

**Mountain Meadows Ranch South
Medium Density Residential District West 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 668.99 feet to the **POINT OF BEGINNING**;

Thence continuing coincident with said West line North 00°08'38" East a distance of 651.52 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 1,636.06 feet;

Thence South 23°32'14" West a distance of 545.87 feet to a point on the northerly boundary of those lands shown in 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 99.96 feet to the Northwest corner of said Record of Survey;

Thence South 01°01'16" West, coincident with westerly boundary of said Record of Survey, a distance of 96.61 feet;

Thence North 89°51'08" West a distance of 424.38 feet to the beginning of a non-tangent curve to the right;

Thence along the arc of said curve to the right 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 South 16°55'04" West a distance of 36.87 feet;

Thence North 89°51'08" West a distance of 882.76 feet to the **POINT OF BEGINNING**.

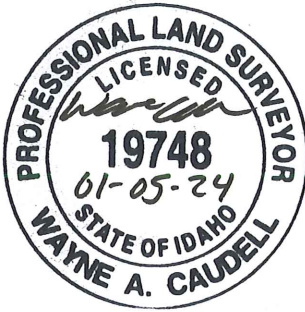
The above-described parcel contains 938,416 square feet or 21.54 acres, more or less.

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



SHEET INFO	
DRAWN	WC
CHECKED	TPF
LAST EDIT	1/4/2024
PLOT DATE	1/4/2024

DRAWING INFO	B000448.00	NV5 Boundary	1"=250'
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N | V | S
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Meridian, ID 83642
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CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DIST.
C1	2°00'44"	1050.00	36.87	S16°55'04"W	36.87

LINE TABLE		
LINE #	BEARING	DIST.
L1	N88°57'52"W	99.96
L2	S1°01'16"W	96.61

