

pattern in nodes rather than strip commercial along arterial corridors? How does the project promote a place where people want to be? If not exempt 8-4G sustainability, how many points will the project have, as totaled from the sustainability checklist?

Landscaping: Is there more than 5% of the site dedicated to landscaping? Is there one class II or III tree provided for every 50' of street frontage? Will any trees be removed from the site? What kind of irrigation will be provided? Is the landscaping compatible with local climatic conditions?

Building Design: How does the building provide visual interest and positively contribute to the overall urban fabric of the community? What is the Floor to Area ratio? Is there relief incorporated into facades and or rooflines greater than 50'? What are the setbacks? How are the outdoor service and equipment areas screened? If there are multiple structures, are the setbacks consistent? Are there any "green building" concepts are incorporated into the project?

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

R. Taunton 5-9-19
 Signature of the Applicant (date) [Signature] 8 May 2019
 Signature of the Owner (date)

APPLICATION INFORMATION REQUIRED

Note:

AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Compliance Statement and Statement of Intent | <input checked="" type="checkbox"/> Affidavit of Legal Interest |
| <input checked="" type="checkbox"/> Neighborhood Map | <input type="checkbox"/> Sustainability Checklist <i>*if applicable</i> |
| <input checked="" type="checkbox"/> Site Plan | |
| <input checked="" type="checkbox"/> Landscape Plan | |
| <input type="checkbox"/> Schematic Drawing | |
| <input type="checkbox"/> Lighting Plan | |
| <input checked="" type="checkbox"/> Topographic Survey (Combined with Site Plan) | |
| <input type="checkbox"/> Grading Plan (Waived by DRC during Pre-App. Grading/Drainage notes on Site Plan) | |
| <input type="checkbox"/> Will Serve Letter **If required, must submit a Fire Flow Request | |
| <input type="checkbox"/> Ada County Approved Addresses (No change in existing addresses) | |
| <input checked="" type="checkbox"/> Waiver Request of Application Materials (Refer to enclosed narrative) | |

PLEASE CHECK THE FOLLOWING:

INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:

- Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application
- Purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- 8 ½" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100') **Scale as required to show context.**
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON SITE PLAN:

- Scale not less than 1" = 20', legend, and north arrow. **Scale 1"=50' as waived by DRC in Pre-App.**
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
- The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- Driveways, access to public streets, parking with stalls, loading areas.
- Sidewalks, bike and pedestrian paths.
- Berms, walls, screens, hedges and fencing.
- Location and width of easements, canals, ditches, drainage areas.
- Location, dimensions and type of signs.
- Trash storage and mechanical equipment and screening.
- Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- Log depicting square footage of impervious surface, building and landscaping
- Location and height of fences and exterior walls
- Location and dimensions of outdoor storage areas
- Location of utilities and outdoor serviced equipment and areas
- Location of any proposed public art, exterior site furniture, exterior lighting, signage

INFORMATION REQUIRED ON LANDSCAPE PLAN:

- Scale the same as the site plan.
- Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- Size, location and species of existing vegetation labeled to remain or to be removed.
- All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- Cross section through any special features, berms, and retaining walls.
- A plant list of the variety, size, and quantity of all proposed vegetation
- Log of square footage of landscaping materials corresponding to location
- Locations and dimensions of open space and proposed storm water systems

INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (ELEVATIONS):

- Scale not less than 1/8 inch = 1 foot (1/8" = 1')
- Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filing
- Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevation and sections with the details to show the completed appearance of those structures
- Overall dimensions of all proposed structures
- Specifications on exterior surface materials and color
- Sample materials (as determined by the staff)

NOT APPLICABLE

INFORMATION REQUIRED ON LIGHTING PLAN:

- 11" x 17" size minimum
- Location, type, height, lumen output, and luminance levels of all exterior lighting
- Refer to Garden City Code 4.15 for outdoor lighting requirements
- Location of municipal street lights

NOT APPLICABLE

INFORMATION FOR TOPOGRAPHIC SURVEY: See topography shown on Site Plan

- The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20').
- If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site

INFORMATION REQUIRED ON GRADING PLAN: See grading plan description on Site Plan

- 11" x 17" size minimum
- Scale not less than one inch equals twenty feet (1" = 20')
- Two foot (2') contours for the entire proposal site
- One foot (1') contours for details, including all planimetric features **Unable to show at this time.**
- Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas
- Existing easement and utility locations
- Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surface
- Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas
- Proposed storm water systems

INFORMATION REQUIRED MASTER SIGN PLAN:

**Required for developments of two or more buildings:*

- Location, elevations, and materials of proposed signage.

NOT APPLICABLE

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM:

**Required if irrigation canal/irrigation ditch runs through property or along property lines:*

- Letter from company indicating approval **See narrative.**

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

- Statement must include a list of the application materials to be waived and an explanation for the request.



PLANNING SUBMITTAL FORM		
Permit info:	DSRFY2019-12	
Application Date:	5/9/19	Rec'd by: MK
FOR OFFICE USE ONLY		

6015 Glenwood Street ▪ Garden City, ID 83714•208.472.2921(tel.)
 208.472.2926 (FAX) ▪ www.gardencityidaho.org ▪ planning@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: Bob Taunton, Applicant Representative	Name: Will Gustafson
Company: Taunton Group, LLC	Company: Glass Creek, LLC
Address: 2724 S. Palmatier Way	Address: 6501 Fruitvale Ave.
City: Boise	City: Bakersfield
State: ID Zip: 83716	State: CA Zip: 93308
Tel.: 208-401-5505	Tel.: 805-448-3552
FAX:	FAX:
E-mail: bobtaunton@tauntongroup.com	E-mail: will@willgus.com

ACTION REQUESTED (check all that apply)

ALL BLUEPRINTS MUST BE FOLDED INTO 8^{1/2}" X 11" SIZE WITH THE TITLE BLOCK/PANEL FACE UP SO AS TO FIT WITHIN A LEGAL SIZE FILE FOLDER

- | | | |
|---|---|--|
| <input type="checkbox"/> Appeal
<input type="checkbox"/> Lot Line Adjustment
<input type="checkbox"/> City Code Text Amendment
<input type="checkbox"/> Sign Permit
<input type="checkbox"/> Specific Area Plan
<input type="checkbox"/> Conditional (special) Use Permit
<input type="checkbox"/> Temporary Use Permit
<input type="checkbox"/> Easement/Vacation of Easement | <input checked="" type="checkbox"/> Design Review
<input type="checkbox"/> Final Plat
<input type="checkbox"/> Flood Plain Dev
<input type="checkbox"/> Variance
<input type="checkbox"/> MFH Installation
<input type="checkbox"/> Minor PUD
<input type="checkbox"/> Minor Land Division
<input type="checkbox"/> Ability to Serve-CUP, DSR or SUB if applicable | <input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Preliminary PUD
<input type="checkbox"/> Re-zone
<input type="checkbox"/> Zoning Certificate
<input type="checkbox"/> MFH Removal |
|---|---|--|

PROPERTY INFORMATION

Site address: 6515 W. State St., Garden City, ID 83714

Subdivision Name: None	Lot: n/a	Block: n/a
Tax Parcel Number: S0630223350	Zoning: R-2	Total Acres: 100.72 (total parcel)
Proposed Use: No change in use. See project description.	Floodplain: X yes X no (Total Property) (Project Area)	

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

B Taunton 5-9-19
signature of the applicant (date)

[Signature] 8 May 2019
signature of the owner (date)

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

[Large handwritten X mark]

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California _____
County of Inyo

Subscribed and sworn to (or affirmed) before me
on this 8th day of May, 2019,
by William Gustafson
(1) _____
Date Month Year



(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Renelle Keesler
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Affidavit of Legal Interest Document Date: 5/8/19
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Taunton Group

Community Development

May 9, 2019

Chris Samples
Associate Planner
Garden City Development Services Department
6105 N. Glenwood St.
Garden City, ID 83714-1347

Re: Design Review Application Project Description and Compliance Statement

Dear Chris,

On behalf of Glass Creek, LLC, the owners of the Plantation Country Club property, I am submitting a Design Review Application for a new entry road to the property from the future reconfigured State Street and Pierce Park Ln. intersection. There is no change of use or property development proposed. In addition to Garden City review of the proposal, a purpose of the application is to secure ACHD approval to revise the State Street and Pierce Park Ln. intersection design to include access to the property.

A Pre-Application meeting was held with the Design Review Committee at City Hall on May 6, 2019 and the Committee agreed that Glass Creek, LLC could proceed with submittal of a Design Review Application.

Background

ACHD has completed 100-percent design plans for the reconfiguration of the State Street and Pierce Park Ln. intersection and has currently programmed the rebuilding of the intersection and widening of State Street for FY 2021. ACHD staff has advised that the tentative start of construction is January 2021 with completion by early fall. A median and other lane restrictions will be constructed west of the Pierce Park Ln. intersection limiting ingress/egress to Plantation Dr. from full access to right-in/right-out only access. Glass Creek, LLC believes that the restricted access will negatively impact the business operation of the Country Club and more importantly will create a traffic safety concern. A new entry at the reconfigured Pierce Park Ln. signalized intersection is in the best interest of the Club members and the community.

With the widening of State Street to three lanes and the inclusion of a bus pullout, ACHD will acquire additional right of way from the property. A temporary construction easement will also be needed. It is anticipated that all the trees along State Street will be eliminated by the project.

At a meeting on January 30, 2019 with ACHD Development Services staff and Jenah Thornborrow from Garden City, we discussed our desire to create a new access to the property.

An existing 50-foot access easement over Plantation Dr. was recorded in 1977 for access to the townhomes and Savannah Ln. lots from State Street before the ACHD right of way was established.

Design

The planned entry road will be designed and constructed to ACHD standards. The design illustrates a two-lane road with bike lanes. The design features a parkway character that includes trees in 8-foot planter strips and in medians. To enhance the arrival appearance future monument signage and landscaping will be added to the entry subject to a separate Design Review Application. At the intersection with State Street the road section accommodates three lanes including a receiving lane, a left turn lane and combined through and right turn lane. A 20-foot driveway will connect the townhouses to the entry road and will be maintained by Glass Creek, LLC.

A detached 10-foot multi-use pathway will provide connectivity from the planned multi-use pathway along the south side of State Street to be constructed by ACHD to the Clubhouse facilities. A 5-foot detached sidewalk is planned as an extension of the existing sidewalk on the south side of Savannah Ln. to enable those residents to access the pathway and connect to State Street.

The site plan suggests a small reconfiguration of the existing parking lots. This layout is very preliminary and planning that is underway for the changes to several golf course holes may suggest a different solution. A future Design Review Application will provide the details.

The alignment of the planned entry drive does not impact any wetlands, is outside the 100-year floodplain, and does not affect existing public utilities or irrigation facilities.

Glass Creek, LLC anticipates completion of the new entry in the summer of 2021 to coincide with the completion of the ACHD intersection project.

