

ORDINANCE NO. 1311

AN ORDINANCE OF THE CITY OF BURLEY, IDAHO, CLARIFYING ORDINANCE NO. 1309 BY SUBSTITUTING A NEW LEGAL DESCRIPTION FOR THAT SET FORTH IN ORDINANCE NO. 1309 TO ELIMINATE AN OVERLAP WITH THE REVENUE ALLOCATION AREA SET FORTH IN ORDINANCE NO. 1135; AND PROVIDING AN EFFECTIVE DATE

PREAMBLE.

WHEREAS, Ordinance No. 1309 adopted a legal description resulting in overlap with a the revenue allocation area defined by Ordinance No. 1135, and

WHEREAS, the intent was for the two descriptions to be contiguous but not overlapping and resulting in a single revenue allocation area with the described exterior boundaries, and

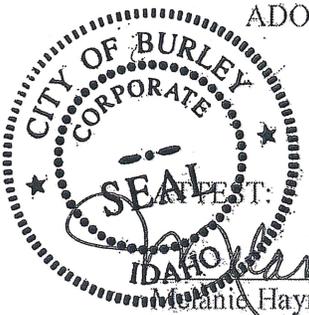
WEREAS, the exterior boundaries of the revenue allocation area described by the two descriptions were accurate and this clarification makes no change in the exterior boundaries of the revenue allocation area, and

WHEREAS, a new legal description needs to be adopted to eliminate the overlap while preserving the approved exterior boundaries.

NOW THEREFORE, be it ordained by the Mayor and Council of the City of Burley:

1. The legal description set forth in Ordinance No. 1309 is hereby replaced with the description set forth on Exhibit A hereto, which is incorporated by reference herein.
2. The new description for Ordinance No. 1309 does not change the exterior boundaries of the revenue allocation area and is contiguous with the boundary of Ordinance No. 1135.
3. This Ordinance shall be effective upon being adopted by the Burley City Council, approved by the Mayor and City Clerk and published in accordance with Idaho law.

ADOPTED this 17th day of February 2015



Melanie Haynes
Melanie Haynes - City Clerk

CITY OF BURLEY
Merlin Smedley
Merlin Smedley - Mayor

July 31, 2014
JOB # 10776-14C1
CITY OF BURLEY SURVEY



PARCEL 1

L E G A L D E S C R I P T I O N

Part of Sections 19, 29 & 30 in Township 10 South, Range 23 East of the Boise Meridian, Cassia County, State of Idaho.

Beginning at the East $\frac{1}{4}$ Corner of Section 30 in T.10 S., R.23 E., B.M. said corner marked by a $\frac{5}{8}$ " rebar with a 3" aluminum cap on top; Thence South 00 degrees 01 minutes 45 seconds West along the east line of Section 30 for a distance of 257.25 feet to a $\frac{1}{2}$ " rebar which shall be the Point of Beginning;

THENCE North 85 degrees 55 minutes 18 seconds West (N 86°29'44" W, Rec.) for a distance of 319.03 feet to a $\frac{1}{2}$ " rebar;

THENCE South 04 degrees 04 minutes 45 seconds West (S 03°30'19" W, Rec.) for a distance of 218.29 feet to a $\frac{1}{2}$ " rebar;

THENCE South 03 degrees 49 minutes 27 seconds West (S 03°15'01" W, Rec.) for a distance of 100.00 feet to a $\frac{1}{2}$ " rebar;

THENCE South 86 degrees 10 minutes 33 seconds East (S 86°44'59" E, Rec.) for a distance of 86.35 feet to a $\frac{1}{2}$ " rebar;

THENCE South 86 degrees 10 minutes 33 seconds East (S 86°44'59" E, Rec.) for a distance of 3.00 feet to the Southwest Corner of Lot 2 in Block 3 of the Park Place Subdivision;

THENCE South 03 degrees 49 minutes 27 seconds West (S 03°15'01" W, Rec.) along the west line of the Park Place Subdivision for a distance of 60.00 feet to a $\frac{5}{8}$ " rebar on the north line of Lot 1 in Block 2;

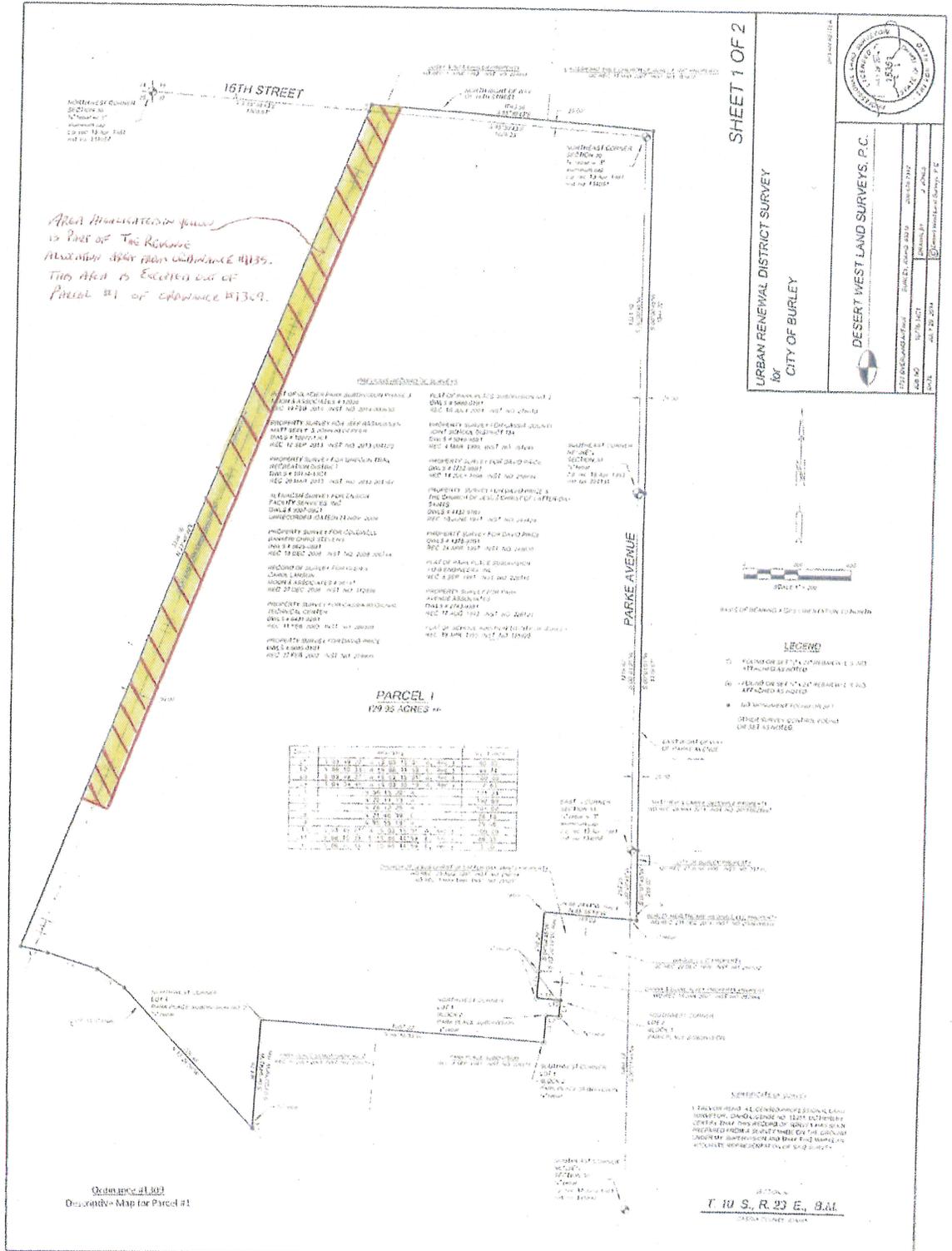
THENCE North 86 degrees 10 minutes 33 seconds West (N 86°44'59" W, Rec.) along said line for a distance of 49.74 feet to a $\frac{1}{2}$ " rebar at the Northwest Corner of Lot 1 in Block 2;

THENCE South 03 degrees 49 minutes 27 seconds West (S 03°15'01" W, Rec.) along the west line of Lot 1 in Block 2 for a distance of 100.00 feet to a $\frac{5}{8}$ " rebar at the Southwest Corner of Lot 1 in Block 2;

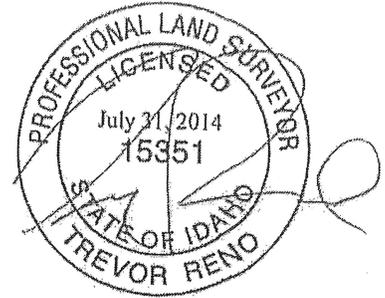
(Con't on Page 2)

Exception from Parcel 1

Parcel 1 is as described on the previous two pages, save and except the portion of this property that was previously made a part of the revenue allocation area with City of Burley Ordinance #1135. This excepted property is shown highlighted in yellow and hatched in red on the drawing below.



July 31, 2014
JOB # 10776-14C2
CITY OF BURLEY SURVEY



PARCEL 2

L E G A L D E S C R I P T I O N

Part of Section 21 in Township 10 South, Range 23 East of the Boise Meridian, Cassia County, State of Idaho.

Beginning at the South $\frac{1}{4}$ Corner of Section 21 in T.10 S., R.23 E., B.M. said corner marked by a $\frac{3}{8}$ " rebar with a 3" aluminum cap on top which shall be the Point of Beginning;

THENCE North 89 degrees 13 minutes 05 seconds West along the south line of Section 21 for a distance of 901.07 feet to the west right of way of Pomerelle Avenue;

THENCE North 00 degrees 13 minutes 38 seconds West (N 00°11'44" W, Rec.) along said right of way for a distance of 30.00 feet (30.02', Rec.);

THENCE North 51 degrees 34 minutes 41 seconds East (N 51°46'12" E, Rec.) along said right of way for a distance of 20.28 feet (20.23', Rec.);

THENCE North 00 degrees 14 minutes 13 seconds West (N 00°06'35" W, Rec.) along said right of way for a distance of 191.85 feet (191.80', Rec.) to a $\frac{1}{2}$ " rebar;

THENCE North 89 degrees 13 minutes 36 seconds West for a distance of 347.23 feet to a $\frac{1}{2}$ " rebar;

THENCE South 00 degrees 14 minutes 15 seconds East (S 00°06'35" E, Rec.) for a distance of 234.62 feet (234.59', Rec.) to the south line of Section 21;

THENCE North 89 degrees 13 minutes 05 seconds West (N 89°05'52" W, Rec.) along said line for a distance of 85.85 feet to a p.k. nail in an iron pipe at the Southeast Corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21;

THENCE North 89 degrees 13 minutes 01 seconds West (N 89°05'52" W, Rec.) along the south line of Section 21 for a distance of 99.00 feet to a $\frac{1}{2}$ " rebar;

THENCE North 00 degrees 14 minutes 46 seconds West (N 00°07'30" W, Rec.) for a distance of 30.03 feet (30.00', Rec.) to a $\frac{1}{2}$ " rebar;

THENCE North 00 degrees 14 minutes 46 seconds West for a distance of 581.03 feet to the Southwest Corner of the Kensington Professional Park Division No. 1;

(Con't on Page 2)

July 31, 2014
JOB # 10776-14C2
CITY OF BURLEY SURVEY

PARCEL 2 (Con't)
(Page 3)

THENCE North 00 degrees 17 minutes 41 seconds West
(N 0°08' W, Rec.) for a distance of 135.11 feet to a ½" rebar on
the southwesterly right of way of State Highway 30;

THENCE South 82 degrees 28 minutes 16 seconds East along
said right of way for a distance of 424.32 feet to a ½" rebar;

THENCE South 82 degrees 28 minutes 16 seconds East for a
distance of 88.92 feet to a ½" rebar on the east right of way of
Pomerelle Avenue;

THENCE South 35 degrees 13 minutes 55 seconds West along
said right of way for a distance of 30.68 feet to a ½" rebar;

THENCE South 00 degrees 15 minutes 26 seconds East along
said right of way for a distance of 217.54 feet to a ½" rebar;

THENCE South 88 degrees 59 minutes 33 seconds East
(S 89°44'50" E, Rec.) for a distance of 224.90 feet (224.79',
Rec.) to a ½" rebar;

THENCE South 87 degrees 53 minutes 12 seconds East (East,
Rec.) for a distance of 149.93 feet (150', Rec.) to a ½" rebar;

THENCE North 01 degrees 03 minutes 34 seconds East (North,
Rec.) for a distance of 204.31 feet (215' +/-, Rec.) to a ½"
rebar on the southwesterly right of way of State Highway 30;

THENCE South 82 degrees 28 minutes 16 seconds East along
said right of way for a distance of 371.20 feet to the
southwesterly right of way of the Union Pacific Railroad;

THENCE South 50 degrees 00 minutes 35 seconds East along
said right of way for a distance of 1007.76 feet;

THENCE North 26 degrees 24 minutes 28 seconds East for a
distance of 102.61 feet to a ½" rebar fnd;

