



Exhibit "A"

Pine 43 Subdivision No. 3 – Lot 15, Block 6
Partial Easement Vacation Legal Description

December 7, 2023

J-U-B FAMILY OF COMPANIES

A tract of land being a portion of Lot 15 of Block 6 as shown on the Plat of Pine 43 Subdivision No. 3 recorded in Book 124 of Plats at Pages 19755 through 19763, Ada County Records, situate in the east half of the northwest quarter of Section 8 Township 3 North, Range 1 East, Boise Meridian, City of Meridian, County of Ada, State of Idaho, and being more particularly described as follows:

Commencing at 1/2-inch rebar marking the southwesterly corner of said Lot 15; thence from said Point of Commencement, coincident with the respective westerly and northerly lines of said Lot 15, the following two (2) consecutive courses and distances:

1. North 00°33'12" East, a distance of 35.00 feet to a 1/2-inch rebar marking the northwesterly corner of said Lot 15, and
2. South 89°41'51" East, a distance of 10.00 feet to the **Point of Beginning** of this description;

thence from said **Point of Beginning**, continuing South 89°41'51" East, coincident with said northerly line, a distance of 90.00 feet; thence leaving said northerly line, the following three (3) consecutive courses and distances:

1. South 00°33'12" West, a distance of 5.00 feet to a point on a line lying 5.00-feet southerly of and parallel with the northerly line of said Lot 15,
2. North 89°41'51" West, coincident with said parallel line, a distance of 90.00 feet, and
3. North 00°33'12" East, a distance of 5.00 feet to the **Point of Beginning**.

Containing an area of 450 square feet of land, more or less.

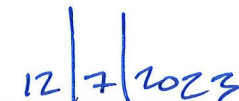
The above-described tract of land is shown on Exhibit "B" attached hereto and made a part hereof.

End of Description.

J-U-B ENGINEERS, Inc.

This description was prepared by me or under my supervision. If any portion of this description is modified or removed (including, but not limited to, the graphic portion shown on the attached Exhibit "B") without the written consent of Timothy Harrigan, PLS, all professional liability associated with this document is hereby declared null and void.


Timothy Harrigan, PLS 17665


Date



ALLEY

E. DRUCKER STREET

LOT 1

L1

POB

S89°41'51"E 90.00'

L3

N89°41'51"W 90.00'

5'

L2

35.00'
N00°33'12"E

LOT 15
BLOCK 6

POC

PINE 43 SUBDIVISION NO. 3
(BK 124 OF PLATS, PGS 19755-19763)



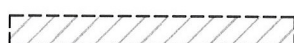


LOT 14

N. MEADOWGLEN AVENUE



LINE TABLE		
NO.	BEARING	DIST.
L1	S89°41'51"E	10.00'
L2	S00°33'12"W	5.00'
L3	N00°33'12"E	5.00'

LEGEND

-  - LOT LINE
-  - ADJOINER PROPERTY LINE
-  - PARTIAL EASEMENT VACATION AREA:
450± SQUARE FEET OF LAND
-  - FOUND MONUMENT
-  - DIMENSION POINT
- POC - POINT OF COMMENCEMENT
- POB - POINT OF BEGINNING



Timothy Harrigan
12/7/2023

EXHIBIT "B"



**PINE 43 SUBDIVISION NO. 3
PARTIAL EASEMENT VACATION**

SITUATE IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, T3N,
R1E, BOISE MERIDIAN, CITY OF MERIDIAN, COUNTY OF ADA, STATE OF IDAHO

SHEET
1 OF 1