



37.55 ac
2620 84 Instrument number

LEGAL DESCRIPTION

Page 1 OF 2

December 17, 2018

Project No.: 118006

FREEMAN PROPERTY
PARCEL 5 DESCRIPTION

A Parcel of land located in the Northeast One Quarter of Section 3, Township 4 North, Range 4 East, Boise Meridian, Boise County, Idaho, being more particularly described as follows:
Commencing at the North Section Corner common to Sections 2 and 3 of said Township 4 North, Range 4 East, (from which point the South One Quarter Section Corner of Section 34, Township 5 North, Range 4 East bears North 89°54'40" West, 2233.48 feet distant);
Thence from said North Section Corner, North 89°54'40" West, a distance of 1550.28 feet on the Section Line common to said Sections 3 and 34 to the north property corner common to Parcel #1 and Parcel #4, as same is shown on Record of Survey Instrument No. 159777, records of Boise County, said point being the **POINT OF BEGINNING**;

Thence on the common parcel line between said Parcel #1 and Parcel #4 for the following courses and distances:

Thence South 33° 31' 54" West, a distance of 503.61 feet;

Thence South 29° 25' 22" East, a distance of 74.69 feet;

Thence North 44° 11' 27" East, a distance of 200.25 feet;

Thence North 62° 08' 45" East, a distance of 245.99 feet;

Thence North 85° 22' 27" East, a distance of 123.71 feet;

Thence South 04° 47' 52" West, a distance of 145.26 feet;

Thence South 29° 17' 49" East, a distance of 410.08 feet;

Thence South 05° 00' 21" West, a distance of 283.03 feet;

Thence South 50° 48' 23" East, a distance of 167.58 feet;

Thence leaving said common parcel line between Parcel #1 and #4, South 11° 01' 34" East, a distance of 245.62 feet to a point on the southerly parcel line of said Parcel #4;

Thence on the southerly parcel line of said Parcel #4 for the following courses and distances:

Thence South 88° 08' 33" West, a distance of 371.04 feet;

Thence North 54° 03' 18" West, a distance of 339.64 feet;

Thence South 45° 46' 19" West, a distance of 403.12 feet;

Thence North 41° 28' 46" West, a distance of 590.12 feet;

Thence South 89° 46' 17" West, a distance of 314.15 feet to a point on the west line of the Northeast Quarter of said Section 3;

Thence North 00° 13' 43" West, a distance of 1003.07 feet on said west line to the North Quarter Corner of said Section 3;

Thence South 89° 47' 51" East, a distance of 380.96 feet on the North line of the Northeast Quarter of said Section 3;

Thence South 89° 54' 40" East, a distance of 683.20 feet on the North line of the Northeast Quarter of said Section 3 to **POINT OF BEGINNING**.

Said Parcel contains 37.55 acres more or less.

RP04N04E030702

TOGETHER WITH:

A 33 foot-wide, non-exclusive access easement for ingress and egress and for public and private utilities, 16.5 feet left and 16.5 feet right of the existing access road centerline, said access easement being situate in Section 2 and Section 3, Township 4 North, Range 4 East, Boise Meridian, Boise County, Idaho, further described as follows:

Commencing at the East One-Quarter Corner of Section 3 of said Township 4 North, Range 4 East:

Thence North $00^{\circ}03'30''$ West a distance of 2,337.38 feet on the easterly line of said Section 3 to the Northeast Corner of said Section 3;

Thence South $47^{\circ}04'55''$ East a distance of 313.52 feet to the centerline of an existing gravel road intersecting the southwesterly right-of-way of State Highway 21 and being the **POINT OF BEGINNING**;

Thence following the centerline of the said existing gravel road the following courses and distances:

South $63^{\circ}03'15''$ West a distance of 18.41 feet to a point;

South $69^{\circ}09'02''$ West a distance of 141.08 feet to a point;

