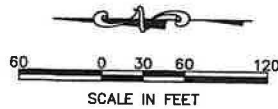
BILLOWY WAY



LEGEND

- SUBDIVISION BOUNDARY LINE
- - - EASEMENT LINE (SEE NOTE 1)
- - - EASEMENT LINE AS NOTED
- LOT LINE
- STREET CENTERLINE
- ⑥ LOT NUMBER
- FOUND 5/8" IRON PIN WITH PLASTIC CAP, PLS 11779
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT, PLS 11779
- △ CALCULATED POINT, NOTHING FOUND OR SET
- W.C. WITNESS CORNER, AS NOTED
- R.P.O.B. REAL POINT OF BEGINNING

NOTE:
SEE SHEET 1 FOR NOTES



Curve #	Radius	Length	Chord	Bearing	Delta
C1	20.00'	26.36'	24.49'	N36°06'52"E	75°31'21"
C2	267.00'	96.24'	95.72'	N11°58'18"W	20°39'07"
C3	228.00'	28.46'	28.44'	S79°28'28"W	70°04'04"
C4	926.00'	28.69'	28.69'	N88°28'48"E	1°39'05"
C5	267.00'	40.23'	40.19'	N17°08'52"W	8°38'01"
C6	267.00'	56.01'	55.00'	N07°39'18"W	12°01'06"
C7	328.00'	100.93'	100.53'	S77°47'11"W	17°37'50"
C8	328.00'	90.35'	90.08'	N85°30'26"W	15°46'56"
C9	328.00'	78.88'	78.70'	N70°43'32"W	13°46'53"
C10	328.00'	26.18'	26.17'	N61°32'54"W	4°34'23"
C11	328.00'	296.35'	298.37'	S85°08'43"E	51°46'02"
C12	300.00'	277.61'	287.61'	N85°48'18"W	53°01'12"
C13	272.00'	110.14'	108.39'	N80°58'02"E	23°12'01"
C14	272.00'	91.09'	90.88'	S77°50'21"E	19°11'13"
C15	272.00'	42.85'	42.61'	S83°45'14"E	8°59'03"
C16	272.00'	243.88'	235.79'	N84°56'50"W	51°22'17"
C17	72.00'	142.28'	120.24'	N84°07'22"E	11°31'52"
C18	100.00'	125.37'	117.32'	N43°25'28"E	71°50'04"
C19	100.00'	72.25'	70.89'	S79°57'36"E	41°23'48"
C20	100.00'	167.63'	167.00'	N64°07'22"E	11°31'52"
C21	128.00'	50.23'	49.81'	S70°30'15"E	22°29'06"
C22	20.00'	24.98'	23.39'	N45°58'11"W	71°33'14"
C23	108.00'	91.49'	88.78'	S34°27'40"E	48°32'11"
C24	108.00'	31.17'	31.06'	N18°27'37"E	18°32'04"
C25	108.00'	60.32'	59.54'	S42°43'42"E	32°00'07"
C26	20.00'	12.87'	12.65'	S40°17'39"E	36°32'12"
C27	60.00'	95.40'	85.67'	N73°07'17"W	91°06'11"
C28	60.00'	55.91'	53.91'	N00°52'28"W	53°23'27"
C29	60.00'	57.26'	55.11'	N53°09'31"E	54°40'30"
C30	60.00'	52.68'	51.01'	S74°21'01"E	50°18'26"
C31	60.00'	28.63'	28.36'	S35°31'41"E	27°20'14"
C32	60.00'	289.88'	79.68'	N19°44'02"E	276°48'49"
C33	128.00'	118.24'	114.08'	N33°58'14"E	52°55'36"
C34	128.00'	33.59'	33.50'	N15°01'34"E	15°02'16"
C35	128.00'	84.65'	83.11'	N41°28'22"E	37°53'21"
C36	80.00'	118.55'	107.98'	N53°08'53"W	84°54'08"
C37	328.00'	81.14'	80.93'	S61°15'14"E	14°10'24"

Curve #	Radius	Length	Chord	Bearing	Delta
C38	328.00'	81.55'	81.34'	S47°02'41"E	14°14'42"
C39	328.00'	162.69'	161.02'	S54°07'53"E	28°25'08"
C40	300.00'	148.80'	147.28'	S54°07'53"E	28°25'08"
C41	272.00'	86.12'	85.96'	S81°22'37"E	13°55'39"
C42	272.00'	85.79'	85.61'	S47°10'04"E	14°29'28"
C43	272.00'	134.91'	133.53'	S54°07'53"E	28°25'06"
C44	228.00'	11.02'	11.02'	N01°23'04"E	2°46'08"
C45	228.00'	85.44'	84.94'	N13°30'13"E	21°28'11"
C46	228.00'	76.81'	76.45'	N33°53'25"E	19°18'12"
C47	228.00'	173.27'	169.13'	S21°48'18"W	43°32'31"
C48	200.00'	151.99'	146.36'	N21°46'15"E	43°32'31"
C49	172.00'	122.88'	120.38'	S20°28'01"W	40°58'02"
C50	172.00'	7.73'	7.73'	S42°15'16"W	2°34'28"
C51	172.00'	130.71'	127.59'	N21°46'15"E	43°32'31"
C52	172.00'	150.18'	145.46'	S70°50'49"E	50°01'41"
C53	172.00'	17.74'	17.74'	S42°52'39"E	5°54'39"
C54	172.00'	167.83'	161.34'	N87°53'30"W	55°58'19"
C55	200.00'	86.92'	86.24'	S85°48'11"E	24°54'01"
C56	200.00'	116.38'	114.94'	S58°37'15"E	33°23'53"
C57	200.00'	203.50'	194.83'	N59°04'16"W	58°17'52"
C58	228.00'	88.46'	87.92'	N51°02'34"W	22°14'01"
C59	228.00'	61.89'	61.51'	N87°48'07"E	15°30'14"
C60	272.00'	78.19'	78.91'	N08°20'25"E	16°40'50"
C61	272.00'	8.85'	8.85'	N15°44'15"E	1°33'10"
C62	272.00'	70.23'	70.04'	N07°23'50"E	14°47'40"
C63	300.00'	87.34'	87.03'	N08°20'25"E	16°40'50"
C64	328.00'	95.49'	95.15'	S08°20'25"W	18°40'50"
C65	328.00'	77.07'	76.89'	N09°58'58"E	13°27'44"
C66	328.00'	18.42'	18.42'	N01°36'33"E	3°13'08"
C67	178.00'	81.25'	80.54'	S13°04'34"E	28°09'07"
C68	178.00'	19.32'	19.31'	N23°02'32"W	6°13'08"
C69	178.00'	61.82'	61.61'	N09°57'59"W	19°55'56"
C70	150.00'	68.47'	67.87'	N13°04'34"W	28°09'07"
C71	122.00'	55.69'	55.20'	N13°04'34"W	28°09'07"

