

DOC# 5

REC'D JAN 22 2024

Instrument # 759330

BINGHAM COUNTY

12-27-2023 03:33:58 PM No. of Pages: 6

Recorded for : WOODVILLE WATER & SEWER DISTRICT

PAMELA W. ECKHARDT

Fee: 0.00

Ex-Officio Recorder Deputy

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 owners of the real property described on exhibit A 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.

PETITIONERS

Signature

Signature

Robert C Nelson

Printed Name
for Deer meadows Development

Printed Name

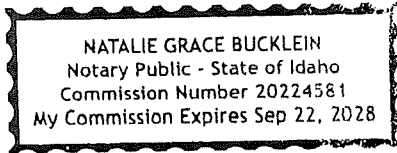
1585 N 775 E, Shelley ID

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 3
LEGAL DESCRIPTION**

Part of the NW $\frac{1}{4}$ 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; Thence S 00° 19' 39" W 1339.23 to the Point of Beginning; Thence, N 89° 57' 52" E 284.14 feet; Thence, S 86° 28' 08" E 50.10 feet; Thence, N 89° 57' 48" E 563.00 feet; Thence, S 89° 12' 40" E 50.10 feet; Thence, N 89° 55' 34" E 279.88 feet; Thence, S 00° 02' 25" E 318.77 feet; Thence, VS 15° 50' 58" E 51.97 feet; Thence, S 01° 10' 00" E 358.08 feet; Thence, S 39° 27' 11" W 248.51 feet; Thence, S 29° 17' 29" W 217.58 feet; Thence, S 00° 02' 08" E 160.91 feet; Thence, N 89° 59' 15" W 991.74 feet; Thence N 00° 19' 39" E 1272.01 feet to the Point of Beginning..

29 Apr 2021

Woodville Water & Sewer Board Meeting Minutes

This meeting is a non regularly scheduled meeting of Woodville Water and Sewer District held on April 29th 2021. Mike called the meeting to order.

In attendance were Ron Stilwell, Gary Mecham, Maureen Anderson, Mike Anderson, and Nolan Taylor and Chris Nelson. Maureen read the minutes from the March 11th 2021 board meeting. Mike moved that we approve the minutes and Nolan seconded.

Chris Nelson needs to have the documents (agreements between WW&SD & Cedar Estates) approved by us so he can have the formal agreements drawn up for those individuals that purchase lots in the Cedar Estates subdivision. He is also formally requested that we annex phase two and three the same as we did with phase one. We discussed at length the ccr's put together for the lot owners and the positioning of the agreement with WW&SD within the document along with a separate agreement between the homeowners assoc. and Woodville Water & Sewer District (WW&SD). Basically the key issues were that homeowners were not allowed to water or irrigate with well water (not just WW&SD bylaws but also state code) and that if someone else wants to assume the role of administering fees and monthly collections for sewer that can happen in the future and the wording of the agreement needs to make sure that we're not locked into this forever. Chris agreed to make sure that would be worded appropriately.

Also clarified that Dear Meadows is the owner of the property and the development is called Cedar Estates. There was some confusion in the drawings that Gary Mecham wanted clarified and Chris explained that situation. Gary also asked for the engineering calculations as to how the sewer elevations and pipe sizes were calculated etc, and Chris said he would provide that information.

We also discussed the fees charged by EIRWWA and that when they become a district those fees (monthly collection assessments) most likely would change.

Also discussed at length the state code for watering with surface water as opposed to ground water. We just don't want to make the agreement too loose from the homeowner standpoint of view. Chris wants to do what WW&SD wants to have done and Gary Mecham is basically going to look into it more and get back with Chris to see if there is anything else needed to make sure WW&SD is protected.

Discussed the application process to get the will serve letter for EIRWWA. Provide a will serve letter by the time of the May 27th meeting. Gary says that application needs to come through us and then they will tell us its okay and that they've got capacity so we will do that. Cedar Estates will pay us and we will take care of the will serve letter to EIRWWA.

Gary made the formal motion for WW&SD to work through the Eastern Idaho Regional Waste Water Authority to provide the will serve letter for phase 2 and 3 of the Cedar Estates subdivision. Mike seconded that motion. All other board members in attendance approved.

Mike Anderson made the motion that he be allowed to represent Woodville Water and Sewer District in making the application to the county to Annex phases 1, 2 and 3 of Cedar Estates. Nolan Taylor 2nd the motion and all other board members approved.

Chris reviewed what we wanted him to do and will get the changed documents back to us for our approval.

Next we discussed the proposal by Bob Johnson to develop the 80+ acres that is adjacent to our existing district. We discussed how this development would affect our status and our well's capacity and the feedback received from patrons within WW&SD. The consensus is that the development as proposed would not be beneficial and in fact would be detrimental to WW&SD so we will make an official statement at the May 11th hearing stating our position. We discussed the probable change from a "very small water system" to a Class 1 distribution system and the changes that would require in operations in addition to significant structural changes. We would have to have a separate manageable chemical room and at least 1 full time operator and a backup operator. Ron motioned that we set up a zoom meeting and notify our constituents to plan our response to the May 11th meeting. Motion carried and Mike will send out a letter to everyone. Mike moved that the meeting be adjourned and Ron 2nd. All were in favor.

May 21, 2021

To whom it may concern;

On Thursday the 29th of April, 2021 Woodville water & sewer met as a board and voted to annex the 2nd & 3rd phase of the Cedar Estates subdivision into Woodville Water & Sewer District for the purpose of administering waste water costs charged by the East Idaho Regional Waste Water Authority (EIRWA).

