

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



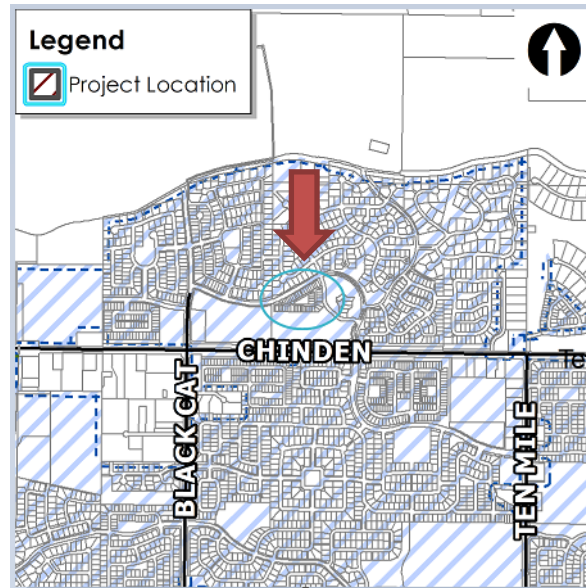
HEARING DATE: 11/22/2022

TO: Mayor & City Council

FROM: Stacy Hersh, Associate Planner
208-489-0576

SUBJECT: H-2022-0075
Rockbury North - VAC

LOCATION: North of W. Chinden Blvd. between N. Black Cat and N. Ten Mile Roads, in the SE 1/4 of the SW 1/4 of Section 22, T.4N., R.1W.



I. PROJECT DESCRIPTION

Request to vacate the 6-foot wide public utility, drainage, and irrigation (PUDI) easements platted on the shared lot lines of Lots 4-5, 27-28, 29-30, 32-33, 45-46, and 49-50, Block 1 of the Rockbury North Subdivision.

II. APPLICANT INFORMATION

A. Applicant:

Ronal Hodge, HMH Engineers – 680 S. Progress Avenue, Suite #2B

B. Owner:

Rockbury 88, LLC – 904 Madrid Avenue, Torrance, CA 90501

C. Representative:

Same as Applicant

III. UNIFIED DEVELOPMENT CODE

Per UDC [Table 11-5A-2](#), vacation of a utility easement falls under “all others”, which requires approval from City Council at a public hearing.

IV. NOTICING

	City Council Posting Date
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Newspaper Notification	11/3/2022
Radius notification mailed to properties within 300 feet	11/1/2022
Next Door posting	11/4/2022

V. STAFF ANALYSIS

The Applicant requests approval to vacate the 6-foot (3-feet on each side) wide PUDI easements on the shared boundary of Lots 4-5, 27-28, 29-30, 32-33, 45-46, and 49-50, Block 1 of the Rockbury North Subdivision.

Legal descriptions and exhibit maps of the portions of the easements proposed to be vacated are included in Section VII below.

The reason for the request is to accommodate the reconfiguration of the lots approved with a series of property boundary adjustments (PBA-2020-0008, PBA-2021-0006, PBA-2021-0005, PBA-2021-0019). Currently, the properties are being developed with townhomes and the easements must be vacated to conclude the occupancy process.

[Relinquishment letters](#) were received from Century Link, Sparklight, Idaho Power, Intermountain Gas Company, and Suez stating they have no objection to vacation of the utility easements as proposed (see section VII.C below).

