

City of Burley
1401 Overland Ave
Burley ID, 83318
(208) 878-2224

November 5, 2025

REC'D
NOV 13 2025

Alan Dornfest
State Tax Commission
PO Box 36
Boise, ID 83722
Alan.dornfest@tax.idaho.gov

Email AND
 Mail

GIS Department
State Tax Commission
PO Box 36
Boise, ID 83722
Gis@tax.idaho.gov

Email AND
 Mail

Ben Seloske
State Tax Commission
PO Box 36
Boise, ID 83722
Ben.seloske@tax.idaho.gov
State Tax Commission

Email AND
 Mail

Attn: Joseph Larsen
Cassia County Auditor
Cassia County Clerk/Recorder
1459 Overland Ave, RM101
Burley, ID 83318
cassiaclerk@cassiacounty.org

Email AND
 Mail

Attn.: Martin Adams
Cassia County Assessor
203 East 15th St.
Burley, ID 83318
dwright.davis@cassiacounty.org

Email AND
 Mail

RE: Urban Renewal Plan for Burley RAA 11 Urban Renewal Project

Dear Sir or Madam:

As provided for under Idaho Code Sections 50-2907 and 63-215, and Rule 225 of the Property Tax Administrative Rules IDAPA 35.01.03.225.02, you are being provided copies of the following recorded documents for filing:

1. Ordinance No. 1433 (without exhibits or attachments) approving the Urban Renewal Plan for the Burley RAA 11 District Urban Renewal Project (the "Plan"), which plan contains a revenue allocation area. City Council approved the Ordinance at its meeting on October 21, 2025. The Mayor signed the Ordinance on October 21, 2025. Publication of the Ordinance in the *Times News* will occur on November 13, 2025. A copy of the published summary is also enclosed.

2. Recorded under separate cover:

A. A legal description of the boundary of the revenue allocation area.

B. A map showing the boundaries of the revenue allocation area.

Please file these documents in your official records.

Please be advised that the contact person for the Burley Development Authority is Brett Boyer 1401 Overland Ave Burley, Idaho 83318, 208.878.2204 bboyer@burleyidaho.org. The plan is also available on the city website at: <https://burleyidaho.org/198/Burley-Development-Authority>.

Sincerely,



Elois Joseph-Peiterse, City Clerk

Enclosures

cc: Dave Shirley
Brent Tolman
Clay Handy

ORDINANCE NO. 1433

AN ORDINANCE OF THE CITY OF BURLEY, IDAHO, APPROVING THE URBAN RENEWAL PLAN FOR THE ELEVENTH BURLEY URBAN RENEWAL PROJECT, WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS; PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Mayor and Council of Burley, Idaho ("City"), respectively, on or about September 8, 1998, adopted and approved Resolution No. 10-98 creating the Burley Urban Renewal Agency (the "Agency"), authorizing it to transact business and exercise the powers granted by the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code as amended (hereinafter the "Law"), and the Local Economic Development Act, Chapter 29, Title 50, as amended (hereinafter the "Act") upon making the findings of necessity required for creating said Agency;

WHEREAS, the City Council for the City of Burley, Idaho ("City"), on December 21, 1998, after notice duly published, conducted a public hearing on the Burley Urban Renewal Project Urban Renewal Plan (the "Plan"); and

WHEREAS, on December 4, 2007, the Burley City Council and Mayor of the City of Burley adopted Ordinance 1221 approving the Urban Renewal District 2 Urban Renewal Plan; and

WHEREAS, on December 6, 2022, the Burley City council and Mayor of the City of Burley Ordinance 1401 approving the Eighth Urban Renewal Plan; and

WHEREAS, on December 28, 2024 the Burley City Council and Mayor of the City of Burley adopted ordinance 1410 approving the First Amendment to Urban Renewal District 2 Urban Renewal Plan of the City of Burley; and

WHEREAS, pursuant to Idaho Code § 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project; and

WHEREAS, an urban renewal plan shall (a) conform to the general plan for the municipality as a whole, except as provided in § 50-2008(g), Idaho Code; and (b) shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions; and

Instrument # 2025004205

BURLEY, CASSIA, IDAHO

11-5-2025 01:54:55 PM No. of Pages: 119

Recorded for : CITY OF BURLEY

JOSEPH LARSEN

Fee: 0.00

Ex-Officio Recorder Deputy

Index to: ORDINANCE

EL

WHEREAS, Idaho Code § 50-2906, also requires that, in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area; and

WHEREAS, the Council, on July 1, 2025, adopted Resolution No. 16-25 accepting the Revenue Allocation Area 11 DOT Foods Expansion Urban Renewal Eligibility Report (the “Report”) and declared the Eleventh Burley Area described in the Report to be a deteriorated or deteriorating area as defined by Chapters 20 and 29, Title 50, Idaho Code, as amended, that such area is appropriate for an urban renewal project and directed the Agency to commence preparation of an urban renewal plan for the area designated; and

WHEREAS, the Act authorizes urban renewal agencies to adopt revenue allocation financing provisions as part of their urban renewal plans; and

WHEREAS, in order to implement the provisions of the Act and the Law, either the Agency may prepare a plan or any person, public or private, may submit such plan to the Agency; and

