SPECIAL EXCEPTIONS

THE BOUNDARY INFORMATION AND SPECIAL EXCEPTIONS FOR THIS SURVEY WERE TAKEN FROM TITLE POLICY COMMITMENT NO. 4106-4035445, FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED FEBRUARY 2, 2023 AND AS FOLLOWS:

12. THE RIGHTS, POWERS AND EASEMENTS OF DRAINAGE DISTRICT

I3. ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP OF THE EASTMAN TRACT, FILED IN BOOK 5 OF PLATS AT PAGE 226, REFERRED TO IN THE LEGAL DESCRIPTION.

I4. ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP OF CLITHERO SUBDIVISION, FILED IN BOOK 9 OF PLATS AT PAGE 452, REFERRED TO IN THE LEGAL DESCRIPTION.

I5. ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP OF HUBBELL HOME ADDITION (VACATED 8-319) FILED IN BOOK 5 OF PLATS AT PAGE 210, REFERRED TO IN THE LEGAL DESCRIPTION

16. EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM THE STATE OF IDAHO, WHEREIN MINERAL RIGHTS ARE RESERVED TO THE STATE. (47-701, IDAHO CODE 1947)

17. RIGHTS OF WAY FOR DITCHES, TUNNELS AND TELEPHONE AND TRANSMISSION LINES CONSTRUCTED BY AUTHORITY OF THE UNITED STATES AS GRANTED TO THE UNITED STATES UNDER PROVISIONS OF SECTION 58-604, IDAHO CODE.

18. AN EASEMENT SET FORTH IN WARRANTY DEED RECORDED MARCH 21, 1924 AS INSTRUMENT NO. 110110 (BOOK 167 AT PAGE 250), RECORDS OF ADA COUNTY, IDAHO. (PLOTTED)

19. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS AND EASEMENTS SET FORTH IN RIGHT OF WAY DEED RECORDED OCTOBER 9, 1948 AS INSTRUMENT NO. 280409, RECORDS OF ADA COUNTY, IDAHO. (PLOTTED)

20. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 344623
IN FAVOR OF: IDAHO POWER COMPANY

FOR: PUBLIC UTILITIES (PLOTTED)

21. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED

RECORDING INFORMATION: 462230
IN FAVOR OF: IDAHO POWER COMPANY
FOR: DISTRIBUTION LINES (BLANKET EASEMENT)

22. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED

RECORDING INFORMATION: 795159
IN FAVOR OF: ADA COUNTY HIGHWAY DISTRICT

FOR: PUBLIC UTILITIES (PLOTTED)

FOR: RIGHT OF WAY (PLOTTED

23. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 8154515
IN FAVOR OF: IDAHO POWER COMPANY

24. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 8211178
IN FAVOR OF: BOISE WATER CORPORATION

FOR: PIPE LINE (PLOTTED)

25. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

I HEREIN:
RECORDING INFORMATION: 8554687
IN FAVOR OF: IDAHO POWER COMPANY
FOR: UNDERGROUND POWER LINE (PLOTTED)

26. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING INFORMATION: 8901756
IN FAVOR OF: STONEGATE MOBILE HOME PARK PARTNERSHIP
FOR: INGRESS AND EGRESS AND WATER LINE (PLOTTED)

27. RESOLUTION 15978, RIGHT-OF-WAY CONTRACT AND EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: BETWEEN: BOISE CITY AND: IDAHO DEPARTMENT OF TRANSPORTATION RECORDING INFORMATION: 100055817 (PLOTTED)

28. EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: STATE OF IDAHO, IDAHO TRANSPORTATION DEPARTMENT AND: QWEST CORPORATION
RECORDING INFORMATION: IO4087821 (PLOTTED)

29. ALL MATTERS DISCLOSED BY A RECORD OF SURVEY RECORDED JUNE 21, 2005 UNDER RECORDING NO. 105081126. (PLOTTED)

30. RIGHT OF WAY FOR WHITEWATER PARK BOULEVARD. (PLOTTED - INSTRUMENT NO. 113044740)

31. ALL MATTERS DISCLOSED BY A RECORD OF SURVEY RECORDED MARCH II, 2016 UNDER RECORDING NO. 2016-020156. (PLOTTED)

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING SITUATED IN THE NWI/4 OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 2 EAST; THE SEI/4 OF SECTION 32, AND THE SWI/4 OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, AND BEING PART OF THE HUBBELL HOME ADDITION (VACATED); CLITHERO SUBDIVISION AND THE EASTMAN TRACT AS SHOWN ON THE PLATS ON FILE IN THE OFFICE OF THE RECORDER, ADA COUNTY, IDAHO, MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE BRASS CAP MONUMENT MARKING THE SOUTHEASTERLY CORNER OF SAID SEI/4 OF SECTION 32;
THENCE N 42°18'03" W ALONG THE SOUTHWESTERLY
BOUNDARY OF SAID CLITHERO SUBDIVISION A DISTANCE OF 344.30
FEET (OF RECORD AS N 42°22' W A DISTANCE OF 345.50 FEET)
TO A 5/8 INCH DIAMETER IRON PIN;

THENCE LEAVING SAID SOUTHWESTERLY BOUNDARY N
15°25'14" E ALONG THE NORTHWESTERLY BOUNDARY OF SAID
CLITHERO SUBDIVISION A DISTANCE OF 230.07 FEET TO A 1/2 INCH
DIAMETER IRON PIN;

THENCE LEAVING SAID NORTHWESTERLY BOUNDARY S
89°48'13" E A DISTANCE OF 246.32 FEET TO A 5/8 INCH
DIAMETER IRON PIN ON THE CENTERLINE OF CLITHERO STREET;
THENCE S 0°11'47" W ALONG SAID CENTERLINE A DISTANCE
OF 24.43 FEET (OF RECORD AS SOUTHERLY A DISTANCE OF 25

FEET) TO A 5/8 INCH DIAMETER IRON PIN:

THENCE LEAVING SAID CENTERLINE S 89°48'13" E A
DISTANCE OF 145.36 FEET TO A 5/8 INCH DIAMETER IRON PIN ON
THE EASTERLY BOUNDARY OF SAID CLITHERO SUBDIVISION;
THENCE N 0°11'47" E ALONG SAID EASTERLY BOUNDARY A
DISTANCE OF 200.04 FEET TO A 1/2 INCH DIAMETER IRON PIN;

THENCE LEAVING SAID EASTERLY BOUNDARY S 89°21'28" E A

THENCE N 30°19'56" E A DISTANCE OF 48.39 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE N 0°35'56" E A DISTANCE OF 42.00 FEET TO A 5/8

DISTANCE OF 189.79 FEET TO A 5/8 INCH DIAMETER IRON PIN;

INCH DIAMETER IRON PIN:
THENCE N 44°24'04" W A DISTANCE OF 62.23 FEET TO A
5/8 INCH DIAMETER IRON PIN ON THE EASTERLY RIGHT-OFWAY OF

VINE STREET;

THENCE N 0°35'56" E A DISTANCE OF 185.89 FEET TO A
5/8 INCH DIAMETER IRON PIN;

THENCE S 89°16'37" E A DISTANCE OF 134.13 FEET (OF RECORD AS 134 FEET) TO A 5/8 INCH DIAMETER IRON PIN ON THE EASTERLY BOUNDARY OF SAID THE EASTMAN TRACT;

