

ALTA/NSPS LAND TITLE SURVEY
FOR
THE STATE OF IDAHO - TRANSPORTATION DEPARTMENT

(3311 WEST STATE STREET, BOISE, IDAHO 83703)

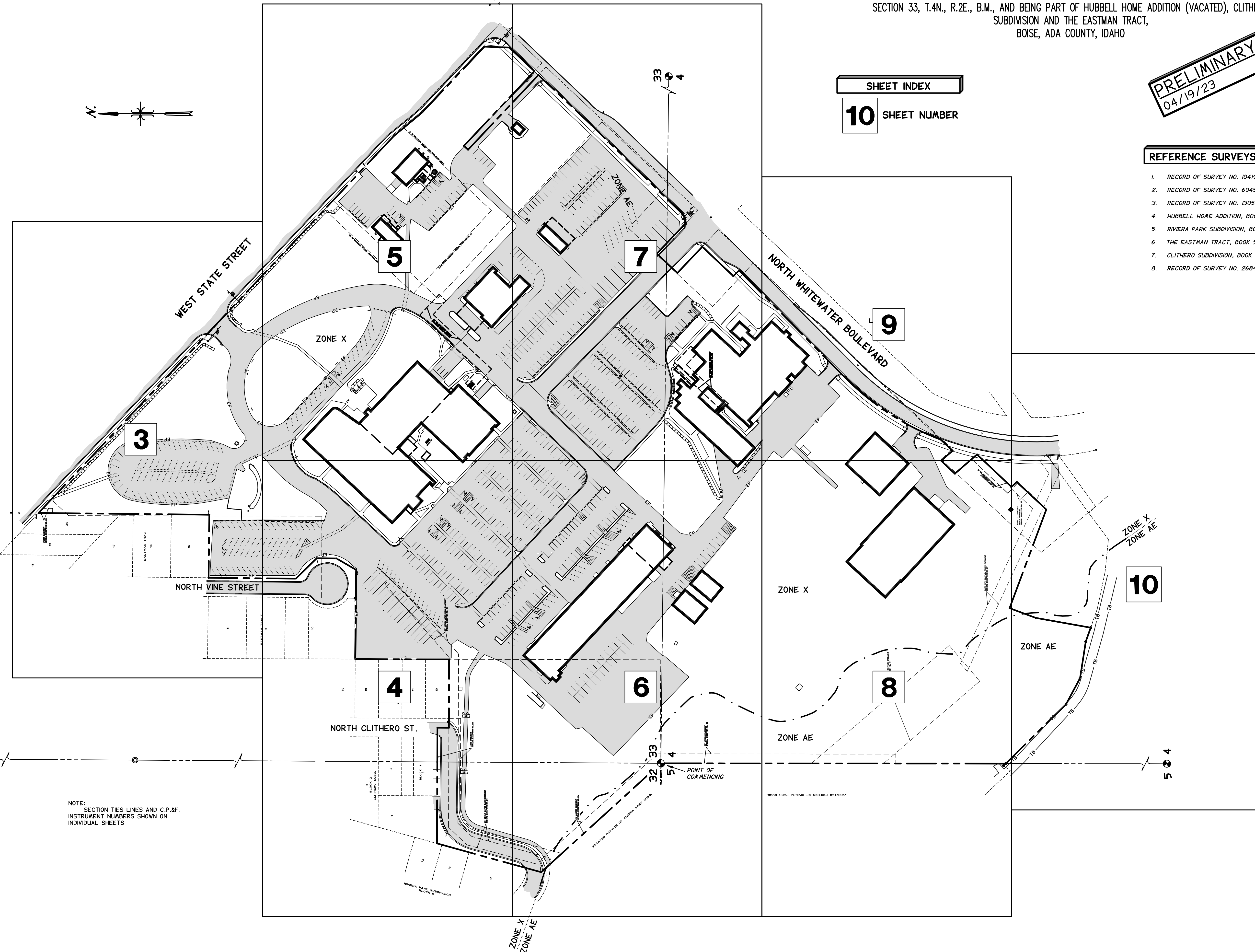
PORTIONS OF THE NW 1/4, SECTION 4, T.3N., R.2E., B.M., THE SE 1/4, SECTION 32 AND THE SW 1/4 OF SECTION 33, T.4N., R.2E., B.M., AND BEING PART OF HUBBELL HOME ADDITION (VACATED), CLITHERO SUBDIVISION AND THE EASTMAN TRACT, BOISE, ADA COUNTY, IDAHO

PRELIMINARY
04/19/23

SHEET INDEX
10 SHEET NUMBER

REFERENCE SURVEYS AND PLATS

1. RECORD OF SURVEY NO. 10419.
2. RECORD OF SURVEY NO. 6945.
3. RECORD OF SURVEY NO. 13052.
4. HUBBELL HOME ADDITION, BOOK 5 OF PLATS AT PAGE 210.
5. RIVIERA PARK SUBDIVISION, BOOK 12 OF PLATS AT PAGE 730.
6. THE EASTMAN TRACT, BOOK 5 OF PLATS AT PAGE 226.
7. CLITHERO SUBDIVISION, BOOK 9 OF PLATS AT PAGE 452.
8. RECORD OF SURVEY NO. 2684.



NOTE:
SECTION TIES LINES AND C.P.&F.
INSTRUMENT NUMBERS SHOWN ON
INDIVIDUAL SHEETS



TEALEY'S LAND SURVEYING
12594 W. EXPLORER DRIVE, SUITE 150
BOISE, ID 83713
208-385-0936

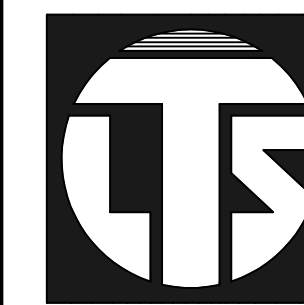
ALTA/NSPS LAND TITLE SURVEY FOR THE STATE OF IDAHO - TRANSPORTATION DEPT.
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DESIGN: jfc
CHECK: jfc
SCALE: NTS
DATE: MARCH, 2023
PROJECT NO.: 5077

ALTA/NSPS LAND TITLE SURVEY FOR THE STATE OF IDAHO - TRANSPORTATION DEPARTMENT

(3311 WEST STATE STREET, BOISE, IDAHO 83703)

PORTIONS OF THE NW 1/4, SECTION 4, T.3N., R.2E., B.M., THE SE 1/4, SECTION 32 AND THE SW 1/4 OF SECTION 33, T.4N., R.2E., B.M., AND BEING PART OF HUBBELL HOME ADDITION (VACATED), CLITHERO SUBDIVISION AND THE EASTMAN TRACT,
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DESIGN: DRAFT: CHECK: SCALE: 1" = 30'

