

RENNISON

D E S I G N

June 24, 2024

Delivered via Email

Garden City

**Attn: Jenah Thornborrow, Director, and Hanna Veal, Associate Planner
Development Services Dept.**

6015 Glenwood Street

Garden City, ID 83714

jthorn@gardencityidaho.org and hveal@gardencityidaho.org

**Re: Boise Bible College, Inc. – Garden City, Idaho
City of Garden City Case Number MLDFY2024-0001
Response to City Engineer’s Review #1 of the Minor Land Division Application**

Dear Jenah and Hanna,

In response to Joe Canning, PE/PLS’s, plan review comment letter dated 5/18/2024, please find the following resubmittal documents related to Minor Land Division at Boise Bible College for City review and approval.

- Updated “Minor Land Division Record of Survey” dated 6/24/2024

The ***italicized text*** shown below are the plan review comments. Our responses follow each comment in **blue text**.

General Comments

1. *How will the parcels be accessed? The only street frontage is via West Marigold Street.*

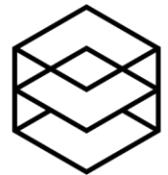
Access to the parcels will be from West Marigold Street. Future cross access easements will be recorded. Parcel 4 will be a common lot for open space, and it will be incumbered as such.

2. *Please fully define all easements by metes/bounds to fully identify them when they are not parallel to a boundary*

Will comply. See revised Record of Survey.

3. *We note an easement to US West Communications (Instrument Number 9288785) in the title report. We do see an easement 9220497 on the survey (not mentioned in the title report), but do not see 9288785. Please provide information on the two easements.*

Easement 9288785 is poorly documented and not plottable. We have been working with CenturyLink, the current owner of the telecommunications lines to locate the easement. CenturyLink believes that the lines related to this easement are no longer in service, and we may look to vacate that easement.



4. For corporate signature, shouldn't Scott Lerwick's title be President?

Boise Bible College, Inc., have a Board resolution authorizing the past president and Steven Marshall, VP Finance & Administration to sign as the Agent, but not the current acting/interim president, Scott Lerwick. Steven Marshall will sign as Agent.

5. We note the city's water/sewer easements on the property. Please provide a brief narrative on if and how all the parcels will have access to city water/sewer. The city needs to be sure that parcels are not created that cannot access city services. Additional easements/improvements may be necessary to complete the Minor Land Division.

Parcels 1, 2, and 3 have existing water and sewer services. Parcel 4 will be a common lot for open space, will not have water or sewer connections, and it will be incumbered as such.

6. We note the license agreement for storm water discharge to the Thurman Mill Canal. How will any rights under this agreement and its land served be impacted by the MLD?

No change to the License Agreement. This agreement pertains to “Phase 1, New Girl’s Dormitory, Boise Bible College.”

7. We note an irrigation pump located in the southwest corner of the property. Will all the parcels be served by the system? If so, how will rights/obligations be created?

Parcels will be served by the irrigation system noted, which is already serving the parcel to be subdivided. Boise Bible College will retain ownership of the parcels under an existing Ground Lease following the land subdivision. A Maintenance Agreement will be created to address irrigation.

For Final City Approval

8. The survey must be recorded. Please provide a copy of the recorded survey to city staff.

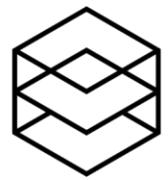
Will comply.

9. The owner must execute deeds that define the parcels per the survey and return a recorded copy of the deeds to city staff.

Will comply.

10. Obtain tax parcel numbers for the new parcels and submit evidence of such to city staff.

Will comply.



Thank you for your assistance with this project. Please contact me with any questions.

Sincerely,

Rennison Design



Zachary Turner
Development Manager

Cc: Joe Canning, PE/PLS, Centurion Engineers

Minor Land Division Record of Survey for
Boise Bible College Inc.

Situated in the Southwest 1/4 of the Northwest 1/4
and the Northwest 1/4 of the Southwest 1/4 of
Section 25, Township 4 North, Range 1 East, Boise
Meridian, Garden City, Ada County, Idaho.

