



CARIBOU COUNTY

PLANNING & ZONING DEPARTMENT

Caribou County, 159 South Main Street, Room 105, Soda Springs, ID 832176

(208) 547-1780 ▪ naskew@co.caribou.id.us ▪ www.cariboucounty.us

Staff Report

Applicant Information

Property Owner(s): Jeremiah Clark
Applicant Name: Jeremiah Clark
Applicant Contact Number: (208) 221 - 5338
Application: Vacation of Partial Roads in the Alexander Townsite

Public Hearing Dates

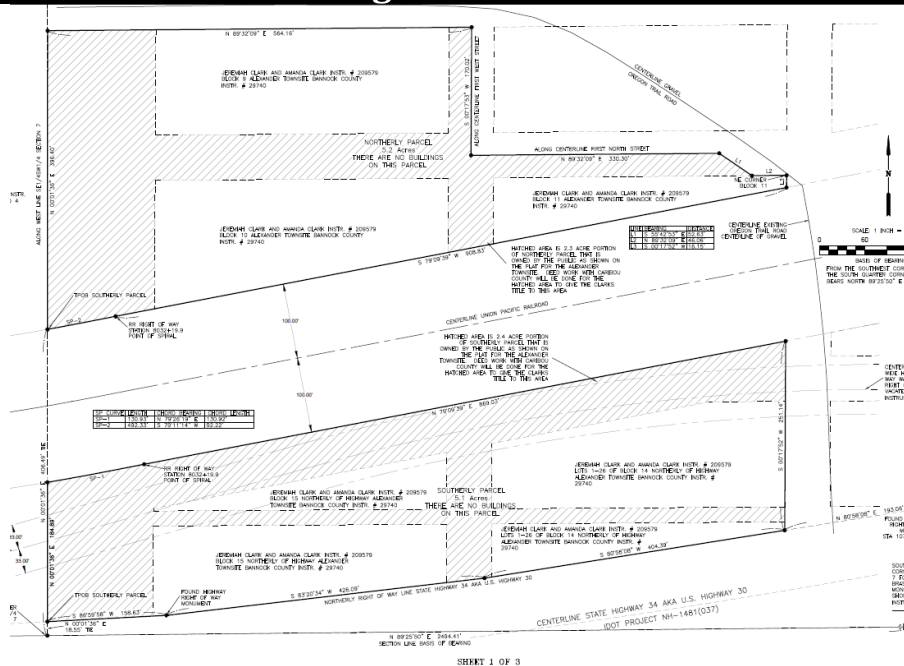
Planning & Zoning Commission: 12/7/2023 at 6:05 PM

Caribou County Commission: 12/11/2023 at 10:15 AM

Brief Summary of Request

Mr. Clark is seeking the vacation of the roads surrounding his property in order to optimize land use. He is the owner of lots 1 through 26, Block 14, as well as all of Blocks 9, 10, 11, and 15. It's important to note that Mr. Clark acknowledges that the vacation of Oregon Trail Road will not be possible. However, the Old Highway that traverses the lower section of Mr. Clark's property has already been officially abandoned and vacated by the State of Idaho.

Images of Vacation of Roads



Property Details

Existing Zoning

Existing Land Use

Size of Property

Planning • Zoning • Building • Code Enforcement

Dedicated to providing quality, efficient and equitable service to the citizens of Caribou County

Agricultural	Bare Ground	7 Acres w/ combined
Surrounding Land Use	Agricultural	

Staff Findings

After a thorough assessment, the staff has concluded that the decision to vacate the roads surrounding lots 1 through 26 in Block 14, as well as all of Blocks 10, 11, and 15, is in accordance with the stipulations outlined in the Caribou County Code 13.08.20 and Idaho Code 50-130. This move allows the property owner to optimize the use of their property more efficiently. Importantly, this action is not expected to adversely impact neighboring properties and aligns with the objectives outlined in the 2023 Comprehensive Plan.

The alignment with specific chapters of the Caribou County Comprehensive Plan is evident:

Chapter 5: Housing

- Key Concerns: Ensure that residential development does not restrict or negatively impact agricultural uses.
 - The existing Alexander Townsite as a Platt Subdivision ensures that residential construction will not impede agricultural uses in the surrounding area.
- Housing Goal: Balance the need for adequate housing for Caribou County residents with the need to preserve agricultural lands and industries.
 - The established nature of Alexander Townsite as a Platt Subdivision mitigates any impact on agricultural uses in the area.

Chapter 6: Agricultural

- Objective 1: Maintain large parcel sizes for agricultural purposes in keeping with current development patterns.
 - The vacation of roads within Alexander Townsite surrounding the properties creates a large parcel size within the Agricultural District.

Chapter 9: Land Use

- Key Concerns: Ensure that residential development does not restrict or negatively impact agricultural uses.
 - The status of Alexander Townsite as an existing Platt Subdivision ensures that residential construction will not hinder agricultural uses in the surrounding area.
- Key Concerns: Preserve and enhance open space, rural landscape, and recreational areas.
 - The vacation of roads results in a large lot size, maintaining the open space and rural character of the area.

Attachments with Staff Report

- Application & Applicant Narrative Statement
- Certified Mailings and receipts
- Public Notice



CARIBOU COUNTY
PLANNING/ZONING DEPARTMENT

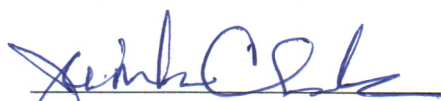
Caribou County, 159 South Main Street, Room 105, Soda Springs, ID 83276
(208) 547-1780 ▪ naskew@co.caribou.id.us ▪ www.cariboucounty.us

Name of Applicant: Jeremiah Clark Phone #: 208.221.5338
Address of Applicant: 4942 Millcreek Ln, Ammon, ID 83406
Name of Property Owner: Jeremiah Clark Phone #: Same
Address of Property Owner: 4942 Millcreek Ln, Ammon, ID 83406
Address of Property: Alexander Idaho
Legal Description of the area to be vacated: See attached

What is to be Vacated: Alexander Townsite, Platted Roads
Reason for vacation: Roads were never developed. I bought the land and ~~want~~ don't want to have the roads developed

DESCRIPTION	Included:
DETAILED LETTER by the applicant fully describing the request or project and addressing the following:	
Is the property within one (1) mile of the boundary of any City: YES <u>NO</u>	
Is the vacation for a plat: YES <u>NO</u> Subdivision Name: <u>Alexander Townsite</u>	
Is the vacation for an easement: YES <u>NO</u> <i>Refer to Idaho Code section 50-1306A</i>	
CURRENT SITE PLAN: One (1) copy	
PROPOSED SITE PLAN (including vacation): One (1) copy	
ORIGINAL RECORDED PLAT (if vacation includes platted lots). Include all pages of recorded plat	
METES & BOUNDS LEGAL DESCRIPTION AND SURVEY (if applicable) of the lot or portion of the lot to be vacated.	

