

# EXHIBIT A



## LEGAL DESCRIPTION

Page 1 OF 1

July 9, 2021  
Project No.: 120124

**EXHIBIT "A"**  
**ANNEXATION / REZONE**  
AVIATOR SPRINGS SUBDIVISION  
ACCLIMA INC.

An area of land being the Northeast one quarter of the Southeast one quarter of Section 32, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

**BEGINNING** at the East One Quarter corner of said Section 32 (from which the Southeast corner of said Section 32 bears South 00° 29' 50" West, 2633.22 feet distant);  
Thence South 00° 29' 50" West, 1316.11 feet, to the South One Sixteenth East corner of said Section 32;  
Thence North 89° 20' 14" West, 1324.23 feet, to the Southeast One Sixteenth corner of said Section 32;  
Thence North 00° 33' 03" East, 1316.33 feet, to the Center East One Sixteenth corner of said Section 32;  
Thence South 89° 19' 39" East, 1323.00 feet, to the **POINT OF BEGINNING**:

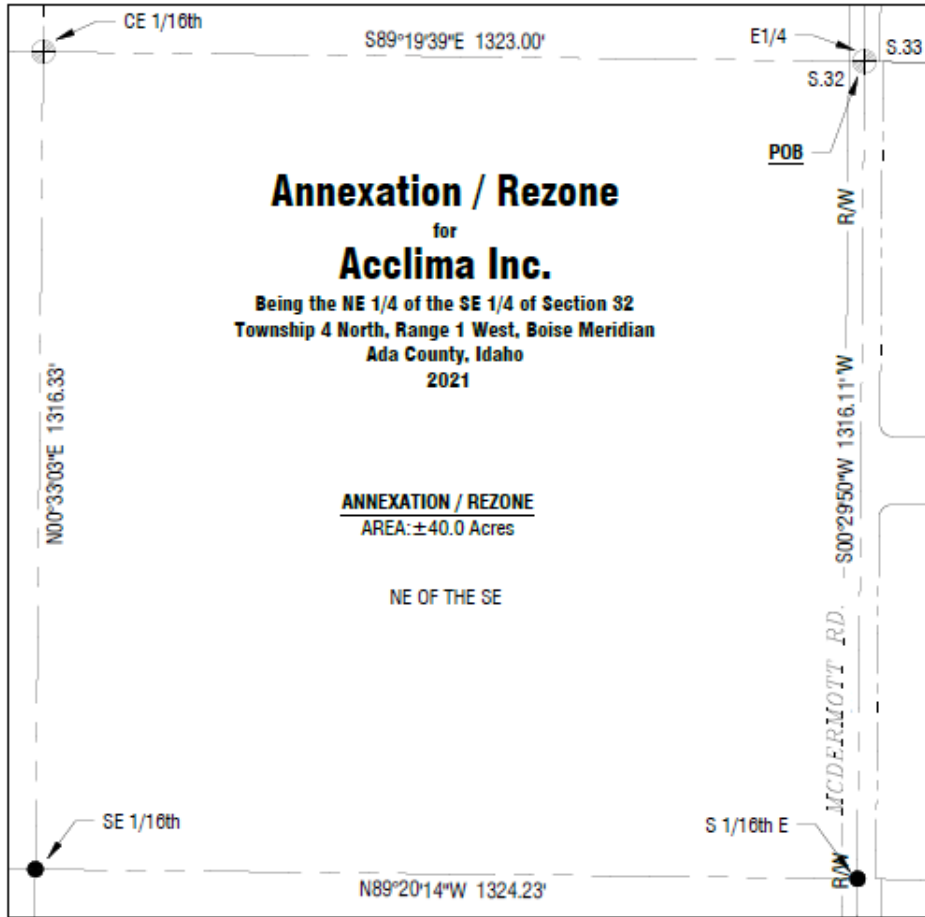
The above described area of land contains 40.0 acres, more or less.

