TOPOGRAPHIC SURVEY
FOR ELMWOOD HOLDINGS, LLC

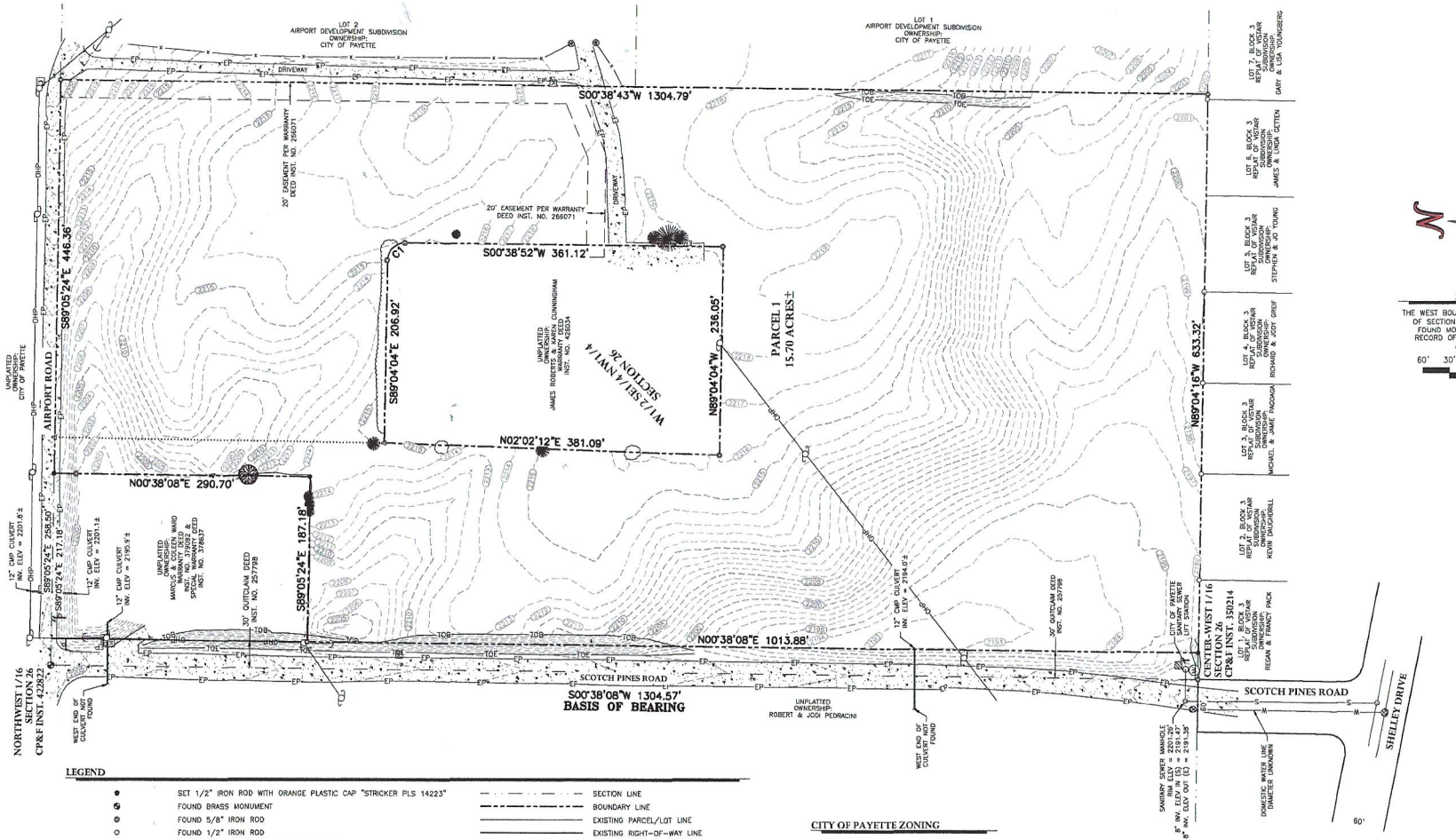
A PORTION OF THE W1/2 OF THE SE1/4 OF THE NW1/4 OF SECTION 26,
TOWNSHIP 9 NORTH, RANGE 5 WEST, BOISE MERIDIAN
CITY OF PAYETTE, PAYETTE COUNTY, IDAHO
2021

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) BASED UPON NATIONAL GEODETIC SURVEY BENCHMARK QB1132 (DESIGNATION H 412).

CURVE TABLE

#	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	31.32'	20.00'	89°42'56"	19.90'	N44°12'36"W	28.21'



BASIS OF BEARING

THE WEST BOUNDARY OF THE SE1/4 OF THE NW1/4 OF SECTION 26 BEARS S.00°38'08"W., BETWEEN FOUND MONUMENTS AS SHOWN HEREON PER RECORD OF SURVEY INSTRUMENT NO. 430520. ALL BEARINGS ARE GRID.