TEALEY'S LAND SURVEYING

12594 W. EXPLORER DRIVE, SUITE 150
BOISE, ID. 83719
208-385-0636

DATE: PROJECT NO.:
MARCH, 2023 5077

dwg/5077-alta

SHEET 3 OF 10

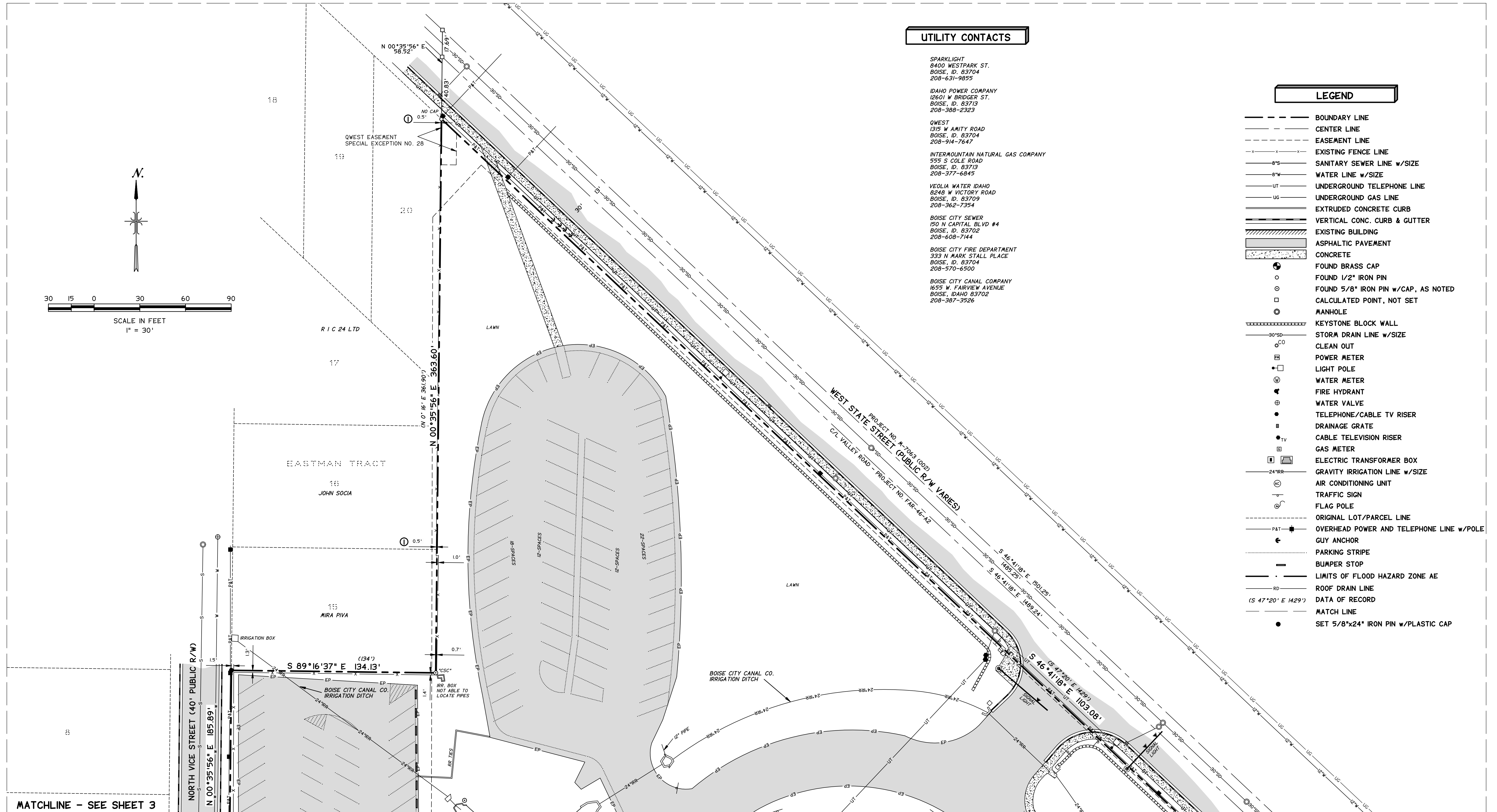
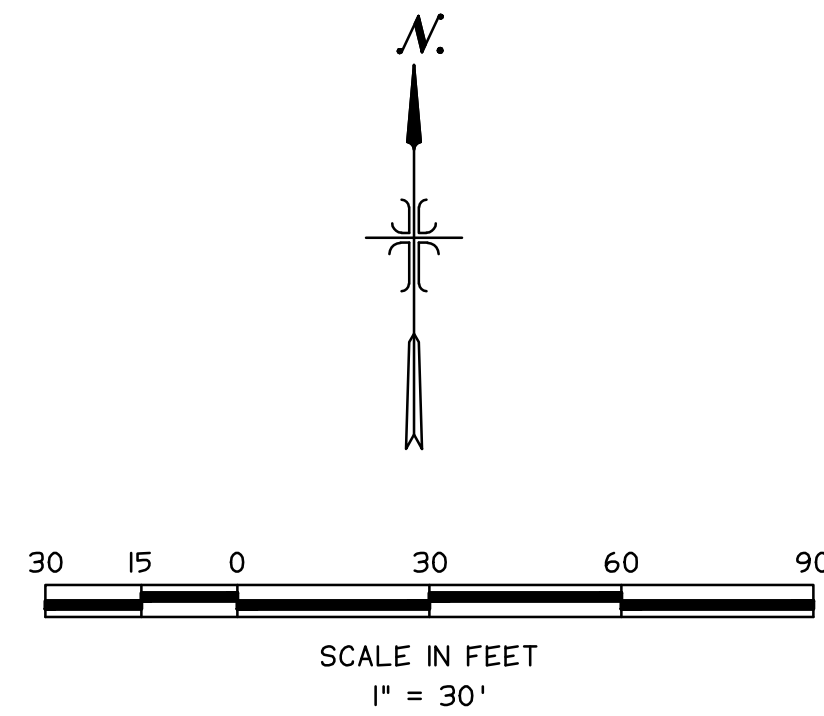
PRELIMINARY
04/19/23

UTILITY CONTACTS

- SPARKLIGHT
8400 WESTPARK ST.
BOISE, ID. 83704
208-631-9855
- IDAHO POWER COMPANY
12601 W BRIDGER ST.
BOISE, ID. 83713
208-388-2323
- QWEST
1315 W AMITY ROAD
BOISE, ID. 83704
208-914-7647
- INTERMOUNTAIN NATURAL GAS COMPANY
555 S COLE ROAD
BOISE, ID. 83713
208-377-6845
- VEOLIA WATER IDAHO
8248 W VICTORY ROAD
BOISE, ID. 83709
208-362-7354
- BOISE CITY SEWER
150 N CAPITAL BLVD #4
BOISE, ID. 83702
208-608-7144
- BOISE CITY FIRE DEPARTMENT
333 N MARK STALL PLACE
BOISE, ID. 83704
208-570-6500
- BOISE CITY CANAL COMPANY
1655 W. FAIRVIEW AVENUE
BOISE, IDAHO 83702
208-387-3526

LEGEND

- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- x-x-x- EXISTING FENCE LINE
- 8"S- SANITARY SEWER LINE w/SIZE
- 8"W- WATER LINE w/SIZE
- UT- UNDERGROUND TELEPHONE LINE
- UG- UNDERGROUND GAS LINE
- EXTRUDED CONCRETE CURB
- VERTICAL CONC. CURB & GUTTER
- EXISTING BUILDING
- ASPHALTIC PAVEMENT
- CONCRETE
- ⊕ FOUND BRASS CAP
- FOUND 1/2" IRON PIN
- ⊙ FOUND 5/8" IRON PIN w/CAP, AS NOTED
- CALCULATED POINT, NOT SET
- ⊙ MANHOLE
- KEYSTONE BLOCK WALL
- STORM DRAIN LINE w/SIZE
- CLEAN OUT
- POWER METER
- LIGHT POLE
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ TELEPHONE/CABLE TV RISER
- DRAINAGE GRATE
- ⊙ TV CABLE TELEVISION RISER
- GAS METER
- ELECTRIC TRANSFORMER BOX
- 24"RR GRAVITY IRRIGATION LINE w/SIZE
- ⊙ AIR CONDITIONING UNIT
- TRAFFIC SIGN
- ⊙ FLAG POLE
- ORIGINAL LOT/PARCEL LINE
- PAT OVERHEAD POWER AND TELEPHONE LINE w/POLE
- ⊙ GUY ANCHOR
- PARKING STRIPE
- BUMPER STOP
- LIMITS OF FLOOD HAZARD ZONE AE
- ROOF DRAIN LINE
- DATA OF RECORD
- MATCH LINE
- SET 5/8"x24" IRON PIN w/PLASTIC CAP



MATCHLINE - SEE SHEET 3
MATCHLINE - SEE SHEET 4

ALTA/NSPS LAND TITLE SURVEY FOR THE STATE OF IDAHO - TRANSPORTATION DEPARTMENT

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PORTIONS OF THE NW 1/4, SECTION 4, T.3N., R.2E., B.M., THE SE 1/4, SECTION 32 AND THE SW 1/4 OF SECTION 33, T.4N., R.2E., B.M., AND BEING PART OF HUBBELL HOME ADDITION (VACATED), CLITHERO SUBDIVISION AND THE EASTMAN TRACT,
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DESIGN: DRAFT: CHECK: SCALE: 1" = 30'

