



For Office Use	
Date Received	<u>5-7-26</u>
Date Fee Paid	_____
Employee Initials	<u>DS</u>

**Request for Variance or to Vacate Property Application**

**APP No.** 2026 - 02

**1. Applicant(s) \*Please Print or Type**

Name(s) Jacob Lake

Address 125 W 500 S

City Burley State ID Zip 83318

Contact Information- Phone (208) 431-1450 Email jacob.a.lake@gmail.com

**2. Owner (if different from applicants)**

Name(s) \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**3. Subject Property Information**

Street Address 345 Whitman St.

Legal Description (or attach a legal description)

See attached documents

**4. Nature of Variance or Property Vacation:**

Describe the nature of the Variance or Vacation being requested and the provisions of the Zoning Ordinance affected:

Vacation of Easements (see attached)

Provide a written narrative statement regarding the following provisions of Albion City Code

Section 5-1-12-2:

- A. That the granting of the variance or vacation will not be in conflict with the intent of the City's Comprehensive Plan and will not affect a change in zoning.

- B. That because of exceptional or extraordinary circumstances or conditions applicable to the subject property, or the intended use thereof, which do not apply generally to the property or class of use in the district, a denial of the relief sought will result in:
- a. Undue loss in value of the property;
  - b. Inability to preserve property rights of the property owner; and
  - c. The prevention of reasonable enjoyment of any property right of owner.
- C. The granting of the relief will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements of other property owners, or the quiet enjoyment of such property improvements.

**5. Provide a Site Plan of the property with all existing structures, easements, and roadways being shown.**

**6. Submit \$100.00 fee.**

The foregoing and attached information in this Application for a Variance in the City of Albion, Idaho, is true and accurate to the best of my knowledge and belief.

Dated this 7<sup>th</sup> day of April, 2026.

  
\_\_\_\_\_  
Applicant(s) Signature(s)

**PETITION FOR VACATION OF UNBUILT  
PUBLIC RIGHTS-OF-WAY  
Jordan and Motter's Addition to the Village of Albion**

*Pursuant to Idaho Code §50-1306A*

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**TO:** The Albion City Council, City of Albion, Cassia County, Idaho

225 S Main St, P.O. Box 147

Albion, Idaho 83311

**FROM:** Jacob Lake

345 Whitman St

Albion, Idaho 83311

**DATE:** April 7, 2026

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**I. IDENTITY OF PETITIONER**

The undersigned, Jacob Lake, is the owner of record of Lots 1 through 7 of Block 10 in the Jordan and Motter's Addition to the Village of Albion, Cassia County, Idaho, as shown on the plat thereof recorded March 26, 1896, with the Cassia County Recorder. Petitioner is a property holder and resident within the City of Albion and is an abutting owner to the rights-of-way proposed for vacation herein.

**II. RIGHTS-OF-WAY PROPOSED FOR VACATION**

Petitioner respectfully requests the vacation and abandonment of the following three (3) public rights-of-way, all of which were dedicated by the Jordan and Motter's Addition plat filed March 26, 1896, surveyed by Frank Ridell, and recorded by County Recorder John Hansen:

- a. **State Street** — A right-of-way running along the western boundary of Petitioner's Lot 7 in the Jordan and Motter's Addition, located within Section 6, Township 12 South, Range 25 East, Boise Meridian, Cassia County, Idaho.
- b. **Whitman Street** — A platted right-of-way running along the northern boundary of Petitioner's property, as shown on the Jordan and Motter's Addition plat. The portion proposed for vacation is that segment of Whitman Street beginning north of Lot 3 and continuing to Lot 7 that has never been improved or developed.

- c. **Jordan Street** — A platted right-of-way running along the eastern boundary of Petitioner's Lot 1, as shown on the Jordan and Motter's Addition plat.

