

EXHIBIT A

ELS ENGBRITSON LAND SURVEYS, PLLC.

2251 S. Sumac Street, Boise, Idaho 83706

Telephone (208) 859-6032 mike@elsurveys.com

28 June 2021

ELS Project No. 210603

Land Description

Rezone Phase 1 to CC

Contains 343,531 square feet or 7.89 acres more or less

EXHIBIT A

A portion of the East ½ of the SE ¼ of the SE ¼ of Section 1, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, described as follows:

Commencing at a found brass cap monument marking the SE corner of said Section 1 at the center line intersection of West Cherry Lane and North Meridian Road, from which a found aluminum cap monument marking the E ¼ corner of said Section bears N 00°18'02" E a distance of 2648.32 feet; thence along said line N 00°18'02" E a distance of 1324.35 feet to a found aluminum cap monument marking the NE corner of said East ½ of the SE ¼ of the SE ¼, the S 1/16th corner; thence westerly along the north line of said East ½ of the SE ¼ of the SE ¼, N 89°27'32" W a distance of 48.00 feet to a found steel pin on the westerly rights-of-way line of said North Meridian Road the POINT OF BEGINNING.

Thence southerly along said rights-of-way line the following six (6) courses:

S 00°18'02" W a distance of 99.28 feet to a found steel pin;
S 02°24'02" W a distance of 600.40 feet to a found steel pin;
S 00°18'02" W a distance of 213.66 feet to a found steel pin;
S 11°59'57" W a distance of 31.62 feet to a found steel pin;
S 00°36'00" E a distance of 307.44 feet to a found steel pin;
S 44°07'37" W a distance of 33.30 feet to a found steel pin on the northerly rights-of-way line of West Cheery Lane;

Thence along said northerly rights-of-way line the following two (2) courses;

S 86°43'49" W a distance of 87.39 feet to a found steel pin;
N 89°27'04" W a distance of 493.45 feet parallel to and 43.00' northerly of the south line of said Section 1 to a found steel pin on the west line of said East ½ of the SE ¼ of the SE ¼;

Thence along said west line N 00°33'34" E a distance of 287.46 feet to a point;

Thence leaving said line, S 88°30'30" E a distance of 423.59 feet to a point;

Thence N 02°00'39" E a distance of 1001.14 feet to a point on the north line of said East ½ of the SE ¼ of the SE ¼;

Thence easterly along said line S 89°27'32" E a distance of 172.63 feet to the POINT OF BEGINNING.

The above-described tract of land contains 7.89 acres more or less subject to all existing easements and rights-of-way.

See Exhibit B attached hereto and made part of.

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McFadden Property - H-2021-0048 - Exhibit A to Ordinance



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28 June 2021

ELS Project No. 210603

Land Description

Rezone Phase 2 to CC

Contains 435,083 square feet or 9.99 acres more or less

EXHIBIT A

A portion of the East ½ of the SE ¼ of the SE ¼ of Section 1, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, described as follows:

Commencing at a found brass cap monument marking the SE corner of said Section 1 at the center line intersection of West Cherry Lane and North Meridian Road, from which a found aluminum cap monument marking the E ¼ corner of said Section bears N 00°18'02" E a distance of 2648.32 feet; thence along said line N 00°18'02" E a distance of 1324.35 feet to a found aluminum cap monument marking the NE corner of said East ½ of the SE ¼ of the SE ¼, the S 1/16th corner; thence westerly along the north line of said East ½ of the SE ¼ of the SE ¼, N 89°27'32" W a distance of 48.00 feet to a found steel pin on the westerly rights-of-way line of said North Meridian Road; thence continuing along said north line, N 89°27'32" W a distance of 172.63 feet to the POINT OF BEGINNING.

Thence leaving said line S 02°00'39" W a distance of 1001.14 feet to a point;

Thence N 88°30'30" W a distance of 423.59 feet to a point on the west line of said East ½ of the SE ¼ of the SE ¼,

Thence northerly along said west line, N 00°33'34" E a distance of 993.79 feet to a found steel pin monument marking the NW corner of said East ½ of the SE ¼ of the SE ¼;

Thence easterly along the north line of said East ½ of the SE ¼ of the SE ¼, S 89°27'32" E a distance of 448.90 feet to the POINT OF BEGINNING.

The above-described tract of land contains 9.99 acres more or less subject to all existing easements and rights-of-way.

See Exhibit B attached hereto and made part of.

