

October 10, 2024

Latitude Forty Three
Annexation Description

Lots 7, 21 and 22 of the Amended Magic View Subdivision, filed in Book 52 of Plats at Pages 4445-4446, Ada County Records, being located in the East Half of Section 17, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Center Quarter of Section 17, Township 3 North, Range 1 East, Boise Meridian, from which the North Quarter Corner of said Section 17 bears North 00°23'48" East, 2,657.09 feet; said Commencing Point being the Southwest Corner of said Lot 22;

Thence along the Lot Lines of said Lots 7, 21 and 22 the following nine (9) courses and distances:

1. North 00°23'48" East, a distance of 901.42 feet;
2. South 80°09'03" East, a distance of 409.00 feet;
3. North 09°50'57" East, a distance of 25.00 feet;
4. South 80°09'03" East, a distance of 312.19 feet;
5. South 16°49'09" West, a distance of 802.30 feet;
6. South 09°36'26" East, a distance of 824.91 feet;
7. North 89°15'33" West, a distance of 373.45 feet;
8. North 00°01'21" West, a distance of 773.67 feet;
9. North 89°57'50" West, a distance of 252.88 feet to the POINT OF BEGINNING of this description.

Containing 752,265 square feet or 17.27 acres of land.

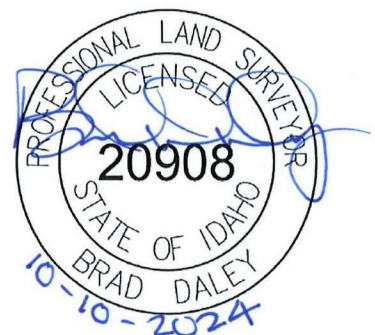


EXHIBIT A

C-N ZONING

A portion of Lot 21 of the Amended Magic View Subdivision, filed in Book 52 of Plats at Pages 4445-4446, Ada County Records, being located in the East Half of Section 17, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, County of Ada, State of Idaho, being more particularly described as follows:

COMMENCING at the Center Quarter of Section 17, Township 3 North, Range 1 East, Boise Meridian, from which the North Quarter Corner of said Section 17 bears North 00°23'48" East, 2657.09 feet;

THENCE along the lot line common to Lots 20, 21 and 22, South 89°57'50" East, 252.88 feet, to the corner of lots 20, 21, and 22;

THENCE along the lot line common to Lots 20 and 21, South 00°01'21" East, 373.66 feet to the **POINT OF BEGINNING**:

THENCE departing said lot line South 89°15'44" East, 169.55 feet;

THENCE South 00°44'16" West, 33.00 feet;

THENCE South 09°36'26" East, 126.39 feet;

THENCE South 00°44'16" West, 242.66 feet to a point on the Centerline of Wells Circle;

THENCE along the Centerline of said Wells Circle, North 89°15'33" West, 186.93 feet to a point on the intersection of Wells Circle and the extension of the lot line common to Lots 20 and 21;

THENCE along the lot line and the extension thereof, North 00°01'21" West, 400.02 feet; to the **POINT OF BEGINNING** and the **END OF THIS DESCRIPTION**.

Containing 73,673 square feet or 1.69 acres, more or less.

The Basis of Bearings for this description is based on the Idaho Coordinate System of 1983, West Zone, NAD 83 and was established from found Ada County Brass Cap monument marking the Center Quarter Corner of Section 17 and the found Brass Cap monument marking the North Quarter Corner of said Section 17, which bears North 00°23'48" East, a distance of 2657.09 feet.

Refer to Exhibit "B" attached hereto and by this reference made a part of.

Prepared by:

Lumos & Associates, Inc.

