

**Desert West Land Surveys**

2020 Overland Ave.  
Burley, Idaho 83318

JOB # 17492-26C1



PARCEL 1

L E G A L   D E S C R I P T I O N

Part of the FRFD Commercial Subdivision located in Section 8 in Township 10 South, Range 16 East of the Boise Meridian, Twin Falls County, State of Idaho.

Commencing at the South  $\frac{1}{4}$  Corner of Section 8 in T.10 S., R.16 E., B.M., said corner marked by a brass cap; Thence North 00 degrees 14 minutes 51 seconds East along the west line of the SE $\frac{1}{4}$  for a distance of 273.92 feet; Thence South 89 degrees 44 minutes 01 seconds East for a distance of 25.00 feet to a  $\frac{5}{8}$ " rebar at the Southwest Corner of Lot 4 of the FRFD Commercial Subdivision which shall be the Point of Beginning;

THENCE North 00 degrees 14 minutes 51 seconds East along the west boundary of the FRFD Commercial Subdivision for a distance of 325.29 feet to a  $\frac{1}{2}$ " rebar;

THENCE North 69 degrees 38 minutes 55 seconds East for a distance of 47.85 feet to a  $\frac{1}{2}$ " rebar;

THENCE South 88 degrees 29 minutes 33 seconds East for a distance of 156.27 feet to a  $\frac{1}{2}$ " rebar;

THENCE South 00 degrees 41 minutes 11 seconds West for a distance of 340.69 feet to a  $\frac{1}{2}$ " rebar;

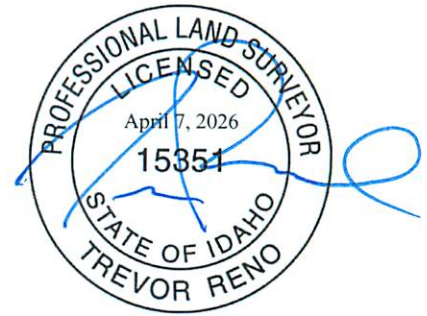
THENCE North 85 degrees 01 minutes 57 seconds West for a distance of 23.49 feet to a  $\frac{5}{8}$ " rebar at a corner common to Lots 1 and 4 of the FRFD Commercial Subdivision;

THENCE North 89 degrees 44 minutes 01 seconds West along the south line of said Lot 4 for a distance of 175.00 feet to the Point of Beginning.

Said property contains 1.55 acres more or less and is subject to any easements or right of ways, existing or of public record.

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PARCEL 2

L E G A L   D E S C R I P T I O N

Part of the FRFD Commercial Subdivision located in Section 8 in Township 10 South, Range 16 East of the Boise Meridian, Twin Falls County, State of Idaho.

Commencing at the South  $\frac{1}{4}$  Corner of Section 8 in T.10 S., R.16 E., B.M., said corner marked by a brass cap; Thence North 00 degrees 14 minutes 51 seconds East along the west line of the SE $\frac{1}{4}$  for a distance of 273.92 feet; Thence South 89 degrees 44 minutes 01 seconds East for a distance of 25.00 feet to a  $\frac{5}{8}$ " rebar at the Southwest Corner of Lot 4 of the FRFD Commercial Subdivision; Thence North 00 degrees 14 minutes 51 seconds East along the west boundary of the FRFD Commercial Subdivision for a distance of 325.29 feet to a  $\frac{1}{2}$ " rebar which shall be the Point of Beginning;

THENCE North 00 degrees 14 minutes 51 seconds East along said subdivision boundary for a distance of 46.16 feet to a  $\frac{5}{8}$ " rebar at the Northwest Corner of Lot 2 of said subdivision;

THENCE South 89 degrees 38 minutes 18 seconds East along the north boundary of said subdivision for a distance of 532.86 feet to a  $\frac{5}{8}$ " rebar at the Northeast Corner of Lot 1 of said subdivision;

THENCE South 00 degrees 14 minutes 51 seconds West along the east boundary of said subdivision for a distance of 549.64 feet to a  $\frac{5}{8}$ " rebar at the Southeast Corner of Lot 1 of said subdivision;

THENCE along a non-tangent curve to the left along the northerly right of way of Highway 30 for a distance of 345.37 feet to a concrete right of way marker, said curve having a radius of 11559.17 feet, a delta angle of 01 degrees 42 minutes 43 seconds, and a long chord bearing of North 88 degrees 52 minutes 39 seconds West for a distance of 345.36 feet;

THENCE North 89 degrees 44 minutes 01 seconds West along said highway right of way for a distance of 12.54 feet to a concrete right of way marker at the Southwest Corner of Lot 1 of the FRFD Commercial Subdivision;

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THENCE North 00 degrees 14 minutes 51 seconds East along the west boundary of Lot 1 of said subdivision for a distance of 173.92 feet to a  $\frac{3}{8}$ " rebar common to Lots 1 & 4 of said subdivision;

THENCE South 85 degrees 01 minutes 57 seconds East for a distance of 23.49 feet to a  $\frac{1}{2}$ " rebar;

THENCE North 00 degrees 41 minutes 11 seconds East for a distance of 340.69 feet to a  $\frac{1}{2}$ " rebar;

THENCE North 88 degrees 29 minutes 33 seconds West for a distance of 156.27 feet to a  $\frac{1}{2}$ " rebar;

THENCE South 69 degrees 38 minutes 55 seconds West for a distance of 47.85 feet to the Point of Beginning.

Said property contains 4.43 acres more or less and is subject to any easements or right of ways, existing or of public record.