



6015 Glenwood Street · Garden City, Idaho 83714
Phone 208 - 472-2921 · Fax 208 - 472-2926 ·
www.gardencityidaho.org

Affidavit of Legal Interest

State of Idaho)
)SS
County of Ada)

I, Layana Amidon, 5003 N Alworth
Name 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, 2021
X Layana Amidon Layana 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 Lippizan Ave, Boise, Idaho

My Commission expires 03/15/2027

for
Realm Venture Group

Title Commitment Order No.: 837071

4. 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
RESERVATIONS IN UNITED STATES PATENT OR STATE DEEDS.
AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE PLOTTED HEREON
16. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SET FORTH ON THE PLAT. NAME OF PLAT: RANDALL ACRES SUBDIVISION NO. 5; BOOK/PAGE: _12/25_
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 03029290, 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 ALBRIGHT 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 ALBRIGHT 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 VESTES 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

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.

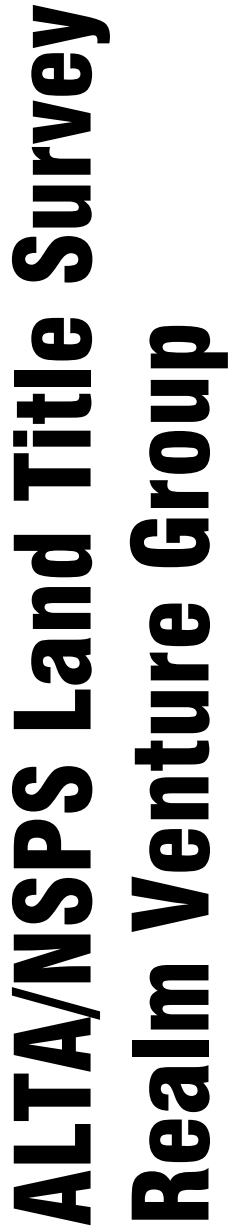
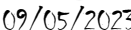
LOT 9 IN BLOCK 2 OF RANDALL ACRES SUBDIVISION NO. 5, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 12 OF PLATS AT PAGE 725, RECORDS OF ADA COUNTY, IDAHO.

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:

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 ¼, NW ¼) 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 STREET PROJECT CENTERLINE STATION 46+91.35, AND THE **POINT OF BEGINNING**;
 THENCE SOUTH 34°15'28" WEST 2.00 FEET;
 THENCE NORTH 55°44'32" WEST 99.84 FEET;
 THENCE NORTH 34°15'28" EAST, 2.00 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ALWORTH STREET;
 THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 55°44'32" EAST, 99.84 FEET TO THE **POINT OF BEGINNING**.
PARCEL 20
 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 ¼, NW ¼) AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW ¼, NE ¼) OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, SAID PARCEL ALSO BEING A PORTION OF LOTS 7 AND 8 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, 45.00 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 LEFT OF ADAMS STREET PROJECT CENTERLINE STATION 48+21.19, AND THE **POINT OF BEGINNING**;
 THENCE SOUTH 34°17'32" WEST, 5.00 FEET;
 THENCE NORTH 10°44'32" WEST, 4.24 FEET;
 THENCE NORTH 55°44'32" WEST, 126.84 FEET;
 THENCE NORTH 34°15'28" EAST, 2.00 FEET, TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ALWORTH STREET;
 THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 55°44'32" EAST, 129.84 FEET, TO THE **POINT OF BEGINNING**.


TO: REALM VENTURE GROUP; LAUANA AMIDON & PIONEER TITLE COMPANY of ADA COUNTY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(a,b), 7(a), 8, 11(a), 13, 16, 17 & 18 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 15, 2023.



5003 N. Alworth Street
Garden City, ID 83714

























Revisions



- 1.

Project No.: 123099
Date of Issuance: September 5, 2023
Project Milestone:



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

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

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.

1297000-101

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.

