

August 14, 2026
Project No. 23-162
Westveil Subdivision
Development Agreement
Legal Description

Parcels of land situated in a portion of the North 1/2 of Section 31 and the West 1/2 of Section 32, Township 4 North, Range 1 West, B.M., Ada County, Idaho and being more particularly described as follows:

BEGINNING at an aluminum cap marking the South 1/4 corner of said Section 32, thence following the southerly line of the Southwest 1/4 of said Section 32, N89°18'02"W a distance of 2,652.12 feet to an aluminum cap marking the Southwest corner of said Section 32;

Thence leaving said southerly line and following the westerly line of said Southwest 1/4, N00°43'15"E a distance of 2,630.56 feet to an aluminum cap marking the West 1/4 corner of said Section 32;

Thence leaving said westerly line and following the northerly line of said Southwest 1/4, S89°19'37"E a distance of 568.21 feet to a 5/8-inch rebar;

Thence leaving said northerly line, N00°37'32"E a distance of 801.91 feet;

Thence N89°19'37"W a distance of 568.21 feet to the westerly line of the Northwest 1/4 of said Section 32;

Thence following said westerly line, N00°37'32"E a distance of 974.36 feet;

Thence leaving said westerly line, N89°22'28"W a distance of 798.53 feet;

Thence S00°37'32"W a distance of 648.58 feet to the northerly right-of-way line of the Five Mile Drain;

Thence following said northerly right-of-way line the following two (2) courses:

1. S89°23'29"W a distance of 429.60 feet to a 5/8-inch rebar;
2. N72°54'31"W a distance of 403.09 feet to the westerly right-of-way line of the Phyllis Canal;

Thence leaving said northerly right-of-way line and following said westerly right-of-way line,

S00°36'32"W a distance of 38.74 feet to the northerly right-of-way line of the Phyllis Canal;

Thence leaving said westerly right-of-way line and following said northerly right-of-way line the following six (6) courses:

1. N89°23'08"W a distance of 1.26 feet;
2. 50.20 feet along the arc of a curve to the right, said curve having a radius of 100.00 feet, a delta angle of 28°45'37", a chord bearing of N75°00'19"W and a chord distance of 49.67 feet;
3. N60°37'31"W a distance of 74.59 feet;
4. N46°59'14"W a distance of 1,145.24 feet;
5. 135.39 feet along the arc of a curve to the left, said curve having a radius of 200.00 feet, a delta angle of 38°47'14", a chord bearing of N66°22'51"W and a chord distance of 132.82 feet;
6. N85°46'29"W a distance of 648.59 feet to a 1/2-inch rebar;

Thence leaving said northerly right-of-way line, N00°10'59"E a distance of 532.62 feet to the northerly line of the Northeast 1/4 of the Northwest 1/4 of said Section 31;

Thence following said northerly line, S89°12'41"E a distance of 699.93 feet to an aluminum cap marking the North 1/4 corner of said Section 31;

Thence leaving said northerly line of the Northwest 1/4 and following the northerly line of the Northeast 1/4 of said Section 31, S89°12'34"E a distance of 2,297.01 feet to a 5/8-inch rebar;

Thence leaving said northerly line, S00°37'32"W a distance of 247.50 feet;

Thence S89°12'34"E a distance of 352.00 feet to the easterly line of said Northeast 1/4 (westerly line of the Northwest 1/4 of said Section 32);

