

**LR ZONE DESCRIPTION
FOR
SYRINGA VALLEY SUBDIVISION**

A parcel located in the SE $\frac{1}{4}$, the SW $\frac{1}{4}$, the NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 6, Township 2 North, Range 2 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at a 5/8 inch diameter iron pin marking the southeasterly corner of said SE $\frac{1}{4}$ from which a 5/8 inch diameter iron pin marking the northeasterly corner said SE $\frac{1}{4}$ bears N 1°49'14" W a distance of 2642.48 feet;

Thence N 88°07'22" W along the southerly boundary of said SE $\frac{1}{4}$ a distance of 1333.70 feet to a one inch diameter iron pipe marking the southwesterly corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 6;

Thence continuing along said southerly boundary N 88°08'07" W a distance of 1332.94 feet to a one inch diameter iron pipe marking the southwesterly corner of said SE $\frac{1}{4}$;

Thence N 1°03'51" E along the westerly boundary of said SE $\frac{1}{4}$ a distance of 1317.91 feet to a 5/8 inch diameter iron pin marking the northeasterly corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 6;

Thence N 88°24'20" W along the northerly boundary of said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ a distance of 1314.82 feet to a 5/8 inch diameter iron pin marking the northwesterly corner of said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$;

Thence S 0°35'24" W along the westerly boundary of said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ a distance of 1320.91 feet to a 5/8 inch diameter iron pin marking the southeasterly corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 6;

Thence N 88°31'51" W along the southerly boundary of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ a distance of 487.08 feet to a point on the centerline of the New York Canal;

Thence along said centerline the following described courses:

Thence leaving said southerly boundary N 8°39'46" W a distance of 145.57 feet to a point;

Thence N 14°37'36" W a distance of 150.18 feet to a point;

Thence N 11°09'26" W a distance of 209.67 feet to a point;

Thence N 4°56'36" W a distance of 245.85 feet to a point;

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Thence N 7°14'16" W a distance of 109.19 feet to a point;

Thence a distance of 626.38 feet along the arc of an 800.00 foot radius curve left, said curve having a central angle of 44°51'40" and a long chord bearing N 29°40'06" W a distance of 610.50 feet to a point;

Thence N 52°05'56" W a distance of 261.55 feet to a point;

Thence a distance of 214.94 feet along the arc of a 550.00 foot radius curve right, said curve having a central angle of 22°23'30" and a long chord bearing N 40°54'11" W a distance of 213.58 feet to a point;

Thence N 29°42'26" W a distance of 45.99 feet to a point;

Thence a distance of 520.04 feet along the arc of a 550.00 foot radius curve right, said curve having a central angle of 54°10'29" and a long chord bearing N 2°37'11" W a distance of 500.88 feet to a point;

Thence N 24°28'03" E a distance of 309.66 feet to a point;

Thence N 19°02'06" E a distance of 149.73 feet to a point on the southerly boundary of the SW ¼ of the NW ¼ of said Section 6;

Thence leaving said centerline N 88°16'30" W along said southerly boundary a distance of 79.48 feet to a 5/8 inch diameter iron pin;

Thence leaving said southerly boundary N 18°39'16" E a distance of 129.43 feet to a 5/8 inch diameter iron pin;

Thence N 13°45'36" E a distance of 153.10 feet to a 5/8 inch diameter iron pin;

Thence N 11°58'03" E a distance of 218.55 feet to a 5/8 inch diameter iron pin

Thence N 0°25'57" E a distance of 274.06 feet to a 5/8 inch diameter iron pin;

Thence N 11°54'02" W a distance of 145.92 feet to a 5/8 inch diameter iron pin;

Thence N 18°39'44" W a distance of 178.18 feet to a 5/8 inch diameter iron pin;

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Thence N 22°26'27" W a distance of 274.97 feet to a 5/8 inch diameter iron pin on the northerly boundary of said SW ¼ of the NW ¼;

Thence N 87°39'58" W along said northerly boundary a distance of 124.84 feet to a ½ inch diameter iron pin marking the southwesterly corner of the NW ¼ of the NW ¼ of said Section 6;

Thence N 0°26'26" E along the westerly boundary of said NW ¼ of the NW ¼ distance of 1324.23 feet to a brass cap monument marking the northwesterly corner of said NW ¼;

Thence S 87°14'09" E along the northerly boundary of said NW ¼ a distance of 2804.05 feet to a brass cap monument marking the northeasterly corner of said NW ¼;

Thence S 1°03'51" W along the easterly boundary of said NW ¼ a distance of 1607.66 feet to a point;

Thence leaving said easterly boundary N 88°47'09" W a distance of 660.37 feet to a point;

Thence S 1°12'51" W a distance of 451.50 feet to a point;

Thence S 88°47'09" E a distance of 1364.89 feet to a point;

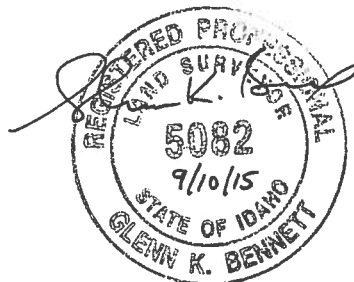
Thence S 1°12'51" W a distance of 543.92 feet to a point on the southerly boundary of said NE ¼;

Thence S 88°16'33" E along said southerly boundary a distance of 1999.49 feet to a 5/8 inch diameter iron pin marking the northeasterly corner of said SE ¼;

Thence S 1°49'14" W along the easterly boundary of said SE ¼ a distance of 2642.48 feet to the POINT OF BEGINNING.

