

**Mountain Meadows Ranch South  
Boundary Legal Description**

Date: January 4, 2024

A parcel of land being a portion of the South 1/2 of the Southwest 1/4 of Section 10, Township 16 North, Range 3 East, Boise Meridian, City of Donnelly, Valley County, Idaho, more particularly described as follows:

**COMMENCING** at the Southwest corner of said Section 10, monumented by a 2.5" aluminum cap (CPF Inst. No. 402207), from which the South 1/4 of said Section 10, monumented by a 3.5" brass cap (CPF Inst. No. 352761), bears South 88°58'52" East a distance of 2,661.13 feet;

Thence North 00°08'38" East, coincident with the West line of said Section 10, a distance of 30.00 feet, to a point on the northerly right of way of W. Roseberry Road, the **POINT OF BEGINNING**;

Thence continuing coincident with said West line, North 00°08'38" East a distance of 1,290.51 feet to the South 1/16<sup>th</sup> corner on the West line of said Section 10 monumented by a 5/8" rebar with an orange plastic cap marked "John Russell PLS 6021";

Thence South 89°08'47" East, coincident with the South 1/16<sup>th</sup> line of said Section 10, a distance of 1,879.04 feet, to a point on the westerly right of way of the former Oregon Shortline Railroad;

Thence South 07°27'47" East, coincident with said westerly right of way, a distance of 510.69 feet the Northeast corner of those lands shown on Record of Survey Inst. No. 237265 in the records of Valley County;

Thence North 88°57'52" West, coincident with the northerly boundary of said Record of Survey, a distance of 627.32 feet;

Thence South 01°01'16" West a distance of 790.85 feet, to a point on the northerly right of way of said W. Roseberry Road;

Thence North 88°58'52" West, coincident with said northerly right of way, a distance of 1,077.30 feet to the Southwest corner of those lands described in Warranty Deed Inst. No. 426353 in the records of Valley County;

Thence coincident with the boundary of said Warranty Deed for the following three (3) courses:

Thence North 01°01'08" East a distance of 104.36 feet;

Thence North 88°58'52" West a distance of 100.00 feet;

Thence South 01°01'08" West a distance of 104.36 feet, to a point on the northerly right of way of said W. Roseberry Road;

Thence North 88°58'52" West, coincident with said northerly right of way, a distance of 130.00 feet to the **POINT OF BEGINNING**.

The above-described parcel contains 1,989,064 square feet or 45.66 acres, more or less.

Together with and subject to covenants, easements and restrictions of record.

The basis of bearings for this description is South 88°58'52" East between the Southwest corner and the South 1/4 corner of said Section 10.

Wayne Caudell, P.L.S.  
End of Description

License No. 19748



WEST 1/4 CORNER  
SECTION 10  
5/8" REBAR W/ NO CAP  
CPF INST. NO. 242298

N0°08'38"E 2640.75'

1320.24'

SOUTH 1/16TH CORNER  
SECTION 10/9  
5/8" REBAR W/ ORANGE  
PLASTIC CAP "PLS 6021"

1290.51'

S89°08'47"E 2660.47'

1879.04'

1,989,064 SQ. FT. ±  
45.66 AC. ±

LINE TABLE		
LINE #	BEARING	DIST.
L1	N1°01'08"E	104.36
L2	N88°58'52"W	100.00
L3	S1°01'08"W	104.36
L4	N88°58'52"W	130.00

POINT OF  
BEGINNING

L4  
30.00'

L2

N88°58'52"W 1077.30'

30.00'

S1°01'16"W 790.85'

N88°57'52"W 627.32'

S7°27'47"E 510.69'

781.43'

N0°07'12"E 1328.19'

STATE HIGHWAY 55



SOUTHWEST CORNER  
SECTION 10  
2.5" ALUM. CAP  
CPF INST. NO. 402207

W. ROSEBERRY RD.

S88°58'52"E 2661.13'  
BASIS OF BEARINGS

SOUTH 1/4 CORNER  
SECTION 10  
3.5" BRASS CAP  
CPF INST. NO. 352761

DRAWING INFO

B000448.00

NV5 Boundary

1"=250'

SHEET INFO

DRAWN WC

CHECKED TPF

LAST EDIT 1/4/2024

PLOT DATE 1/4/2024

NV5

690 Industry Way, Suite 10  
Meridian, ID 83642  
208-342-5400 www.NV5.com

Exhibit for Mountain Meadows Ranch South  
Exterior Boundary

Park Pointe Development  
Mountain Meadows

SHEET NUMBER

3 of 3