

149

**ORDER GRANTING PETITION FOR ANNEXATION
TO NORTH KOOTENAI WATER DISTRICT**

Kootenai County, Idaho

MAUTEUFFEL ANNEXATION

THE BOARD OF DIRECTORS (the "Board") OF NORTH KOOTENAI WATER DISTRICT (the "District") makes the following findings relative to a Petition for Annexation presented to the Board:

(1) The District is a validly formed water district under and by virtues of the laws of the State of Idaho.

(2) The owners of certain real property located in Kootenai County, Idaho, in need of consistent water supply and service, filed a Petition for Annexation with the District which complied with the requirements of Idaho Code §42-3218(a) (a copy of the Petition and attachments thereto are attached hereto as Exhibit "A" as though fully set forth herein).

(3) After a thorough examination and review by the Board and its consultants, it was established that the Petition was executed by a property owner in the area covered by the annexation who owns more than five (5) acres and is opting in to the District under the provisions of Idaho Code Section 42-3204. (The area covered by the annexation is set forth in the map attached hereto and incorporated herein by this reference as Exhibit "B".)

(4) The Board set a public hearing on the Petition for Annexation.

(5) The public hearing was set for June 4, 2009, with notice of this hearing ("Notice") given by both publication and mailing. Notice was published in the *Coeur d'Alene Press* on May 21, 2009, and May 28, 2009. (A copy of the Notice and Affidavit of Publication are attached hereto and incorporated herein by this reference as Exhibit "C".) At this public hearing the Board and its consultants were prepared to respond to any questions or issues raised.

(6) The Board has assumed, pursuant to the provisions of Idaho Code Section 42-3218(b) that the failure of any other individuals to show cause in writing as to the annexation of the property described in Exhibit "B", is deemed as their assent.

(7) The Board, after consideration of the records and files herein and the public health and safety of the current and future residents and businesses in the District and the area proposed for annexation, find it in the best interests of the District its residents and those who are in the area to be annexed into the District, to annex the area covered by the Petition.

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DANIEL J. ENGLISH 15P I 2222736000
KOOTENAI CO. RECORDER Page 1 of 15
BBB Date 07/17/2009 Time 14:11:54
REC-REQ OF NORTH KOOTENAI WATER DIS
RECORDING FEE: 45.00
2222736000 XK

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(8) Subject to the conditions placed on the annexation by the District, the real property described in the map attached hereto as Exhibit "B" and legally described in Exhibit "D" attached hereto is hereby incorporated into the District as of the date this Order is recorded with the County Recorder.

(9) The Secretary of the District is hereby directed to file this Order in the records of the District and transmit this Order and all the attachments thereto to the appropriate Kootenai County offices for filing pursuant to Idaho Code §42-3218(b) and to make any required filings with the Idaho State Tax Commission.

(10) Petitioner(s) agree to pay for their share of a New Facility Plan or Facility Plan Amendment and Preliminary Engineering Report as required by the Idaho Department of Environmental Quality.

(11) Conditions: This annexation is conditioned upon completion of the following:

(a) That the water system which currently serves the petitioners and their neighbors is transferred, in a form acceptable to the District in its sole discretion.

(b) That the petitioner property owners will complete and pay for certain improvements to the specifications and requirements of the District (at their sole discretion) in order to provide service to the property included in this annexation, including, but not limited to, a local improvement district to finance the necessary water system improvements, as determined by the District..

(c) Should it be later determined that one or more of the above conditions has not been satisfactorily achieved, the Board shall have the right to remove or deannex this property from the boundaries of the District.

This Order is adopted by a majority vote of the Board of Directors at a meeting on 7/2/, 2009.

NORTH KOOTENAI WATER DISTRICT

By: Thomas Cr
Chairman, Board of Directors

ATTEST:

Bamburst
Secretary



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LIST OF EXHIBITS

- A. Petition requesting annexation
- B. Map of the area to be annexed
- C. Notice of Public Hearing and Affidavit of Publication of Public Hearing
- D. Legal Description of real property annexed into District

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NORTH KOOTENAI WATER DISTRICT

PETITION FOR ANNEXATION

COMES NOW Petitioner, Mark E. Mentsuffel and petitions the Board of Directors of North Kootenai Water District ("District") as follows:

1. Petitioners are the owners of the real property situated within the County of Kootenai, State of Idaho, located at the physical address of:

16874 N. Morgan Lane, Hayden Lake, ID
(Lot 8) (Street Address or legal description) 83835

2. Petitioners are desirous that the above-described property be included in, made a part of, and be served with water system improvements in North Kootenai Water District, Kootenai County, Idaho, in conjunction with the area-wide annexation of certain other real property in the Dodd Road, Boot Hill, Pony Lane, Morgan Lane, and Shire Lane areas. The proposed improvements include the installation of waterlines and storage facilities.

3. Petitioners request that, in accordance with the provisions of Section 42-3218, Idaho Code, notice of the filing of this petition be given and published in the official newspaper of the District in Kootenai County, Idaho, said notice to give all persons interested an opportunity to appear and show cause in writing, if any they have, why this petition should not be granted at the hearing, time and place to be set by this Board; that further, assuming that no valid objections are made to the inclusion of the above-described property within the boundaries of the District, the Board enter its order that the above-described property be included within the boundaries of the District, and that such order be recorder and filed with Kootenai County, Idaho and filed with the State of Idaho Tax Commission.

4. That Petitioners are aware that, as a condition of annexation, the District may require that the land described in this petition be subjected to the following requirements:

(a) The Petitioners shall pay for the actual costs incurred by the District for District administration, engineering, legal, inspection, and preparation of any necessary documents that are required by the District for annexation of the property. Such District costs shall include, but are not limited to, preparation of conditions of annexation, any needed water system master planning, design consultations, plan reviews, and final approval of the Petitioner's construction plans and specifications for water facilities. The purpose for this annexation petition is to construct and install water lines and storage facilities to the residents of the area.

(b) The Petitioner shall be responsible for the payment for all water facilities that will be necessary to serve the Petitioner's annexed property through the formation of a Local Improvement District. These water facilities will include those required within the annexed property as well as all necessary water facilities needed to extend water service from the District's existing facilities to those proposed to serve the annexed property. The District shall

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have the right to dictate where and how the Petitioner's water facilities that serve the annexed area may be connected to the District's water facilities. Upon completion of installation and approval by the District of all water facilities the Petitioner shall dedicate such facilities to the District.

(c) I am interested in annexing my property into the District and participating in a local improvement district if the estimated assessment is less than:

- ~~\$125,000~~ ^{140,000} (with 14 LID assessments)
- \$110,000 (with 15 LID assessments)

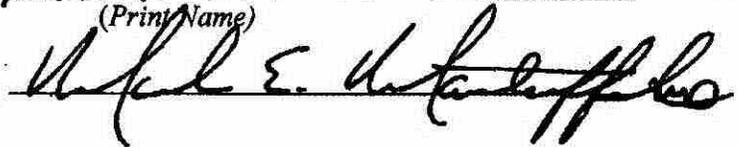
If the estimated cost of the water system improvements is greater than the amount checked above, I am not interested in annexation.

(d) And such other conditions as the District may prescribe.

DATED: 5/1/09

PROPERTY IDENTIFICATION:

Petitioner: MARK E. MANTEUFFEL
(Print Name)

Signature: 

Petitioner: _____
(Print Name)

Signature: _____

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STATE OF IDAHO)
) ss.
COUNTY OF KOOTENAI)

On this 6 day of May, 2009, before me, the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Mark Marshall and _____ (strike out if not needed), known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledge to me that they executed the same.



Deborah A. Wilson
Notary Public
Deborah A. Wilson
(Print Name)

My appointment expires: 03-13-15

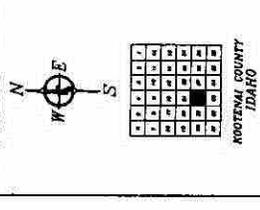
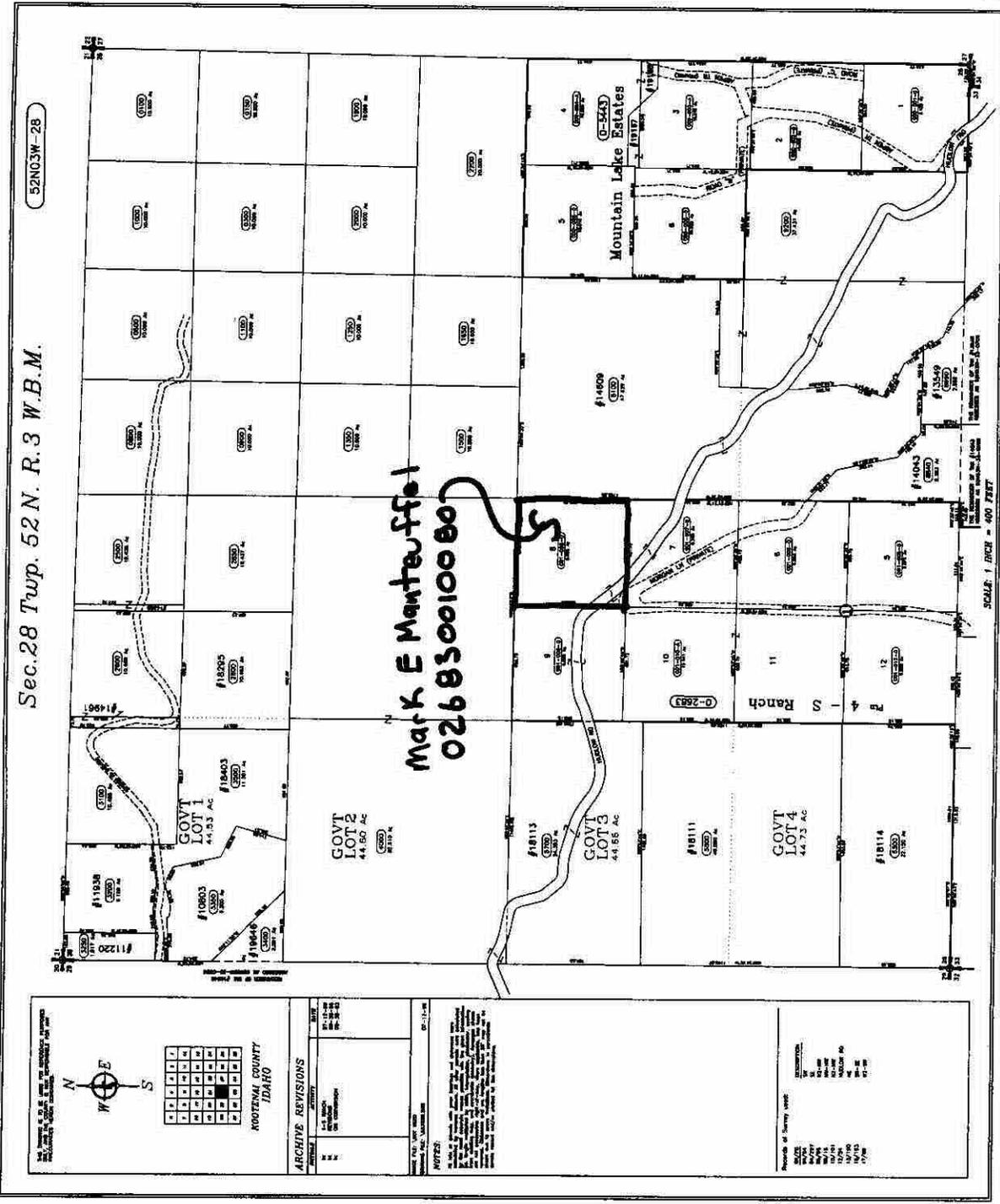
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Sec. 28 Twp. 52 N. R. 3 W. B.M.

52N03W-28

Sec. 28 Twp. 52 N. R. 3 W. B.M.



ARCHIVE REVISIONS

DATE	BY	REVISION
02/25/97	JCI	0-283-001-071-0 combined w/ 010-0 (new -A) (88)
02/19/99	VMC	52N03W-28-3000 out of 3700 and 8300
02/19/99	VMC	52N03W-28-3100 reworked on file #18113
02/19/99	VMC	52N03W-28-3100 reworked on file #18114 (A 726)
12/09/99	SLW	52N03W-28-3000 reworked on file #18003
05/22/01	VMC	52N03W-28-2800 reworked on file #18295
10/25/01	VMC	52N03W-28-3400 reworked and acreage amended (A 726)
12/27/01	SLW	52N03W-28-3400 reworked on file #18109 (02)
05/22/03	SLW	Pin of 0-2443-000-003-0 combined w/ 004-0 and file of 004-0 combined w/ 003-0 (both new -A) (02)
10/02/03	bc	52N03W-28-3400 reworked on a pin of file #18446 (04)
05/22/05	SLW	Pin 52N03W-28-3700 out to R/W on CA 19 (04)

NOTES:

1. THIS PLAT IS SUBJECT TO ALL RECORDS ON FILE IN THE OFFICE OF THE COUNTY CLERK, BOISE, IDAHO.

2. THIS PLAT IS SUBJECT TO ALL RECORDS ON FILE IN THE OFFICE OF THE COUNTY CLERK, BOISE, IDAHO.

3. THIS PLAT IS SUBJECT TO ALL RECORDS ON FILE IN THE OFFICE OF THE COUNTY CLERK, BOISE, IDAHO.

4. THIS PLAT IS SUBJECT TO ALL RECORDS ON FILE IN THE OFFICE OF THE COUNTY CLERK, BOISE, IDAHO.

5. THIS PLAT IS SUBJECT TO ALL RECORDS ON FILE IN THE OFFICE OF THE COUNTY CLERK, BOISE, IDAHO.

PROPERTY OF TERRY WOOD

DATE: 02/19/99

BY: VMC

PROJECT: 52N03W-28-3000

SECREGATION REVISIONS

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for the purpose of being recorded, the file name data

the archive codes for these revisions are posted within the

archive 52N03W-28 in the following file book.

- 02/25/97 - JCI
- 0-283-001-071-0 combined w/ 010-0 (new -A) (88)
- 02/19/99 - VMC
- 52N03W-28-3000 out of 3700 and 8300
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- 05/22/03 - SLW
- 52N03W-28-3400 reworked on a pin of file #18446 (04)
- 10/02/03 - bc
- Pin 52N03W-28-3700 out to R/W on CA 19 (04)

FILENAME: 52N03W-28-3000

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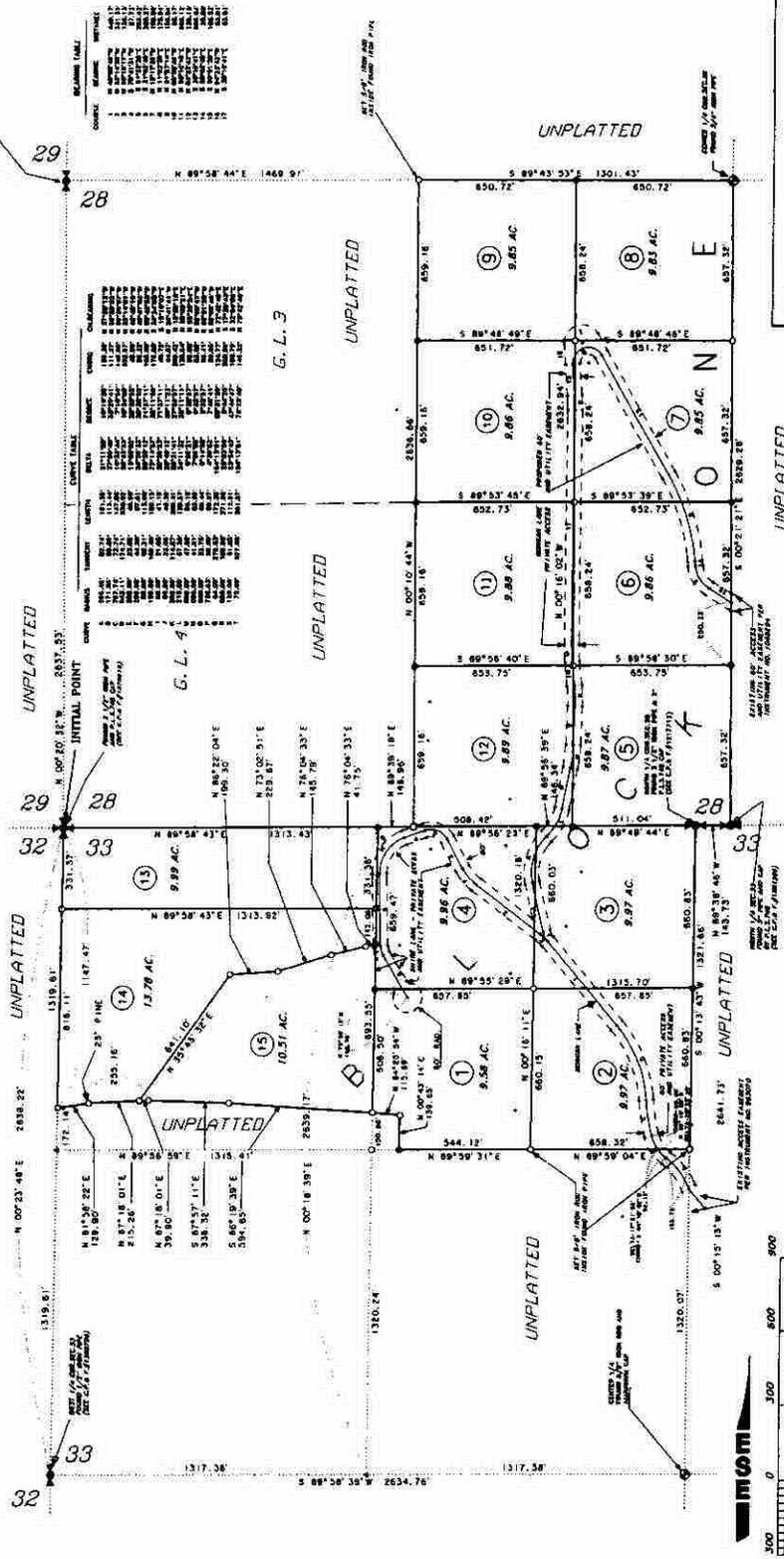
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4 - S R A N C H

Book 2 page 319

BEING A SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF SECTION 33 AND THE SOUTHWEST 1/4 OF SECTION 28 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 52 NORTH, RANGE 3 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO

PAGE 1 OF 3



LOT	ACRES	BEARING	DISTANCE
1	9.58	N 00° 15' 11" E	680.15
2	9.97	S 89° 50' 31" E	544.12
3	9.97	S 100° 13' 43" E	1321.86
4	9.86	N 89° 55' 29" E	657.85
5	9.87	S 89° 54' 30" E	658.24
6	9.85	S 89° 54' 30" E	655.75
7	9.85	S 89° 53' 39" E	652.32
8	9.83	S 89° 48' 40" E	651.72
9	9.85	S 89° 43' 53" E	650.72
10	9.86	S 89° 53' 45" E	652.73
11	9.89	S 89° 58' 40" E	655.75
12	9.89	N 00° 10' 44" W	626.16
13	9.89	N 89° 58' 43" E	1313.92
14	13.78	N 89° 58' 59" E	1315.41
15	10.51	N 89° 58' 43" E	1313.43

EMPIRE SURVEYING & ENGINEERING, INC.
 9297 N. GOV'T. WAY
 SUITE G
 P.O. BOX 12
 HAYDEN LAKE, IDAHO 83835
 (208) 772-8581

NOTES

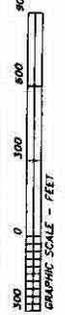
1. THE ATTORNEY HAS NOT MADE TO SIGN ALL ORIGINAL INSTRUMENTS OF THE PROPERTY. PRESCRIBED EASEMENTS OR EASEMENTS OF RECORD OR IN USE.

BASIS OF BEARING

NORTH BEARING IS EAST FROM THE ADJACENT CORNER OF SECTION 33 TO THE NORTH 1/4 CORNER OF SECTION 33, TOWNSHIP 52 NORTH, RANGE 3 WEST, B.M.

LEGEND

- BEARINGS SET 5-87 FROM ROD AND P.L.S. 4124 C&P
- BEARINGS SET 5-87 FROM PIPE
- BEARINGS SET 5-87 FROM PIPE
- BEARINGS CALCULATED POSITION - NOTHING SET



DATE	BY	REVISION
11-15-95	J.P.M.	REVISION
11-15-95	J.P.M.	REVISION

10

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NOTICE OF PUBLIC HEARING OF ANNEXATION OF PROPERTY

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NORTH KOOTENAI WATER DISTRICT
Kootenai County, Idaho

Peterson, Mauteuffel, Flanagan, Kraft, Kane, Doug Kraft,
Rains, Cox, Minzel, Helwich And Johnston Annexations

The Board of Directors (the "Board") of the North Kootenai Water District (the "District") will be holding a public hearing on the annexation of property into the District. The public hearing will be held as follows:

Day: Thursday
Date: June 4, 2009
Time: 12:30 p.m.
Location: 1841 W. Hayden Ave., Hayden, ID 83835

The annexation hearing is based upon petitions filed by Chax Peterson, Mark Mauteuffel, Ed Flanagan, Daryl and Sherryl Kraft, Justin and Angela Kane, Doug Kraft, Steve and Jennifer Rains, Robert and Virginia Cox, Arles Minzel, John and Marie Helwich and Candace Johnston, property owners within the 4-S Ranch and surrounding areas. A copy of the Petitions and a description of the area covered by the Petition can be obtained from the District by sending a request to:

North Kootenai Water District
P.O. Box 2290
Hayden, ID 83835

All persons interested in appearing at the time and place of the hearing may show cause in writing why the Petition for Annexation should not be granted. The Board shall consider, at the hearing, any objection presented in writing. The failure of any person to show cause in writing shall be deemed as an assent to include their property within the boundaries of the District.

Anyone wishing to provide written comments, who is unable to attend the hearing, may provide them in advance of the hearing by sending them, first class mail, postage pre-paid, to:

North Kootenai Water District
Attn: Secretary
P.O. Box 2290
Hayden, ID 83835

Failure to have your written comments to the Board in advance of the public hearing means they will not be considered by the Board at the public hearing.

DATED this 21st day of May, 2009.

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NORTH KOOTENAI WATER DISTRICT
Kootenai County, Idaho

AFFIDAVIT OF PUBLICATION

STATE OF IDAHO,
County of Kootenai,

} ss.

Kattie Hay

being first duly sworn upon oath deposes and says:

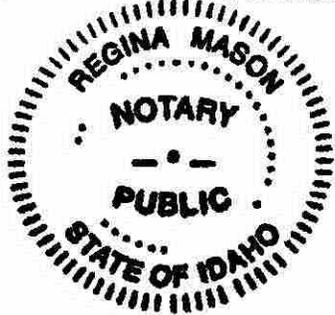
1. I am now and at all times hereinafter mentioned was a citizen of the United States, resident of the State of Idaho, over the age of twenty-one years and not a party of the above entitled action.

2. I am now and at all times hereinafter mentioned was the printer (principal clerk) of the "Coeur d'Alene Press," a newspaper printed and published daily except Sunday in Coeur d'Alene, Kootenai County, Idaho, and having a general circulation in said county.

3. The Legal Notice

of which the annexed is a printed copy, was published in the regular Thursday issue of said newspaper for 2 consecutive weeks commencing on the 21 day of May, 2009, and ending on the 28 day of May, 2009, and such publication was made as often during said period as said Daily newspaper was regularly issued.

4. That said newspaper has been continuously and uninterruptedly published in said Kootenai County, during a period of more than seventy-eight consecutive weeks immediately prior to the first publication of said notice Kattie Hay. On this 28 day of May in the year of 2009, before me, a Notary Public, personally appeared Kattie Hay known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that he executed the same.



Regina Mason
Notary Public for the State of Idaho,
residing at Coeur d'Alene, Idaho.

MY COMMISSION EXPIRES 6/18/15

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NOTICE OF PUBLIC HEARING OF ANNEXATION OF PROPERTY

NORTH KOOTENAI WATER DISTRICT
Kootenai County, Idaho

PETERSON, MAUTEUFFEL, FLANAGAN, KRAFT, KANE, DOUG KRAFT,

RAINS, COX, MINZEL, HELWICH AND JOHNSON ANNEXATIONS

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North Kootenai Water District
P.O. Box 2290
Hayden, ID 83835

All persons interested in appearing at the time and place of the hearing may show cause in writing why the Petition for Annexation should not be granted. The Board shall consider, at the hearing, any objection presented in writing. The failure of any person to show cause in writing shall be deemed as an assent to include their property within the boundaries of the District. Anyone wishing to provide written comments who is unable to attend the hearing may provide them in advance of the hearing by sending them, first class mail, postage pre-paid to:

North Kootenai Water District
Attn: Secretary
P.O. Box 2290
Hayden, ID 83835

Failure to have your written comments to the Board in advance of the public hearing means they will not be considered by the Board at the public hearing.

DATED this 7th day of May, 2009.
NORTH KOOTENAI WATER DISTRICT, Kootenai County, Idaho
Legal 6574

33

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Mark E Manteuffel
Legal for Annexation
5-13-09

Lot 8, Block 1 of 4-S Ranch Plat, as shown in Book G of Plats, Pages 379, 379A and 379B, records of Kootenai County, Idaho.

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