

453578

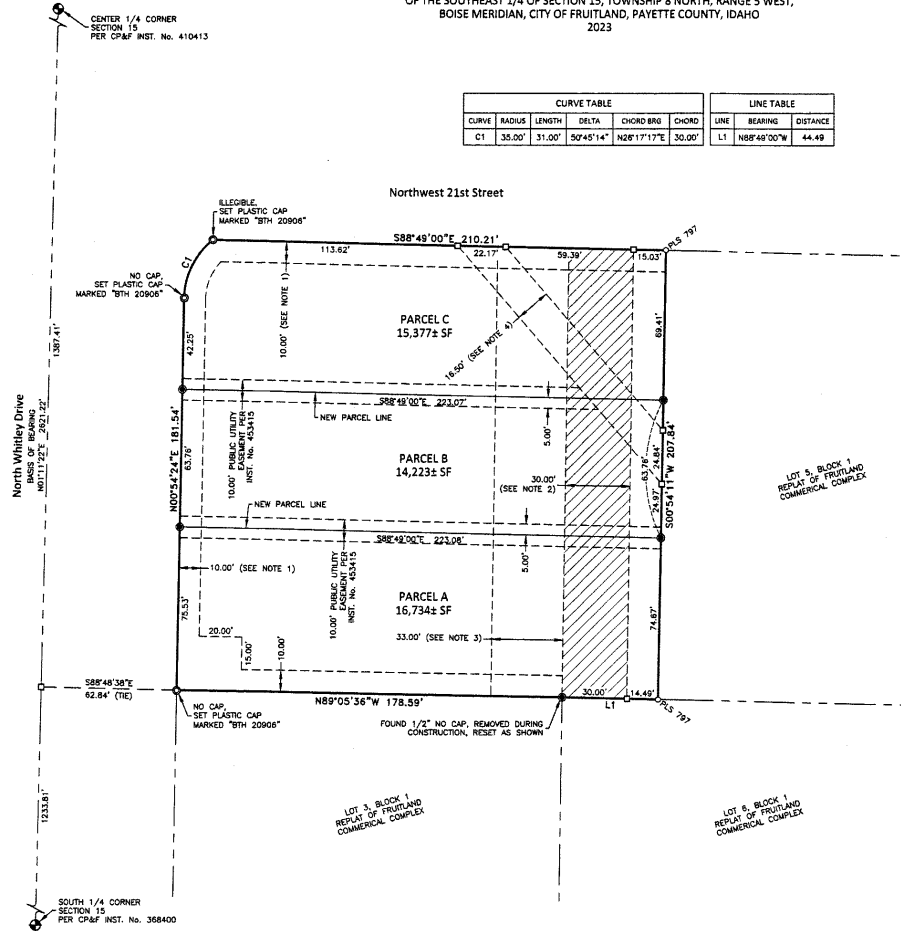
**Instrument # 453578** Book K, Page 55  
 STATE OF IDAHO, PAYETTE COUNTY  
 11-30-2023 03:37:27 PM No. of Pages: 2  
 Recorded for: **KM ENGINEERING**  
**LINDSEY BRATCHER** Fee: 10.00  
 Ex-Officio Recorder Deputy *Lindsey Bratcher*  
 Index to: RECORD OF SURVEY

LAND DIVISION PLAN No. 2023-01  
 RECORD OF SURVEY, CITY OF FRUITLAND, IDAHO  
**PIONEER TITLE COMPANY OF ADA COUNTY**  
 LOT 4, BLOCK 1 OF THE REPLAT OF FRUITLAND COMMERCIAL COMPLEX, SITUATED IN THE WEST 1/2  
 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 5 WEST,  
 BOISE MERIDIAN, CITY OF FRUITLAND, PAYETTE COUNTY, IDAHO  
 2023

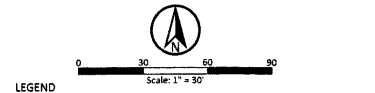
453578

RECORDING INFORMATION

Book 16 Page 55  
 sheet 1 of 2



CURVE TABLE						LINE TABLE		
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD	LINE	BEARING	DISTANCE
C1	35.00'	31.00'	50°45'14"	N28°17'17"E	30.00'	L1	N88°49'00"W	44.49