Future Entry Road Designation

At the Pre-Application meeting, the President of the Plantation Master Homeowners Association requested the entry road be a public road. Designation of public roads is the exclusive jurisdiction of the ACHD Commission. Acceptance for ownership and perpetual maintenance typically occurs following inspection to confirm ACHD standards for design and construction were followed. If Commissioners accepted the entry road after completion, Glass Creek, LLC would execute a license agreement to maintain the planned landscaping within the ACHD right of way. With a new entry road constructed, ACHD will also have the exclusive authority to close the current Plantation Dr. access to State Street if deemed in the best interest of the public.

However, since possible action by the ACHD Commissioners is sometime in the future, the Design Review Application proposes a private entry road with an irrevocable access easement for the residents of Savannah Ln. and the two townhomes. Future maintenance will be the responsibility of Glass Creek.

Waiver of Application Materials

As the application does not include a change of use or proposed development, we are requesting the following waivers of some Application Materials as discussed during the Pre-Application meeting:

- Schematic drawings (architecture) – Not applicable as no structures are proposed
- Lighting plan – Not applicable as no development is proposed and no changes or additions are planned to existing onsite lighting
- Topographic survey – Not applicable per the Design Review Committee at the Pre-Application meeting. General topography is indicated on the submitted Site Plan.
- Grading plan – Not applicable per the Design Review Committee at the Pre-Application meeting
- Will serve letters – Not applicable as no development is proposed
- Approved addresses – Not applicable as no development is proposed
- Letter of approval from the irrigation company – Not applicable as no development is proposed and no change in irrigation delivery will occur. Presently, water is delivered from a Boise Valley Irrigation Ditch Co. lateral north of State Street through privately owned and maintained facilities in subdivisions at the northeast corner of the property. Water is then conveyed to Lake Elmore through a ditch traversing the property and the Plantation Country Club pumps water from the lake to irrigate the golf course. Both the ditch and Lake Elmore facilities are owned and maintained by the Plantation Country Club. The ditch is not a designated drain within Drainage District #2.
- The Design Review Committee agreed at the Pre-Application meeting that a scale of 1" = 50' for the Site Plan/Landscape Plan is acceptable.

Compliance Statement

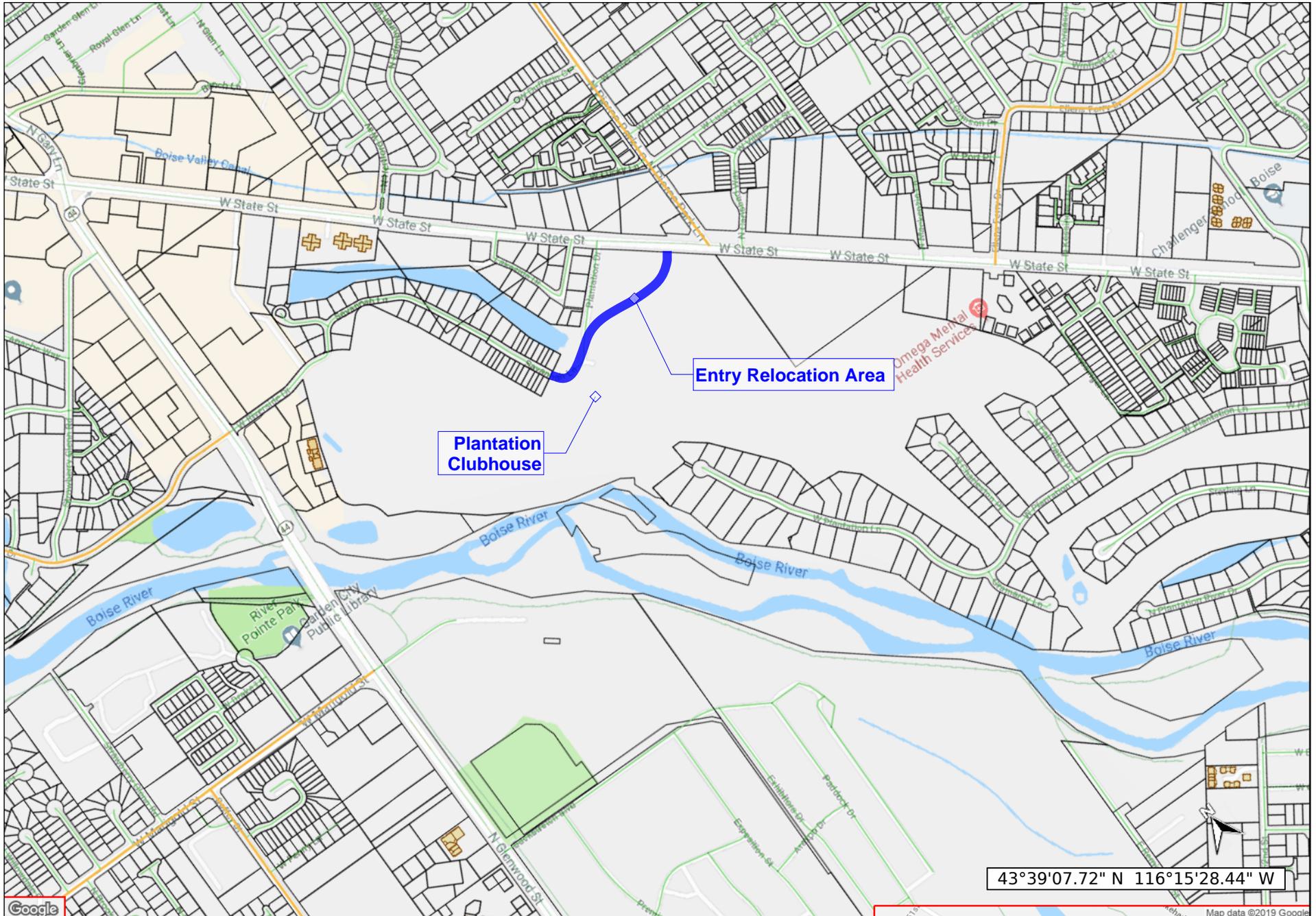
As stated in the staff report for the Pre-Application meeting the proposed private entry road does not expand the scope or scale of the use on the property and does not trigger the need for a conditional use permit required for changes to a non-conforming use in the R-2 zone. The report also confirms that the provisions of the Boise River and Greenbelt Overlay District do not apply as no development is proposed.

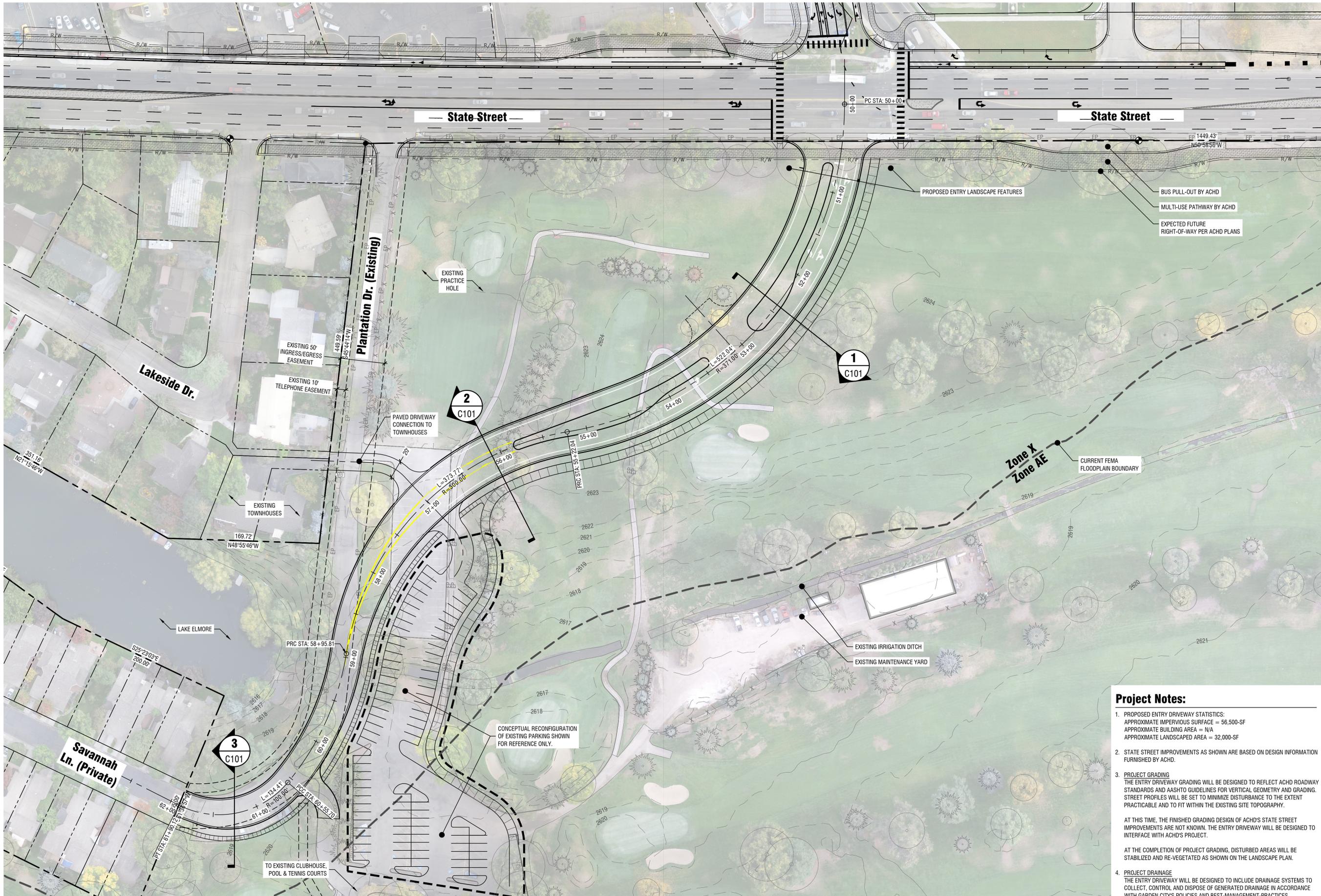
The application complies with the Garden City Development Code section 8-4E Transportation and Connectivity Provisions related to applicable requirements for internal circulation, private streets, and pedestrian circulation. In particular, the application demonstrates safe vehicular access as required in 8-4E-4 by proposing improvements to coincide with ACHD's intersection project. The landscape plan meets applicable requirements of 8-4I Landscaping and Tree Protection Provisions.

We are in the process of scheduling a neighborhood meeting with lot owners on Savannah Ln. and the townhouse lots. We look forward to presenting this application to the Design Review Committee on June 3rd.

