

# EXHIBIT A

## Annexation Legal Description & Exhibit Map



### Annexation Land Description

A parcel of land being a portion of the North Half of the Southwest Quarter of Section 31, Township 3 North, Range 1 East of the Boise Meridian, Ada County, Idaho and all of Lot 4, Block 1 of Shafer View Estates Subdivision as recorded in Book 64 of Plats at Pages 9403 and 9404, Records of Ada County, said parcel is located in the North Half of the Southwest Quarter of Section 31, Township 3 North, Range 1 East of the Boise Meridian, Ada County, Idaho, being more particularly described as follows:

**BEGINNING** at the found aluminum cap monument at the Quarter Corner common to Section 31, T3N, R1E and Section 36, T3N, R1W as perpetuated by document 103052680, Records of Ada County, from which the found brass cap at the township corner common to Township 3 North, Ranges 1 East and 1 West, and Township 2 North, Ranges 1 East and 1 West as perpetuated by document 2019-015470, Records of Ada County bears S 00° 05' 17" E a distance of 2669.99 feet;

Thence N 89° 57' 18" E along the mid-section line for a distance of 2507.75 feet to the northeast corner of said Lot 4;

Thence S 00° 17' 00" W along the easterly line of said Lot 4 for a distance of 1342.40 feet;

Thence along the southerly boundary of said Lot 4 the following 6 courses and distances:

- 1.) N 89° 52' 35" W for a distance of 130.40 feet;
- 2.) N 23° 55' 33" W for a distance of 170.53 feet;
- 3.) N 16° 35' 10" W for a distance of 254.88 feet;
- 4.) N 14° 41' 14" W for a distance of 194.52 feet;
- 5.) N 31° 29' 55" W for a distance of 113.67 feet;
- 6.) N 89° 34' 47" W for a distance of 147.74 feet;

Thence S 34° 28' 44" W for a distance of 190.43 feet to the centerline of E. Shafer View Drive;

Thence N 55° 18' 49" W along said centerline for a distance of 100.09 feet;

Thence leaving said centerline N 34° 41' 11" E for a distance of 107.53 feet;

Thence along the southerly boundary of said Lot 4 the following 15 courses and distances:

- 1.) N 04° 09' 19" E for a distance of 90.81 feet;
- 2.) N 26° 42' 26" W for a distance of 85.32 feet;
- 3.) N 56° 39' 37" W for a distance of 87.95 feet;
- 4.) N 75° 35' 35" W for a distance of 90.88 feet;

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www.accuratesurveyors.com



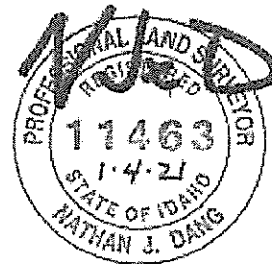
- 5.) N 85° 33' 28" W for a distance of 185.49 feet;
- 6.) S 71° 44' 26" W for a distance of 113.88 feet;
- 7.) S 60° 59' 28" W for a distance of 112.30 feet;
- 8.) N 76° 52' 47" W for a distance of 210.54 feet;
- 9.) S 78° 31' 59" W for a distance of 45.73 feet;
- 10.) S 51° 53' 13" W for a distance of 147.64 feet;
- 11.) S 65° 24' 50" W for a distance of 258.22 feet;
- 12.) S 17° 39' 49" W for a distance of 98.75 feet;
- 13.) S 03° 59' 33" E for a distance of 50.00 feet;
- 14.) 88.38 feet along the arc of a 275.00 foot radius curve right having a central angle of 18° 24' 12" and a long chord bearing N 84° 38' 15" W a distance of 88.00 feet;
- 15.) S 28° 48' 47" W for a distance of 206.91 feet to the centerline of E. Shafer View Drive;

Thence along said centerline the following 4 courses and distances:

- 1.) 103.63 feet along the arc of a 500.00 foot radius curve right having a central angle of 11° 52' 28" and a long chord bearing N 47° 59' 54" W for a distance of 103.44 feet;
- 2.) N 42° 01' 36" W for a distance of 107.12 feet;
- 3.) 83.86 feet along the arc of a 100.00 foot radius curve left having a central angle of 48° 02' 45" and a long chord bearing N 66° 02' 58" W a distance of 81.42 feet;
- 4.) S 89° 55' 39" W for a distance of 239.88 feet to the section line;