2024

ROS No. _____

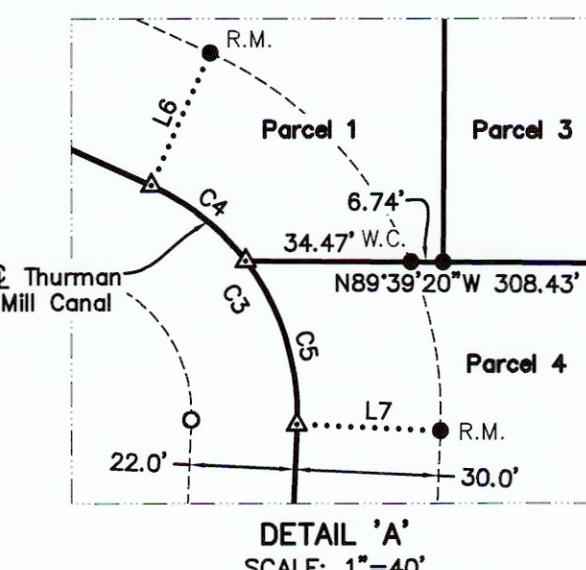
20 120 360
0 60 240

Scale: 1" = 120'



Line Table		
Line	Bearing	Length
L1	S00°31'25"W	30.08'
L2	N33°51'25"W	73.66'
L3	N02°35'20"E	29.70'
L4	N14°52'05"E	30.04'
L5	N21°03'40"E	30.05'
L6	N24°13'00"E	30.00'
L7	S87°24'40"E	30.00'
L8	S87°24'40"E	30.00'
L9	N56°08'35"E	30.00'
L10	N56°43'53"E	30.00'
L11	N57°19'11"E	30.00'
L12	N42°15'11"E	30.00'
L13	N89°39'20"W	46.50'
L14	S00°20'40"W	20.00'
L15	N89°39'20"W	68.48'

Basis of Bearings...
S00°31'25"W 2639.49'



Certificate of Owner

The undersigned, as owner of the real property shown hereon, agree to the new property lines of the original parcel shown hereon, and to create the new parcels shown hereon. Additionally, the owner hereby declares and affirms that the boundary of the original parcel has been altered in accordance with Garden City Code to form new buildable parcels as shown hereon. The owner further declares and affirms that the original parcel is no longer eligible for building permits from the city of Garden City, and the owner agrees to only seek building permits from the city of Garden City for projects located within the new buildable parcels using only the legal descriptions for the new buildable parcels.

Steven Marshall, Vice President Finance and Administration
Boise Bible College Inc.