Line #	Direction	Length
L1	N00°30'47"E	25.88'
L2	N00°09'04"E	46.20'
L3	N09°24'16"W	103.22'
L4	N18°09'24"W	75.20'
L5	N02°49'34"W	90.82'
L6	N49°48'42"E	81.85'
L7	S26°08'07"E	10.00'
L8	N63°50'55"E	56.00'
L9	N70°21'42"E	81.62'
L10	N80°45'47"E	78.23'
L11	S44°28'20"E	6.91'
L12	S44°57'46"W	14.23'
L13	S45°00'00"E	14.14'
L14	S68°20'28"E	51.19'
L15	S89°17'37"E	80.47'
L16	S82°36'17"E	58.00'
L17	N07°17'59"E	15.29'

Line #	Direction	Length
L18	S44°26'35"W	21.50'
L19	S89°13'47"W	10.20'
L20	S00°28'19"E	40.00'
L21	S89°13'47"W	25.16'
L22	S70°47'41"W	47.43'
L23	N67°43'06"E	37.15'
L24	N67°18'37"W	28.27'
L25	N67°43'06"E	40.30'
L26	S22°40'34"W	28.31'
L27	N86°21'53"W	28.06'
L28	S67°27'07"E	28.36'
L29	N67°51'02"E	55.89'
L30	N23°35'13"E	28.74'
L31	N22°24'07"W	63.99'
L32	N89°43'51"E	38.85'
L33	S64°50'20"E	25.58'
L34	N22°08'38"W	43.81'

Line #	Direction	Length
L35	S10°41'48"E	41.10'
L36	S27°33'33"E	44.51'
L37	N58°06'02"E	25.40'
L38	N22°44'23"W	25.40'
L39	N28°08'07"W	54.20'
L40	N26°08'07"W	54.20'
L41	N28°08'07"W	54.20'
L42	N86°59'43"W	29.29'
L43	N00°55'45"E	28.16'
L44	N88°20'28"W	36.46'
L45	N88°20'28"W	36.46'
L46	S88°20'28"E	36.46'
L47	S45°00'00"W	14.14'
L48	S45°00'00"E	14.14'
L49	S45°00'00"E	13.92'
L50	S45°00'00"W	13.92'
L51	N17°18'08"E	35.50'



CODY M. MCCAMMON, PLS 11779
IDAHO SURVEY GROUP
9955 W EMERALD ST
BOISE, ID 83704

SHEET 4 OF 6

Bailey Engineering, Inc.
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EAGLE, ID 83714 www.baileyengineering.com

BOOK PAGE

CIRRUS POINTE SUBDIVISION NO. 8

CERTIFICATE OF OWNERS

Know all men by these presents: That AG Essential Housing Multi State 2, LLC, a Delaware limited liability company is the owner of the property described as follows:

A parcel of land located in the Southeast 1/4 of Section 15, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho more particularly described as follows:

Commencing at the Section corner common to Sections 14, 15, 22, and 23, T.3N., R.3W., B.M., from which the 1/4 corner common to said Sections 15 and 22, bears South 89°13'47" West, 2642.52 feet; thence on the south boundary line of said Section 15, South 89°13'47" West, 758.90 feet to the REAL POINT OF BEGINNING;

thence continuing on said south boundary line, South 89°13'47" West, 302.37 feet;
thence leaving said south boundary line North 00°30'47" East, 25.88 feet;
thence North 37°50'04" West, 332.19 feet;
thence North 59°17'48" West, 182.17 feet;
thence South 89°09'15" West, 124.78 feet;
thence North 65°56'55" West, 118.28 feet;
thence South 00°51'02" East, 435.55 feet to the south boundary line of said Section 15;
thence on said south boundary line, South 89°13'47" West, 217.39 feet;
thence North 00°09'04" East, 48.20 feet;
thence 26.36 feet on the arc of a non-tangent curve to the left having a radius of 20.00 feet, a central angle of 75°31'21", and a long chord which bears North 36°06'52" East, 24.49 feet;
thence North 01°38'45" West, 152.80 feet;
thence 96.24 feet on the arc of a curve to the left having a radius of 267.00 feet, a central angle of 20°39'07", and a long chord which bears North 11°58'18" West, 95.72 feet;
thence North 22°17'52" West, 775.80 feet to the southwest corner of Cirrus Pointe Subdivision No. 7 as filed in Book 56 of Plats at Page 22, records of Canyon County, Idaho;

thence on the exterior boundary line of said Cirrus Pointe Subdivision No. 7 the following fourteen (14) courses and distances:

North 67°39'40" East, 395.69 feet;
North 22°20'20" West, 137.72 feet;
28.46 feet along the arc of a curve to the left having a radius of 228.00 feet, a central angle of 07°09'04" and a long chord which bears South 78°26'28" West, 28.44 feet;
North 09°24'16" West, 103.22 feet;
North 18°09'24" West, 75.20 feet;
North 00°00'00" East, 261.54 feet;
North 02°49'34" West, 96.82 feet;
North 49°48'42" East, 61.85 feet;
North 63°50'53" East, 110.00 feet;
South 26°09'07" East, 10.00 feet;
North 63°50'53" East, 56.00 feet;
North 70°21'42" East, 81.62 feet;
North 80°45'47" East, 76.23 feet;
North 90°00'00" East, 50.00 feet to the southwest corner of Cirrus Pointe Subdivision No. 5 as filed in Book 46 of Plats at Page 41, records of Canyon County, Idaho;

thence on the exterior boundary of said Cirrus Pointe Subdivision No. 5 the following four (4) courses and distances:

North 90°00'00" East, 294.38 feet;
South 44°28'20" East, 6.91 feet;
26.69 feet along the arc of a non-tangent curve to the left having a radius of 925.00 feet, a central angle of 01°39'05" and a long chord which bears North 88°28'48" East, 26.69 feet;
South 00°00'00" East, 124.01 feet to the northwest corner of Lot 4, Block 13, Cirrus Pointe Subdivision No. 4 as filed in Book 45 of Plats at Page 42, records of Canyon County, Idaho;

thence on the westerly boundary line of said Cirrus Pointe Subdivision No. 4, South 00°00'00" East, 378.47 feet to the northwest corner of Cirrus Pointe Subdivision No. 6 as filed in Book 55 of Plats at Page 8, records of Canyon County, Idaho;

thence on the exterior boundary line of said Cirrus Pointe Subdivision No. 6 the following sixteen (16) courses and distances:

South 44°57'46" West, 14.23 feet;
South 00°00'00" East, 160.00 feet;
South 45°00'00" East, 14.14 feet;
South 00°00'00" East, 240.88 feet;
South 21°39'34" West, 251.00 feet;
South 68°20'26" East, 51.19 feet;
South 21°39'34" West, 116.16 feet;
South 63°58'52" East, 296.33 feet;
South 89°17'37" East, 80.47 feet;
South 82°36'17" East, 56.00 feet;
North 07°17'59" East, 15.29 feet;
South 82°36'17" East, 147.34 feet;
South 00°23'01" East, 478.44 feet;
South 44°28'35" West, 21.50 feet;
South 89°13'47" West, 10.20 feet;
South 00°28'19" East, 40.00 feet to the REAL POINT OF BEGINNING.

Containing 34.751 acres, more or less.

CERTIFICATE OF OWNERS CONTINUED

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water service from an existing City of Caldwell main line located adjacent to the subject subdivision, and City of Caldwell has agreed in writing to serve all the lots in this subdivision.

AG Essential Housing Multi State 2, LLC, a Delaware limited liability company

Steven S. Benson
AGWIP Asset Management, LLC, an Arizona limited liability company, authorized agent,
Steven S. Benson, Manager

ACKNOWLEDGMENT

State of Arizona)
) s.s.
County of Maricopa)

On this 9 day of November, 2023, before me, the undersigned, a notary public in and for said State, personally appeared Steven S. Benson, known or identified to me to be the manager of AGWIP Asset Management LLC, an Arizona limited liability company, the registered agent of AG Essential Housing Multi State 2 LLC, a Delaware limited liability company, the limited liability company that executed the foregoing instrument, and acknowledged to me that he executed such instrument for and on behalf of said limited liability company and that said limited liability company executed the same.

In witness hereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

07/01/2025
My commission expires



Janna Marie Adams
Notary Public for Arizona
Residing in Maricopa, Arizona

CERTIFICATE OF SURVEYOR

I, Cody M. McCammon, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

Cody M. McCammon



P.L.S. No. 11779

BOOK 57 PAGE 48

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE ST., SUITE 210
EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineering.com

SHEET 5 OF 5

CIRRUS POINTE SUBDIVISION NO. 8

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing City of Caldwell Public Works, and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a Certificate of Disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

Anthony Lee 12/11/2023
District Health, REHS Date

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor in and for Canyon County, Idaho, hereby certify that I have examined this plat and that it complies with the requirements of Idaho State Code, relating to plats and surveys.

David R. Kinsler 2/12/24
Canyon County Surveyor UNDER IC 50-1306
DAVID R. KINSLER TS/PLS 2659

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of I.C.50-1306 do hereby certify that any and all current and/or delinquent County property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

9/10/2024
Date



Jennifer Watters by
County Treasurer JWF

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Caldwell Canyon County, Idaho do hereby certify that at a regular meeting of the City Council held on the 2nd day of April, 2024, this plat was duly accepted and approved.

Robin Meyer 8/10/2024
City Clerk, Caldwell Idaho



APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for the City of Caldwell, Canyon County, Idaho, hereby approve this plat

Halle E. Hart 8/30/2024
City Engineer Date



BOOK 57 PAGE 40

Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE ST., SUITE 210 TEL 208-838-0013
EAGLE, ID 83616 www.baileyengineering.com

