



N89°40'08" 2659.59'(R16,R17)
 N89°19'W 2661.1(S2)
 N89°20'46"W 2659.61'

SET 1" COPPER
 CAP IN CONCRETE
 NORTH 1/4 CORNER
 CR

RECORD OF SURVEY NO. 12094

Instrument No. 2019- 113022
 State of Idaho, County of ADA ss
 Filed for record at the request of BOISE CITY ADA COUNTY HOUSING AUTHORITY

10 Min. past 3 o'clock P M. this 13th day of November, 2019

By Deputy Recorder Phil McGrane
 Ex-Officio Recorder
 Fee: \$5.00

- RECORD DATA**
- (S1) "HUBBLE HOME ADDITION" BOOK 5, PAGE 210; 06-10-1910
 - (S2) "FRANK DAVIS ADDITION" BOOK 5, PAGE 231; 11-29-1910
 - (S3) "HESTER DAVIS SUBDIVISION" BOOK 5, PAGE 236; 02-03-1911
 - (S4) "AMENDED PLAT OF HESTER A DAVIS ADDITION" BOOK 9, PAGE 415; 04-08-1937
 - (S5) "VAIL SUBDIVISION" BOOK 10, PAGE 541; 07-25-1945
 - (S6) "VAIL'S SECOND SUBDIVISION" BOOK 11, PAGE 584; 06-18-1946
 - (R1) ROS 2447 FOR ROY MORNING STAR; 04-22-1993
 - (R2) ROS 2624 FOR A. J. WATERS; 09-29-1993
 - (R3) ROS 2684 FOR ROBERTA GARRETT; 12-01-1993
 - (R4) ROS 3451 STEVE & BECKY ACREE; 02-22-1996
 - (R5) ROS 4681 FOR JAMES SCHUMACHER; 07-09-1999
 - (R6) ROS 8238 FOR MODERN VISION HOMES; 03-06-2008
 - (R7) ROS 8700 FOR ROBERT GREGORY HAYES; 12-14-2009
 - (R8) ROS 10369 FOR MOORE HOMES; 01-26-2016
 - (R9) ROS 10419 FOR ACHD; 03-11-2016
 - (R10) ROS 10434 FOR 2 NORTH HOMES; 03-23-2016
 - (R11) ROS 10435 FOR 2 NORTH HOMES; 03-23-2016
 - (R12) ROS 10502 FOR BOISE CITY HOUSING; 06-01-2016
 - (R13) ROS 10886 FOR 2 NORTH HOMES; 05-02-2017
 - (R14) ROS 10984 FOR BOISE CITY HOUSING; 07-21-2017
 - (R15) ROS 6685 FOR DON KNICKREHM; 11-05-2004
 - (R16) ROS 8024 FOR JOSH LIDDELL; 08-31-2007
 - (R17) ROS 8312 FOR JOSH LIDDELL; 05-20-2008



SCALE: 1"=60'

LEGEND

---	BOUNDARY
- - - -	SECTION
- . - . -	1/4 SECTION
- - - - -	RECORD BOUNDARY
- - - - -	CENTER LINE
- - - - -	RIGHT-OF-WAY
- - - - -	TIE/DETAIL
- x - x -	EXISTING FENCE
⊕	FOUND BRASS CAP MONUMENT
⊙	FOUND ALUMINUM CAP MONUMENT, UON
⊗	FOUND DISTURBED MONUMENT, NOT ACCEPTED
⊙	FOUND 5/8" REBAR, NO CAP, UON
⊙	FOUND 1/2" REBAR, NO CAP, UON
⊙	SET 5/8" REBAR, PLASTIC CAP
⊙	SET 1/2" REBAR, PLASTIC CAP
⊙	CALCULATION POINT, NOTHING FOUND OR SET
XX	LOT NUMBER
BLD	BUILDING
CL	CENTERLINE
CR	CORNER RECORD I.N. NO., ADA COUNTY RECORDS
FDA	FRANK DAVIS ADDITION SUBDIVISION
HADA	HESTER A. DAVIS ADDITION AMENDED SUBDIVISION
IN	INSTRUMENT NUMBER
PP	PROPORTIONED POSITION
ROS	RECORD OF SURVEY
UON	UNLESS OTHERWISE NOTED