TEALEY'S LAND SURVEYING

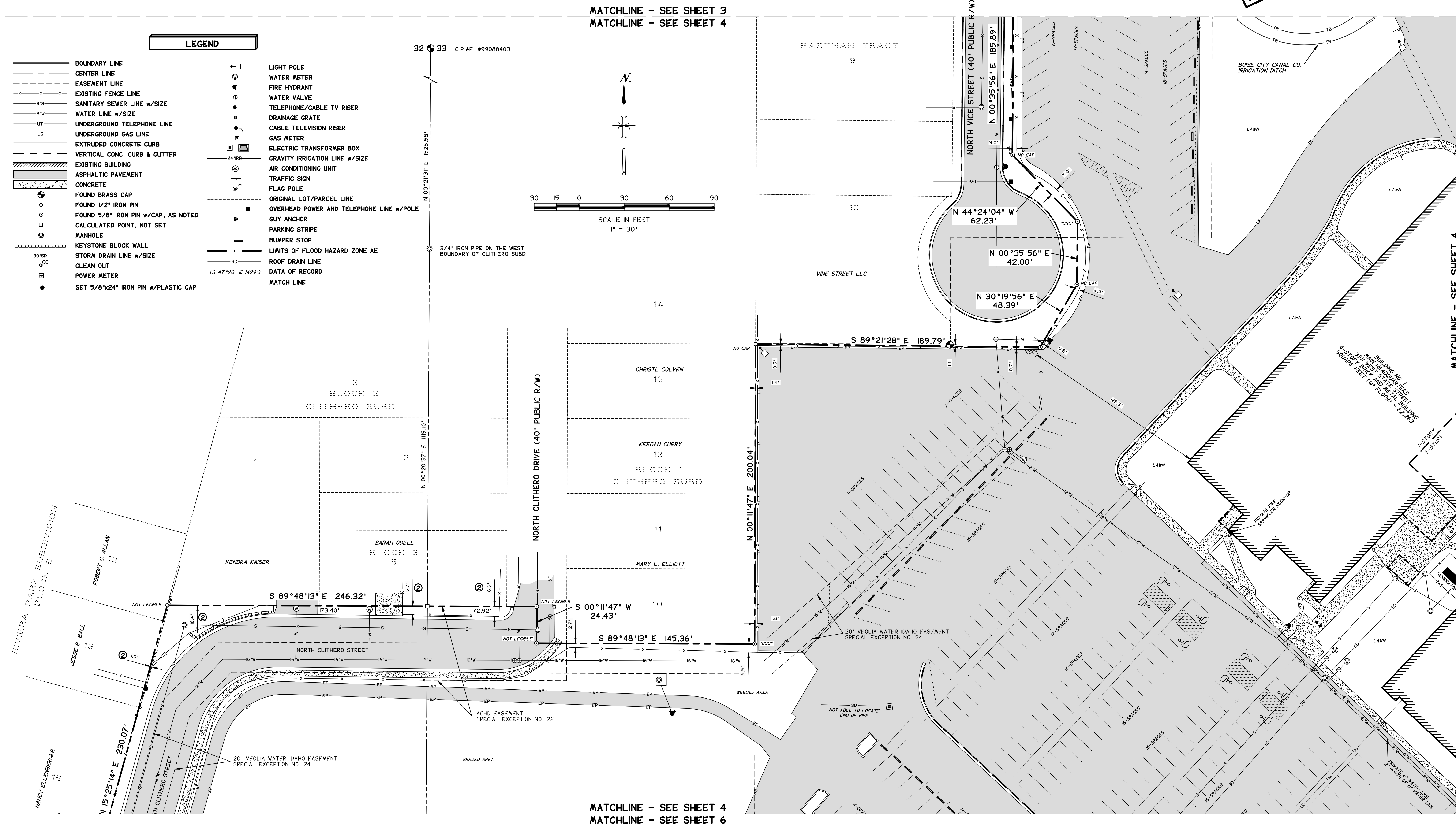
12594 W. EXPLORER DRIVE, SUITE 150
208-385-0636 BOISE, ID. 83719

DATE: MARCH, 2023 PROJECT NO.: 5077

dwg/5077-alta

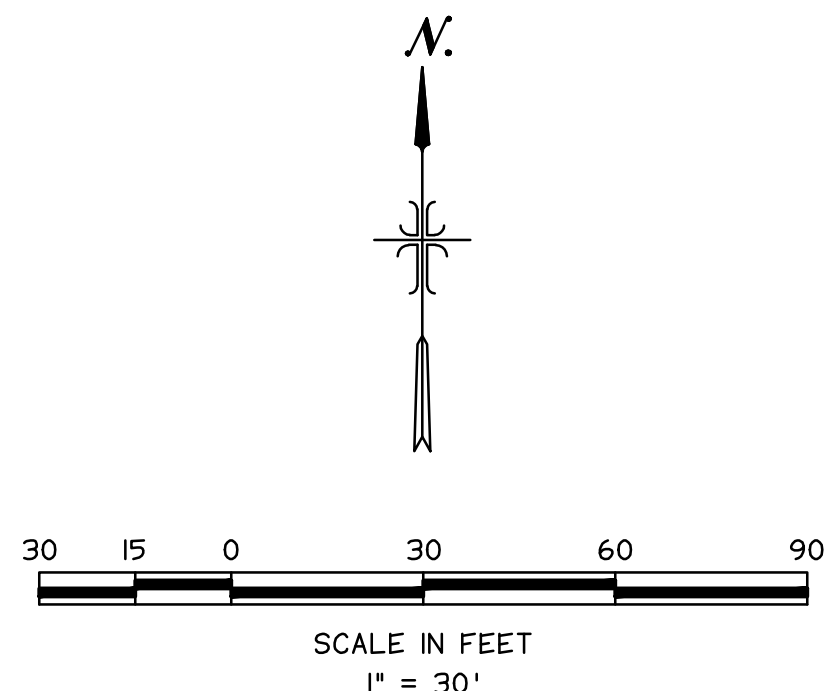
SHEET 4 OF 10

PRELIMINARY
04/19/23



LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none"> — BOUNDARY LINE — CENTER LINE - - - EASEMENT LINE - - - EXISTING FENCE LINE - - - 8" S/S SANITARY SEWER LINE w/SIZE - - - 8" W/W WATER LINE w/SIZE - - - UT UNDERGROUND TELEPHONE LINE - - - UG UNDERGROUND GAS LINE — EXTRUDED CONCRETE CURB — VERTICAL CONC. CURB & GUTTER — EXISTING BUILDING — ASPHALTIC PAVEMENT — CONCRETE ● FOUND BRASS CAP ○ FOUND 1/2" IRON PIN ○ FOUND 5/8" IRON PIN w/CAP, AS NOTED ○ CALCULATED POINT, NOT SET ○ MANHOLE — KEYSTONE BLOCK WALL — 30" S/D STORM DRAIN LINE w/SIZE — C/O CLEAN OUT — P/M POWER METER ● SET 5/8"x24" IRON PIN w/PLASTIC CAP | <ul style="list-style-type: none"> ○ LIGHT POLE ○ WATER METER ○ FIRE HYDRANT ○ WATER VALVE ○ TELEPHONE/CABLE TV RISER ○ DRAINAGE GRATE ○ CABLE TELEVISION RISER ○ GAS METER ○ ELECTRIC TRANSFORMER BOX — 24" RRR GRAVITY IRRIGATION LINE w/SIZE — AIR CONDITIONING UNIT — TRAFFIC SIGN — FLAG POLE — ORIGINAL LOT/PARCEL LINE — OVERHEAD POWER AND TELEPHONE LINE w/POLE — GUY ANCHOR — PARKING STRIPE — BUMPER STOP — LIMITS OF FLOOD HAZARD ZONE AE — RD ROOF DRAIN LINE — (S 47°20' E 1429') DATA OF RECORD — MATCH LINE |
|--|---|



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12594 W. EXPLORER DRIVE, SUITE 150
BOISE, ID. 83719
208-385-0636

