



25 Coyote Trail  
Cascade, ID 83611  
P: 208-382-5726  
C: 208-634-6896

**LEGAL DESCRIPTION  
ANNEXATION PARCEL  
12.596 ACRES**

A Parcel of land being Amended Tax Parcel No. 65 and a portion of Eld Lane, located in a portion of the SW1/4 of the NE1/4 and the SE1/4 of the NW1/4, Section 15, T.16N., R.3E., B.M., Valley County, Idaho being more particularly described as follows:

- 1) **BEGINNING** at a found 2-1/2-inch brass cap monument marking the center 1/4 corner, said Section 15, CP&F Inst. No. 230917, corner records of said Valley County, said brass cap being the **TRUE POINT OF BEGINNING**;
- 2) Thence a bearing of N 89°14'46" W, a distance of 12.82 feet, on the south boundary of said SE1/4 of the NW1/4, Section 15 to a point;
- 3) Thence on said south boundary a bearing of N 89°14'46" W, a distance of 50.52 feet, to a point;
- 4) Thence leaving said south boundary a bearing of N 07°28'50" W, a distance of 394.53 feet, to a point;
- 5) Thence a bearing of N 55°01'33" E, a distance of 56.37 feet, to a point;
- 6) Thence a bearing of N 55°01'33" E, a distance of 955.06 feet, to a point;
- 7) Thence a bearing of S 37°23'59" E, a distance of 288.70 feet, to a found 5/8-inch rebar;
- 8) Thence a bearing of S 41°25'02" W, a distance of 428.05 feet, to a found 5/8-inch rebar;
- 9) Thence a bearing of S 03°36'40" E, a distance of 430.36 feet, to a found 5/8-inch rebar on the south boundary of said SW1/4 of the NE1/4, Section 15;
- 10) Thence on said south boundary a bearing of N 89°16'05" W, a distance of 633.41 feet, to the **POINT OF BEGINNING**.

Said described parcel of land contains 12.596 acres, more or less. Together with and subject to easements and rights-of-way of record and/or use.



Z SUBDIVISION  
BOOK 8, PAGE 97  
INST. NO. 232831

SCHLINE ESTATES  
BOOK 7, PAGE 99  
INST. NO. 138467

ELD LANE (PUBLIC)

STATE HIGHWAY 55

ANGLE POINT  
CITY OF DONNELLY  
CORPORATE BOUNDARY  
SEE R.O.S. INST. NO. 346830

**LEGEND**

- FOUND BRASS CAP
- FOUND 5/8" REBAR
- CALCULATED POINT  
NO MONUMENT SET  
OR FOUND
- P.O.B. POINT OF BEGINNING

**SURVEY NARRATIVE**

THIS EXHIBIT MAP WAS PREPARED TO DESCRIBE THE BOUNDARIES OF AMENDED TAX PARCEL NO. 65 AND THE ANNEXATION PARCEL AS SHOWN HEREON. THE BOUNDARIES SHOWN HEREON WERE DETERMINED FROM SURVEYS AND DEEDS OF RECORD AND FROM MONUMENTS FOUND ON THE GROUND.

A RECORD OF SURVEY WILL BE RECORDED AT A LATER DATE.

TAX PARCEL NO. 88

ELD LANE (PUBLIC)

S07°28'50"E 898.38'

C-N1/16  
S15

N89°06'37"W  
182.04'

S00°34'01"W

208.00'

S89°25'59"E

208.00'

S37°23'59"E

158.99'

N55°01'33"E  
746.25'

S37°23'59"E

288.70'

S41°25'02"W 428.05'

S37°23'59"E

288.70'

N55°01'33"E 955.06'

ANNEXATION PARCEL  
12.596 AC.

AMENDED TAX  
PARCEL NO. 65  
12.124 AC.

ELD LANE  
0.472 AC.

ELD LANE (PUBLIC)

N07°28'50"W 394.53'

427.79'

N89°14'46"W

50.52'

N89°16'05"W 633.41'

S03°36'40"E 430.36'

S89°16'05"E

2014.54'

S03°36'40"E 430.36'

S89°16'05"E

2014.54'

S03°36'40"E 430.36'

S89°16'05"E

2014.54'

S03°36'40"E 430.36'

S89°16'05"E

2014.54'

S03°36'40"E 430.36'

S89°16'05"E

2014.54'

S03°36'40"E 430.36'

S89°16'05"E

2014.54'

ANGLE POINT  
CITY OF DONNELLY  
CORPORATE BOUNDARY  
SEE R.O.S. INST. NO. 346830

N55°01'33"E 668.67'

N89°14'46"W

12.82'

C1/4 S15

FOUND 2-1/2" BRASS CAP

SUBDIVISION NO. 1

INST. NO. 230917

P.O.B.

LONG MEADOWS

BOOK 7, PAGE 9

INST. NO. 97147

S03°36'40"E 430.36'

S89°16'05"E

2014.54'

S03°36'40"E 430.36'

S89°16'05"E

2014.54'

S03°36'40"E 430.36'

S89°16'05"E

2014.54'

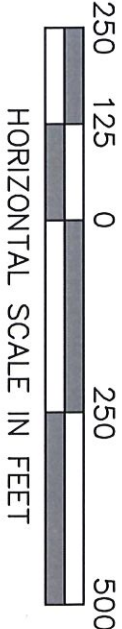
S03°36'40"E 430.36'

S89°16'05"E

2014.54'

S03°36'40"E 430.36'

**BASIS OF BEARINGS**  
HORIZONTAL DATUM BASED ON IDAHO STATE PLANE, IDAHO WEST ZONE 1103. DISTANCES ARE GROUND DISTANCES AND ARE IN U.S. SURVEY FEET.



**EXHIBIT MAP**

**ANNEXATION PARCEL**

LOCATED IN A PORTION OF THE SW1/4 OF THE NE1/4 AND THE SE1/4 OF THE NW1/4 OF SECTION 15, T.16N, R.3E, B.M., VALLEY COUNTY, IDAHO.



LAND SURVEYS, INC.

25 COYOTE TRAIL  
CASCADE, ID 83611

PHONE: (208) 634-6896  
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|        |           |      |
|--------|-----------|------|
| DATE   | 2/23/2026 | P.M. |
| D.T.D. |           |      |
| P.N.   | 3873      |      |
| D.T.D. |           |      |
| C.A.D. |           |      |

EXHIBIT

A