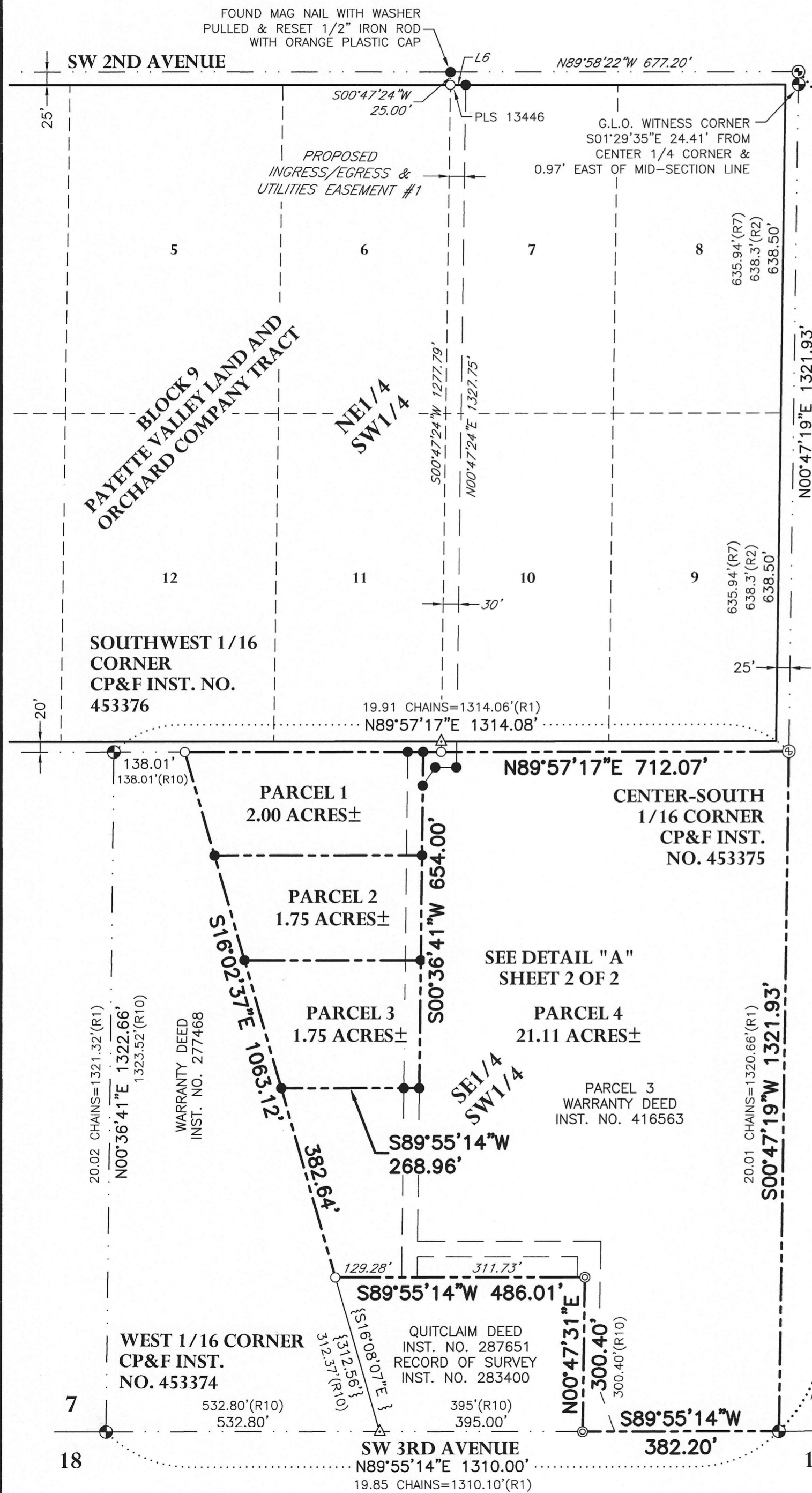


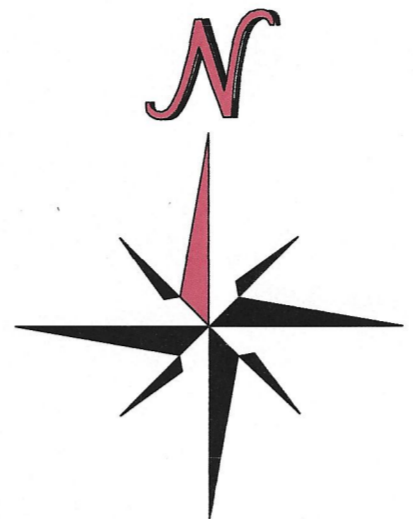
RECORD OF SURVEY FOR RICHARD SCHWARTZ

A PORTION OF LOTS 7, 8, 9 & 10, BLOCK 9 OF PAYETTE VALLEY LAND AND ORCHARD COMPANY TRACT
LOCATED IN THE NE1/4 OF THE SW1/4 AND SE1/4 OF THE SW1/4 OF SECTION 7,
TOWNSHIP 7 NORTH, RANGE 4 WEST, BOISE MERIDIAN
PAYETTE COUNTY, IDAHO
2023

Instrument # 453573
STATE OF IDAHO, PAYETTE COUNTY Book 16 Page 54
11-30-2023 02:16:10 PM No. of Pages: 2 Sheet 1 of 2
Recorded for: STRICKER SURVEYING
LINDSEY BRATCHER Fee: 10.00
Ex-Officio Recorder Deputy
Index to: RECORD OF SURVEY



CENTER 1/4 CORNER
SECTION 7
CP&F INST.
NO. 453377



BASIS OF BEARING

THE EAST BOUNDARY OF THE SW1/4 OF SECTION 7
BEARS N.00°47'19"E., BETWEEN FOUND MONUMENTS
AS SHOWN HEREON PER RTK GNSS OBSERVATIONS.
ALL BEARINGS ARE GRID.



SCALE: 1" = 200'

LEGEND

- ⊕ FOUND BRASS MONUMENT AS NOTED
