

Ada County Parcel Information



Katie Ford
Customer Service
1101 W. River St., Suite 201
Boise, ID 83702
Phone: (208) 424-8511
Fax: (208) 424-0049

Parcel ID # R2690340064

Property Address: 4459 N ARROW VILLA WAY
BOISE, ID 83703

Property Type: L

Owner Information:

Owner Name: ARROW VILLA LLC

Second Owner:

Mail Address: 10255 GABICA ST
MIDDLETON, ID 83644-5703

Assessor Information

Legal Description: PAR#0064 POR LOT 20 BLK 02 EYRIE
CANYON SUB NO 03 PARCEL B R/S 8038
#0060-B

Subdivision: EYRIE CANYON SUB NO 03

Lot/Block: 20/2

Section: 4N2E28

Acres: 0.824

Tax Code Area: 01-3

Levy Rate 2007: 0.012859731

Levy Rate 2008: 0.013286098

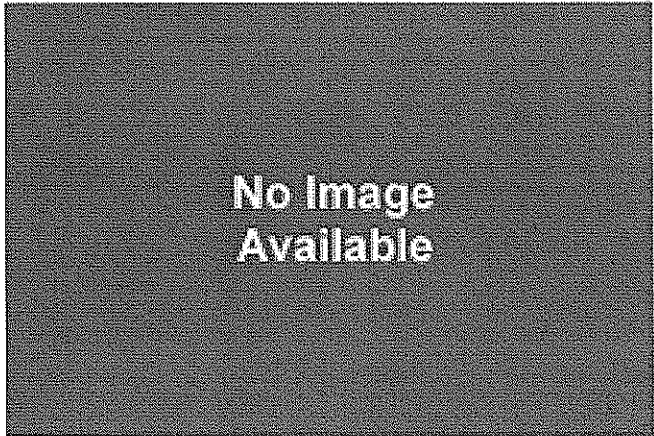
% Levy Rate Change: 3.32 %

Zoning: A-1

Homeowner Exemption: \$0

Land Information

Residential Acres: 0.825 **Commercial Acres:** 0 **Other Acres:** 0 **Street:** 1 **Utilities:** 2
Water Source: 1 **Sewer:** 1 **Sidewalks:** Y **Curbs and Gutters:** Y **Topography:** 3
View: 3 **Water Influence:** 1 **Water Frontage:** 0 **Corner:** N



Treasurer Information

Year: 2008 **Tax:** \$2,458

Assessor Categories

Year	Cat.	Description	Acres	Value
2009	200	RES LOT OR TRACT	0.825	\$125,000
Totals:			0.825	\$125,000



THIS INSTRUMENT FILED FOR RECORD BY TRANSNATION TITLE & ESCROW, INC. AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS AFFECT UPON THE TITLE

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 10/15/07 04:28 PM
DEPUTY Gail Garrett
RECORDED - REQUEST OF
Transnation Title
AMOUNT 6.00 2
107141812

1058526-da
W#25402

QUITCLAIM DEED

FOR VALUE RECEIVED

ARROW VILLA, L.L.C., an Idaho limited liability company

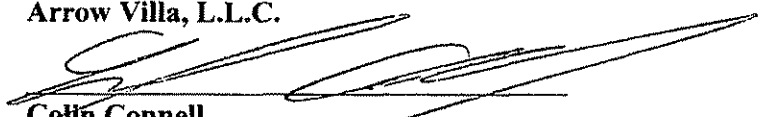
do(es) hereby convey, release and forever quitclaim unto: HOMES BY P.J. SMITH, LLC, an Idaho limited liability company

whose current address is: P.O. Box 1542 Boise, ID 83701
the following described premises, to-wit:

See Legal Description marked as Exhibit "A", attached hereto and made a part hereof.

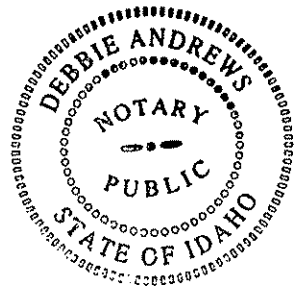
Date: September 27, 2007

Arrow Villa, L.L.C.


Colin Connell

STATE OF IDAHO, County of Ada, ss.

On this 5th day of October, in the year 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared Colin Connell known or identified to me to be one of the member(s)/manager(s) in the limited liability company of Arrow Villa, L.L.C. and the member(s)/manager(s) who subscribed said limited liability company name to the within instrument and acknowledged to me that he/she/they executed the same as such limited liability company.