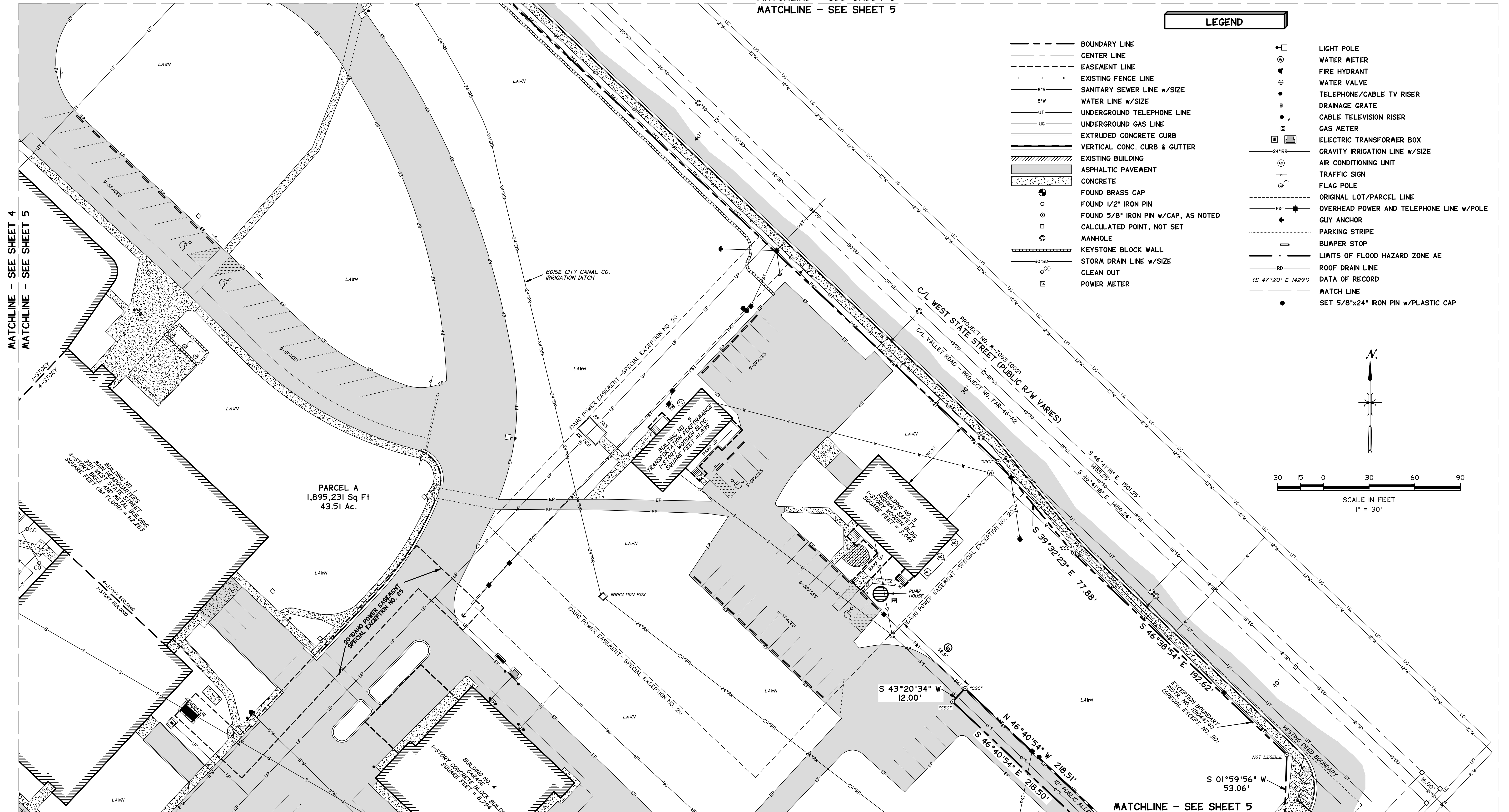
DATE: MARCH, 2023 PROJECT NO.: 5077

dwg/5077-atta

SHEET 5 OF 10

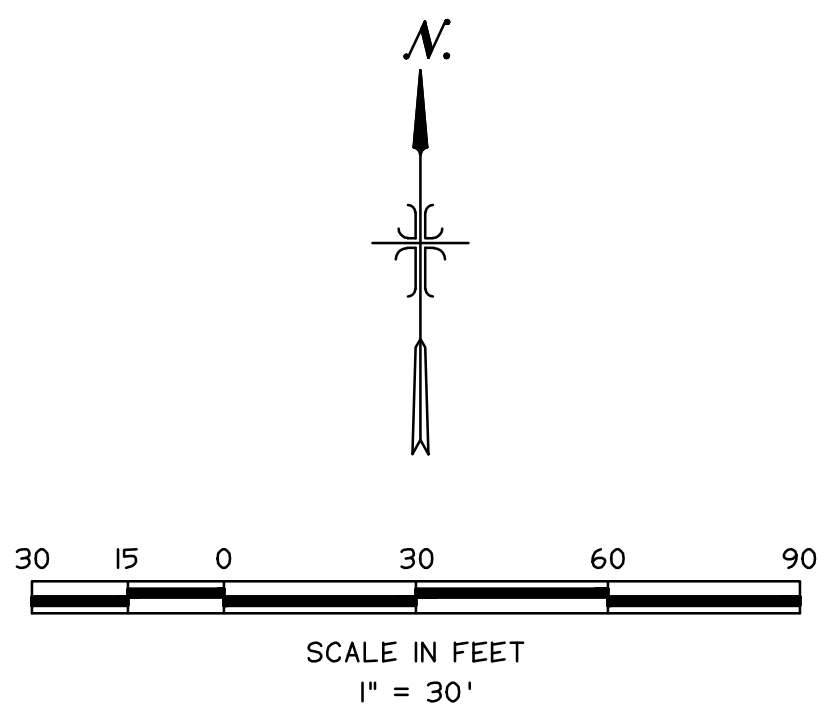
PRELIMINARY
04/19/23

MATCHLINE - SEE SHEET 3
MATCHLINE - SEE SHEET 5



LEGEND

- | | | | |
|-----------|-------------------------------------|---------|--|
| --- | BOUNDARY LINE | □ | LIGHT POLE |
| - - - - | CENTER LINE | ⊙ | WATER METER |
| - · - · - | EASEMENT LINE | ⊕ | FIRE HYDRANT |
| - x - x - | EXISTING FENCE LINE | ⊗ | WATER VALVE |
| - 8" S - | SANITARY SEWER LINE w/SIZE | ● | TELEPHONE/CABLE TV RISER |
| - 8" W - | WATER LINE w/SIZE | ■ | DRAINAGE GRATE |
| - UT - | UNDERGROUND TELEPHONE LINE | ⊙ | CABLE TELEVISION RISER |
| - UG - | UNDERGROUND GAS LINE | ⊕ | GAS METER |
| - - - - | EXTRUDED CONCRETE CURB | ⊠ | ELECTRIC TRANSFORMER BOX |
| - - - - | VERTICAL CONC. CURB & GUTTER | - - - - | GRAVITY IRRIGATION LINE w/SIZE |
| - - - - | EXISTING BUILDING | ⊙ | AIR CONDITIONING UNIT |
| - - - - | ASPHALTIC PAVEMENT | ⊕ | TRAFFIC SIGN |
| - - - - | CONCRETE | ⊗ | FLAG POLE |
| ○ | FOUND BRASS CAP | - - - - | ORIGINAL LOT/PARCEL LINE |
| ○ | FOUND 1/2" IRON PIN | - PAT - | OVERHEAD POWER AND TELEPHONE LINE w/POLE |
| ○ | FOUND 5/8" IRON PIN w/CAP, AS NOTED | ⊕ | GUY ANCHOR |
| ○ | CALCULATED POINT, NOT SET | - - - - | PARKING STRIPE |
| ○ | MANHOLE | - - - - | BUMPER STOP |
| - - - - | KEYSTONE BLOCK WALL | - - - - | LIMITS OF FLOOD HAZARD ZONE AE |
| - - - - | STORM DRAIN LINE w/SIZE | - - - - | ROOF DRAIN LINE |
| - - - - | CLEAN OUT | - - - - | DATA OF RECORD |
| - - - - | POWER METER | - - - - | MATCH LINE |
| | | ● | SET 5/8"x24" IRON PIN w/PLASTIC CAP |



MATCHLINE - SEE SHEET 4
MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 5
MATCHLINE - SEE SHEET 7

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208-385-0636 BOISE, ID. 83719

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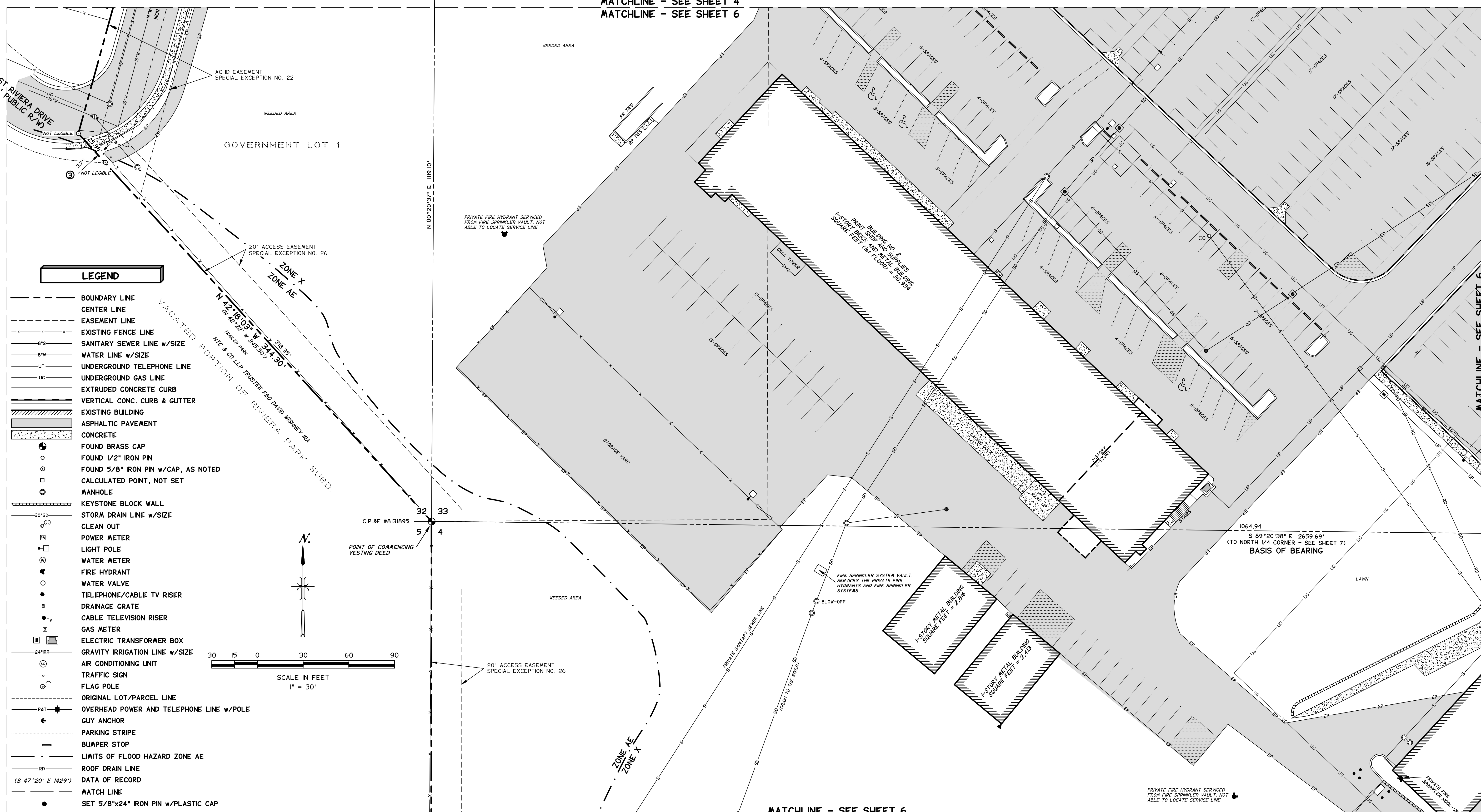
SHEET 6 OF 10