THENCE North 26 degrees 24 minutes 28 seconds East
(N 26°31'13" E, Rec.) for a distance of 0.27 feet to the
northeasterly right of way of the Union Pacific Railroad;

THENCE North 26 degrees 24 minutes 28 seconds East
(N 26°31'13" E, Rec.) for a distance of 161.74 feet to a ½"
rebar;

THENCE North 04 degrees 34 minutes 55 seconds East
(N 04°44'14" E, Rec.) for a distance of 132.50 feet;

THENCE North 81 degrees 31 minutes 10 seconds West
(N 81°22'36" W, Rec.) for a distance of 39.30 feet;

(Con't on Page 4)

July 31, 2014
JOB # 10776-14C2
CITY OF BURLEY SURVEY

PARCEL 2 (Con't)
(Page 5)

THENCE South 52 degrees 12 minutes 53 seconds West
(S 52°21'32" W, Rec.) along said centerline for a distance of
61.79 feet;

THENCE North 85 degrees 40 minutes 44 seconds West
(N 85°32'05" W, Rec.) along said centerline for a distance of
88.99 feet;

THENCE South 34 degrees 40 minutes 43 seconds West
(S 34°49'22" W, Rec.) along said centerline for a distance of
80.04 feet to the northeasterly right of way of the Union
Pacific Railroad;

THENCE North 50 degrees 00 minutes 35 seconds West along
said right of way for a distance of 8.17 feet;

THENCE South 39 degrees 59 minutes 25 seconds West for a
distance of 200.00 feet to a ½" rebar on the southwesterly right
of way of the Union Pacific Railroad;

THENCE North 52 degrees 03 minutes 46 seconds West for a
distance of 2.98 feet to a ½" rebar on the south meander line of
Goose Creek;

THENCE South 08 degrees 01 minutes 43 seconds West
(S 08°15' W, Rec.) along said meander line for a distance of
212.28 feet (231', Rec.) to a ½" rebar;

THENCE South 33 degrees 25 minutes 37 seconds West along
said meander line for a distance of 83.51 feet to a ½" rebar;

THENCE South 00 degrees 04 minutes 10 seconds East along
said meander line for a distance of 267.05 feet;

THENCE North 89 degrees 12 minutes 49 seconds West (West,
Rec.) for a distance of 78.00 feet;

THENCE South 00 degrees 04 minutes 10 seconds East (South,
Rec.) for a distance of 280.00 feet to the south line of Section
21;

THENCE North 89 degrees 12 minutes 49 seconds West along
said line for a distance of 73.61 feet;

THENCE North 00 degrees 00 minutes 41 seconds East (North,
Rec.) for a distance of 334.90 feet (335', Rec.) to a ½" rebar;

THENCE North 89 degrees 05 minutes 59 seconds West (West,
Rec.) for a distance of 64.91 feet (64.5', Rec.) to a ½" rebar;

THENCE North 00 degrees 00 minutes 41 seconds East
(N 00°04'48" E, Rec.) for a distance of 24.98 feet (25.00',
Rec.);

(Con't on Page 6)

PARCEL NO. 32:

Part of Lot 1 and 2 of Block 5 of Johnsons' Subdivision to the City of Burley, Cassia County, Idaho, more particularly described as follows:

Beginning at the Northwest corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 17, Township 10 South, Range 23 East of the Boise Meridian, said point marked by a 5/8 inch rebar; Thence South 89°18'47" East along the North line of Lot 1 of the Johnsons' Subdivision for 33.03 feet to a point on the East right-of-way of State Highway 27; Thence South 0°02' West along said right-of-way for 90.00 feet to the Point of Beginning;
Thence South 89°18'47" East for 450.03 feet to a point;
Thence South 0°02'03" West for 200.00 feet to a 1/2 inch rebar on the North right-of-way of East 3rd Street;
Thence North 89°18'47" West along the North right-of-way of said East 3rd Street for 450.03 feet to a 1/2 inch rebar on the East right-of-way of State Highway 27;
Thence North 0°02' East along said highway right-of-way for 200.00 feet to the Point of Beginning.

Said property contains 2.07 acres more or less.

CASSIA COUNTY

Recorded for:

CITY OF BURLEY

9:07:12 am 12-11-2014

2014-004943

No. Pages: 32

Fee: \$

JOSEPH W. LARSEN

County Clerk

ORDINANCE NO. 1309

Deputy: TPOLLARD

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURLEY, IDAHO, APPROVING AN AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE BURLEY URBAN RENEWAL PROJECT BY THE BURLEY DEVELOPMENT AUTHORITY (BDA) FOR THE CITY OF BURLEY; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY, STATE AND OTHER OFFICIALS; PROVIDING FOR A LIMITATION ON ACTIONS AGAINST THE AMENDMENT TO THE PLAN AFTER 30 DAYS FROM THE EFFECTIVE DATE OF THE ORDINANCE; PROVIDING FOR SEPARABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Urban Renewal Agency of the City of Burley, Idaho (hereafter the "Agency") was established on September 8, 1998, by Resolution No.10 - 98 of the City Council of the City of Burley; and,

WHEREAS, on August 19, 2014, the City Council of the City of Burley, Idaho (the "City"), by Resolution No. 8-14 determined the property described on Exhibit A to be a deteriorated area or a deteriorating area or a combination thereof and designated the area as appropriate for an urban renewal project; and,

WHEREAS, on August 19, 2014, the City Council of the City of Burley, Idaho, by Resolution No. 9-14 made a finding of necessity pursuant to Idaho Code Section 50-2005 with respect to the property described on Exhibit A; and

WHEREAS, on September 25, 2014, the Agency met and considered the First Amendment to the Urban Renewal Plan For the Second Burley Urban Renewal Project by the Burley Development Authority (BDA) for the City of Burley (hereafter, the "Amendment") and by unanimous vote adopted its Resolution No. 2014-4, recommending to City Council the adoption of the Amendment (Exhibit "B", attached hereto); and,

WHEREAS, on October 15, 2014, the Burley Planning and Zoning Commission reviewed the Amendment, issued Findings of Fact and Conclusions of Law, and has approved the Amendment by Resolution finding the Amendment is in conformity with the City's Comprehensive Plan; and,

WHEREAS, on October 29, 2014, the Notice of Public Hearing was published in the Times News, the official newspaper for public notice in the City, and also was sent to the governing bodies of the City of Burley, Cassia County, School District No. 151, North Cassia Fire District, Burley Highway District, and Idaho State Tax Commission setting the date for a public hearing to be held on Tuesday, December 2, 2014, at 7:00 o'clock, p.m., for consideration of the adoption of the Amendment (Exhibit "B" attached hereto); and,

WHEREAS, on December 2, 2014, at 7:00 o'clock, p.m., the Burley City Council held a public hearing on consideration of the adoption of the Amendment; and,

WHEREAS, the legislature of the State of Idaho has enacted Chapter 29, Title 50, as amended (the "Act") authorizing certain urban renewal agencies (including the Agency) to adopt revenue allocation financing provisions as part of the urban renewal plans; and,

WHEREAS, the Amendment presented by the Agency contains a revenue allocation financing provision; and,

WHEREAS, as required by applicable law, the Amendment contains the following information which was made available to the general public and all taxing districts with taxing authority in the Project Area at least thirty days (30) prior to the December 2, 2014 meeting of the City Council

- (a) a statement of the objectives of the municipality in undertaking the urban renewal project;
- (b) an estimate of the cost of the urban renewal project;
- (c) the sources of revenue to finance these costs, including estimates of revenue allocation under the Act;
- (d) the amount of bonded or other indebtedness to be incurred;
- (e) the duration of the project's existence;
- (f) a description of the revenue allocation area; and,
- (g) a statement of the estimated impact of revenue allocation financing on all taxing districts within the Revenue Allocation Area.

- (h) the kind, number and locations of all proposed public works in the area;
- (i) an economic feasibility study;
- (j) a description of the methods of financing estimated project costs and the time when such costs and monetary obligations are to be incurred;
- (k) a termination date for the plan and revenue allocation area; and
- (l) a description of the disposition of any assets of the Agency on the termination date.

WHEREAS, appropriate notice of the Amendment and the revenue allocation provisions contained therein has been given to the taxing districts and to the public as required by Idaho Code & Section 50-2906; and,

WHEREAS, it is necessary and in the best interest of the citizens of the City to adopt the Amendment, including revenue allocation financing provisions, since revenue allocation will help finance the urban renewal project to be completed in accordance with the Amendment (as now or hereafter amended) in order: to encourage private development in the Project Area; to prevent and arrest decay of the Project Area due to the inability of; existing financing methods to provide needed public improvements; to encourage taxing districts to cooperate in the allocation of future tax revenues arising in the Project Area in order to facilitate the long-term growth of their common tax base; to encourage private investment within the City and to further the public purposes of the Agency.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF BURLEY, IDAHO:

SECTION 1. That it is hereby found and determined that:

- (a) The amended project Area, as defined in Resolution No. 8-14, continues to be deteriorated or a deteriorating area as defined in the Act and qualifies as an eligible urban renewal area under the Act;
- (b) The rehabilitation, conservation, and redevelopment of the Amended Project Area is necessary in the interest of the public health, safety, and welfare of the residents of the City of Burley; and,
- (c) There continues to be a need for the Agency to function in the City of Burley.

SECTION 2. That there is not expected to be any displacement of persons or families within the Project Area.

SECTION 3. That the said Amendment conforms to the Comprehensive Plan of the City of Burley, Idaho.

SECTION 4. That the said Amendment gives due consideration to the provision of adequate open space, park and recreation areas and facilities that may be desirable for neighborhood improvement and shows consideration for the health, safety and welfare of any children residing in the general vicinity of the Project Area covered by the Amendment.

SECTION 5. That said Amendment affords maximum opportunity, consistent with the sound needs of the City as a whole for the rehabilitation or redevelopment of the Project Area by private enterprise.

SECTION 6. That the Agency does not intend to acquire any open land on any widespread basis, and that the Project Area is planned to be redeveloped in a manner that will provide nonresidential uses. Provided, however, that the City Council does find that the Project Area and Revenue Allocation Area are "open land" the criteria set forth in the Act and Title 50, Idaho code as amended, has been met, that the City Council finds that the development of the Project Area which is identified for non-residential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns and the need for improved infrastructure and facilities in the area.

SECTION 7. That the Amendment, a copy of which is attached hereto and marked as Exhibit "B" is made a part hereof by attachment, and the same hereby is approved.

SECTION 8. That upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the county auditor and tax assessor of Cassia County, and to the appropriate officials of School District No 151, Burley Highway District, and to the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the Revenue Allocation Area, and a map or plat indicating the boundaries of the Revenue Allocation Area.

SECTION 9. The City Council hereby finds and declares that the Revenue Allocation Area as defined in the Amendment is the same as the Project Area; the equalized assessed valuation of which the Council hereby determines will increase as a result of the initiation and completion of urban renewal projects pursuant to the Amendment.

SECTION 10. No direct or collateral action attacking the Amendment shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the Amendment.

SECTION 11. The provisions of this Ordinance are severable and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

SECTION 12. That this Ordinance shall be in full force and effect from and after its passage, approval and publication.

Passed by the City Council of the City of Burley this 2nd day of December, 2014.

Approved by the Mayor of the City of Burley this 2nd day of December, 2014.

Attest:

Melanie Haynes
City Clerk

Merlin Smedley
Mayor

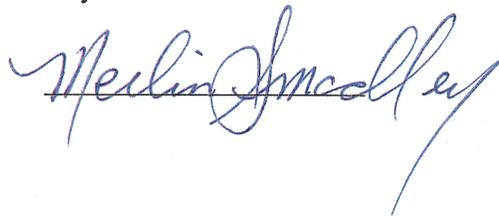


EXHIBIT "A"
(10 PAGES)

ATTACHMENT 1

July 31, 2014
JOB # 10776-14C1
CITY OF BURLEY SURVEY



PARCEL 1

L E G A L D E S C R I P T I O N

Part of Sections 19, 29 & 30 in Township 10 South, Range 23 East of the Boise Meridian, Cassia County, State of Idaho.

