

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

A parcel of land being a portion of unplatted lands situated in the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 28, a portion of unplatted lands situated in the West 1/2 of the Northeast 1/4 of Section 28, a portion of unplatted lands situated in the Northeast 1/4 of the Northwest 1/4 of Section 28 and a portion of Lot 18, Block 1 of Peregrine Heights Subdivision (Book 68, Pages 7026-7027, records of Ada County, Idaho) which said Lot is situated in a portion of Northwest 1/4 of Section 28 and all in 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 North 1/4 corner said Section 28, which bears S89°27'17"E a distance of 2,609.40 feet from an aluminum cap marking the Northwest corner of said Section 28, thence following the easterly line of said Northwest 1/4 of Section 28, S00°43'55"W a distance of 125.00 feet to an aluminum cap on the southerly right-of-way line of W. Chinden Blvd. (Hwy 20/26) and being the **POINT OF BEGINNING**.

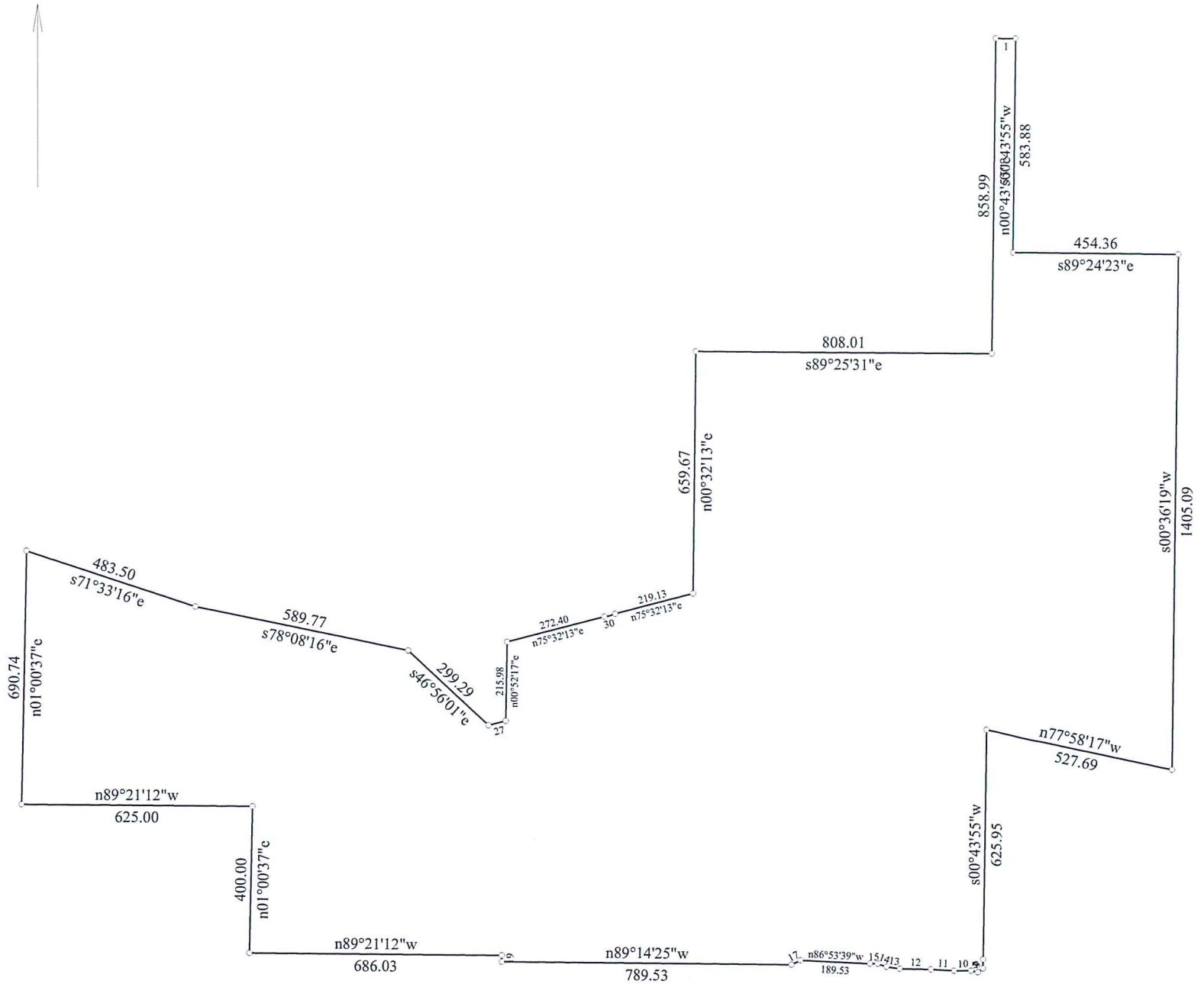
Thence following said southerly right-of-way line, S89°25'25"E a distance of 60.00 feet;
Thence leaving said southerly right-of-way line, S00°43'55"W a distance of 583.88 feet;
Thence S89°24'23"E a distance of 454.36 feet;
Thence S00°36'19"W a distance of 1,405.09 feet to a 5/8-inch rebar;
Thence N77°58'17"W a distance of 527.69 feet to a 5/8-inch rebar on the easterly line of the Northwest 1/4 of said Section 28;
Thence following said easterly line, S00°43'55"W a distance of 625.95 feet to 2-inch pipe marking the Center 1/4 of said Section 28;
Thence leaving said easterly line, S00°43'51"W a distance of 24.35 feet to a 5/8-inch rebar;
Thence S53°05'53"W a distance of 16.53 feet to a 5/8-inch rebar;
Thence N78°07'38"W a distance of 19.68 feet to a 5/8-inch rebar;
Thence S89°18'46"W a distance of 45.49 feet to a 5/8-inch rebar;
Thence N86°14'49"W a distance of 63.62 feet to a 5/8-inch rebar;
Thence N88°50'04"W a distance of 85.57 feet to a 5/8-inch rebar;
Thence N80°59'54"W a distance of 36.69 feet to a 5/8-inch rebar;
Thence N70°27'41"W a distance of 25.64 feet to a 5/8-inch rebar;
Thence S89°15'00"W a distance of 20.04 feet to a 5/8-inch rebar;
Thence N86°53'39"W a distance of 189.53 feet to a 5/8-inch rebar;
Thence S64°04'03"W a distance of 27.64 feet to a 5/8-inch rebar;
Thence N89°14'25"W a distance of 789.53 feet;
Thence N00°52'21"E a distance of 16.96 feet to the Center West 1/16 corner of said Section 28;
Thence following the southerly line of the Northwest 1/4 of said Section 28, N89°21'12"W a distance of 686.03 feet;
Thence leaving said southerly line, N01°00'37"E a distance of 400.00 feet;
Thence N89°21'12"W a distance of 625.00 feet to the westerly line of the Northwest 1/4 of said Section 28;