- ⊙ FOUND ALUMINUM MONUMENT AS NOTED
- FOUND 1/2" IRON ROD AS NOTED
- ⊙ FOUND 5/8" IRON ROD AS NOTED
- SET 1/2" X 24" IRON ROD WITH ORANGE PLASTIC CAP, "STRICKER PLS 14223"
- △ CALCULATED POINT, NOT FIELD LOCATED
- (R1) RECORD DATA PER REFERENCED SURVEY OR DEED
- { } CALCULATED DATA, NOT FIELD MEASURED
- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- EXISTING PARCEL LINE
- PROPOSED EASEMENT LINE

NARRATIVE

THE PURPOSE OF THIS SURVEY FOR RICHARD SCHWARTZ IS TO RETRACE THE BOUNDARIES OF PARCEL 3 DESCRIBED IN WARRANTY DEED INSTRUMENT NO. 416563 AND TO MARK UPON THE GROUND WITH PROPER MONUMENTATION THE BOUNDARIES OF 3 PARCELS AS SHOWN HEREON. PARCEL 1 IS AN ADMINISTRATIVE SPLIT AND PARCELS 2 & 3 ARE FOR A TRANSFER OF DEVELOPMENT RIGHTS FROM AN ADJOINING PARCEL UNDER THE SAME OWNERSHIP. CONTROLLING SECTION MONUMENTATION AND MONUMENTATION FROM REFERENCED SURVEYS WAS RECOVERED AS SHOWN HEREON.