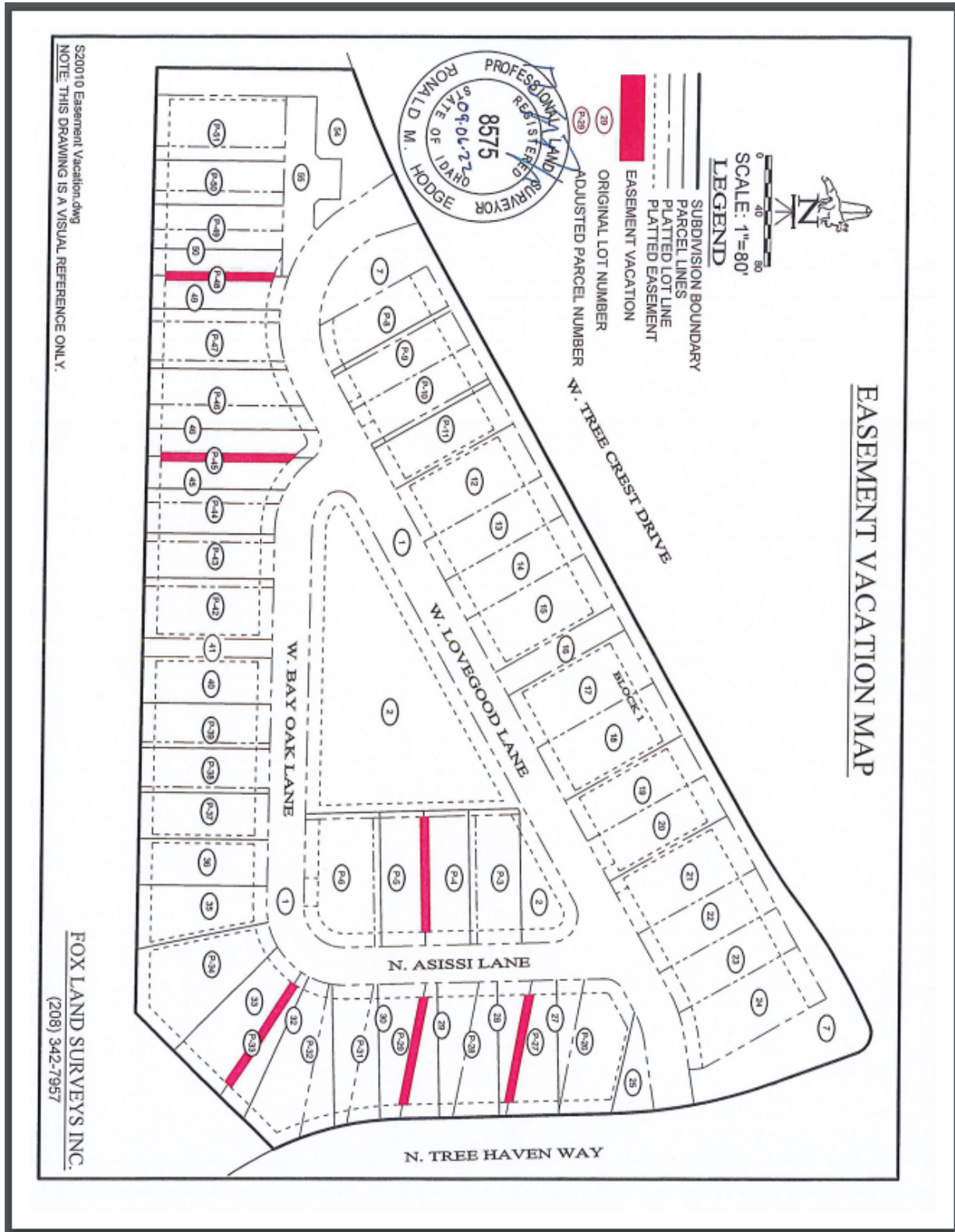
VI. DECISION

A. Staff:

Staff recommends approval of the vacation of utility easements as proposed by the Applicant.

VII. EXHIBIT

Legal Descriptions & Exhibit Maps of the Portion of the Utility Easements Proposed to be Vacated





Lots 4-5
Partial Vacation of Easement
Legal Description
Rockbury North Subdivision

A strip of land 6-feet wide within a portion of Lots 4-5 as shown on the Rockbury North Subdivision, recorded in Book 117 of Plats at Pages 17775-17779, situate within the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the northeast corner of Parcel P-6 monumented by a found 1/2-inch rebar with cap stamped "PLS 8575", thence along the easterly boundary line of P-6, North 01°27'21" West, 29.00 feet; thence South 88°32'39" West, 10.00 feet to the westerly boundary of the 10-foot-wide platted front utility easement and the **POINT OF BEGINNING**;

Thence continuing South 88°32'39" West, 82.50 feet to the original rear boundary line of Lot 5;

Thence along the original rear boundary line of Lots 5-4, North 01°27'21" West, 6.00 feet;

Thence North 88°32'39" East, 82.50 feet to the westerly boundary of the 10-foot-wide platted front utility easement;

Thence along said easement boundary, South 01°27'21" East, 6.00 feet to the **POINT OF BEGINNING**.

Containing 495 square feet more or less
Refer to the attached Easement Vacation Map.

Prepared by:
Ronald M. Hodge, PLS
Survey Department Manager



RMH:tc

RECORD OF SURVEY NO. _____

Instrument No. 2871,
State of Idaho, County of Ada, ID
Filed for record at this office of Rockbury BS, LLC
On _____ day of _____, 2022
By: Paul M. Gibson
Surveyor