The vacation of a plat process requires that surrounding property owners within 300 feet be notified of the requested plat vacation. A notice must be published in the newspaper 15 days and run for two consecutive weeks prior to a public hearing which will be held at the next regularly scheduled Commissioners Meeting, where a final decision will be made. There is a fee of \$420 due at the time of submitting your application. Your application will not be processed until this is paid in full. By signing below, you acknowledge that you have the legal authority to submit the request for the property previously described. Additionally, you recognize that there is no guarantee for approval of your request.


Signature of Applicant

10.31.23
Date

Caribou County Planning and Zoning Department

Caribou County

159 South Main Street, Room 105

Soda Springs, ID 83276

October 31, 2023

Dear Committee,

I would like to request a vacation of roads surrounding property within Alexander Townsite. I have bought the property and do not wish to develop the roads. The land was platted but the roads, or anything else, was ever developed.

Thank you,

Jeremiah Clark



A. A. HUDSON and ASSOCIATES

Phone (208) 852-1155
Fax (208) 852-3211
132 South State
Preston, Idaho 83263
tim@aahudson.com

LEGAL DESCRIPTION FOR JEREMIAH AND AMANDA CLARK SOUTHERLY PARCEL

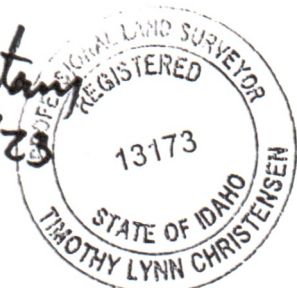
Tim Christensen
Idaho PLS-13173
Utah PLS-375041-201

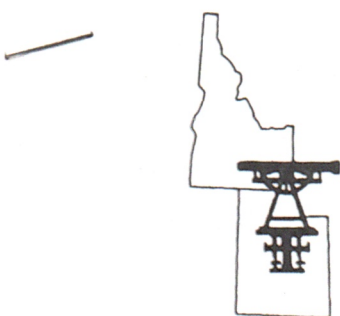
(INCLUDES PUBLIC PORTION OF TOWNSITE VACATED BY CARIBOU COUNTY)

A parcel of land composed partially of a portion of Block 14 and a portion of Block 15 of the Alexander Townsite, which Townsite Plat is recorded as Instrument # 29740 in the official records of Bannock County, which parcel is also located in the Southeast quarter of the Southwest quarter (SE1/4SW1/4) of Section 7, Township 9 South, Range 41 East, Boise Meridian, Caribou County, Idaho and more particularly described as follows:

Commencing at the Southwest corner of said Section 7, from which the South quarter corner of Section 7 bears North 89° 25' 50" East 2494.41 feet;
Thence North 89° 25' 50" East 1172.95 feet along the South line of said Section 7 to the Southwest corner of the said SE1/4SW1/4;
Thence North 00° 01' 36" East 18.55 feet along the West line of the said SE1/4SW1/4 to a 5/8" rebar with aluminum cap labeled, "A.A. Hudson, PLS 13173", set on the Northerly right of way line of State Highway 34 also known as U.S. Highway 30, the True Point of Beginning;
Thence continuing North 00° 01' 36" East 184.89 feet to a 5/8" rebar with aluminum cap set on the Southerly right of way line of the Union Pacific Railroad, said point being on a spiral right of way curve concave to the Northwest;
Thence along the said Southerly right of way line of the Union Pacific Railroad the following 2 courses:
Thence 130.93 feet Northeasterly along the said spiral right of way curve (chord = North 79° 26' 19" East 130.92 feet);
Thence North 79° 09' 39" East 869.03 feet to a 5/8" rebar with aluminum cap;
Thence South 00° 17' 52" West 251.14 feet along the East line of said Block 14, and its extensions, to a 5/8" rebar with aluminum cap set on the said Northerly right of way line of State Highway 34;
Thence along the said Northerly right of way line of State Highway 34 the following 3 courses:
Thence South 80° 58' 08" West 404.39 feet to a 5/8" rebar with aluminum cap;
Thence South 83° 20' 34" West 426.09 feet to a found highway right of way monument;
Thence South 86° 59' 58" West 158.63 feet to the True Point of Beginning.
Containing 5.1 acres of land.

Timothy Lynn Christensen
4/10/23





A. A. HUDSON and ASSOCIATES

Phone (208) 852-1155
Fax (208) 852-3211
132 South State
Preston, Idaho 83263
tim@aahudson.com

LEGAL DESCRIPTION FOR JEREMIAH AND AMANDA CLARK NORTHERLY PARCEL

Tim Christensen
Idaho PLS-13173
Utah PLS-375041-201

(INCLUDES PUBLIC PORTION OF TOWNSITE VACATED BY CARIBOU COUNTY)

A parcel of land composed partially of all of Block 9, all of Block 10, and all of Block 11 of the Alexander Townsite, which Townsite Plat is recorded as Instrument # 29740 in the official records of Bannock County, which parcel is also located in the Southeast quarter of the Southwest quarter (SE1/4SW1/4) of Section 7, Township 9 South, Range 41 East, Boise Meridian, Caribou County, Idaho and more particularly described as follows:

Commencing at the Southwest corner of said Section 7, from which the South quarter corner of Section 7 bears North 89° 25' 50" East 2494.41 feet;
Thence North 89° 25' 50" East 1172.95 feet along the South line of said Section 7 to the Southwest corner of the said SE1/4SW1/4;
Thence North 00° 01' 36" East 406.49 feet along the West line of the said SE1/4SW1/4 to a 5/8" rebar with aluminum cap labeled, "A.A. Hudson, PLS 13173", set on the Northerly right of way line of the Union Pacific Railroad, the True Point of Beginning;
Thence continuing North 00° 01' 36" East 396.40 feet to a 5/8" rebar with aluminum cap;
Thence North 89° 32' 09" East 564.16 feet along the North line of said Block 9, and its extensions, to a 5/8" rebar with aluminum cap;
Thence South 00° 17' 53" West 170.02 feet along the centerline of First West Street in said Alexander Townsite to a 5/8" rebar with aluminum cap;
Thence North 89° 32' 09" East 330.30 feet along the centerline of First North Street in said Alexander Townsite to a 5/8" rebar with aluminum cap;
Thence South 55° 42' 53" East 52.63 feet along the Southerly right of way line of Oregon Trail Road to a 5/8" rebar with aluminum cap set on the North line of said Block 11;
Thence North 89° 32' 09" East 46.06 feet along the said North line of Block 11 to a 5/8" rebar with aluminum cap set at the Northeast corner of Block 11;
Thence South 00° 17' 52" West 16.15 feet along the East line of said Block 11 to a 5/8" rebar with aluminum cap set at the Southeast corner of Block 11;
Thence along the Northerly right of way line of the Union Pacific Railroad the following 2 courses:
Thence South 79° 09' 39" West 908.83 feet to the beginning of a spiral right of way curve concave to the Northwest;
Thence 92.33 feet Southwesterly along the said spiral right of way curve (chord = South 79° 11' 14" West 92.22 feet) to the True Point of Beginning.
Containing 5.2 acres of land.

Subject to the public right of way on Oregon Trail Road in the Southeasterly corner of the above described parcel

Timothy Lynn Chatham
4/10/23



PROFESSIONAL LAND SURVEYOR
REGISTERED
TIMOTHY LYNN CHATHAM
STATE OF OREGON
NO. 12345

LEGAL DESCRIPTION
FOR
JEREMIAH AND AMANDA CLARK
NORTHERLY PARCEL
(INCLUDES PUBLIC PORTION OF TOWNSITE VACATED BY CARIBOU COUNTY)

A PARCEL OF LAND COMPOSED PARTIALLY OF ALL OF BLOCK 9, ALL OF BLOCK 10, AND ALL OF BLOCK 11 OF THE ALEXANDER TOWNSITE, WHICH TOWNSITE PLAT IS RECORDED AS INSTRUMENT # 29740 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY, WHICH PARCEL IS ALSO LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4) OF SECTION 7, TOWNSHIP 9 SOUTH, RANGE 41 EAST, BOISE MERIDIAN, CARIBOU COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7, FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 7 BEARS NORTH 89° 25' 50" EAST 2494.41 FEET;
THENCE NORTH 89° 25' 50" EAST 1172.95 FEET ALONG THE SOUTH LINE OF SAID SECTION 7 TO THE SOUTHWEST CORNER OF THE SAID SE1/4SW1/4;
THENCE NORTH 00° 01' 36" EAST 408.49 FEET ALONG THE WEST LINE OF THE SAID SE1/4SW1/4 TO A 5/8" REBAR WITH ALUMINUM CAP LABELED, "A.A. HUDSON, PLS 13173", SET ON THE NORTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00° 01' 36" EAST 396.40 FEET TO A 5/8" REBAR WITH ALUMINUM CAP;
THENCE NORTH 89° 32' 09" EAST 564.16 FEET ALONG THE NORTH LINE OF SAID BLOCK 9, AND ITS EXTENSIONS, TO A 5/8" REBAR WITH ALUMINUM CAP;
THENCE SOUTH 00° 17' 53" WEST 170.02 FEET ALONG THE CENTERLINE OF FIRST WEST STREET IN SAID ALEXANDER TOWNSITE TO A 5/8" REBAR WITH ALUMINUM CAP;
THENCE NORTH 89° 32' 09" EAST 330.30 FEET ALONG THE CENTERLINE OF FIRST NORTH STREET IN SAID ALEXANDER TOWNSITE TO A 5/8" REBAR WITH ALUMINUM CAP;
THENCE SOUTH 55° 42' 53" EAST 52.63 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF OREGON TRAIL ROAD TO A 5/8" REBAR WITH ALUMINUM CAP SET ON THE NORTH LINE OF SAID BLOCK 11;
THENCE NORTH 89° 32' 09" EAST 46.06 FEET ALONG THE SAID NORTH LINE OF BLOCK 11 TO A 5/8" REBAR WITH ALUMINUM CAP SET AT THE NORTHEAST CORNER OF BLOCK 11;
THENCE SOUTH 00° 17' 52" WEST 16.15 FEET ALONG THE EAST LINE OF SAID BLOCK 11 TO A 5/8" REBAR WITH ALUMINUM CAP SET AT THE SOUTHEAST CORNER OF BLOCK 11;
THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD THE FOLLOWING 2 COURSES:
THENCE SOUTH 79° 09' 39" WEST 908.83 FEET TO THE BEGINNING OF A SPIRAL RIGHT OF WAY CURVE CONCAVE TO THE NORTHWEST;
THENCE 92.33 FEET SOUTHWESTERLY ALONG THE SAID SPIRAL RIGHT OF WAY CURVE (CHORD = SOUTH 79° 11' 14" WEST 92.22 FEET) TO THE TRUE POINT OF BEGINNING.
CONTAINING 5.2 ACRES OF LAND.
SUBJECT TO THE PUBLIC RIGHT OF WAY ON OREGON TRAIL ROAD IN THE SOUTHEASTERLY CORNER OF THE ABOVE DESCRIBED PARCEL.