Beginning at the East $\frac{1}{4}$ Corner of Section 30 in T.10 S., R.23 E., B.M. said corner marked by a $\frac{1}{2}$ " rebar with a 3" aluminum cap on top; Thence South 00 degrees 01 minutes 45 seconds West along the east line of Section 30 for a distance of 257.25 feet to a $\frac{1}{2}$ " rebar which shall be the Point of Beginning;

THENCE North 85 degrees 55 minutes 18 seconds West (N 86°29'44" W, Rec.) for a distance of 319.03 feet to a $\frac{1}{2}$ " rebar;

THENCE South 04 degrees 04 minutes 45 seconds West (S 03°30'19" W, Rec.) for a distance of 218.29 feet to a $\frac{1}{2}$ " rebar;

THENCE South 03 degrees 49 minutes 27 seconds West (S 03°15'01" W, Rec.) for a distance of 100.00 feet to a $\frac{1}{2}$ " rebar;

THENCE South 86 degrees 10 minutes 33 seconds East (S 86°44'59" E, Rec.) for a distance of 86.35 feet to a $\frac{1}{2}$ " rebar;

THENCE South 86 degrees 10 minutes 33 seconds East (S 86°44'59" E, Rec.) for a distance of 3.00 feet to the Southwest Corner of Lot 2 in Block 3 of the Park Place Subdivision;

THENCE South 03 degrees 49 minutes 27 seconds West (S 03°15'01" W, Rec.) along the west line of the Park Place Subdivision for a distance of 60.00 feet to a $\frac{3}{8}$ " rebar on the north line of Lot 1 in Block 2;

THENCE North 86 degrees 10 minutes 33 seconds West (N 86°44'59" W, Rec.) along said line for a distance of 49.74 feet to a $\frac{1}{2}$ " rebar at the Northwest Corner of Lot 1 in Block 2;

THENCE South 03 degrees 49 minutes 27 seconds West (S 03°15'01" W, Rec.) along the west line of Lot 1 in Block 2 for a distance of 100.00 feet to a $\frac{3}{8}$ " rebar at the Southwest Corner of Lot 1 in Block 2;

(Con't on Page 2)

July 31, 2014
JOB # 10776-14C1
CITY OF BURLEY SURVEY

PARCEL 1 (Con't)
(Page 2)

THENCE North 86 degrees 10 minutes 33 seconds West along the north line of the Park Place and Park Place No. 2 Subdivisions for a distance of 1057.22 feet to a $\frac{3}{4}$ " rebar the Northwest Corner of Lot 4 of Park Place Subdivision No. 2;

THENCE South 04 degrees 04 minutes 45 seconds West (S 03°30'19" W, Rec.) along the west line of Park Place Subdivision No. 2 for a distance of 381.75 feet to a $\frac{3}{4}$ " rebar;

THENCE South 04 degrees 04 minutes 45 seconds West for a distance of 17.63 feet to the centerline of the "G" Canal;

THENCE North 43 degrees 24 minutes 56 seconds West along said centerline for a distance of 706.46 feet;

THENCE North 56 degrees 15 minutes 22 seconds West along said centerline for a distance of 121.21 feet;

THENCE North 72 degrees 11 minutes 13 seconds West along said centerline for a distance of 192.69 feet;

THENCE North 76 degrees 12 minutes 25 seconds West along said centerline for a distance of 101.02 feet to the westerly right of way of the Eastern Idaho Railroad;

THENCE North 21 degrees 46 minutes 39 seconds East along said right of way for a distance of 3338.16 feet to the north line of Section 30;

THENCE North 21 degrees 46 minutes 39 seconds East along said right of way for a distance of 26.18 feet to the north right of way of 16th Street;

THENCE South 85 degrees 30 minutes 43 seconds East along said right of way for a distance of 1043.56 feet the east right of way of Parke Avenue;

THENCE South 00 degrees 00 minutes 45 seconds West along said right of way for a distance of 1344.22 feet;

THENCE South 00 degrees 01 minutes 01 seconds West along said right of way for a distance of 1319.67 feet;

THENCE South 00 degrees 01 minutes 45 seconds West along said right of way for a distance of 259.02 feet;

THENCE North 85 degrees 55 minutes 18 seconds West for a distance of 25.06 feet to the Point of Beginning.

Said property contains 129.95 acres more or less and is subject to any easements or right of ways, existing or of record.

PREPARED BY:

Desert West Land Surveys 1751 Overland Ave. Burley, Idaho 83318

July 31, 2014
JOB # 10776-14C2
CITY OF BURLEY SURVEY



PARCEL 2

L E G A L D E S C R I P T I O N

Part of Section 21 in Township 10 South, Range 23 East of the Boise Meridian, Cassia County, State of Idaho.

Beginning at the South $\frac{1}{4}$ Corner of Section 21 in T.10 S., R.23 E., B.M. said corner marked by a $\frac{3}{8}$ " rebar with a 3" aluminum cap on top which shall be the Point of Beginning;

THENCE North 89 degrees 13 minutes 05 seconds West along the south line of Section 21 for a distance of 901.07 feet to the west right of way of Pomerelle Avenue;

THENCE North 00 degrees 13 minutes 38 seconds West (N 00°11'44" W, Rec.) along said right of way for a distance of 30.00 feet (30.02', Rec.);

THENCE North 51 degrees 34 minutes 41 seconds East (N 51°46'12" E, Rec.) along said right of way for a distance of 20.28 feet (20.23', Rec.);

THENCE North 00 degrees 14 minutes 13 seconds West (N 00°06'35" W, Rec.) along said right of way for a distance of 191.85 feet (191.80', Rec.) to a $\frac{1}{2}$ " rebar;

THENCE North 89 degrees 13 minutes 36 seconds West for a distance of 347.23 feet to a $\frac{1}{2}$ " rebar;

THENCE South 00 degrees 14 minutes 15 seconds East (S 00°06'35" E, Rec.) for a distance of 234.62 feet (234.59', Rec.) to the south line of Section 21;

THENCE North 89 degrees 13 minutes 05 seconds West (N 89°05'52" W, Rec.) along said line for a distance of 85.85 feet to a p.k. nail in an iron pipe at the Southeast Corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21;

THENCE North 89 degrees 13 minutes 01 seconds West (N 89°05'52" W, Rec.) along the south line of Section 21 for a distance of 99.00 feet to a $\frac{1}{2}$ " rebar;

THENCE North 00 degrees 14 minutes 46 seconds West (N 00°07'30" W, Rec.) for a distance of 30.03 feet (30.00', Rec.) to a $\frac{1}{2}$ " rebar;

THENCE North 00 degrees 14 minutes 46 seconds West for a distance of 581.03 feet to the Southwest Corner of the Kensington Professional Park Division No. 1;

(Con't on Page 2)

July 31, 2014
JOB # 10776-14C2
CITY OF BURLEY SURVEY

PARCEL 2 (Con't)
(Page 2)

THENCE North 89 degrees 46 minutes 26 seconds East (N 89°53'36" E, Rec.) along the south line of the Kensington Professional Park Division No. 1 for a distance of 320.46 feet (320.45', Rec.) to a 3/8" rebar at the Northwest Corner of the Kensington Professional Park Division No. 2;

THENCE South 00 degrees 13 minutes 53 seconds East (S 00°06'41" E, Rec.) along the west line of the Kensington Professional Park Division No. 2 for a distance of 112.43 feet (112.42', Rec.) to a 3/8" rebar at the Southwest Corner of the Kensington Professional Park Division No. 2;

THENCE North 89 degrees 46 minutes 03 seconds East (N 89°53'36" E, Rec.) along the south line of the Kensington Professional Park Division No. 2 for a distance of 102.48 feet (102.45', Rec.) to a 3/8" rebar;

THENCE South 73 degrees 37 minutes 04 seconds East (S 73°37'34" E, Rec.) along said line for a distance of 26.08 feet (26.07', Rec.) to a 3/8" rebar;

THENCE North 89 degrees 55 minutes 43 seconds East (N 89°55'05" W, Rec.) along said line for a distance of 82.68 feet (82.65', Rec.) to a 3/8" rebar on the west right of way of Pomerelle Avenue;

THENCE North 00 degrees 14 minutes 13 seconds West along said right of way for a distance of 307.08 feet to the north line of the Kensington Professional Park Division No. 1;

THENCE North 89 degrees 11 minutes 56 seconds West (N 89°05'52" W, Rec.) along said line for a distance of 530.71 feet;

THENCE North 00 degrees 14 minutes 46 seconds West for a distance of 372.56 feet to a 1/2" rebar;

THENCE North 00 degrees 14 minutes 46 seconds West for a distance of 239.35 feet to a 1/2" rebar;

THENCE North 89 degrees 42 minutes 26 seconds West (West, Rec.) for a distance of 165.04 feet to a 1/2" rebar;

THENCE North 00 degrees 10 minutes 24 seconds West (North, Rec.) for a distance of 165.04 feet (165', Rec.) to a 3/8" rebar;

THENCE North 89 degrees 49 minutes 32 seconds East (East, Rec.) for a distance of 263.64 feet (263', Rec.);

(Con't on Page 3)

July 31, 2014
JOB # 10776-14C2
CITY OF BURLEY SURVEY

PARCEL 2 (Con't)
(Page 3)

THENCE North 00 degrees 17 minutes 41 seconds West
(N 0°08' W, Rec.) for a distance of 135.11 feet to a ½" rebar on
the southwesterly right of way of State Highway 30;

THENCE South 82 degrees 28 minutes 16 seconds East along
said right of way for a distance of 424.32 feet to a ½" rebar;

THENCE South 82 degrees 28 minutes 16 seconds East for a
distance of 88.92 feet to a ½" rebar on the east right of way of
Pomerelle Avenue;

THENCE South 35 degrees 13 minutes 55 seconds West along
said right of way for a distance of 30.68 feet to a ½" rebar;

THENCE South 00 degrees 15 minutes 26 seconds East along
said right of way for a distance of 217.54 feet to a ½" rebar;

THENCE South 88 degrees 59 minutes 33 seconds East
(S 89°44'50" E, Rec.) for a distance of 224.90 feet (224.79',
Rec.) to a ½" rebar;

THENCE South 87 degrees 53 minutes 12 seconds East (East,
Rec.) for a distance of 149.93 feet (150', Rec.) to a ½" rebar;

THENCE North 01 degrees 03 minutes 34 seconds East (North,
Rec.) for a distance of 204.31 feet (215' +/-, Rec.) to a ½"
rebar on the southwesterly right of way of State Highway 30;

THENCE South 82 degrees 28 minutes 16 seconds East along
said right of way for a distance of 371.20 feet to the
southwesterly right of way of the Union Pacific Railroad;

THENCE South 50 degrees 00 minutes 35 seconds East along
said right of way for a distance of 1007.76 feet;

THENCE North 26 degrees 24 minutes 28 seconds East for a
distance of 102.61 feet to a ½" rebar end;

THENCE North 26 degrees 24 minutes 28 seconds East
(N 26°31'13" E, Rec.) for a distance of 0.27 feet to the
northeasterly right of way of the Union Pacific Railroad;

THENCE North 26 degrees 24 minutes 28 seconds East
(N 26°31'13" E, Rec.) for a distance of 161.74 feet to a ½"
rebar;

THENCE North 04 degrees 34 minutes 55 seconds East
(N 04°44'14" E, Rec.) for a distance of 132.50 feet;

THENCE North 81 degrees 31 minutes 10 seconds West
(N 81°22'36" W, Rec.) for a distance of 39.30 feet;

(Con't on Page 4)

July 31, 2014
JOB # 10776-14C2
CITY OF BURLEY SURVEY

PARCEL 2 (Con't)
(Page 4)

THENCE North 80 degrees 08 minutes 03 seconds West
(N 79°59'29" W, Rec.) for a distance of 48.63 feet;

THENCE North 13 degrees 33 minutes 41 seconds East
(N 13°42'15" E, Rec.) for a distance of 2.00 feet;

THENCE North 72 degrees 47 minutes 24 seconds West
(N 72°38'50" W, Rec.) for a distance of 135.16 feet (135.15',
Rec.);

THENCE North 13 degrees 33 minutes 41 seconds East
(N 13°42'15" E, Rec.) for a distance of 131.43 feet (131.42',
Rec.) to the southwesterly right of way of State Highway 30;

THENCE South 82 degrees 24 minutes 38 seconds East
(S 81°19'28" E, Rec.) along said right of way for a distance of
42.96 feet to a ½" rebar;

THENCE along a non-tangent curve to the right along said
right of way for a distance of 157.10 feet (157.07', Rec.) to a
½" rebar, said curve having a radius of 1109.96 feet, a delta
angle of 08 degrees 06 minutes 34 seconds (8°06'28", Rec.), and
a long chord bearing of South 78 degrees 24 minutes 54 seconds
East for a distance of 156.97 feet;

THENCE along a curve to the right along said right of way
for a distance of 619.83 feet to the centerline of Goose Creek,
said curve having a radius of 1109.96 feet, a delta angle of 31
degrees 59 minutes 43 seconds, and a long chord bearing of South
58 degrees 21 minutes 53 seconds East for a distance of 611.80
feet;

THENCE South 69 degrees 16 minutes 59 seconds West
(S 69°04'12" W, Rec.) along said centerline for a distance of
17.46 feet;

THENCE South 69 degrees 16 minutes 59 seconds West
(S 69°04'12" W, Rec.) along said centerline for a distance of
71.70 feet;

THENCE South 65 degrees 28 minutes 00 seconds West
(S 65°15'00" W, Rec.) along said centerline for a distance of
75.27 feet (76.28', Rec.);

THENCE South 89 degrees 50 minutes 48 seconds West
(N 89°37'47" W, Rec.) along said centerline for a distance of
133.89 feet;

(Con't on Page 5)

