

# EXHIBIT A

## Legal Description Dayspring Subdivision – Overall Annexation

A parcel located in the E ½ of the W ½ and the W ½ of the E ½ of Section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin marking the northwest corner of said Section 4, from which an Aluminum Cap monument marking the northeast corner of the NW ¼ (N ¼ Corner) of said Section 4 bears S 89°19'04" E a distance of 2638.34 feet;

Thence along the northerly boundary of said NW ¼ S 89°19'04" E a distance of 1319.17 feet to an Aluminum Cap monument marking the northwest corner of the NE ¼ of said NW ¼ (W 1/16 Corner), the **POINT OF BEGINNING**;

Thence continuing S 89°19'04" E along the northerly boundary of said NE ¼ of the NW ¼ a distance of 1034.22 feet to a 5/8 inch diameter iron pin;

Thence leaving said boundary S 0°56'45" W a distance of 229.40 feet to a 5/8 inch diameter iron pin;

Thence S 31°37'51" W a distance of 39.58 feet to a 5/8 inch iron pin;

Thence S 0°57'37" W a distance of 1041.35 feet to a 5/8 inch diameter iron pin;

Thence S 88°36'04" E a distance of 833.19 feet to a ½ inch iron pin on the centerline of the Sky Pilot Drain;

Thence along said centerline S 34°09'55" E a distance of 73.80 feet to a 5/8 inch diameter iron pin marking the northeasterly corner of Tricia's Crossing Subdivision, as shown in Book 90 of Plats on Pages 10615 through 10617, records of Ada County, Idaho;

Thence along the northerly boundary of said Tricia's Crossing Subdivision N 89°25'11" W a distance of 3.11 feet to a 5/8 inch diameter iron pin marking the northwest corner of said Tricia's Crossing Subdivision;

Thence along the westerly boundary of said subdivision S 0°11'53" W a distance of 1324.13 feet to a 5/8 inch diameter iron pin marking the southwest corner of said Tricia's Crossing Subdivision;

Thence along the southerly boundary of said Tricia's Crossing Subdivision S 89°22'15" E a distance of 746.73 feet to a 5/8 inch diameter iron pin marking the northeast corner of the NW ¼ of the SE ¼ (CE 1/16 Corner) of said Section 4, also being the northwest corner of Turnberry Subdivision No. 2 as shown in Book 81 of Plats on Pages 8835 through 8836, records of Ada County, Idaho;

Thence along the easterly boundary of said NW ¼ of the SE ¼, the westerly boundary of said Turnberry Subdivision No. 2, and partially along the westerly boundary of Burlingame Subdivision No. 2 as shown in Book 120 of Plats on Pages 18766 through 18768, records of Ada County, Idaho, S 0°41'34" W a distance of 1304.19 feet to a 5/8 inch diameter iron pin;

Thence leaving said boundary N 88°22'35" W a distance of 1323.49 feet, previously having been identified as the southerly boundary of said NW ¼ of the SE ¼, to a ½ inch diameter iron pin;

Thence along the westerly boundary of said NW ¼ of the SE ¼ N 0°44'38" E a distance of 14.01 feet to a 5/8 inch diameter iron pin;

Thence leaving said boundary S 89°47'21" W a distance of 445.78 feet to a ½ inch diameter iron pin;

Thence N 0°53'47" E a distance of 1273.76 feet to a ½ inch diameter iron pin on the southerly boundary of the SE ¼ of the NW ¼ of said Section 4;

Thence along said southerly boundary of the SE ¼ of the NW ¼ N 89°22'15" W a distance of 880.06 feet to a 5/8 inch diameter iron pin marking the southwest corner of said SE ¼ of the NW ¼ (CW 1/16 Corner);

Thence along the westerly boundary of the E ½ of the NW ¼ of said Section 4 N 0°49'28" E a distance of 2701.52 feet to the **POINT OF BEGINNING**.

This parcel contains 143.09 acres more or less.