PREPARED BY:  
**The Land Group, Inc.**  
Michael Femenia, PLS



07/09/2021

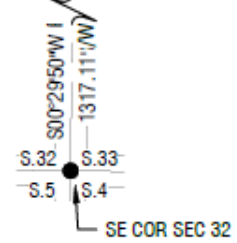
EXHIBIT A



**Annexation / Rezone**  
 for  
**Acclima Inc.**  
 Being the NE 1/4 of the SE 1/4 of Section 32  
 Township 4 North, Range 1 West, Boise Meridian  
 Ada County, Idaho  
 2021

ANNEXATION / REZONE  
 AREA: ±40.0 Acres

NE OF THE SE

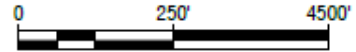


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 Last Printed By: Mike Brown  
 Date Plotted: Friday, July 9, 2021 10:05:00 AM



**Exhibit "B"**

Horizontal Scale: 1"=250'



120194  
 Date of Issuance: July 9, 2021



**Annexation / Rezone**  
**Aviator Springs Subdivision**  
**Acclima Inc.**

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# EXHIBIT A



## LEGAL DESCRIPTION

Page 1 OF 2

October 18, 2021  
Project No.: 120194

### EXHIBIT "A"

AVIATOR SRINGS SUBDIVISION  
ACCLIMA INC.  
ZONE R-8 REZONE DESCRIPTION

A parcel of land located in the Northeast Quarter of the Southeast Quarter of Section 32, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the East Quarter Corner of Section 32 of said Township 4 North, Range 1 West, (from which point the South 1/16th corner common to Section 32 and Section 33 bears South 00°29'50" West, 1316.11 feet distant);

Thence North 89°19'39" West, a distance of 262.39 feet on the east-west mid-section line of said Section 32 to a point of curve, said point being the POINT OF BEGINNING;

Thence 673.35 feet on the arc of a curve to the left, said curve having a radius of 13,000.00 feet, a central angle of 02° 58' 04", a chord bearing of South 08° 15' 59" West, and a chord length of 673.28 feet on the proposed centerline of Highway 16;

Thence South 09° 45' 00" West, a distance of 657.04 feet on the proposed centerline of Highway 16 to a point on the south line of said Northeast Quarter of the Southeast Quarter of Section 32;

Thence North 89° 20' 14" West, a distance of 865.18 feet on said south line to the southeast 1/16th corner of said Section 32;

Thence North 00° 33' 03" East, a distance of 570.42 feet on the west line of said Northeast Quarter of the Southeast Quarter of Section 32;

Thence South 89° 25' 18" East, a distance of 217.12 feet;

Thence North 00° 40' 21" East, a distance of 176.00 feet;

Thence North 89° 25' 18" West, a distance of 217.49 feet to a point on the west line of said Northeast Quarter of the Southeast Quarter of Section 32;

Thence North 00° 33' 03" East, a distance of 19.62 feet on said west line;

Thence South 89° 25' 18" East, a distance of 217.54 feet;

Thence North 00° 40' 21" East, a distance of 155.94 feet;

Thence North 89° 19' 39" West, a distance of 41.70 feet to a point of curve;

Thence 25.23 feet on the arc of a curve to the right, said curve having a radius of 67.00 feet, a central angle of 21° 34' 42", a chord bearing of North 78° 32' 18" West, and a chord length of 25.08 feet;

Thence South 22° 15' 03" West, a distance of 11.20 feet;

Thence North 89° 25' 18" West, a distance of 147.39 feet to a point on the west line of said Northeast Quarter of the Southeast Quarter of Section 32;

# EXHIBIT A

October 19, 2021

Page 2

Thence North 00° 33' 03" East, a distance of 399.96 feet on said west line to a point on the east-west mid-section line of said Section 32;

Thence South 89° 19' 39" East, a distance of 1060.61 feet on said mid-section line to the POINT OF BEGINNING.

