

APPENDICES

Amended 2026

APPENDIX 1**RESIDENTIAL/AGRICULTURAL
PARCEL NUMBER 1**

Beginning at the NW corner of Section 34, Township 10 South, Range 23 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence East along the North section line of Section 34, Township 10 South, Range 23 EBM to the NE corner of Section 35, Township 10 South, Range 23 EBM;

Thence South along the East section line of Section 35, Township 10 South, Range 23 EBM to a point which 1320 feet (¼ mile) perpendicular to the south right-of-way of the Eastern Idaho Railroad (Oregon Short Line Railroad);

Thence Easterly parallel to and 1320 feet (¼ mile) distance from said right-of-way to a point on the east section line of Section 31, Township 10 South, Range 24 EBM;

Thence North along the east section line of Section 31, Township 10 South, Range 24 EBM to a point on the south right-of-way of the Eastern Idaho Railroad (Oregon Short Line Railroad);

Thence Westerly along said right-of-way to a point on the north section line of Section 35, Township 10 South, Range 23 EBM;

Thence East along the north section line of Section 35 of Township 10 South, Range 23 EBM to a point on the west right-of-way of State Highway 81;

Thence Northwesterly along said right of way to a point on the west section line of Section 26 of Township 10 South, Range 23 EBM;

Thence North along the west section line of Section 26 of Township 10 South, Range 23 EBM to a point on the high-water line of the left bank of the Snake River;

Thence Easterly along said high water line to a point on the east section line of Section 2, Township 9 South, Range 25 EBM;

Thence South along the east section line of Sections 2 & 11 of Township 9 South, Range 25 EBM to the centerline of the gravity canal;

Thence Southwesterly along said centerline of the gravity canal to a point that intersection with the centerline of Interstate 84 in Section 12 of Township 10 South, Range 24 EBM;

Thence West along said centerline of Interstate 84 to a point at the intersection of the centerline of Interstate 84 and the centerline of State Highway 77 in Section 11 of Township 10 South, Range 24 EBM;

Thence Southerly along said centerline of State Highway 77 to the SE corner of Section 22, Township 10 South, Range 24 EBM;

Thence West along the South boundary line of Section 22, Township 10 South, Range 24 EBM to the NE corner of Section 28, Township 10 South, Range 24 EBM;

Thence South along the East boundary line of Sections 28 & 33, Township 10 South, Range 24 EBM to the SE corner of said Section 33;

Thence West along the South boundary line of Sections 33, 32 & 31, Township 10 South, Range 24 EBM to the SE corner of Section 36, Township 10 South, Range 23 EBM;

Thence West along the South boundary line of Sections 36, 35 & 34, Township 10 South, Range 23 EBM to the SW corner of said Section 34;

Thence North along the West boundary line of Section 34, Township 10 South, Range 23 EBM to the POINT OF BEGINNING.

**RESIDENTIAL/AGRICULTURAL
PARCEL NUMBER 2**

Beginning at the NW corner of Section 33, Township 10 South, Range 21 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence East along the North section line of Sections 33 & 34, Township 10 South, Range 21 EBM to the SW corner of Section 26, Township 10 South, Range 21 EBM;

PARCEL NUMBER 2 (Cont.)

Thence North along the West section line of Section 26, Township 10 South, Range 21 EBM to the high-water line of the left bank of the Snake River;

Thence Easterly along said high water line to the NE corner of Section 21, Township 10 South, Range 22 EBM;

Thence South along the East section line of Section 21, Township 10 South Range 22 EBM to a point on the centerline of the Twin Falls Branch of the Oregon Short Line Railroad;

Thence West along said railroad centerline to a point on the West section line of Section 21, Township 10 South, Range 22 EBM;

Thence South along said West section line of Sections 21 & 28, Township 10 South, Range 22 EBM to the SW corner of the N $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 28;

Thence East along the south line of the N $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 28, Township 10 South, Range 22 EBM to the SW corner of the N $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 28;

Thence East along the south line of the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 28, Township 10 South, Range 22 EBM to the SW corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 27;

Thence East along the south line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 27, Township 10 South, Range 22 EBM to the SE corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 27;

Thence North along the east line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 27, Township 10 South, Range 22 EBM to the SW corner of the E $\frac{1}{2}$ NW $\frac{1}{4}$ of said Section 27;

Thence North along the west line of the E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 27, Township 10 South, Range 22 EBM to the NW corner of the E $\frac{1}{2}$ NW $\frac{1}{4}$ of said Section 27;

Thence East along the North section line of Section 27, Township 10 South, Range 22 EBM to the NE corner of said Section 27;

Thence South along the East section line of Section 27, Township 10 South, Range 22 EBM to the NW corner of Section 35, Township 10 South, Range 22 EBM;

Thence East along the North section line of Section 35, Township 10 South, Range 22 EBM to the NE corner of Section 35;

Thence South along the east section line of Section 35, Township 10 South, Range 22 EBM to the SE corner of Section 35;

Thence West along the South section line of Sections 35, 34, 33, 32 & 31, Township 10 South, Range 22 EBM to the SE corner of Section 36, Township 10 South, Range 21 EBM;

Thence West along the South section line of Sections 36, 35, 34 & 33, Township 10 South, Range 21 EBM to the SW corner of said Section 33;

Thence North along the West section line of Section 33, Township 10 South, Range 21 EBM to the POINT OF BEGINNING.

EXCEPTING THEREFROM:

FROM A POINT OF BEGINNING located N 79°03' E 1532.9 feet, and N 10°57' W 50.0 feet from the point of intersection between the Union Pacific Railroad right-of-way center line with the West boundary of Section 30, Township 10 South, Range 22 East of the Boise Meridian. Said point is located on the North boundary line of said railroad right-of-way;

Running thence N 10°57' W and perpendicular to said railroad right-of-way center line 250.0 feet;

Thence N 79°03' E and parallel to said railroad centerline 1192.9 feet, more or less, to the point of intersection with the north-south quarter section boundary;

Thence South 254.6 feet, more or less, to the point of intersection with the North railroad right-of-way boundary;

Thence S 79°03' W along said railroad right-of-way boundary 1144.6 feet, more or less, to the POINT OF BEGINNING.

Said parcel of ground lies in Lot 1 in the N $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 30, Township 10 South, Range 22 E., B.M., North of the Union Pacific Railroad right-of-way.

RESIDENTIAL/AGRICULTURAL PARCEL NUMBER 2**EXCEPTING THEREFROM** *(Continued)*

Thence South 254.6 feet, more or less, to the point of intersection with the North railroad right-of-way boundary;

Thence S 79°03' W along said railroad right-of-way boundary 1144.6 feet, more or less, to the POINT OF BEGINNING.

Said parcel of ground lies in Lot 1 in the N½ of NW¼ of Section 30, Township 10 South, Range 22 E., B.M., North of the Union Pacific Railroad right-of-way.

EXCEPTING THEREFROM:

E½NW¼ of Section 27 of Township 10 South, Range 22 East of the Boise Meridian, Cassia County, State of Idaho.

**RESIDENTIAL/AGRICULTURAL
PARCEL NUMBER 3**

Beginning at the NE corner of Section 4, Township 11 South, Range 23 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence South along the East section line of Section 4, Township 11 South, Range 23 EBM to the SE corner of Section 4;

Thence West along the South section line of Sections 4, 5 & 6, Township 11 South, Range 23 EBM to the SW corner of said Section 6;

Thence North along the West section line of Section 6, Township 11 South, Range 23 EBM to the NW corner of Section 6;

Thence East along the North section line of Sections 6, 5 & 4, Township 11 South, Range 23 EBM, to the POINT OF BEGINNING.

**RESIDENTIAL/AGRICULTURAL
PARCEL NUMBER 4**

Part of the SE¼SE¼ of Section 23 in Township 10 South, Range 24 East of the Boise Meridian, Cassia County, State of Idaho.

Beginning at the Southeast Corner of Section 23 in T.10 S., R.24 E., B.M. said corner marked by a brass cap; Thence South 88 degrees 34 minutes 56 seconds West along the south line of Section 23 for a distance of 66.18 feet to a 5/8" rebar which shall be the Point of Beginning;

THENCE South 88 degrees 34 minutes 56 seconds West along said section line for a distance of 415.84 feet to a 5/8" rebar;

THENCE North 01 degrees 26 minutes 59 seconds West for a distance of 334.28 feet to a 5/8" rebar;

THENCE South 78 degrees 36 minutes 32 seconds East for a distance of 247.34 feet to a 5/8" rebar;

THENCE South 42 degrees 50 minutes 22 seconds East for a distance of 142.64 feet to a 5/8" rebar

THENCE South 26 degrees 25 minutes 45 seconds East for a distance of 190.34 feet to the Point of Beginning.

Said property contains 2.35 acres more or less and is subject to any easements or right of ways, existing or of record.

**RESIDENTIAL/AGRICULTURAL
PARCEL NUMBER 5**

TOWNSHIP 10 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO,
Section 36: Part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, more particularly described as follows:

Beginning at the Northwest corner of Section 36, said corner marked by a 5/8" rebar; Thence South 00°46'07" West along the West line of Section 36 for a distance of 506.64 feet to a ½" rebar which shall be the POINT OF BEGINNING;

Thence South 89°42'22" East for a distance of 257.81 feet to a ½" rebar;

Thence South 89°42'22" East for a distance of 18.06 feet to the approximate centerline of the "H" Canal;

Thence South 04°25'29" East along the approximate centerline of the "H" Canal for a distance of 11.08 feet;

Thence South 09°49'26" East along the approximate centerline of the "H" Canal for a distance of 509.93 feet;

Thence South 21°42'42" East along the approximate centerline of the "H" Canal for a distance of 109.69 feet;

Thence South 34°32'25" East along the approximate centerline of the "H" Canal for a distance of 250.93 feet;

Thence North 89°35'10" West along the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ for a distance of 21.96 feet to a ½" rebar;

Thence North 89°35'10" West along the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ for a distance of 535.62 feet to a 5/8" rebar at the Southwest corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$;

Thence North 00°46'07" East along the West line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ for a distance of 819.56 feet to the POINT OF BEGINNING.

**RESIDENTIAL/AGRICULTURAL
PARCEL NUMBER 7**

TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO,
Section 1: Part of the NE $\frac{1}{4}$ of said Section 1, more particularly described as follows:

Beginning at the Northeast corner of said Section 1, said corner marked by a 3-inch Cassia County survey cap; Thence South 0°06'29" West along East section line for 2121.74 feet to a point which shall be the Point of Beginning;

Thence South 0°06'29" West continuing along section line for 47.62 feet to a P.K. Nail;

Thence North 87°14'24" West for 148.08 feet to a ½" rebar;

Thence South 0°38'13" East for 83.12 feet to a ½" rebar;

Thence South 89°51'25" West for 112.75 feet to a ½" rebar;

Thence North 71°51'00" West for 616.60 feet to a ½" rebar;

Thence North 59°21'14" East (North 59°30' East, rec.) for 765.72 to a ½" rebar;

Thence South 39°30' East for 294.64 feet to a point on the East section line;

Thence South 0°06'29" West along said section line for 231.15 feet to the True Point of Beginning

APPENDIX 2
AGRICULTURAL/RESIDENTIAL

PARCEL NUMBER 1

Beginning at a point at the intersection of the centerline of "J" Canal and the North section line of Section 3, Township 11 South, Range 22 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence East along the North section line of Sections 3, 2, and 1, Township 11 South, Range 22 EBM to a point that is west of and 1320 feet ($\frac{1}{4}$ mile) perpendicular to the centerline of the Oakley Branch of the Eastern Idaho Railroad (Oregon Short Line Railroad);

Thence Southwesterly parallel to and 1320 feet ($\frac{1}{4}$ mile) distant from said railroad centerline to the centerline of the "J" canal in Section 14, Township 11 South, Range 22 EBM;

Thence Northwesterly along the centerline of the "J" canal to the POINT OF BEGINNING.

Excepting therefrom Parcel 1:

TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO, Section 1: Part of the NE $\frac{1}{4}$ of said Section 1, more particularly described as follows:

Beginning at the Northeast corner of said Section 1, said corner marked by a 3-inch Cassia County survey cap; Thence South 0°06'29" West along East section line for 2121.74 feet to a point which shall be the Point of Beginning;

Thence South 0°06'29" West continuing along section line for 47.62 feet to a P.K. Nail;

Thence North 87°14'24" West for 148.08 feet to a $\frac{1}{2}$ " rebar;

Thence South 0°38'13" East for 83.12 feet to a $\frac{1}{2}$ " rebar;

Thence South 89°51'25" West for 112.75 feet to a $\frac{1}{2}$ " rebar;

Thence North 71°51'00" West for 616.60 feet to a $\frac{1}{2}$ " rebar;

Thence North 59°21'14" East (North 59°30' East, rec.) for 765.72 to a $\frac{1}{2}$ " rebar;

Thence South 39°30' East for 294.64 feet to a point on the East section line;

Thence South 0°06'29" West along said section line for 231.15 feet to the True Point of Beginning

AGRICULTURAL/RESIDENTIAL

PARCEL NUMBER 2

Beginning at the NW corner of Section 3, Township 11 South, Range 23 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence East along the north section line of Sections 3, 2, and 1, Township 11 South, Range 23 EBM to the NW corner of Section 6 of Township 11 South, Range 24 EBM;

Thence East along the north section line of Sections 6, 5, 4, 3, and 2, Township 11 South, Range 24 EBM to the NE corner of Section 2 of Township 11 South, Range 24 EBM;

Thence South along the east section line of Section 2, Township 11 South, Range 24 EBM to the centerline of "J" canal;

Thence Southwesterly along said centerline to a point in Section 25, Township 11 South, Range 23 EBM;

Thence Northwesterly continuing along said centerline to a point in Section 14, Township 11 South, Range 22 EBM to a point that is east of and 1320 feet ($\frac{1}{4}$ mile) perpendicular to the centerline of the Oakley Branch of the Eastern Idaho Railroad (Oregon Short Line Railroad);

Thence Northeasterly parallel to and 1320 feet ($\frac{1}{4}$ mile) distant from said railroad centerline to a point on the north section line of Section 1, Township 11 South, Range 22 EBM;

Thence East along north section line of Section 1, Township 11 South, Range 22 EBM to the NE corner of said Section 1;

Thence South along the west section line of Section 6, Township 11 South, Range 23 EBM to the SW corner of Section 6, Township 11 South, Range 23 EBM;

AGRICULTURAL/RESIDENTIAL**PARCEL NUMBER 2 (cont.)**

Thence East along south section line of Sections 6,5, and 4, Township 11 South, Range 23 EBM to the SE corner of Section 4, Township 11 South, Range 23 EBM;

Thence North along east section line of Section 4, Township 11 South, Range 23 EBM to the POINT OF BEGINNING.

AGRICULTURAL/RESIDENTIAL**PARCEL NUMBER 3**

Beginning at the SW corner of Section 8, Township 15 South, Range 24 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence North along the West section line of Section 8, Township 15 South, Range 24 EBM to the NW corner of the $W\frac{1}{2}SW\frac{1}{4}$ of Section 8;

Thence East along the north line of the $W\frac{1}{2}SW\frac{1}{4}$ of Section 8, Township 15 South, Range 24 EBM to the NE corner of the $W\frac{1}{2}SW\frac{1}{4}$ of Section 8;

Thence South along the east line of the $W\frac{1}{2}SW\frac{1}{4}$ of Section 8, Township 15 South, Range 24 EBM to the SE corner of the $W\frac{1}{2}SW\frac{1}{4}$ of Section 8;

Thence South along the east line of the $W\frac{1}{2}NW\frac{1}{4}$ of Section 17, Township 15 South, Range 24 EBM to the SE corner of the $W\frac{1}{2}NW\frac{1}{4}$ of Section 17;

Thence East along the east-west $\frac{1}{4}$ section line of Section 17, Township 15 South, Range 24 EBM to the NE corner of the $NW\frac{1}{4}SE\frac{1}{4}$ of Section 17;

Thence South along the east line of the $NW\frac{1}{4}SE\frac{1}{4}$ of Section 17, Township 15 South, Range 24 EBM to the NW corner of the $SE\frac{1}{4}SE\frac{1}{4}$ of Section 17;

Thence East along the north line of the $SE\frac{1}{4}SE\frac{1}{4}$ of Section 17, Township 15 South, Range 24 EBM to the NE corner of the $SE\frac{1}{4}SE\frac{1}{4}$ of Section 17;

Thence South along the east section line of Sections 17 and 20, Township 15 South, Range 24 EBM to the SE corner of the $N\frac{1}{2}SE\frac{1}{4}$ of Section 20;

Thence West along the south line of the $N\frac{1}{2}SE\frac{1}{4}$ of Section 20, Township 15 South, Range 24 EBM to the SE corner of the $NE\frac{1}{4}SW\frac{1}{4}$ of Section 20;

Thence West along the south line of the $NE\frac{1}{4}SW\frac{1}{4}$ of Section 20, Township 15 South, Range 24 EBM to the SW corner of the $NE\frac{1}{4}SW\frac{1}{4}$ of Section 20;

Thence North along the west line of the $NE\frac{1}{4}SW\frac{1}{4}$ of Section 20, Township 15 South, Range 24 EBM to the NW corner of the $NE\frac{1}{4}SW\frac{1}{4}$ of Section 20;

Thence West along the south line of the $NW\frac{1}{4}$ of Section 20, Township 15 South, Range 24 EBM to the SW corner of the $NW\frac{1}{4}$ of Section 20;

Thence North along the section line of Section 20, Township 15 South, Range 24 EBM to the SE corner of the $N\frac{1}{2}NE\frac{1}{4}$ of Section 19;

Thence West along the south line of the $N\frac{1}{2}NE\frac{1}{4}$ of Section 19, Township 15 South, Range 24 EBM to the SW corner of the $N\frac{1}{2}NE\frac{1}{4}$ of Section 19;

Thence North along the west line of the $N\frac{1}{2}NE\frac{1}{4}$ of Section 19, Township 15 South, Range 24 EBM to the NW corner of the $N\frac{1}{2}NE\frac{1}{4}$ of Section 19;

Thence West along the south section line of Section 18, Township 15 South, Range 24 EBM to the SW corner of Section 18;

Thence North along the west section line of Section 18, Township 15 South, Range 24 EBM to the NW corner of Section 18;

Thence East along the north section line of Section 18, Township 15 South, Range 24 EBM to the POINT OF BEGINNING.

