

STATE BOARD OF LAND COMMISSIONERS

April 16, 2024
Consent Agenda

Subject

DI600330, Disclaimer of Interest for the former bed of the Boise River, Canyon County, Idaho

Question Presented

Shall the Land Board approve Disclaimer of Interest DI600330?

Background

Idaho holds title to the beds and banks of navigable waterways below the ordinary high water mark (OHWM). The State Board of Land Commissioners (Land Board) is the statutorily designated trustee of these lands. When a river moves due to accretion (the natural, gradual process whereby deposited material causes the river to move), title to the riverbed moves as well. These accreted lands are subject to adverse possession by the adjacent upland landowner through a quiet title action. Land Board policy directs the Idaho Department of Lands (Department) to work with these landowners and pursue disclaimers of interest for clearing title to the accreted land.

Discussion

Bruce F. Hubler and Becky L. Hubler have applied for a disclaimer of interest for two parcels of accretion land totaling 0.033 acres, more or less. These parcels are located within the original surveyed river meander lines of the Boise River adjacent to the applicants' deeded property in Government Lots 2 and 6 of Section 12, Township 4 North, Range 3 West (Attachment 1-Map).

After the applicants paid the \$300 application fee, the Department identified the OHWM on site and the applicants' licensed surveyor completed a survey. The Department reviewed the survey, deeds, and tax documents, and determined that the disclaimer was ready to move forward (Attachments 2-3).

This parcel has one airplane hangar structure located within its bounds and is not immediately adjacent to the Boise River. The Department recommends not requiring a 25-foot wide public use right-of-way due to this parcel's lack of adjacency to the Boise River.

Recommendation

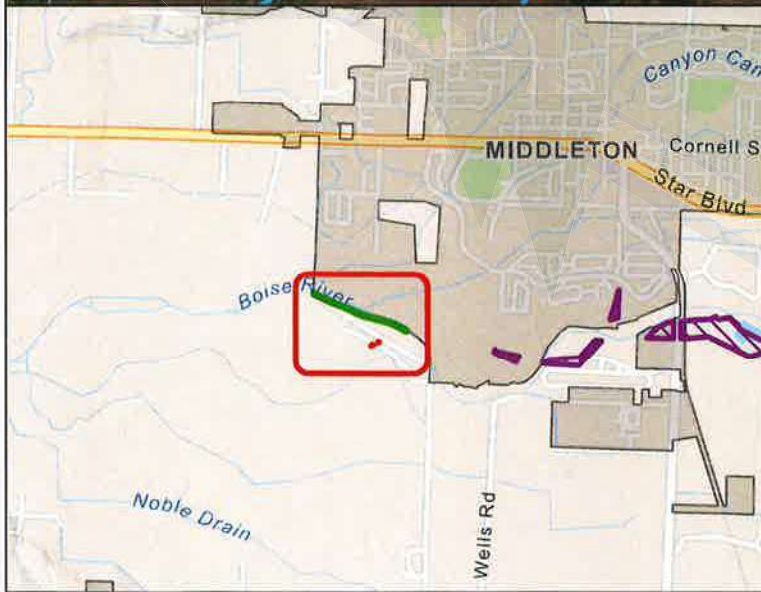
Direct the Department to issue a Disclaimer of Interest for two parcels totaling 0.033 acres of the former bed of the Boise River, to Bruce F. Hubler and Becky L. Hubler following their payment to the Department of the remaining processing fee of \$300.

Board Action

Attachments

1. Map
2. Deeds
3. Tax Records





-  Disclaimed BY State
-  Disclaimed TO State
-  Existing Disclaimers
-  Ordinary High Water Mark
-  Access Easement
-  Meander Line

DI600330
 Section 12 - T04N - R03W
 Canyon County
 2/12/2024



Disclaimer:
 This map has been compiled using the best information available to the Idaho Department of Lands at the time and may be updated and/or revised without notice. In situations where known accuracy and completeness is required, the user has the responsibility to verify the accuracy of the map and the underlying data sources.