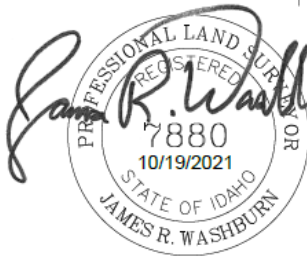
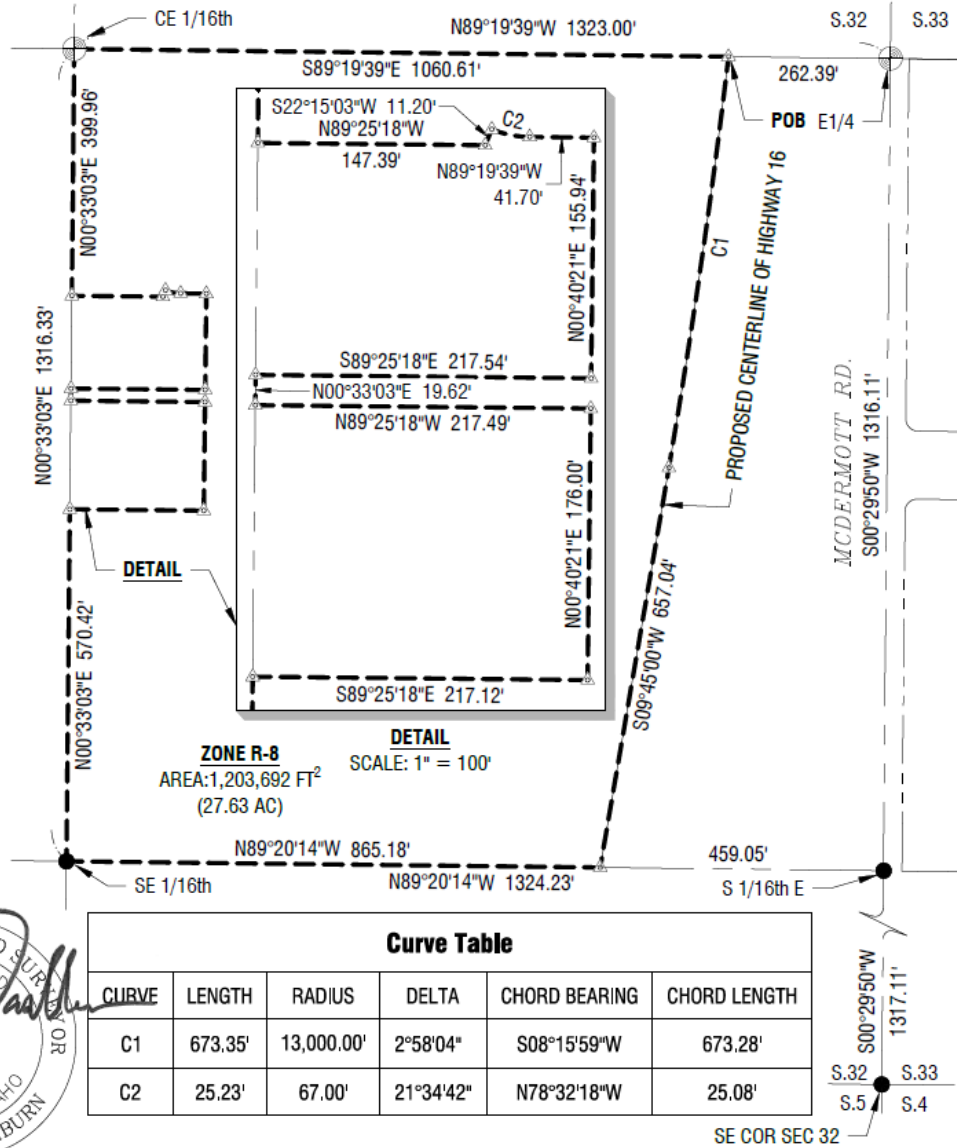
The above described contains 27.63 acres more or less.

PREPARED BY:  
**The Land Group, Inc.**

James R. Washburn



# EXHIBIT A

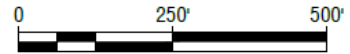


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**Exhibit "B"**

Horizontal Scale: 1"=250'



120194

Date of Issuance: 10/19/2021



**Rezone Exhibit  
Zone R-8**

**1 of 1**

# EXHIBIT A



## LEGAL DESCRIPTION

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August 20, 2021  
Project No.: 120194

### EXHIBIT "A"

AVIATOR SPRINGS SUBDIVISION  
ACCLIMA INC.  
REZONE – ZONE L-0

A parcel of land located in the Northeast Quarter of the Southeast Quarter of Section 32, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the East Quarter Corner of Section 32 of said Township 4 North, Range 1 West, (from which point the South 1/16th corner common to Section 32 and Section 33 bears South 00°29'50" West, 1316.11 feet distant);

