

6015 Glenwood Street Garden City, Idaho 83714  
Phone 208-472-2921 Fax 208-472-2926  
[www.gardencityidaho.org](http://www.gardencityidaho.org)

## Affidavit of Legal Interest

State of Idaho )  
 )SS  
County of Ada )

I, Laurana Amidon, 5003 N Alworth  
Name Amidon Address of Owner  
(must be primary owner as noted in Ada County Assessor's records.  
If the primary owner is a business write the business name)  
Garden City, ID 83714  
City State and Zip

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission to Jorre Delgado  
Name of Applicant  
to submit the accompanying application pertaining to 5003 Alworth Street,  
Garden City Idaho, 83714 property. Address of Property Subject to this Affidavit
2. I agree to indemnify, defend, and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.
4. I acknowledge that all fees related to said applications and improvements are ultimately the property owner's responsibility.

Dated this 4th 28th day of October December, 2023

X Laurana Amidon  
Signature

Printed Name

(must be primary owner, registered agent, or otherwise have legal authority to sign on behalf of primary owner)

Subscribed and sworn to before me the day and year first above written.

Martha A Hillman

Notary Public for Idaho

Residing at: 4738 S Hyppian Ave, Boise, Idaho

My Commission expires 03/15/2029



# ALTA/NSPS Land Title Survey



# Realm Venture Group

**Being Lots 8, 9 and a Portion of Lot 7, Block 2 of Randall Acres Subdivision No. 5,  
Situate in the NE 1/4 of the NW 1/4 of Section 31  
Township 4 North, Range 2 East, Boise Meridian  
City of Garden City, Ada County, Idaho  
2023**

**Title Commitment Order No.: 837071**

THE FOLLOWING EXCEPTIONS ARE AS REPORTED AND ARE IN ACCORDANCE WITH THE TITLE INSURANCE COMMITMENT FOR TITLE INSURANCE BY PIONEER TITLE COMPANY, COMMITMENT NUMBER 837071, DATED AUGUST 1, 2023. EXCEPTIONS ARE NUMBERED AND THESE NUMBERS CORRESPOND WITH THE ABOVE-REFERENCED TITLE COMMITMENT, SCHEDULE B - PART II, EXCEPTIONS, NUMBERS 14-28. EXCEPTIONS ARE NOTED AS: "**AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON**" OR "**AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON**".

14. RIGHTS AND CLAIMS IN AND TO THOSE PORTIONS OF SAID PREMISES LYING WITHIN THE RIGHT OF WAYS OF DITCHES, CANALS, LATERALS, AND ROADS.  
**AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON**

15. RIGHTS OF WAY FOR DITCHES, TUNNELS AND TELEPHONE AND TRANSMISSION LINES CONSTRUCTED BY AUTHORITY OF THE UNITED STATES, AS GRANTED TO THE UNITED STATES UNDER THE PROVISIONS OF SECTION 58-604 IDAHO CODE 1947.  
**AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON**

16. RESERVATIONS IN UNITED STATES PATENT OR STATE DEEDS.  
**AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON**

17. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SET FORTH ON THE PLAT. NAME OF PLAT: RANDALL ACRES SUBDIVISION NO. 5; BOOK/PAGE: 12/725  
**AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON** (AS ROAD RIGHT OF WAYS)

18. RESERVATIONS, CONDITIONS, RESTRICTIONS AND EASEMENTS, CONTAINED IN AN INSTRUMENT; DOCUMENT: WARRANTY DEED; DATED: AUGUST 1, 1977; EXECUTED BY: M ZACHRESON & CO. INC.;  
RECORDED: AUGUST 3, 1977; INSTRUMENT NO.: 7736556; AS FOLLOWS: LOT 8  
**AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON** (SHOWN AS LOT 8)

19. INTENTIONALLY DELETED

20. RESERVATIONS, CONDITIONS, RESTRICTIONS AND EASEMENTS, CONTAINED IN AN INSTRUMENT; DOCUMENT: WARRANTY DEED; DATED: AUGUST 1, 1977; EXECUTED BY: M ZACHRESON & CO. INC.;  
RECORDED: AUGUST 3, 1977; INSTRUMENT NO.: 7736557; AS FOLLOWS: LOT 7  
**AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON** (SHOWN AS REMAINDER OF LOT 7)

