



PETITION FOR ANNEXATION

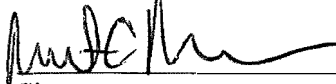
TO: The Board of Directors of the Woodville Water & Sewer District, Bingham County, Idaho

We, the undersigned, each being 18 or more years of age and under no legal disability, the developers and HOA managers of the real property described on exhibit A and B attached and incorporated here by reference, petition the Woodville Water & Sewer District to annex into its limits the aforementioned real property.

We further petition Woodville Water & Sewer district to take all action necessary to cause this petition to be filed and recorded in Bingham County, Idaho and prepare the District map showing inclusion within the District of the real property described on Exhibit A attached.

Dated this 21 day of Dec 2023.

PETIONERS



Signature

Signature

Robert C Nelson

Printed Name

Printed Name

For Deer meadows Development

1585 N 775 E, Shelley, ID

Mailing Address

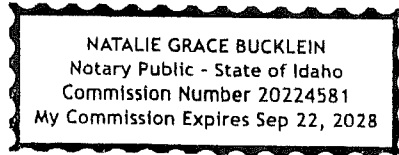
83274

Mailing Address

STATE of IDAHO

County of Bingham

On this 21 day of December 2023, before me, the undersigned Notary Public in and for said State, personally appeared Robert C. Nelson known or proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he is the same.



Natalie Grace Bucklein
Notary Public for Idaho
My commission expires: 9/22/2028

CEDAR ESTATES BOUNDARY EXHIBIT A PHASE 1

LEGAL DESCRIPTION

Part of the NW1/4 of the NW1/4 of Section 16, Township 1 North, Range 37 East of the Boise Meridian, described as:

Commencing at the NW corner of said Section 16; Thence N 89°42'04" E along the North line of said Section 16, 40.00 feet, to the Point of Beginning; Thence N 89°42'04" E 1280.30 feet along said North line; Thence S 00°19'39" W 1330.62 feet along the East line of the NW1/4NW1/4 of Section 16; Thence S 89°51'27" W 1286.17 feet along the South line of said NW1/4NW1/4, to the East line of land as described in Book 55 Page 396; Thence N 00°34'56" E along said East line, 1327.19 feet to the Point of Beginning.

Contains 39.15 acres more or less.

CEDAR ESTATES BOUNDARY EXHIBIT B PHASE 2

LEGAL DESCRIPTION

Part of the NW1/4 of Section 16, Township 1 N, Range 37 E.B.M., Bingham County Idaho, more particularly described as: Commencing at the NW corner of said Section 16; thence along the north line of said Section N 89° 42' 04" E 1320.30 feet to the Point of Beginning; Thence continuing along said north line, N 89° 42' 04" E 1218.52 feet; Thence, S 00° 02' 13" E 1348.44 feet; Thence S 89° 55' 24" W 279.88 feet; thence, N 89° 12' 40" W 50.01 feet; Thence, S 89° 57' 48" W 563.00 feet; Thence, N 86° 28' 08" W 50.10 feet; Thence, S 59° 57' 52" W 284.14 feet; Thence N 00° 19' 39" E 1339.23 feet to the Point of Beginning

Minutes
Woodville Water & Sewer
October 06, 2020

Meeting was held via zoom and by telephone. Mike called meeting to order and Ron approved we hold the meeting via zoom and phone.

The primary purpose of the meeting was to discuss the annexing of Cedar Estates (see legal description below) to the Woodville Water & Sewer District. This is at the request of Chris Nelson for what is commonly known as the Rod Griffin property at the corner of the New Sweden Hwy and county line road.

CEDAR ESTATES BOUNDARY

Part of the NW1/4 of the NW1/4 of Section 16, Township 1 North, Range 37 East of the Boise Meridian,

described as:

Commencing at the NW corner of said Section 16; Thence N 89°42'39.04" E along the North line of said Section

16, 40.00 feet, to the Point of Beginning; Thence N 89°42'39.04" E 1280.30 feet along said North line; Thence S

00°19'39.39" W 1330.62 feet along the East line of the NW1/4NW1/4 of Section 16;

Thence S 89°51'39.27" W

1286.17 feet along the South line of said NW1/4NW1/4, to the East line of land as described in Book 55 Page

396; Thence N 00°34'39.56" E along said East line, 1327.19 feet to the Point of Beginning.

Contains 39.15 acres more or less.

Chris Nelson is speaking on behalf of Rod Griffin.

Mike: Cedar Estates wants to connect to our water & sewer district for purposes of administering the collection of sewer payments made to East Idaho Regional Waste Water Treatment Authority (EIRWWA)

Tia asked for more details.

Mike: We would annex Cedar Estates to Woodville Water & Sewer District for sewer only.

Mike will bill the owners of each property for a fee above and beyond the cost of each connection that is billed by EIRWWA. The estimated costs from EIRWWA to WW&S will be Hook up/permit \$4,224 and a Monthly fee \$43.63. The city of Shelley charges Hook up/permit \$4,744 and monthly of \$47.02. We could do the same.

Chris: WWS could charge an additional fee if they need to.

Ron: Just the sewer system so not much more work.

Chris: They just need someone to handle the billing. City of Shelley is willing to do the maintenance and charge WWS.

Nolan: What about fire water? If we do the connection will we have to provide fire protection.

Chris: No

Mike: Only question is if we can annex property that is not adjacent to existing WWS district boundaries.

Ron: If we do this do we have to connect sewer lines to existing properties in the district.

Mike: No as they are a long way from the nearest property owner.