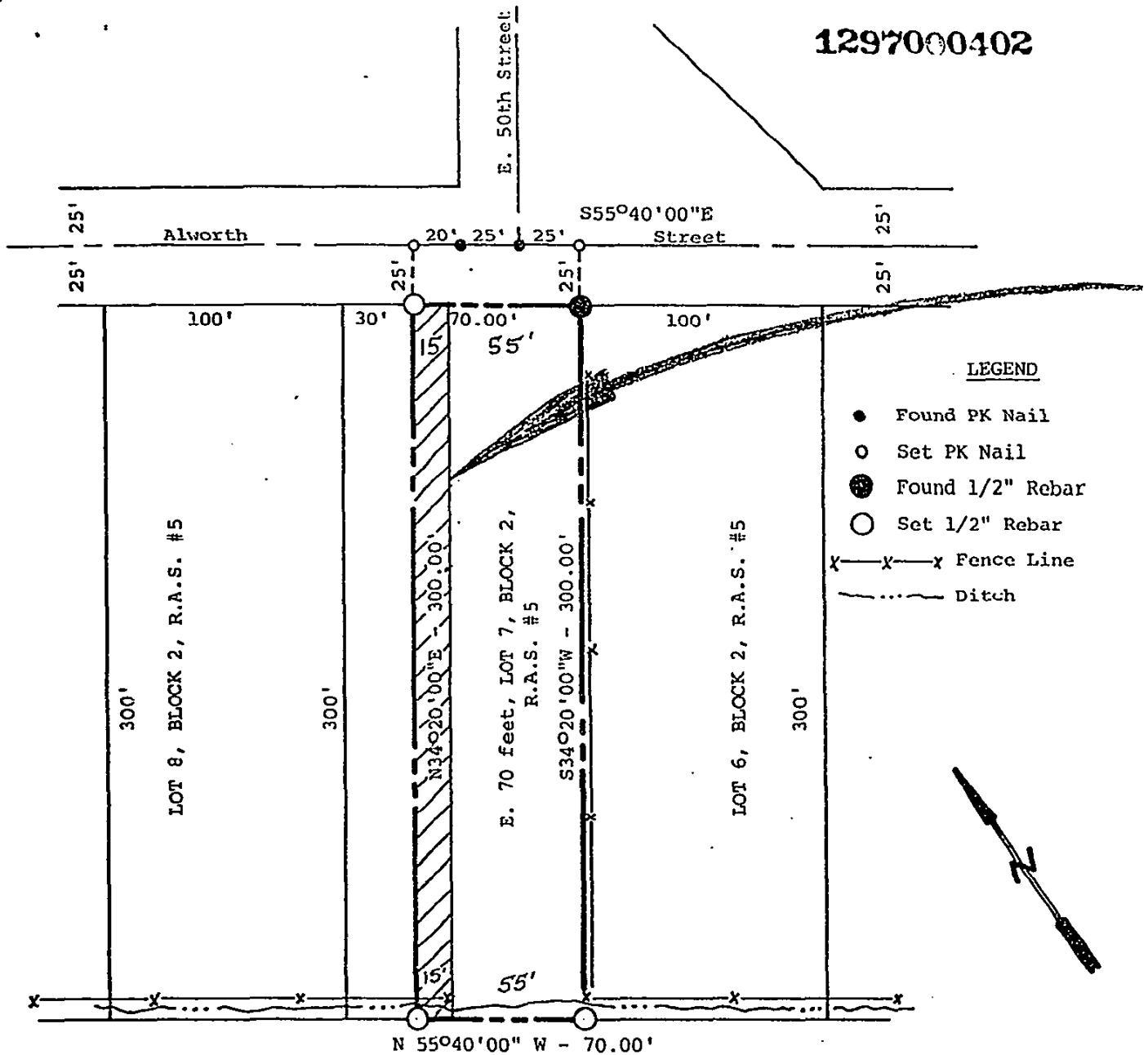
The officers who sign this easement hereby certify that this easement and the transfer represented thereby was duly authorized, ~~under the resolution duly adopted by the board of directors of the GRANTOR~~ and that they, as officers, are authorized to execute this document.

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
 Name Eric B. Storey Title Vice President
 Attest Gary L. Anderson
 Name Gary L. Anderson Title Secretary

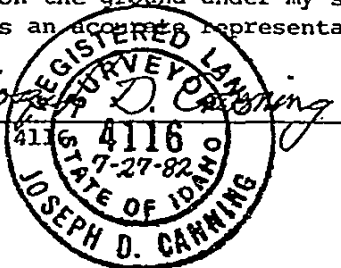
1297000402



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. Canning L.S. 4116



SURVEY FOR

M. ZACHRESON & CO.

Survey of: E. 70 feet of Lot 7, Blk. Randall Acres Subdivison # in the NW¼, 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 Salt Lake) 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.

Wm J. Finlayson
Notary Public

Name Wm J. Finlayson

My Residence is Salt Lake City

My Commission Expires May 31, 1991

9122493

ADA COPY, IS FOR Carlisle Briggs
J. DAVID NAVARRO
RECORDER BY Jacobson

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'91 MAY 1 PM 1 40