

**SITUATE IN THE NE1/4 OF THE SE1/4 & THE S1/2 OF THE NE1/4 OF SECTION 1
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN
BONNER COUNTY, IDAHO**



- BASIS OF BEARING:**

THIS PLAT WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) (EPOCH: 2010.000) ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED. DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF

SURVEYOR'S NARRATIVE:

THIS PLAT WAS PREPARED AT THE REQUEST OF HG FAMILY, LLC, AND EQUITY TRUST COMPANY
CUSTODIAN FBO LEONARD BAUM ROTH IRA.

- THE BASIS OF BEARING WAS ESTABLISHED FROM FOUND MONUMENTS AT THE EAST QUARTER CORNER AND SOUTHEAST CORNER OF SECTION 1.
- ALL FOUND MONUMENTS SUBSTANTIALLY MATCHED RECORD AND WERE HELD EXCEPT THOSE REFERENCED ON NOTE 1. THESE WERE NOT HELD DUE TO THE CONTROLLING CALL IN (R1) BEING FORSYTH'S ACRES.
- THE BEARING OF THE EAST LINE OF BLOCK 1 AND BLOCK 2 OF THIS PLAT IS 35.00 FEET WEST OF AND PARALLEL TO THE CENTERLINE PROVIDENCE ROAD, AS FIELD LOCATED.

REFERENCES:

- (R1) WARRANTY DEED INSTRUMENT NO. 851584. MILLER, PLS 6107. 2005.
(R2) FORSYTH'S ACRES, BOOK 7, PAGE 269. LANCE MILLER, PLS 6107. 2005.
(R3) 1ST ADDITION TO SEVEN SISTERS PHASES 2 & 3, BOOK 12 PAGE 45, RECORDED
UNDER INSTRUMENT NO. 905042. MARK DUFFNER, PLS 9905. 2015.
(R4) RECORD OF SURVEY INSTRUMENT NO. 1013762. TONY GLAHE, PLS 14879. 2022.
(R5) RECORD OF SURVEY INSTRUMENT NO. 107961. JERRY BART, PLS 10559. 2020.
(R6) RECORD OF SURVEY INSTRUMENT NO. 552497. RICHARD TUCKER, PE 1947. 1999.
(R7) 60' INGRESS/EGRESS & UTILITY EASEMENT. INSTRUMENT NO. 533696.
(R8) OLNEY'S SUBURBAN TRACTS, BOOK 1, PAGE 132. J.H. CAVE, LS 180. 1911.

LEGEND:

- FOUND ALUMINUM CAP MONUMENT, AS DESCRIBED
 FOUND 5/8" REBAR, "BRISTOL PLS 882" OR AS DESCRIBED
 SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP
 STAMPED "INLOS PLS 20888"
 INTERIOR MONUMENT TO BE SET
 PURSUANT TO DAHD CODE 50-1333
- RECORD INFORMATION
 (A) WITNESS CORNER
 W.C. SUBJECT PROPERTY BOUNDARY
 ADJACENT PROPERTY BOUNDARY
 SECTION LINE
 EASEMENT LINE
 RIGHT OF WAY LINE
 ROAD CENTERLINE
 R/W R/W
- 20888
 5/20/18



PN:D21033

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