

Exhibit A

Annexation and Zoning Legal Descriptions



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

April 20, 2020
Project No.: 20-005
Legal Description

CITY OF MERIDIAN ANNEXATION

A parcel of land situated in the West 1/2 of the Southwest 1/4, Section 11, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

BEGINNING at a found brass cap marking the southwest corner of said Section 11, which bears S00°52'00"W a distance of 2,646.23 feet from a found brass cap marking the West 1/4 corner of said Section 11, thence following the westerly line of said Section 11, N00°52'00"E a distance of 1,546.96 feet;
Thence leaving said westerly section line, S88°28'33"E a distance of 48.00 feet to a found 5/8-inch rebar marking the northwest corner of a parcel described as Parcel A of Record of Survey No. 6883, (Records of Ada County, Idaho) on the southerly right-of-way line of the Union Pacific Railroad;
Thence following said southerly right-of-way line, S88°28'33"E a distance of 1,183.65 feet to a found 5/8-inch rebar marking the northeast corner of said Parcel A;
Thence leaving said southerly right-of-way line and following the easterly boundary line of said Parcel A, S00°40'38"W a distance of 1,318.22 feet to a found iron pipe;
Thence leaving said easterly boundary line, N88°37'58"W a distance of 237.14 feet to a found iron pipe;
Thence N00°41'48"E a distance of 5.00 feet to a found iron pipe;
Thence N88°37'58"W a distance of 227.97 feet to a found 5/8-inch rebar;
Thence S00°40'38"W a distance of 193.32 feet to a found 5/8-inch rebar on the northerly right-of-way line of W. Franklin Road;
Thence S00°50'24"W a distance of 30.00 feet to the southerly line of said Section 11;
Thence following said southerly section line, N89°09'36"W a distance of 771.48 feet to the **BEGINNING**.

Said parcel contains 41.284 Acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.



ENGINEERS | SURVEYORS | PLANNERS
www.kmengllp.com

C:\USERS\POULSEN\20-005\20-005 UPDATED ANNEXATION EXHIBIT.DWG, JAKE POULSEN, 4/21/2020, DWG TO PDF.PC3, 08.5X11 P [PDF]



POINT OF BEGINNING
SOUTHWEST CORNER
SECTION 11

km
ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
kmengllp.com

DATE: April 20, 2020
PROJECT: 20-005

SHEET:
1 OF 1

N. Ten Mile Road
BASIS OF BEARINGS
S00°52'00"W 2646.23'

10
11
WEST 1/4 CORNER
SECTION 11

0 125 250 500
Scale: 1" = 250'

Legend

- FOUND IRON PIPE
- ⊙ FOUND 5/8" REBAR
- ⊕ FOUND BRASS CAP
- △ CALCULATED POINT
- - - SECTION LINE
- BOUNDARY LINE
- - - ADJACENT BOUNDARY LINE

Franklin & Ten Mile
LLC

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°28'33"E	48.00
L2	N88°37'58"W	237.14
L3	N88°37'58"W	227.97
L4	S0°40'38"W	193.32
L5	S0°50'24"W	30.00

N00°41'48"E 5.00'

N.T.S.

W. Franklin Road

City of Meridian Annexation
Ada County, Idaho

A portion of the West 1/2 of the SW 1/4, Section 11, T. 3 N., R. 1 W., B. M., Ada County, Idaho

Grand JR LLC

S00°40'38"W 1318.22'