July 31, 2014
JOB # 10776-14C2
CITY OF BURLEY SURVEY

PARCEL 2 (Con't)
(Page 5)

THENCE South 52 degrees 12 minutes 53 seconds West
(S 52°21'32" W, Rec.) along said centerline for a distance of
61.79 feet;

THENCE North 85 degrees 40 minutes 44 seconds West
(N 85°32'05" W, Rec.) along said centerline for a distance of
88.99 feet;

THENCE South 34 degrees 40 minutes 43 seconds West
(S 34°49'22" W, Rec.) along said centerline for a distance of
80.04 feet to the northeasterly right of way of the Union
Pacific Railroad;

THENCE North 50 degrees 00 minutes 35 seconds West along
said right of way for a distance of 8.17 feet;

THENCE South 39 degrees 59 minutes 25 seconds West for a
distance of 200.00 feet to a ½" rebar on the southwesterly right
of way of the Union Pacific Railroad;

THENCE North 52 degrees 03 minutes 46 seconds West for a
distance of 2.98 feet to a ½" rebar on the south meander line of
Goose Creek;

THENCE South 08 degrees 01 minutes 43 seconds West
(S 08°15' W, Rec.) along said meander line for a distance of
212.28 feet (231', Rec.) to a ½" rebar;

THENCE South 33 degrees 25 minutes 37 seconds West along
said meander line for a distance of 83.51 feet to a ½" rebar;

THENCE South 00 degrees 04 minutes 10 seconds East along
said meander line for a distance of 267.05 feet;

THENCE North 89 degrees 12 minutes 49 seconds West (West,
Rec.) for a distance of 78.00 feet;

THENCE South 00 degrees 04 minutes 10 seconds East (South,
Rec.) for a distance of 280.00 feet to the south line of Section
21;

THENCE North 89 degrees 12 minutes 49 seconds West along
said line for a distance of 73.61 feet;

THENCE North 00 degrees 00 minutes 41 seconds East (North,
Rec.) for a distance of 334.90 feet (335', Rec.) to a ½" rebar;

THENCE North 89 degrees 05 minutes 59 seconds West (West,
Rec.) for a distance of 64.91 feet (64.5', Rec.) to a ½" rebar;

THENCE North 00 degrees 00 minutes 41 seconds East
(N 00°04'48" E, Rec.) for a distance of 24.98 feet (25.00',
Rec.);

(Con't on Page 6)

July 31, 2014
JOB # 10776-14C2
CITY OF BURLEY SURVEY

PARCEL 2 (Con't)
(Page 6)

THENCE North 89 degrees 12 minutes 49 seconds West (West, Rec.) for a distance of 192.66 feet (193', Rec.) to a ½" rebar;

THENCE South 01 degrees 03 minutes 11 seconds West for a distance of 20.57 feet to a ½" rebar;

THENCE North 89 degrees 13 minutes 07 seconds West for a distance of 255.47 feet to a ½" rebar on the west line of the SE¼ of Section 21;

THENCE South 00 degrees 00 minutes 57 seconds East (South, Rec.) along said line for a distance of 339.42 feet (339.5', Rec.) to the Point of Beginning.

Said property contains 66.66 acres more or less and is subject to any easements or right of ways, existing or of record.

PREPARED BY:
Desert West Land Surveys
1751 Overland Ave.
Burley, Idaho 83318

PARCEL 3 (PREVIOUS EXCEPTION PARCEL NO. 32)

Part of Lot 1 and 2 of Block 5 of Johnsons' Subdivision to the City of Burley, Cassia County, Idaho, more particularly described as follows:

Beginning at the Northwest corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 17, Township 10 South, Range 23 East of the Boise Meridian, said point marked by a $\frac{5}{8}$ inch rebar; Thence South 89°18'47" East along the North line of Lot 1 of the Johnsons' Subdivision for 33.03 feet to a point on the East right-of-way of State Highway 27; Thence South 0°02' West along said right-of-way for 90.00 feet to the Point of Beginning;
Thence South 89°18'47" East for 450.03 feet to a point;
Thence South 0°02'03" West for 200.00 feet to a $\frac{1}{2}$ inch rebar on the North right-of-way of East 3rd Street;
Thence North 89°18'47" West along the North right-of-way of said East 3rd Street for 450.03 feet to a $\frac{1}{2}$ inch rebar on the East right-of-way of State Highway 27;
Thence North 0°02' East along said highway right-of-way for 200.00 feet to the Point of Beginning.

Said property contains 2.07 acres more or less.

**EXHIBIT “B”
(18 PAGES)**

**AMENDMENT TO URBAN RENEWAL PLAN FOR THE
BURLEY URBAN RENEWAL PROJECT BY THE BURLEY
DEVELOPMENT AUTHORITY (BDA) FOR THE CITY OF
BURLEY.**

The Urban Renewal Plan for the Burley Urban Renewal Project by the Burley Development Authority (BDA) for the City of Burley adopted 12/23/1998 (Plan), as previously amended, and as authorized by the Idaho Urban Renewal Law of 1965 (Law) and the Local Economic Development Act (Act), is hereby amended to change the Project Area Boundary and the Revenue Allocation Area Boundary by the addition of property and additional changes as hereafter provided. Certain provisions authorizing, defining or limiting redevelopment actions and land uses are also amended. Except as specifically set forth in this amendment, the provisions of the original plan remain in full force and effect and are applicable hereto. The Plan is amended as follows

SECTION 1: DESCRIPTION OF PROJECT AREA.

The boundaries of the Project Area and of the Revenue Allocation Area are amended to include the real property described on Attachment No. 1 and as shown on the Project Area and Revenue Allocation boundary map, Attachment No. 2.

SECTION 2: REAL PROPERTY ACQUISITION.

BDA is authorized to acquire real property as provided by the Law and the Act.

SECTION 3: PROPOSED REDEVELOPMENT ACTIONS AND LAND USES.

The Proposed Redevelopment Actions provided in Sections 300 through and including Section 312 of the Plan and all provisions of the Plan authorizing, defining or limiting land uses are hereby amend to provide BDA has the power to undertake, and the Plan specifically authorizes, all redevelopment actions and land uses authorized by the Law and the Act. The expansion is done with the intent to promote private development and quality of life within the operating area of the Authority by use of existing and future increments to provide for all uses permitted by the Act and the Law. Any conflicting provision of the Plan and any prior amendments to the Plan are hereby repealed.

**SECTION 4: CURRENT COMPREHENSIVE PLAN CLASSIFICATION AND
ZONING WITHIN ADDED AREA.**

Under the Burley Comprehensive Plan the added area is classified as developable or developed areas and it is zoned residential and commercial.

The currently anticipated private improvements within the added area and their estimated costs are set forth on Attachment No. 3. It is anticipated that there will be additional development

requiring additional public improvements in the future relying on the increments produced by the Plan. Authorized improvements are as set forth in the original Plan and amendments thereto including this amendment. The estimated cost of the public improvements specifically described herein is \$560,000. The estimated cost of the proposed private improvements is \$9,000,000.

SECTION 5: ECONOMIC FEASIBILITY AND PUBLIC AND PRIVATE IMPROVEMENTS.

The economic feasibility study set forth in the original Plan is incorporated, with the following changes. Direct and new jobs resulting from this proposed amendment are estimated to be 75. In addition, indirect and induced jobs will number approximately a 1.25 multiplier of the direct jobs or 100 jobs. The compensation impact for the new direct jobs is projected to be \$2,464,800 annually. Indirect induced compensation is projected to be \$ 2,080,000 annually.

It is projected that the tax value at the completion of construction will be \$10,000,000. The value evaluation base for the added properties is \$10,000,000 such that the net increase in value is the \$9,000,000. At the current levy rate of .010530555 the amendment will provide a tax increment to the Urban Renewal District in the sum of \$ 94,775.00 per year. These additional revenues would continue during the life of the Plan, which ends December 21, 2024. The estimated total tax increment over the life of the Plan is the sum of \$ 947,750. Due to changes in Urban Renewal Law since the development of the original plan, there will be generated an estimated additional \$38,573 taxes for the existing taxing entities. The ten year direct tax impact is estimated to be \$385,730. The allocation of the impacts upon the City, County, the School District and Highway District are as set forth in the original Plan applied in the same proportion to the additional increment.

There will also be an indirect tax impact, which will result in additional taxes to be received by the taxing entities during the life of the Plan representing approximately 10 percent of the tax increment to be received by the Urban Renewal District or \$9,500 per year.

The Project developed as a result of the amendment will result in a net increase to the various taxing entities during the life of the Plan, and is a substantial benefit to them at the conclusion of the Plan when the tax increment reverts, and any undisturbed funds held by the Urban Renewal District is disbursed pro rata in accordance with State Law. It is also possible that accumulated funds may be distributed during the life of the plan.

The kind, number and location of proposed private improvements are identified on Attachment 3. The kind, number and location of public improvements are identified on Attachment 4. It is anticipated that there will be additional public and private improvements in the future relying on the increments produced by the Plan. Authorized additional improvements are as set forth in the original Plan and amendments thereto including this amendment.

A detailed list of estimated project costs are set forth on Attachments 3 and 4. A detailed employment and tax analysis is set forth on Attachment 5.

SECTION 6: FINANCING METHODS AND BOND FINANCING DEBT SERVICE.

The Urban Renewal District will not incur indebtedness as a result of this amendment and will finance all of its activities directly from increment income.

SECTION 7: OBJECTIVES OF THE MUNICIPALITY IN UNDERTAKING THE URBAN RENEWAL PROJECT.

The project is undertaken with the primary objective of providing the necessary infrastructure to allow private developments within the project area, to improve existing infrastructure to minimize the impacts of the developments upon the residents of the City of Burley, to enhance the economic base of the City, create or improve parks, playgrounds, public facilities, public buildings and public improvements, and provide employment opportunities to its residents, all of which will be accomplished by the rehabilitation of a deteriorated or deteriorating area within the definitions of the Law.

SECTION 8: SOURCES OF REVENUE

All revenue to finance the costs will be from the revenue allocation under the Act as estimated.

SECTION 9: LIMITATIONS

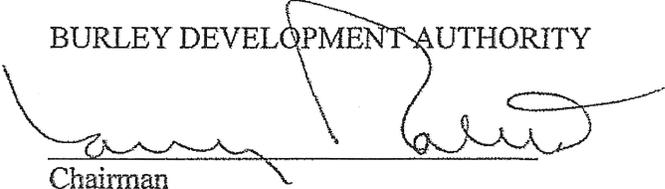
This amendment shall not be interpreted to nor cause an extension of the limitations set forth in Idaho Code §50-2904. The extension of the boundary of the revenue allocation area is not greater than ten percent (10%) of the existing revenue allocation area and the added area is contiguous to the existing area. This amendment is the one time amendment authorized by Idaho Code §50-2033.

SECTION 10: TERMINATION DATE

The plan and revenue allocation area will terminate December 21, 2024.

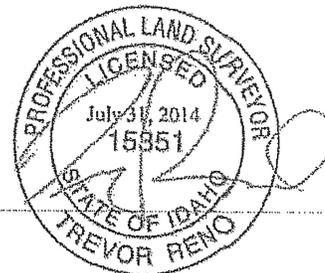
Dated September 25, 2014

BURLEY DEVELOPMENT AUTHORITY


Chairman

ATTACHMENT 1

July 31, 2014
JOB # 10776-14C1
CITY OF BURLEY SURVEY



PARCEL 1

L E G A L D E S C R I P T I O N

Part of Sections 19, 29 & 30 in Township 10 South, Range 23 East of the Boise Meridian, Cassia County, State of Idaho.