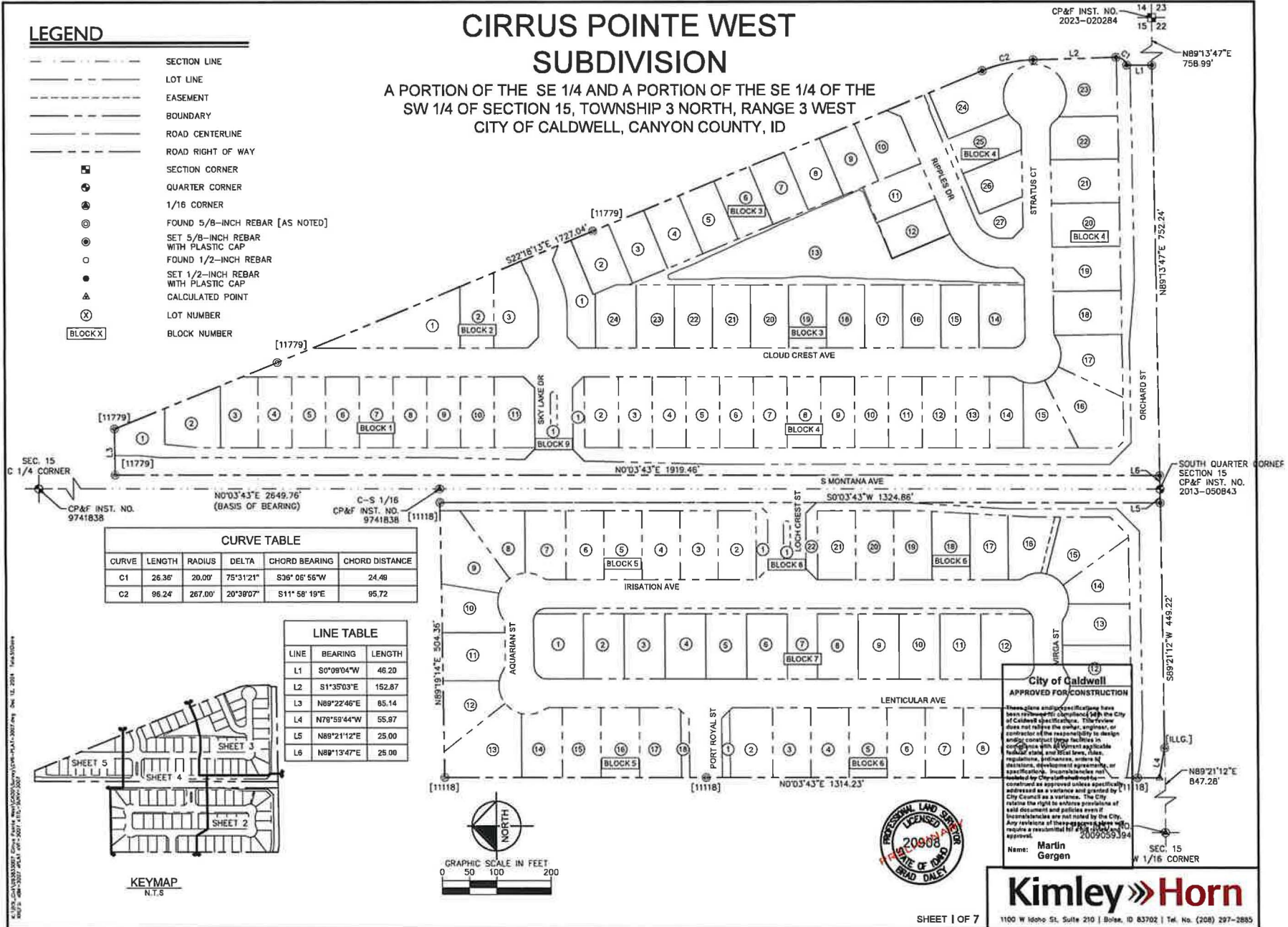
SHEET 6 OF 6

LEGEND

	SECTION LINE
	LOT LINE
	EASEMENT
	BOUNDARY
	ROAD CENTERLINE
	ROAD RIGHT OF WAY
	SECTION CORNER
	QUARTER CORNER
	1/16 CORNER
	FOUND 5/8-INCH REBAR [AS NOTED]
	SET 5/8-INCH REBAR WITH PLASTIC CAP
	FOUND 1/2-INCH REBAR
	SET 1/2-INCH REBAR WITH PLASTIC CAP
	CALCULATED POINT
	LOT NUMBER
	BLOCK NUMBER

CIRRUS POINTE WEST SUBDIVISION

A PORTION OF THE SE 1/4 AND A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 3 WEST CITY OF CALDWELL, CANYON COUNTY, ID



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	26.36'	20.00'	75°31'21"	S36°06'56"W	24.48
C2	96.24'	287.00'	20°38'07"	S11°58'19"E	95.72

LINE	BEARING	LENGTH
L1	S0°09'04"W	46.20
L2	S1°35'03"E	152.87
L3	N89°22'46"E	85.14
L4	N78°59'44"W	55.87
L5	N89°21'12"E	25.00
L6	N89°13'47"E	25.00