Thence following said westerly line, N01°00'37"E a distance of 690.74 feet;
Thence leaving said westerly line, S71°33'16"E a distance of 483.50 feet;
Thence S78°08'16"E a distance of 589.77 feet;
Thence S46°56'01"E a distance of 299.29 feet;
Thence N75°51'12"E a distance of 48.41 feet to the boundary of said Lot 18, Block 1;
Thence following said boundary the following five (5) courses:
1. N00°52'17"E a distance of 215.98 feet to a 1/2-inch rebar;
2. N75°32'13"E a distance of 272.40 feet to a 1/2-inch rebar;
3. 30.59 feet along the arc of a circular curve to the left, said curve having a radius of 45.00 feet, a delta angle of 38°56'33", a chord bearing of N75°32'13"E and a chord distance of 30.00 feet to a 1/2-inch rebar;
4. N75°32'13"E a distance of 219.13 feet to a 1/2-inch rebar;
5. N00°32'13"E a distance of 659.67 feet;

Thence leaving said boundary, S89°25'31"E a distance of 808.01 feet to the easterly line of said Northwest 1/4 of Section 28;
Thence following said easterly line, N00°43'55"E a distance of 858.99 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 79.83 acres, more or less.





Title: Residential DA		Date: 06-23-2021
Scale: 1 inch = 400 feet	File:	

Data and Deed Call Listing of File:

Tract 1: 79.826 Acres: 3477205 Sq Feet: Closure = n59.2831e 0.01 Feet: Precision >1/999999: Perimeter = 11906 Feet

001=s89.2525e 60.00
002=s00.4355w 583.88
003=s89.2423e 454.36
004=s00.3619w 1405.09
005=n77.5817w 527.69
006=s00.4355w 625.95
007=s00.4351w 24.35
008=s53.0553w 16.53
009=n78.0738w 19.68
010=s89.1846w 45.49
011=n86.1449w 63.62
012=n88.5004w 85.57
013=n80.5954w 36.69
014=n70.2741w 25.64
015=s89.1500w 20.04
016=n86.5339w 189.53
017=s64.0403w 27.64
018=n89.1425w 789.53
019=n00.5221e 16.96
020=n89.2112w 686.03
021=n01.0037e 400.00
022=n89.2112w 625.00
023=n01.0037e 690.74
024=s71.3316e 483.50
025=s78.0816e 589.77
026=s46.5601e 299.29
027=n75.5112e 48.41
028=n00.5217e 215.98
029=n75.3213e 272.40
030: Lt, R=45.00, Delta=38.5633
Bng=n75.3213e, Chd=30.00
031=n75.3213e 219.13
032=n00.3213e 659.67
033=s89.2531e 808.01
034=n00.4355e 858.99