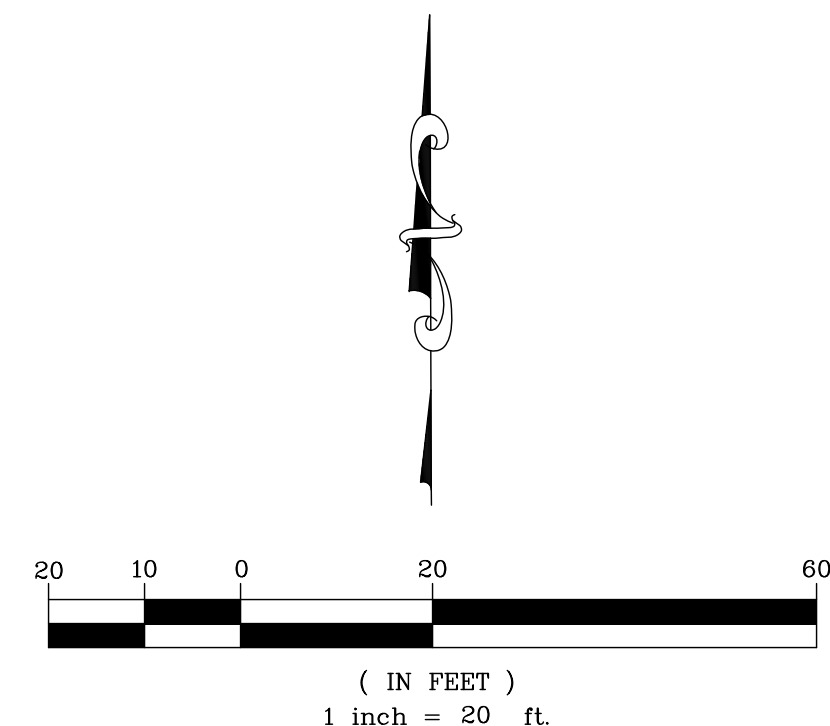
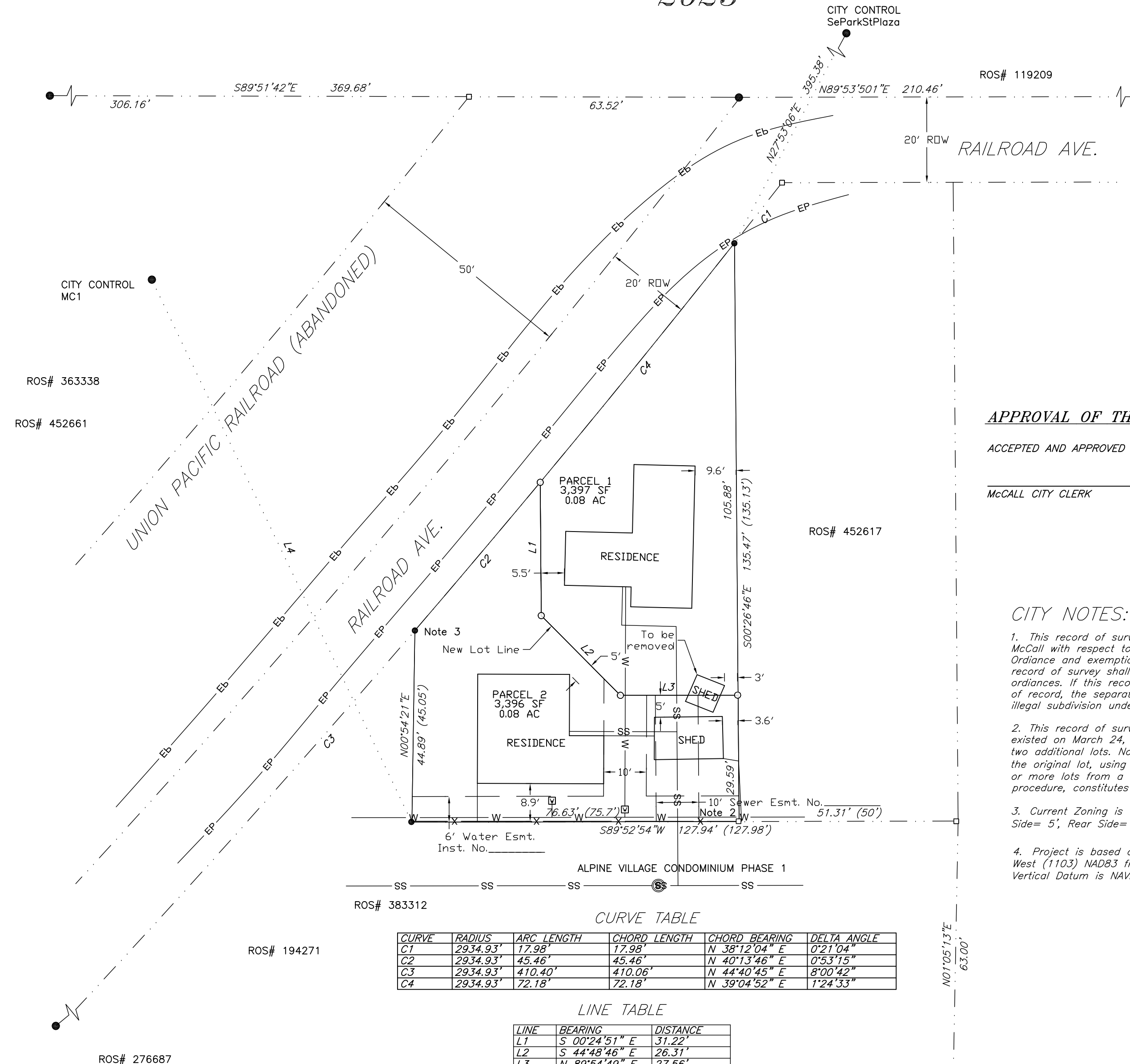


