

Utility Easement Vacation Description

An easement to be vacated over and across a portion of Lot 4 of Heppers Acre Subdivision as recorded in Book 19 of Plats at Pages 1298 and 1299, Records of Ada County, said parcel is located in the Southwest Quarter of the Southwest Quarter of Section 12, Township 3 North, Range 1 West of the Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the found 4 inch aluminum cap monument at the corner common to Sections 11, 12, 13 and 14, T3N, R1W from which the found 3 inch brass cap monument in asphalt at the quarter corner common to Sections 11 and 12, T3N, R1W bears N 00° 32' 39" E a distance of 2645.87 feet; thence N 00° 32' 39" E along the section line for a distance of 922.75 feet; thence S 88° 13' 49" W for a distance of 326.37 feet to the **REAL POINT OF BEGINNING**;

Thence N 00° 38' 53" E for a distance of 120.00 feet;

Thence S 89° 13' 52" E along the line common to Lots 3 and 4 for a distance of 30.01 feet to the northeast corner of Lot 4 witnessed by a found 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463, which bears S 00° 38' 53" W a distance of 1.00 feet;

Thence S 00° 38' 53" W for a distance of 120.00 feet to a found 5/8th inch iron pin with a cap plastic cap labeled PLS 12025 at the southeast corner of Lot 4;

Thence N 88° 13' 49" W along the line common to Lots 4 and 5 for a distance of 30.01 feet to the **REAL POINT OF BEGINNING**.

Vacated Easement contains 0.083 acres, or 3,601 square feet, more or less.

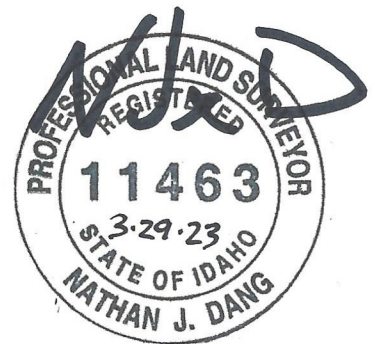


EXHIBIT MAP

30' WIDE UTILITY EASEMENT VACATION
ACROSS A PORTION OF LOT 4, BLOCK 1, HEPPERS ACRE SUBDIVISION,
BOOK 19 OF PLATS, PAGES 1298-1299, ADA COUNTY RECORDS
LYING WITHIN THE SW 1/4 OF THE SW 1/4 SECTION 12, T.3N., R.1W., B.M.

COUNTY OF ADA—STATE OF IDAHO



11 12 W. PINE AVE.

1/4 CORNER
PLS 5082

40'

1723.12'

N 00°31'39" E 2645.87'

BASIS OF BEARING

N. LINDER RD.

40'

922.75'

11 12 14 13

SECTION CORNER
PLS 1029

W. FRANKLIN RD.

HEPPER'S ACRE SUBDIVISION

300 N. LINDER RD.

RECORD OF SURVEY No. 13460

S 88°13'49" E 326.37'

30' WIDE UTILITY EASEMENT TO BE VACATED

N 00°38'53" E 120.00'

S 00°38'53" W 120.00'

1' W.C. PLS 11463

PLS 12025

LEGEND

--- SECTION LINE

--- PARCEL LINE

/// EASEMENT

FOUND 3" BRASS CAP
MONUMENT IN ASPHALT

FOUND 4" ALUMINUM CAP
MONUMENT IN ASPHALT

FOUND 5/8" IRON PIN,
WITH PLASTIC CAP, AS NOTED

△ CALCULATED POINT

⑨ PLATTED LOT NUMBER

P.O.B. POINT OF BEGINNING

W.C. WITNESS CORNER

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LINE TABLE

LINE	BEARING	DISTANCE
L1	S 88°13'52" E	30.01'
L2	N 88°13'49" W	30.01'

DATE: MARCH, 2023 JOB 22-171