

# AVIMOR VILLAGE 1 ANNEXATION

## Legal Description

A parcel of land situated in a portion of the East 1/2 of Section 7, a portion of the West 1/2 of the Southwest 1/4 of Section 8, a portion of the East 1/2 of Section 18, and the West 1/2 of the West 1/2 and the Southeast 1/4 of the Southwest 1/4 of Section 17, Township 5 North, Range 2 East, Boise Meridian, Ada County, Idaho (Includes Avimor Subdivisions Nos 1-4) and being more particularly described as follows:

Commencing at a found aluminum cap marking the north 1/4 corner of said Section 7, which bears N89°15'36" W a distance of 2609.16 feet from a found brass cap marking the northeast corner of said Section 7, thence following the northerly line of the Northeast 1/4 of said Section 7, S89°15'36"E a distance of 177.28 feet to a point on the easterly right-of-way line of State Highway 55 and being the **POINT OF BEGINNING**.

Thence following said northerly line S89°15'36"E a distance of 626.37 feet to a point being the intersection of the Ada/Boise County line and the northerly line of said Northeast 1/4 of Section 7;

Thence leaving said northerly line and following said Ada/Boise County line S44°03'42"E a distance of 2581.21 feet to a point being the intersection of said Ada/Boise County line and the easterly line of said Northeast 1/4 of Section 7;

Thence leaving said County line and following said easterly line, S00°19'21" w a distance of 839.80 feet to a found a aluminum cap marking the east 1/4 corner of said Section 7;

Thence leaving said easterly line and following the northerly line of the Southwest 1/4 of said Section 8, S88°00'30"E a distance of 846.43 feet to a point being the intersection of the Ada/Boise County line and the northerly line of said Southwest 1/4 of Section 8;

Thence leaving said northerly line and following said Ada/Boise County line, S44°04'52"E a distance of 595.05 feet to a point being the intersection of said Ada/Boise County line and the easterly line of the West 1/2 of the Southwest 1/4 of said Section 8;

Thence leaving said County line and following said easterly line, S00°54'11"E a distance of 2,225.26 feet to a found 5/8-inch rebar marking the southeast corner of said West 1/2 of the Southwest 1/4 (West 1/16 corner Sections 8 and 17);

Thence leaving the easterly line of said West 1/2 of the Southwest 1/4 of Section 8 and following the easterly line of the West 1/2 of the Northwest 1/4 of said Section 17, S00°54'11"E a distance of 2,661.41 feet to a point being the southeast corner of said West 1/2 of the Northwest 1/4 (C-W 1/16 corner Section 17);

Thence leaving said easterly line and following the easterly line of the Northwest 1/4 of the Southwest 1/4 of said Section 17, S00°54'12"E a distance of 1,329.23 feet to a found 5/8-inch rebar marking the southeast corner of said Northwest 1/4 of the Southwest 1/4 (SW 1/16 corner Section 17);

Thence leaving said easterly line and following the northerly line of the Southeast 1/4 of the Southwest 1/4 of said Section 17, N89°43'21"E a distance of 1,292.35 feet to a found 5/8-inch rebar marking the northeast corner of said Southeast 1/4 of the Southwest 1/4 ( C-S 1/16 corner Section 17;

Thence leaving said northerly line and following the easterly line of said Southeast 1/4 of the Southwest 1/4, S00°39'09"E a distance of 1,322.57 feet to a found aluminum cap marking the south 1/4 corner of said Section 17;

Thence leaving said easterly line and following the southerly line of said Southwest 1/4 of Section 17, S89°25'41"W a distance of 2,573.04 feet to a found aluminum cap marking the southwest corner of said Section 17;

Thence leaving said southerly line of said Southwest 1/4 of Section 17 and following the southerly line of the Southeast 1/4 of Section 18 and the subdivision boundary of Avimor Subdivision no. 1, N87°17'17"W a distance of 2,168.19 feet to a found 5/8-inch rebar;

Thence leaving said southerly line of said Southeast 1/4 of Section 18 and following said subdivision boundary, S02°42'43"W a distance of 330.00 feet to a found 5/8-inch rebar;

Thence following said subdivision boundary, N87°17'17"W a distance of 919.72 feet to a point on the easterly right-of-way line of State Highway 55;