Beginning at the East $\frac{1}{4}$ Corner of Section 30 in T.10 S., R.23 E., B.M. said corner marked by a $\frac{1}{4}$ " rebar with a 3" aluminum cap on top; Thence South 00 degrees 01 minutes 45 seconds West along the east line of Section 30 for a distance of 257.25 feet to a $\frac{1}{4}$ " rebar which shall be the Point of Beginning;

THENCE North 85 degrees 55 minutes 18 seconds West (N 86°29'44" W, Rec.) for a distance of 319.03 feet to a $\frac{1}{4}$ " rebar;

THENCE South 04 degrees 04 minutes 45 seconds West (S 03°30'19" W, Rec.) for a distance of 218.29 feet to a $\frac{1}{4}$ " rebar;

THENCE South 03 degrees 49 minutes 27 seconds West (S 03°15'01" W, Rec.) for a distance of 100.00 feet to a $\frac{1}{4}$ " rebar;

THENCE South 86 degrees 10 minutes 33 seconds East (S 86°44'59" E, Rec.) for a distance of 86.35 feet to a $\frac{1}{4}$ " rebar;

THENCE South 86 degrees 10 minutes 33 seconds East (S 86°44'59" E, Rec.) for a distance of 3.00 feet to the Southwest Corner of Lot 2 in Block 3 of the Park Place Subdivision;

THENCE South 03 degrees 49 minutes 27 seconds West (S 03°15'01" W, Rec.) along the west line of the Park Place Subdivision for a distance of 60.00 feet to a $\frac{1}{4}$ " rebar on the north line of Lot 1 in Block 2;

THENCE North 86 degrees 10 minutes 33 seconds West (N 86°44'59" W, Rec.) along said line for a distance of 49.74 feet to a $\frac{1}{4}$ " rebar at the Northwest Corner of Lot 1 in Block 2;

THENCE South 03 degrees 49 minutes 27 seconds West (S 03°15'01" W, Rec.) along the west line of Lot 1 in Block 2 for a distance of 100.00 feet to a $\frac{1}{4}$ " rebar at the Southwest Corner of Lot 1 in Block 2;

(Con't on Page 2)

July 31, 2014
JOB # 10776-14C1
CITY OF BURLEY SURVEY

PARCEL 1 (Con't)
(Page 2)

THENCE North 86 degrees 10 minutes 33 seconds West along the north line of the Park Place and Park Place No. 2 Subdivisions for a distance of 1057.22 feet to a $\frac{3}{4}$ " rebar the Northwest Corner of Lot 4 of Park Place Subdivision No. 2;

THENCE South 04 degrees 04 minutes 45 seconds West (S 03°30'19" W, Rec.) along the west line of Park Place Subdivision No. 2 for a distance of 381.75 feet to a $\frac{3}{4}$ " rebar;

THENCE South 04 degrees 04 minutes 45 seconds West for a distance of 17.63 feet to the centerline of the "G" Canal;

THENCE North 43 degrees 24 minutes 56 seconds West along said centerline for a distance of 706.46 feet;

THENCE North 56 degrees 15 minutes 22 seconds West along said centerline for a distance of 121.21 feet;

THENCE North 72 degrees 11 minutes 13 seconds West along said centerline for a distance of 192.69 feet;

THENCE North 76 degrees 12 minutes 25 seconds West along said centerline for a distance of 101.02 feet to the westerly right of way of the Eastern Idaho Railroad;

THENCE North 21 degrees 46 minutes 39 seconds East along said right of way for a distance of 3338.16 feet to the north line of Section 30;

THENCE North 21 degrees 46 minutes 39 seconds East along said right of way for a distance of 26.18 feet to the north right of way of 16th Street;

THENCE South 85 degrees 30 minutes 43 seconds East along said right of way for a distance of 1043.56 feet the east right of way of Parke Avenue;

THENCE South 00 degrees 00 minutes 45 seconds West along said right of way for a distance of 1344.22 feet;

THENCE South 00 degrees 01 minutes 01 seconds West along said right of way for a distance of 1319.67 feet;

THENCE South 00 degrees 01 minutes 45 seconds West along said right of way for a distance of 259.02 feet;

THENCE North 85 degrees 55 minutes 18 seconds West for a distance of 25.06 feet to the Point of Beginning.

Said property contains 129.95 acres more or less and is subject to any easements or right of ways, existing or of record.

PREPARED BY:

Desert West Land Surveys 1751 Overland Ave. Burley, Idaho 83318

July 31, 2014
JOB # 10776-14C2
CITY OF BURLEY SURVEY



PARCEL 2

L E G A L D E S C R I P T I O N

Part of Section 21 in Township 10 South, Range 23 East of the Boise Meridian, Cassia County, State of Idaho.

Beginning at the South $\frac{1}{4}$ Corner of Section 21 in T.10 S., R.23 E., B.M. said corner marked by a $\frac{3}{8}$ " rebar with a 3" aluminum cap on top which shall be the Point of Beginning;

THENCE North 89 degrees 13 minutes 05 seconds West along the south line of Section 21 for a distance of 901.07 feet to the west right of way of Pomerelle Avenue;

THENCE North 00 degrees 13 minutes 38 seconds West (N 00°11'44" W, Rec.) along said right of way for a distance of 30.00 feet (30.02', Rec.);

THENCE North 51 degrees 34 minutes 41 seconds East (N 51°46'12" E, Rec.) along said right of way for a distance of 20.28 feet (20.23', Rec.);

THENCE North 00 degrees 14 minutes 13 seconds West (N 00°06'35" W, Rec.) along said right of way for a distance of 191.85 feet (191.80', Rec.) to a $\frac{1}{4}$ " rebar;

THENCE North 89 degrees 13 minutes 36 seconds West for a distance of 347.23 feet to a $\frac{1}{4}$ " rebar;

THENCE South 00 degrees 14 minutes 15 seconds East (S 00°06'35" E, Rec.) for a distance of 234.62 feet (234.59', Rec.) to the south line of Section 21;

THENCE North 89 degrees 13 minutes 05 seconds West (N 89°05'52" W, Rec.) along said line for a distance of 85.85 feet to a p.k. nail in an iron pipe at the Southeast Corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21;

THENCE North 89 degrees 13 minutes 01 seconds West (N 89°05'52" W, Rec.) along the south line of Section 21 for a distance of 99.00 feet to a $\frac{1}{4}$ " rebar;

THENCE North 00 degrees 14 minutes 46 seconds West (N 00°07'30" W, Rec.) for a distance of 30.03 feet (30.00', Rec.) to a $\frac{1}{4}$ " rebar;

THENCE North 00 degrees 14 minutes 46 seconds West for a distance of 581.03 feet to the Southwest Corner of the Kensington Professional Park Division No. 1;

(Con't on Page 2)

July 31, 2014
JOB # 10776-14C2
CITY OF BURLEY SURVEY

PARCEL 2 (Con't)
(Page 2)

THENCE North 89 degrees 46 minutes 26 seconds East
(N 89°53'36" E, Rec.) along the south line of the Kensington
Professional Park Division No. 1 for a distance of 320.46 feet
(320.45', Rec.) to a $\frac{3}{8}$ " rebar at the Northwest Corner of the
Kensington Professional Park Division No. 2;

THENCE South 00 degrees 13 minutes 53 seconds East
(S 00°06'41" E, Rec.) along the west line of the Kensington
Professional Park Division No. 2 for a distance of 112.43 feet
(112.42', Rec.) to a $\frac{3}{8}$ " rebar at the Southwest Corner of the
Kensington Professional Park Division No. 2;

THENCE North 89 degrees 46 minutes 03 seconds East
(N 89°53'36" E, Rec.) along the south line of the Kensington
Professional Park Division No. 2 for a distance of 102.48 feet
(102.45', Rec.) to a $\frac{3}{8}$ " rebar;

THENCE South 73 degrees 37 minutes 04 seconds East
(S 73°37'34" E, Rec.) along said line for a distance of 26.08
feet (26.07', Rec.) to a $\frac{3}{8}$ " rebar;

THENCE North 89 degrees 55 minutes 43 seconds East
(N 89°55'05" W, Rec.) along said line for a distance of 82.68
feet (82.65', Rec.) to a $\frac{3}{8}$ " rebar on the west right of way of
Pomerelle Avenue;

THENCE North 00 degrees 14 minutes 13 seconds West along
said right of way for a distance of 307.08 feet to the north
line of the Kensington Professional Park Division No. 1;

THENCE North 89 degrees 11 minutes 56 seconds West
(N 89°05'52" W, Rec.) along said line for a distance of 530.71
feet;

THENCE North 00 degrees 14 minutes 46 seconds West for a
distance of 372.56 feet to a $\frac{1}{2}$ " rebar;

THENCE North 00 degrees 14 minutes 46 seconds West for a
distance of 239.35 feet to a $\frac{1}{2}$ " rebar;

THENCE North 89 degrees 42 minutes 26 seconds West (West,
Rec.) for a distance of 165.04 feet to a $\frac{1}{2}$ " rebar;

THENCE North 00 degrees 10 minutes 24 seconds West (North,
Rec.) for a distance of 165.04 feet (165', Rec.) to a $\frac{3}{8}$ " rebar;

THENCE North 89 degrees 49 minutes 32 seconds East (East,
Rec.) for a distance of 263.64 feet (263', Rec.);

(Con't on Page 3)

July 31, 2014
JOB # 10776-14C2
CITY OF BURLEY SURVEY

PARCEL 2 (Con't)
(Page 3)

THENCE North 00 degrees 17 minutes 41 seconds West
(N 0°08' W, Rec.) for a distance of 135.11 feet to a ½" rebar on
the southwesterly right of way of State Highway 30;

THENCE South 82 degrees 28 minutes 16 seconds East along
said right of way for a distance of 424.32 feet to a ½" rebar;

THENCE South 82 degrees 28 minutes 16 seconds East for a
distance of 88.92 feet to a ½" rebar on the east right of way of
Pomerelle Avenue;

THENCE South 35 degrees 13 minutes 55 seconds West along
said right of way for a distance of 30.68 feet to a ¼" rebar;

THENCE South 00 degrees 15 minutes 26 seconds East along
said right of way for a distance of 217.54 feet to a ½" rebar;

THENCE South 88 degrees 59 minutes 33 seconds East
(S 89°44'50" E, Rec.) for a distance of 224.90 feet (224.79',
Rec.) to a ½" rebar;

THENCE South 87 degrees 53 minutes 12 seconds East (East,
Rec.) for a distance of 149.93 feet (150', Rec.) to a ¼" rebar;

THENCE North 01 degrees 03 minutes 34 seconds East (North,
Rec.) for a distance of 204.31 feet (215' +/-, Rec.) to a ½"
rebar on the southwesterly right of way of State Highway 30;

THENCE South 82 degrees 28 minutes 16 seconds East along
said right of way for a distance of 371.20 feet to the
southwesterly right of way of the Union Pacific Railroad;

THENCE South 50 degrees 00 minutes 35 seconds East along
said right of way for a distance of 1007.76 feet;

THENCE North 26 degrees 24 minutes 28 seconds East for a
distance of 102.61 feet to a ½" rebar fnd;

THENCE North 26 degrees 24 minutes 28 seconds East
(N 26°31'13" E, Rec.) for a distance of 0.27 feet to the
northeasterly right of way of the Union Pacific Railroad;

THENCE North 26 degrees 24 minutes 28 seconds East
(N 26°31'13" E, Rec.) for a distance of 161.74 feet to a ½"
rebar;

THENCE North 04 degrees 34 minutes 55 seconds East
(N 04°44'14" E, Rec.) for a distance of 132.50 feet;

THENCE North 81 degrees 31 minutes 10 seconds West
(N 81°22'36" W, Rec.) for a distance of 39.30 feet;

(Con't on Page 4)

July 31, 2014
JOB # 10776-14C2
CITY OF BURLEY SURVEY

PARCEL 2 (Con't)
(Page 4)

THENCE North 80 degrees 08 minutes 03 seconds West
(N 79°59'29" W, Rec.) for a distance of 48.63 feet;

THENCE North 13 degrees 33 minutes 41 seconds East
(N 13°42'15" E, Rec.) for a distance of 2.00 feet;

THENCE North 72 degrees 47 minutes 24 seconds West
(N 72°38'50" W, Rec.) for a distance of 135.16 feet (135.15',
Rec.);

THENCE North 13 degrees 33 minutes 41 seconds East
(N 13°42'15" E, Rec.) for a distance of 131.43 feet (131.42',
Rec.) to the southwesterly right of way of State Highway 30;

THENCE South 82 degrees 24 minutes 38 seconds East
(S 81°19'28" E, Rec.) along said right of way for a distance of
42.96 feet to a ½" rebar;

THENCE along a non-tangent curve to the right along said
right of way for a distance of 157.10 feet (157.07', Rec.) to a
½" rebar, said curve having a radius of 1109.96 feet, a delta
angle of 08 degrees 06 minutes 34 seconds (8°06'28", Rec.), and
a long chord bearing of South 78 degrees 24 minutes 54 seconds
East for a distance of 156.97 feet;

THENCE along a curve to the right along said right of way
for a distance of 619.83 feet to the centerline of Goose Creek,
said curve having a radius of 1109.96 feet, a delta angle of 31
degrees 59 minutes 43 seconds, and a long chord bearing of South
58 degrees 21 minutes 53 seconds East for a distance of 611.80
feet;

THENCE South 69 degrees 16 minutes 59 seconds West
(S 69°04'12" W, Rec.) along said centerline for a distance of
17.46 feet;

THENCE South 69 degrees 16 minutes 59 seconds West
(S 69°04'12" W, Rec.) along said centerline for a distance of
71.70 feet;

THENCE South 65 degrees 28 minutes 00 seconds West
(S 65°15'00" W, Rec.) along said centerline for a distance of
75.27 feet (76.28', Rec.);

THENCE South 89 degrees 50 minutes 48 seconds West
(N 89°37'47" W, Rec.) along said centerline for a distance of
133.89 feet;

(Con't on Page 5)

July 31, 2014
JOB # 10776-14C2
CITY OF BURLEY SURVEY

PARCEL 2 (Con't)
(Page 5)

THENCE South 52 degrees 12 minutes 53 seconds West
(S 52°21'32" W, Rec.) along said centerline for a distance of
61.79 feet;

THENCE North 85 degrees 40 minutes 44 seconds West
(N 85°32'05" W, Rec.) along said centerline for a distance of
88.99 feet;