WHEREAS, the Agency and its consultants have undertaken the planning process during 2025; and

WHEREAS, the Agency prepared a proposed Urban Renewal Plan for the Eleventh Burley Urban Renewal Project (the “Eleventh Burley Plan”) and the urban renewal area referred to as the Eleventh Burley Project Area (“Project Area” or “Revenue Allocation Area”) for the area designated as eligible for urban renewal planning; and

WHEREAS, such proposed Eleventh Burley Plan also contains the provisions of revenue allocation financing as allowed by the Act; and

WHEREAS, the Agency Board considered all comments and information submitted to the Agency during several earlier Board meetings and the Board meeting held on August 12, 2025; and

WHEREAS, on August 12, 2025, the Agency Board passed Resolution No. 2025-3 proposing and recommending the approval of the Eleventh Burley Plan; and

WHEREAS, the Agency submitted the Eleventh Burley Plan to the Mayor and City; and

WHEREAS, the Mayor and City Clerk have taken the necessary action to process the Eleventh Burley Plan; and

WHEREAS, pursuant to the Law, on August 20, 2025, the City of Burley Planning and Zoning Commission considered the Eleventh Burley Plan and its conformity with the City of Burley Comprehensive Plan and forwarded its findings to the Council, a copy of which is attached hereto as Exhibit 1; and

WHEREAS, notice of the public hearing of the Eleventh Burley Plan was caused to be published by the City Clerk of Burley, Idaho, in its official newspaper the *Times-News*, on August 14 & 28, 2025, a copy of said notice being attached hereto as Exhibit 2; and

WHEREAS, as of August 14, 2025, the Eleventh Burley Plan was submitted to the affected taxing entities, available to the public, and under consideration by the Council; and

WHEREAS, the City Council, during its regular meeting of September 16, 2025, held the public hearing as noticed; and

WHEREAS, as required by Idaho Code §§ 50-2905 and 50-2906, the Eleventh Burley Plan contains the following information with specificity which was made available to the general public and all taxing districts prior to the public hearing on September 16, 2025, the regular meeting of the Council, at least thirty (30) days but no more than sixty (60) days prior to the date set for final reading of the ordinance: (1) a statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality; (2) the kind, number, and location of all proposed public works or improvements within the revenue allocation area; (3) an economic feasibility study; (4) a detailed list of estimated project costs; (5) a fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds, notes and/or other obligations are repaid, upon all taxing districts levying taxes upon property in the revenue allocation area; (6) a description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred; (7) a termination date for the plan and the revenue allocation area, as provided for in section 50-2903(20), Idaho Code. In determining the termination date, the plan shall recognize that the agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan; and (8) a description of the disposition or retention of any assets of the agency upon the termination date. Provided however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets; and

WHEREAS, the Eleventh Burley Plan authorizes certain projects to be financed by revenue allocation bonds, or loans, and proceeds from revenue allocation; and

WHEREAS, appropriate notice of the Eleventh Burley Plan and revenue allocation provision contained therein has been given to the taxing districts and to the public as required by Idaho Code §§ 50-2008 and 50-2906; and

WHEREAS, it is necessary and in the best interest of the citizens of the City, to adopt the Eleventh Burley Plan, including revenue allocation financing provisions since revenue allocation will help finance urban renewal projects to be completed in accordance with the Eleventh Burley Plan, in order to: encourage private development in the urban renewal area; prevent and arrest decay of the City due to the inability of existing financing methods to provide needed public improvements; encourage taxing districts to cooperate in the allocation of future tax revenues arising in the urban renewal area in order to facilitate the long-term growth of their common tax base; encourage private investment within the City; and to further the public purposes of the Agency; and

WHEREAS, the Council finds that the equalized assessed valuation of the taxable property in the Project Area is likely to increase, and continue to increase, as a result of initiation and continuation of urban renewal projects in accordance with the Eleventh Burley Plan; and

WHEREAS, under the Law and Act any such plan should provide for: (1) a feasible method for the location of families who will be displaced from the urban renewal area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families; (2) conform to the general plan of the municipality as a whole; (3) give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of the children residing in the general vicinity of the site covered by the plan; and (4) afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise; and

WHEREAS, if the urban renewal area consists of an area of open land to be acquired by the urban renewal agency, such area shall not be so acquired unless (1) if it is to be developed for residential uses, the local governing body shall determine that a shortage of housing of sound standards and design which is decent, safe, and sanitary exists in the municipality; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe, and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; or (2) if it is to be developed for nonresidential uses, the local governing body shall determine that such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition may require the exercise of governmental action, as provided in the Law, because of defective or unusual conditions of title, diversity of ownership tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot layouts, the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area; and

WHEREAS, under the Act, a deteriorated area includes any area which is predominantly open and which, because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area, or substantially impairs or arrests the sound growth of a municipality; and

WHEREAS, under the Law and the Act (specifically §§ 50-2018(9) and 50-2903(8)(f)), a deteriorating area may not include an agricultural operation, as defined in Idaho Code § 22-4502(1), absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for three (3) consecutive years; and