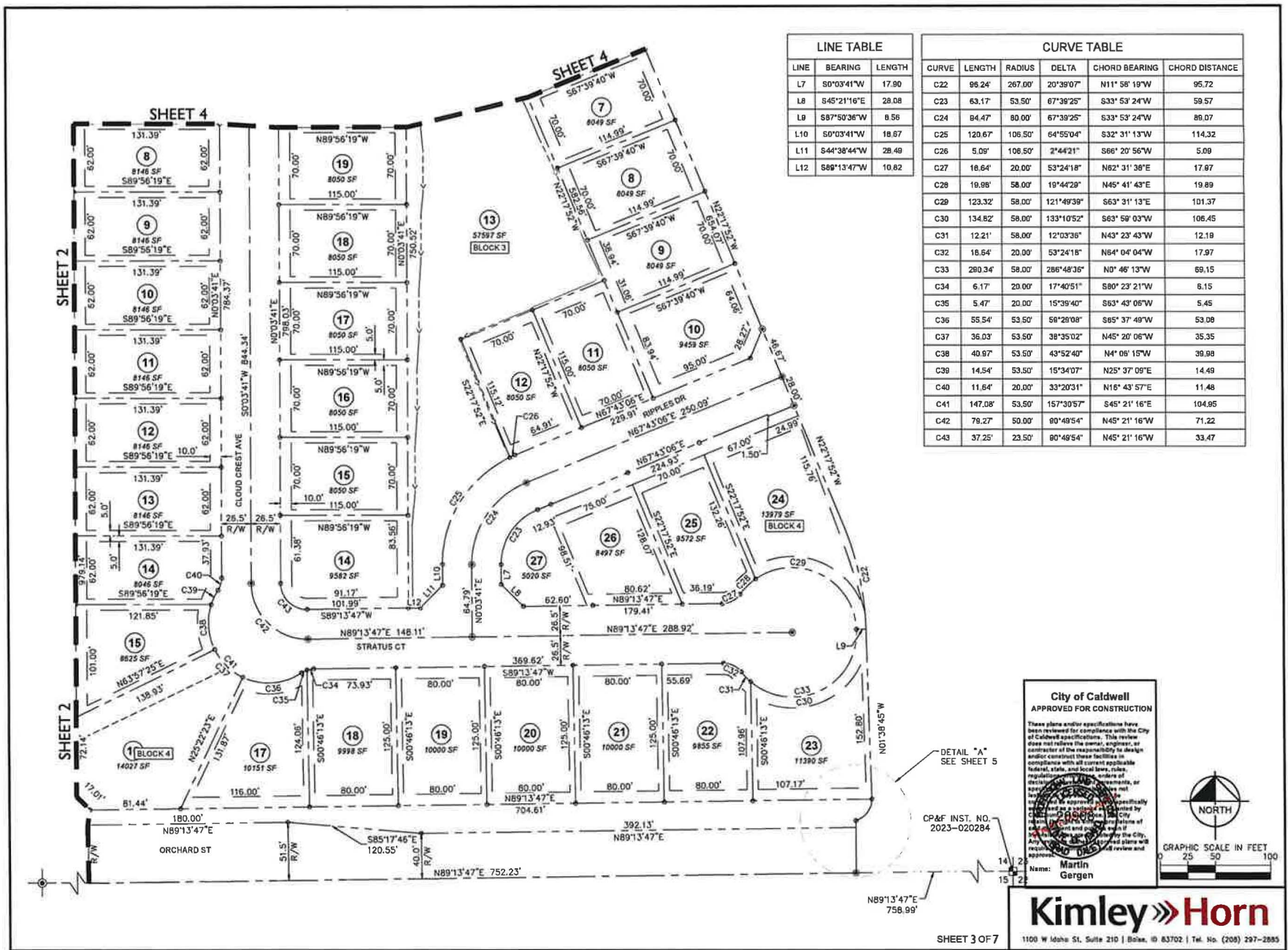
City of Caldwell
APPROVED FOR CONSTRUCTION

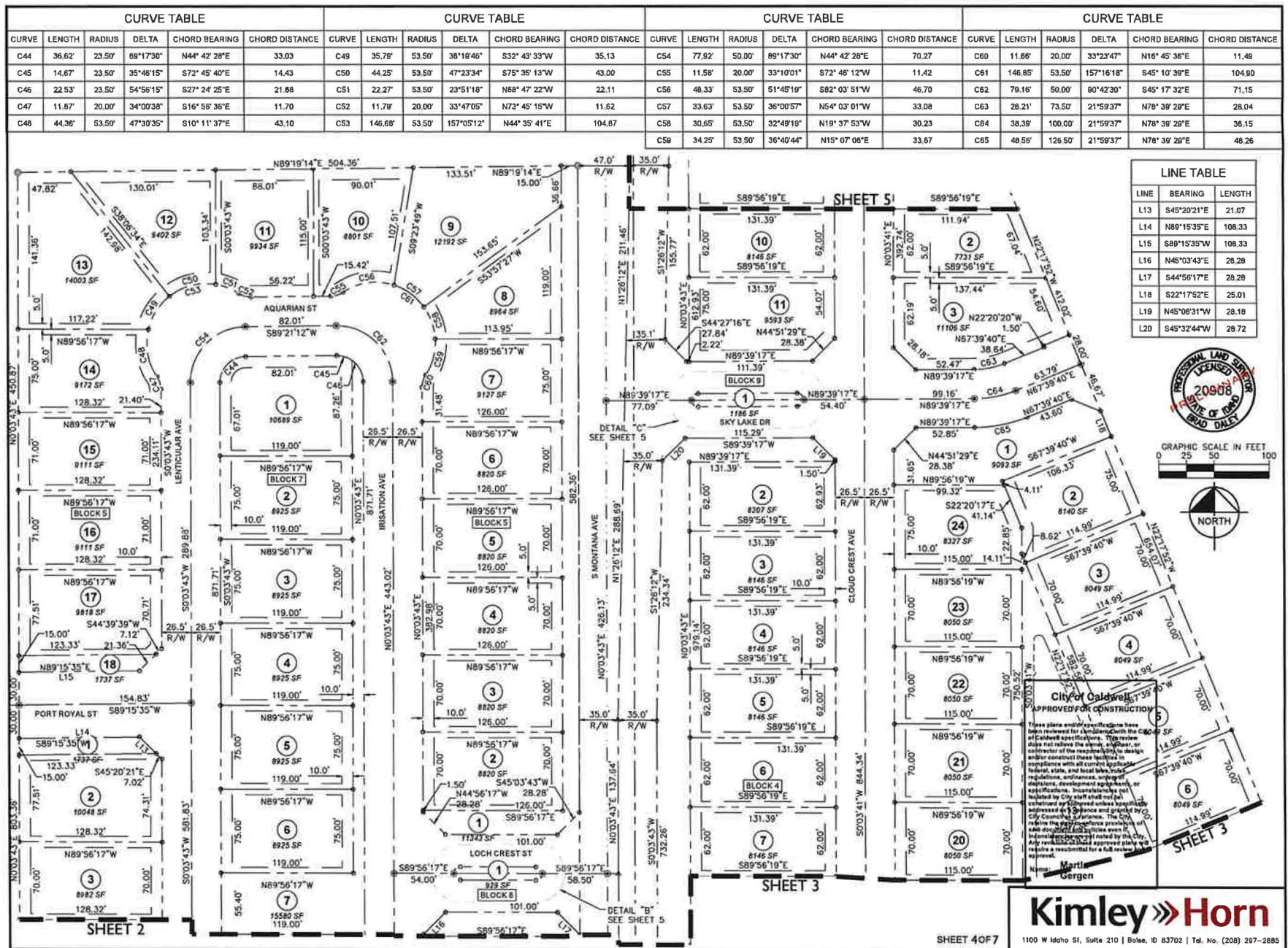
These plans and specifications have been reviewed and approved by the City of Caldwell. This review does not relieve the engineer, architect, or contractor of the responsibility to design and construct in accordance with all applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions, departmental agreements, or specifications. Incomplete plans may be submitted for review and approval by the City Council as a variance. The City retains the right to enforce provisions of said document and policies even if incomplete plans are not noted by the City. Any revision of these plans shall require a resubmission for approval.

