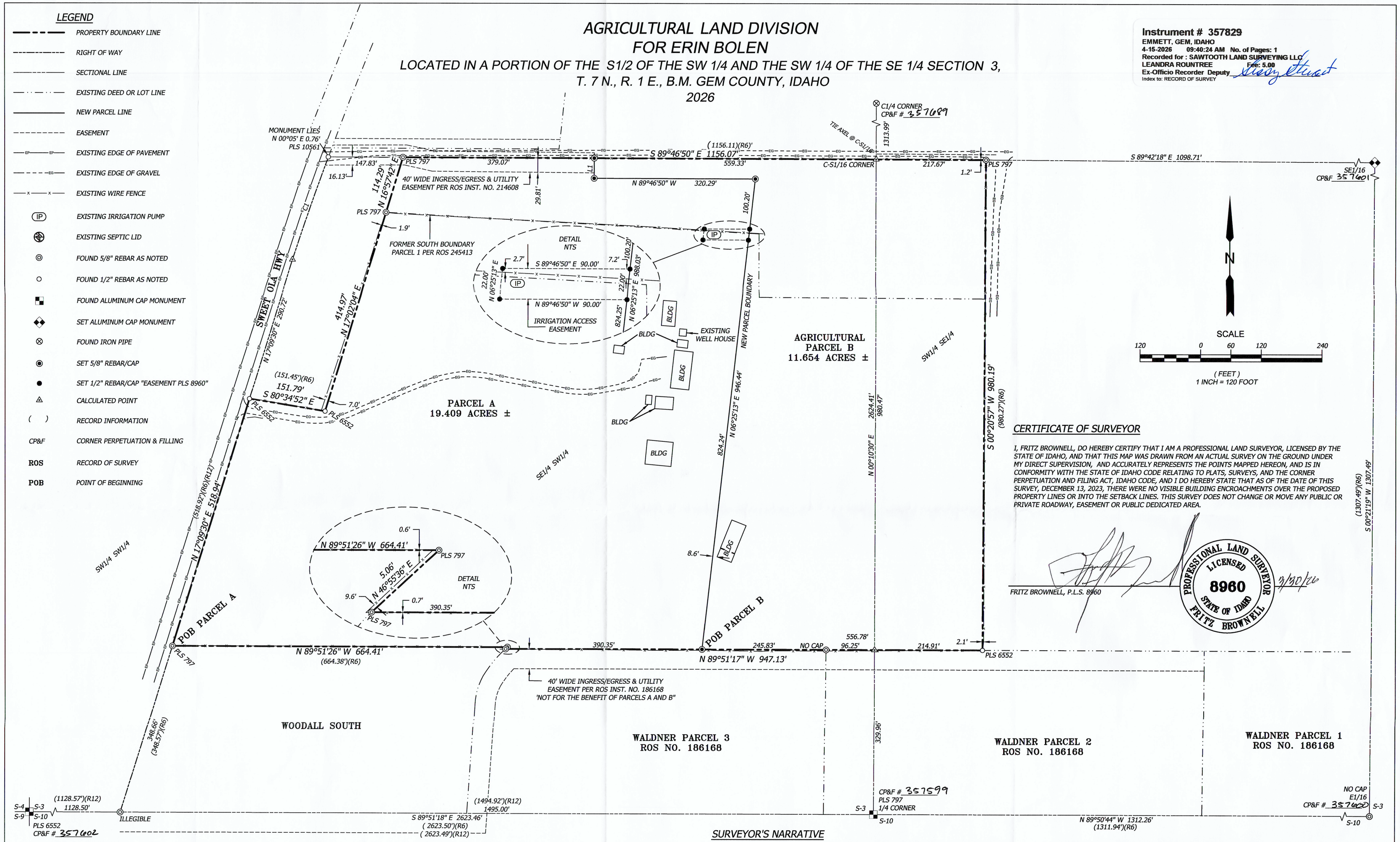
AGRICULTURAL LAND DIVISION
FOR ERIN BOLEN

LOCATED IN A PORTION OF THE S1/2 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 SECTION 3,
T. 7 N., R. 1 E., B.M. GEM COUNTY, IDAHO
2026

Instrument # 357829
EMMETT, GEM, IDAHO
4-15-2026 09:40:24 AM No. of Pages: 1
Recorded for : SAWTOOTH LAND SURVEYING LLC
LEANDRA ROUNTREE Fee: 5.00
Ex-Officio Recorder Deputy
Index to: RECORD OF SURVEY

LEGEND

- PROPERTY BOUNDARY LINE
- RIGHT OF WAY
- SECTIONAL LINE
- EXISTING DEED OR LOT LINE
- NEW PARCEL LINE
- EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING WIRE FENCE
- (IP) EXISTING IRRIGATION PUMP
- EXISTING SEPTIC LID
- FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" REBAR AS NOTED
- FOUND ALUMINUM CAP MONUMENT
- SET ALUMINUM CAP MONUMENT
- FOUND IRON PIPE
- SET 5/8" REBAR/CAP
- SET 1/2" REBAR/CAP "EASEMENT PLS 8960"
- CALCULATED POINT
- ( ) RECORD INFORMATION
- CP&F CORNER PERPETUATION & FILLING
- ROS RECORD OF SURVEY
- POB POINT OF BEGINNING



