



Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

R-8 Zone Description

BASIS OF BEARINGS is S. 89°21'10" E., between a found aluminum cap marking the C1/4 corner of Section 27 and a found aluminum cap marking the E1/4 of Section 27, T. 4 N., R. 1 W., B.M.

A parcel of land located in the SE1/4 of Section 27, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at and aluminum cap marking the E1/4 corner of Section 27;

Thence N. 89°21'10" W., coincident with the north line of said SE1/4, the south boundary of Bainbridge Subdivision No. 10, as shown in Book 118 of Plats, Pages 18069-18071, the south boundary of Bainbridge Subdivision No. 9, as shown in Book 116 of Plats, Pages 17641-17645 and the south boundary of Bainbridge Subdivision No. 8, as shown in Book 115 of Plats, Pages 17189-17193, Ada County Records, 1789.66 feet to the **POINT OF BEGINNING**;

Thence leaving said north line, S. 0°21'17" W., 320.15 feet to the beginning of a curve to the right;

Thence 10.19 feet along the arc of said curve, having a radius of 13.00 feet, through a central angle of 44°55'36", subtended by a chord bearing S. 22°49'05" W., 9.93 feet to the beginning of a reverse curve to the left;

Thence 98.83 feet along the arc of said curve, having a radius of 55.00 feet, through a central angle of 102°57'08", subtended by a chord bearing S. 6°11'40" E., 86.06 feet;

Thence non-tangent to said curve, S. 13°59'17" W., 114.69 feet to the beginning of a non-tangent curve to the left;

Thence 96.74 feet along the arc of said curve, having a radius of 55.00 feet, through a central angle of 100°46'28", subtended by a chord bearing S. 37°48'10" W., 84.74 feet;

Thence non-tangent to said curve, S. 77°24'56" W., 87.65 feet;

Thence S. 32°30'06" E., 65.02 feet;

Thence S. 12°35'04" E., 294.87 feet;

Thence S. 29°30'15" E., 633.75 feet to the south line of Parcel A, as shown on Record of Survey No. 12520, Ada County Records;

Thence N. 89°14'29" W., coincident with said south line, 192.23 feet to the easterly boundary of Vicenza Subdivision as shown in Book 108 of Plats, Pages 15026-15028, Ada County Records and the beginning of a non-tangent curve to the right;

Thence 109.90 feet along the arc of said curve, having a radius of 555.00 feet, through a central angle of 11°20'44", subtended by a chord bearing N. 33°22'04" E., 109.72 feet to the northeasterly corner of said Vicenza Subdivision;

Thence N. $47^{\circ}48'16''$ W., coincident with the northerly boundary of said Vicenza Subdivision, 18.03 feet to the easterly right of way of N. San Vito Way and the beginning of a non-tangent curve to the left;

Thence leaving said northerly boundary and coincident with said right of way, 39.16 feet along the arc of said curve, having a radius of 573.00 feet, through a central angle of $3^{\circ}54'55''$, subtended by a chord bearing S. $37^{\circ}10'56''$ W., 39.15 feet to the centerline extended of W. Gondola Dr;

Thence N. $54^{\circ}37'59''$ W., coincident with said centerline of W. Gondola Dr and the extension thereof, 211.53 feet to the beginning of a curve to the left;

Thence coincident with said centerline, 149.14 feet along the arc of said curve, having a radius of 300.00 feet, through a central angle of $28^{\circ}29'04''$, subtended by a chord bearing N. $68^{\circ}52'31''$ W., 147.61 feet to the extension of the westerly boundary of Vicenza Subdivision No. 2 as shown in Book 110 of Plats, Pages 15670-15673, Ada County Records;

Thence non-tangent to said curve, N. $1^{\circ}02'41''$ E., coincident with said westerly boundary and the extension thereof, 238.56 feet;

Thence coincident with the northerly boundary of said Vincenza Subdivision No. 2 the following six (6) courses and distances:

Thence N. $88^{\circ}57'19''$ W., 296.43 feet;

Thence S. $5^{\circ}14'47''$ W., 91.17 feet;

Thence S. $18^{\circ}48'48''$ W., 107.19 feet;

Thence N. $67^{\circ}23'12''$ W., 129.19 feet;

Thence N. $25^{\circ}42'39''$ E., 6.93 feet;

Thence N. $64^{\circ}17'45''$ W., 26.00 feet to the centerline of N. Bolsena Way and the beginning of a non-tangent curve left;

Thence coincident with said centerline, 326.23 feet along the arc of said curve, having a radius of 298.00 feet, through a central angle of $62^{\circ}43'24''$, subtended by a chord bearing N. $5^{\circ}36'57''$ W., 310.18 feet to the beginning of a reverse curve to the right;

Thence coincident with said centerline, 196.92 feet along the arc of said curve, having a radius of 300.00 feet, through a central angle of $37^{\circ}36'35''$, subtended by a chord bearing N. $18^{\circ}10'20''$ W., 193.41 feet;