Bowers Jerry and
Kimberly Trust
9/10/2015

L3

L2

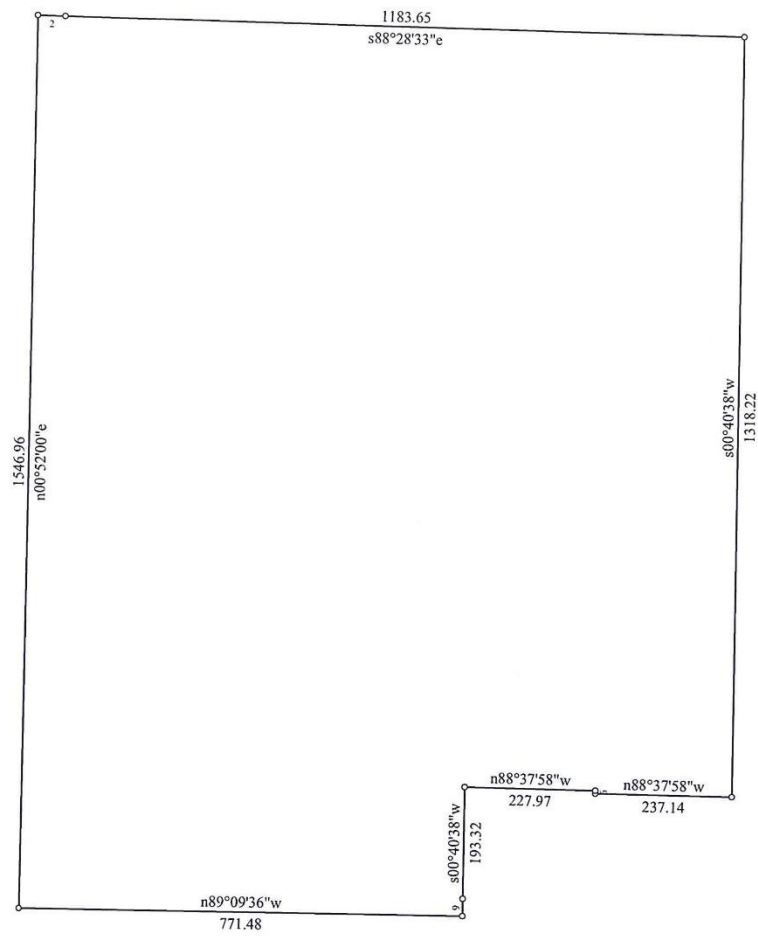
ACHD

John H.
Morton

L4

L5

L1



Title:		Date: 04-20-2020
Scale: 1 inch = 250 feet	File:	
Tract 1: 41.284 Acres: 1798338 Sq Feet: Closure = n81.2834e 0.01 Feet: Precision =1/864866: Perimeter = 5562 Feet		
001=n00.5200e 1546.96	005=n88.3758w 237.14	009=s00.5024w 30.00
002=s88.2833e 48.00	006=n00.4148e 5.00	010=n89.0936w 771.48
003=s88.2833e 1183.65	007=n88.3758w 227.97	
004=s00.4038w 1318.22	008=s00.4038w 193.32	



October 15, 2020
Project No.: 20-005

Exhibit A
Legal Description for
C-G Zone

A parcel of land situated in the West 1/2 of the Southwest 1/4 of Section 11, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

BEGINNING at a found brass cap marking the Southwest corner of said Section 11, which bears S00°52'00"W a distance of 2,646.23 feet from a found brass cap marking the West 1/4 corner of said Section 11, thence following the westerly line of said Section 11, N00°52'00"E a distance of 1,546.96 feet;
Thence leaving said westerly line, S88°28'33"E a distance of 48.00 feet to a found 5/8-inch rebar marking the Northwest corner of a parcel of land described as Parcel A of Record of Survey No. 6883, on the southerly right-of-way line of the Union Pacific Railroad;
Thence following said southerly right-of-way line, S88°28'33"E a distance of 643.44 feet;
Thence leaving said southerly right-of-way line, S00°52'00"W a distance of 306.93 feet;
Thence N89°06'49"W a distance of 19.91 feet;
Thence S76°01'35"W a distance of 203.26 feet;
Thence S00°52'00"W a distance of 497.48 feet;
Thence 397.66 feet along the arc of a circular curve to the left, said curve having a radius of 250.00 feet, a delta angle of 91°08'14", a chord bearing of S44°42'07"E and a chord distance of 357.04 feet;
Thence S89°09'12"E a distance of 505.25 feet to the easterly boundary line of said Parcel A;
Thence following said easterly boundary line, S00°40'38"W a distance of 218.18 feet to a found iron pipe;
Thence leaving said easterly boundary line, N88°37'58"W a distance of 237.14 feet to a found iron pipe;
Thence N00°41'48"E a distance of 5.00 feet to a found iron pipe;
Thence N88°37'58"W a distance of 227.97 feet to a found 5/8-inch rebar;
Thence S00°40'38"W a distance of 193.32 feet to a found 5/8-inch rebar on the northerly right-of-way line of W. Franklin Road;
Thence S00°50'24"W a distance of 30.00 feet to the southerly line of said Section 11;
Thence following said southerly line, N89°09'36"W a distance of 771.48 feet to the **POINT OF BEGINNING**.

Said parcel contains 24.011 Acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

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

All subdivisions, deeds, records of surveys, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated in.



