

# EXHIBIT A



January 28, 2024  
Project No. 24-031

Exhibit A  
Legal Description for  
Rezone to R-15  
Pollard North Subdivision No. 1

A parcel of land situated in a portion of the South 1/2 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 4 North, Range 1 West, B.M., City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at an aluminum cap marking the South 1/4 corner of said Section 21 which bears S89°27'17"E a distance of 2,609.39 feet from an aluminum cap marking the Southwest corner of said Section 21, thence following the westerly line of the Southwest 1/4 of the Southeast 1/4 (easterly line of the Southeast 1/4 of the Southwest 1/4) of said Section 21, N00°32'12"E a distance of 970.80 feet to the centerline of W. Waverton Dr. and being the **POINT OF BEGINNING**.

Thence leaving said westerly line and following said centerline, N89°27'06"W a distance of 1,328.87 feet to the centerline of N. Pollard Lane;

Thence leaving said centerline of W. Waverton Dr. and following the centerline of N. Pollard Lane, N00°34'56"E a distance of 253.00 feet;

Thence leaving said centerline, S89°27'06"E a distance of 1,318.81 feet;

Thence 19.49 feet along the arc of a curve to the right, said curve having a radius of 10,021.00 feet, a delta angle of 00°06'41", a chord bearing of S89°23'46"E and a chord distance of 19.49 feet;

Thence S89°20'25"E a distance of 1,141.61 feet;

Thence 51.91 feet along the arc of a curve to the right, said curve having a radius of 31.83 feet, a delta angle of 93°08'16", a chord bearing of S42°41'57"E and a chord distance of 46.38 feet;

Thence S00°27'11"W a distance of 197.57 feet;

Thence 100.47 feet along the arc of a curve to the right, said curve having a radius of 128.50 feet, a delta angle of 44°47'58", a chord bearing of S22°51'10"W and a chord distance of 97.93 feet;

Thence S45°15'09"W a distance of 66.08 feet to said centerline of W. Waverton Dr.;

Thence following said centerline the following five (5) courses:

1. 27.30 feet along the arc of a curve to the right, said curve having a radius of 270.00 feet, a delta angle of 05°47'35", a chord bearing of N42°20'29"W and a chord distance of 27.29 feet to a 5/8-inch rebar;
2. 235.07 feet along the arc of a curve to the left, said curve having a radius of 270.00 feet, a delta angle of 49°53'02", a chord bearing of N64°23'12"W and a chord distance of 227.72 feet to a 5/8-inch rebar;
3. N89°19'43"W a distance of 781.84 feet to a 5/8-inch rebar;
4. Thence 21.48 feet along the arc of a curve to the left, said curve having a radius of 10,000.00 feet, a delta angle of 00°07'23", a chord bearing of N89°23'25"W and a chord distance of 21.48 feet to a 5/8-inch rebar;
5. N89°27'06"W a distance of 71.48 feet to the **POINT OF BEGINNING**.

Said parcel contains 14.901 acres, more or less.

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