Btaunton

Bob Taunton, President
Taunton Group, LLC
2724 S. Palmatier Way
Boise ID 83716
208-401-5505
bobtaunton@tauntongroup.com





Plantation Entry Driveway Design Review

6515 W. State Street
Garden City, Idaho 83714

Revisions

1.	
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- Project Notes:**
- PROPOSED ENTRY DRIVEWAY STATISTICS:**
 APPROXIMATE IMPERVIOUS SURFACE = 56,500-SF
 APPROXIMATE BUILDING AREA = N/A
 APPROXIMATE LANDSCAPED AREA = 32,000-SF
 - STATE STREET IMPROVEMENTS AS SHOWN ARE BASED ON DESIGN INFORMATION FURNISHED BY ACHD.
 - PROJECT GRADING**
 THE ENTRY DRIVEWAY GRADING WILL BE DESIGNED TO REFLECT ACHD ROADWAY STANDARDS AND AASHTO GUIDELINES FOR VERTICAL GEOMETRY AND GRADING. STREET PROFILES WILL BE SET TO MINIMIZE DISTURBANCE TO THE EXTENT PRACTICABLE AND TO FIT WITHIN THE EXISTING SITE TOPOGRAPHY.

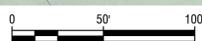
 AT THIS TIME, THE FINISHED GRADING DESIGN OF ACHD'S STATE STREET IMPROVEMENTS ARE NOT KNOWN. THE ENTRY DRIVEWAY WILL BE DESIGNED TO INTERFACE WITH ACHD'S PROJECT.

 AT THE COMPLETION OF PROJECT GRADING, DISTURBED AREAS WILL BE STABILIZED AND RE-VEGETATED AS SHOWN ON THE LANDSCAPE PLAN.
 - PROJECT DRAINAGE**
 THE ENTRY DRIVEWAY WILL BE DESIGNED TO INCLUDE DRAINAGE SYSTEMS TO COLLECT, CONTROL AND DISPOSE OF GENERATED DRAINAGE IN ACCORDANCE WITH GARDEN CITY'S POLICIES AND BEST-MANAGEMENT-PRACTICES.

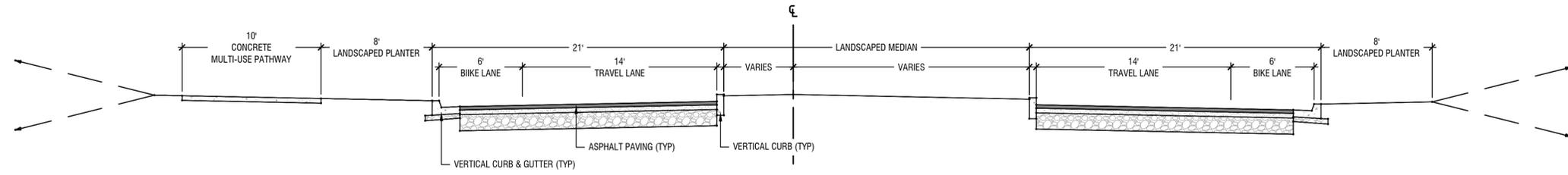
Project No.: 118181
 Date of Issuance: 04-25-2019
 Project Milestone: CONCEPT PLANNING

**Design Review
Site & Topography Plan**

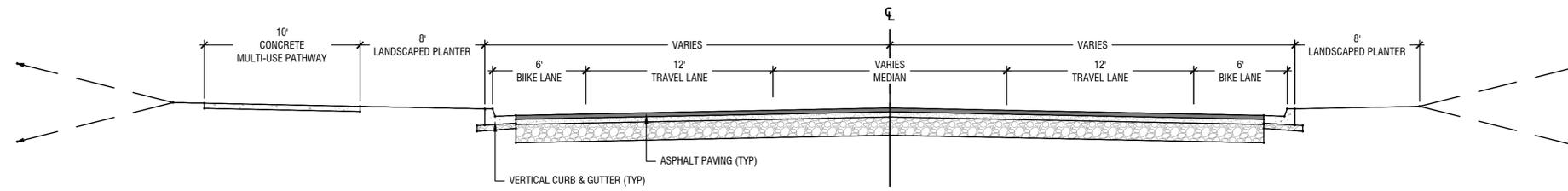
Site & Topography Plan
 Horizontal Scale: 1" = 50'



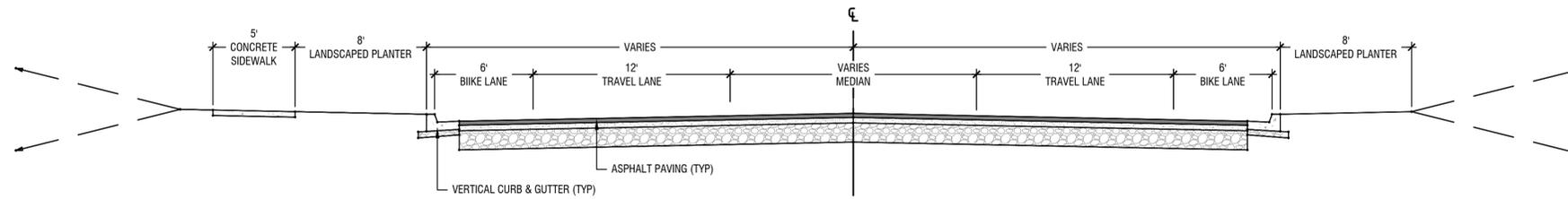
C100



1 Typical Entry Drive Section at Landscaped Median
Scale: NTS



2 Typical Entry Drive Section without Landscaped Median
Scale: NTS



3 Typical Entry Drive Section without Landscaped Median
Scale: NTS

Plantation Entry Driveway Design Review

6515 W. State Street
Garden City, Idaho 83714

Revisions	
1.	

Project No.: 118161
Date of Issuance: 04-25-2019
Project Milestone: CONCEPT PLANNING

**Design Review
Site Details**

C101

File Path: C:\Users\jg35111\Documents\118161\CD\Review\Site Details.dwg
Last Modified: 04/25/2019 10:07:00 AM
User: jg35111

Landscape Notes:

- A. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- B. FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. PLACE 3" DEPTH OF MULCH OVER TOPSOIL TO ACHIEVE FINISH GRADE.
- C. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 18" OF TOPSOIL. SOD AREAS A MINIMUM OF 12" OF TOPSOIL. SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE.
- D. NEW TREE PLANTING. SEE DETAILS 1 & 2/L1.50. CONTRACTOR SHALL STAKE ALL TREES DEEMED NECESSARY, I.E. FROM BEING BLOWN OVER, PLANTED WITH LOOSE ROOT BALL, ETC. CONTRACTOR'S OPTION.
- E. NEW SHRUB PLANTING. SEE DETAIL 3/L1.50.
- F. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- G. ALL LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM.
- G.A. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE AND IS PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.

Tree Protection Notes:

- A. PROTECT THE CRITICAL ROOT ZONE OF THE TREES TO BE RETAINED ON SITE. (NOTE: CRITICAL ROOT ZONE IS THE AREA DIRECTLY BELOW THE DRIP LINE OF THE TREE.)
 - A.A. CONSTRUCT PROTECTIVE FENCING OF CHAIN-LINK AROUND THE CRITICAL ROOT ZONE PRIOR TO DEMOLITION OR CONSTRUCTION.
 - A.B. DO NOT ALLOW COMPACTION BY EQUIPMENT TRAFFIC DURING DEMOLITION OR CONSTRUCTION.
 - A.C. DO NOT TRENCH, EXCAVATE, FILL OR OTHERWISE DISTURB THE SOIL WITHIN THE CRITICAL ROOT ZONE.
 - A.D. DO NOT ALLOW CEMENT TRUCKS TO RINSE WITHIN THE PROTECTION AREA, ANYWHERE THAT TREE ROOTS EXIST, OR IN PLANNED PLANTING BEDS.
 - A.E. DO NOT STOCKPILE MATERIALS, DEBRIS, OR DIRT WITHIN THE TREE PROTECTION AREA.
 - A.F. MAINTAIN WATERING WITHIN THE CRITICAL ROOT ZONE FROM MID-APRIL TO MID-OCTOBER AT THE RATE OF NOT LESS THAN 1-1/2" OF WATER PER WEEK.
 - A.G. ADJUST PROPOSED IMPROVEMENT LOCATIONS AS REQUIRED TO AVOID DAMAGING TREE ROOTS.
- B. PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED ON SITE.
 - B.A. OPERATE EQUIPMENT IN SUCH A WAY AS TO AVOID CONTACT WITH TREE TRUNKS OR BRANCHES.
 - B.B. PRUNING OF PUBLIC PROPERTY TREES SHALL BE PERFORMED BY A LICENSED ARBORIST.
- C. ALL TREES DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED USING THE FOLLOWING CRITERIA:

EXISTING TREE	REPLACEMENT
1" TO 6" CALIPER	2X CALIPER OF TREE REMOVED
6" TO 12" CALIPER	1.5X CALIPER OF TREE REMOVED
> 12" OR LARGER CALIPER	1X CALIPER OF TREE REMOVED

EXAMPLE: IF AN 8" CALIPER TREE IS REMOVED, AN ACCEPTABLE REPLACEMENT WOULD BE (3) 4" CALIPER TREES OR (4) 3" CALIPER TREES.