Sincerely,

Michael L Anderson

operator & board member of Woodville Water & Sewer District

(208) 357-3293

woodvillewater@gmail.com

The legal description of phase 3 is:

Part of the NW¼ 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; Thence S 00° 19' 39" W 1339.23 to the Point of Beginning; Thence, N 89° 57' 52" E 284.14 feet; Thence, S 86° 28' 08" E 50.10 feet; Thence, N 89° 57' 48" E 563.00 feet; Thence, S 89° 12' 40" E 50.10 feet; Thence, N 89° 55' 34" E 279.88 feet; Thence, S 00° 02' 25" E 318.77 feet; Thence, S 15° 50' 58" E 51.97 feet; Thence, S 01° 10' 00" E 358.08 feet; Thence, S 39° 27' 11" W 248.51 feet; Thence, S 29° 17' 29" W 217.58 feet; Thence, S 00° 02' 08" E 160.91 feet; Thence, N 89° 59' 15" W 991.74 feet; Thence N 00° 19' 39" E 1272.01 feet to the Point of Beginning.

The legal description of phase 2 is:

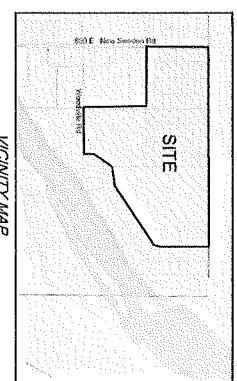
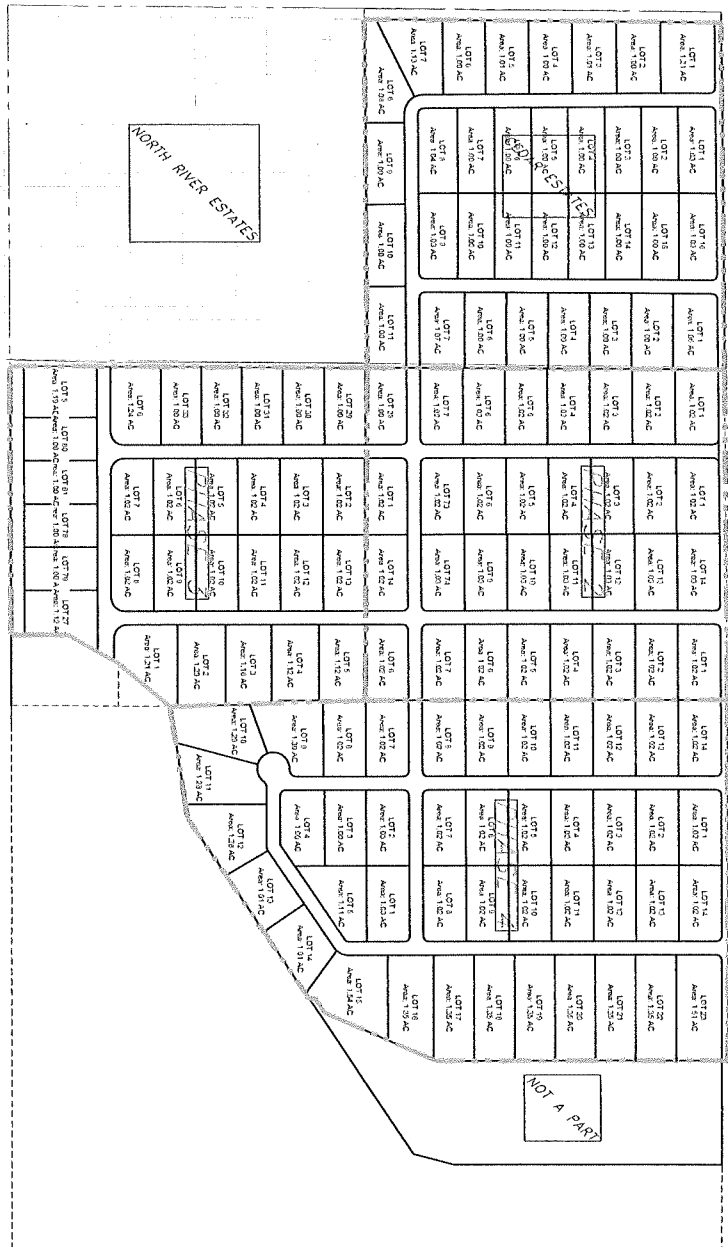
Part of the NW¼ of Section 16, Township 1 N, Range 37 E.B.M.,
Bingham County Idaho, more particularly described as:

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'
34" 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 89° 57' 52" W 284.14 feet; Thence N 00° 19' 39" E 1339.23
feet to the Point of Beginning

1759330

4-27-21

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



	CIVIL & STRUCTURAL ENGINEERING MATERIAL TESTING & LAND SURVEYING 1018 Park Avenue, Boise, Idaho 83725 (208) 333-4212 800 W. Lake Street, Boise, Idaho 83724 (208) 333-2777 4001 Booth Street, Boise, Idaho 83721 (208) 226-5751
	PROJECT NO. _____ SHEET NO. _____ OF _____ DATE _____

MASTER PLAN
CEDAR ESTATES PHASES 1-4
 SEC. 16, T. 1 N., R. 37 E.B.M.
 BINGHAM COUNTY, IDAHO

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