Clinton W. Hansen, PLS  
Land Solutions, PC  
February 20, 2025



**Legal Description**  
**Proposed TN-R Zone**  
**Dayspring Subdivision**

Parcels located in the NW ¼ of Section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

**PARCEL 1**

Commencing at a 5/8 inch diameter iron pin marking the northwest corner of said Section 4, from which an Aluminum Cap monument marking the northeast corner of said NW ¼ (N ¼ Corner) bears S 89°19'04" E a distance of 2638.34 feet;

Thence along the northerly boundary of said NW ¼ S 89°19'04" E a distance of 1319.17 feet to an Aluminum Cap monument marking the northwest corner of the NE ¼ of said NW ¼ (W 1/16 Corner);

Thence along the westerly boundary of the E ½ of the NW ¼ of said Section 4 S 0°49'28" W a distance of 327.10 feet to the **POINT OF BEGINNING**;

Thence leaving said westerly boundary S 89°06'13" E a distance of 265.93 feet to a point;

Thence S 0°53'47" W a distance of 115.00 feet to a point;

Thence S 89°06'13" E a distance of 292.99 feet to a point;

Thence N 0°53'47" E a distance of 115.00 feet to a point;

Thence S 89°06'13" E a distance of 318.50 feet to a point;

Thence N 0°53'47" E a distance of 330.38 feet to a point on the northerly boundary of said NW ¼;

Thence along said northerly boundary S 89°19'04" E a distance of 156.38 feet to a point;

Thence leaving said northerly boundary S 0°56'45" W a distance of 229.40 feet to a point;

Thence S 31°37'51" W a distance of 39.58 feet to a point;

Thence S 0°57'37" W a distance of 1041.35 feet to a point;

Thence N 89°28'03" W a distance of 109.80 feet to a point;

Thence N 89°06'13" W a distance of 135.00 feet to a point;

Thence N 86°02'17" W a distance of 18.70 feet to a point;

Thence N 89°06'13" W a distance of 340.50 feet to a point;

Thence N 0°53'47" E a distance of 273.50 feet to a point;

Thence N 89°06'13" W a distance of 407.37 feet to a point on the westerly boundary of the E ½ of the NW ¼ of said Section 4;



Thence along said westerly boundary N 0°49'28" E a distance of 700.00 feet to the **POINT OF BEGINNING**.

Said Parcel 1 contains 20.44 acres more or less.

## **PARCEL 2**

Commencing at a 5/8 inch diameter iron pin marking the northwest corner of said Section 4, from which an Aluminum Cap monument marking the northeast corner of said NW ¼ (N ¼ Corner) bears S 89°19'04" E a distance of 2638.34 feet;

Thence along the northerly boundary of said NW ¼ S 89°19'04" E a distance of 1319.17 feet to an Aluminum Cap monument marking the northwest corner of the NE ¼ of said NW ¼ (W 1/16 Corner);

Thence along the westerly boundary of said E ½ of the NW ¼ S 0°49'28" W a distance of 1777.47 feet to a point;

Thence leaving said boundary S 89°10'32" E a distance of 286.93 feet to the **POINT OF BEGINNING**;

Thence S 89°06'13" E a distance of 219.04 feet to a point of curvature;

Thence a distance of 196.35 feet along the arc of a 250.00 foot radius curve left, said curve having a central angle of 45°00'00" and a long chord bearing N 68°23'47" E a distance of 191.34 feet to a point of tangency;

Thence N 45°53'47" E a distance of 66.16 feet to a point;

Thence S 44°06'13" E a distance of 204.56 feet to a point of curvature;

Thence a distance of 235.62 feet along the arc of a 300.00 foot radius curve right, said curve having a central angle of 45°00'00" and a long chord bearing S 21°36'13" E a distance of 229.61 feet to a point of tangency;

Thence S 0°53'47" W a distance of 65.23 feet to a point;

Thence N 89°06'13" W a distance of 675.11 feet to a point;

Thence N 0°53'47" E a distance of 302.00 feet to the **POINT OF BEGINNING**.

Said Parcel 2 contains 4.85 acres, more or less.

Clinton W. Hansen, PLS  
Land Solutions, PC  
November 25, 2024





**Legal Description**  
**Proposed C-N Zone**  
**Dayspring Subdivision**

A parcel located in the NE ¼ of the NW ¼ of Section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin marking the northwest corner of said Section 4, from which an Aluminum Cap monument marking the northeast corner of the NW ¼ (N ¼ Corner) of said Section 4 bears S 89°19'04" E a distance of 2638.34 feet;

Thence along the northerly boundary of said NW ¼ S 89°19'04" E a distance of 1319.17 feet to an Aluminum Cap monument marking the northwest corner of the NE ¼ of said NW ¼ (W 1/16 Corner), the **POINT OF BEGINNING**;

Thence continuing S 89°19'04" E along the northerly boundary of said NE ¼ of the NW ¼ a distance of 877.83 feet to a point;

Thence leaving said boundary S 0°53'47" W a distance of 330.38 feet to a point;

Thence N 89°06'13" W a distance of 318.50 feet to a point;

Thence S 0°53'47" W a distance of 115.00 feet to a point;

Thence N 89°06'13" W a distance of 292.99 feet to a point;

Thence N 0°53'47" E a distance of 115.00 feet to a point;

Thence N 89°06'13" W a distance of 265.93 feet to a point on the westerly boundary of said NE ¼ of the NW ¼;

Thence along said boundary N 0°49'28" E a distance of 327.10 feet to the **POINT OF BEGINNING**.