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE LOCATION OF PROPERTY OWNED BY THE BOISE CITY HOUSING AUTHORITY AND INTENDED TO BE OBTAINED BY AFFORDABLE HOUSING SOLUTIONS INC. FIELD SURVEYS WERE PERFORMED IN MAY, JUNE AND JULY OF 2018. THE FOLLOWING CONSIDERATIONS WERE OBSERVED:

- 1) THE FRANK DAVIS ADDITION(FDA) IS A SENIOR PLAT.
- 2) THE AMENDED PLAT OF THE HESTER A. DAVIS ADDITION(HADA) IS JUNIOR TO THE FDA.
- 3) THE FDA DEDICATES THE ENTIRE 60' RIGHT-OF-WAY (R-O-W) OF MOORE STREET (FORMERLY ALTURAS).
- 4) THE PLAT DESCRIPTION FOR HADA CITES THE 'SOUTHERLY LINE OF THE FDA' AS A BOUNDING CALL.
- 5) THE HADA PLAT GEOMETRY ERRONEOUSLY PLACES THE PLAT BOUNDARY ON THE FDA DERIVED MOORE STREET CENTERLINE.
- 6) THE 60' R-O-W OF MOORE STREET PREVIOUSLY DEDICATED ON THE FDA PLAT HAS NEVER BEEN VACATED. WHILE INSTRUMENT NO. 776201 PURPORTS TO CONVEY, TO BOISE CITY, A PORTION OF HADA LOTS 44, 45 AND 46, THE PROPERTY DESCRIBED IN THAT INSTRUMENT WAS ALREADY DEDICATED AS PART OF THE 60' R-O-W DEPICTED ON THE FDA.
- 7) MONUMENTATION ALONG THE SOUTHERN LINE OF HADA CONFORMS WITH THE RECORD. HOWEVER FENCING ALONG THE LINE IS DILAPIDATED AND NON-EXISTENT IN PLACES.
- 8) MONUMENTATION ALONG THE EAST R-O-W OF WHITEWATER BOULEVARD CONFORMS WITH THE RECORD.
- 9) MONUMENTATION ALONG MOORE STREET CONFORMS WITH THE RECORD EXCEPT AS NOTED HEREON. NOTE THE PROPORTIONAL CALCULATION FOR A POSITION ON MOORE STREET.
- 10) THE PROPERTY SHOWN HEREON, TRACTS A THROUGH D, WILL BE INCLUDED IN A DEED TO BE RECORDED.

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 CHANGE IN OWNERSHIP. THIS RECORD OF SURVEY DOES NOT SERVE AS A LEGAL DESCRIPTION FOR THE PROPERTY SHOWN ON THIS MAP.
2. FOX LAND SURVEYS, INC., ASSUMES NO LIABILITY FOR CURRENT OR FUTURE COMPLIANCE WITH APPLICABLE PLANNING AND ZONING ORDINANCES AND/OR RESTRICTIONS.
3. CERTIFICATION AND CERTIFY AS USED HEREIN MEAN TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FACTS OR FINDINGS, WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
4. THIS SURVEY AMENDS RECORD OF SURVEY No. 11531, INSTRUMENT No. 2018-084954. THIS SURVEY DISPLAYS THE MONUMENTATION SYMBOLS THAT WERE NOT DISPLAYED PREVIOUSLY.

CERTIFICATE OF SURVEYOR

I, TIMOTHY J. FOX, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS AN ACCURATE REPRESENTATION OF SAID SURVEY. IT IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT, STATE OF IDAHO CODE 55-1601 THROUGH 55-1612 AND TO THE IDAHO CODE RELATING TO SURVEYS.



INDEX# 321-04-4-0-0-09-415

AMENDED RECORD OF SURVEY
 FOR
 BOISE CITY, ADA COUNTY HOUSING AUTHORITY

LOTS 44-46 AND A PORTION OF LOT 47 OF THE
 AMENDED PLAT OF HESTER A DAVIS ADDITION,
 LYING WITHIN THE NW 1/4 OF SECTION 4,
 TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN,
 CITY OF BOISE, ADA COUNTY, IDAHO

FOX LAND SURVEYS, INC.
 1515 SOUTH SHOSHONE STREET BOISE ID 83705
 208-342-7957 - www.foxlandsurveys.com

ACAD DWG. FILE 18041MS	DR. TAC	CK. TJF	PLOT SCALE: 1:1
SCALE: 1"=60'	DATE: NOVEMBER 2019	SHEET 1 OF 1	