THENCE South 34 degrees 40 minutes 43 seconds West
(S 34°49'22" W, Rec.) along said centerline for a distance of
80.04 feet to the northeasterly right of way of the Union
Pacific Railroad;

THENCE North 50 degrees 00 minutes 35 seconds West along
said right of way for a distance of 8.17 feet;

THENCE South 39 degrees 59 minutes 25 seconds West for a
distance of 200.00 feet to a ½" rebar on the southwesterly right
of way of the Union Pacific Railroad;

THENCE North 52 degrees 03 minutes 46 seconds West for a
distance of 2.98 feet to a ½" rebar on the south meander line of
Goose Creek;

THENCE South 08 degrees 01 minutes 43 seconds West
(S 08°15' W, Rec.) along said meander line for a distance of
212.28 feet (231', Rec.) to a ½" rebar;

THENCE South 33 degrees 25 minutes 37 seconds West along
said meander line for a distance of 83.51 feet to a ½" rebar;

THENCE South 00 degrees 04 minutes 10 seconds East along
said meander line for a distance of 267.05 feet;

THENCE North 89 degrees 12 minutes 49 seconds West (West,
Rec.) for a distance of 78.00 feet;

THENCE South 00 degrees 04 minutes 10 seconds East (South,
Rec.) for a distance of 280.00 feet to the south line of Section
21;

THENCE North 89 degrees 12 minutes 49 seconds West along
said line for a distance of 73.61 feet;

THENCE North 00 degrees 00 minutes 41 seconds East (North,
Rec.) for a distance of 334.90 feet (335', Rec.) to a ½" rebar;

THENCE North 89 degrees 05 minutes 59 seconds West (West,
Rec.) for a distance of 64.91 feet (64.5', Rec.) to a ½" rebar;

THENCE North 00 degrees 00 minutes 41 seconds East
(N 00°04'48" E, Rec.) for a distance of 24.98 feet (25.00',
Rec.);

(Con't on Page 6)

July 31, 2014
JOB # 10776-14C2
CITY OF BURLEY SURVEY

PARCEL 2 (Con't)
(Page 6)

THENCE North 89 degrees 12 minutes 49 seconds West (West, Rec.) for a distance of 192.66 feet (193', Rec.) to a ½" rebar;

THENCE South 01 degrees 03 minutes 11 seconds West for a distance of 20.57 feet to a ½" rebar;

THENCE North 89 degrees 13 minutes 07 seconds West for a distance of 255.47 feet to a ½" rebar on the west line of the SE¼ of Section 21;

THENCE South 00 degrees 00 minutes 57 seconds East (South, Rec.) along said line for a distance of 339.42 feet (339.5', Rec.) to the Point of Beginning.

Said property contains 66.66 acres more or less and is subject to any easements or right of ways, existing or of record.

PREPARED BY:
Desert West Land Surveys
1751 Overland Ave.
Burley, Idaho 83318

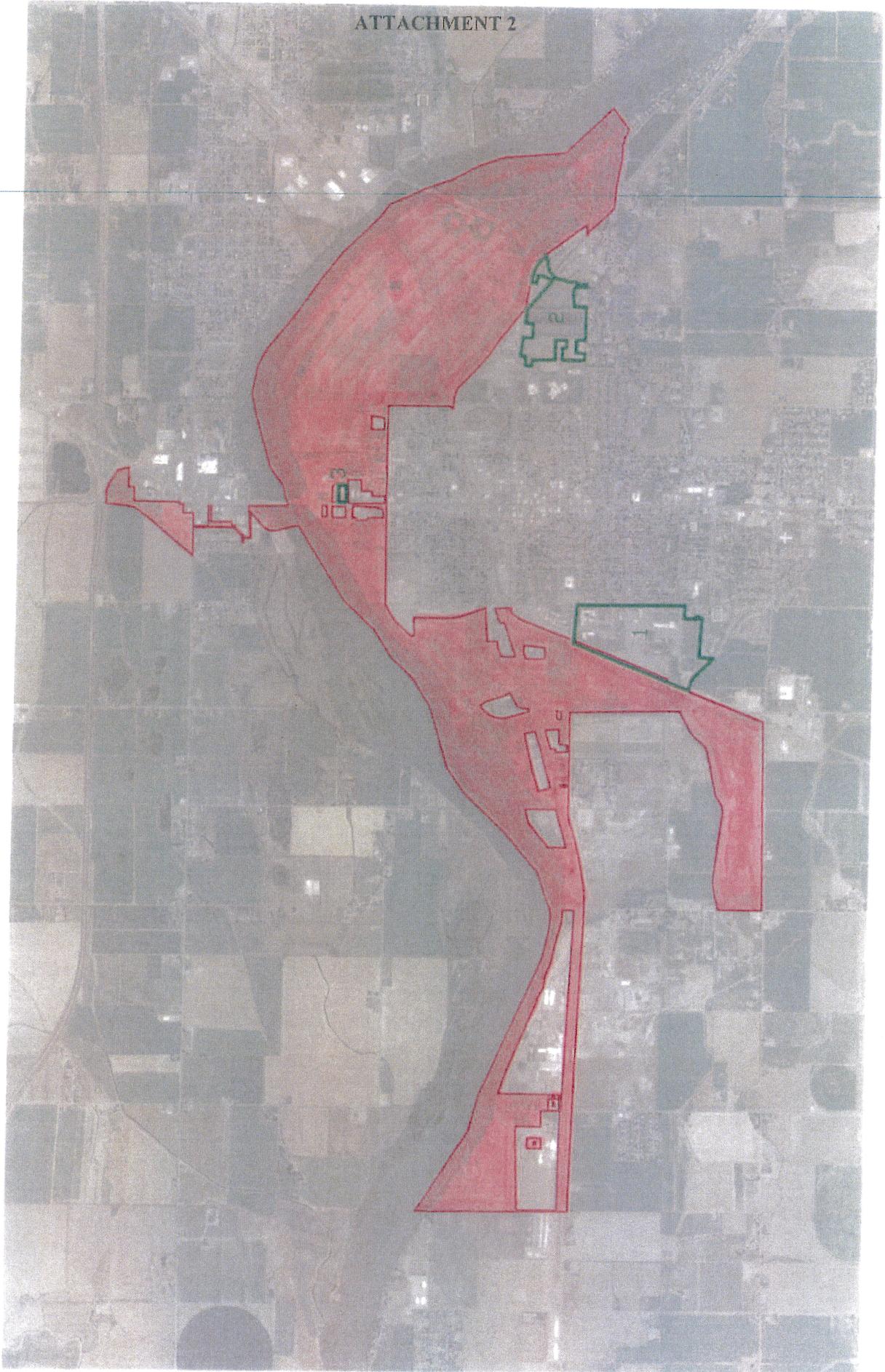
PARCEL 3 (PREVIOUS EXCEPTION PARCEL NO. 32)

Part of Lot 1 and 2 of Block 5 of Johnsons' Subdivision to the City of Burley, Cassia County, Idaho, more particularly described as follows:

Beginning at the Northwest corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 17, Township 10 South, Range 23 East of the Boise Meridian, said point marked by a 5/8 inch rebar; Thence South 89°18'47" East along the North line of Lot 1 of the Johnsons' Subdivision for 33.03 feet to a point on the East right-of-way of State Highway 27; Thence South 0°02' West along said right-of-way for 90.00 feet to the Point of Beginning;
Thence South 89°18'47" East for 450.03 feet to a point;
Thence South 0°02'03" West for 200.00 feet to a 1/2 inch rebar on the North right-of-way of East 3rd Street;
Thence North 89°18'47" West along the North right-of-way of said East 3rd Street for 450.03 feet to a 1/2 inch rebar on the East right-of-way of State Highway 27;
Thence North 0°02' East along said highway right-of-way for 200.00 feet to the Point of Beginning.

Said property contains 2.07 acres more or less.

ATTACHMENT 2



ATTACHMENT 3
PRIVATE IMPROVEMENTS--ATTACHMENT 3

AREA 1

	<u>SF</u>	<u>\$/SF</u>	<u>Cost</u>
Property and site improvements			\$557,500.00
Parcel 1 (common area) cost in above figure	NA	NA	NA
Parcel 2 (Dr. Anderson Campbell)	8750	\$95.00	\$831,250.00
Parcel 3 (Available)	6000	\$95.00	\$570,000.00
Parcel 4 (Available)	7000	\$95.00	\$665,000.00
Parcel 5 (Elevate Gymnastics)	15000	\$65.00	\$975,000.00
Parcel 6 (River Valley Orthodontics)	8000	\$95.00	\$760,000.00

Total for project buildout **\$4,358,750.00**

Stokes	\$1,000,000.00
Kodiak	\$500,000.00
Other	\$2,000,000.00

AREA 2

Bonanza	23850	\$125.79	\$3,000,000.00
---------	-------	----------	----------------

AREA 3

No Private Improvements

TOTAL ALL AREAS \$10,858,750.00

Start Date Completion Date

~~10/1/2014~~ ~~3/1/2015~~

10/1/2014 4/1/2015

??? Lot not sold

??? Lot not sold

10/1/2014 6/1/2014

7/1/2015 3/1/2016



12/31/2015

12/31/2015

Unknown

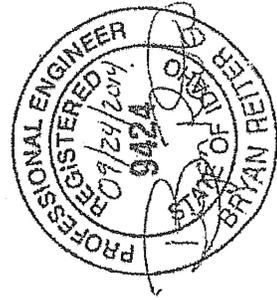
10/24/2014

5/31/2015

ATTACHMENT 4

Cost Estimates for Anticipated Public Urban Renewal Improvements

Bid Item	Unit	Estimated Quantity	Estimated Unit Cost	Estimated Total Cost
Area 1 - Service Center and Burley High School Area				
Tennis Court Rehabilitation with Tensioned Concrete Surfacing	LS	1	\$120,000.00	\$120,000.00
Sanitary Sewer Mainline Upsize on Park Avenue from 16th Street to 24th Street	LF	3500	\$60.00	\$210,000.00
Surface Repairs for Sanitary Sewer Installation	LF	3500	\$30.00	\$105,000.00
Construction Cost				\$435,000.00
Contingency (15%)				\$65,000.00
Total Construction Estimate - Area 1				\$500,000.00
Area 2 - Pomerelle Avenue from Main Street to 16th Street Area				
Water Main Installation for Potable and Fire Uses	LF	1100	\$50.00	\$66,000.00
Electrical Improvements (Cable, Conduit, Trenching, Transformers, Poles, and Service Wire)	LS	1	\$84,000.00	\$84,000.00
Surface Repairs for Water Main and Power Line Installation	LS	1	\$25,000.00	\$25,000.00
Construction Cost				\$175,000.00
Contingency (15%)				\$26,000.00
Total Construction Estimate - Area 2				\$201,000.00
Area 3 - 3rd Street East of Overland Avenue Area				
Asphalt Overlay for 3rd Street from Overland Avenue to Hansen Avenue	SF	25000	\$1.30	\$32,500.00
Construction Cost				\$32,500.00
Contingency (15%)				\$5,000.00
Total Construction Estimate - Area 3				\$37,500.00
Total Construction Estimate for Areas 1, 2, and 3				\$738,500.00



