

November 27, 2024
Project No. 24-080
Rezone to R-15
Legal Description

Exhibit A

All of Lots 2-7 and a portion of Lot 10, Block 2 of Hill's Century Farm Commercial Subdivision No. 1 (Book 115 of Plats, Pages 17131-17134, Records of Ada County, Idaho) and all of Lots 12 and 13, Block 2 of Hill's Century Farm Commercial Subdivision No. 2 (Book 124 of Plats, Pages 19913-19915, Records of Ada County, Idaho), situated in portion of the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at an aluminum cap marking the North 1/4 corner of said Section 33, which bears S89°15'22"E a distance of 2,660.62 feet from a brass cap marking the Northwest corner of said Section 33;
Thence following the northerly line of said Northeast 1/4 of Section 33, N89°15'22"W a distance of 783.43 feet to the northeast corner of said Hill's Century Farm Commercial Subdivision No. 2;
Thence leaving said northerly line and following the subdivision boundary of said Hill's Century Farm Commercial Subdivision No. 2, S00°44'38"W a distance of 193.58 feet to a brass plug marking the southeast corner of Lot 11, Block 2 of said Hill's Century Farm Commercial Subdivision No. 2 and being the **POINT OF BEGINNING**.

Thence following said subdivision boundary, S00°44'38"W a distance of 23.42 feet to a 1/2-inch rebar being the southwest corner of Parcel A per Record of Survey No. 11689 (records of Ada County, Idaho);
Thence leaving said subdivision boundary and following the southerly line of said Parcel A, S89°15'22"E a distance of 165.00 feet to a 1/2-inch rebar marking the southeast corner of said Parcel A (also being the northwest corner of Parcel E per said Record of Survey No. 11689);
Thence leaving said southerly line and following the westerly line of said Parcel E, S00°44'38"W a distance of 140.00 feet to a 1/2-inch rebar marking the southwest corner of said Parcel E;
Thence leaving said westerly line and following the southerly line of said Parcel E, S89°15'22"E a distance of 130.00 feet to a 1/2-inch rebar marking the southeast corner of said Parcel E (also being the southwest corner of Parcel F per said Record of Survey No. 11689);
Thence leaving the southerly line of said Parcel E and following the southerly line of said Parcel F, S89°15'22"E a distance of 134.90 feet to a 1/2-inch rebar marking the southeast corner of said Parcel F and being on the lot boundary of Lot 9, Block 2 of said Hill's Century Farm Commercial Subdivision No. 1;
Thence leaving said southerly line and following said lot boundary the following three (3) courses:

1. S00°25'18"W a distance of 17.00 feet to a 1/2-inch rebar;
2. S89°46'03"E a distance of 103.75 feet to a brass plug;
3. S54°05'29"E a distance of 56.58 feet to a 1/2-inch rebar marking the northwest corner of Lot 8, Block 2 of said Hill's Century Farm Commercial Subdivision No. 1;

Thence leaving said lot boundary and following the westerly lines of said Lot 8, Block 2 and Lot 1, Block 2 of said Hill's Century Farm Commercial Subdivision No. 1, S00°44'38"W a distance of 301.51 feet to the centerline of E. Hill Park Street;

Thence leaving said westerly lines and following said centerline, N89°46'03"W a distance of 474.29 feet to a 5/8-inch rebar on the subdivision boundary of said Hill's Century Farm Commercial Subdivision No. 1;

Thence following said subdivision boundary the following six (6) courses:

1. N00°13'57"E a distance of 31.50 feet to a 5/8-inch rebar;
2. S89°46'03"E a distance of 16.60 feet to a 5/8-inch rebar;

3. N67°16'19"E a distance of 13.96 feet to a 5/8-inch rebar;
4. N00°44'38"E a distance of 297.56 feet to a 5/8-inch rebar;
5. N89°46'03"W a distance of 134.85 feet to a 5/8-inch rebar;
6. N00°44'38"E a distance of 34.26 feet to a 5/8-inch rebar marking the southeast corner of said Hill's Century Farm Commercial Subdivision No. 2;

Thence leaving said subdivision boundary of Hill's Century Farm Commercial Subdivision No. 1 and following the southerly line of said Hill's Century Farm Commercial Subdivision No. 2, N89°15'22"W a distance of 372.63 feet to the centerline of S. Tavistock Ave.;

Thence leaving said southerly line and following said centerline the following three (3) courses:

1. 35.65 feet along the arc of a curve to the left, said curve having a radius of 300.00 feet, a delta angle of 06°48'32", a chord bearing of N03°33'52"W and a chord distance of 35.63 feet;
2. N06°58'08"W a distance of 103.17 feet;
3. 12.31 feet along the arc of a curve to the right, said curve having a radius of 300.00 feet, a delta angle of 02°21'05", a chord bearing of N05°47'35"W and a chord distance of 12.31 feet;

Thence leaving said centerline and following the northerly line of said Lot 13, Block 2 of said Hill's Century Farm Commercial Subdivision No. 2, S89°15'22"E a distance of 220.56 feet to a 1/2-inch rebar marking the northeast corner of said Lot 13, Block 2 (also being the northwest corner of said Lot 12, Block 2 of Hill's Century Farm Commercial Subdivision No. 2);

Thence leaving said northerly line of said Lot 13, Block 2 and following the northerly line of said Lot 12, Block 2, S89°15'22"E a distance of 170.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 5.451 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

