



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

Annexation Parcel
122.407 Acres

A parcel of land located in a portion of, Section 31, T.14 N., R. 4 E., B.M., Valley County, Idaho, being more particularly described as follows:

BEGINNING at a found brass cap monument marking the south 1/4 corner of said Section 31 (CP&F Inst. No. 353930 corner records of said Valley County); Thence a bearing of N 89°29'46" W, a distance of 601.17 feet on the south boundary of said Section 31 to a found aluminum cap right-of-way monument at station 638+32.99, 75' Rt. on the northeasterly right-of-way boundary of State Highway 55 as shown on I.T.D. Highway Plans as Project No. BR-3270(158) and further shown on Record of Survey book 11, page 151, records of said Valley County;

Thence on said northeasterly right-of-way boundary of State Highway 55, 256.77 feet on the arc of a curve to the right said curve having a radius of 9,925.00 feet, a delta angle of 1°28'56" and a long chord which bears N 44°19'49" W, a distance of 256.76 feet to a found aluminum cap right-of-way monument at station 640+91.72, 75' Rt. said highway plans;

Thence a bearing of N 43°35'21" W, a distance of 408.83 feet on said northeasterly right-of-way boundary to a found aluminum cap right-of-way monument at station 845+00.54, 75' Rt. said I.T.D. Project No. BR-3270(158);

Thence on said northeasterly right-of-way boundary a bearing of N 47°20'39" E, a distance of 7.01 feet to a found I.T.D. brass cap right-of-way monument at station 645+00, 60' Rt. as shown on I.T.D. Highway Plans as Project No. F-3271(1);

Thence on said northeasterly right-of-way boundary a bearing of N 43°35'49" W, a distance of 47.76 feet to a set 5/8 inch rebar on the Ordinary High Water Line (O.H.W.L.) on the left bank of the North Fork of the Payette River;

Thence the following bearings and distances on said O.H.W.L.:

Thence a bearing of N 84°46'04" E, a distance of 43.13 feet to a set 5/8 inch rebar;
Thence a bearing of N 70°15'52" E, a distance of 25.36 feet to a set 5/8 inch rebar;
Thence a bearing of S 70°17'27" E, a distance of 21.33 feet to a set 5/8 inch rebar;
Thence a bearing of N 56°40'02" E, a distance of 57.11 feet to a set 5/8 inch rebar;
Thence a bearing of N 87°27'04" E, a distance of 44.70 feet to a set 5/8 inch rebar;
Thence a bearing of S 77°09'45" E, a distance of 81.42 feet to a set 5/8 inch rebar;
Thence a bearing of N 86°24'49" E, a distance of 36.18 feet to a set 5/8 inch rebar;
Thence a bearing of N 76°38'03" E, a distance of 26.12 feet to a set 5/8 inch rebar;
Thence a bearing of N 49°23'22" E, a distance of 22.75 feet to a set 5/8 inch rebar;
Thence a bearing of N 18°08'45" E, a distance of 22.61 feet to a set 5/8 inch rebar;
Thence a bearing of N 74°41'52" W, a distance of 38.32 feet to a set 5/8 inch rebar;
Thence a bearing of N 86°36'46" W, a distance of 48.32 feet to a set 5/8 inch rebar;
Thence a bearing of S 79°59'26" W, a distance of 31.12 feet to a set 5/8 inch rebar;



