

# EXHIBIT A

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

2251 S. Sumac Street, Boise, Idaho 83706

Telephone (208) 859-6032 mike@elsurveys.com

28 June 2021

ELS Project No. 210603

Land Description for annexation

Contains 890,594 square feet or 20.45 acres more or less

### EXHIBIT A

The East ½ of the SE ¼ of the SE ¼ of Section 1, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, described as follows:

Commencing at a found brass cap monument marking the SE corner of said Section 1 at the center line intersection of West Cherry Lane and North Meridian Road, the POINT OF BEGINNING from which a found aluminum cap monument marking the E ¼ corner of said Section bears N 00°18'02" E a distance of 2648.32 feet;

Thence westerly along the south line of said Section and the center line of West Cherry Lane N 89°27'04" W a distance of 675.50 feet to a point from which a found brass cap monument marking the S ¼ corner of said Section bears N 89°27'04" W a distance of 1979.77 feet;

Thence leaving said lines N 00°33'34" E a distance of 1324.25 feet to a found steel pin;

Thence S 89°27'32" E a distance of 669.51 feet to a found brass cap monument marking the S 1/16<sup>th</sup> corner on the East line of said Section 1 and the center line of said North Meridian Road;

Thence southerly along said center line and Section line S 00°18'02" W a distance of 1324.35 feet to the POINT OF BEGINNING.

The above-described tract of land contains 20.45 acres more or less subject to all existing easements and rights-of-way.

