



Sawtooth Land Surveying, LLC

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2030 S. Washington Ave., Emmett, ID 83617

November 28, 2018
Parcel 1, Section 22
Legal Description

NOTE: The four (4) parcels created by this split shall not be split or divided further without full compliance of the provisions of the Boise County Unified Land Use Ordinance.

A parcel of land being a portion of the E1/2 of Section 22, T. 9 N., R. 4 E., B.M., Boise County, Idaho, more particularly described as follows:

BEGINNING at an aluminum cap marking the E1/4 corner of Section 22;

Thence South 0°08'20" East, coincident with the east line of the NE1/4 of the SE1/4 of said Section 22, a distance of 651.71 feet;

Thence South 51°24'28" West, 142.48 feet;

Thence South 73°08'21" West, 214.88 feet;

Thence South 79°27'38" West, 105.63 feet;

Thence North 75°40'46" West, 441.61 feet;

Thence South 53°58'32" West, 328.06 feet to the northerly right of way of the Banks/Lowman Highway;

Thence North 48°36'06" West, coincident with said northerly right of way of Banks/Lowman Highway, 61.48 feet;

Thence leaving said northerly right of way of Banks/Lowman Highway, North 53°58'32" East, 407.63 feet;

Thence North 16°41'33" West, 1216.65 feet to a 1/2" rebar PLS 946;

Thence North 48°37'12" West, 439.69 feet to a 1/2" rebar PLS 946;

Thence North 41°20'31" East, 1859.77 feet to a found stone;

Thence South 58°06'15" East, 317.76 feet to a 5/8" rebar PLS 5710 on the easterly line of the NE1/4 of said Section 22;

Thence South 0°16'46" East, coincident with said easterly line of the NE1/4 of Section 22, a distance of 2058.90 feet to the **POINT OF BEGINNING**.

The above described parcel contains 66.89 acres more or less and includes the Pioneer Cemetery which consists of 0.74 acres more or less.

TOGETHER WITH AND SUBJECT TO:

A strip of land 60 feet wide for the purpose of and ingress/egress and public utility easement, and being 30 feet left and 30 feet right of the following described centerline. Located in the NE1/4 of the SE1/4 of Section 22, and the NW1/4 of the SW1/4 of Section 23, T. 9 N., R. 4 E., B.M., Boise County, Idaho, more particularly described as follows;

COMMENCING at an aluminum cap marking the 1/4 corner common to Sections 22 and 23;

Thence South 17°33'47" West, 33.47 feet to the **POINT OF BEGINNING**;

Thence South 20°18'47" East, 103.50 feet;

Thence South 24°04'59" East, 109.14 feet;

Thence South 25°21'47" East, 104.80 feet;

Thence South 17°08'52" East, 73.70 feet;

Thence South 9°20'40" West, 51.78 feet;

Thence South 24°27'30" West, 34.61 feet;

Thence South 42°34'38" West, 79.04 feet;

Thence South 51°35'43" West, 105.26 feet;

Thence South 56°27'05" West, 45.55 feet;

Thence South 36°39'47" West, 27.51 feet;

Thence South 34°18'48" West, 78.94 feet, hereafter known as Point A;

Thence South 75°52'25" West, 105.42 feet;

Thence South 70°24'11" West, 106.15 feet;

Thence South 81°07'50" West, 46.99 feet;

Thence North 86°34'03" West, 83.81 feet;

Thence North 78°29'39" West, 108.08 feet;

Thence North 73°08'19" West, 108.38 feet;

Thence North 74°04'24" West, 107.40 feet;

Thence North 78°59'44" West, 84.79 feet;

Thence South 53°58'32" West, 354.23 feet to the northerly right of way of the Banks/Lowman Highway and the **POINT OF TERMINUS**.

ALSO TOGETHER WITH AND SUBJECT TO:

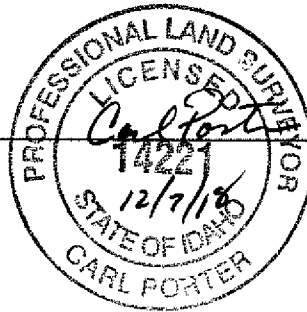
A strip of land 60 feet wide for the purpose of and ingress/egress and public utility easement, and being 30 feet left and 30 feet right of the following described centerline. Located in the NE1/4 of the SE1/4 of Section 22, and the NW1/4 of the SW1/4 of Section 23, T. 9 N., R. 4 E., B.M., Boise County, Idaho, more particularly described as follows;

BEGINNING at Point A as described above;

Thence North 62°09'14" East, 64.24 feet;

Thence North 89°25'37" East, 199.33 feet to the **POINT OF TERMINUS**.

Carl Porter, PLS
End Description



Date