
(space reserved for recording)

WARRANTY DEED

THIS INDENTURE made this _____ day of _____, 202__, by City of Meridian, an Idaho Municipal Corporation, the "GRANTOR". and ADA COUNTY HIGHWAY DISTRICT, a body politic and corporate of the State of Idaho, the "GRANTEE";

W I T N E S S E T H:

FOR VALUE RECEIVED, the GRANTOR has granted, conveyed, bargained and sold, and does hereby grant, bargain, sell, convey and confirm to the GRANTEE and its successors and assigns forever, that certain real property situated in the COUNTY OF ADA, STATE OF IDAHO, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof,

TOGETHER with all and singular the buildings, structures, improvements, and fixtures thereto, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, and rents, issues and profits thereof (the "Premises").

SUBJECT TO general taxes and assessments for the current year which are not yet due and payable, easements of record or obvious on a physical inspection of the Premises, any recorded reservation of oil and/or mineral rights and covenants of record.

Subject to those exceptions to title to which this conveyance is expressly made subject and those made, suffered or done by the GRANTEE: (a) the GRANTOR covenants to the GRANTEE, its successors and assigns, that the GRANTEE shall enjoy the quiet and peaceful possession of the Premises; and (b) GRANTOR warrant to the GRANTEE, its successors and assigns, that GRANTOR are the owners of said Premises in fee simple and have the right and authority to convey the same to GRANTEE, and GRANTOR will defend the GRANTEE's title from all lawful claims whatsoever.

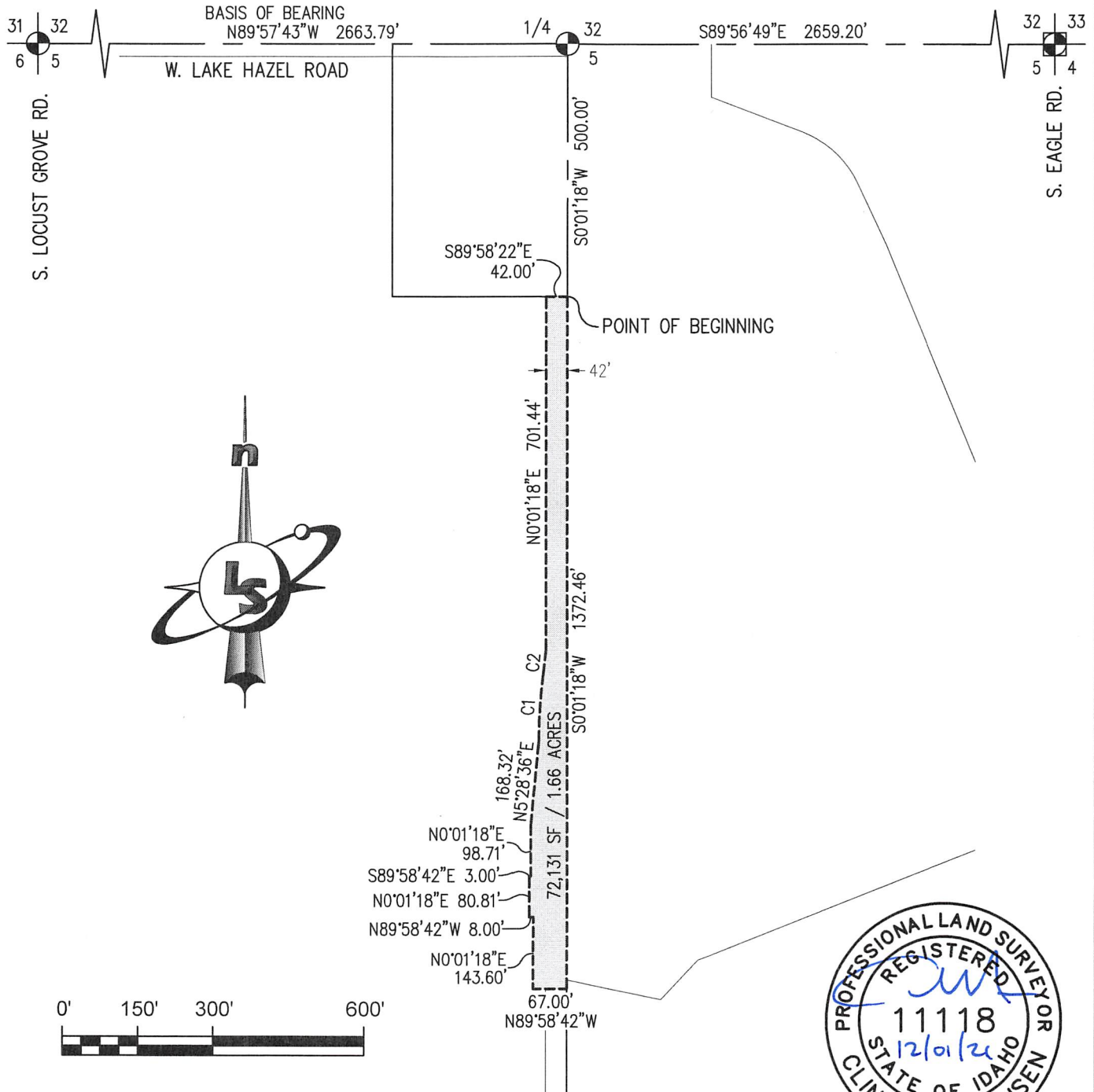
The current address of the GRANTEE is:

Ada County Highway District
3775 Adams Street
Garden City, Idaho 83714-6499

IN WITNESS WHEREOF, this WARRANTY DEED has been duly executed by and on behalf of the GRANTOR, the day, month and year herein first above written.

DISCOVERY PARK SITE

CITY OF MERIDIAN RIGHT-OF-WAY DEDICATION
 LOCATED IN THE E 1/2 OF THE NW 1/4 OF SECTION 5, T.2N., R.1E., B.M.
 CITY OF MERIDIAN, ADA COUNTY, IDAHO



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	135.80'	1038.50'	7°29'32"	N3°51'38"E	135.70'
C2	45.22'	961.50'	2°41'41"	N6°15'34"E	45.22'

LandSolutions
 Land Surveying and Consulting
 231 E. 5TH ST., STE. A
 MERIDIAN, ID 83642
 (208) 288-2040 (208) 288-2557 fax
 www.landsolutions.biz

Legal Description
Discovery Park Site
City of Meridian Right-Of-Way Dedication

A parcel being located in the E ½ of the NW ¼ of Section 5, Township 2 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the northeast corner of the NW ¼ (N ¼ corner) of said Section 5, from which a Brass Cap monument marking the northwest corner of said Section 5 bears N 89°57'43" W a distance of 2663.79 feet;

Thence S 0°01'18" W along the east boundary of said NW ¼ a distance of 500.00 feet to a point marking the northeast corner of the Permanent Easement as shown in Instrument No. 2018-053318, Ada County Records, and the **POINT OF BEGINNING**;

Thence continuing along said boundary and the easterly boundary of said Permanent Easement S 0°01'18" W a distance of 1372.46 feet to a point;

Thence leaving said boundaries N 89°58'42" W a distance of 67.00 feet to a point;

Thence N 0°01'18" E a distance of 143.60 feet to a point;

Thence N 89°58'42" W a distance of 8.00 feet to a point;

Thence N 0°01'18" E a distance of 80.81 feet to a point;

Thence S 89°58'42" E a distance of 3.00 feet to a point;

Thence N 0°01'18" E a distance of 98.71 feet to a point;

Thence N 5°28'36" E a distance of 168.32 feet to a point on a curve;

Thence a distance of 135.80 feet along the arc of a 1038.50 foot radius non-tangent curve right, said curve having a central angle of 7°29'32" and a long chord bearing N 3°51'38" E a distance of 135.70 feet to a point of reverse curvature;

Thence a distance of 45.22 feet along the arc of a 961.50 foot radius curve left, said curve having a central angle of 2°41'41" and a long chord bearing N 6°15'34" E a distance of 45.22 feet to a point on the westerly boundary of said Permanent Easement;

Thence N 0°01'18" W a distance of 701.44 feet to a point;

Thence S 89°58'22" E a distance of 42.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 72,131 square feet (1.66 acres) more or less and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
December 1, 2021