CERTIFICATE OF SURVEYOR

I, FRITZ BROWNELL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS MAPPED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE, AND I DO HEREBY STATE THAT AS OF THE DATE OF THIS SURVEY, DECEMBER 13, 2023, THERE WERE NO VISIBLE BUILDING ENCROACHMENTS OVER THE PROPOSED PROPERTY LINES OR INTO THE SETBACK LINES. THIS SURVEY DOES NOT CHANGE OR MOVE ANY PUBLIC OR PRIVATE ROADWAY, EASEMENT OR PUBLIC DEDICATED AREA.

FRITZ BROWNELL, P.L.S. 8960

PROFESSIONAL LAND SURVEYOR
LICENSED
8960
STATE OF IDAHO
FRITZ BROWNELL

9/30/26

BASIS OF BEARING

THE DIRECTIONAL DATA EMANATES FROM A G.P.S. O.P.U.S. SOLUTION BASED ON THE IDAHO STATE PLANE COORDINATE SYSTEM. ALL BEARINGS ARE GEODETIC. ALL DISTANCES ARE HORIZONTAL U.S. SURVEY FEET.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°17'24" E	40.00'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	215.27'	5175.00'	2°23'00"	N 19°11'52" E	215.25'

REFERENCES:

R1) RECORD OF SURVEY INSTRUMENT NO. 142277
R2) RECORD OF SURVEY INSTRUMENT NO. 162314
R3) RECORD OF SURVEY INSTRUMENT NO. 195987
R4) RECORD OF SURVEY INSTRUMENT NO. 214655
R5) RECORD OF SURVEY INSTRUMENT NO. 221679
R6) RECORD OF SURVEY INSTRUMENT NO. 245413
R7) RECORD OF SURVEY INSTRUMENT NO. 253976
R8) RECORD OF SURVEY INSTRUMENT NO. 274839
R9) RECORD OF SURVEY INSTRUMENT NO. 289027
R10) RECORD OF SURVEY INSTRUMENT NO. 289692
R11) RECORD OF SURVEY INSTRUMENT NO. 321144
R12) RECORD OF SURVEY INSTRUMENT NO. 328162
R13) PRELIMINARY TITLE COMMITMENT BY ALLIANCE TITLE AND ESCROW FILE NO. 655472

SURVEYOR'S NARRATIVE

THIS SURVEY WAS CONDUCTED AT THE REQUEST OF ERIN BOLEN. THE INTENT IS TO MONUMENT THE PARCELS AS SHOWN HEREON AS THE RESULT OF AN AGRICULTURAL LAND DIVISION THROUGH GEM COUNTY DEVELOPMENT SERVICES. THE MONUMENTS FOUND CONFORM TO DATA OF RECORD AND WERE ACCEPTED IN PLACE UNLESS NOTED OTHERWISE. THE C-S 1/16 AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 186168 WAS NOT ESTABLISHED AT A SPLIT BETWEEN THE C1/4 AND S1/4 AS PER THE BUREAU OF LAND MANAGEMENT MANUAL OF INSTRUCTION. THE SPLIT POSITION LIES 1.78' NORTH OF THE POSITION PRODUCED BY SAD RECORD OF SURVEY. RECORDS OF SURVEY INSTRUMENT NO.S 332415, 328162, 245415 AND 214655 MONUMENT PARCELS BASED ON THE C-S 1/16 PRODUCED BY SAID INSTRUMENT NO. 186168. THIS SURVEY ACCEPTS THE NORTH BOUNDARY OF THE S1/2 OF THE S.W.1/4 AS SHOWN ON THE ABOVE MENTIONED SURVEYS TO MAINTAIN HARMONY WITHIN THIS AREA.

THE 40-FOOT WIDE INGRESS-EGRESS EASEMENT SHOWN ADJACENT TO THE NORTH BOUNDARY OF THE PARENT PARCEL IS AS DEPICTED ON RECORD OF SURVEY INSTRUMENT NO. 214655, RECORDS OF GEM COUNTY. THE APPARENT INTENT OF THIS EASEMENT IS TO PROVIDE ACCESS TO ASSESSOR'S PARCEL NO. RP07N01E038150. NO ATTEMPT WAS MADE TO SHOW ALL PHYSICAL FEATURES OR SCHEDULE B EXCEPTIONS.

SE1/16 WAS RE-ESTABLISHED BY TURNING RECORD ANGLE AND DISTANCE FROM THE E1/16 PER RECORD OF SURVEY INSTRUMENT NO. 245413.

SURVEY INDEX NO. 711-03-3-0-0-00-00
SURVEY INDEX NO. 711-03-2-3-0-00-00

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SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:
1 OF 1	3/2026	FB/GM	AR/FB	123202

DWG#: 123202-AG SPLIT(01-15-26)