Acknowledgment

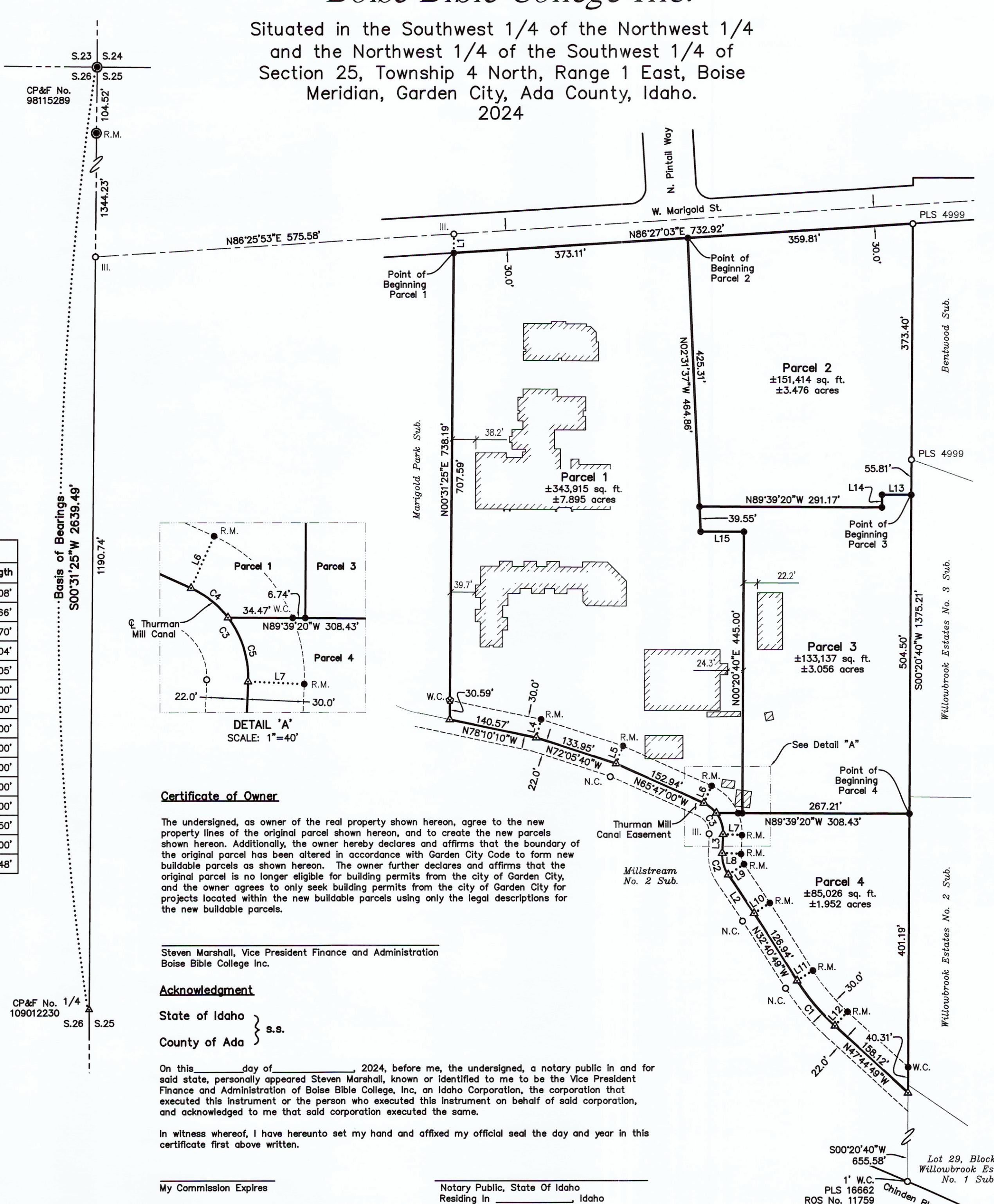
State of Idaho
s.s.
County of Ada

On this _____ day of _____ 2024, before me, the undersigned, a notary public in and for said state, personally appeared Steven Marshall, known or identified to me to be the Vice President Finance and Administration of Boise Bible College, Inc, an Idaho Corporation, the corporation that executed this instrument or the person who executed this instrument on behalf of said corporation, and acknowledged to me that said corporation executed the same.

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

My Commission Expires

Notary Public, State of Idaho
Residing in _____, Idaho



Legend

Property Boundary Line	○	Found 1/2" Iron Pin, as Noted
Right-of-Way Line	⊗	Found 1/2" Iron Pin, No Cap, Re-Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
Adjacent Subdivision Boundary Line	○	Found 5/8" Iron Pin, as Noted
Tie Line	◎	Found Aluminum Cap Monument Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
Centerline	●	Calculated Point, Nothing Found or Set
Existing Building	■	Witness Corner, marked "W.C."
III.	△	Reference Monument, marked "R.M."
N.C.	▲	
No Cap	○	
W.C.	○	
R.M.	○	

Certificate of Garden City Development Services

This signature certifies the minor land division has been reviewed and approved by the city. The parcels created through minor land division application MLDY2024-0001 are recognized as legal lots of record by the city.

Garden City Development Services

Date

Certificate of City Engineer

I do hereby certify that I am the acting City Engineer in and for the city of Garden City, Ada County, Idaho, and that this minor land division is in accordance with the provisions of Section 8-5C-1, City of Garden City Code.

