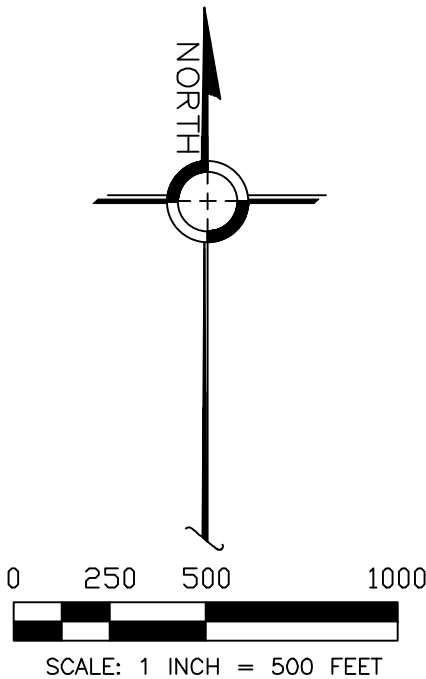


RECORD OF SURVEY

Section 12, Township 31 North, Range 1 East, Boise Meridian,
Idaho County, Idaho



NARRATIVE:

The purpose of this survey was to divide the subject property into 6 new parcels and to monument and document the boundaries thereof. Lines shown on this survey were established or reestablished as follows:

- 1). Monuments were recovered and held for the South 1/4 corner, West 1/4 corner, Northeast section corner, Northwest section corner, Southeast section corner, and the Southwest section corner, all of Section 12.
- 2). The North 1/4 corner of Section 12 was reestablished and monumented at the intersection of the mean bearing of fencelines running North, South, and West.
- 3). The East 1/4 corner of Section 12 was reestablished and monumented at the mid-point on the line between the Southeast section corner and the Northeast section corner.
- 4). The Center 1/4 corner of Section 12 was established at the intersection of "straight lines" run between opposing 1/4 corners.
- 5). The 50.00' prescriptive right of way of Wasem Road was determined by mapping the as-traveled centerline, then fitting an alignment to the data. The centerline alignment was then offset 25.00' to each side to ascertain the right of way.
- 6). The new parcels were laid out and monumented per the owners desired configuration.

REFERENCES:

No.	Document	By	Inst. No.	Date
R1	Original GLO Survey for Township 31 North, Range 1 East	Allen M. Thompson		October, 1869
R2	Record of Survey	Greg L. Skinner	500755	August 13, 2015
R3	Record of Survey	John D. Inman	384910	January 31, 1996
R4	Record of Survey	Carl V. Edwards	401194	July 31, 1998
R5	Warranty Deed	Harman to GF Development LLC	549343	June 4, 2025
R6	Warranty Deed	Tacke to Tacke	501713	October 21, 2015
R7	Quitclaim Deed	Taylor to Taylor Living Trust	526560	October 22, 2020
R8	Warranty Deed	Johnson to Taylor	513360	April 5, 2018
R9	Warranty Deed	Spengler to Seubert	381295	July, 1995
R10	Corner Perpetuation & Filing Record	Earl L. Erdman	268669	June 24, 1977
R11	Corner Perpetuation & Filing Record	Hunter J. Edwards	462128	July 10, 2008
R12	Corner Perpetuation & Filing Record	Carl V. Edwards	288528	December 2, 1980
R13	Corner Perpetuation & Filing Record	Carl V. Edwards	288520	December 2, 1980
R14	Corner Perpetuation & Filing Record	John D. Inman	384922	February 1, 1996
R15	Corner Perpetuation & Filing Record	John D. Inman	384921	February 1, 1996
R16	Corner Perpetuation & Filing Record	Greg L. Skinner	500109	June 29, 2015

NOTES:

- 1). The Basis of Bearings for this survey is N00°20'00"E along the line between the monuments found at the Southwest Section corner of Section 12 and the West 1/4 corner of Section 12, as shown hereon.
- 2). This survey was performed using a Carlson BRX-7 with a Topcon FC-5000 data collector, and a Sokkia SX-105T total station with a Topcon FC-5000 data collector.
- 3). This survey has an unadjusted mathematical error of closure less than the legally allowed maximum of one (1) part in five thousand (5000).
- 4). No attempt was made to show all the physical features of the property or all easements, recorded or unrecorded, written or unwritten.