This parcel contains 421.33 acres.

Prepared by: Glenn K. Bennett, PLS
Civil Survey Consultants, Incorporated
September 10, 2015



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**MR ZONE DESCRIPTION
FOR
SYRINGA VALLEY SUBDIVISION**

A parcel located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 2 North, Range 2 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap monument marking the northwesterly corner of the NE $\frac{1}{4}$ of said Section 6 from which a 5/8 inch diameter iron pin marking the southwesterly corner said NE $\frac{1}{4}$ bears S 1°03'51" W a distance of 2596.84 feet;

Thence S 1°03'51" W along the westerly boundary of the NE $\frac{1}{4}$ of said Section 6 a distance of 1607.66 feet to the POINT OF BEGINNING;

Thence leaving said westerly boundary S 88°47'09" E a distance of 1342.72 feet to a point on the easterly boundary of said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$;

Thence S 0°36'39" W along said easterly boundary a distance of 1001.25 feet to a 5/8 inch diameter iron pin marking the southeasterly corner of said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$;

Thence N 88°16'33" W along the southerly boundary of said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ a distance of 648.77 feet to a point;

Thence leaving said southerly boundary N 1°12'51" E a distance of 543.92 feet to a point;

Thence N 88°47'09" W a distance of 1364.89 feet to a point;

Thence N 1°12'51" E a distance of 451.50 feet to a point;

Thence S 88°47'09" E a distance of 660.37 feet to the POINT OF BEGINNING.

This parcel contains 28.89 acres.

Prepared by: Glenn K. Bennett, PLS
Civil Survey Consultants, Incorporated
September 10, 2015



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**NC ZONE DESCRIPTION
FOR
SYRINGA VALLEY SUBDIVISION**

A parcel located in the NE ¼ of Section 6, Township 2 North, Range 2 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at a brass cap monument marking the northeasterly corner of said NE ¼ from which a 5/8 inch diameter iron pin marking the southeasterly corner said NE ¼ bears S 0°10'03" W a distance of 2654.44 feet;

Thence N 89°29'58" W along the northerly boundary of said NE ¼ a distance of 2659.85 feet to a brass cap monument marking the northwesterly corner of said NE ¼;

Thence S 1°03'51" W along the westerly boundary of said NE ¼ a distance of 1607.66 feet to a point;

Thence leaving said westerly boundary S 88°47'09" E a distance of 1342.72 feet to a point on the westerly boundary of the SE ¼ of the NE ¼ of said Section 6;

Thence S 0°36'39" W along said westerly boundary a distance of 1001.25 feet to a 5/8 inch diameter iron pin marking the southwesterly corner of said SE ¼ of the NE ¼;

Thence S 88°16'33" E along the southerly boundary of said SE ¼ of the NE ¼ a distance of 1350.72 feet to the southeasterly corner of said NE ¼;

Thence N 0°10'03" E along the easterly boundary of said NE ¼ a distance of 2654.44 feet to the POINT OF BEGINNING.

This parcel contains 130.79 acres.

Prepared by: Glenn K. Bennett, PLS
Civil Survey Consultants, Incorporated
September 10, 2015



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**INDUSTRIAL ZONE DESCRIPTION
FOR
SYRINGA VALLEY SUBDIVISION**

A parcel located in the SE ¼ of the SE ¼ of Section 31, Township 2 North, Range 2 East, and the SW ¼ of the SW ¼ of Section 32, Township 3 North, Range 2 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at a brass cap monument marking the southeasterly corner of said SE ¼ of the SE ¼ from which a 5/8 inch diameter iron pin marking the southwesterly corner said SE ¼ of the SE ¼ bears N 89°29'58" W a distance of 1329.93 feet;

Thence N 89°29'58" W along the southerly boundary of said SE ¼ of the SE ¼ a distance of 664.96 feet to a 5/8 inch diameter iron pin;

Thence leaving said southerly boundary N 0°40'12" E a distance of 1002.92 feet to a 5/8 inch diameter iron pin;

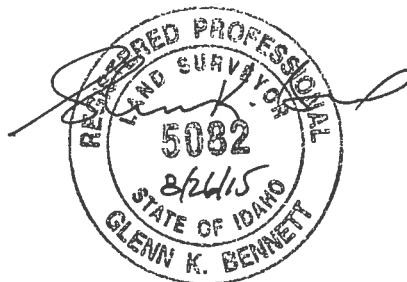
Thence S 76°00'29" E a distance of 723.61 feet to a point;

Thence a distance of 337.24 feet along the arc of a 1452.00 foot radius non-tangent curve left, said curve having a radius point bearing S 76°00'33" E, a central angle of 13°18'26" and a long chord bearing S 7°20'13" W a distance of 336.48 feet to a 5/8 inch diameter iron pin on the easterly boundary of said SE ¼ of the SE ¼;

Thence S 0°41'00" E along said easterly boundary a distance of 500.02 feet to the POINT OF BEGINNING.