PRELIMINARY
04/19/23

MATCHLINE - SEE SHEET 4
MATCHLINE - SEE SHEET 6

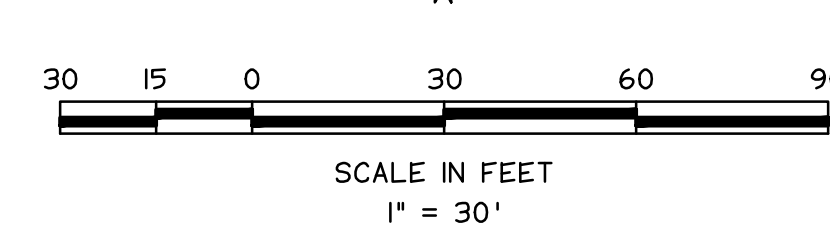
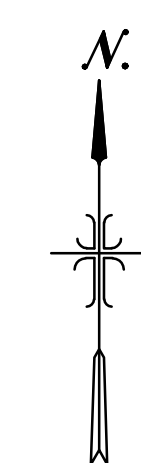
MATCHLINE - SEE SHEET 6
MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 6
MATCHLINE - SEE SHEET 8



LEGEND

- BOUNDARY LINE
- CENTER LINE
- - - EASEMENT LINE
- x - x - EXISTING FENCE LINE
- 8" S - SANITARY SEWER LINE w/SIZE
- 8" W - WATER LINE w/SIZE
- UT - UNDERGROUND TELEPHONE LINE
- UG - UNDERGROUND GAS LINE
- EXTRUDED CONCRETE CURB
- VERTICAL CONC. CURB & GUTTER
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- FOUND BRASS CAP
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- FOUND 5/8" IRON PIN w/CAP, AS NOTED
- CALCULATED POINT, NOT SET
- ⊙ MANHOLE
- KEYSTONE BLOCK WALL
- 30" SD - STORM DRAIN LINE w/SIZE
- CO - CLEAN OUT
- ⊕ POWER METER
- LIGHT POLE
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- TELEPHONE/CABLE TV RISER
- ⊕ DRAINAGE GRATE
- TV - CABLE TELEVISION RISER
- ⊕ GAS METER
- ⊕ ELECTRIC TRANSFORMER BOX
- 24" IRR - GRAVITY IRRIGATION LINE w/SIZE
- ⊕ AIR CONDITIONING UNIT
- ⊕ TRAFFIC SIGN
- ⊕ FLAG POLE
- ORIGINAL LOT/PARCEL LINE
- PAT - OVERHEAD POWER AND TELEPHONE LINE w/POLE
- ⊕ GUY ANCHOR
- PARKING STRIPE
- BUMPER STOP
- LIMITS OF FLOOD HAZARD ZONE AE
- RD - ROOF DRAIN LINE
- (S 47°20' E 1429') DATA OF RECORD
- MATCH LINE
- SET 5/8"x24" IRON PIN w/PLASTIC CAP



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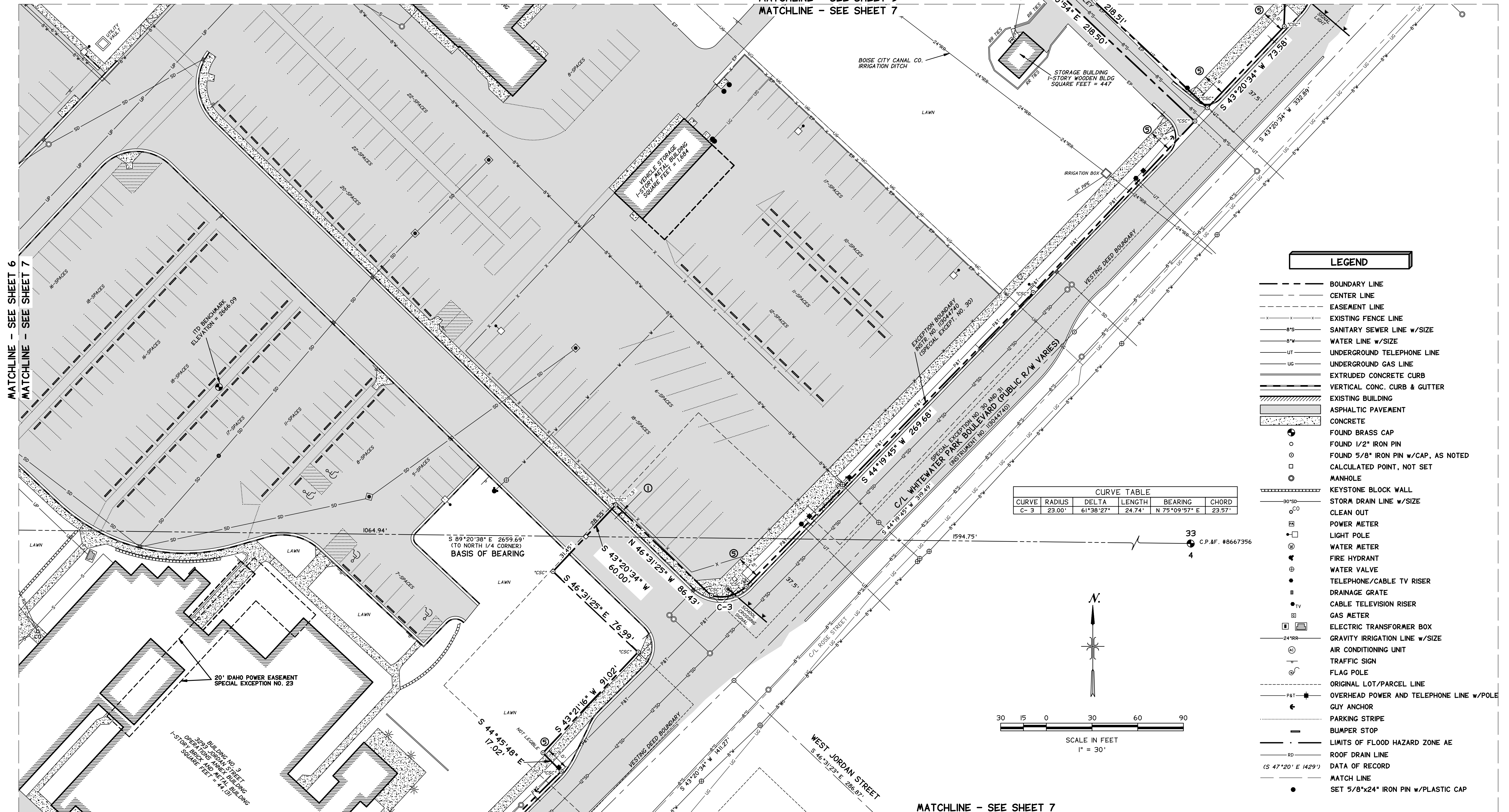
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dwg/5077-alta