21. EASEMENTS DISCLOSED BY JUDGMENT RECORDED JUNE 19, 2003 AS INSTRUMENT NO. 103100930, CASE NO. CV OC 0302929D, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND FOR INCIDENTAL PURPOSES. FOR: PERMANENT EASEMENTS AND TEMPORARY EASEMENTS; IN FAVOR OF: ADA COUNTY HIGHWAY DISTRICT; RECORDED: JUNE 19, 2003; INSTRUMENT NO.: 103100930  
**AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON** (SHOWN AS RESULTANT RIGHT OF WAY OF 27 FEET ON NORTH ALWORTH STREET)

22. ALL MATTERS, RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY RECORD OF SURVEY; SURVEY NO.: 6784; RECORDED: FEBRUARY 1, 2005; INSTRUMENT NO.: 105012438  
**AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON** (SHOWN AS RESULTANT RIGHT OF WAY OF 27 FEET ON NORTH ALWORTH STREET)

23. ORDINANCE NO. 888-08 BY CITY OF GARDEN CITY UPON THE TERMS AND PROVISIONS SET FORTH THEREIN. DATED: APRIL 14, 2008; RECORDED: APRIL 22, 2008; INSTRUMENT NO.: 108047411  
**AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON**

24. ORDINANCE NO. 953-12 BY CITY OF GARDEN CITY UPON THE TERMS AND PROVISIONS SET FORTH THEREIN. RECORDED: NOVEMBER 15, 2012; INSTRUMENT NO.: 112119831; ORDINANCE NO. 959-13 BY CITY OF GARDEN CITY UPON THE TERMS AND PROVISIONS SET FORTH THEREIN. RECORDED: SEPTEMBER 11, 2013; INSTRUMENT NO.: 113103338; INSTRUMENT NO.: 113105755  
**AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON**

25. THE LAND DESCRIBED IN THIS REPORT OR POLICY SHALL NOT BE DEEMED TO INCLUDE ANY HOUSE TRAILER, MOBILE HOME OR MOBILE DWELLING ON THE SUBJECT PROPERTY.  
**AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON** (PROPERTY DOES INCLUDE A MOBILE HOME TRAILER ON SITE)

26. UNRECORDED LEASEHOLDS, IF ANY, RIGHTS OF PARTIES IN POSSESSION OTHER THAN THE VESTEES HEREIN, RIGHTS OF SECURED PARTIES UNDER FINANCING STATEMENTS AS TO PERSONAL PROPERTY LOCATED ON THE PREMISES HEREIN AND THE RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES.  
**AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON**

27. UNRECORDED CONTRACT OF SALE UPON THE TERMS, CONDITIONS, AND PROVISIONS CONTAINED THEREIN, CONSTRUCTIVE NOTICE OF WHICH WAS GIVEN BY PURCHASE & SALE AGREEMENT  
SELLER: LUANA AMIDON  
BUYER: SAGE DEVELOPMENT LLC  
**AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON**

28. UNRECORDED CONTRACT OF SALE UPON THE TERMS, CONDITIONS, AND PROVISIONS CONTAINED THEREIN, CONSTRUCTIVE NOTICE OF WHICH WAS GIVEN BY PURCHASE & SALE AGREEMENT  
SELLER: LUANA AMIDON  
BUYER: SAGE DEVELOPMENT LLC  
**AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON**

## Property Description Order No.: 837071

LOTS 7 AND 8 EXCEPT THE EAST 70 FEET OF LOT 7 IN BLOCK 2 OF RANDAL ACRES SUBDIVISION NO. 5, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 12 OF PLATS AT PAGE 725, RECORDS OF ADA COUNTY, IDAHO.  
LOT 9 IN BLOCK 2 OF RANDALL ACRES SUBDIVISION NO. 5, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 12 OF PLATS AT PAGE 725, RECORDS OF ADA COUNTY, IDAHO.  
**EXCEPTING** THEREFROM PROPERTY THAT WAS CONDEMNED BY THE ADA COUNTY HIGHWAY DISTRICT IN JUDGMENT SHOWN AS PARCEL 19 AND PARCEL 20, RECORDED JUNE 19, 2003 AS INSTRUMENT NO. 103100930, RECORDS OF ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

