

EXHIBIT A

Legal Description ACHD Ustick Property - Annexation

A parcel located in the SE ¼ of Section 34, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

BEGINNING at a point marking the southwest corner of said SE ¼, from which a point marking the southeast corner of said SE ¼ bears S 89°07'11" E a distance of 2640.61 feet;

Thence along the westerly boundary of said SE ¼ N 0°43'44" E a distance of 1290.37 feet to a point on the centerline of the Five Mile Creek;

Thence along said centerline, also being the southerly boundary of that annexation parcel as described in Ordinance No. 784, Instrument No. 98003485, records of Ada County, Idaho, the following described courses and distances:

Thence S 89°04'31" E a distance of 434.23 feet to a point;

Thence a distance of 98.65 feet along the arc of a 337.00 foot radius curve right, said curve having a central angle of 16°46'20" and a long chord bearing S 80°41'21" E a distance of 98.30 feet to a point;

Thence S 72°18'11" E a distance of 182.16 feet to a point;

Thence a distance of 117.40 feet along the arc of a 458.00 foot radius curve left, said curve having a central angle of 14°41'10" and a long chord bearing S 79°38'46" E a distance of 117.07 feet to a point;

Thence S 86°59'21" E a distance of 940.67 feet to a point;

Thence a distance of 99.31 feet along the arc of a 229.00 foot radius curve left, said curve having a central angle of 24°50'50" and a long chord bearing N 80°35'14" E a distance of 98.53 feet to a point;

Thence N 68°09'49" E a distance of 145.45 feet to a point;

Thence a distance of 53.16 feet along the arc of a 143.00 foot radius curve right, said curve having a central angle of 21°18'00" and a long chord bearing N 78°48'49" E a distance of 52.86 feet to a point;

Thence N 89°27'49" E a distance of 362.98 feet to a point;

Thence a distance of 42.20 feet along the arc of a 65.00 foot radius curve right, said curve having a central angle of 37°12'00" and a long chord bearing S 71°56'11" E a distance of 41.46 feet to a point;

Thence S 53°20'11" E a distance of 243.43 feet to a point on the easterly boundary of said SE ¼;



Thence leaving said Five Mile Creek centerline and along said easterly boundary of the SE ¼ S 0°53'03" W a distance of 43.02 feet to a point;

Thence leaving said easterly boundary N 64°08'05" W a distance of 295.14 feet to a point marking the northeasterly corner of McNelis Subdivision as shown in Book 100 of Plats on Pages 13082 through 13084, records of Ada County, Idaho;

Thence along the northerly and westerly boundary of said McNelis Subdivision the following described courses and distances:

Thence N 89°07'41" W a distance of 303.80 feet to a point;

Thence S 64°49'45" W a distance of 277.37 feet to a point;

Thence N 86°15'46" W a distance of 701.30 feet to a point;

Thence S 81°07'09" W a distance of 287.40 feet to a point;

Thence S 2°46'23" E a distance of 140.80 feet to a point;

Thence a distance of 122.51 feet along the arc of a 100.50 foot radius curve left, said curve having a central angle of 69°50'36" and a long chord bearing S 37°41'41" E a distance of 115.06 feet to a point;

Thence S 72°36'59" E a distance of 105.95 feet to a point;

Thence a distance of 152.82 feet along the arc of a 290.92 foot radius curve right, said curve having a central angle of 30°05'54" and a long chord bearing S 57°34'02" E a distance of 151.07 feet to a point;

Thence S 42°31'05" E a distance of 45.13 feet to a point;

Thence continuing along said boundary and the extension thereof S 36°50'13" E a distance of 861.51 feet to a point on the southerly boundary of said SE ¼;

Thence along said southerly boundary N 89°07'11" W a distance of 84.44 feet to a point marking the southeasterly corner of "Parcel C" as shown on Record of Survey No. 6018, records of Ada County, Idaho;

Thence leaving said southerly boundary and along the easterly boundary of said "Parcel C" N 37°06'59" W a distance of 584.06 feet to a point marking the northerly corner of said "Parcel C";

Thence along the westerly boundary of said "Parcel C" S 0°09'49" E a distance of 49.81 feet to a point marking the northeasterly corner of "Parcel B" as shown on said Record of Survey No. 6018, also being the northeasterly corner of that annexation parcel as described in Ordinance No. 02-992, Instrument No. 103012606, records of Ada County, Idaho

