

June 23, 2021
Project No. 18-140
Prescott Ridge Subdivision
Legal Description
Hospital DA

A parcel of land being a portion of unplatted lands situated in the Northeast 1/4 of the Northwest 1/4 of Section 28 and a portion of Lots 18 and 19, Block 1 of Peregrine Heights Subdivision (Book 68, Pages 7026-7027, records of Ada County, Idaho) which said Lots are situated in a portion of Northwest 1/4 of Section 28, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at an aluminum cap marking the Northwest corner said Section 28, which bears N89°27'17"W a distance of 2,609.40 feet from an aluminum cap marking the North 1/4 corner of said Section 28, thence following the northerly line of the Northwest 1/4 of said Section 28, S89°27'17"E a distance of 1,484.66;

Thence leaving said northerly line, S00°32'43"E a distance of 125.29 feet to a 5/8-inch rebar on the southerly right-of-way line of W. Chinden Blvd. (Hwy 20/26) and being the **POINT OF BEGINNING**.

Thence following said southerly right-of-way line the following two (2) courses:

1. N89°12'47"E a distance of 12.47 feet to an aluminum cap;
2. S89°27'17"E a distance of 1,111.87 feet to an aluminum cap on the easterly line of said Northwest 1/4 of Section 28;

Thence leaving said southerly right-of-way line and following said easterly line, S00°43'55"W a distance of 858.99 feet;

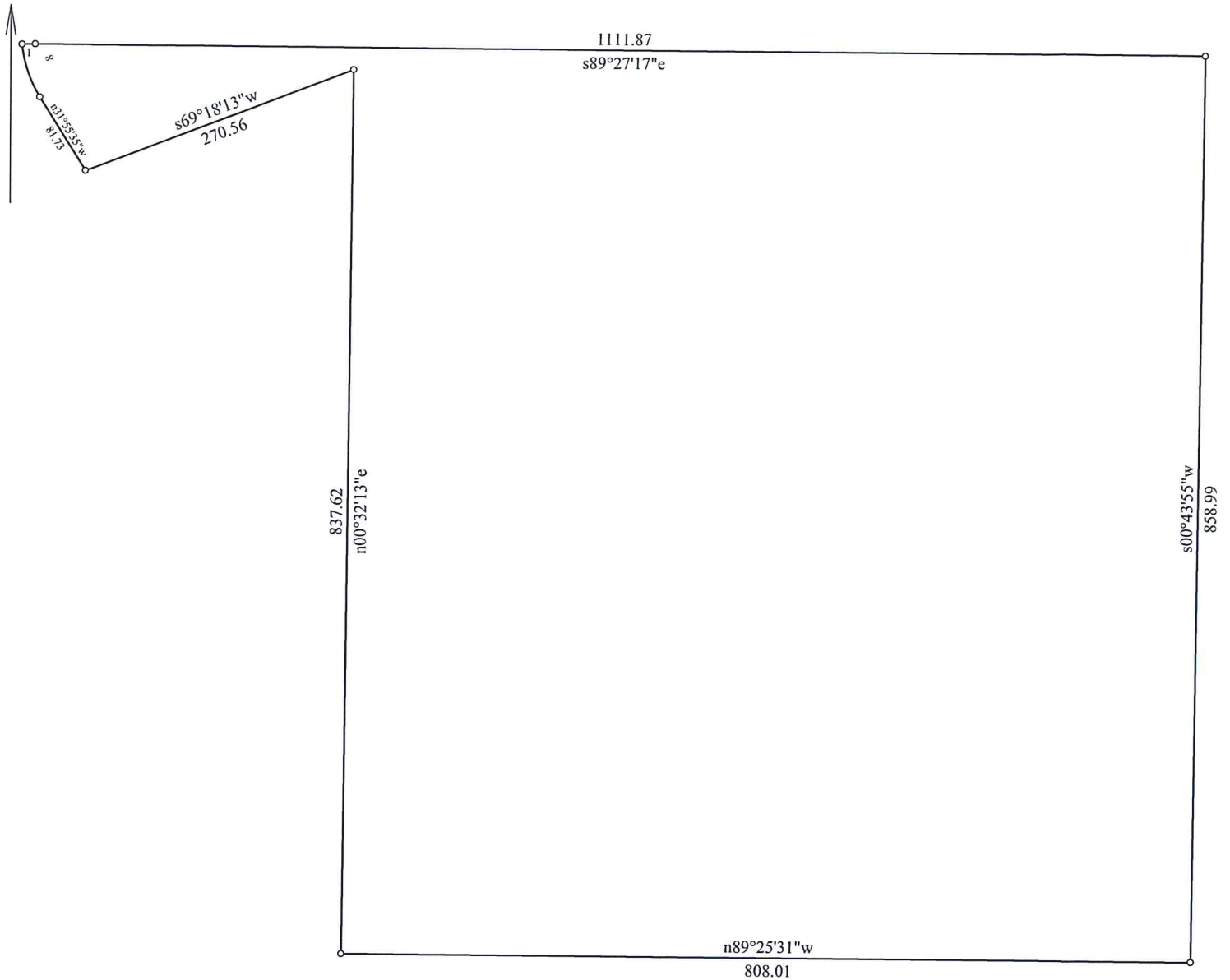
Thence leaving said easterly line, N89°25'31"W a distance of 808.01 feet to the westerly boundary of said Lot 18, Block 1;

Thence following said westerly boundary the following four (4) courses:

1. Thence N00°32'13"E a distance of 837.62 feet to a 1/2-inch rebar;
2. Thence S69°18'13"W a distance of 270.56 feet to a 1/2-inch rebar;
3. Thence N31°55'35"W a distance of 81.73 feet to a point;
4. Thence 53.14 feet along the arc of a circular curve to the right, said curve having a radius of 115.00 feet, a delta angle of 26°28'39", a chord bearing of N18°41'13"W and a chord distance of 52.67 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 16.46 acres, more or less.





Title: Hospital DA		Date: 06-22-2021
Scale: 1 inch = 150 feet	File:	
Tract 1: 16.461 Acres: 717049 Sq Feet: Closure = n82.5101e 0.00 Feet: Precision >1/999999: Perimeter = 4034 Feet		
001=n89.1247e 12.47	004=n89.2531w 808.01	007=n31.5535w 81.73
002=s89.2717e 1111.87	005=n00.3213e 837.62	008: Rt, R=115.00, Delta=26.2839
003=s00.4355w 858.99	006=s69.1813w 270.56	Bng=n18.4113w, Chd=52.67