APPENDIX 3**PRIME AGRICULTURAL****PARCEL NUMBER 1**

Beginning at the NE corner of Section 28, Township 9 South, Range 28 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence South along East section line of Sections 28 and 33, Township 9 South, Range 28 EBM to the NE corner of Section 4, Township 10 South, Range 28 EBM;

Thence South along East section line of Section 4, Township 10 South, Range 28 EBM to the SE corner of said Section 4;

Thence West along South section line of Section 4, Township 10 South, Range 28 EBM to the NE corner of Section 8, Township 10 South, Range 28 EBM;

Thence South along East section line of Sections 8, 17, 20, 29, and 32 of Township 10 South, Range 28 EBM to the NE corner of Section 5, Township 11 South, Range 28 EBM;

Thence South along East section line of Sections 5, 8, and 17 of Township 11 South, Range 28 EBM to the SE corner of said Section 17;

Thence West along the South section line of Sections 17 and 18 of Township 11 South, Range 28 EBM to the SE corner of Section 13, Township 11 South, Range 27 EBM;

Thence West along the South section line of Section 13, Township 11 South, Range 27 EBM to the NE corner of Section 23, Township 11 South, Range 27 EBM;

Thence South along the East section line of Sections 23 and 26 of Township 11 South, Range 27 EBM to the NW corner of Section 36, Township 11 South, Range 27 EBM;

Thence East along the North section line of Section 36, Township 11 South, Range 27 EBM to the NW corner of Section 31, Township 11 South, Range 28 EBM;

Thence East along the North section line of Section 31, Township 11 South, Range 28 EBM to the NE corner of said Section 31;

Thence South along the East section line of Section 31, Township 11 South Range 28 EBM to the NE corner of Section 6, Township 12 South, Range 28 EBM;

Thence South along the East section line of Section 6, Township 12 South, Range 28 EBM to the SE corner of said Section 6;

Thence West along the South section line of Section 6, Township 12 South, Range 28 EBM to the SE corner of Section 1, Township 12 South, Range 27 EBM;

Thence West along the South section line of Sections 1, 2, and 3, Township 12 South, Range 27 EBM to the SW corner of Section 3, Township 12 South, Range 27 EBM;

Thence North along the West section line of Section 3, Township 12 South, Range 27 EBM to the SE corner of Section 33, Township 11 South, Range 27 EBM;

Thence West along the South section line of Sections 33, 32, and 31 of Township 11 South, Range 27 EBM to the NE corner of Section 1, Township 12 South, Range 26 EBM;

Thence South along the East section line of Sections 1, 12, 13, 24, 25, and 36 of Township 12 South, Range 26 EBM to the NW corner of Section 6, Township 13 South, Range 27;

Thence East along the North section line of Sections 6, 5, 4, and 3 of Township 13 South, Range 27 EBM to the NE corner of said Section 3;

Thence South along the East section line of Sections 3, 10, 15, 22, and 27 of Township 13 South, Range 27 EBM to the point of intersection with the centerline of Meadow Creek Road;

Thence Westerly along said centerline of Meadow Creek Road to the East line of Section 30, Township 13 South, Range 27 EBM;

Thence South along the East section line of Sections 30 and 31 of Township 13 South, Range 27 EBM to the NE corner of Section 6, Township 14 South, Range 27 EBM;

Thence South along the East boundary line of Sections 6, 7, 18, 19, 30, and 31 of Township 14 South, Range 27 EBM to the NE corner of said Section 6;

PRIME AGRICULTURAL PARCEL NUMBER 1 (Cont.)

Thence South along the East section line of Sections 6, 7, and 18 of Township 15 South, Range 27 EBM to the SE corner of said Section 18;

Thence West along the South section line of Section 18, Township 15 South, Range 27 EBM to the SE corner of Section 13, Township 15 South, Range 26 EBM;

Thence West along South section line of Section 13, Township 15 South, Range 26 to the SW corner of said Section 13;

Thence North along West section line of Sections 13, 12, and 1, Township 15 South, Range 26 EBM to the SW corner of Section 36, Township 14 South, Range 26 EBM;

Thence North along West section line of Sections 36, 25, 24, 13, 12, and 1, Township 14 South, Range 26 EBM to the SW corner of Section 36, Township 13 South, Range 26 EBM;

Thence North along West section line of Sections 36, 25, and 24 of Township 13 South, Range 26 EBM to the SE corner of Section 14, Township 13 South, Range 26 EBM;

Thence West along the South section line of Sections 14 and 15, Township 13 South, Range 26 EBM to the SW corner of said Section 15;

Thence North along the West section line of Sections 15, 10, and 3, Township 13 South, Range 26 EBM to the NW corner of Section 3, Township 13 South, Range 26 EBM;

Thence East along the North section line of Section 3, Township 13 South, Range 26 EBM to the SW corner of Section 35, Township 12 South, Range 26 EBM;

Thence North along the West section line of Sections 35, 26, 23, and 14. Township 12 South, Range 26 EBM to the SE corner of Section 10, Township 12 South, Range 26 EBM;

Thence West along the South section line of Section 10, Township 12 South, Range 26 EBM to the SW corner of said Section 10;

Thence North along the West section line of Sections 10 and 3, Township 12 South, Range 26 EBM to the SW corner of Section 34, Township 11 South, Range 26 EBM;

Thence North along the West section line of Sections 34 and 27, Township 11 South, Range 26 EBM to the SE corner of Section 21, Township 11 South, Range 26 EBM;

Thence West along the South section line of Sections 21 and 20, Township 11 South, Range 26 EBM to the SW corner of said Section 20;

Thence North along the West section line of Sections 20 and 17, Township 11 South, Range 26 EBM to the NW corner of said Section 17;

Thence East along the North section line of Section 17, Township 11 South, Range 26 EBM to the SW corner of Section 9, Township 11 South, Range 26 EBM;

Thence North along the West section line of Sections 9 and 4, Township 11 South, Range 26 EBM to the SW corner of Section 33, Township 10 South, Range 26 EBM;

Thence North along the West section line of Section 33, Township 10 South, Range 26 EBM to the NW corner of said Section 33;

Thence East along the North section line of Sections 33, 34, 35, and 36, Township 10 South, Range 26 EBM to the NW corner of Section 31, Township 10 South, Range 27 EBM;

Thence East along the North section line of Sections 31, 32, 33, and 34, Township 10 South, Range 27 EBM to the SW corner of Section 26, Township 10 South Range 27 EBM;

Thence North along the West section line of Sections 26, 23, 14, 11, and 2, Township 10 South, Range 27 EBM to the SW corner of Section 35, Township 9 South, Range 27 EBM;

Thence North along the West section line of Sections 35 and 26 of Township 9 South, Range 27 EBM to the NW corner of said Section 26;

Thence East along the North section line of Section 26, Township 9 South, Range 27 EBM to the North $\frac{1}{4}$ corner of said Section 26;

Thence South along the north-south $\frac{1}{4}$ section line of Section 26, Township 9 South, Range 27 EBM to the center $\frac{1}{4}$ corner of said Section 26;

Thence East along the east-west $\frac{1}{4}$ section line of Section 26, Township 9 South, Range 27 EBM to the East $\frac{1}{4}$ corner of said Section 26;

Thence South along the East section line of Section 26, Township 9 South, Range 27 EBM to the NW corner of Section 36, Township 9 South, Range 27 EBM;

PRIME AGRICULTURAL PARCEL NUMBER 1 (Cont.)

Thence East along the North section line of Section 36, Township 9 South, Range 27 EBM to the SW corner of Section 30, Township 9 South, Range 28 EBM;

Thence North along the West section line of Section 30, Township 9 South, Range 28 EBM to the NW corner of said Section 30;

Thence East along the North section line of Sections 30 and 29, Township 9 South, Range 28 EBM to the SW corner of Section 21, Township 9 South, Range 28 EBM;

Thence North along the West section line of Section 21, Township 9 South, Range 28 EBM to the West $\frac{1}{4}$ corner of said Section 21;

Thence East along the east-west $\frac{1}{4}$ section line of Section 21, Township 9 South, Range 28 EBM to the center $\frac{1}{4}$ corner of said Section 21;

Thence South along the north-south $\frac{1}{4}$ section line of Section 21, Township 9 South, Range 28 EBM to the North $\frac{1}{4}$ corner of Section 28, Township 9 South, Range 28 EBM;

Thence East along the North section line of Section 28, Township 9 South, Range 28 EBM to the POINT OF BEGINNING.

EXCEPTING THEREFROM the following 4 parcels:

Parcel 1. Beginning at the East $\frac{1}{4}$ corner of Section 1, Township 13 South, Range 26 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence South along the East section line of Sections 1, 12, and 13, Township 13 South, Range 26 EBM to the SE corner of the $N\frac{1}{2}N\frac{1}{2}$ of Section 13, Township 13 South, Range 26 EBM;

Thence West along the south line of the $N\frac{1}{2}N\frac{1}{2}$ of Section 13, Township 13 South, Range 26 EBM to the SE corner of the $N\frac{1}{2}N\frac{1}{2}$ of Section 14, Township 13 South, Range 26 EBM;

Thence West along the south line of the $N\frac{1}{2}N\frac{1}{2}$ of Section 14, Township 13 South, Range 26 EBM to the SW corner of the $N\frac{1}{2}N\frac{1}{2}$ of Section 14, Township 13 South, Range 26 EBM;

Thence North along the West section line of Sections 14, 11, and 2, Township 13 South, Range 26 EBM to the West $\frac{1}{4}$ corner of said Section 2;

Thence East along the east-west $\frac{1}{4}$ section line of Section 2, Township 13 South, Range 26 EBM to the West $\frac{1}{4}$ corner of Section 1, Township 13 South, Range 26 EBM;

Thence East along the east-west $\frac{1}{4}$ section line of Section 1, Township 13 South, Range 26 EBM to the POINT OF BEGINNING.

Parcel 2. Beginning at the East $\frac{1}{4}$ corner of Section 6, Township 15 South, Range 27 East of the Boise Meridian; Thence S 00°10'28" E along the east line of Section 6 for a distance of 108.01 feet; Thence N 89°42'00" W for a distance of 25.70 feet the POINT OF BEGINNING;

Thence S 00°10'33" E for a distance of 1209.05 feet;

Thence N 89°24'40" W for a distance of 485.45 feet to the Northeasterly right-of-way of Highway 81;

Thence N 12°16'48" W along said right of way for a distance of 706.79 feet;

Thence N 59°26'51" E for a distance of 219.23 feet;

Thence N 09°57'09" W for a distance of 515.80 feet to the north line of the SE $\frac{1}{4}$;

Thence N 89°48'39" E along said line for a distance of 151.00 feet;

Thence N 35°22'16" E for a distance of 124.36 feet;

Thence S 66°56'05" E for a distance of 175.23 feet;

Thence S 13°36'00" E for a distance of 142.69 feet;

Thence S 89°42'00" E for a distance of 114.64 feet to the POINT OF BEGINNING.

Parcel 3. SE $\frac{1}{4}$ SW $\frac{1}{4}$ and the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 24 of Township 12 South, Range 26 East of the Boise Meridian, Cassia County, Idaho.

PRIME AGRICULTURAL PARCEL NUMBER 1 (Cont.)**EXCEPTING THEREFROM** the following:**Parcel 4:** TOWNSHIP 12 SOUTH, RANGE 26 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO, Section 24:

All that part of the N½SW¼ of Section 24 T.12 S., R.26 E., B.M., lying east of State Highway 81.

PRIME AGRICULTURAL**PARCEL NUMBER 2**Beginning at the intersection of the centerline of the gravity canal and the East section line of Section 11, Township 9 South, Range 25 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence South along the East section line of Sections 11, 14, 23, 26, and 35, Township 9 South, Range 25 EBM to the NE corner of Section 2, Township 10 South, Range 25 EBM;

Thence South along the East section line of Section 2, Township 10 South, Range 25 EBM to the SE corner of Section 2, Township 10 South, Range 25 EBM;

Thence West along the South section line of Sections 2 and 3, Township 10 South, Range 25 EBM to the NE corner of Section 9, Township 10 South, Range 25 EBM;

Thence South along the East section line of Sections 9 and 16, Township 10 South, Range 25 EBM to the SE corner of said Section 16, Township 10 South, Range 25 EBM;

Thence West along the South section line of Sections 16, 17, and 18, Township 10 South, Range 25 EBM to the NE corner of Section 24, Township 10 South, Range 24 EBM;

Thence South along the East section line of Sections 24, 25, and 36, Township 10 South, Range 24 EBM to the NE corner of Section 1, Township 11 South, Range 24 EBM;

Thence South along the East section line of Section 1, Township 11 South, Range 24 EBM to the SE corner of said Section 1;

Thence West along the South section line of Sections 1 and 2, Township 11 South, Range 24 EBM to the point of intersection with the centerline of the "J" Canal;

Thence Northeasterly along centerline of "J" Canal to a point on the West section line of Section 1, Township 11 South, Range 24 EBM;

Thence North along the West section line of Section 1, Township 11 South, Range 24 EBM to the SW corner of Section 36, Township 10 South, Range 24 EBM;

Thence North along the West section line of Sections 36 and 25, Township 10 South, Range 24 EBM to the SE corner of Section 23, Township 10 South, Range 24 EBM;

Thence West along the South section line of Section 23, Township 10 South, Range 24 EBM to the SW corner of said Section 23, said corner being the approximate centerline of State Highway 77;

Thence Northerly along the centerline of State Highway 77 to the point of intersection of the centerlines of State Highway 77 and Interstate 84, said point of intersection being in Section 11, Township 10 South, Range 24 EBM;

Thence East along the centerline of Interstate 84 to the centerline of the gravity canal in Section 12, Township 10 South, Range 24 EBM;

Thence Northeasterly along the centerline of the gravity canal to the POINT OF BEGINNING.**EXCEPTING THEREFROM the following parcel:** Part of the SE1/4SE1/4 of Section 23 in Township 10 South, Range 24 East of the Boise Meridian, Cassia County, State of Idaho.

PRIME AGRICULTURAL PARCEL NUMBER 2 (Cont.)

Beginning at the Southeast Corner of Section 23 in T.10 S., R.24 E., B.M. said corner marked by a brass cap; Thence South 88 degrees 34 minutes 56 seconds West along the south line of Section 23 for a distance of 66.18 feet to a 5/8" rebar which shall be the Point of Beginning;

THENCE South 88 degrees 34 minutes 56 seconds West along said section line for a distance of 415.84 feet to a 5/8" rebar;

THENCE North 01 degrees 26 minutes 59 seconds West for a distance of 334.28 feet to a 5/8" rebar;

THENCE South 78 degrees 36 minutes 32 seconds East for a distance of 247.34 feet to a 5/8" rebar;

THENCE South 42 degrees 50 minutes 22 seconds East for a distance of 142.64 feet to a 5/8" rebar

THENCE South 26 degrees 25 minutes 45 seconds East for a distance of 190.34 feet to the Point of Beginning.

EXCEPTING THEREFROM the following parcel:

TOWNSHIP 10 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO, Section 36:
Part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, more particularly described as follows:

Beginning at the Northwest corner of Section 36, said corner marked by a 5/8" rebar; Thence South 00°46'07" West along the West line of Section 36 for a distance of 506.64 feet to a 1/2" rebar which shall be the POINT OF BEGINNING;

Thence South 89°42'22" East for a distance of 257.81 feet to a 1/2" rebar;

Thence South 89°42'22" East for a distance of 18.06 feet to the approximate centerline of the "H" Canal;

Thence South 04°25'29" East along the approximate centerline of the "H" Canal for a distance of 11.08 feet;

Thence South 09°49'26" East along the approximate centerline of the "H" Canal for a distance of 509.93 feet;

Thence South 21°42'42" East along the approximate centerline of the "H" Canal for a distance of 109.69 feet;

Thence South 34°32'25" East along the approximate centerline of the "H" Canal for a distance of 250.93 feet;

Thence North 89°35'10" West along the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ for a distance of 21.96 feet to a 1/2" rebar;

Thence North 89°35'10" West along the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ for a distance of 535.62 feet to a 5/8" rebar at the Southwest corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$;

Thence North 00°46'07" East along the West line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ for a distance of 819.56 feet to the POINT OF BEGINNING.

PRIME AGRICULTURAL**PARCEL NUMBER 3**

Beginning at a point where the centerline of "J" Canal intersects the East section line of Section 10, Township 11 South, Range 24 East of the Boise Meridian, which shall be the POINT OF BEGINNING;

Thence South along the East section line of Sections 10, 15, and 22, Township 11 South, Range 24 EBM to the SE corner of;

Thence West along the South section line of Sections 22 and 21, Township 11 South, Range 24 EBM to the NE corner of the W $\frac{1}{2}$ E $\frac{1}{2}$ of Section 28, Township 11 South, Range 24 EBM;

Thence South along the east line of the W $\frac{1}{2}$ E $\frac{1}{2}$ of Section 28, Township 11 South, Range 24 EBM to the SE corner of the W $\frac{1}{2}$ E $\frac{1}{2}$ of said Section 28, Township 11 South, Range 24 EBM;

Thence West along the South section line of Section 28, Township 11 South, Range 24 EBM to the NE corner of Section 32, Township 11 South, Range 24 EBM;

Thence South along the East section line of Section 32, Township 11 South, Range 24 EBM to the SE corner of said Section 32;

PRIME AGRICULTURAL PARCEL NUMBER 3 (Cont.)