### III. PARTICULAR CIRCUMSTANCES

The particular circumstances supporting this petition are as follows:

- 1. No roads were ever constructed.** None of the three rights-of-way identified above have ever been improved, graded, paved, or developed as roads, streets, or public thoroughfares at any time during the approximately 130 years since the plat was filed on March 26, 1896. No public funds have ever been expended on the construction or maintenance of these rights-of-way.
- 2. No public use.** These rights-of-way have never been used by the public for transportation, access, or any other public purpose. The land within the platted easements has been occupied, maintained, and treated as private property by the adjacent landowners for as long as any living person can recall.
- 3. No public purpose served.** All parcels adjacent to the proposed vacations have existing access to established public roads. Vacation of these rights-of-way will not leave any real property without access to an established highway or public right-of-way, as required under Idaho law.
- 4. Adjacent owner support.** The owner(s) of property abutting the opposite side of these forementioned easements support this petition and will provide written support or testimony at the public hearing.
- 5. Modern assessor records reflect narrower dimensions.** The Cassia County Assessor's current parcel maps show the State Street easement at approximately 26 feet, rather than the 60 feet shown on the original 1896 plat. This discrepancy has created uncertainty regarding property boundaries and has given rise to a dispute with an adjacent landowner regarding a long-established fence line. Vacation of the easement would resolve this ambiguity.
- 6. Tree liability concern.** Mature trees have grown within the Jordan Street right-of-way. The current ambiguity regarding ownership and maintenance responsibility for these trees creates potential liability exposure for both adjacent landowners and the easement holder. Vacation would establish clear ownership and allow responsible management of these trees.
- 7. Simplified process applies.** Pursuant to Idaho Code §50-1306A, because these rights-of-way were accepted as part of a platted subdivision that has never been improved or developed, the vacation may be approved and the City Council has direct precedent for approving such vacations.
- 8. Natural drainage corridor.** A portion of the Whitman Street right-of-way, particularly at its western terminus, serves as a natural drainage corridor for agricultural tailwater from surrounding fields. This water flows through the area and ultimately discharges to Marsh Creek. Grading or improvement of this right-of-way for private access could disrupt established surface water drainage patterns, cause ponding or flooding on adjacent properties, introduce sediment into Marsh Creek, and potentially

trigger Clean Water Act compliance concerns. Vacation of the easement would allow the abutting owners to manage this drainage corridor responsibly and prevent unauthorized disturbance of the natural water flow.

**9. Direct precedent — Silcock Application 2025-01.** On May 6, 2025, this Council unanimously approved a petition by Justin Silcock to vacate an alley on Whitman Street within the same general area of Albion. That vacation involved a similar unbuilt right-of-way from a historic plat, was approved with the vacated property split equally between adjacent parties, and included reservation of a drainage and utility easement for the City. The present petition requests substantially the same relief under the same legal framework and the same factual circumstances — platted rights-of-way that were never constructed and serve no current public purpose. Petitioner respectfully submits that the Silcock vacation establishes a clear and recent precedent supporting approval of this petition.

#### **IV. LEGAL DESCRIPTION**

The rights-of-way proposed for vacation are located within the Jordan and Motter's Addition to the Village of Albion, situated in the Southeast Fourth of the Northeast Fourth, and Southwest Fourth of the Northeast Fourth of Section 6, Township 12 South, Range 25 East of the Boise Meridian, Cassia County, Idaho, as more particularly described in the plat thereof recorded March 26, 1896, with the Cassia County Recorder. A copy of the original plat is attached hereto as Exhibit A.

*[Note: A licensed surveyor shall prepare metes and bounds legal descriptions of each right-of-way segment proposed for vacation. These descriptions will be submitted as an additional exhibit prior to the public hearing.]*

#### **V. PERSONS AFFECTED**

The following persons are known owners of property abutting the rights-of-way proposed for vacation:

1. Jacob Lake — Owner of Lots 1–7, Block 10, Jordan and Motter's Addition
2. Lance Thompson — Owner of RPAJM04004009A, abutting Whitman Street
3. Lynn Taylor — Owner of RP12S25E063606, abutting State Street
4. Darren Smyer Estate — Owner of RPAJM04009005A, abutting Jordan Street

#### **VI. UTILITY EASEMENTS**

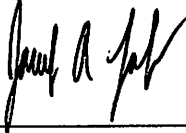
Petitioner acknowledges that rights-of-way or easements shall be reserved for the continued use of any existing sewer, gas, water, telephone, cable television, power, drainage, or similar pipelines, lines, and appurtenances, or other underground facilities as defined in Idaho Code §55-2202, located within the rights-of-way proposed for vacation. Petitioner requests that the Council identify any such facilities and reserve appropriate easements as part of the vacation order.

