

July 11, 2025

Project No.: 21-200

Hill's Century Farm Commercial Subdivision No. 2

Master Association Gravity Irrigation Easement Vacation

Legal Description

A portion of Lots 13 and 14, Block 2 of Hill's Century Farm Commercial Subdivision No. 2 (Book 124, Pages 19913-19915, records of Ada County, Idaho) and further situated in the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 3 North, Range 1 East, B.M., City of Meridian, Ada County, Idaho, and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar marking the southwest corner of said Lot 13, Block 2, thence following the westerly line of said Lot 13, Block 2 and the easterly right-of-way line of S. Tavistock Ave. the following three (3) courses:

1. 39.89 feet along the arc of a curve to the left, said curve having a radius of 331.50 feet, a delta angle of $06^{\circ}53'41''$, a chord bearing of $N03^{\circ}31'17''W$ and a chord distance of 39.87 feet to a 5/8-inch rebar;
2. $N06^{\circ}58'08''W$ a distance of 103.17 feet to a brass plug;
3. 8.06 feet along the arc of a curve to the right, said curve having a radius of 268.50, a delta angle of $01^{\circ}43'13''$, a chord bearing of $N06^{\circ}06'32''W$ and a chord distance of 8.06 feet to a brass plug marking the northwest corner of said Lot 13, Block 2 and the southwest corner of said Lot 14, Block 2;

Thence leaving said westerly line of said Lot 13, Block 2 and following the westerly line of said Lot 14, Block 2 and the easterly right-of-way of said S. Tavistock Ave. the following four (4) courses:

1. 25.86 feet along the arc of a curve to the right, said curve having a radius of 268.50 feet, a delta angle of $05^{\circ}31'06''$, a chord bearing of $N02^{\circ}29'22''W$ and a chord distance of 25.85 feet to a brass plug;
2. $N00^{\circ}16'11''E$ a distance of 114.14 feet to a 5/8-inch rebar;
3. $N45^{\circ}30'25''E$ a distance of 20.61 feet to a brass plug;
4. $N00^{\circ}44'38''E$ a distance of 2.00 feet to a brass plug on the southerly right-of-way line of E. Amity Rd.;

Thence leaving said westerly and easterly lines and following said southerly right-of-way line, $S89^{\circ}15'22''E$ a distance of 20.00 feet;

Thence leaving said southerly right-of-way line, $S00^{\circ}44'38''W$ a distance of 10.24 feet;

Thence $S45^{\circ}30'25''W$ a distance of 20.51 feet;

Thence $S00^{\circ}16'11''W$ a distance of 105.81 feet;

Thence 31.39 feet along the arc of a curve to the left, said curve having a radius of 248.50 feet, a delta angle of $07^{\circ}14'19''$, a chord bearing of $S03^{\circ}20'59''E$ and a chord distance of 31.37 feet;

