



August 18, 2020
Apex Subdivision
Project No. 20-017
Legal Description

Exhibit A
Legal Description for
Apex Subdivision

A parcel of land situated in a portion of the East 1/2 of the Northwest 1/4, all of the Southeast 1/4 of Section 31 and a portion of the West 1/2 of the Southwest 1/4 of Section 32, Township 3 North, Range 1 East, B.M., all of West 1/2 of the Northwest 1/4 Section 5 and a portion of the East 1/2 of the Northeast 1/4 of Section 6, Township 2 North, Range 1 East B.M., all situated in the City of Meridian, Ada County, Idaho and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar marking the Center 1/4 Section 31, Township 3 North, Range 1 East, B.M., thence following the southerly line of the East 1/2 of the Northwest 1/4 of said Section 31, S89°57'15"W a distance of 1,318.94 feet to a 5/8-inch rebar marking the Center-West 1/16 corner of said Section 31;

Thence leaving said southerly line and following the westerly line of the East 1/2 of the Northwest 1/4, N00°25'36"E a distance of 1,558.66 feet to a point;

Thence leaving said westerly line, N81°55'55"E a distance of 518.76 feet to a point;

Thence 56.28 feet along the arc of a circular curve to the left, said curve having a radius of 58.00 feet, a delta angle of 55°35'50", a chord bearing of S20°49'52"E and a chord distance of 54.10 feet to a point;

Thence S46°52'43"E a distance of 45.40 feet to a point;

Thence S54°18'10"E a distance of 180.18 feet to a point;

Thence 161.54 feet along the arc of a circular curve to the left, said curve having a radius of 588.00 feet, a delta angle of 15°44'26", a chord bearing of S62°10'23"E and a chord distance of 161.03 feet to a point;

Thence S70°02'36"E a distance of 107.80 feet to a point;

Thence S19°57'24"W a distance of 12.00 feet to a point;

Thence S70°02'36"E a distance of 14.45 feet to a point;

Thence S61°58'05"E a distance of 207.13 feet to a point;

Thence S65°32'50"E a distance of 188.57 feet to a point on the easterly line of the Southeast 1/4 of the Northwest 1/4 said Section 31;

Thence following said easterly line, S00°38'17"W a distance of 1,140.13 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 43.744 acres, more or less.

TOGETHER WITH:

BEGINNING at a 5/8-inch rebar marking the Center 1/4 Section 31, Township 3 North, Range 1 East, B.M., thence following the northerly line of the Southeast 1/4 of said Section 31, N89°57'56"E a distance of 2,601.37 feet to a brass cap marking the East 1/4 corner of said Section 31;

Thence leaving said northerly line and following easterly line of the Southeast 1/4 of said Section 31, S00°32'22"E a distance of 226.26 feet to a 5/8-inch rebar on the centerline of Farr Lateral;

Thence leaving said easterly line and following the centerline of said Farr Lateral the following seven (7) courses:

1. S38°43'32"E a distance of 61.71 feet to a point;
2. S51°12'32"E a distance of 444.04 feet to a point;
3. S60°36'10"E a distance of 272.66 feet to a point;
4. S86°04'31"E a distance of 206.22 feet to a point;
5. S73°45'13"E a distance of 301.51 feet to a point;
6. S43°15'53"E a distance of 313.74 feet to a point;
7. S29°01'13"E a distance of 37.13 feet to a point on the easterly line of the West 1/2 of the Southwest 1/4 said Section 32;

Thence leaving said centerline and following the easterly line of the West 1/2 of the Southwest 1/4 of said Section 32, S00°08'25"E a distance of 206.12 feet to a 1/2-inch rebar on the easterly boundary of said Farr Lateral;

Thence leaving said easterly line and following the easterly boundary of said Farr Lateral the following twelve (12) courses:

1. 22.57 feet along the arc of a circular curve to the right, said curve having a radius of 144.67 feet, a delta angle of 08°56'24", a chord bearing of S56°50'40"W and a chord distance of 22.55 feet to a 1/2-inch rebar;
2. S61°18'54"W a distance of 91.61 feet to a 1/2-inch rebar;
3. 122.47 feet along the arc of a circular curve to the right, said curve having a radius of 220.00 feet, a delta angle of 31°53'39", a chord bearing of S77°15'42"W and a chord distance of 120.89 feet to a 1/2-inch rebar;
4. N86°47'31"W a distance of 362.95 feet to a 1/2-inch rebar;
5. S83°47'06"W a distance of 26.72 feet to a 1/2-inch rebar;
6. S69°57'44"W a distance of 128.97 feet to a 1/2-inch rebar;
7. 90.89 feet along the arc of a circular curve to the left, said curve having a radius of 110.00 feet, a delta angle of 47°20'30", a chord bearing of S46°18'02"W and a chord distance of 88.33 feet to a point;
8. 64.48 feet along the arc of a circular curve to the left, said curve having a radius of 110.00 feet, a delta angle of 33°35'03", a chord bearing of S05°50'15"W and chord distance of 63.56 feet to a 1/2-inch rebar;
9. S10°57'45"E a distance of 410.17 feet to a 1/2-inch rebar;
10. 114.95 feet along the arc of a circular curve to the left, said curve having a radius of 140.00 feet, a delta angle of 47°02'41", a chord bearing of S34°29'08"E and a chord distance of 111.75 feet to a 1/2-inch rebar;
11. S58°00'31"E a distance of 219.85 feet to a 1/2-inch rebar;
12. S69°55'45"E a distance of 503.32 feet to a 1/2-inch rebar on the easterly line of the West 1/2 of the southwest 1/4 of said Section 32;

Thence leaving said easterly boundary and following easterly line of the West 1/2 of the Southwest 1/4 of said Section 32, S00°10'02"E a distance of 431.17 feet to a 5/8-inch rebar common to Section 5, Township 2 North Range 1 East, B.M., and Section 32, Township 3 North Range 1 East, B.M.;

Thence leaving said easterly line and following the easterly line of the West 1/2 of the Northwest 1/4 of said Section 5, S00°01'43"E a distance of 2,672.88 feet to the Center-West 1/16 corner of said Section 5;

Thence leaving said easterly line and following the southerly line of the West 1/2 of the Northwest 1/4 of said Section 5, N89°52'38"W a distance of 1,329.65 feet to a brass cap common to Sections 5 and 6;
Thence leaving said southerly line and following the southerly line of the East 1/2 of the Northeast 1/4 of said Section 6, N89°22'50"W a distance of 1,304.25 feet to a point;
Thence leaving said southerly line, N00°43'55"W a distance of 111.26 feet to a point;
Thence N00°20'23"W a distance of 549.25 feet to a point;
Thence N87°34'26"W a distance of 13.49 feet to the westerly line of the East 1/2 of the Northeast 1/4 of said Section 6;
Thence following the westerly line of the East 1/2 of the Northeast 1/4 of said Section 6, N00°02'06"W a distance of 66.73 feet to a point on the westerly right-of-way line of the Rawson Canal;
Thence leaving said westerly line and following the westerly right-of-way line of said Rawson Canal the following nine (9) courses:

