

# STATE BOARD OF LAND COMMISSIONERS

April 16, 2024  
Consent Agenda

## Subject

DI600332, Disclaimer of Interest for the former bed of the Boise River, Canyon County, Idaho

## Question Presented

Shall the Land Board approve Disclaimer of Interest DI600332?

## 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

John K. Olsen has applied for a disclaimer of interest for one parcel of accretion land totaling 0.183 acres, more or less. This parcel is located within the original surveyed river meander lines of the Boise River adjacent to the applicant's deeded property in Government Lots 2 and 6 of Section 12, Township 4 North, Range 3 West (Attachment 1-Map).

After the applicant paid the \$300 application fee, the Department identified the OHWM on site and the applicant's 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

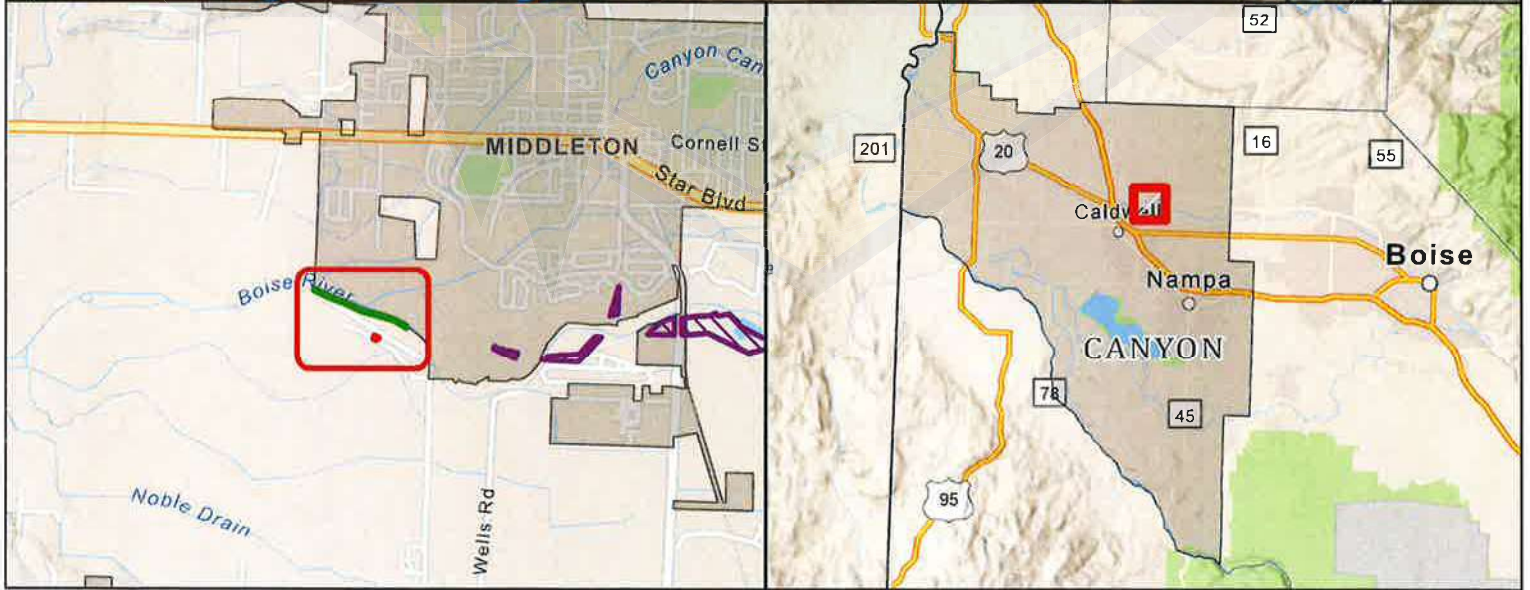
Direct the Department to issue a Disclaimer of Interest for one parcel totaling 0.183 acres of the former bed of the Boise River, to John K. Olsen following his payment to the Department of the remaining processing fee of \$300.