LEGAL DESCRIPTION
FOR
JEREMIAH AND AMANDA CLARK
SOUTHERLY PARCEL
(INCLUDES PUBLIC PORTION OF TOWNSITE VACATED BY CARIBOU COUNTY)

A PARCEL OF LAND COMPOSED PARTIALLY OF A PORTION OF BLOCK 14 AND A PORTION OF BLOCK 15 OF THE ALEXANDER TOWNSITE, WHICH TOWNSITE PLAT IS RECORDED AS INSTRUMENT # 29740 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY, WHICH PARCEL IS ALSO LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4) OF SECTION 7, TOWNSHIP 9 SOUTH, RANGE 41 EAST, BOISE MERIDIAN, CARIBOU COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7, FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 7 BEARS NORTH 89° 25' 50" EAST 2494.41 FEET;
THENCE NORTH 89° 25' 50" EAST 1172.95 FEET ALONG THE SOUTH LINE OF SAID SECTION 7 TO THE SOUTHWEST CORNER OF THE SAID SE1/4SW1/4;
THENCE NORTH 00° 01' 36" EAST 18.55 FEET ALONG THE WEST LINE OF THE SAID SE1/4SW1/4 TO A 5/8" REBAR WITH ALUMINUM CAP LABELED, "A.A. HUDSON, PLS 13173", SET ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 34, ALSO KNOWN AS U.S. HIGHWAY 30, THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00° 01' 36" EAST 184.89 FEET TO A 5/8" REBAR WITH ALUMINUM CAP SET ON THE SOUTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, SAID POINT BEING ON A SPIRAL RIGHT OF WAY CURVE CONCAVE TO THE NORTHWEST;
THENCE ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD THE FOLLOWING 2 COURSES:
THENCE 130.93 FEET NORTHEASTERLY ALONG THE SAID SPIRAL RIGHT OF WAY CURVE (CHORD = NORTH 79° 26' 19" EAST 130.92 FEET);
THENCE NORTH 79° 09' 39" EAST 869.03 FEET TO A 5/8" REBAR WITH ALUMINUM CAP;
THENCE SOUTH 00° 17' 52" WEST 251.14 FEET ALONG THE EAST LINE OF SAID BLOCK 14, AND ITS EXTENSIONS, TO A 5/8" REBAR WITH ALUMINUM CAP SET ON THE SAID NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 34;
THENCE ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 34 THE FOLLOWING 3 COURSES:
THENCE SOUTH 80° 58' 08" WEST 404.39 FEET TO A 5/8" REBAR WITH ALUMINUM CAP;
THENCE SOUTH 83° 20' 34" WEST 426.09 FEET TO A FOUND HIGHWAY RIGHT OF WAY MONUMENT;
THENCE SOUTH 88° 59' 58" WEST 158.83 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 5.1 ACRES OF LAND.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MARK ON THE GROUND AND PROVIDE SURVEYED LEGAL DESCRIPTIONS FOR 2 PARCELS BEING CREATED INSIDE THE ALEXANDER TOWNSITE. THE ALEXANDER TOWNSITE MAP WAS ORIGINALLY RECORDED AS INSTRUMENT # 29740 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY. THIS AREA WAS IN BANNOCK COUNTY IN 1913 WHEN THE ALEXANDER TOWNSITE PLAT WAS RECORDED. IT IS NOW IN CARIBOU COUNTY. ROADS, IMPROVEMENTS, AND DEVELOPMENT HAS NEVER OCCURRED WITHIN THE TOWNSITE. JEREMIAH AND AMANDA CLARK HAVE PURCHASED BLOCKS 9, 10, 11, THE PORTION OF BLOCK 14 NORTH OF HIGHWAY 34, AND THE PORTION OF BLOCK 15 NORTH OF HIGHWAY 34. IT IS THEIR DESIRE TO OWN THE PUBLIC PROPERTY PORTION OF THE TOWNSITE ADJACENT TO THEIR BLOCKS. THE CLARKS HAVE MET WITH CARIBOU COUNTY AND THE COUNTY IS AGREEABLE TO DO THE NECESSARY DEED WORK TO MAKE IT SO THE CLARKS OWN THE ENTIRETY OF THE 2 PARCELS SHOWN ON THIS SURVEY. THIS WILL CREATE 2 LARGE PARCELS FOR THEM INSTEAD OF MULTIPLE SMALLER PARCELS WITH GAPS BETWEEN THEM. IN ORDER TO DO THIS SURVEY THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4) OF SECTION 7 HAD TO BE PLACED. THE PLACEMENT OF THE SE1/4SW1/4 IS SHOWN ON THIS SHEET OF THE SURVEY. THIS SURVEY HAD TO PLACE THE TOWNSITE WITHIN THE SE1/4SW1/4. THAT PLACEMENT IS SHOWN ON SHEET 2 OF 3. THIS SURVEY USED THE SURVEYS RECORDED AS INSTRUMENT #S 148048 AND 152331 AS REFERENCES. BOTH SURVEYS PLACED PORTIONS OF THE TOWNSITE. NEITHER SURVEY DID AN EXTENSIVE PLACEMENT OF THE ENTIRE TOWNSITE. THE PLACEMENT USED BY THIS SURVEY DIFFERS SLIGHTLY FROM THE PLACEMENT USED ON BOTH SURVEYS. THIS SURVEY IS BEING DONE UNDER THE DIRECTION OF JERIMIAH CLARK AND NELLIE ASKEW FROM CARIBOU COUNTY.

LEA KIM SPENCER AND
TANISHA DAWN SPENCER INSTR.
208333 LOTS 2, 3, AND 4
SECTION 7

ALONG WEST LINE SE1/4SW1/4 SECTION 7
N 00°01'36" E 396.40'

JEREMIAH CLARK AND AMANDA CLARK INSTR. # 209579
BLOCK 9 NORTHWEST BANNOCK COUNTY
INSTR. # 29740

NORTHERLY PARCEL
THERE ARE NO BUILDINGS
ON THIS PARCEL

JEREMIAH CLARK AND AMANDA CLARK INSTR. # 209579
BLOCK 10 NORTHWEST BANNOCK COUNTY
INSTR. # 29740

HATCHED AREA IS 2.3 ACRE PORTION
OF NORTHERLY PARCEL THAT IS
OWNED BY THE PUBLIC AS SHOWN ON
THE PLAT FOR THE ALEXANDER
TOWNSHIP, DEED WORK WITH CARIBOU
HATCHED AREA WILL BE DONE FOR THE
CLARKS TITLE TO THIS AREA

HATCHED AREA IS 2.4 ACRE PORTION
OF SOUTHERLY PARCEL THAT IS
OWNED BY THE PUBLIC AS SHOWN ON
THE PLAT FOR THE ALEXANDER
TOWNSHIP, DEED WORK WITH CARIBOU
HATCHED AREA WILL BE DONE FOR THE
CLARKS TITLE TO THIS AREA

STATION	CHORD BEARING	CHORD LENGTH
SP-1	N 150°53' E	150.97
SP-2	N 79°28'19" E	150.97
SP-3	S 79°11'14" W	152.22

JEREMIAH CLARK AND AMANDA CLARK INSTR. # 209579
BLOCK 15 NORTHWEST OF HIGHWAY ALEXANDER
TOWNSHIP BANNOCK COUNTY INSTR. # 29740

