

VICINITY MAP  
(N.T.S.)

**OWNER**  
NEAL VAVRA  
12 WILDROSE DRIVE, HORSESHOE BEND, ID 83629

**PROJECT DATA**  
TOTAL ACREAGE: 117.88 Ac.  
BUILDABLE LOTS (PHASE 1): 4

**Legend**

- Set 5/8 Inch Rebar
- ⊙ Found Monument as Noted
- △ Calculated Position, No Monument Set or Found
- Found Brass Cap Right-of-way Monument
- Found 5/8 inch rebar
- Exterior Boundary Line
- Parcel Line
- - - Existing Parcel Line
- - - Section Subdivisional Line

**Notes**

Horizontal datum based on Idaho State Plane, Idaho West Zone 1103. Coordinates were derived from GPS observations and projected to ground by applying a scale factor of 1.00020492 to grid values. Distances are ground distances and are in U.S. survey feet.

Refer to ROS Bk. 8, pg.3, Inst. No. 279955  
Refer to ROS Bk. 8, pg. 61, Inst. No. 285175  
Refer to FAP F 3271 (1), 1956 for Highway Right-of-way

**References**

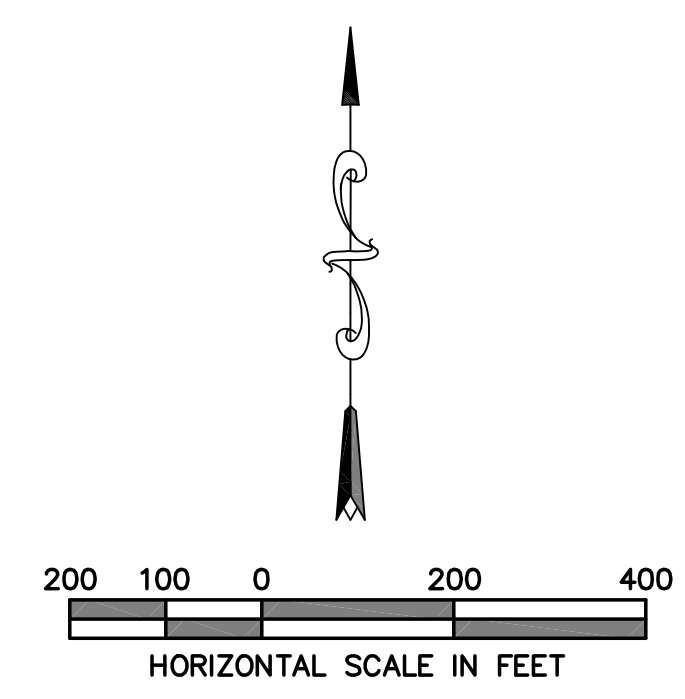
- R1 - 1870 G.L.O. Survey of Township Exterior by Allen Thompson
  - R2 - 1917 G.L.O. Retracement of East Boundary. of T.6 N., R.1 E. by Mans Coffin
  - R3 - 1892 G.L.O. Survey of Subdivision of T.6 N., R.2 E. by Abraham Rinearson
  - R4 - Plat of Summit Ridge Ranch Subdivision - Instrument No. 175527
  - R5 - Record of Survey Instrument No. 141702
  - R6 - Record of Survey Instrument No. 167338
- Refer to Federal Aid Project Numbers F.129-(13) & ER-F-3271(43).

**PRELIMINARY PLAT FOR DEER RIDGE AT SPRING VALLEY SUBDIVISION**

IN THE SE1/4SW1/4 OF SECTION 17 &  
A PORTION OF SECTION 20,  
T. 6 N. R. 2 E. B.M.  
BOISE COUNTY, IDAHO



25 COYOTE TRAIL  
CASCADE, ID 83611  
PHONE: (208) 634-6896  
WWW.DUNNLANDSURVEYS.COM



NO.	REVISION	BY	DATE

DRAWN BY: CB	CHECKED: DTD	JOB NO. 22033	SHEET NO. 1 of 1
DATE: 7 OCT 24	DATE: 10/7/24		