

RECEIVED

FEB 15 2023

Canyon Co. Assr.

	Application for Property Tax Exemption Site Improvements Associated with Land Idaho Code 63-602W Please Return by March 15th	
Exemption from property taxes may be considered on certain improvements that are associated with land such as roads and utilities. Application for this exemption is due by April 15th. For more efficient processing please return by March 15th.		

BRANDT AGENCY INC

Tax Code Area: 002-11
Mapping: 05-2N-2W NW203 11TH AVE S
NAMPA ID 83651**Property and Ownership Information**

Subdivision: HERON RIDGE NO 2	
A description of the property for which this application is being made must be submitted. This description must contain parcel numbers, site addresses (if assigned), lot and block numbers and the current asking prices. The property described by this list will henceforth be referred to as the subject property. Please also provide any additional parcels that were included on the original plat and the date each was sold. Only one phase per application.	
Was this subdivision bonded prior to signing the final plat? If yes, please attach this documentation.	<u>NO</u>
Was all of the Infrastructure in place when the plat was recorded? If no, explain.	<u>YES</u>
List all of the legal owner(s) of the subject property when the plat was recorded.	<u>BRANDT AGENCY, INC.</u>
Do all of the above listed owners still own the subject property? If no, explain.	<u>YES</u>
Date the plat was recorded <u>9/30/22</u>	Instrument (record) number <u>Book 54 Page 48</u>

Cost of Improvements

Please provide supporting documentation for all costs reported. All documentation must originate from the payee, include dates payments were made and by whom. Only include costs paid by the current owner.	
On-site Electricity <u>80,114</u>	Road Construction <u>153,137</u>
On-site Water/Sewer <u>227,307</u>	Sidewalks/Concrete <u>102,765</u>
Other on-site Utilities <u>202,063</u>	Total off-site Costs _____

Certification by Taxpayer: Under penalty of perjury I declare all information provided is true, complete, and correct.

Signature Dan Brandt, Pres. Date 2-14-23Return this form and attachments to Canyon County Assessor, 111 NORTH 11th Ave, Suite 250, Caldwell, ID 83605.
Contact us at: Assessor.Dept@CanyonCo.org or (208)544-7437**County Use Only**

Approved ☒	Denied _____	Apply to Tax Year _____
Total Market Value _____		Total Value Not Qualified _____
Total Exempted Value _____		Total Net Taxable Value _____
Chairman <u>[Signature]</u>		
Commissioner <u>[Signature]</u>		
Attest <u>Chris Gammon, Clerk</u> Date <u>2-28-23</u>		

Monica Reeves

63-602W Business Inventory Exemption Supplemental Spreadsheet

HERON RIDGE NO 2

Acct	Instrument	Primary Owner	Site Address	LT Blk	Parcel Size	Total Assessed Value	Asking Price
29301166 0	2022045305	BRANDT AGENCY INC	2077 W IBIS DR	LT 3 BLK 3	0.26 Acres	\$0	
29301152 0	2022045305	BRANDT AGENCY INC	2193 W EGRET ST	LT 44 BLK 1	0.21 Acres	\$0	
29301144 0	2022045305	BRANDT AGENCY INC	2337 W EGRET ST	LT 36 BLK 1	0.18 Acres	\$0	
29301142 0	2022045305	BRANDT AGENCY INC	2373 W EGRET ST	LT 34 BLK 1	0.35 Acres	\$0	
29301154 0	2022045305	BRANDT AGENCY INC	2157 W EGRET ST	LT 46 BLK 1	0.18 Acres	\$0	
29301150 0	2022045305	BRANDT AGENCY INC	2229 W EGRET ST	LT 42 BLK 1	0.18 Acres	\$0	
29301148 0	2022045305	BRANDT AGENCY INC	2265 W EGRET ST	LT 40 BLK 1	0.18 Acres	\$0	
29301178 0	2022045305	BRANDT AGENCY INC	2041 W IBIS DR	LT 2 BLK 5	0.20 Acres	\$0	
29301159 0	2022045305	BRANDT AGENCY INC	2392 S THACKER RIDGE AVE	LT 51 BLK 1	0.20 Acres	\$0	
29301157 0	2022045305	BRANDT AGENCY INC	2103 W EGRET ST	LT 49 BLK 1	0.31 Acres	\$0	
29301146 0	2022045305	BRANDT AGENCY INC	2301 W EGRET ST	LT 38 BLK 1	0.21 Acres	\$0	
29301174 0	2022045305	BRANDT AGENCY INC	2282 W EGRET ST	LT 13 BLK 4	0.15 Acres	\$0	
29301149 0	2022045305	BRANDT AGENCY INC	2247 W EGRET ST	LT 41 BLK 1	0.21 Acres	\$0	
29301165 0	2022045305	BRANDT AGENCY INC	2095 W IBIS DR	LT 2 BLK 3	0.21 Acres	\$0	
29301175 0	2022045305	BRANDT AGENCY INC	2300 W EGRET ST	LT 14 BLK 4	0.15 Acres	\$0	
29301177 0	2022045305	BRANDT AGENCY INC	2336 W EGRET ST	LT 16 BLK 4	0.35 Acres	\$0	
29301160 0	2022045305	BRANDT AGENCY INC	2094 W IBIS DR	LT 11 BLK 2	0.19 Acres	\$0	
29301141 0	2022045305	BRANDT AGENCY INC	2391 W EGRET ST	LT 33 BLK 1	0.22 Acres	\$0	
29301151 0	2022045305	BRANDT AGENCY INC	2211 W EGRET ST	LT 43 BLK 1	0.18 Acres	\$0	
29301172 0	2022045305	BRANDT AGENCY INC	2246 W EGRET ST	LT 11 BLK 4	0.15 Acres	\$0	
29301147 0	2022045305	BRANDT AGENCY INC	2283 W EGRET ST	LT 39 BLK 1	0.18 Acres	\$0	
29301169 0	2022045305	BRANDT AGENCY INC	2192 W EGRET ST	LT 8 BLK 4	0.15 Acres	\$0	
29301161 0	2022045305	BRANDT AGENCY INC	2076 W IBIS DR	LT 12 BLK 2	0.19 Acres	\$0	
29301176 0	2022045305	BRANDT AGENCY INC	2318 W EGRET ST	LT 15 BLK 4	0.19 Acres	\$0	
29301143 0	2022045305	BRANDT AGENCY INC	2355 W EGRET ST	LT 35 BLK 1	0.21 Acres	\$0	
29301145 0	2022045305	BRANDT AGENCY INC	2319 W EGRET ST	LT 37 BLK 1	0.18 Acres	\$0	
29301171 0	2022045305	BRANDT AGENCY INC	2228 W EGRET ST	LT 10 BLK 4	0.15 Acres	\$0	
29301173 0	2022045305	BRANDT AGENCY INC	2264 W EGRET ST	LT 12 BLK 4	0.18 Acres	\$0	
29301162 0	2022045305	BRANDT AGENCY INC	2058 W IBIS DR	LT 13 BLK 2	0.19 Acres	\$0	
29301167 0	2022045305	BRANDT AGENCY INC	2156 W EGRET ST	LT 6 BLK 4	0.18 Acres	\$0	
29301170 0	2022045305	BRANDT AGENCY INC	2210 W EGRET ST	LT 9 BLK 4	0.18 Acres	\$0	
29301153 0	2022045305	BRANDT AGENCY INC	2175 W EGRET ST	LT 45 BLK 1	0.18 Acres	\$0	



Eric Steingruber
Finance Manager

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Direct: (208) 695-2025
esteingruber@hubblehomes.com

701 S Allen St. #104
Meridian, ID 83642
www.hubblehomes.com

Development Company:

Managing Member:

LINE ITEM SUMMARY

Project Name:

Heron Ridge #2

Prepared By:

MG

Date:

9.6.22

Plan Date

Budget Type

CONSTRUCTION ON-SITE COSTS

Costs to be billed

08100	Application Fees	\$15,395		
08110	Eng/Survey/Platting	\$61,450	\$ 2,800.00	Remaining engineering anticipated
08205	Site Preparation	\$143,621	\$ 5,000.00	Lot clearing
08210	Erosion Control	\$13,535		
08220	Sewer	\$157,924		
08225	Water	\$139,383		
08230	Storm Drain	\$80,914		
08240	Pressure Irrigation	\$82,875		
08245	Gravity Irrigation	\$38,274		
08250	Power Service	\$80,114		
08270	Site Concrete	\$102,765		
08275	Road Prep and Paving	\$153,137		
08295	Fencing	\$86,100	\$ 86,100.00	Scheduled for next week
08310	Landscaping	\$12,500		
08325	Misc.	\$29,250	\$ 20,000.00	Light poles
08320	Contingencies	\$23,945		
Subtotal		\$1,221,182	\$113,900	

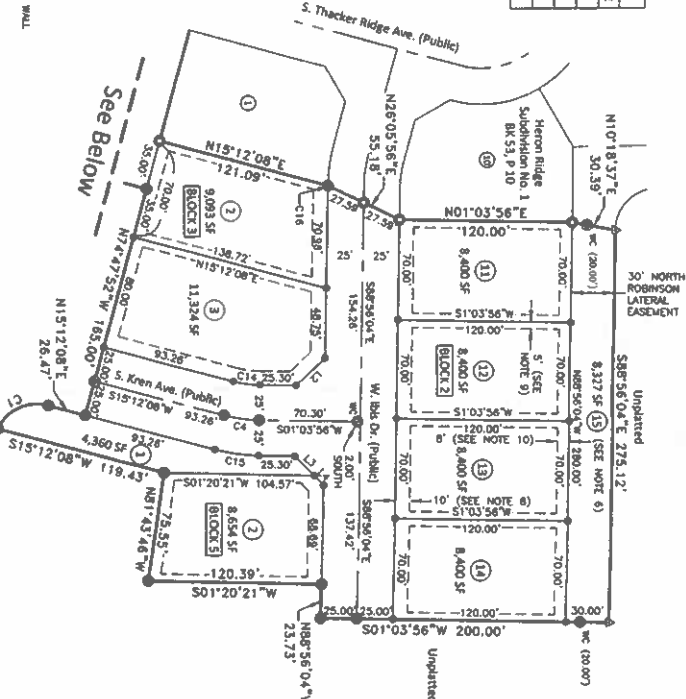
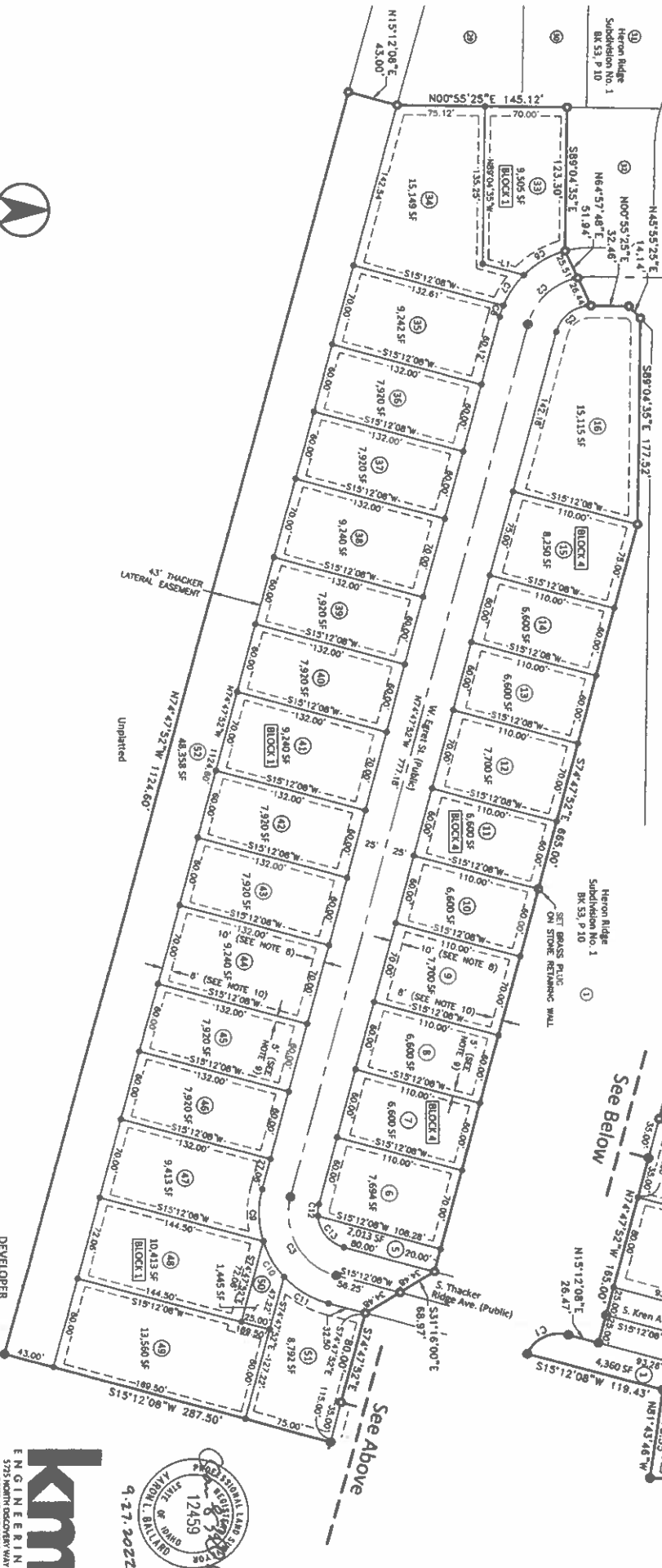
NOTES

1. PROVISION WATER HAS BEEN PROVIDED FROM THE CITY OF MARIETTA IN COMPLIANCE WITH PARAGRAPH SECTION 31-3802(1)(6). THE CITY OF MARIETTA SHALL BE ENTITLED TO PROVISION WATER RIGHTS AND SHALL BE REWARDED FOR ASSISTANCE FROM THE CITY OF MARIETTA.
2. THE DEVELOPER RECOGNIZES SECTION 22-4501 OF THE BOUND 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 CHAINED, CONTINUING, OR ABOUT THE SURROUNDING HOUSING, ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR A PERIOD OF 12 MONTHS. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR INCIDENT 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."
3. LOTS 50 AND 51, BLOCK 4 AND LOT 1, BLOCK 5 ARE COMMON LOTS AND SHALL BE OWNED AND SHOWN AS UNDIVIDED BY THE HERON RIDGE HOMEOWNERS ASSOCIATION, INC. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES, STORM DRAINAGE AND IRRIGATION.
4. LOT 50, BLOCK 1 IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVE TO PROVIDE ACCESS TO LOTS 48 AND 49.
5. LOT 50, BLOCK 1 SHALL BE OWNED AND SHOWN AS UNDIVIDED BY THE HERON RIDGE HOMEOWNERS ASSOCIATION, INC. OR THE HERON RIDGE HOMEOWNERS ASSOCIATION, INC. SHALL BE ENTITLED TO PROVIDE ACCESS TO LOTS 48 AND 49.
6. LOT 15, BLOCK 2 IS A NON-BUILDABLE LOT TO BE CONVEYED TO OTHERS AFTER THE RECORD OF THIS PLAT. THIS LOT IS NOT SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN THIS PLAT.
7. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE FILED FOR RECORD AT THE CANTON COUNTY RECORDERS OFFICE AND MAY BE AMENDED FROM TIME TO TIME.
8. ALL LOT LINES COMMON TO THE PUBLIC RIGHTS-OF-WAY AND COMMON DRIVES (SEE NOTE 5) CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, LOT DRAINAGE AND IRRIGATION AS SHOWN HEREON.
9. UTILITIES, LOT DRAINAGE AND IRRIGATION AS SHOWN HEREON.
10. UTILITIES, LOT DRAINAGE AND IRRIGATION AS SHOWN HEREON.
11. UTILITIES, LOT DRAINAGE AND IRRIGATION AS SHOWN HEREON.
12. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
13. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
14. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.

PLAT OF
HERON RIDGE SUBDIVISION NO. 2

CLIMATE TABLE				
COUNTY	LANDS	DATA	CLIMATE	CLIMATE
C1	30.00'	42.10'	60.00'	30.75'
C2	35.00'	43.10'	65.00'	35.75'
C3	35.00'	43.10'	65.00'	35.75'
C4	35.00'	43.10'	65.00'	35.75'
C5	35.00'	43.10'	65.00'	35.75'
C6	35.00'	43.10'	65.00'	35.75'
C7	35.00'	43.10'	65.00'	35.75'
C8	35.00'	43.10'	65.00'	35.75'
C9	35.00'	43.10'	65.00'	35.75'
C10	35.00'	43.10'	65.00'	35.75'
C11	35.00'	43.10'	65.00'	35.75'
C12	35.00'	43.10'	65.00'	35.75'
C13	35.00'	43.10'	65.00'	35.75'
C14	35.00'	43.10'	65.00'	35.75'
C15	35.00'	43.10'	65.00'	35.75'
C16	35.00'	43.10'	65.00'	35.75'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N15°12'08"W	34.49
L2	N45°03'56"E	28.28
L3	N45°03'56"E	19.32
L4	N45°03'56"E	8.97



DEVELOPER
Brandt Agency, Inc.
NAPPA, IO

BOOK 54 PAGE 46

208 NO. 20-187

SHEET 7 OF 4

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREINAFTER DESCRIBED.

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 3 AND GOVERNMENT LOT 5 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 2 WEST, B.M., CITY OF NAPA, CANYON COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FUNDRAISS CAP MARKING THE NORTHWEST CORNER OF S&D SECTION 5, WHICH BEARS N89°04'35"W A DISTANCE OF 2,643.40 FEET FROM A ROUND BASS CAP MARKING THE NORTH 1/4 CORNER OF S&D SECTION 5, THENCE FOLLOWING THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF S&D SECTION 5, S89°04'35"E A DISTANCE OF 2,008.38 FEET; THENCE FOLLOWING S&D NORTH LINE, S01°03'56"W A DISTANCE OF 193.51 FEET TO A POINT BEING THE POINT OF BEGINNING, THENCE S&D NORTH LINE, S01°03'56"W A DISTANCE OF 20.00 FEET AND S&D POINT BEING THE POINT OF BEGINNING, 1/2-1/2-INCH REBAR WHICH BEARS S01°03'56"W A DISTANCE OF 20.00 FEET AND S&D POINT BEING THE POINT OF BEGINNING.

THE DICE 501.03.567W A DISTANCE OF 200.00 FEET TO A SET 5/8-INCH REBAR;

THEENCE N88.56.04.74 A DISTANCE OF 23.73 FEET TO A SET 5/8-INCH REBAR;
THEENCE S01.20.21.74 A DISTANCE OF 120.39 FEET TO A SET 5/8-INCH REBAR;
THEENCE S01.20.21.74 A DISTANCE OF 75.45 FEET TO A SET 5/8-INCH REBAR.

THEIR. FBI 43-4674 A DISTANCE OF 119.43 FEET TO A SET 5/8-INCH REBAR. THERE 43-120874 A DISTANCE OF 119.43 FEET TO A SET 5/8-INCH REBAR. THERE 43-120874 A DISTANCE OF 119.43 FEET TO A SET 5/8-INCH REBAR.

ANCE 42.0 FEET FROM THE END OF A CURVED DRIVE TO THE NORTH, SHOW CORNER MEASUREMENTS OF 50.0 FEET, A WELL ANGLE OF 80°22'21", A CHORD BEARING OF N23°00'03"W, AND A CHORD DISTANCE OF 38.73 FEET TO A SET 5/8-INCH REBAR. THERE'S MEASUREMENT OF 24.47 FEET TO A SET 5/8-INCH REBAR.

THE DISTANCE OF SET 5/8-INCH REBAR,
N74°47'52"W A DISTANCE OF
S151°00'W A DISTANCE OF
287.50 FEET TO A SET 5/8-INCH REBAR.

INDUCE 4744732" W A DISTANCE OF 1.12, 10 FEET TO A FOUND 5/8-INCH REBAR ON THE SUBDIVISION BOUNDARY OF NEIGHBOR SUBDIVISION NO. 1 (BOOK 43 PAGE 10).

THENCE FOLLOWING SAID SUBDIVISION BOUNDARY THE FOLLOWING FOURTEEN (14) COURSES:

1. N1E120R8T A DISTANCE OF 43.00 FEET TO A FINISH 5/8-INCH REBAR;

2. NO. 5, 25-E A DISTANCE OF 145.12 FEET TO A FOUND 5/8-INCH REBAR;
3. SB# 04-35-E A DISTANCE OF 123.30 FEET TO A FOUND 5/8-INCH REBAR;

4. NO. 5740E A DISTANCE OF 51.94 FEET TO A FOUND 5/8-INCH REBAR;
5. NO. 5525E A DISTANCE OF 32.46 FEET TO A FOUND 5/8-INCH REBAR;

6. N45°55'29"E A DISTANCE OF 14.14 FEET TO A FOUND 5/8-INCH REBAR;
7. S89°04'30"E A DISTANCE OF 177.52 FEET TO A FOUND 5/8-INCH REBAR;

5.74'47.62" E A DISTANCE OF 665.00 FEET TO A FOUND 5/8-INCH REBAR;
53.11'6.00" E A DISTANCE OF 88.97 FEET TO A FOUND 5/8-INCH REBAR;

10. 57.4732° A DISTANCE OF 60.00 FEET TO A POUND 5/8-INCH REBAR;
11. N151208° A DISTANCE OF 121.09 FEET TO A POUND 5/8-INCH REBAR;

12. N28°09'50"E A DISTANCE OF 56.18 FEET TO A FOUND 5/8-INCH REBAR;
13. N01°03'54"E A DISTANCE OF 120.00 FEET TO A FOUND 5/8-INCH REBAR;

14. N101°18'57"E A DISTANCE OF 50.39 FEET TO A POINT BEING WITNESSED BY A SET 5/8-INCH REBAR WHICH BEARS S107°10'37"W A DISTANCE OF 20.00 FEET FROM SAID POINT,

THENCE LEAVING SAID SUBDIVISION BOUNDARY, S80°35'08"E A DISTANCE

SAD DESCRIPTION CONTAINS A TOTAL OF 10,390 ACRES, MORE OR LESS

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EXPENSES SHOWN ON THIS PLAT ARE NOT DEBITED TO THE PUBLIC BUT THE RIGHTS TO AND THE STRUCTURES ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT AND STRUCTURES ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. THE UNDERSIGNED, BY THESE PROVISIONS, DEEDS TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT, WITHIN THIS PLAT, MAY RECEIVE WATER SERVICE FROM THE CITY OF HAWAII AND SAID CITY HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

Don R. Brandt
DON R. BRANDT, PRESIDENT
BRANDT AGENCY, INC.

ACKNOWLEDGMENT

STATE OF IDAHO
Canyon COUNTY

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON September 2, 2022, BY DON K. BRANDT, AS PRESIDENT OF BRANDT AGENCY, INC.

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 4-10-27



CERTIFICATE OF SURVEYOR

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF SECTION 36, TOWNSHIP 36N, RANGE 12E, S4E, IDAHO COUNTY, IDAHO, WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION NO. 2 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, 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.

Don 8306



9.1.2022

DEVELOPER
Brandt Agency, Inc.

BOOK 54 PAGE 48

JOB NO. 20-157

SHEET 3 OF 4

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