



J-U-B FAMILY OF COMPANIES

**Exhibit "A"**  
**Pine 43 Mixed Use Subdivision**  
**Rezone Legal Description 1**  
*Project No. 10-24-066      December 19, 2024*

A tract of land situate in the southeast quarter of the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, County of Ada, State of Idaho, and being more particularly described as follows:

Commencing at the west quarter corner of said Section 8; thence from said Point of Commencement, South 89°54'57" East, coincident with the south line of the northwest quarter of said Section 8, a distance of 2,649.69 feet; thence leaving said south line of said Section 8, North 00°30'11" East, coincident with the east line of the northwest quarter of said Section 8, a distance of 442.01 feet to the centerline of E. State Avenue; thence leaving said east line, North 89°33'55" West, coincident with said centerline, a distance of 445.03 feet to the **Point of Beginning** of this description;

thence from said **Point of Beginning**, continuing North 89°33'55" West, coincident with said centerline, a distance of 305.62 feet;

thence leaving said centerline, the following three (3) consecutive courses and distances:

1. South 00°28'02" West, a distance of 129.11 feet,
2. South 89°31'36" East, a distance of 305.69 feet, and
3. North 00°26'05" East, coincident with said easterly line, a distance of 129.31 feet to the **Point of Beginning**.


Containing an area of 0.91 acres of land, more or less.

The above-described tract of land is shown on Exhibit "B" attached hereto and made a part hereof.


End of Description.

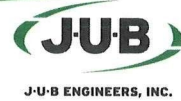
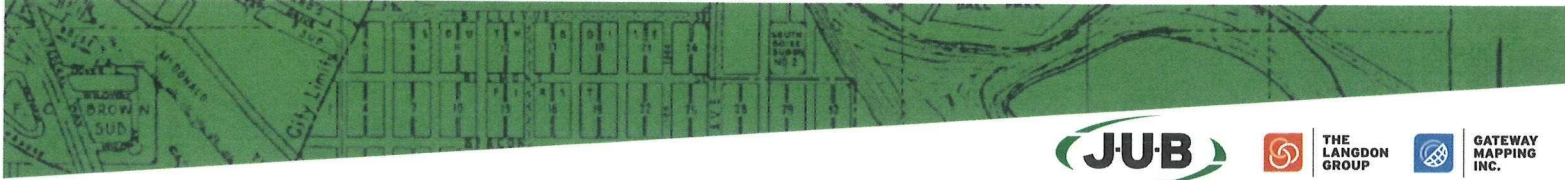
**J-U-B ENGINEERS, Inc.**

This description was prepared by me or under my supervision. If any portion of this description is modified or removed (including, but not limited to, the graphic portion shown on the attached Exhibit "B") without the written consent of Timothy Harrigan, PLS, all professional liability associated with this document is hereby declared null and void.

  
Timothy Harrigan, PLS 17665



  
Date



J-U-B FAMILY OF COMPANIES

**Exhibit "A"**  
**Pine 43 Mixed Use Subdivision**  
**Rezone Legal Description 2**  
*Project No. 10-24-066      December 19, 2024*

A tract of land situate in the southwest quarter of the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, County of Ada, State of Idaho, and being more particularly described as follows:

Commencing at the west quarter corner of said Section 8; thence from said Point of Commencement, South 89°54'57" East, coincident with the south line of the northwest quarter of said Section 8, a distance of 2,649.69 feet; thence leaving said south line of said Section 8, North 00°30'11" East, coincident with the east line of the northwest quarter of said Section 8, a distance of 442.01 feet to the centerline of E. State Avenue;

thence leaving said east line, coincident with said centerline, the following six (6) consecutive courses and distances:

1. North 89°33'55" West, a distance of 799.13 feet,
2. along the arc of a tangent curve to the right, concave northerly, having a radius of 200.00 feet, through a central angle of 10°11'16", an arc length of 35.56 feet, and a chord bearing North 84°28'17" West, a distance of 35.52 feet,
3. North 79°22'39" West, a distance of 93.29 feet,
4. North 82°22'39" West, a distance of 152.26 feet,
5. along the arc of a tangent curve to the left, concave southerly, having a radius of 1,000.00 feet, through a central angle of 11°00'20", an arc length of 192.08 feet, and a chord bearing North 87°52'49" West, a distance of 191.79 feet, and
6. along the arc of a reverse curve to the right, concave northerly, having a radius of 700.00 feet, through a central angle of 06°48'51", an arc length of 83.25 feet, and a chord bearing North 89°58'33" West, a distance of 83.20 feet to the **Point of Beginning** of this description;

thence from said **Point of Beginning**, continuing coincident with said centerline, the following six (6) consecutive courses and distances:

1. continuing along the arc of said curve to the right, concave northeasterly, having a radius of 700.00 feet, through a central angle of 23°56'38", an arc length of 292.53 feet, and a chord bearing North 74°35'48" West, a distance of 290.41 feet,
2. North 62°37'29" West, a distance of 193.95 feet,
3. along the arc of a tangent curve to the right, concave northeasterly, having a radius of 300.00 feet, through a central angle of 21°13'33", an arc length of 111.14 feet, and a chord bearing North 52°00'43" West, a distance of 110.50 feet,
4. along the arc of a reverse curve to the left, concave southwesterly, having a radius of 300.00 feet, through a central angle of 17°14'18", an arc length of 90.26 feet, and a chord bearing North 50°01'05" West, a distance of 89.92 feet,

5. North 58°38'14" West, a distance of 136.06 feet, and
6. along the arc of a tangent curve to the right, concave northeasterly, having a radius of 180.00 feet, through a central angle of 5°12'40", an arc length of 16.37 feet, and a chord bearing North 56°01'54" West, a distance of 16.37 feet;

thence leaving said centerline, the following nine (9) consecutive courses and distances:

1. South 36°34'25" West, a distance of 66.14 feet,
2. South 89°33'42" East, a distance of 66.40 feet,
3. South 58°38'14" East, a distance of 120.03 feet,
4. South 00°25'55" West, a distance of 141.17 feet,
5. South 00°26'30" West, a distance of 13.37 feet,
6. South 62°37'29" East, a distance of 303.92 feet,
7. along the arc of a tangent curve to the left, concave northeasterly, having a radius of 830.00 feet, through a central angle of 16°30'32", an arc length of 239.15 feet, and a chord bearing South 70°52'45" East, a distance of 238.32 feet,
8. South 79°24'17" East, a distance of 105.67 feet, and
9. North 04°41'34" East, a distance of 116.23 feet to a point on the southerly right-of-way line of E. State Avenue;

thence leaving said southerly line, North 03°25'52" East, a distance of 20.00 feet to the **Point of Beginning**.

Containing an area of 2.17 acres of land, more or less.

The above-described tract of land is shown on Exhibit "B" attached hereto and made a part hereof.

End of Description.

**J-U-B ENGINEERS, Inc.**

This description was prepared by me or under my supervision. If any portion of this description is modified or removed (including, but not limited to, the graphic portion shown on the attached Exhibit "B") without the written consent of Timothy Harrigan, PLS, all professional liability associated with this document is hereby declared null and void.

  
Timothy Harrigan, PLS 17665



12/19/2024  
Date