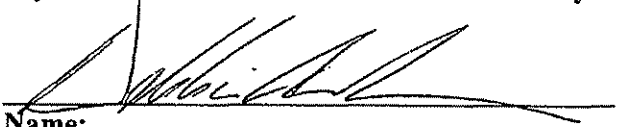

Name: _____
Residing at: _____ Residing in Boise, ID
Commission expires: _____ My Commission Expires 11/06/2009

EXHIBIT "A"
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE E1/2 OF THE NE1/4 OF SECTION 28,
TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY,
IDAHO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS
FOLLOW:

COMMENCING AT A POINT MARKING THE NW CORNER OF SAID SECTION
28; THENCE S.72°12'54"E. 4689.79 FEET TO A ½" IRON PIN; THENCE
N.59°39'03"E. 168.19 FEET TO A ½" IRON PIN; THENCE S.27°55'31"E. 105.10
FEET TO A ½" IRON PIN; THENCE N.62°03'35"E. 57.43 FEET TO A ½" IRON PIN,
ALSO BEING THE POINT OF BEGINNING;

THENCE S.28°10'01"E. 106.23 FEET TO A ½" IRON PIN;

THENCE N.62°07'36"E. 92.40 FEET TO A ½" IRON PIN;

THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 11.37 FEET,
SAID CURVE HAVING A RADIUS OF 125.00 FEET, TANGENTS OF 5.69 FEET, A
DELTA OF 5°12'46" AND A LONG CHORD OF 11.37 FEET WHICH BEARS
N.29°51'21"W. TO A ½" IRON PIN;

THENCE N.27°57'53"W. 94.97 FEET TO A 1/2" IRON PIN;

THENCE S.62°03'35"W. 92.40 149.83 FEET TO THE POINT OF BEGINNING.



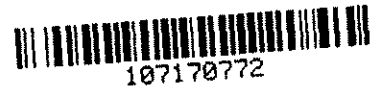
Order No. 1058526-da
W# 25857

THIS INSTRUMENT FILED FOR RECORD BY
TRANSACTION TITLE & ESCROW, INC. AS AN
ACCOMMODATION ONLY. IT HAS NOT BEEN
EXAMINED AS TO ITS EXECUTION OR AS TO ITS
AFFECT UPON THE TITLE.

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 12/23/07 04:35 PM
DEPUTY Danielle Boulette
RECORDED - REQUEST OF
Transaction Title

AMOUNT 9.00

3



107170772

QUITCLAIM DEED

FOR VALUE RECEIVED

Arrow Villa, L.L.C., an Idaho Limited Liability Company

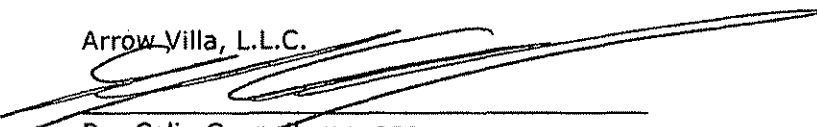
do(es) hereby convey, release and forever quitclaim unto: **William R. McGee and Mona J. McGee, husband and wife**

whose current address is: **4511 Arrow Villa Way Boise, ID 83703**
the following described premises, to-wit:

A PORTION of Lot 20 in Block 2 of EYRIE CANYON SUBDIVISION No. 3, according to the official plat thereof, filed in Book 96 of Plats at Pages 11908 through 11910, records of Ada County, Idaho. ***MORE PARTICULARLY DESCRIBED PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Date: December 19, 2007

Arrow Villa, L.L.C.


By: Colin Connell, manager

Order No. 1058526-da
Deed-Quit Claim

12/19/07 11:00 AM

State of Idaho

County of Ada

On this 19th day of December, 2007, before me the undersigned, a Notary Public in and for said state, personally appeared Colin Connell known or identified to me to be the person(s) whose name is/are subscribed to the within instrument as the Member of Homes by PJ Smith, LLC and acknowledged to me that Colin Connell executed the same as such Member.



Notary Public Name: Debbie Andrews
Residing at : Boise, ID.
My Commission Expires: 11/6/09

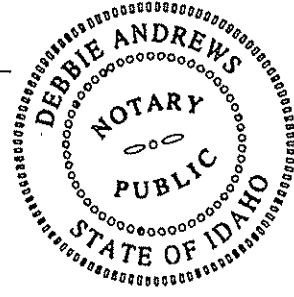


EXHIBIT "A"

A portion of Lot 20 in Block 2 of EYRIE CANYON SUBDIVISION NO. 3, according to the official plat thereof filed, in Book 96 of Plats at Pages 11908 thru 11910, records of Ada County Idaho, more particularly described as follows:

A parcel of land lying in the East half of the Northeast quarter of Section 28, Township 4 North, Range 2 East, Boise Meridian, Ada County, Idaho, said parcel being more particularly described as follow:

Commencing at a point marking the Northwest corner of said Section 28; thence
South $72^{\circ}12'54''$ East, 4,689.79 feet to a 1/2 inch iron pin;
thence
North $59^{\circ}39'03''$ East, 168.19 feet to a 1/2 inch iron pin;
thence
South $27^{\circ}55'31''$ East, 105.10 feet to a 1/2 inch iron pin;
thence
North $62^{\circ}03'35''$ East, 57.43 feet to a 1/2 inch iron pin,
also being the POINT OF BEGINNING; thence
South $28^{\circ}10'01''$ East, 106.23 feet to a 1/2 inch iron pin;
thence
North $62^{\circ}07'36''$ East, 92.40 feet to a 1/2 inch iron pin;
thence
along said curve to the right, a distance of 11.37 feet,
said curve having a radius of 125.00 feet, tangents of 5.69
feet, a delta of $5^{\circ}12'46''$ and a long chord of 11.37 feet
which bears
North $29^{\circ}51'21''$ West to a 1/2 inch iron pin; thence
North $27^{\circ}57'53''$ West, 94.97 feet to a 1/2 inch iron pin;
thence
South $62^{\circ}03'35''$ West, 92.40 feet to the POINT OF BEGINNING.

RECORD OF SURVEY NO. 8098

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. 107127361
 COUNTY OF IDAHO
 STATE OF IDAHO
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF J.J. HOWARD AT 4:20 MINUTES PAST 12 O'CLOCK P.M. THIS 11th DAY OF SEPTEMBER 2007.
 DAN MANNING
 COUNTY RECORDER
 FEE \$5.00



ACKNOWLEDGMENT

STATE OF IDAHO
 COUNTY OF ADA SS
 ON THIS 11th DAY OF September IN THE YEAR OF 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, PJ SMITH, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

Michael J. Jones
 NOTARY PUBLIC FOR IDAHO
 RESIDING AT: Boise
 MY COMMISSION EXPIRES: 1/22/2013

LEGEND

- BOUNDARY LINE
- ORIGINAL LOT LINE
- ADJUSTED LOT LINE
- SECTION LINE
- FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- SET 1/2" X 24" IRON PIN W/ CAP
- CALCULATED POINT-NOT SET
- BROKEN LINE
- FOUND 1/2" IRON PIN

RECORD OF SURVEY--LOT LINE ADJUSTMENT

FOR
 PJ SMITH
 A PARCEL OF LAND BEING LOT 19 AND 20, BLOCK 2, EYRE CANYON SUBDIVISION #2 AND LYING IN THE E 1/2 OF THE NE 1/4 OF SECTION 28, T.4N., R.2E., B.M., ADA COUNTY, IDAHO.

J.J. HOWARD
 ENGINEERING / SURVEYING
 3746 N. Pennington Street / Boise, ID 83703
 PHONE: 1-208-846-8817 FAX: 1-208-846-8822