Northwesterly 62.62 feet along the arc a circular curve to the right, said curve having a radius of 60.00 feet, a central angle of $59^{\circ}47'42''$, a chord bearing of

North $80^{\circ}57'07''$ West and a chord distance of 59.81 feet to a point;

North $51^{\circ}03'16''$ West a distance of 86.39 feet to a point;

North $39^{\circ}51'35''$ West a distance of 127.39 feet to a point;

North $48^{\circ}12'43''$ West a distance of 52.11 feet to a point;

North $58^{\circ}34'02''$ West a distance of 93.39 feet to a point;

Southwesterly 91.66 feet along the arc a circular curve to the left, said curve having a radius of 60.32 feet, a central angle of $87^{\circ}03'49''$, a chord bearing of

South $77^{\circ}54'04''$ West and a chord distance of 83.09 feet to a point;

Southeasterly 51.32 feet along the arc of a compound curve to the left, said curve having a radius of 29.86 feet, a central angle of $98^{\circ}28'10''$, a chord bearing of

South $14^{\circ}51'56''$ East and a chord distance of 45.23 feet to a point;

North $86^{\circ}56'41''$ East a distance of 66.51 feet to a point;

Southeasterly 104.85 feet along the arc of a circular curve to the right, said curve having a radius of 112.13 feet, a central angle of $53^{\circ}34'24''$, a chord bearing of

South $45^{\circ}31'57''$ East and a chord distance of 101.07 feet to a point;

South $15^{\circ}09'17''$ East a distance of 136.90 feet to a point;

South $41^{\circ}06'13''$ East a distance of 77.42 feet to a point;

South $44^{\circ}50'55''$ East a distance of 102.69 feet to a point;

South $32^{\circ}59'53''$ East a distance of 77.21 feet to a point;

Southwesterly 64.09 feet along the arc a circular curve to the right, said curve having a radius of 20.91 feet, a central angle of $175^{\circ}36'08''$, a chord bearing of

South $54^{\circ}48'11''$ West and a chord distance of 41.79 feet to a point;

North $26^{\circ}34'35''$ West a distance of 58.48 feet to a point;

Northwesterly 65.31 feet along the arc a circular curve to the left, said curve having a radius of 106.06 feet, a central angle of $35^{\circ}16'54''$, a chord bearing of

North $44^{\circ}13'02''$ West and a chord distance of 64.28 feet to a point;

North $61^{\circ}20'20''$ West a distance of 125.07 feet to a point;