Thence following said easterly line (and said westerly line), S00°37'32"W a distance of 64.50 feet;
 Thence leaving said easterly line (and said westerly line), S89°22'26"E a distance of 300.03 feet;
 Thence N00°36'20"E a distance of 145.20 feet;
 Thence N89°22'26"W a distance of 299.98 feet to the westerly line of said Northwest 1/4 of Section 32 (easterly line of the Northeast 1/4 of said Section 31);
 Thence following said westerly line (and said easterly line), N00°37'32"E a distance of 166.80 feet to an aluminum cap marking the Northwest corner of said Section 32 (Northeast corner of said Section 31);
 Thence leaving said westerly line (and said easterly line) and following the northerly line of the Northwest 1/4 of said Section 32, S89°22'26"E a distance of 2,316.41 feet to a 5/8-inch rebar;
 Thence S00°36'41"W a distance of 330.00 feet to a 5/8-inch rebar;
 Thence S89°22'26"E a distance of 330.00 feet to a 5/8-inch rebar on the easterly line of the Northwest 1/4 of said Section 32;
 Thence following said easterly line, S00°36'41"W a distance of 2,301.95 feet to an aluminum cap marking the Center 1/4 corner of said Section 32;
 Thence leaving the easterly line of said Northwest 1/4 and following the easterly line of the Southwest 1/4 of said Section 32, S00°36'38"W a distance of 2,631.79 feet to the **POINT OF BEGINNING**.

Parcel description contains a total of 380.63 acres, more or less.

TOGETHER WITH

Commencing at an aluminum cap marking the northwest corner of said Section 31, which bears N00°41'26"E a distance of 2,648.22 feet from an aluminum cap marking the west 1/4 corner of said Section 31, thence following the westerly line of said Government Lot 1, S00°41'26"W a distance of 114.94 feet to a point on the southerly right-of-way line of the Five Mile Drain and being the **POINT OF BEGINNING**.

Thence leaving said westerly line and following said southerly right-of-way line the following five (5) courses:

1. S81°40'25"E a distance of 105.22 feet to a 5/8-inch rebar;
2. S81°01'15"E a distance of 66.90 feet to a 5/8-inch rebar;
3. S65°03'47"E a distance of 1,107.27 feet to a 5/8-inch rebar;
4. 173.51 feet along the arc of a curve to the left, said curve having a radius of 480.00 feet, a delta angle of 20°42'42", a chord bearing of S75°25'08"E and a chord distance of 172.57 feet to a 5/8-inch rebar;
5. S85°46'29"E a distance of 542.57 feet to a 5/8-inch rebar;

Thence leaving said southerly right-of-way line, S00°10'59"W a distance of 619.79 feet to a 5/8-inch rebar;

Thence 359.29 feet along the arc of a curve to the left, said curve having a radius of 600.00 feet, a delta angle of 34°18'25", a chord bearing of S16°58'13"E and a chord distance of 353.92 feet to a 5/8-inch rebar;

Thence N85°05'08"W a distance of 2,007.46 feet to a point on the westerly line of said Government Lot 2;

Thence following said westerly line, N00°41'26"E a distance of 153.19 feet to the northwest corner of said Government Lot 2 (southwest corner of said Government Lot 1);

