

Legal Description
Tanner Creek Subdivision – Zone R-40

A parcel being located in the SE ¼ of Section 13, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin marking the northwest corner of said NW ¼ of the SE ¼ (C ¼ Corner), from which a brass cap monument marking the northeast corner of the SE ¼ (¼ Corner) of said Section 13 bears S 89°52'43" E a distance of 2642.71 feet;

Thence S 89°52'53" E along the northerly boundary of said NW ¼ of the SE ¼ a distance of 793.81 feet to the **POINT OF BEGINNING**;

Thence continuing along said northerly boundary S 89°52'43" E a distance of 527.62 feet to a point marking the northeast corner of said NW ¼ of the SE ¼;

Thence along the easterly boundary of said NW ¼ of the SE ¼ S 0°19'27" W a distance of 1428.67 feet to a point on the centerline of Interstate 84;

Thence leaving said easterly boundary and along said centerline S 89°59'24" W a distance of 519.85 feet to a point;

Thence leaving said centerline N 0°00'04" E a distance of 700.93 feet to a point;

Thence N 89°59'36" W a distance of 112.51 feet to a point;

Thence N 0°06'20" W a distance of 104.81 feet to a point;

Thence S 89°58'17" E a distance of 112.70 feet to a point;

Thence N 0°01'45" E a distance of 624.16 feet to the **POINT OF BEGINNING**.

This parcel contains 17.458 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
October 19, 2023