SHEET 7 OF 10

PRELIMINARY
04/19/23

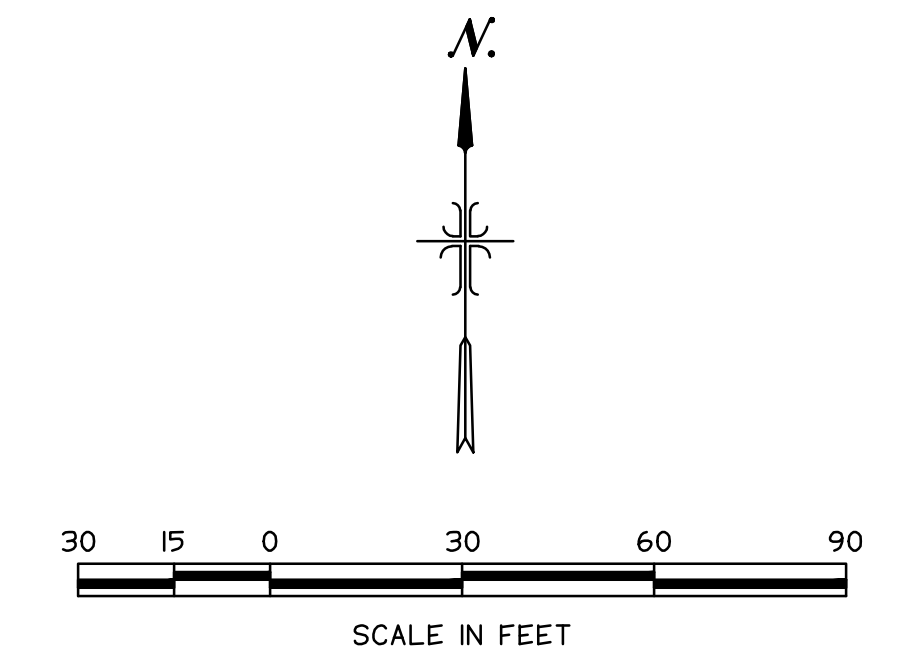
MATCHLINE - SEE SHEET 5
MATCHLINE - SEE SHEET 7



LEGEND

- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- - - EXISTING FENCE LINE
- 8" S SANITARY SEWER LINE w/SIZE
- 8" W WATER LINE w/SIZE
- UT UNDERGROUND TELEPHONE LINE
- UG UNDERGROUND GAS LINE
- EXTRUDED CONCRETE CURB
- VERTICAL CONC. CURB & GUTTER
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- KEYSTONE BLOCK WALL
- STORM DRAIN LINE w/SIZE
- CLEAN OUT
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- ⊠ LIGHT POLE
- ⊠ WATER METER
- ⊠ FIRE HYDRANT
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- LIMITS OF FLOOD HAZARD ZONE AE
- ROOF DRAIN LINE
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- MATCH LINE
- SET 5/8"x24" IRON PIN w/PLASTIC CAP

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C-3	23.00'	61°38'27"	24.74'	N 75°09'57" E	23.57'



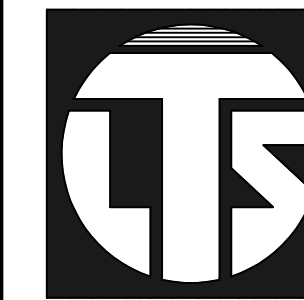
MATCHLINE - SEE SHEET 6
MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 7
MATCHLINE - SEE SHEET 9

ALTA/NSPS LAND TITLE SURVEY FOR THE STATE OF IDAHO - TRANSPORTATION DEPARTMENT

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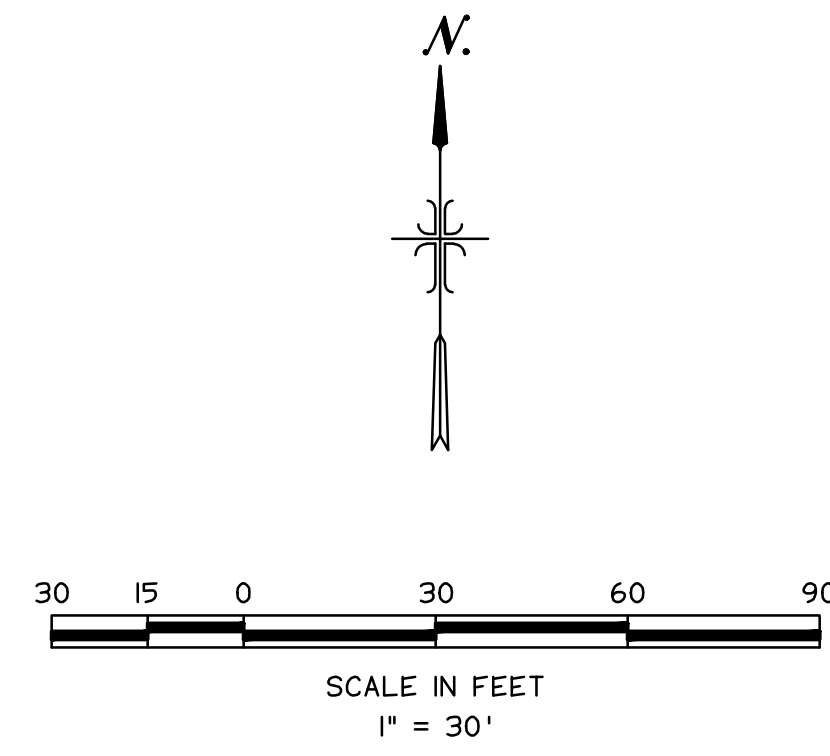
12594 W. EXPLORER DRIVE, SUITE 150
208-385-0636 BOISE, ID. 83719

DATE: MARCH, 2023 PROJECT NO.: 5077

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SHEET 8 OF 10

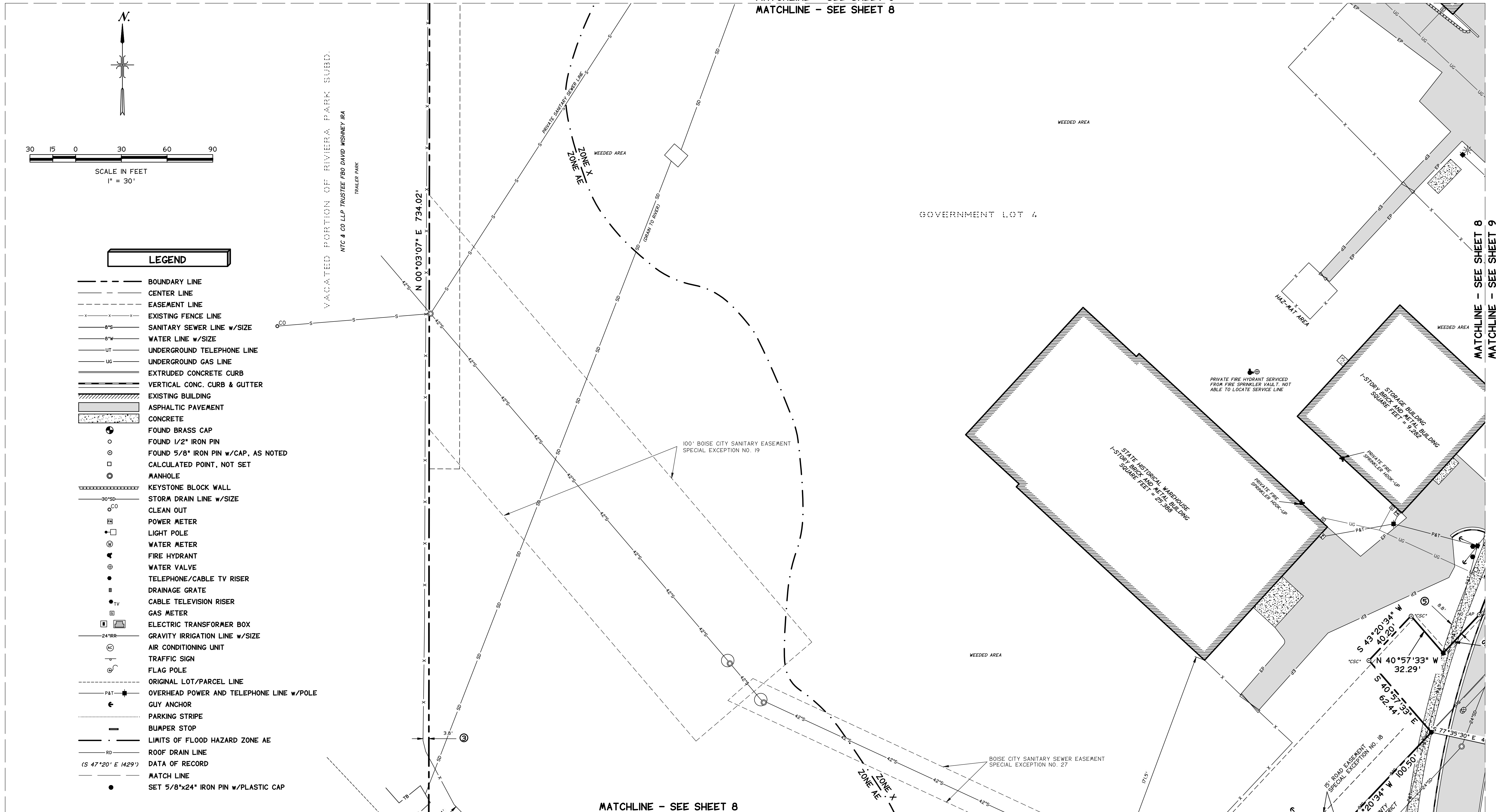
PRELIMINARY
04/19/23



LEGEND

- BOUNDARY LINE
- - - CENTER LINE
- - - EASEMENT LINE
- x - x - EXISTING FENCE LINE
- 8" S - SANITARY SEWER LINE w/SIZE
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- (S 47°20' E 1429') DATA OF RECORD
- MATCH LINE
- SET 5/8"x24" IRON PIN w/PLASTIC CAP

