

**Mountain Meadows Ranch South
Open Space Zoning – South Area 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 South 88°58'52" East, coincident with the South line of said Section 10, a distance of 996.05 feet to the **POINT OF BEGINNING**;

Thence North 01°01'16" East a distance of 405.18 feet;

Thence North 45°16'01" East a distance of 445.42 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 01°01'16" West, coincident with said westerly boundary, a distance of 724.25 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 310.79 feet to the **POINT OF BEGINNING**.

The above-described parcel contains 175,506 square feet or 4.03 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



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

NV5
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