## VII. REQUEST

WHEREFORE, Petitioner respectfully requests that the Albion City Council:

1. Accept this Petition and set the matter for public hearing;
2. Provide all required notice to abutting property owners, utility providers, and the public as required by Idaho Code §50-1306A;
3. Conduct a public hearing on this Petition;
4. Find that vacation of the above-described rights-of-way is in the public interest, as no roads have been constructed or public use made of these easements in the approximately 130 years since their dedication;
5. Approve the vacation, consistent with the Council's approval of the Silcock Application 2025-01 vacating a similar unbuilt right-of-way on Whitman Street;
6. Reserve such utility and drainage easements as the Council deems appropriate;
7. Cause the order or resolution of vacation to be recorded in the Cassia County records.

Respectfully submitted,



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Jacob Lake  
345 Whitman St  
Albion, Idaho 83311  
(208) 431-1450 | jacob.a.lake@gmail.com

Date: 4/7/2026

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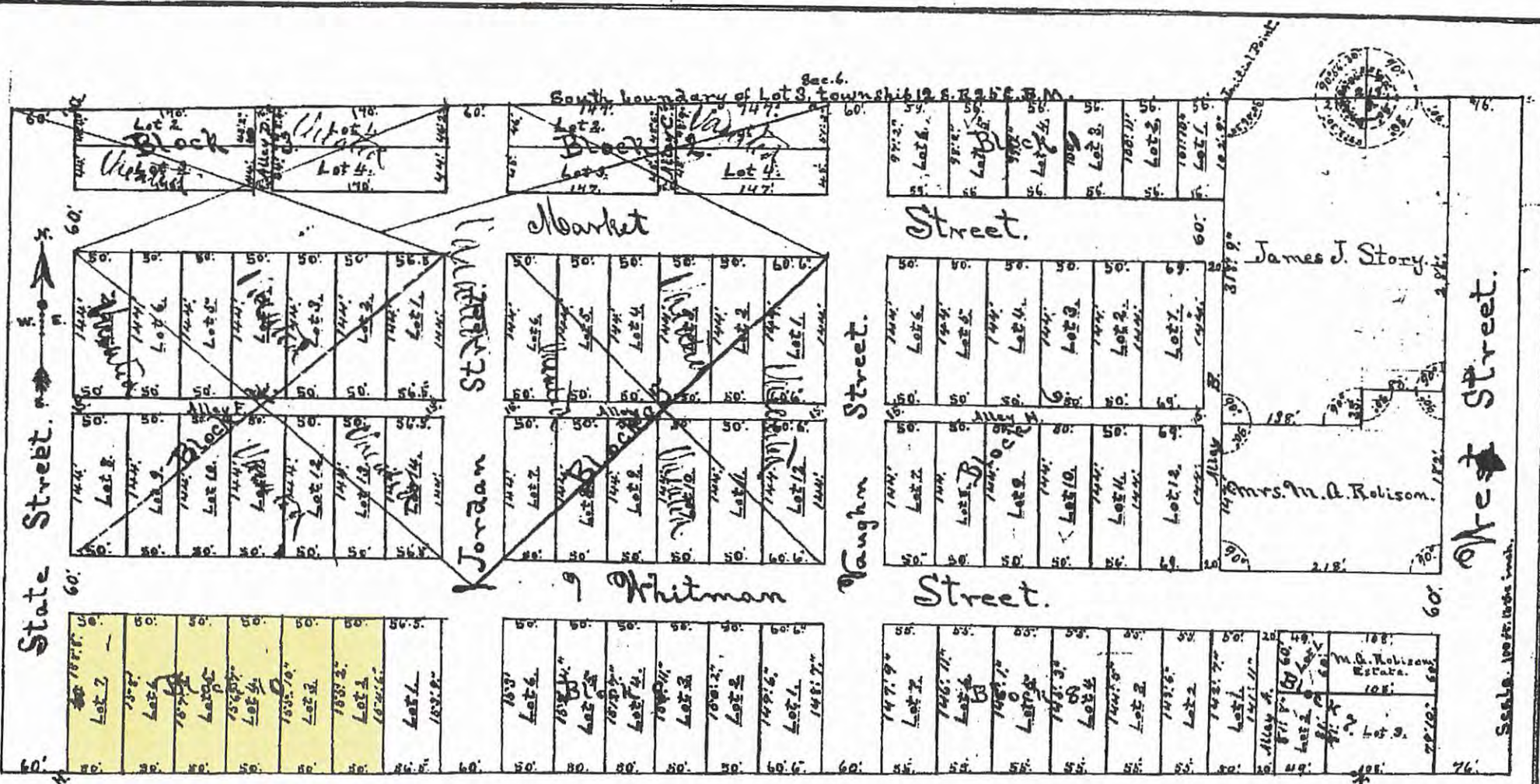
## EXHIBITS

