

PARCEL # S0631233900

That portion of Lot 4 lying Northerly of rim of the first bench; all in Section 31, Township 4 North, Range 2 East, Boise Meridian, Ada County, Idaho.

EXCEPT that portion deeded to the State of Idaho for Highway 20:

A right of way for public highway, the following described parcel of land situated in Ada County, in the State of Idaho.

A strip of land 100 feet wide, being 50 feet on each side of the following described center line of said highway as surveyed and shown on the official plat of the Franklin Road (FAS 161-C (1)) Highway Survey on file in the office of the Department of Public Works of the State of Idaho, and lying over and across Lots 1 and 2, Southeast Quarter Northwest Quarter, Northeast Quarter Southwest Quarter, Northwest Quarter Southeast Quarter, and Southwest Quarter Southeast Quarter of Section 31, Township 4 North, Range 2 East, Boise Meridian.

Beginning at Station 1049+24 of the said Highway Survey, which station is a point on tangent approximately 831.0 feet South from the Northwest corner of Section 31, Township 4 North, Range 2 East, Boise Meridian; thence running

South 54°56' East 1149.3 feet to Station 1060+73.3 of said survey, which station is a point of curvature; thence

1840.0 feet with a 0°30' curve right, said curve having a central angle of 9°12' right to Station 1079+13.3, which station is a point on tangent; thence

South 45°44' East on tangent 2491.7 feet to Station 1104+05, which station is a point on tangent approximately 918 feet North and 1360 feet West from the Southeast corner of Section 31, Township 4 North, Range 2 East, Boise Meridian.

AND FURTHER EXCEPTING that portion platted as Randall Acres Subdivision No. 6, described as follows:

A certain tract of land lying all in Section 31, Township 4 North, Range 2 East, Boise Meridian and containing parts of Lot 3 and that part of Lot 4 lying Northerly of the rim of the first bench, more particularly described by metes and bounds as follows:

Beginning at a point

South 0°06' East a distance of 484.98 feet from the Northwest corner of Section 31, Township 4 North, Range 2 East, Boise Meridian; thence

South 0°06' East along the West boundary of Section 31, Township 4 North, Range 2 East, Boise Meridian a distance of 285.08 feet to the Northeast boundary of U.S. Highway No. 20; thence

South 54°56' East a distance of 365.15 feet along the Northeast boundary of said U.S. Highway No. 20; thence

North 34°19' East a distance of 239.60 feet; thence

North 55°40' West a distance of 526.33 feet to the POINT OF BEGINNING.

AND

Beginning at a point South 0°06' East a distance of 892.16 feet from the Northwest corner of Section 31, Township 4 North, Range 2 East, Boise Meridian and on the Southwest boundary of U.S. Highway No. 20; thence

South 54°56' East along said Southwest boundary of said U.S. Highway No. 20 a distance of 1114.95 feet to a point of curvature; thence with a curve to the right having a radius of 11,410 feet and a central angle of 3°22' a distance of 675 feet to the bank of the Thurman Mill Ditch; thence along the bank of said Thurman Mill Ditch by a series of courses and distances as follows:

North 78°34' West a distance of 228.50 feet

North 71°31' West a distance of 485.00 feet

North 74°31' West a distance of 267.90 feet

North 77°47' West a distance of 521.71 feet to the West boundary of Section 31, Township 4 North, Range 2 East, Boise Meridian; thence

North 0°06' West a distance of 663.32 feet to the POINT OF BEGINNING.

ALSO EXCEPTING that portion of the following parcel lying within Government Lot 4.

COMMENCING at the Northwest corner of Section 31, Township 4 North, Range 2 East, Boise Meridian, Ada County, Idaho; thence

South 00°06' East along the section line a distance of 770.06 feet to a point on the North right of way line of U.S. Highway No. 20; thence

South 54°56' East 515.15 feet along said right of way line to the REAL PLACE OF BEGINNING; thence

North 34°19' East 376.8 feet; thence

South 54°56' East 670.60 feet; thence

South 34°19' West 376.8 feet to a point on said right of way line being a concrete right of way monument; thence

North 54°56' West 670.60 feet along said right of way line to the PLACE OF BEGINNING.

ALSO EXCEPTING THEREFROM that portion of the following parcel lying within Government Lot 4.

A parcel of land situated in U.S. Lots 3 and 4, Section 31, Township 4 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho, and being more particularly described as follows:

Commencing at the Northwest Section Corner of Section 31, Township 4 North, Range 2 East, Boise Meridian; thence

South 0°06' East 770.06 feet along the West line of said Section 31 to a point on the Northerly right of way boundary of U.S. Highway No. 20; thence

South 54°56' East 1185.75 feet along said right of way boundary to a concrete right of way monument, which is the REAL POINT OF BEGINNING; thence

North 34°19' East 170.00 feet to a point; thence

South 54°29'07" East 180.00 feet to a point; thence

South 34°19' West 170.00 feet to a point on the Northerly right of way boundary of said highway; thence along said Northerly right of way boundary, 180.00 feet along a curve to the left with a central angle of 0°53'46", a radius of 11,510.00 feet and a long chord of 180.00 feet which bears

North 54°29'07" West to the **REAL POINT OF BEGINNING**.

ALSO EXCEPTING that portion of the following property lying in Government Lot 4.

Lot 6 in Block 1 of Bradley Park No. 1 Subdivision, according to the official plat thereof, filed in Book 56 of Plats at Page(s) 5198 through 5200, and as Amended by an Affidavit recorded May 12, 1989 as Instrument No. 8921594, official records of Ada County, Idaho.

AND FURTHER EXCEPTING THEREFROM that fractional portion of the following property which lies within Government Lot 4.

Lot 1 in Block 3 of Bradley Park No. 1 Subdivision according to the official plat thereof, filed in Book 56 of Plats at Page(s) 5198 through 5200, records of Ada County, Idaho, amended by an Affidavit recorded May 12, 1989 as Instrument No. 8921594.

AND FURTHER EXCEPTING THEREFROM that portion of the following property which lies within Government Lot 4.

Lot 5 in Block 3 of Bradley Park No. 1 Subdivision, according to the plat thereof, filed in Book 56 of Plats at Page(s) 5198 through 5200, records of Ada County, Idaho, amended by Affidavit recorded May 12, 1989 as Instrument No. 8921594, records of Ada County, Idaho.

ALSO EXCEPTING any portion of the following parcel lying within Government Lot 4.

Lot 1 in Block 1 of Carlson Subdivision according to the official plat thereof, filed in Book 69 of Plats at Page(s) 7049 and 7050, records of Ada County, Idaho.