

RECORD OF SURVEY
FOR
JOHN MEEK

LOCATED WITHIN THE N 1/2 OF THE SE 1/4 OF SECTION 13,
TOWNSHIP 13 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
WASHINGTON COUNTY, IDAHO
2025

Instrument # 264189
STATE OF IDAHO, COUNTY OF WASHINGTON
5-12-2025 04:18:39 PM No. of Pages: 1
Recorded for : LR GEO
DONNA WHITE Fee: 5.00
Ex-Officio Recorder Deputy *Isaiah Nakamura*
Index to: SURVEY

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE EXTERIOR BOUNDARY OF THE PROPERTY SHOWN. THE SURVEY WAS PERFORMED ON 04-10-2025 AND THE MONUMENTS WERE SET ON 04-23-2025.

SEE "REFERENCES" FOR RECORD DOCUMENTS USED DURING THE COURSE OF THIS SURVEY.

RECORD OF SURVEY I.N. 239943 (R1) WAS HELD AS THE ESTABLISHED EASTERLY RIGHT-OF-WAY FOR SAGE CREEK ROAD AND THEREFOR, WAS EXTENDED NORTHERLY TO BE THE WESTERLY BOUNDARY OF PARCEL "A". FOUND MONUMENTS AROUND THE SURVEYED PARCELS ALSO FIT WELL WITH SAID RECORD OF SURVEY. BECAUSE THE DEED DOES NOT FIT WITH CALLS FROM THE AIR STRIP IN RELATION TO THE SIXTEENTH LINE, THE DISTANCE NORTH-SOUTH FROM THE SIXTEENTH LINE FOR THE EASTERLY BOUNDARY OF PARCEL "B" WAS HELD AS FIXED AS IT IS THE ONLY LINE IN THE DEED THAT IS CALLED OUT TO THE ONE HUNDREDTH OF A FOOT. ALSO, THIS METHOD FITS BETTER WITH THE FENCE ALONG THE EASEMENT THAN HOLDING THE DISTANCE OFF THE LANDING STRIP. THE LANDING STRIPS DIRECTION WAS HELD FOR THE NORTHERLY BOUNDARY, AS SPECIFIED IN THE DEED (D1). DEEDED LENGTHS (D1) WERE HELD FOR ALL SURVEYED PARCELS ALONG THE SOUTHERLY BOUNDARY AS SHOWN HEREON. THIS SOLUTION FITS BEST WITH THE NORTH-SOUTH FENCE ON THE EASTERLY BOUNDARY OF PARCEL "C" AS NO OTHER EVIDENCE WAS FOUND.

NOTES

- 1) THIS RECORD OF SURVEY IS A REPRESENTATION OF EVIDENCE FOUND AND SET DURING THE COURSE OF THIS SURVEY AND DOES NOT SERVE AS A CONVEYANCE OF OWNERSHIP.
- 2) EASEMENTS SHOWN HEREON ARE FROM THE CLIENT PROVIDED TITLE COMMITMENT.
- 3) A BENT MONUMENT WAS FOUND NEAR THE RECORD LOCATION OF THE CENTER QUARTER. LR GEO WILL REPLACE THIS MONUMENT AND FILE A CORNER RECORD AT A FUTURE DATE.
- 4) FOUND MONUMENT MARKING THE QUARTER CORNER DOES NOT MATCH THE CURRENT CORNER RECORD. A NEW CAP WILL BE PLACED, AND A NEW CORNER RECORD WILL BE FILED BY LR GEO AT A FUTURE DATE.
- 5) AN EASEMENT FOR IDAHO POWER RECORDED AS I.N. 170410 (E1).
- 6) AN EASEMENT FOR IDAHO POWER RECORDED AS I.N. 170411 (E2).
- 7) A 20' WIDE INGRESS EASEMENT FOR BENEFIT OF PARCELS B AND C.

BASIS OF BEARING

THE BASIS OF BEARING IS GRID NORTH, IDAHO WEST ZONE PROJECTION OF NAD83 (2011) 2010.00, BEING N89°11'00"E BETWEEN THE CENTER SOUTH SIXTEENTH CORNER OF SECTION 13 AND THE SOUTHEAST SIXTEENTH CORNER OF SECTION 13.