Thence North 89°19'39" West, 1323.00 feet on the east-west mid-section line to the Center East One Sixteenth corner of said Section 32;

Thence South 00°33'03" West, a distance of 399.96 feet on the west line of the Northeast Quarter of the Southeast Quarter of Section 32 to the POINT OF BEGINNING;

Thence South 89° 25' 18" East, a distance of 147.39 feet;

Thence North 22° 15' 03" East, a distance of 11.20 feet to a point of curve;

Thence 25.23 feet on the arc of a curve to the left, said curve having a radius of 67.00 feet, a central angle of 21° 34' 42", a chord bearing of South 78° 32' 18" East, and a chord length of 25.08 feet;

Thence South 89° 19' 39" East, a distance of 41.70 feet;

Thence South 00° 40' 21" West, a distance of 155.94 feet;

Thence North 89° 25' 18" West, a distance of 217.54 feet to a point on the west line of the Northeast Quarter of the Southeast Quarter of Section 32;

Thence North 00° 33' 03" East, a distance of 150.33 feet on said west line to the POINT OF BEGINNING.

The above described parcel contains 33,162 square feet (0.76 acres) more or less.

### TOGETHER WITH

REZONE – ZONE L-0

A parcel of land located in the Northeast Quarter of the Southeast Quarter of Section 32, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the East Quarter Corner of Section 32 of said Township 4 North, Range 1 West, (from which the South 1/16th corner common to Section 32 and Section 33 bears South 00°29'50" West, 1316.11 feet distant);

# EXHIBIT A

August 20, 2021

Page 2

Thence North  $89^{\circ}19'39''$  West, 1323.00 feet on the east-west mid-section line to the Center East One Sixteenth corner of said Section 32;

Thence South  $00^{\circ}33'03''$  West, a distance of 569.91 feet on the west line of the Northeast Quarter of the Southeast Quarter of Section 32 to the POINT OF BEGINNING;

Thence South  $89^{\circ}25'18''$  East, 217.49 feet;

Thence South  $00^{\circ}40'21''$  West, a distance of 176.00 feet;

Thence North  $89^{\circ}25'18''$  West, a distance of 217.12 feet to a point on the west line of the Northeast Quarter of the Southeast Quarter of Section 32;

Thence North  $00^{\circ}33'03''$  East, 176.00 feet on said west line to the POINT OF BEGINNING.

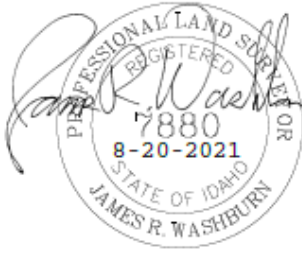
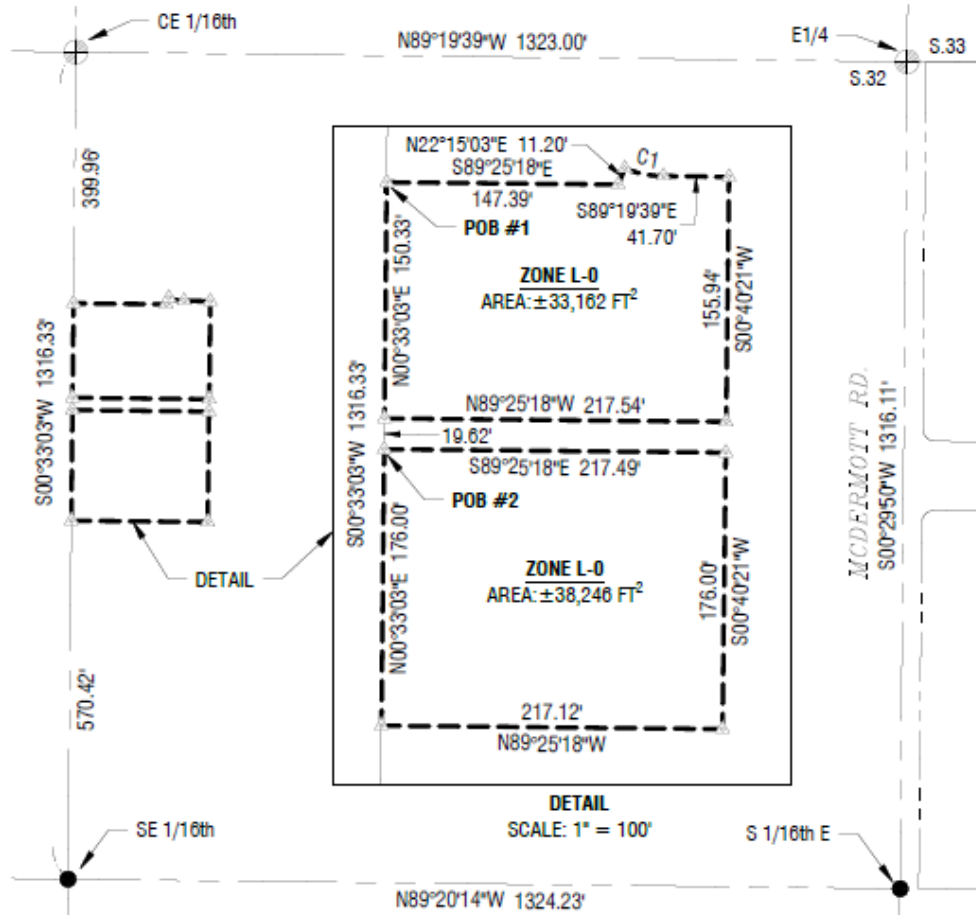
The above described contains 38,246 square feet (0.88 acres) more or less.