THENCE N 0°35'56" E ALONG LAST SAID EASTERLY
BOUNDARY A DISTANCE OF 363.60 FEET (OF RECORD AS N 0°16' E A DISTANCE OF 361.90 FEET) TO 1/2 DIAMETER IRON PIN ON THE

SOUTHWESTERLY RIGHT-OF-WAY OF STATE STREET;
THENCE S 46°41'18" E ALONG SAID SOUTHWESTERLY
RIGHT-OF-WAY A DISTANCE OF 1431.52 FEET (OF RECORD AS S
47°20' E A DISTANCE OF 1429 FEET) TO A 5/8 INCH DIAMETER
IRON PIN ON THE NORTHWESTERLY RIGHT-OF- WAY OF ROSE

THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY S 43°20'34" W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY A DISTANCE OF 123.02 FEET (OF RECORD AS 123 FEET) TO A 5/8 INCH DIAMETER IRON PIN ON THE NORTHEASTERLY RIGHTOF-WAY OF THE ALLEY IN BLOCK 4 OF SAID HUBBELL HOME ADDITION

THENCE LEAVING LAST SAID NORTHWESTERLY RIGHT-OF-WAY
N 46°40'54" W ALONG LAST SAID NORTHEASTERLY RIGHT-OF-WAY
A DISTANCE OF 242.00 FEET TO A 5/8 INCH DIAMETER IRON PIN;
THENCE LEAVING LAST SAID NORTHEASTERLY RIGHT- OF-WAY
S 43°20'34" W A DISTANCE OF I2.00 FEET TO A 5/8 INCH
DIAMETER IRON PIN ON THE SOUTHWESTERLY RIGHT- OF-WAY OF
THE ALLEY IN SAID BLOCK 4:

THENCE S 46°40'54" E ALONG LAST SOUTHWESTERLY RIGHT-OF-WAY A DISTANCE OF 242.00 FEET TO A 5/8 INCH DIAMETER IRON PIN ON THE NORTHWESTERLY RIGHT-OF-WAY OF SAID ROSE STREET;

THENCE S 43°20'34" W ALONG LAST SAID NORTHWESTERLY RIGHT-OF-WAY A DISTANCE OF 444.43 FEET (OF RECORD AS 445 FEET) TO A 5/8 INCH DIAMETER IRON PIN ON THE NORTHEASTERLY RIGHT-OF-WAY OF JORDAN STREET (FORMERLY KNOWN AS SHERMAN STREET) AS SHOWN ON SAID PLAT OF HUBBELL HOME ADDITION (VACATED);

THENCE LEAVING LAST SAID NORTHWESTERLY RIGHT-OF-WAY N 46°31'25" W ALONG LAST SAID NORTHEASTERLY RIGHT-OFWAY A DISTANCE OF 127.00 FEET TO A 5/8 INCH DIAMETER IRON PIN; THENCE LEAVING LAST SAID NORTHEASTERLY RIGHT OF WAY S 43°20'34" W A DISTANCE OF 60.00 FEET TO A 5/8 INCH DIAMETER IRON PIN ON THE SOUTHWESTERLY BOUNDARY OF SAID JORDAN STREET;

THENCE S 46°31'25" E ALONG LAST SAID SOUTHWESTERLY BOUNDARY A DISTANCE OF 127.00 FEET TO A 5/8 INCH DIAMETER IRON PIN ON THE NORTHWESTERLY RIGHT-OF-WAY OF SAID ROSE STREET.

THENCE LEAVING LAST SAID SOUTHWESTERLY RIGHT-OF-WAY S 43°20'34" W ALONG LAST SAID NORTHWESTERLY RIGHT-OF-WAY A DISTANCE OF 685.40 FEET (OF RECORD AS 685.35 FEET) TO A 5/8 INCH DIAMETER IRON PIN ON THE NORTHEASTERLY RIGHT-OF-WAY OF RESSEGUIE STREET AS SHOWN ON SAID PLAT OF HUBBELL HOME ADDITION (VACATED);

THENCE LEAVING LAST SAID NORTHWESTERLY RIGHT-OF-WAY N 40°57'33" W ALONG LAST SAID NORTHEASTERLY RIGHT-OFWAY A DISTANCE OF 32.29 FEET TO A 5/8 INCH DIAMETER IRON PIN: THENCE LEAVING LAST SAID NORTHEASTERLY RIGHT-OF-WAY S 43°20'34" W A DISTANCE OF 40.20 FEET TO A 5/8 INCH DIAMETER IRON PIN ON THE SOUTHWESTERLY RIGHT-OF-WAY OF

SAID RESSEGUIE STREET;
THENCE S 40°57'33" E ALONG LAST SAID SOUTHWESTERLY
RIGHT-OF-WAY A DISTANCE OF 62.44 FEET (OF RECORD AS
SOUTHERLY A DISTANCE OF 61.29 FEET) TO A 5/8 INCH DIAMETER
IRON PIN ON THE CENTERLINE OF SAID ROSE STREET;
THENCE LEAVING LAST SAID SOUTHWESTERLY RIGHT-OF-WAY
S 43°20'34" W ALONG LAST SAID CENTERLINE A DISTANCE OF

IOO.50 FEET (OF RECORD AS IOI.27 FEET) TO A 5/8 INCH
DIAMETER IRON PIN;
THENCE LEAVING LAST SAID CENTERLINE S 40°57'33" E A
DISTANCE OF IOI.06 FEET TO A 5/8 INCH DIAMETER IRON PIN ON
THE SOUTHEASTERLY BOUNDARY OF SAID HUBBELL HOME ADDITION

THENCE S 54°05'29" W ALONG LAST SAID SOUTHEASTERLY BOUNDARY A DISTANCE OF 150.66 FEET (OF RECORD AS 150.6 FEET) TO A 5/8 INCH DIAMETER IRON PIN:

THENCE CONTINUING ALONG LAST SAID SOUTHEASTERLY BOUNDARY S 53°06'47" W A DISTANCE OF 69.83 FEET (OF RECORD AS S 52°58'49" W A DISTANCE OF 68.18 FEET) TO A BRASS CAP MONUMENT:

THENCE LEAVING LAST SAID SOUTHEASTERLY BOUNDARY N 84°08'32" W A DISTANCE OF 70.41 FEET (OF RECORD AS N 84°29'II" W A DISTANCE OF 70.38 FEET) TO A BRASS CAP MONUMENT:

THENCE N 77°59'21" W A DISTANCE OF 80.86 FEET (OF

RECORD AS N 78°18'11" W A DISTANCE OF 80.85 FEET) TO A BRASS CAP MONUMENT:

THENCE N 70°34'40" W A DISTANCE OF 72.71 FEET (OF RECORD AS N 70°48'11" W A DISTANCE OF 72.76 FEET) TO A

BRASS CAP MONUMENT; THENCE N 81°00'44" W A DISTANCE OF 78.74 FEET (OF RECORD AS N 81°11'11" W A DISTANCE OF 78.79 FEET) TO A BRASS CAP MONUMENT;

THENCE N 61°45'03" W A DISTANCE OF 62.99 FEET (OF RECORD AS N 61°44'II" W A DISTANCE OF 62.82 FEET) TO A BRASS CAP MONUMENT:
THENCE N 44°33'II" W A DISTANCE OF 180.00 FEET (OF

RECORD AS N 44°49'II" W A DISTANCE OF 186.46 FEET) TO A 5/8
INCH DIAMETER IRON PIN ON THE WESTERLY BOUNDARY OF SAID
NWI/4 OF SECTION 4;
THENCE N 0°03'07" E A DISTANCE OF 734.02 FEET (OF
RECORD AS N 0°47' E A DISTANCE OF 733 FEET AND N 0°02'49"

E A DISTANCE OF 728.60 FEET) TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO ADA COUNTY HIGHWAY DISTRICT BY WARRANTY DEED RECORDED APRIL 25, 2013 AS INSTRUMENT NO. 113044740, RECORDS OF ADA COUNTY.