10010000, RECORDS OF ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
**PARCEL 19**  
A PARCEL OF LAND FOR PUBLIC RIGHT-OF-WAY COINCIDENT WITH THE SOUTHWESTERLY RIGHT-OF-WAY OF ALWORTH STREET, SAID PARCEL BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE  $\frac{1}{4}$ , NW  $\frac{1}{4}$ ) OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, SAID PARCEL ALSO BEING A PORTION OF LOT 9 IN BLOCK 2, OF RANDALL ACRES SUBDIVISION NO. 5, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 12 OF PLATS AT PAGE 725, RECORDS OF ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
**COMMENCING** AT A FOUND IRON MONUMENT REPRESENTING THE CENTERLINE INTERSECTION OF ALWORTH STREET AND EAST 50TH STREET;  
THENCE ALONG THE CENTERLINE OF ALWORTH STREET, NORTH 55°44'32" WEST, 174.84 FEET, TO A POINT;  
THENCE LEAVING SAID CENTERLINE, SOUTH 34°15'28" WEST, 25.00 FEET, TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ALWORTH STREET, SAID POINT ALSO BEING 25.00 FEET RIGHT OF ADAMS

# Planimetric & Boundary Map

Horizontal Scale: 1" = 30'

## Legend-

FOUND BRASS CAP MONUMENT	9	LOT NUMBER
FOUND ALUMINUM CAP MONUMENT		
FOUND 5/8" REBAR, "PLS 5082" OR AS SHOWN		
FOUND 1/2" REBAR, "PLS 2471" OR AS SHOWN		
CALCULATED POINT, NOTHING FOUND OR SET		
WATER VALVE		
FIRE HYDRANT		
FROST FREE HYDRANT / SPIGOT		
WATER MANHOLE		
STORM DRAIN MANHOLE		
RECTANGULAR INLET		
SANITARY SEWER MANHOLE		
IRRIGATION BOX		
GAS METER		
GAS VALVE		
GAS SIGN		
POWER POLE		
GUY WIRE		
STREET LIGHT		
ELECTRIC BOX		
ELECTRIC METER		
ELECTRIC VAULT		
ELECTRICAL JUNCTION BOX		
TELEPHONE RISER		
FIBER OPTIC RISER		
MAIL BOX		
SIGN		
		DECIDUOUS TREE
		CONIFEROUS TREE
		OVERALL PARCEL BOUNDARY LINE
		ADJACENT PROPERTY LINE
		TIE LINE
		ORIGINAL SUBDIVISION LINE
		SECTION LINE
		ROADWAY CENTERLINE
		EDGE OF PAVEMENT
		RIGHT-OF-WAY LINE
		SANITARY SEWER LINE
		STORM DRAIN LINE
		WATER LINE
		GRAVITY IRRIGATION LINE
	TOP	TOP
	TOE	TOE
	FL	FL
	OHP	
	G	G
	X	X
		CONCRETE AREA
		CURB AND GUTTER
		EXISTING BUILDING

## Notes

1. AT THE TIME OF THIS SURVEY, THE CURRENT ZONING CLASSIFICATION IS C-2, GENERAL COMMERCIAL. CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS HAVE **NOT** BEEN PROVIDED BY THE CLIENT.
2. THE PROPERTY DELINEATED HEREON IS LOCATED IN FLOOD ZONE X, AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AS SPECIFIED ON FEMA FLOOD INSURANCE RATE MAP 16001 C0169 J WITH AN EFFECTIVE DATE OF JUNE 19, 2020.
3. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE LOCATIONS SHOWN HEREON ARE BASED UPON ABOVE GROUND EVIDENCE, DIGLINE MARKS AND UTILITY COMPANY FACILITY MAPS. THE SURVEYOR MAKES NO GUARANTEE OF THE ACCURACY OF LOCATION OF UNDERGROUND UTILITIES.
4. THE TOTAL LAND AREA OF THE SUBJECT PARCEL IS 1.57 ACRES±.
5. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK.
6. THERE HAS BEEN NO INFORMATION MADE AVAILABLE TO THIS SURVEYOR FOR PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. PARCEL NUMBERS SHOWN HEREON ARE DYNAMIC AND REPRESENT WHAT IS CURRENTLY REPORTED BY THE COUNTY ASSESSOR AND ARE SHOWN FOR CONTEXT ONLY.
8. HORIZONTAL DATUM: NAD 83 STATE PLANE COORDINATES IDAHO WEST ZONE 1103
9. VERTICAL DATUM: NAVD 1988

## **Referenced Survey Table:**

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R1. PLAT of RANDALL ACRES SUBDIVISION No.5, BOOK 12, PAGE 725, RECORDS OF ADA COUNTY.  
R2. PLAT of BRADLEY PARK No.1 SUBDIVISION, BOOK 56, PAGE 5198, RECORDS OF ADA COUNTY.  
R3. RECORD OF SURVEY No. 6784, INSTRUMENT #105012438, RECORDS OF ADA COUNTY.