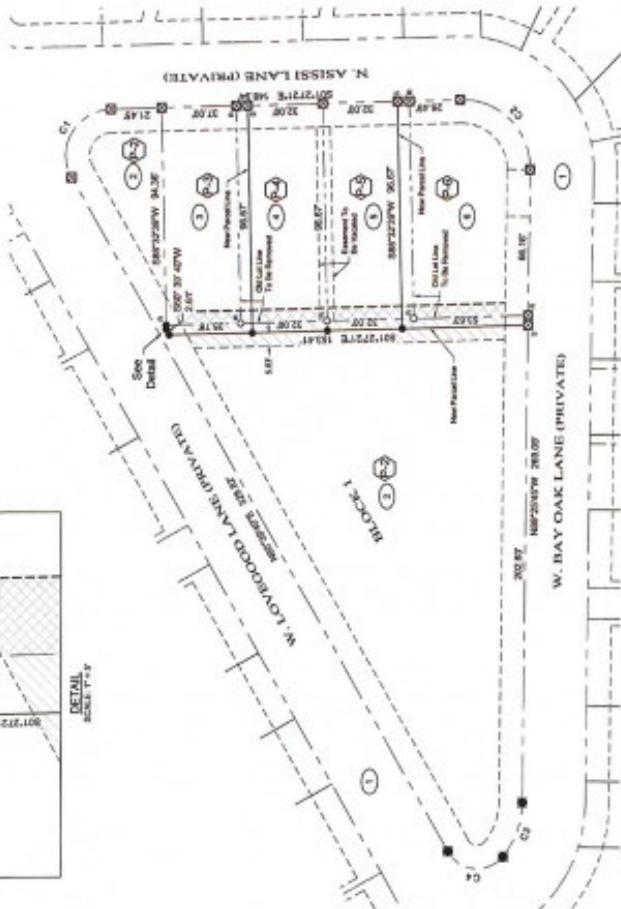
- LEGEND**
- NEW FINISH LINE
 - PLATTED LOT LINE
 - NEW UNPLATTED SUBDIVISION LINE
 - NEW UNPLATTED EASEMENT LINE
 - FOUND "O" REBAR, 1/2" x 1/4"
 - FOUND "O" REBAR, 3/4" x 1/4"
 - FOUND COPPER CAP MONUMENT, "PLS FOLLOW"
 - SET "O" REBAR, PLASTIC CAP "PLS FOLLOW"
 - SET COPPER CAP MONUMENT, "PLS FOLLOW"

RECORDED DATA
Rockbury North Subdivision, Book 117, Page 1770, 11-07-2019
NEW ROCKBURY NORTH SUBDIVISION PARCELS, MAP 001
EXISTING ROCKBURY NORTH SUBDIVISION LOT 14, MAP 001
Existing Platted Easement
New Gravel Utility (Licensed For Mobile Power Co.,
Idaho Mountain Gas Co. and Lumina Corporation)



CERTIFICATE OF SURVEYOR
I, Paul M. Gibson, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and this map has been prepared by me or under my direct supervision and in accordance with the provisions, and to an accurate reconstruction of said survey, and in conformity with the Laser Representation and Filing Act, State of Idaho, and the rules and regulations of the State Board of Surveyors, and I am duly qualified to perform the duties of a Surveyor.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CH. BEARINGS	CH. LENGTH
C1	18.57'	117°10'59"	40.12'	S09°23'50"E	33.41'
C2	28.97'	002°11'30"	47.28'	S44°32'27"W	42.45'
C3	37.29'	089°17'52"	24.83'	N70°50'34"W	24.41'
C4	14.41'	112°20'51"	27.73'	N09°40'10"E	23.05'



- NOTES**
- The plat was electronically approved by City of Blaine on 09-20-2022.
 - Monuments must be installed and true to plan as shown on plat.
 - Dimensions are between corners monuments only.
 - Revised monuments are shown for reference only.

NEARBY ACTIVE
The location of the monuments is to adjust the lot lines to accommodate the adjacent lot lines. The location of the monuments is to adjust the lot lines to accommodate the adjacent lot lines. The location of the monuments is to adjust the lot lines to accommodate the adjacent lot lines.

PROPERTY BOUNDARY ADJUSTMENT - RECORD OF SURVEY
Rockbury BS, LLC

Block 1 through 6, Block 1,
Rockbury North Subdivision,
Situated in the Southeast 1/4 of the Southwest 1/4 of Section 22,
Township 4 North, Range 1 West, Boise Meridian,
Ada County, Idaho

FOX LAND SURVEYS
660 428 S. Progress Avenue, Meridian, ID 83642
208-542-7957 • www.fox-land.com

ADA-PLAT NO. 230010 PBA 2-6 | Plat, TBC | Co. BMM | Plat Scale: 1"=1' |
SCALE: 1"=30' | DATE: September 2022 | SHEET: 1 OF 1