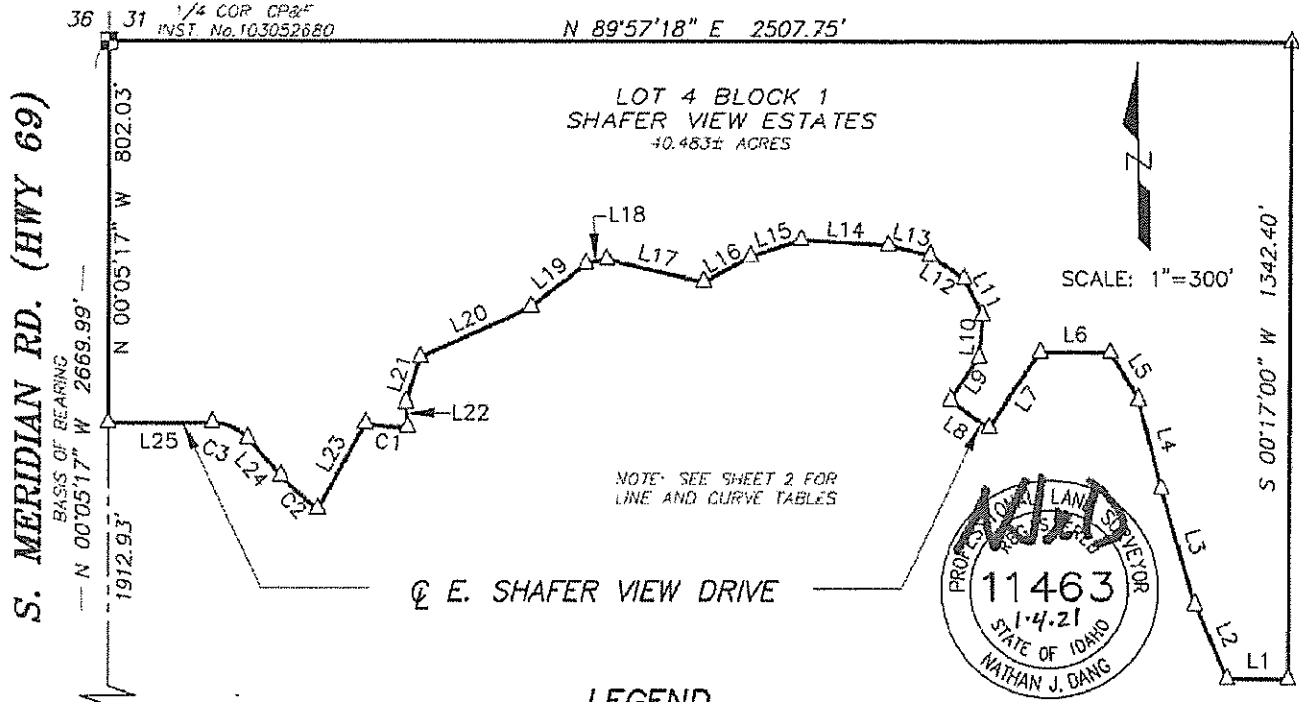
Thence N 00° 05' 17" W along the section line for a distance of 802.03 feet to the **REAL POINT OF BEGINNING**.

Parcel contains 40.483 acres, more or less.



# ANNEXATION MAP

PARCEL LYING IN THE N 1/2 OF THE SW 1/4,  
SECTION 31, T.3N., R.1E., B.M.