WHEREAS, the Project Area does not include parcels subject to such consent; and

WHEREAS, simultaneous with the creation of the Eleventh Burley Plan, the Agency has

embarked on an urban renewal project referred to as the Eleventh Burley Urban Renewal Project; and

WHEREAS, the collective base assessment rolls for the revenue allocation areas undertaken by the Agency cannot exceed ten percent (10%) of the assessed value of the City; and

WHEREAS, the Council at its regular meeting held on September 16, 2025, considered the Eleventh Burley Urban Renewal Plan, as proposed, and made certain comprehensive findings;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF BURLEY :

SECTION 1: It is hereby found and determined that:

- (a) The Project Area, as defined in the Eleventh Burley Urban Renewal Plan, is a deteriorated or a deteriorating area, as defined in the Law and the Act, and qualifies as an eligible urban renewal area under the Law and Act.
- (b) The rehabilitation, conservation, and redevelopment of the urban renewal area pursuant to the Eleventh Burley Urban Renewal Plan are necessary in the interests of public health, safety, and welfare of the residents of the City.
- (c) There continues to be a need for the Agency to function in the City.
- (d) The Eleventh Burley Urban Renewal Plan conforms to the City of Burley Comprehensive Plan and the general plan of the municipality as a whole.
- (e) The Eleventh Burley Urban Renewal Plan gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement (recognizing the mixed-use components of the Eleventh Burley Urban Renewal Plan and the need for overall public improvements), and shows consideration for the health, safety, and welfare of any residents or businesses in the general vicinity of the urban renewal area covered by the Eleventh Burley Plan.
- (f) The Eleventh Burley Urban Renewal Plan affords maximum opportunity consistent with the sound needs of the City, as a whole, for the rehabilitation and redevelopment of the urban renewal area by private enterprises.
- (g) Pursuant to Idaho Code §§ 50-2007(h) and 50-2008(d)(1), the Eleventh Burley Urban Renewal Plan provides a feasible method for relocation obligations of any displaced families residing within the Project Area and there is not anticipated to be any activity by the Agency that would result in relocation.
- (h) The collective base assessment rolls for the revenue allocation areas undertaken by the Agency do not exceed ten percent (10%) of the assessed value of the City.

- (i) The Eleventh Burley Urban Renewal Plan includes the requirements set out in Idaho Code § 50-2905 with specificity.
- (j) The Eleventh Burley Urban Renewal Plan is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions.
- (k) The urban renewal area, which includes the deteriorating area, as defined in Idaho Code §§ 50-2018(9) and 50-2903(8)(f), does not include any agricultural operation for which the Agency has not received a written consent, or has not been used for agricultural purposes for three (3) consecutive years.
- (l) The portion of the Project Area which is identified for non-residential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.

SECTION 2: The Council finds that the Project Area has a portion of open land, that the Agency may acquire any open land within the Project Area which it may deem necessary for or in connection with the Urban Renewal Plan or related activities, and that the Project Area is planned to be redeveloped in a manner that will include industrial uses. The Council finds that for the portions of the Project Area deemed to be “open land,” the criteria set forth in the Law and Act have been met.

SECTION 3: The Council finds that the Eleventh Burley Urban Renewal Plan meets the sound needs of the City and will provide opportunities in an area that does not now contain such opportunities, and nonresidential uses are necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of City of Burley Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.

SECTION 4: The Eleventh Burley Urban Renewal Plan, a copy of which is attached hereto and marked as Exhibit 3 and made a part hereof by attachment, be, and the same hereby is, approved. As directed by the Council, the City Clerk and/or the Agency may make certain technical corrections or revisions in keeping with the information and testimony presented at the September 16, 2025, hearing and incorporate changes or modifications, if any.

SECTION 5: No direct or collateral action challenging the Eleventh Burley Urban Renewal Plan shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the Eleventh Burley Plan.

SECTION 6: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the County Auditor and Tax Assessor of Cassia County and to the appropriate officials of Cassia County Board of County Commissioners, City of Burley, Cassia County Joint School District No. 151, Burley Highway District, Goose Creek Flood Control District 16, Oregon Trail Recreation District, any and all other local taxing districts affected, and the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the Revenue Allocation Area, and a map or plat indicating the boundaries of the Project Area.

SECTION 7: The Council hereby finds and declares that the Revenue Allocation Area as defined in the Eleventh Burley Urban Renewal Plan, the equalized assessed valuation of which the Council hereby determines is in and is part of the Eleventh Burley Urban Renewal Plan, is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Eleventh Burley Plan.

SECTION 8: The Council hereby approves and adopts the following statement policy relating to the appointment of Council members as members of the Agency's Board of Commissioners: If any Council members are appointed to the Board, they are not acting in an ex officio capacity but, rather, as private citizens who, although they are also members of the Council, are exercising their independent judgment as private citizens when they sit on the Board. Except for the powers to appoint and terminate Board members and to adopt the Eleventh Burley Plan, the Council recognizes that it has no power to control the powers or operations of the Agency.

SECTION 9: So long as any Agency bonds, notes, or other obligations are outstanding, the Council will not exercise its power under Idaho Code § 50-2006 to designate itself as the Agency Board.