Acting Garden City Engineer

Date

Reference Documents:

Deed Inst. No.s: 180271, 811280, 7923556 and 9208601.
ROS Nos. A007, A015, 302, 3895, 1866, 2416, 11759
Subdivisions: Marigold Park Sub. (Bk. 44, Pg. 3573-3574); Millstream No. 2 Sub. (Bk. 44, Pg. 3532-3533); R E No. 1 Sub. (Bk. 57, Pg. 5369-5370); Willowbrook Estates No. 1 Sub. (Bk. 53, Pg. 4620-4621); Willowbrook Estates No. 2 Sub. (Bk. 57-Pg. 5404-5405); R E No. 3 Sub. (Bk. 58, Pg. 5471-5472); Willowbrook Estates No. 3 Sub. (Bk. 59, Pg. 5730-5732); Bentwood Sub. (Bk. 91, Pg. 10803-10804).

Surveyor's Narrative:

The purpose of this survey is to perform a minor land division on the parcel of land conveyed by a Warranty Deed recorded as Instrument No. 7923556, records of Ada County, Idaho. The monuments found on the adjacent subdivision boundary lines as shown hereon are in substantial agreement and were held as controlling corners for this survey. The West 1/4 corner established using the ties as shown on CP&F No. 109012230.

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	93.61'	356.00'	15°04'00"	N40°12'49"W	93.35'
C2	36.26'	57.00'	36°26'45"	N15°38'03"W	35.65'
C3	61.46'	51.50'	68°22'20"	N31°35'50"W	57.87'
C4	25.37'	51.50'	28°13'14"	N51°40'23"W	25.11'
C5	36.09'	51.50'	40°09'06"	N17°29'13"W	35.36'

