

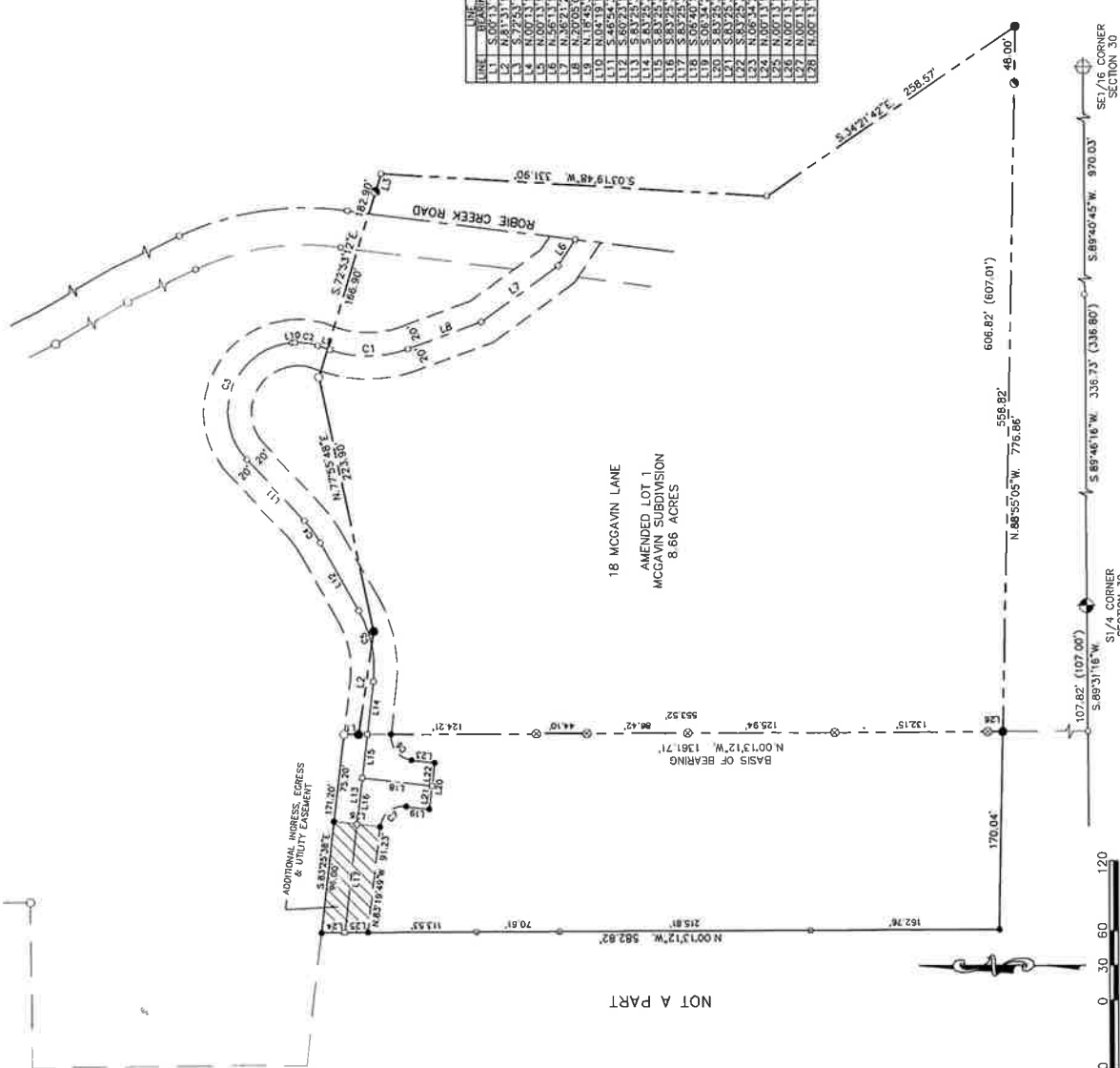
PARTIAL PLAT AMENDMENT LOT 1 MCGAVIN SUBDIVISION

A PARCEL OF LAND BEING ALL OF LOT 1,
MCGAVIN SUBDIVISION, INSTRUMENT NO. 8022B,
RECORDS OF BOISE COUNTY, IDAHO AND A PORTION
OF THE SW1/4 OF SECTION 30, T.4N., R.4E.,
BOISE MERIDIAN, BOISE COUNTY, IDAHO
2023

- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - ADJUSTED PROPERTY LINE
 - OTHER SUBDIVISION BOUNDARY LINE
 - SECTION LINE
 - CENTERLINE
 - ⊙ FOUND BRASS CAP MONUMENT
 - ⊙ FOUND ALUMINUM CAP MONUMENT
 - FOUND 5/8" IRON PIN
 - FOUND 1/2" IRON PIN
 - SET 5/8" IRON PIN W/ PLASTIC CAP MARKED LS 7045
 - WITNESS CORNER - SET 5/8" IRON PIN W/ PLASTIC CAP MARKED LS 7045
 - ⊙ POINT ON LINE - SET 5/8" IRON PIN W/ PLASTIC CAP MARKED LS 7045
 - SET 1/2" IRON PIN W/ PLASTIC CAP MARKED LS 7045
 - ⊙ POINT ON LINE - SET 1/2" IRON PIN W/ PLASTIC CAP MARKED LS 7045
 - CALC POINT
 - () RECORD DATA

LINE	MARKING	BEARING	DISTANCE
L1	S.0013.12° W.	12.83	
L2	N.8333.12° W.	89.40	
L3	S.0073.12° W.	100.00	
L4	N.0073.12° W.	20.15	
L5	N.0073.12° W.	20.15	
L6	N.5651.11° W.	26.85	
L7	N.3623.23° W.	61.25	
L8	N.1845.03° W.	11.20	
L9	N.1845.03° W.	11.20	
L10	N.0041.11° W.	2.18	
L11	S.4854.30° W.	71.80	
L12	S.8173.03° W.	171.20	
L13	S.8173.03° W.	171.20	
L14	S.8173.03° W.	45.74	
L15	S.8173.03° W.	37.35	
L16	S.8173.03° W.	40.00	
L17	S.8173.03° W.	30.00	
L18	S.0040.11° W.	59.84	
L19	S.0040.11° W.	20.00	
L20	S.8173.03° W.	40.00	
L21	S.8173.03° W.	20.00	
L22	S.8173.03° W.	20.00	
L23	N.0054.72° E.	20.00	
L24	N.0073.12° W.	20.14	
L25	N.0073.12° W.	13.04	
L26	N.0073.12° W.	20.15	
L27	N.0073.12° W.	20.15	
L28	N.0073.12° W.	7.52	

18 MCGAVIN LANE
AMENDED LOT 1
MCGAVIN SUBDIVISION
8.66 ACRES



COURSE	DELTA	RADIUS	CHORD	CHORD BEARING
C1	N87.50°28'	100.00	67.79	55.26
C2	S33.04°28'	50.00	30.14	10.21
C3	N78.60°21'	80.00	135.85	125.37
C4	S87.18°25'	100.00	63.12	32.76
C5	S07.05°49'	20.00	31.45	20.00
C6	S07.05°49'	20.00	31.45	20.00
C7	S07.05°49'	20.00	31.45	20.00



MARKS LAND SURVEYING LLC
COLLEEN MARKS, L.S. 7045
2995 N. COLE ROAD STE. 240
BOISE, IDAHO 83704
PH: (208) 378-7703

PARTIAL PLAT AMENDMENT

LOT 1

MCGAVIN SUBDIVISION

A PARCEL OF LAND BEING ALL OF LOT 1,
MCGAVIN SUBDIVISION,

AS RECORDED UNDER INSTRUMENT NO. XXXXXX,
RECORDS OF BOISE COUNTY, IDAHO AND A PORTION OF THE

S1/2 OF SECTION 30, T4N, R4E,

BOISE MERIDIAN, BOISE COUNTY, IDAHO

2023

SANITARY RESTRICTION HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 02, SECTION 50-0201, SHALL BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH DEPARTMENT, EHS

DATE

Richard on June 1

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF THE BOISE COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE _____ DAY OF _____, 2023.

PRESIDENT, ACHD

CERTIFICATE OF COUNTY ASSESSOR

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

BOISE COUNTY ASSESSOR

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR FOR BOISE COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

ADA COUNTY SURVEYOR

CERTIFICATE OF COUNTY COMMISSIONERS

THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED BY THE COUNTY BOARD OF COMMISSIONERS OF BOISE COUNTY, IDAHO ON THIS _____ DAY OF _____, 2023.

CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF BOISE, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENTLY DUE PROPERTY TAXES FOR THE FOREGOING PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

ADA COUNTY TREASURER



MARKS LAND SURVEYING, LLC.
COLLEEN MARKS, L.S. 7045
2995 N. COLE ROAD, SUITE 240
BOISE, IDAHO 83704
PH. (208) 376-7703

PARTIAL PLAT AMENDMENT
LOT 1

MCGAVIN SUBDIVISION
A PARCEL OF LAND BEING ALL OF LOT 1,
MCGAVIN SUBDIVISION,

AS RECORDED UNDER INSTRUMENT NO. XXXXXX,
RECORDS OF BOISE COUNTY, IDAHO AND A PORTION OF THE
SW1/4 OF SECTION 30, T.4N., R.4E.,
BOISE MERIDIAN, BOISE COUNTY, IDAHO
2023

CERTIFICATE OF PROPERTY OWNERS

KNOW ALL MEN BY THE PRESENTS, SCOTT MCGAVIN, MEMBER OF ROBIE CREEK PROPERTIES, LLC, THE
PROPERTY DESCRIBED BELOW INTENDS TO INCLUDE SAID PROPERTY IN THIS
PARTIAL PLAT AMENDMENT.

A PARCEL OF LAND BEING ALL OF LOT 1, MCGAVIN SUBDIVISION, AS RECORDED UNDER INSTRUMENT NO.
80228, RECORDS OF BOISE COUNTY, IDAHO AND LYING IN A PORTION OF THE SW1/4 OF SECTION 30,
BOISE MERIDIAN, BOISE COUNTY, IDAHO, SAID PARCEL BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT A SET 5/8" IRON PIN MARKING THE NW CORNER OF SAID LOT 1, MCGAVIN SUBDIVISION,
AS RECORDED UNDER INSTRUMENT NO. 80228, RECORDS OF BOISE COUNTY, IDAHO,
SECTION 30, T.4N., R.4E., BOISE MERIDIAN, BOISE
COUNTY, IDAHO, SAID PIN ALSO MARKING THE REAL POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID LOT 1, MCGAVIN SUBDIVISION THE FOLLOWING COURSES AND
DISTANCES:

S.81°31'12"E. 88.40 FEET TO A SET 5/8" IRON PIN;

THENCE N.77°55'48"E. 223.90 FEET TO A FOUND 5/8" IRON PIN,

WHICH BEARS N.72°53'12"W. 16.00;
THENCE S.03°19'48"W. 331.90 FEET TO A POINT;

THENCE S.31°21'42"E. 258.57 FEET TO A SET 5/8" IRON PIN;

THENCE N.88°55'05"W. 558.82 FEET TO A SET 5/8" IRON PIN MARKING THE SW CORNER OF SAID LOT 1,
MCGAVIN SUBDIVISION;

THENCE CONTINUING N.88°55'05"W. 170.04 FEET TO A SET 1/2" IRON PIN;

THENCE N.00°13'12"W. 582.53 FEET TO A SET 1/2" IRON PIN;

THENCE S.83°25'38"E. 171.20 FEET TO A FOUND 5/8" IRON PIN;

THENCE S.00°13'12"E. 12.64 FEET TO THE POINT OF BEGINNING, CONTAINING 8.66 ACRES, MORE OR LESS.

THE EASEMENTS AS SHOWN ON THIS PARTIAL PLAT AMENDMENT ARE NOT DEDICATED TO THE PUBLIC,
BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR UTILITY PURPOSES
AND ANY OTHER PURPOSES AS MAY BE DESIGNATED HEREON, AND NO STRUCTURES OTHER THAN FOR
THOSE PURPOSES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

I, A WITNESS WHEREOF, I HAVE SET MY HAND THIS _____ DAY OF _____, 2023

SCOTT MCGAVIN, MEMBER

ACKNOWLEDGMENT

STATE OF (IDAHO) _____ IN THE YEAR OF 2023, BEFORE ME, THE
ON THIS _____ DAY OF _____, _____
UNDERSEIGNED NOTARY PUBLIC, PERSONALLY APPEARED SCOTT MCGAVIN AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC _____

RESIDING AT _____

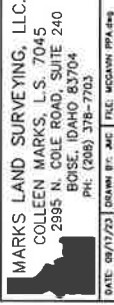
MY COMMISSION EXPIRES ON _____

CERTIFICATE OF SURVEYOR

I, COLLEEN MARKS DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR,
LICENSED BY THE STATE OF IDAHO. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE
"CERTIFICATE OF OWNER" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND
UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED
HEREON AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS,
SURVEYS AND THE CORNER PERPETUATION AND FILING ACT.



Colleen Marks
COLLEEN MARKS, L.S. 7045



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