SECTION 10: So long as any Agency bonds, notes, or other obligations are outstanding, the Council will not modify the Eleventh Burley Urban Renewal Plan in a manner that would result in a reset of the base assessment value to current value in the year modification occurs as further set forth in the Act.

SECTION 11: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication and shall be retroactive to January 1, 2025, to the extent permitted by the Act.

SECTION 12: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

SECTION 13: Summary of this ordinance may be published if and when such summary is approved by the City Council.

SECTION 14: All ordinances, resolutions, orders, or parts thereof in conflict herewith are hereby repealed, rescinded, and annulled.

SECTION 15: Savings Clause. This Ordinance does not affect an action or proceeding commenced or right accrued before this Ordinance takes effect.

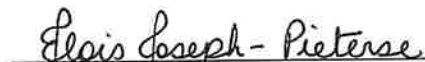
PASSED and ADOPTED by the City Council of the City of Burley , Idaho, on this 16th day of September, 2025.

APPROVED by the Mayor of the City of Burley , Idaho, on this ^{21st day of October} ~~16th day of September,~~ 2025.



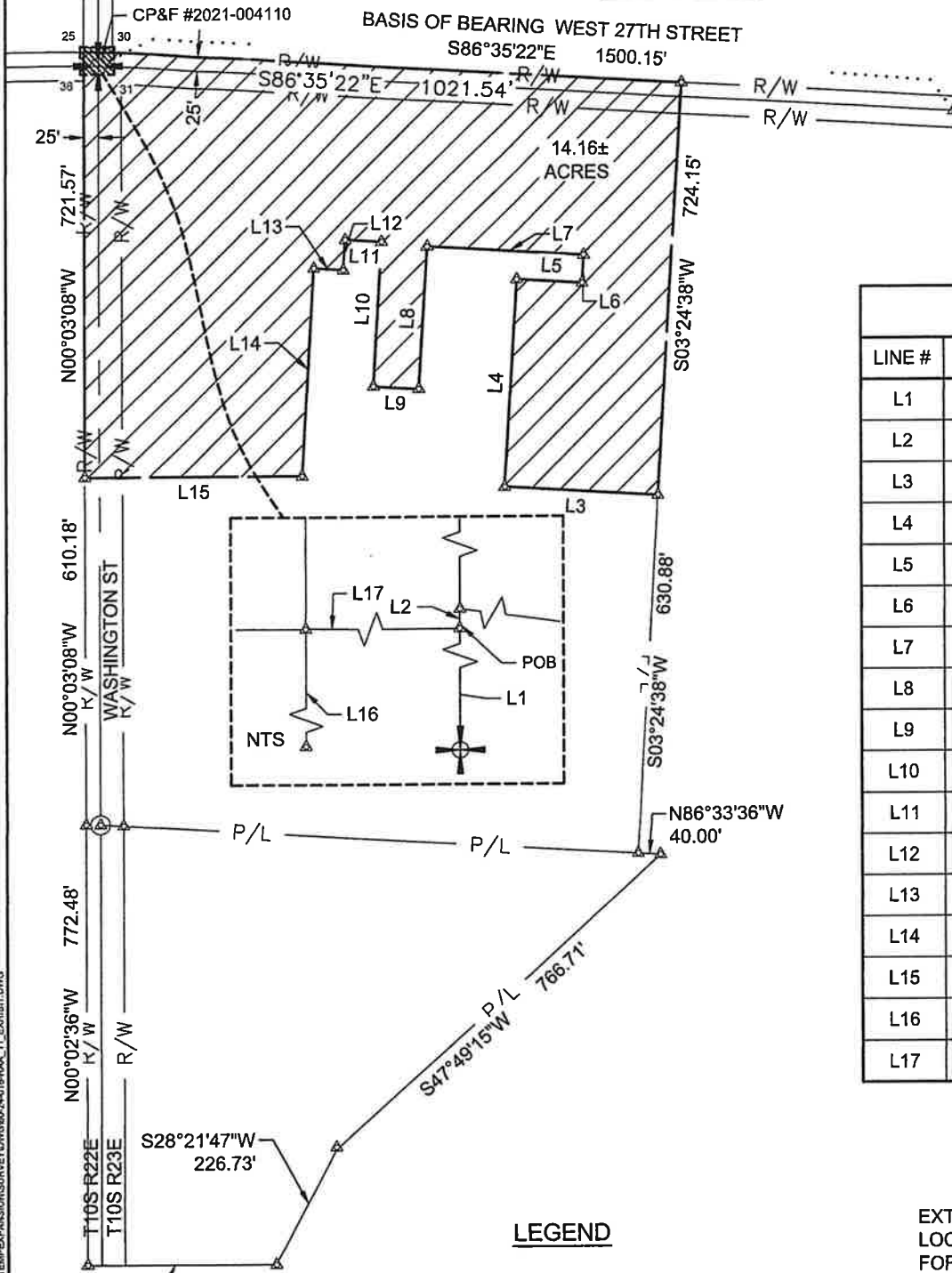
Mayor
Steve Ormond

ATTEST:

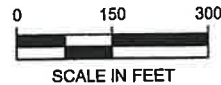


Elcis Joseph-Pieterse, City Clerk

RAA-11 AREA



NORTHEAST CORNER
GOVT LOT 1
CP&F #2021-004111



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°06'13"W	25.00'
L2	N00°06'13"W	0.05'
L3	N86°35'22"W	271.97'
L4	N03°25'12"E	364.42'
L5	S86°34'48"E	116.35'
L6	N03°25'12"E	49.15'
L7	N86°34'48"W	272.20'
L8	S03°25'12"W	249.71'
L9	N86°34'48"W	79.20'
L10	N03°25'12"E	254.11'
L11	N86°34'48"W	63.75'
L12	S03°25'12"W	53.23'
L13	N86°34'48"W	53.60'
L14	S03°25'12"W	364.79'
L15	S89°56'52"W	377.68'
L16	N00°06'13"W	25.00'
L17	N89°28'32"E	25.00'

LEGEND

- SECTION LINE
- PROPERTY LINE
- NEW BOUNDARY LINE
- SURVEY LINE
- FOUND ALUMINUM CAP
- NOT FIELD LOCATED/SET
- SECTION CORNER
- POB POINT OF BEGINNING

SURVEY NOTE

EXTERIOR BOUNDARY OF DOT FOODS NOT LOCATED. SEE ROS INST #2021-004273 FOR DETAILS

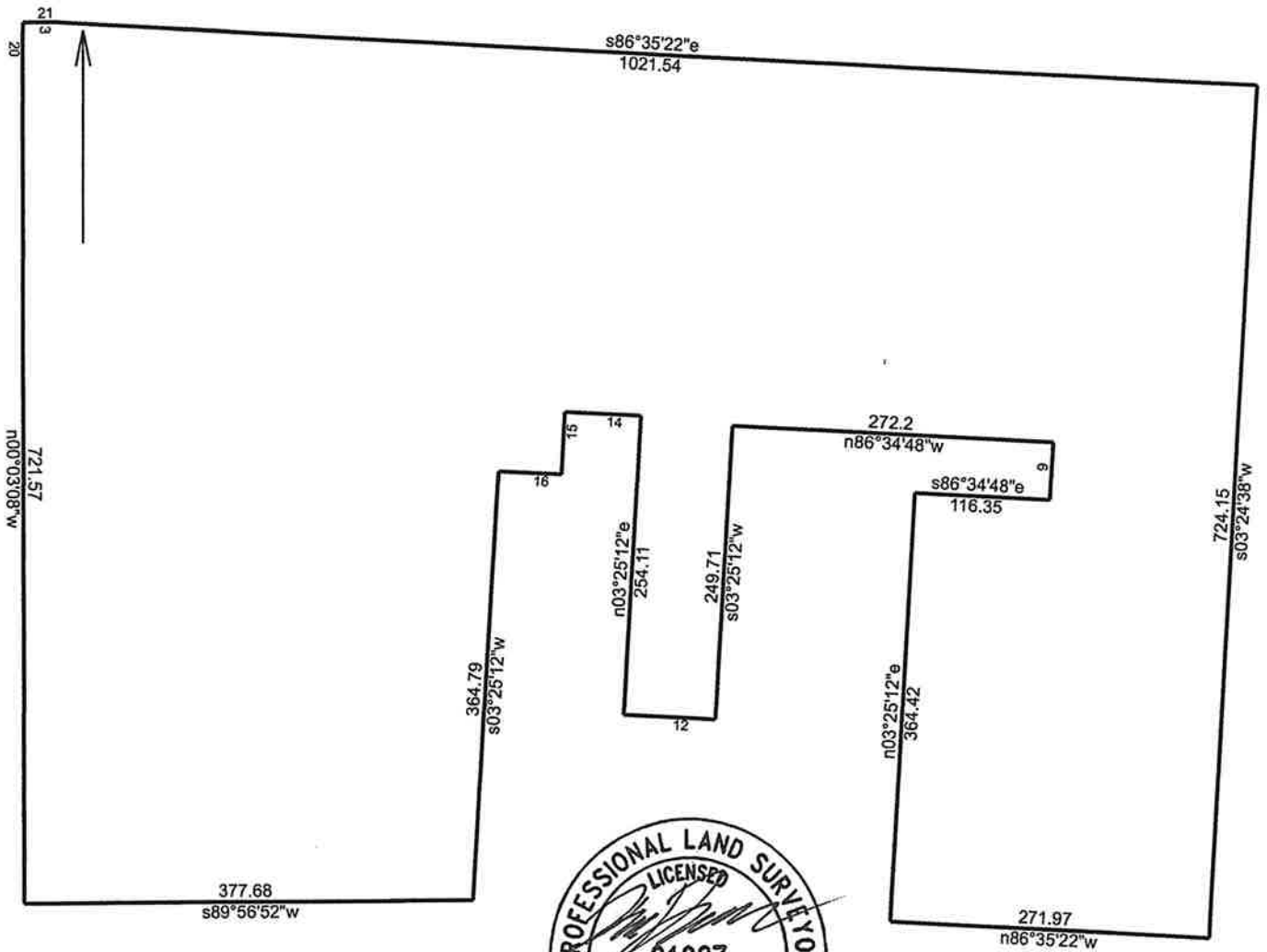


RAA-11 AREA DESCRIPTION EXHIBIT FOR
DOT FOODS, INC.

LOCATED IN PART OF GOVERNMENT LOT 1 OF SECTION 31, TOWNSHIP 10 SOUTH,
RANGE 23 EAST, BOISE MERIDIAN, CITY OF BURLEY, COUNTY OF CASSIA, STATE OF IDAHO



J-U-B ENGINEERS, INC.
LAST UPDATE: 7/15/2024
FILE: 60-24-018-RAA_11 EXHIBIT



RA11

7/15/2024

Scale: 1 inch= 150 feet

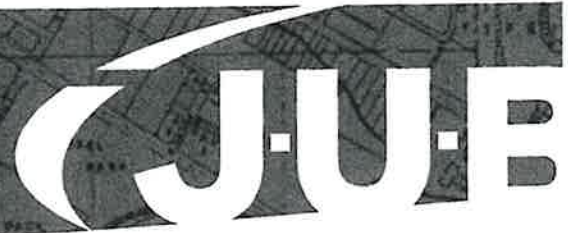
File: RAA_11.ndp

Tract 1: 14.1631 Acres, Closure: s10.5329w 0.02 ft. (1/291700), Perimeter=5087 ft.

- | | |
|-----------------------|---------------------|
| 01 /s86.3522e 1500.15 | 14 n86.3448w 63.75 |
| 02 /n00.0613w 25 | 15 s03.2512w 53.23 |
| 03 n00.0613w 0.05 | 16 n86.3448w 53.6 |
| 04 s86.3522e 1021.54 | 17 s03.2512w 364.79 |
| 05 s03.2438w 724.15 | 18 s89.5652w 377.68 |
| 06 n86.3522w 271.97 | 19 n00.0308w 721.57 |
| 07 n03.2512e 364.42 | 20 n00.0613w 25 |
| 08 s86.3448e 116.35 | 21 n89.2832e 25 |
| 09 n03.2512e 49.15 | |
| 10 n86.3448w 272.2 | |
| 11 s03.2512w 249.71 | |
| 12 n86.3448w 79.2 | |
| 13 n03.2512e 254.11 | |



HELPING EACH OTHER
CREATE BETTER COMMUNITIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

RAA 11 DESCRIPTION FOR
DOT Foods, Inc
14.16 acres PARCEL

A parcel of land located in a part of Sections 25 and 36, Township 10 South, Range 22 East, and in a part of Section 30, and part of Government Lots 1 of Section 31, Township 10 South, Range 23 East, Boise Meridian, City of Burley, County of Cassia, State of Idaho, and more particularly described as follows:

COMMENCING at the Northwest corner of said Section 31, from which the Northeast corner of said Government Lot 1 bears South 86°35'22" East, 1500.15 feet;

THENCE North 00°06'13" West along a line common to sections 25 and 30 for a distance of 25.00 feet to the **POINT OF BEGINNING**;

THENCE continuing North 00°06'13" West for a distance of 0.05 feet to the northerly Right of Way line of West 27th Street;

THENCE South 86°35'22" East along said northerly Right of Way line of West 27th Street for a distance of 1021.54 feet;

THENCE leaving said northerly Right of Way line of West 27th Street South 03°24'38" West for a distance of 724.15 feet;

THENCE the following thirteen (13) consecutive courses and distances:

1. North 86°35'22" West for a distance of 271.97 feet,
2. North 03°25'12" East for a distance of 364.42 feet,
3. South 86°34'48" East for a distance of 116.35 feet,
4. North 03°25'12" East for a distance of 49.15 feet,
5. North 86°34'48" West for a distance of 272.20 feet,
6. South 03°25'12" West for a distance of 249.71 feet,
7. North 86°34'48" West for a distance of 79.20 feet,
8. North 03°25'12" East for a distance of 254.11 feet,
9. North 86°34'48" West for a distance of 63.75 feet,
10. South 03°25'12" West for a distance of 53.23 feet,
11. North 86°34'48" West for a distance of 53.60 feet,
12. South 03°25'12" West for a distance of 364.79 feet,
13. South 89°56'52" West for a distance of 377.68 feet to the westerly Right of Way line of Washington Street as described in said Ordinance No. 1221,

THENCE North 00°03'08" West along said westerly Right of Way line of Washington Street for a distance of 721.57 feet;



J-U-B ENGINEERS, INC.



THE LANGDON GROUP



GATEWAY MAPPING INC.

J-U-B FAMILY OF COMPANIES

THENCE continuing along said westerly Right of Way line of Washington Street North 00°06'13" West for a distance of 25.00 feet;

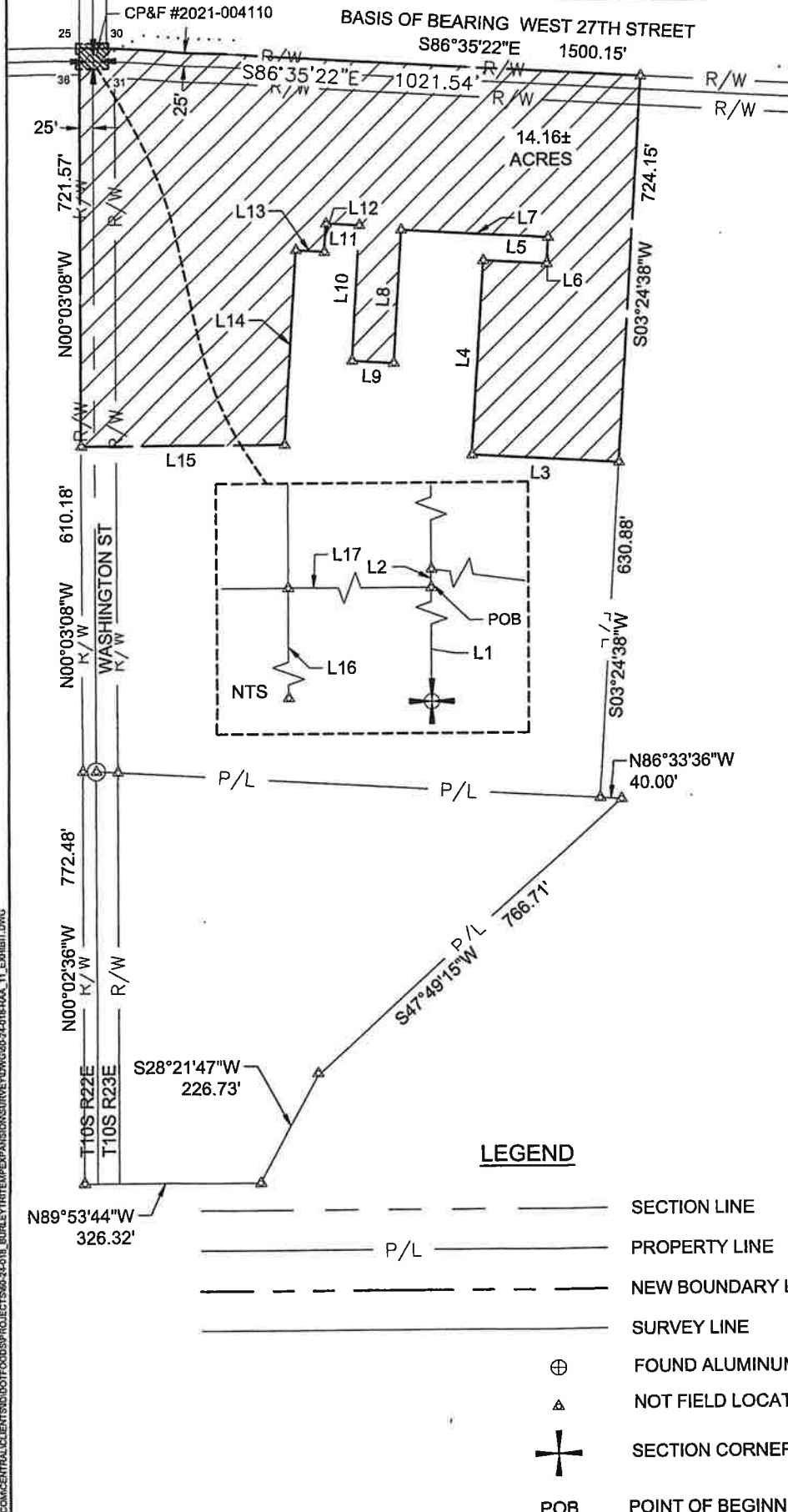
THENCE leaving said Right of Way line North 89°28'32" East for a distance of 25.00 feet to the POINT OF BEGINNING.

The above-described parcel contains 14.16 acres, more or less and is subject to easements, covenants and restrictions of record.

The description was prepared by me or under my immediate supervision. If any portion of the description is modified or removed without the written consent of Kirk J. Reichling, PLS, all professional liability associated with this document is, at this moment, declared null and void.



RAA-11 AREA



NORTHEAST CORNER
GOVT LOT 1
CP&F #2021-004111



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L11	N86°34'48"W	63.75'
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L16	N00°06'13"W	25.00'
L17	N89°28'32"E	25.00'

LEGEND

- SECTION LINE
- PROPERTY LINE
- NEW BOUNDARY LINE
- SURVEY LINE
- FOUND ALUMINUM CAP
- NOT FIELD LOCATED/SET
- SECTION CORNER
- POB POINT OF BEGINNING

SURVEY NOTE

EXTERIOR BOUNDARY OF DOT FOODS NOT LOCATED. SEE ROS INST #2021-004273 FOR DETAILS



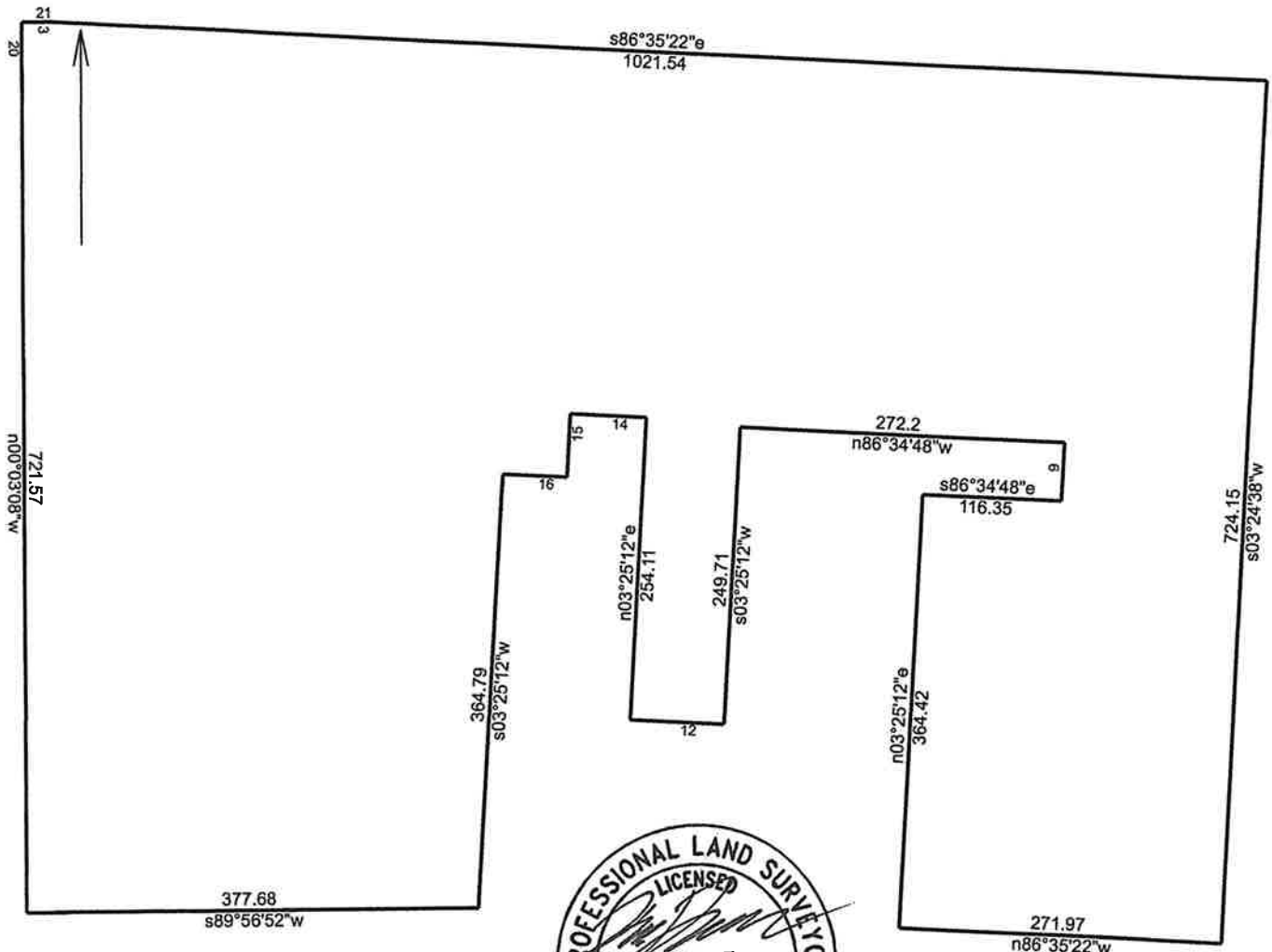
RAA-11 AREA DESCRIPTION EXHIBIT FOR
DOT FOODS, INC.

LOCATED IN PART OF GOVERNMENT LOT 1 OF SECTION 31, TOWNSHIP 10 SOUTH,
RANGE 23 EAST, BOISE MERIDIAN, CITY OF BURLEY, COUNTY OF CASSIA, STATE OF IDAHO



J-J-B ENGINEERS, INC.
LAST UPDATE: 7/12/2024
FILE: 60-24-018-RAA-11 EXHIBIT

Plot Date: 7/15/2024 12:59 PM Plotted By: KJK Revolving
Date Created: 7/15/2024 10:08 AM JUB.COM\CENTRAL\CLIENTS\DOT\FOODS\PROJECTS\60-24-018-RAA-11_EXHIBIT.DWG



RA11

7/15/2024

Scale: 1 inch= 150 feet | File: RAA_11.ndp

Tract 1: 14.1631 Acres, Closure: s10.5329w 0.02 ft. (1/291700), Perimeter=5087 ft.

- | | |
|-----------------------|---------------------|
| 01 /s86.3522e 1500.15 | 14 n86.3448w 63.75 |
| 02 /n00.0613w 25 | 15 s03.2512w 53.23 |
| 03 n00.0613w 0.05 | 16 n86.3448w 53.6 |
| 04 s86.3522e 1021.54 | 17 s03.2512w 364.79 |
| 05 s03.2438w 724.15 | 18 s89.5652w 377.68 |
| 06 n86.3522w 271.97 | 19 n00.0308w 721.57 |
| 07 n03.2512e 364.42 | 20 n00.0613w 25 |
| 08 s86.3448e 116.35 | 21 n89.2832e 25 |
| 09 n03.2512e 49.15 | |
| 10 n86.3448w 272.2 | |
| 11 s03.2512w 249.71 | |
| 12 n86.3448w 79.2 | |
| 13 n03.2512e 254.11 | |