

CITY OF STAR

ENGINEER DEPARTMENT

MEMO

TO: Shawn Nickel, Planning Director
FROM: Ryan V. Morgan, P.E., City Engineer
RE: **Milestone Ranch Utility Easement Vacation**

ACTION

Toll Brothers has submitted an application for the vacation of existing easements located within the old Hoot Nanney Farms Subdivisions Plat. Attached you will find responses from the utility companies showing no objections to the proposed vacation.

The Engineering Department has reviewed these files and is recommending approval of the Vacation Application.

Toll Brothers[®]

LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

July 10, 2023

City of Star Planning and Zoning
10769 W State St
Star, Idaho 83669

RE: Application for Vacation (VAC-23-01)

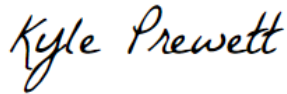
City of Star Planning and Zoning Staff,

Please see the attached letters of approval/no objection from the public utility companies listed below for the application for Vacation (VAC-23-01) for Milestone Ranch Subdivision.

- Intermountain Gas Company
- Sparklight
- Star Sewer & Water District
- Idaho Power
- CenturyLink
- CTC Telecom

Thank you for your time, if you have any questions or need further information, please don't hesitate to reach out to me at (208) 576-3625 or by email at kprewett@tollbrothers.com.

Sincerely,



Kyle Prewett
Land Entitlement Manager, Idaho
Toll Brothers



NAMPA DISTRICT OFFICE
2921 CALDWELL BLVD • NAMPA, ID. 83651
(208) 468-6711 • Fax (208) 468-6727 www.intgas.com

May 8, 2023

To whom it may concern,

Intermountain Gas Company has no objection to the vacation of public utility easement outlined on Notes 5 and 6 of the Hoot Nanney Farms Subdivision plat. Located in Sec 4, T. 4N., R.1W., Star, Ada County Idaho. The platting of Milestone Ranch Subdivision will reinstate the public utilities easement common to prescriptive ROW and to current City of Star Municipal Code. For questions, please contact Monica Taylor at monica.taylor@intgas.com or phone 208-468-6711.

Monica Taylor

GIS Field Technician
Intermountain Gas Company

From: Horak, Jason <Jason.Horak@sparklight.biz>
Sent: Monday, May 8, 2023 1:40 PM
To: Kyle Prewett
Cc: Lyle Dennison-Swisse; Shawn Nickel; Ryan Field; Ryan Morgan
Subject: RE: Milestone Ranch Subdivision - Easement Vacation

Follow Up Flag: Follow up
Flag Status: Flagged

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Report Suspicious

We are good to Vacate the Easements listed. Please use this as approval from our office.

From: Kyle Prewett <kprewett@tollbrothers.com>
Sent: Thursday, May 4, 2023 8:41 AM
To: Horak, Jason <Jason.Horak@sparklight.biz>
Cc: Lyle Dennison-Swisse <ldennison-swisse@tollbrothers.com>; Shawn Nickel <snickel@staridaho.org>; Ryan Field <rfield@staridaho.org>; Ryan Morgan <rmorgan@staridaho.org>
Subject: Milestone Ranch Subdivision - Easement Vacation

CAUTION: External source. **THINK BEFORE YOU CLICK!**

Good Morning Jason,

Thank you for reaching out to me yesterday, as I mentioned, Toll Brothers' intent is to vacate easements located in parcels R3721750015, R3721750020 & R3721750030. The referenced parcels are owned by BHEG Milestone Ranch LLC. The site is located at the approved Milestone Ranch Subdivision, located within the NW ¼ of the SE ¼, and the SW ¼ of the NE ¼ of Section 4, Township 4N, Range 1W, Boise Meridian.

The owner desires to obtain approval for an easement Vacation Application through the City of Star. The existing lots are in the soon-to-be platted Milestone Ranch Subdivision. The future platting requires an easement vacation of the existing ten-foot utility easement located along the exterior boundary of this subdivision, except for 90 feet along the south boundary of Lot 1 as shown on the attached plat. Also, the request is to vacate the ten-foot public utilities, drainage, and irrigation easement lying five feet on either side of all interior lot lines. These are remnants of the platted Hoot Nannee Farms Subdivision, Notes 5 & 6.

The purpose of the easement vacation is due to the approved Milestone Ranch Subdivision. Milestone Ranch Phases 1-6 have not been platted. Phases 1-3 are currently under development, phase 4 has received civil improvement plan approval, and phases 5-6 are yet to receive civil improvement plan approval. To plat these future phases, the existing public utilities easements must be vacated from the

formerly platted Hoot Nanney Farms Subdivision. The platting of Milestone Ranch Subdivision will reinstate the public utilities easement common to prescriptive ROW and to the current City of Star Municipal Code.