Tree Removal Keynotes

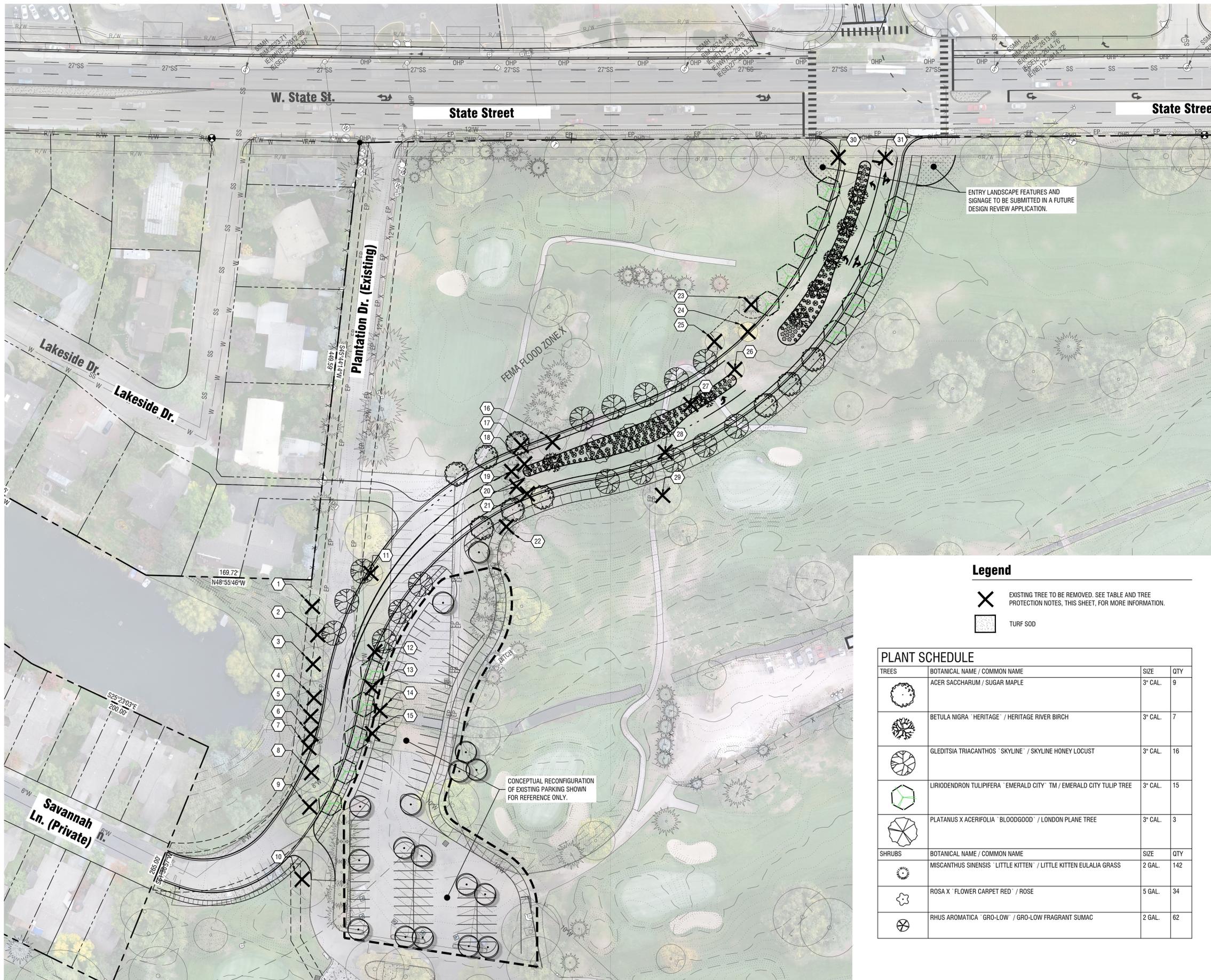
KN	SIZE (DBH)	SPECIES	NOTES
1	16"	HONEY LOCUST	
2	16"	ELM	
3	20"	BLACK LOCUST	
4	20"	BLACK LOCUST	
5	36"	ELM	
6	12"	BLACK LOCUST	
7	12"	BLACK LOCUST	
8	12"	BLACK LOCUST	
9	32"	ELM	
10	36"	PINE	
11	12"	ELM	
12	24"	BLACK LOCUST	
13	24"	ELM	
14	24"	ELM	
15	24"	ELM	
16	16"	ASH	
17	12"	PINE	
18	12"	PINE	
19	12"	PINE	
20	12"	PINE	
21	16"	ASH	
22	12"	PINE	
23	12"	PINE	
24	12"	ASH	
25	12"	ASH	
26	12"	ASH	
27	10"	SYCAMORE	
28	30"	BLACK LOCUST	
29	30"	ELM	
30	32"	SILVER MAPLE	TO BE REMOVED BY ACHO
31	28"	SILVER MAPLE	TO BE REMOVED BY ACHO

Legend

- EXISTING TREE TO BE REMOVED. SEE TABLE AND TREE PROTECTION NOTES, THIS SHEET, FOR MORE INFORMATION.
- TURF SOD

PLANT SCHEDULE

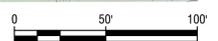
TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	ACER SACCHARUM / SUGAR MAPLE	3" CAL.	9
	BETULA NIGRA 'HERITAGE' / HERITAGE RIVER BIRCH	3" CAL.	7
	GLEDITSIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	3" CAL.	16
	LIRIODENDRON TULIPIFERA 'EMERALD CITY' TM / EMERALD CITY TULIP TREE	3" CAL.	15
	PLATANUS X ACERIFOLIA 'BLOODGOOD' / LONDON PLANE TREE	3" CAL.	3
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	MISCANTHUS SINENSIS 'LITTLE KITTEN' / LITTLE KITTEN EULALIA GRASS	2 GAL.	142
	ROSA X 'FLOWER CARPET RED' / ROSE	5 GAL.	34
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	2 GAL.	62



ENTRY LANDSCAPE FEATURES AND SIGNAGE TO BE SUBMITTED IN A FUTURE DESIGN REVIEW APPLICATION.

CONCEPTUAL RECONFIGURATION OF EXISTING PARKING SHOWN FOR REFERENCE ONLY.

Landscape Plan
Horizontal Scale: 1" = 50'



Plantation Entry Driveway Design Review

Revisions
1.



Project No.: 118161
Date of Issuance: 05.09.19
Project Milestone: Design Review

Design Review Landscape Plan

L100

FILE LOCATION: C:\31111\118161\118161.dwg
 DATE PLOTTED: 05/09/2019 11:11 AM
 PLOTTER: HP DesignJet T1100PS



CONCEPTUAL
RECONFIGURATION
OF EXISTING
PARKING SHOWN
FOR REFERENCE
ONLY

SCALE: 1" = 50' 



Plantation Entry Driveway
5.9.2019

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=19 LISA BATT
FIDELITY NATIONAL TITLE - BOISE

2018-120827
12/24/2018 11:04 AM
\$15.00

**WHEN RECORDED RETURN TO
AND MAIL TAX STATEMENTS TO:**

Glass Creek, LLC
6501 Fruitvale Avenue
Bakersfield, CA 93308

34601808286 T.O.

-----SPACE ABOVE THIS LINE FOR RECORDER'S USE-----

SPECIAL WARRANTY DEED

(Plantation Country Club)

AGC Realty LLC, a Delaware limited liability company ("**Grantor**"), in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **Glass Creek, LLC, a California Limited Liability Company** ("**Grantee**"), with an address of 6501 Fruitvale Avenue, Bakersfield, California 93308, the receipt and sufficiency of which is hereby acknowledged, hereby **GRANTS, BARGAINS, SELLS AND CONVEYS** unto Grantee, the real property located in the County of Ada, State of Idaho, and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, including all fixtures and improvements located thereon and rights and appurtenances thereto (the "**Property**"), subject to, however, all easements, declarations, covenants, encumbrances, restrictions and all other matters of record (collectively, the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD the Property, subject to the Permitted Encumbrances, unto the said Grantee and its successors and assigns, and Grantor further warrants and will defend the title to the Property against all persons who may lawfully claim the same, by, through, or under Grantor, but not otherwise, except as to the Permitted Encumbrances.

[Signature Follows]

WHEN RECORDED RETURN TO
AND MAIL TAX STATEMENTS TO:

Glass Creek, LLC
6501 Fruitvale Avenue
Bakersfield, CA 93308

**Electronically Recorded
Stamped First Page Now
Incorporated As Part of
The Original Document**

34601808286 T.O.

-----SPACE ABOVE THIS LINE FOR RECORDER'S USE-----

SPECIAL WARRANTY DEED

(Plantation Country Club)

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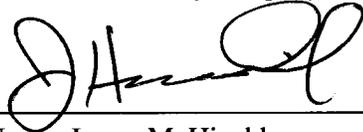
TO HAVE AND TO HOLD the Property, subject to the Permitted Encumbrances, unto the said Grantee and its successors and assigns, and Grantor further warrants and will defend the title to the Property against all persons who may lawfully claim the same, by, through, or under Grantor, but not otherwise, except as to the Permitted Encumbrances.

[Signature Follows]

IN WITNESS WHEREOF, Grantor has executed this Deed as of this 21 day of December, 2018.

GRANTOR:

AGC REALTY LLC,
a Delaware limited liability company

By: 
Name: James M. Hinckley
Its: President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

NOTARIAL ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
COUNTY Los Angeles)

On 12/10/18, before me, Virginia Montano, Notary Public,
(here insert name and title of the officer)

personally appeared James M. Hinckley,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are
subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same
in ~~his~~ her/their authorized capacity(ies), and that by ~~his~~ her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Virginia Montano (Seal)

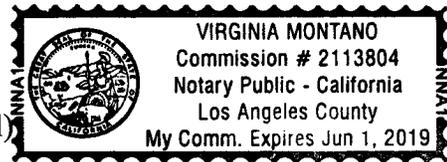


Exhibit A

Legal Description

Parcel I

A parcel of land lying in portions of Government Lot 1, Section 24, and Government Lot 1 of Section 25, all in Township 4 North, Range 1 East, Boise Meridian, Government Lot 4 of Section 19 and Government Lots 5, 4, 2 and the East 1/2 of the Northwest Quarter of Section 30, all in Township 4 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho and more particularly described as follows:

Commencing at the section corner common to the said Sections 24, 25, 19 and 30; thence North 00°00'00" East, 453.12 feet along the Easterly boundary of the said Section 24 to a point, also said point being the REAL POINT OF BEGINNING; thence North 57°45'00" West, 356.04 feet to a point; thence North 50°37'00" West, 404.59 feet to a point; thence South 42°15'00" West, 213.58 feet to a point; thence South 00°00'00" West, 413.86 feet (formerly described as 413.85 feet) to a point of beginning on the Northerly right-of-way line of a 50.00 foot road; thence along the said Northerly right-of-way line of a 50.00 foot road the following courses and distances: Southwesterly along a curve to the left 59.11 feet, said curve having a central angle of 10°06'36", a radius of 335.00 feet, tangents of 29.63 feet and a long chord of 59.04 feet bearing South 80°03'18" West to a point of tangent; thence South 75°00'00" West, 97.42 feet to a point of curve; thence Southwesterly along a curve to the right 45.81 feet, said curve having a central angle of 15°00'00", a radius of 175.00 feet, tangents of 23.04 feet and a long chord of 45.68 feet bearing South 82°30'00" West, to a point of tangent; thence South 90°00'00" West, 338.95 feet to a point of curve; thence Northwesterly along a curve to the right 31.29 feet, said curve having a central angle of 89°38'14", a radius of 20.00 feet, tangents of 19.87 feet and a long chord of 28.19 feet bearing North 45°10'52" West, to a point of ending of curve on the Easterly right-of-way line of Glenwood Street; thence South 00°21'46" East 90.00 feet along the said Easterly right-of-way line of Glenwood Street to a point of beginning of curve on the Southerly right-of-way line of a 50.00 foot road; thence along the said Southerly right-of-way line of a 50.00 foot road the following courses and distances: Northeasterly along a curve to the right 31.54 feet, said curve having a central angle of 90°21'46", a radius of 20.00 feet, tangents of 20.13 feet and a long chord of 28.37 feet bearing North 44°49'07" East, to a point of tangent; thence North 90°00'00" East, 338.38 feet to a point of curve; thence Northeasterly along a curve to the left 58.90 feet, said curve having a central angle of 15°00'00", a radius of 225.00 feet, tangents of 29.62 feet and a long chord of 58.74 feet bearing North 82°30'00" East to a point of tangent; thence North 75°00'00" East, 72.42 feet to a point; thence leaving the said Southerly right-of-way line of a 50.00 foot road South 21°00'00" West, 400.00 feet to a point; thence South 16°30'00" West, 300.00 feet to a point; thence North 80°00'00" West, 193.81 feet to a point; on the toe of slope of the Corps of Engineers Dike - Northside of the Boise River; thence along the said toe of slope of the Corps of Engineers Dike – Northside of the Boise River the following courses and distances: South 47°00'00" East, 45.70 feet to a point; thence South 41°00'00" East, 140.00 feet to a point; thence South 53°00'00" East, 114.00 feet to a point; thence South 60°00'00" East, 136.00 feet to a point; thence South 64°00'00" East, 200.00 feet to a point; thence