MATCHLINE - SEE SHEET 6
MATCHLINE - SEE SHEET 8



MATCHLINE - SEE SHEET 8
MATCHLINE - SEE SHEET 10

ALTA/NSPS LAND TITLE SURVEY FOR THE STATE OF IDAHO - TRANSPORTATION DEPARTMENT

(3311 WEST STATE STREET, BOISE, IDAHO 83703)

PORTIONS OF THE NW 1/4, SECTION 4, T.3N., R.2E., B.M., THE SE 1/4, SECTION 32 AND THE SW 1/4 OF SECTION 33, T.4N., R.2E., B.M., AND BEING PART OF HUBBELL HOME ADDITION (VACATED), CLITHERO SUBDIVISION AND THE EASTMAN TRACT, BOISE, ADA COUNTY, IDAHO



**ALTA/NSPS LAND TITLE SURVEY FOR
THE STATE OF IDAHO -
TRANSPORTATION DEPT.**

PORTIONS OF THE NW 1/4, SECTION 4, T.3N., R.2E., B.M., THE SE 1/4, SECTION 32 AND THE SW 1/4 OF SECTION 33, T.4N., R.2E., B.M., AND BEING PART OF HUBBELL HOME ADDITION (VACATED), CLITHERO SUBDIVISION AND THE EASTMAN TRACT, BOISE, ADA COUNTY, IDAHO

DESIGN: DRAFT: CHECK: SCALE: 1" = 30'

TEALEY'S LAND SURVEYING

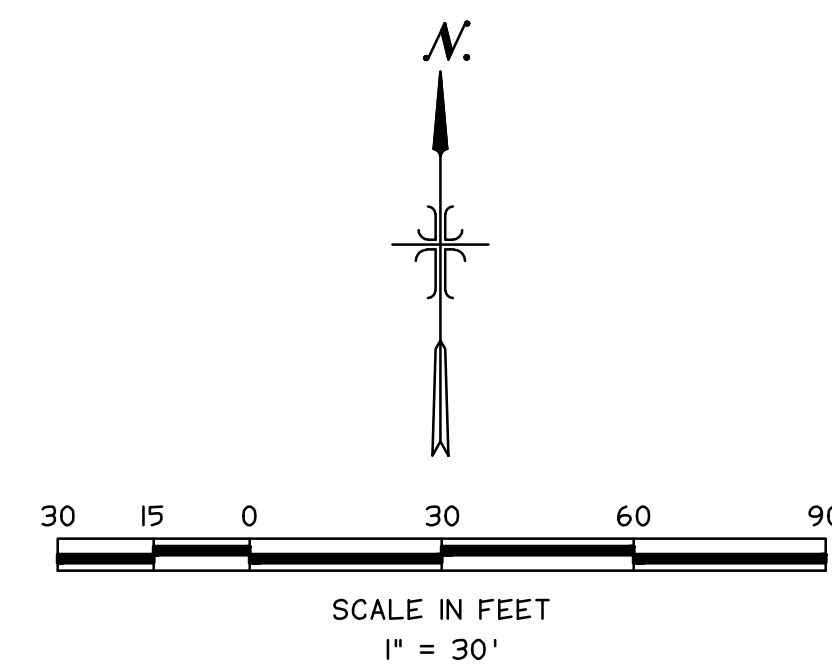
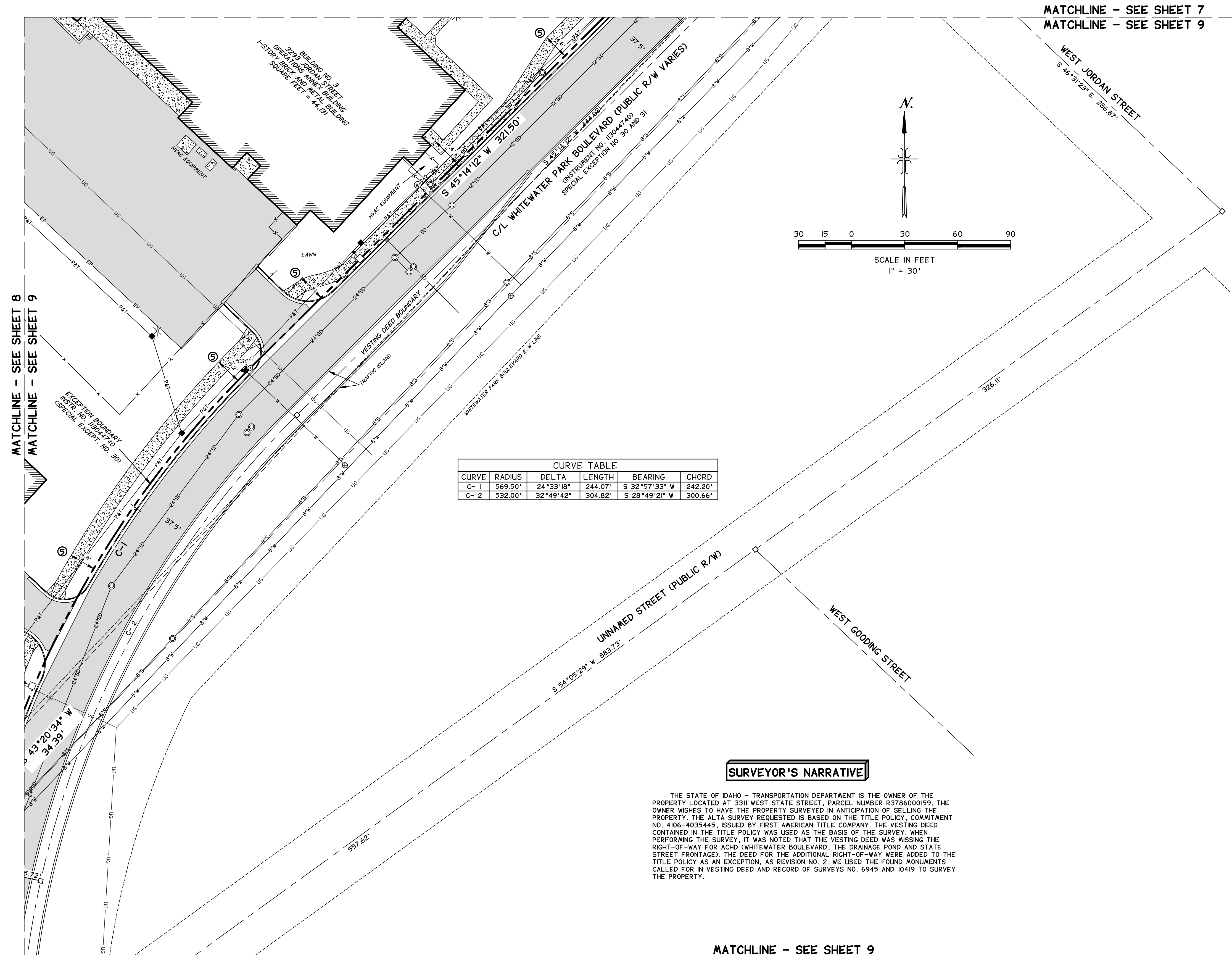
12594 W. EXPLORER DRIVE, SUITE 150
208-385-0636 BOISE, ID. 83719

DATE: MARCH, 2023 PROJECT NO.: 5077

dwg/5077-alta

SHEET 9 OF 10

PRELIMINARY
04/19/23



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C-1	969.50'	24°33'18"	244.07'	S 32°57'33" W	242.20'
C-2	532.00'	32°49'42"	304.82'	S 28°49'21" W	300.66'

SURVEYOR'S NARRATIVE

THE STATE OF IDAHO - TRANSPORTATION DEPARTMENT IS THE OWNER OF THE PROPERTY LOCATED AT 3311 WEST STATE STREET, PARCEL NUMBER R3786000159. THE OWNER WISHES TO HAVE THE PROPERTY SURVEYED IN ANTICIPATION OF SELLING THE PROPERTY. THE ALTA SURVEY REQUESTED IS BASED ON THE TITLE POLICY, COMMITMENT NO. 4106-4035445, ISSUED BY FIRST AMERICAN TITLE COMPANY. THE VESTING DEED CONTAINED IN THE TITLE POLICY WAS USED AS THE BASIS OF THE SURVEY. WHEN PERFORMING THE SURVEY, IT WAS NOTED THAT THE VESTING DEED WAS MISSING THE RIGHT-OF-WAY FOR ACHD (WHITTEWATER BOULEVARD), THE DRAINAGE POND AND STATE STREET FRONTAGE). THE DEED FOR THE ADDITIONAL RIGHT-OF-WAY WERE ADDED TO THE TITLE POLICY AS AN EXCEPTION, AS REVISION NO. 2. WE USED THE FOUND MONUMENTS CALLED FOR IN VESTING DEED AND RECORD OF SURVEYS NO. 6945 AND 10419 TO SURVEY THE PROPERTY.