This parcel contains 7.40 acres, more or less.

Clinton W. Hansen, PLS  
Land Solutions, PC  
November 25, 2024



**Legal Description**  
**Proposed R-4 Zone**  
**Dayspring Subdivision**

A parcel located in the SW ¼ of the NE ¼ and the NW ¼ of the SE ¼ of Section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin marking the northwest corner of the NW ¼ of the SE ¼ (Center ¼ Corner) of said Section 4, from which a 5/8 inch diameter iron pin marking the southwest corner of the NW ¼ (W ¼ Corner) of said Section 4 bears N 89°22'15" W a distance of 2644.78 feet;

Thence along the northerly boundary of said NW ¼ of the SE ¼ S 89°22'15" E a distance of 380.90 feet to the **POINT OF BEGINNING**;

Thence leaving said northerly boundary N 0°53'47" E a distance of 183.26 feet to a point;

Thence N 89°06'13" W a distance of 113.39 feet to a point;

Thence N 0°53'47" E a distance of 787.00 feet to a point;

Thence S 89°06'13" E a distance of 148.50 feet to a point;

Thence N 0°53'47" E a distance of 4.00 feet to a point of curvature;

Thence a distance of 84.82 feet along the arc of a 100.00 foot radius curve right, said curve having a central angle of 48°35'59" and a long chord bearing N 25°11'46" E a distance of 82.30 feet to a point of tangency;

Thence N 49°29'45" E a distance of 53.48 feet to a point;

Thence S 40°30'15" E a distance of 110.76 feet to a point on the westerly boundary of Tricia's Crossing Subdivision as shown in Book 90 of Plats on Pages 10615 through 10617, records of Ada County, Idaho;

Thence along said westerly boundary S 0°11'53" W a distance of 1000.73 feet to a point marking the southwest corner of said Tricia's Crossing Subdivision;

Thence along the southerly boundary of said Tricia's Crossing Subdivision S 89°22'15" E a distance of 746.73 feet to a point marking the northeast corner of said NW ¼ of said SE ¼ (CE 1/16 Corner), said point also being the northwesterly corner of Turnberry Subdivision No. 2 as shown in Book 81 of Plats on Pages 8835 through 8836, records of Ada County, Idaho;

Thence along the easterly boundary of said NW ¼ of the SE ¼, the westerly boundary of said Turnberry Subdivision No. 2, and partially along the westerly boundary of Burlingame Subdivision No. 2 as shown in Book 120 of Plats on Pages 18766 through 18768, records of Ada County, Idaho, S 0°41'34" W a distance of 1304.19 feet to a point;

Thence leaving said boundary N 88°22'35" W a distance of 600.75 feet to a point;

Thence N 0°53'47" E a distance of 337.57 feet to a point;

Thence N 89°06'13" W a distance of 276.97 feet to a point;

Thence N 44°10'32" W a distance of 470.95 feet to a point;

Thence N 45°49'28" E a distance of 552.20 feet to a point;

Thence N 0°53'47" E a distance of 231.64 feet to a point on the northerly boundary of said NW ¼ of the SE ¼;

Thence along said northerly boundary N 89°22'15" W a distance of 124.78 feet to the **POINT OF BEGINNING**.

This parcel contains 32.64 acres more or less.

Clinton W. Hansen, PLS  
Land Solutions, PC  
November 25, 2024





**Legal Description**  
**Proposed R-8 Zone**  
**Dayspring Subdivision**

A parcel located in the E ½ of the NW ¼, the SW ¼ of the NE ¼, and the NW ¼ of the SE ¼ of Section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin marking the southwest corner of the NW ¼ (W ¼ Corner) of said Section 4, from which a 5/8 inch diameter iron pin marking the northwest corner of said Section 4 bears N 0°53'34" E a distance of 2702.76 feet;

Thence along the southerly boundary of said NW ¼ S 89°22'15" E a distance of 1322.39 feet to a point marking the southwest corner of the E ½ of the NW ¼ of said Section 4 and the **POINT OF BEGINNING**;

Thence along the westerly boundary of said E ½ of the NW ¼ N 0°49'28" E a distance of 1674.42 feet to a point;

Thence leaving said westerly boundary S 89°06'13" E a distance of 407.37 feet to a point;