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continued

Thence a bearing of N 58°56'18" W, a distance of 13.64 feet to a set 5/8 inch rebar;
Thence a bearing of N 21°29'59" E, a distance of 56.42 feet to a set 5/8 inch rebar;
Thence a bearing of N 64°19'31" E, a distance of 14.91 feet to a set 5/8 inch rebar;
Thence a bearing of N 44°18'58" E, a distance of 113.29 feet to a set 5/8 inch rebar;
Thence a bearing of N 56°55'24" W, a distance of 47.10 feet to a set 5/8 inch rebar;
Thence a bearing of S 57°15'54" W, a distance of 23.34 feet to a set 5/8 inch rebar;
Thence a bearing of S 57°12'04" W, a distance of 51.01 feet to a set 5/8 inch rebar;
Thence a bearing of S 31°32'26" W, a distance of 19.69 feet to a set 5/8 inch rebar;
Thence a bearing of S 13°45'51" W, a distance of 50.90 feet to a set 5/8 inch rebar;
Thence a bearing of S 34°49'29" W, a distance of 45.66 feet to a set 5/8 inch rebar;
Thence a bearing of S 51°42'00" W, a distance of 15.26 feet to a set 5/8 inch rebar;
Thence a bearing of N 87°47'55" W, a distance of 78.23 feet to a set 5/8 inch rebar;
Thence a bearing of N 36°25'43" E, a distance of 76.92 feet to a set 5/8 inch rebar;
Thence a bearing of N 32°39'33" E, a distance of 271.17 feet to a set 5/8 inch rebar;
Thence a bearing of N 04°02'23" E, a distance of 26.33 feet to a set 5/8 inch rebar;
Thence a bearing of N 24°01'46" E, a distance of 173.58 feet to a set 5/8 inch rebar;
Thence a bearing of N 17°51'33" E, a distance of 82.33 feet to a set 5/8 inch rebar;
Thence a bearing of N 26°24'36" E, a distance of 44.80 feet to a set 5/8 inch rebar;
Thence a bearing of N 24°14'17" E, a distance of 124.29 feet to a set 5/8 inch rebar;
Thence a bearing of N 16°53'15" E, a distance of 15.92 feet to a set 5/8 inch rebar;
Thence a bearing of N 49°48'55" E, a distance of 11.74 feet to a set 5/8 inch rebar;
Thence a bearing of N 70°20'28" W, a distance of 26.84 feet to a set 5/8 inch rebar;
Thence a bearing of N 84°13'28" W, a distance of 23.56 feet to a set 5/8 inch rebar;
Thence a bearing of S 79°27'16" W, a distance of 30.26 feet to a set 5/8 inch rebar;
Thence a bearing of N 20°17'19" E, a distance of 181.01 feet to a set 5/8 inch rebar;
Thence a bearing of N 30°31'52" E, a distance of 38.70 feet to a set 5/8 inch rebar;
Thence a bearing of N 19°13'54" E, a distance of 27.06 feet to a set 5/8 inch rebar;
Thence a bearing of N 34°03'50" E, a distance of 51.08 feet to a set 5/8 inch rebar;
Thence a bearing of S 60°34'24" E, a distance of 12.85 feet to a set 5/8 inch rebar;
Thence a bearing of S 03°51'11" E, a distance of 14.76 feet to a set 5/8 inch rebar;
Thence a bearing of S 33°04'55" W, a distance of 34.86 feet to a set 5/8 inch rebar;
Thence a bearing of S 07°03'16" W, a distance of 22.28 feet to a set 5/8 inch rebar;
Thence a bearing of S 03°06'17" E, a distance of 58.51 feet to a set 5/8 inch rebar;
Thence a bearing of N 69°50'54" E, a distance of 13.40 feet to a set 5/8 inch rebar;
Thence a bearing of N 39°06'06" E, a distance of 43.03 feet to a set 5/8 inch rebar;
Thence a bearing of N 09°38'16" E, a distance of 41.26 feet to a set 5/8 inch rebar;
Thence a bearing of N 20°13'35" E, a distance of 37.44 feet to a set 5/8 inch rebar



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Thence a bearing of N 07°20'33" E, a distance of 127.34 feet to a set 5/8 inch rebar;
Thence a bearing of S 80°40'48" E, a distance of 5.56 feet to a set 5/8 inch rebar;
Thence a bearing of S 16°17'15" E, a distance of 9.29 feet to a set 5/8 inch rebar;
Thence a bearing of S 34°48'19" E, a distance of 8.17 feet to a set 5/8 inch rebar;
Thence a bearing of N 68°23'07" E, a distance of 5.18 feet to a set 5/8 inch rebar;
Thence a bearing of N 10°06'31" E, a distance of 14.68 feet to a set 5/8 inch rebar;
Thence a bearing of N 13°35'37" W, a distance of 18.40 feet to a set 5/8 inch rebar;
Thence a bearing of N 02°08'37" E, a distance of 43.68 feet to a set 5/8 inch rebar;
Thence a bearing of N 01°48'39" W, a distance of 139.18 feet to a set 5/8 inch rebar;
Thence a bearing of N 03°55'23" W, a distance of 46.01 feet to a set 5/8 inch rebar;
Thence a bearing of N 07°43'49" E, a distance of 25.14 feet to a set 5/8 inch rebar;
Thence a bearing of N 10°58'21" W, a distance of 18.09 feet to a set 5/8 inch rebar;
Thence a bearing of N 02°42'19" W, a distance of 71.71 feet to a set 5/8 inch rebar;
Thence a bearing of N 89°15'39" E, a distance of 9.15 feet to a set 5/8 inch rebar;
Thence a bearing of S 28°34'14" E, a distance of 39.66 feet to a set 5/8 inch rebar;
Thence a bearing of S 84°54'05" E, a distance of 12.46 feet to a set 5/8 inch rebar;
Thence a bearing of S 52°12'49" E, a distance of 34.50 feet to a set 5/8 inch rebar;
Thence a bearing of S 75°29'46" E, a distance of 24.37 feet to a set 5/8 inch rebar;
Thence a bearing of N 84°33'55" E, a distance of 60.44 feet to a set 5/8 inch rebar;
Thence a bearing of N 70°11'14" E, a distance of 34.88 feet to a set 5/8 inch rebar;
Thence a bearing of N 41°07'48" E, a distance of 9.75 feet to a set 5/8 inch rebar;
Thence a bearing of N 78°05'20" E, a distance of 6.08 feet to a set 5/8 inch rebar;
Thence a bearing of S 39°11'54" E, a distance of 13.19 feet to a set 5/8 inch rebar;
Thence a bearing of S 81°04'23" E, a distance of 14.76 feet to a set 5/8 inch rebar;
Thence a bearing of N 67°52'49" E, a distance of 12.07 feet to a set 5/8 inch rebar;
Thence a bearing of N 00°37'45" E, a distance of 11.29 feet to a set 5/8 inch rebar;
Thence a bearing of N 57°57'04" W, a distance of 31.70 feet to a set 5/8 inch rebar;
Thence a bearing of S 79°29'15" W, a distance of 23.73 feet to a set 5/8 inch rebar;
Thence a bearing of S 49°24'59" W, a distance of 19.65 feet to a set 5/8 inch rebar;
Thence a bearing of S 84°42'23" W, a distance of 74.55 feet to a set 5/8 inch rebar;
Thence a bearing of N 53°51'26" W, a distance of 51.76 feet to a set 5/8 inch rebar;
Thence a bearing of N 32°42'31" W, a distance of 35.06 feet to a set 5/8 inch rebar;
Thence a bearing of N 44°38'04" W, a distance of 49.65 feet to a set 5/8 inch rebar;
Thence a bearing of N 17°34'34" W, a distance of 32.60 feet to a set 5/8 inch rebar;
Thence a bearing of N 00°58'27" E, a distance of 26.29 feet to a set 5/8 inch rebar;
Thence a bearing of N 03°40'40" W, a distance of 95.42 feet to a set 5/8 inch rebar;
Thence a bearing of N 26°53'57" W, a distance of 18.33 feet to a set 5/8 inch rebar;