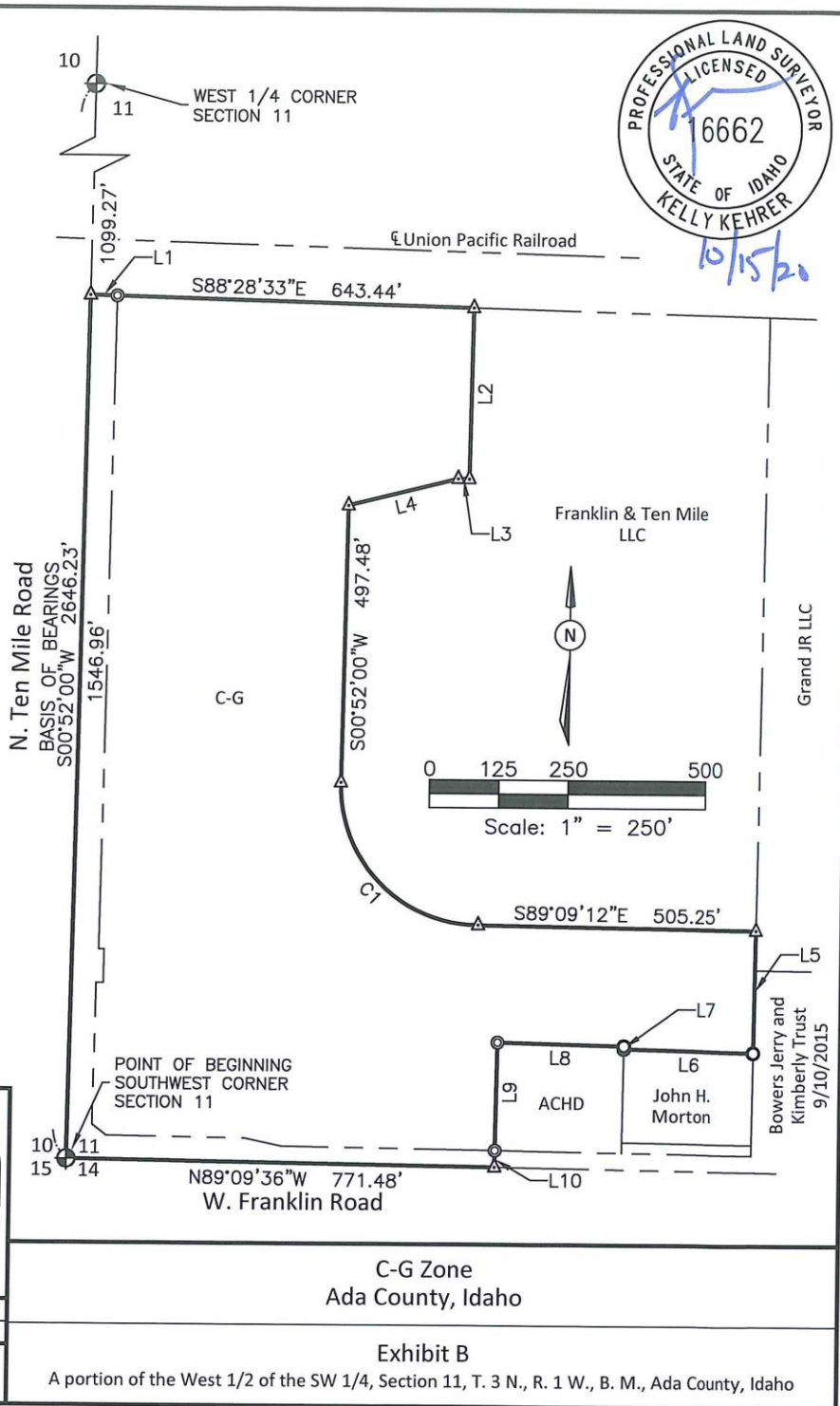
P:\20-005\CAD\SURVEY\ZONING LEGALS\20-005 ZONING & ANNEXATION EXHIBITS.DWG, JAKE POULSEN, 10/15/2020, KYOCERA TASKALFA 4550CI KX.PC3, 08.5X11 P