- Exhibit A — Copy of Original Plat, Jordan and Motter's Addition (March 26, 1896)
- Exhibit B — Copy of Original Plat Notes (surveyor's metes and bounds description)
- Exhibit C — Current Cassia County Assessor's Parcel Map showing modern easement dimensions
- Exhibit D — Photographs of unbuilt rights-of-way
- Exhibit E — *[Surveyor's legal descriptions of each right-of-way segment, to be added]*



This Document  
Provided Courtesy of  
**TitleOne**  
a title & escrow co.

This sketch is furnished for  
information purposes only to assist in  
property location with reference to  
streets and other parcels. No  
representation is made as to accuracy.



Filed for record at the request  
of Frank Riblett, a surveyor  
in accordance with and in completion  
of a contract entered into by said  
Riblett with E.A. Jordan & F. Mutter  
prior to the decease of said E.A. Jordan.

Plat  
Jordan and Mutter's Addition.  
To Albion Cassia County Idaho.

Filed for record at the request  
of Frank Riblett at 12.30 P.M.  
March 25th 1896.  
Recorded in Book No. 2  
of Miscellaneous Records  
page 160  
Jan. 21 1896  
County Recorder

Scale 100 ft. to an inch.



The streets and alleys in the said Addition; said points A & K being 668 feet and 7 inches distant, each from the other. The angles measured between the Government subdivisions laid at the point designated by the letter A on the plat are as follows, from North to West  $90^{\circ}56'30''$ , from West to South  $89^{\circ}3'30''$ , the other angles shown on the plat, except the one at the Initial Point, are either mentioned in deeds now on record in this basin locality records, or shown on the record plat of the Bascom or Robinson Addition to the town of Union; The relative positions and dimensions of all streets, alleys, lots and blocks, as well as other lines are as shown on the plat.

Frank R. Kell.  
Surveyor.

Filed for record at request of Frank R. Kell at 4 PM  
the 26<sup>th</sup> day of March, 1896.

John Hansen,  
County Recorder

Articles of Incorporation of  
Goose Creek Reservoir Company (Limited)  
Know All Men, by these presents, that we the undersigned have this day voluntarily associated ourselves together for the purpose of forming a corporation, under the laws of the State of Idaho, And we do hereby certify:

First: That the name of said corporation is and shall be The Goose Creek Reservoir Company, Limited.

Second: That the object for which it is formed shall be to build reservoir, store water for agricultural and mining purposes, generate power, and to buy and sell land and water in basin locality, and State of Idaho. —

Third: That the place where its principal business is to be transacted, shall be at Oakley, basin locality, State of Idaho.

Fourth: That the term for which it is to exist shall be fifty (50) years from and after the date of its incorporation. —

Fifth: That the number of its directors shall be nine (9) and the names and residences of those appointed for the first year, are as follows, to wit:

RP12525E063650

RP12525E063606

RP12525E063650

RP12525E063650

RP12525E063650

RP12525E063650

RP12525E063650

RP12525E063650

RP12525E063650

RP12525E063650

Whitman St

Whitman St

W

RP12525E063650

RP12525E063650

RP12525E063650

RP12525E063650

RP12525E063650



This Document Provided Courtesy of Title One a title & escrow co.