RECORD OF SURVEY—LOT SPLIT
PART OF THE SE 1/4 AND THE SW 1/4 OF
SECTION 9, T. 18 N., R. 3 E., B.M.
CITY OF MCCALL, VALLEY COUNTY, IDAHO
2023

RECORDER'S CERTIFICATE



LEGEND

- Found Brass Cap
- Found 5/8" rebar
- Calculated Point
- Found 1/2" rebar
- Set 1/2" rebar with plastic cap labeled "PLS 12220"
- Record Distance
- WC Witness Corner
- ROW Right-of-way
- Property Line
- Boundary Line
- Section Line
- Easement Line
- Centerline
- Edge of Pavement
- Fence Line
- Tie Line
- Waterline
- Sanitary Sewer Line

APPROVAL OF THE CITY CLERK

ACCEPTED AND APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY OF MCCALL.

 MccALL CITY CLERK

CITY NOTES:

- This record of survey has been reviewed and approved by the City of McCall with respect to its compliance with the Subdivision and Development Ordinance and exemption from formal platting; an individual lot shown on this record of survey shall be considered a single lot for purposes of City ordinances. If this record of survey combines lots shown on a plat or survey of record, the separate sale of such former separate lots will constitute an illegal subdivision under the McCall City Code.
- This record of survey has created two lots from the original lot as it existed on March 24, 1994. The original lot may only be divided to create two additional lots. No more than four (4) total lots may be created from the original lot, using the record of survey process. The creation of five (5) or more lots from a single, original lot, using the record of survey procedure, constitutes an illegal subdivision of land.
- Current Zoning is Community Commercial. Setbacks: Front=5'; Street Side= 5'; Rear Side= 10'; Alley Side= 3'.
- Project is based on ties to GPS derived Idaho State Plane West (1103) NAD83 from the McCall Modified Grid Control. Vertical Datum is NAVD88.

SURVEYOR'S CERTIFICATE

I, JEREMIAH B. FIELDING, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.



JEREMIAH B. FIELDING, P.L.S. IDAHO LICENSE NO. 12220

CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1 | 2934.93' | 17.98' | 17.98' | N 38°12'04" E | 0°21'04" |
| C2 | 2934.93' | 45.46' | 45.46' | N 40°13'46" E | 0°53'15" |
| C3 | 2934.93' | 410.40' | 410.06' | N 44°40'45" E | 8°00'42" |
| C4 | 2934.93' | 72.18' | 72.18' | N 39°04'52" E | 1°24'33" |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 00°24'51" E | 31.22' |
| L2 | S 44°48'46" E | 26.31' |
| L3 | N 89°54'49" E | 27.56' |
| L4 | N 25°36'52" W | 140.89' |

NOTES AND NARRATIVE:

- See Record of Survey No.'s 276687, 383312, 194271, 119209, 363338, 452617, Deed No. 444808, and Alpine Village Condominium Phase 1 for additional survey information.
- Found 1/2" rebar 0.77' North of position. I held for line.
- Found 1/2" rebar 0.42' North of position. I held for line.
- This survey was at the request of Blake and Angela Bigelow to divide their property into two buildable parcels.
- I used the found monuments as shown on Record of Survey No.'s 276687, 383312, 119209, and 363338 to establish the right-of-way of Railroad Ave. I found the monuments per Record of Survey No. 452617 to establish the East boundary line. I held the North line of Alpine Village Condominium Phase 1 for the South line of the parent parcel.

SW COR. SEC. 9 CR# 149314 N89°53'01"W 2665.56' (2665.72') Basis of Bearing S 1/4 COR. CR# 314861
 E. STIBNIT STREET

EAGLE LAND SURVEYING, LLC.
 106 W MAIN ST. UNIT D, MIDDLETON, ID 83644
 (208) 861-7513; pls12220@yahoo.com

INDEX #1831-9-3-00-0000

| RECORD OF SURVEY FOR BLAKE AND ANGELA BIGELOW | | | |
|---|---------|------------|--------|
| SEC. 9, T. 18 N., R. 3 E., B.M. | | | |
| DATE: | 9-22-23 | PROJECT: | 21-228 |
| DRAWN BY: | JBF | CHECKD BY: | JBF |
| SHEET 1 | | OF 1 | |