REFERENCES

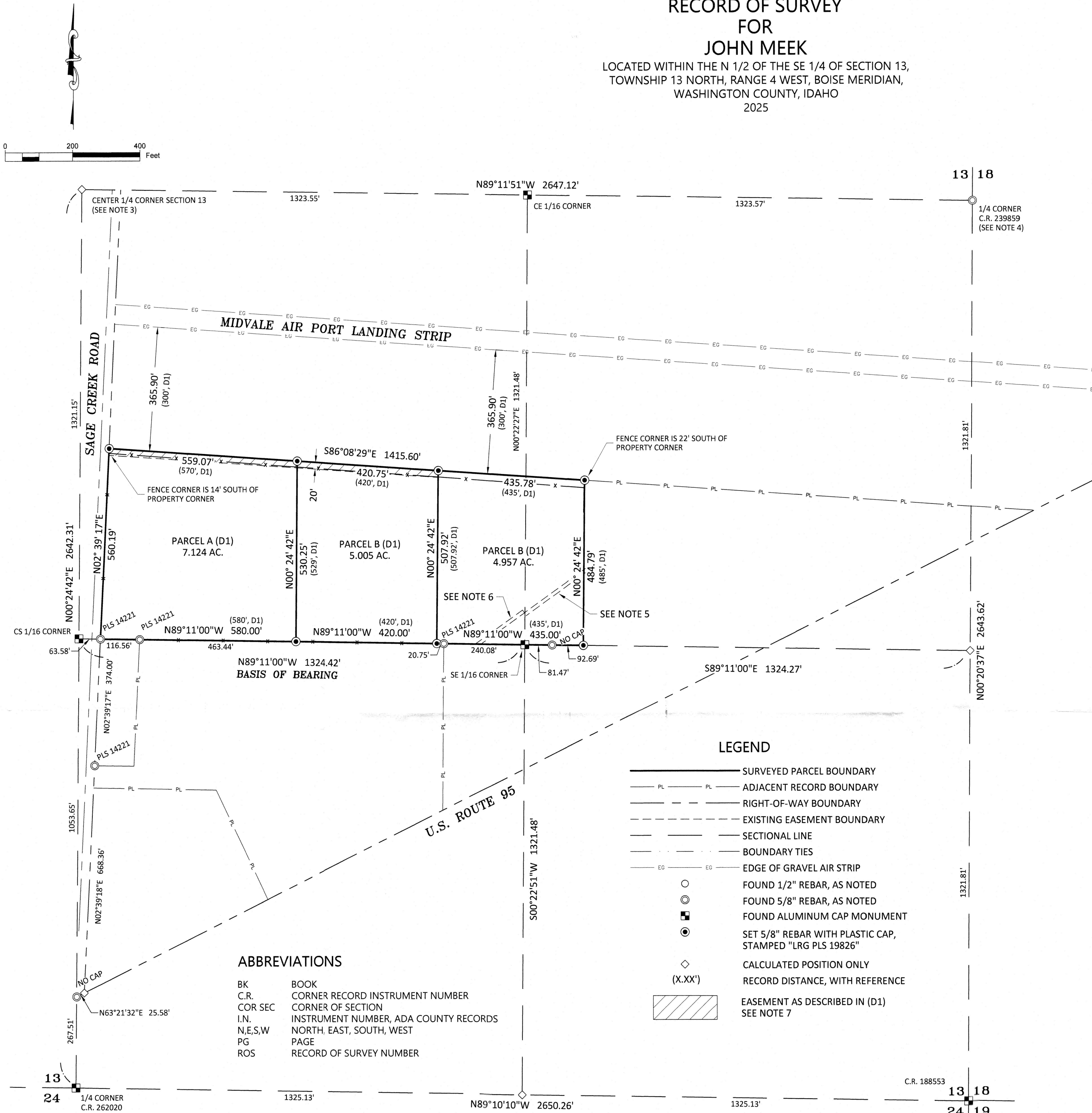
- D1. PERSONAL REPRESENTATIVE'S DEED I.N. 239288; SEPTEMBER 2019
E1. POWER LINE EASEMENT I.N. 170410; JANUARY 1997
E2. POWER LINE EASEMENT I.N. 170411; JANUARY 1997
R1. ROS 239942 BY SAWTOOTH LAND SURVEYING, LLC; DECEMBER 2019
R2. ROS 189985 BY MULLINIX ENGINEERING, INC.; FEBRUARY 2003
R3. ROS 189103 BY MULLINIX ENGINEERING, INC.; FEBRUARY 2003

CERTIFICATE OF SURVEYOR

I, CHAD LEATHERMAN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND COMPLIES WITH IDAHO CODE REGARDING CORNER PERPETUATION AND SURVEYS.



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ABBREVIATIONS

BK BOOK
C.R. CORNER RECORD INSTRUMENT NUMBER
COR SEC CORNER OF SECTION
I.N. INSTRUMENT NUMBER, ADA COUNTY RECORDS
N,E,S,W NORTH, EAST, SOUTH, WEST
PG PAGE
ROS RECORD OF SURVEY NUMBER

LEGEND

- SURVEYED PARCEL BOUNDARY
- PL PL ADJACENT RECORD BOUNDARY
- RIGHT-OF-WAY BOUNDARY
- EXISTING EASEMENT BOUNDARY
- SECTIONAL LINE
- BOUNDARY TIES
- EG EG EDGE OF GRAVEL AIR STRIP
- FOUND 1/2" REBAR, AS NOTED
- FOUND 5/8" REBAR, AS NOTED
- FOUND ALUMINUM CAP MONUMENT
- SET 5/8" REBAR WITH PLASTIC CAP, STAMPED "LRG PLS 19826"
- CALCULATED POSITION ONLY (X.XX')
- EASEMENT AS DESCRIBED IN (D1) SEE NOTE 7