See Sheet 2 for Notes and Additional Easement Information



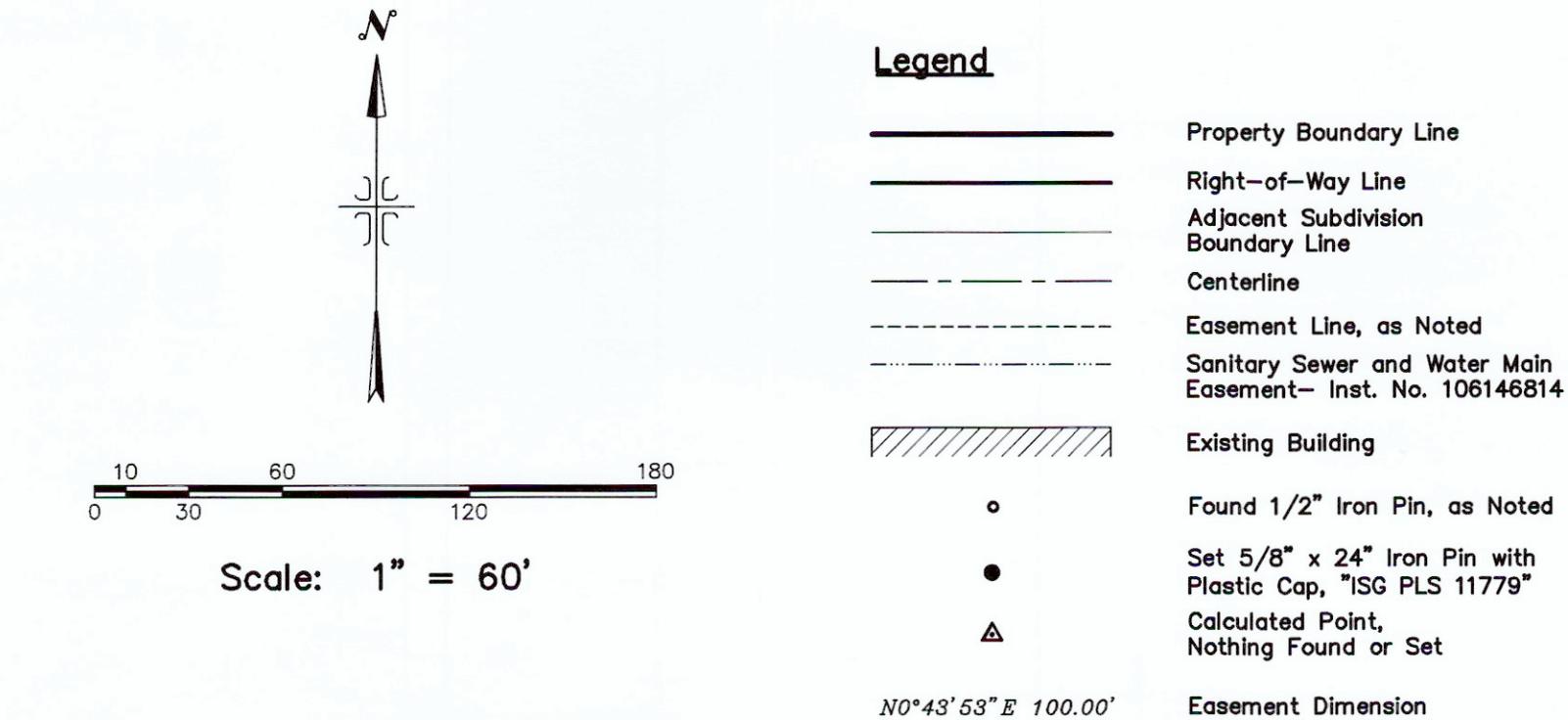
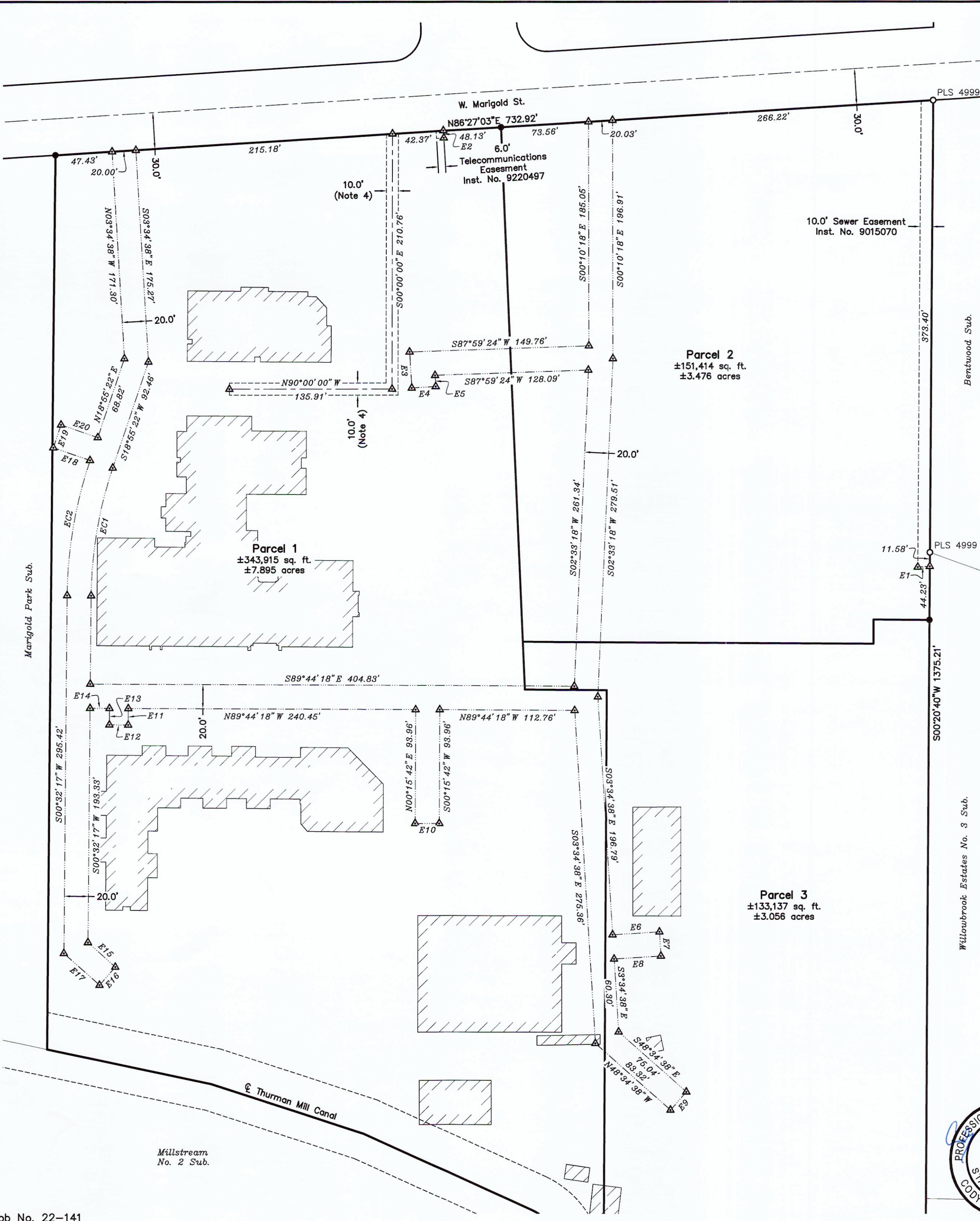
Recording Index Number: 414-25-3&4-0-0-00-000