5.1 ACRES
THERE ARE NO BUILDINGS
ON THIS PARCEL

JEREMIAH CLARK AND AMANDA CLARK INSTR. # 209579
BLOCK 15 NORTHWEST OF HIGHWAY ALEXANDER
TOWNSHIP BANNOCK COUNTY INSTR. # 29740

SOUTH QUARTER
SECTION 7
TOWN OF CARIBOU
BANNOCK COUNTY
MONUMENT AS
SHOWN ON CTRR
INSTR. # 107338

CENTERLINE OLD 86.00'
WIDE HIGHWAY RIGHT OF
WAY
THIS RIGHT OF WAY
WAS VACATED AS PER
INSTRUMENT # 154638

SE1/4 CORNER
SECTION 7
TOWNSHIP 9 SOUTH
RANGE 41 EAST
BROSIE MERIDIAN
S55°59' ALM CAP
AS SHOWN ON
CTR INSTR. #
107337

ROUND HIGHWAY
RIGHT OF WAY
MONUMENT

ROUND HIGHWAY
RIGHT OF WAY
MONUMENT

SECTION LINE BASIS OF BEARING
N 87°25'00" E 249.44'

CENTERLINE STATE HIGHWAY 34 AKA U.S. HIGHWAY 30
DOT PROJECT NH-1481(1037)

SECTION LINE BASIS OF BEARING
N 87°25'00" E 249.44'

SECTION LINE BASIS OF BEARING
N 87°25'00" E 249.44'

SECTION LINE BASIS OF BEARING
N 87°25'00" E 249.44'

SECTION LINE BASIS OF BEARING
N 87°25'00" E 249.44'

LAND SURVEYORS

A. A. HUDSON
AND

ASSOCIATES

132 SOUTH STATE
PRESTON, IDAHO 83263
(208)952-1155

RECORD OF SURVEY

JEREMIAH & AMANDA CLARK AND
CARIBOU COUNTY

SECTION 7, TOWNSHIP 9 SOUTH, RANGE 41 EAST, BROSIE MERIDIAN
BLKS 9, 10, 11, 14, & 15 ALEXANDER TOWNSHIP, CARIBOU COUNTY, IDAHO

REVISIONS
1. SURVEYED BY: CH
2. OFFICE WORK BY: CH, TC
3. FIELD WORK BY: CH, TC
COMPLETION DATE: APR 2023

LEGEND

EXISTING FINISH
DEED RECORD
SECTION CORNER
SECTION 1/4 CORNER
SET 9/8" REBAR W/ ALM
CAP #15173
ROUND 9/8" REBAR W/ CAP
AS NOTED
POINT NOT FOUND ON SET

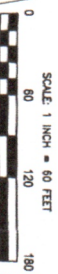
SURVEYORS CERTIFICATE

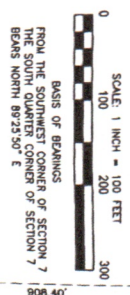
I, THOMAS LYNN CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A LICENSED
LAND SURVEYOR IN THE STATE OF IDAHO AND THAT THE ACCURACY OF THE
PROPERTY I HAVE CAUSED A SURVEY TO BE MADE AS SHOWN AND
DESCRIBED ON THIS PLAT