Thence following said subdivision boundary and said easterly right-of-way line the following courses:

1. 238.92 feet along the arc of a non-tangent curve to the left, said curve having a radius of 1,225.92 feet, a delta angle of 11°09'58" and a chord bearing of N02°39'30"E and a chord distance of 238.54 feet;
2. S87°04'31"W a distance of 15.00 feet;
3. 257.09 feet along the arc of a spiral curve to the left having a chord bearing of N07°03'46"W a distance of 256.95 feet;
4. N09°10'29"W a distance of 530.28 feet;
5. S80°49'31"W a distance of 5.00 feet;
6. N09°10'29"W a distance of 534.91 feet;
7. 243.46 feet along the arc of a spiral curve to the right having a chord bearing of N07°07'10"W a distance of 243.33 feet;
8. 102.03 feet along the arc of a circular curve to the right, said curve having a radius of 1,085.92 feet, a delta angle of 05°23'01", a chord bearing of N00°13'59"W and a chord distance of 101.99 feet;
9. 243.46 feet along the arc of a spiral curve to the right having a chord bearing of N06°39'13"E and a chord distance of 243.33 feet;
10. N81°17'28"W a distance of 19.93 feet;
11. N08°42'04"E a distance of 1,715.79 feet;

Thence leaving said subdivision boundary and following said easterly right-of-way line the following courses:

1. N08°42'04"E a distance of 3,600.85 feet;
2. 292.97 feet along the arc of a circular curve to the left, said curve having a radius of 1,974.86 feet, a delta angle of 08°29'59", a chord bearing of N04°27'05"E and a chord distance 292.69 feet;
3. N00°12'06"E a distance of 2,925.84 feet;

4. 296.83 feet along the arc of a circular curve to the left, said curve having a radius of 2,929.79 feet, a delta angle of  $05^{\circ}47'25''$ , a chord bearing  $N02^{\circ}41'37''W$  and a chord distance of 295.96 feet to the **POINT OF BEGINNING**;

**EXCEPTING THEREFROM**

All of McAfee Subdivision, recorded in Book 98, Pages 12,527 through 12,529, records of Ada County, Idaho.

**ALSO EXCEPTING THEREFROM**

All of Avimor Subdivision No. 1, recorded in Book 100, Pages 13,049 through 13,069, records of Ada County, Idaho.

**ALSO EXCEPTING THEREFROM**

All of Avimor Subdivision No. 2, recorded in Book 103, Pages 13,830 through 13,832, records of Ada County, Idaho.

**ALSO EXCEPTING THEREFROM**

All of Avimor Subdivision No. 3, recorded in Book 105, Pages 14,456 through 14,461, records of Ada County, Idaho.

**TOGETHER WITH**

Lot 1, Block 1, Lots 1 through 5, Block 11, Lot 20, Block 12, and Lot 1, Block 16 of Avimor Subdivision No. 1, recorded in Book 100, Pages 13,049 through 13,069, records of Ada County, Idaho.

Said description contains 654.585 acres, more or less.

This description was compiled from data provided to Idaho Survey Group. Idaho Survey Group did not research the information provided for completeness or accuracy and Idaho Survey Group did not verify the information with a survey on the ground.





SCALE: 1"=1200'

0 300 600 1200 2400

7

8

21

LEGEND

SECTION NUMBER

CID BOUNDARY LINE

SECTION/COUNTY LINE

BOISE COUNTY  
ADA COUNTY

AVIMOR  
SUB. NO. 1

L20,B12

L1,  
B16

L1,B1

L1-L5,B11

MCAFFEE  
SUB.

AVIMOR  
SUB. NO. 3

AVIMOR  
SUB. NO. 2

AVIMOR  
SUB. NO. 1

STATE HWY. 55

18

17

19

20



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IDAHO  
SURVEY  
GROUP, LLC

1450 E. WATERTOWER ST.  
SUITE 130  
MERIDIAN, IDAHO 83642  
(208) 846-8570

EXHIBIT DRAWING FOR  
AVIMOR ANNEXATION BOUNDARY

LOCATED IN THE SECTIONS 7, 8, 17 AND 18, T.5N., R.2E., B.M.,  
ADA COUNTY, IDAHO

JOB NO.  
17-410

SHEET NO.  
1

DWG. DATE  
4/12/2022