ALTA/NSPS LAND TITLE SURVEY

FOR

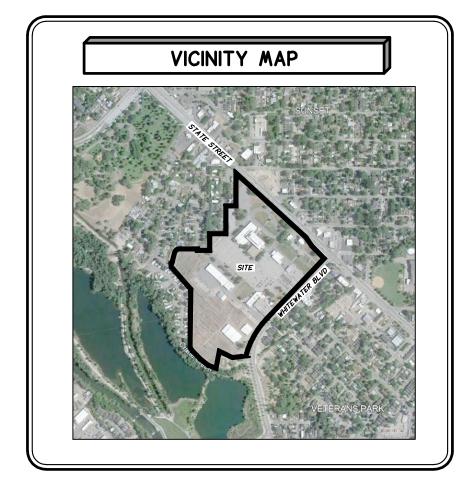
THE STATE OF IDAHO - TRANSPORTATION DEPARTMENT

(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

NO ZONING REPORT PROVIDED

ZONING INFORMATION			
ZONING: A-I			CONTACTS
ITEM	REQUIRED	EXISTING	CONTACT INFO: PLANNING & ZONING DEPT. CITY OF BOISE, IDAHO 150 N. CAPITOL BLVD. BOISE, IDAHO 83701 208-384-3830
MIN. LOT AREA	-	1,895,231 SQ.FT.	
MIN. FRONTAGE	-	40'	
MAX. BLDG COVERAGE	_	N/A	
MIN. SETBACKS FRONT	_	50.5'	
MIN. SETBACKS SIDE	-	123.81	
MIN. SIDE W/STREET	_	17.4'	NOTES: BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE CITY OF BOISE, IDAHO FOR ZONING LAWS AND APPLICABLE CODES.
MIN. SETBACKS REAR	_	171.5'	
MAX BUILDING HEIGHT	_	39'	
PARKING REGULAR	_	709	
PARKING HANDICAP	_	19	
PARKING TOTAL	_	728	



FEMA

A PORTION OF SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION AE - SPECIAL FLOOD HAZARD AREA, ON FLOOD INSURANCE RATE MAP NO. 1600 ICO 188 J, WITH A DATE OF IDENTIFICATION OF JUNE 19, 2020, FOR COMMUNITY NUMBER 160002, IN ADA COUNTY, STATE OF IDAHO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

NOTE

I. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITY COMPANY MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CONTACT DIGLINE AT I-800-252-1133 FOR EXACT UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.

2. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

3. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.

4. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION, REPAIRS OR RIGHT-OF-WAY CHANGES.

5. TAX PARCEL NO.: R3786000159.

6. THE PROPERTY HAS DIRECT ACCESS TO NORTH CLITHERO DRIVE, NORTH VINE STREET, WEST STATE STREET AND NORTH WHITEWATER BOULEVARD, ALL DEDICATED PUBLIC STREETS OR HIGHWAYS.

7. DIVISION/PARTY WALLS WITH ADJOINING PROPERTIES ARE NOT APPLICABLE FOR THIS SITE.

8. THERE ARE NO APPURTENANT EASEMENTS

9. NO UTILITY MARKINGS REQUEST WAS COORDINATED WITH A PRIVATE UTILITY COMPANY.

ACREAGE

TITLE REPORT DESCRIPTION:

45.52 ACRES

WHITEWATER R/W, ADDITIONAL STATE ST. R/W AND ACHD DRAINAGE POND (INSTRUMENT

DRAINAGE POND (INSTRUMENT NO. 113044740): 2.01 ACRES

NET ACRES:

43.51 ACRES

CERTIFICATE OF SURVEYOR

TO: TBD AND ITS SUCCESSORS AND/OR ASSIGNS AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(B), 7(BI), 8, 9, 13,16 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 14, 2023.

DATE OF PLAT OR MAP APRIL 20, 2023.

PATRICK A. TEALEY REGISTRATION NO. 4347



SIGNIFICANT OBSERVATIONS

I. FENCE ENCROACHES 0.5' ALONG WEST BOUNDARY LINE. (SHEET

2. KEYSTONE BLOCK WALL AND FENCE ENCROACH I.O', 18.4', 5.7' AND 5.6' INTO CLITHERO STREET PARCEL. (SHEET 4)

3. FENCE ENCROACHES 3.7' AND 3.9' ALONG THE TRAILER PARK PARCEL (WEST BOUNDARY LINE - SHEETS 6 AND 8).

4. FENCES ENCROACH 1.2', 1.4' AND 1.5' ALONG ACHD DRAINAGE POND PARCEL (SOUTH BOUNDARY LINE - SHEET 10).

5. ACHD SIDEWALK ENCROACHES 8.8', 14.8', 15.2', 15.5', 14.6', 15.0', 1.3' AND 15.2' ALONG WHITEWATER BOULEVARD. (SHEETS 5, 7 AND 8)

6. BOISE CITY SANITARY SEWER ENCROACHES 58.9' WEST OF END OF 12' PUBLIC ALLEY. (SHEET 5)

NG 83713

TEALEY'S LAND SURVEYING

12594 W. EXPLORER DRIVE, SUITE 150

208-385-0636

DATE: PROJECT NO::

TRANSPORTATION DEPT.

INW 1/4, SECTION 4, T.3N., R.2E., B.M., THE SE 1/4, SECTION 1/4 OF SECTION 33, T.4N., R.2E., B.M., AND BEING PART OF THE EASTMAN TRACT, BOISE, ADA COUNTY, IDAHO