PREPARED BY:  
**The Land Group, Inc.**

James R. Washburn



# EXHIBIT A



Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.23'	67.00'	21°34'42"	S78°32'18"E	25.08'



**Exhibit "B"**  
Horizontal Scale: 1"=250'



120194  
Date of Issuance: 08/11/2021



## Rezone Exhibit Zone L-0



# EXHIBIT A



## LEGAL DESCRIPTION

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October 19, 2021  
Project No.: 120194

### EXHIBIT "A"

AVIATOR SPRINGS SUBDIVISION  
ACCLIMA INC.  
ZONE M-E REZONE DESCRIPTION

A parcel of land located in the Northeast Quarter of the Southeast Quarter of Section 32, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the East Quarter Corner of Section 32 of said Township 4 North, Range 1 West, (from which point the South 1/16th corner common to Section 32 and Section 33 bears South 00°29'50" West, 1316.11 feet distant), said East Quarter Corner of Section 32 being the POINT OF BEGINNING;

Thence South 00° 29' 50" West, a distance of 1316.11 feet on the east line of said Section 32 to the South 1/16th corner common to Section 32 and Section 33;

Thence North 89° 20' 14" West, a distance of 459.05 feet on the south line of the Northeast Quarter of the Southeast Quarter of Section 32;

Thence North 09° 45' 00" East, a distance of 657.04 feet to a point of curve;

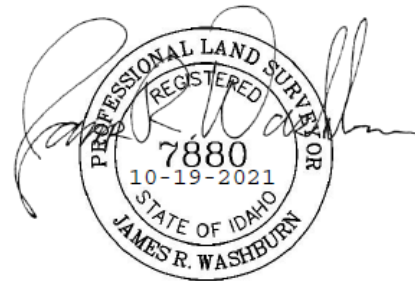
Thence 673.35 feet on the arc of a curve to the right, said curve having a radius of 13,000.00 feet, a central angle of 02° 58' 04", a chord bearing of North 08° 15' 59" East, and a chord length of 673.28 feet to a point on the east-west mid-section line of said Section 32;

Thence South 89° 19' 39" East, a distance of 262.39 feet on said mid-section line to the POINT OF BEGINNING.