DATE 4/10/23
THOMAS LYNN CHRISTENSEN

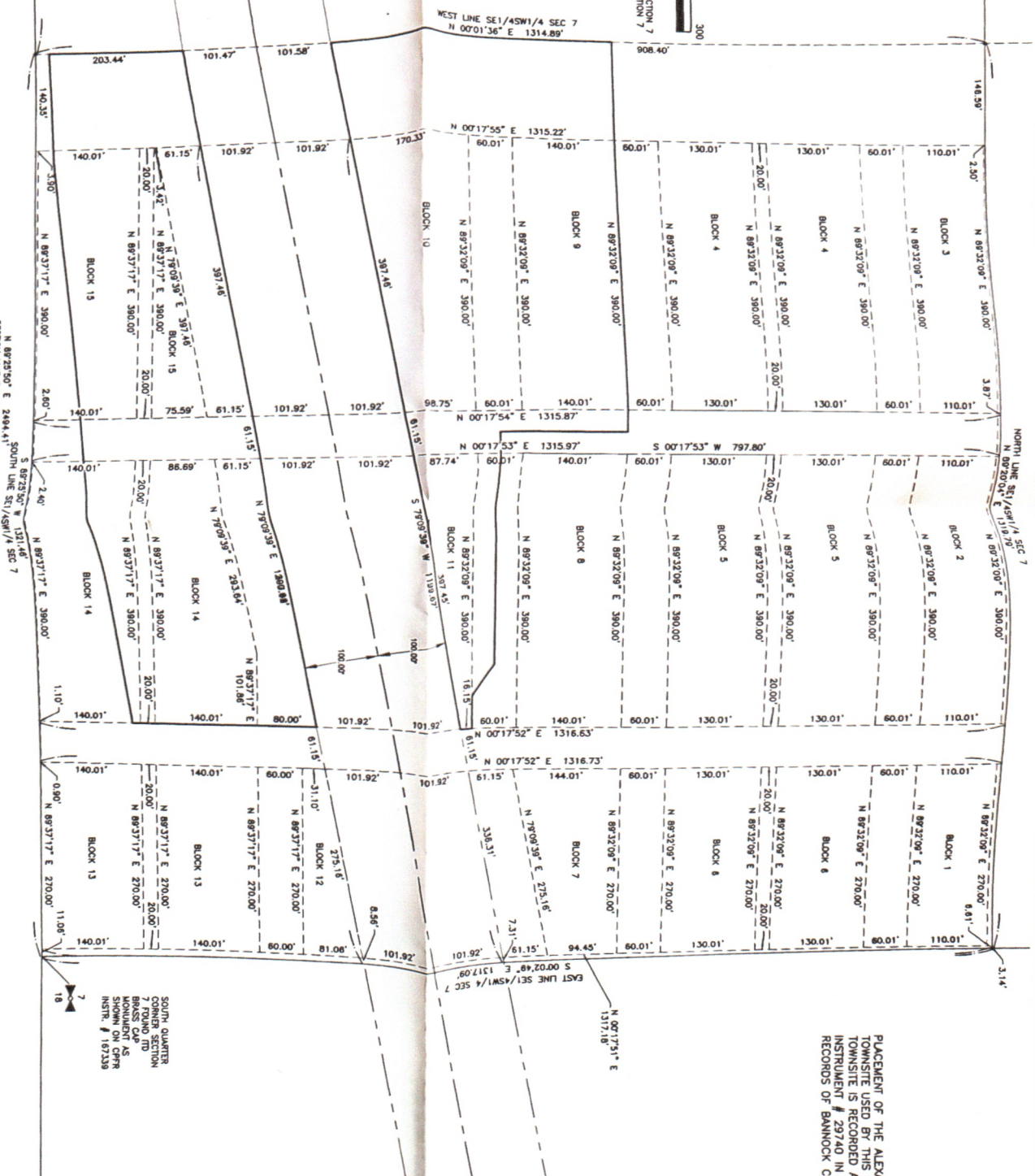
RECORDER'S CERTIFICATE

INSTRUMENT NO. _____
DATE _____ TIME _____
RECORDED BY _____
RECEIVED BY _____
FEE _____





SOUTHWEST
CORNER SECTION
7 FOUND 5/8\"/>



SHEET 2 OF 3

LAND SURVEYORS

A. A. HUDSON
AND
ASSOCIATES

132 SOUTH STATE
PRESTON, IDAHO 83263
(208)853-1155

RECORD OF SURVEY
FOR
JEREMIAH & AMANDA CLARK AND
CARIBOU COUNTY

SECTION 7, TOWNSHIP 9 SOUTH, RANGE 41 EAST, BOISE MERIDIAN
B&M'S 10, 11, 14, & 15 ALEXANDER TOWNSITE, CARIBOU COUNTY, IDAHO
SURVEYED BY: CB
OFFICE WORK BY: CB, TC
FIELD BOOK NO.: 10-100
COMPLETION DATE: APR 2023

LEGEND

1. THUMPT LYN CHRESTENSEN, DOB: 01/01/1973, CERTIFY THAT I AM A LICENSED
LAND SURVEYOR IN THE STATE OF IDAHO, THAT I HOLD CERTIFICATE
NUMBER 13173 AND THAT THE SURVEY OF THE OWNERS OF THIS
TRACT WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION
AND THAT THE SAME IS ACCURATE AND CORRECT.

SURVEYOR'S CERTIFICATE

DATE: 4/18/23
THUMPT LYN CHRESTENSEN

RECORDERS CERTIFICATE

INSTRUMENT NO.:
DATE OF SURVEY NO.:
REQUESTED BY:
FEE:

PLACEMENT OF THE ALEXANDER
TOWNSITE USED BY THIS SURVEY.
TOWNSITE IS RECORDED AS
INSTRUMENT # 29740 IN THE OFFICIAL
RECORDS OF BANNOCK COUNTY

A PARCEL OF LAND COMPOSED PARTIALLY OF ALL OF BLOCK 9, AND ALL OF BLOCK 10, AND ALL OF BLOCK 11 OF THE ALEXANDER TOWNSHIP, WHICH TOWNSHIP PLAT IS RECORDED AS INSTRUMENT # 27470 IN THE OFFICIAL RECORDS OF BLAINE COUNTY, WHICH PARCEL IS ALSO LOCATED AT THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7 BEARS NORTH BY 25° 50' EAST 2844.41 FEET, FROM WHICH THE SOUTH QUARTER CORNER OF SAID COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7, FROM WHENCE THE SOUTH QUARTER CORNER OF SECTION 7 BEARS NORTH BY 25° 50' EAST 1172.89 FEET ALONG THE SOUTH LINE OF SAID SECTION 7 TO THE SOUTHWEST CORNER OF THE SAID SEC 16 / ASY 1/4,

THENCE NORTH ON OR 01° 38' EAST 408.49 FEET ALONG THE WEST LINE OF THE SAID SEC 16 / ASY 1/4 TO A 5/8" REAR WITH ALUMINUM C/P; THENCE CONTINUING NORTH ON OR 01° 38' EAST 396.40 FEET TO A 5/8" REAR WITH ALUMINUM C/P;

PACIFIC RAILROAD, THE TRUE POINT OF BEGINNING IS N 1517.7'. SET ON THE NORTHERLY RIGHT OF WAY LINE OF THE LANE

THENCE NORTH ON OR 32° 09' EAST 564.16 FEET ALONG THE NORTH LINE OF SAID BLOCK 9, AND ITS EXTENSIONS, TO

A 5/8" REAR WITH ALUMINUM C/P.

THEENCE SOUTH ON OR 17° 53' WEST 170.02 FEET ALONG THE CENTRELINE OF FIRST WEST STREET IN SAID ALEXANDER TOWNSHIP TO A 5/8" REAR WITH ALUMINUM C/P;

THENCE TO A 5/8" REAR WITH ALUMINUM C/P ALONG THE CENTRELINE OF FIRST NORTH STREET IN SAID ALEXANDER TOWNSHIP TO A 5/8" REAR WITH ALUMINUM C/P;

THENCE SOUTH 55° 42' 53' EAST 52.83 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF OREGON TRAIL ROAD TO A 5/8" REAR WITH ALUMINUM C/P SET ON THE NORTH LINE OF SAID BLOCK 11;

THENCE NORTH 89° 32° 09' EAST 46.06 FEET ALONG THE SAID NORTH LINE OF SAID BLOCK 11 TO A 5/8" REAR WITH ALUMINUM C/P SET AT THE SOUTHEAST CORNER OF BLOCK 11;

THENCE SOUTH 87° 28' WEST 86.51 FEET ALONG THE SAID SOUTH LINE OF SAID BLOCK 11 TO A 5/8" REAR WITH ALUMINUM C/P SET AT THE SOUTHWEST CORNER OF BLOCK 11;