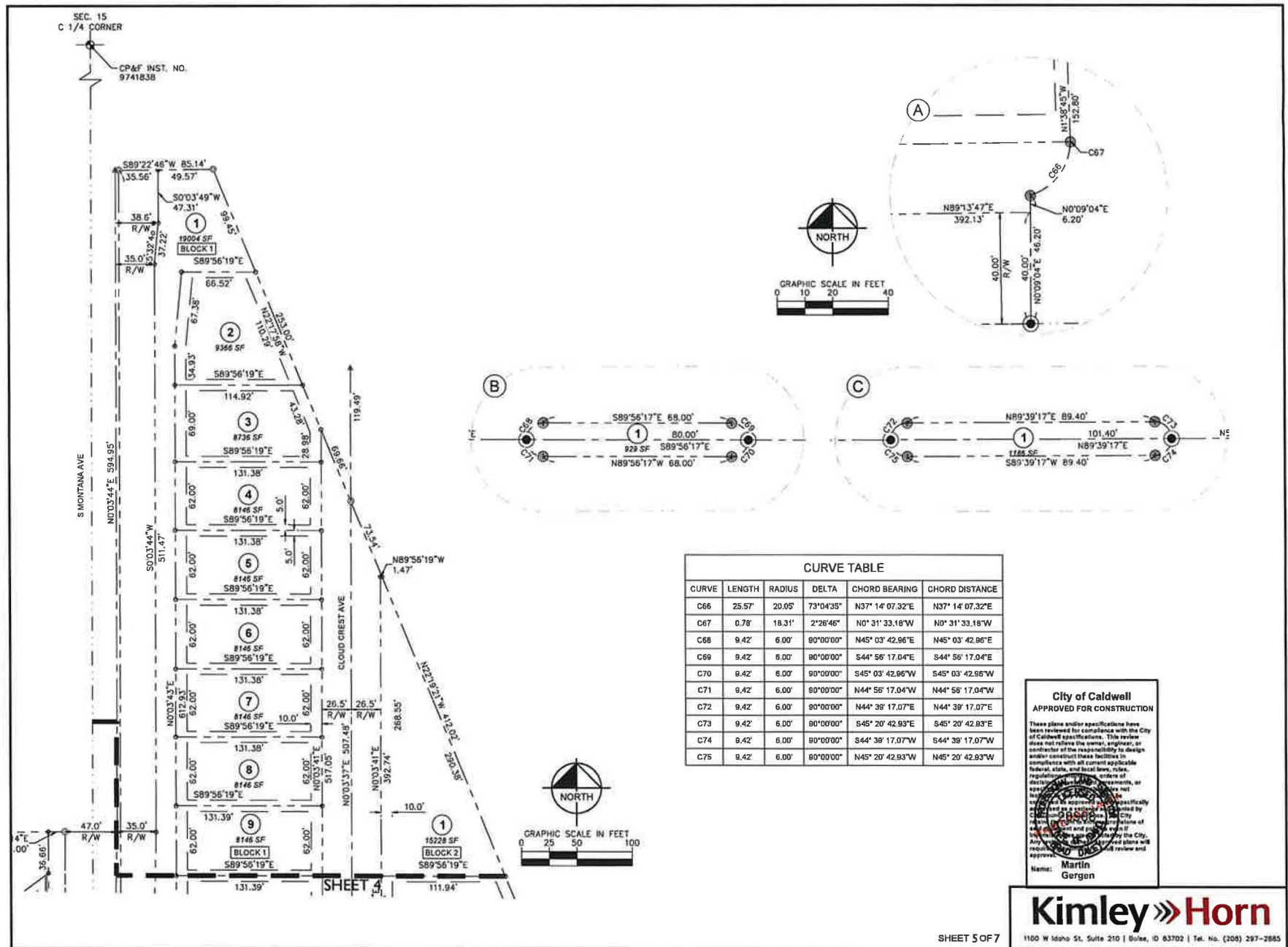
Name: **Martin Gergen**



Kimley-Horn







CERTIFICATE OF OWNERS

KNOW ALL BY THESE PRESENTS: THAT TPG AG EHC SD (LEN) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED SOUTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 15 AND 22, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 15 BEARS NORTH 00°03'43" EAST, 2649.76 FEET; THENCE COINCIDENT WITH THE SECTION LINE OF SAID SECTION 15, NORTH 89°13'47" EAST, 25.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF S. MONTANA AVENUE AND THE POINT OF BEGINNING;