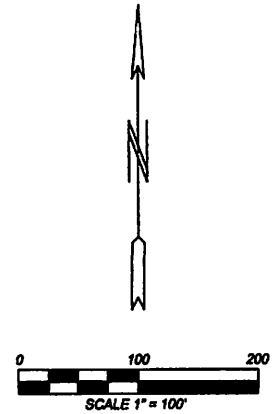
This sketch is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy.



VACATION EXHIBIT  
FOR  
THE CITY OF ALBION

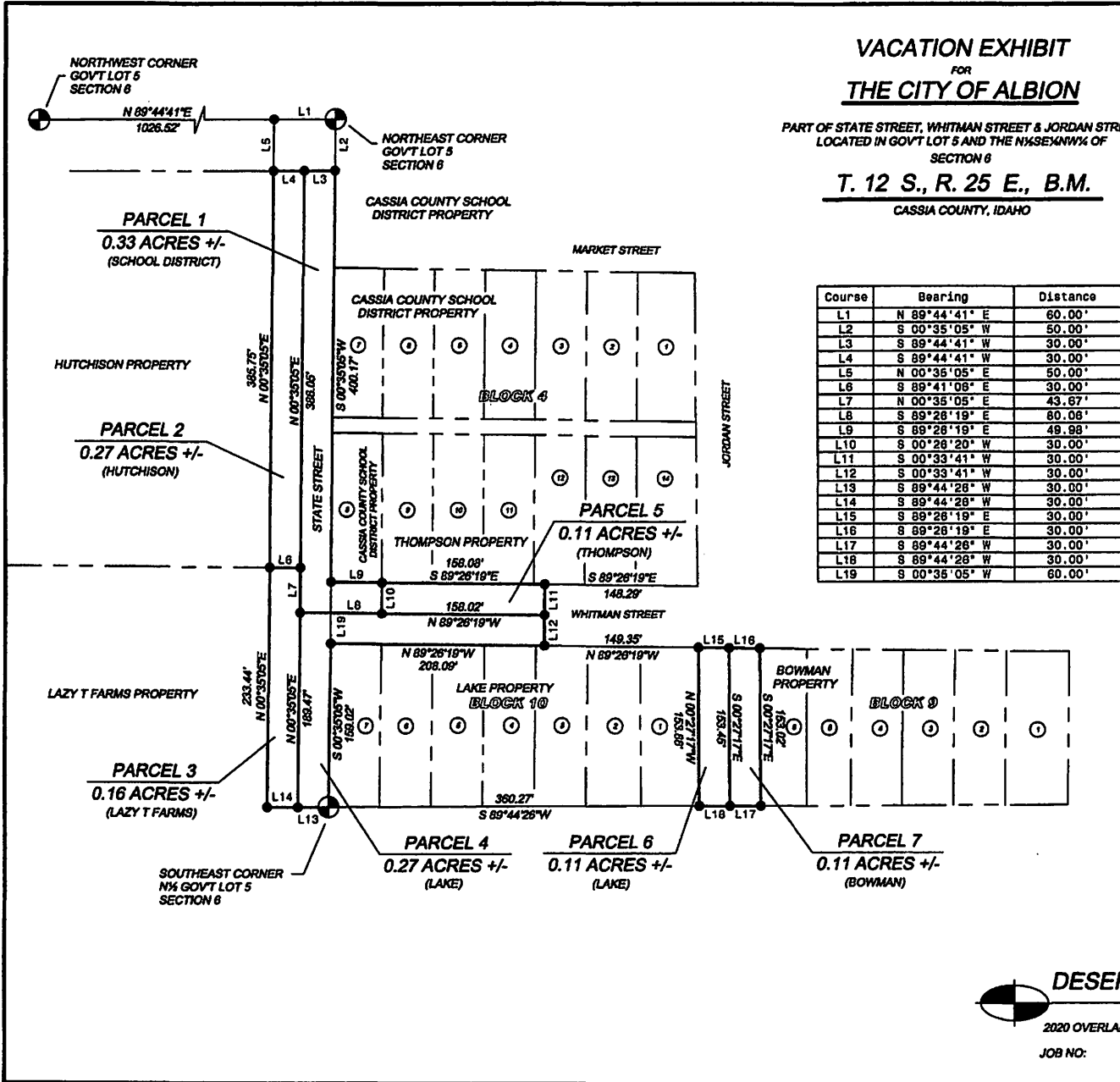
PART OF STATE STREET, WHITMAN STREET & JORDAN STREET  
LOCATED IN GOV'T LOT 5 AND THE NW/4 SECTION 8  
SECTION 8  
**T. 12 S., R. 25 E., B.M.**  
CASSIA COUNTY, IDAHO

