

**Mountain Meadows Ranch South
Medium Density Residential District East 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;

Thence North 00°08'38" East, coincident with the West line of said Section 10, a distance of 1320.51 feet to the South 1/16th 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 1/16th 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 95.37 feet to the **POINT OF BEGINNING**;

Thence continuing coincident with said westerly right of way, South 07°27'47" East a distance of 415.32 feet to 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 245.03 feet;

Thence North 00°00'00" East a distance of 216.32 feet;

Thence North 45°00'00" East a distance of 270.18 feet to the **POINT OF BEGINNING**.

The above-described parcel contains 70,988 square feet or 1.63 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

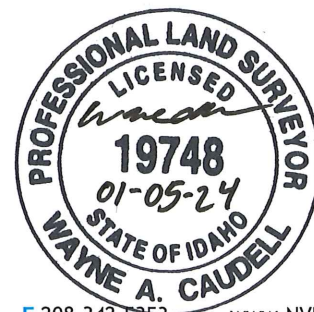


Exhibit for Mountain Meadows Ranch South
Medium Density Residential Zoning
Park Pointe Development
Mountain Meadows Ranch South

DRAWING INFO

B000448.00

NV5 Boundary

1"=250'

SHEET INFO

DRAWN WC

CHECKED TPF

LAST EDIT 1/5/2024

PLOT DATE 1/5/2024

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