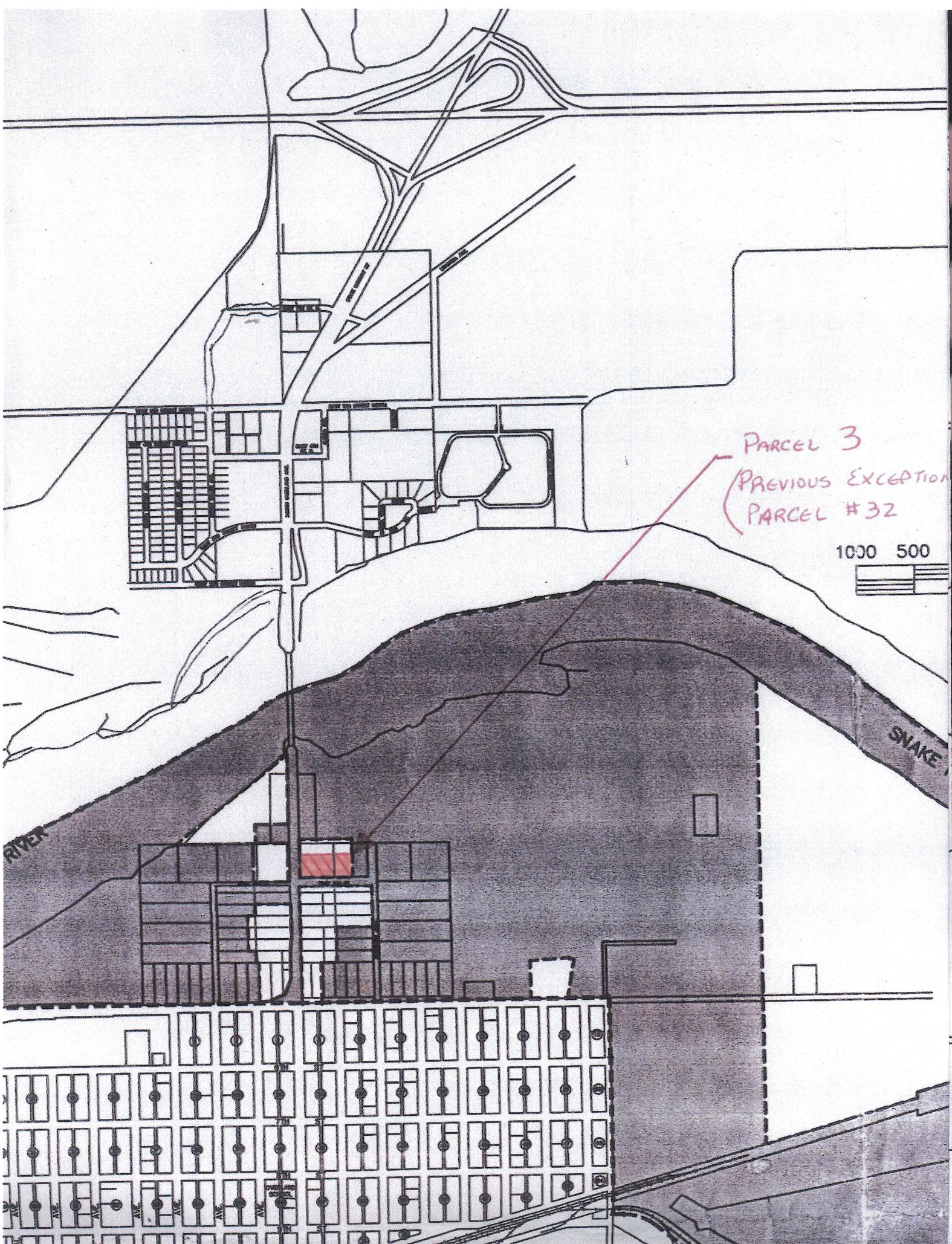
ATTACHMENT 5
BDA AMENDMENT 2014-

<u>Primary Jobs</u>	Av. Wage		Annual	Taxable Value	Tax Rate
Kodiak	15	15	2080	\$468,000	\$600,000 0.01481648
Doctors	10	15	2080	\$312,000	\$100,000 0.01481648
Stokes	15	12	2080	\$374,400	\$2,000,000 0.01481648
Elevation	5	12	2080	\$124,800	\$300,000 0.01481648
Estimated other	20	15	2080	\$624,000	\$3,000,000 0.01481648
Bonanza					\$3,000,000 0.01481648
	65			\$1,903,200	\$9,000,000
 <u>Secondary Jobs</u>	143	10	2080	\$2,974,400	
 Total Payroll				<u>\$4,877,600</u>	

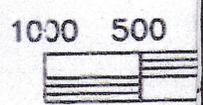
Taxes	Estimated Net Tax Rate	Taxes to BDA
\$8,889.89	0.010530555	\$6,318.33
\$1,481.65	0.010530555	\$1,053.06
\$29,632.97	0.010530555	\$21,061.11
\$4,444.94	0.010530555	\$3,159.17
\$44,449.45	0.010530555	\$31,591.67
\$44,449.45	0.010530555	\$31,591.67
\$133,348.35	0.010530555	

Total Taxes

\$94,775.00

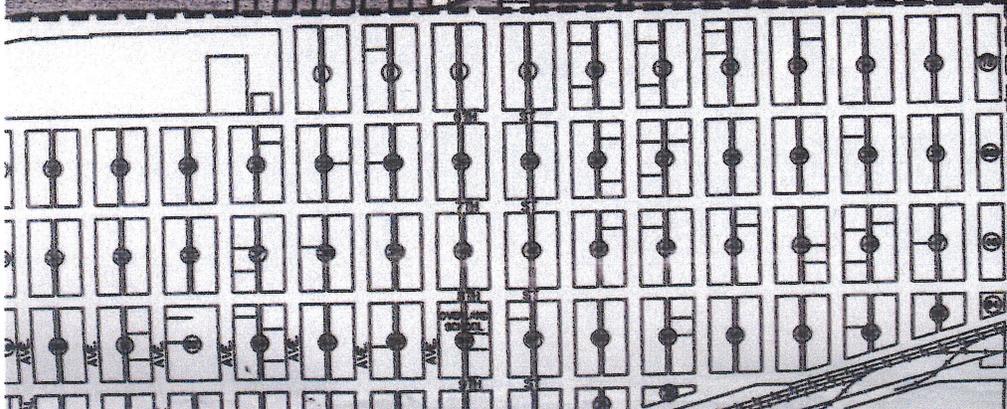


PARCEL 3
(PREVIOUS EXCEPTION
PARCEL #32)



RIVER

SNAKE



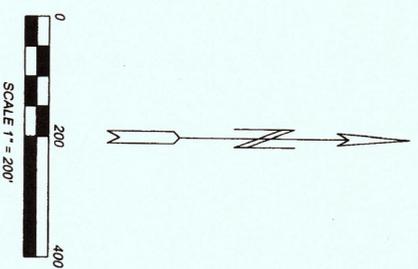
URBAN RENEWAL DISTRICT SURVEY
for
CITY OF BURLEY

DESERT WEST LAND SURVEYS, P.C.

1751 OVERLAND AVENUE BURLEY, IDAHO 83318 208-678-7112
JOB NO: 10776-14C1 DRAWN BY: J. JONES
DATE: JULY 29, 2014 ©Desert West Land Surveys, P.C.



BRYAN REITER



BASIS OF BEARING = GPS ORIENTATION TO NORTH

- LEGEND**
- FOUND OR SET 1/4" x 24" REBAR W/ L.S. NO. ATTACHED AS NOTED
 - FOUND OR SET 3/4" x 24" REBAR W/ L.S. NO. ATTACHED AS NOTED
 - NO MONUMENT FOUND OR SET.
 - OTHER SURVEY CONTROL FOUND OR SET AS NOTED.

PARCEL 1
129.95 ACRES +/-

Course	Bearing	Distance
L1	S 03° 49' 27" W (S 03° 15' 01" W, Rec.)	60.00'
L2	N 86° 10' 33" W (N 86° 44' 59" E, Rec.)	49.74'
L3	S 03° 49' 27" W (S 03° 15' 01" W, Rec.)	100.00'
L4	S 04° 04' 45" W (S 03° 30' 19" W, Rec.)	117.63'
L5	N 56° 15' 22" W	121.21'
L6	N 72° 11' 13" W	192.69'
L7	N 76° 12' 25" W	101.02'
L8	N 21° 46' 39" E	25.18'
L9	N 85° 55' 18" W	26.06'
L10	S 03° 49' 27" W (S 03° 15' 01" W, Rec.)	100.00'
L11	S 86° 10' 33" E (S 86° 44' 59" E, Rec.)	86.35'
L12	S 86° 10' 33" E (S 86° 44' 59" E, Rec.)	3.00'

PREVIOUS RECORD OF SURVEYS

PLAT OF GLACIER PARK SUBDIVISION PHASE 3 MOON & ASSOCIATES # 12036 REC. 19 FEB 2014, INST. NO. 2014-000630

PROPERTY SURVEY FOR JEFF RASMUSSEN, MATT SEELY, & JOHN KI OEPFER DWS # 10272-13C1 REC. 12 SEP 2013, INST. NO. 2013-004170

PROPERTY SURVEY FOR OREGON TRAIL RECREATION DISTRICT DWS # 10134-13C1 REC. 20 MAR 2013, INST. NO. 2013-001167

ALTAACSM SURVEY FOR ENSIGN FACILITY SERVICES, INC. DWS # 8007-09C1 UNRECORDED (DATED) 24 NOV. 2009

PROPERTY SURVEY FOR COLDWELL BANKER/CHRIS STEVENS DWS # 825-0881 REC. 18 DEC 2008, INST. NO. 2008-008744

RECORD OF SURVEY FOR GLEN & CAROL LARSON MOON & ASSOCIATES # 08147 REC. 27 DEC 2008, INST. NO. 312898

PROPERTY SURVEY FOR CASSIA REGIONAL TECHNICAL CENTER DWS # 6431-0281 REC. 11 FEB 2003, INST. NO. 286608

PROPERTY SURVEY FOR DAVID PRICE DWS # 8085-0181 REC. 22 FEB 2002, INST. NO. 279905

PLAT OF PARK PLACE SUBDIVISION NO. 2 DWS # 5690-0181 REC. 10 JULY 2001, INST. NO. 278010

PROPERTY SURVEY FOR CASSIA COUNTY JOINT SCHOOL DISTRICT 151 DWS # 5040-9881 REC. 4 MAR 1999, INST. NO. 281245

PROPERTY SURVEY FOR DAVID PRICE DWS # 4752-9881 REC. 14 JULY 1998, INST. NO. 256694

PROPERTY SURVEY FOR DAVID PRICE & THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS DWS # 4432-9781 REC. 10 JUNE 1997, INST. NO. 249429

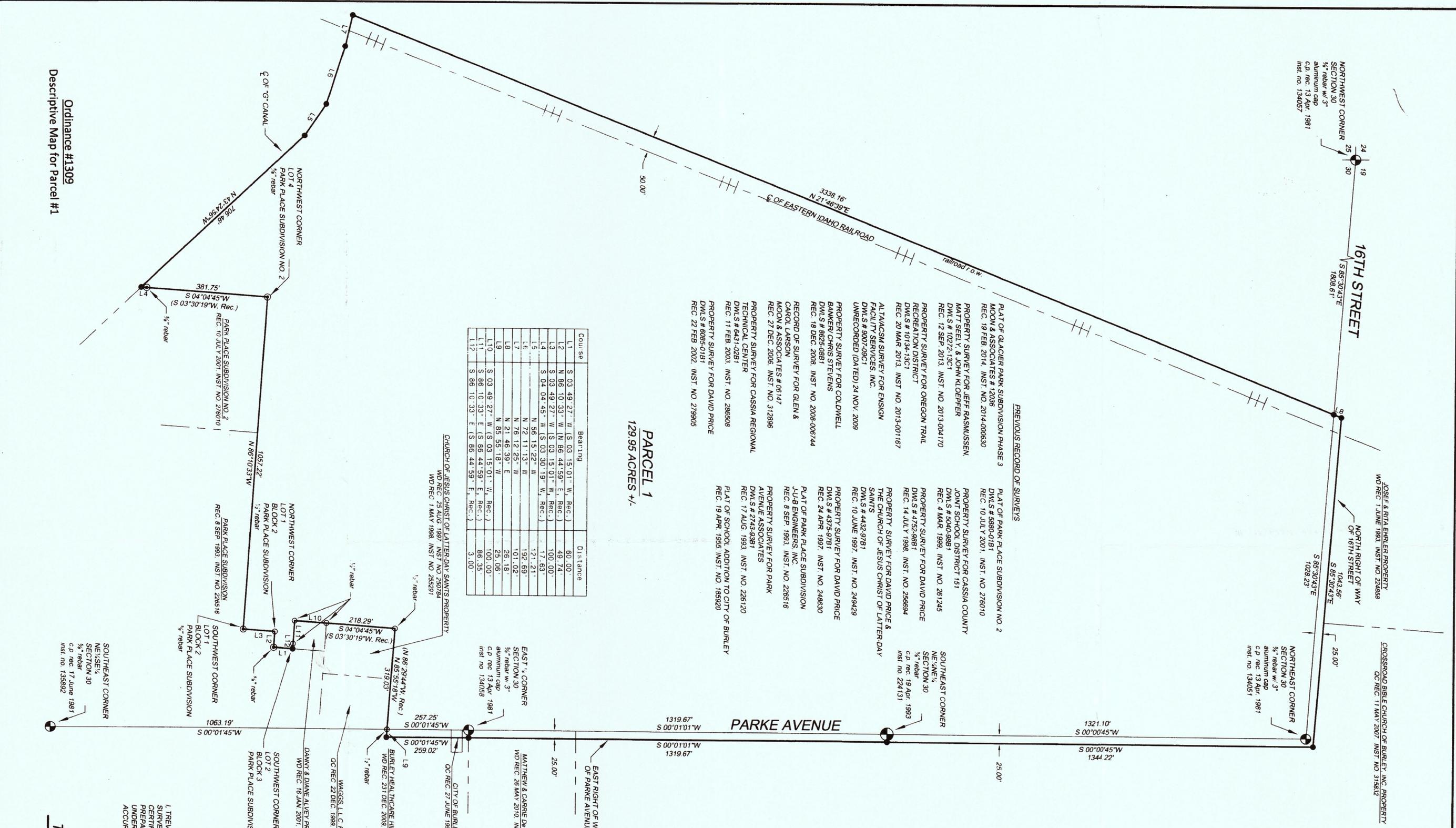
PROPERTY SURVEY FOR DAVID PRICE DWS # 4375-9781 REC. 24 APR 1997, INST. NO. 248630