Course	Bearing	Distance
L1	N 89°44'41" E	60.00'
L2	S 00°35'05" W	50.00'
L3	S 89°44'41" W	30.00'
L4	S 89°44'41" W	30.00'
L5	N 00°35'05" E	50.00'
L6	S 89°41'08" E	30.00'
L7	N 00°35'05" E	43.67'
L8	S 89°28'19" E	60.06'
L9	S 89°28'19" E	49.98'
L10	S 00°26'20" W	30.00'
L11	S 00°33'41" W	30.00'
L12	S 00°33'41" W	30.00'
L13	S 89°44'28" W	30.00'
L14	S 89°44'28" W	30.00'
L15	S 89°28'19" E	30.00'
L16	S 89°28'19" E	30.00'
L17	S 89°44'26" W	30.00'
L18	S 89°44'28" W	30.00'
L19	S 00°35'05" W	60.00'



LEGEND

- - CALCULATED POINT
- ⊕ - SECTION, 1/4 SECTION OR PLSS SUBDIVISION CORNER. CALCULATED POINT UNLESS OTHERWISE NOTED.
- SURVEYED BOUNDARY / PARCEL LINES
- - - - - UNSURVEYED / ARBITRARY LINES FOR GRAPHIC PURPOSES ONLY
- ① - LOT NUMBERS



DESERT WEST LAND SURVEYS, P.C.

2020 OVERLAND AVENUE BURLEY, IDAHO 83318 208-678-7112  
JOB NO: 17519-2681 DATE: APRIL 20, 2026



**Desert West Land Surveys**

2020 Overland Ave.  
Burley, Idaho 83318



JOB # 17519-26C1

PARCEL 1 (Cassia School District)

L E G A L   D E S C R I P T I O N

Part of State Street & Whitman Street located in the N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$  and the N $\frac{1}{2}$  of Gov't Lot 5 of Section 6 in Township 12 South, Range 25 East of the Boise Meridian, Cassia County, State of Idaho.

Commencing at the Northeast Corner of Gov't Lot 5 of Section 6 in T.12 S., R.25 E., B.M.; Thence South 00 degrees 35 minutes 05 seconds West along the east line of Gov't Lot 5 for a distance of 50.00 feet to the Point of Beginning;

THENCE South 00 degrees 35 minutes 05 seconds West along said gov't lot line for a distance of 400.17 feet to the Southwest Corner of Block 4 of the Jordan & Motter's Addition;

THENCE South 89 degrees 26 minutes 19 seconds East along the south line of said Block 4 for a distance of 49.98 feet to the Southeast Corner of Lot 8 in Block 4;

THENCE South 00 degrees 26 minutes 20 seconds West for a distance of 30.00 feet to the centerline of Whitman Street;

THENCE North 89 degrees 26 minutes 19 seconds West along said street centerline for a distance of 80.06 feet to the intersection of Whitman Street and State Street;

THENCE North 00 degrees 35 minutes 05 seconds East along the centerline of State Street for a distance of 429.72 feet;

THENCE North 89 degrees 44 minutes 41 seconds East for a distance of 30.00 feet to the Point of Beginning.

Said property contains 0.33 acres more or less.

**Desert West Land Surveys**

2020 Overland Ave.  
Burley, Idaho 83318



JOB # 17519-26C1

PARCEL 2 (Hutchison)

L E G A L   D E S C R I P T I O N

Part of State Street located in the N½ of Gov't Lot 5 of Section 6 in Township 12 South, Range 25 East of the Boise Meridian, Cassia County, State of Idaho.