Thence N. $0^{\circ}37'57''$ E., coincident with said centerline, 48.23 feet to the extension of the southerly line of Vicenza Subdivision No. 3 as shown in Book 112 of Plats, Pages 16373-16375, Ada County Records;

Thence along the southerly and easterly boundaries of said Vicenza Subdivision No. 3 the following four (4) courses and distances:

Thence S. $89^{\circ}22'03''$ E., 465.11 feet;

Thence N. $67^{\circ}31'57''$ E., 137.46 feet;

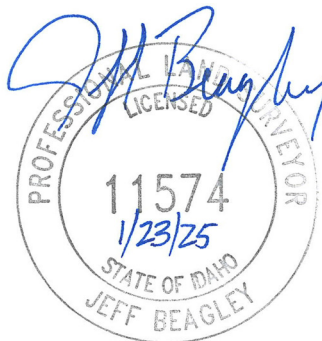
Thence N. $27^{\circ}39'20''$ E., 136.69 feet;

Thence N. $0^{\circ}39'22''$ E., 123.49 feet to the northeast corner of said Vicenza Subdivision No. 3 and the southeast corner of Vicenza Lakes Subdivision as shown in Book 115 of Plats, Pages 17340-17342, Ada County Records;

Thence continuing, N. 0°39'22" E., coincident with the east line of said Vicenza Lakes Subdivision, 305.69 feet to the north line of said SE1/4 and the south boundary of said Bainbridge Subdivision No. 8;

Thence S. 89°21'10" E., coincident with said north line and said south boundary, 133.82 feet to the **POINT OF BEGINNING**.

Said parcel contains 11.186 acres, more or less.





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2030 S. Washington Ave., Emmett, ID 83617

R-15 Zone Description

BASIS OF BEARINGS is S. $89^{\circ}21'10''$ E., between a found aluminum cap marking the C1/4 corner of Section 27 and a found aluminum cap marking the E1/4 of Section 27, T. 4 N., R. 1 W., B.M.

A parcel of land located in the SE1/4 of Section 27, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at and aluminum cap marking the E1/4 corner of Section 27;

Thence N. $89^{\circ}21'10''$ W., coincident with the north line of said SE1/4, a distance of 377.23 feet to the **POINT OF BEGINNING**;

Thence leaving said north line, S. $0^{\circ}21'17''$ W., 53.05 feet to the beginning of a curve to the right;

Thence 102.49 feet along the arc of said curve, having a radius of 420.50 feet, through a central angle of $13^{\circ}57'56''$, subtended by a chord bearing S. $7^{\circ}20'15''$ W., 102.24 feet;

Thence S. $40^{\circ}19'35''$ E., 84.10 feet to the beginning of a non-tangent curve to the right;

Thence 154.94 feet along the arc of said curve, having a radius of 180.00 feet, through a central angle of $49^{\circ}19'08''$, subtended by a chord bearing S. $25^{\circ}00'51''$ W., 150.20 feet;

Thence S. $0^{\circ}21'17''$ W., 84.49 feet to the beginning of a curve to the right;

Thence 282.74 feet along the arc of said curve, having a radius of 180.00 feet, through a central angle of $90^{\circ}00'00''$, subtended by a chord bearing S. $45^{\circ}21'17''$ W., 254.56 feet;

Thence N. $89^{\circ}38'43''$ W., 76.50 feet to the beginning of a curve to the left;

Thence 471.24 feet along the arc of said curve, having a radius of 300.00 feet, through a central angle of $90^{\circ}00'00''$, subtended by a chord bearing S. $45^{\circ}21'17''$ W., 424.26 feet;

Thence S. $0^{\circ}21'17''$ W., 246.12 feet to the beginning of a curve to the right;

Thence 188.94 feet along the arc of said curve, having a radius of 180.00 feet, through a central angle of $60^{\circ}08'28''$, subtended by a chord bearing S. $30^{\circ}25'31''$ W., 180.38 feet;

Thence S. $60^{\circ}29'45''$ W., 285.55 feet to the beginning of a curve to the right;

Thence 92.58 feet along the arc of said curve, having a radius of 350.00 feet, through a central angle of $15^{\circ}09'19''$, subtended by a chord bearing S. $68^{\circ}04'25''$ W., 92.31 feet to the south line of Parcel A, as shown on Record of Survey No. 12520, Ada County Records;

Thence N. $89^{\circ}14'29''$ W., coincident with said south line, 153.33 feet;

Thence leaving said south line, N. $29^{\circ}30'15''$ W., 633.75 feet;

Thence N. $12^{\circ}35'04''$ W., 294.87 feet;

Thence N. $32^{\circ}30'06''$ W., 65.02 feet;

Thence N. $77^{\circ}24'56''$ E., 87.65 feet to the beginning of a non-tangent curve to the right;

Thence 96.74 feet along the arc of said curve, having a radius of 55.00 feet, through a central angle of $100^{\circ}46'28''$, subtended by a chord bearing N. $37^{\circ}48'10''$ E., 84.74 feet;

Thence non-tangent to said curve, N. $13^{\circ}59'17''$ E., 114.69 feet to the beginning of a non-tangent curve to the right;