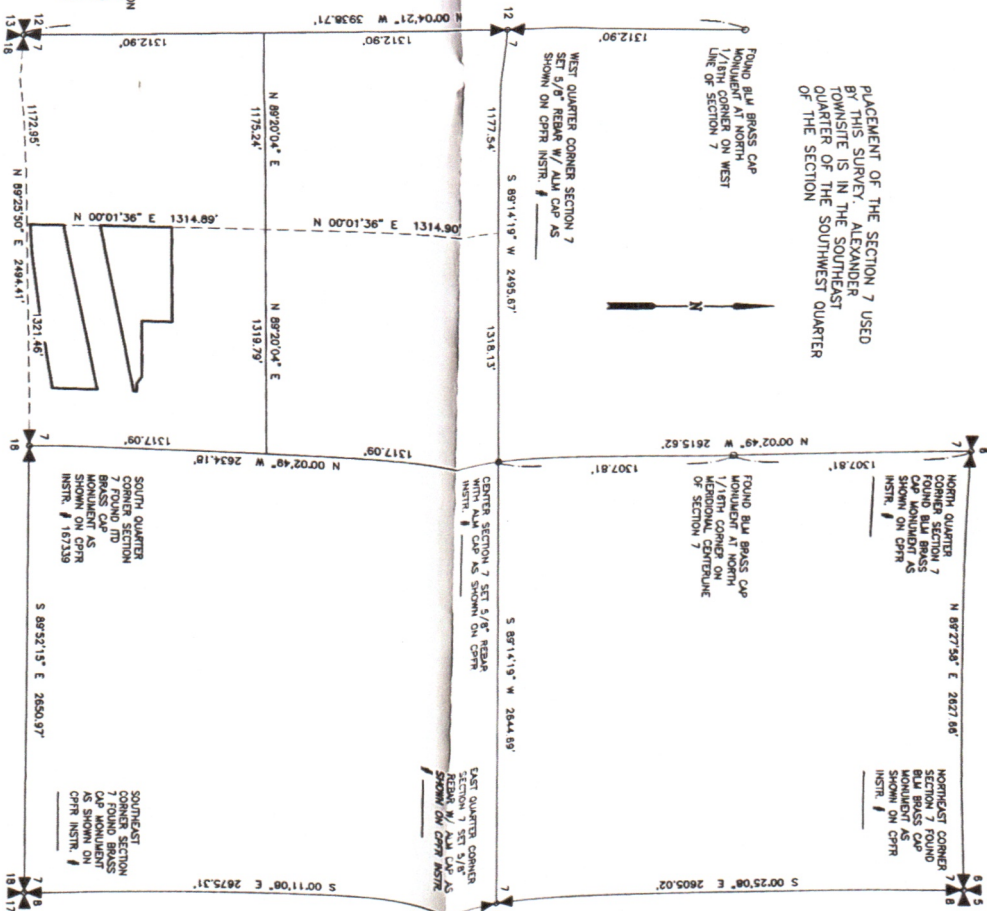
THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD THE FOLLOWING 2 COORDS. THENCE SOUTH 79° 09' 39" WEST 804.83 FEET TO THE BEGINNING OF A SPIRAL RIGHT OF WAY CURVE CONFORMS TO THE NORTHWEST;

WHENCE 52.53 FEET SOUTHWESTWARD ALONG THE SAID SPIRAL RIGHT OF WAY CURVE (CHORD = 804.79' 11' 14"

CONTAINING 2.2 ACRES OF LAND SUBJECT TO THE PUBLIC RIGHT OF WAY ON OREGON TRAIL ROAD IN THE SOUTHWESTERN CORNER OF THE ABOVE DESCRIBED PARCEL.

[illegible][illegible]

PLACEMENT OF THE SECTION 7 USED BY THIS SURVEY. ALEXANDER TOWNSITE IS IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SECTION



SHEET 3 OF 3

A. A. HUDSON
AND
ASSOCIATES

132 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1155

RECORD OF SURVEY

JEREMIAH & AMANDA CLARK AND
CAPRIOTT COURTNEY

CARIBOU COUNTY

SECTION 7, TOWNSHIP 9 SOUTH, RANGE 41 EAST, BOISE MERIDIAN

10, 11, 14, & 15 ALEXANDER TOWNSITE, CARIBOU COUNTY

10, 11, 14, & 15 ALEXANDER TOWNSHIP, CARIBOU COUNTY

SURVEYED BY: CB

OFFICE WORK BY: CB, TC

FIELD BOOK NO. 1-1-1

FIELD BOOK NO. 22101
COMPLETION DATE APR 2003

NO. 22103 COMPLETION DATE APR 2021

SURVEYOR'S CERTIFICATE

RECORDER'S CERTIFICATE

I, TIMOTHY TANN CHRISTENSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF IDAHO, THAT I HOLD CERTIFICATE NUMBER 13173 AND THAT BY THE AUTHORITY OF THE OWNERS OF THIS PROPERTY I HAVE CAUSED A SURVEY TO BE MADE AS SHOWN AND DESCRIBED ON THIS ²²PLAT.

13173
STATE OF IOWA
THOMAS L. LYNN CHRISTENSEN
DATE: 4/10/05
THOMAS L. LYNN CHRISTENSEN

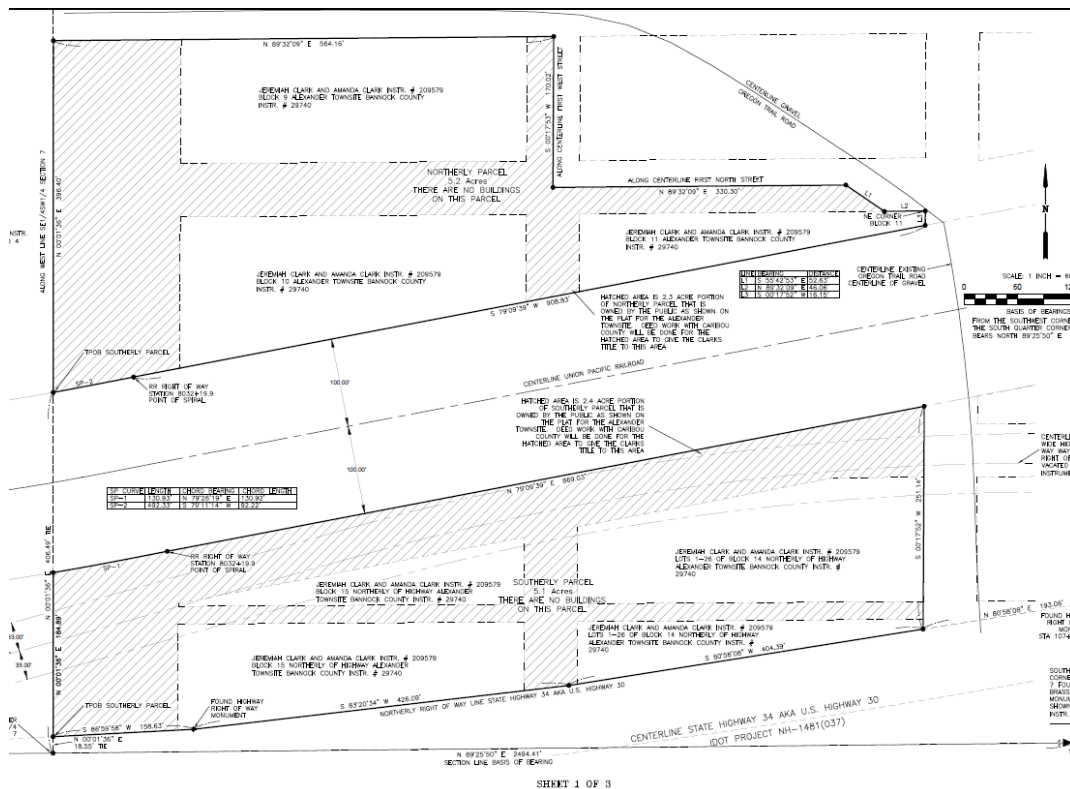
INSTRUMENT NO. _____ TIME _____
DATE _____
RECORD OF SURVEY NO. _____
REQUESTED BY _____
RECORDED BY _____
FEE _____

