

Legal Description

LAND PARCELS shown in this drawing are described as follows:

Tract A: A parcel of land being a portion of Lot 47 of the AMENDED PLAT OF HESTER A. DAVIS ADDITION as filed for record in Book 9 at Page 415 of Plats, records of Ada County, Idaho, located in the Northwest Quarter of Section 4, Township 3 North, Range 2 East of the Boise Meridian, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the most Northwesterly point common to Lots 46 and 47 of said Amended Plat of Hester A. Davis Addition; thence South 43°49'39" West (formerly South 43°17'05" West) a distance of 144.00 feet along the common line of said Lots 46 and 47 to the TRUE POINT OF BEGINNING; thence leaving said common line South 46°38'14" East (formerly South 46°42'55" East) a distance of 45.53 feet (formerly 45.10 feet) along and parallel with the centerline of Moore Street to a point being 52.00 feet Northwesterly, when measured at right angles to the line common to Lots 47 and 48; thence parallel with the line common to Lots 47 and 48 South 43°36'56" West (formerly South 43°17'05" West) a distance of 66.00 feet to a point being 52.00 feet Northwesterly, when measured at right angles from the line common with Lots 47 and 48; thence South 46°38'14" East (formerly South 46°42'55" East) a distance of 52.00 feet and parallel with the centerline of Moore Street to a point on the line common to Lots 47 and 48; thence South 43°36'56" West (formerly South 43°17'05" West) a distance of 193.58 feet (formerly 163.78 feet) along said common line to a point on the Northernly boundary of Valls Second Subdivision as filed for record in Book 11 at Page 594 of Plats, records of Ada County, Idaho; thence South 89°47'20" West (formerly South 89°58'05" West) a distance of 136.04 feet (formerly 133.46 feet) along said Northernly boundary to a point on the line common to Lots 46 and 47; thence North 43°49'39" East (formerly North 43°17'05" East) a distance of 352.63 feet (formerly 321.33 feet) along said common line to the POINT OF BEGINNING.

Tract B: Lot 46, AMENDED PLAT OF HESTER A. DAVIS ADDITION, according to the official plat thereof, filed in Book 9 of Plats at Page 415, records of Ada County, Idaho.

EXCEPT for the Northernly 30 feet deeded to City of Boise for street right-of-way by Deed recorded July 13, 1971 as Instrument No. 776201.

FURTHER EXCEPTING THEREFROM A parcel located in the NW 1/4 of Section 4, Township 3 North, Range 2 East, Boise Meridian, and being a part Lot 46 of HESTER A. DAVIS ADDITION (AMENDED) as shown in Book 9 of Plats at Page 415 in the office of the Recorder, Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap monument marking the northwesterly corner of said NW 1/4 from which an aluminum cap monument marking the southwesterly corner of said NW 1/4 bears S 0°03'07" W a distance of 2678.42 feet; thence S 0°03'07" W along the westerly boundary of said NW 1/4 a distance of 1284.94 feet to a point; thence leaving said westerly boundary S 89°56'53" E a distance of 837.49 feet to the POINT OF BEGINNING; Thence S 13°07'44" E a distance of 102.68 feet to the southerly corner of said Lot 46; thence N 30°10'35" W along the southwesterly boundary of said Lot 46 a distance of 89.19 feet to the westerly corner of said Lot 46; thence N 43°13'26" E along the northwesterly boundary of said Lot 46 a distance of 31.41 feet to the POINT OF BEGINNING.

Tract C: Lot 45 of THE AMENDED PLAT OF THE HESTER A. DAVIS ADDITION, according to the official plat thereof, filed in Book 9 of Plats at Page 415, records of Ada County, Idaho.

EXCEPT the Northernly 30 feet being that portion granted to the Ada County Highway District by that certain Right of Way Deed recorded as Instrument No. 776201.

FURTHER EXCEPTING THEREFROM A parcel located in the NW 1/4 of Section 4, Township 3 North, Range 2 East, Boise Meridian, and being a part Lot 45 of HESTER A. DAVIS ADDITION (AMENDED) as shown in Book 9 of Plats at Page 415 in the office of the Recorder, Ada County, Idaho, more particularly described as follows:

Commencing at an aluminum cap monument marking the southwesterly corner of said NW 1/4 from which a brass cap monument marking the northwesterly corner of said NW 1/4 bears N 0°03'07" E along the westerly boundary of said NW 1/4 a distance of 1393.48 feet to a point; thence leaving said westerly boundary S 89°56'53" E a distance of 837.49 feet to a point on the southeasterly boundary of said Lot 45 and the POINT OF BEGINNING; Thence S 43°13'26" W along said southeasterly boundary a distance of 31.41 feet to the southerly corner of said Lot 45; thence N 30°10'35" W along the southwesterly boundary of said Lot 45 a distance of 99.55 feet to the westerly corner of said Lot 45; thence N 43°13'26" E along the northwesterly boundary of said Lot 45 a distance of 66.47 feet to a point; thence leaving said northwesterly boundary S 13°07'44" E a distance of 114.60 feet to the POINT OF BEGINNING.