Commencing at the Northeast Corner of Gov't Lot 5 of Section 6 in T.12 S., R.25 E., B.M.; Thence South 00 degrees 35 minutes 05 seconds West along the east line of Gov't Lot 5 for a distance of 50.00 feet; Thence South 89 degrees 44 minutes 41 seconds West for a distance of 30.00 feet to the centerline of State Street which shall be the Point of Beginning;

THENCE South 00 degrees 35 minutes 05 seconds West along said street centerline for a distance of 386.05 feet;

THENCE North 89 degrees 41 minutes 06 seconds West for a distance of 30.00 feet to the west line of State Street;

THENCE North 00 degrees 35 minutes 05 seconds East along the west line of State Street for a distance of 385.75 feet;

THENCE North 89 degrees 44 minutes 41 seconds East for a distance of 30.00 feet to the Point of Beginning.

Said property contains 0.27 acres more or less.

**Desert West Land Surveys**

2020 Overland Ave.  
Burley, Idaho 83318



JOB # 17519-26C1

PARCEL 3 (Lazy T Farms)

L E G A L   D E S C R I P T I O N

Part of State Street located in the N½ of Gov't Lot 5 of Section 6 in Township 12 South, Range 25 East of the Boise Meridian, Cassia County, State of Idaho.

Commencing at the Northeast Corner of Gov't Lot 5 of Section 6 in T.12 S., R.25 E., B.M.; Thence South 00 degrees 35 minutes 05 seconds West along the east line of Gov't Lot 5 for a distance of 50.00 feet; Thence South 89 degrees 44 minutes 41 seconds West for a distance of 30.00 feet to the centerline of State Street; Thence South 00 degrees 35 minutes 05 seconds West along said street centerline for a distance of 386.05 feet to the Point of Beginning;

THENCE South 00 degrees 35 minutes 05 seconds West along said street centerline for a distance of 233.14 feet to the south line of the N½ of Gov't Lot 5;

THENCE South 89 degrees 44 minutes 26 seconds West along said line for a distance of 30.00 feet to the west line of State Street;

THENCE North 00 degrees 35 minutes 05 seconds East along the west line of State Street for a distance of 233.44 feet;

THENCE South 89 degrees 41 minutes 06 seconds East for a distance of 30.00 feet to the Point of Beginning.

Said property contains 0.16 acres more or less.

**Desert West Land Surveys**

2020 Overland Ave.  
Burley, Idaho 83318

JOB # 17519-26C1

PARCEL 4 (Lake)



L E G A L   D E S C R I P T I O N

Part of State Street & Whitman Street located in the N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$  and the N $\frac{1}{2}$  of Gov't Lot 5 of Section 6 in Township 12 South, Range 25 East of the Boise Meridian, Cassia County, State of Idaho.

Commencing at the Northeast Corner of Gov't Lot 5 of Section 6 in T.12 S., R.25 E., B.M.; Thence South 00 degrees 35 minutes 05 seconds West along the east line of Gov't Lot 5 for a distance of 510.17 feet to the Northwest Corner of Block 10 of the Jordan & Motter's Addition which shall be the Point of Beginning;

THENCE South 00 degrees 35 minutes 05 seconds West along the east line of Gov't Lot 5 and the west line of said Block 10 for a distance of 159.02 feet to the Southeast Corner of the N $\frac{1}{2}$  of Gov't Lot 5 and the Southwest Corner of said Block 10;

THENCE South 89 degrees 44 minutes 26 seconds West along the south line of the N $\frac{1}{2}$  of Gov't Lot 5 for a distance of 30.00 feet to the centerline of State Street;

THENCE North 00 degrees 35 minutes 05 seconds East along said street centerline for a distance of 189.47 feet to the Intersection of State Street and Whitman Street;

THENCE South 89 degrees 26 minutes 19 seconds East along the centerline of Whitman Street for a distance of 238.08 feet;

THENCE South 00 degrees 33 minutes 41 seconds West for a distance of 30.00 feet to the north line of Block 10 of the Jordan & Motter's Addition;

THENCE North 89 degrees 26 minutes 19 seconds West along said block line for a distance of 208.09 feet to the Point of Beginning.

Said property contains 0.27 acres more or less.

