



May 20, 2020
Project No.: 118161

GLASS ISLAND VIEW SUBDIVISION
FINAL PLAT DESCRIPTION

A parcel of land being a Re-Subdivision of a portion of Lot 70, Block 1 of "The Amended Plat of a Portion of Lot 1, and all of Lots 2, 3, 4, 5 and 6, Block 1 of The Plantation No. 2" (Subdivision), located in Government Lot 2 in the Southwest Quarter of Section 30, Township 4 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho, being more particularly described as follows:

Commencing at the North One Quarter Section Corner common to Sections 19 and 30 of said Township 4 North, Range 2 East, (from which point the Northwest Corner of said Section 30 bears South 89°39'31" West, 2857.53 feet distant);

Thence from said North One Quarter Section Corner, South 15°42'27" West, a distance of 3361.15 feet to the Southeast Corner of Lot 52, Block 1 of The Plantation No. 1 (a Subdivision), as same is shown on the Plat thereof Recorded in Book 44 of Plats at Pages 3529 to 3531 of Ada County Records;

Thence South 58° 14' 32" West, a distance of 26.20 feet (formerly described as 26.26 feet) on the southerly lot line of said Lot 52 to a point of curve on the easterly right-of-way line of West Gramarcy Lane, as same is shown on the Plat of said The Plantation No. 1;

Thence 17.23 feet on the arc of a curve to the right, said curve having a radius of 45.00 feet, a central angle of 25° 56' 34", a chord bearing of South 21° 04' 20" East, and a chord length of 17.13 feet on the easterly right-of-way line of West Gramarcy Lane to a point of curve, said point being the POINT OF BEGINNING;

Thence 33.12 feet on the arc of a curve to the right, said curve having a radius of 53.00 feet, a central angle of 35° 48' 14", a chord bearing of South 62° 18' 40" East, and a chord length of 32.58 feet;

Thence South 44° 24' 33" East, a distance of 83.48 feet;

Thence South 00° 36' 24" West, a distance of 110.93 feet;

Thence South 52° 45' 01" East, a distance of 67.56 feet;

Thence North 37° 29' 49" East, a distance of 21.00 feet;

Thence South 52° 30' 11" East, a distance of 32.00 feet;

Thence South 37° 29' 49" West, a distance of 24.32 feet to a point of curve;

Thence 42.13 feet on the arc of a curve to the left, said curve having a radius of 23.00 feet, a central angle of 104° 57' 17", a chord bearing of South 14° 58' 49" East, and a chord length of 36.48 feet to a point of compound curve;

Thence 18.47 feet on the arc of a curve to the left, said curve having a radius of 43.00 feet, a central angle of 24° 36' 53", a chord bearing of South 79° 45' 55" East, and a chord length of 18.33 feet;

Thence South 08° 15' 27" East, a distance of 35.01 feet to a point on the northerly lot line of Lot 91, Block 1 of Investors Plantation on the River (a Subdivision), as same is shown on the Plat thereof recorded in Book 59 of Plats at Pages 5702 to 5703 of Ada County Records;

Thence South 80° 32' 34" West, a distance of 27.02 feet on the northerly lot line of said Lot 91, Block 1 of Investors Plantation on the River;

Thence South 18° 36' 24" West, a distance of 135.10 feet on the westerly lot line of said Lot 91 to an angle point in the southerly boundary line of Lot 70, Block 1 of said "The Amended Plat of a Portion of Lot 1, and all of Lots 2, 3, 4, 5 and 6, Block 1 of the Plantation No. 2" (Subdivision), said point being on the North Bank of the Boise River;

Thence North 59° 34' 26" West, a distance of 120.71 feet on the southerly boundary line of Lot 70, Block 1 of said "The Amended Plat of a Portion of Lot 1, and all of Lots 2, 3, 4, 5 and 6, Block 1 of the Plantation No. 2" (Subdivision), said line also being on the North Bank of the Boise River;

Thence North 52° 30' 11" West, a distance of 212.38 feet on the southerly boundary line of said Lot 70, Block 1 and the North Bank of the Boise River;

Thence North 57° 36' 24" East, a distance of 77.34 feet on the westerly boundary line of said Lot 70, Block 1;

Thence South 89° 23' 36" East, a distance of 105.00 feet on the southwesterly boundary line of said Lot 70, Block 1;

Thence North 00° 36' 24" East, a distance of 145.00 feet on the westerly boundary line of said Lot 70, Block 1;

Thence North 44° 24' 33" West, a distance of 54.17 feet on the boundary line of said Lot 70, Block 1 to a point on a curve on the easterly right-of-way line of West Gramarcy Lane;

Thence 43.55 feet on the arc of a curve to the left, said curve having a radius of 45.00 feet, a central angle of 55° 27' 16", a chord bearing of North 17° 37' 35" East, and a chord length of 41.87 feet. on the easterly right-of-way line of West Gramarcy Lane to the POINT OF BEGINNING.

The above described parcel contains 1.36 acres more or less.

PREPARED BY:
The Land Group, Inc.



James R. Washburn, PLS