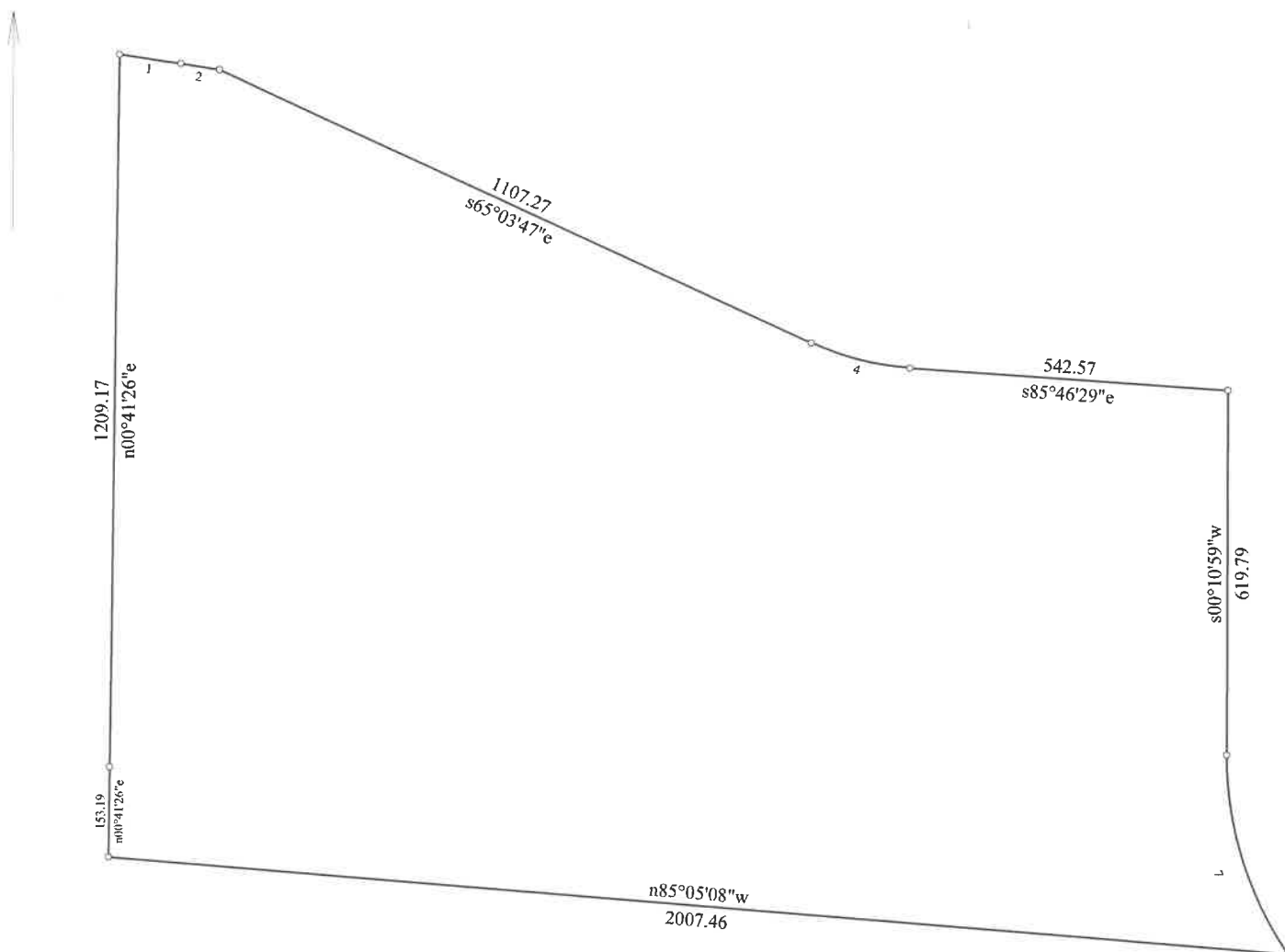
Thence leaving said westerly line of Government Lot 2 and following the westerly line of Government Lot 1, N00°41'26"E a distance of 1,209.17 feet to the **POINT OF BEGINNING**.

Parcel description contains a total of 47.98 acres, more or less.

Parcels contain a total of 428.61 acres, more or less, and subject to existing easements and/or rights-of-ways of record or implied.



8.14.2026



Title:		Date: 08-14-2026
Scale: 1 inch = 300 feet	File:	
Tract 1: 47.979 Acres: 2089951 Sq Feet: Closure = n00.3936e 0.00 Feet: Precision >1/999999: Perimeter = 6344 Feet		
001=s81.4025e 105.22	005=s85.4629e 542.57	009=n00.4126e 153.19
002=s81.0115e 66.90	006=s00.1059w 619.79	010=n00.4126e 1209.17
003=s65.0347e 1107.27	007: Lt, R=600.00, Delta=34.1825 Bng=s16.5813e, Chd=353.92	
004: Lt, R=480.00, Delta=20.4242 Bng=s75.2508e, Chd=172.57	008=n85.0508w 2007.46	