Mike motioned to annex Cedar Estates into the Woodville Water & Sewer District. Nolan 2nd and all were in favor.

Chris: Water (from wells drilled by each lot) will only be for culinary water and not for irrigation.

Mike: This will benefit WWS because if they had to put in septic systems they would be discharging directly to our water source from the aquifer.

Mike will provide the needed will serve letter to Cedar Estates noting that Woodville Water & Sewer District has agreed to annex the property.

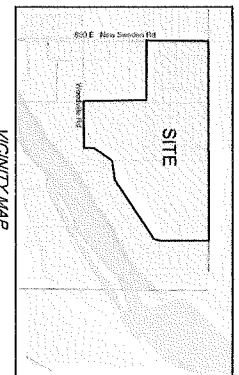
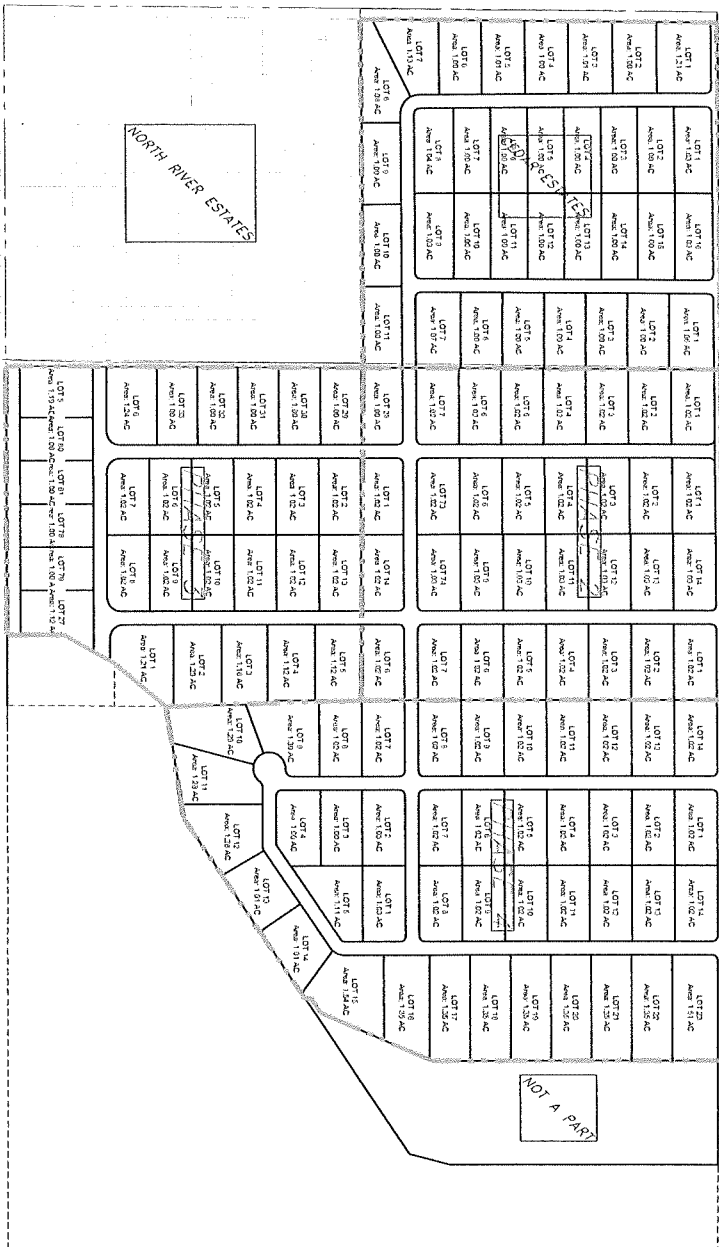
Ron motioned to adjourn and Mike 2nd.


Attending via zoom: Mike Anderson, Maureen Anderson, Nolan Taylor Tia Rickabaugh and Chris Nelson. Attending via telephone Ron Stilwell.

CEDAR ESTATES MASTER PLAN

PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 16, T. 1 N., R. 37 E.B.M.

BINGHAM COUNTY, IDAHO



	<p style="text-align: center;">CIVIL & STRUCTURAL ENGINEERING MATERIAL TESTING & LAND SURVEYING 801 S Park Avenue, Boise, Idaho 83725 (208) 344-4212 801 W. Lake Street, Boise, Idaho 83724 (208) 344-2177 400 E. 6th Street, Arden Hills, MN 55121 (612) 226-5751</p>
<p style="font-size: small;">DATE: 10/20/11 DRAWN BY: JRM CHECKED BY: JRM SCALE: 1" = 400'</p>	<p style="text-align: center;">MASTER PLAN CEDAR ESTATES PHASES 1-4 SEC. 16, T. 1 N., R. 37 E B M BINGHAM COUNTY, IDAHO</p>

Jacob King
GIS Manager
Idaho State Tax Commission

January 19, 2024

Dear Jacob,

This is Mike Anderson from the Woodville Water & Sewer District and these are the hard copies of the documents I emailed to you with the request for the annexing of approximately 160 acres into the Woodville Water & Sewer District. I have included a map listing the total area and the recorded instruments by Bingham County. Also there are the petitions requesting Woodville Water & Sewer to annex these properties along with board meeting minutes motioning all 4 phases of Cedar Estates (common name of property being annexed) to be annexed into the Woodville Water & Sewer District.

Thank you for your help.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael L. Anderson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael L Anderson
Operator/Board Member
Designated contact for annexing the property
Woodville Water & Sewer District
phone (208) 357-3293
cell (208) 709-8910