Thence West along the South section line of Sections 32 and 31, Township 11 South, Range 24 EBM to the SE corner of Section 36, Township 11 South, Range 23 EBM;

Thence West along the South section line of Sections 36, 35, and 34, Township 11 South, Range 23 EBM to the NE corner of Section 4, Township 12 South, Range 23 EBM;

Thence South along the East section line of Sections 4 and 9, Township 12 South, Range 23 EBM to the NW corner of Section 15, Township 12 South, Range 23 EBM;

Thence East along the North section line of Section 15, Township 12 South, Range 23 EBM to the NE corner of said Section 15;

Thence South along the East section line of Sections 15 and 22, Township 12 South, Range 23 EBM to the SE corner of said Section 22;

Thence West along the South section line of Sections 22 and 21, Township 12 South, Range 23 EBM to the NE corner of Section 29, Township 12 South, Range 23 EBM;

Thence South along the East section line of Section 29, Township 12 South, Range 23 EBM to the SE corner of said Section 29, Township 12 South, Range 23 EBM;

Thence West along the South section line of Section 29, Township 12 South, Range 23 EBM to the NE corner of Section 31, Township 12 South, Range 23 EBM;

Thence South along the East section line of Section 31, Township 12 South, Range 23 EBM to the NE corner of Section 6, Township 13 South, Range 23 EBM;

Thence South along the East section line of Section 6, Township 13 South, Range 23 EBM to the centerline of the 1425 South Road;

Thence West along said centerline of the 1425 South Road to the intersection of the centerlines of the 1425 South Road and the Land Ranch Road in Section 1, Township 13 South, Range 22 EBM;

Thence Southwesterly along said centerline of Land Ranch Road to a point on the East section line of Section 10, Township 13 South, Range 22 EBM;

Thence South along the East boundary line of Sections 10, 15, 22, and 27, Township 13 South, Range 22 EBM to the SE corner of said Section 27;

Thence West along the South section line of Section 27, Township 13 South, Range 22 EBM to the South $\frac{1}{4}$ section corner of Section 27, Township 13 South, Range 22 EBM, said corner being the NE corner of the City of Oakley;

Thence along the North and West boundaries of the City of Oakley for the following courses and distances:

Thence West along the South section line of Section 27, Township 13 South, Range 22 EBM to a point 400.00 feet east of the SW corner of Section 27, Township 13 South, Range 22 EBM;

Thence North for a distance of 300.00 feet $\pm$;

Thence West for a distance of 3040.00 feet $\pm$ to the north-south $\frac{1}{4}$ section line of Section 28, Township 13 South, Range 22 EBM;

Thence North along the said $\frac{1}{4}$ section line of Section 28, Township 13 South, Range 22 EBM to the Center $\frac{1}{4}$ section corner of Section 28, Township 13 South, Range 22 EBM

Thence North along the $\frac{1}{4}$ section line of Section 28, Township 13 South, Range 22 EBM for a distance of 167.89 feet $\pm$;

Thence West for a distance of 300.00 feet;

Thence South for a distance of 2494.89 feet $\pm$;

Thence West for a distance of 1982.50 feet $\pm$;

Thence North for a distance of 1012.35 feet $\pm$ to the north line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28, Township 13 South, Range 22 EBM;

Thence West for a distance of 304.87 feet $\pm$ to the NW corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28, Township 13 South, Range 22 EBM;

Thence South along the West section line of Section 28, Township 13 South, Range 22 EBM for a distance of 657.62 feet $\pm$;

Thence West for a distance of 305.77 feet $\pm$;

Thence South for a distance of 656.23 feet $\pm$ to the north section line of Section 32, Township 13 South, Range 22 EBM;

PRIME AGRICULTURAL PARCEL NUMBER 3 (Continued)

Thence West along the North section line of Section 32, Township 13 South, Range 22 EBM to the North $\frac{1}{4}$ corner of Section 32, Township 13 South, Range 22 EBM;

Thence South along the north-south $\frac{1}{4}$ section line of Section 32, Township 13 South Range 22 EBM to the NE corner of the $E\frac{1}{2}SW\frac{1}{4}SW\frac{1}{4}$ of Section 32, Township 13 South, Range 22 EBM;

Thence West along the North line of the $E\frac{1}{2}SW\frac{1}{4}SW\frac{1}{4}$ of Section 32, Township 13 South, Range 22 EBM to the NW corner of the $E\frac{1}{2}SW\frac{1}{4}SW\frac{1}{4}$ of Section 32, Township 13 South, Range 22 EBM;

Thence South along the West line of the $E\frac{1}{2}SW\frac{1}{4}SW\frac{1}{4}$ of Section 32, Township 13 South, Range 22 EBM to the SW corner of the $E\frac{1}{2}SW\frac{1}{4}SW\frac{1}{4}$ of Section 32, Township 13 South, Range 22 EBM;

Thence East along the North section line of Section 5, Township 14 South, Range 22 EBM to the North $\frac{1}{4}$ corner of Section 5, Township 14 South, Range 22 EBM;

Thence South along the north-south $\frac{1}{4}$ section line of Section 5, Township 14 South, Range 22 EBM to the North $\frac{1}{4}$ corner of Section 8, Township 14 South, Range 22 EBM;

Thence East along the North section line of Section 8, Township 14 South, Range 22 EBM to the NE corner of the $W\frac{1}{2}NE\frac{1}{4}$ of Section 8, Township 14 South, Range 22 EBM;

Thence South along the East line of the $W\frac{1}{2}NE\frac{1}{4}$ of Section 8, Township 14 South, Range 22 EBM for a distance of 2463.85 feet $\pm$;

Thence West for a distance of 46.25 feet $\pm$;

Thence South for a distance of 222.17 feet $\pm$;

Thence East for a distance of 46.25 feet $\pm$ to the East line of the $W\frac{1}{2}SE\frac{1}{4}$ of Section 8, Township 14 South, Range 22 EBM;

Thence North along said line to the NE corner of $W\frac{1}{2}SE\frac{1}{4}$ of Section 8, Township 14 South, Range 22 EBM;

Thence East along the north line of the $E\frac{1}{2}SE\frac{1}{4}$ to the centerline of Goose Creek Road;

Thence Southwesterly along said centerline of Goose Creek Road to a point of intersection with the centerline of Dam Road, said point being in Section 17, Township 14 South, Range 22 EBM;

Thence Southwesterly along centerline of Dam Road to a point where said road turns North;

Thence Northerly along centerline of Dam Road to a point on the centerline of a canal, said point being approximately on the South boundary line of the $SE\frac{1}{4}SE\frac{1}{4}$ of Section 6, Township 14 South, Range 22 EBM;

Thence Northwesterly along said canal centerline to a point on the South boundary line of Section 31, Township 13 South, Range 22 EBM;

Thence West along the South boundary line of Section 31, Township 13 South, Range 22 EBM to a point on the centerline of Mountain Road;

Thence Northwesterly along said centerline of Mountain Road to a point on the West boundary line of Section 31, Township 13 South, Range 22 EBM;

Thence North along the West boundary line of Sections 31, 30, 19, 18, 7 & 6, Township 13 South, Range 22 EBM to the SE corner of Section 36, Township 12 South, Range 21 EBM;

Thence West along the South boundary line of Sections 36, 35, 34, 33 & 32, Township 12 South, Range 21 EBM to a point on the centerline of Mountain Road;

Thence Northwesterly along centerline of Mountain Road to a point on the West boundary line of Section 13, Township 12 South, Range 20 EBM;

Thence North along the West boundary line of Sections 13 & 12, Township 12 South, Range 20 EBM to the SE corner of Section 2, Township 12 South, Range 20 EBM;

Thence West along the South boundary line of Sections 2, 3, 4, 5 & 6, Township 12 South, Range 20 EBM to the SE corner of Section 1, Township 12 South, Range 19 EBM;

Thence West along the South boundary line of Sections 1, 2, 3, 4 & 5, Township 12 South, Range 19 EBM to the NE corner of Section 7, Township 12 South, Range 19 EBM;

Thence South along East boundary line of Section 7, Township 12 South, Range 19 EBM to the SE corner of said Section 7;

PRIME AGRICULTURAL PARCEL NUMBER 3 (Continued)

Thence West along the South boundary line of Section 7, Township 12 South, Range 19 EBM to the SW corner of said Section 7;

Thence North along the West boundary line of Sections 7 & 6, Township 12 South, Range 19 EBM to the NW corner of said Section 6;

Thence East along the North boundary line of Sections 6, 5, 4, 3, 2 & 1, Township 12 South, Range 19 EBM to the NW corner of Section 6, Township 12 South, Range 20 EBM;

Thence East along the North boundary line of Sections 6, 5, 4, 3 & 2, Township 12 South, Range 20 EBM to the SW corner of Section 36, Township 11 South, Range 20 EBM;

Thence North along the West boundary line of Sections 36, 25, 24, 13, 12 & 1, Township 11 South, Range 20 EBM to the NW corner of said Section 1;

Thence East along the North boundary line of Section 1, Township 11 South, Range 20 EBM to the SW corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 36, Township 10 South, Range 20 EBM;

Thence North along the 1/64 section line of Section 36, Township 10 South, Range 20 EBM to a point on the South right-of-way of the Oregon Short Line Railroad;

Thence Northeasterly along said railroad right-of-way to a point on the North boundary line of Section 32, Township 10 South, Range 21 EBM;

Thence East along the North boundary line of Section 32, Township 10 South, Range 21 EBM to the NE corner of said Section 32;

Thence South along the East boundary line of Section 32, Township 10 South, Range 21 EBM to the NW corner of Section 4, Township 11 South, Range 21 EBM;

Thence East along the North boundary line of Sections 4, 3, 2 & 1, Township 11 South, Range 21 EBM to the NW corner of Section 6, Township 11 South, Range 22 EBM;

Thence East along the North boundary line of Sections 6, 5, 4 & 3, Township 11 South, Range 22 EBM to a point on the centerline of "J" Canal;

Thence Southerly along said centerline of "J" Canal to a point 1320 feet ($\frac{1}{4}$ mile) Westerly perpendicular to the centerline of the Oakley Branch of the Oregon Short line Railroad, said point lying in Section 14, Township 11 South, Range 22 EBM;

Thence Southwesterly parallel with and 1320 feet ($\frac{1}{4}$ mile) distant from said railroad centerline to a point on the South boundary line of Section 9, Township 12 South, Range 22 EBM, which is the approximate centerline of 1000 South Road;

Thence East along the South section line of Section 9, Township 12 South, Range 22 EBM to a point on the centerline of the Oakley Branch of the Oregon Short line Railroad;

Thence East along the South section line of Section 9, Township 12 South, Range 22 EBM to a point which is 1320 feet ($\frac{1}{4}$ mile) perpendicular from the centerline of the Oakley Branch of Oregon Short line Railroad;

Thence Northeasterly parallel with and 1320 feet ($\frac{1}{4}$ mile) distant from said railroad centerline to a point on the centerline of "J" Canal, said point lying in Section 14, Township 11 South, Range 22 EBM;

Thence Easterly along said canal centerline to the POINT OF BEGINNING.

EXCEPTING THEREFROM the following:**Parcel 1:**

Beginning at the East $\frac{1}{4}$ corner of Section 21, Township 12 South, Range 22 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence South along the East section line of Sections 21 and 28, Township 12 South, Range 22 EBM to the SE corner of the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 28, Township 13 South, Range 26 EBM;

Thence West along the south line of the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 28, Township 12 South, Range 22 EBM to the SW corner of the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 28, Township 12 South, Range 22 EBM;

Thence North along the west line of the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 28, Township 12 South, Range 22 EBM to the NW corner of the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 28, Township 12 South, Range 22 EBM;

Thence East along the South section line of Section 21, Township 12 South, Range 22 EBM to the SW corner of Section 21, Township 12 South, Range 22 EBM;

PRIME AGRICULTURAL PARCEL NUMBER 3 (Cont.)

Thence North along the West section line of Section 21, Township 12 South, Range 22 EBM for a distance of 1047.50 feet±;
 Thence East for a distance of 369.56 feet±;
 Thence N 64°28'45" E for a distance of 189.39 feet±;
 Thence N 43°43'01" E for a distance of 206.93 feet±;
 Thence East for a distance of 109.50 feet±;
 Thence Northerly for a distance of 32.65 feet± to the north line of the S½SW¼ of Section 21, Township 12 South, Range 22 EBM for a distance of 1047.50 feet±;
 Thence East along said line for a distance of 1824.71 feet±
 Thence North parallel to the west line of the SE¼ to the east-west ¼ section line of Section 21, Township 12 South, Range 22 EBM
 Thence East along the east-west ¼ section line of Section 21, Township 12 South, Range 22 EBM to the POINT OF BEGINNING.

EXCEPTING THEREFROM the following:**Parcel 2:**

Part of the E½NE¼ of Section 22 of Township 11 South, Range 24 East of the Boise Meridian, Cassia County, State of Idaho more particularly described as:
 Beginning at the Northeast section corner of Section 22 of T.11 S., R.24 E., B.M., said corner marked by a 5/8" rebar, thence South 00 degrees 02 minutes 46 seconds West along the east line of the E½NE¼ for a distance of 44.50 feet to the south right of way of E 500 S road which shall be the Point of Beginning;

Thence South 00 degrees 02 minutes 46 seconds West continuing along said east line for a distance of 2668.00 feet to the East ¼ corner, marked by a 5/8" rebar;

Thence South 89 degrees 41 minutes 14 seconds West along the south line of the E½NE¼ for a distance of 1061.57 feet;

Thence North 00 degrees 18 minutes 46 seconds West for a distance of 80.00 feet;

Thence along a non-tangent curve to the left for a distance of 3702.98 feet to the south right of way of E 500 S road: said curve having a radius of 1308.00 feet and a central angle of 162°12'20" and a long chord bearing of N 02 degrees 33 minutes 57 seconds West for a distance of 2584.52 feet;

Thence North 89 degrees 25 minutes 26 seconds East along said right of way for a distance of 1179.80 feet to the Point of Beginning.

Excepting therefrom the following:**Parcel 3**

Part of the S½N½ of Section 11 in Township 13 South, Range 22 East of the Boise Meridian, Cassia County, State of Idaho.

Beginning at the Northwest Corner of the S½NW¼ of Section 11 in T.13 S., R.22 E., B.M. said corner marked by a 5/8" rebar; Thence South 88 degrees 59 minutes 41 seconds East along the north line of the S½NW¼ for a distance of 1748.76 feet to a ½" rebar which shall be the Point of Beginning;

THENCE South 88 degrees 59 minutes 41 seconds East along said 1/16 section line for a distance of 892.40 feet to a 5/8" rebar at the Northeast Corner of the S½NW¼;

THENCE South 89 degrees 00 minutes 29 seconds East along the north line of the S½NE¼ for a distance of 44.65 feet to a ½" rebar;

THENCE South 35 degrees 24 minutes 17 seconds East for a distance of 567.24 feet to a ½" rebar on the northerly right of way of Land Ranch Road;

THENCE South 54 degrees 35 minutes 43 seconds West along said right of way for a distance of 1372.91 feet to a ½" rebar;

THENCE North 24 degrees 00 minutes 19 seconds East for a distance of 252.75 feet to a ½" rebar;

PRIME AGRICULTURAL PARCEL NUMBER 3 (Cont.

Excepting therefrom the following Parcel 3 *Continued*

THENCE North 11 degrees 37 minutes 38 seconds East for a distance of 107.76 feet to a ½" rebar;

THENCE North 01 degrees 38 minutes 30 seconds East for a distance of 392.32 feet to a ½" rebar;

THENCE North 12 degrees 27 minutes 30 seconds West for a distance of 108.30 feet to a ½" rebar;

THENCE North 28 degrees 56 minutes 44 seconds West for a distance of 187.23 feet to a ½" rebar;

THENCE North 35 degrees 35 minutes 39 seconds West for a distance of 287.18 feet to a ½" rebar;

THENCE North 01 degrees 33 minutes 42 seconds West for a distance of 42.49 feet to the **Point of Beginning.**

APPENDIX 4**ESTABLISHED COMMUNITIES****Parcel Number 1**
(ELBA area)

Beginning at the SW corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 31, Township 13 South, Range 25 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence North along 1/16 section line to the NW corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 31, Township 13 South, Range 25 EBM;

Thence East along North section line of Section 31, Township 13 South, Range 25 EBM to the NW corner of Section 32, Township 13 South, Range 25 EBM;

Thence East along North section line of Section 32, Township 13 South, Range 25 EBM to the NE corner of said Section 32;

Thence South along East section line of Section 32, Township 13 South, Range 25 EBM to the SE corner of said Section 32;

Thence West along South section line of Section 32, Township 13 South, Range 25 EBM to the SE corner of Section 31, Township 13 South, Range 25;

Thence West along South section line of Section 31, Township 13 South, Range 25 EBM to the POINT OF BEGINNING.

ESTABLISHED COMMUNITIES**Parcel Number 2**
(ALMO area)

Beginning at the NE corner of Section 27, Township 15 South, Range 24 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence South along the east section line of Section 27, Township 15 South, Range 24 EBM to the East $\frac{1}{4}$ section corner of Section 27, Township 15 South, Range 24 EBM;

Thence East along the east-west $\frac{1}{4}$ section line of Section 27, Township 15 South, Range 24 EBM to the Center $\frac{1}{4}$ corner of Section 27, Township 15 South, Range 24 EBM;

Thence North along the north-south $\frac{1}{4}$ section line of Section 27, Township 15 South, Range 24 EBM to the North $\frac{1}{4}$ corner of Section 27, Township 15 South, Range 24 EBM;

Thence North along the west line of the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 22, Township 15 South, Range 24 EBM to the NW corner of the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 22, Township 15 South, Range 24 EBM;

Thence West along the north line of the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 22, Township 15 South, Range 24 EBM to the NE corner of the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 22, Township 15 South, Range 24 EBM;

Thence South along the east line of the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 22, Township 15 South, Range 24 EBM to the POINT OF BEGINNING.