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RECORDER'S CERTIFICATE

STATE OF IDAHO } SS
COUNTY OF IDAHO }
FILED FOR RECORD _____ AT _____ : _____ M.
AT THE REQUEST OF _____

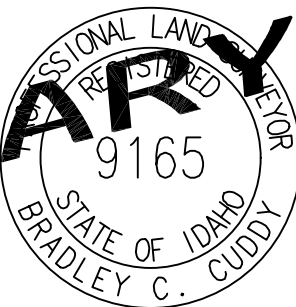
COUNTY RECORDER
BY _____ DEPUTY
FEES \$ _____
INSTRUMENT NUMBER: _____

SURVEYOR'S CERTIFICATE

BEING A REGISTERED SURVEYOR, I BRADLEY C. CUDDY DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY HEREON SHOWN IS ACCURATE AND CORRECT AND WAS COMPILED FROM THE NOTES OF AN ACTUAL SURVEY DONE BY ME AND UNDER MY DIRECTION IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF GREG FRANCIS.

BRADLEY C. CUDDY, PLS 9165

DATE _____



DOCUMENTS PREPARED WITH THIS SURVEY

LEGAL DESCRIPTIONS FOR PARCELS 1 THRU 6, AND EASEMENT.

CORNER PERPETUATION & FILING RECORD NUMBERS: 549674, 549673, 549672, 549671, 549670.

Cuddy & Associates, Inc.
Licensed Surveyors

13950 Highway 12
Orofino, ID 83544
(208)-476-4643
bradcuddy@cebridge.net

PROJECT: Francis, Greg	DRAWN BY: JPF
SURVEY COMPLETED: 6/17/2025	CHECKED BY: BCC
FILE LAST MODIFIED: 7/17/2025	SHEET: 1 OF 2
FILE NAME: Francis, Greg.dwg	
LOCATION: S.12, T.31N., R.1E., BM., Idaho Co., ID.	

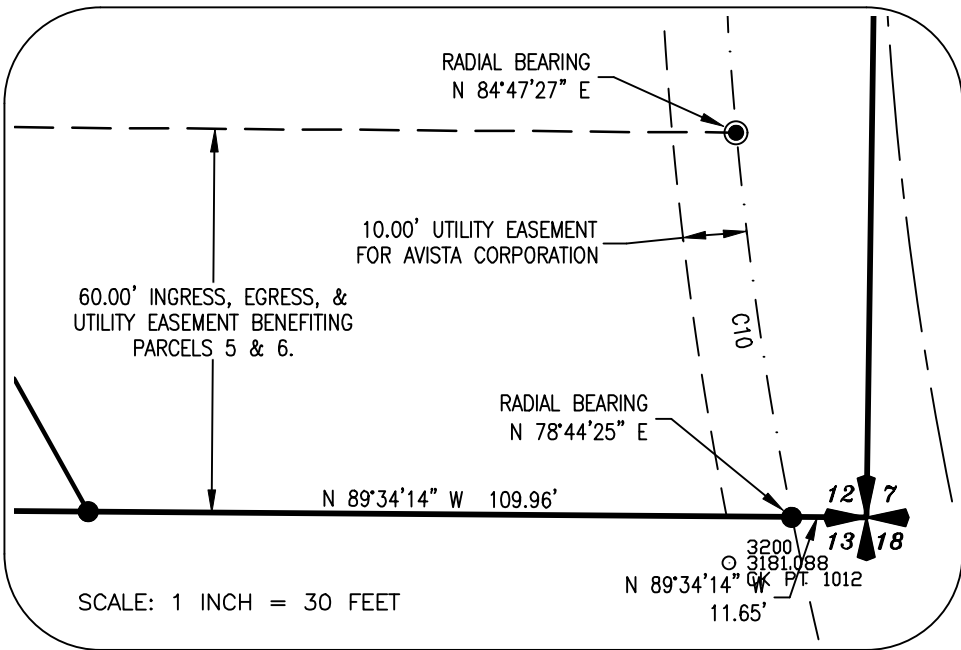
RECORD OF SURVEY

Section 12, Township 31 North, Range 1 East, Boise Meridian,
Idaho County, Idaho

LEGEND:

Found as noted.	Description	Set as noted.
	Section corner	
	1/4 section corner	
	Center 1/4 section corner	
	Set 5/8" diameter, 30" long rebar with 2" diameter aluminum cap stamped "PLS 9165" & "ESMT"	
	Rebar - found	
	Rebar - set 5/8" diameter, 30" long rebar with plastic cap stamped "PLS 9165"	
	Calculated point. Nothing found or set this survey.	
	P.O.B. Point of beginning	
	T.P.O.B. True point of beginning	
	DIAM. Diameter	
	CH Chains	
	CPFR Corner Perpetuation and Filing Record (w/ instrument #)	
	(R1) Reference R1	
	Section line/Section subdivision line	
	Boundary of subject property	
	Boundary of subject property, marked & posted	
	Centerline	
	County road right of way	
	Creek	
	Easement as noted	
	Fence	

DETAIL:



CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1125.00'	208.76'	208.47'	S 17°07'01" W	10°37'56"
C2	1125.00'	208.76'	208.47'	S 06°29'04" W	10°37'56"
C3	575.00'	113.14'	112.96'	S 04°28'07" E	11°16'26"
C4	575.00'	113.14'	112.96'	S 15°44'32" E	11°16'26"
C5	475.00'	97.37'	97.20'	S 15°30'23" E	11°44'44"
C6	475.00'	97.37'	97.20'	S 03°45'39" E	11°44'44"
C7	1025.00'	71.84'	71.83'	S 00°06'14" W	4°00'57"
C8	975.00'	74.43'	74.41'	S 00°16'58" W	4°22'25"
C9	575.00'	77.06'	77.01'	S 01°22'11" E	7°40'45"
C10	575.00'	60.72'	60.69'	S 08°14'04" E	6°03'02"
C11	1100.00'	408.25'	405.91'	S 11°48'02" W	21°15'53"
C12	550.00'	216.44'	215.05'	S 10°06'19" E	22°32'51"
C13	500.00'	127.67'	127.32'	S 14°03'52" E	14°37'46"
C14	1000.00'	70.09'	70.08'	S 00°06'14" W	4°00'57"

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 22°25'59" W	35.72'
L2	S 01°10'06" W	81.95'
L3	S 01°10'06" W	163.14'
L4	S 21°22'45" E	133.34'
L5	S 21°22'45" E	105.69'
L6	S 02°06'43" W	201.62'
L7	S 02°06'43" W	318.54'
L8	S 01°54'14" E	299.21'
L9	S 02°28'11" W	241.02'
L10	S 22°25'59" W	45.79'
L11	S 01°10'06" W	81.65'
L12	S 21°22'45" E	143.37'
L13	S 00°47'55" W	260.42'
L14	S 02°06'43" W	17.58'
L15	S 01°54'14" E	145.69'
L16	S 00°47'55" W	606.66'
L17	S 01°10'06" W	163.44'
L18	S 21°22'45" E	95.65'
L19	S 02°06'43" W	319.26'

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RECORDER'S CERTIFICATE

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AT THE REQUEST OF _____

COUNTY RECORDER
BY _____ DEPUTY
FEES \$ _____
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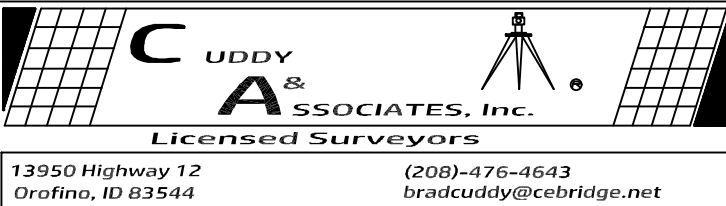
DATE



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