South 50°45'25" East, 398.13 feet to a point; thence
South 60°04'30" East, 160.51 feet to a point; thence
South 67°04'17" East, 310.74 feet to a point; thence
South 77°00'00" East, 337.01 feet to a point; thence
South 57°40'00" East, 81.56 feet to a point; thence
leaving the said toe of slope of the Corps of Engineers Dike and along the following courses and distances
along the Northerly Bank of the Boise River
South 32°20'00" West, 39.00 feet to a point; thence
South 22°41'54" East, 137.41 feet to a point; thence
South 43°45'00" East, 37.11 feet to a point; thence
South 13°45'00" East, 60.75 feet to a point; thence
South 32°30'11" East, 128.78 feet to a point; thence
South 13°33'51" East, 211.90 feet to a point; thence
South 33°01'50" East, 71.24 feet to a point; thence
South 49°00'00" East, 56.40 feet to a point; thence
North 71°26'32" East (formerly described as North 71°26'22" East) 168.08 feet to a point marking the most
Westerly corner of Lot 69 of Block 1 of THE PLANTATION NO. 3, A SUBDIVISION, as filed for Record in
the Office of the Ada County Recorder, Boise, Idaho in Book 51 of Plats at Pages 4249 and 4250; thence
along the Northwesterly and Northeasterly boundaries of the said The Plantation No. 3 the following
courses and distances: thence
South 85°00'00" East, 548.01 feet to a point; thence
South 48°00'00" East, 129.60 feet to a point; thence
South 22°00'00" East, 420.00 feet to a point marking the most Easterly corner of Lot 7 of Block 6 of the
said The Plantation No. 3; thence
continuing along the Northerly boundary of THE PLANTATION NO. 1, A SUBDIVISION, as filed for record
in the Office of the Ada County Recorder, Boise, Idaho in Book 44 of Plats at Pages 3529, 3530 and 3531
the following courses and distances:
South 22°00'00" East, 372.26 feet to a point; thence
North 61°29'25" East, 138.20 feet to a point; thence
North 85°00'00" East, 100.00 feet to a point; thence
North 55°45'13" East, 57.32 feet (formerly described as North 55°45'04" East 57.31 feet) to a point; thence
North 85°00'00" East, 100.00 feet to a point; thence
North 85°58'09" East, 192.10 feet to a point; thence
North 89°00'00" East, 103.69 feet to a point; thence
South 67°10'00" East, 54.66 feet to a point; thence
South 90°00'00" East, 115.0 feet to a point; thence
North 02°00'00" East, 22.84 feet to a point marking the Northwest corner of Lot 3 of Block 3 of the said
The Plantation No. 1; thence
South 89°57'40" West, 24.48 feet to a point; thence
North 00°01'00" West, 328.39 feet to a point; thence
North 90°00'00" East, 193.20 feet to a point; thence
North 14°03'00" West, 254.10 feet to a point; thence
North 28°27'00" West, 198.00 feet to a point; thence
North 39°25'00" West, 165.00 feet to a point; thence
North 37°16'00" West, 204.60 feet to a point; thence
North 44°35'00" West, 256.08 feet to a point; thence
North 39°03'00" East, 268.61 feet (formerly described as 268.62 feet) to a point on the Southwesterly
right-of-way line of State Highway No. 44 (West State Street); thence
along the said Southwesterly right-of-way line of State Highway No. 44 the following courses and
distances:
North 51°24'30" West, 122.55 feet to a brass cap; thence
North 51°26'10" West, 1,449.43 feet to a brass cap marking a point of curve; thence
Northwesterly along a curve to the left 217.09 feet, said curve having a central angle of 00°43'19", a radius
of 17,229.00 feet, tangents of 108.55 feet, and a long chord of 217.09 feet bearing
North 51°47'50" West (formerly described as North 51°04'32" West) to a point of ending of curve on the
Southeasterly boundary of PLANTATION ACRES SUBDIVISION NO. 1, as filed for record in the office of

the Ada County Recorder, Boise, Idaho, in Book 14 of Plats at Page 941; thence South 45°17'00" West, 449.59 feet (formerly described as 452.33 feet) along the said Southeasterly boundary of PLANTATION ACRES SUBDIVISION NO. 1 to a point; thence North 49°23'00" West, 169.72 feet (formerly described as 169.40 feet) to a point; thence North 21°43'00" West, 351.16 feet to a point; thence North 15°19'00" West, 222.07 feet to a point; thence North 57°45'00" West, 397.09 feet to the POINT OF BEGINNING.

Except

All of LAKE PLANTATION SUBDIVISION, as filed for record in the office of the Ada County Recorder, Boise, Idaho, in Book 56 of Plats at Pages 5210, 5211 and 5212.

And Except

All of THE PLANTATION NO.4 SUBDIVISION, according to the Official plat thereof, filed in Book 58 of Plats at Page(s) 5480 and 5481, Records of Ada County, Idaho.

And Except

All of WEDGWOOD GREENS SUBDIVISION, according to the Official plat thereof, filed in Book 60 of Plats at Page(s) 6042 and 6043, Records of Ada County, Idaho.

And Except

All of a WANNER'S PLANTATION ESTATES SUBDIVISION, according to the Official Plat thereof, filed in Book 59 of Plats at Page(s) 5680 and 5681, Records of Ada County, Idaho.

And Except

All of THE TOWNHOUSE AT PLANTATION NO. 1 SUBDIVISION, according to the Official plat thereof, file in Book 45 of Plats at Page(s) 3691, as amended by Affidavit (Street Name Change) recorded June 3, 1994 as Instrument No. 94052325, Records of Ada County, Idaho.

And Except

A parcel of land located in Section 30, Township 4 North, Range 2 East, Boise Meridian, more particularly described as follows:

Commencing at the Northeast corner of Lot 13, Block 6, The Plantation No. 3, according to the official plat thereof, filed in Book 51 of Plats at Pages 4249 and 4250, Records of Ada County, Idaho, the REAL POINT OF BEGINNING of this description; thence North 85°00'00" West 90.46 feet along the North line of said Lot 13 to a point; thence North 65°00'00" East 89.41 feet to a point; thence South 11°15'00" East 46.57 feet to the REAL POINT OF BEGINNING of this description.

And Except

A parcel of Land being on the Easterly side of the centerline of State Highway No. 44 (Glenwood St.) Project No. NH-STP-F-3190 (100) Highway Survey as shown on the plans thereof, now on file in the office of The Idaho Transportation Department, and being a portion of Government Lot 1 of Section 25, Township 4 North, Range 1 East, Boise Meridian, described as follows to-wit:

Commencing at the Southwest corner of Section 24, Township 4 North, Range 1 East, Boise Meridian; thence South 89°29'02" East, along the South line of said Section 24, a distance of 3871.56 feet to a point on the

Glenwood Street Centerline Coincident with Station 152+80.19 of said State Street Highway No. 44 (Glenwood St.), Project No. NH-STP-F-3190 (100) Highway Survey; thence South 3°51'22" West, along said centerline 199.87 feet to Station 150+80.32 of said Highway Survey; thence

South 44°39'33" East, 230.75 feet to a point in a line common to The Properties of City of Garden City, First Security Bank, Trustee and Golf Enterprises, Inc., which is Westerly and radially 179.85 feet from Station 6+83.74 of the access Road Survey as shown on tile plans of said State Highway No. 44 (Glenwood St.) Highway Survey, and being the REAL POINT OF BEGINNING; thence along said common property line as follows:

South 46°27'00" East (shown on record as North 47°00'00" West) 45.62 feet to a point which is Westerly and radially 144.73 feet from Station 6+97.0 of said access Road Survey;

South 40°27'00" East (shown of record as South 41°00'00" East) 140.0 feet to a point which is Westerly and radially 79.5 feet from Station 7+66.0 of said access Road Survey;

South 52°27'00" East 114.0 feet to a point which is Southwesterly and radially 62.47 feet from Station 8+41.77 of said access Road Survey;

South 59°27'00" East (shown of record as South 60°00'00" East) 136.0 feet to a point which is Southwesterly and radially 5.57 feet from Station 10+00.73 of said access Road Survey;

South 63°27'00" East, 29.94 feet to a point in a line parallel with and 18.0 feet Northeasterly from centerline and opposite Station 10+19.19 of said access Road Survey; thence along said parallel line as follows:

North 11°31'07" West 37.47 feet to a point opposite Station 9+81.72 of said access road survey

Northwesterly along a 153.00 foot radius curve left (the long chord of which bears North 35°24'29" West, 123.92 feet) an arc length of 127.59 feet to a point opposite Station 8+69.14 of said access Road Survey

North 59°17'51" West, 30.10 feet to a point opposite Station 8+39.04 of said access Road Survey,

Northwesterly and Northerly along a 117.0 foot radius curve right (the long chord of which bears North 21°05'20" West, 144.74 feet) an arc length of 156.05 feet to a point on a line common to the properties of First Security Bank, Trustee and Golf Enterprises, Inc., and opposite Station 6+58.99 of said access Road Survey; thence

South 17°07'11" West, along said common property line 35.55 to a point that is Northeasterly and radially 12.72 feet from Station 6+98.81 of said access Road Survey; thence

North 79°21'20" West (shown of record as North 80°00'00" West), continuing along said common property line 193.81 feet to the REAL POINT OF BEGINNING.

And Except

A parcel of land lying in Government Lot 2 of Section 30, Township 4 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho, and more particularly described as follows:

Beginning at the Northwest corner of Lot 4, Block 3 of THE PLANTATION NO. 1, A SUBDIVISION, as filed for record in the office of the Ada County Recorder, Boise, Idaho, in Book 44 of Plats at Pages 3529, 3530 and 3531, also said point being the REAL POINT OF BEGINNING; thence

North 90°00'00" East, 115.00 feet along the Northerly boundary of the said Lot 4 of Block 3 of The Plantation No. 1 to a point on the Westerly boundary of Lot 3 of the said Block 3 of The Plantation No. 1; thence

North 2°00'00" East, 22.84 feet along the said Westerly boundary of the said Lot 3 of Block 3 of The Plantation No. 1 to a point marking the Northwest corner of the said Lot 3 of Block 3 of The Plantation No. 1; thence

North 89°57'40" West, 116.20 feet to a point on the extended Westerly boundary of the said Lot 4 of Block 3 of The Plantation No. 1; thence

South 1°00'00" East, 22.91 feet along the said extended Westerly boundary of Lot 4 of Block 3 of The Plantation No. 1 the POINT OF BEGINNING.

And Except

A parcel of Land located in the Southeast quarter of the Northwest quarter of Section 30, Township 4 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho, more particularly described as

follows:

Beginning at the Southwesterly corner of Lot 1, Block 1 of KESSINGER SUBDIVISION, recorded in Book 73 of Plats at Pages 7586 and 7587, and as Instrument No. 97034245, Ada County Records also being an angle point in a boundary described in a Warranty Deed for Plantation Golf Course, Instrument No. 96063681, Ada County Records; thence along said boundary South 89°58'05" West, 26.61 feet (formerly North 90°00'00" East); thence North 00°01'55" West, 66.04 feet to the Westerly prolongation of the Northerly Lot line of said Lot 1, Block 1; thence North 89°58'05" East, 10.00 feet along said prolongation, to the Northwesterly corner of said Lot 1, and being on the boundary line of said Plantation Golf Course; thence Along said boundary line and the Westerly line of said Lot 1, South 14°09'01" East, 68.08 feet to the POINT OF BEGINNING.

And Except

A parcel of land located in the Southeast quarter of the Northwest quarter of Section 30, Township 4 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho, being more particularly described as follows:

Beginning at Northwest corner of Lot 2, Block 1 of KESSINGER SUBDIVISION, recorded in Book 73 of Plats at Pages 7586 and 7587 and as Instrument No. 97034245, Ada County Records; thence along the Westerly line of said Lot South 14°09'01" East, 61.87 feet to the corner common to Lots 1 and 2; thence South 89°58'05" West, 10.00 feet along the prolongation of the line common to Lots 1 and 2; thence North 04°52'56" West, 60.22 feet to the POINT OF BEGINNING.

Parcel II

A parcel of Land being Lot 70 of 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 Plantation No. 2, as filed for record in the office of the Ada County Recorder, Boise, Idaho, in Book 58 of Plats at Pages 5559 through 5561, lying in portions of Government Lot 2 and the Northwest quarter of the Southeast quarter and all in Section 30, Township 4 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho.

And:

A portion of vacated West Sterling Drive fronting 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, as recorded in Book 58 Plats at Pages 5559 through 5561, Records of Ada County, Idaho and lying in Section 30, Township 4 North, Range 2 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of Lot 71, Block 1 of said Amended Plat of THE PLANTATION NO. 2 SUBDIVISION; thence South 15°00'44" West, between Lots 70 and 71, 90.59 feet to the Southwesterly corner of said Lot 71 and the REAL POINT OF BEGINNING; thence continuing South 15°00'44" West, 19.41 feet to a point 25.00 feet Northerly of the centerline, of West Sterling Drive; thence 50.45 feet along a curve to the right having a radius of 225.00 feet, a central angle of 12°50'49" and a long chord which bears North 81°39'29" West, 50.34 feet to a P.K. nail and washer marking a corner to Lot 70, Block 1 of said Amended Plat of THE PLANTATION NO. 2 SUBDIVISION, being common to the Southeasterly corner of Lot 15, Block 1 of THE PLANTATION NO. 1 SUBDIVISION as recorded in Book 44 of Plats at Pages 3529 and 3530, Records of Ada County, Idaho; thence

60.47 feet (record 60.46) along a curve to the right having a radius of 45.00 feet, a central angle of 76°59'27" (record 76°59'02"), and a long chord which bears North 78°12'49" East 56.02 feet to the REAL POINT OF BEGINNING.

And

A portion of vacated West Sterling Drive fronting 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, as recorded in Book 58 of Plats at Pages 5559 through 5561, records of Ada County, Idaho and lying in Section 30, Township 4 North, Range 2 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a 5/8 inch iron pin lying on the Southerly right-of-way line of West Sterling Drive and marking the most Easterly corner of Lot 47, Block 1 of THE PLANTATION NO. 1 SUBDIVISION, as recorded in Book 44 of Plats at Pages 3529 and 3530, and amended by Affidavit (Street Name Change) recorded June 3, 1994 as Instrument No. 94052325, records of Ada County, Idaho and being common to a corner of Lot 70, Block 1 of said Amended Plat of THE PLANTATION NO. 2 SUBDIVISION, and the REAL POINT OF BEGINNING; thence

62.13 feet along a curve to the left being 25.00 feet Southerly of the centerline of West Sterling Drive, having a radius of 275.00 feet, a central angle of 12°56'37", and a long chord which bears South 83°45'39" East, 61.99 feet to a point; thence South 88°32'46" West, 15.47 feet (record West, and South 89°05'07" East, 14.97 feet) to a point; thence 93.75 feet along a curve to the right, having a radius of 45.00 feet, a central angle of 119°21'38" (record 119°21'17"), and a long chord which bears North 84°43'45" West, 77.69 feet to the REAL POINT OF BEGINNING.

Parcel III

All of Lot 2 of Block 4 of The Plantation No. 1, a subdivision, as filed for record in the office of the Ada County Recorder, Boise, Idaho, in Book 44 of Plats at Pages 3529, 3530 and 3531, amended by Affidavit (Street Name Change) recorded June 3, 1994 as Instrument No. 94052325, of Official Records, and further amended by Affidavit (Street Name Change) recorded August 21, 2012 as Instrument No. 112084405 of Official Records.

AND

All of Lot 2 Block 5 of The Plantation No. 1, a subdivision, as filed for record in the office of the Ada County Recorder, Boise, Idaho, in Book 44 of Plats at Pages 3529, 3530 and 3531, amended by Affidavit (Street Name Change) recorded June 3, 1994 as Instrument No. 94052325, of Official Records and further amended by Affidavit (Street Name Change) recorded August 21, 2012 as Instrument No. 112084405 of Official Records.

And

Lot 3 in Block 1 of ORLOVICH'S PLANTATION SUBDIVISION, according to the Official Plat thereof, filed in Book 58 of Plats at Page(s) 5633 and 5634, Records of Ada County, Idaho, as Amended by Affidavit of Correction, Recorded June 26, 1991, as Instrument No. 9134226, of Official Records.

Parcel IV

An exclusive perpetual Easement for pedestrian and Vehicular use established by deed recorded February 14, 1980 as Instrument No. 8007799 over the following described parcels:

A portion of Government Lot 2, in Section 30, Township 4 North, Range 2 East, Boise Meridian, Garden City, Idaho, more particularly described as follows:

Beginning at the most Northerly point of Lot 48, Block 1, THE PLANTATION NO. 1 SUBDIVISION, thence North 55°26'20" West, 55.37 feet, thence North 60°00'00" East, 22.15 feet, thence South 55°26'20" East, 55.37 feet, thence South 60°00'00" West, 22.15 feet to the REAL POINT OF BEGINNING.

AND

A portion of Government Lot 2, Section 30, Township 4 North, Range 2 East, Boise Meridian, Garden City, Idaho, more particularly described as follows:

Beginning at the Northwest Corner of Lot 14, Block 1, THE PLANTATION NO. 1 SUBDIVISION; thence on a curve to the left, whose central angle is 2°25'48", whose radius is 475.00 feet, whose length is 20.15 feet, and whose long chord bears South 83°07'17" West 20.15 feet; thence North 50.46 feet, thence on a curve to the right, whose central angle is 2°11'45", whose radius is 525.00 feet, whose length is 20.12 feet, and whose long chord bears North 83°46'46" East 20.12 feet; thence South 50.22 feet to the REAL POINT OF BEGINNING.

And:

A portion of Government Lot 2, Section 30, Township 4 North, Range 2 East, Boise Meridian, Garden City, Idaho, more particularly described as follows:

An easement 15' East and South of the following described line:

Beginning at the Northeasterly corner of Lot 53, Block 1, THE PLANTATION SUBDIVISION; thence South 45°00' East, 54.14 feet; thence South 145.00 feet; thence West 105.00 feet; thence South 57° West, 38.00 feet; thence South 56.52 feet to a point on the West boundary line of THE PLANTATION NO. 1 SUBDIVISION.

And:

A portion of the Northwest quarter, Southeast quarter, Section 30, Township 4 North, Range 2 East, Boise Meridian, Garden City, Idaho, more particularly described as follows:

Beginning at the Southeast corner of Lot 15, Block 1, THE PLANTATION NO. 1 SUBDIVISION; thence On a curve to the right, whose central angle is 33°26'17", whose radius is 45.00 feet, whose length is 26.26 feet, and whose long chord bears North 59°52'25" East, 25.89 feet; thence South 09°17'50" West, 83.03 feet; thence on a curve to the right, whose central angle is 33°26'17", whose radius is 45.00 feet, whose length is 26.26 feet, and whose long chord bears North 41°16'40" West 25.89 feet; thence North 09°17'50" East 50.14 feet to the REAL POINT OF BEGINNING.

Parcel V:

An Easement for access as delineated over the Southwesterly 20 feet of Lot 1, Block 1 of ORLOVICH'S PLANTATION SUBDIVISION as filed in Book 58 of Plats at Pages 5633 and 5634, Records of Ada County, Idaho.

Parcel VI:

Reciprocal Easements for encroachments as more particularly described in that certain Master Declaration of The Plantation dated February 21, 1978 and recorded February 24, 1978 as Instrument No. 7809725, as modified or amended by instrument nos. 7865989, 8004454, 8006448, 94040475, 102063849, 103035939, 105052685 and 108057403 Records of Ada County, Idaho.

And such fee interest is further described as:

Plantation Golf Course Description

Parcel A

A parcel of Land located is Sections 19 and 30 of Township 4 North, Range 2 East, Boise Meridian, and Sections 24 and 25 of Township 4 North, Range 1 East, Boise Meridian, Garden City, Ada County, Idaho, being more particularly described as follows:

Commencing at the One Quarter Section Corner common to Sections 19 and 30 of said Township 4 North, Range 2 East, (from which point the Center One quarter Corner of said Section 30 bears South 00°33'39" West, 2650.54 feet distant);

thence

from said One quarter Section Corner, South 87°29'41" West, a distance of 1889.58 feet to the Southeasterly corner of Lot 16, Block 1 of PLANTATION ACRES SUBDIVISION, recorded in Book 14 of Plats at Page 941 of Ada County Records, said point being on the Southerly right-of-way line of West State Street, said point also being the POINT OF BEGINNING;

thence

South 45°44'14" West, a distance of 449.59 feet (formerly described as 450.00 feet) on the Southerly boundary line of said PLANTATION ACRES SUBDIVISION to the Southwesterly Lot corner of Lot 6, Block 1 of said PLANTATION ACRES SUBDIVISIONS;

thence

North 48°55'46" West, a distance of 169.72 feet;

thence

North 21°15'46" West, a distance of 351.16 feet;

thence

North 14°51'46" West, a distance of 222.07 feet;

thence

North 56°57'18" West, a distance of 753.13 feet;

thence

North 49°49'19" West, a distance of 273.53 feet to the Easterly most Lot corner of Lot 5, Block 1 of LAKE PLANTATION SUBDIVISION, recorded in Book 56 of Plats at Page 5210, Ada County Records;

thence

On the exterior boundary line of said LAKE PLANTATION SUBDIVISION the following courses and distances:

thence

South 42°55'39" West, a distance of 201.60 feet;

thence

South 61°24'44" East, a distance of 225.34 feet;

thence

South 83°25'05" East, a distance of 188.28 feet;

thence

South 62°24'46" East, a distance of 244.87 feet;

thence

South 41°23'58" East, a distance of 469.65 feet;

thence

South 14°52'26" East, a distance of 195.00 feet to Southeast Lot corner of Lot 23, Block 1 of said LAKE PLANTATION SUBDIVISION, said point also being the Northeast Lot corner of Lot 12, Block 1 of The

Townhouse at Plantation No. 1, recorded in Book 45 of Plats at Page 3691, Ada County Records:

thence

leaving the exterior boundary line of said LAKE PLANTATION SUBDIVISION and on the exterior boundary line of said The Townhouse at Plantation No. 1 for the following courses and distances:

thence

South 14°53'03" East, a distance of 200.01 feet (formerly described as 200.00 feet);

thence

South 25°23'03" East, a distance of 200.00 feet;

thence

South 61°36'57" West, a distance of 265.00 feet;

thence

North 24°23'03" West, a distance of 393.00 feet to the Northwest Lot corner of Lot 12, Block 2 of said The Townhouse At Plantation No. 1, said point also being the Southwest lot corner of Lot 26, Block 1 of said LAKE PLANTATION SUBDIVISION;

thence

leaving the exterior boundary line of said The Townhouse at Plantation No. 1 and on the exterior boundary line of said LAKE PLANTATION SUBDIVISION the following courses and distances:

thence

North 24°23'05" West, a distance of 406.94 feet;

thence

North 28°55'06" West, a distance of 71.80 feet;

thence

North 28°58'45" West, a distance of 216.31 feet to a point of curve;

thence

137.53 feet on the arc of a curve to the left, said curve having a radius of 74.71 feet, a central angle of 105°28'35", a chord bearing of North 81°42'51" West, and a chord length of 118.92 feet;

thence

South 45°33'04" West, a distance of 197.78 feet to a point of curve, said point being on the Northerly right-of-way line of West Riverside Drive;

thence

271.85 feet on the arc of a curve to the left, said curve having a radius of 335.00 feet, a central angle of 46°29'41", a chord bearing of North 71°01'57" West, and a chord length of 264.45 feet on the Northerly right-of-way line of said West Riverside Drive to the Southwest Lot corner of Lot 1, Block 1 of said LAKE PLANTATION SUBDIVISION, said point being a point of curve;

thence

leaving said LAKE PLANTATION SUBDIVISION and on the Northerly right-of-way line of West Riverside Drive for the following courses and distances:

thence

59.12 feet on the arc of a curve to the left, said curve having a radius of 335.00 feet, a central angle of 10°06'39", a chord bearing of South 80°39'34" West, and a chord length of 59.04 feet;

thence

South 75°36'16" West, a distance of 97.42 feet to a point of curve;

thence

45.81 feet the arc of a curve to the right, said curve having a radius of 175.00 feet, a central angle of 14°59'55", a chord bearing of South 83°06'16" West, and a chord length of 45.68 feet;

thence

North 89°23'44" West, a distance of 338.95 feet to a point of curve;

thence

31.28 feet on the arc of a curve to the right, said curve having a radius of 20.00 feet, a central angle of 89°37'07", a chord bearing of North 44°34'36" West, and a chord length of 28.19 feet to a point on the Easterly right-of-way line of North Glenwood Street;

thence

South 00°14'30" West, a distance of 90.00 feet on the Easterly right-of-way line of North Glenwood Street a point of curve on the Southerly right-of-way line of North Riverside Drive;

thence

31.54 feet on the arc of a curve to the right, said curve having a radius of 20.00 feet, a central angle of

90°20'52", a chord bearing of North 45°25'23" East, and a chord length of 28.37 feet on the Southerly right-of-way line of West Riverside Drive;

thence

South 89°23'44" East, a distance of 338.38 feet to a point of curve on the Northerly boundary line of DARON SUBDIVISION NO. 1, recorded in Book 86 of Plats at Page 9709, Ada County Records;

thence

58.91 feet on the arc of a curve to the left, said curve having a radius of 225.00 feet, central angle of 15°00'03", a chord bearing of North 83°06'16" East, and a chord length of 58.74 feet on the Northerly boundary line of said Daron Subdivision No.1;

thence

North 75°36'16" East, a distance of 72.42 feet (formerly described as 72.14 feet) to the Northeast corner of Lot 9, Block 1 of said DARON SUBDIVISION NO. 1;

thence

South 21°36'16" West, a distance of 400.00 feet (formerly described as 399.97 feet) on the easterly boundary line of said DARON SUBDIVISION NO. 1;

thence

South 17°06'16" West, a distance of 266.41 feet on the easterly boundary of said DARON SUBDIVISION NO. 1 to point of curve;

thence

154.10 feet on the arc of a curve to the left, said curve having a radius of 117.00 feet, a central angle of 75°27'42", a chord bearing of South 21°36'31" East, and a chord length of 143.20 feet;

thence

South 59°20'16" East, a distance of 30.10 feet to a point of curve;

thence

127.58 feet on the arc of a curve to the right, said curve having a radius of 153.00 feet, a central angle of 47°46'41", a chord bearing of South 35°26'54" East, and a chord length of 123.92 feet;

thence

South 11°33'32" East, a distance of 38.45 feet to a point on the toe of slope of the Corps of Engineers Dike - Northside of the Bose River;

Thence

On the toe of slope of the Corps of Engineers Dike – Northside of the Boise River for the following courses and distances:

thence

South 63°23'44" East, a distance of 169.37 feet;

thence

South 50°09'09" East, a distance of 398.13 feet;

thence

South 59°28'14" East, a distance of 160.51 feet;

thence

South 66°28'01" East, a distance of 310.74 feet;

thence

South 76°23'44" East, a distance of 337.01 feet;

thence

South 57°03'44" East, a distance of 81.56 feet;

thence

leaving the toe of slope of the Corps of Engineers Dike and on the Northerly Bank of the Boise River for the following courses and distances:

thence

South 32°56'16" West, a distance of 39.00 feet;

thence

South 22°05'38" East, a distance of 137.41 feet;

thence

South 43°08'44" East, a distance of 37.11 feet;

thence

South 13°08'44" East, a distance of 60.68 feet to a point on the westerly boundary line of WANNER'S PLANTATION ESTATES SUBDIVISION, recorded in Book 59 of Plats at Page 5680, Ada County

Records:

thence

Leaving the Northerly Bank of the Boise River and on the exterior boundary line of said WANNER'S PLANTATION ESTATES SUBDIVISION for the following courses and distances:

thence

North 06°50'16" West, a distance of 140.53 feet;

thence

North 88°24'44" East, a distance of 226.06 feet;

thence

North 64°53'44" East, a distance of 15.00 feet;

thence

North 04°02'16" West, a distance of 106.77 feet;

thence

South 89°24'50" East, a distance of 49.61 feet (formerly described as 49.60 feet);

thence

South 51°50'16" East, a distance of 161.80 feet;

thence

South 39°30'16" East, a distance of 413.97 feet;

thence

South 31°55'16" East, a distance of 73.32 feet;

thence

South 10°40'16" East, a distance of 177.72 feet to a point on the Northerly boundary line of THE PLANTATION NO. 3 SUBDIVISION, recorded in Book 51 of Plats at Page 4249, Ada County Records;

thence

leaving said WANNER'S PLANTATION ESTATES SUBDIVISION and on the exterior boundary line of said THE PLANTATION NO. 3 SUBDIVISION for the following courses and distances:

thence

South 84°23'44" East, a distance of 174.93 feet; thence

South 47°23'44" East, a distance of 129.60 feet;

thence

South 21°23'44" East, a distance of 420.00 feet to the Northeast lot corner of Lot 6, Block 5 of THE PLANTATION NO. 1 SUBDIVISION, recorded in Book 44 of Plats at Page 3529, Ada County Records;

thence

South 21°23'44" East a distance of 372.25 feet (formerly described as 372.26 feet) to the Northwest lot corner of Lot 2, Block 5 of said THE PLANTATION NO. 1 SUBDIVISION;

thence

South 10°39'14" West, a distance of 115.89 feet (formerly described as 115.94 feet) to the Southwest lot corner of Lot 2, Block 5 of THE PLANTATION NO. 1 SUBDIVISION, said point being a point on a curve on the Northerly right-of-way line of West Plantation Lane/Drive;

thence

122.18 feet on the arc of a curve to the left, said curve having a radius of 175.00 feet, a central angle of 40°00'04", a chord bearing of North 80°39'14" East, and a chord length of 119.71 feet on the Northerly right-of-way line of West Plantation Lane/Drive;

thence

North 60°39'14" East, a distance of 41.36 feet on the Northerly right-of-way line of said West Plantation Lane/Drive to the Southeast lot corner of Lot 2, Block 5 of said THE PLANTATION NO. 1 SUBDIVISION;

thence

North 04°20'46" West, a distance of 139.20 feet to the Lot corner common of Lot 2, Block 5 of said THE PLANTATION NO. 1 SUBDIVISION and Lot 21, Block 4 of THE PLANTATION NO. 4 SUBDIVISION, recorded in Book 58 of Plats at Page 5480, Ada County Records;

thence

on the boundary line of said THE PLANTATION NO. 4 SUBDIVISION for the following courses and distances:

thence

North 10°22'25" West, a distance of 655.72 feet;

thence

North 59°40'10" East, a distance of 181.76 feet;
thence
South 63°38'10" East, a distance of 180.00 feet;
thence
South 04°34'28" East, a distance of 611.31 feet (formerly described as 611.30 feet) to the lot corner common to Lot 4, Block 4 of said THE PLANTATION NO. 4 SUBDIVISION and Lot 2, Block 4 of said THE PLANTATION NO. 1 SUBDIVISION;
thence
South 04°15'57" East, a distance of 89.83 feet (formerly described as 89.80 feet) to the Southwest lot corner of Lot 2, Block 4 of said THE PLANTATION NO. 1 SUBDIVISION, said point being common with the Northerly right-of-way line of said West Plantation Lane/Drive, said point being a point of curve; thence 97.13 feet the arc of a curve to the right, said curve having a radius of 525.00 feet, a central angle of 10°36'00", a chord bearing of North 87°19'49" East, and a chord length of 96.99 feet on the Northerly right-of-way line of West Plantation Lane/Drive;
thence
South 87°15'57" East, a distance of 81.64 feet on the Northerly right-of-way line of West Plantation Lane/Drive to the Southerly Lot corner common to Lots 1 and 2, Block 4 of said THE PLANTATION NO. 1 SUBDIVISION;
thence
North 02°44'03" East, a distance of 100.00 feet to the Northerly Lot corner common Lots 1 and 2, Block 4 of said THE PLANTATION NO. 1 SUBDIVISION, said corner being common to the Southwest lot corner of Lot 1, Block 2 of WEDGEWOOD GREENS SUBDIVISION, recorded in Book 60 of Plats at Page 6042, Ada County Records;
thence
on the exterior boundary line of said WEDGEWOOD GREENS SUBDIVISION for the following courses and distances:
thence
North 08°26'51" West, a distance of 326.92 feet;
thence
North 00°05'36" West, a distance of 188.09 feet;
thence
South 88°32'03" East, a distance of 132.47 feet;
thence
South 33°34'59" East, a distance of 164.92 feet to a point of curve;
thence
35.48 feet on the arc of a curve to the right, said curve having a radius of 50.00 feet, a central angle of 40°39'24", a chord bearing of South 13°15'21" East, and a chord length of 34.74 feet;
thence
North 89°54'24" East, a distance of 114.18 feet;
thence
South 00°33'04" West, a distance of 8.42 feet on the easterly boundary line of said WEDGEWOOD GREENS SUBDIVISION;
thence
leaving said WEDGEWOOD GREENS SUBDIVISION, South 89°23'00" East, a distance of 117.90 feet;
thence
North 00°37'00" East, a distance of 66.04 feet;
thence
North 04°14'01" West, a distance of 60.22 feet to the Westerly lot corner common Lots 2 and 3, Block 1 of KESSINGER SUBDIVISION, recorded in Book 73 of Plats at Page 7586, Ada County Records;
thence
North 13°30'03" West, a distance of 124.75 feet on the Westerly boundary line of said KESSINGER SUBDIVISION;
thence
North 27°54'15" West, a distance of 198.01 feet on the Westerly boundary line of said KESSINGER SUBDIVISION and of SAVANNAH GREENS NO. 4 SUBDIVISION, recorded in Book 79 of Plats at Page 8455, Ada County Records;

thence
North 38°51'33" West, a distance of 165.00 feet on the Westerly boundary line of said SAVANNAH GREENS NO. 4 SUBDIVISION to the westerly most boundary angle point of said SAVANNAH GREENS NO. 4 SUBDIVISION;

thence
North 36°48'46" West, a distance of 204.60 feet;

thence
North 44°07'46" West, a distance of 256.08 feet;

thence
North 39°30'14" East, a distance of 272.85 feet to a point on the westerly right-of-way line of West State Street;

thence
on the westerly right-of-way line of West State Street for the following courses and distances:

thence
North 50°57'16" West, a distance of 121.33 feet;

thence
North 50°58'56" West, a distance of 1449.43 feet to a point of curve;

thence
217.09 feet on the arc of a curve to the left, said curve having a radius of 17,229.00 feet, a central angle of 00°43'19", a chord bearing of North 51°20'36" West, and a chord length of 217.09 feet to the POINT OF BEGINNING.

Also Including:

Parcel B

A parcel of land located in Section 30 of Township 4 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho, being more particularly described as follows:

Commencing at the One quarter Section Corner common to Section 19 and 30 of said Township 4 North, Range

2 East, (from which point the Center One quarter Corner of said Section 30 bears South 00°33'39" West, 2650.54 feet distant);

thence
from said One Quarter Section Corner, South 14°48'24" West, a distance of 2896.39 feet to the Northeast corner of Lot 17, Block 1 of THE PLANTATION NO. 2 SUBDIVISION, recorded in Book 45 of Plats at Page 3693 of Ada County Records, said point being on the Southerly right-of-way line of West Plantation Lane/Drive, and also being the POINT OF BEGINNING;

thence
South 00°07'02" West, a distance of 139.55 feet to the Northeast lot corner of Lot 3, Block 1 of said ORLOVICH'S PLANTATION SUBDIVISION;

thence
South 88°26'55" West, a distance of 80.26 feet to the lot corner common of Lots 1, 2, and 3, Block 1 of said ORLOVICH'S PLANTATION SUBDIVISION;

thence
South 63°34'57" West, a distance of 74.19 feet on the Northerly boundary line of said Lot 3, Block 1 of ORLOVICH'S PLANTATION SUBDIVISION;

thence
South 75°36'49" West, a distance of 20.71 feet to the Westerly Lot corner common to said Lots 1 and 3, Block 1 of ORLOVICH'S PLANTATION SUBDIVISION;

thence
South 00°36'49" West, a distance of 255.54 feet on the Westerly boundary line of said ORLOVICH'S PLANTATION SUBDIVISION and the Westerly boundary of The Amended Plat of a Portion of Lot 1, and All of Lots 2, 3, 4, 5 and 6, Block 1, The Plantation No. 2 (hereinafter referred to as Amended Plat of Plantation No. 2), recorded in Book 58 of Plats at Page 5559, Ada County Records, to a point on the Westerly boundary of Lot 70, Block 1 of said Amended Plat of Plantation No. 2;

thence

on the exterior boundary line of Lot 70, Block 1, of said Amended Plat of Plantation No. 2 for the following courses and distances:

thence

South 58°14'32" West, a distance of 26.20 feet to a point on the right-of-way line of Gramarcy Lane, said point being a of curve;

thence

60.79 feet on the arc of a curve to the right, said curve having a radius of 45.00 feet, a central angle of 77°23'49", a chord bearing of South 06°39'18" West, and a chord length of 56.27 feet on the right-of-way line of Gramarcy Lane;

thence

South 44°24'33" East, a distance of 54.17 feet;

thence

South 00°36'24" West, a distance of 145.00 feet;

thence

North 89°23'36" West, a distance of 105.00 feet;

thence

South 57°36'24" West, a distance of 77.34 feet;

thence

South 52°30'11" East, a distance of 212.38 feet;

thence

South 59°34'26" East, a distance of 120.71 feet;

thence

North 18°36'24" East, a distance of 135.10 feet;

thence

North 80°32'34" East, a distance of 361.13 feet;

thence

South 89°25'22" East, a distance of 153.71 feet;

thence

South 79°25'02" East, a distance of 205.43 feet;

thence

South 69°22'35" East, a distance of 158.24 feet;

thence

South 62°23'46" East, a distance of 360.62 feet;

thence

South 89°08'44" East, a distance of 280.91 feet;

thence

North 58°02'50" East, a distance of 68.19 feet;

thence

North 19°35'05" East, a distance of 56.66 feet to the most easterly corner of Lot 47, Block 1 of said THE PLANTATION NO. 1 SUBDIVISION, said point being on the Southerly right-of-way line of West Sterling Lane/Drive, said point also being an angle point in the boundary line of Lot 70, Block 1 of said Amended Plat of Plantation No. 2;

thence North 87°56'22" West, a distance of 15.47 feet on the Southerly right-of-way of said West Sterling Lane to

a point of curve;

thence

62.40 feet on the arc of a curve to the right, said curve having a radius of 275.00 feet, a central angle of 13°00'01", a chord bearing of North 83°10'30" West, and a chord length of 62.26 feet on the Southerly right-of-way line of said West Sterling Lane/Drive;

thence

on the boundary line of said Amended Plat of Plantation No. 2 for the following courses and distances:

thence

South 58°43'45" West, a distance of 123.88 feet;

thence

North 59°25'35" West, a distance of 80.21 feet;

thence
North 44°24'11" West, a distance of 196.43 feet;
thence
North 54°25'10" West, a distance of 179.92 feet;
thence
North 59°25'21" West, a distance of 180.82 feet;
thence
North 76°25'41" West, a distance of 231.85 feet;
thence
North 89°23'26" West, a distance of 265.10 feet;
thence
South 75°36'15" West, a distance of 95.31 feet;
thence
South 84°55'47" West, a distance of 148.81 feet;
thence
North 24°29'36" West, a distance of 151.24 feet;
thence
North 05°38'32" East, a distance of 151.37 feet;
thence
North 75°38'32" East, a distance of 151.37 feet;
thence
South 84°24'22" East, a distance of 655.17 feet;
thence
South 59°24'53" East, a distance of 414.75 feet;
thence
South 49°16'44" East, a distance of 104.63 feet;
thence
South 44°24'34" East, a distance of 191.70 feet;
thence
South 59°24'39" East, a distance of 64.69 feet;
thence
South 15°37'08" West, a distance of 99.71 feet to the Southeast lot corner of Lot 15, Block 1 of said THE PLANTATION NO. 1 SUBDIVISION, as same is Amended by said Amended Plat of Plantation No. 2, said point being on the Northerly right-of-way line of West Sterling Lane/Drive;
thence
leaving the boundary line of said Amended Plat of Plantation No. 2, 50.45 feet on the arc of a curve to the left, said curve having a radius of 225.00 feet, a central angle of 12°50'45", a chord bearing of South 81°03'05" East, and a chord length of 50.34 feet on the Northerly right-of-way of said Sterling Lane/Drive;
thence
North 15°37'08" East, a distance of 19.41 feet to the Southwesterly lot corner of Lot 71, Block 1 of said Amended Plat of Plantation No. 2;
thence
North 15°37'17" East, a distance of 90.59 feet on the Westerly Lot line of said Lot 71 to the Northwest lot corner of Lot 71, Block 1 of said Amended Plat of Plantation No. 2;
thence
on the boundary line of said Amended Plat of Plantation No. 2 for the following courses and distances:
thence
South 88°28'29" East, a distance of 163.56 feet (formerly described as 163.53 feet) to the Northerly lot corner common to Lots 73 and 74 of said Amended Plat of Plantation No. 2;
thence
North 28°17'28" East, a distance of 152.00 feet;
thence
North 00°34'59" East, a distance of 35.06 feet;
thence
North 72°22'35" West, a distance of 212.76 feet;
thence

North 59°52'37" West, a distance of 475.45 feet;

thence

North 11°21'53" East, a distance of 99.67 feet;

thence

North 78°53'36" West, a distance of 440.31 feet to a point of curve;

thence

96.21 feet on the arc of a curve to the right, said curve having a radius of 225.00 feet, a central angle of 24°30'00", a chord bearing of North 66°38'36" West, and a chord length of 95.48 feet;

thence

South 35°36'24" West, a distance of 66.12 feet;

thence

North 87°23'46" West, a distance of 580.27 feet;

thence

North 00°18'10" East, a distance of 95.82 feet to the Northwest Lot corner of Lot 14, Block 1 of said PLANTATION NO. 1 SUBDIVISION, said point being a point of curve on the Southerly right-of-way line of said West Plantation Lane/Drive;

thence

31.77 feet on the arc of a curve to the left, said curve have a radius of 475.00 feet, a central angle of 03°49'54", a chord bearing of South 82°33'57" West, and a chord length of 31.76 feet on the Southerly right-of-way line of said West Plantation Lane/Drive to the POINT OF BEGINNING.