

EXHIBIT A



February 8, 2022
Project No. 20-219

Exhibit A Legal Description for Rezone to C-G Eagle View Landing

A parcel of land being Lot 16, a portion of Lot 15, Block 1, Lots 11 through 12, a portion of Lot 10, Block 2 of Rolling Hill Subdivision (Book 18 of Plats at Page 1,202, records of Ada County, Idaho) and unplatted land situated in a portion of the Northwest 1/4 of the Southeast 1/4 of Section 16, Township 3 North, Range 1 East, B.M., Ada County, Idaho being more particularly described as follows:

Commencing at an aluminum cap marking the Center 1/4 corner of said Section 16, which bears N00°05'15"W a distance of 2,653.59 feet from a brass cap marking the South 1/4 corner of said Section 16, thence following the westerly line of said Northwest 1/4 of the Southeast 1/4, S00°05'15"E a distance of 227.22 feet to a 5/8-inch rebar on the southerly right-of-way line of Interstate 84 and being the **POINT OF BEGINNING**.

Thence leaving said westerly line and following said southerly right-of-way line, S89°34'32"E a distance of 672.76 feet;

Thence leaving said southerly right-of-way line, S00°00'07"E a distance of 14.37 feet;

Thence S89°15'23"E a distance of 478.72 feet to the westerly boundary of Ironwood Subdivision No. 3 (Book 77 of Plats at Page 8,098, records of Ada County, Idaho) and the centerline of the Ridenbaugh Canal;

Thence following said westerly boundary and said centerline the following two (2) courses:

1. S12°52'54"W a distance of 489.50 feet;
2. S14°05'22"W a distance of 62.66 feet;

Thence leaving said westerly boundary and said centerline, N89°54'38"W a distance of 619.66 feet;

Thence N89°52'56"W a distance of 239.55 feet;

Thence 153.33 feet along the arc of a curve to the right, said curve having a radius of 339.50 feet, a delta angle of 25°52'36", a chord bearing of N75°27'32"W and a chord distance of 152.03 feet;

Thence N64°33'26"W a distance of 22.04 feet to the westerly line of said Northwest 1/4 of the Southeast 1/4;

Thence following said westerly line, N00°05'15"W a distance of 514.43 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 13.76 acres, more or less.

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



EXHIBIT A



February 14, 2022
Project No. 20-219A

Exhibit A Legal Description for Rezone to R-40 Eagle View Apartments

A parcel of land being Lots 13 through 14, a portion of Lot 15, Block 1, Lots 8 through 9, a portion of Lot 10, Block 2 of Rolling Hill Subdivision (Book 18 of Plats at Page 1,202, records of Ada County, Idaho), and unplatted land all situated in a portion of the Northwest 1/4 of the Southeast 1/4 of Section 16, Township 3 North, Range 1 East, B.M., Ada County, Idaho being more particularly described as follows:

Commencing at an aluminum cap marking the Center 1/4 corner of said Section 16, which bears N00°05'15"W a distance of 2,653.59 feet from a brass cap marking the South 1/4 corner of said Section 16, thence following the westerly line of said Northwest 1/4 of the Southeast 1/4, S00°05'15"E a distance of 741.65 feet to the **POINT OF BEGINNING**.

Thence leaving said westerly line, S64°33'26"E a distance of 22.04 feet;
Thence 153.33 feet along the arc of a circular curve to the left, said curve having a radius of 339.50 feet, a delta angle of 25°52'36", a chord bearing of S75°27'32"E, and a chord distance of 152.03 feet;
Thence S89°52'56"E a distance of 239.55 feet;
Thence S89°54'38"E a distance of 619.66 feet to the westerly boundary of Ironwood Subdivision No. 3 (Book 77 at Page 8,098, records of Ada County, Idaho) and the centerline of the Ridenbaugh Canal;
Thence following said westerly boundary and said centerline, S14°05'22"W a distance of 564.84 feet to a found 5/8-inch rebar on the southerly line of said Northwest 1/4 of the Southeast 1/4;
Thence leaving said westerly line and said centerline and following said southerly line, N89°14'19"W a distance of 887.95 feet to the Southwest corner of said Northwest 1/4 of the Southeast 1/4 (Center-South 1/16 corner);
Thence leaving said southerly line and following the westerly line of said Northwest 1/4 of the Southeast 1/4, N00°05'15"W a distance of 585.14 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 12.00 acres, more or less.



EXHIBIT A