ESTABLISHED COMMUNITY**PARCEL NUMBER 3****(NAF area)**

Beginning at the SW corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 27, Township 16 South, Range 27 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence North to the SW corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 22, Township 16 South, Range 27 EBM;

Thence North to the NW corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 22, Township 16 South, Range 27 EBM;

Thence East to the NW corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 22, Township 16 South, Range 27 EBM;

Thence East to the NE corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 22, Township 16 South, Range 27 EBM;

Thence South to the NE corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 27, Township 16 South, Range 27 EBM;

Thence South to the SE corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 27, Township 16 South, Range 27 EBM;

Thence West to the SE corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 27, Township 16 South, Range 27 EBM;

Thence West along 1/16 section line of Section 27, Township 16 South, Range 27 EBM to the POINT OF BEGINNING.

APPENDIX 5**HISTORICAL PRESERVATION ZONE**

Beginning at the Northeast corner of Section 8, Township 15 South, Range 24, East of the Boise Meridian, which shall be the POINT OF BEGINNING;

Thence South along the East boundary line of Sections 8, 17, 20 & 29, Township 15 South, Range 24 EBM to a point 660 feet (1/8 mile) North of the centerline of City of Rocks Road;

Thence Easterly parallel to and 660 feet (1/8 mile) distant from said centerline of City of Rocks Road to a point on the centerline of Moulton Road;

Thence Southerly along said centerline of Moulton Road to a point 660 feet (1/8 mile) South of the centerline of City of Rocks Road;

Thence Westerly parallel to and 660 feet (1/8 mile) distant from said centerline of City of Rocks Road to a point on the East boundary line of Section 29, Township 15 South, Range 24 EBM;

Thence South along East boundary line of Sections 29 & 32, Township 15 South, Range 24 EBM to the Southeast corner of said Section 32;

Thence West along South boundary line of Section 32, Township 15 South, Range 24 EBM to the NE corner of Section 6, Township 16 South, Range 24 EBM;

Thence South along the East boundary line of Section 6, Township 16 South, Range 24 EBM to the SE corner of said Section 6;

Thence West along the South boundary line of Section 6, Township 16 South, Range 24 EBM to the North $\frac{1}{4}$ corner of Section 7, Township 16 South, Range 24 EBM;

Thence South along the $\frac{1}{4}$ section line of Section 7, Township 16 South, Range 24 EBM to the South $\frac{1}{4}$ corner of said Section 7;

Thence West along the South boundary line of Section 7, Township 16 South, Range 24 EBM to the NE corner of Section 13, Township 16 South, Range 23 EBM;

Thence South along the East boundary line of Sections 13 & 24, Township 16 South, Range 23 EBM to the SE corner of said Section 24;

Thence West along the South boundary line of Sections 24 & 23, Township 16 South, Range 23 EBM to the SW corner of said Section 23;

Thence North along the West boundary line of Section 23, Township 16 South, Range 23 EBM to a point on the centerline of City of Rocks Road;

Thence Northwesterly along centerline of City of Rocks Road to a point on the South boundary line of Section 15, Township 16 South, Range 23 EBM;

Thence West along the South boundary line of Section 15, Township 16 South, Range 23 EBM to the SW corner of said Section 15;

Thence North along the West boundary line of Section 15, Township 16 South, Range 23 EBM to the NW corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 15;

Thence East along the $\frac{1}{16}$ section line of Section 15, Township 16 South, Range 23 EBM to the NW corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 14, Township 16 South, Range 23 EBM;

Thence North along the West boundary line of Sections 14, 11 & 2, Township 16 South, Range 23 EBM to the SW corner of Section 35, Township 15 South, Range 23 EBM;

Thence North along the West boundary line of Sections 35 & 26, Township 15 South, Range 23 EBM to a point 660 feet (1/8 mile) South of the centerline of Emery Canyon Road;

Thence Westerly parallel to and 660 feet (1/8 mile) distant from centerline of Emery Canyon Road to a point on the centerline of Birch Creek Road;

Thence Northerly along centerline of Birch Creek Road to a point 660 feet (1/8 mile) North of the centerline of Emery Canyon Road;

Thence Easterly parallel to and 660 feet (1/8 mile) distant from the centerline of Emery Canyon Road to a point on the West boundary line of Section 26, Township 15 South, Range 23 EBM;

Thence North along the West boundary line of Sections 26, 23 & 14, Township 15 South, Range 23 EBM to the NW corner of said Section 14;

HISTORICAL PRESERVATION ZONE *(Cont.)*

Thence East along the North boundary line of Section 14, Township 15 South, Range 23 EBM to the South $\frac{1}{4}$ corner of Section 11, Township 15 South, Range 23;

Thence North along $\frac{1}{4}$ section line of Section 11, Township 15 South, Range 23 EBM to the center $\frac{1}{4}$ corner of said Section 11;

Thence East along the $\frac{1}{4}$ section line of Section 11, Township 15 South, Range 23 EBM to the West $\frac{1}{4}$ corner of Section 12, Township 15 South, Range 23 EBM;

Thence North along the West boundary line of Section 12, Township 15 South, Range 23 EBM to the NW corner of said Section 12;

Thence East along the North boundary line of Section 12, Township 15 South, Range 23 EBM to the NW corner of Section 7, Township 15 South, Range 24 EBM;

Thence East along the North boundary line of Sections 7 & 8, Township 15 South, Range 24 EBM to the POINT OF BEGINNING.

EXCLUDING THEREFROM the following: [Cassia County Ordinance 2006-10-01]

Listed parcels within Township 15 South, Range 24 East Boise Meridian, Cassia County, Idaho:

Section 8	W $\frac{1}{2}$ SW $\frac{1}{4}$
Section 17	W $\frac{1}{2}$ NW $\frac{1}{4}$
	SW $\frac{1}{4}$
	W $\frac{1}{2}$ SE $\frac{1}{4}$
	SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 18	ALL
Section 19	N $\frac{1}{2}$ NE $\frac{1}{4}$
Section 20	N $\frac{1}{2}$
	NE $\frac{1}{4}$ SW $\frac{1}{4}$
	N $\frac{1}{2}$ SE $\frac{1}{4}$

APPENDIX 6**INDUSTRIAL / COMMERCIAL****PARCEL NUMBER 1**

Beginning at the SW corner of Section 26, Township 10 South, Range 22 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence North along the West section line of Section 26, Township 10 South, Range 22 EBM to the NE corner of Section 27, Township 10 South, Range 22 EBM;

Thence West along North section line of Section 27, Township 10 South, Range 22 EBM to the NE corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 27;

Thence South along 1/16 section line of Section 27, Township 10 South, Range 22 EBM to the SE corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 27;

Thence West along South line of NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 27, Township 10 South, Range 22 EBM to the SE corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28, Township 10 South, Range 22 EBM;

Thence West along 1/16 section line of Section 28, Township 10 South, Range 22 EBM to the SW corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 28;

Thence North along West section line of Sections 28 & 21, Township 10 South, Range 22 EBM to a point on centerline of the Twin Falls Branch of the Oregon Short Line Railroad;

Thence Easterly along said railroad centerline to a point on the West boundary line of Section 22, Township 10 South, Range 22 EBM;

Thence North along the West section line of Section 22, Township 10 South, Range 22 EBM to the high-water line of the left bank of the Snake River;

Thence Easterly along said high water line to the east section line of Section 23, Township 10 South, Range 22 EBM;

Thence South along the East section line of Sections 23 & 26, Township 10 South, Range 22 EBM to the POINT OF BEGINNING.

INDUSTRIAL / COMMERCIAL**PARCEL NUMBER 2**

Beginning at the intersection of then North section line of Section 1, Township 11 South, Range 22 East of the Boise Meridian and the centerline of the Oakley Branch of the Oregon Short line Railroad which shall be the POINT OF BEGINNING;

Thence East along the north line of Section 1, Township 11 South, Range 22 EBM to a point which is 1320 feet ($\frac{1}{4}$ mile) perpendicular to the centerline of the Oakley Branch of the Oregon Short line Railroad;

Thence Southwesterly parallel with and 1320 feet ($\frac{1}{4}$ mile) distant from said railroad centerline to a point on the south section line of Section 9, Township 12 South, Range 22 EBM;

Thence West along the south line of Section 9, Township 12 South, Range 22 EBM to the centerline of the Oakley Branch of the Oregon Short line Railroad;

Thence West along the south line of Section 9, Township 12 South, Range 22 EBM to a point which is 1320 feet ($\frac{1}{4}$ mile) perpendicular to the centerline of the Oakley Branch of the Oregon Short line Railroad;

INDUSTRIAL / COMMERCIAL – Parcel 2 *(continued)*

Thence Northeasterly parallel with and 1320 feet ($\frac{1}{4}$ mile) distant from said railroad centerline to a point on the north section line of Section 1, Township 11 South, Range 22 EBM;

Thence East along the north section line of Section 1 of Township 11 South, Range 22 EBM to the POINT OF BEGINNING.

INDUSTRIAL / COMMERCIAL**PARCEL NUMBER 3**

Beginning at the SW corner of Section 26, Township 10 South, Range 23 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence North along the west section line of Section 26, Township 10 South, Range 23 EBM to the south right of way of State Highway 81;

Thence Southeasterly along said right of way to the south section line of Section 26, Township 10 South, Range 23 EBM;

Thence West along the south section line of Section 26, Township 10 South, Range 23 EBM to the southern right of way of Oregon Short line Railroad;

Thence Easterly along the south right of way to a point on the east section line of Section 31, Township 10 South, Range 24 EBM;

Thence South along said section line to a point 1320 feet ($\frac{1}{4}$ mile) perpendicular to south right of way of the Oregon Short line Railroad;

Thence Westerly parallel to and 1320 feet ($\frac{1}{4}$ mile) distant from right-of-way to a point on the west section line of Section 35, Township 10 South, Range 23 EBM;

Thence North along the West section line of Section 35, Township 10 South, Range 23 EBM to the POINT OF BEGINNING.

INDUSTRIAL / COMMERCIAL**PARCEL NUMBER 4**

FROM A POINT OF BEGINNING located N 79°03' E 1532.9 feet, and N 10°57' W 50.0 feet from the point of intersection between the Union Pacific Railroad right-of-way center line with the West boundary of Section 30, Township 10 South, Range 22 East of the Boise Meridian.

Said point is located on the North boundary line of said railroad right-of-way;

Running thence N 10°57' W and perpendicular to said railroad right-of-way center line 250.0 feet;

Thence N 79°03' E and parallel to said railroad centerline 1192.9 feet, more or less, to the point of intersection with the north-south quarter section boundary;

Thence South 254.6 feet, more or less, to the point of intersection with the North railroad right-of-way boundary;

Thence S 79°03' W along said railroad right-of-way boundary 1144.6 feet, more or less, to the POINT OF BEGINNING.

Said parcel of ground lies in Lot 1 in the N $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 30, Township 10 South, Range 22 E., B.M., North of the Union Pacific Railroad right-of-way.

INDUSTRIAL / COMMERCIAL *(continued)*

INDUSTRIAL / COMMERCIAL

PARCEL NUMBER 5

E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 27 of Township 10 South, Range 22 East of the Boise Meridian, Cassia County, State of Idaho.

APPENDIX 7**MULTIPLE USE**

All land within the boundaries of Cassia County and not included in any of the previous zones (Agricultural-Residential, Residential-Agricultural, Prime Agricultural, Industrial- Commercial, Historical Preservation, and Outdoor Recreation) or under the jurisdiction of another governmental entity is classified as Multiple Use.

APPENDIX 8**OUTDOOR RECREATION****PARCEL NUMBER 1**

Beginning at the SE corner of Section 27, Township 10 South, Range 21 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence West along the South boundary line of Sections 27 & 28, Township 10 South, Range 21 EBM to the SE corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 28;

Thence North along the East boundary line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28, Township 10 South, Range 21 EBM to a point on the North right-of-way of the Twin Falls Branch of the Oregon Short line Railroad;

Thence Westerly along said railroad right-of-way to a point on the North boundary line of Section 32, Township 10 South, Range 21 EBM;

Thence West along the North boundary line of Section 32, Township 10 South, Range 21 EBM to the South $\frac{1}{4}$ corner of Section 29, Township 10 South, Range 21 EBM;

Thence North along the $\frac{1}{4}$ section line of Section 29, Township 10 South, Range 21 EBM to the high-water line of the left bank of the Snake River;

Thence Easterly along said high water line to the NE corner of Section 27, Township 10 South, Range 21 EBM;

Thence South along the East boundary line of Section 27, Township 10 South, Range 21 EBM to the POINT OF BEGINNING.

OUTDOOR RECREATION**PARCEL NUMBER 2**

Beginning at the SE corner of Section 31, Township 14 South, Range 22 East of the Boise Meridian which shall be the POINT OF BEGINNING;

Thence West along the South boundary line of Section 31, Township 14 South, Range 22 EBM to the SE corner of Section 36, Township 14 South, Range 21 EBM;

Thence North along the West boundary line of Sections 36 & 25, Township 14 South, Range 21 EBM to a point on the centerline of Trapper Creek Road;

Thence Northeasterly along centerline of Trapper Creek Road to a point of intersection with the centerline of Dam Road;

Thence Southerly along centerline of Dam Road to a point on the East boundary line of Section 18, Township 14 South, Range 22 EBM;

Thence South along the East boundary line of Sections 18, 19, 30 & 31, Township 14 South, Range 22 EBM to the POINT OF BEGINNING.

APPENDIX 9**ELECTRICAL TRANSMISSION CORRIDOR OVERLAY ZONE**

Beginning at the Southwest section corner of Section 35 of T.16 S., R.20 E., B.M., Cassia County, State of Idaho, which shall be the Point of Beginning:

Thence North along the west section line of Section 35 of T.16 S., R.20 E., B.M. to the Southwest section corner of Section 26 of T.16 S., R.20 E., B.M.;

Thence North along the west section line of Section 26 of T.16 S., R.20 E., B.M. to the Southwest section corner of Section 23 of T.16 S., R.20 E., B.M.;

Thence North along the west section line of Section 23 of T.16 S., R.20 E., B.M. to a point that is 10560 feet north of the Southwest section corner of Section 35 of T.16 S., R.20 E., B.M.;

Thence East to a point on the west section line of Section 24 of T.16 S., R.20 E., B.M. to a point that is 10560 feet north of the Southwest section corner of Section 36 of T.16 S., R.20 E., B.M.;

Thence East to the Northwest section corner of Section 30 of T.16 S., R.21 E., B.M.;

Thence East along the north section lines of Sections 30,29,28,27,26, and 25 of T.16 S., R.21 E., B.M. to the Northwest section corner of Section 30 of T.16 S., R.22 E., B.M.;

Thence East along the north section lines of Sections 30,29,28,27,26, and 25 of T.16 S., R.22 E., B.M. to the Northwest section corner of Section 30 of T.16 S., R.23 E., B.M.;

Thence East along the north section lines of Sections 30,29,28,27,26, and 25 of T.16 S., R.23 E., B.M. to the Northwest section corner of Section 30 of T.16 S., R.24 E., B.M.;

Thence East along the north section lines of Sections 30,29,28, and 27 of T.16 S., R.24 E., B.M. to the Northwest section corner of Section 26 of T.16 S., R.24 E., B.M.;

Thence East along the north section line of Section 26 of T.16 S., R.24 E., B.M. for a distance of 1152.45 feet;

Thence North 55 degrees 20 minutes 51 seconds East for a distance of 18,072.26 feet;

Thence North 84 degrees 16 minutes 22 seconds East for a distance of 20,679.86 feet;

Thence South 88 degrees 21 minutes 00 seconds East for a distance of 35,608.36 feet;

Thence North 20 degrees 18 minutes 50 seconds East for a distance of 84,228.27 feet;

Thence South 87 degrees 14 minutes 20 seconds East for a distance of 51,411.43 feet;

Thence North 50 degrees 09 minutes 00 seconds East for a distance of 21,399.20 feet± to a point on the east section line (east line of Cassia County) of Section 13 of T.13 S., R.29 E., B.M.;

Thence South along the east section line of Sections 13,24, and 25 of T.13 S., R.29 E., B.M., (east line of Cassia County) for a distance of 13,622.90 feet± to a point that 10560.00 feet perpendicular to the northerly corridor line;

Thence South 50 degrees 09 minutes 00 seconds West for a distance of 16,911.17 feet;

Thence North 87 degrees 14 minutes 20 seconds West for a distance of 47,794.33 feet;

Thence South 20 degrees 18 minutes 50 seconds West for a distance of 84,072.04 feet;

Thence North 88 degrees 21 minutes 00 seconds West for a distance of 42,506.79 feet;

Thence South 84 degrees 16 minutes 22 seconds West for a distance of 17,275.42 feet;

Thence South 55 degrees 20 minutes 51 seconds West for a distance of 17,950.87 feet;

Thence South 76 degrees 06 minutes 44 seconds West for a distance of 1,738.46 feet± to a point on the south section line (south line of Cassia County) of Section 35 of T.16 S., R.24 E., B.M.;

ELECTRICAL TRANSMISSION CORRIDOR OVERLAY ZONE *(Continued)*

Thence West along the south section line (south line of Cassia County) of Sections 35,34,33,32, and 31 of T.16 S., R.24 E., B.M., to the Southeast section corner of Section 36 of T.16 S., R.23 E.,B.M.;

Thence West along the south section line (south line of Cassia County) of Sections 36,35,34,33, 32, and 31 of T.16 S., R.23 E., B.M., to the Southeast section corner of Section 36 of T.16 S., R.22 E.,B.M.;

Thence West along the south section line (south line of Cassia County) of Sections 36,35,34,33, 32, and 31 of T.16 S., R.22 E., B.M., to the Southeast section corner of Section 36 of T.16 S., R.21 E.,B.M.;

Thence West along the south section line (south line of Cassia County) of Sections 36,35,34,33, 32, and 31 of T.16 S., R.21 E., B.M., to the Southeast section corner of Section 36 of T.16 S., R.20 E.,B.M.;

Thence West along the south section line (south line of Cassia County) of Sections 36 and 35 of T.16 S., R.20 E., B.M., to the Point of Beginning.

APPENDIX 10**ALBION CITY BUFFER ZONE**

Beginning at the Northwest Section Corner of Section 5 of Township 12 South, Range 25 East of the Boise Meridian, State of Idaho, Cassia County which shall be the Point of Beginning;

THENCE South along the west section line of Section 5 of T.12 S., R.25 E., B.M. to the West $\frac{1}{4}$ Corner of said Section 5;
 THENCE East along the north line of the SW $\frac{1}{4}$ of Section 5 of T.12 S., R.25 E., B.M. to the Center $\frac{1}{4}$ Corner of said Section 5;
 THENCE South along the east line of the SW $\frac{1}{4}$ of Section 5 of T.12 S., R.25 E., B.M. to the South $\frac{1}{4}$ Corner of said Section 5;
 THENCE West along the south section line of Section 5 of T.12 S., R.25 E., B.M. to the Northeast Section Corner of Section 7 of T.12 S., R.24 E., B.M.;
 THENCE S 00°39'52"W along the east section line of Section 7 of T.12 S., R.25 E., B.M. for a distance of 1270.82 to the southeast corner of parcel RP12S25E070001;
 THENCE S 89°34'02"W for a distance of 1313.45 feet to the southwest corner of parcel RP12S25E070001;
 THENCE N 03°30'05"E for a distance of 1273.53 feet to a point on the south section line of Section 6 of T.12 S., R.25 E., B.M. said point being the northwest corner of parcel RP12S25E070001;
 THENCE West along the south section line of Section 6 of T.12 S., R.25 E., B.M. to the Southeast Section Corner of Section 1 of T.12 S., R.24 E., B.M.;
 THENCE West along the south section line of Section 1 of T.12 S., R.24 E., B.M. to the Southwest Corner of the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 1 of T.12 S., R.24 E., B.M.;
 THENCE North along the west line of the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 1 of T.12 S., R.24 E., B.M. to the Southwest Corner of the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 1 of T.12 S., R.24 E., B.M.;
 THENCE North along the west line of the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 1 of T.12 S., R.24 E., B.M. to the Southwest Corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 36 of T.11 S., R.24 E., B.M.;
 THENCE East along the south section line of Section 36 of T.11 S., R.24 E., B.M. to the Southwest Corner of the S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 36 of T.11 S., R.24 E., B.M.;
 THENCE North along the west line of the S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 36 of T.11 S., R.24 E., B.M. to the Northwest Corner of the S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 36 of T.11 S., R.24 E., B.M.;
 THENCE East along the north line of the S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 36 of T.11 S., R.24 E., B.M. to a point 450.00 feet west of the east section line of said Section 36;
 THENCE North along a line 450.00 feet west of and parallel to the east section line of Section 36 of T.11 S., R.24 E., B.M. to the south right-of-way of State Highway 77;
 THENCE Southeasterly along the south right-of-way of State Highway 77 to a point at the intersection of the south right-of-way of State Highway 77 and the north line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 36 of T.11 S., R.24 E., B.M.;
 THENCE East along the north line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 36 of T.11 S., R.24 E., B.M. to the Northwest Corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 31 of T.11 S., R.25 E., B.M.;
 THENCE North along the west section line of Section 31 of T.11 S., R.25 E., B.M. to a point at the intersection of the north right-of-way of State Highway 77 and said section line which is 1365.76 feet north of the Southwest Section Corner of said section 31;
 THENCE S 42°21'36"E along the north right-of-way of State Highway 77 for a distance of 52.87 feet to a hwy r.o.w. mkr at station 366+78.4;
 THENCE S 40°59'29"E along the north right-of-way of State Highway 77 for a distance of 27.24 feet to a $\frac{1}{2}$ " rebar at the northwest corner of parcel RP11S25E316120;
 THENCE N 89°32'15"E for a distance of 495.28 feet to a $\frac{1}{2}$ " rebar at the northeast corner of parcel RP11S25E316120;
 THENCE S 00°40'55"E for a distance of 40.83 feet to a $\frac{1}{2}$ " rebar at the northwest corner of parcel RP11S25E316116;

ALBION CITY BUFFER ZONE *(Continued)*

THENCE S 86°22'52"E for a distance of 153.36 feet to a ½" rebar at the northeast corner of parcel RP11S25E316116;
THENCE S 01°32'36"E for a distance of 278.87 feet to a ½" rebar at the northwest corner of parcel RP11S25E316200;
THENCE S 89°37'13"E for a distance of 407.16 feet to a ½" rebar on the west line of the SE¼SW¼ of Section 31 of T.11 S., R.25 E., B.M. being the northeast corner of parcel RP11S25E316200;
THENCE North along the west line of the SE¼SW¼ of Section 31 of T.11 S., R.25 E., B.M. to the Northwest Corner of said SE¼SW¼;
THENCE East along the north line of the SE¼SW¼ of Section 31 of T.11 S., R.25 E., B.M. to the Northwest Corner of said SW¼SE¼ of said Section 31;
THENCE East along the north line of the SW¼SE¼ of Section 31 of T.11 S., R.25 E., B.M. to the Northwest Corner of said W½SE¼SE¼ of said Section 31;
THENCE East along the north line of the W¼SE¼SE¼ of Section 31 of T.11 S., R.25 E., B.M. to the Northeast Corner of said W½SE¼SE¼ of said Section 31;
THENCE South along the east line of the W¼SE¼SE¼ of Section 31 of T.11 S., R.25 E., B.M. to the Southeast Corner of said W½SE¼SE¼ of said Section 31;
THENCE East along the north section line of Section 6 of T.12 S., R.25 E., B.M. to the Point of Beginning.

APPENDIX 11

**ORDINANCE NO. 2025-12-02
AREA OF IMPACT AGREEMENT – CITY OF ALBION**

CERTIFIED

Recorded at Request of:
Cassia County, Idaho

Instrument # 2025004941

BURLEY, CASSIA, IDAHO

12-29-2025 01:15:13 PM No. of Pages: 7

Recorded for : CASSIA COUNTY COMMISSIONERS

JOSEPH LARSEN

Fee: 0.00

Ex-Officio Recorder Deputy

Index to: ORDINANCE

(This area for Recorder's Use Only.)

BEFORE THE BOARD OF COMMISSIONERS FOR CASSIA COUNTY, IDAHO

ORDINANCE NO. 2025-12-02

AN ORDINANCE OF THE COUNTY OF CASSIA, A POLITICAL SUBDIVISION OF THE STATE OF IDAHO, ADOPTING, DEFINING AND CONFIRMING A GEOGRAPHICAL AREA OF CITY IMPACT FOR THE CITY OF ALBION, IDAHO, IDENTIFYING THE COMPREHENSIVE PLAN THAT WILL APPLY WITHIN THE ESTABLISHED AREA OF CITY IMPACT; IDENTIFYING THE SUBDIVISION AND ZONING ORDINANCES THAT WILL APPLY WITHIN THE ESTABLISHED AREA OF IMPACT; IDENTIFYING METHODS AND PROCEDURES FOR APPLICATION, ADMINISTRATION AND ENFORCEMENT OF THE COMPREHENSIVE PLAN AND ORDINANCES THAT WILL APPLY WITHIN THE ESTABLISHED AREA OF CITY IMPACT; PROVIDING FOR SEVERABILITY; REPEAL OF CONFLICTING PROVISIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Albion, Idaho has requested that the Board of Commissioners for Cassia County, Idaho (hereinafter "Board") confirm and modify, as its area of impact, a geographic area that was submitted by the City; and

WHEREAS, the Board set a public hearing date for November 17, 2025 at 6:00 pm to hear this matter and caused Notice of Hearing to be given as is required by law; and

WHEREAS, the Board held the public hearing and offered to take public comment on the proposal to confirm the City of Albion's existing area of impact with modifications to that boundary so as to not split county recognized parcels and also to extend boundaries in areas where there was no, or insufficient, impact area existing; and

WHEREAS, public comment was offered on the proposed area of impact; and

WHEREAS, the Board being fully advised in the premises thereof and having considered the criteria of Section 67-6526(4)(a) for defining, modifying and confirming an area of impact; and

WHEREAS, the Board determined, based upon review of the testimony offered, and the criteria established by law, where areas are very likely to be annexed to the city within the next five (5) years.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, CASSIA COUNTY, IDAHO THAT:

Section 1. Legislative Purpose: The purpose for establishing an area of impact is to identify where growth and development are expected to occur near the city and those areas that are very likely to be annexed to the city within the next five (5) years.

Section 2. Geographic Area of City Impact: The officially adopted area of city impact for the City of Albion, Idaho is hereby established by this Ordinance and as set forth therein on the attached map marked "Exhibit A". Additionally, the area of impact for the City of Albion will be those lands lying between the following described boundary and the established city limits of the City of Albion. The area of impact boundary shall more particularly be described as follows:

Beginning at the Northwest Section Corner of Section 5 of Township 12 South, Range 25 East of the Boise Meridian, State of Idaho, Cassia County which shall be the Point of Beginning;

THENCE South along the west section line of Section 5 of T.12 S., R.25 E., B.M. to the West ¼ Corner of said Section 5;

THENCE East along the north line of the SW¼ of Section 5 of T.12 S., R.25 E., B.M. to the Center ¼ Corner of said Section 5;

THENCE South along the east line of the SW¼ of Section 5 of T.12 S., R.25 E., B.M. to the South ¼ Corner of said Section 5;

THENCE West along the south section line of Section 5 of T.12 S., R.25 E., B.M. to the Northeast Section Corner of Section 7 of T.12 S., R.24 E., B.M.;

THENCE S 00°39'52"W along the east section line of Section 7 of T.12 S., R.25 E., B.M. for a distance of 1270.82 to the southeast corner of parcel RP12S25E070001;

THENCE S 89°34'02"W for a distance of 1313.45 feet to the southwest corner of parcel RP12S25E070001;

THENCE N 03°30'05"E for a distance of 1273.53 feet to a point on the south section line of Section 6 of T.12 S., R.25 E., B.M. said point being the northwest corner of parcel RP12S25E070001;

THENCE West along the south section line of Section 6 of T.12 S., R.25 E., B.M. to the Southeast Section Corner of Section 1 of T.12 S., R.24 E., B.M.;

THENCE West along the south section line of Section 1 of T.12 S., R.24 E., B.M. to the Southwest Corner of the E½SE¼ of Section 1 of T.12 S., R.24 E., B.M.;

THENCE North along the west line of the E½SE¼ of Section 1 of T.12 S., R.24 E., B.M. to the Southwest Corner of the E½NE¼ of Section 1 of T.12 S., R.24 E., B.M.;

THENCE North along the west line of the E½NE¼ of Section 1 of T.12 S., R.24 E., B.M. to the Southwest Corner of the SE¼SE¼ of Section 36 of T.11 S., R.24 E., B.M.;

THENCE East along the south section line of Section 36 of T.11 S., R.24 E., B.M. to the Southwest Corner of the S½SE¼SE¼SE¼ of Section 36 of T.11 S., R.24 E., B.M.;

THENCE North along the west line of the S½SE¼SE¼SE¼ of Section 36 of T.11 S., R.24 E., B.M. to the Northwest Corner of the S½SE¼SE¼SE¼ of Section 36 of T.11 S., R.24 E., B.M.;

THENCE East along the north line of the S½SE¼SE¼SE¼ of Section 36 of T.11 S., R.24 E., B.M. to a point 450.00 feet west of the east section line of said Section 36;

THENCE North along a line 450.00 feet west of and parallel to the east section line of Section 36 of T.11 S., R.24 E., B.M. to the south right-of-way of State Highway 77;

THENCE Southeasterly along the south right-of-way of State Highway 77 to a point at the intersection of the south right-of-way of State Highway 77 and the north line of the SE¼SE¼ of Section 36 of T.11 S., R.24 E., B.M.;

THENCE East along the north line of the SE¼SE¼ of Section 36 of T.11 S., R.24 E., B.M. to the Northwest Corner of the SW¼SW¼ of Section 31 of T.11 S., R.25 E., B.M.;

THENCE North along the west section line of Section 31 of T.11 S., R.25 E., B.M. to a point at the intersection of the north right-of-way of State Highway 77 and said section line which is 1365.76 feet north of the Southwest Section Corner of said section 31;

THENCE S 42°21'36"E along the north right-of-way of State Highway 77 for a distance of 52.87 feet to a hwy r.o.w. mkr at station 366+78.4;

THENCE S 40°59'29"E along the north right-of-way of State Highway 77 for a distance of 27.24 feet to a ½" rebar at the northwest corner of parcel RP11S25E316120;

THENCE N 89°32'15"E for a distance of 495.28 feet to a ½" rebar at the northeast corner of parcel RP11S25E316120;

THENCE S 00°40'55"E for a distance of 40.83 feet to a ½" rebar at the northwest corner of parcel RP11S25E316116;

THENCE S 86°22'52"E for a distance of 153.36 feet to a ½" rebar at the northeast corner of parcel RP11S25E316116;

THENCE S 01°32'36"E for a distance of 278.87 feet to a ½" rebar at the northwest corner of parcel RP11S25E316200;

THENCE S 89°37'13"E for a distance of 407.16 feet to a ½" rebar on the west line of the SE¼SW¼ of Section 31 of T.11 S., R.25 E., B.M. being the northeast corner of parcel RP11S25E316200;

THENCE North along the west line of the SE¼SW¼ of Section 31 of T.11 S., R.25 E., B.M. to the Northwest Corner of said SE¼SW¼;

THENCE East along the north line of the SE¼SW¼ of Section 31 of T.11 S., R.25 E., B.M. to the Northwest Corner of said SW¼SE¼ of said Section 31;

THENCE East along the north line of the SW¼SE¼ of Section 31 of T.11 S., R.25 E., B.M. to the Northwest Corner of said W½SE¼SE¼ of said Section 31;

THENCE East along the north line of the W¼SE¼SE¼ of Section 31 of T.11 S., R.25 E., B.M. to the Northeast Corner of said W½SE¼SE¼ of said Section 31;

THENCE South along the east line of the W¼SE¼SE¼ of Section 31 of T.11 S., R.25 E., B.M. to the Southeast Corner of said W½SE¼SE¼ of said Section 31;

THENCE East along the north section line of Section 6 of T.12 S., R.25 E., B.M. to the Point of Beginning.

Section 3. Cassia County's Comprehensive Plan, Zoning Code and Subdivision Code, as currently in force, and as hereafter amended, will apply in area of impact for the City of Albion.

Section 4. The lands within the area of impact for the City of Albion will be zoned as Multiple Use (MU) under the applicable Cassia County regulations, along with all rules and regulations pertaining thereto and applying to development and growth in that area.

Section 5. Code and Ordinance Administration and Enforcement:

1) The Cassia County will have jurisdiction in this area of impact and will be responsible for the administration and enforcement of the County's ordinances as applicable to the area of impact and will receive all permit fees for inspections performed therein to recapture direct costs of inspections, administration, legal publications, and other costs arising from the process. Appeal and hearing procedures will follow those adopted by the County presently and in the future.

2) Amendments to the County Comprehensive Plan, Zoning Code and Subdivision Code, as well as requests for preliminary and final plats or the vacation thereof, and requests for zone changes, and other matters being proposed for development of any type that pertain to property or property uses located in the area of impact for the City of Albion will be within the jurisdiction, and will be considered by, the Cassia County Zoning and Building Department, the Cassia County Planning and Zoning Commission, or the Cassia County Commissioners in accordance with Title 67 and Title 50, Idaho Code, as well as in accordance with Cassia County regulations.

Section 6. Renegotiation: The area of impact boundaries shall be reviewed by the City of Albion and Cassia County at least every five (5) years to determine if modifications are needed or to confirm existing boundaries and may pursue modification of an established area of impact more frequently than every five (5) years.

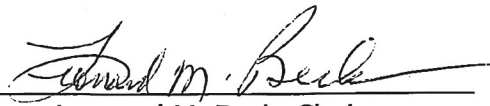
Section 7. Severability. The provisions of this ordinance are severable, therefore, should any section or portion thereof be declared invalid by a court of competent jurisdiction, the remaining portions of this ordinance will remain in full force and effect.

Section 8. Repeal of Conflicting Provisions. This ordinance specifically repeals any ordinance of Cassia County that is in conflict herewith, including but not limited to any prior ordinance establishing an area of impact for the City of Albion.

Section 9. Effective Date: This ordinance shall be in full force and effect from and after its passage and publication as required by law.

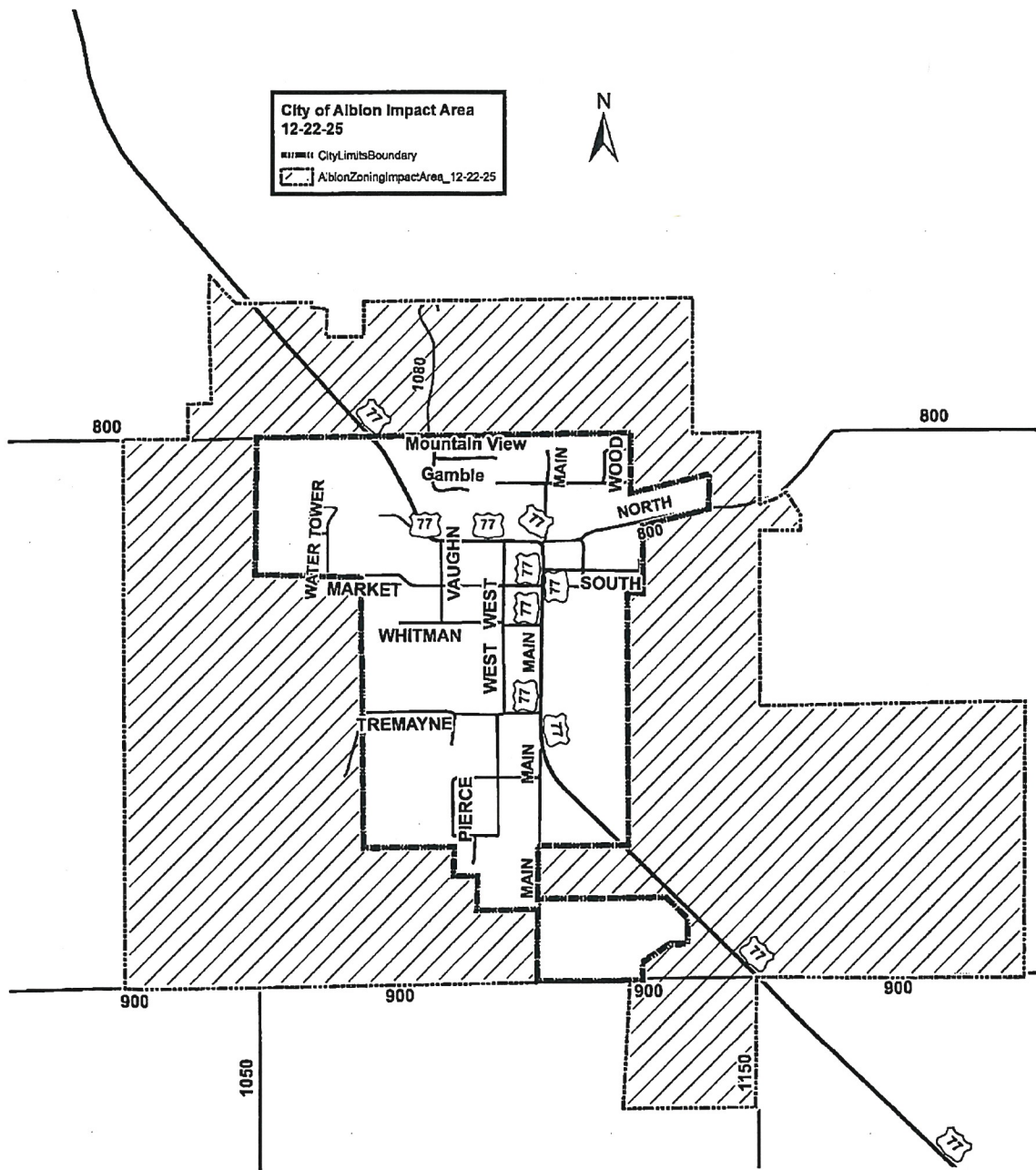
Enacted by the Board of County Commissioners as an ordinance of Cassia County this 29th day of December, 2025.

BOARD OF COMMISSIONERS
FOR CASSIA COUNTY, IDAHO

By: 
Leonard M. Beck, Chair

ATTEST:
Joseph W. Larsen, Clerk

By: 
~~Sharene Ahlin, Deputy Clerk~~
Cally Velasquez



STATE OF IDAHO)

: ss.

County of Cassia)

I, Sharene Ahlin, do hereby certify that I am a duly qualified and acting Deputy Clerk of the County of Cassia, State of Idaho.

I further certify that the above and foregoing constitutes a true and correct copy of Cassia County Ordinance 2025-12-02, passed at a meeting of the Board of Commissioners for Cassia County, Idaho, held on the 29th day of December, 2025, as said ordinance is officially of record in possession of the Cassia County Clerk's Office.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the seal of said County this 29th day of December, 2025.

Joseph W. Larsen, Clerk of the Board

By: *Cally Velasquez*
Sharene Ahlin, Deputy Clerk of the Board
Cally Velasquez



State of Idaho }
County of Cassia } ss

I hereby certify that the foregoing instrument is a full, true and correct copy of the original as recorded in this office.

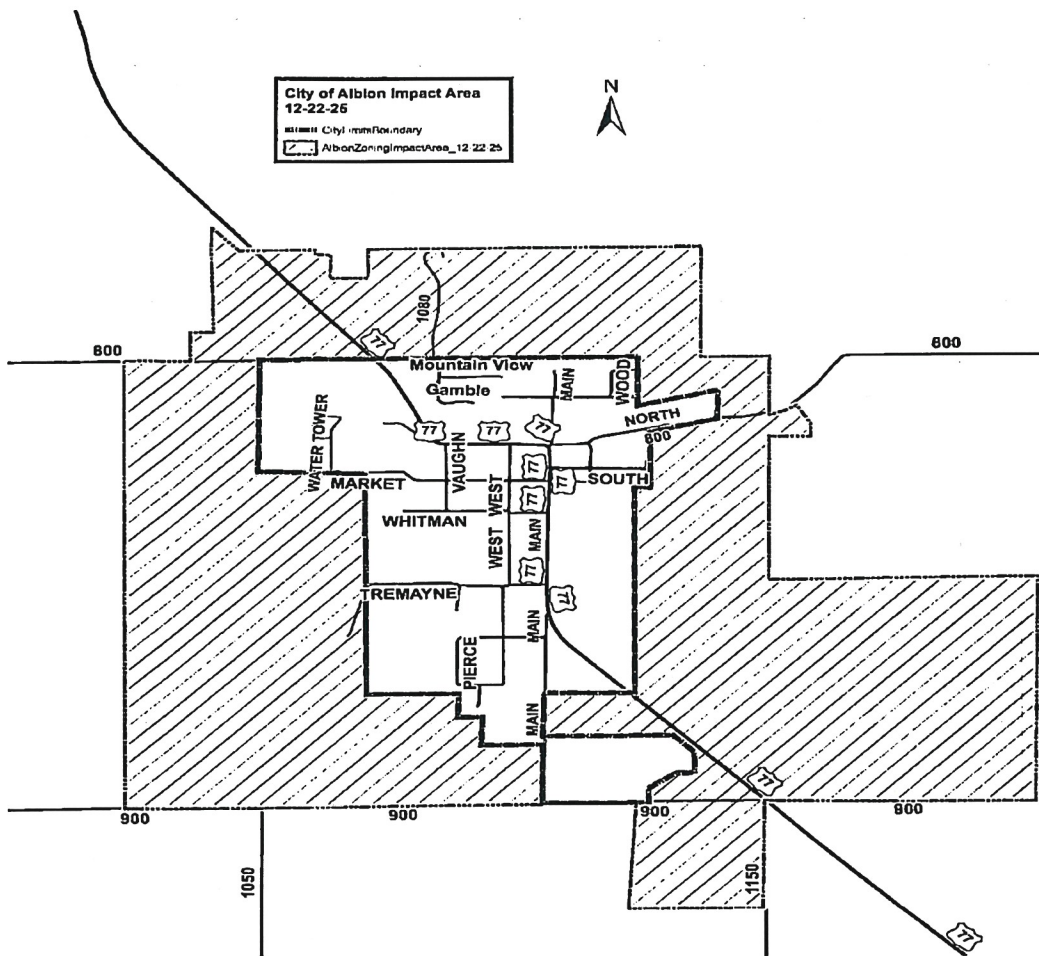
Dated 12-29-2025

Joseph W. Larsen
Clerk of the District Court, Ex-officio Auditor
and Recorder, Cassia County, Idaho
By: *Cally Velasquez*
Deputy

CERTIFIED

SUMMARY OF CASSIA COUNTY, IDAHO
ORDINANCE NO. 2025-12-02
Adopting Area of City Impact Boundary for City of Albion, Idaho

1. Summary of Ordinance: An ordinance of Cassia County, Idaho confirming and modifying the area of impact for the City of Albion, Idaho; applying County comprehensive plan and zoning and subdivision regulations in the area of impact; confirming zoning classification as multiple use; providing severability; repealing conflicting provisions and providing that said ordinance will become effective upon publication of this summary.
2. The map of the boundaries of the area of impact for the City of Albion is as follows:



3. The full text of Cassia County Ordinance 2025-12-02 is available at the Cassia County Clerk's Office, Cassia County Courthouse, Room 105, 1459 Overland Avenue, Burley, Idaho during normal business hours Monday through Friday, 8:30 a.m. to 5:00 p.m., prevailing local time. A copy of said ordinance may be obtained by any interested party at this location, upon personal request.

Instrument # 2025004942

BURLEY, CASSIA, IDAHO
12-29-2025 01:16:39 PM No. of Pages: 2
Recorded for : CASSIA COUNTY COMMISSIONERS
JOSEPH LARSEN Fee: 0.00
Ex-Officio Recorder Deputy
Index to: ORDINANCE

Approved by the Board of Commissioners for Cassia County, Idaho this 29th day of December, 2025.

Signature of Chair: Leonard M. Beck, Leonard M. Beck

COUNTY CLERK'S STATEMENT

I, the undersigned duly appointed deputy clerk, acting for and in behalf of the elected Clerk for Cassia County, Idaho, under seal of the Board of Commissioners for Cassia County, Idaho, hereby certify that the foregoing Summary of Ordinance 2025-12-02, an Ordinance of Cassia County, Idaho setting area of impact boundaries for the City of Albion, Idaho, is a true and complete summary of said ordinance, as is required by Idaho Code section 31-715A, as said underlying ordinance is of record with the Cassia County Clerk's Office, and provides adequate notice to the public of said provisions.

DATED this 29th day of December, 2025.

Cassia County Clerk
Joseph W. Larsen

Cally Velasquez
Sharene Ahlin, Deputy Clerk
Cally Velasquez



State of Idaho }
County of Cassia } ss

I hereby certify that the foregoing instrument is a full, true and correct copy of the original as recorded in this office.

Dated 12-29-2025

Joseph W. Larsen
Clerk of the District Court, Ex-officio Auditor
and Recorder, Cassia County, Idaho

By: Sharene Ahlin

Deputy

APPENDIX 12**BURLEY CITY BUFFER ZONE**

Beginning at the Southwest Section Corner of Section 36 of Township 10 South, Range 22 East of the Boise Meridian, State of Idaho, Cassia County which shall be the Point of Beginning;

THENCE North along the west section line of Sections 36, 25 and 24 of T.10 S., R.22 E., B.M. to the point of intersection of the west section line of Section 24 and the ordinary high-water line of the left bank of the Snake River;

THENCE Easterly along the ordinary high-water line of the left bank of the Snake River to the point of intersection of the west section line of Section 19 of T.10 S., R.23 E., B.M. and the ordinary high-water line of the left bank of the Snake River;

THENCE Easterly along ordinary high-water line of the left bank of the Snake River across to the point of intersection of the east section line of Section 27 and the ordinary high-water line of the left bank of the Snake River;

THENCE South along the east section line of Section 27 of T.10 S., R.23 E., B.M. to the Southeast Section Corner of said section;

THENCE East along the south section line of Section 27 of T.10 S., R.23 E., B.M. to the Northeast Section Corner of Section 33 of T.10 S., R.23 E. B.M.;

THENCE South along the east section line of Section 33 of T.10 S., R.23 E., B.M. to the Southeast Section Corner of said section;

THENCE East along the south section line of Sections 33, 32 and 31 of T.10 S., R.23 E., B.M. to the Southeast Section Corner of Section 36 of T.10 S., R.22 E., B.M.;

THENCE East along the south section line of Section 36 of T.10 S., R.22 E., B.M. to the Point of Beginning.

APPENDIX 13

**ORDINANCE 2025-12-02
AREA OF IMPACT AGREEMENT – CITY OF BURLEY**

CERTIFIED

Recorded at Request of:
Cassia County, Idaho

Instrument # 2025004943

BURLEY, CASSIA, IDAHO

12-29-2025 01:17:18 PM No. of Pages: 6

Recorded for : CASSIA COUNTY COMMISSIONERS

JOSEPH LARSEN

Fee: 0.00

Ex-Officio Recorder Deputy

Index to: ORDINANCE

EV

(This area for Recorder's Use Only.)

BEFORE THE BOARD OF COMMISSIONERS FOR CASSIA COUNTY, IDAHO

ORDINANCE NO. 2025-12-03

AN ORDINANCE OF THE COUNTY OF CASSIA, A POLITICAL SUBDIVISION OF THE STATE OF IDAHO, ADOPTING, DEFINING AND CONFIRMING A GEOGRAPHICAL AREA OF CITY IMPACT FOR THE CITY OF BURLEY, IDAHO, IDENTIFYING THE COMPREHENSIVE PLAN THAT WILL APPLY WITHIN THE ESTABLISHED AREA OF CITY IMPACT; IDENTIFYING THE SUBDIVISION AND ZONING ORDINANCES THAT WILL APPLY WITHIN THE ESTABLISHED AREA OF IMPACT; IDENTIFYING METHODS AND PROCEDURES FOR APPLICATION, ADMINISTRATION AND ENFORCEMENT OF THE COMPREHENSIVE PLAN AND ORDINANCES THAT WILL APPLY WITHIN THE ESTABLISHED AREA OF CITY IMPACT; PROVIDING FOR SEVERABILITY; REPEAL OF CONFLICTING PROVISIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Burley, Idaho has requested that the Board of Commissioners for Cassia County, Idaho (hereinafter "Board") confirm and modify, as its area of impact, a geographic area that was submitted by the City; and

WHEREAS, the Board set a public hearing date for November 24, 2025 at 6:00 pm to hear this matter and caused Notice of Hearing to be given as is required by law; and

WHEREAS, the Board held the public hearing and offered to take public comment on the proposal to confirm the City of Burley's existing area of impact with modifications to that boundary so as to not split county recognized parcels and also to extend boundaries in areas where there was no, or insufficient, impact area existing; and

WHEREAS, public comment was offered on the proposed area of impact; and

WHEREAS, the Board being fully advised in the premises thereof and having considered the criteria of Section 67-6526(4)(a) for defining, modifying and confirming an area of impact; and

WHEREAS, the Board determined, based upon review of the testimony offered, and the criteria established by law, where areas are very likely to be annexed to the city within the next five (5) years.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, CASSIA COUNTY, IDAHO THAT:

Section 1. Legislative Purpose: The purpose for establishing an area of impact is to identify where growth and development are expected to occur near the city and those areas that are very likely to be annexed to the city within the next five (5) years.

Section 2. Geographic Area of City Impact: The officially adopted area of city impact for the City of Burley, Idaho is hereby established by this Ordinance and as set forth therein on the attached map marked "Exhibit A". Additionally, the area of impact for the City of Burley will be those lands lying between the following described boundary and the established city limits of the City of Burley. The area of impact boundary shall more particularly be described as follows:

Beginning at the Southwest Section Corner of Section 36 of Township 10 South, Range 22 East of the Boise Meridian, State of Idaho, Cassia County which shall be the Point of Beginning;

THENCE North along the west section line of Sections 36, 25 and 24 of T.10 S., R.22 E., B.M. to the point of intersection of the west section line of Section 24 and the ordinary high-water line of the left bank of the Snake River;

THENCE Easterly along the ordinary high-water line of the left bank of the Snake River to the point of intersection of the west section line of Section 19 of T.10 S., R.23 E., B.M. and the ordinary high-water line of the left bank of the Snake River;

THENCE Easterly along ordinary high-water line of the left bank of the Snake River across to the point of intersection of the east section line of Section 27 and the ordinary high-water line of the left bank of the Snake River;

THENCE South along the east section line of Section 27 of T.10 S., R.23 E., B.M. to the Southeast Section Corner of said section;

THENCE West along the south section line of Section 27 of T.10 S., R.23 E., B.M. to the Northeast Section Corner of Section 33 of T.10 S., R.23 E. B.M.;

THENCE South along the east section line of Section 33 of T.10 S., R.23 E., B.M. to the Southeast Section Corner of said section;

THENCE West along the south section line of Sections 33, 32 and 31 of T.10 S., R.23 E., B.M. to the Southeast Section Corner of Section 36 of T.10 S., R.22 E., B.M.;

THENCE West along the south section line of Section 36 of T.10 S., R.22 E., B.M. to the Point of Beginning.

Section 3. Applicable Regulations. Cassia County will maintain jurisdiction of the City of Burley area of impact as is described herein. Cassia County will apply the applicable provisions of the Burley City Comprehensive Plan, as well as the currently existing zoning district classifications as currently exist for the lands described herein. Cassia County will also apply the substantive zoning regulations and subdivision regulations set forth in the current city code for the City of Burley as pertains to such zoning district classifications. Further, Cassia County will apply County procedural requirements and regulations in administering and enforcing the zoning and subdivision regulations in the area of impact. In the event that there are no applicable city regulations, the County will apply its rules and regulations in resolving land use matters in this specific area of impact.

Section 4. Code and Ordinance Administration and Enforcement:

1) The Cassia County will have jurisdiction in this area of impact and will be responsible for the administration and enforcement of the County's ordinances as applicable and specific to the area of impact and will receive all permit fees for inspections performed therein to recapture direct costs of inspections, administration, legal publications, and other costs arising from the process. Appeal and hearing procedures will follow those adopted by the County presently and in the future.

2) Amendments to the Comprehensive Plan and Zoning Code and Subdivision Code, as are specific to the area of impact for the City of Burley, as well as requests for preliminary and final plats or the vacation thereof, and requests for zone changes, and other matters being proposed for development of any type that pertain to property or property uses located in the area of impact for the City of Burley will be within the jurisdiction, and will be considered by, the Cassia County Zoning and Building Department, the Cassia County Planning and Zoning Commission, or the Cassia County Commissioners in accordance with Title 67 and Title 50, Idaho Code, as well as in accordance with Cassia County regulations.

Section 5. Renegotiation: The area of impact boundaries shall be reviewed by the City of Burley and Cassia County at least every five (5) years to determine if modifications are

needed or to confirm existing boundaries and may pursue modification of an established area of impact more frequently than every five (5) years.

Section 6. Severability. The provisions of this ordinance are severable, therefore, should any section or portion thereof be declared invalid by a court of competent jurisdiction, the remaining portions of this ordinance will remain in full force and effect.

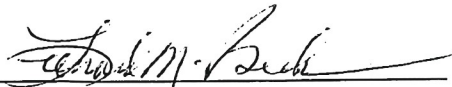
Section 7. Repeal of Conflicting Provisions. This ordinance specifically repeals any ordinance of Cassia County that is in conflict herewith, including but not limited to any prior ordinance establishing an area of impact for the City of Burley.

Section 8. Effective Date: This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Enacted by the Board of County Commissioners as an ordinance of Cassia County this 29th day of December, 2025.

BOARD OF COMMISSIONERS
FOR CASSIA COUNTY, IDAHO

ATTEST:
Joseph W. Larsen, Clerk

By: 
Leonard M. Beck, Chair

By: 
~~Sharene Ahlin, Deputy Clerk~~
Cally Velasquez,

EXHIBIT A



STATE OF IDAHO)

: ss.

County of Cassia)

I, Sharene Ahlin, do hereby certify that I am a duly qualified and acting Deputy Clerk of the County of Cassia, State of Idaho.

I further certify that the above and foregoing constitutes a true and correct copy of Cassia County Ordinance 2025-12-03, passed at a meeting of the Board of Commissioners for Cassia County, Idaho, held on the 29th day of December, 2025, as said ordinance is officially of record in possession of the Cassia County Clerk's Office.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the seal of said County this 29th day of December, 2025.

Joseph W. Larsen, Clerk of the Board

By: *Cally Velasquez*
Sharene Ahlin, Deputy Clerk of the Board
Cally Velasquez,



State of Idaho }
County of Cassia } ss

I hereby certify that the foregoing instrument is a full, true and correct copy of the original as Recorded in this office.

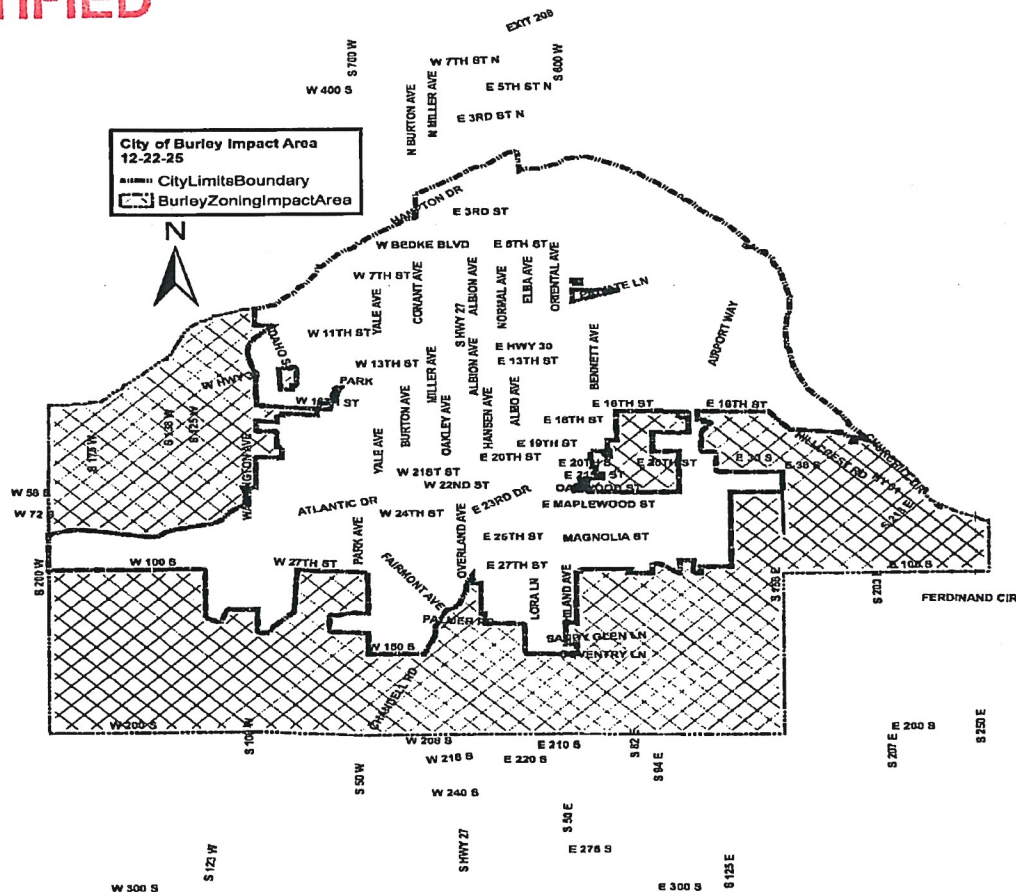
Dated 12-29-2025

Joseph W. Larsen
Clerk of the District Court, Ex-officio Auditor and Recorder, Cassia County, Idaho
By: *Cally Velasquez* Deputy

SUMMARY OF CASSIA COUNTY, IDAHO
ORDINANCE NO. 2025-12-03

1. Summary of Ordinance: An ordinance of Cassia County, Idaho confirming the area of impact for the City of Burley, Idaho; applying Burley City comprehensive plan and zoning and subdivision regulations in the area of impact; confirming zoning district classifications as presently designated all under the jurisdiction of the County; providing severability; repealing conflicting provisions and providing that said ordinance will become effective upon publication of this summary.
2. The map of the boundaries of the area of impact for the City of Burley is as follows:

CERTIFIED



3. The full text of Cassia County Ordinance 2025-12-02 is available at the Cassia County Clerk's Office, Cassia County Courthouse, Room 105, 1459 Overland Avenue, Burley, Idaho during normal business hours Monday through Friday, 8:30 a.m. to 5:00 p.m., prevailing local time. A copy of said ordinance may be obtained by any interested party at this location, upon personal request.

Instrument # 2025004944
BURLEY, CASSIA, IDAHO
12-29-2025 01:18:38 PM No. of Pages: 2
Recorded for: CASSIA COUNTY COMMISSIONERS
JOSEPH LARSEN Fee: 0.00
Ex-Officio Recorder Deputy
Index to: ORDINANCE

Approved by the Board of Commissioners for Cassia County, Idaho this 29th day of December, 2025.

Signature of Chair: _____

Leonard M. Beck

Leonard M. Beck

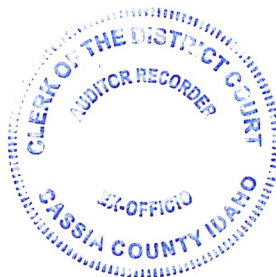
COUNTY CLERK'S STATEMENT

I, the undersigned duly appointed deputy clerk, acting for and in behalf of the elected Clerk for Cassia County, Idaho, under seal of the Board of Commissioners for Cassia County, Idaho, hereby certify that the foregoing Summary of Ordinance 2025-12-03, an Ordinance of Cassia County, Idaho setting the boundaries of the area of city impact for the City of Burley, Idaho, is a true and complete summary of said ordinance, as is required by Idaho Code section 31-715A, as said underlying ordinance is of record with the Cassia County Clerk's Office, and provides adequate notice to the public of said provisions.

DATED this 29th day of December, 2025.

Cassia County Clerk
Joseph W. Larsen

Cally Velasquez
Sharene Anlin, Deputy Clerk
Cally Velasquez



State of Idaho }
County of Cassia } ss

I hereby certify that the foregoing instrument is a full, true and correct copy of the original as *recorded* in this office.

Dated 12-29-2025

Joseph W. Larsen
Clerk of the District Court, Ex-officio Auditor
and Recorder, Cassia County, Idaho

By: *[Signature]*
Deputy

APPENDIX 14**DECLO CITY BUFFER ZONE**

Beginning at the SW section corner of Section 34, Township 10 South, Range 24 East of the Boise Meridian, Cassia County, State of Idaho which shall be the POINT OF BEGINNING;

Thence North along the West section lines of Sections 34 & 27, Township 10 South, Range 24 East, B.M. to the NW section corner of said Section 27;

Thence East along the North section lines of Sections 27 & 26, Township 10 South, Range 24 East, B.M. to the NE section corner of said Section 26;

Thence South along the East section lines of Sections 26 & 35, Township 10 South, Range 24 East, B.M. to the SE section corner of said Section 35;

Thence West along the South section lines of Sections 35 & 34, Township 10 South, Range 24 East, B.M. to the POINT OF BEGINNING.

APPENDIX 15

ORDINANCE NO. 2025-11-01

AREA OF IMPACT AGREEMENT - CITY OF DECLO

CERTIFIED

Recorded at Request of:
Cassia County, Idaho

Instrument # 2025004447

BURLEY, CASSIA, IDAHO

11-25-2025 01:24:50 PM No. of Pages: 6

Recorded for : CASSIA COUNTY COMMISSIONERS

JOSEPH LARSEN

Fee: 0.00

Ex-Officio Recorder Deputy

Index to: ORDINANCE

EV

(This area for Recorder's Use Only.)

BEFORE THE BOARD OF COMMISSIONERS FOR CASSIA COUNTY, IDAHO

ORDINANCE NO. 2025-11-01

AN ORDINANCE OF THE COUNTY OF CASSIA, A POLITICAL SUBDIVISION OF THE STATE OF IDAHO, ADOPTING, DEFINING AND CONFIRMING A GEOGRAPHICAL AREA OF CITY IMPACT FOR THE CITY OF DECLO, IDAHO, IDENTIFYING THE COMPREHENSIVE PLAN THAT WILL APPLY WITHIN THE ESTABLISHED AREA OF CITY IMPACT; IDENTIFYING THE SUBDIVISION AND ZONING ORDINANCES THAT WILL APPLY WITHIN THE ESTABLISHED AREA OF IMPACT; IDENTIFYING METHODS AND PROCEDURES FOR APPLICATION, ADMINISTRATION AND ENFORCEMENT OF THE COMPREHENSIVE PLAN AND ORDINANCES THAT WILL APPLY WITHIN THE ESTABLISHED AREA OF CITY IMPACT; ESTABLISHING AN EFFECTIVE DATE PURSUANT TO SECTION 67-6526, IDAHO CODE.

WHEREAS, the City of Declo, Idaho has requested that the Board of Commissioners for Cassia County, Idaho (hereinafter "Board") confirm, as its area of impact, the impact area as currently configured; and

WHEREAS, the Board set a public hearing date for November 17, 2025 at 6:00 pm to hear this matter; and

WHEREAS, the Board caused Notice of Hearing to be given as is required by law; and

WHEREAS, the Board held the public hearing and offered to take public comment on the proposal to confirm the City of Declo's existing area of impact, and no public comment was offered; and

WHEREAS, the Board being fully advised in the premises thereof.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, CASSIA COUNTY, IDAHO THAT:

Section 1. Legislative Purpose: The purpose for establishing an area of impact is to identify where growth and development are expected to occur near the city.

Section 2. Geographic Area of City Impact: The officially adopted area of city impact for the City of Declo, Idaho is hereby established by this Ordinance and as set forth therein on the attached map marked "Exhibit A". Additionally, the area of impact for the City of Declo will be those lands lying between the following described boundary and the established city limits of the City of Declo. The area of impact boundary shall more particularly be described as follows:

Beginning at the SW section corner of Section 34, Township 10 South, Range 24 East of the Boise Meridian, Cassia County, State of Idaho which shall be the POINT OF BEGINNING;

Thence North along the West section lines of Sections 34 & 27, Township 10 South, Range 24 East, B.M. to the NW section corner of said Section 27;

Thence East along the North section lines of Sections 27 & 26, Township 10 South, Range 24 East, B.M. to the NE section corner of said Section 26;

Thence South along the East section lines of Sections 26 & 35, Township 10 South, Range 24 East, B.M. to the SE section corner of said Section 35;

Thence West along the South section lines of Sections 35 & 34, Township 10 South, Range 24 East, B.M. to the POINT OF BEGINNING.

Section 3. Comprehensive Plan: The Comprehensive Plan and subsequent amendments thereto as officially adopted by the County of Cassia, Idaho will apply to the area of impact for the City of Declo.

Section 4. Subdivision Ordinance: The Subdivision Ordinance and subsequent amendments thereto as officially adopted by Cassia County, Idaho, will apply to the area of impact for the City of Declo. The Subdivision Ordinance of the County of Cassia will also prevail over any Cassia County ordinances pertaining to the division of original parcels of record, plat amendments, boundary line adjustments, minor subdivisions, or administrative land divisions in such area of impact.

Section 5. Zoning Ordinance or Zoning Regulation: The Zoning Ordinance or Zoning Regulations, Zoning Map and subsequent amendments thereto as officially adopted by the County of Cassia will apply to the area of impact for the City of Declo as is within the unincorporated area of Cassia County, Idaho. The area within the area of impact for the City of Declo will be zoned as Residential Agricultural (RA) under the applicable Cassia County regulations, along with all rules and regulations pertaining thereto and applying to development and growth in that area.

Section 6. Code and Ordinance Administration and Enforcement:

1) The County of Cassia will be responsible for the administration and enforcement of the County's ordinances as applicable to the area of impact and will receive all permit fees for inspections performed therein to recapture direct costs of inspections, administration, legal publications, and other costs arising from the process. Appeal and hearing procedures will follow those adopted by the County of Cassia presently and in the future.

2) Amendments to the County Comprehensive Plan, requests for preliminary and final plats or the vacation thereof, and requests for zone changes, and other matters being proposed for development of any type that pertain to property or property uses located in the area of impact for the City of Declo will be within the jurisdiction, and will be considered by, the Cassia County Zoning and Building Department, the Cassia County Planning and Zoning Commission, or the Cassia County Commissioners in accordance with Title 67 and Title 50, Idaho Code, as well as in accordance with Cassia County regulations.

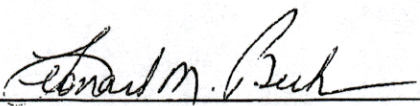
Section 7. Renegotiation: The area of impact boundaries shall be reviewed by the City of Declo and Cassia County at least every five (5) years to determine if modifications are needed or to confirm existing boundaries and may pursue modification of an established area of impact more frequently than every five (5) years.

Section 8. Effective Date: This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Enacted by the Board of County Commissioners as an ordinance of Cassia County this 24th day of November, 2025.

BOARD OF COMMISSIONERS
FOR CASSIA COUNTY, IDAHO

ATTEST:
Joseph W. Larsen, Clerk

By: 
Leonard M. Beck, Chair

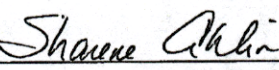
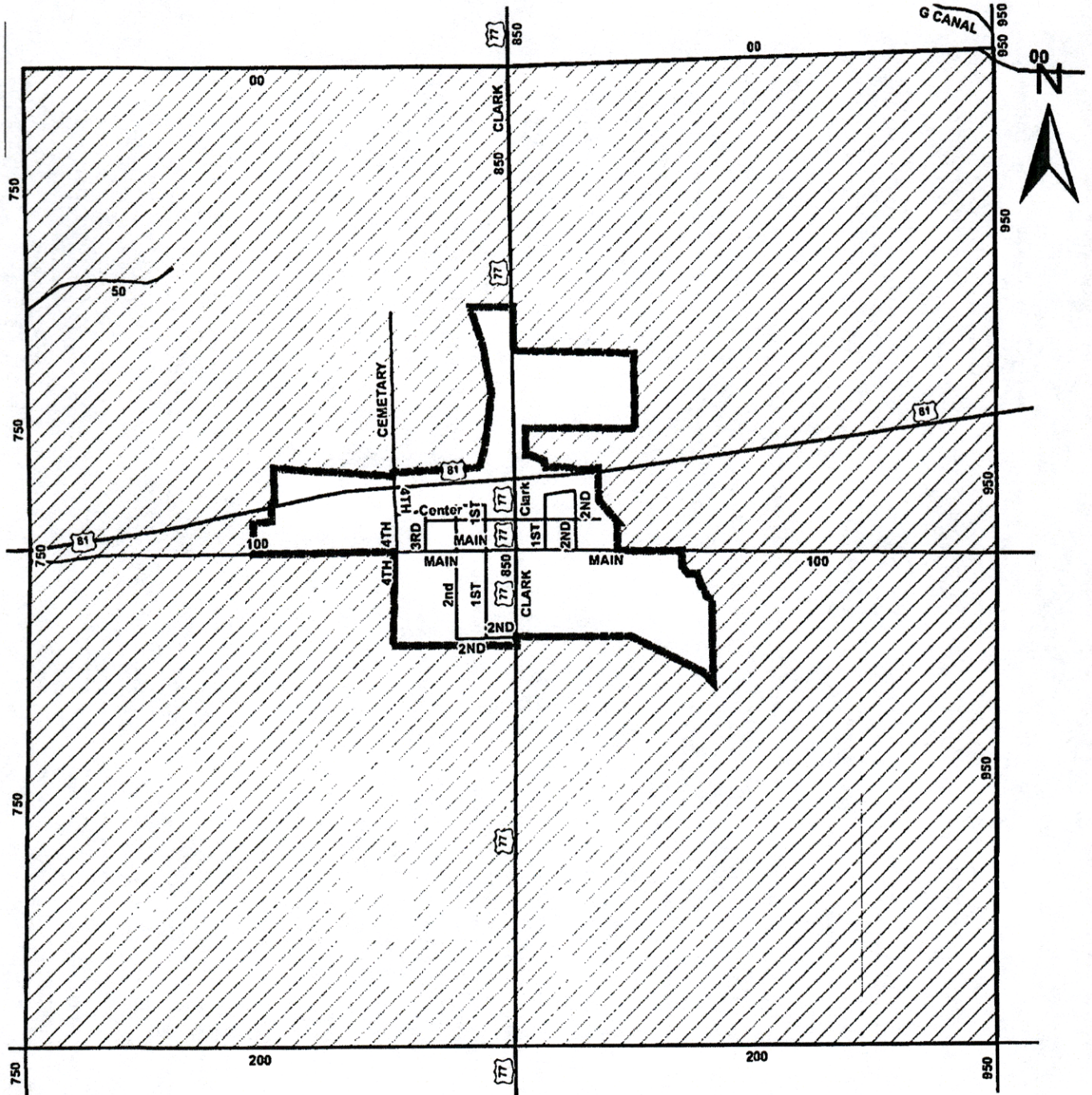
By: 
Deputy Clerk

EXHIBIT A

Legend

DecloZoningImpactArea

CityLimitsBoundary

STATE OF IDAHO)

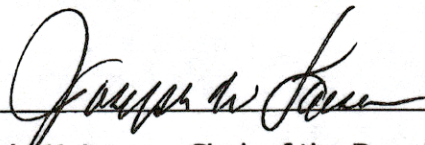
: SS.

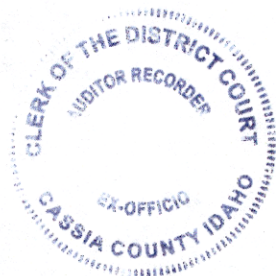
County of Cassia)

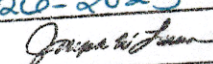
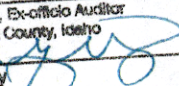
I, Joseph W. Larsen, do hereby certify that I am the duly qualified and elected Clerk of the County of Cassia, State of Idaho.

I further certify that the above and foregoing constitutes a true and correct copy of an ordinance, Cassia County Ordinance 2025-11-01, adopted at a meeting of the Commissioners of the County of Cassia, State of Idaho, held on the 24th day of November, 2025, as said ordinance is officially of record in the Commission's possession.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the seal of said County this 24th day of November, 2025.


Joseph W. Larsen, Clerk of the Board



State of Idaho }
County of Cassia } ss
I hereby certify that the foregoing instrument is a full, true
and correct copy of the original as
recorded in this office.
Dated 11-26-2025

Clerk of the District Court, Ex-officio Auditor
and Recorder, Cassia County, Idaho
By: CHH Deputy 

APPENDIX 16**MALTA CITY BUFFER ZONE**

Beginning at the Northeast Section Corner of Section 13 of Township 13 South, Range 26 East of the Boise Meridian, State of Idaho, Cassia County which shall be the Point of Beginning;

THENCE South along the east section line of said Section 13 to the Southeast Corner of the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 13 of T.13 S., R.26 E., B.M.;

THENCE West along the south line of the N $\frac{1}{2}$ NE $\frac{1}{4}$ of said Section 13 to the Southeast Corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 13 of T.13 S., R.26 E., B.M.;

THENCE West along the south line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 13 to the Southwest Corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 13 of T.13 S., R.26 E., B.M.;

THENCE North along the west line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 13 to the southeast corner of the N $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 13 of T.13 S., R.26 E., B.M.;

THENCE West along the south line of the N $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 13 to the southeast corner of the N $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 14 of T.13 S., R.26 E., B.M.;

THENCE West along the south line of the N $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 14 to the southwest corner of the N $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 14 of T.13 S., R.26 E., B.M.;

THENCE North along the west line of the of the N $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 14 to the southeast corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11 of T.13 S., R.26 E., B.M.;

THENCE WEST along the south line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11 to the southeast corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 11 of T.13 S., R.26 E., B.M.;

THENCE WEST along the south line of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 11 to the southwest corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 11 of T.13 S., R.26 E., B.M.;

THENCE North along the west line of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 11 to the northwest corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 11 of T.13 S., R.26 E., B.M.;

THENCE East along the north line of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 11 to the Center $\frac{1}{4}$ Corner of Section 11 of T.13 S., R.26 E., B.M.;

THENCE North along the north-south $\frac{1}{4}$ section line of Section 11 to the South $\frac{1}{4}$ Corner of Section 2 of T.13 S., R.26 E., B.M.;

THENCE North along the north-south $\frac{1}{4}$ section line of Section 2 to the Center $\frac{1}{4}$ Corner of Section 2 of T.13 S., R.26 E., B.M.;

THENCE East along the east-west $\frac{1}{4}$ section line of Section 2 to the West $\frac{1}{4}$ Corner of Section 1 of T.13 S., R.26 S., B.M.;

THENCE East along the east-west $\frac{1}{4}$ section line of Section 1 to the East $\frac{1}{4}$ Corner of Section 1 of T.13 S., R.26 S., B.M.;

Thence South along the east section line of Section 1 to the Northeast Section Corner of Section 12 of T.13 S., R.26 S., B.M.;

Thence South along the east section line of Section 12 of T.13 S., R.26 S., B.M. to the Point of Beginning.

APPENDIX 17

ORDINANCE NO. 2025-12-04

AREA OF IMPACT AGREEMENT - CITY OF MALTA

CERTIFIED

Recorded at Request of:
Cassia County, Idaho

Instrument # 2025004945

BURLEY, CASSIA, IDAHO

12-29-2025 01:19:15 PM No. of Pages: 6

Recorded for : CASSIA COUNTY COMMISSIONERS

JOSEPH LARSEN

Fee: 0.00

Ex-Officio Recorder Deputy

Index to: ORDINANCE

EV

(This area for Recorder's Use Only.)

BEFORE THE BOARD OF COMMISSIONERS FOR CASSIA COUNTY, IDAHO

ORDINANCE NO. 2025-12-04

AN ORDINANCE OF THE COUNTY OF CASSIA, A POLITICAL SUBDIVISION OF THE STATE OF IDAHO, ADOPTING, DEFINING AND CONFIRMING A GEOGRAPHICAL AREA OF CITY IMPACT FOR THE CITY OF MALTA, IDAHO, IDENTIFYING THE COMPREHENSIVE PLAN THAT WILL APPLY WITHIN THE ESTABLISHED AREA OF CITY IMPACT; IDENTIFYING THE SUBDIVISION AND ZONING ORDINANCES THAT WILL APPLY WITHIN THE ESTABLISHED AREA OF IMPACT; IDENTIFYING METHODS AND PROCEDURES FOR APPLICATION, ADMINISTRATION AND ENFORCEMENT OF THE COMPREHENSIVE PLAN AND ORDINANCES THAT WILL APPLY WITHIN THE ESTABLISHED AREA OF CITY IMPACT; PROVIDING FOR SEVERABILITY; REPEAL OF CONFLICTING PROVISIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Board of Commissioners for Cassia County, Idaho (hereinafter "Board") have proposed to confirm and modify, as its area of impact, a geographic area of impact for the City of Malta; and

WHEREAS, the Board set a public hearing date for December 29, 2025 at 10:00 am to hear this matter and caused Notice of Hearing to be given as is required by law; and

WHEREAS, the Board held the public hearing and offered to take public comment on the proposal to confirm and modify the City of Malta's existing area of impact with modifications to that boundary so as to not split county recognized parcels; and

WHEREAS, opportunity for public comment was offered on the proposed area of impact; and

WHEREAS, the Board being fully advised in the premises thereof and having considered the criteria of Section 67-6526(4)(a) for defining, modifying and confirming an area of impact; and

WHEREAS, the Board determined, based upon review of the testimony offered, and the criteria established by law, where areas are very likely to be annexed to the city within the next five (5) years.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, CASSIA COUNTY, IDAHO THAT:

Section 1. Legislative Purpose: The purpose for establishing an area of impact is to identify where growth and development are expected to occur near the city and those areas that are very likely to be annexed to the city within the next five (5) years.

Section 2. Geographic Area of City Impact: The officially adopted area of city impact for the City of Malta, Idaho is hereby established by this Ordinance and as set forth therein on the attached map marked "Exhibit A". Additionally, the area of impact for the City of Malta will be those lands lying between the following described boundary and the established city limits of the City of Malta. The area of impact boundary shall more particularly be described as follows:

Beginning at the Northeast Section Corner of Section 13 of Township 13 South, Range 26 East of the Boise Meridian, State of Idaho, Cassia County which shall be the Point of Beginning;

THENCE South along the east section line of said Section 13 to the Southeast Corner of the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 13 of T.13 S., R.26 E., B.M.;

THENCE West along the south line of the N $\frac{1}{2}$ NE $\frac{1}{4}$ of said Section 13 to the Southeast Corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 13 of T.13 S., R.26 E., B.M.;

THENCE West along the south line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 13 to the Southwest Corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 13 of T.13 S., R.26 E., B.M.;

THENCE North along the west line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 13 to the southeast corner of the N $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 13 of T.13 S., R.26 E., B.M.;

THENCE West along the south line of the N $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 13 to the southeast corner of the N $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 14 of T.13 S., R.26 E., B.M.;

THENCE West along the south line of the N $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 14 to the southwest corner of the N $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 14 of T.13 S., R.26 E., B.M.;

THENCE North along the west line of the of the N $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 14 to the southeast corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11 of T.13 S., R.26 E., B.M.;

THENCE WEST along the south line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11 to the southeast corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 11 of T.13 S., R.26 E., B.M.;

THENCE WEST along the south line of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 11 to the southwest corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 11 of T.13 S., R.26 E., B.M.;

THENCE North along the west line of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 11 to the northwest corner of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 11 of T.13 S., R.26 E., B.M.;

THENCE East along the north line of the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 11 to the Center $\frac{1}{4}$ Corner of Section 11 of T.13 S., R.26 E., B.M.;

THENCE North along the north-south $\frac{1}{4}$ section line of Section 11 to the South $\frac{1}{4}$ Corner of Section 2 of T.13 S., R.26 E., B.M.;

THENCE North along the north-south $\frac{1}{4}$ section line of Section 2 to the Center $\frac{1}{4}$ Corner of Section 2 of T.13 S., R.26 E., B.M.;

THENCE East along the east-west $\frac{1}{4}$ section line of Section 2 to the West $\frac{1}{4}$ Corner of Section 1 of T.13 S., R.26 S., B.M.;

THENCE East along the east-west $\frac{1}{4}$ section line of Section 1 to the East $\frac{1}{4}$ Corner of Section 1 of T.13 S., R.26 S., B.M.;

Thence South along the east section line of Section 1 to the Northeast Section Corner of Section 12 of T.13 S., R.26 S., B.M.;

Thence South along the east section line of Section 12 of T.13 S., R.26 S., B.M. to the Point of Beginning.

Section 3. Cassia County's Comprehensive Plan, Zoning Code and Subdivision Code, as currently in force, and as hereafter amended, will apply in area of impact for the City of Malta.

Section 4. The lands within the area of impact for the City of Malta will be zoned as Prime Agricultural (AP) under the applicable Cassia County regulations, along with all rules and regulations pertaining thereto and applying to development and growth in that area.

Section 5. Code and Ordinance Administration and Enforcement:

1) The Cassia County will have jurisdiction in this area of impact and will be responsible for the administration and enforcement of the County's ordinances as applicable to the area of impact and will receive all permit fees for inspections performed therein to recapture direct costs of inspections, administration, legal publications, and other costs arising from the process. Appeal and hearing procedures will follow those adopted by the County presently and in the future.

2) Amendments to the County Comprehensive Plan, Zoning Code and Subdivision Code, as well as requests for preliminary and final plats or the vacation thereof, and requests for zone changes, and other matters being proposed for development of any type that pertain to property or property uses located in the area of impact for the City of Malta will be within the jurisdiction, and will be considered by, the Cassia County Zoning and Building Department, the Cassia County Planning and Zoning Commission, or the Cassia County Commissioners in accordance with Title 67 and Title 50, Idaho Code, as well as in accordance with Cassia County regulations.

Section 6. Renegotiation: The area of impact boundaries shall be reviewed by the City of Malta and Cassia County at least every five (5) years to determine if modifications are needed or to confirm existing boundaries and may pursue modification of an established area of impact more frequently than every five (5) years.

Section 7. Severability. The provisions of this ordinance are severable, therefore, should any section or portion thereof be declared invalid by a court of competent jurisdiction, the remaining portions of this ordinance will remain in full force and effect.

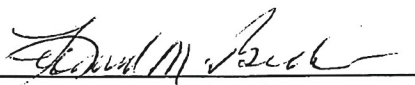
Section 8. Repeal of Conflicting Provisions. This ordinance specifically repeals any ordinance of Cassia County that is in conflict herewith, including but not limited to any prior ordinance establishing an area of impact for the City of Malta.

Section 9. Effective Date: This ordinance shall be in full force and effect from and after its passage and publication as required by law.

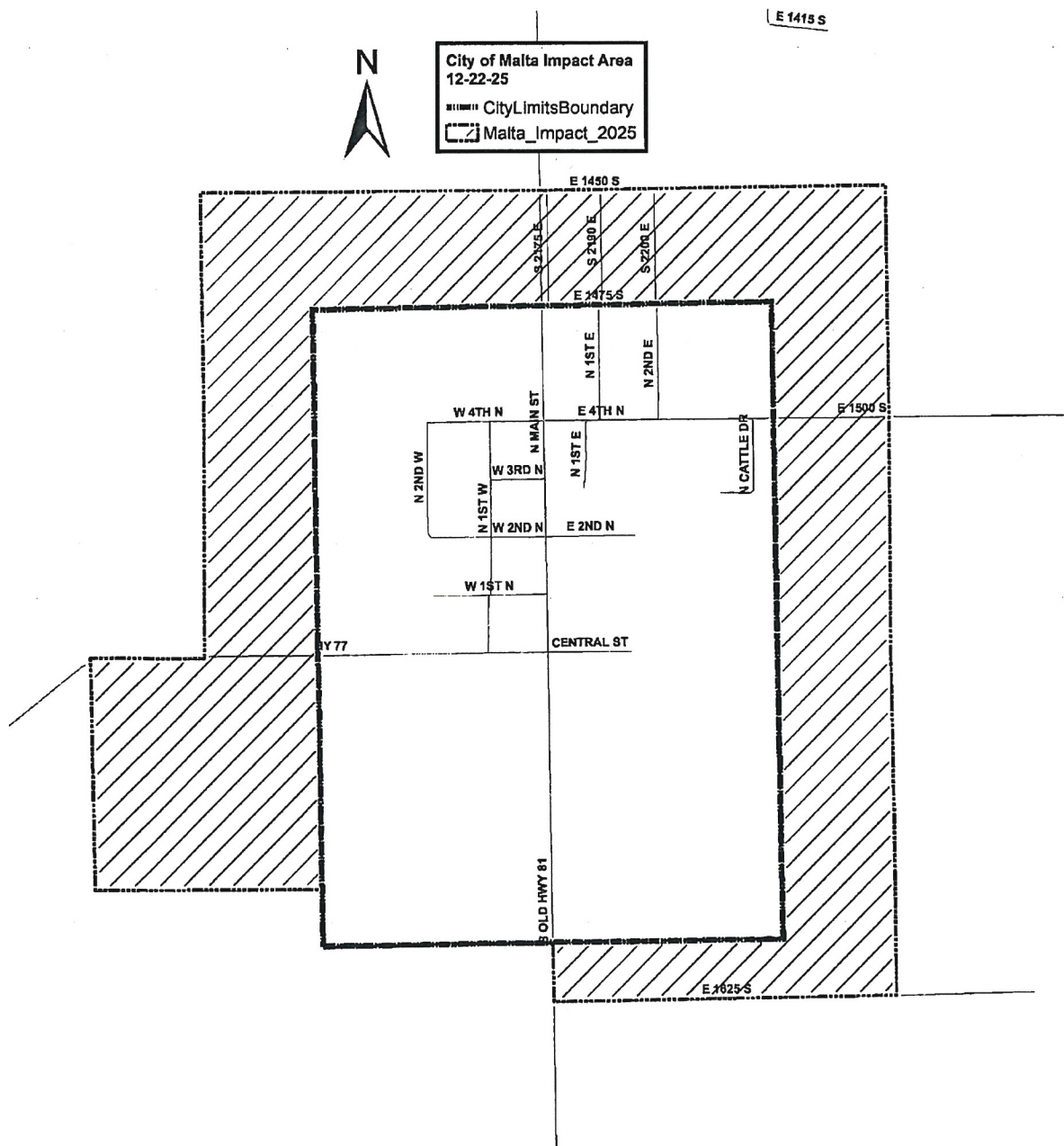
Enacted by the Board of County Commissioners as an ordinance of Cassia County this 29th day of December, 2025.

BOARD OF COMMISSIONERS
FOR CASSIA COUNTY, IDAHO

ATTEST:
Joseph W. Larsen, Clerk

By: 
Leonard M. Beck, Chair

By: 
~~Sharene Ahlin, Deputy Clerk~~
Cally Velasquez,



STATE OF IDAHO)
: ss.

County of Cassia)

I, Sharene Ahlin, do hereby certify that I am a duly qualified and acting Deputy Clerk of the County of Cassia, State of Idaho.

I further certify that the above and foregoing constitutes a true and correct copy of Cassia County Ordinance 2025-12-04, passed at a meeting of the Board of Commissioners for Cassia County, Idaho, held on the 29th day of December, 2025, as said ordinance is officially of record in possession of the Cassia County Clerk's Office.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the seal of said County this 29th day of December, 2025.

Joseph W. Larsen, Clerk of the Board

By: *Cally Velasquez*
Sharene Ahlin, Deputy Clerk of the Board
Cally Velasquez,



State of Idaho }
County of Cassia } ss

I hereby certify that the foregoing instrument is a full, true and correct copy of the original as recorded in this office.

Dated: 12-29-2025

Joseph W. Larsen

Clerk of the District Court, Ex-officio Auditor and Recorder, Cassia County, Idaho

By: *Cally Velasquez*
Deputy

Approved by the Board of Commissioners for Cassia County, Idaho this 29th day of December, 2025.

Signature of Chair: Leonard M. Beck, Leonard M. Beck

COUNTY CLERK'S STATEMENT

I, the undersigned duly appointed deputy clerk, acting for and in behalf of the elected Clerk for Cassia County, Idaho, under seal of the Board of Commissioners for Cassia County, Idaho, hereby certify that the foregoing Summary of Ordinance 2025-12-04, an Ordinance of Cassia County, Idaho setting area of impact boundaries for the City of Malta, Idaho, is a true and complete summary of said ordinance, as is required by Idaho Code section 31-715A, as said underlying ordinance is of record with the Cassia County Clerk's Office, and provides adequate notice to the public of said provisions.

DATED this 29th day of December, 2025.

Cassia County Clerk
Joseph W. Larsen

Cally Velasquez
Sharene Ahlin, Deputy Clerk
Cally Velasquez



State of Idaho }
County of Cassia } ss

I hereby certify that the foregoing instrument is a full, true and correct copy of the original as recorded in this office.

Dated 12-29-2025

Joseph W. Larsen

Clerk of the District Court, Ex-officio Auditor and Recorder, Cassia County, Idaho

By: Cally Velasquez
Deputy