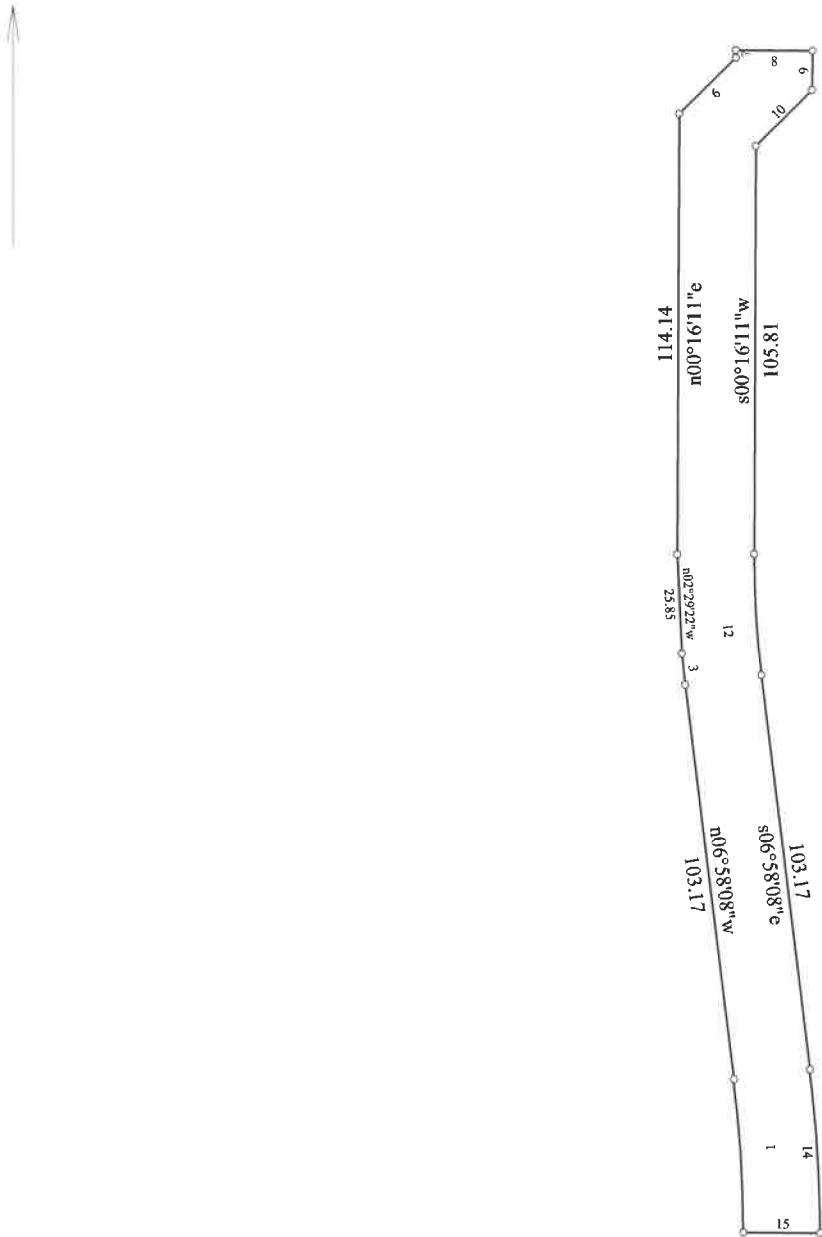
Thence $S06^{\circ}58'08''E$ a distance of 103.17 feet;

Thence 42.58 feet along the arc of a curve to the right, said curve having a radius of 351.50 feet, a delta angle of $06^{\circ}56'28''$, a chord bearing of $S03^{\circ}29'54''E$ and a chord distance of 42.56 feet to the southerly line of said Lot 13, Block 2;

Thence following said southerly line, N89°15'22"W a distance of 20.00 feet to the **POINT OF BEGINNING**.

Said description contains a total of 6,270 square feet, more or less.





Title: GI Easement Vacation		Date: 07-11-2025
Scale: 1 inch = 50 feet	File:	
Tract 1: 0.144 Acres: 6270 Sq Feet: Closure = n73.4841w 0.00 Feet: Precision =1/156981: Perimeter = 667 Feet		
001: Lt, R=331.50, Delta=06.5341 Bng=n03.3117w, Chd=39.87	007=n00.4438e 2.00	013=s06.5808e 103.17
002=n06.5808w 103.17	008=s89.1522e 20.00	014: Rt, R=351.50, Delta=06.5628 Bng=s03.2954e, Chd=42.56
003=n06.0632w 8.06	009=s00.4438w 10.24	015=n89.1522w 20.00
004=n02.2922w 25.85	010=s45.3025w 20.51	
005=n00.1611e 114.14	011=s00.1611w 105.81	
006=n45.3025e 20.61	012: Lt, R=268.50, Delta=07.1419 Bng=s03.2059e, Chd=31.37	