



Thence South 10°17'16" West, 1.54 feet to a 1/2" rebar PLS 14221;

Thence South 89°44'13" East, 284.48 feet to a 1/2" rebar PLS 14221 on the east line of said Lot 2, Block 1, of Isaacs Canyon Subdivision;

Thence South 17°51'14" East, coincident with said east line of Lot 2, and the east line of Lot 3, Block 1, of Isaacs Canyon Subdivision, 238.34 feet to the southeast corner of said Lot 3, Block 1, of Isaacs Canyon Subdivision;

Thence North 89°45'48" West, coincident with the south line of said Lot 3, Block 1, of Isaacs Canyon Subdivision, 524.29 feet to the **POINT OF BEGINNING**.

The above described parcel contains 2.73 acres more or less.

**Declarant hereby declares and affirms that the boundaries of the Old Parcels have been adjusted in accordance with Boise City Code Section 11-09-02.1.B.(3) to form the New Buildable Parcel. Declarant further declares and affirms that the Original Parcels are no longer eligible for building permits from the City of Boise. Declarant agrees that it shall seek building permits from the City of Boise for projects located within the New Buildable Parcel using only the above legal description for the New Buildable Parcel.**

The New Buildable Parcel is depicted as Parcel B on Record of Survey No. 11273 recorded in the real property records of Ada County, Idaho on 3/6, 2018 as Instrument No. 2018-020214 Please see such Record of Survey for additional information and restrictions. Some or all of the boundaries of the New Buildable Parcel no longer overlay platted lot lines, and that existing easements may need to be vacated prior to receiving a building permit for a project to be located in the New Buildable Parcel.

IN WITNESS WHEREOF, Owner caused this Notice of Buildable Parcel to be executed effective as of the 27<sup>th</sup> day of FEBRUARY, 2018.

**OWNER SIGNATURE(S):**

Steve Marlow  
\_\_\_\_\_  
(print name) STEVE MARLOW

State of Idaho )  
                          ) ss.  
County of Ada )

On this 27 day of February, 2018, before me, a Notary Public in and for the State of Idaho, personally appeared Steve Marlow, known or identified to me to be the person who executed the instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set by hand and affixed my official seal the day and year in this certificate first above written.



Dianne Josias  
\_\_\_\_\_  
Notary Public for Idaho  
Residing at Boise  
My Commission expires 8/1/2019

**CERTIFICATE OF BOISE CITY PLANNING DIRECTOR:**

I hereby certify that I am the Boise City Planning Director and that the New Buildable Parcel identified above has been established in accordance with Boise City Code Section 11-09-02.1.B.(3).

Hal Simmons  
\_\_\_\_\_  
Hal Simmons, Boise City Planning Director  
3.1.18  
\_\_\_\_\_  
Date

State of Idaho )  
                          ) ss.  
County of Ada )

On this 1 day of March, 2018, before me, a Notary Public in and for the State of Idaho, personally appeared **Hal Simmons**, known or identified to me to be the Boise City Planning Director, and acknowledged to me that he executed the same in his capacity as the Boise City Planning Director.



Suezann Yorita  
\_\_\_\_\_  
Notary Public for Idaho  
Residing at: Boise, ID  
My Commission expires 7-13-2022

Filed at the request of/ )  
When recorded return to: )

) ADA COUNTY RECORDER Christopher D. Rich  
) BOISE IDAHO Pgs=3 BONNIE OBERBILLIG  
) SAWTOOTH LAND SURVEYING

**2018-020216**  
03/06/2018 02:10 PM  
AMOUNT:\$16.00



**NOTICE OF BUILDABLE PARCEL FOR LOT LINE ADJUSTMENT**  
(Not Valid Unless Boise City Planning Director Certificate Is Signed)

Legal Description of "Original Parcels"

**LOTS 1, 2 AND 3, BLOCK 1, ISAACS CANYON SUBDIVISION  
BOOK 83, PAGE 9097, ADA COUNTY RECORDS.**

FW Property, LLC whose address is 5224 S. Farmhouse Pl., Boise, Id. 83716, being the fee owners of the New Buildable Parcel of real property located at 7463 S. Federal Way, Boise, Idaho 83716, legally described as follows:

Legal Description of "New Buildable Parcel":

A parcel of land being a portion of Lot 1 and 2, Block 1, Isaacs Canyon Subdivision, Book 83, Page 9097, Ada County Records, located in the SE1/4 of Section 1, T. 2 N., R. 2 E., and the SW1/4 of Section 6, T. 2 N., R. 3 E., B.M., City of Boise, Ada County, Idaho more particularly described as follows;

**COMMENCING** at an aluminum cap marking the W1/4 corner of said Section 6;

Thence South 0°59'18" West, coincident with the west line of said SW1/4 of Section 6, a distance of 2511.00 feet to the southeast corner of said Section 1;

Thence North 89°55'57" West, coincident with south line of said SE1/4 of Section 1, a distance of 14.59 feet to the easterly right of way of Interstate Hwy.84;

Thence North 17°49'52" West, coincident with said easterly right of way of Interstate Hwy. 84, a distance of 911.91 feet to a 5/8" rebar PLS 4998, and the beginning of a tangent curve;

Thence 0.91 feet along the arc of said curve to the left, coincident with said easterly right of way of Interstate Hwy. 84, with a central angle of 0°00'16", a radius of 11609.16 feet, subtended by a chord bearing North 17°55'22" West, 0.91 feet to a 1/2" rebar PLS 14221 and the **POINT OF BEGINNING**;

Thence continuing along said curve, 148.10 feet along the arc of said curve to the left, coincident with said easterly right of way of Interstate Hwy. 84, with a central angel of 0°43'51", a radius of 11609.16 feet, subtended by a chord bearing North 18°17'25" West, 148.10 feet to a 5/8" rebar PLS 4998 marking the northwest corner of said Lot 1, Block 1, of Isaacs Canyon Subdivision;



**CERTIFICATE OF BOISE CITY PLANNING DIRECTOR:**

I hereby certify that I am the Boise City Planning Director and that the New Buildable Parcel identified above has been established in accordance with Boise City Code Section 11-09-02.1.B.(3).

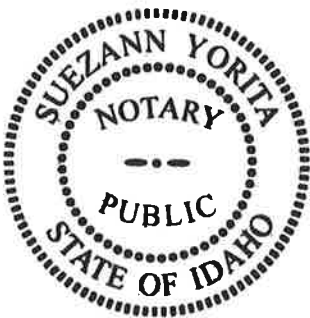
*Hal Simmons*  
Hal Simmons, Boise City Planning Director

3-1-18  
Date

State of Idaho )  
County of Ada ) ss

On this 1 day of March, 2018, before me, a Notary Public in and for the State of Idaho, personally appeared **Hal Simmons**, known or identified to me to be the Boise City Planning Director, and acknowledged to me that he executed the same in his capacity as the Boise City Planning Director.

*Sueann Yorita*  
Notary Public for Idaho  
Residing at: Boise, ID  
My Commission expires 7-13-2022





## SURVEY RECORDING SHEET

### Digital Image of Survey Available in Separate System

**SURVEY NO.**

11273

**NAME OF SURVEY**

STEVE MARLOW PC SURVEY

**SURVEYOR**

CARL PORTER

**AT THE REQUEST OF**

SAWTOOTH LAND SURVEYING

**COMMENTS**

NE ½ SEC 1 T2N R2E  
SEC 6 T2N R3E