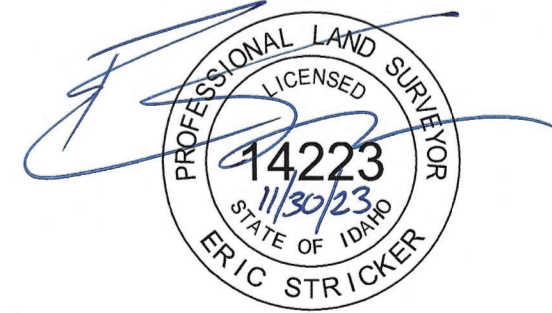
BRASS MONUMENTS SET IN CONCRETE AT THE SOUTHWEST AND SOUTHEAST CORNERS OF THE SE1/4 OF THE SW1/4 WERE RECOVERED THIS SURVEY. THESE MONUMENTS WERE SET IN 1973 BY P.E. 2207. REFER TO REFERENCE NO. 3 AND 4. IT APPEARS THAT THESE MONUMENTS WERE SET AT RECORD DISTANCES FROM THE SOUTHWEST CORNER OF SECTION 7 PER THE 1936 GENERAL LAND OFFICE (G.L.O.) DEPENDENT RESURVEY AND SUBDIVISION OF SECTIONS. IT IS UNCLEAR WHETHER THESE BRASS MONUMENTS ARE A PERPETUATION OF THE G.L.O. MONUMENTS OR THEY WERE SIMPLY SET AT RECORD DISTANCE. BOTH MONUMENTS APPEAR TO BE THE MONUMENTS OF COMMON REPORT AND ARE THEREFORE ACCEPTED THIS SURVEY.

A 5/8" IRON ROD SET BY RECORD OF SURVEY INSTRUMENT NO. 341424 WAS RECOVERED FOR THE CENTER 1/4 CORNER OF SECTION 7. IT APPEARS THIS MONUMENT WAS SET BY STANDARD SECTION SUBDIVISION PROCEDURE WITHOUT CONSIDERATION FOR THE G.L.O. WITNESS CORNER MONUMENT WHICH WAS FOUND S01°29'35"E 24.41' FROM THE FOUND IRON ROD. THE FOUND IRON ROD APPEARS TO BE THE MONUMENT OF COMMON REPORT AND IS THEREFORE HELD THIS SURVEY FOR THE CENTER 1/4 CORNER. THIS RESULTS IN THE G.L.O. WITNESS CORNER MONUMENT BEING 0.97' EAST OF THE NORTH-SOUTH MID-SECTION LINE.

RECORD OF SURVEY INSTRUMENT NO. 426798 LABELS THE DEDICATED STREET ON THE SOUTH SIDE OF BLOCK 9 AS "25' RECOGNIZED BY COUNTY AS VACATED". PAYETTE COUNTY WAS NOT ABLE TO PROVIDE ANY DOCUMENTATION THAT THIS DEDICATED STREET WAS ABANDONED OR VACATED, THEREFORE PER IDAHO CODE 50-1315(1) SINCE THE PUBLIC STREET WAS NEVER LAID OUT OR CONSTRUCTED IT MAY BE CLASSIFIED AS A PUBLIC RIGHT OF WAY. THE PLAT OF PAYETTE VALLEY LAND AND ORCHARD COMPANY TRACT DOES NOT LABEL THE WIDTH OF THE PUBLIC STREET ON THE SOUTH SIDE OF BLOCK 9. THIS STREET IS LABELED AS 40' WIDE BETWEEN BLOCKS 3 AND 6. SINCE THE EXTERIOR BOUNDARY OF THE PAYETTE VALLEY LAND AND ORCHARD COMPANY TRACT IS THE ALIQUOT PART LINE, IT APPEARS THAT THE NORTH 20' OF THE PUBLIC STREET WAS DEDICATED BY THE PLAT. THIS 20' WIDTH IS SUPPORTED BY THE PLATTED LOT DIMENSION FOR THE EAST BOUNDARY OF LOTS 8 & 9 OF BLOCK 3 BEING 638.3' WHICH IS IN CLOSE CONFORMANCE WITH THE SURVEYED LOT DIMENSION OF 638.50' VERSUS 635.94' SHOWN ON SAID RECORD OF SURVEY INSTRUMENT NO. 426798.