**Desert West Land Surveys**

2020 Overland Ave.  
Burley, Idaho 83318

JOB # 17519-26C1

PARCEL 5 (Thompson)



L E G A L   D E S C R I P T I O N

Part of Whitman Street located in the N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 6 in Township 12 South, Range 25 East of the Boise Meridian, Cassia County, State of Idaho.

Commencing at the Northwest Corner of the N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 6 in T.12 S., R.25 E., B.M.; Thence South 00 degrees 35 minutes 05 seconds West along the west line of the N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$  for a distance of 450.17 feet to the Southwest Corner of Block 4 of the Jordan & Motter's Addition; Thence South 89 degrees 26 minutes 19 seconds East along the south line of said Block 4 for a distance of 49.98 feet to the Point of Beginning;

THENCE South 89 degrees 26 minutes 19 seconds East along said block line for a distance of 158.08 feet;

THENCE South 00 degrees 33 minutes 41 seconds West for a distance of 30.00 feet to the centerline of Whitman Street;

THENCE North 89 degrees 26 minutes 19 seconds West along said street centerline for a distance of 158.02 feet;

THENCE North 00 degrees 26 minutes 20 seconds East for a distance of 30.00 feet to the Point of Beginning.

Said property contains 0.11 acres more or less.

**Desert West Land Surveys**

2020 Overland Ave.  
Burley, Idaho 83318

JOB # 17519-26C1

PARCEL 6 (Lake)



L E G A L   D E S C R I P T I O N

Part of Jordan Street located in the N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 6 in Township 12 South, Range 25 East of the Boise Meridian, Cassia County, State of Idaho.

Commencing at the Northwest Corner of the N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 6 in T.12 S., R.25 E., B.M.; Thence South 00 degrees 35 minutes 05 seconds West along the west line of the N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$  for a distance of 510.17 feet to the Northwest Corner of Block 10 of the Jordan & Motter's Addition; Thence South 89 degrees 26 minutes 19 seconds East along the north line of said Block 10 for a distance of 357.44 feet to the Northeast Corner of said Block 10 which shall be the Point of Beginning;

THENCE South 89 degrees 26 minutes 19 seconds East along the south right of way of Whitman Street for a distance of 30.00 feet to the centerline of Jordan Street;

THENCE South 00 degrees 27 minutes 17 seconds East along said street centerline for a distance of 153.45 feet to the south line of the N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ ;

THENCE South 89 degrees 44 minutes 26 seconds West along said line for a distance of 30.00 feet to the Southeast Corner of Block 10;

THENCE North 00 degrees 27 minutes 17 seconds West along the east line of said Block 10 for a distance of 153.88 feet to the Point of Beginning.

Said property contains 0.11 acres more or less.

**Desert West Land Surveys**

2020 Overland Ave.  
Burley, Idaho 83318

JOB # 17519-26C1

PARCEL 7 (Bowman)



L E G A L   D E S C R I P T I O N

Part of Jordan Street located in the N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 6 in Township 12 South, Range 25 East of the Boise Meridian, Cassia County, State of Idaho.

Commencing at the Northwest Corner of the N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 6 in T.12 S., R.25 E., B.M.; Thence South 00 degrees 35 minutes 05 seconds West along the west line of the N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$  for a distance of 510.17 feet to the Northwest Corner of Block 10 of the Jordan & Motter's Addition; Thence South 89 degrees 26 minutes 19 seconds East along the north line of said Block 10 for a distance of 387.44 feet to the centerline of Jordan Street which shall be the Point of Beginning;

THENCE South 89 degrees 26 minutes 19 seconds East along the south right of way of Whitman Street for a distance of 30.00 feet to the Northwest Corner of Block 9 of the Jordan & Motter's Addition;

THENCE South 00 degrees 27 minutes 17 seconds East along the west line of said Block 9 for a distance of 153.02 feet to the south line of the N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ ;

THENCE South 89 degrees 44 minutes 26 seconds West along said line for a distance of 30.00 feet to centerline of Jordan Street;

THENCE North 00 degrees 27 minutes 17 seconds West along said street centerline for a distance of 153.45 feet to the Point of Beginning.

Said property contains 0.11 acres more or less.