This parcel contains 14.20 acres.

Prepared by: Glenn K. Bennett, PLS
Civil Survey Consultants, Incorporated
August 26, 2015



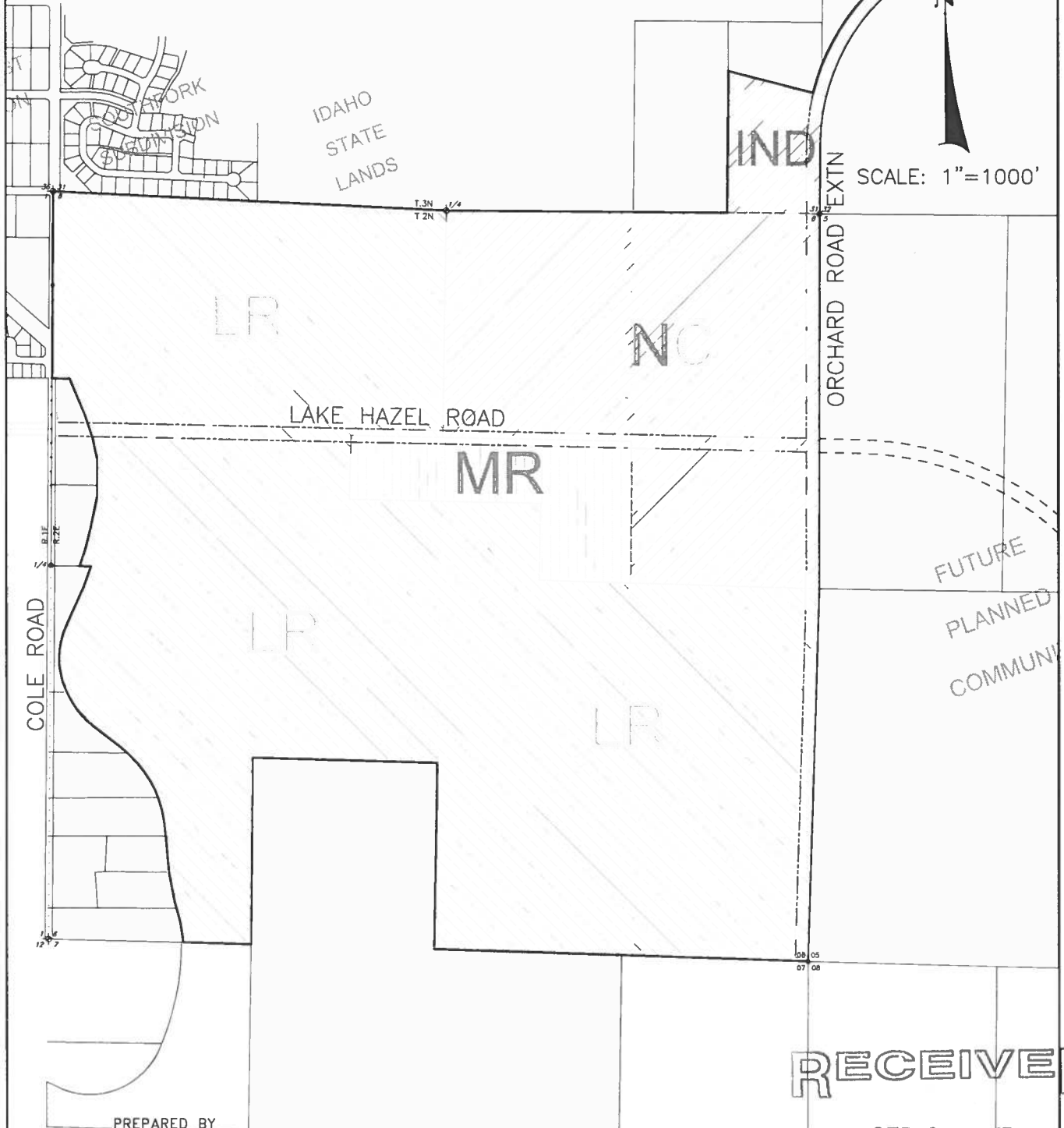
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ZONING AREAS SKETCH
FOR
SYRINGA VALLEY PLANNED COMMUNITY
LOCATED IN SECTION 6, T2N, R2E AND THE SE 1/4 OF THE SE 1/4
OF SECTION 31, T3N, R1E
BOISE MERIDIAN, ADA COUNTY, IDAHO



PREPARED BY
CIVIL SURVEY CONSULTANTS, INC.
2893 S. MERIDIAN ROAD
MERIDIAN, IDAHO 83642

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Zoning - Areas - Sketch
DATE: 9/10/2015

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