REFERENCES

1. 1936 GENERAL LAND OFFICE DEPENDENT RESURVEY & SUBDIVISION OF SECTIONS
2. PAYETTE VALLEY LAND AND ORCHARD COMPANY TRACT, BOOK 1, PAGE 42
3. UNRECORDED G&W ENGINEERING SURVEY, JOB NO. S.I.-0873, DATED 2/26/1973
4. UNRECORDED G&W ENGINEERING SURVEY, JOB NO. S.I.-0973, DATED 2/26/1973
5. RECORD OF SURVEY INSTRUMENT NO. 283400 (BOOK 5, PAGE 165)
6. RECORD OF SURVEY INSTRUMENT NO. 341424 (BOOK 9, PAGE 5)
7. RECORD OF SURVEY INSTRUMENT NO. 426798 (BOOK 13, PAGE 83)
8. WARRANTY DEED INSTRUMENT NO. 277468
9. QUITCLAIM DEED INSTRUMENT NO. 287651
10. WARRANTY DEED INSTRUMENT NO. 416563



NOTES

1. THE RECORDING OF THIS RECORD OF SURVEY DOES NOT ENABLE THE OWNERS OF THE PARCELS TO CONVEY OWNERSHIP BASED SOLELY ON THIS MAP. A WRITTEN CONVEYANCE MUST ACCOMPANY SUCH A CHANGE OF OWNERSHIP.
2. STRICKER SURVEYING PLLC, ASSUMES NO LIABILITY FOR PRESENT OR FUTURE COMPLIANCE OR NON-COMPLIANCE WITH PAYETTE COUNTY PLANNING AND ZONING ORDINANCE RESTRICTIONS AS IT PERTAINS TO BUILDING PERMITS AND THE ISSUANCE THEREOF.
3. THIS RECORD OF SURVEY DOES NOT NECESSARILY SHOW ALL OF THE PHYSICAL FEATURES OF THE PROPERTY AND THE PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS, RIGHTS-OF-WAY AND ALL OTHER ENCUMBRANCES OF RECORD OR IMPLIED.

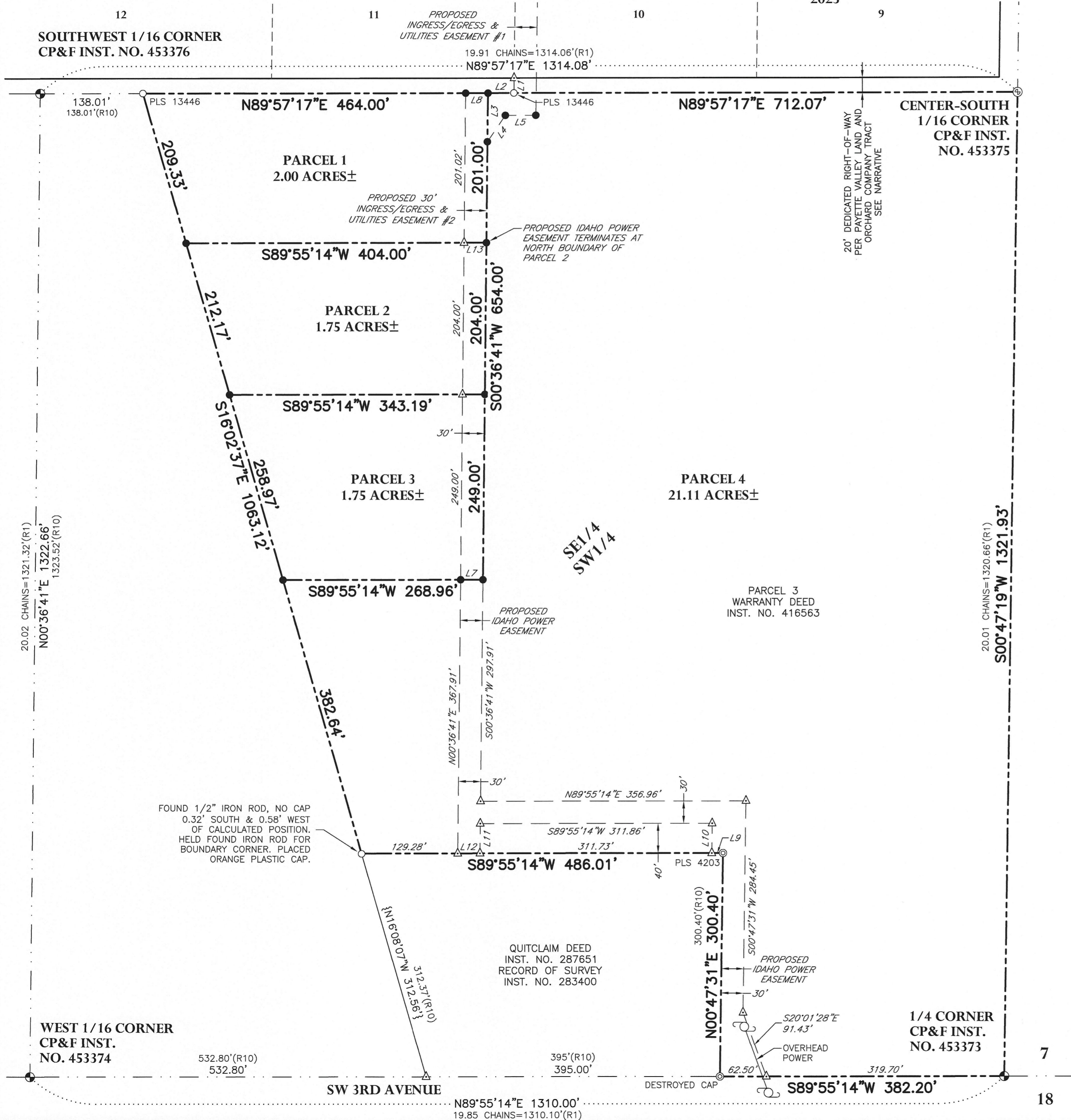
SURVEY INDEX NO. 0744-7-3-1-0-01-42
SURVEY INDEX NO. 0744-7-3-2-0-00-00

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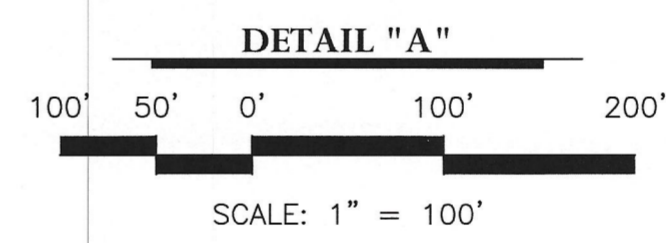
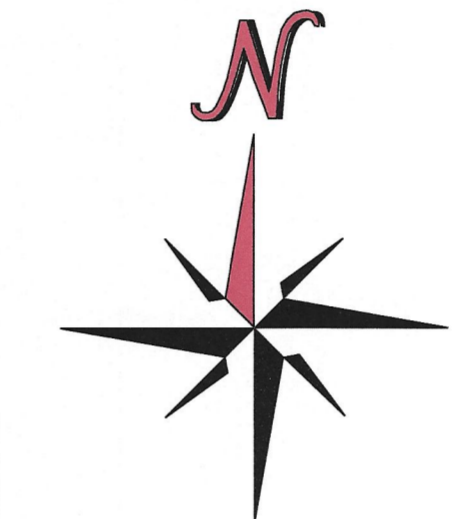
PROJECT NO. 23045 SHEET 1 OF 2

RECORD OF SURVEY FOR RICHARD SCHWARTZ

A PORTION OF LOTS 7, 8, 9 & 10, BLOCK 9 OF PAYETTE VALLEY LAND AND ORCHARD COMPANY TRACT
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LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°47'24"W	20.00'
L2	S89°57'17"W	34.82'
L3	S00°36'41"W	65.38'
L4	N34°15'41"E	42.83'
L5	N89°57'17"E	41.00'
L6	N89°58'32"W	30.00'
L7	S89°55'14"W	30.00'
L8	N89°57'17"E	30.00'
L9	S89°55'14"W	15.00'
L10	N00°47'31"E	40.00'
L11	S00°36'41"W	40.00'
L12	S89°55'14"W	30.00'
L13	N89°55'14"E	30.00'



CERTIFICATE OF SURVEYOR

I, Eric Stricker, 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, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code Chapter 16, Title 55.

Eric Stricker
 ERIC STRICKER, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 LICENSED
 14223
 STATE OF IDAHO
 ERIC STRICKER
 11/30/23
 IDAHO NO. 14223

SURVEY INDEX NO. 0744-7-3-1-0-01-42
 SURVEY INDEX NO. 0744-7-3-2-0-00-00

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