Thence along the northerly and westerly boundary of said parcel the following described courses and distances:



Thence N 36°49'52" W a distance of 255.94 feet to a point;

Thence N 42°30'43" W a distance of 45.13 feet to a point;

Thence a distance of 100.29 feet along the arc of a 190.92 foot radius curve left, said curve having a central angle of 30°05'55" and a long chord bearing N 57°33'40" W a distance of 99.14 feet to a point;

Thence N 72°36'38" W a distance of 105.95 feet to a point;

Thence a distance of 72.79 feet along the arc of a 200.50 foot radius curve right, said curve having a central angle of 20°48'02" and a long chord bearing N 62°12'37" W a distance of 72.39 feet to a point;

Thence S 0°48'30" W a distance of 760.49 feet to a point on the southerly boundary of said SE ¼;

Thence leaving said boundary and along said southerly boundary N 89°07'11" W a distance of 825.29 feet to the **POINT OF BEGINNING**.

This parcel contains 30.27 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
April 14, 2021



ACHD Ustick Property Annexation
Job No. 21-22
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ACHD USTICK PROPERTY - ANNEXATION

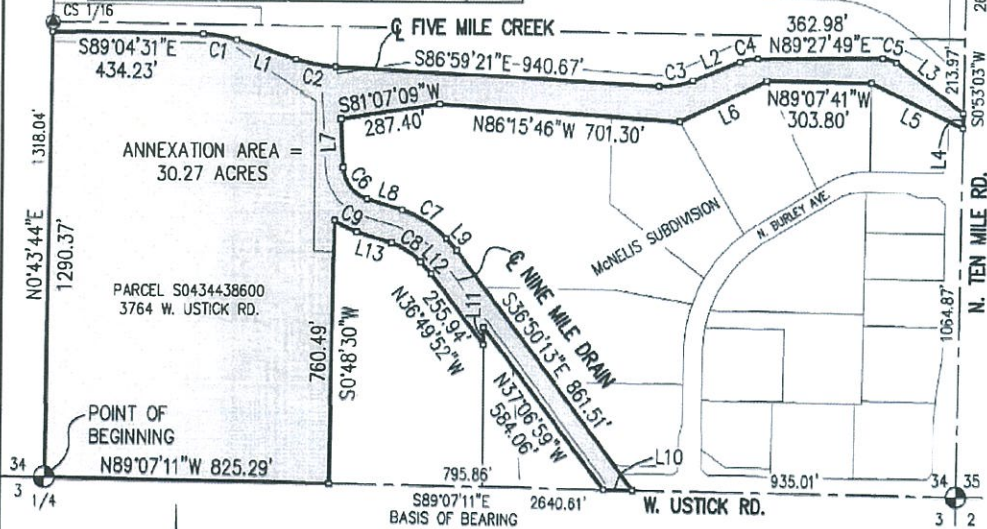
LOCATED IN THE SE 1/4 OF SECTION 34, T4N, R1W, BM, ADA COUNTY, IDAHO

C 1/4

S89°17'01"E
2647.77'

1/4
34 35

CURVE TABLE						LINE TABLE			LINE TABLE		
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
C1	98.65'	337.00'	16°46'20"	S80°41'21"E	98.30'	L1	182.16'	S72°18'11"E	L8	105.95'	S72°36'59"E
C2	117.40'	458.00'	14°41'10"	S79°38'46"E	117.07'	L2	145.45'	N68°09'49"E	L9	45.13'	S42°31'05"E
C3	99.31'	229.00'	24°50'50"	N80°35'14"E	98.53'	L3	243.43'	S53°20'11"E	L10	84.44'	N89°07'11"W
C4	53.16'	143.00'	21°18'00"	N78°48'49"E	52.86'	L4	43.02'	S0°53'03"W	L11	49.81'	S0°09'49"E
C5	42.20'	65.00'	37°12'00"	S71°56'11"E	41.46'	L5	295.14'	N64°08'05"W	L12	45.13'	N42°30'43"W
C6	122.51'	100.50'	69°50'36"	S37°41'41"E	115.06'	L6	277.37'	S64°49'45"W	L13	105.95'	N72°36'38"W
C7	152.82'	290.92'	30°05'54"	S57°34'02"E	151.07'	L7	140.80'	S2°46'23"E			
C8	100.29'	190.92'	30°05'55"	N57°33'40"W	99.14'						
C9	72.79'	200.50'	20°48'02"	N62°12'37"W	72.39'						



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