

**Mountain Meadows Ranch South
Open Space Zoning – North Area 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 1,636.06 feet to the **POINT OF BEGINNING**;

Thence continuing coincident with said South 1/16th line South 89°08'47" East a distance of 242.98 feet to a point on the westerly right of way of the former Oregon Shortline Railroad;

Thence South 07°27'47" East, coincident said westerly right of way, a distance of 95.37 feet;

Thence South 45°00'00" West a distance of 270.18 feet;

Thence South 00°00'00" East a distance of 216.32 feet to a point on the northerly boundary 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 said northerly boundary, a distance of 282.33 feet;

Thence North 23°32'14" East a distance of 545.87 feet to the **POINT OF BEGINNING**.

The above-described parcel contains 123,379 square feet or 2.83 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
Open Space Zoning
Park Pointe Development
Mountain Meadows Ranch South

DRAWING INFO	B000448.00
NV5 Boundary	1"=250'
SHEET INFO	WC
CHECKED	TPF
LAST EDIT	1/4/2024
PLOT DATE	1/4/2024

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