

EXHIBIT A

Rezone Legal Descriptions



9233 WEST STATE STREET | BOISE, ID 83714 | 208.639.6939 | FAX 208.639.6930

October 21, 2020
Project No. 19-105

**Exhibit A
Legal Description for
Rezone to C-G (North)
TM Center Subdivision**

A parcel of land situated in a portion of the Northeast 1/4 of the Northwest 1/4 and a portion of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 3 North, Range 1 West, B.M., City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found brass cap marking the Northwest corner of said Section 14, thence following the northerly line of the Northwest 1/4 of said Section 14, S89°09'27"E a distance of 1,577.99 feet to the **POINT OF BEGINNING**.

Thence S89°09'27"E a distance of 1,080.00 feet to a found aluminum cap marking the North 1/4 corner of said Section 14;

Thence leaving said northerly line and following the northerly line of the Northeast 1/4 of said Section 14, S89°13'12"E a distance of 786.90 feet to a point;

Thence leaving said northerly line, S00°34'27"W a distance of 234.00 feet to a point;

Thence S76°26'39"E a distance of 556.22 feet to a point on the easterly line of said Northwest 1/4 of the Northeast 1/4 of Section 14;

Thence following said easterly line, S00°34'20"W a distance of 459.40 feet to a point on the centerline of Ten Mile Drain;

Thence leaving said easterly line and following the centerline of Ten Mile Drain, S75°31'34"W a distance of 180.64 feet to a point;

Thence 96.67 feet along the arc of a circular curve to the right, said curve having a radius of 286.50 feet, a delta angle of 19°20'00", a chord bearing of S85°11'34"W and a chord distance of 96.22 feet to a point;

Thence N85°08'26"W a distance of 1,677.56 feet to a point;

Thence S89°28'20"W a distance of 455.90 feet to a point on the easterly boundary of TM Creek Subdivision No.4 (Book 117 of Plats, Pages 17944-17947, records of Ada County, Idaho);

Thence leaving said centerline and following the easterly boundary of said TM Creek Subdivision No.4, N00°34'31"E a distance of 765.77 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 40.984 acres, more or less.

Attached hereto is Exhibit B and by this reference is hereby made a part of.



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February 16, 2021
Project No. 19-105

Exhibit A
Legal Description for
Rezone to R-40
TM Center Subdivision

A parcel of land situated in a portion of the East 1/2 of the Northwest 1/4 and a portion of the West 1/2 of the Northeast 1/4 of Section 14, Township 3 North, Range 1 West, B.M., City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found brass cap marking the Northwest corner of said Section 14, thence following the northerly line of the Northwest 1/4 of said Section 14, S89°09'27"E a distance of 2,657.99 feet to a found aluminum cap marking the North 1/4 corner of said Section 14;
Thence leaving said northerly line and following the easterly line of the Northwest 1/4 of said Section 14, S00°35'31"W a distance of 797.76 feet to a point on the centerline of Ten Mile Drain;
Thence leaving said easterly line and following said centerline, S85°08'26"E a distance of 81.87 feet to the **POINT OF BEGINNING**.

Thence following said centerline, S85°08'26"E a distance of 246.53 feet;
Thence leaving said centerline, S04°52'53"W a distance of 63.54 feet;
Thence 194.95 feet along the arc of a circular curve to the right, said curve having a radius of 461.00 feet, a delta angle of 24°13'44", a chord bearing of S16°59'46"W and a chord distance of 193.50 feet;
Thence S29°06'38"W a distance of 390.52 feet;
Thence 416.98 feet along the arc of a circular curve to the left, said curve having a radius of 1,000.00 feet, a delta angle of 23°53'28", a chord bearing of N77°14'03"W and a chord distance of 413.96 feet to the southerly line of said East 1/2 of the Northwest 1/4;
Thence following said southerly line, S89°10'36"E a distance of 232.35 feet;
Thence leaving said southerly line, N0°49'30"E a distance of 99.70 feet;
Thence 469.81 feet along the arc of a circular curve to the right, said curve having a radius of 600.00 feet, a delta angle of 44°51'49", a chord bearing of N22°38'33"E and a chord distance of 457.90 feet to the **POINT OF BEGINNING**.

The above-described rezone parcel description contains a total of 3.895 acres, more or less.

Attached hereto is Exhibit B and by this reference is hereby made a part of.



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February 16, 2021
Project No. 19-105

Exhibit A
Legal Description for
Rezone to C-G (South)
TM Center Subdivision

A parcel of land situated in a portion of the South 1/2 of the Northwest 1/4 and a portion of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 3 North, Range 1 West, B.M., City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found aluminum cap marking the center of said Section 14, which bears S89°11'30"E a distance of 2,656.47 feet from a found aluminum cap marking the West 1/4 corner of said Section 14; Thence following the southerly line of said South 1/2 of the Northwest 1/4, N89°11'30"W a distance of 48.56 feet to **POINT OF BEGINNING 1.**

Thence following said southerly line, N89°11'30"W a distance of 50.18 feet;
Thence leaving said southerly line, N0°48'30"E a distance of 172.47 feet;
Thence 131.03 feet along the arc of a circular curve to the left, said curve having a radius of 200.00 feet, a delta angle of 37°32'15", a chord bearing of N17°57'36"W and a chord distance of 128.70 feet;
Thence N36°43'42"W a distance of 53.27 feet;
Thence 57.88 feet along the arc of a circular curve to the left, said curve having a radius of 300.00 feet, a delta angle of 11°03'15", a chord bearing of N47°44'41"E and a chord distance of 57.79 feet;
Thence 141.85 feet along the arc of a compound curve to the left, said curve having a radius of 500.00 feet, a delta angle of 16°15'16", a chord bearing of N34°05'26"E and a chord distance of 141.37 feet to a point hereinafter referred to as POINT "A";
Thence S00°18'58"W a distance of 494.23 feet to **POINT OF BEGINNING 1.**

The above-described rezone parcel description contains a total of 0.654 acres, more or less.

TOGETHER WITH

Commencing at a point previously referred to as POINT "A", Thence N00°18'58"E a distance of 262.00 feet;
Thence 271.76 feet along the arc of a circular curve to the right, said curve having a radius of 926.00 feet, a delta angle of 16°48'54", a chord bearing of N08°43'25"E and a chord distance of 270.79 feet to **POINT OF BEGINNING 2.**

Thence 128.39 feet along the arc of a circular curve to the left, said curve having a radius of 500.00 feet, a delta angle of 14°42'45", a chord bearing of N19°19'30"W and a chord distance of 128.04 feet;
Thence 144.04 feet along the arc of a reverse curve to the right, said curve having a radius of 300.00 feet, a delta angle of 27°30'34", a chord bearing of N12°55'37"W and a chord distance of 142.66 feet;
Thence N0°49'30"E a distance of 17.95 feet;
Thence 182.49 feet along the arc of a circular curve to the right, said curve having a radius of 1,000.00 feet, a delta angle of 10°27'20", a chord bearing of S70°30'59"E and a chord distance of 182.23 feet;
Thence S29°06'38"W a distance of 44.98 feet;

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Thence 193.61 feet along the arc of a circular curve to the left, said curve having a radius of 926.00 feet, a delta angle of $11^{\circ}58'46''$, a chord bearing of $S23^{\circ}07'15''W$ and a chord distance of 193.25 feet to **POINT OF BEGINNING 2.**

The above-described rezone parcel description contains a total of 0.533 acres, more or less.

The total rezone description contains a total of 1.187 acres, more or less.

Attached hereto is Exhibit B and by this reference is hereby made a part of.