SEE EXHIBIT B ATTACHED AND MADE PART OF

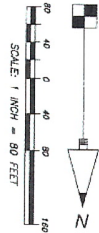


K:\ELS\Projects\2021\210603\Admin\Legals\210603 Description.doc

# EXHIBIT B

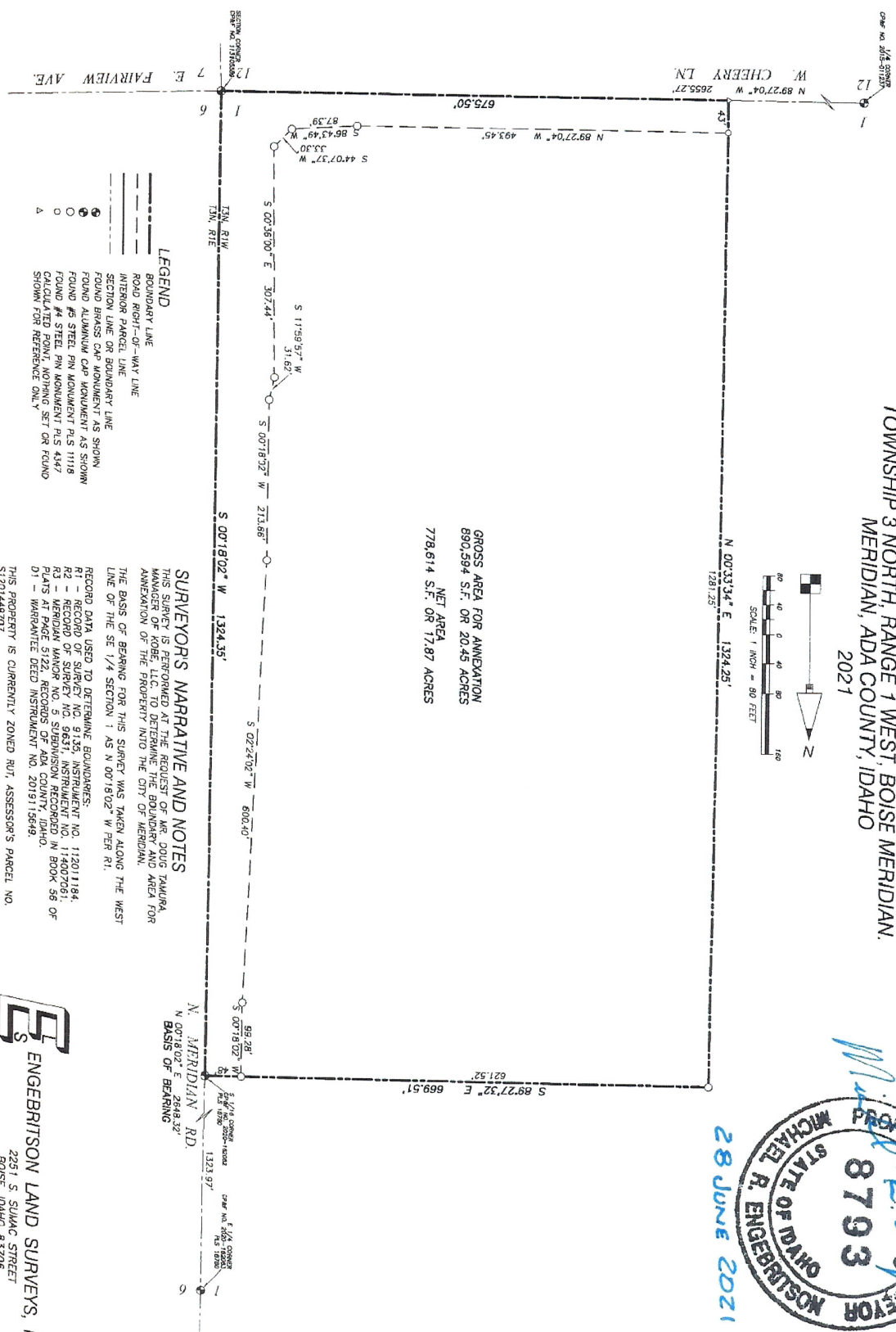
## EXHIBIT B

FOR  
**KOBE, LLC.**  
 THE EAST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 1  
 TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN,  
 MERIDIAN, ADA COUNTY, IDAHO  
 2021



N 00°33'34" E 1324.25'  
 1281.25'

GROSS AREA FOR ANNEXATION  
 890,594 S.F. OR 20.45 ACRES  
 NET AREA  
 778,614 S.F. OR 17.87 ACRES



- LEGEND**
- BOUNDARY LINE
  - ROAD RIGHT-OF-WAY LINE
  - INTERIOR PARCEL LINE
  - SECTION LINE OR BOUNDARY LINE
  - FOUND BRASS CAP MONUMENT AS SHOWN
  - FOUND ALUMINUM CAP MONUMENT AS SHOWN
  - FOUND #5 STEEL PIN MONUMENT PLUS 1118
  - FOUND #4 STEEL PIN MONUMENT PLUS 4447
  - △ CALCULATED POINT, MONUMENT SET OR FOUND SHOWN FOR REFERENCE ONLY

**SURVEYORS NARRATIVE AND NOTES**  
 THIS SURVEY IS PERFORMED AT THE REQUEST OF MR. DOUG TAKIURA, KOBEL, LLC, TO DETERMINE THE BOUNDARY AND AREA FOR ANNEXATION OF THE PROPERTY INTO THE CITY OF MERIDIAN. THE BASIS OF BEARING FOR THIS SURVEY WAS TAKEN ALONG THE WEST LINE OF THE SE 1/4 SECTION 1 AS N 00°18'02" W PER R1.

RECORD DATA USED TO DETERMINE BOUNDARIES:  
 R1 - RECORD OF SURVEY NO. 56331 INSTRUMENT NO. 112011184  
 R2 - RECORD OF SURVEY NO. 56331 INSTRUMENT NO. 112011184  
 R3 - MERIDIAN MAJOR NO. 5 SUBDIVISION RECORDED IN BOOK 56 OF PLATS AT PAGE 5122, RECORDS OF ADA COUNTY, IDAHO.  
 D1 - WARRANT DEED INSTRUMENT NO. 2019115849.  
 THIS PROPERTY IS CURRENTLY ZONED RUT, ASSESSOR'S PARCEL NO. 51201448707.  
 MONUMENTS WERE FOUND AND EXCEPTED AS SHOWN HEREON.



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