Ellsworth & Associates, PLLC
Land Surveyors

CONCEPTUAL PLAT

PART OF THE SOUTHEAST 1/4 OF SECTION 12
TOWNSHIP 4 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN
JEFFERSON COUNTY, IDAHO

101 TOTAL LOTS

PROPOSED LEGAL DESCRIPTIONS

TRACT 1

Beginning at the South ¼ corner of Section 12, Township 4 North, Range 38 East of the Boise Meridian, Jefferson County, Idaho; running thence N.89°37'19"E. along the Section line 1311.78 feet to the Southwest corner of Heritage Estates, Division No. 1, First Amended; thence N.00°22'41"W. along the Westerly Boundary of said First Amended Plat 252.63 feet; thence N.01°49'03"W. along said Boundary 169.82 feet; thence N.19°15'23"E. along said Boundary 7.28 feet; thence N.70°59'18"E. along said Boundary 5.65 feet; thence N.89°46'17"E. along said Boundary 6.83 feet to the East line of the West ½ of the Southeast ¼ of said Section 12; thence N.00°03'54"W. along said East line 494.98 feet; thence S.89°47'45"E. 980.79 feet; thence N.00°01'54"W. 633.03 feet; thence S.89°59'18"E. 350.92 feet to the East line of said Section 12; thence N.00°01'01"W. along the Section line 569.18 feet; thence N.89°42'37"W. 231.88 feet; thence N.00°15'08"W. 221.28 feet to the East-West Center Section line; thence S.89°37'08"W. 2411.29 feet to the Center ¼ corner of said Section 12; thence S.00°06'52"E. along the North-South Center Section line 2639.83 feet to the POINT OF BEGINNING.
SUBJECT TO: existing County Road Rights-of-Way and easements of record.

CONTAINING: 5,482,111 Sq. Ft. or 125.852 acres.

TRACT 2

Commencing at the Southeast corner of Section 12, Township 4 North, Range 38 East of the Boise Meridian, Jefferson County, Idaho; running thence N.00°01'01"W. along the Section line 430.75 feet to the TRUE POINT OF BEGINNING; running thence S.89°52'41"W. 525.31 feet; thence S.00°22'41"E. 4.59 feet to the Northeast corner of Heritage Estates, Division No. 1; thence S.89°27'24"W.along said Division No. 1 a distance of 600.00 feet to the East Boundary of Heritage Estates, Division No. 1, 1st Amended; thence N.00°22'41"W. 4.39 feet; thence S.89°22'55"W. 93.15 feet; thence S.89°46'17"W. 101.70 feet; thence N.00°03'54"W. along the East line of the West ½ of the Southeast ¼ of said Section12 a distance of 494.98 feet; thence S.89°47'45"E. 1320.55 feet to the East line of said Section 12; thence S.00°01'01"E. along the Section line 481.86 feet to the TRUE POINT OF BEGINNING.
SUBJECT TO: existing County Road Rights-of-Way and easements of record.

CONTAINING: 648,248 Sq. Ft. or 14.836 acres.

TRACT 3

Commencing at the Southeast corner of Section 12, Township 4 North, Range 38 East of the Boise Meridian, Jefferson County, Idaho; running thence N.00°01'01"W. along the Section line 912.61 feet to the TRUE POINT OF BEGINNING; running thence N.89°47'45"W. 350.76 feet; thence N.00°01'54"W. 633.03 feet; thence S.89°59'18"E. 350.92 feet to the East line of said Section 12; thence S.00°01'01"E. along the Section line 226.82 feet; thence S.89°58'56"W. 150.00 feet; thence S.00°01'01"E. 148.00 feet; thence N.89°58'56"E. 150.00 feet to the East line of said Section 12; thence S.00°01'01"E. along the Section line 259.39 feet to the TRUE POINT OF BEGINNING.
SUBJECT TO: existing County Road Rights-of-Way and easements of record.

CONTAINING: 200,101 Sq. Ft. or 4.594 acres.

TRACT 3 ALL

Commencing at the Southeast corner of Section 12, Township 4 North, Range 38 East of the Boise Meridian, Jefferson County, Idaho; running thence N.00°01'01"W. along the Section line 912.61 feet to the TRUE POINT OF BEGINNING; running thence N.89°47'45"W. 350.76 feet; thence N.00°01'54"W. 633.03 feet; thence S.89°59'18"E. 350.92 feet to the East line of said Section 12; thence S.00°01'01"E. along the Section line 634.21 feet to the TRUE POINT OF BEGINNING.
SUBJECT TO: existing County Road Rights-of-Way and easements of record.

CONTAINING: 222,301 Sq. Ft. or 5.103 acres.

TRACT 4

Commencing at the East ¼ corner of Section 12, Township 4 North, Range 38 East of the Boise Meridian, Jefferson County, Idaho; running thence S.00°01'01"E. along the Section line 209.00 feet to the TRUE POINT OF BEGINNING; running thence S.00°01'01"E. along the Section line 15.00 feet; thence N.89°42'37"W. 231.88 feet; thence N.00°15'08"W. 221.28 feet to the East -West Center Section line; thence N.89°37'08"E. along said East-West Center Section line 23.79 feet; thence S.00°01'01"E. 209.00 feet; thence N.89°37'08"E. 209.00 feet to the TRUE POINT OF BEGINNING.
SUBJECT TO: existing County Road Rights-of-Way and easements of record.

CONTAINING: 8,045 Sq. Ft. or 0.185 acres.

TRACT 4 ALL

BEGINNING at the East ¼ corner of Section 12, Township 4 North, Range 38 East of the Boise Meridian, Jefferson County, Idaho; running thence S.00°01'01"E. along the Section line 224.00 feet; thence N.89°42'37"W. 231.88 feet; thence N.00°15'08"W. 221.28 feet to the East-West Center Section line; thence N.89°37'08"E.along said East-West Center Section line 232.79 feet to the POINT OF BEGINNING.
SUBJECT TO: existing County Road Rights-of-Way, Canal Rights-of-Way and easements of record.

CONTAINING: 51,726 Sq. Ft. or 1.187 acres.

CONCEPTUAL PLAT
WARNER FAMILY PARTNERS
PART OF THE SOUTHEAST 1/4 OF SECTION 12
TOWNSHIP 4 NORTH, RANGE 38 E.B.M.
JEFFERSON COUNTY, IDAHO

Job No. **2535**
Sht. 1 of 1

Scale: 1" = 200' | Date: SEPTEMBER, 2024
Drawn By: S.D.E. | Cadfile: 2535 ROS

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