If you could provide a letter of relinquishment or another form of written approval for the release of these easements for the future platting of this subdivision, it would be greatly appreciated. No known persons are to be affected by the proposed vacation.

Thank you for your time and consideration of this request. Please let me know if you have any questions or need further information.

Kyle Prewett

Land Entitlement Manager, Idaho

Toll Brothers

3103 W Sheryl Dr., Suite 100, Meridian, Idaho 83642

Office: (208) 576-3625 | Cell: (831) 801-9724



Toll Brothers
#1 HOME BUILDER
**FORTUNE WORLD'S MOST
ADMIRABLE COMPANIES
2023**

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Star Sewer & Water District

P.O. Box 400 ★ 10831 W. State Street ★ Star, ID 83669
(208) 286-7388 • Fax (208) 286-7361

May 19, 2023

Toll Brothers
3103 W. Sheryl Drive, Suite 100
Meridian, ID 83642

SUBJECT: Easement Vacation – Assessor Parcel No.'s R3721750015, R3721750020 & R3721750030. Parcels are located at the approved Milestone Ranch Subdivision, located within the NW ¼ of the SE ¼, and the SW ¼ of the NE ¼ of Section 4, Township 4N, Range 1W, Boise Meridian.

To Whom It May Concern:

We, the undersigned public utility company, Star Sewer & Water District, release the rights for the following in Hoot Nanney Farms Subdivision:

1. The ten-foot utility easement located along the exterior boundary of this subdivision except for 90 feet along the south boundary of Lot 1 as shown on the attached plat.
2. The ten-foot public utilities, drainage and irrigation easement lying five feet on either side of all interior lot lines.

This vacation response is submitted with the stipulation that the platting of Milestone Ranch Subdivision will reinstate the public utilities easement common to prescriptive ROW and to the current City of Star Municipal Code.

Please let me know if you have any questions or if you need any additional information.

Thank you,



John A. Kirtley, Chairman
Star Sewer & Water District

June 7, 2023

Sent via email to kprewett@tollbrothers.com

BHEG Milestone Ranch LLC
%Kyle Prewett (Toll Brothers)
1140 Virginia Dr.
Fort Washington, PA 19034

Re: Relinquishment of Public Utility Easements of the exterior boundary and the interior lots
of Hoot Nanney Farms Subdivision, Ada County, ID

Dear Kyle,

This is in response to the relinquishment request submitted to Idaho Power Company and received in our office April 2023, regarding the possible relinquishment of a public utility easement (PUE) located as noted above. The attached Exhibit A more specifically identifies the requested area for relinquishment highlighted in yellow.

Idaho Power's review of your request indicated that we do not have facilities located within the requested area. As such, Idaho Power agrees to relinquish our interest in the PUE as shown in Exhibit A.

Thank you once again for providing Idaho Power Company the opportunity to review and comment upon the subject petition for relinquishment.

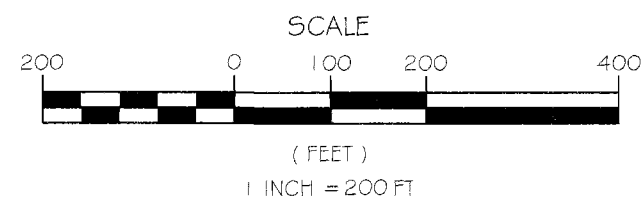
Sincerely,



Laura Lacy
Associate Real Estate Specialist
Corporate Real Estate / Idaho Power Company
208-388-5070
llacy@idahopower.com

HOOT NANNEY FARMS SUBDIVISION

A PARCEL OF LAND WITHIN THE NW 1/4 OF THE SE 1/4,
AND THE SW 1/4 OF THE NE 1/4, OF SECTION 4,
T. 4 N., R. 1 W., B.M., ADA COUNTY, IDAHO
2010



NOTES

1. THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, AND THE REQUIREMENTS IN IDAHO CODE 31-3805 ARE NOT APPLICABLE.
IRRIGATION FOR THE DEVELOPMENT IS PROVIDED BY AN EXISTING IRRIGATION WELL LOCATED IN LOT 2, BLOCK 1, SERVING UNDERGROUND IRRIGATION LINES IN LOTS 1, 2 AND 3, BLOCK 1. THIS IRRIGATION SYSTEM IS SUBJECT TO A WATER USERS AGREEMENT RECORDED AS INST. NO. 110113411.

2. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN: PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."

3. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF ADA COUNTY.

4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.