PLAT OF PARK PLACE SUBDIVISION JOB ENGINEERS, INC. REC. 8 SEP 1993, INST. NO. 228516

PROPERTY SURVEY FOR PARK AVENUE ASSOCIATES REC. 17 AUG 1993, INST. NO. 226120

PLAT OF SCHOOL ADDITION TO CITY OF BURLEY REC. 19 APR 1995, INST. NO. 185920

CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS PROPERTY
WD REC. 25 AUG 1987, INST. NO. 250784
WD REC. 1 MAY 1998, INST. NO. 255291



CERTIFICATE OF SURVEY

I, TREVOR RENO, A LICENSED PROFESSIONAL LAND SURVEYOR, IDAHO LICENSE NO. 15351, DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY HAS BEEN PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

SECTION 30
T. 10 S., R. 23 E., B.M.
CASSIA COUNTY, IDAHO

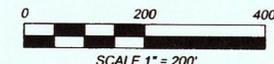
Ordinance #1309
Descriptive Map for Parcel #1

Ordinance #1309
Descriptive Map for Parcel #2

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	1109.96'	78.68'	157.10' (157.07', Rec.)	8 06 34" (8 06'28", Rec.)	5 09 43"	156.97'	S 78°24'54" E
C2	1109.96'	318.23'	619.83'	31 59'43"	5 09 43"	611.80'	S 58°21'53" E
C3	1109.96'	57.33'	114.56'	5 54 49"	5 09 43"	114.51'	S 39°24'37" E

LEGEND

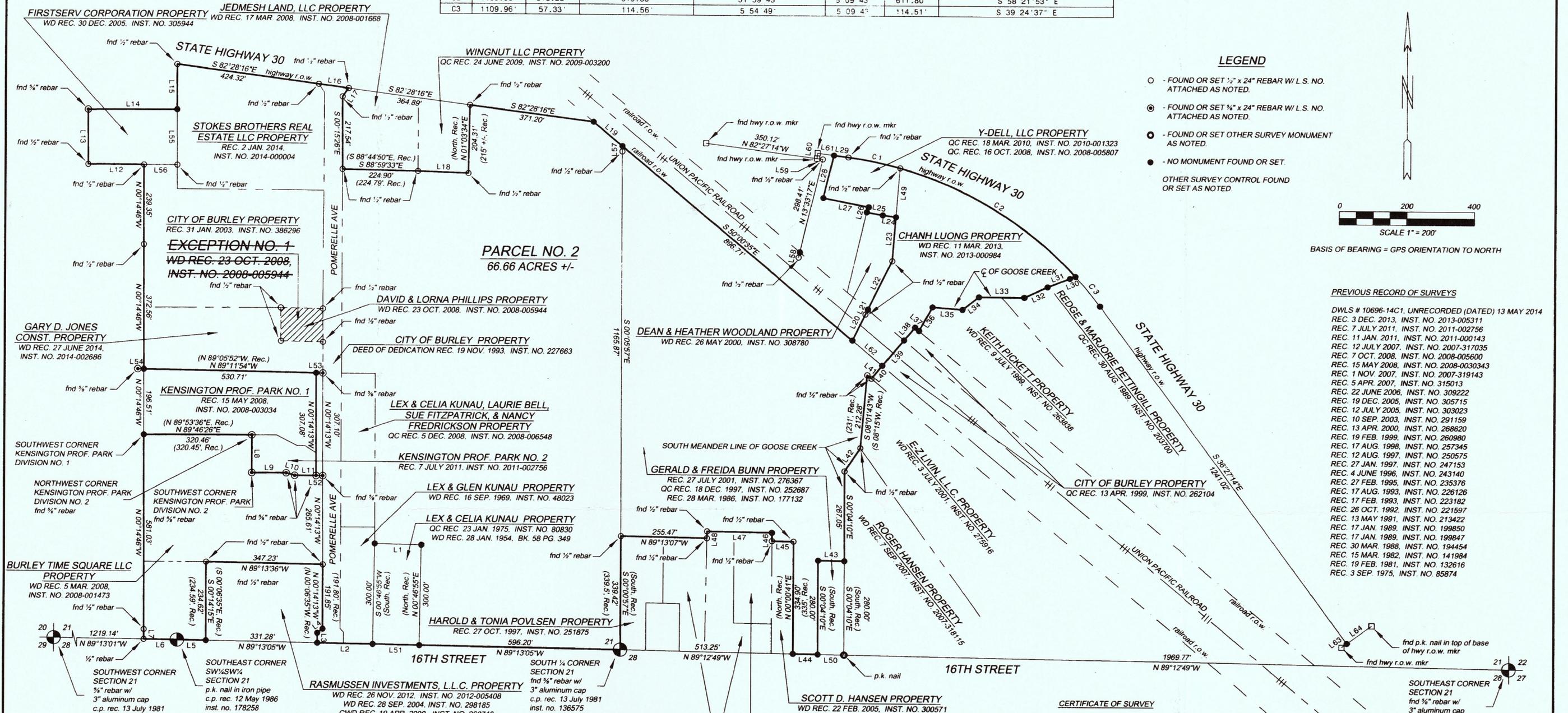
- - FOUND OR SET 1/2" x 24" REBAR W/ L.S. NO. ATTACHED AS NOTED.
- ⊙ - FOUND OR SET 3/4" x 24" REBAR W/ L.S. NO. ATTACHED AS NOTED.
- - FOUND OR SET OTHER SURVEY MONUMENT AS NOTED.
- - NO MONUMENT FOUND OR SET.
- - OTHER SURVEY CONTROL FOUND OR SET AS NOTED.



BASIS OF BEARING = GPS ORIENTATION TO NORTH

PREVIOUS RECORD OF SURVEYS

- DWLS # 10696-14C1, UNRECORDED (DATED) 13 MAY 2014
- REC. 3 DEC. 2013, INST. NO. 2013-005311
- REC. 7 JULY 2011, INST. NO. 2011-002756
- REC. 11 JAN. 2011, INST. NO. 2011-000143
- REC. 12 JULY 2007, INST. NO. 2007-317035
- REC. 7 OCT. 2008, INST. NO. 2008-005600
- REC. 15 MAY 2008, INST. NO. 2008-0030343
- REC. 1 NOV. 2007, INST. NO. 2007-319143
- REC. 5 APR. 2007, INST. NO. 315013
- REC. 22 JUNE 2006, INST. NO. 309222
- REC. 19 DEC. 2005, INST. NO. 305715
- REC. 12 JULY 2005, INST. NO. 303023
- REC. 10 SEP. 2003, INST. NO. 291159
- REC. 13 APR. 2000, INST. NO. 268620
- REC. 19 FEB. 1999, INST. NO. 260980
- REC. 17 AUG. 1998, INST. NO. 257345
- REC. 12 AUG. 1997, INST. NO. 250575
- REC. 27 JAN. 1997, INST. NO. 247153
- REC. 4 JUNE 1996, INST. NO. 243140
- REC. 27 FEB. 1995, INST. NO. 235376
- REC. 17 AUG. 1993, INST. NO. 226126
- REC. 17 FEB. 1993, INST. NO. 223182
- REC. 26 OCT. 1992, INST. NO. 221597
- REC. 13 MAY 1991, INST. NO. 213422
- REC. 17 JAN. 1989, INST. NO. 199850
- REC. 17 JAN. 1989, INST. NO. 199847
- REC. 30 MAR. 1988, INST. NO. 194454
- REC. 15 MAR. 1982, INST. NO. 141984
- REC. 19 FEB. 1981, INST. NO. 132616
- REC. 3 SEP. 1975, INST. NO. 85874



CERTIFICATE OF SURVEY
I, TREVOR RENO, A LICENSED PROFESSIONAL LAND SURVEYOR, IDAHO LICENSE NO. 15351, DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY HAS BEEN PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

SECTION 21
T. 10 S., R. 23 E., B.M.
CASSIA COUNTY, IDAHO

SHEET 2 OF 2

Course	Bearing	Distance
L1	N 89°13'05" W (West, Rec.)	140.00'
L2	N 89°13'05" W	164.87'
L3	N 00°13'38" W (N 00°11'44" W, Rec.)	30.00' (30.02', Rec.)
L4	N 51°34'41" E (N 51°46'12" E, Rec.)	20.28' (20.23', Rec.)
L5	N 89°13'05" W (N 89°05'52" W, Rec.)	85.85'
L6	N 89°13'01" W (N 89°05'52" W, Rec.)	99.00'
L7	N 00°14'46" W (N 00°07'30" W, Rec.)	30.03' (30.00', Rec.)
L8	S 00°13'53" E (S 00°06'41" E, Rec.)	112.43' (112.42', Rec.)
L9	N 89°46'03" E (N 89°53'36" E, Rec.)	102.48' (102.45', Rec.)
L10	S 73°37'04" E (S 73°37'34" E, Rec.)	26.08' (26.07', Rec.)
L11	N 89°55'43" E (N 89°55'05" W, Rec.)	82.68' (82.65', Rec.)
L12	N 89°42'26" W (West, Rec.)	165.04'
L13	N 00°10'24" W (North, Rec.)	165.04' (165', Rec.)
L14	N 89°49'32" E (East, Rec.)	263.64' (263', Rec.)
L15	N 00°17'41" W (N 0°08' W, Rec.)	135.11'
L16	S 82°28'16" E	88.92'
L17	S 35°13'55" W	30.68'
L18	S 87°53'12" E (East, Rec.)	149.93' (150', Rec.)
L19	S 50°03'35" E	111.05'
L20	N 26°24'28" E	102.61'
L21	N 26°24'28" E (N 26°31'13" E, Rec.)	0.27'
L22	N 26°24'28" E (N 26°31'13" E, Rec.)	161.74'
L23	N 04°34'55" E (N 04°44'14" E, Rec.)	132.50'
L24	N 81°31'10" W (N 81°22'36" W, Rec.)	39.30'
L25	N 80°08'03" W (N 79°59'29" W, Rec.)	48.63'
L26	N 13°33'41" E (N 13°42'15" E, Rec.)	2.00'
L27	N 72°47'24" W (N 72°38'50" W, Rec.)	135.16' (135.15', Rec.)
L28	N 13°33'41" E (N 13°42'15" E, Rec.)	131.43' (131.42', Rec.)
L29	S 82°24'38" E (S 82°19'28" E, Rec.)	42.96'
L30	S 69°16'59" W (S 69°04'12" W, Rec.)	17.46'
L31	S 69°16'59" W (S 69°04'12" W, Rec.)	71.70'
L32	S 65°28'00" W (S 65°15'00" W, Rec.)	75.27' (76.28', Rec.)
L33	S 89°50'48" W (S 89°37'47" W, Rec.)	133.89'
L34	S 52°12'53" W (S 52°21'32" W, Rec.)	61.79'
L35	N 85°40'44" W (N 85°32'05" W, Rec.)	88.99'

Course	Bearing	Distance
L36	S 34°40'43" W (S 34°49'22" W, Rec.)	80.04'
L37	N 50°00'35" W	8.17'
L38	S 39°59'25" W (S 40°07'55" W, Rec.) (S 40°08'04" W, Rec.)	50.00'
L39	S 39°59'25" W	100.00'
L40	S 39°59'25" W (S 40°07'55" W, Rec.)	50.00'
L41	N 52°03'46" W	2.98'
L42	S 33°25'37" W	83.51'
L43	N 89°12'49" W (West, Rec.)	78.00'
L44	N 89°12'49" W	73.61'
L45	N 89°05'59" W (West, Rec.)	64.91' (64.5', Rec.)
L46	N 00°00'41" E (N 00°04'48" E, Rec.)	24.98' (25.00', Rec.)
L47	N 89°12'49" W (West, Rec.)	192.66' (193', Rec.)
L48	S 01°03'11" W	20.57'
L49	N 04°34'55" E (N 04°44'14" E, Rec.)	147.11'
L50	N 89°12'49" W (West, Rec.)	78.00'
L51	N 89°13'05" W (West, Rec.)	140.00'
L52	S 88°25'23" E	1.49'
L53	N 89°11'54" W	1.50'
L54	N 89°11'54" W	0.33'
L55	N 00°17'41" W (N 0°08' W, Rec.) (North, Rec.)	166.69' (165', Rec.)
L56	N 89°59'54" W (N 89°59'54" W, Rec.)	98.96' (99.0', Rec.)
L57	S 00°05'57" E	0.25'
L58	N 13°33'17" E	0.18'
L59	N 81°25'08" W	2.19'
L60	N 07°49'02" E	4.97'
L61	S 82°24'38" E	32.00'
L62	S 50°00'35" E	116.66'
L63	N 53°39'24" E	9.98'
L64	N 53°39'24" E	89.93'

URBAN RENEWAL DISTRICT SURVEY
for
CITY OF BURLEY

DESERT WEST LAND SURVEYS, P.C.

1751 OVERLAND AVENUE BURLEY, IDAHO 83318 208-678-7112

JOB NO: 10776-14C2 DRAWN BY: J. JONES

DATE: JULY 31, 2014 © Desert West Land Surveys, P.C.

BRYAN REITER