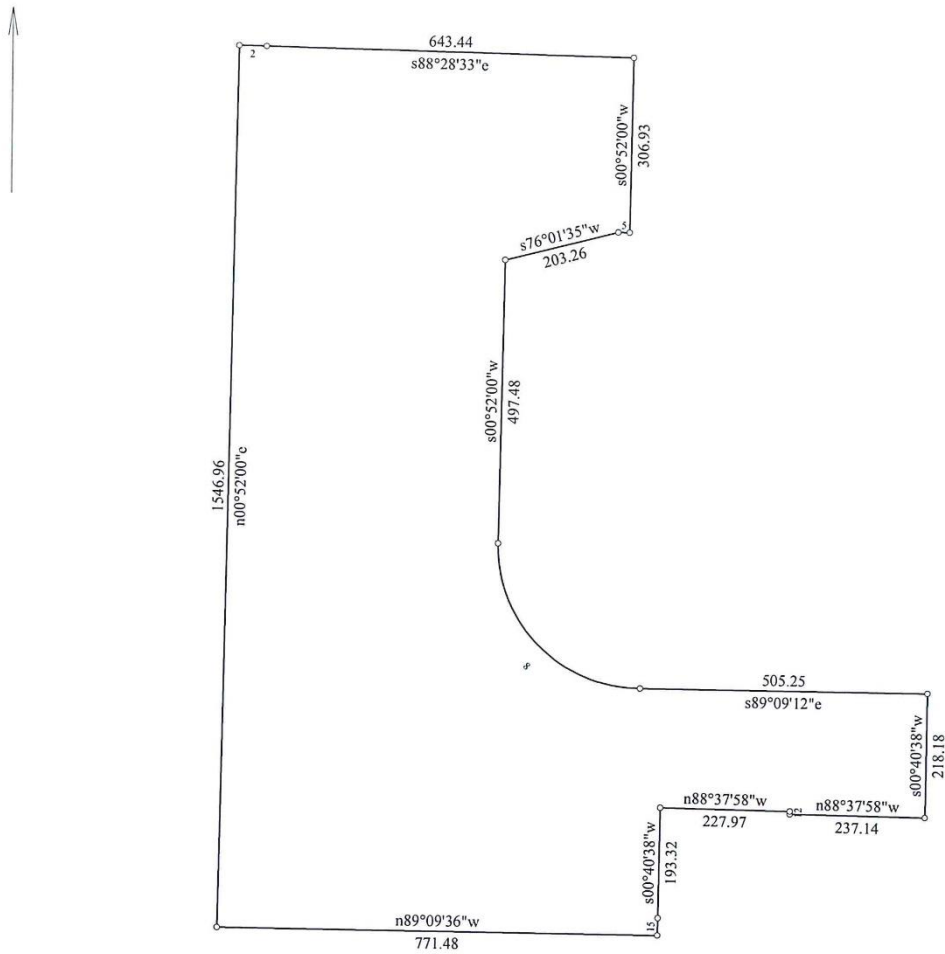


DATE: October 15, 2020

PROJECT: 20-005

SHEET:
1 OF 2





Title:		Date: 10-14-2020
Scale: 1 inch = 260 feet	File:	
Tract 1: 24.011 Acres: 1045912 Sq Feet: Closure = n33.1032w 0.01 Feet: Precision = 1/869864: Perimeter = 5852 Feet		
001=n00.5200e 1546.96	007=s00.5200w 497.48	013=n88.3758w 227.97
002=s88.2833e 48.00	008: Lt, R=250.00, Delta=91.0814 Bng=s44.4207e, Chd=357.04	014=s00.4038w 193.32
003=s88.2833e 643.44	009=s89.0912e 505.25	015=s00.5024w 30.00
004=s00.5200w 306.93	010=s00.4038w 218.18	016=n89.0936w 771.48
005=n89.0649w 19.91	011=n88.3758w 237.14	
006=s76.0135w 203.26	012=n00.4148e 5.00	



October 15, 2020
Project No.: 20-005

Exhibit A
Legal Description for
R-40 Zone

A parcel of land situated in the West 1/2 of the Southwest 1/4 of Section 11, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

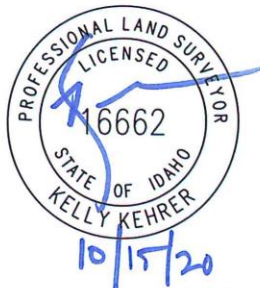
Commencing at a found brass cap marking the Southwest corner of said Section 11, which bears S00°52'00"W a distance of 2,646.23 feet from a found brass cap marking the West 1/4 corner of said Section 11, thence following the westerly line of said Section 11, N00°52'00"E a distance of 1,539.02 feet;
Thence leaving said westerly line, S89°08'00"E a distance of 691.40 feet to the northerly boundary line of a parcel of land described as Parcel A on Record of Survey No. 6883, on the southerly right-of-way line of the Union Pacific Railroad and being the **POINT OF BEGINNING**.

Thence following said southerly right-of-way line, S88°28'33"E a distance of 540.21 feet to a found 5/8-inch rebar marking the Northeast corner of said Parcel A;
Thence leaving said southerly right-of-way line and following the easterly boundary line of said Parcel A, S00°40'38"W a distance of 1,100.04 feet;
Thence leaving said easterly boundary line, N89°09'12"W a distance of 505.25 feet;
Thence 397.66 feet along the arc of a circular curve to the right, said curve having a radius of 250.00 feet, a delta angle of 91°08'14", a chord bearing of N44°42'07"W and a chord distance of 357.04 feet;
Thence N00°52'00"E a distance of 497.48 feet;
Thence N76°01'35"E a distance of 203.26 feet;
Thence S89°06'49"E a distance of 19.91 feet;
Thence N00°52'00"E a distance of 306.93 feet to the **POINT OF BEGINNING**.

Said parcel contains 17.273 Acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

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

All subdivisions, deeds, records of surveys, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated in.



P:\20-005\CAD\SURVEY\ZONING\20-005 ZONING & ANNEXATION EXHIBITS.DWG, JAKE POULSEN, 10/15/2020, KYOCERA TASKALFA 4550CI KX.PC3, 08.5X11 P