Tract D: Lot 44 of THE AMENDED PLAT OF THE HESTER A. DAVIS ADDITION, according to the plat thereof, filed in Book 9 of Plats at Page 415, records of Ada County, Idaho.

EXCEPT the Northeastly 30 feet thereof.

FURTHER EXCEPTING THEREFROM A parcel located in the NW 1/4 of Section 4, Township 3 North, Range 2 East, Boise Meridian, and being a part Lot 44 of HESTER A. DAVIS ADDITION (AMENDED) as shown in Book 9 of Plats at Page 415 and also being a part of Record of Survey Number 3451 recorded as Instrument No. 96014898 in the office of the Recorder, Ada County, Idaho, more particularly described as follows:

Commencing at an aluminum cap monument marking the southwesterly corner of said NW 1/4 from which a brass cap monument marking the northwesterly corner of said NW 1/4 bears N 0°03'07" E a distance of 2678.42 feet; thence N 0°03'07" E along the westerly boundary of said NW 1/4 a distance of 1624.26 feet to a point; thence leaving said westerly boundary S 89°56'53" E a distance of 783.45 feet to a point on the northwesterly boundary of said Lot 44 and the POINT OF BEGINNING; Thence S 43°13'26" W along said northwesterly boundary a distance of 103.92 feet to westerly corner of said Lot 44; thence S 30°10'35" E along the southwesterly boundary of said Lot 44 a distance of 106.34 feet to the southerly corner of said Lot 44; thence N 43°13'26" E along the southeasterly boundary of said Lot 44 a distance of 66.47 feet to a point; thence leaving said southeasterly boundary N 13°07'44" W a distance of 122.36 feet (formerly 122.42 feet) to the POINT OF BEGINNING.

Items Corresponding to Table A

- 1, 3, 4, 5, 8, 11, 14, 17 & 19,
3. This parcel lies within Zone X: area of minimal flood hazard per Map No. 16001C0188 H, effective date 2/19/2003.
4. Gross land area = 3.05 AC ±

Schedule B II Exceptions

- 14. Public right of way for Moore Street.
15. Public right of way for Whitewater Park Blvd.
16. Power Line Easement per Blk-13, Pgs-156 of Official Records, Recorded July 30, 1932.
17. Sewer Line Easement per Inst. No. 292648 of Official Records, Recorded October 19, 1949.
18. Sewer Line Easement per Inst. No. 292649 of Official Records, Recorded October 19, 1949.
19. Sewer Line Easement per Inst. No. 7611255 of Official Records, Recorded March 26, 1976.
20. Moore Street right of way contract, Inst. No. 100077097 of Official Records, Recorded September 27, 2000.
21. Right of way contract, Inst. No. 100077098 of Official Records, Recorded September 27, 2000.
22. Right of way contract, Inst. No. 100089845 of Official Records, Recorded November 7, 2000.
23. Sewer Line Easement per Inst. No. 100100548 of Official Records, Recorded December 15, 2000.
24. Reference previous ALTA survey dated Dec 17, 2001.
25. Vacated sewer easement per Inst. No. 101108642 of Official Records, Recorded October 19, 2001.
26. 30th Street Area Urban Renewal Project / Plan per Inst. No. 112134586 of Official Records, Recorded December 20, 2012.
27. Ada County Highway District Terms, per Inst. No. 114027305 of Official Records, Recorded April 11, 2014.

*Denotes Exception that does not pertain to these parcels.
**Doc was not included in the report to determine how it affects these parcels.

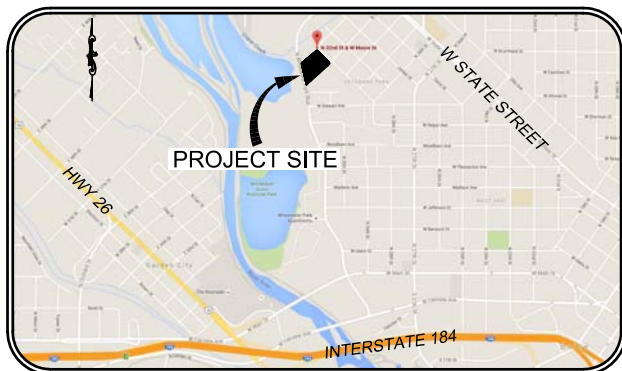
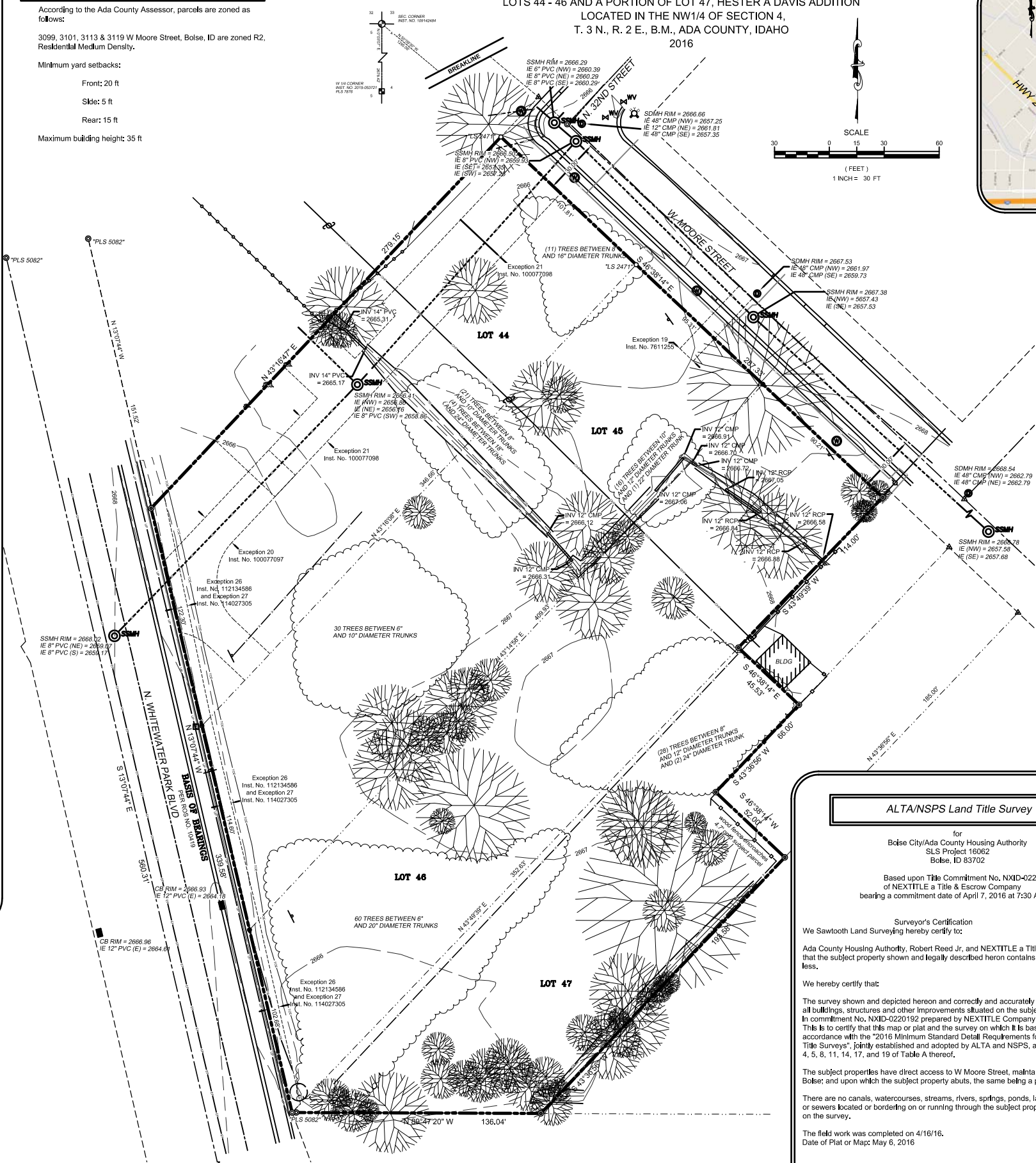
Zoning Information

According to the Ada County Assessor, parcels are zoned as follows:

3099, 3101, 3113 & 3119 W Moore Street, Boise, ID are zoned R2, Residential Medium Density.

Minimum yard setbacks:
Front: 20 ft
Side: 5 ft
Rear: 15 ft
Maximum building height: 35 ft

ALTA/NSPS LAND TITLE SURVEY
LOTS 44 - 46 AND A PORTION OF LOT 47, HESTER A DAVIS ADDITION
LOCATED IN THE NW1/4 OF SECTION 4,
T. 3 N., R. 2 E., B.M., ADA COUNTY, IDAHO
2016



VICINITY MAP
NO SCALE
LEGEND

- LINE SURVEYED
EXISTING DEED OR LOT LINE
CENTERLINE
RIGHT OF WAY
SECTIONAL LINE
CROWN
EASEMENT
EXISTING BUILDING
EXISTING EDGE OF CONCRETE
EXISTING EDGE OF PAVEMENT
EXISTING EDGE OF GRAVEL
EXISTING UNDERGROUND GAS LINE
EXISTING WATER LINE
EXISTING SEWER LINE
EXISTING OVERHEAD POWER
EXISTING UNDERGROUND POWER
EXISTING UNDERGROUND TELEPHONE
EXISTING TOP OF BANK
EXISTING GRADE BREAK
EXISTING TOE OF SLOPE
EXISTING CHAIN LINK FENCE
EXISTING WOOD FENCE
EXISTING VINYL FENCE
EXISTING WIRE FENCE
EXISTING 1" CONTOUR
EXISTING DRAINAGE PIPE
EXISTING SEWER MANHOLE
EXISTING FIRE HYDRANT
EXISTING WATER METER
EXISTING WATER VALVE
EXISTING STORM MANHOLE
EXISTING STORM DRAIN CATCH BASIN
EXISTING UTILITY POLE
EXISTING SERVICE POLE
EXISTING ELECTRICAL BOX
EXISTING TELEPHONE RISER
EXISTING SIGN
EXISTING TREE STUMP
EXISTING DECIDUOUS TREE
FOUND 5/8" REBAR AS NOTED
FOUND 1/2" REBAR AS NOTED
FOUND PK NAIL/MAG NAIL
FOUND ALUMINUM CAP MONUMENT
FOUND BRASS CAP MONUMENT
FOUND 5/8" REBAR/CAP PLS 11574
SET 1/2" REBAR/CAP PLS 11574
CALCULATED POINT

ALTA/NSPS Land Title Survey

for
Boise City/Ada County Housing Authority
SLS Project 16062
Boise, ID 83702

Based upon Title Commitment No. NXID-0220192
of NEXTITLE a Title & Escrow Company
bearing a commitment date of April 7, 2016 at 7:30 A.M.

Surveyor's Certification

We Sawtooth Land Surveying hereby certify to:
Ada County Housing Authority, Robert Reed Jr. and NEXTITLE a Title & Escrow Company, that the subject property shown and legally described hereon contains 3.05 acres more or less.

We hereby certify that:

The survey shown and depicted hereon correctly and accurately indicates and locates all buildings, structures and other Improvements situated on the subject property described in commitment No. NXID-0220192 prepared by NEXTITLE Company, dated April 7, 2016. This is to certify that this map or plat and the survey on which it is based was made in accordance with the "2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 5, 8, 11, 14, 17, and 19 of Table A thereof.

The subject properties have direct access to W Moore Street, maintained by the City of Boise; and upon which the subject property abuts, the same being a paved street.

There are no canals, watercourses, streams, rivers, springs, ponds, lakes, ditches, drains or sewers located or bordering on or running through the subject property, except as shown on the survey.

The field work was completed on 4/16/16.
Date of Plat or Map: May 6, 2016

Registered Land Surveyor: Jeff Beagley
Registered Land Surveyor No.: 11574
In the State of Idaho

Note

Vertical Datum is NAVD88 Based on NGS monument
Designation: IDTD GPS (OH1486)

Table with columns: NO. BY, DATE, REVISIONS

OWNER / DEVELOPER:
2030 S. WASHINGTON AVE
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105
WWW.SAWTOOTHLS.COM

ADA COUNTY HOUSING AUTHORITY
1276 RIVER STREET, SUITE 300
BOISE, IDAHO 83702



TITLE: TOPOGRAPHIC ALTA SURVEY
OF LOTS 44 - 47,
HESTER A DAVIS ADDITION
BOISE, IDAHO
DESIGNED BY: NRB
CHECKED BY: JWB
PROJECT # 16062
DRAWING # 16062-ALTA
SHEET 1 OF 1