DRAWING: 22103.dwg

NOTICE OF PUBLIC HEARING

The Caribou County Planning and Zoning Commission and the Caribou County Commissioners will hold public hearings to consider any and all comments on the following:

Jeremiah Clark has submitted a request for a partial vacation of roads within the Alexander Townsite. This request pertains specifically to the roads encircling his property, which includes lots 1 through 26, Block 14, as well as all of Blocks 9, 10, 11, and 15. It is important to note that the Oregon Trail Road will not be subject to vacation and will continue to be owned and maintained by the county. The grey lined portion of the survey below is the portion Jeremiah Clark is requesting to be vacated.



The public hearings will take place at the Caribou County Courthouse, Commissioners Room, 159 S Main St, Soda Springs, Idaho at the following dates and times:

Planning & Zoning meeting on **Thursday, December 7th, 2023** and begin at **6:05 PM**

County Commissioners meeting on **Monday, December 11th, 2023** and begin at **10:15 AM**

All individuals will have the opportunity to voice their opinions. Written comments or objections regarding the Vacation can be sent to the Caribou County Planning and Zoning Administrator, Attention: Nellie Askew, 159 S Main St., Soda Springs, ID 83276. They may also be emailed to naskew@co.caribou.id.us and must be received no later than 48 hours before the public hearing. For those requiring special accommodations to participate in the aforementioned meetings, please contact 208-547-1780. Any inquiries about the application ahead of the meeting should be directed to Nellie Askew using the provided contact information.

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☐ Adult Signature Restricted Delivery \$

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Tipton Fern S LE
Patricia Smith
PO Box 319
Soda Springs, Idaho 83276

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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Tipton Fern S LE
Patricia Smith
PO Box 319
Soda Springs, Idaho 83276



9590 9402 3919 8060 7586 86

2. Article Number (Transfer from service label)

7022 0410 0001 6942 9821

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☒ Signature ☐ Agent

B. Received by (Printed Name) Terr Laley ☐ Addressee

C. Date of Delivery 11/20/23

D. Is delivery address different from item 1? ☐ Yes ☒ No

Terr Laley

3. Service Type

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☐ Adult Signature Restricted Delivery \$

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Levi & Tanesha Spencer
PO Box 579
Grace, Idaho 83241

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Have not received Levi & Tanesha Spencers signed receipt. 12-1-23 NA

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Postmark Here

Gentile Valley LND & Cattle Co
3855 Wayan Loop W
Wayan, Idaho 83285

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (electronic)	\$
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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Postmark Here

Charles & Rebecca Fryar
PO Box 43
Soda Springs, Idaho 83276

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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1. Article Addressed to:

Gentile Valley LND & Cattle Co
3855 Wayan Loop W
Wayan, Idaho 83285

9590 9402 8423 3156 3789 94

7022 0410 0001 6942 9845

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

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A. Signature Rebecca Fryar ☐ Agent ☐ Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type ☐ Priority Mail Express[®] ☐ Registered MailTM ☐ Registered Mail Restricted Delivery ☐ Certified Mail[®] ☒ Signature ConfirmationTM ☐ Collect on Delivery ☐ Restricted Delivery

all Restricted Delivery (over \$500)

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1. Article Addressed to:

Charles & Rebecca Fryar
PO Box 43
Soda Springs, Idaho 83276

9590 9402 8423 3156 3790 07

7022 0410 0001 6942 9869

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature Charles Fryar ☐ Agent ☐ Addressee

B. Received by (Printed Name) Charles Fryar C. Date of Delivery 11-22-23

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type ☐ Priority Mail Express[®] ☐ Registered MailTM ☐ Registered Mail Restricted Delivery ☐ Certified Mail[®] ☒ Signature ConfirmationTM ☐ Collect on Delivery ☐ Restricted Delivery

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☐ Adult Signature Restricted Delivery \$

Postage

Total

Sent

City

Lorena Patino
82 South State
Preston, Idaho 83263

PS Form 3800, April 2015 PSN 7530-02-000-9047

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☐ Adult Signature Restricted Delivery \$

Postage

Donna & Dawn Ellingson
3224 W Lynne Lane
Phoenix, AZ 85041

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See Reverse for Instructions

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1. Article Addressed to:

Lorena Patino
82 South State
Preston, Idaho 83263



9590 9402 8423 3156 3790 14

2. Article Number (Transfer from service label)
7022 0410 0001 6942 9852

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- A. Signature ☒ Agent
- B. Received by (Printed Name) ☒ Addressee
- C. Date of Delivery 11-18-23
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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- ☐ Registered Mail[™]
- ☐ Registered Mail Restricted Delivery
- ☒ Signature Confirmation[™]
- ☐ Signature Confirmation Restricted Delivery

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1. Article Addressed to:

Donna & Dawn Ellingson
3224 W Lynne Lane
Phoenix, AZ 85041



9590 9402 7370 2028 7621 16

2. Article Number (Transfer from service label)
7022 0410 0001 6942 9814

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3. Service Type

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