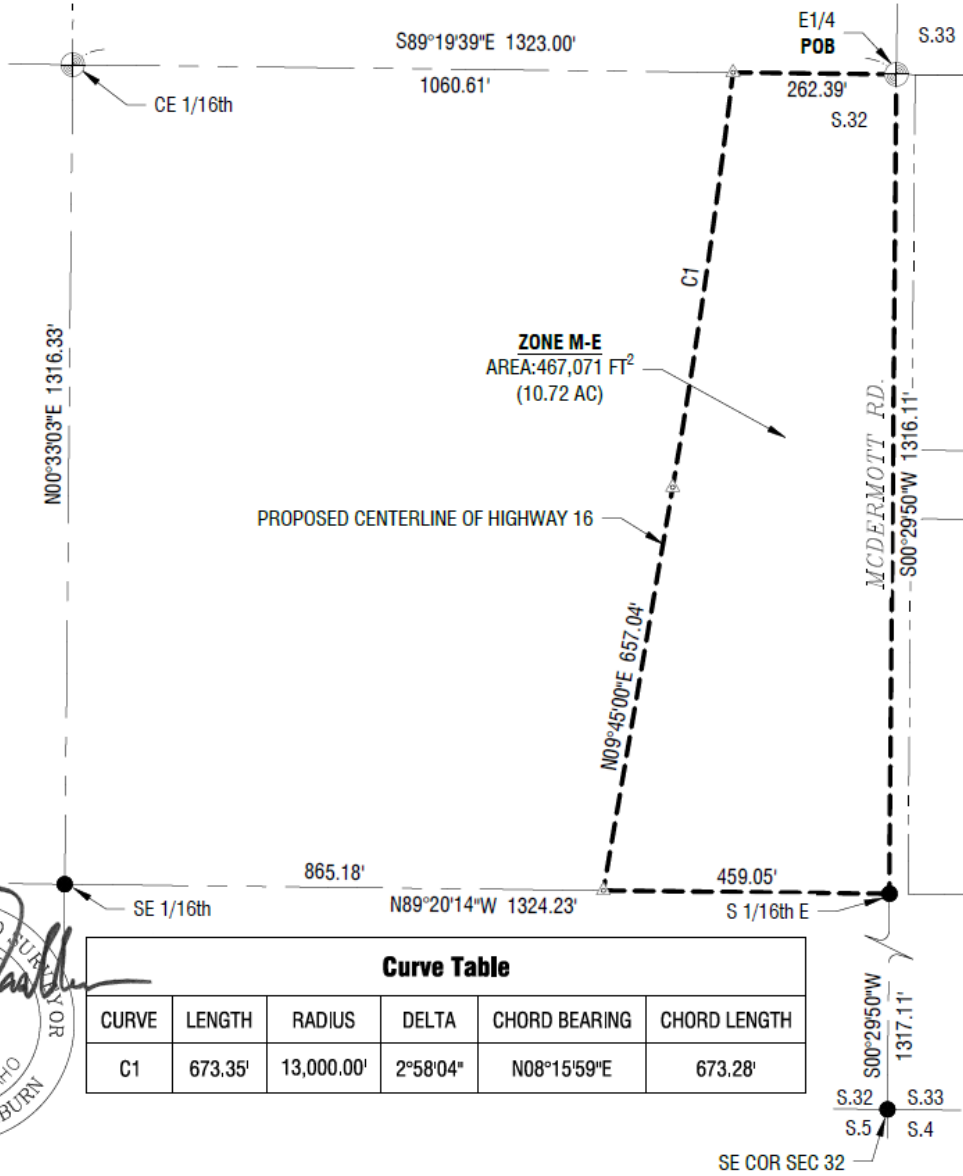
The above described parcel contains 10.72 acres more or less.

PREPARED BY:  
**The Land Group, Inc.**

James R. Washburn



# EXHIBIT A



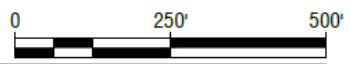
*James R. Washburn*  
 PROFESSIONAL LAND SURVEYOR  
 REGISTERED  
 7880  
 10/18/2021  
 STATE OF IDAHO  
 JAMES R. WASHBURN

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	673.35'	13,000.00'	2°58'04"	N08°15'59"E	673.28'

File Location: c:\2021\120194\survey\exhibit\211016 rezon zone m-e 120194.dwg  
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 Date Plotted: Monday, October 18, 2021 11:02:19 PM



**Exhibit "B"**  
 Horizontal Scale: 1"=250'



120194  
 Date of Issuance: 10/18/2021



**Rezone Exhibit**  
**Zone M-E**

**1 of 1**