1297000401

## IRRIGATION PIPELINE EASEMENT

WHEREAS, ZION FIRST NATIONAL BANK, a Utah corporation, P.O. Box 26304, Salt Lake City, Utah 84126-0304, the GRANTOR and the CITY OF GARDEN CITY, IDAHO, 201 E. 50th Street, Garden City, Idaho 83714, the GRANTEE:

The GRANTOR, for and in consideration of One/Dollar and other valuable consideration paid by the GRANTEE to the GRANTOR, the receipt and sufficiency of which are hereby acknowledged, does hereby grant to the GRANTEE, its successors and assigns, a perpetual and assignable easement over, on and under the following described parcel of land, which is presently owned by the GRANTORS:

## Legal Description:

The southwesterly 15 feet of the northeasterly 70 feet of Lot 7, Block 2, Randall Acres Subdivision No. 5, in the NW 1/4 of Sec. 31, T.4N., R.2E., B.M., Garden City, Ada County, Idaho, as shown on the official plat on file in the office of the Ada County Recorder.

The GRANTOR agrees that the easement and rights hereby granted to the GRANTEE in and over and under said real property is for the purpose of constructing, maintaining, operation and replacement of an underground irrigation pipeline and junction boxes, as needed to operate the irrigation facilities by water users, including the irrigation water users served by the Thurman Mill Ditch Co.

TOGETHER with the right of ingress and egress over, across and under the land covered by this easement, and the right to clear and keep cleared all trees and obstructions as may be necessary, and the right to permit Garden City and utility companies to use this easement right of way jointly with the GRANTEE for their utility purposes;

The GRANTOR reserves the right to occupy, use and cultivate said property for all purposes not inconsistent with the rights herein granted;

The GRANTEE shall hold the GRANTOR harmless from all acts or actions by the GRANTEE;

IN WITNESS WHEREOF, the GRANTORS hereunto sets its hand and seal this 10th day of April , 1991.