## Board Action

## Attachments

1. Map
2. Deed
3. Tax Record





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

**DI600332**  
 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.

INSTRUMENT NO. 200509419

QUITCLAIM DEED

FOR VALUE RECEIVED, ERMA JO OLSEN, also known as JO OLSEN, does hereby convey, release, remise and forever quit claim unto JOHN K. OLSEN, also known as JOHN OLSEN, whose address is 5190 Hubler Lane, Caldwell, Idaho, 83605, all right, title, and interest now owned or hereafter acquired in the following described premises, located in Canyon County, Idaho, more particularly described as follows, to-wit:

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 S.E. Corner of Section 12, T 4 N, R3W, of Boise Meridian. Thence N 53° 40' 09" W, a distant of 1348.20 ft., Thence, N 62° 37' 57" W, a distance of 180 ft. to True Point of Beginning; Thence, N 27° 22' 03" E, a distance of 75 ft., Thence, N 60° 24' 20" W, a distance of 115 ft., Thence, S 27° 22' 03" W, a distance of 75 ft., Thence, S 62° 37' 57" E, a distance of 115 ft. To Point of Beginning.

together with its appurtenances.

DATED: 2.14.08

Erma Jo Olsen  
Erma Jo Olsen, aka Jo Olsen

RECORDED  
2005 FEB 24 PM 1 17  
C NOEL HALES  
CANYON CNTY RECORDER  
BY prname  
Erma Jo Olsen  
TYPE: QUITCLAIM DEED  
DATE: FEB 12 08

200509419



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A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 12, WHICH IS MONUMENTED BY A BRASS CAP AND IS THE REAL POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 42'11" WEST 1,347.62 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID SECTION 12 TO A 5/8 INCH DIAMETER IRON PIN MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH 0 DEGREES 30'42" EAST 949.41 FEET ALONG THE WESTERLY BOUNDARY OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO A 1/2 INCH DIAMETER IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY OF IDAHO STATE HIGHWAY 44; THENCE 518.88 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF IDAHO STATE HIGHWAY 44 ALONG A CURVE DEFLECTING TO THE RIGHT WITH A RADIUS OF 11,399.16 FEET, A CENTRAL ANGLE OF 02 DEGREES 36'29", A LONG CHORD OF 518.84 FEET AND A CHORD BEARING OF SOUTH 73 DEGREES 13'03" EAST TO A BRASS CAP; THENCE SOUTH 71 DEGREES 54'48" EAST 889.85 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF IDAHO STATE HIGHWAY 44 TO A 1/2 INCH DIAMETER IRON PIN ON THE EASTERLY BOUNDARY OF SAID SECTION 12; THENCE SOUTH 00 DEGREES 23'16" WEST 516.33 FEET ALONG THE EASTERLY BOUNDARY OF SAID SECTION 12 TO THE REAL POINT OF BEGINNING.

together with its appurtenances.

DATED: 2-14-05

Erma Jo Olsen  
Erma Jo Olsen, aka Jo Olsen

QUITCLAIM DEED - 1.



Register Login



### Tax Account | Public Access

TREASURER | TAX SEARCH | ACCOUNT

Shopping Cart \$0.00

Return | New Search | Assessment | Print

#### Account Information

**PIN:** 34756019 0

**Owner:** OLSEN JOHN K

**AIN:** 04N03W129006

**TAG:** 113-00

**Mailing Address:**  
5190 Hubler Ln Caldwell Id 83605

**Tax Roll:** Real Property

**Legal Desc.:**  
12-4N-3W SE TX 98367 IN S 1/2 SE IN  
GOVT LT 6

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	34756019 0	12/5/22	Olsen John K	B22.23808	\$530.76
2021	34756019 0	12/2/21	Olsen John K	B21.21317	\$813.16
2020	34756019 0	11/30/20	Olsen John K	B20.18633	\$902.08
2019	34756019 0	12/10/19	John K Olsen	U19.32692	\$997.44
2018	34756019 0	5/23/19	John Olsen	U19.10094	\$478.41
2018	34756019 0	12/7/18	Warren Ivan Van And Jolene Trust	B18.16115	\$478.41
2017	34756019 0	12/5/17	Warren Ivan Van And Jolene Trust	B17.15968	\$1,010.96
2016	34756019 0	11/30/16	John K Olsen	U16.29373	\$1,036.52

IDAHO DEPARTMENT OF LANDS