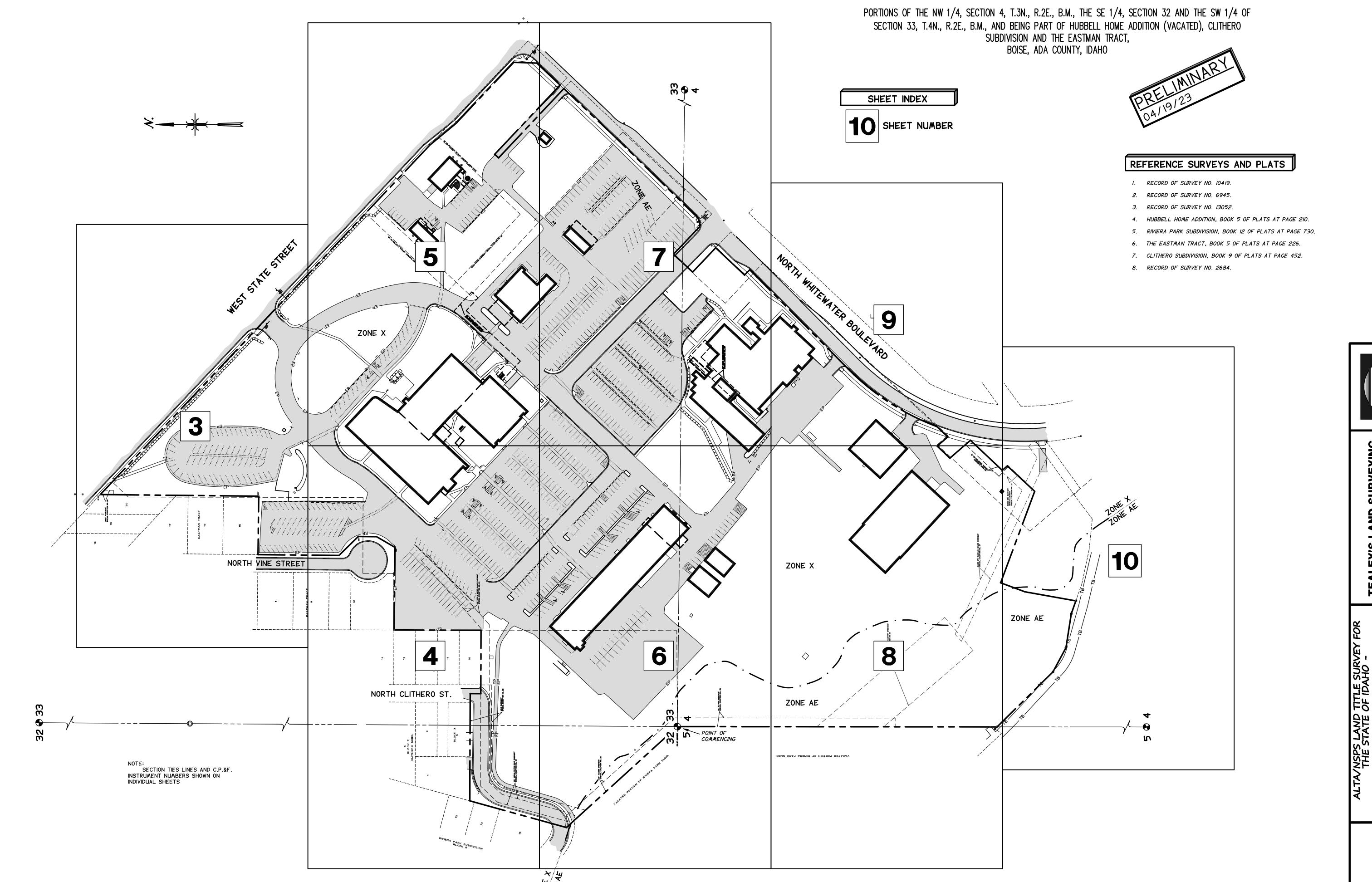
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ABRO

THE STATE OF IDAHO - TRANSPORTATION DEPARTMENT

(3311 WEST STATE STREET, BOISE, IDAHO 83703)



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SHEET 2 OF 10

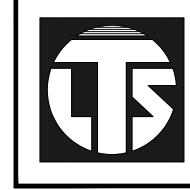
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FOR

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,



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

ORTIONS 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

NG PART OF 208-385-0636

MARCH, 2023

1" = 30'

12594 W. EXPLORER DRIVE, SUITE 150

0636

BOISE, ID. 83713

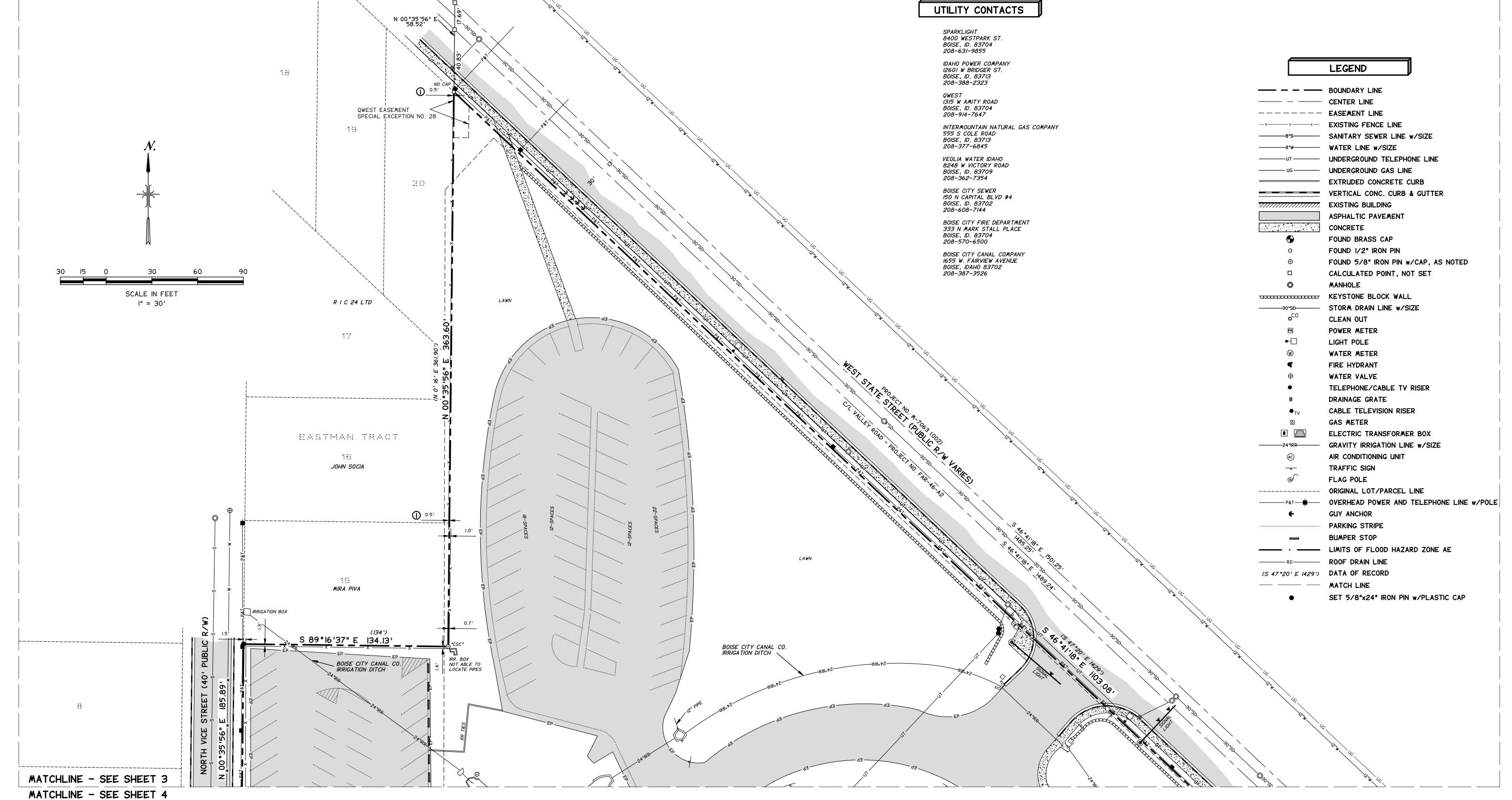
DATE: PROJECT NO.:

TEALEY'S LAND SURVEYING

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SHEET 3 OF 10





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

LEGEND

LIGHT POLE

WATER METER

FIRE HYDRANT

WATER VALVE

TELEPHONE/CABLE TV RISER

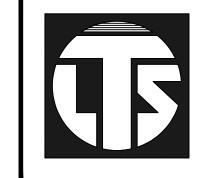
BOUNDARY LINE

--- EXISTING FENCE LINE

SANITARY SEWER LINE W/SIZE

----- CENTER LINE

————— EASEMENT LINE



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

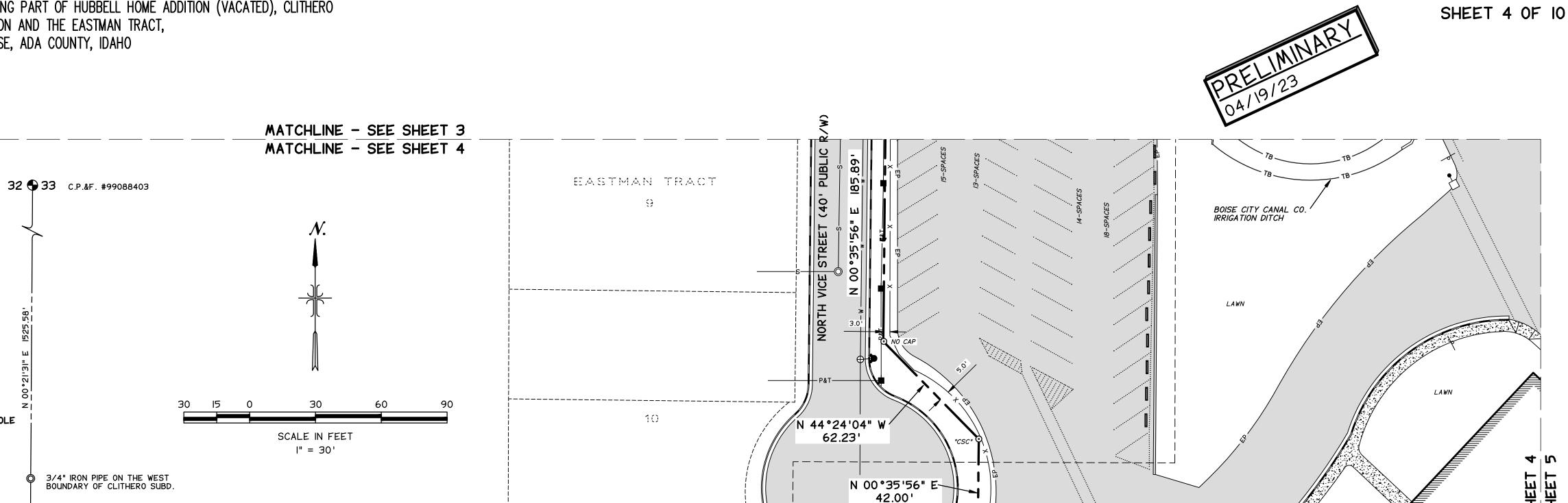
1" = 30'

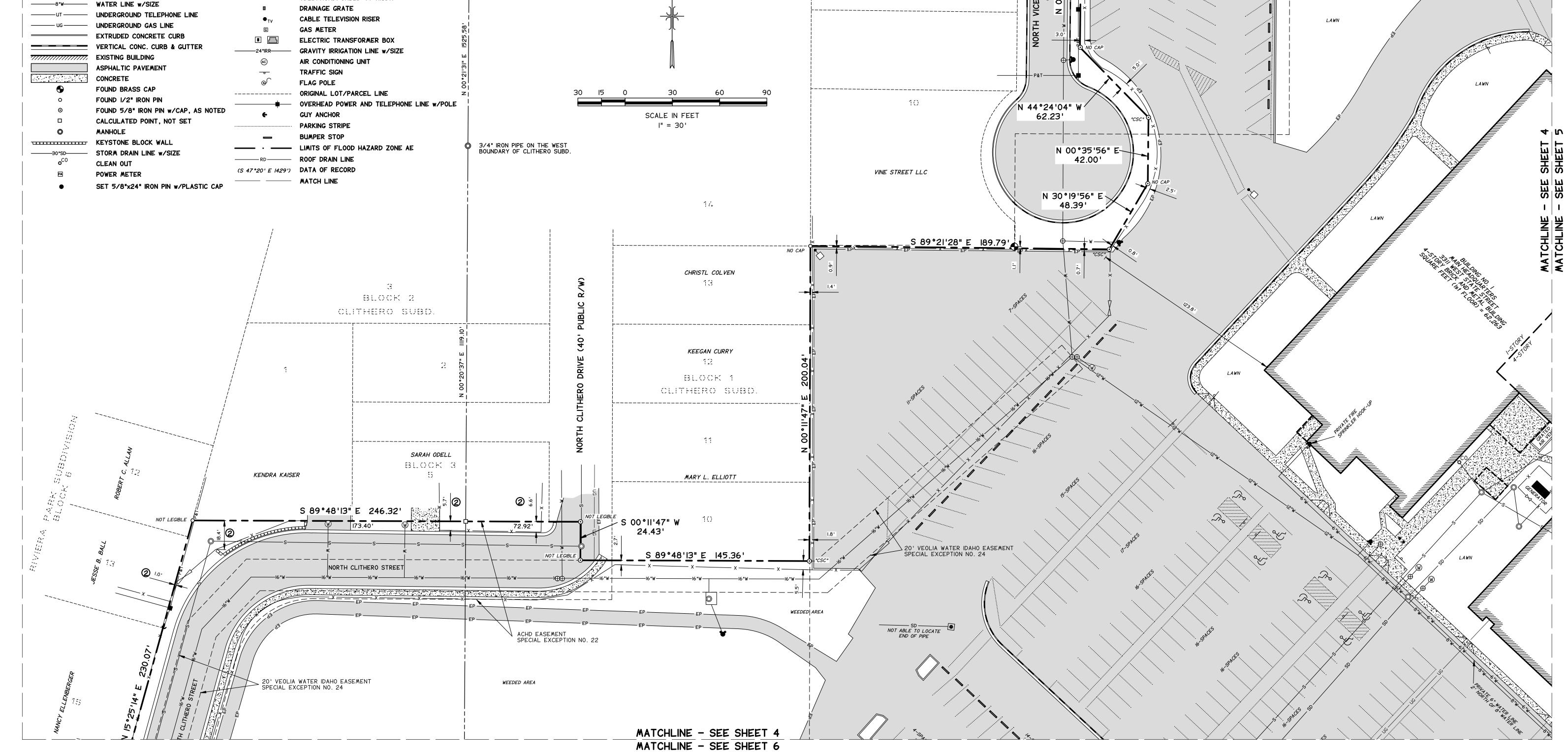
12594 W. EXPLORER DRIVE, SUITE 150
208-385-0636 BOISE, ID. 83713

TEALEY'S LAND SURVEYING

DATE: PROJECT NO.:
MARCH, 2023 5077

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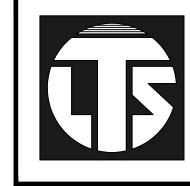


FOR

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

208-385-0636 BOISE, ID. 83713

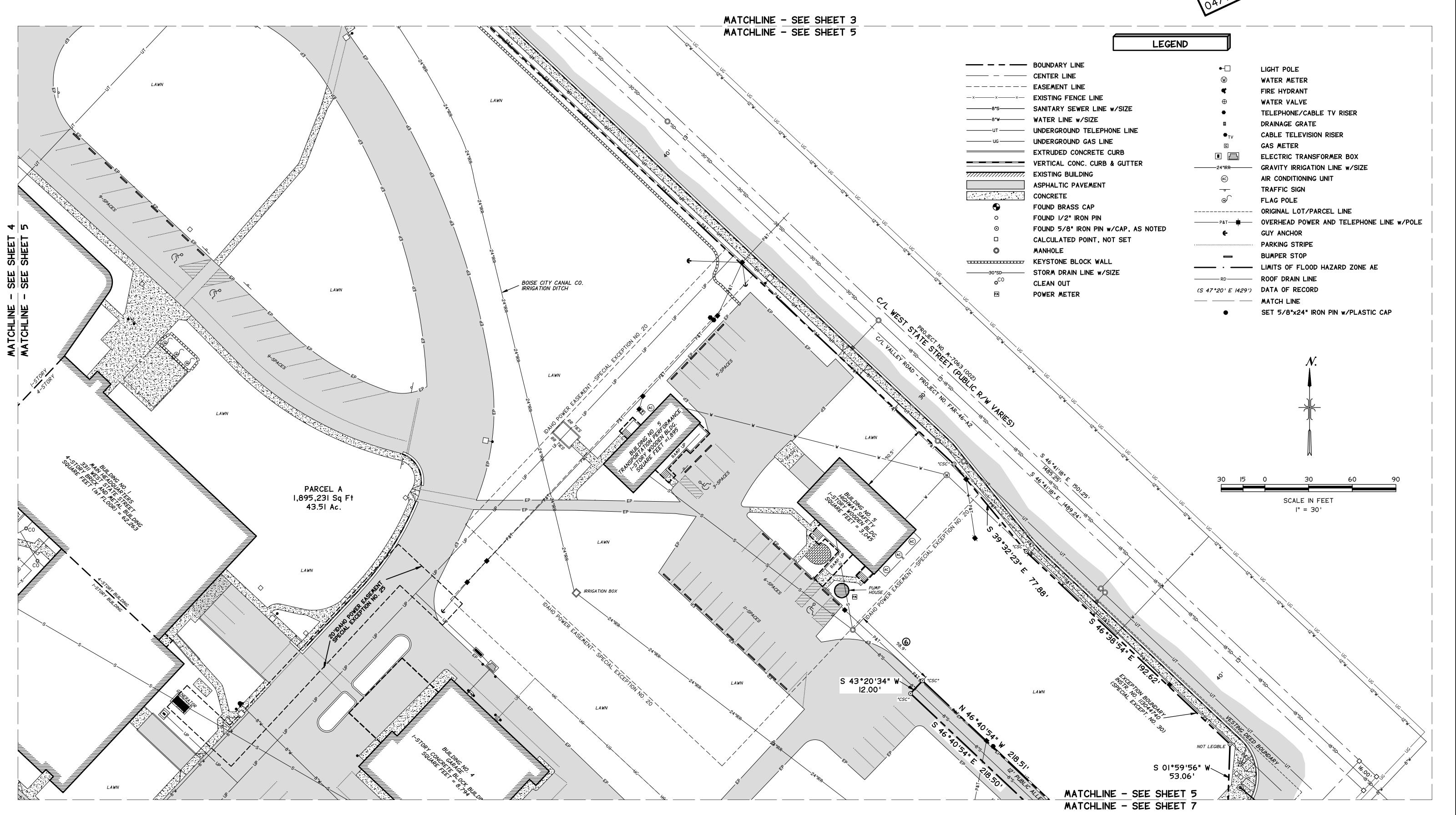
TEALEY'S LAND SURVEYING

12594 W. EXPLORER DRIVE, SUITE 150

DRAFT: CHECK: SCALE: DATE: PROJECT NO.:
jdc 1" = 30' MARCH, 2023 5077

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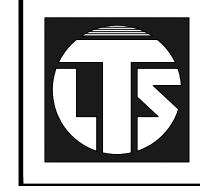
SHEET 5 OF 10



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,



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

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1" = 30'

BOISE, ID. 83713 PROJECT NO.:

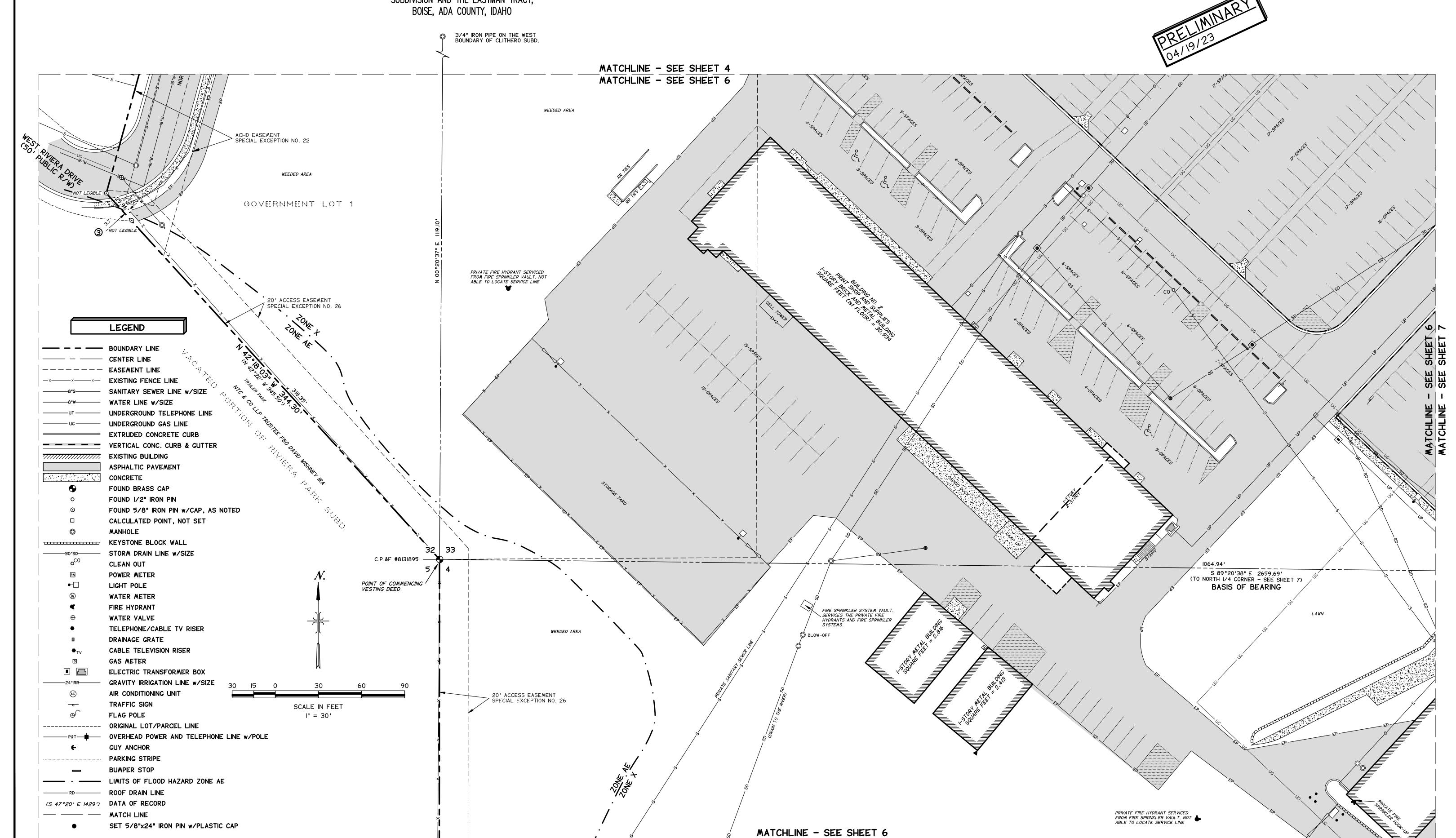
MARCH, 2023

TEALEY'S LAND SURVEYING

12594 W. EXPLORER DRIVE, SUITE 150

dwg/5077-alta

SHEET 6 OF 10

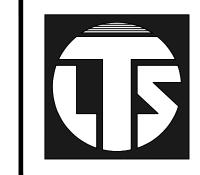


MATCHLINE - SEE SHEET 8

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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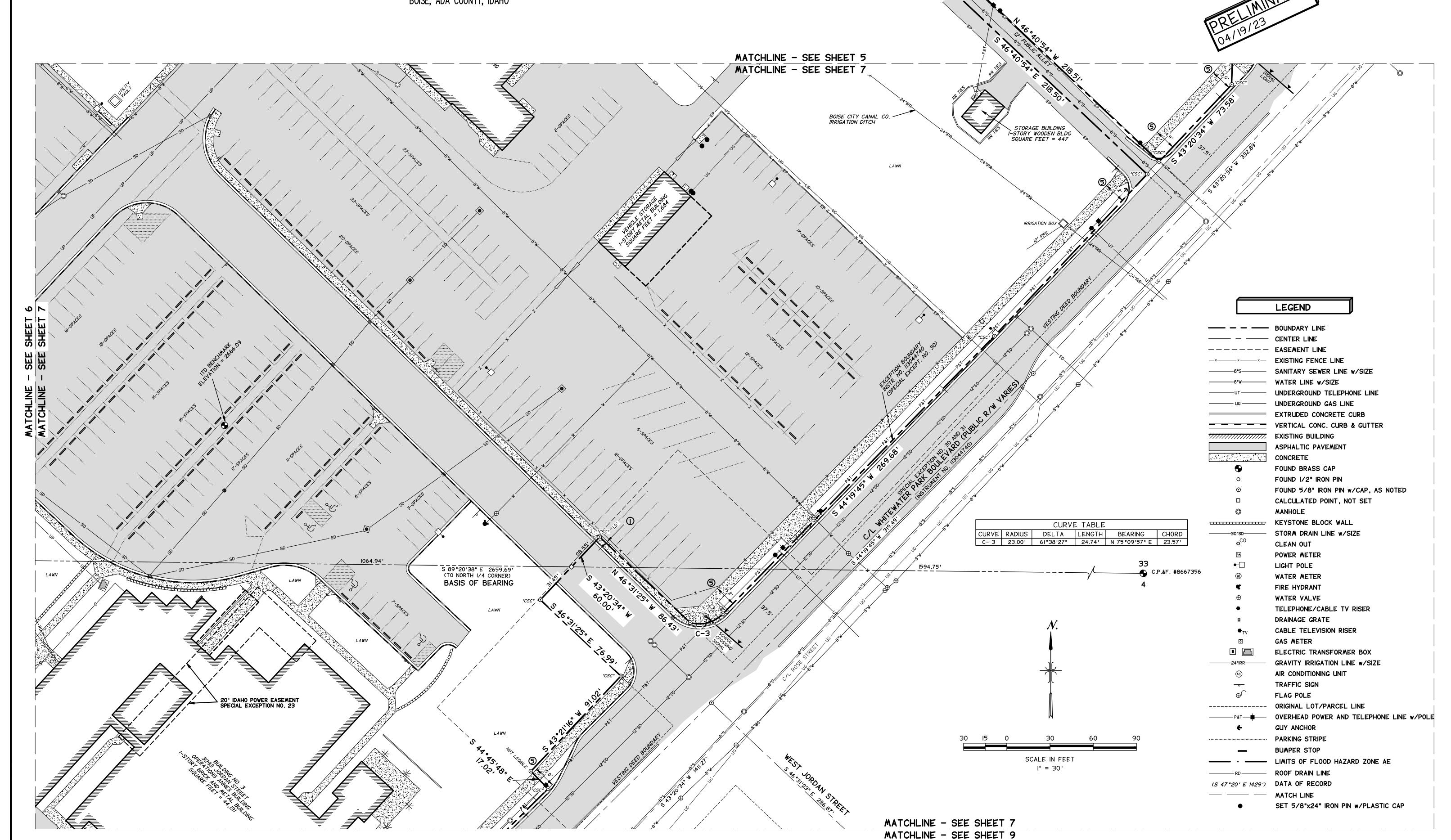
12594 W. EXPLORER DRIVE, SUITE 150 BOISE, ID. 83713

TEALEY'S LAND SURVEYING

PROJECT NO.: 1" = 30' MARCH, 2023

dwg/5077-alta

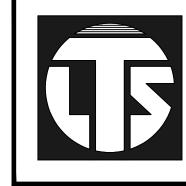
SHEET 7 OF 10



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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1" = 30'

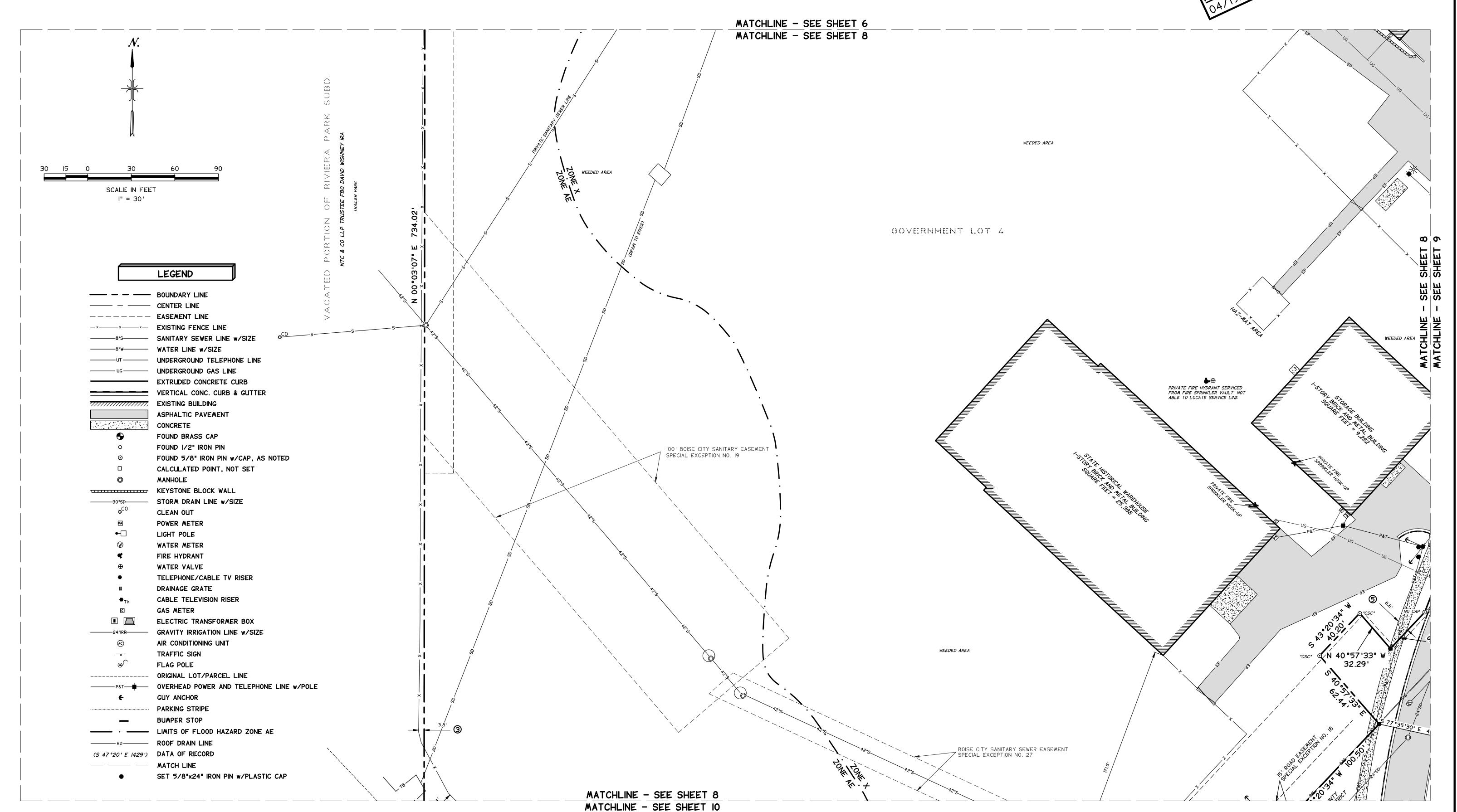
12594 W. EXPLORER DRIVE, SUITE 150 BOISE, ID. 83713 208-385-0636

TEALEY'S LAND SURVEYING

PROJECT NO.: MARCH, 2023

dwg/5077-alta

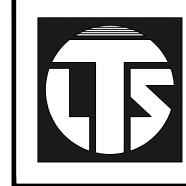
SHEET 8 OF 10



THE STATE OF IDAHO - TRANSPORTATION DEPARTMENT

(3311 WEST STATE STREET, BOISE, IDAHO 83703)

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12594 W. EXPLORER DRIVE, SUITE 150

PROJECT NO.:

5077

BOISE, ID. 83713

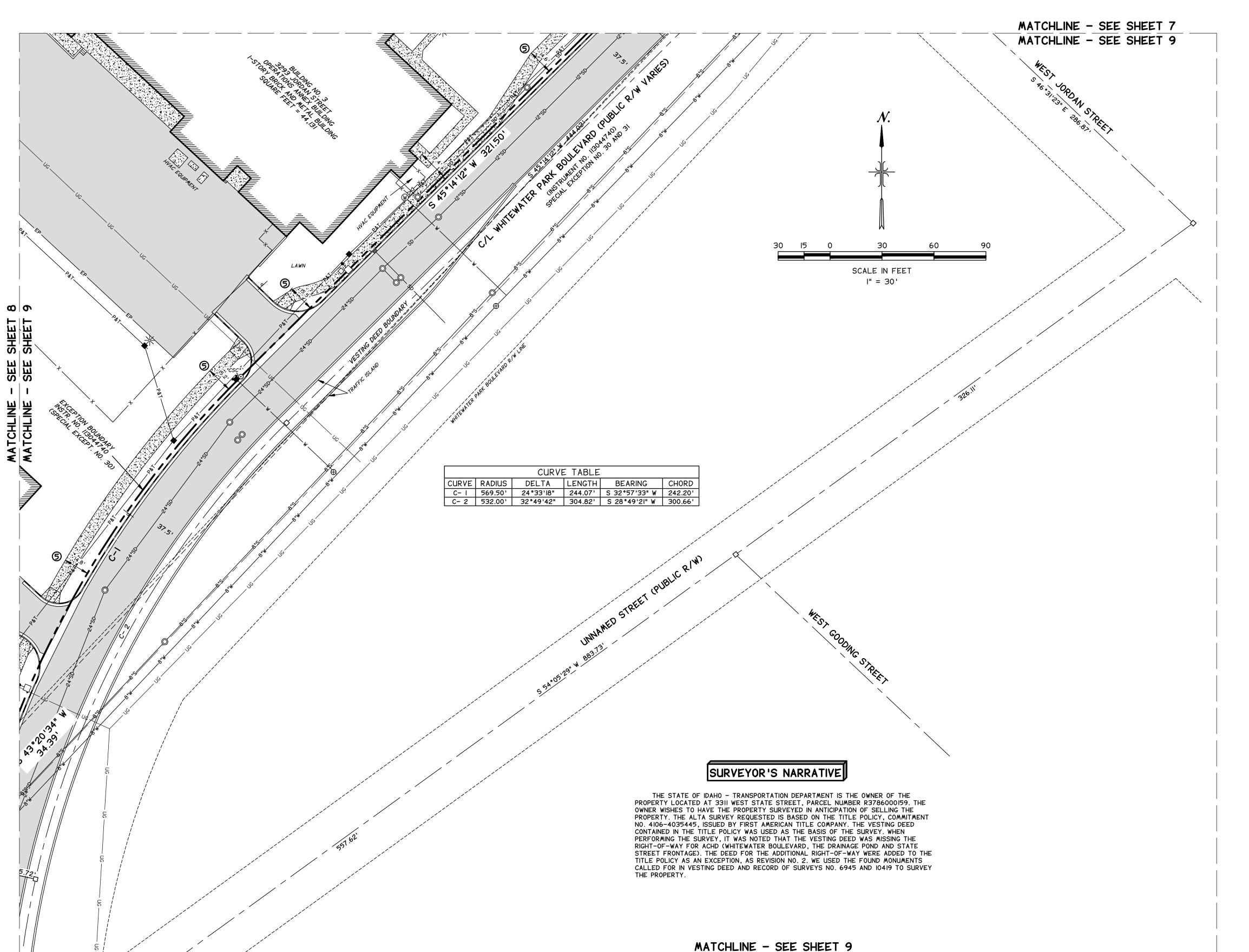
TEALEY'S LAND SURVEYING

dwg/5077-alto

SHEET 9 OF 10

MARCH, 2023

1" = 30'



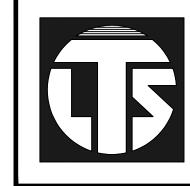
MATCHLINE - SEE SHEET 10

LEGEND EXISTING FENCE LINE — SANITARY SEWER LINE w/SIZE WATER LINE W/SIZE UNDERGROUND TELEPHONE LINE UNDERGROUND GAS LINE EXTRUDED CONCRETE CURB VERTICAL CONC. CURB & GUTTER EXISTING BUILDING ASPHALTIC PAVEMENT CONCRETE FOUND BRASS CAP 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 CABLE TELEVISION RISER GAS METER ELECTRIC TRANSFORMER BOX — GRAVITY IRRIGATION LINE w/SIZE AIR CONDITIONING UNIT TRAFFIC SIGN FLAG POLE ----- ORIGINAL LOT/PARCEL LINE P&T → OVERHEAD POWER AND TELEPHONE LINE w/POLE GUY ANCHOR PARKING STRIPE BUMPER STOP ---- LIMITS OF FLOOD HAZARD ZONE AE (S 47°20' E 1429') DATA OF RECORD --- --- MATCH LINE SET 5/8"x24" IRON PIN w/PLASTIC CAP

THE STATE OF IDAHO - TRANSPORTATION DEPARTMENT

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BOISE, ID. 83713 208-385-0636

TEALEY'S LAND SURVEYING

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SHEET 10 OF 10