DATE	8/29/07	DESK#	1	SHEET	OF
SCALE	1"=40'	DRAWN BY	J.J.H.	INDEX NO.	1
		SUR	421-28-110		

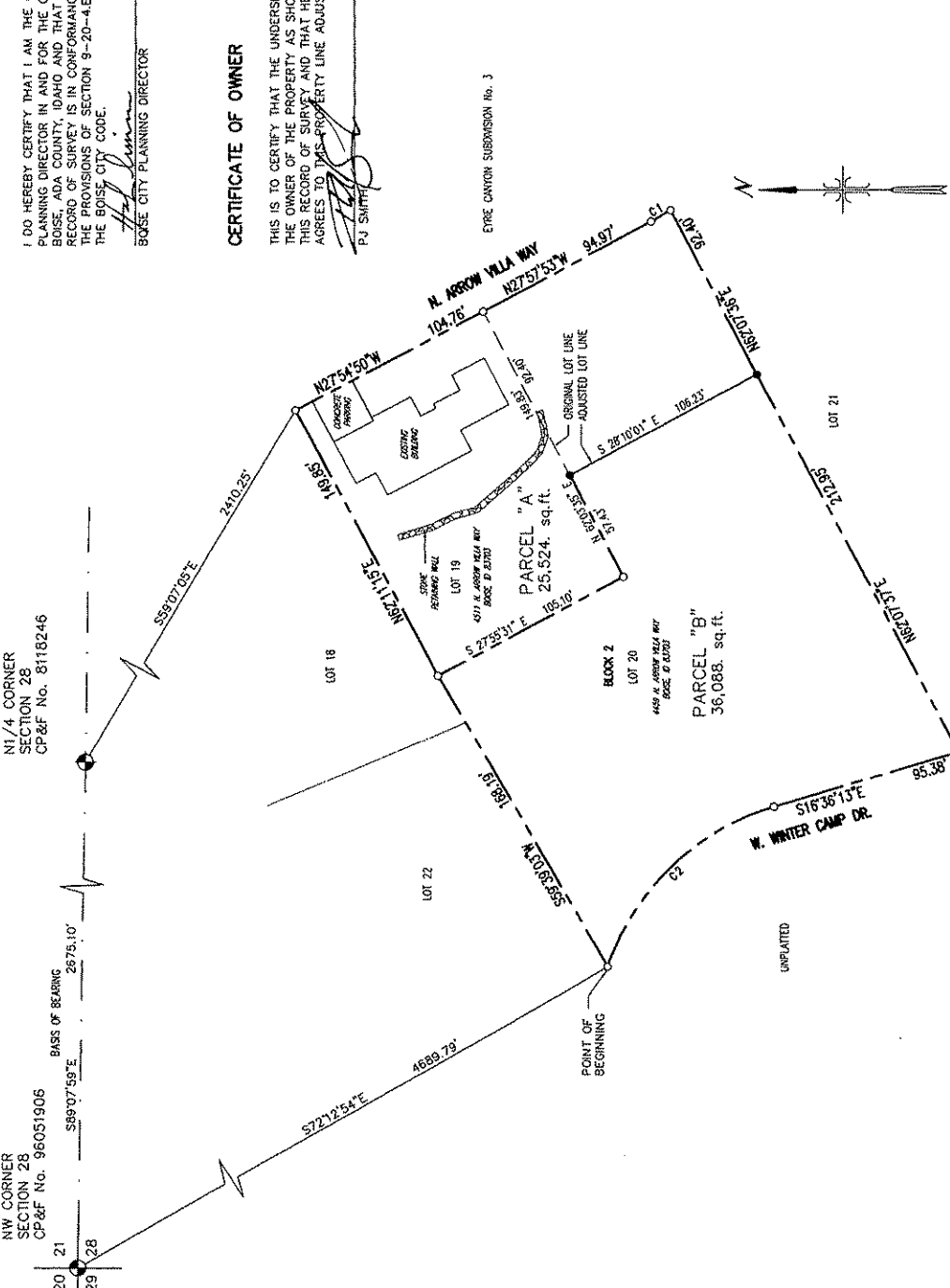
SIGNATURE OF CITY PLANNING DIRECTOR

I DO HEREBY CERTIFY THAT I AM THE CITY PLANNING DIRECTOR IN AND FOR THE CITY OF BOISE, ADA COUNTY, IDAHO AND THAT THIS RECORD OF SURVEY IS IN CONFORMANCE WITH THE PROVISIONS OF SECTION 9-20-4.E.2 OF THE BOISE CITY CODE.
 H.J. JAMES
 BOISE CITY PLANNING DIRECTOR

CERTIFICATE OF OWNER

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE PROPERTY AS SHOWN ON THIS RECORD OF SURVEY AND THAT HE AGREES TO THIS PROPERTY LINE ADJUSTMENT.
 PJ SMITH

EYRE CANYON SUBDIVISION No. 3



CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, JAMES J. HOWARD, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF IDAHO, HEREBY ATTEST THAT THIS IS A REASONABLY ACCURATE REPRESENTATION OF SURVEY AS MADE BY ME AND IS IN CONFORMANCE WITH THE CORNER PERPETUATION AND FILING ACT - IDAHO CODE 55-1601 THROUGH 55-1613.

DISCLAIMER
 THE RECORDING OF THIS SURVEY DOES NOT ENABLE THE OWNERS OF THE PARCELS TO CONVEY OWNERSHIP BASED SOLELY ON THIS MAP. J.J. HOWARD ENGINEERS ASSUMES NO LIABILITY FOR PRESENT OR FUTURE COMPLIANCE OR NONCOMPLIANCE WITH CITY AND/OR COUNTY ORDINANCES AS THEY PERTAIN TO BUILDING PERMITS AND THE ISSUANCE THEREOF. IT IS THE OWNERS RESPONSIBILITY TO INSURE BY A CITY/COUNTY REVIEW THAT NON-COMFORMING PARCELS ARE NOT CREATED BY ANY CONVEYANCE.

NOTES:

1. ALL EXISTING BUILDINGS ARE ACCURATELY DEPICTED.
2. THIS PARCEL MAY NOT BE DIVIDED UNLESS PLATTED AND APPROVED BY BOISE CITY. THE ORIGINAL PARCELS ARE NO LONGER A PULDABLE PARCEL PURSUANT TO THIS RECORD OF SURVEY.
3. THIS PROPERTY IS CURRENTLY ZONED C-20.
4. THIS RECORD OF SURVEY HAS BEEN APPROVED BY BOISE CITY UNDER APPLICATION ROS07-00057.

CURVE	INSET	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	11.37'	125.00'	512.48'	5.69'	11.37'	329.5121E
C2	119.42'	125.00'	5444.15'	64.71'	114.93'	845355.47W