

# **ELS** ENGBRITSON LAND SURVEYS, PLLC.

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ELS Project No. 240506

## **Land Description**

### **EXHIBIT A**

Lot 3 of Heppers Acre Subdivision (a recorded plat on file in Book 20 of Plats at Page 1298, records of Ada County, Idaho) and a portion of the SE  $\frac{1}{4}$  of Section 12, T. 3 N., R. 1 W., B.M., Meridian, Ada County, Idaho, described as follows:

Commencing at a found brass cap monument marking the NW corner of said SW  $\frac{1}{4}$  of Section 12, thence southerly along the westerly line of said Section S  $00^{\circ}31'39''$  W a distance of 1483.12 feet to the POINT OF BEGINNING.

Thence leaving said line S  $88^{\circ}13'52''$  E a distance of 40.01 feet to a found steel pin monumenting the northwest corner of said Lot 3 on the easterly rights-of-way line of North Linder Road;

Thence leaving said rights-of-way and continuing along the northerly line of said Lot 3 S  $88^{\circ}13'52''$  E a distance of 316.87 feet to a found steel pin monumenting the northeast corner of said Lot;

Thence southerly along the east line of said Lot S  $00^{\circ}38'53''$  W a distance of 120.00 feet to a found steel pin monumenting the southeast corner of said Lot;

Thence westerly along the southerly line of said Lot N  $88^{\circ}13'52''$  W a distance of 316.62 feet to the southwest corner of said lot on the easterly rights-of-way line of said North Linder Road;

Thence leaving said lines N  $88^{\circ}13'52''$  W a distance of 40.01 feet to a point on the westerly line of said Section 12;

Thence northerly along said westerly line of Section 12 N  $00^{\circ}31'39''$  E a distance of 120.00 feet to the POINT OF BEGINNING.

The above-described tract of land contains 42,800 square feet more or less subject to all existing easements and rights-of-way.

