

**Mountain Meadows Ranch South
General Commercial District Description**

Date: January 5, 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, also being the **POINT OF BEGINNING**;

Thence North 00°08'38" East, coincident with the West line of said Section 10, a distance of 668.99 feet;

Thence South 89°51'08" East a distance of 882.76 feet, to the beginning of a non-tangent curve to the left;

Thence along the arc of said curve to the left a distance of 36.87 feet, said curve having a radius of 1,050.00 feet, a central angle of 02°00'44" and a chord bearing of North 16°55'04" East a distance of 36.87 feet;

Thence South 89°51'08" East a distance of 424.38 feet, to a point on the westerly boundary of those lands shown on Record of Survey Inst. No. 237265 in the records of Valley County;

Thence South 45°16'01" West a distance of 445.42 feet;

Thence South 01°01'16" West a distance of 405.18 feet, to a point on the South line of said Section 10;

Thence North 88°58'52" West, coincident with said South line, a distance of 766.51 feet;

Thence leaving said South line, North 01°01'08" East a distance of 134.36 feet;

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

Thence South 01°01'08" West a distance of 134.36 feet to a point on said South line;

Thence North 88°58'52" West, coincident with said South line, a distance of 129.54 feet to the **POINT OF BEGINNING**.

The above-described parcel contains 716,988 square feet or 16.46 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.

License No. 19748

End of Description



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

1320.24'

N0°08'38"E 2640.75'

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

S89°08'47"E 2660.47'

781.43'

STATE HIGHWAY 55

651.52'

S89°51'08"E 424.38'

S89°51'08"E 882.76'

716,988 SQ. FT. ±
16.46 AC. ±

POINT OF
BEGINNING

L2

L1

L3

L4

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

W. ROSEBERRY RD.

766.51'

30.00'

S1°01'16"W 405.18'

S45°16'01"W 445.42'

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

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



N0°07'12"E 1328.19'

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DIST.
C1	2°00'44"	1050.00	36.87	N16°55'04"E	36.87

LINE TABLE

LINE #	BEARING	DIST.
L1	N1°01'08"E	134.36
L2	N88°58'52"W	100.00
L3	S1°01'08"W	134.36
L4	N88°58'52"W	129.54

NVS

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

SHEET INFO

DRAWN WC

CHECKED TPF

LAST EDIT 1/3/2024

PLOT DATE 1/3/2024

DRAWING INFO

B000448.00

NV5 Boundary

1"=250'

Exhibit for Mountain Meadows Ranch South
General Commercial District Zoning
Park Pointe Development
Mountain Meadows

SHEET NUMBER
3 of 3