THENCE COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00°03'43" EAST, 1919.46 FEET TO THE SOUTHERLY BOUNDARY LINE OF CIRRRUS POINTE NO. 7 SUBDIVISION AS FILED IN BOOK 56 OF PLATS AT PAGE 22, RECORDS OF CANYON COUNTY, IDAHO;

THENCE COINCIDENT WITH SAID SOUTHERLY BOUNDARY AND THE EXTENSION THERE OF THE FOLLOWING TWO (2) COURSES AND DISTANCES:
NORTH 89°22'48" EAST, 85.14 FEET;
SOUTH 22°17'52" EAST, 1727.05 FEET;

THENCE 96.24 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 267.00 FEET, A CENTRAL ANGLE OF 20°39'07", AND A LONG CHORD WHICH BEARS SOUTH 11°58'19" EAST, 95.72 FEET;

THENCE SOUTH 01°38'45" EAST, 152.80 FEET;

THENCE 26.36 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 75°31'21", AND A LONG CHORD WHICH BEARS SOUTH 36°06'56" WEST, 24.49 FEET;

THENCE SOUTH 00°09'04" WEST, 46.20 FEET TO THE SECTION LINE OF SAID SECTION 15;

THENCE SOUTH 89°13'47" WEST, 752.24 FEET COINCIDENT WITH SAID SECTION LINE, TO THE POINT OF BEGINNING.

CONTAINS 902,007± SQ. FT., OR 20.71± ACRES.

ALSO:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 15 AND 22, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 15 BEARS NORTH 00°03'43" EAST, 2649.76 FEET; THENCE COINCIDENT WITH SAID SECTION LINE OF SECTION 15, SOUTH 89°21'12" WEST, 25.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF S. MONTANA AVENUE AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°21'12" WEST, 449.22 FEET COINCIDENT WITH THE SECTION LINE TO THE CENTERLINE OF W. ORCHARD AVENUE,

THENCE COINCIDENT WITH SAID CENTERLINE NORTH 79°59'44" WEST, 55.97 FEET TO THE EASTERLY BOUNDARY LINE OF PASSERO RIDGE SUBDIVISION NO. 1 AS FILED IN BOOK 56 OF PLATS AT PAGE 28, RECORDS OF CANYON COUNTY, IDAHO;

THENCE COINCIDENT WITH SAID EASTERLY BOUNDARY LINE NORTH 00°03'43" EAST, 1314.23 FEET TO THE SOUTHERLY BOUNDARY LINE OF PASSERO SUBDIVISION NO. 2 AS FILED IN BOOK 56 OF PLATS AT PAGE 36, RECORDS OF CANYON COUNTY, IDAHO;

THENCE COINCIDENT WITH SAID SOUTHERLY LINE NORTH 89°19'14" EAST, 504.36 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID S. MONTANA AVENUE;

THENCE COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°03'43" WEST, 1324.86 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 15.33± ACRES.
TOTAL SUBDIVISION CONTAINS 36.04± ACRES.

ALL RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, HOWEVER THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR THE USES SPECIFICALLY DEPICTED ON THE PLAT, AND FOR ANY OTHER PURPOSES DESIGNATED HEREON, AND NO PERMANENT STRUCTURES, OTHER THAN FOR SUCH USES AND PURPOSES, ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS, ALL OF THE LOTS WITHIN THIS SUBDIVISION ARE ELIGIBLE TO RECEIVE WATER SERVICES FROM THE CITY OF CALDWELL, AND THE CITY OF CALDWELL HAS AGREED IN WRITING TO SERVE ALL LOTS WITHIN THE SUBDIVISION.

TPG AG EHC SD (LEN) MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: AGWP ASSET MANAGEMENT, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS AUTHORIZED AGENT

BY: STEVEN S. BENSON, ITS MANAGER

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ OF, IN THE YEAR _____ BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED STEVEN S. BENSON, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF AGWP ASSET MANAGEMENT, LLC AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF TPG AG EHC SD (LEN) MULTI STATE 1, LLC A DELAWARE LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

NOTARY

DATE

GENERAL NOTES

- ALL FRONT LOT LINES HAVE A TEN FOOT (10') WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, AND IRRIGATION EASEMENT.
- ALL REAR LOT LINES HAVE A TEN FOOT (10') WIDE PERMANENT PROPERTY DRAINAGE EASEMENT.
- COMMON LOT 1 BLOCK 1, LOT 1 BLOCK 2, LOTS 1 AND 13, BLOCK 3, LOTS 1,16,27 BLOCK 4, LOTS 1,9,18 BLOCK 5, LOTS 1,6,15,22 BLOCK 6, LOT 7 BLOCK 7, LOT 1 BLOCK 8, LOT 1 BLOCK 9, ARE SUBJECT TO A BLANKET PUBLIC UTILITIES, PROPERTY DRAINAGE, AND IRRIGATION EASEMENT.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF CALDWELL, APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- IRRIGATION WATER HAS BEEN PROVIDED BY THE CALDWELL-MUNICIPAL IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE 31-3805(b). LOTS WITHIN CIRRRUS POINT SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CALDWELL-MUNICIPAL IRRIGATION DISTRICT.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE, OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH A RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT OR THE HOMEOWNERS ASSOCIATION.
- ALL LOTS IN THIS SUBDIVISION ARE SINGLE-FAMILY RESIDENTIAL LOTS EXCEPT LOT 1 BLOCK 1, LOT 1 BLOCK 2, LOTS 1 AND 13, BLOCK 3, LOTS 1,16,27 BLOCK 4, LOTS 1,9,18 BLOCK 5, LOTS 1,6,15,22 BLOCK 6, LOT 7 BLOCK 7, LOT 1 BLOCK 8, LOT 1 BLOCK 9, WHICH ARE DESIGNATED AS COMMON LOTS TO BE OWNED AND MAINTAINED BY THE CIRRRUS POINT HOMEOWNERS' ASSOCIATION.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
- THIS DEVELOPMENT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) THAT PERTAIN TO THIS DEVELOPMENT, TO BE FILED AND RECORDED IN THE OFFICE OF THE RECORDER, CANYON COUNTY.