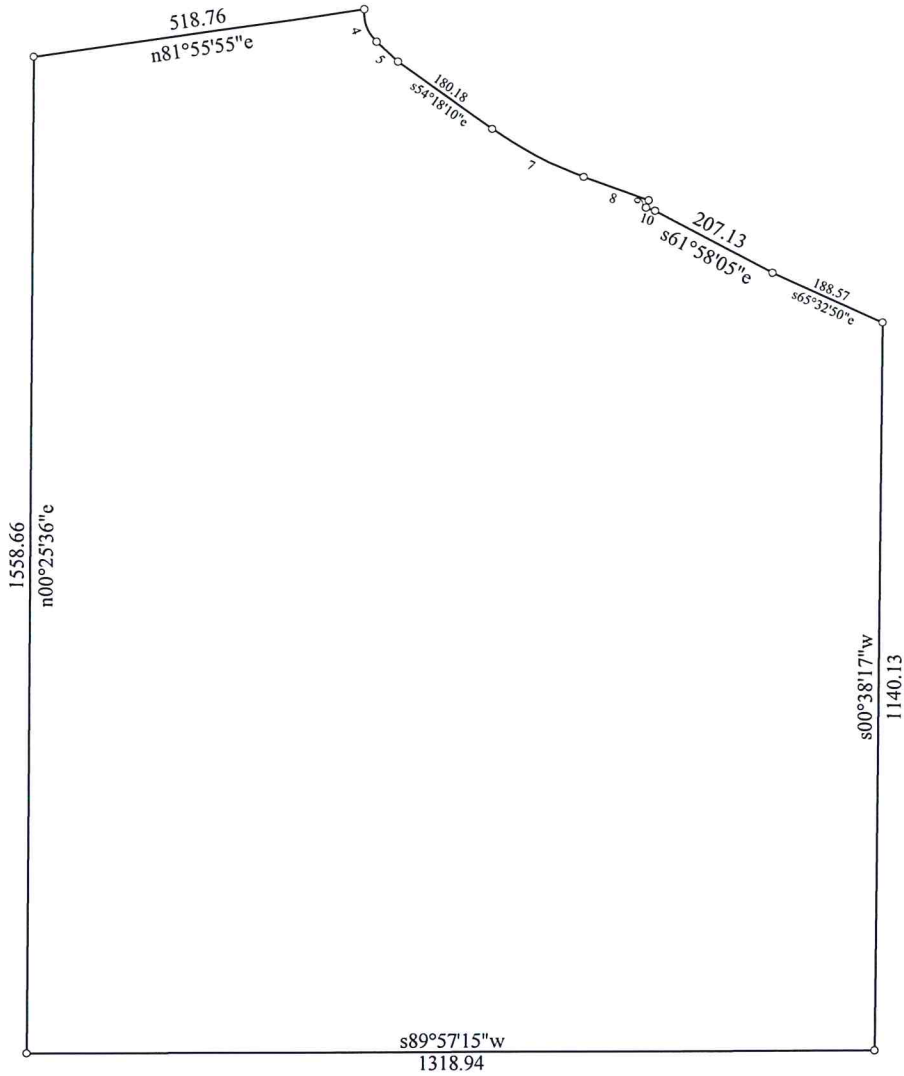
1. N78°25'55"E a distance of 161.21 feet to a point;
2. N54°55'20"E a distance of 74.17 feet to a point;
3. N31°51'12"E a distance of 92.01 feet to a point;
4. N10°25'10"E a distance of 381.33 feet to a point;
5. N05°26'52"W a distance of 106.26 feet to a point;
6. N18°56'20"W a distance of 287.65 feet to a point;
7. N32°08'38"W a distance of 91.83 feet to a point;
8. N61°32'57"W a distance of 104.61 feet to a point;
9. N74°59'05"W a distance of 44.02 feet to a point;

Thence leaving said westerly right-of-way line, N00°02'06"W a distance of 890.79 feet to a point on the northerly line of the Northeast 1/4 of said Section 6;
Thence following said northerly line, N89°42'21"W a distance of 1,370.00 feet to a 5/8-inch rebar common to Section 6, Township 2 North Range 1 East, B.M., and Section 31, Township 3 North Range 1 East, B.M.;
Thence leaving said northerly line and following the westerly line of the Southeast 1/4 of said Section 31, N00°16'52"E a distance of 1,342.44 feet to a 5/8-inch rebar marking the Center-South 1/16 corner of said Section 31;
Thence N00°16'52"E a distance of 1,342.44 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 366.194 acres, more or less.

Said description contains a total of 409.938 acres, more or less.





Title: Apex Subdivision		Date: 08-17-2020
Scale: 1 inch = 300 feet	File: 200817 Apex Subdivision Legal 20-017	
Tract 1: 43.744 Acres: 1905504 Sq Feet: Closure = s57.2522w 0.01 Feet: Precision = 1/627918: Perimeter = 5510 Feet		
001=s89.5715w 1318.94	006=s54.1810e 180.18	011=s61.5805e 207.13
002=n00.2536e 1558.66	007: Lt, R=588.00, Delta=15.4426 Bng=s62.1023e, Chd=161.03	012=s65.3250e 188.57
003=n81.5555e 518.76	008=s70.0236e 107.80	013=s00.3817w 1140.13
004: Lt, R=58.00, Delta=55.3550 Bng=s20.4952e, Chd=54.10	009=s19.5724w 12.00	
005=s46.5243e 45.40	010=s70.0236e 14.45	

