

MINOR SUBDIVISION PLAT OF MARK REGAN SUBDIVISION

A PORTION OF SE 1/4, SECTION 15
Township 4 North, Range 4 East of the Boise Meridian
Boise, County, Idaho
2023

Narrative & History:

This survey formalizes an agreed upon property line that has existed for decades between two neighbors. The involved properties cross perimeter subdivision boundary lines. In order to meet Boise County Planning & Zoning ordinance and Idaho State code, a Minor Subdivision was endorsed. Lots 16 and 17 of Rimview Sub 1 and Lot 1 of Rimview Sub 2 are the subject lots. The desired split occurs down the middle of Lot 17 where a well and pump house exist and have been used by the owner of Lot 16 and 17 respectively. The new boundary will encompass this area as a part of the adjusted lot lines. Lot 1 of Sub 1 has an existing separate well that will remain the sole ownership and use of Lot 1 now accepted as Lot 1 M.R.S. per the recording of this survey.

An existing post and wire fence situate the approximate center of Lot 17 was held to create the new division line for Lots 1 and 2.

Boise County Planning & Zoning:
Any division of these parcels shall comply with the Boise County Subdivision ordinance procedures and requirements as stated within the Unified Land Use Ordinance.

BOISE COUNTY INSTRUMENTS OF RECORD:

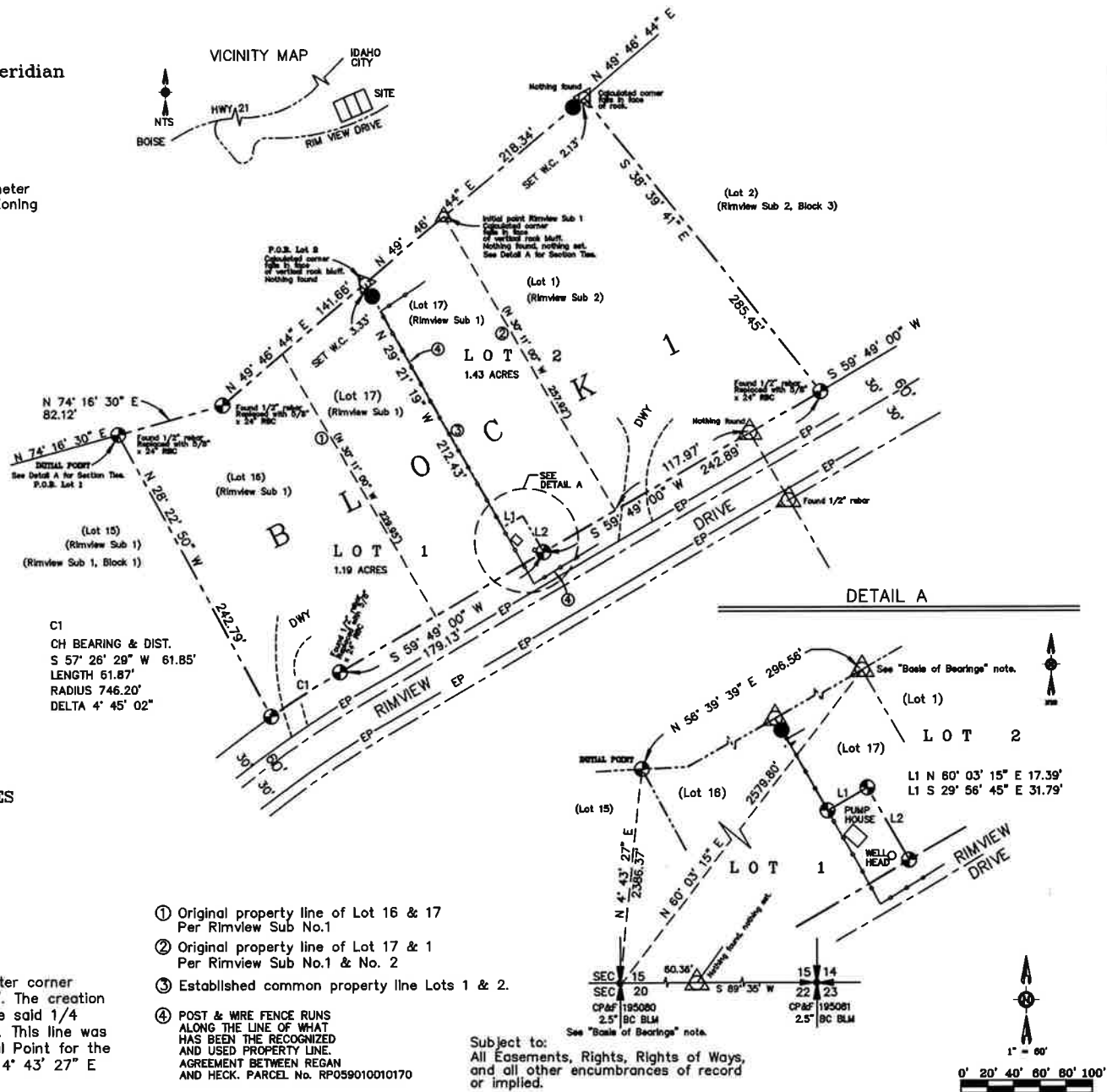
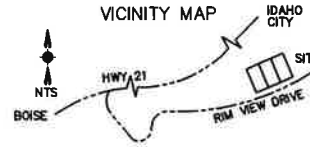
RIMVIEW SUBDIVISION No. 1 Inst. No. 77914
RIMVIEW SUBDIVISION No. 2 Inst. No. 78562