Northwesterly 83.32 feet along the arc a circular curve to the right, said curve having a radius of 90.32 feet, a central angle of $52^{\circ}51'24''$, a chord bearing of North $34^{\circ}54'38''$ West and a chord distance of 80.40 feet to a point;
North $24^{\circ}39'33''$ West a distance of 51.36 feet to a point;
Northwesterly 50.71 feet along the arc a circular curve to the left, said curve having a radius of 34.27 feet, a central angle of $84^{\circ}46'30''$, a chord bearing of North $67^{\circ}02'48''$ West and a chord distance of 46.21 feet to a point;
South $77^{\circ}52'06''$ West a distance of 49.52 feet to a point;
South $62^{\circ}13'26''$ West a distance of 295.98 feet to a point;
Northwesterly 136.87 feet along the arc a circular curve to the right, said curve having a radius of 56.73 feet, a central angle of $138^{\circ}13'48''$, a chord bearing of North $48^{\circ}39'40''$ West and a chord distance of 106.01 feet to a point;
North $16^{\circ}38'44''$ East a distance of 201.83 feet to a point;
Northwesterly 89.92 feet along the arc of a circular curve to the left, said curve having a radius of 28.00 feet, a central angle of $183^{\circ}59'31''$, a chord bearing of North $66^{\circ}59'41''$ West and a chord distance of 55.96 feet to a point;
South $21^{\circ}00'34''$ West a distance of 78.23 feet to a point;
Southwesterly 96.09 feet along the arc of a circular curve to the right, said curve having a radius of 45.34 feet, a central angle of $121^{\circ}25'21''$, a chord bearing of South $81^{\circ}21'18''$ West and a chord distance of 79.09 feet to a point;
North $37^{\circ}56'02''$ West a distance of 121.66 feet to a point;
Northwesterly 52.94 feet along the arc of a circular curve to the left, said curve having a radius of 84.63 feet, a central angle of $35^{\circ}50'24''$, a chord bearing of North $56^{\circ}19'57''$ West and a chord distance of 52.08 feet to a point;
North $74^{\circ}15'10''$ West a distance of 99.02 feet to a point;
North $89^{\circ}54'40''$ West a distance of 558.08 feet to a point;
South $33^{\circ}31'54''$ West a distance of 483.80 feet to a point;
South $29^{\circ}25'22''$ East a distance of 74.69 feet to a point;
North $44^{\circ}11'27''$ East a distance of 200.25 feet to a point;
North $62^{\circ}08'45''$ East a distance of 245.99 feet to a point;
North $85^{\circ}22'27''$ East a distance of 123.71 feet to a point;
South $04^{\circ}47'52''$ West a distance of 145.26 feet to a point;
South $29^{\circ}17'49''$ East a distance of 410.08 feet to a point;
South $05^{\circ}00'21''$ West a distance of 283.03 feet to a point;
South $50^{\circ}48'23''$ East a distance of 167.58 feet to the **POINT OF TERMINUS.**

PREPARED BY:

The Land Group, Inc.

James R. Washburn



Instrument # 262084
IDAHO CITY, BOISE COUNTY, IDAHO
12-19-2018 02:53:00 PM No. of Pages: 1
Recorded for: MAURINE L. FREEMAN
MARY T. PRISCO Fee: 5.00
Ex-Officio Recorder Deputy
Index to: RECORD OF SURVEY

Curve Table

CURVE	LENGTH	RADIUS	CHORD BEARINGS	CHORD LENGTH
C1	94.28	572.19	S82°29'15"	582.19
C2	746.57	94.28	S15°30'27"	244.47
C3	624.35	8.5705	S59°28'47"	95.34

Reference Survey Table:

1. RECORD OF SURVEY INSTRUMENT #196777, RECORDS OF BOISE COUNTY.

Certificate of Boise County Recorder

STATE OF IDAHO)
COUNTY OF BOISE)
INVESTIGATION NUMBER: 262084

HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF IDAHO. I AM NOT PROVIDING ANY OPINION AS TO THE ACCURACY OF THE INFORMATION PROVIDED BY THE LAND GROUP, INC. OR ANY OTHER PARTY. I AM NOT PROVIDING ANY OPINION AS TO THE ACCURACY OF THE INFORMATION PROVIDED BY THE LAND GROUP, INC. OR ANY OTHER PARTY.