NOTE: SEE SHEET 2 FOR  
LINE AND CURVE TABLES

### LEGEND

- ANNEX BOUNDARY
- SECTION LINE
- FOUND 3 1/2" BRASS CAP MONUMENT
- FOUND 2" ALUMINUM CAP
- CALCULATED POINT

T3N R1W 36 | 31 T3N R2W  
T2N R1W 1 | 6 T2N R2W  
CP&F INST. No.  
2019-015470



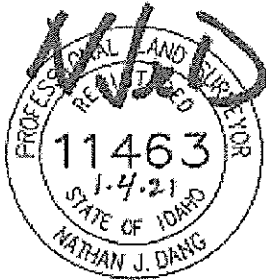
**ACCURATE**  
SURVEYING & MAPPING  
1602 W. Hays Street #306  
Boise, Idaho 83702  
(208) 488-4227  
www accuratesurveyors.com

### LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°52'35" W	130.40'
L2	N 23°55'33" W	170.53'
L3	N 16°35'10" W	254.88'
L4	N 14°41'14" W	194.52'
L5	N 31°29'55" W	113.67'
L6	N 89°34'47" W	147.74'
L7	S 34°28'44" W	190.43'
L8	N 55°18'49" W	100.09'
L9	N 34°41'11" E	107.53'
L10	N 04°09'19" E	90.81'
L11	N 26°42'26" W	85.32'
L12	N 56°39'37" W	87.95'
L13	N 75°33'35" W	90.88'
L14	N 86°33'28" W	185.49'
L15	S 71°44'26" W	113.88'
L16	S 60°59'28" W	112.30'
L17	N 76°52'47" W	210.54'
L18	S 78°31'59" W	45.73'
L19	S 51°53'13" W	147.64'
L20	S 65°24'50" W	258.22'
L21	S 17°40'26" W	98.75'
L22	S 03°59'33" E	50.00'
L23	S 28°48'47" W	206.91'
L24	N 42°01'36" W	107.12'
L25	S 89°55'39" W	219.88'

### CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	88.38'	275.00'	18°24'50"	S 84°38'15" E	88.00'
C2	103.63'	500.00'	11°52'28"	N 47°58'54" W	103.44'
C3	83.86'	100.00'	48°02'45"	N 66°02'58" W	81.42'



**ACCURATE**

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SHEET 2 OF 2

JOB 20-227

R-2 Legal Description:



9233 WEST STATE STREET | BOISE, ID 83714 | 208.639.6939 | FAX 208.639.6930

January 6, 2020  
Project No. 18-037  
Legal Description  
Portion of Lot 4, Block 1 of  
Shafer View Estates

Exhibit A

A parcel of land being a portion of Lot 4, Block 1 of Shafer View Estates (Book 84 of Plats, Pages 9403-9404, records of Ada County, Idaho) which is situated in the North 1/2 of the Southwest 1/4 of Section 31, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada county, Idaho, and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar marking the Center of said Section 31 (also being the northeast corner of said Lot 4, Block 1), which bears N89°57'15"E a distance of 2,507.62 feet from an aluminum cap marking the West 1/4 corner of said Section 31, thence following the easterly line of said North 1/2 of the Southwest 1/4, S00°16'52"W a distance of 1,342.44 feet (formerly S00°15'38"W a distance of 1/342.81 feet) to the southeast corner of said North 1/2 of the Southwest 1/4 (also being the southeast corner of said Lot 4, Block 1); Thence leaving said easterly line and following the southerly line of said North 1/2 of the Southwest 1/4, N89°52'31"W a distance of 130.43 feet to the southeast corner of Lot 13, Block 1 of said Shafer View Estates; Thence leaving said southerly line and following the boundary of Lot 4, Block 1 the following courses:

1. N23°55'33"W (formerly N23°56'32"W) a distance of 170.57 feet;
2. N16°35'10"W (formerly N16°36'09"W) a distance of 254.88 feet;
3. N14°41'01"W (formerly N14°42'00"W) a distance of 193.75 feet;
4. N31°15'14"W (formerly N31°16'13"W) a distance of 114.54 feet to a found 1/2-inch rebar;
5. N89°52'31"W (formerly N89°53'30"W) a distance of 23.81 feet to a point on the northerly line of the 41-foot wide McBirney Lateral easement;

Thence leaving the boundary of said Lot 4, Block 1 and following said northerly line the following courses:

1. N77°19'36"E a distance of 75.47 feet;
2. N75°37'04"E a distance of 27.30 feet to a point on the centerline of the 38-foot wide drain ditch easement shown on said Shafer View Estates subdivision plat;

