

URBAN RENEWAL AGENCY OF THE CITY OF IDAHO FALLS, IDAHO also known as the IDAHO FALLS REDEVELOPMENT AGENCY
Urban Renewal Plan for the Pancheri East Bank Urban Renewal Project

These documents are the boundary map and legal description for the Urban Renewal Project Area and Revenue Allocation Area for the Pancheri East Bank Urban Renewal Project, City of Idaho Falls Ordinance No. 3492, adopted on November 10, 2022.




City Clerk

STATE OF IDAHO)
) ss:
County of Bonneville)

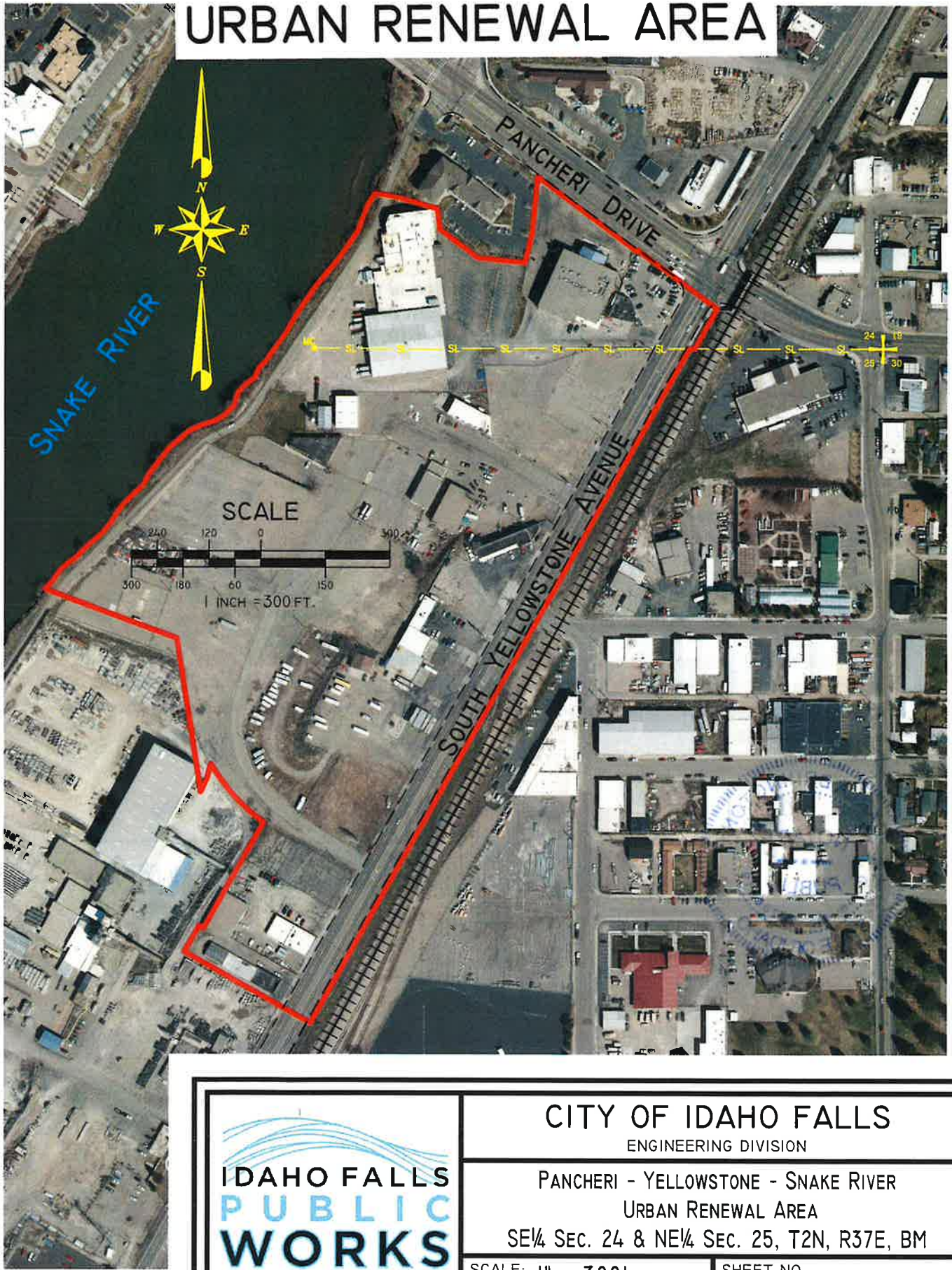
On this 10 day of November 2022, before me, the undersigned, a Notary Public in and for the state of Idaho, personally appeared Jasmine Manning known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me they executed the same.