CERTIFICATE OF SURVEYOR

I, BRAD DALEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AS SHOWN ON THE ATTACHED PLAT IS CORRECT AND WAS SURVEYED IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.

BRAD DALEY, PLS 29098



Kimley»Horn

SHEET 6 OF 7

1100 W Idaho St, Suite 210 | Boise, ID 83702 | Tel. No. (208) 297-2885

DATE _____

DATE _____

DATE _____

DATE _____

DATE _____



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

September 15, 2025

LENNAR HOMES OF IDAHO LLC
408 S EAGLE RD STE 100
EAGLE ID 83616-6079

Re: Change in Ownership for Water Right No(s): 63-2719, 63-3325

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Please note, there was no split required of either water right to process your Change in Ownership. A refund of \$150 has been requested and will be mailed to MICHELLE L AMES and RODNEY J AMES, under separate cover from the Idaho State Controller's Office.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at 208-287-4921.

Sincerely,

Debra Mansfield

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/12/2025

Water Right 63-2719

Owner Type **Name and Address**
 Current Owner LENNAR HOMES OF IDAHO LLC
 408 S EAGLE RD STE 100
 EAGLE, ID 83616-6079

Original Owner JOHN DAVID PAINE
 MARSING, ID 83639

Previous Owner WILD LLC
 1840 N LAKES PL
 MERIDIAN, ID 83646-1921
 (208) 884-2002

Previous Owner PAINE FARMS
 15498 MONTANA AVE
 CALDWELL, ID 83607
 (208) 459-9187

Priority Date: 10/14/1948

Basis: Decreed

Status: Active

Source
 GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	03/01	11/15	0.260 CFS	
	<u>Total Diversion</u>		0.260 CFS	

Source and Point(s) of Diversion:

GROUND WATER NESW Sec. 15, Twp 03N, Rge 03W, CANYON County

Place Of Use:

IRRIGATION within CANYON County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
03N	03W	15												15.0					15.0

POU Total Acres: 15.0

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/12/2025

Conditions of Approval:

1. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
2. X35 Rights 63-2719, 63-3325, 63-35234, and 63-35235 when combined shall not exceed a total diversion rate of 2.3 cfs, a total annual maximum diversion volume of 517.5 af at the field headgate, and the irrigation of 115 acres.
3. R65 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.5 afa per acre at the field headgate for irrigation of the lands above.

Dates and Other Information:

Decreed Date: 2/6/2009
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: EXC
Mitigation Plan: False

Combined Use Limits:

<u>Rate</u>	<u>Volume</u>	<u>Acres</u>	<u>Water Rights</u>
2.300	517.5	115.0	63-2719 ,63-3325

SubCase:

N/A

Water Supply Bank:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/12/2025

Water Right 63-3325

Owner Type **Name and Address**
Current Owner LENNAR HOMES OF IDAHO LLC
408 S EAGLE RD STE 100
EAGLE, ID 83616-6079

Original Owner JOHN DAVID PAINE

MARSING, ID 83639

Previous Owner WILD LLC
1840 N LAKES PL
MERIDIAN, ID 83646-1921
(208) 884-2002

Previous Owner PAINE FARMS
15498 MONTANA AVE
CALDWELL, ID 83607
(208) 459-9187

Priority Date: 1/3/1963

Basis: Decreed

Status: Active

Source
GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	04/01	10/31	0.150 CFS	40.5 AF
	<u>Total Diversion</u>		0.150 CFS	40.5 AF

Source and Point(s) of Diversion:

GROUND WATER

NWSW

Sec. 15, Twp 03N, Rge 03W, CANYON County

Place Of Use:

IRRIGATION within CANYON County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
03N	03W	15												9.0					9.0

POU Total Acres: 9.0

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

9/12/2025

Conditions of Approval:

1. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
2. S39 The use of water for irrigation under this right may begin as early as March 1 and may continue to as late as November 15, provided other elements of the right are not exceeded. The use of water before April 1 and after October 31 under this remark is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than the date a partial decree is entered for this right.
3. X35 Rights 63-2719, 63-3325, 63-35234, and 63-35235 when combined shall not exceed a total diversion rate of 2.3 cfs, a total annual maximum diversion volume of 517.5 af at the field headgate, and the irrigation of 115 acres.
4. R65 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.5 afa per acre at the field headgate for irrigation of the lands above.

Dates and Other Information:

Decreed Date: 2/6/2009
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Water District Number: EXC
Mitigation Plan: False

Combined Use Limits:

<u>Rate</u>	<u>Volume</u>	<u>Acres</u>	<u>Water Rights</u>
2.300	517.5	115.0	63-2719 ,63-3325

SubCase:

N/A

Water Supply Bank:

N/A

Mansfield, Debra

From: Mansfield, Debra
Sent: Friday, September 12, 2025 2:49 PM
To: IdwrPayable
Subject: REFUND: MICHELLE L AMES, RODNEY J AMES

TO: Sascha Marston, Susan Steed

FROM: Debra Mansfield

DATE: September 12, 2025

RE: Refund: Notice Of Change In Water Right Ownership

LENNAR HOMES OF IDAHO LLC submitted a Notice Of Change In Water Right Ownership for the SPLIT of water rights 63-2719 & 63-3325. The split was not required to complete the Change in Ownership.

Please issue a refund of \$150.00 to:

MICHELLE L AMES
RODNEY J AMES
408 S EAGLE RD STE 100
EAGLE ID 83616

RECEIPT #

C122766

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov