

City of Star

P.O. Box 130  
Star, Idaho 83669  
208-286-7247  
Fax 208-286-7569

[www.staridaho.org](http://www.staridaho.org)



Mayor:  
Trevor A. Chadwick

Council:  
Kevin Nielsen  
Jennifer Salmonsens  
Michael Keyes  
David Hershey

November 7, 2022

**CITY OF STAR  
NOTICE OF PUBLIC HEARING**

Dear Agency Representative:

You have been identified as an agency having jurisdiction on the following matter, which will come before the Star City Council at the Star City Hall, 10769 W. State Street, Star, Idaho at 7:00 pm, or as soon thereafter as the matter may be heard. **The hearing is tentatively scheduled for December 13, 2022.**

**Application:** Willowbrook Master Planned Development  
Files #'s AZ-21-12 Annexation-Zoning  
DA-21-20 Development Agreement

**Applicant/Representative:** Nathan Mitchell, A+E Construction, LLC, 1470 N. Rook Way, Star, ID 83669

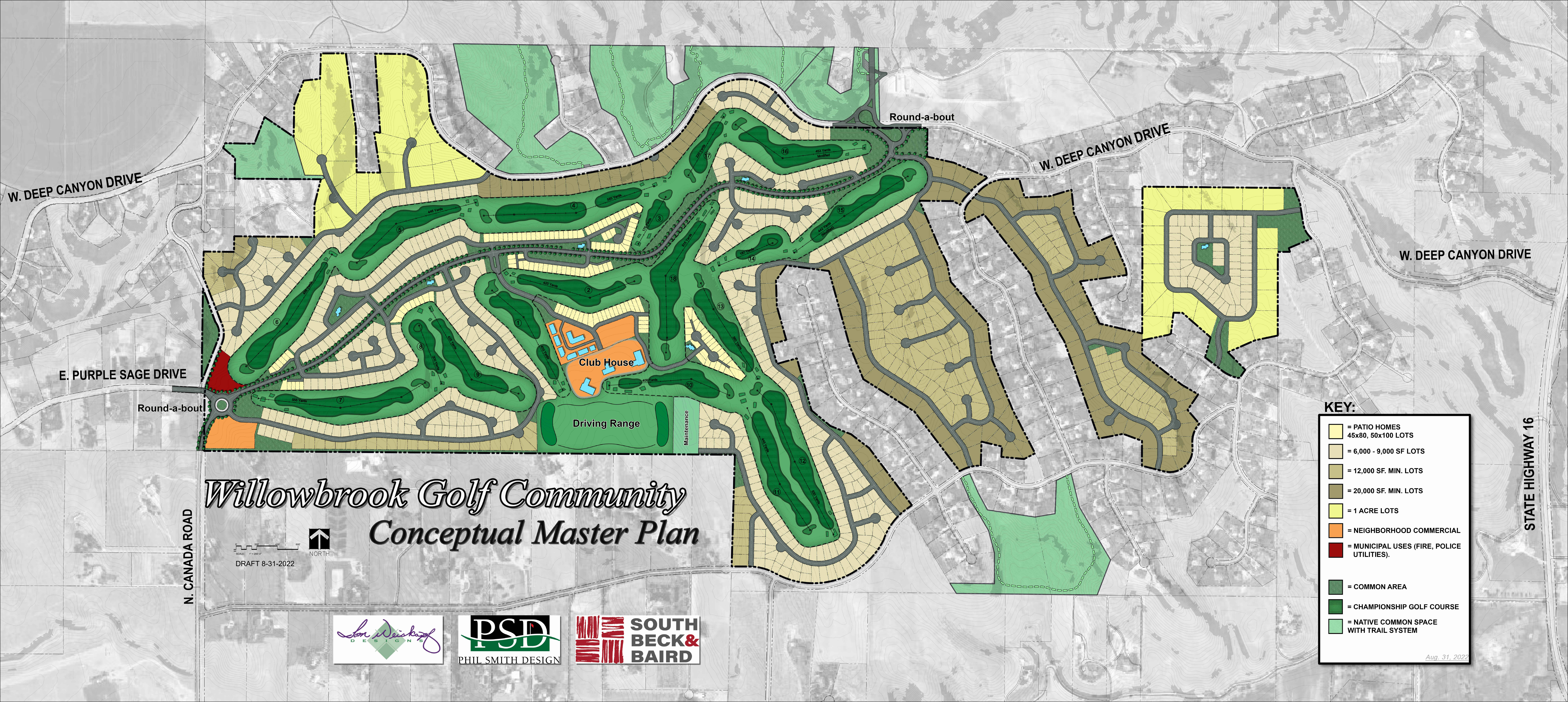
**Owner:** Richard M. Phillips, Willowbrook Development, Inc. & Twin Islands, LLC, 210 Murray Street, Garden City, ID 83714

**Action:** The Applicant is seeking approval of an Annexation and Zoning (R-2-DA) with a Development Agreement for a proposed master planned development consisting of approximately 1,094 residential lots, 2 commercial lots and an 18-hole golf course on 726.6 acres. The property is located west of Highway 16 in Star, Idaho. The project is exclusively in Ada County.

**Property Location:** The subject property is generally located between Hwy 16 and Can Ada Road, and Deep Canyon Drive and Lanktree Gulch Road/Purple Sage Drive. Ada County Parcel No.'s included in Exhibit A attached.

**Information/Comments:** Additional materials are available for review at Star City Hall. **Please submit any initial comments** on agency letterhead to Star City Hall, P.O. Box 130, Star, Idaho 83669 or at [snickel@staridaho.org](mailto:snickel@staridaho.org) **by December 6, 2022**, or your agency's response may be documented as "No Comment". For further information, please call 208-286-7247.

Shawn L. Nickel  
Planning Director and Zoning Administrator



W. DEEP CANYON DRIVE

Round-a-bout

W. DEEP CANYON DRIVE

W. DEEP CANYON DRIVE

E. PURPLE SAGE DRIVE

Round-a-bout

Club House

Driving Range

Maintenance

# Willowbrook Golf Community Conceptual Master Plan

SCALE 1"=200'  
DRAFT 8-31-2022



N. CANADA ROAD

STATE HIGHWAY 16

**KEY:**

- = PATIO HOMES  
45x80, 50x100 LOTS
- = 6,000 - 9,000 SF LOTS
- = 12,000 SF. MIN. LOTS
- = 20,000 SF. MIN. LOTS
- = 1 ACRE LOTS
- = NEIGHBORHOOD COMMERCIAL
- = MUNICIPAL USES (FIRE, POLICE UTILITIES).
- = COMMON AREA
- = CHAMPIONSHIP GOLF COURSE
- = NATIVE COMMON SPACE WITH TRAIL SYSTEM



Aug. 31, 2022



RECEIVED  
JUN 15 2021

BY: BK

City of Star  
P.O. Box 130  
Star, Idaho 83669  
P: 208-286-7247 F: 208-286-7569

**ANNEXATION & ZONING - REZONE APPLICATION**

\*\*\*All information must be filled out to be processed.

RECEIVED  
JUN 23 2022  
Re-Submittal

BY: [Signature]

FILE NO.: AZ-21-12  
Date Application Received: 7-15-21 Fee Paid: 1050.<sup>00</sup>  
Processed by: City: \_\_\_\_\_

**Applicant Information:**

PRIMARY CONTACT IS: Applicant \_\_\_ Owner \_\_\_ Representative X

Applicant Name: Richard M. Phillips  
Applicant Address: 210 Murray St., Garden City, Idaho Zip: 83714  
Phone: 208-376-4665 Email: \_\_\_\_\_

Owner Name: Richard M. Phillips, Willowbrook Development, Inc. & Twin Islands LLC  
Owner Address: 210 Murray St., Garden City, Idaho Zip: 83714  
Phone: 208-376-4665 Email: \_\_\_\_\_

Representative (e.g., architect, engineer, developer):  
Contact: Nathan Mitchell Firm Name: A+E Construction, LLC  
Address: 1470 N. Rook Way, Star, Idaho Zip: 83669  
Phone: 208-941-2688 Email: nate.mitchell@ymail.com

**Property Information:**

Site Address:  ~~Hwy 16 to Kingsbury Rd along Purple Sage Corridor~~ See Exhibit A Parcel Number: See Exhibit A  
Total Acreage of Site: ~~1554.8~~ 726.6  
Total Acreage of Site in Special Flood Hazard Area: N/A  
Proposed Zoning Designation of Site: ~~R-3~~ R-2

**Zoning Designations:**

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RR/RUT	ESTATE RES - 1-3 DU/ACRE	Agriculture
Proposed	<del>R-3</del>	ESTATE RES - 1-3 DU/ACRE	Residential
North of site	RUT	EX. PUBLIC USE	Agriculture
South of site	RUT	RURAL RESIDENTIAL	Ag/Residential
East of site	RUT	ESTATE RES - 1-3 DU/ACRE	Ag/Residential
West of site	<del>RUT</del> AG (Canyon Co.)	RURAL RESIDENTIAL 1 unit per 2 acres	Ag/Residential

**Special On-Site Features (Yes or No – If yes explain):**

Areas of Critical Environmental Concern - No  
 Evidence of Erosion - No  
 Fish Habitat - No  
 Floodplain - No  
 Mature Trees - No  
 Riparian Vegetation - No  
 Steep Slopes - Yes, foothills terrain  
 Stream/Creek - No  
 Unique Animal Life - No  
 Unique Plant Life - No  
 Unstable Soils - No  
 Wildlife Habitat - No  
 Historical Assets - No

**Application Requirements:**

*(Applications are required to contain one copy of the following unless otherwise noted. When combining with other applications (Prelim Plat, CUP, etc.) please include one paper copy for all applications)*

Applicant (√)	Description	Staff (√)
✓	Pre-application meeting with the Planning Department required prior to neighborhood meeting.	X
✓	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. <b>(Please contact the City for addresses &amp; labels)</b> (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	X
✓	Completed and signed Annexation & Zoning/Rezone Application	X
✓	Fee: (Include Development Agreement Fee). Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	X
✓	Narrative fully describing the proposed project (must be signed by applicant)	X
✓	Legal description of the property to be annexed and/or rezoned: <ul style="list-style-type: none"> <li>• Include a metes &amp; bounds description to the section line/centerline of all adjacent roadways, stamped and signed by a registered professional land surveyor, with a calculated closure sheet.</li> <li>• Scaled exhibit map showing the boundaries of the legal description in compliance w/the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.01h.</li> <li>• If requesting more than one zoning designation, include a legal description for each zone along with an overall annexation/rezone boundary description. Also include the boundaries of each different zone on the map.</li> <li>• Submit word.doc and pdf version with engineer's seal.</li> </ul>	X
✓	Recorded warranty deed for the subject property	X

✓	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	X
✓	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	X
✓	One (1) full-size 24" X 36" copy and one (1) 11" X 17" copy of associated CUP/PUD Site Plan/Preliminary Plat. If this application is not accompanied by a plat or site plan, please submit conceptual development plan for the property.	X
✓	Electronic copy in pdf. format of submitted plat, site or conceptual plan.	X
✓	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	X
✓	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. <b>Please contact the City to request addresses and labels.</b>	X
✓	Two (2) copies of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat/site plan, irrigation district information, <u>shall be submitted in original pdf format (no scans for preliminary plat/site plans) on two (2) thumb drives only (no discs)</u> with the files named with project name and plan type.	X
Will comply	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	X
✓	*Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature: _____	X
✓	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval, building permits. Please contact SSWD for details.	X

**FEE REQUIREMENT:**

**\*\* I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.**

  
 \_\_\_\_\_  
 Applicant/Representative Signature

7.15.2021  
 \_\_\_\_\_  
 Date

# *Willowbrook Development*

June 23, 2022

City of Star  
10769 W. State St  
Star, ID 83669

RE: Updated Narrative For Willowbrook Golf Community  
Annexation, Zoning, and Development Agreement

Dear Mayor, Star City Council, and Planning Staff:

Willowbrook Development, Inc. respectfully submits this updated application narrative for the annexation and zoning, with development agreement, of the approximately 726-acre Willowbrook Golf Community (“Willowbrook” or “Project”). This updated narrative and supporting materials supplement the Willowbrook application package filed July 15, 2021. Based on feedback from the City and community, the Project scope has been narrowed to include only Ada County land, removing all Canyon County land from the Project, and reducing the requested zoning to R2 instead of R3. See Attachment A. Only the golf course and golf clubhouse facilities will proceed as the first phase. The PUD and Preliminary Plat applications and associated processes and hearings will follow at a later date.

The proposed Development Agreement includes a Conceptual Master Plan for future development of the annexed property and approves the golf course and clubhouse facilities for development during the Project’s first phase. The Development Agreement restricts all further development, including residential and commercial development, until subsequent applications are submitted, considered, and approved, including a Preliminary Plat and a PUD, with associated traffic mitigation based on ACHD’s and ITD’s review of the traffic impact study.

## **Project Overview - Conceptual Master Plan**

The Willowbrook Golf Community is located on property within Phase 8 of the Hillsdale Estates community and has been contemplated for development since Hillsdale’s establishment in 1995. The Conceptual Master Plan for Willowbrook includes an 18-hole championship golf course, approximately 1094 single-family detached home sites, and approximately 110,000 square feet of neighborhood commercial and retail space. The integrated mixed uses, all centered around the golf course as the primary amenity, will create a desirable community where Star residents can live, work and play, all within a beautifully landscaped and highly amenitized development, connected with bike and pedestrian pathways.

Golf Course. The 175-acre, 18-hole championship golf course – the focal point of the Willowbrook community – will be constructed as the first phase of the Project. This significant amenity will be designed with the help of Tom Weiskopf and Phil Smith Design. The course will be privately owned and maintained, and the public will be welcome to enjoy it—a model that has worked well for the Banbury Meadows course in Eagle. Upon completion, the course will provide a truly world class venue that is an incredible asset to the City of Star and the overall Treasure Valley region. The golf facilities are requested to be approved as part of the Development Agreement in lieu of a conditional use permit.



Residential. Willowbrook’s Conceptual Master Plan includes approximately 1094 home sites. Willowbrook plans to offer a variety of home types for various homebuyers at a range of price points, including large luxury-style estate lots for families and high-end buyers, smaller lot patio homes for active older adults and those seeking lower maintenance properties, and additional lot size options and corresponding home types in between the estate and patio home sizes. The housing variety will be aligned to be compatible with surrounding residential development. Higher density lots will be located on the interior, while larger estate lots are located along the outside adjacent to existing homes. The exact sizes and configuration of residential lots will have to be reviewed and approved by the City with the future preliminary plat and PUD applications, and none of the planned residential uses will occur until and unless approved as part of those applications.

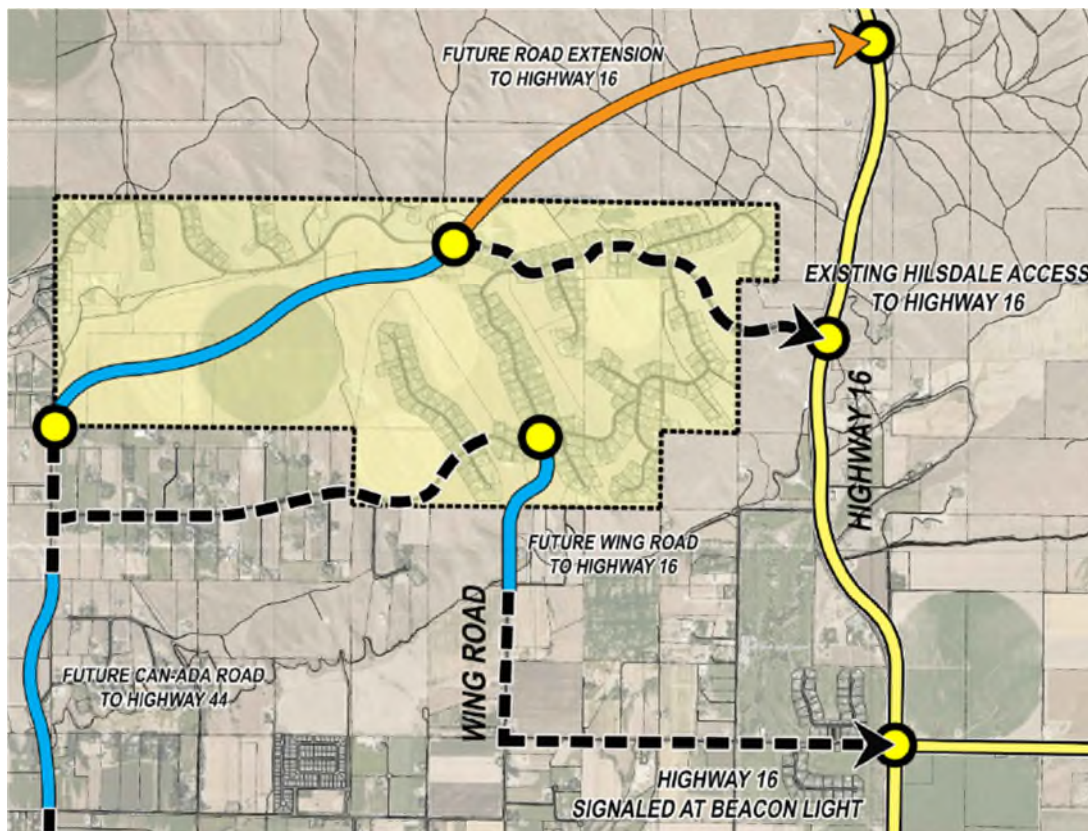
Commercial/Retail. Willowbrook’s Conceptual Master Plan includes approximately 110,000 sf of neighborhood commercial space to eventually include convenient services and retail opportunities for area residents and visitors. This application seeks approval of the golf clubhouse only, which will include a restaurant, bar, and pro shop retail incidental to the golf

course use. The planned future commercial uses will not occur until and unless approved as part of the future preliminary plat and PUD applications.

Civic. Willowbrook’s Conceptual Master Plan includes land for civic uses, including sewer, fire/police/EMS services, that will provide improved safety and services for all adjacent residents.

### Access/Roads

Primary access to Willowbrook is planned at CanAda Road on the West, with a residential collector and spine road running east-west, and additional points of access at Wing Road and W. Deep Canyon Drive. In later phases, a future road extension is planned to connect to a new Highway 16 access northeast of the site. Public and private roads will provide residents with circulation throughout the development. A traffic impact study and associated review by ITD and ACHD will be required with the Preliminary Plat application.



### Utilities

Upon annexation into the Star Sewer and Water District (“SSWD”), SSWD will provide services to Willowbrook. Wastewater treatment is planned to include a regional lift station located in the vicinity of CanAda Road and Purple Sage Road. The lift station will be sized to serve the Project and additional potential development in the area. The pressure line from the lift station



would likely run south in the CanAda Road right-of-way to Foothill Road, then east along Foothill Road to a gravity line that extends from the Trident Ridge Subdivision. Ultimately, as needed, Willowbrook may develop wastewater treatment on site with use of an MBR treatment plant like SSWD's current facility. This facility would be designed to produce water clean enough to reapply to the golf course for irrigation.

Potable water for Willowbrook will be provided by a new well drilled within the Project, with a storage tank to treat and store water, as directed and approved by SSWD. Willowbrook will dedicate potable water rights the developer owns to SSWD to serve the Project. Any additional water rights will be secured by the owner and/or SSWD as needed. Willowbrook currently owns at least 4,000 acre-feet of irrigation water rights to provide irrigation to the golf course. The Project will use as much treated wastewater as possible and only use the existing irrigation wells as needed to supplement the reused water.

All wastewater treatment and water supply facilities will be built by Willowbrook and dedicated to SSWD for operation.

### **Emergency Services**

With the Preliminary Plat, Willowbrook will dedicate land in the vicinity of Purple Sage and CanAda Roads for the Star Fire Protection District to site a station to serve the northern portion of their District. Willowbrook will continue to work with the District to determine the most appropriate location within the Project for such a station. The new station would likely house Star Police and Ada County EMS as well.

### **Open Space and Amenities**

The featured amenity in Willowbrook is the 175-acre, 18-hole championship golf course, which includes a driving range and clubhouse amenities, and this will be provided as the first phase of the development, providing immediate public benefit. The Conceptual Master Plan also includes approximately 89 additional acres of usable natural areas with hiking trails plus approximately 31 acres of buffers, parkways, and open grassy areas for residents to enjoy. In total, the non-golf course open space and amenities will exceed both the City's 15% gross land area requirement and the 10% usable open space requirement. Details about the open space areas and amenities will be considered with the PUD and preliminary plat applications.

### **Phasing**

The first phase of Willowbrook will consist of the golf course and clubhouse, making championship-level golf accessible to the public. Phased development will continue outward from there, with Phase 2 to include housing development and additional road accessibility. The phasing of the Project will depend on grading and market conditions and will evolve as the Preliminary Plat is developed. The Preliminary Plat application and associated review of traffic impacts and required mitigation will occur before the residential or commercial development phases of the Project may proceed.

### **Neighborhood Meetings and Public Involvement**

The applicant team began engaging with the broader Star community about the Project in 2012, with the goal of understanding how best to integrate this phase of the development with earlier phases and surrounding developments, including residents of Hillsdale, Monument Ridge, and Star Ridge subdivisions. The Project incorporated as many of the requests from those meetings as possible.

The applicant team has also participated in several public work sessions with the City on a variety of topics, including:

January 25, 2022 – Transportation (ACHD, ITD, CCHD4, COMPASS)

February 8, 2022 – Schools, Fire, Sewer/Water

February 22, 2022 – Environmental and Utilities (Idaho Fish and Game, Idaho Power, Central District Health, CenturyLink, Sparklight, Intermountain Gas, and US Postal Service)

As we continue to go through this process with the City, and in future application processes, the applicant is committed to minimizing the Project's impact on local neighbors. Neighborhood involvement in this process has already made this a better development, and we anticipate this will continue to be the case as more detailed development applications follow.

### **Annexation and Zoning, with Development Agreement**

As described above, the current application package would annex the approximately 726-acre property with R2 Zoning, and allow only the golf course and golf clubhouse facilities to be built as the first phase of the Project. The proposed Development Agreement includes a Conceptual Master Plan for future development but restricts all further development, including residential and commercial development, until subsequent applications are submitted, considered, and approved, including a Preliminary Plat and a PUD, with associated traffic mitigation based on ACHD's and ITD's review of the traffic impact study.

Willowbrook meets all of the requirements for annexation and zoning. First, annexation and zoning to R-2 complies with applicable provisions of the Star Comprehensive Plan. The proposed R2 zone is consistent with the applicable Future Land Use Map's designation of Estate Residential for this property, calling for 1-3 units per acre. Additionally, Willowbrook aligns with Goal 7: "Enhance and develop Star's economy, which will build a stronger community." The Project also includes a mix of commercial and residential development within a planned community that encourages walkability, addressing Implementation Policies 7.5(A) and (E). Further, the Project proposes a variety of housing types and price points to address Chapter 5's population goal: "5.5(D) Provide a variety of housing opportunities for differing population needs ranging from large-lot residential to multi-family apartment uses."

Second, annexation and R-2 zoning of this Project complies with regulations outlined for the proposed district. This Project, as ultimately considered and approved through the Preliminary Plat and PUD applications, will provide quality housing aligned with the overall density and use standards of the R-2 district and will provide a variety of homes for Star residents. The gross density of Willowbrook contemplated in the Conceptual Master Plan is 1.53 units per acre, consistent with R2 zoning.

Third, annexation and zoning to R-2 will not be materially detrimental to the public health and welfare. This Project will provide needed housing and appropriate commercial development adjacent to that housing in an area with similar uses. The master planned nature of the community – with the golf course, employment opportunities, access to services, and significant connecting pedestrian and bike pathways – will provide internal trip capture opportunities, minimizing external impacts on roads and maximizing quality of life. The commercial uses will benefit the City and all City residents with increased tax base and opportunities to access quality goods and services.

Fourth, annexation and zoning of Willowbrook will not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city. Willowbrook is adequately served by irrigation, and we are working with Star Fire Protection District and SSWD to ensure that adequate facilities are available when residents move into the community.

Finally, annexation is in the best interest of the City of Star. Willowbrook will provide citizens of Star with a world-class amenity in the form of a championship 18-hole golf course, and a quality mixed use residential community, supporting positive economic development for the City and its residents. Additionally, the planned civic uses, including sewer, fire, police, and EMS services, will provide improved safety and services for adjacent residents.

As part of the Development Agreement, in lieu of a conditional use permit, Willowbrook seeks approval of the golf course and golf clubhouse amenities, which will include a restaurant, bar, and pro shop retail incidental to the golf course use. All conditional use permit criteria in Star City Code are met.

First, the site is large enough to accommodate the proposed golf course uses and meet all the dimensional and development regulations in the district in which the use is located. The 726-acre site has plentiful useable open space, and offers more than sufficient acreage to accommodate the proposed golf course and golf amenities.

Second, the proposed golf course uses meet the intent of the Star comprehensive plan and are in compliance with the requirements of the Unified Development Code. The uses are conditionally allowed in the R2 zone. The golf course and clubhouse amenities will fulfill Chapter 7's goals of economic development by creating jobs and by creating a world-class amenity that will generate tourism dollars.

The design, construction, operation and maintenance of the golf course uses will be compatible with the surrounding uses, and with the existing or intended character of the vicinity. The architecture will conform to and/or complement surrounding development, and the golf course uses are compatible with adjacent residential and recreational uses.

The Willowbrook golf course and facilities will not adversely affect properties in the vicinity. The Project will enhance the property and aesthetic values of adjacent properties with beautiful and functional amenities and related services for area residents.

The proposed golf course uses will be served adequately by essential public facilities, including sewer, public safety, streets, and water, and will not create excessive costs or be detrimental to the economic welfare of the community. The applicant's significant self-funded improvements will ensure that this area will have sufficient infrastructure to accommodate the proposed development, and address the needs of other area residents.

The proposed golf course uses will not constitute nuisance activities of any kind. Finally, the proposed golf uses will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance.

### **Conclusion**

Willowbrook presents this Annexation and Zoning with Development Agreement request as a critical first step in a long-term partnership with the City of Star and other supporting government agencies. Discussions with Star Sewer and Water District, Star Fire Protection District, Ada County Highway District, and Idaho Transportation Department have been positive and constructive, and have resulted in identifying multiple opportunities to provide enhanced, superior municipal services to current and future residents.

We sincerely appreciate your time and consideration of this Project.

Sincerely,

*Nathan Mitchell*

ATTACHMENT A

Updated Application and Legals



RECEIVED  
 JUL 15 2021  
 BY: BV

City of Star  
 P.O. Box 130  
 Star, Idaho 83669  
 P: 208-286-7247 F: 208-286-7569

ANNEXATION & ZONING - REZONE APPLICATION

*\*\*All information must be filled out to be processed.*

FILE NO.: AZ-21-12  
 Date Application Received: 7-15-21 Fee Paid: 1050.<sup>00</sup>  
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West of site	<del>RUT</del>	<del>RURAL RESIDENTIAL</del>	Ag/Residential
	Ag (Canyon County)	Estate Residential	

**Special On-Site Features** (Yes or No – If yes explain):

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✓	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
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Will comply	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	
✓	*Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature: _____	
✓	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval, building permits. Please contact SSWD for details.	

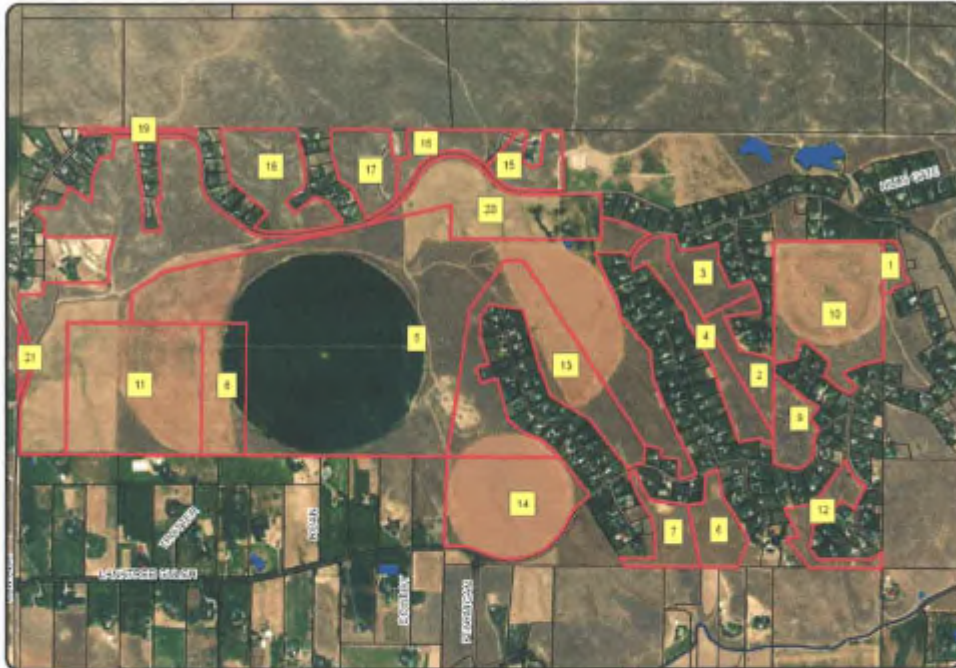
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 Applicant/Representative Signature

7.15.2021  
 Date

**EXHIBIT A**



KEY #	PARCEL	OWNER	ACRES
1	R3626110480	WILLOWBROOK DEVELOPMENT INC	3.076
2	R3626121000	WILLOWBROOK DEVELOPMENT INC	11.083
3	R3626121100	WILLOWBROOK DEVELOPMENT INC	11.15
4	R3626130010	WILLOWBROOK DEVELOPMENT INC	16.896
5	R3626130190	WILLOWBROOK DEVELOPMENT INC	239.382
6	R3626130480	WILLOWBROOK DEVELOPMENT INC	11.642
7	R3626130510	WILLOWBROOK DEVELOPMENT INC	10.88
8	R3626140010	WILLOWBROOK DEVELOPMENT INC	19.358
9	R3626150080	WILLOWBROOK DEVELOPMENT INC	10.462
10	R3626150160	WILLOWBROOK DEVELOPMENT PARTNERS II LLC	45.022
11	R3626150210	WILLOWBROOK DEVELOPMENT INC	59.933
12	R3626150220	WILLOWBROOK DEVELOPMENT INC	10.982
13	R3626160010	WILLOWBROOK DEVELOPMENT INC	50.1
14	R3626160300	WILLOWBROOK DEVELOPMENT INC	42.136
15	R3626170020	WILLOWBROOK DEVELOPMENT INC	10.207
16	R3626170040	WILLOWBROOK DEVELOPMENT INC	10.882
17	R3626170060	WILLOWBROOK DEVELOPMENT INC	14.694
18	R3626170150	WILLOWBROOK DEVELOPMENT INC	23.783
19	R3626170250	WILLOWBROOK DEVELOPMENT INC	1.431
20	R3626170320	WILLOWBROOK DEVELOPMENT PARTNERS II LLC	121.9
21	R3626170500	WILLOWBROOK DEVELOPMENT INC	1.817



PROPERTY DESCRIPTION – PARCEL 1

HILLSDALE ESTATES ANNEXATION

A parcel of land in Sections 29, 30 and 32, T. 5 N., R. 1 W., Boise meridian, ADA County, Idaho, including lot 8, BLOCK 5, HILLSDALE ESTATES SUBDIVISION # 3, lot 27, BLOCK 5, HILLSDALE ESTATES SUBDIVISION # 4, lot 28, BLOCK 5, HILLSDALE ESTATES SUBDIVISION # 5, lots 29 AND 58, BLOCK 5, HILLSDALE ESTATES SUBDIVISION # 6, and lot 59, BLOCK 5, HILLSDALE ESTATES SUBDIVISION # 7, according to the official plats of Hillsdale estates subdivisions thereof, filed in the records of Ada County, Idaho, more particularly describe as follows:

The basis of bearing for this description is the line between the Southeast corner of section 30, T. 5 N., R. 1 W., Boise meridian and the South  $\frac{1}{4}$  corner of section 30, T. 5 N., R. 1 W., Boise meridian, bearing S. 89°46'47" W. 2646.60 feet.

Beginning at the section corner common to sections 29, 30, 31 and 32, T. 5 N., R. 1 W., Boise meridian, thence along the South section line of section 30, being a South boundary line of Hillsdale Estates Subdivisions and the North boundary of Monument Ridge Subdivision

S. 89°46'47" W. 2646.60 feet to the South  $\frac{1}{4}$  corner of section 30, thence continuing

S. 89°46'47" W. 2498.84 feet to a point on the East right of way line of N. Can Ada road, thence along said right of way

N. 00°00'40" W. 522.75 feet, thence

On a curve to the right whose radius is 470.00 feet, whose length is 168.20 feet, whose delta is 20°13'18" and whose long chord bears N. 10°14'29" E. 167.31 feet, thence

N. 20°29'38" E. 392.08 feet, thence

On a curve to the left whose radius is 225.00 feet, whose length is 162.21 feet, whose delta is 41°18'19" and whose long chord bears N. 00°09'41" W. 158.72 feet, thence

N. 20°48'40" W. 349.87 feet, thence

On a curve to the left whose radius is 325.00 feet, whose length is 26.16 feet, whose delta is 04°36'41" and whose long chord bears N. 23°07'01" W. 26.15 feet, thence

N. 25°25'22" W. 144.97 feet to the intersection of the West section line of said section 30 and the East right of way line of N. CAN ADA road, thence along said West section line and along the West boundary line of Hillsdale Estates Subdivision # 7

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N. 00°00'00" W. 233.79 feet, thence leaving said West section line and continuing along the West boundary line of Hillsdale Estates Subdivision #7  
 N. 90°00'00" E. 299.80 feet, thence  
 N. 00°00'18" E. 151.92 feet, thence  
 S. 89°59'50" E. 774.33 feet, thence  
 N. 00°00'00" E. 316.20 feet, thence  
 N. 13°38'55" E. 251.78 feet, thence  
 S. 89°46'16" W. 833.70 feet, thence  
 N. 00°00'18" E. 200.30 feet, thence  
 N. 50°14'35" W. 153.26 feet to the right of way of Deep Canyon Drive, thence along said right of way  
 On a curve to the left whose radius is 330.00 feet, whose length is 49.10 feet, whose delta is 8°31'32" and whose long chord bears N. 22°47'04" E 49.06 feet, thence leaving said right of way and continuing along lot lines of Hillsdale Estates Subdivision #7  
 S. 89°36'46" E. 283.92 feet, thence  
 N. 20°22'56" E. 276.79 feet, thence  
 S. 56°28'00" E. 339.91 feet, thence  
 N. 00°24'08" E. 306.95 feet, thence  
 N. 20°30'46" E. 253.76 feet, thence  
 N. 83°34'00" E. 159.89 feet, thence  
 N. 01°01'51" E. 247.09 feet to the right of way of Deep Canyon Drive, thence along said right of way  
 On a curve to the right whose radius is 470.00 feet, whose length is 52.77 feet, whose delta is 6°26'00" and whose long chord bears N. 86°47'00" E. 52.74 feet, thence  
 N. 90°00'00" E. 189.55 feet, thence leaving said right of way  
 and continuing along lot lines of Hillsdale Estates Subdivision #7  
 S. 08°18'01" E. 731.37 feet, thence  
 S. 01°42'28" E. 228.75 feet, thence  
 N. 90°00'00" E. 228.75 feet, thence  
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N. 09°25'16" W. 400.49 feet, thence  
S. 80°02'54" E. 61.17 feet, thence  
N. 04°23'31" W. 767.39 feet to the right of way of Deep Canyon Drive, thence along said right  
of way  
N. 90°00'00" E. 263.96 feet, thence  
On a curve to the right whose radius is 245.00 feet, whose length is 363.56 feet, whose delta is  
85°01'21" and whose long chord bears S. 47°29'20" E. 331.11 feet, thence  
S. 04°58'39" E. 281.02 feet, thence  
On a curve to the left whose radius is 530.00 feet, whose length is 471.52 feet, whose delta is  
50°58'25" and whose long chord bears S. 30°27'52" E. 456.12 feet, thence  
S. 55°57'04" E. 393.58 feet, thence  
On a curve to the left whose radius is 530.00 feet, whose length is 332.56 feet, whose delta is  
35°57'06" and whose long chord bears S. 73°55'37" E. 327.13 feet, thence  
N. 88°05'30" E. 243.47 feet, thence  
On a curve to the left whose radius is 1030.00 feet, whose length is 156.88 feet, whose delta is  
8°43'37" and whose long chord bears N. 83°44'01" E. 156.73 feet, thence  
N. 79°22'13" E. 586.44 feet, thence  
On a curve to the left whose radius is 1030.00 feet, whose length is 884.43 feet, whose delta is  
49°11'54" and whose long chord bears N. 54°46'16" E. 857.51 feet, thence  
N. 30°10'19" E. 161.71 feet, thence  
On a curve to the right whose radius is 470.00 feet, whose length is 894.35 feet, whose delta is  
109°01'06" and whose long chord bears N. 84°41'06" E. 765.39 feet, thence  
S. 40°48'06" E. 146.44 feet, thence  
On a curve to the left whose radius is 530.00 feet, whose length is 458.07 feet, whose delta is  
49°31'12" and whose long chord bears S. 65°33'42" E. 443.95 feet, thence

N. 89°40'40" E. 937.33 feet, thence leaving said right of way and continuing along the boundary of Hillsdale Estates Subdivision #2 and 7

S. 00°00'00" W. 275.31 feet, thence along a lot line in Hillsdale Estates Subdivision #2

S. 77°52'55" E. 266.67 feet, thence

S. 67°10'42" E. 358.86 feet to the right of way of N. High Country Way, thence along said right of way

On a curve to the left whose radius is 430.00 feet, whose length is 168.73 feet, whose delta is 22°28'58" and whose long chord bears S. 52°34'14" W. 167.65 feet, thence

S. 41°19'45" W. 139.78 feet, thence

On a curve to the left whose radius is 230.00 feet, whose length is 77.13 feet, whose delta is 19°12'53" and whose long chord bears S. 31°43'18" W. 76.77 feet, thence leaving said right of way and continuing along the boundary of Hillsdale Estates Subdivision #2 and #3

N. 60°46'33" E. 76.12 feet, thence

S. 89°55'11" W. 326.13 feet, thence continuing along lot lines in Hillsdale Estates Subdivision #3

S. 23°30'28" E. 484.96 feet, thence

S. 26°56'24" E. 175.26 feet, thence

S. 12°06'58" E. 183.94 feet, thence

S. 42°11'01" E. 540.64 feet, thence

S. 7°26'08" E. 352.80 feet, thence

S. 23°00'54" E. 529.43 feet, thence

S. 27°58'18" E. 368.39 feet, thence

S. 27°58'18" E. 158.58 feet, thence

S. 21°24'05" E. 204.80 feet to the North right of way of N. Lanktree Road, thence along said right of way

S. 64°08'00" W. 46.72 feet, thence

On a curve to the right whose radius is 320.00 feet, whose length is 164.02 feet, whose delta is 29°22'05" and whose long chord bears S. 78°49'03" W. 162.23 feet, thence leaving said right of way and continuing along lot lines of Hillsdale Estates Subdivision #3

N. 00°59'48" W. 236.93 feet, thence

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N. 85°10'44" W. 222.22 feet, thence  
N. 04°10'38" E. 100.88 feet, thence  
N. 78°35'35" W. 206.52 feet, thence  
S. 01°00'41" W. 233.09 feet to the North right of way of W. Lanktree Road, thence along said right of way  
On a curve to the left whose radius is 380.00 feet, whose length is 214.07 feet, whose delta is 32°16'36" and whose long chord bears S. 74°52'23" W. 211.25 feet, thence leaving said right of way and continuing along lot lines of Hillsdale Estates Subdivision #6  
N. 37°50'03" W. 724.16 feet, thence  
N. 58°13'37" W. 586.91 feet, thence  
N. 22°53'13" W. 348.75 feet, thence  
N. 16°01'10" W. 753.17 feet, thence  
N. 83°02'04" W. 415.31 feet, thence  
S. 34°19'30" W. 178.25 feet, thence  
S. 02°24'41" E. 249.76 feet, thence  
S. 16°18'42" E. 338.55 feet, thence  
S. 73°41'18" W. 150.00 feet, thence  
S. 16°18'42" E. 200.00 feet, thence  
N. 73°41'18" E. 200.00 feet, thence  
S. 16°18'42" E. 524.14 feet, thence  
S. 51°13'37" E. 236.0.6 feet, thence  
S. 68°32'07" E. 216.97 feet, thence  
S. 53°16'29" E. 220.54 feet, thence  
S. 37°21'40" E. 691.21 feet to the North right of way of W. Lanktree Road, thence along said right of way  
S. 53°50'55" W. 79.07 feet, thence

On a curve to the left whose radius is 530.00 feet, whose length is 300.59 feet, whose delta is 32°29'41" and whose long chord bears S. 37°36'04" W. 296.57 feet, thence  
On a curve to the right whose radius is 762.00 feet, whose length is 1290.99 feet, whose delta is 97°04'17" and whose long chord bears S. 69°53'22" W. 1142.04 feet, thence  
On a curve to the left whose radius is 530.00 feet, whose length is 267.30 feet, whose delta is 28°53'47" and whose long chord bears N. 76°01'23" W. 264.48 feet, thence  
S. 89°31'44" W. 166.22 feet, thence leaving said right of way and continuing along the West section line of section 32, being a West boundary line of Hillsdale Estates Subdivisions and the East boundary of Monument Ridge Subdivision  
N. 00°59'37" E. 1083.71 feet to the point of beginning.

Contains 532.7 acres more or less

PROPERTY DESCRIPTION – PARCEL 2

HILLSDALE ESTATES ANNEXATION

A parcel of land in Section 30, T. 5 N., R 1 W., Boise meridian, ADA County, Idaho, being lot 1, block 8, HILLSDALE ESTATES SUBDIVISION # 7, filed in the records of Ada County, Idaho, more particularly describe as follows:

The basis of bearing for this description is the line between the Southeast corner of section 30, T. 5 N., R. 1 W., Boise meridian and the South  $\frac{1}{4}$  corner of section 30, T. 5 N., R. 1 W., Boise meridian, bearing S. 89°46'47" W. 2646.60 feet.

Commencing at the section corner common to sections 29, 30, 31 and 32, T. 5 N., R. 1 W., Boise meridian, thence along the South section line of section 30, being a South boundary line of Hillsdale Estates Subdivisions and the North boundary of Monument Ridge Subdivision

S. 89°46'47" W. 2646.60 feet to the South  $\frac{1}{4}$  corner of section 30, thence continuing

S. 89°46'47" W. 2498.84 feet to a point on the East section line of said section 30, thence along said section line

N. 00°00'40" W. 670.39 feet to the POINT OF BEGINNING, thence continuing along said section line

N. 00°00'40" W. 908.60 feet to a point on the West right of way of N. Can Ada road, thence along said right of way

S. 25°25'22" E. 39.72 feet, thence

On a curve to the right whose radius is 275.00 feet, whose length is 22.13 feet, whose delta is 04°36'41" and whose long chord bears S. 23°07'01" E. 22.13 feet, thence

S. 20°48'40" E. 349.87 feet, thence

On a curve to the right whose radius is 470.00 feet, whose length is 175.00 feet, whose delta is 41°18'19" and whose long chord bears S. 00°09'31" E. 123.45 feet, thence

S. 20°29'38" W. 429.04 feet to the point of beginning

Contains 1.82 acres more or less



PROPERTY DESCRIPTION – PARCEL 3

HILLSDALE ESTATES ANNEXATION

A parcel of land in Section 30, T. 5 N., R. 1 W., Boise meridian, ADA County, Idaho, being lot 39, block 4, HILLSDALE ESTATES SUBDIVISION # 7, filed in the records of Ada County, Idaho, more particularly describe as follows:

The basis of bearing for this description is the line between the Southeast corner of section 30, T. 5 N., R. 1 W., Boise meridian and the South  $\frac{1}{4}$  corner of section 30, T. 5 N., R. 1 W., Boise meridian, bearing S. 89°46'47" W. 2646.60 feet.

Commencing at the section corner common to sections 29, 30, 31 and 32, T. 5 N., R. 1 W., Boise meridian, thence along the East section line of section 30

N. 00°14'28" E. 2639.42 feet to the East  $\frac{1}{4}$  corner of said section 30, thence continuing

N. 00°15'26" E. 1318.50 feet to a  $\frac{1}{16}$ <sup>th</sup> corner of said section 30, thence along a  $\frac{1}{16}$ <sup>th</sup> line

S. 89°42'51" W. 1889.79 feet to the POINT OF BEGINNING, thence leaving the  $\frac{1}{16}$ <sup>th</sup> line

S. 24°32'16" E. 130.34 feet to the West right of way line of N. Highhill Pl., thence along said right of way

On a curve to the left whose radius is 50.00 feet, whose length is 78.55 feet, whose delta is 90°00'55" and whose long chord bears S. 05°11'13" E. 70.72 feet, thence

On a curve to the right whose radius is 50.00 feet, whose length is 36.14 feet, whose delta is 41°24'35" and whose long chord bears S. 29°29'24" E. 35.36 feet, thence

S. 08°47'06" E. 315.09 feet, thence

On a curve to the right whose radius is 125.00 feet, whose length is 15.79 feet, whose delta is 07°14'13" and whose long chord bears S. 05°10'01" E. 15.78 feet, thence

S. 01°32'56" E. 125.21 feet, thence leaving said right of way and following lot lines

S. 48°33'34" W. 320.60 feet, thence

S. 42°50'46" E. 177.42 feet, thence

S. 54°59'20" E. 176.88 feet, thence

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N. 50°57'32" E. 324.11 feet, thence

S. 42°00'01" E. 207.57 feet to the West right of way line of N. Highhill Pl., thence along said right of way

On a curve to the right whose radius is 125.00 feet, whose length is 58.98 feet, whose delta is 27°02'11" and whose long chord bears S. 28°28'55" E. 58.44 feet, thence

On a curve to the right whose radius is 25.00 feet, whose length is 41.16 feet, whose delta is 94°20'02" and whose long chord bears S. 32°12'12" W. 36.67 feet to the North right of way of W. Deep Canyon Dr., thence along said right of way

S. 79°22'13" W. 428.92 feet, thence

On a curve to the right whose radius is 970.00 feet, whose length is 147.75 feet, whose delta is 08°43'37" and whose long chord bears S. 83°44'01" W. 147.60 feet, thence

S. 88°05'50" W. 243.47 feet, thence

On a curve to the right whose radius is 470.00 feet, whose length is 234.11 feet, whose delta is 28°32'22" and whose long chord bears N. 77°37'59" W. 231.70 feet, thence leaving said right of way and following lot lines

N. 42°00'01" E. 248.62 feet, thence

N. 49°56'49" W. 579.77 feet, thence

N. 12°20'50" W. 654.79 feet to a 1/16<sup>th</sup> line, thence along said line

N. 89°42'51" E. 900.39 feet to the POINT OF BEGINNING.

Contains 22.54 acres more or less

PROPERTY DESCRIPTION – PARCEL 4

HILLSDALE ESTATES ANNEXATION

A parcel of land in Sections 29 and 30, T. 5 N., R. 1 W., Boise meridian, ADA County, Idaho, being lots 26 and 28, block 4, HILLSDALE ESTATES SUBDIVISION # 7, filed in the records of Ada County, Idaho, more particularly describe as follows:

The basis of bearing for this description is the line between the Southeast corner of section 30, T. 5 N., R. 1 W., Boise meridian and the South  $\frac{1}{4}$  corner of section 30, T. 5 N., R. 1 W., Boise meridian, bearing S. 89°46'47" W. 2646.60 feet.

Commencing at the section corner common to sections 29, 30, 31 and 32, T. 5 N., R. 1 W., Boise meridian, thence along the East section line of section 30

N. 00°14'28" E. 2639.42 feet to the East  $\frac{1}{4}$  corner of said section 30, thence continuing

N. 00°15'26" E. 1318.50 feet to a  $\frac{1}{16}$ <sup>th</sup> corner of said section 30, THE POINT OF BEGINNING, thence

N. 89°55'49" E. 900.17 feet, thence leaving the  $\frac{1}{16}$ <sup>th</sup> line and going along lot 27, block 4

S. 10°06'06" E. 360.35 feet thence

S. 53°14'41" E. 161.65 feet, thence

N. 65°41'32" E. 110.26 feet, thence

N. 03°53'47" E. 407.29 feet, thence

S. 54°59'20" E. 176.88 feet, thence

N. 89°55'49" E. 232.74 feet to the  $\frac{1}{16}$ <sup>th</sup> line, thence along the  $\frac{1}{16}$ <sup>th</sup> line

S. 01°37'50" E. 716.05 feet to the North right of way of W. Deep Canyon Dr., thence along said right of way

S. 89°40'41" W. 472.24 feet, thence

On a curve to the right whose radius is 470.00 feet, whose length is 406.22 feet, whose delta is 49°31'12" and whose long chord bears N. 65°33'42" W. 393.69 feet, thence

N. 40°48'06" W. 146.44 feet, thence

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On a curve to the left whose radius is 530.00 feet, whose length is 1008.52 feet, whose delta is 109°01'35" and whose long chord bears S. 84°41'06" W. 863.10 feet, thence

S. 30°10'19" W. 161.71 feet, thence

On a curve to the right whose radius is 970.00 feet, whose length is 671.60 feet, whose delta is 39°40'12" and whose long chord bears S. 50°00'25" W. 658.27 feet, thence leaving said right of way and following lot lines

N. 25°24'35" W. 419.73 feet, thence

N. 58°56'25" W. 166.35 feet, thence

N. 17°41'09" W. 379.22 feet, thence

N. 00°00'00" E. 252.34 feet to a 1/16<sup>th</sup> line, thence along said 1/16<sup>th</sup> line

N. 89°42'51" E. 716.99 feet, thence leaving said 1/16<sup>th</sup> line

S. 05°10'56" E. 312.14 feet, thence

S. 44°03'46" E. 100.71 feet, thence

N. 66°52'01" E. 156.34 feet, thence

N. 29°48'54" W. 98.58 feet, thence

N. 01°51'01" E. 237.41 feet, thence

N. 89°42'51" E. 543.73 feet to the POINT OF BEGINNING

Contains 35.78 acres more or less

Page 2 Parcel 4

PROPERTY DESCRIPTION – PARCEL 5

HILLSDALE ESTATES ANNEXATION

A parcel of land in Sections 29 and 30, T. 5 N., R. 1 W., Boise meridian, ADA County, Idaho, more particularly describe as follows:

The basis of bearing for this description is the line between the Southeast corner of section 30, T. 5 N., R. 1 W., Boise meridian and the South  $\frac{1}{4}$  corner of section 29, T. 5 N., R. 1 W., Boise meridian, bearing S. 89°52'21" W. 2646.60 feet.

Commencing at the section corner common to sections 29, 30, 31 and 32, T. 5 N., R. 1 W., Boise meridian, thence along the East section line of section 30

N. 89°52'21" E. 5262.05 feet to the South  $\frac{1}{4}$  corner of said section 29, thence continuing

N. 89°52'21" E. 1315.32 feet to a  $\frac{1}{16}^{\text{th}}$  corner of said section 29, THE POINT OF BEGINNING, thence along lot lines in Hillsdale Estates Subdivision # 3

N. 00°29'38" W. 172.62 feet, thence

N. 70°20'27" W. 195.48 feet thence

S. 78°31'01" W. 240.29 feet thence

N. 20°11'07" W. 999.94 feet thence

N. 31°03'28" W. 545.06 feet, thence

N. 15°45'32" W. 180.59 feet, thence

N. 38°34'56" W. 742.74 feet, thence

S. 63°15'53" W. 186.69 feet to a point on the southeasterly right of way of N. High Country Way, thence along said right of way

On a curve to the right whose radius is 170.00 feet, whose length is 210.20 feet, whose delta is 70°50'40" and whose long chord bears N. 05°54'25" E. 197.06 feet, thence

N. 41°19'45" E. 139.78 feet, thence

On a curve to the right whose radius is 370.00 feet, whose length is 299.29 feet, whose delta is 46°20'46" and whose long chord bears N. 64°30'08" E. 291.20 feet, thence

page 1 Parcel 5



N. 87°40'31" E. 29.68 feet, thence  
 N. 87°40'03" E. 100.00 feet, thence leaving said right of way and following lot lines  
 S. 17°13'10" E. 189.96 feet, thence  
 N. 86°19'18" E. 242.05 feet, thence  
 N. 72°45'04" E. 221.37 feet, thence  
 S. 06°30'12" E. 223.58 feet, thence  
 S. 23°57'46" E. 350.00 feet, thence  
 N. 66°02'14" E. 250.00 feet to the right of way of N. Hill Haven Pl., thence along said right of way  
 S. 23°57'46" E. 302.79 feet, thence  
 On a curve to the right whose radius is 275.00 feet, whose length is 107.05 feet, whose delta is 22°18'13" and whose long chord bears S. 12°48'39" E. 106.38 feet, thence leaving said right of way  
 S. 81°38'16" W. 454.55 feet, thence  
 S. 25°20'16" E. 449.30 feet, thence  
 S. 77°32'39" E. 426.62 feet, thence  
 N 00°29'38" W. 1423.45 feet, thence  
 N. 89°55'11" E. 1316.85 feet to the east ¼ corner of section 29 T. 5N., R. 1W., B.M., thence  
 S. 89°19'50" E. 153.93 feet to the right of way of N. Star Ridge Way, thence along said right of way  
 S. 21°31'03" E. 131.41 feet, thence  
 On a curve to the right whose radius is 175.00 feet, whose length is 36.54 feet, whose delta is 11°57'51" and whose long chord bears S. 15°32'08" E. 36.48 feet, thence  
 S. 09°33'12" E. 188.14 feet, thence  
 On a curve to the left whose radius is 225.00 feet, whose length is 126.92 feet, whose delta is 32°19'13" and whose long chord bears S. 25°42'49" E. 125.25 feet, thence  
 S. 41°52'26" E. 42.03 feet, thence leaving said right of way  
 S. 66°26'34" W. 239.16 feet, thence  
 S. 19°14'41" E. 37.96 feet, thence  
 page 2 Parcel 5

N. 90°00'00" W. 113.72 feet, thence  
S. 00°28'08" E. 810.20 feet, thence  
S. 77°46'53" W. 225.39 feet, thence  
S. 65°44'48" W. 289.65 feet, thence  
S. 45°20'43" E. 240.48 feet to the right of way of N. Golden View Dr., thence along said right of way  
On a curve to the left whose radius is 300.00 feet, whose length is 79.37 feet, whose delta is 15°09'31" and whose long chord bears S. 34°23'05" W. 79.14 feet, thence  
On a curve to the right whose radius is 25.00 feet, whose length is 35.41 feet, whose delta is 81°09'00" and whose long chord bears S. 67°22'50" W. 32.52 feet, thence  
N. 72°02'40" W. 63.40 feet to the right of way of N. Golden View Ct., thence along said right of way  
On a curve to the right whose radius is 275.00 feet, whose length is 94.89 feet, whose delta is 19°46'10" and whose long chord bears N. 62°09'35" W. 94.42 feet, thence  
N. 52°16'31" W. 187.47 feet, thence  
On a curve to the left whose radius is 325.00 feet, whose length is 29.40 feet, whose delta is 05°11'00" and whose long chord bears N. 54°52'01" W. 29.39 feet, thence leaving said right of way and following lot lines  
N. 14°41'59" E. 201.18 feet, thence  
N. 49°35'55" W. 361.33 feet, thence  
N. 90°00'00" W. 86.79 feet, thence  
S. 06°21'31" W. 204.29 feet to the right of way of N. Golden View Ct., thence along said right of way  
On a curve to the right whose radius is 50.00 feet, whose length is 24.47 feet, whose delta is 28°02'14" and whose long chord bears S. 63°32'34" W. 24.22 feet, thence leaving said right of way and following lot lines  
S. 77°41'40" W. 262.43 feet, thence  
S. 00°29'38" E. 133.47 feet, thence  
page 3 Parcel 5

S. 52°46'33" E. 487.52 feet, thence  
S. 60°25'30" E. 183.22 feet, thence  
S. 33°53'42" W. 183.03 feet, thence  
S. 41°18'38" E. 175.00 feet to the right of way of W. Lanktree Gulch Rd., thence along said  
right of way  
On a curve to the left whose radius is 255.00 feet, whose length is 200.98 feet, whose delta is  
45°09'32" and whose long chord bears S. 19°51'07" W. 195.82 feet, thence  
On a curve to the right whose radius is 220.00 feet, whose length is 406.42 feet, whose delta is  
105°50'49" and whose long chord bears S. 50°11'45" W. 351.05 feet, thence  
N. 76°52'50" W. 224.02 feet to a 1/16<sup>th</sup> line, thence along said line  
N. 00°29'38" W. 68.88 feet to the POINT OF BEGINNING.

CONTAINS 97.49 ACRES MORE OR LESS

PROPERTY DESCRIPTION – PARCEL 6

HILLSDALE ESTATES ANNEXATION

A parcel of land in Sections 32, T. 5 N., R 1 W., Boise meridian, ADA County, Idaho, more particularly describe as follows:

The basis of bearing for this description is the line between the Southeast corner of section 30, T. 5 N., R. 1 W., Boise meridian and the South  $\frac{1}{4}$  corner of section 29, T. 5 N., R. 1 W., Boise meridian, bearing S. 89°52'21" W. 2646.60 feet.

Commencing at the section corner common to sections 29, 30, 31 and 32, T. 5 N., R. 1 W., Boise meridian, thence along the East section line of section 30

S. 00°59'37" W. 1322.19 feet to a  $\frac{1}{16}^{\text{th}}$  corner of said section 32, thence along a  $\frac{1}{16}^{\text{th}}$  line N. 89°56'35" E. 2181.41 feet to THE POINT OF BEGINNING, thence along lot lines in Hillsdale Estates Subdivision # 3

N. 31°41'43" W. 119.00 feet, thence

S. 89°56'41" E. 432.18 feet thence

N. 00°29'37" W. 305.32 feet, thence

N. 15°36'45" W. 214.17 feet, thence

N. 31°41'42" W. 357.37 feet, thence

N. 24°17'27" W. 219.07 feet to a point on the south right of way of W. Lanktree Gulch Rd., thence along said right of way

On a curve to the right whose radius is 320.00 feet, whose length is 100.54 feet, whose delta is 42°12'51" and whose long chord bears N. 62°50'41" E. 100.13 feet, thence leaving said right of way and following lot lines

S. 24°17'27" E. 217.60 feet, thence

S. 31°41'40" E. 172.94 feet, thence

S. 82°18'21" E. 464.71 feet, thence

N. 80°43'52" E. 193.30 feet, thence

page 1 Parcel 6





N. 01°20'06" E. 325.52 feet to a point on the south right of way of W. Lanktree Gulch Rd.,  
thence along said right of way

N. 64°08'00" E. 161.16 feet, thence leaving said right of way and following lot lines

S. 14°01'37" E. 336.07 feet, thence

S. 31°14'29" E. 600.09 feet, thence

S. 20°43'48" W. 364.14 feet to a 1/16<sup>th</sup> line , thence

S. 89°56'35" W. 1368.66 feet to the POINT OF BEGINNING.

CONTAINS 22.52 ACRES MORE OR LESS

page 2 Parcel 6

PROPERTY DESCRIPTION – PARCEL 7

HILLSDALE ESTATES ANNEXATION

A parcel of land in Sections 32, T. 5 N., R 1 W., Boise meridian, ADA County, Idaho, more particularly describe as follows:

The basis of bearing for this description is the line between the Southeast corner of section 30, T. 5 N., R. 1 W., Boise meridian and the South  $\frac{1}{4}$  corner of section 29, T. 5 N., R. 1 W., Boise meridian, bearing S. 89°52'21" W. 2646.60 feet.

Commencing at the section corner common to sections 29, 30, 31 and 32, T. 5 N., R. 1 W., Boise meridian, thence along the East section line of section 30

S. 00°59'37" W. 1322.19 feet to a 1/16<sup>th</sup> corner of said section 32, thence along a 1/16<sup>th</sup> line

N. 89°56'35" E. 3978.28 feet to a 1/16<sup>th</sup> corner, thence

N. 89°50'03" E. 431.67 feet THE POINT OF BEGINNING, thence along lot lines in Hillsdale Estates Subdivision # 3

N. 37°34'33" W. 453.49 feet, thence

N. 82°12'10" E. 156.47 feet, thence

N. 29°31'40" W. 376.78 feet, thence

N. 79°15'03" E. 129.08 feet, thence

N. 79°13'47" E. 236.44 feet, thence

N. 35°29'24" E. 664.08 feet to a point on the right of way of N. Echo Summit Way, thence along said right of way

On a curve to the left whose radius is 530.00 feet, whose length is 390.49 feet, whose delta is 42°12'51" and whose long chord bears S. 35°27'08" E. 381.72 feet, thence

On a curve to the right whose radius is 25.00 feet, whose length is 37.01 feet, whose delta is 84°49'52" and whose long chord bears S. 14°08'37" E. 33.73 feet, thence along the right of way of N. Echo Summit Pl.

S. 28°16'19" W. 179.78 feet, thence

page 1 Parcel 7



On a curve to the left whose radius is 225.00 feet, whose length is 112.87 feet, whose delta is 28°44'27" and whose long chord bears S. 13°54'06" W. 111.69 feet, thence leaving said right of way and following lot lines

N. 57°12'23" W. 219.55 feet, thence

S. 34°06'32" W. 296.81 feet, thence

S. 67°57'49" W. 169.81 feet, thence

S. 07°56'01" W. 287.53 feet, thence

S. 35°52'14" E. 162.17 feet, thence

N. 89°50'03" E. 637.33 feet, thence

N. 58°58'54" E. 164.38 feet, thence

S. 00°15'39" E. 184.30 feet to a 1/16<sup>th</sup> line, thence along said line

S. 89°50'03" W. 881.04 feet to the POINT OF BEGINNING

CONTAINS 10.93 ACRES

page 2 Parcel 7

PROPERTY DESCRIPTION – PARCEL 8

HILLSDALE ESTATES ANNEXATION

A parcel of land in Section 30, T. 5 N., R. 1 W., Boise meridian, ADA County, Idaho, being lot 39, block 4, HILLSDALE ESTATES SUBDIVISION # 7, filed in the records of Ada County, Idaho, more particularly describe as follows:

The basis of bearing for this description is the line between the Southeast corner of section 30, T. 5 N., R. 1 W., Boise meridian and the South  $\frac{1}{4}$  corner of section 30, T. 5 N., R. 1 W., Boise meridian, bearing S. 89°46'47" W. 2646.60 feet.

Commencing at the section corner common to sections 29, 30, 31 and 32, T. 5 N., R. 1 W., Boise meridian, thence along the East section line of section 30

N. 00°14'28" E. 2639.42 feet to the East  $\frac{1}{4}$  corner of said section 30, thence continuing

N. 00°15'26" E. 1318.50 feet to a  $\frac{1}{16}$ <sup>th</sup> corner of said section 30, thence along a  $\frac{1}{16}$ <sup>th</sup> line

S. 89°42'51" W. 3090.64 feet to the POINT OF BEGINNING, thence leaving the  $\frac{1}{16}$ <sup>th</sup> line

S. 00°00'00" E. 106.52 feet to the North right of way line of W. DEEP CANYON DR., thence along said right of way

On a curve to the left whose radius is 305.00 feet, whose length is 208.82 feet, whose delta is 39°13'41" and whose long chord bears N. 70°23'09" W. 204.77 feet, thence

N. 90°00'00" W. 736.47 feet, thence

On a curve to the left whose radius is 530.00 feet, whose length is 59.51 feet, whose delta is 06°26'00" and whose long chord bears S. 86°47'00" W. 59.48 feet, thence

S. 83°34'00" W. 277.61 feet, thence

On a curve to the left whose radius is 230.00 feet, whose length is 86.22 feet, whose delta is 21°28'44" and whose long chord bears S. 72°49'38" W. 85.72 feet, thence leaving said right of way and following lot lines

N. 29°22'33" W. 106.34 feet to the North boundary of Hillsdale Estates and said  $\frac{1}{16}$ <sup>th</sup> line, thence along said  $\frac{1}{16}$ <sup>th</sup> line

N. 89°56'34" E. 529.35 feet to a  $\frac{1}{16}$ <sup>th</sup> corner, thence

N. 89°42'51" E. 869.32 feet to the POINT OF BEGINNING

page 1 Parcel 8



Single Family Residential Options









































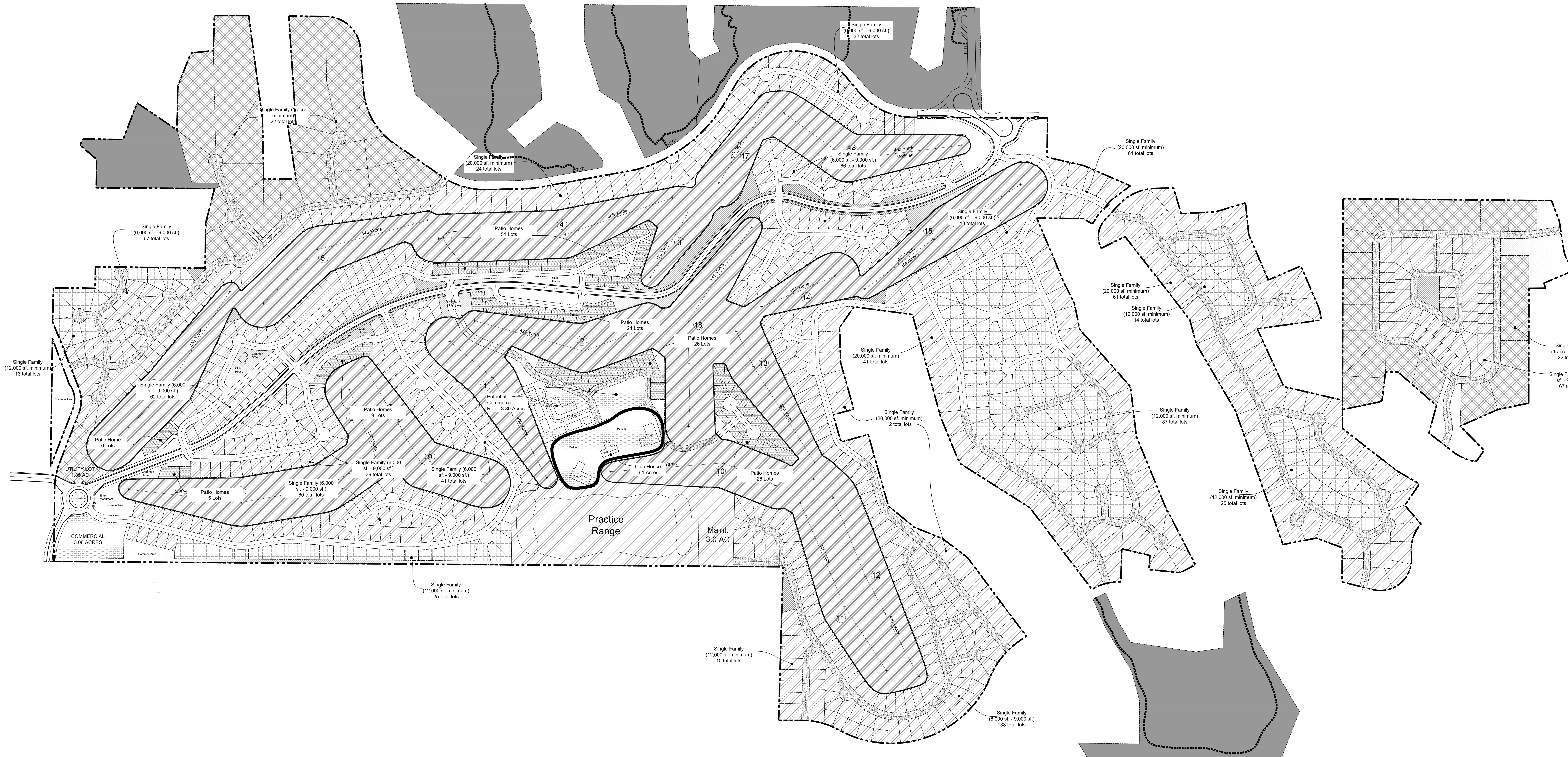






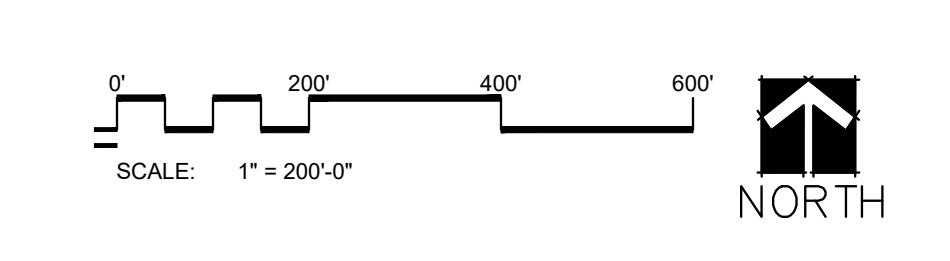


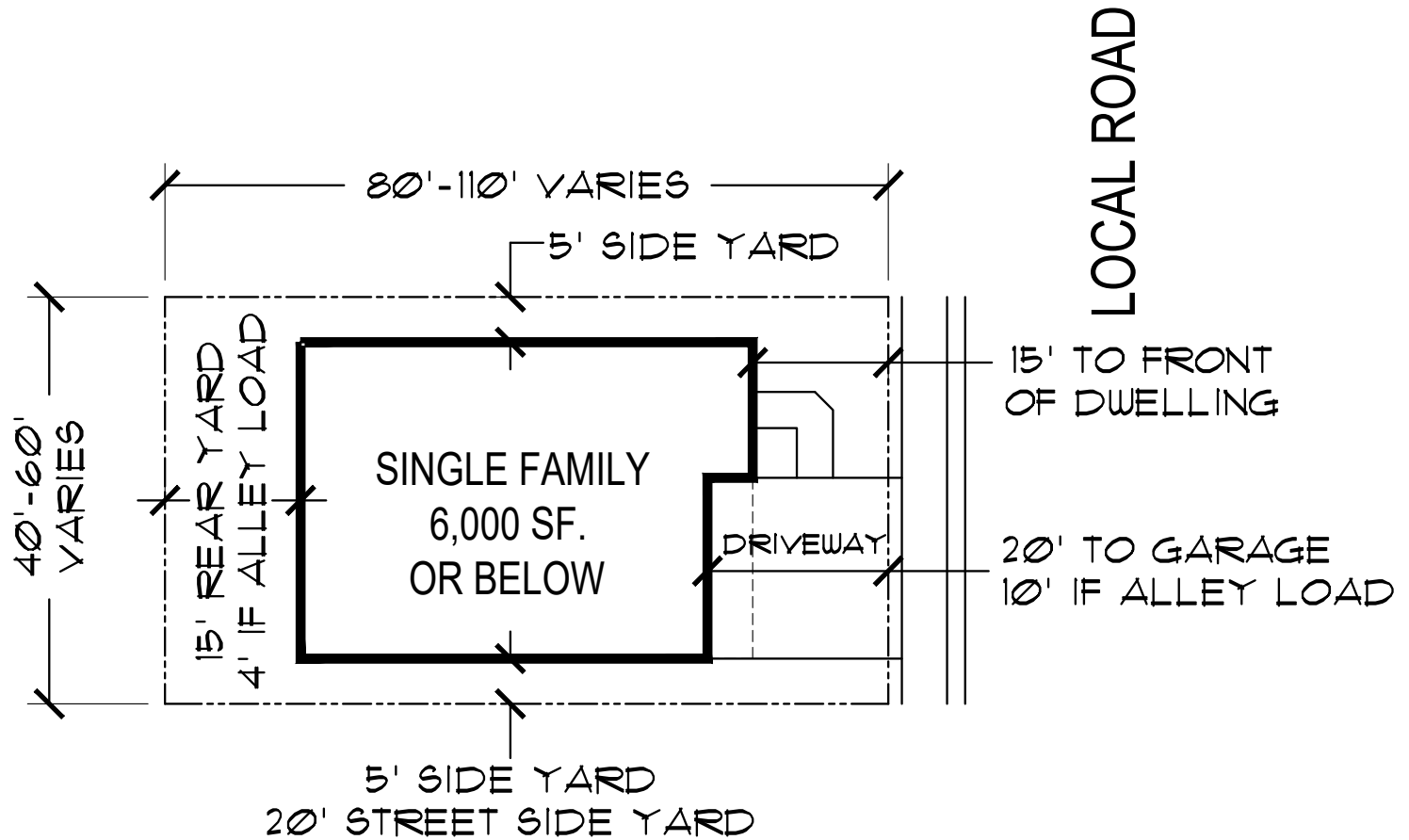




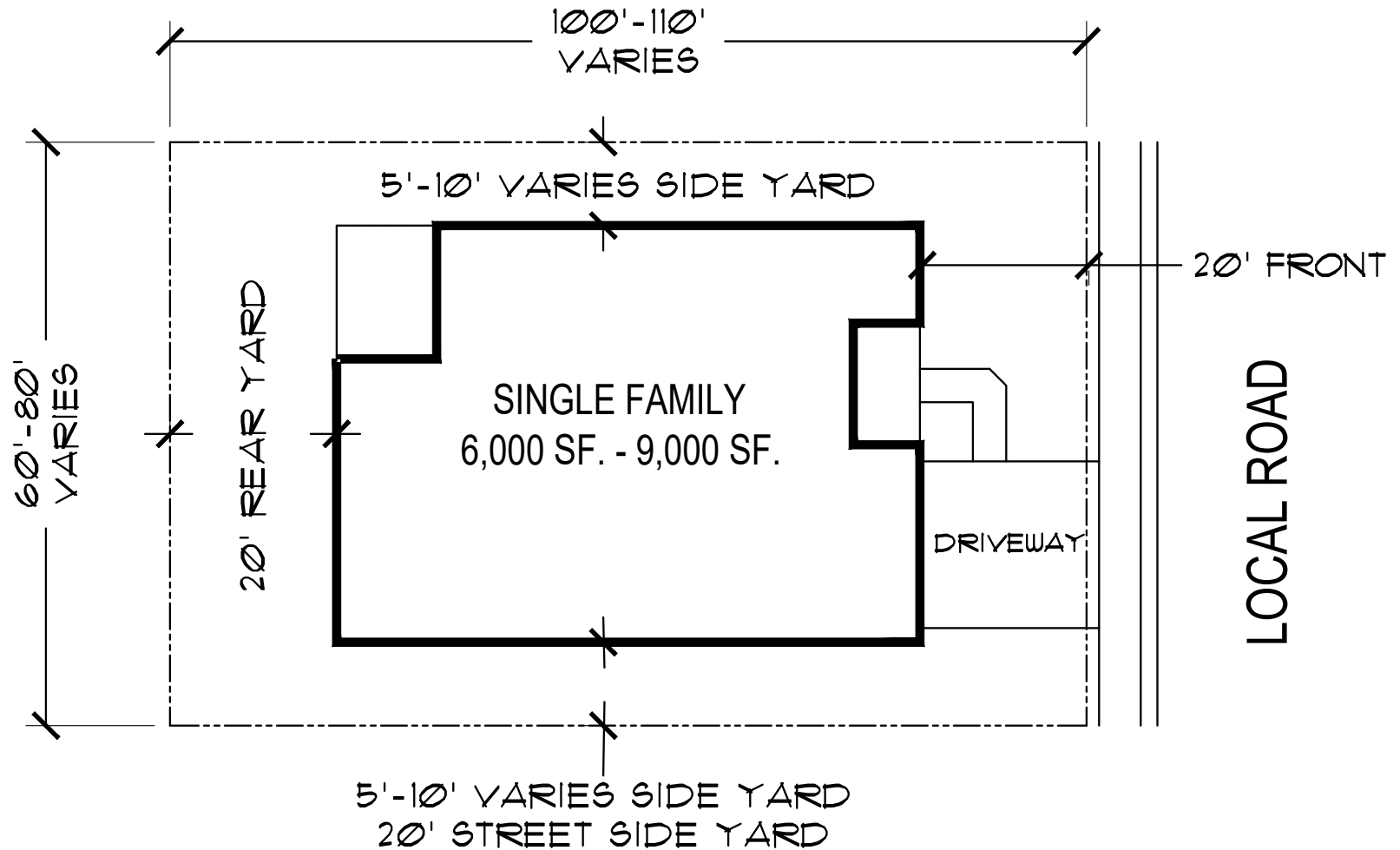
## SITE DEVELOPMENT FEATURES:

TOTAL ACRES	716.0 ACRES +/-
<b>PATIO HOMES (UNDER 6,000 SF.)</b>	
TOTAL AREA	48.8 ACRES
DENSITY	10.5
<b>SINGLE FAMILY (6,000 SF. - 9,000 SF.)</b>	
TOTAL AREA	121.9 ACRES
DENSITY	4.8 DUA
<b>SINGLE FAMILY (12,000 SF. MINIMUM)</b>	
TOTAL AREA	48.8 ACRES
DENSITY	3.5 DUA
<b>SINGLE FAMILY (20,000 SF. MINIMUM)</b>	
TOTAL AREA	71.1 ACRES
DENSITY	2.0 DUA
<b>SINGLE FAMILY (1 ACRE MINIMUM)</b>	
TOTAL AREA	58.7 ACRES
DENSITY	.75 DUA
<b>TOTAL RESIDENTIAL:</b>	
TOTAL LOTS	1,094 LOTS
TOTAL ACRES	314.4 ACRES
TOTAL AREA	44.0 %
GROSS DENSITY	1.53 DUA
NET DENSITY	3.48 DUA
(NOT INCLUDING R.O.W., GOLF COURSE, COMMERCIAL OR COMMON AREAS)	
<b>NEIGHBORHOOD COMMERCIAL:</b>	
TOTAL AREA	13.0 ACRES
	1.8 %
<b>MUNICIPAL:</b>	
TOTAL AREA	1.80 ACRES
	.25 %
<b>OPEN SPACE AND SITE AMENITIES:</b>	
GOLF COURSE, RANGE, MAINTENANCE AREA:	
TOTAL AREA	175.4 ACRES
	24.45 %
<b>QUALIFIED OPEN SPACE:</b>	
COMMON AREA	
(BUFFERS PARKWAYS AND OPEN GRASSY AREAS):	
TOTAL AREA	31.1 ACRES
	4.3 %
COMMON AREA	
(NATURAL AREAS WITH HIKING TRAILS):	
TOTAL AREA	88.8 ACRES
	12.4 %
TOTAL QUALIFIED OPEN SPACE:	16.7 %
<b>RIGHT OF WAY:</b>	
TOTAL AREA	91.5 ACRES
	12.8 %



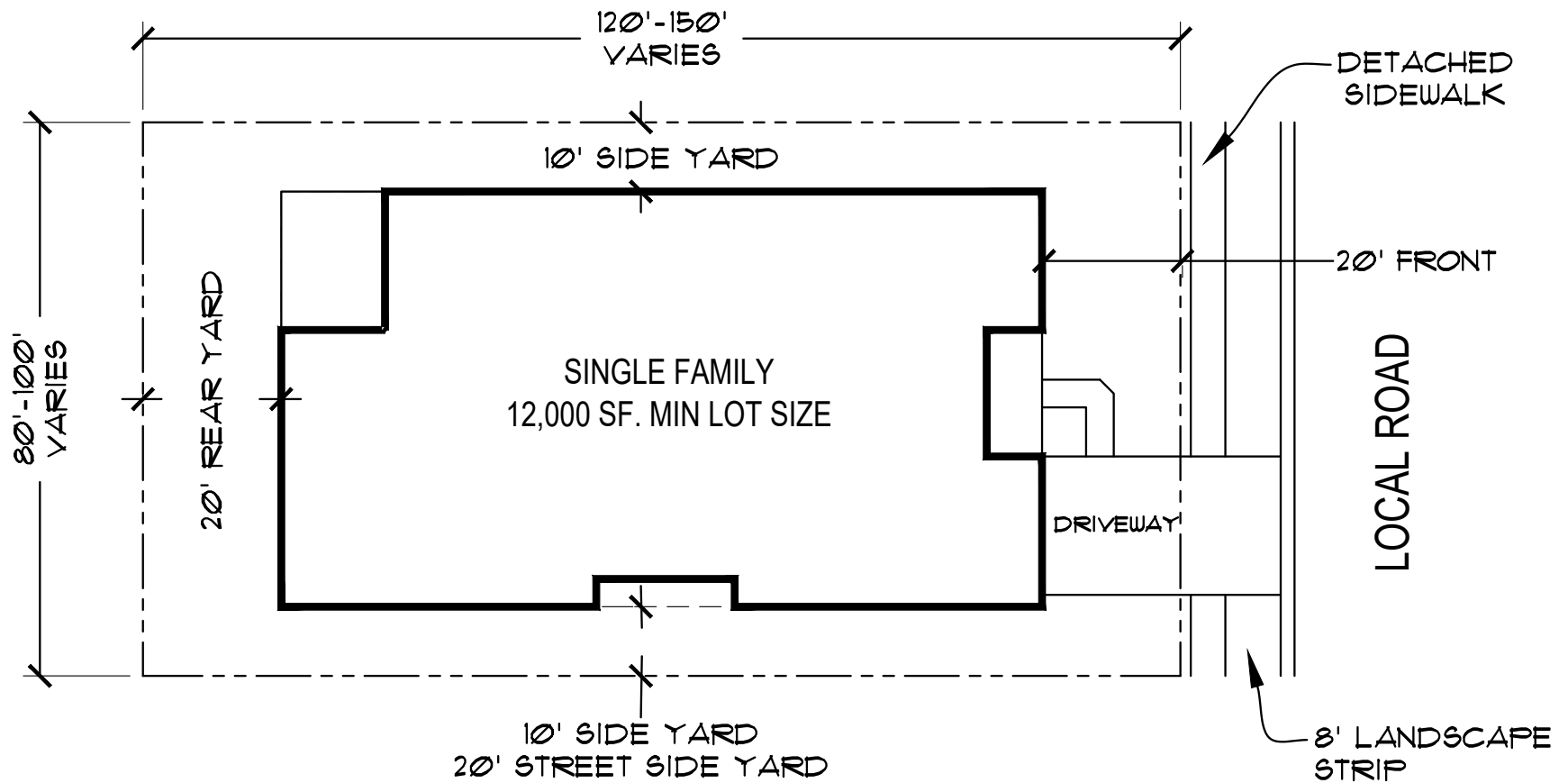


**TYPICAL UNDER 6,000 SF.**  
**RESIDENTIAL LOT**

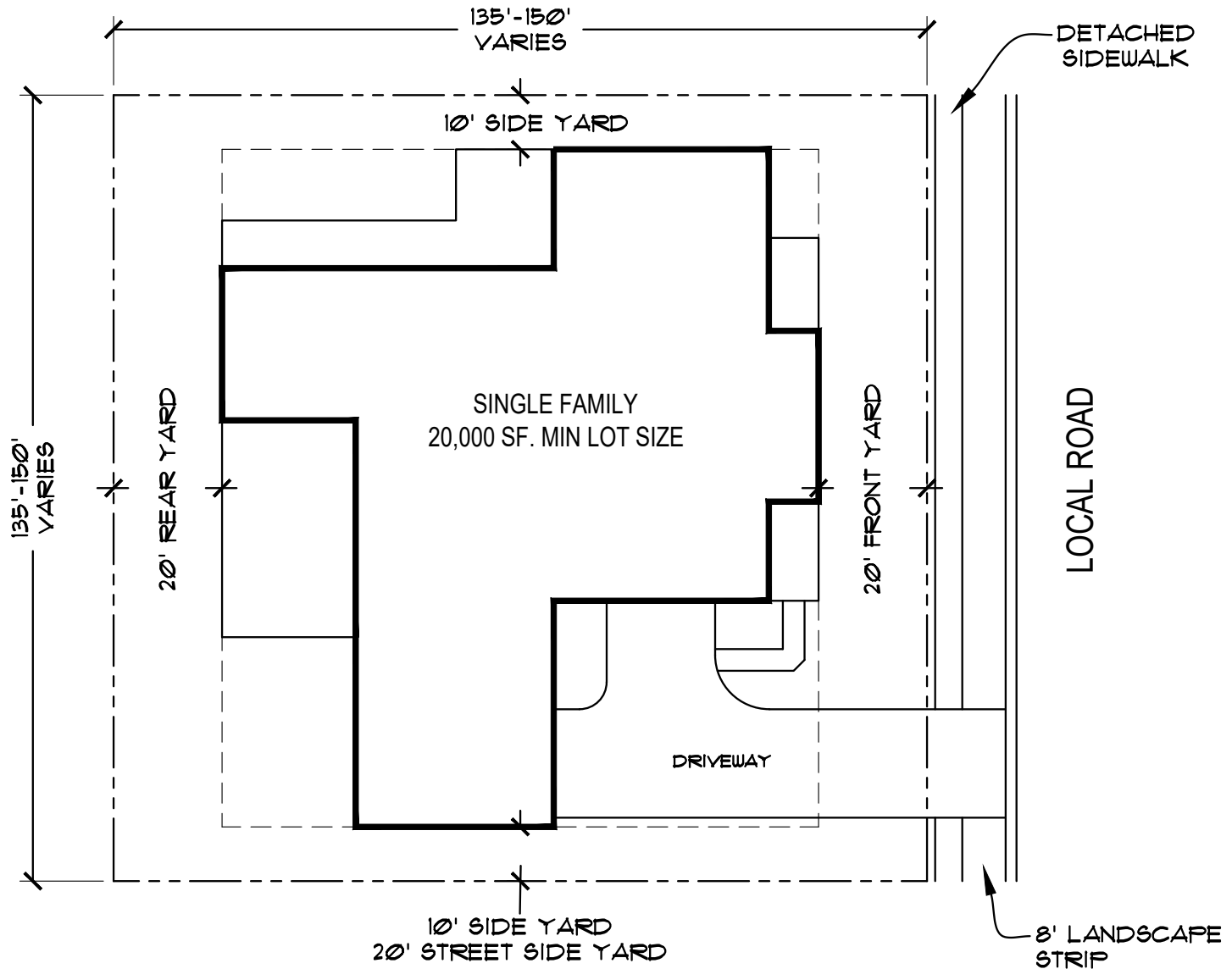


## **TYPICAL 6,000 - 9,000 SF. RESIDENTIAL LOT**

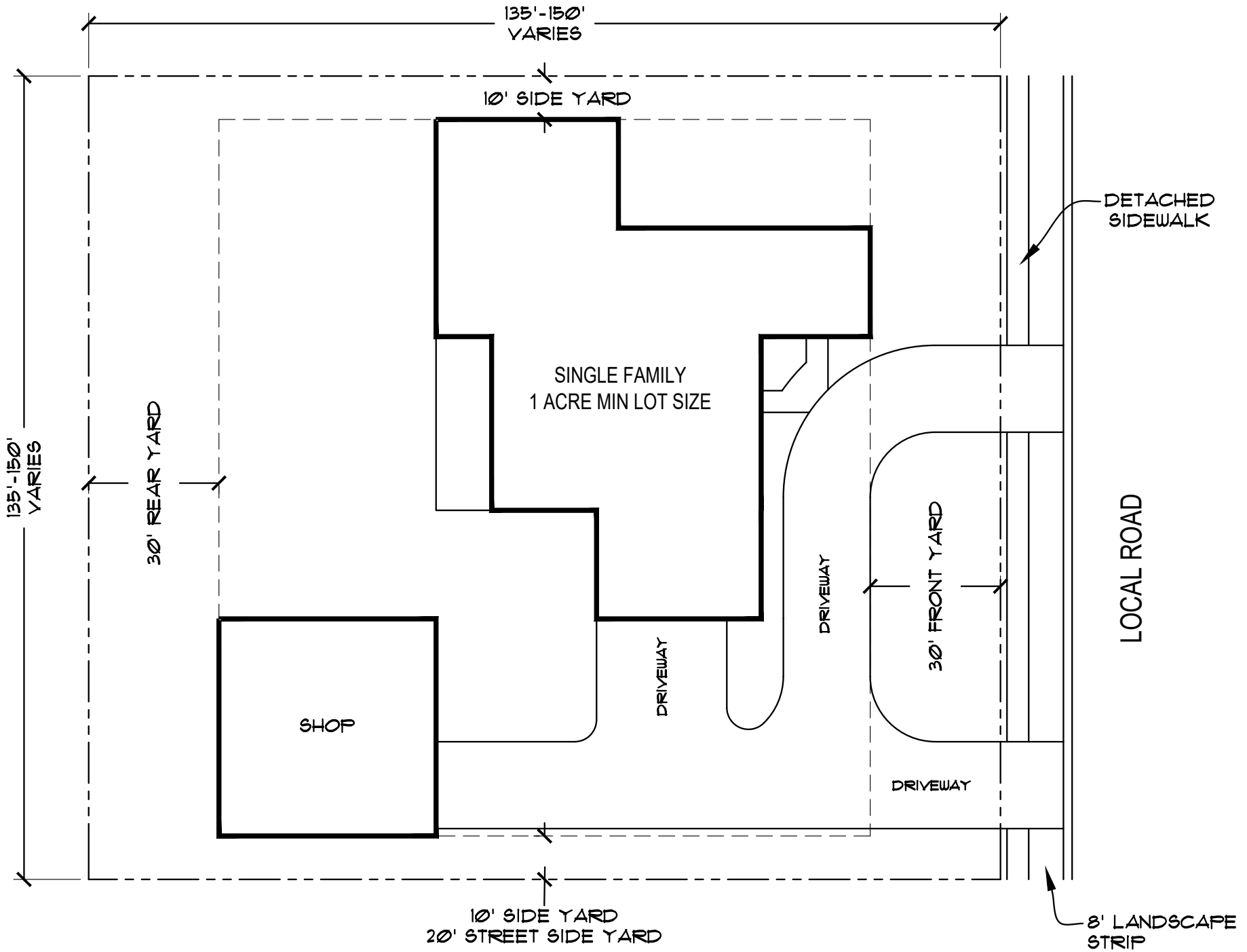
NOTE: SIDE YARD VARIES FROM 5-10'  
AND IS A GROSS MIN. 15' BETWEEN LOT  
AND ADJACENT LOT



**TYPICAL 12,000 SF. MIN.**  
**RESIDENTIAL LOT**



**TYPICAL 20,000 SF. MIN.  
RESIDENTIAL LOT**



**TYPICAL 1 ACRE MIN.  
RESIDENTIAL LOT**