



# North Kootenai Water & Sewer District

13649 N. Meyer Rd. • Rathdrum, ID 83858  
Phone: (208) 687-6593 • Fax: (208) 687-6597  
www.nkwsd.com

REC'D NOV 28 2016

Letter of Transmittal

<b>Attn:</b>	Craig Johnson	<b>Date:</b>	11.23.16
<b>Company:</b>	Idaho Tax Commission	<b>Job:</b>	Reserve at Twin Lakes Annexation

[ITEMS TRANSMITTED]  USPS  Delivered  Picked-up

COPIES	DATED	DESCRIPTION
1	11.23.16	Recorded Order of Annexation – Reserve at Twin Lakes

These are transmitted as checked below:

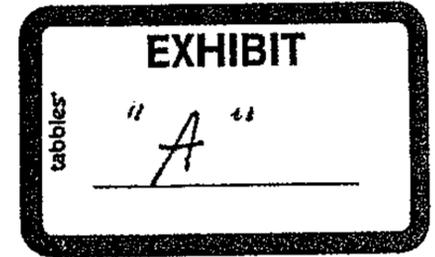
- For Approval
- As Requested
- Inspection/Repair
- Approved as submitted
- Permanent Records
- For Credit
- For Your Use
- Returned

By   
Mike Galante, District Manager

North Kootenai Water District

# **EXHIBIT “A”**

PETITION FOR ANNEXATION  
NORTH KOOTENAI WATER DISTRICT  
KOOTENAI COUNTY, IDAHO



The Reserve at Twin Lakes ANNEXATION

COMES NOW Petitioner(s), Donald R. Smoock and petitions the Board of Directors of North Kootenai Water District ("District") as follows:

1. Petitioner(s) are the owners of the real property situated within the County of Kootenai, State of Idaho, particularly described in Exhibit "A", attached hereto, and incorporated herein by reference.

2. Petitioner(s) are desirous that the above-described property be included in, made or part of, and be served with water system improvements in North Kootenai Water District, Kootenai County, Idaho.

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 and/or system master planning, design consultations, plan reviews, and final approval of the Petitioner's construction plans and specifications for water facilities.

(b) The Petitioner shall be responsible for all water facilities that will be necessary to serve the Petitioner's annexed property. These water facilities will include those required within the annexed property as well as all necessary water and sewer facilities needed to extend water and sewer service from the District's existing facilities to those proposed to serve the annexed property. The District shall have the right to dictate where and how the Petitioner's water and sewer facilities that serve the annexed area may be connected to the District's water and sewer facilities. Upon completion of installation and approval by the District of all water and sewer facilities the Petitioner shall dedicate such facilities to the District.

(c) The District shall not be obligated to serve any property annexed within the District where the District has determined there is not sufficient water and/or sewer system capacity to adequately serve such property. There shall arise no right to service or obligation by the District for service upon annexation and as among other properties annexed to the District, and there shall be no priority for service until each water and/or sewer connection permit has been obtained. If construction is not completed within two (2) years from the date the water connection permit was issued, any priority for service shall become null and void. The District may extend the time for completion upon a request by the property owner and a showing of good cause why such extension should be granted.

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

WHEREFORE, Petitioners pray that this petition be set for hearing at the earliest practicable time, and that the Board grant the petition including the conditions as set forth in Paragraph 3 above.

DATED: 6/30/16

Donald R. Smock  
Donald R. Smock, managing member  
TPD, LLC

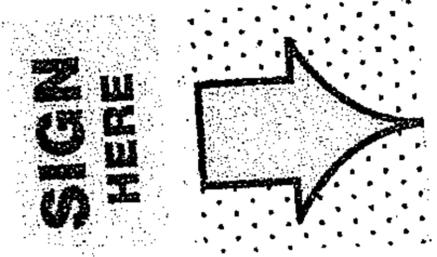
Petitioner:

Address:

1000 NW Blvd  
Coastal AIE NE ID 83814

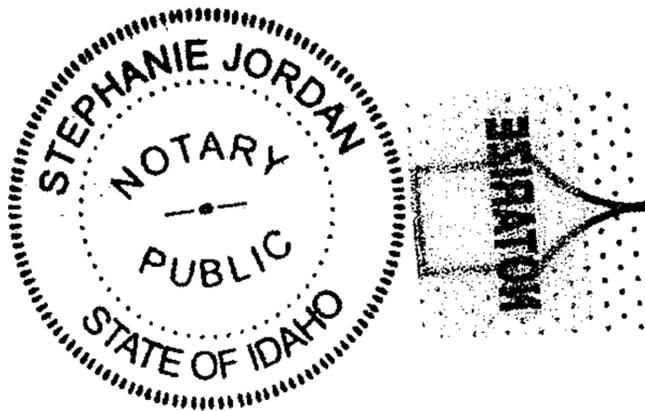
Signature:

Donald R. Smock



STATE OF IDAHO )  
 ) ss.  
COUNTY OF KOOTENAI )

I certify that I know or have satisfactory evidence that Donald R. Smock is the person who appeared before me, and said person acknowledged that he signed this instrument as the owner of TPD, LLC, and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.



Stephanie Jordan  
NOTARY PUBLIC for the State of Idaho  
Stephanie Jordan  
[Print name]  
My appointment expires: 12/14/2021

NOTICE OF PUBLIC HEARING  
OF ANNEXATION OF PROPERTY INTO  
NORTH KOOTENAI WATER DISTRICT  
Kootenai County, Idaho

THE RESERVE AT TWIN LAKES ANNEXATION

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

Date: August 18, 2016

Time: 11:30 a.m.

Location: 350 E. Kathleen Avenue  
Coeur d'Alene, ID 83815

The annexation hearing is based upon a petition filed by the following party for the property identified in such petition: The Reserve at Twin Lakes (Parcel No. 52N04W-05-2700/AIN: 126260). A copy of the petition and additional description of the area covered by the petition can be obtained from the District by sending a request to:

North Kootenai Water District  
13649 N. Meyer Rd.  
Rathdrum, ID 83858-4904

All persons interested in appearing at the time and place of the hearing may show cause in writing why any 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 prepaid, to:

North Kootenai Water District  
13649 N. Meyer Rd.  
Rathdrum, ID 83858-4904

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 July, 2016.

NORTH KOOTENAI WATER DISTRICT  
Kootenai County, Idaho

# AFFIDAVIT OF PUBLICATION

STATE OF IDAHO, }  
County of Kootenai, } ss.

Holly Fredericks being first duly sworn  
upon oath deposes and says:

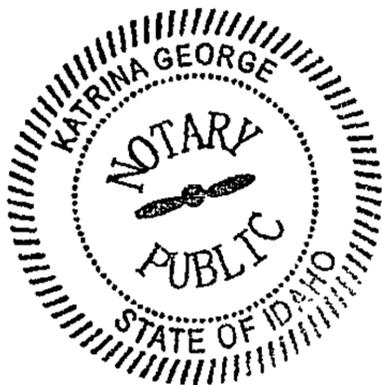
1. I am now and at all times hereinafter mentioned was a citizen of the United States, resident of the State of Idaho, over the age of twenty-one years and not a party of the above entitled action.

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 Thurs issue of said newspaper for 2 consecutive weeks commencing on the 4 day of Aug 2016, and ending on the 11 day of Aug 2016, 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 Holly Fredericks. On this 11 day of Aug in the year of 2016, before me, a Notary Public, personally appeared Holly Fredericks, 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.



Katrina George  
Notary Public for the State of Idaho,  
residing at Coeur d'Alene, Idaho.

MY COMMISSION EXPIRES 8/29/17

NOTICE OF PUBLIC HEARING  
OF ANNEXATION OF  
PROPERTY INTO  
NORTH KOOTENAI WATER  
DISTRICT  
Kootenai County, Idaho

THE RESERVE AT TWIN  
LAKES ANNEXATION

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

Date: August 18, 2016

Time: 11:30 a.m.

Location: 2017

Kathleen Avenue  
Coeur d'Alene, ID 83815

DATED this 21st day of July,  
2016.

NORTH KOOTENAI WATER  
DISTRICT Kootenai County,  
Idaho

LEGAL 6050  
AUGUST 4, 11, 2016

The annexation hearing is based upon a petition filed by the following party for the property identified in such petition: The Reserve at Twin Lakes (Parcel No. 52N04W-05-2700/AIN 126260). A copy of the petition and additional description of the area covered by the petition can be obtained from the District by sending a request to:

North Kootenai Water  
District  
13649 N. Meyer Rd.  
Rathdrum, ID 83858-4904

All persons interested in appearing at the time and place of the hearing may show cause in writing why any 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 prepaid, to:

North Kootenai Water  
District  
13649 N. Meyer Rd.  
Rathdrum, ID 83858-4904

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.

# **EXHIBIT “D”**

**Exhibit "A"**  
**Legal Description**

Government Lot 3, except right of way, and the Southeast quarter of the Northwest quarter, except platted portions thereof, and except the road, and the Northeast quarter of the Southwest quarter, lying Northeast of the road, all of which is in Section 5, Township 52 North, Range 4 West, Boise Meridian, Kootenai County, Idaho.



ORDER GRANTING PETITION FOR ANNEXATION  
TO NORTH KOOTENAI WATER DISTRICT  
Kootenai County, Idaho

THE RESERVE AT TWIN LAKES 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 owner of certain real property located in Kootenai County, Idaho, generally adjacent to the boundaries of the District, 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 the property owner in the area covered by the annexation. (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 August 18, 2016, with notice of the hearing ("Notice") given per Idaho Code §42-3218, which public hearing was held open until November 17, 2016. Notice was published in the *Coeur d'Alene Press* on August 4, 2016 and August 11, 2016 (a copy of the Notice and Affidavit of Publication are attached hereto and incorporated herein by this reference as Exhibit "C".) At the 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 §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.

(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).

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

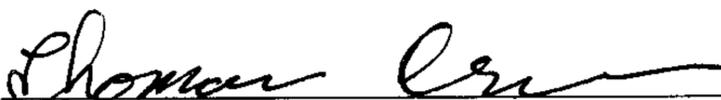
(11) Conditions: This annexation is conditioned upon completion of the following:

(a) That the petitioner will complete and pay for certain improvements to the specifications and requirements of the District (at its sole discretion) in order to provide service to the property included in this annexation.

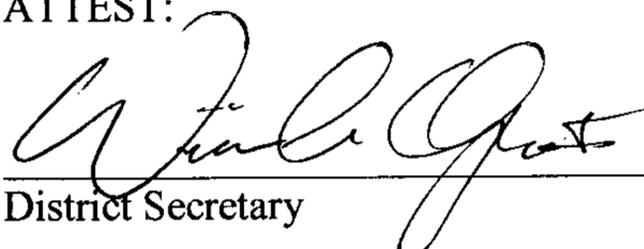
(b) Should it be later determined that one or more of the above conditions has not been satisfactorily achieved, the Board shall have the right to remove or deannex this property from the boundaries of the District.

This Order is adopted by a majority vote of the Board of Directors at a special meeting on November 17, 2016.

NORTH KOOTENAI WATER DISTRICT

By:   
Chairman, Board of Directors

ATTEST:

  
District Secretary

(SEAL)



## LIST OF EXHIBITS

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

# **EXHIBIT “B”**



# Kootenai County, Idaho

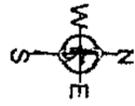
Map Scale	
1" = 100'	1" = 30.48m
1" = 200'	1" = 60.96m
1" = 400'	1" = 121.92m
1" = 800'	1" = 243.84m
1" = 1600'	1" = 487.68m
1" = 3200'	1" = 975.36m
1" = 6400'	1" = 1950.72m
1" = 12800'	1" = 3901.44m
1" = 25600'	1" = 7802.88m
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1" = 42535297738556447228135560573918182400'	1" = 12964757873300892300645267726096006123.52m
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1" = 11417982044545168665580958780507063422054400'	1" =

Kootenai County, Idaho



Maple: 52N04W05NW

1	2	3	4	5	6	7	8	9	10	11	12
13	14	15	16	17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32	33	34	35	36



THIS DRAWING IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN.

Map Revisions

- 10/07/10 - VAWW  
0-6890-000-0010-0 PIN assigned to private road in S7 JEOR LAKE HOME SITES SUB (11)
- 06/08/12 - bc  
Pin 52N04W05-3250 assigned to RV as CAT191131
- 07/26/13 - ET  
52N04W05-3250 acreage adjusted (14)
- 01/17/16 - ET  
0-6890-001-018-0 & 020-0 (Dem now-A) redesignated as Tax#24334 & #24335 for lot line adjustment (16)

Notes:

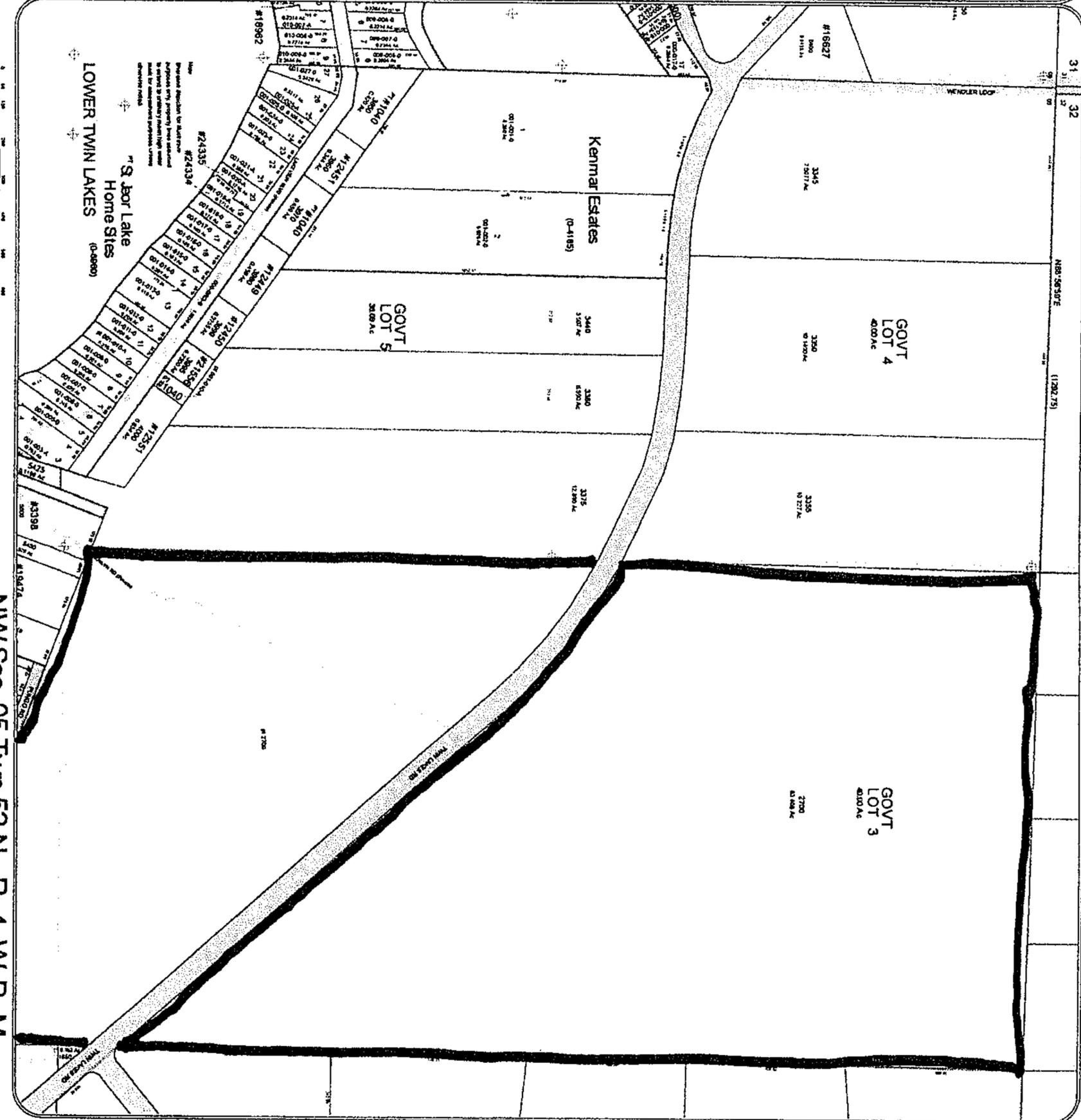
Parcel lines have been established by boundary closure and adjusted if necessary. Area shown in this drawing is for informational purposes only. Dimensions in parentheses denote record and/or plat dimensions. Dimensions in parentheses denote record and/or plat dimensions.

LOCATION OF ROADS SHOWN ARE BASED ON ADDRESSABLE ROAD INFORMATION AND MAY OR MAY NOT BE PUBLIC.

Parcel Identification Number (PIN) are assigned as follows:  
 Parcel Subcode and Parcel ID# are C-5210 and D11281C  
 Unimproved: 1st/2nd/3rd and Parcel ID# are 50N04W15 and 750  
 Building PIN: C-5210-1-1996-C or C-5210-1-1996-C  
 Unimproved: 1st/2nd/3rd and Parcel ID# are 50N04W15 and 750

Legend

- (C-5357) Sub-code
- 001-001-A Parcel ID# (PIN)
- Tax Parcels
- Legal Areas
- Road RW
- Private Roads
- Plat Boundaries
- Railroad
- City Limits
- GCDB\_Corners
- GCDB\_Lines





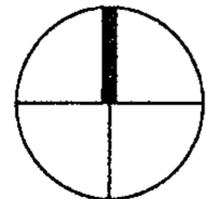
**THE RESERVE AT TWIN LAKES**

NW SEC. 05 TWP 52N R. 4W B.M  
 SW SEC. 05 TWP 52N R. 4W B.M

tabbles

**EXHIBIT**

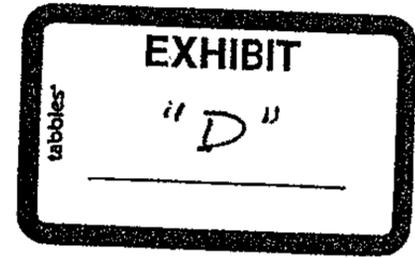
"B"



NORTH

planning | design | engineering | construction  
 P: (208) 667-1214 admin@verdisNW.com

**EXHIBIT “C”**



## Legal Description

Government Lot 3, except right of way, and the Southeast quarter of the Northwest quarter, except platted portions thereof, and except the road, and the Northeast quarter of the Southwest quarter, lying Northeast of the road, all of which is in Section 5, Township 52 North, Range 4 West, Boise Meridian, Kootenai County, Idaho.