2016-031991

RECORDED

08/10/2016 10:25 AM



00247808201600319910030030

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=3 RGRAY

\$16.00

DEED

HUBLER

After recording, please mail this deed
and future tax statements to:

Bruce F. Hubler and Becky L. Hubler
P.O. Box 212
Caldwell, Id. 83606

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 2nd day of August , 2016 , by the grantor,

Hub Property Management, LLC
P. O. Box 212
Caldwell, Id. 83606

to the grantee,

Bruce F. Hubler and Becky L. Hubler
P. O. Box 212
Caldwell, Id. 83606

WITNESSETH, that the said grantor, for \$0.00

Zero dollars

the receipt whereof is hereby acknowledged, does hereby quitclaim all interest in the following
parcel of land in Canyon County, Idaho – legally described as:

SEE ATTACHED EXHIBIT A

Commonly known as: 4716 Hubler Lane Caldwell, Idaho

Parcel identification: R34756-021

Source of title:

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

Signed, sealed and delivered in presence of:

[Signature]
Signature
Bruce F. Hubler, DBA Hub Property Mgmt
Print name
Member
Capacity

[Signature]
Signature
Becky L. Hubler, DBA Hub Property Mgmt
Print name
Member
Capacity

Signature

Print name

Capacity

Signature

Print name

Capacity

Signature

Print name

Capacity

Signature

Print name

Capacity

STATE OF Idaho
COUNTY OF Canyon

On this 10th day of August, in the year of 2016, before me, KARA E ABURUSA
a notary public, personally appeared Bruce F. Hubler & Becky L. Hubler
known or identified to me to be the person whose name is subscribed to the within instrument,
and acknowledged to me that he/she/they executed the same.

[Signature]
Notary Public
KARA E ABURUSA
Print name
My commission expires: 5/27/2020

(seal)



R34756-021

That part of Section 12, Township 4 North, Range 3, West of Boise Meridian in Canyon County, Idaho. More particularly described below:

Commencing at the South East Corner of Section 12, T 4 N, R3W, of Boise Meridian.

Thence N 53° 40' 09" W, a distance of 1348.20 ft. ,

Thence, N 62° 37' 57" W, a distance of 100 ft. to the TRUE POINT OF BEGINNING:

Thence, N 27° 22' 03" E, a distance of 75 ft.,
Thence, N 62° 37' 57" W, a distance of 80 ft.,
Thence, S 27° 22' 03" W, a distance of 75 ft.,
Thence, S 62° 37' 57" E, a distance of 80 ft.

TO THE TRUE POINT OF BEGINNING.

The logo for the Idaho Department of Lands is centered on the page. It features a stylized landscape with green mountains, a blue sky, and a yellow field with wavy lines representing water or grass. A purple banner with the text "IDAHO DEPARTMENT OF LANDS" in white capital letters is superimposed over the center of the logo.

IDAHO DEPARTMENT OF LANDS

EXHIBIT A

2016-031990

RECORDED

08/10/2016 10:25 AM



00247807201600319900030033

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=3 RGRAY

\$16.00

DEED

HUBLER

After recording, please mail this deed
and future tax statements to:

Bruce F. Hubler and Becky L. Hubler
P.O. Box 212
Caldwell, Id. 83606

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 2nd day of August , 2016 , by the grantor,

Hub Property Management, LLC
P. O. Box 212
Caldwell, Id. 83606

to the grantee,

Bruce F. Hubler and Becky L. Hubler
P. O. Box 212
Caldwell, Id. 83606

WITNESSETH, that the said grantor, for \$0.00

Zero dollars

the receipt whereof is hereby acknowledged, does hereby quitclaim all interest in the following
parcel of land in Canyon County, Idaho – legally described as:

SEE ATTACHED EXHIBIT A

Commonly known as: 4716 Hubler Lane Caldwell, Idaho

Parcel identification: R34756-017

Source of title:

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

Signed, sealed and delivered in presence of:

[Signature]
Signature
Bruce F. Hubler, DBA Hub Property Mgmt
Print name
Member
Capacity

[Signature]
Signature
Becky L. Hubler, DBA Hub Property Mgmt
Print name
Member
Capacity

Signature

Print name

Capacity

Signature

Print name

Capacity

Signature

Print name

Capacity

Signature

Print name

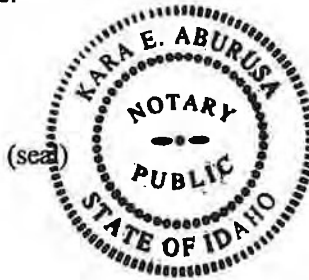
Capacity

STATE OF Idaho
COUNTY OF Canyon

On this 10th day of August, in the year of 2016 before me, Kara E. Aburusa
a notary public, personally appeared Bruce F. Hubler

Becky L. Hubler
known or identified to me to be the person whose name is subscribed to the within instrument,
and acknowledged to me that he/she/they executed the same.