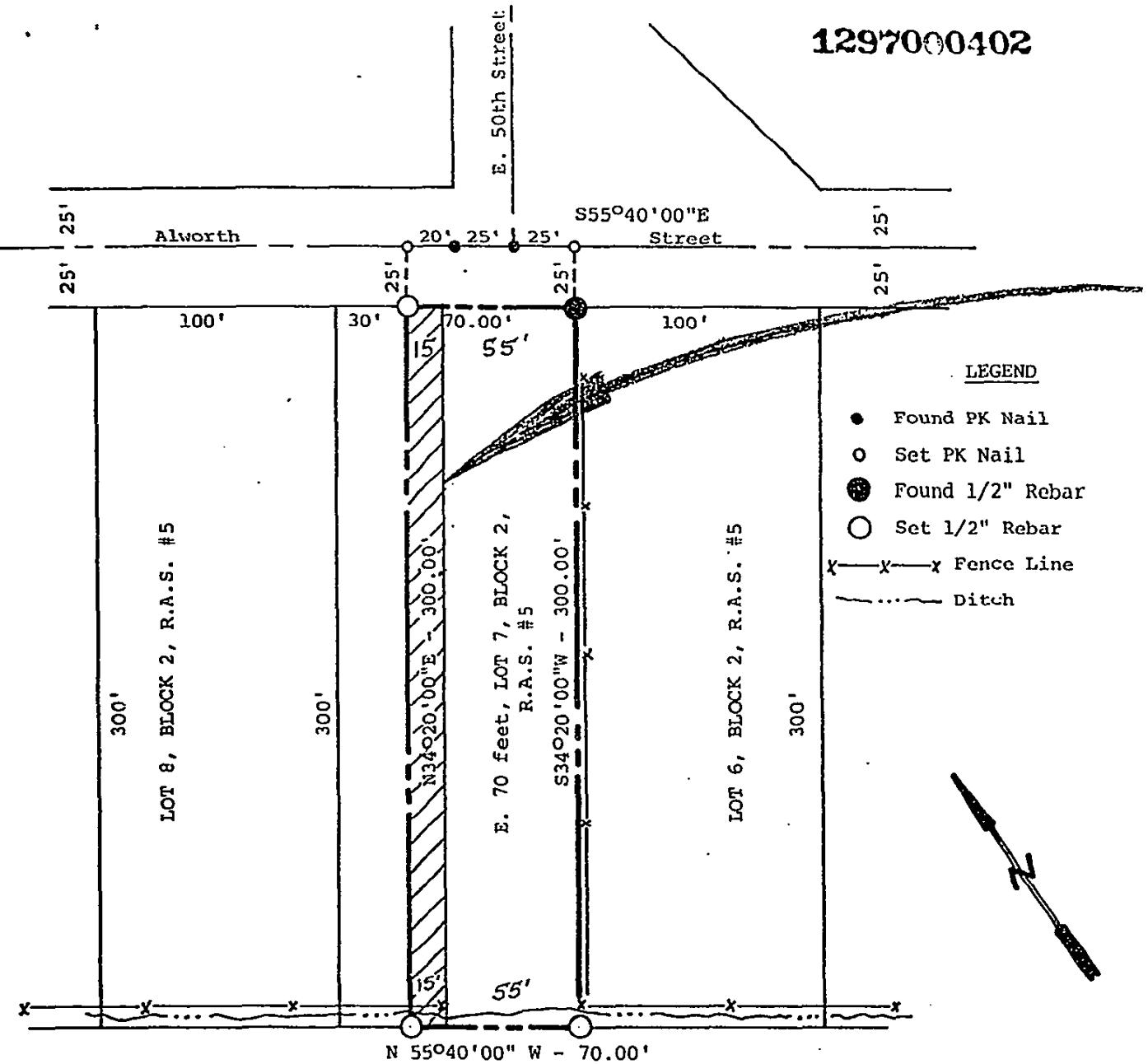
The officers who sign this easement hereby certify that this easement and the transfer represented thereby was duly authorized, ~~and by the resolution adopted by the Board of Directors of the GRANTOR, and by the officers, and that they, as officers, are authorized to execute this document.~~

IN WITNESS WHEREOF, the GRANTOR has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 10th day of April , A.D. 1991.

ZION FIRST NATIONAL BANK

By Eric B. Storey ViceName Eric B. Storey Title PresidentAttest Gary L. AndersonName Gary L. Anderson Title Secretary

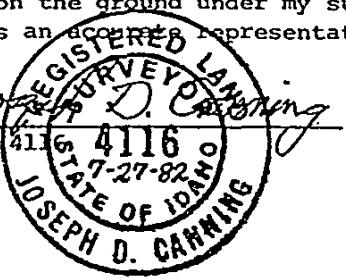
1297000402



**CERTIFICATE OF SURVEY**

I do hereby certify that I am a Land Surveyor, licensed by the State of Idaho, and this plat has been prepared from a survey made on the ground under my supervision and that this map is an accurate representation of said survey.

J. D. Cannon



## **SURVEY FOR**

M. ZACHRESON & CO.

Survey of: E. 70 feet of Lot 7, Blk. 1  
Randall Acres Subdivision #  
in the NW $\frac{1}{4}$ , Sec. 31, T. 4N.  
R. 2E., B.M., Garden City,  
Ada County, Idaho

Scale: 1" = 60'

Dwg. No. JDC-820727



12S7000400

State of Utah )  
County of *Ada* ) ss.

On the 10th day of APRIL, 1991, personally appeared before me ERIC B. STOREY and GARY L. ANDERSON who being by me duly sworn did say, each for himself that he, the said ERIC B. STOREY is the Vice President, and the said GARY L. ANDERSON is the secretary of Zions First National Bank, a Utah corporation, and that within the foregoing instrument was signed in behalf of said corporation. And said ERIC B. STOREY and GARY L. ANDERSON, each duly acknowledged to me that said corporation executed the same.

*Jim J. Finlayson*  
Notary Public

Name Jim J. Finlayson

My Residence is Salt Lake City

My Commission Expires May 31, 1991

9122493

ADA COUNTY, ID. FOR *Carlyle Biggs*  
J. DAVID NAVARRO  
RECORDER BY *Jacobsen*

*1200*  
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