- LEGEND**
- BOUNDARY LINE
 - CENTER LINE
 - EASEMENT LINE
 - x-x-x- EXISTING FENCE LINE
 - 8" S SANITARY SEWER LINE w/SIZE
 - 8" W WATER LINE w/SIZE
 - UT UNDERGROUND TELEPHONE LINE
 - UG UNDERGROUND GAS LINE
 - EXTRUDED CONCRETE CURB
 - VERTICAL CONC. CURB & GUTTER
 - EXISTING BUILDING
 - ASPHALTIC PAVEMENT
 - CONCRETE
 - FOUND BRASS CAP
 - FOUND 1/2" IRON PIN
 - ⊙ FOUND 5/8" IRON PIN w/CAP, AS NOTED
 - CALCULATED POINT, NOT SET
 - ⊗ MANHOLE
 - KEYSTONE BLOCK WALL
 - 30" SD STORM DRAIN LINE w/SIZE
 - CO CLEAN OUT
 - ⊠ POWER METER
 - LIGHT POLE
 - ⊙ WATER METER
 - ⚡ FIRE HYDRANT
 - ⊕ WATER VALVE
 - TELEPHONE/CABLE TV RISER
 - DRAINAGE GRATE
 - TV CABLE TELEVISION RISER
 - ⊠ GAS METER
 - ⊠ ELECTRIC TRANSFORMER BOX
 - 24" RR GRAVITY IRRIGATION LINE w/SIZE
 - ⊙ AIR CONDITIONING UNIT
 - TRAFFIC SIGN
 - ⊙ FLAG POLE
 - ORIGINAL LOT/PARCEL LINE
 - PAT OVERHEAD POWER AND TELEPHONE LINE w/POLE
 - GUY ANCHOR
 - PARKING STRIPE
 - BUMPER STOP
 - LIMITS OF FLOOD HAZARD ZONE AE
 - RD ROOF DRAIN LINE
 - (S 47°20' E 1429') DATA OF RECORD
 - MATCH LINE
 - SET 5/8"x24" IRON PIN w/PLASTIC CAP

MATCHLINE - SEE SHEET 9
MATCHLINE - SEE SHEET 10

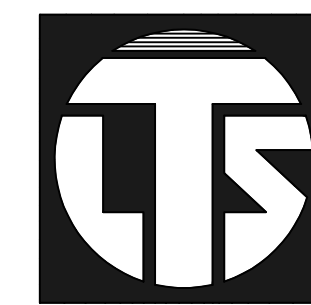
ALTA/NSPS LAND TITLE SURVEY

FOR

THE STATE OF IDAHO - TRANSPORTATION DEPARTMENT

(3311 WEST STATE STREET, BOISE, IDAHO 83703)

PORTIONS OF THE NW 1/4, SECTION 4, T.3N., R.2E., B.M., THE SE 1/4, SECTION 32 AND THE SW 1/4 OF SECTION 33, T.4N., R.2E., B.M., AND BEING PART OF HUBBELL HOME ADDITION (VACATED), CLITHERO SUBDIVISION AND THE EASTMAN TRACT, BOISE, ADA COUNTY, IDAHO



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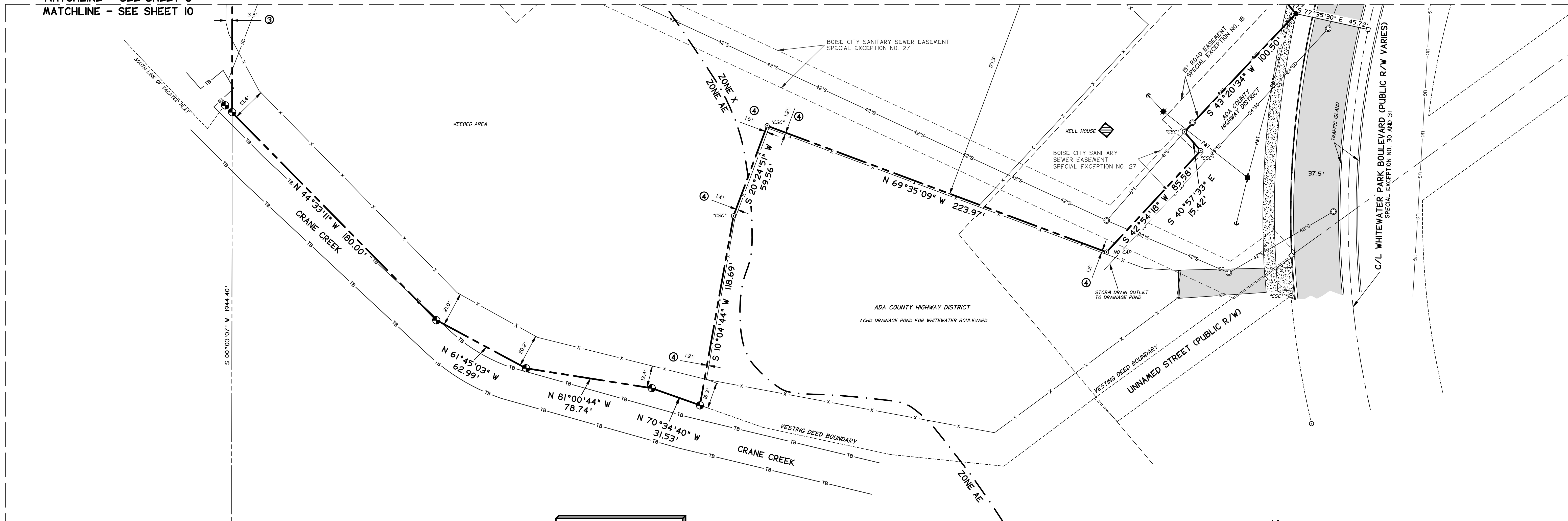
DATE: MARCH, 2023 PROJECT NO.: 5077

dwg/5077-alfa

SHEET 10 OF 10

PRELIMINARY
04/19/23

MATCHLINE - SEE SHEET 8
MATCHLINE - SEE SHEET 10



LEGEND

	BOUNDARY LINE		LIGHT POLE
	CENTER LINE		WATER METER
	EASEMENT LINE		FIRE HYDRANT
	EXISTING FENCE LINE		WATER VALVE
	SANITARY SEWER LINE w/SIZE		TELEPHONE/CABLE TV RISER
	WATER LINE w/SIZE		DRAINAGE GRATE
	UNDERGROUND TELEPHONE LINE		CABLE TELEVISION RISER
	UNDERGROUND GAS LINE		GAS METER
	EXTRUDED CONCRETE CURB		ELECTRIC TRANSFORMER BOX
	VERTICAL CONC. CURB & GUTTER		GRAVITY IRRIGATION LINE w/SIZE
	EXISTING BUILDING		AIR CONDITIONING UNIT
	ASPHALTIC PAVEMENT		TRAFFIC SIGN
	CONCRETE		FLAG POLE
	FOUND BRASS CAP		ORIGINAL LOT/PARCEL LINE
	FOUND 1/2\"/>		OVERHEAD POWER AND TELEPHONE LINE w/POLE
	FOUND 5/8\"/>		GUY ANCHOR
	CALCULATED POINT, NOT SET		PARKING STRIPE
	MANHOLE		BUMPER STOP
	KEYSTONE BLOCK WALL		LIMITS OF FLOOD HAZARD ZONE AE
	STORM DRAIN LINE w/SIZE		ROOF DRAIN LINE
	CLEAN OUT		DATA OF RECORD
	POWER METER		MATCH LINE
			SET 5/8"x24\"/>

