

Desert West Land Surveys

2020 Overland Ave.
Burley, Idaho 83318

JOB # 17363-26B1



PARCEL 1

L E G A L D E S C R I P T I O N

All of Sand Hill Road located in Clear Lakes Estates in Section 1 in Township 9 South, Range 14 East of the Boise Meridian, Twin Falls County, State of Idaho.

Commencing at the Intersection of Clear Lakes Road and Sand Hill Road in Section 1 in T.10 S., R.14 E., B.M., Thence South 80 degrees 58 minutes 53 seconds West along the centerline of Sand Hill Road for a distance of 70.72 feet to the westerly boundary of Clear Lakes Road which shall be the Point of Beginning;

THENCE along a non-tangent curve to the right along the westerly boundary of Clear Lakes Road for a distance of 50.13 feet to the southerly boundary of Sand Hill Road, said curve having a radius of 748.51 feet, a delta angle of 03 degrees 50 minutes 13 seconds, and a long chord bearing of South 01 degrees 26 minutes 04 seconds West for a distance of 50.12 feet;

THENCE along a curve to the left along the southerly boundary of Sand Hill Road for a distance of 35.73 feet, said curve having a radius of 20.00 feet, a delta angle of 102 degrees 22 minutes 18 seconds, and a long chord bearing of North 47 degrees 49 minutes 58 seconds West for a distance of 31.17 feet;

THENCE South 80 degrees 58 minutes 53 seconds West along the southerly boundary of Sand Hill Road for a distance of 1032.99 feet;

THENCE along a tangent curve to the left along the southerly boundary of Sand Hill Road for a distance of 92.80 feet, said curve having a radius of 322.25 feet, a delta angle of 16 degrees 30 minutes 00 seconds, and a long chord bearing of South 72 degrees 43 minutes 53 seconds West for a distance of 92.48 feet;

THENCE South 64 degrees 28 minutes 53 seconds West along the southerly boundary of Sand Hill Road for a distance of 549.22 feet;

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THENCE along a tangent curve to the left along the southerly boundary of Sand Hill Road for a distance of 102.39 feet, said curve having a radius of 336.38 feet, a delta angle of 17 degrees 26 minutes 25 seconds, and a long chord bearing of South 55 degrees 45 minutes 40 seconds West for a distance of 102.00 feet;

THENCE South 47 degrees 02 minutes 28 seconds West along the southerly boundary of Sand Hill Road for a distance of 493.70 feet to the cul-de-sac of Sand Hill Road;

THENCE along a non-tangent curve to the right along said cul-de-sac for a distance of 261.80 feet to the northerly boundary of Sand Hill Road, said curve having a radius of 50.00 feet, a delta angle of 300 degrees 00 minutes 00 seconds, and a long chord bearing of North 42 degrees 57 minutes 32 seconds West for a distance of 50.00 feet;

THENCE North 47 degrees 02 minutes 28 seconds East along the northerly boundary of Sand Hill Road for a distance of 493.70 feet;

THENCE along a tangent curve to the right along the northerly boundary of Sand Hill Road for a distance of 117.61 feet, said curve having a radius of 386.38 feet, a delta angle of 17 degrees 26 minutes 25 seconds, and a long chord bearing of North 55 degrees 45 minutes 40 seconds East for a distance of 117.16 feet;

THENCE North 64 degrees 28 minutes 53 seconds East along the northerly boundary of Sand Hill Road for a distance of 549.22 feet;

THENCE along a tangent curve to the right along the northerly boundary of Sand Hill Road for a distance of 107.20 feet, said curve having a radius of 372.25 feet, a delta angle of 16 degrees 30 minutes 00 seconds, and a long chord bearing of North 72 degrees 43 minutes 53 seconds East for a distance of 106.83 feet;

THENCE North 80 degrees 58 minutes 53 seconds East along the northerly boundary of Sand Hill Road for a distance of 1046.90 feet;

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THENCE along a tangent curve to the left along the northerly boundary of Sand Hill Road for a distance of 29.60 feet to the westerly boundary of Clear Lakes Road, said curve having a radius of 20.00 feet, a delta angle of 84 degrees 47 minutes 44 seconds, and a long chord bearing of North 38 degrees 35 minutes 01 seconds East for a distance of 26.97 feet;

THENCE along a curve to the right along the westerly boundary of Clear Lakes Road for a distance of 43.50 feet, said curve having a radius of 748.51 feet, a delta angle of 03 degrees 19 minutes 48 seconds, and a long chord bearing of South 02 degrees 08 minutes 56 seconds East for a distance of 43.50 feet to the Point of Beginning.

Said property contains 2.84 acres more or less.