LEGEND:

- 1/4, SEC CORNER 2 1/2" BC BLM SECTION 15
T.S. 4N., R. 4E., B.M., CP&F 195080
 - PLACED 2" ALUMINUM CAP PLS 15619 ATOP SET 5/8" X 24" REBAR
AS "WITNESS CORNER"
 - PLACED 1 1/4" PLASTIC CAP PLS 15619 ATOP SET 5/8" X 24" REBAR
 - PLACED 1" PLASTIC CAP PLS 15619 ATOP SET 1/2" X 24" REBAR
 - CALCULATED POINT, CORNER SEARCHED FOR, NOTHING FOUND
 - POST & WIRE FENCE
 - PROPERTY & RIGHT OF WAY LINES
 - CENTERLINE
 - ORIGINAL LOT LINES/TIE LINES
 - DIRT ROAD & DRIVEWAY
 - EP EDGE OF PAVEMENT
- NTS: NOT TO SCALE
RBC: REBAR AND CAP
M.R.S. Mark Regan Subdivision

BASIS OF BEARINGS:

The original Rimview Subdivision 1 boundary was started from the quarter corner between Sections 15 and 22 T.4N. R.4E. and held as the "Initial Point". The creation of Rimview Subdivision 2 used this same Initial Point and tied from the said 1/4 corner to the Northwest Corner of Lot 1, N 9° 55' 01" E 2579.80 feet. This line was held as the Basis of Bearing for the Mark Regan Subdivision. The Initial Point for the Mark Regan Subdivision is the Northwest Corner of Lot A which lies N 4° 43' 27" E 2386.37' from the said 1/4 Corner of Sections 15 and 22.



- ① Original property line of Lot 16 & 17
Per Rimview Sub No.1
- ② Original property line of Lot 17 & 1
Per Rimview Sub No.1 & No. 2
- ③ Established common property line Lots 1 & 2.
- ④ POST & WIRE FENCE RUNS
ALONG THE LINE OF WHAT
HAS BEEN THE RECOGNIZED
AND USED PROPERTY LINE.
AGREEMENT BETWEEN REGAN
AND HECK. PARCEL NO. RP059010010170

Subject to:
All Easements, Rights, Rights of Ways,
and all other encumbrances of record
or implied.

CERTIFICATE OF SURVEYOR

I, M. AARON BELL, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO AND THAT THIS MAP WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS AN ACCURATE REPRESENTATION OF SAID SURVEY. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH TITLE 55, CHAPTER 16 OF THE IDAHO CODE.

