

Quartet Southeast:



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

April 10, 2020
Project No. 19-010

Exhibit A
Legal Description for
Annexation and Rezone to R-8
Quartet Southeast

A parcel of land situated in a portion of the North 1/2 of the West 1/2 of the Southwest 1/4 and a portion of the South 1/2 of the Northwest 1/4 all in Section 34, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

BEGINNING at an aluminum cap marking the West 1/4 corner of said Section 34, which bears S00°27'24"W a distance of 2,631.60 feet from a brass cap marking the Northwest corner of said Section 34, thence following the westerly line of said Northwest 1/4, N00°27'24"E a distance of 450.24 feet to the centerline of Five Mile Drain;

Thence leaving said westerly line and following said centerline the following nine (9) courses:

1. S83°53'03"E a distance of 33.19 feet;
2. S78°15'35"E a distance of 265.65 feet;
3. S78°22'23"E a distance of 307.52 feet;
4. S79°05'40"E a distance of 326.25 feet;
5. S77°05'23"E a distance of 112.20 feet;
6. S79°57'01"E a distance of 202.45 feet;
7. S73°28'41"E a distance of 107.81 feet;
8. S46°51'55"E a distance of 134.69 feet;
9. S38°17'55"E a distance of 133.84 feet to the southerly line of said Northwest 1/4;

Thence leaving said centerline and following said southerly line, N89°16'14"W a distance of 191.01 feet to a 5/8-inch rebar marking the Northeast corner of said West 1/2 of the Southwest 1/4 (C-W 1/16 corner);

Thence leaving said southerly line and following the easterly line of said West 1/2 of the Southwest 1/4, S00°35'24"W a distance of 25.93 feet;

Thence leaving said easterly line, 60.97 feet along the arc of a circular curve to the left, said curve having a radius of 517.00 feet, a delta angle of 06°45'23", a chord bearing of S47°09'17"W and a chord distance of 60.93 feet;

Thence S43°46'36"W a distance of 306.45 feet;

Thence 423.64 feet along the arc of a circular curve to the right, said curve having a radius of 520.00 feet, a delta angle of 46°40'43", a chord bearing of S67°06'57"W and a chord distance of 412.02 feet;

Thence N89°32'41"W a distance of 589.03 feet;

Thence S45°27'19"W a distance of 29.19 feet;

Thence S00°27'12"W a distance of 79.36 feet;

Thence N89°32'48"W a distance of 78.00 feet to the westerly line of said Southwest 1/4;

Thence following said westerly line, N00°27'12"E a distance of 560.22 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 22.26 acres, more or less.

Attached hereto is Exhibit B and by this reference is hereby made a part of.



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April 10, 2020
Project No. 19-010

**Exhibit A
Legal Description for
Rezone to R-8
Quartet Northeast**

A parcel of land situated in a portion of the South 1/2 of the Northwest 1/4 of Section 34, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a brass cap marking the Northwest corner of said Section 34, which bears N00°27'24"E a distance of 2,631.60 feet from an aluminum cap marking the West 1/4 corner of said Section 34, thence following the westerly line of said Northwest 1/4, S00°27'24"W a distance of 1,315.80 feet to the North 1/16 corner of said Section 34 and Section 33 and being the **POINT OF BEGINNING**

Thence leaving said westerly line and following the northerly line of said South 1/2 of the Northwest 1/4, S89°26'06"E a distance of 2,300.06 feet;

Thence leaving said northerly line, S00°33'54"W a distance of 136.30 feet;

Thence 557.75 feet along the arc of a circular curve to the right, said curve having a radius of 681.50 feet, a delta angle of 46°53'29", a chord bearing of S24°00'38"W and a chord distance of 542.31 feet;

Thence S47°27'23"W a distance of 695.28 feet;

Thence 33.19 feet along the arc of a circular curve to the right, said curve having a radius of 531.50 feet, a delta angle of 03°34'42", a chord bearing of S49°14'44"W and a chord distance of 33.19 feet;

Thence S51°02'05"W a distance of 148.04 feet to the centerline of Five Mile Drain;

Thence following said centerline the following eight (8) courses:

1. N38°17'55"W a distance of 11.80 feet;
2. N46°51'55"W a distance of 134.69 feet;
3. N73°28'41"W a distance of 107.81 feet;
4. N79°57'01"W a distance of 202.45 feet;
5. N77°05'23"W a distance of 112.20 feet;
6. N79°05'40"W a distance of 326.25 feet;
7. N78°22'23"W a distance of 307.52 feet;
8. N78°15'35"W a distance of 100.49 feet;

Thence leaving said centerline, N00°27'24"E a distance of 236.72 feet;

Thence N89°32'36"W a distance of 195.00 feet to the westerly line of said Northwest 1/4;

Thence following said westerly line, N00°27'24"E a distance of 664.43 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 48.42 acres, more or less.

Attached hereto is Exhibit B and by this reference is hereby made a part of.



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April 10, 2020
Project No. 19-010

**Exhibit A
Legal Description for
Rezone to C-G
Quartet Northeast**

A parcel of land situated in a portion of the South 1/2 of the Northwest 1/4 of Section 34, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a brass cap marking the Northwest corner of said Section 34, which bears N00°27'24"E a distance of 2,631.60 feet from an aluminum cap marking the West 1/4 corner of said Section 34, thence following the westerly line of said Northwest 1/4, S00°27'24"W a distance of 1,315.80 feet to the north 1/16 corner of said Section 34 and Section 33;

Thence leaving said westerly line and following the northerly line of said South 1/2 of the Northwest 1/4, S89°26'06"E a distance of 2,300.06 feet to the **POINT OF BEGINNING**.

Thence following said northerly line, S89°26'06"E a distance of 347.56 feet to an aluminum cap marking the Northeast corner of said South 1/2 of the Northwest 1/4 (C-N 1/16 corner);

Thence leaving said northerly line and following the easterly line of said South 1/2 of the Northwest 1/4, S00°43'47"W a distance of 1,323.39 feet to a 5/8-inch rebar marking the center of said Section 34;

Thence leaving said easterly line and following the southerly line of said Northwest 1/4, N89°16'14"W a distance of 1,129.66 feet to the centerline of Five Mile Drain;

Thence leaving said southerly line and following said centerline, N38°17'55"W a distance of 122.04 feet;

Thence leaving said centerline, N51°02'05"E a distance of 148.04 feet;

Thence 33.19 feet along the arc of a circular curve to the left, said curve having a radius of 531.50 feet, a delta angle of 03°34'42", a chord bearing of N49°14'44"E and a chord distance of 33.19 feet;

Thence N47°27'23"E a distance of 695.28 feet;

Thence 557.75 feet along the arc of a circular curve to the left, said curve having a radius of 681.50 feet, a delta angle of 46°53'29", a chord bearing of N24°00'38"E and a chord distance of 542.31 feet;

Thence N00°33'54"E a distance of 136.30 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 20.31 acres, more or less.

Attached hereto is Exhibit B and by this reference is hereby made a part of.