Mary T. Prisco
Deputy Recorder

Certificate of Surveyor

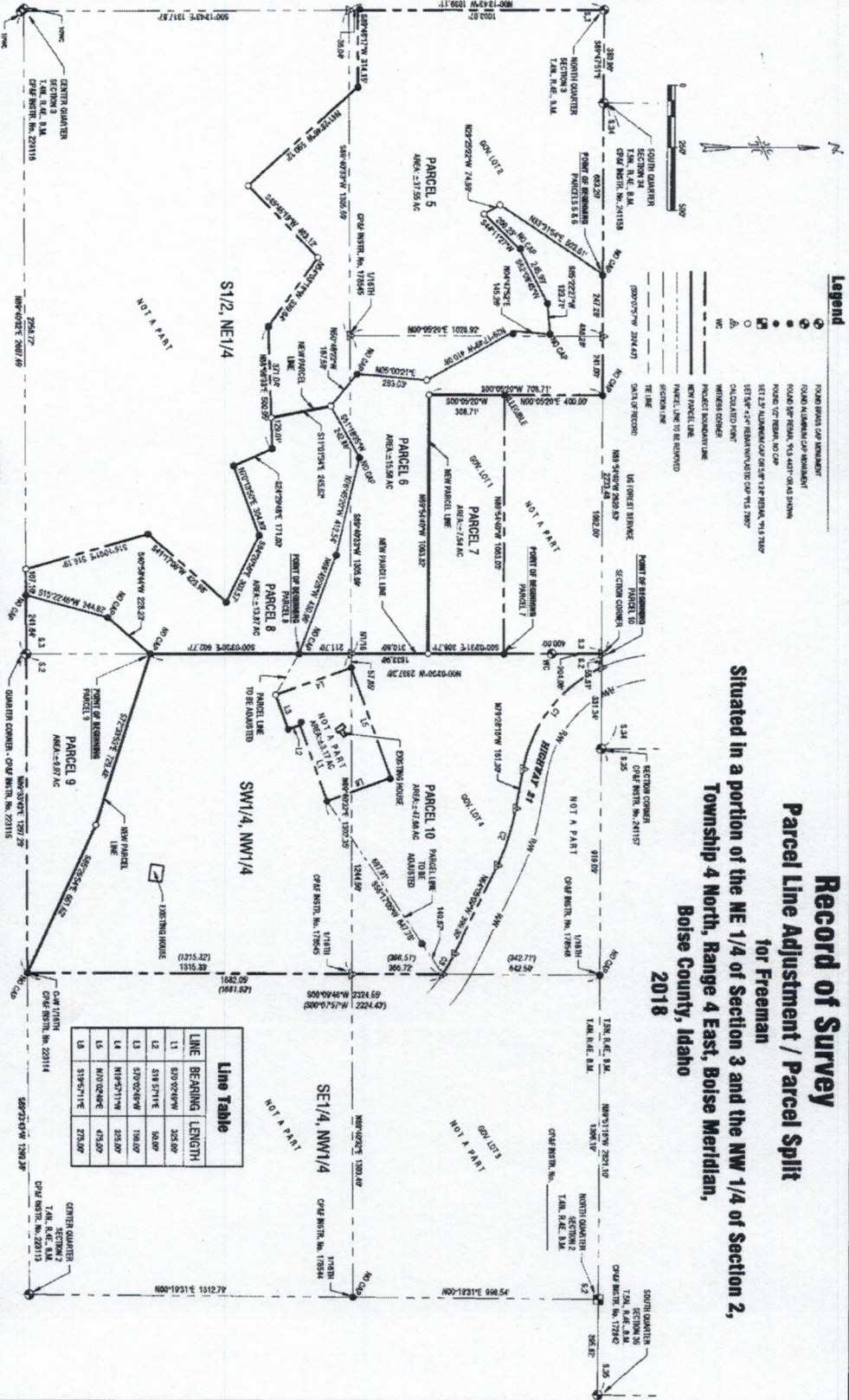
I, MARY T. PRISCO, A LICENSED SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF IDAHO. I AM NOT PROVIDING ANY OPINION AS TO THE ACCURACY OF THE INFORMATION PROVIDED BY THE LAND GROUP, INC. OR ANY OTHER PARTY. I AM NOT PROVIDING ANY OPINION AS TO THE ACCURACY OF THE INFORMATION PROVIDED BY THE LAND GROUP, INC. OR ANY OTHER PARTY.



MEET NO. 441-2-10-20
MEET NO. 441-3-10-20

THE LAND GROUP
INCORPORATED
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P.O. Box 888, Idaho Falls, Idaho 83402-0888
www.thelandgroup.com

PN 110004 SHEET 1 OF 1



Record of Survey
Parcel Line Adjustment / Parcel Split
for Freeman
Township 4 North, Range 4 East, Boise Meridian,
Boise County, Idaho
2018