Thence S 0°53'47" W a distance of 273.50 feet to a point;

Thence S 89°06'13" E a distance of 340.50 feet to a point;

Thence S 86°02'17" E a distance of 18.70 feet to a point;

Thence S 89°06'13" E a distance of 135.00 feet to a point;

Thence S 89°28'03" E a distance of 109.80 feet to a point;

Thence S 88°36'04" E a distance of 833.19 feet to a point on the centerline of the Sky Pilot Drain;

Thence along said centerline S 34°09'55" E a distance of 73.80 feet to the northeasterly corner of Tricia's Crossing Subdivision, as shown in Book 90 of Plats on Pages 10615 through 10617, records of Ada County, Idaho;

Thence along the northerly boundary of said Tricia's Crossing Subdivision N 89°25'11" W a distance of 3.11 feet to the northwesterly corner of said Tricia's Crossing Subdivision;

Thence along the westerly boundary of said subdivision S 0°11'53" W a distance of 323.40 feet to a point;

Thence leaving said westerly boundary N 40°30'15" W a distance of 110.76 feet to a point;

Thence S 49°29'45" W a distance of 53.48 feet to a point of curvature;

Thence a distance of 84.82 feet along the arc of a 100.00 foot radius curve left, said curve having a central angle of 48°35'59" and a long chord bearing S 25°11'46" W a distance of 82.30 feet to a point of tangency;

Thence S 0°53'47" W a distance of 4.00 feet to a point;  
Thence N 89°06'13" W a distance of 148.50 feet to a point;  
Thence S 0°53'47" W a distance of 787.00 feet to a point;  
Thence S 89°06'13" E a distance of 113.39 feet to a point;  
Thence S 0°53'47" W a distance of 183.26 feet to a point;  
Thence S 89°22'15" E a distance of 124.78 feet to a point;  
Thence S 0°53'47" W a distance of 231.64 feet to a point;  
Thence S 45°49'28" W a distance of 552.20 feet to a point;  
Thence S 44°10'32" E a distance of 470.95 feet to a point;  
Thence S 89°06'13" E a distance of 276.97 feet to a point;  
Thence S 0°53'47" W a distance of 337.57 feet to a point;  
Thence N 88°22'35" W a distance of 722.74 feet to a point on the westerly boundary of said NW ¼ of the SE ¼ of Section 4;  
Thence along said westerly boundary N 0°44'38" E a distance of 14.01 feet to a point;  
Thence leaving said westerly boundary S 89°47'21" W a distance of 445.78 feet to a point;  
Thence N 0°53'47" E a distance of 1273.76 feet to a point on the southerly boundary of the SE ¼ of the NW ¼ of said Section 4;  
Thence along said southerly boundary N 89°22'15" W a distance of 880.06 feet to the **POINT OF BEGINNING**.

**AND EXCLUDING THEREFROM:**

A parcel located in the SE ¼ of the NW ¼, and the SW ¼ of the NE ¼ of Section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin marking the southwest corner of the NW ¼ (W ¼ Corner) of said Section 4, from which a 5/8 inch diameter iron pin marking the northwest corner of said Section 4 bears N 0°53'34" E a distance of 2702.76 feet;

Thence along the southerly boundary of said NW ¼ S 89°22'15" E a distance of 1322.39 feet to a point marking the southwest corner of the E ½ of the NW ¼ of said Section 4;

Thence leaving said southerly boundary N 25°33'29" E a distance of 684.87 feet to the **POINT OF BEGINNING**;

Thence N 0°53'47" E a distance of 302.00 feet to a point;

Thence S 89°06'13" E a distance of 219.04 feet to a point of curvature;

Thence a distance of 196.35 feet along the arc of a 250.00 foot radius curve left, said curve having a central angle of 45°00'00" and a long chord bearing N 68°23'47" E a distance of 191.34 feet to a point of tangency;

Thence N 45°53'47" E a distance of 66.16 feet to a point;

Thence S 44°06'13" E a distance of 204.56 feet to a point of curvature;

Thence a distance of 235.62 feet along the arc of a 300.00 foot radius curve right, said curve having a central angle of 45°00'00" and a long chord bearing S 21°36'13" E a distance of 229.61 feet to a point of tangency;

Thence S 0°53'47" W a distance of 65.23 feet to a point;

Thence N 89°06'13" W a distance of 675.11 feet to the **POINT OF BEGINNING** of this Exclusion Parcel.

Total area of subject parcel comprises 77.76 acres, more or less.

Clinton W. Hansen, PLS  
Land Solutions, PC  
November 25, 2024

