

**LEGAL DESCRIPTION
OF
BOULDER PEAK RANCH REMAINDER PARCEL**

A parcel of land located in the SE 1/4 of the SW 1/4 of Section 30, T.17N., R.4 E., B.M., Valley County, Idaho, more particularly described as;

BEGINNING at the C-S 1/16 corner of said Section 30, a found 5/8" rebar; thence, along the north-south 1/4 section line of said section 30,

- 1.) S.0°32'41"W., 1272.93 feet to a point from which the south 1/4 corner of said Section 30 bears S.0°32'41"W., 46.04 feet; thence, departing from said 1/4 section line,
- 2.) N.68°30'28"W., 1092.57 feet; thence,
- 3.) N.6°27'33"E., 544.36 feet; thence,
- 4.) N.89°52'30"E., 300.59 feet to the CNSESW 1/256 corner of said Section 30, a found 5/8" rebar; thence,
- 5.) N.0°36'28"E., 329.81 feet to the CESW 1/64 corner of said Section 30; thence, along the north line of said SE of the SW,
- 6.) N.89°53'33"E., 663.39 feet to the **POINT OF BEGINNING**.

CONTAINING 22.05 Acres, more or less.

SUBJECT TO all Covenants, Rights-of-Way and Easements of Record, and a prescriptive Right-of-Way for Paddy Flat Road, a 70 foot wide strip of land in the SE 1/4 of the SW 1/4 of said Section 30, 35 feet either side of the following described centerline:

COMMENCING at the C-S 1/16 corner of said Section 30, a found 5/8" rebar; thence, along the north line of said SE of the SW,

- A) S.89°53'33"W., 663.39 feet; thence, departing said 1/16 line,
- B) S.0°36'28"W., 107.76 feet to the **POINT OF BEGINNING**; thence,
 - 1.) N.67°30'55"E., 165.97 feet to the beginning of a tangent curve; thence,
 - 2.) Northeasterly along said curve to the left having a radius of 500.00 feet, an arc length of 95.55 feet, through a central angle of 10°56'56", and a chord bearing and distance of N.62°02'27"E., 95.40 feet to the **POINT OF TERMINATION**, from which the C-S 1/16 corner of said Section 30 bears N.89°53'33"E., 426.92 feet.

The sidelines of said Right-of-Way begin on a line between the CNSESW 1/256 corner and the CESW 1/64 corner, and end on the north line of said SE of the SW of said Section 30.

CONTAINING 0.42 Acres, more or less.