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Thence a bearing of N 03°37'53" E, a distance of 115.87 feet to a set 5/8 inch rebar;

Thence a bearing of N 06°18'13" W, a distance of 114.45 feet to a set 5/8 inch rebar;

Thence a bearing of N 14°06'06" W, a distance of 14.15 feet to a set 5/8 inch rebar;

Thence leaving said O.H.W.L a bearing of N 82°00'22" E, a distance of 561.17 feet to a set 5/8 inch rebar with aluminum cap monument marking the center 1/4 corner of said Section 31;

Thence a bearing of N 86°14'56" E, a distance of 802.60 feet to a set 5/8 inch rebar;

Thence a bearing of S 83°07'01" E, a distance of 533.50 feet to a set 5/8 inch rebar marking the northeast corner of the W1/2 of the SE1/4, said Section 31 and the northwest corner of a parcel of land as described by Warranty Deed Inst. No. 230389, deed records of said Valley County;

Thence on the west boundary of said Inst. No. 230389, a bearing of S 00°16'59" W, a distance of 264.80 feet to a found 1/2 inch rebar marking the northwest corner of a parcel of land as described by Warranty Deed recorded as Inst. No. 422145 said deed records of Valley County;

Thence on the west boundary of said Inst. No. 422145, a bearing of S 00°14'35" W, a distance of 264.68 feet to a found 1/2 inch rebar marking the northwest corner of a parcel of land as described by Affidavit of Surviving Joint Tenant recorded as Inst. No. 392279 said deed records of Valley County;

Thence on the west boundary of said Inst. No. 392279, bearing of S 00°13'04" W, a distance of 264.76 feet to a found 1/2 inch rebar marking the northwest corner of a parcel of land as described by Deed of Trust recorded as Inst. No. 161318 said deed records of Valley County;

Thence on the west boundary of said Inst. No. 161318, a bearing of S 00°14'39" W, a distance of 594.80 feet to a found 1/2 inch rebar marking the northwest corner of a parcel of land as described by Warranty Deed recorded as Inst. No. 415008 said deed records of Valley County;

Thence on the west boundary of said Inst. No. 415008, a bearing of S 00°15'26" W, a distance of 293.54 feet to a found 1/2 inch rebar marking the northwest corner of a parcel of land as described by Warranty Deed Inst. No. 417004 said deed records of Valley County;

Thence on the west boundary of said Inst. No. 417004, a bearing of S 00°13'42" W, a distance of 293.45 feet to a found 1/2 inch rebar marking the northwest corner of a parcel of land as described by Special Warranty Deed Inst. No. 218780 said deed records of Valley County;

Thence on the west boundary of said Inst. No. 218780, a bearing of S 00°16'34" W, a distance of 329.91 feet to a found 1/2 inch rebar marking the northwest corner of a parcel of land as described by Warranty Deed Inst. No. 393897 said deed records of Valley County;



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Continued

Thence on the west boundary of said Warranty Deed Inst. No. 393897, a bearing of S 00°19'11" W, a distance of 329.76 feet to a found 1/2 inch rebar marking the southwest corner of said Warranty Deed and the southeast corner of said W1/2 of the SE1/4, Section 31;

Thence a bearing of N 89°43'25" W, a distance of 1,328.93 feet on the south boundary of said Section 31 to the **POINT OF BEGINNING**.

Said described parcel of land contains 122.407 acres, more-or-less.