Notary Public for Idaho
My Commission Expires: 11-09-2026

URBAN RENEWAL AREA



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CITY OF IDAHO FALLS

ENGINEERING DIVISION

PANCHERI - YELLOWSTONE - SNAKE RIVER
URBAN RENEWAL AREA

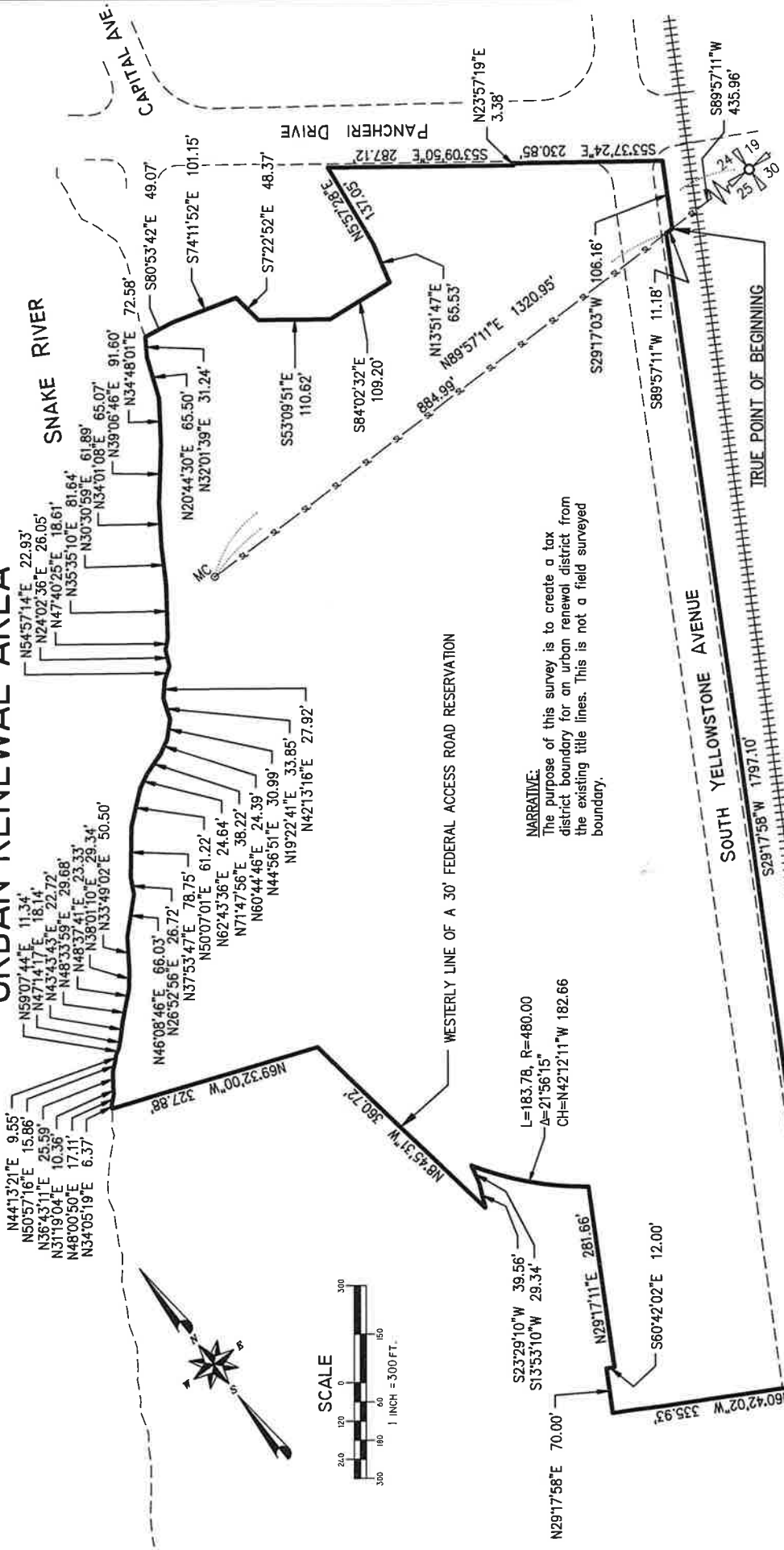
SE $\frac{1}{4}$ SEC. 24 & NE $\frac{1}{4}$ SEC. 25, T2N, R37E, BM