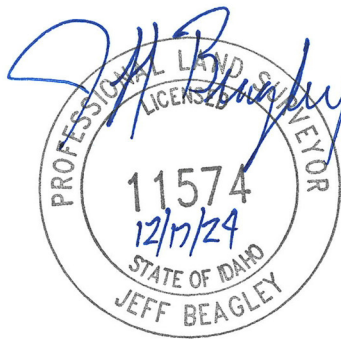
Thence 98.83 feet along the arc of said curve, having a radius of 55.00 feet, through a central angle of $102^{\circ}57'08''$, subtended by a chord bearing N. $6^{\circ}11'40''$ W., 86.06 feet to the beginning of a reverse curve to the left;

Thence 10.19 feet along the arc of said curve, having a radius of 13.00 feet, through a central angle of $44^{\circ}55'36''$, subtended by a chord bearing N. $22^{\circ}49'05''$ E., 9.93 feet;

Thence N. $0^{\circ}21'17''$ E., 320.15 feet to the north line of said SE1/4 and the south boundary of Bainbridge Subdivision No. 8, as shown in Book 115 of Plats, Pages 17189-17193, Ada County Records;

Thence S. $89^{\circ}21'10''$ E., coincident with said north line and said south boundary and the south boundary of Bainbridge Subdivision No. 9, as shown in Book 116 of Plats, Pages 17641-17645 and the south boundary of Bainbridge Subdivision No. 10, as shown in Book 118 of Plats, Pages 18069-18071, a distance of 1412.43 feet to the **POINT OF BEGINNING**.

Said parcel contains 35.822 acres, more or less.





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C-G Zone Description

BASIS OF BEARINGS is S. $89^{\circ}21'10''$ E., between a found aluminum cap marking the C1/4 corner of Section 27 and a found aluminum cap marking the E1/4 of Section 27, T. 4 N., R. 1 W., B.M.

A parcel of land located in the SE1/4 of Section 27, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at and aluminum cap marking the E1/4 corner of Section 27;

Thence S. $0^{\circ}21'17''$ W., coincident with the east line of said SE1/4 and the centerline of N. Ten Mile Road, 172.88 feet to the **POINT OF BEGINNING**;

Thence continuing, S. $0^{\circ}21'17''$ W., coincident with said east line and said centerline, 1333.59 feet to the extension of the southerly line of Parcel A, as shown on Record of Survey No. 12520, Ada County Records;

Thence leaving said east line and said centerline, N. $89^{\circ}14'29''$ W., coincident with said extension of and said southerly line of Parcel A, 668.74 feet;

Thence N. $1^{\circ}01'05''$ E., coincident with said southerly line of Parcel A, 112.39 feet;

Thence N. $88^{\circ}57'44''$ W., coincident with said southerly line of Parcel A, 435.26 feet;

Thence S. $60^{\circ}29'45''$ W., coincident with said southerly line of Parcel A, 31.00 feet to the centerline of N. Vincenza Way and the beginning of a non-tangent curve to the right;

Thence 105.43 feet along the arc of said curve, having a radius of 276.00 feet, through a central angle of $21^{\circ}53'13''$, subtended by a chord bearing S. $18^{\circ}33'38''$ E., 104.79 feet to the extension of the southerly line of said Parcel A;

Thence non-tangent to said curve, N. $89^{\circ}14'29''$ W., coincident with the extension of and the southerly line of said Parcel A, 281.88 feet to the beginning of a non-tangent curve to the left;

Thence leaving said southerly line, 92.57 feet along the arc of said curve, having a radius of 350.00 feet, through a central angle of $15^{\circ}09'13''$, subtended by a chord bearing N. $68^{\circ}04'21''$ E., 92.30 feet;

Thence N. $60^{\circ}29'45''$ E., 285.55 feet to the beginning of a curve to the left;

Thence 188.94 feet along the arc of said curve, having a radius of 180.00 feet, through a central angle of $60^{\circ}08'28''$, subtended by a chord bearing N. $30^{\circ}25'31''$ E., 180.38 feet;

Thence N. $0^{\circ}21'17''$ E., 246.12 feet to the beginning of a curve to the right;

Thence 471.24 feet along the arc of said curve, having a radius of 300.00 feet, through a central angle of $90^{\circ}00'00''$, subtended by a chord bearing N. $45^{\circ}21'17''$ E., 424.26 feet;

Thence S. $89^{\circ}38'43''$ E., 76.50 feet to the beginning of a curve to the left;

Thence 282.74 feet along the arc of said curve, having a radius of 180.00 feet, through a central angle of 90°00'00", subtended by a chord bearing N. 45°21'17" E., 254.56 feet;

Thence N. 0°21'17" E., 84.49 feet to the beginning of a curve to the right;

Thence 282.74 feet along the arc of said curve, having a radius of 180.00 feet, through a central angle of 90°00'00", subtended by a chord bearing N. 45°21'17" E., 254.56 feet;

Thence S. 89°38'43" E., 217.50 feet to the **POINT OF BEGINNING**.

Said parcel contains 22.90 acres, more or less.