AARON BELL PLS IDAHO 15819

The recording of this Record of Survey does not enable the owners of these 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 parcels shown on this map. Sundance Land Surveys assumes no liability for current or future compliance with applicable Planning and Zoning Ordinances. This survey conforms to the present Unified Land use Ordinance per Boise County Planning & Zoning.

RECORD OF SURVEY
MINOR SUBDIVISION
FOR
MARK REGAN
364 RIMVIEW DRIVE
BOISE, ID. 83716

SUNDANCE LAND SURVEYS
202 MAIN STREET
IDAHO CITY, IDAHO

MAILING ADDRESS:
SUNDANCE LAND SURVEYS/AARON BELL
P.O. BOX 164
IDAHO CITY, IDAHO 83402

CERTIFICATE OF OWNERS

KNOW ALL PERSONS BY THESE PRESENTS, THAT MARK REGAN AND RON HECK THE OWNERS OF THE REAL PROPERTY HEREAFTER DESCRIBED, AND THAT IT IS THEIR INTENTION TO HEREBY INCLUDE SAID LAND IN THIS SUBDIVISION PLAT

A parcel of land situate the Southeast 1/4 of Section 15, Township 4 North, Range 4 East, Boise Meridian, Boise County, Idaho, being more particularly described as follows:

Commencing at the South 1/4 Corner of Section 15 thence N 4° 43' 27" E 2386.37 feet to a found 1/2" rebar having been re-monumented with a 1 1/4" plastic cap stamped PLS 15819 placed atop a set 5/8" x 24" rebar (which lies S 56° 39' 39" W 296.56 feet from the Initial Point per Rimview Subdivision No. 2) being the POINT OF BEGINNING;

Thence N 74° 16' 30" East 82.12 feet to a found 1/2" rebar, re-monumented with a 1 1/4" plastic cap stamped PLS 15819 placed atop a set 5/8" x 24" rebar,

Thence N 49° 46' 44" E 360.00 feet to a calculated corner coincident with the Northwest Corner of Lot 2 Rimview Subdivision No. 2, from which a 2" Aluminum Cap placed atop a set 5/8" x 24" rebar lies S 49° 46' 44" W 2.13 feet set as a Witness Corner,

Thence from said calculated corner S 38° 39' 41" E 285.45 feet to a found 1/2" rebar having been re-monumented with a 1 1/4" plastic cap stamped PLS 15819 placed atop a set 5/8" x 24" rebar coincident with the Southwest Corner of said Lot 2 Lot per Rimview Subdivision No. 2, and a point on the northerly Right-of-Way of Rimview Drive,

Thence S 59° 49' 00" W along said Rimview Drive Right-of-Way 422.02 feet to a found 1/2" rebar having been re-monumented with a 1 1/4" plastic cap stamped PLS 15819 placed atop a set 5/8" x 24" rebar coincident with the beginning of a curve to the left, concave Southeasterly along said Rimview Drive Right-of-Way;

Thence along said curve to the left having a delta of 4° 45' 02" a radius of 746.20 feet, a chord bearing and distance of S 57° 26' 29" W 61.85 feet and arc length of 61.87 feet to a 1 1/4" plastic cap stamped PLS 15819 placed atop a set 5/8" x 24" rebar coincident with the Southeast Corner of Lot 15 per Rimview Subdivision 1;

Thence N 28° 22' 50" W 242.79 feet to the POINT OF BEGINNING, comprising 2.62 acres more or less

MARK REGAN
OWNER

RON HECK
OWNER

**MINOR SUBDIVISION PLAT OF
MARK REGAN SUBDIVISION**
A Portion of Sections 14 and 15
Township 4 North, Range 4 East of the Boise Meridian
Boise, County, Idaho
2023

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER DO HEREBY CERTIFY, PER THE REQUIREMENTS OF IDAHO CODE 50-1308, THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATE IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

BOISE COUNTY TREASURER _____ DATE _____

CERTIFICATE OF SURVEYOR

I, M. AARON BELL, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO THAT THIS PLAT OF MARK REGAN SUBDIVISION AS DESCRIBED IN THE OWNERS CERTIFICATE WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS

M. AARON BELL _____ PLS 15819 _____

CERTIFICATE OF CENTRAL DISTRICT HEALTH

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN PARTIALLY SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL:

BLOCK 1 LOTS 1-2

SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

CENTRAL DISTRICT HEALTH, EHS _____ DATE _____

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF BOISE) SS

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARK REGAN, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON THAT EXECUTED THIS INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES _____

RESIDING IN _____

CERTIFICATE OF BOISE COUNTY RECORDER

INSTRUMENT No _____

STATE OF IDAHO)
COUNTY OF BOISE) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF SUNDANCE LAND SURVEYS AT _____ M. THIS _____ DAY OF _____, 2023.

EX-OFFICIO RECORDER _____

CERTIFICATE OF COUNTY ASSESSOR

I, THE UNDERSIGNED, COUNTY ASSESSOR, IN AND FOR THE COUNTY OF BOISE, IDAHO, PER REQUIREMENTS OF IDAHO CODE, DO HEREBY CERTIFY THAT THIS PLATTING IS ACCEPTABLE FOR ASSESSING AND TAX PURPOSES

BOISE COUNTY ASSESSOR _____ DATE _____

CERTIFICATE OF THE BOARD OF COUNTY COMMISSIONERS

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAT OF MARK REGAN SUBDIVISION HAS BEEN ACCEPTED AND APPROVED THIS _____ DAY OF _____, 2023, BY THE BOARD OF COMMISSIONERS OF BOISE COUNTY, IDAHO.

CHAIRPERSON _____ DATE _____

CERTIFICATE OF BOISE COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR OF BOISE COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS

BOISE COUNTY SURVEYOR _____ DATE _____

CERTIFICATE OF SURVEYOR

I, M. AARON BELL, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO AND THAT THIS MAP WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS AN ACCURATE REPRESENTATION OF SAID SURVEY. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH TITLE 55, CHAPTER 16 OF THE IDAHO CODE

AARON BELL PLS IDAHO 15819

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MINOR SUBDIVISION
FOR
MARK REGAN
384 RIMVIEW DRIVE
BOISE, ID. 83716

SUNDANCE LAND SURVEYS
202 MAIN STREET
IDAHO CITY, IDAHO

MAILING ADDRESS:
SUNDANCE LAND SURVEYS/AARON BELL
P.O. BOX 164
IDAHO CITY, IDAHO 83801

Exhibit 1
Legal Description

Lot 1

A parcel of land situate a portion of SE ¼ Section 15, Township 4, Range 4 East, Boise Meridian, Boise County, Idaho:

Being more particularly described as follows:

Commencing at the South ¼ Corner of Section 15 thence N 4° 43' 27" E 2386.37 feet to a found ½" rebar having been replaced with a 1 ¼" plastic cap stamped PLS 15819 placed atop a set 5/8" x 24" rebar (which lies S 56° 39' 39" W 296.56 feet from the Initial Point per Rimview Subdivision No. 2) coincident with the Northwest Corner of Lot 1 per Mark Regan Subdivision also being the **Initial Point** and **Point of Beginning**,

Thence N 74° 16' 30" E 82.12 feet to a 1 ¼" plastic cap stamped PLS 15819 placed atop a set 5/8" x 24" rebar;

Thence N 49° 46' 44" E 141.66 feet to the calculated Northeast Corner of Lot 1, from which a 2" Aluminum Cap placed atop a set 5/8" x 24" rebar lies S 29° 21' 19" E 3.33 feet set as a Witness Corner;

Thence from said calculated Northeast Corner of Lot A S 29° 21' 19" E 212.43 feet to 1" plastic cap PLS 15819 placed atop a set ½" rebar;

Thence N 60° 03' 15" E 17.39 feet to a 1" plastic cap PLS 15819 placed atop a set ½" rebar;

Thence S 29° 56' 45" E 31.79 feet to 1 ¼" plastic cap stamped PLS 15819 placed atop a set 5/8" x 24" rebar situate the Southeast Corner of said Lot 1 coincident with the Southwest Corner of Lot B;