60' 30' 0' 60' 120'

SCALE: 1" = 60'

LEGEND

- SET 1/2" IRON ROD WITH ORANGE PLASTIC CAP "STRICKER PLS 14223"
- FOUND BRASS MONUMENT
- FOUND 5/8" IRON ROD
- FOUND 1/2" IRON ROD
- CALCULATED POINT, NOTHING FOUND OR SET
- SANITARY SEWER LIFT STATION BUILDING
- FENCE GATEPOST
- MAILBOX
- POWER/COMMUNICATIONS POLE
- POWER/COMMUNICATIONS POLE GUY WIRE
- SANITARY SEWER MANHOLE
- TELEPHONE/COMMUNICATIONS PEDESTAL
- SIGN
- WATER VALVE
- WATER MANHOLE/VAULT
- WATER YARD HYDRANT
- CONIFEROUS/EVERGREEN TREE
- DECIDUOUS TREE
- DECIDUOUS/EVERGREEN SHRUB
- SECTION LINE
- BOUNDARY LINE
- EXISTING PARCEL/LOT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- EP — EDGE OF PAVEMENT
- GAS — NATURAL GAS LINE PER LOCATE MARKS
- OHP — OVERHEAD POWER LINE
- S — SANITARY SEWER LINE
- W — WATER LINE
- EVERGREEN SHRUB LINE
- x — FENCE LINE
- TOE — TOE OF SLOPE
- TOB — TOP OF BANK
- 2199 — MINOR CONTOUR (1' CONTOUR INTERVAL)
- 2200 — MAJOR CONTOUR (5' CONTOUR INTERVAL)
- CHIP SEAL ROAD SURFACE

CITY OF PAYETTE ZONING

ZONING DESIGNATION
A RESIDENTIAL

PERMITTED USES
MUNICIPAL FACILITIES
ONE-FAMILY DWELLINGS
TWO-FAMILY DWELLINGS

SETBACKS
FRONT YARD – 25' OR 55' FROM STREET CENTERLINE
SIDE YARD – 8' (10' OR 40' FROM STREET CENTERLINE FOR CORNER LOTS)
REAR YARD – 8'

STREET FRONTAGE
75' (85' FOR CORNER LOTS)

LOT SIZE
8,000 SQUARE FEET (10,000 SQUARE FEET FOR CORNER LOTS)

DWELLING UNIT SIZE
20' WIDTH X 40' LENGTH

REFER TO CITY OF PAYETTE CODE CHAPTER 17.24 FOR FURTHER ZONING REQUIREMENTS.

SURVEY NOTES

1. ALL UNDERGROUND NATURAL GAS, SANITARY SEWER AND WATER LINES SHOWN HEREON ARE BASED UPON LOCATE MARKS AND PHYSICAL ABOVE GROUND FEATURES SUCH AS VALVES, BOXES, MANHOLES, ETC. ACTUAL LOCATIONS MAY VARY. LOCATE MARKS WERE PROVIDED BY THE CITY OF PAYETTE AND INTERMOUNTAIN GAS COMPANY PER DIG LINE IDAHO PRE DESIGN REQUEST TICKET #2021110841. IDAHO POWER PROVIDED MAPS. NO OTHER UTILITIES MARKED FACILITIES OR PROVIDED MAPS. CALL IDAHO DIGLINE AT 811 OR 1-800-342-1585 PRIOR TO ANY EXCAVATION OR DIGGING ACTIVITIES.
2. SCOTCH PINES ROAD AND AIRPORT ROAD SURFACES CONSIST OF A CHIP SEAL SURFACE.
3. STRICKER SURVEYING PLLC, ASSUMES NO LIABILITY FOR PRESENT OR FUTURE COMPLIANCE OR NON-COMPLIANCE WITH CITY OF PAYETTE OR PAYETTE COUNTY PLANNING AND ZONING ORDINANCE RESTRICTIONS AS IT PERTAINS TO BUILDING PERMITS AND THE ISSUANCE THEREOF.
4. THIS TOPOGRAPHIC SURVEY DOES NOT NECESSARILY SHOW ALL OF THE PHYSICAL FEATURES OF THE PROPERTY AND THE PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS, RIGHTS-OF-WAY AND ALL OTHER ENCUMBRANCES OF RECORD OR IMPLIED.

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Stricker Surveying

PROFESSIONAL LAND SURVEYOR LICENSED ERIC STRICKER STATE OF IDAHO 14223

REVISIONS
NO. | DESCRIPTION

DATE: APRIL 5, 2021
SCALE: 1" = 60'
DRAWN BY: ERIC STRICKER, PLS
CHECKED BY: ERIC STRICKER, PLS

TOPOGRAPHIC SURVEY
ELMWOOD HOLDINGS, LLC
CITY OF PAYETTE IDAHO

PROJECT NO. 21012

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