Thence leaving said northerly line and following said centerline the following courses:

1. N06°28'52"W a distance of 151.79 feet;
2. N17°26'22"W a distance of 120.33 feet;
3. N25°50'09"W a distance of 63.86 feet;
4. N36°41'30"W a distance of 99.39 feet;
5. N50°03'15"W a distance of 84.54 feet;
6. N55°05'59"W a distance of 124.96 feet;
7. N51°46'38"W a distance of 99.63 feet;
8. N61°36'51"W a distance of 33.43 feet;
9. N67°05'46"W a distance of 68.04 feet to the northerly line of said North 1/2 of the Southwest 1/4 (also being the northerly line of said Lot 4, Block 1);

Thence leaving said centerline and following said northerly line, N89°57'15"E a distance of 789.30 feet to the POINT OF BEGINNING.

Said parcel contains 10.66 acres, more or less.



#### R4 Rezone Land Description

A parcel of land being a portion of Lot 4, Block 1 of Shafer View Estates Subdivision as recorded in Book 64 of Plats at Pages 9403 and 9404, Records of Ada County, said parcel is located in the North Half of the Southwest Quarter of Section 31, Township 3 North, Range 1 East of the Boise Meridian, Ada County, Idaho, being more particularly described as follows:

**BEGINNING** at the found aluminum cap monument at the Quarter Corner common to Section 31, T3N, R1E and Section 36, T3N, R1W as perpetuated by document 103052680, Records of Ada County, from which the found brass cap at the township corner common to Township 3 North, Ranges 1 East and 1 West, and Township 2 North, Ranges 1 East and 1 West as perpetuated by document 2019-015470, Records of Ada County bears S 00° 05' 17" E a distance of 2669.99 feet;

Thence N 89° 57' 18" E along the mid-section line for a distance of 1718.45 feet to a set 5/8<sup>th</sup> inch iron pin with a cap stamped PLS 11463;

Thence S 67° 05' 19" E for a distance of 68.04 feet to a set 5/8<sup>th</sup> inch iron pin with a cap stamped PLS 11463;

Thence S 61° 36' 51" E for a distance of 33.43 feet to a set 5/8<sup>th</sup> inch iron pin with a cap stamped PLS 11463;

Thence S 51° 46' 38" E for a distance of 99.63 feet to a set 5/8<sup>th</sup> inch iron pin with a cap stamped PLS 11463;

Thence S 55° 05' 59" E for a distance of 124.96 feet to a set 5/8<sup>th</sup> inch iron pin with a cap stamped PLS 11463;

Thence S 50° 03' 15" E for a distance of 84.54 feet to a set 5/8<sup>th</sup> inch iron pin with a cap stamped PLS 11463;

Thence S 36° 41' 30" E for a distance of 99.39 feet to a set 5/8<sup>th</sup> inch iron pin with a cap stamped PLS 11463;

Thence S 25° 50' 09" E for a distance of 63.86 feet to a set 5/8<sup>th</sup> inch iron pin with a cap stamped PLS 11463;

Thence S 17° 26' 22" E for a distance of 120.33 feet to a set 5/8<sup>th</sup> inch iron pin with a cap stamped PLS 11463;

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Thence S 06° 28' 52" E for a distance of 151.79 feet to a set 5/8<sup>th</sup> inch iron pin with a cap stamped PLS 11463;

Thence S 75° 37' 04" W for a distance of 27.30 feet to a set 5/8<sup>th</sup> inch iron pin with a cap stamped PLS 11463;

Thence S 77° 19' 36" W for a distance of 75.47 feet to a set 5/8<sup>th</sup> inch iron pin with a cap stamped PLS 11463;

Thence N 89° 38' 36" W for a distance of 124.09 feet to a found 1/2 inch iron pin, replaced with a set 5/8<sup>th</sup> inch iron pin with a cap stamped PLS 11463;

Thence S 34° 28' 44" W for a distance of 190.43 feet to the centerline of E. Shafer View Drive; stamped PLS 11463;

Thence N 55° 18' 49" W along said centerline for a distance of 100.09 feet;