- LEGEND**
- FOUND BRASS CAP
  - FOUND ALUMINUM CAP
  - FOUND 5/8" REBAR, AS NOTED
  - SET 5/8" REBAR WITH PLASTIC CAP MARKED "BIM 20906"
  - FOUND 1/2" REBAR, AS NOTED
  - CALCULATED POINT
  - PROPERTY BOUNDARY LINE
  - NEW PARCEL LINE
  - ADJACENT BOUNDARY LINE
  - SECTION LINE
  - SURVEY TIE LINE
  - EASEMENT LINE, AS NOTED
  - ▨ CROSS ACCESS EASEMENT, AS NOTED

- REFERENCES**
- R1. REPLAT OF FRUITLAND COMMERCIAL COMPLEX, BOOK 7 OF PLATS, PAGE 29, INST. No. 364076, RECORDS OF PAYETTE COUNTY, IDAHO.
  - R2. RECORD OF SURVEY, INST. No. 220903, RECORDS OF PAYETTE COUNTY, IDAHO.
  - R3. AMENDED PLAT SHOWING FRUITLAND COMMERCIAL COMPLEX, BOOK 8 OF PLATS, PAGE 26, INST. No. 286986, RECORDS OF PAYETTE COUNTY, IDAHO.
  - R4. DEED INSTRUMENT No. 453465, RECORDS OF PAYETTE COUNTY, IDAHO.
  - R5. DEED INSTRUMENT No. 453466, RECORDS OF PAYETTE COUNTY, IDAHO.
  - R6. DEED INSTRUMENT No. 453467, RECORDS OF PAYETTE COUNTY, IDAHO.

- NOTES**
1. DRAINAGE, IRRIGATION, AND PUBLIC UTILITIES EASEMENT PER (R1).
  2. CROSS ACCESS EASEMENT PER (R1).
  3. CITY OF FRUITLAND AND PUBLIC UTILITY EASEMENT PER (R1).
  4. PETROLEUM EASEMENT PER INST. No. 75821, PLOTTED PER (R1).

**SURVEYOR NARRATIVE**  
 THE PURPOSE OF THIS RECORD OF SURVEY IS TO DEPICT THE ADJUSTMENT OF LOT 4, BLOCK 1 PER REPLAT OF FRUITLAND COMMERCIAL COMPLEX INTO PARCELS A, B, AND C AS SHOWN HEREON. THIS SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, RECORDS OF SURVEYS, AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. THE FOUND MONUMENTATION WAS IN SUBSTANTIAL CONFORMANCE WITH THE RECORD.

**CERTIFICATE OF SURVEYOR**  
 I, BILL MYNSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO AND THAT 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 AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT IN TITLE 55, CHAPTER 16, IDAHO CODE.



LAND DIVISION PLAN No. 2023-01  
RECORD OF SURVEY, CITY OF FRUITLAND, IDAHO  
PIONEER TITLE COMPANY OF ADA COUNTY

453578

Book 16 Page 55  
Sheet 2 of 2

OWNER'S AUTHORIZATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE PROPERTY DESIGNATED ON THIS MAP AND AGREES WITH THE LAND DIVISION PLAN AS SHOWN HEREON.

Tim Bundgard  
TIM BUNDGARD, PRESIDENT - PIONEER TITLE OF ADA COUNTY

11/20/23  
DATE

ACKNOWLEDGMENT

STATE OF IDAHO }  
Ada } SS  
ADA COUNTY }

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON November 20th, 2023, BY Tim Bundgard  
AS President

Paul King  
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 10-6-2025



APPROVAL OF ZONING ADMINISTRATOR

I, DANNY LITTLE, PLANNING AND ZONING ADMINISTRATOR, HEREBY CERTIFY I HAVE REVIEWED THIS PLATTING MODIFICATION AND FIND IT MEETS THE REQUIREMENTS FOR THE PURPOSES SO STATED.

Danny Little  
DANNY LITTLE, PLANNING AND ZONING ADMINISTRATOR

11-16-23  
DATE



453578