Sheet 1 of 2

IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

Minor Land Division Record of Survey for
Boise Bible College Inc.

Situated in the Southwest 1/4 of the Northwest 1/4
and the Northwest 1/4 of the Southwest 1/4 of
Section 25, Township 4 North, Range 1 East, Boise
Meridian, Garden City, Ada County, Idaho.
2024



Easement Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
EC1	107.49'	335.00'	018°23'05"	S09°43'49" W	107.03'
EC2	113.57'	355.00'	018°19'46"	S09°42'10" W	113.08'

Easement Line Table		
Line	Bearing	Length
E1	S86°26'55" W	10.02'
E2	N03°32'57" W	6.00'
E3	N03°34'38" W	29.76'
E4	S86°25'22" W	20.00'
E5	S03°34'38" E	9.21'
E6	N86°25'22" E	39.00'
E7	S03°34'38" E	20.00'
E8	S86°25'22" W	39.00'
E9	S41°25'22" W	20.00'
E10	N89°44'18" W	20.00'
E11	S00°15'42" W	13.62'
E12	N89°44'18" W	15.81'
E13	N00°15'42" E	13.62'
E14	N89°44'18" W	16.30'
E15	S48°34'38" E	30.59'
E16	S41°25'22" W	20.00'
E17	N48°34'38" W	39.72'
E18	N71°04'38" W	32.36'
E19	N18°55'22" E	20.00'
E20	S71°04'38" E	32.36'

Notes:

- This property is currently zoned R-3.
- The recording of this Record of Survey does not enable the owners of the parcels to convey ownership based solely on this map. A written conveyance must accompany such a change in ownership.
- Idaho Survey Group, LLC assumes no liability for present or future compliance or non-compliance with the Garden City planning and zoning ordinance restrictions as it pertains to building permits and the issuance thereof.
- Power Line Easement – Instrument No. 9290238. Location depicted herein per the field located power transformers at the north and west end of the easement and record bearings.

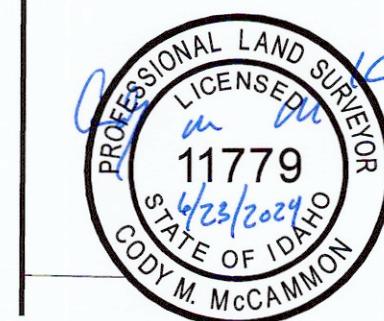
County Recorder's Certificate

State of Idaho } ss. County of Ada }
Instrument No. _____

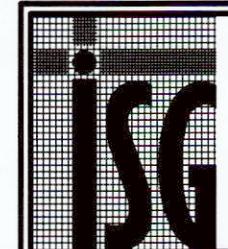
I hereby certify that this instrument was filed at the request of Idaho Survey Group, LLC, at _____ minutes past _____ o'clock _____ M., this _____ day of _____, 20_____
Fee \$ _____

Deputy _____

Ex-Officio Recorder _____



Recording Index Number: 414-25-3&4-0-0-00-000



IDAHO
SURVEY
GROUP, LLC

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BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM