



Planning & Zoning Department

**City of Kuna**  
P.O. Box 13  
Kuna, Idaho 83634  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

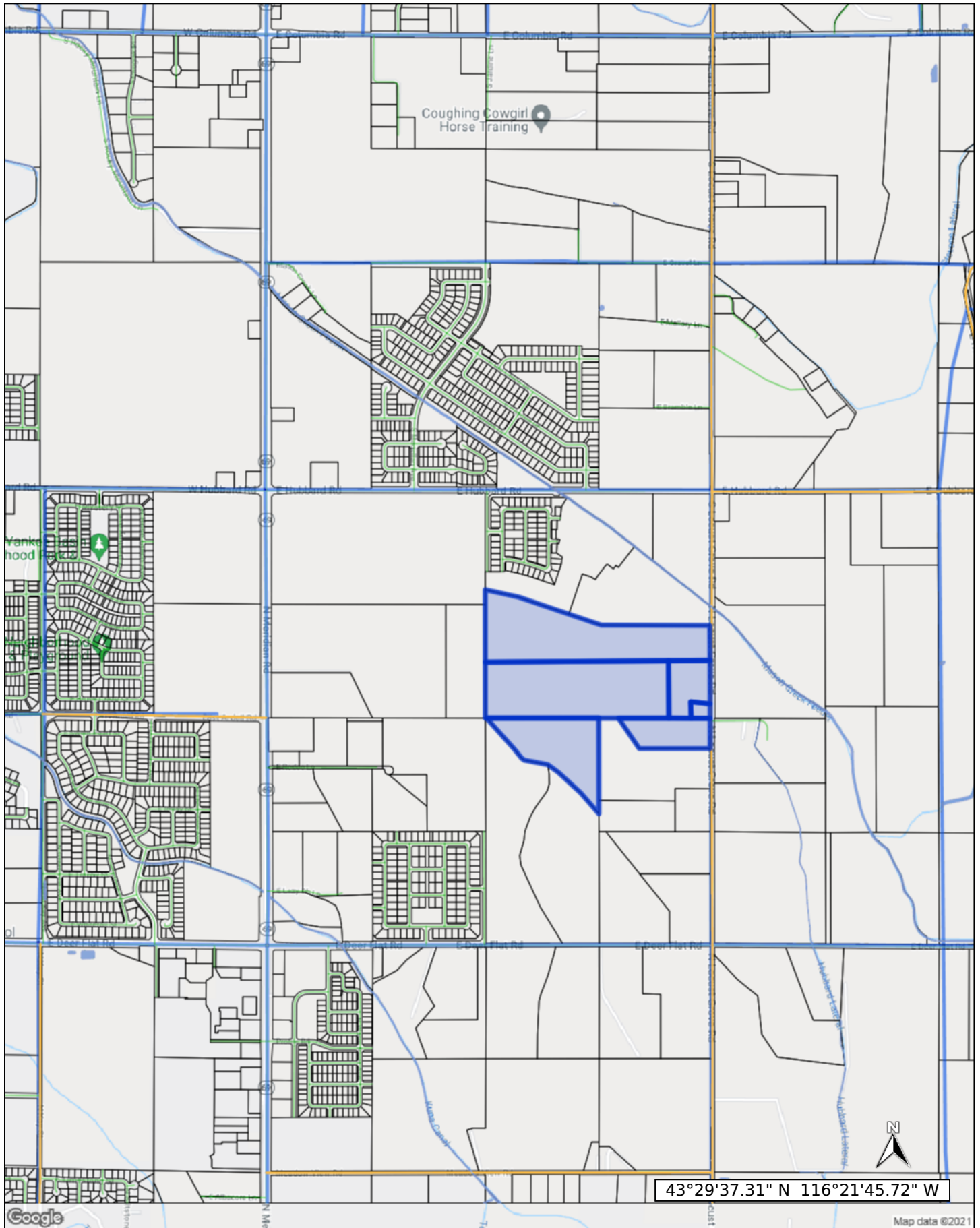
## Agency Notification

September 15, 2021

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

<b>File Number &amp; Case Name:</b>	21-07-AN (Annexation) – Ledgestone South Subdivision
<b>Project Description</b>	Jane Suggs of Gem State Planning, on behalf of Trilogy Development, requests approval for Annexation of approximately 99.78 ac. into Kuna City Limits with approx. 83.33 ac. zoned R-6 (Medium Density Residential) and approx. 16.45 ac. zoned as R-8 (Medium Density Residential). Applicant only requests annexation at this time and will propose a preliminary plat in the future (APN: S1303417354). Section 18, Township 2 North, Range 1 East.
<b>Site Location</b>	2425 N Locust Grove Road, Kuna 83634.
<b>Applicant</b>	<b>Trilogy Development, Inc.</b> 9839 W Cable Car St., Suite 101 Boise, ID 83709 208.895.8858 <a href="mailto:shawn@trilogyidaho.com">shawn@trilogyidaho.com</a>
<b>Representative</b>	<b>Jane Suggs, Gem State Planning</b> 9839 W Cable Car St., Suite 101 Boise, ID 83709 208.602.6941 <a href="mailto:Jane@gemstateplanning.com">Jane@gemstateplanning.com</a>
<b>Tentative Public Hearing Date</b>	Tuesday, <b>October 26, 2021</b> 6:00 PM Council Chambers within Kuna City Hall, located at 751 W. 4 <sup>th</sup> Street, Kuna, ID 83634
<b>Staff Contact</b>	Troy Behunin Planner III Kuna P&Z Department 208.922.5274 <a href="mailto:TBehunin@kunaid.gov">TBehunin@kunaid.gov</a>
Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. <b>If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.</b> If your agency needs additional time for review, please let our office know as soon as possible. <i>No response within 15 business days will indicate you have no objection or comments for this project.</i>	

# Ledgestone South annexation and rezone





# Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)



### \*\*Office Use Only\*\*

File No.(s): 21-07-AN

Project Name: Ledgestone South

Date Received: 07.20.2021

Date Accepted as Complete: \_\_\_\_\_

Type of review requested (check all that apply); please submit all associated applications:

<input checked="" type="checkbox"/>	Annexation	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Comp. Plan Map Amendment	<input type="checkbox"/>	Combination Pre & Final Plat
<input type="checkbox"/>	Design Review	<input type="checkbox"/>	Development Agreement
<input type="checkbox"/>	Final Planned Unit Development	<input type="checkbox"/>	Final Plat
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Ordinance Amendment	<input type="checkbox"/>	Planned Unit Development
<input type="checkbox"/>	Preliminary Plat	<input checked="" type="checkbox"/>	Rezone
<input type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Temporary Business
<input type="checkbox"/>	Vacation	<input type="checkbox"/>	Variance

### Owner of Record

Name: TJ Johnson/ Heartland Townhome Property Management

Address: 2425 N Locust Grove Road

Kuna, Idaho 83634

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### Applicant (Developer) Information

Name: Trilogy Development, Inc

Address: 9839 W. Cable Car St., Suite 101

Boise, Idaho 83709

Phone: (208) 602-6941 Email: jane@gemstateplanning.com

### Engineer/Representative Information

Name: Gem State Planning/ Jane Suggs

Address: 9839 W. Cable Car St. Suite 101

Boise, Idaho 83709

Phone: (208) 602-6941

Email: jane@gemstateplanning.com

**Subject Property Information**

Site Address: 2425 N. Locust Grove Road and surrounding parcels

Nearest Major Cross Streets: Ardell Street extension, Stroebel Road extension, Locust Grove Road

Parcel No.(s): S1418123460, S1418123496, S1418123498, S1418123490, S1418427800, S1418417200

Section, Township, Range: 18, 2N, 1E

Property Size: Approximately 100 acres

Current Land Use: Agriculture Proposed Land Use: SF residential

Current Zoning: RR Proposed Zoning: R-6/R-8

**Project Description**

Project Name: Ledgestone South

General Description of Project: Annex and rezone property for single family home lots, plus open space and amenities.

Type of proposed use (check all that apply and provide specific density/zoning):

Residential: R-2 R-4  R-6  R-8 R-12 R-20  Commercial: C-1 C-2 C-3  CBD  
 Office  Industrial: M-1 M-2  Other:

Type(s) of amenities provided with development:

**Residential Project Summary (If Applicable)**

Are there existing buildings?  YES  NO

If YES, please describe: SF home to be annexed and zoned, but not part of plat.

Will any existing buildings remain?  YES  NO

No. of Residential Units: No. of Building Lots:

No. of Common Lots: \_\_\_\_\_ No. of Other Lots: \_\_\_\_\_

Type of dwelling(s) proposed (check all that apply):

Single-Family     Townhomes     Duplexes     Multi-Family

Other: None at this time.

Minimum square footage of structure(s): \_\_\_\_\_

Gross Density (Dwelling Units ÷ Total Acreage): \_\_\_\_\_

Net Density (Dwelling Units ÷ Total Acreage not including Roads): \_\_\_\_\_

Percentage of Open Space provided: \_\_\_\_\_ Acreage of Open Space: \_\_\_\_\_

Type of Open Space provided (i.e. public, common, landscaping): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

### Non-Residential Project Summary (If Applicable)

Number of building lots: \_\_\_\_\_ Other lots: \_\_\_\_\_

Gross floor area square footage: \_\_\_\_\_ Existing (if applicable): \_\_\_\_\_

Building height: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_

Total no. of employees: \_\_\_\_\_ Max no. of employees at one time: \_\_\_\_\_

No. of and ages of students: \_\_\_\_\_ Seating capacity: \_\_\_\_\_

Proposed Parking:

ADA accessible spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

Regular parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

Width of driveway aisle: \_\_\_\_\_

Proposed lighting: \_\_\_\_\_

Is lighting "Dark Sky" compliant? YES NO

Proposed landscaping (i.e. berms, buffers, entrances, parking areas, etc.):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant Signature: James Suggs Date: 7/19/21



# Gem State Planning, LLC

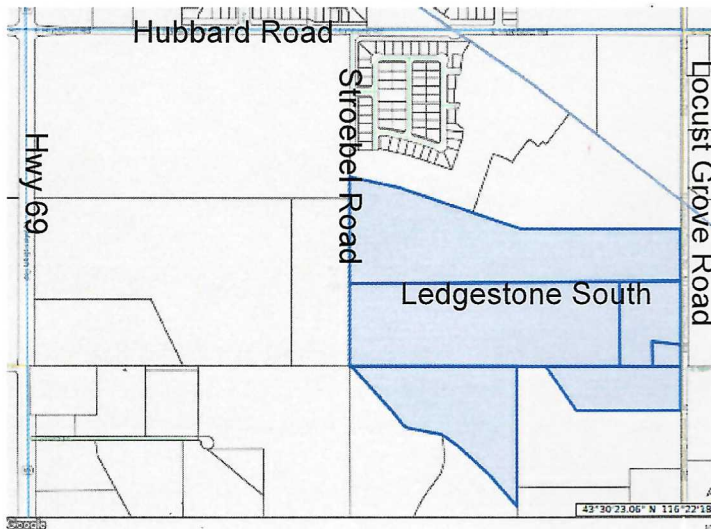
July 15, 2021

Mr. Jace Helman, Planning Director  
City of Kuna  
751 W. 4<sup>th</sup> Street  
Kuna, ID 83634

Subject: Ledgestone South – annexation and rezone

Dear Mr. Helman:

On behalf of Trilogy Development, please accept the attached applications and support materials for the annexation and zoning for 6 parcels of land, commonly know as Ledgestone South. The 6 parcels are highlighted below and are located south of Ledgestone Subdivision, currently under construction.



## History

As you know, Trilogy Development applied for annexation, zoning, and a preliminary plat in May of 2020. After a recommendation of approval by the Planning and Zoning Commission on August 11, 2020, the Kuna City Council subsequently denied our request for annexation on October 20, 2020. We filed for reconsideration of the City Council denial, but that request for reconsideration was also denied on November 4, 2020. The reason for the denial was outlined in the Conclusions of Law:

*5.4 The annexation, proposed Annexation Application in Case No. 20-01-AN, is unable to connect to City sewer facilities, as the Patagonia and Danskin Lift Stations are both currently operating above capacity (including existing EDUs and current "Will Serve EDUs).*

**9839 W. Cable Car Street, Suite 101, Boise, Idaho 83709**

We were surprised by the denial of our applications, since the City of Kuna had already added two new conditions of approval for our development that would control our ability to connect to the lift stations. These conditions of approval, that we accepted, would clearly defer any homebuilding until the sewer issues were resolved.

*Developer/owner/applicant shall not submit an application for final plat until the City's Public Works Director issues a will Serve Letter to the applicant stating that the City's Patagonia and Danskin Lift Stations or any other City Appurtenance has capacity to accept the wastewater discharged from the proposed development.*

*In the event a Will Service Letter is not issued within the time the Applicant is required to record a final plat, the Applicant shall have a good cause and be eligible to receive, pursuant to KCC 6-2-3(J), a time extension to file a final plat up to and until a Will Serve Letter has been issued.*

### **Application for Annexation and Zoning**

As the City of Kuna and land developers continue to work on solutions to the sewer lift station and transmission capacity issues, we have removed our proposed preliminary plat from consideration by the City. Our current applications are for 1) annexation and zoning and 2) development agreement.

We are requesting annexation of 99.78 acres of property into the City of Kuna with zoning designations of R-6 and R-8, both Medium Density Residential Districts. Legal descriptions for each zoning area are included in our application and they describe the lot boundaries that we hope to develop with a future preliminary plat application.

A Development Agreement template provided by the City of Kuna has been modified and included with our application materials. The DA can be further modified during the approval process.

### **Neighborhood Meeting**

A neighborhood meeting was held at 6 pm on Wednesday, June 30, 2021. The meeting was held in a grassy open space in the Ledgestone Subdivision, adjacent to the proposed project site. No one attended the neighborhood meeting. Please note that 2 neighborhood meetings were held for the previous application, so neighbors are mostly familiar with the project area and project plans. A copy of the neighborhood meeting letter and meeting certification are in our application package.

We look forward to working with you through the application and approval process.

Sincerely,

  
Jane Suggs

cc: Shawn Brownlee, Trilogy Development

**9839 W. Cable Car Street, Suite 101, Boise, Idaho 83709**



DESCRIPTION FOR  
**LEDGESTONE SOUTH ANNEXATION PARCEL**  
**R-6 ZONE**

A portion of the NE1/4 and NW1/4 of the SE 1/4 of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

**BEGINNING** at the C1/4 corner of said Section 18 from which the N1/4 corner of said Section 18 bears North 00°23'35" East, 2,647.91 feet;

thence along North-South centerline of said Section 18 North 00°23'35" East, 1,496.20 feet;

thence leaving said North-South centerline South 77°18'25" East, 398.64 feet;

thence South 70°52'25" East, 990.00 feet;

thence North 85°22'35" East, 1,329.94 feet to a point on the East boundary line of said Section 18;

thence along said East boundary line South 00°22'30" West, 1,213.09 feet to the E1/4 of said Section 18;

thence continuing along said East boundary line South 00°23'29" West, 352.66 feet;

thence leaving said East boundary line North 89°36'45" West, 853.65 feet;

thence North 33°44'39" West, 427.90 feet to point on the East-West centerline of said Section 18;

thence along said East-West centerline North 89°31'55" West, 232.34 feet to the C-E 1/16 corner of said Section 18;

thence along the East boundary line of the NW1/4 of the SE 1/4 of said Section 18 South 00°19'01" West, 1,115.69 feet;

thence leaving said East boundary line North 40°42'16" West, 320.50 feet;

thence North 47°01'16" West, 354.00 feet;

thence North 53°29'46" West, 154.82 feet;

thence North 78°43'23" West, 282.06 feet;

thence North 52°27'08" West, 37.04 feet;

thence North 38°31'46" West, 134.23 feet;

thence North 41°29'51" West, 490.35 feet to a point on the North boundary line of said Northwest 1/4 of the Southeast 1/4;

thence along said North boundary line North 89°31'55" West, 13.00 feet to the **POINT OF BEGINNING**. Containing 99.78 acres, more or less.



**EXCEPTING THEREOF:**

A portion of the NE1/4 and the NW1/4 of the SE1/4 of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

**PARCEL P1:**

Commencing at the C1/4 corner of said Section 18 from which the N1/4 corner of said Section 18 bears North 00°23'35" East, 2,647.91 feet;

thence North 74°14'02" East, 772.52 feet to the **REAL POINT OF BEGINNING**;

thence North 00°23'35" East, 537.54 feet;

thence 32.70 feet along the arc of curve to the right, said curve having a radius of 100.00 feet, a central angle of 18°44'01" and a long chord which bears North 09°45'36" East, 32.55 feet;

thence North 19°07'36" East, 53.50 feet;

thence South 70°52'24" East, 210.80 feet;

thence 124.38 feet along the arc of curve to the right, said curve having a radius of 100.00 feet, a central angle of 71°15'59" and a long chord which bears South 35°14'24" East, 116.52 feet;

thence South 00°23'35" West, 457.92 feet;

thence North 89°36'25" West, 290.00 feet to the **REAL POINT OF BEGINNING**.  
Containing 3.81 acres, more or less.

**PARCEL P2:**

Commencing at the C1/4 corner of said Section 18 from which the N1/4 corner of said Section 18 bears North 00°23'35" East, 2,647.91 feet;

thence North 81°26'47" East, 1434.89 feet to the **REAL POINT OF BEGINNING**;

thence North 00°35'53" East, 654.74 feet;

thence 78.54 feet along the arc of curve to the right, said curve having a radius of 50.00 feet, a central angle of 90°00'00" and a long chord which bears North 45°35'53" East, 70.71 feet;

thence South 89°24'11" East, 240.00 feet;

thence South 00°35'53" West, 414.08 feet;

thence South 89°32'30" East, 270.00 feet;

thence South 89°31'35" East, 476.64 feet;

thence South 00°22'30" West, 189.84 feet;

thence 157.24 feet along the arc of curve to the right, said curve having a radius of 100.00 feet, a central angle of 90°05'35" and a long chord which bears South 45°25'17" West, 141.54 feet;

thence North 89°31'55" West, 937.61 feet to the **REAL POINT OF BEGINNING**.  
Containing 9.60 acres, more or less.

**PARCEL P3:**

Commencing at the C 1/4 corner of said Section 18 from which the N1/4 corner of said Section 18 bears North 00°23'35" East, 2,647.91 feet;

thence South 79°13'58" East, 916.28 feet to the **REAL POINT OF BEGINNING**;

thence South 89°36'25" East, 290.07 feet;

thence South 00°19'01" West, 216.21 feet;

thence South 00°39'57" West, 93.53 feet;

thence South 00°06'39" East, 76.32 feet;

thence 43.69 feet along the arc of a non-tangent curve to the right, said curve having a radius of 300.00 feet, a central angle of 08°20'36" and a long chord which bears South 04°29'19" West, 43.65 feet;

thence South 08°39'37" West, 51.48 feet;

thence 108.49 feet along the arc of curve to the right, said curve having a radius of 50.00 feet, a central angle of 124°19'07" and a long chord which bears South 70°49'10" West, 88.42 feet;

thence North 47°01'16" West, 325.55 feet;

thence 5.11 feet along the arc of curve to the left, said curve having a radius of 150.00 feet, a central angle of 01°57'13" and a long chord which bears North 47°59'53" West, 5.11 feet;

thence North 41°01'31" East, 35.00 feet;

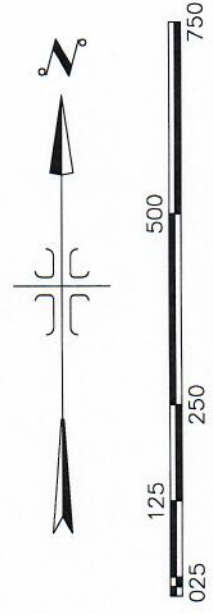
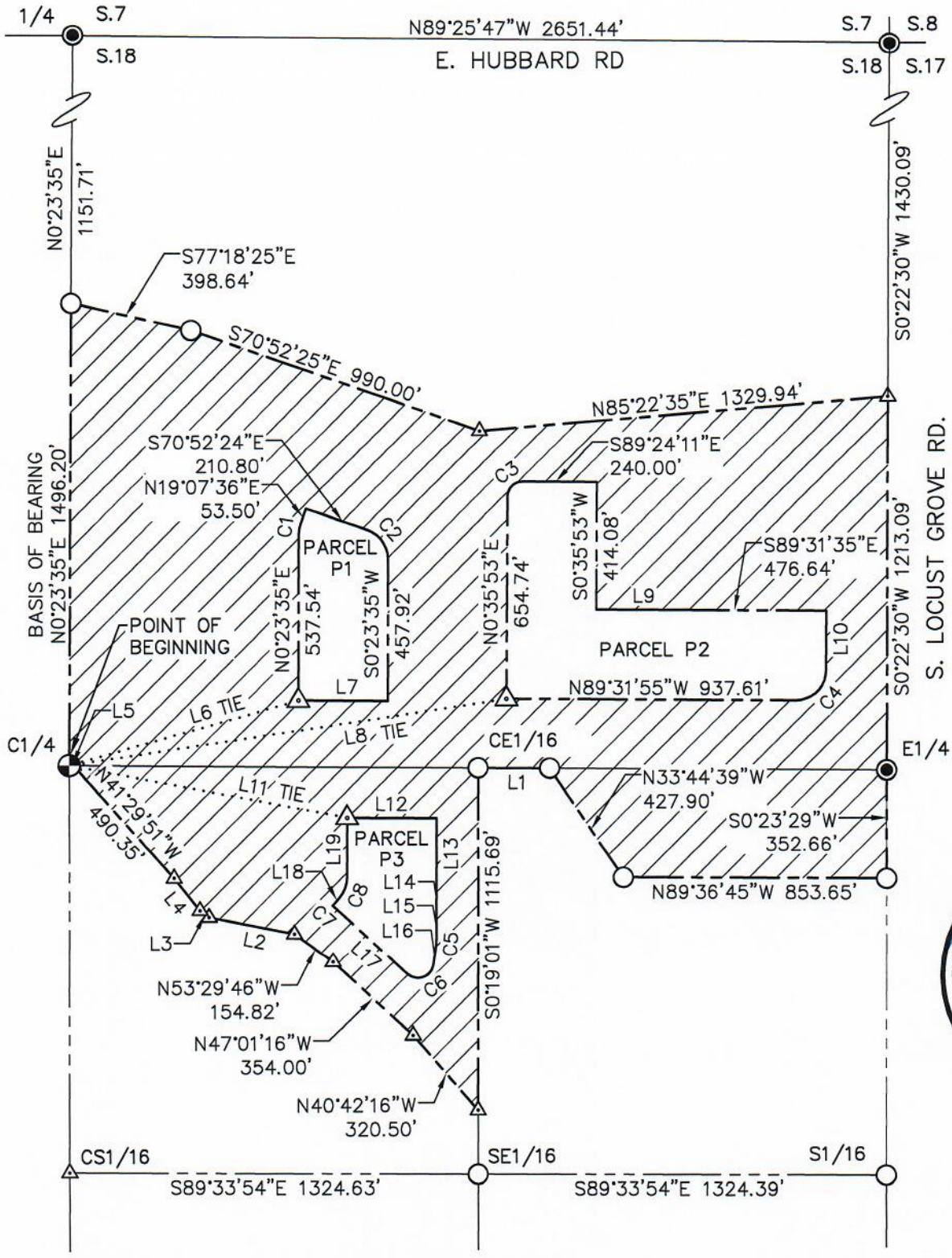
thence 70.99 feet along the arc of curve to the left, said curve having a radius of 100.00 feet, a central angle of 40°40'23" and a long chord which bears North 20°41'19" East, 69.51 feet;

thence North 00°21'08" East, 194.71 feet to the **REAL POINT OF BEGINNING**.  
Containing 3.04 acres, more or less.

Net Area of R-6 Annexation and Re-Zone is 83.33 acres.








SEE SHEET 2 FOR  
CURVE AND LINE  
DATA TABLES

NET R-6 AREA = 83.33 ACRES

D:\Johnson 96 acre Topo 19-104\dwg\Ledgestone South R-6.dwg 4/29/2020 1:34:09 PM


 <b>IDAHO SURVEY GROUP, LLC</b> 9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570	<b>EXHIBIT__ DRAWING FOR ANNEXATION &amp; R-6 RE-ZONE LEDGESTONE SOUTH SUBDIVISION</b>	JOB NO. 19-104
	LOCATED IN THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 18 T.2N., R.1E., B.M., ADA COUNTY, IDAHO	SHEET NO. 1 of 2  DWG. DATE 4/29/2020

LINE TABLE		
LINE	LENGTH	BEARING
L1	232.34	N89°31'55"W
L2	282.06	N78°43'23"W
L3	37.04	N52°27'08"W
L4	134.23	N38°31'46"W
L5	13.00	N89°31'55"W
L6	772.52	N74°14'02"E
L7	290.00	N89°36'25"W
L8	1434.89	N81°26'47"E
L9	270.00	S89°32'30"E
L10	189.84	S0°22'30"W
L11	916.28	S79°13'58"E
L12	290.07	S89°36'25"E
L13	216.21	S0°19'01"W
L14	93.53	S0°39'57"W
L15	76.32	S0°06'39"E
L16	51.48	S8°39'37"W
L17	325.55	N47°01'16"W
L18	35.00	N41°01'31"E
L19	194.71	N0°21'08"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	100.00	32.70	32.55	N9°45'36"E	18°44'01"
C2	100.00	124.38	116.52	S35°14'24"E	71°15'59"
C3	50.00	78.54	70.71	N45°35'53"E	90°00'00"
C4	100.00	157.24	141.54	S45°25'17"W	90°05'35"
C5	300.00	43.69	43.65	S4°29'19"W	8°20'36"
C6	50.00	108.49	88.42	S70°49'10"W	124°19'07"
C7	150.00	5.11	5.11	N47°59'53"W	1°57'13"
C8	100.00	70.99	69.51	N20°41'19"E	40°40'23"



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 <b>IDAHO SURVEY GROUP, LLC</b>	9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570
	EXHIBIT__ DRAWING FOR <b>ANNEXATION &amp; R-8 RE-ZONE</b> <b>LEDGESTONE SOUTH SUBDIVISION</b>

LOCATED IN THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 18 T.2N., R.1E., B.M., ADA COUNTY, IDAHO	JOB NO. 19-104 SHEET NO. <b>2 of 2</b> DWG. DATE 4/29/2020
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DESCRIPTION FOR  
**LEDGESTONE SOUTH  
ANNEXATION AND R-8 REZONE**

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Commencing at the C1/4 corner of said Section 18 from which the N1/4 corner of said Section 18 bears North 00°23'35" East, 2,647.91 feet;

thence North 74°14'02" East, 772.52 feet to the **REAL POINT OF BEGINNING**;

thence North 00°23'35" East, 537.54 feet;

thence 32.70 feet along the arc of curve to the right, said curve having a radius of 100.00 feet, a central angle of 18°44'01" and a long chord which bears North 09°45'36" East, 32.55 feet;

thence North 19°07'36" East, 53.50 feet;

thence South 70°52'24" East, 210.80 feet;

thence 124.38 feet along the arc of curve to the right, said curve having a radius of 100.00 feet, a central angle of 71°15'59" and a long chord which bears South 35°14'24" East, 116.52 feet;

thence South 00°23'35" West, 457.92 feet;

thence North 89°36'25" West, 290.00 feet to the **REAL POINT OF BEGINNING**.  
Containing 3.81 acres, more or less.

**PARCEL P2:**

Commencing at the C1/4 corner of said Section 18 from which the N1/4 corner of said Section 18 bears North 00°23'35" East, 2,647.91 feet;

thence North 81°26'47" East, 1434.89 feet to the **REAL POINT OF BEGINNING**;

thence North 00°35'53" East, 654.74 feet;

thence 78.54 feet along the arc of curve to the right, said curve having a radius of 50.00 feet, a central angle of 90°00'00" and a long chord which bears North 45°35'53" East, 70.71 feet;

thence South 89°24'11" East, 240.00 feet;

thence South 00°35'53" West, 414.08 feet;

thence South 89°32'30" East, 270.00 feet;

thence South 89°31'35" East, 476.64 feet;

thence South 00°22'30" West, 189.84 feet;

thence 157.24 feet along the arc of curve to the right, said curve having a radius of 100.00 feet, a central angle of 90°05'35" and a long chord which bears South 45°25'17" West, 141.54 feet;

thence North 89°31'55" West, 937.61 feet to the **REAL POINT OF BEGINNING**.  
Containing 9.60 acres, more or less.

**PARCEL P3:**

Commencing at the C 1/4 corner of said Section 18 from which the N1/4 corner of said Section 18 bears North 00°23'35" East, 2,647.91 feet;

thence South 79°13'58" East, 916.28 feet to the **REAL POINT OF BEGINNING**;

thence South 89°36'25" East, 290.07 feet;

thence South 00°19'01" West, 216.21 feet;

thence South 00°39'57" West, 93.53 feet;

thence South 00°06'39" East, 76.32 feet;

thence 43.69 feet along the arc of a non-tangent curve to the right, said curve having a radius of 300.00 feet, a central angle of 08°20'36" and a long chord which bears South 04°29'19" West, 43.65 feet;

thence South 08°39'37" West, 51.48 feet;

thence 108.49 feet along the arc of curve to the right, said curve having a radius of 50.00 feet, a central angle of 124°19'07" and a long chord which bears South 70°49'10" West, 88.42 feet;

thence North 47°01'16" West, 325.55 feet;

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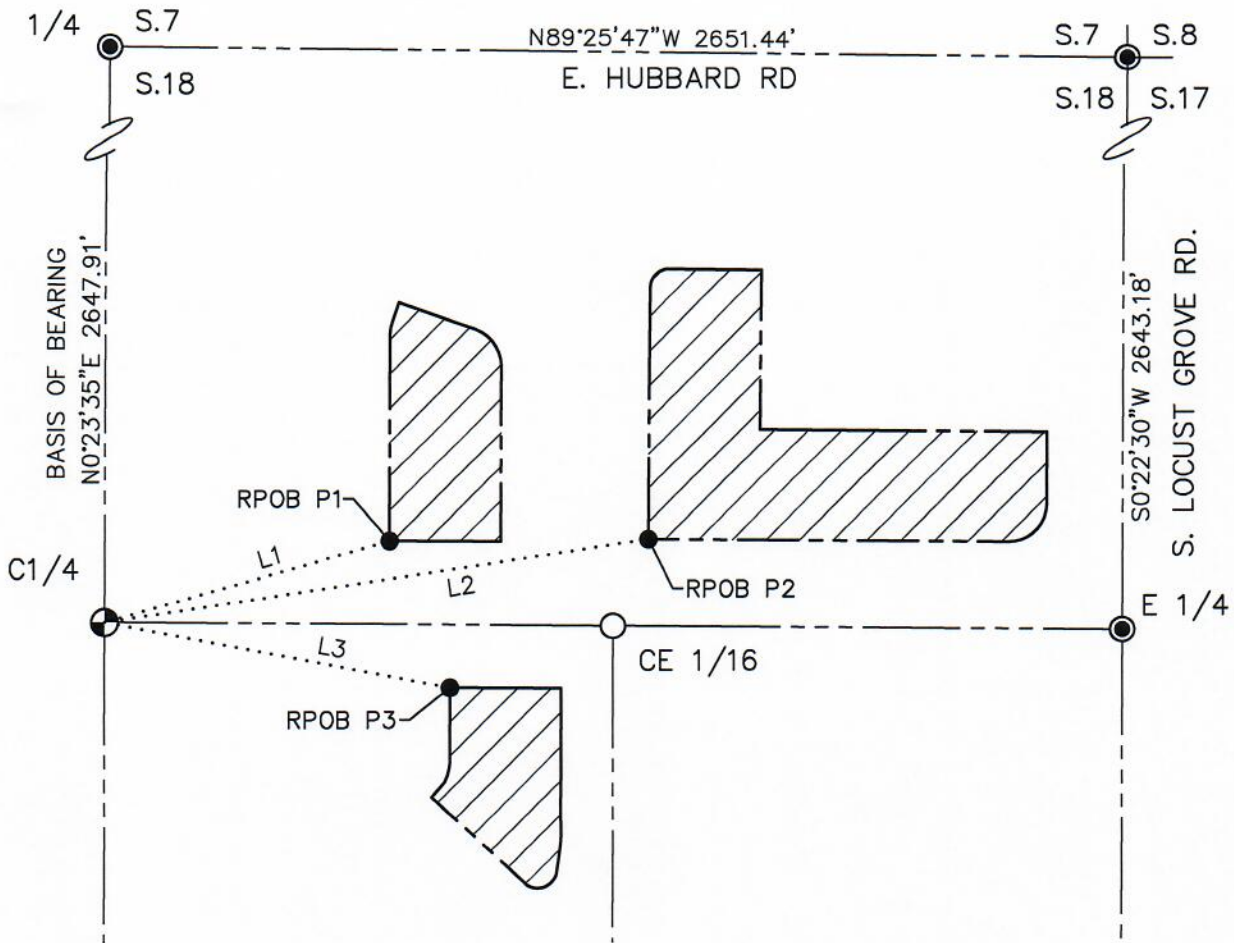
thence North 41°01'31" East, 35.00 feet;

thence 70.99 feet along the arc of curve to the left, said curve having a radius of 100.00 feet, a central angle of 40°40'23" and a long chord which bears North 20°41'19" East, 69.51 feet;

thence North 00°21'08" East, 194.71 feet to the **REAL POINT OF BEGINNING**.  
Containing 3.04 acres, more or less.








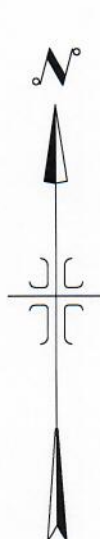
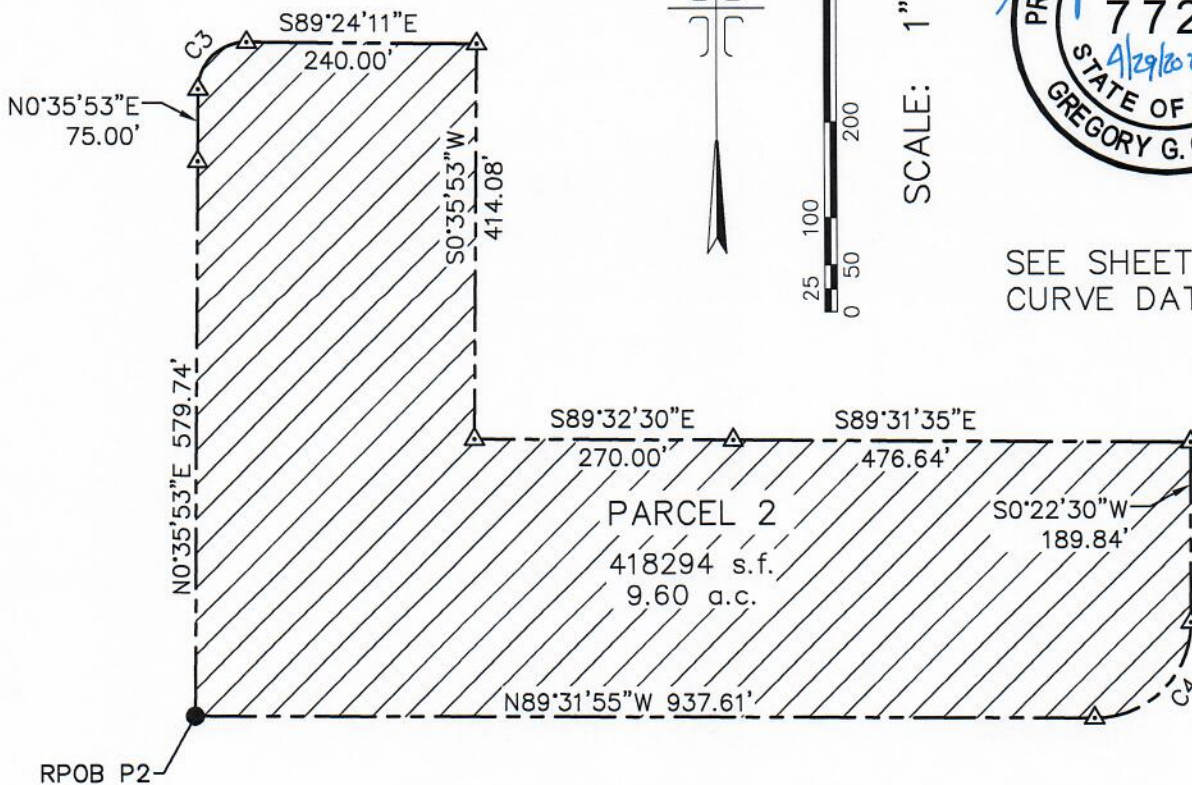
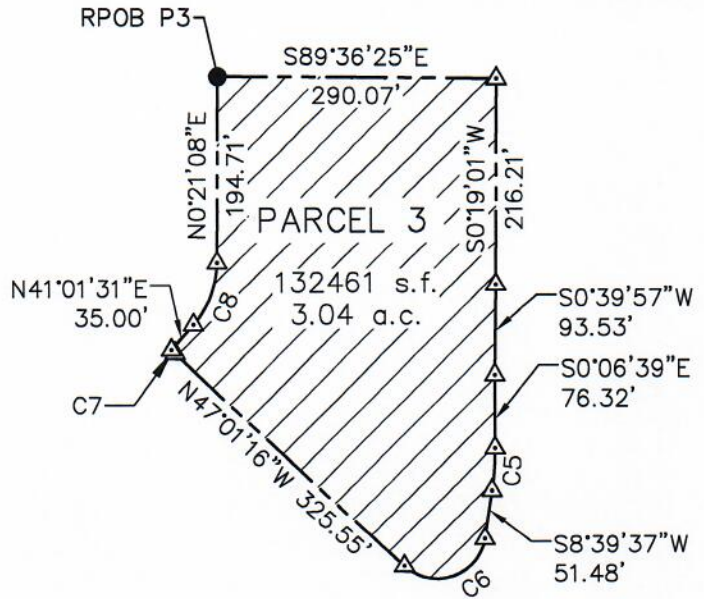
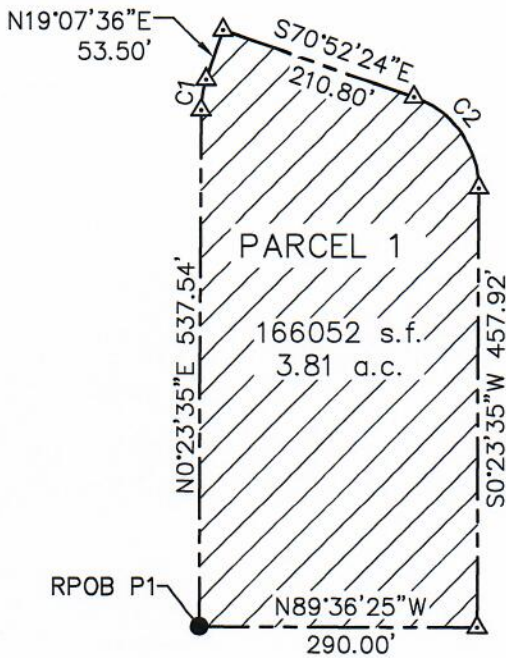
LINE TABLE		
LINE	LENGTH	BEARING
L1	772.52	$N74^{\circ}14'02''E$
L2	1434.89	$N81^{\circ}26'47''E$
L3	916.28	$S79^{\circ}13'58''E$



SCALE: 1" = 500'

P:\Johnson 96 acre Topo 19-104\dwg\Ledgestone South R-8.dwg 4/29/2020 12:53:41 PM

 <b>IDAHO SURVEY GROUP, LLC</b> 9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570	EXHIBIT__ DRAWING FOR <b>ANNEXATION &amp; R-8 RE-ZONE</b> LEDGESTONE SOUTH SUBDIVISION	JOB NO. 19-104
	LOCATED IN THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 18 T.2N., R.1E., B.M., ADA COUNTY, IDAHO	SHEET NO. <b>1 of 3</b> DWG. DATE 4/29/2020




SCALE: 1" = 200'



SEE SHEET 3 FOR CURVE DATA TABLE

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**IDAHO SURVEY GROUP, LLC**  
 9955 W. EMERALD ST.  
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EXHIBIT\_\_\_ DRAWING FOR  
**ANNEXATION & R-8 RE-ZONE**  
**LEDGESTONE SOUTH SUBDIVISION**  
 LOCATED IN THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 18  
 T.2N., R.1E., B.M., ADA COUNTY, IDAHO

JOB NO. 19-104
SHEET NO. <b>2 of 3</b>
DWG. DATE 4/29/2020



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	100.00	32.70	32.55	N9°45'36"E	18°44'01"
C2	100.00	124.38	116.52	S35°14'24"E	71°15'59"
C3	50.00	78.54	70.71	N45°35'53"E	90°00'00"
C4	100.00	157.24	141.54	S45°25'17"W	90°05'35"
C5	300.00	43.69	43.65	S4°29'19"W	8°20'36"
C6	50.00	108.49	88.42	S70°49'10"W	124°19'07"
C7	150.00	5.11	5.11	N47°59'53"W	1°57'13"
C8	100.00	70.99	69.51	N20°41'19"E	40°40'23"



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**IDAHO  
SURVEY  
GROUP, LLC**

9955 W. EMERALD ST.  
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EXHIBIT\_\_ DRAWING FOR  
**ANNEXATION & R-8 RE-ZONE**  
LEDGESTONE SOUTH SUBDIVISION

LOCATED IN THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 18  
T.2N., R.1E., B.M., ADA COUNTY, IDAHO

JOB NO.

19-104

SHEET NO.

**3 of 3**

DWG. DATE

4/29/2020