Thence S 59° 49' 00" W 179.13 feet to 1 ¼" plastic cap stamped PLS 15819 placed atop a set 5/8" x 24" rebar coincident with the beginning of a curve to the left, concave Southeasterly;

Thence along said curve to the left having a delta of 4° 45' 02" and radius of 746.20 feet, a chord bearing and distance of S 57° 26' 29" W 61.85 feet, an arc length of 61.87 feet to a 1 ¼" plastic cap stamped PLS 15819 placed atop a set 5/8" x 24" rebar coincident with the Southwest Corner of said Lot 1;

(1 of 2, Lot 1)

Thence N 28° 22' 50" W 242.79 feet to the **Point of Beginning**.

Acreage: 51,737.31 square feet or 1.19 acres more or less.

Subject to all Easements, Rights, Rights of Ways and all Encumbrances of record or implied.

Reference Record of Survey Instrument No. _____

“Lot boundaries created by this survey shall not be split, divided or further adjusted without full compliance of the provisions of the Minor Subdivision-ULO ordinance per Boise County Planning & Zoning”.

Prepared by:
Sundance Land Surveys
9/28/2023

(2 of 2, Lot 1)

Exhibit 1

Legal Description

Lot 2

A parcel of land situate a portion of SE ¼ Section 15, Township 4, Range 4 East, Boise Meridian, Boise County, Idaho:

Being more particularly described as follows:

Commencing at the South ¼ Corner of Section 15 thence N 4° 43' 27" E 2386.37 feet to a found ½" rebar having been replaced with a 1 ¼" plastic cap stamped PLS 15819 placed atop a set 5/8" x 24" rebar (which lies S 56° 39' 39" W 296.56 feet from the Initial Point per Rimview Subdivision No. 2) coincident with the Northwest Corner of Lot 1 per Mark Regan Subdivision also being the **Initial Point**, thence N 74° 16' 30" E 82.12 feet to a 1 ¼" plastic cap stamped PLS 15819 placed atop a set 5/8" x 24" rebar, thence N 49° 46' 44" E 141.66 feet to the calculated Northwest Corner of Lot 2 coincident with the Northeast calculated corner of Lot 1, (from which a 2" Aluminum Cap placed atop a set 5/8" x 24" rebar lies S 29° 21' 19" E 3.33 feet set as a Witness Corner) and the **Point of Beginning**;

Thence from said calculated Northwest Corner of Lot 2, N 49° 46' 44" E 218.34 feet to the calculated Northeast Corner of Lot 2 (from which a 2" Aluminum Cap placed atop a set 5/8" x 24" rebar lies S 49° 46' 44" W 2.13 feet set as a Witness Corner;

Thence from said calculated Northeast Corner of Lot 2, S 38° 39' 41" E 285.45 feet to a found ½" rebar having been replaced with a 1 ¼" plastic cap stamped PLS 15819 placed atop a set 5/8" x 24" rebar situate the Southeast Corner of said Lot 2;

Thence S 59° 49' 00" W 242.89 feet to a 1 ¼" plastic cap stamped PLS 15819 placed atop a set 5/8" x 24" rebar situate the Southwest Corner of said Lot 2 coincident with the Southeast Corner of said Lot 1;

Thence N 29° 56' 45" W 31.79 feet to a 1" plastic cap PLS 15819 placed atop a set ½" rebar;

Thence S 60° 03' 15" W 17.39 feet to a 1" plastic cap PLS 15819 placed atop a set ½" rebar coincident with a point on the common property line of said Lots 1 and 2;

(1 of 2, Lot 2)

Thence N 29° 21' 19" W 212.43 feet to the **Point of Beginning**.

Acreage: 62,422.19 square feet or 1.43 acres more or less.

Subject to all Easements, Rights, Rights of Ways and all Encumbrances of record or implied.

Reference Record of Survey Instrument No. _____

“Lot boundaries created by this survey shall not be split, divided or further adjusted without full compliance of the provisions of the Minor Subdivision-ULO ordinance per Boise County Planning & Zoning”.

Prepared by:
Sundance Land Surveys
9/28/2023

(2 of 2, Lot 2)