SCALE: 1" = 300'

SHEET NO.

OF

URBAN RENEWAL AREA



NARRATIVE:
 The purpose of this survey is to create a tax district boundary for an urban renewal district from the existing title lines. This is not a field surveyed boundary.

L=183.78, R=480.00
 Δ=21°56'15"
 CH=N42°12'11"W 182.66



THIS IS A FACSIMILE OF THE SIGNATURE AND SEAL. IF THE DOCUMENT IS NOT IN ITS ORIGINAL DIGITAL FORM AND DOES NOT CONTAIN THE GLOBAL SIGN VERIFIED CERTIFICATE OF AUTHENTICITY THEN THIS IS ONLY A NON-CERTIFIED COPY. AN ORIGINAL OF THIS FILE IS KEPT WITH THE OFFICE OF THE CITY SURVEYOR FOR THE CITY OF IDAHO FALLS, IDAHO, AND WILL BE MADE AVAILABLE UPON REQUEST.



CITY OF IDAHO FALLS
 ENGINEERING DIVISION

PANCHERI - YELLOWSTONE - SNAKE RIVER
 URBAN RENEWAL AREA

SE 1/4 SEC. 24 & NE 1/4 SEC. 25, T2N, R37E, B1M

SCALE: 1" = 150'

SHEET NO. _____ OF _____

EXHIBIT "A"

A parcel of land lying in a portion of the SE¼ of Section 24 and the NE¼ of Section 25, Township 2 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho, described as follows: COMMENCING at the Southeast Corner of Section 24, also being the Northeast Corner of Section 25, and running THENCE along the Section Line common to said Section 24 and 25, S 89°57'11" W 435.96 feet, to an angle point on the southeasterly right-of-way line of Yellowstone Avenue and the **TRUE POINT OF BEGINNING**; THENCE continuing along said Section Line, S 89°57'11" W 11.18 feet to an angle point on the southeasterly right-of-way line of Yellowstone Avenue; THENCE S 29°17'58" W 1797.10 feet along said southeasterly right-of-way line; THENCE N 60°42'02" W 335.93 feet; THENCE N 29°17'58" E 70.00 feet; THENCE S 60°42'02" E 12.00 feet; THENCE N 29°17'11" E 281.66 feet, to the point of a non-tangent curve to the right; THENCE Northwesterly along said curve to the right, having a radius of 480.00 feet, the chord of which bears N 42°12'11" W 182.66 feet, having a central angle of 21°56'15", for an arc a distance of 183.78 feet to a point on the Bureau of Land Management retracement survey of the John B. David Meander Line; THENCE along said Meander Line S 13°53'10" W, 29.34 feet to an angle point on said Meander Line; THENCE S 23°29'10" W 39.56 feet along said Meander Line to a point on the Southwesterly line of a 30 foot wide road reservation; THENCE N 08°45'31" W 360.72 feet along said southwesterly road reservation line to a point on the southerly line of Government Lot 13; THENCE N 69°32'00" W 327.88 feet along said southerly line of Government Lot 13 to a point on the easterly bank of the Snake River; THENCE along the easterly bank of the Snake River the following thirty-three, (33), bearings and distances:

- 1) THENCE N 34°05'19" E 6.37 feet;
- 2) THENCE N 48°00'50" E 17.11 feet;
- 3) THENCE N 31°19'04" E 10.36 feet;
- 4) THENCE N 36°43'11" E 25.59 feet;
- 5) THENCE N 50°57'16" E 15.86 feet;
- 6) THENCE N 44°13'21" E 9.55 feet;
- 7) THENCE N 59°07'44" E 11.34 feet;
- 8) THENCE N 47°14'17" E 18.14 feet;
- 9) THENCE N 43°43'43" E 22.72 feet;
- 10) THENCE N 48°33'59" E 29.68 feet;
- 11) THENCE N 48°37'41" E 23.33 feet;
- 12) THENCE N 38°01'10" E 29.34 feet;
- 13) THENCE N 33°49'02" E 50.50 feet;
- 14) THENCE N 46°08'46" E 66.03 feet;
- 15) THENCE N 26°52'56" E 26.72 feet;
- 16) THENCE N 37°53'47" E 78.75 feet;
- 17) THENCE N 50°07'01" E 61.22 feet;
- 18) THENCE N 62°43'36" E 24.64 feet;
- 19) THENCE N 71°47'56" E 38.22 feet;
- 20) THENCE N 60°44'46" E 24.39 feet;
- 21) THENCE N 44°56'51" E 30.99 feet;
- 22) THENCE N 19°22'41" E 33.85 feet;
- 23) THENCE N 42°13'16" E 27.92 feet;
- 24) THENCE N 54°57'14" E 22.93 feet;



- 25) THENCE N 24°02'36" E 26.05 feet;
- 26) THENCE N 47°40'25" E 18.61 feet;
- 27) THENCE N 35°35'10" E 81.64 feet;
- 28) THENCE N 30°30'59" E 61.89 feet;
- 29) THENCE N 34°01'08" E 65.07 feet;
- 30) THENCE N 39°06'46" E 91.60 feet;
- 31) THENCE N 34°48'01" E 72.58 feet;
- 32) THENCE N 20°44'30" E 65.50 feet;
- 33) THENCE N 32°01'39" E 31.24 feet;

THENCE leave the easterly bank of the Snake River, S 80°53'42" E 49.07 feet to the southwesterly corner of Ball Packing Division No. 2, a subdivision of the City of Idaho Falls Idaho, filed with the Office of the Recorder for Bonneville County as instrument number 1262117; THENCE along the Southerly and easterly boundary lines of said subdivision the following six, (6), bearings and distances:

- 1) THENCE S 74°11'52" E 101.15 feet;
- 2) THENCE S 07°22'52" E 48.37 feet;
- 3) THENCE S 53°09'51" E 110.62 feet;
- 4) THENCE S 84°02'32" E 109.20 feet;
- 5) THENCE N 13°51'47" E 65.53 feet;
- 6) THENCE N 05°57'28" E 137.05 feet to a point on the southwesterly right-of-way line of Pancheri Drive;

THENCE along said southwesterly right-of-way line the following three, (3), bearings and distances:

- 1) THENCE S 53°09'50" E, 287.12 feet;
- 2) THENCE N 23°57'19" E 3.38 feet;
- 3) THENCE S 53°37'24" E 230.85 feet to a point on said southeasterly right-of-way line of Yellowstone Avenue;

THENCE S 29°17'03" W 106.16 feet along said southeasterly right-of-way line; to the **TRUE POINT OF BEGINNING**, and containing 31.571 acres, more or less.