5. A TEN FOOT UTILITY EASEMENT IS LOCATED ALONG THE EXTERIOR BOUNDARY OF THIS SUBDIVISION, EXCEPT FOR 90 FEET ALONG THE SOUTH BOUNDARY OF LOT 1 AS SHOWN HEREON.

6. ALL INTERIOR LOTS HAVE A TEN FOOT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT LYING FIVE FEET ON EITHER SIDE OF SAID LOT LINES.

7. CONSTRUCTION OF A STRUCTURE ON ANY LOT SHALL BE SUBJECT TO THE REQUIREMENTS OF THE STAR JOINT FIRE PROTECTION DISTRICT OR EQUIVALENT AS AUTHORIZED BY THE APPLICABLE FIRE CODE IN EFFECT AT TIME OF CONSTRUCTION.

A. THE OWNERS OF LOTS 2 AND 3, BLOCK 1, WILL BE REQUIRED TO MEET WITH THE STAR JOINT FIRE PROTECTION DISTRICT TO DISCUSS ALTERNATIVE MATERIALS AND METHODS FOR FIRE PROTECTION PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THESE LOTS, UNLESS AN APPROVED PRESSURIZED FIRE HYDRANT SYSTEM OR FIRE SPRINKLER SYSTEM IS VOLUNTARILY INSTALLED.

B. CONSTRUCTION OF ADDITIONAL DWELLING UNITS (BEYOND THE EXISTING HOME ON LOT 1, BLOCK 1, AND INDIVIDUAL HOMES ON LOTS 2 AND 3, BLOCK 1). WILL REQUIRE THE INSTALLATION OF AN APPROVED PRESSURIZED FIRE HYDRANT SYSTEM CAPABLE OF A MINIMUM FIRE FLOW OF 1000 GALLONS PER MINUTE, UNLESS OTHERWISE APPROVED IN WRITING BY THE STAR JOINT FIRE PROTECTION DISTRICT.

C. LOT DRIVEWAYS/ACCESS LANES THAT ARE 150 FEET LONG OR LESS SHALL BE AT LEAST 16 FEET WIDE AND SHALL BE CONSTRUCTED TO SUPPORT A MINIMUM IMPOSED LOAD OF 75,000 POUNDS, UNLESS OTHERWISE APPROVED IN WRITING BY THE STAR JOINT FIRE PROTECTION DISTRICT. LOT DRIVEWAYS/ACCESS LANES THAT ARE MORE THAN 150 FEET SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED FIRE CODE AT THE TIME OF CONSTRUCTION.

8. EXISTING OVERHEAD IDAHO POWER LINE LIES WITHIN THE 20 FOOT WIDE STRIP AS SHOWN HEREON, AND THIS STRIP IS DEDICATED HEREON AS A NEW IDAHO POWER EASEMENT. ALTHOUGH THE LINE IS EXISTING, THE WESTERLY 1023 FEET IS OUTSIDE OF THE EXISTING EASEMENTS AND THE EASTERLY 245 FEET IS WITHIN THE EXISTING EASEMENTS PER INST. NO. 196640 AND 253108.

9. AT THE TIME OF BUILDING PERMIT SUBMITTAL FOR EITHER LOT 2 OR 3 OF BLOCK 1, ITD WILL REQUIRE THE RELOCATION OF THE EXISTING APPROACH TO THE COMMON LOT LINE FOR USE AS A SINGLE JOINT USE APPROACH. THIS SHARED ACCESS FOR LOTS 2 AND 3 IS ALLOWED FOR AGRICULTURAL ACCESS AND/OR A SINGLE FAMILY HOME IN EACH LOT AND ASSOCIATED USES ONLY. NO OTHER ACCESS TO SH 16 (EMMETT HWY) IS ALLOWED.

10. THE EXISTING IRRIGATION EASEMENT AS SHOWN HEREON IS TO BENEFIT USERS TO THE WEST. THE BURIED IRRIGATION LINE SHALL BE MAINTAINED BY SAID USERS TO THE WEST. THE OWNER OF LOT 3, BLOCK 1, AS SHOWN HEREON SHALL NOT ERECT ANY STRUCTURES OR ENCUMBRANCES WITHIN SAID EASEMENT.

11. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.

12. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.

13. REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.

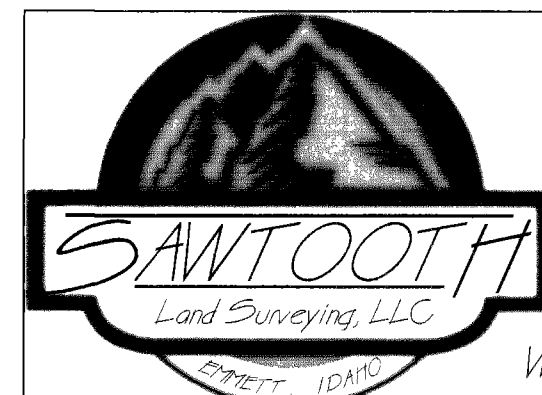
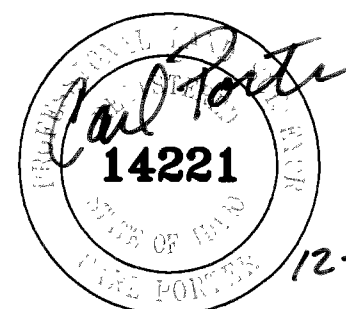
14. OTHER THAN APPROVED WITH THIS PLAT, NO ADDITIONAL DIRECT LOT ACCESS TO W. FLOATING FEATHER ROAD IS ALLOWED, UNLESS OTHERWISE APPROVED IN WRITING BY ADA COUNTY HIGHWAY DISTRICT.

LEGEND

---	LINE SURVEYED
---	OTHER DEED LINE
---	NEW LOT LINE
---	SECTIONAL LINE
---	EXISTING EASEMENTS
---	RIGHT OF WAY
●	FOUND BRASS CAP MONUMENT
■	FOUND ALUMINUM CAP MONUMENT
⊙	FOUND 5/8" REBAR AS NOTED
●	SET 5/8" REBAR/CAP PLS 14221
●	SET 1/2" REBAR/CAP PLS 14221
△	CALCULATED POINT
()	RECORD INFORMATION
①	NEW LOT NUMBER
WC	WITNESS CORNER
RM	REFERENCE MONUMENT

REFERENCE

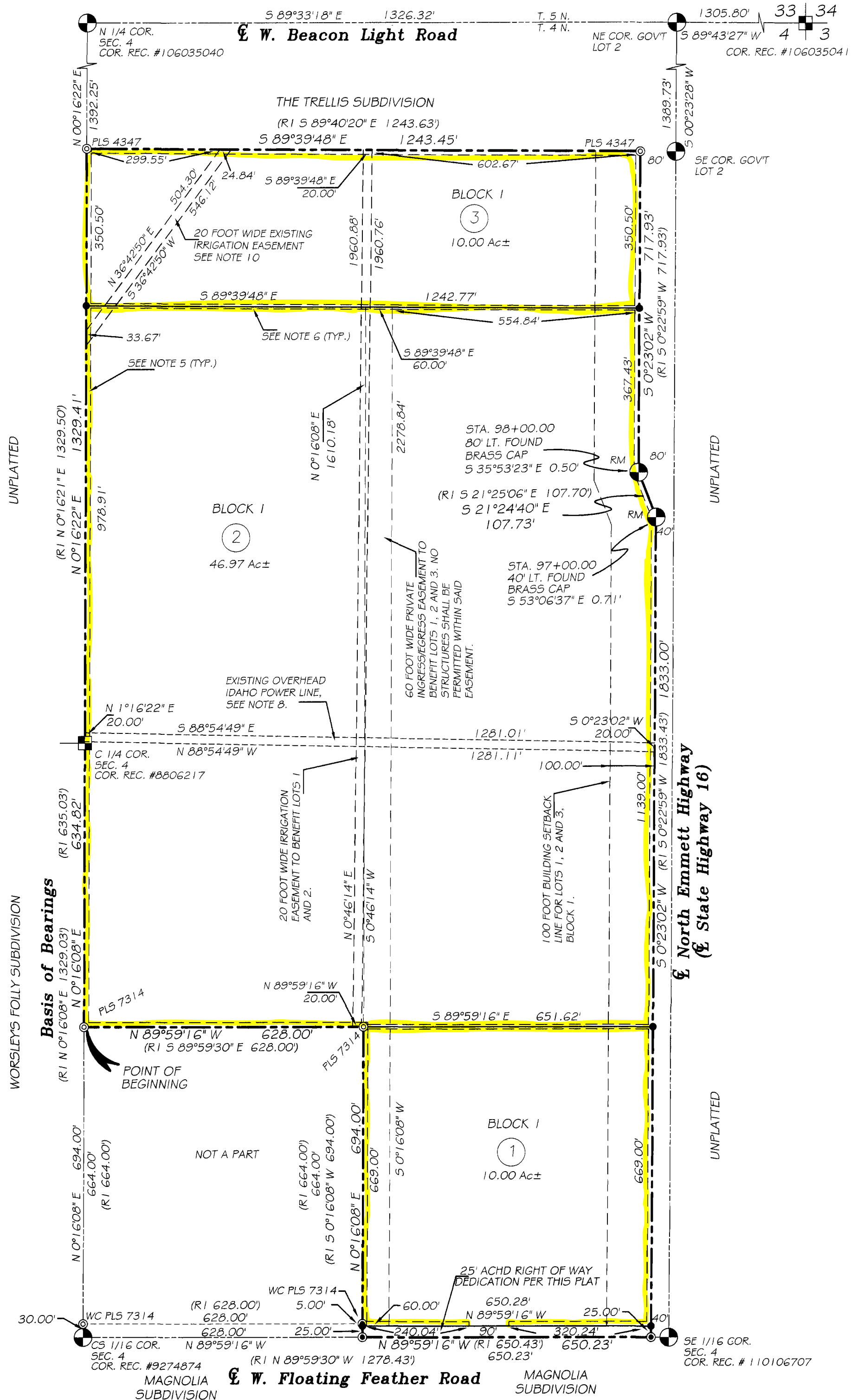
- R1=RECORD OF SURVEY NO. 5321, INST. NO. 101024252
R2=RECORD OF SURVEY NO. 6981, INST. NO. 105094451
R3=ITD, 1929 RIGHT OF WAY PLANS, STATE AID PROJECT NO. 142
R4=WARRANTY DEED INST. NO. 7624878
R5=PLAT OF THE TRELLIS SUBDIVISION BK 87 PGS 9991-9996 ADA COUNTY BOOK OF PLATS
R6=PLAT OF MAGNOLIA SUBDIVISION BOOK 61 PGS 6075-6076 ADA COUNTY BOOK OF PLATS
R7=PLAT OF WORSLEYS FOLLY SUBDIVISION BOOK 86 PGS 9656 AND 9657 ADA COUNTY BOOK OF PLATS



207 W. MAIN ST.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105

WWW.SANTOOTHLS.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG#:
1 OF 3	11/24/2010	GP	CP	10019	10019-FP



6/20/2023



Kyle Prewett
Land Entitlement Manager, Idaho
Toll Brothers
3103 W Sheryl Dr., Suite 100, Meridian, Idaho 83642

P848835
No Reservations/No Objection

SUBJECT: Request for the vacation of public utility easements located in parcels
R3721750015, R3721750020 & R3721750030

To Whom It May Concern:

Quest Corporation d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject vacation and relocation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

If you have any questions, please contact Richard Hollis at 903-559-1095 or
richard.hollis@lumen.com

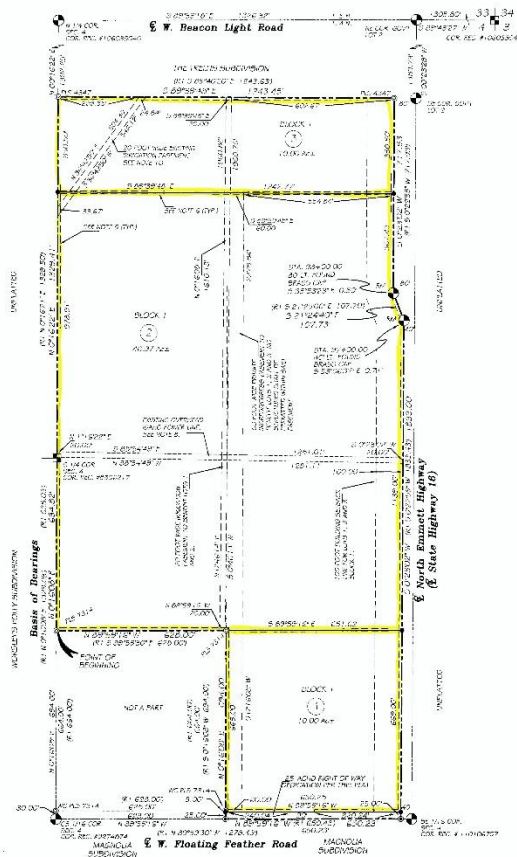
Sincerely yours,

Kevin Ellington
Contract Manager II
Carrier Relations
kevin.ellington@lumen.com

Exhibit “A”

HOOT NANNEY FARMS SUBDIVISION
A PARCEL OF LAND WITHIN THE NW 1/4 OF THE SE 1/4,
AND THE SW 1/4 OF THE NE 1/4, OF SECTION 4,
T. 4 N., R. 1 W., B.M., ADA COUNTY, IDAHO
2010

BOOK 103, PAGE 1829



NOTES

- [illegible]

6. ALL INTERIOR LOTS HAVE A TEN FOOT PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT FIVE FEET ON EITHER SIDE OF EACH LOT LINE.
7. CONSTRUCTION OF A STRUCTURE ON ANY LOT SHALL BE SUBJECT TO THE REQUIREMENTS OF THE STAR-KENT FIRE PROTECTION DISTRICT OF EQUIPMENT AS AUTHORIZED IN THE APPLICABLE FIRE CODE IN EFFECT AT TIME OF CONSTRUCTION.

- A. THE OWNERS OF LOTS 2 AND 8, BLOCK 1, WILL BE REQUIRED TO MEET WITH THE STAR JUNE FIRE PROTECTION DISTRICT TO DISCUSS ALTERNATIVE METHODS AND MEANS FOR THE PROTECTION PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THESE LOTS, UNLESS AN APPROVED PERMITTED FIRE SUPPRESSANT SYSTEM OR FIRE SPRINKLER SYSTEM IS VOLUNTARILY INSTALLED.

- B. CONSTRUCTION OF ADDITIONAL DWELLING UNITS BEYOND THE EXISTING HOME ON LOT 1, BLOCK 1, AND NEIGHBORLY HOMES ON LOTS 2 AND 3, BLOCK 11, WILL REQUIRE THE INSTALLATION OF AN APPROVED PRESSURIZED FIRE-IRRIGANT SYSTEM CAPABLE OF A MINIMUM FIRE FLOW OF 1000 GALLONS PER MINUTE, UNLESS OTHERWISE APPROVED IN WRITING BY THE SAN JOAQUIN FIRE PROTECTION DISTRICT.

- C. LOT DRIVEWAYS/ACCESS LINES THAT ARE 10 TO 20 FEET LONG OR 10569.59 INCHES AT LEAST 16 FEET WIDE AND SHALL BE CONSTRUCTED TO SUPPORT A MINIMUM WAREHOUSING LOAD OF 75,000 POUNDS, UNLESS OTHERWISE APPROVED IN WRITING BY THE STARJUNIT HIRE PROTECTION DISTRICT. LOT DRIVEWAYS/ACCESS LINES AT LEAST 10 FEET LONG, 16 FEET WIDE AND 10569.59 INCHES AT LEAST 16 FEET WIDE SHALL BE CONSTRUCTED TO SUPPORT A MINIMUM WAREHOUSING LOAD OF 75,000 POUNDS, UNLESS OTHERWISE APPROVED IN WRITING BY THE STARJUNIT HIRE PROTECTION DISTRICT.

5. EXISTING OVERHEAD DIAMO POWER LINE LIES WITHIN THE 20 FOOT WIDE STRIP AS SHOWN HEREON, AND THIS STRIP IS DEDICATED HEREON AS A NEW DIAMO POWER EASEMENT, ALTHOUGH THE LINE IS EXISTING, THE WEATHERLY 1000 FEET IS PLACED ON THE EAST SIDE OF THE EASEMENT, AND THE 20 FOOT WIDE STRIP IS PLACED ON THE WEST SIDE OF THE EASEMENT.

9. AT THE TIME OF BUILDING PERMIT SUBMITTAL FOR EITHER LOT 2 OR 3 OF BLOCK 1, ITS WALL REQUIRE THE RELOCATION OF THE EXISTING APPROACH TO THE COMMON LOT LINE FOR USE AS A SINGLE JOINT USE APPROACH. THIS SHARED ACCESS FOR LOTS 2 AND 3 WILL BE OWNED FOR AGRICULTURAL UTILITY PURPOSES.













10. THE SYSTEMS IRRIGATION CANALWAY AS SHOWN HEREON IS TO SERVE USERS TO THE WEST. THE BURIED IRRIGATION LINE SHALL BE MAINTAINED BY SAG JEFFS TO THE WEST. THE CANALWAY TO THE EAST OF THE 1/4 SECTION 36, T4S, R10E, S10E, SHALL BE MAINTAINED BY THE STATE OF NEBRASKA.

- 1.1. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.

- 1.3. REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.

24. LITTER: LITTER SHALL BE PROHIBITED. NO LITTER SHALL BE PLACED OR ALLOWED TO BE PLACED ON ANY ROAD OR IN ANY OTHER PUBLIC PLACE. LITTER SHALL BE PROHIBITED IN ANY OTHER PUBLIC PLACE. LITTER SHALL BE PROHIBITED IN ANY OTHER PUBLIC PLACE.

LEGEND

- | | |
|---|------------------------|
| ----- | LONG SURVIVOR |
| ----- | CRIMINAL JUDGE |
| ----- | ARMED AND DANGEROUS |
| ----- | DEVELOPING WORLD |
| ----- | CRIMINALS AND VIOLENCE |
| ----- | DEATH OF A KING |
|  | PEOPLE AND SOCIETY |
|  | PEOPLE AND SOCIETY |
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|  | PEOPLE AND SOCIETY |

REFERENCE

- R1=RECORD OF SURVEY NO. 5521, N&T, NO. -01024238
R2=RECORD OF SURVEY NO. 6081, N&T, NO. -01084441
R3=NO. 1, SEER NAME OF MANY PLANS, STATE AND PROJECT NO. 14P
R4=ANNUARY 1920 N&T, NO. 7632078
R5=PLAN OF THE INDIAN SUBDIVISION BOOK 47 P&S 1988-1995
ADA COUNTY BOOK OF PLATS
R6=PLAN OF SASKIENIA SUBDIVISION BOOK 61 P&S 6075-6076
ADA COUNTY BOOK OF PLATS
R7=PLAN OF WOODRUFF POLY SUBDIVISION BOOK 55 P&S 19516
AND 19517 ADA COUNTY BOOK OF PLATS



207 W. MAIN ST.
EMMETT, ID 83601
(208) 395-5124
FAX (208) 392-5101

XXXXXXXXXXXXXXXXXXXX

SEAT:	DATE:	DRAWN BY:	CHECKED BY:	WGT:	DTG:
1 OF 3	11/24/2010	GP	CP	10019	10019-FF

RELINQUISHMENT OF EASEMENT

CTC TELECOM, INC., an Idaho corporation, hereby relinquishes, releases, and forever quitclaims onto BHEG MILESTONE RANCH LLC, a Delaware limited liability company, its heirs, successors, and assigns, any and all public easement rights that may have been created pursuant to that certain Hoot Nanney Farms Subdivision recorded on December 16, 2020 in Book 103 of Plats, at Pages 13839 through 13841, as Instrument No. 110118444 of the records of Ada County, State of Idaho, on that certain real property legal described on Exhibit A attached hereto and made part hereof.

IN WITNESS WHEREOF, CTC TELECOM, INC., hereby executes this Relinquishment of Easement, by its proper officers, this 22 day of May, 2023.

CTC TELECOM, INC., an Idaho corporation

By: _____

Jerry Piper, Vice President of Operations

STATE OF IDAHO)

) ss.

County of Washington)

This record was acknowledged before me on this 22 day of May, 2023, by Jerry Piper, as Vice President of Operations of CTC Telecom, Inc.

Sandra J Ward

My Commission Expires

8/9/25

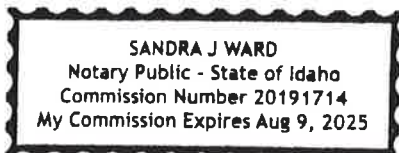


Exhibit A – Legal Description of Relinquished Easement Areas

Existing public utility easements over portions of Lots 1, 2, and 3 of Block 1 of Hoot Nanney Farms Subdivision, as shown in Book 103 of Plats on Pages 13839 through 13841, records of Ada County, Idaho; being located in the E ½ of Section 4, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

LOT 1 BLOCK 1 EASEMENT

A strip of land of varying width, right of and adjacent to the following described easement line:

Commencing at a Brass Cap monument marking the southwest corner of the NW ¼ of the SE ¼ (CS 1/16 corner) of said Section 4, from which an Aluminum Cap monument marking the northwest corner of said NW ¼ of the SE ¼ (C ¼ corner) bears N 0°48'29" E a distance of 1329.13 feet;

Thence along the southerly boundary of said NW ¼ of the SE ¼ S 89°27'07" E a distance of 868.27 feet to a point;

Thence leaving said boundary N 0°32'53" E a distance of 25.00 feet to a point on the southerly boundary of said Lot 1 being the **POINT OF BEGINNING**;

Said easement being 10.00 feet in width, thence along said southerly boundary N 89°27'07" W a distance of 240.08 feet (formerly N 89°59'16" W, 240.04 feet) to the southwesterly corner of said Lot 1;

Thence along the westerly boundary of said Lot 1 N 0°48'29" E (formerly N 0°16'08" E) a distance of 669.00 feet to the northwesterly corner of said Lot 1;

Said easement becoming 5.00 feet in width, thence along the northerly boundary of said Lot 1 S 89°27'07" E a distance of 651.72 feet (formerly S 89°59'16" E, 651.62 feet) to the northeasterly corner of said Lot 1;

Said easement becoming 10.00 feet in width, thence along the easterly boundary of said Lot 1 S 0°55'29" W a distance of 669.01 feet (formerly S 0°23'02" W, 669.00 feet) to the southeasterly corner of said Lot 1;

Thence along the southerly boundary of said Lot 1 N 89°27'07" W a distance of 320.28 feet (formerly N 89°59'16" W, 320.24 feet) to the **ENDING POINT** of said easement line.

Said Lot 1 Block 1 Easement contains 0.504 acres more or less and is subject to any other easements existing or in use.

LOT 2 BLOCK 1 EASEMENT

A strip of land of varying width, right of and adjacent to the following described easement line:

Commencing at a Brass Cap monument marking the southwest corner of the NW ¼ of the SE ¼ (CS 1/16 corner) of said Section 4, from which an Aluminum Cap monument marking the

northwest corner of said NW ¼ of the SE ¼ (C ¼ corner) bears N 0°48'29" E a distance of 1329.13 feet;

Thence along the westerly boundary of said NW ¼ of the SE ¼ N 0°48'29" E a distance of 694.00 feet to the southwesterly corner of said Lot 2, the **BEGINNING POINT** of said easement line;

Said easement being 10.00 feet in width, thence along the westerly boundary of said Lot 2 N 0°48'29" E a distance of 635.13 feet (formerly N 0°16'08" E, 634.82 feet) to the Center ¼ corner of said Section 4;

Thence continuing along said westerly boundary N 0°48'31" E a distance of 979.09 feet (formerly N 0°16'22" E, 978.91 feet) to the northwesterly corner of said Lot 2;

Said easement becoming 5.00 feet in width, thence along the northerly boundary of said Lot 2 S 89°07'52" E a distance of 1243.06 feet (formerly S 89°39'48" E, 1242.77 feet) to the northeasterly corner of said Lot 2;

Said easement becoming 10.00 feet in width, thence along the easterly boundary of said Lot 2 the following courses and distances:

Thence S 0°55'29" W a distance of 367.37 feet (formerly S 0°23'02" W, 367.43 feet) to a point;

Thence S 20°52'06" E a distance of 107.74 feet (formerly S 21°24'40" E, 107.73 feet) to a point;

Thence S 0°55'29" W a distance of 1139.60 feet (formerly S 0°23'02" W, 1139.00 feet) to the southeasterly corner of said Lot 2;

Said easement becoming 5.00 feet in width, thence along the southerly boundary of said Lot 2 N 89°27'07" W a distance of 651.72 feet (formerly N 89°59'16" W, 651.62 feet) to a point being the northwesterly corner of said Lot 1;

Said easement becoming 10.00 feet in width, thence continuing along said southerly boundary N 89°27'07" W a distance of 628.08 feet (formerly N 89°59'16" W, 628.00 feet) to the southwesterly corner of said Lot 2, the **ENDING POINT** of said easement line.

Said Lot 2 Block 1 Easement contains 1.098 acres more or less and is subject to any other easements existing or in use.

LOT 3 BLOCK 1 EASEMENT

A strip of land of varying width, right of and adjacent to the following described easement line:

Commencing at a Brass Cap monument marking the southwest corner of the NW ¼ of the SE ¼ (CS 1/16 corner) of said Section 4, from which an Aluminum Cap monument marking the northwest corner of said NW ¼ of the SE ¼ (C ¼ corner) bears N 0°48'29" E a distance of 1329.13 feet;

Thence along the westerly boundary of said NW ¼ of the SE ¼ N 0°48'29" E a distance of 1329.13 feet to said Center ¼ corner;

Thence along the westerly boundary of the SW ¼ of the NE ¼ of said Section 4 N 0°48'31" E a distance of 979.09 feet to the southwesterly corner of said Lot 3, the **BEGINNING POINT** of said easement line;

Said easement being 10.00 feet in width, thence along the westerly boundary of said Lot 3 N 0°48'31" E a distance of 350.56 feet (formerly N 0°16'22" E, 350.50 feet) to the northwesterly corner of said Lot 3;

Thence along the northerly boundary of said Lot 3 S 89°07'52" E a distance of 1243.77 feet (formerly S 89°39'48" E, 1243.45 feet) to the northeasterly corner of said Lot 3;

Thence along the easterly boundary of said Lot 3 S 0°55'29" W a distance of 350.56 feet (formerly S 0°23'02" W, 350.50 feet) to the southeasterly corner of said Lot 3;

Said easement becoming 5.00 feet in width, thence along the southerly boundary of said Lot 3 N 89°07'52" W a distance of 1243.06 (formerly N 89°39'48" W, 1242.77 feet) to the southwesterly corner of said Lot 3, the **ENDING POINT** of said easement line.

Said Lot 3 Block 1 Easement contains 0.582 acres more or less and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
May 4, 2023