[Signature]
Notary Public
Kara E. Aburusa
Print name
My commission expires: 5/27/2020



That part of Section 12, Township 4 North, Range 3, West of Boise Meridian in Canyon County, Idaho, more particularly described below;

Commencing at the South East corner of said Section 12; Thence N 89°34'00" W a distance of 478.0 Ft., Thence N 24°39'00" W a distance of 635.68 Ft., Thence N 63°31'00" W a distance of 601 Ft. to the True Point of Beginning; Thence continuing N 63°31'00" W a distance of 100.00 Ft., Thence S 26°29'00" W a distance of 373.13 Ft., N 84°36'24" E a distance of 117.76 Ft., Thence N 26°29'00"E a distance of 310.94 to True Point of Beginning.

EXCEPTING THEREFROM:

This parcel is a portion of Government Lot 6 of Section 12, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southeast corner of Section 12 (SE Section Corner, Section 12), a found brass cap monument;

thence North 89° 34' 00" West along the south boundary of said Section 12 a distance of 478.00 feet to a found ¾ inch diameter pipe;

thence North 24° 39' 00" West a distance of 635.68 feet;

thence North 63° 31' 00" West a distance of 671.00 feet to the **TRUE POINT OF BEGINNING**, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 26° 29' 00" West a distance of 354.47 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 84° 36' 24" West a distance of 35.33 feet to a found ½ inch diameter rebar;

thence North 26° 29' 00" East a distance of 373.13 feet to found ½ inch diameter rebar;

thence South 63° 31' 00" East a distance of 30.00 feet to the **TRUE POINT OF BEGINNING**, containing 0.251 acres, more or less, and being subject to any and all easements and rights-of-way of record.

Register Login



Tax Account | Public Access

TREASURER > TAX SEARCH > ACCOUNT



[Return](#) [New Search](#) [Assessment](#) [Print](#)

Account Information

PIN: 34756021 0

AIN: 04N03W129007

Tax Roll: Real Property

Owner: HUBLER BRUCE F

TAG: 113-00

Legal Desc.:

Mailing Address:

4716 Hubler Ln Caldwell Id 83605

12-4N-3W SE TX 08147 IN SESE

Last updated: 6/25/2023 05:00:04 PM

Tax Bills Due

Total Payable: **\$0.00**

Pay Partial: **\$ 0.00**

+ Tax Charge History

Payment History

Select the "Tax Year" link to View Tax Assessment Values for the entire tax year.

Tax Year	PIN	Date Paid	Paid By	Receipt Number	Amount Paid
2022	34756021 0	6/2/23	Bruce Franklin Hubler	U23.11166	\$5.85
2022	34756021 0	12/20/22	Hubler Bruce F	B22.38750	\$5.85
2021	34756021 0	12/15/21	Hubler Bruce F	B21.30134	\$15.78
2020	34756021 0	11/23/20	Hubler Bruce F	B20.16673	\$17.36
2019	34756021 0	12/14/19	Hubler Bruce F	B19.25607	\$19.52
2018	34756021 0	12/20/18	Hubler, Bruce F	U18.41795	\$21.30
2017	34756021 0	11/30/17	Hubler Bruce F	B17.14200	\$19.80
2016	34756021 0	12/6/16	Hubler Bruce F	B16.15185	\$21.54

IDAHO DEPARTMENT OF LANDS

Register Login



Tax Account | Public Access

TREASURER | TAX SEARCH | ACCOUNT



Return New Search Assessment Print

Account Information

PIN: 34756017 0
Owner: HUBLER BRUCE F

AIN: 04N03W128500
TAG: 113-00
Mailing Address:
4716 Hubler Ln Caldwell Id 83605

Tax Roll: Real Property
Legal Desc.:
12-4N-3W SE TX 96015 IN S 1/2 SE IN
GOVT LT 6 LS TX 14418

Last updated: 6/25/2023 06:00:04 PM

Tax Bills Due

Total Payable: \$0.00
Pay Partial: \$ 0.00

Tax Charge History

Payment History

Select the "Tax Year" link to View Tax Assessment Values for the entire tax year.

Tax Year	PIN	Date Paid	Paid By	Receipt Number	Amount Paid
2022	34756017 0	6/2/23	Bruce Franklin Hubler	U23.11166	\$86.12
2022	34756017 0	12/20/22	Hubler Bruce F	B22.39131	\$86.12
2021	34756017 0	12/15/21	Hubler Bruce F	B21.30034	\$85.60
2020	34756017 0	11/23/20	Hubler Bruce F	B20.17025	\$55.80
2019	34756017 0	12/14/19	Hubler Bruce F	B19.25256	\$73.86
2018	34756017 0	12/20/18	Hubler, Bruce F	U18.41795	\$80.70
2017	34756017 0	11/30/17	Hubler Bruce F	B17.13887	\$71.08
2016	34756017 0	12/6/16	Hubler Bruce F	B16.14817	\$105.70