Brad Daley, PLS 20908

8727 W. Ardene Street, Suite 102

Boise, ID 83709

JN LA26.321



EXHIBIT "A"

R-8 ZONING

Lots 7 and 22, and a portion of Lot 21 of the Amended Magic View Subdivision, filed in Book 52 of Plats at Pages 4445-4446, Ada County Records, being located in the East Half of Section 17, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, County of Ada, State of Idaho, being more particularly described as follows:

BEGINNING at the Center Quarter of Section 17, Township 3 North, Range 1 East, Boise Meridian, from which the North Quarter Corner of said Section 17 bears North 00°23'48" East, 2657.09 feet;

THENCE along the lot lines of Lots 7, and 22 and the extension thereof North 00°23'48" East, 926.76 feet to the Centerline of Magic View Circle;

THENCE along the centerline of said Magic View Circle South 80°09'03" East, 725.35 feet to the intersection of the Centerline of Magic View Circle and the Centerline of Wells St.;

THENCE along said Centerline of Wells St. South 16°49'09" West, 802.30 feet;

THENCE continuing along said Centerline South 09°36'26" East, 418.30 feet;

THENCE leaving said Centerline North 89°15'44" West, 305.74 feet to a point on the lot line of Lots 20 and 21;

THENCE along the lot line of Lots 20 and 21 North 00°01'21" West, 373.66 feet to the Lot Corner common to Lots 20, 21, and 22;

THENCE along the lot line common to Lots 20 and 22 North 89°57'50" West, 252.88 feet to the **POINT OF BEGINNING** and the **END OF THIS DESCRIPTION**.

Containing 626,707 square feet or 14.39 acres, more or less.

The Basis of Bearings for this description is based on the Idaho Coordinate System of 1983, West Zone, NAD 83 and was established from found Ada County Brass Cap monument marking the Center Quarter Corner of Section 17 and the found Brass Cap monument marking the North Quarter Corner of said Section 17, which bears North 00°23'48" East, a distance of 2657.09 feet.

Refer to Exhibit "B" attached hereto and by this reference made a part of.

Prepared by:
Lumos & Associates, Inc.
Brad Daley, PLS 20908
8727 W. Ardene Street, Suite 102
Boise, ID 83709
JN LA26.321



EXHIBIT "A"

R-15 ZONING

A portion of Lot 21 of the Amended Magic View Subdivision, filed in Book 52 of Plats at Pages 4445-4446, Ada County Records, being located in the East Half of Section 17, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, County of Ada, State of Idaho, being more particularly described as follows:

COMMENCING at the Center Quarter of Section 17, Township 3 North, Range 1 East, Boise Meridian, from which the North Quarter Corner of said Section 17 bears North 00°23'48" East, 2657.09 feet;

THENCE along the lot line common to Lots 20, 21 and 22, South 89°57'50" East, 252.88 feet; to the corner of lots 20, 21, and 22;

THENCE along the lot line common to Lots 20 and 21, South 00°01'21" East, 373.66 feet;

THENCE departing said lot line South 89°15'44" East, 169.55 feet to the **POINT OF BEGINNING**;

THENCE continuing South 89°15'44" East, 136.20 feet to a point on the Centerline of Wells St;

THENCE along the Centerline of said Wells St., South 09°36'26" East, 406.61 feet to intersection of Wells St. and Wells Circle;

THENCE along the Centerline of said Wells Circle, North 89°15'33" West, 186.53 feet;

THENCE departing said Centerline of Wells Circle, North 00°44'16" East, 242.66 feet;

THENCE North 09°36'26" East, 126.39 feet;

THENCE North 00°44'16" East, 33.00 feet; to the **POINT OF BEGINNING** and the **END OF THIS DESCRIPTION**.

Containing 62,162 square feet or 1.42 acres, more or less.

The Basis of Bearings for this description is based on the Idaho Coordinate System of 1983, West Zone, NAD 83 and was established from found Ada County Brass Cap monument marking the Center Quarter Corner of Section 17 and the found Brass Cap monument marking the North Quarter Corner of said Section 17, which bears North 00°23'48" East, a distance of 2657.09 feet.

Refer to Exhibit "B" attached hereto and by this reference made a part of.

Prepared by:

Lumos & Associates, Inc.

Brad Daley, PLS 20908

8727 W. Ardene Street, Suite 102

Boise, ID 83709

JN LA26.321