Thence N 34° 41' 11" E for a distance of 107.53 feet to a set 5/8<sup>th</sup> inch iron pin with a cap stamped PLS 11463;

Thence N 04° 09' 19" E for a distance of 90.81 feet to a found 1/2 inch iron pin, replaced with a set 5/8<sup>th</sup> inch iron pin with a cap stamped PLS 11463;

Thence N 26° 42' 26" W for a distance of 85.32 feet to a found 1/2 inch iron pin, replaced with a set 5/8<sup>th</sup> inch iron pin with a cap stamped PLS 11463;

Thence N 56° 39' 37" W for a distance of 87.95 feet to a found 1/2 inch iron pin, replaced with a set 5/8<sup>th</sup> inch iron pin with a cap stamped PLS 11463;

Thence N 75° 35' 35" W for a distance of 90.88 feet to a found 1/2 inch iron pin, replaced with a set 5/8<sup>th</sup> inch iron pin with a cap stamped PLS 11463;

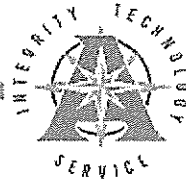
Thence N 86° 33' 28" W for a distance of 185.49 feet to a found 1/2 inch iron pin, replaced with a set 5/8<sup>th</sup> inch iron pin with a cap stamped PLS 11463;

Thence S 71° 44' 26" W for a distance of 113.88 feet to a found 1/2 inch iron pin, replaced with a set 5/8<sup>th</sup> inch iron pin with a cap stamped PLS 11463;

Thence S 60° 59' 28" W for a distance of 112.30 feet to a set 5/8<sup>th</sup> inch iron pin with a cap stamped PLS 11463;

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Thence N 76° 52' 47" W for a distance of 210.54 feet to a found ½ inch iron pin, replaced with a set 5/8<sup>th</sup> inch iron pin with a cap stamped PLS 11463;

Thence S 78° 31' 59" W for a distance of 45.73 feet to a found ½ inch iron pin, replaced with a set 5/8<sup>th</sup> inch iron pin with a cap stamped PLS 11463;

Thence S 51° 53' 13" W for a distance of 147.64 feet to a found ½ inch iron pin, replaced with a set 5/8<sup>th</sup> inch iron pin with a cap stamped PLS 11463;

Thence S 65° 24' 50" W for a distance of 258.22 feet to a found ½ inch iron pin, replaced with a set 5/8<sup>th</sup> inch iron pin with a cap stamped PLS 11463;

Thence S 17° 39' 49" W for a distance of 98.75 feet to a found ½ inch iron pin, replaced with a set 5/8<sup>th</sup> inch iron pin with a cap stamped PLS 11463;

Thence S 03° 59' 33" E for a distance of 50.00 feet to a found ½ inch iron pin, replaced with a set 5/8<sup>th</sup> inch iron pin with a cap stamped PLS 11463;

Thence 88.38 feet along the arc of a 275.00 foot radius curve right having a central angle of 18° 24' 12" and a long chord bearing N 84° 38' 15" W a distance of 88.00 feet to a set 5/8<sup>th</sup> inch iron pin with a cap stamped PLS 11463;

Thence S 28° 48' 47" W for a distance of 206.91 feet to the centerline of E. Shafer View Drive;

Thence along said centerline 103.63 feet along the arc of a 500.00 foot radius curve right having a central angle of 11° 52' 28" and a long chord bearing N 47° 59' 54" W for a distance of 103.44 feet;

Thence continuing N 42° 01' 36" W for a distance of 107.12 feet to a set 5/8<sup>th</sup> inch iron pin with a cap stamped PLS 11463;

Thence continuing 83.86 feet along the arc of a 100.00 foot radius curve left having a central angle of 48° 02' 45" and a long chord bearing N 66° 02' 58" W a distance of 81.42 feet;

Thence S 89° 55' 39" W for a distance of 219.88 feet to the centerline of S. Meridian Road (State Highway 69);

Thence N 00° 05' 17" W along said centerline for a distance of 802.03 feet to the **REAL POINT OF BEGINNING**.

Parcel contains 29.822 acres, more or less.