**Lots 27-28 Rockbury North Subdivision
Parcel 27
Partial Vacation of Easement
Legal Description**

A strip of land 6-feet wide within a portion of Lots 27-28 as shown on the Rockbury North Subdivision, recorded in Book 117 of Plats at Pages 17775-17779, now known as Parcel P-27 as shown on the Property Boundary Adjustment – Record of Survey No. 12710, recorded as Instrument No. 2021-013552, situate in the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the northwest corner of Parcel P-27 monumented by a found 1/2-inch rebar with cap stamped "PLS 8575", thence along the westerly boundary line of P-27, South 01°27'21" East, 14.81 feet; thence South 79°24'17" East, 10.23 feet to the easterly boundary of the 10-foot-wide platted front utility easement and the **POINT OF BEGINNING**;

Thence South 79°24'17" East, 78.22 feet to the westerly boundary of the 10-foot-wide platted rear utility easement;

Thence along said easement boundary, South 01°27'21" East, 6.14 feet;

Thence North 79°24'17" West, 78.22 feet to the easterly boundary of the 10-foot-wide platted front utility easement;

Thence along said easement boundary, North 01°27'21" West, 6.14 feet to the **POINT OF BEGINNING**.

Containing 469 square feet more or less
Refer to the attached Easement Vacation Map.

Prepared by:
Ronald M. Hodge, PLS
Survey Department Manager



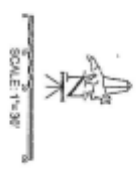
RMH:tc

RECORD OF SURVEY NO. 1271B

Instrument No. 2011-01345-2
 State of Idaho, County of Blaine
 recorded at the request of Fox Land LLC
 on 7/11/11 by Notary Public Andrew M. Erickson, Notary Public, State of Idaho, Commission Expires 7/11/2013
 My Commission Expires 7/11/2013

FILED IN OFFICE OF THE COUNTY CLERK
 BLAINE, IDAHO

11/11/2011 10:00 AM



LEGEND

---	BOUNDARY
---	ADJACENT PROPERTY
---	ADJACENT PUBLIC RIGHT-OF-WAY
---	ADJACENT PRIVATE ROAD
---	ADJACENT EASEMENT
---	ADJACENT EASEMENT
---	ADJACENT EASEMENT
---	ADJACENT EASEMENT
---	ADJACENT EASEMENT
---	ADJACENT EASEMENT
---	ADJACENT EASEMENT

RECORDED DATA
 "Revised" maps filed with the Idaho State Office of the State Surveyor, Boise, ID, File No. 11-001818.
 NEW RECORDARY NORTH SUBSTANTIALLY UNCHANGED.
 EXISTING RECORDARY NORTH SUBSTANTIALLY UNCHANGED.

PROPERTY BOUNDARY ADJUSTMENT - RECORD OF SURVEY
 Rockaway DR, LLC
 14253-22-23-24-25-26-27-28
 2011-01345-2
 7/11/2011
 10:00 AM
 11/11/2011
 10:00 AM

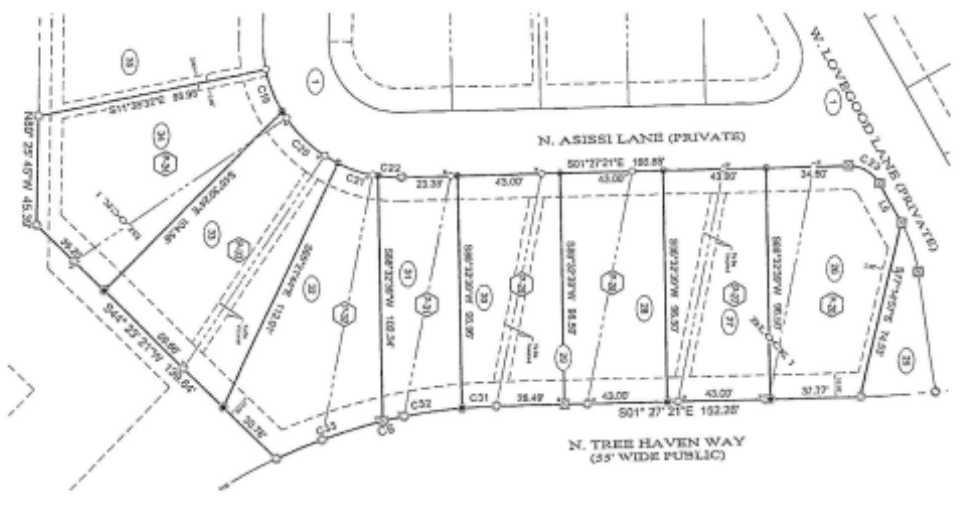
FOX LAND SURVEYS
 680 218 S. Progress Avenue, Meridian, ID 83432
 208-340-2187 - www.foxland.com

CERTIFICATE OF SURVEY
 I, the undersigned, a Notary Public for the State of Idaho, do hereby certify that the foregoing is a true and correct copy of the original Survey as the same is on file in the office of the County Clerk of Blaine County, Idaho.

CURVE TABLE

CURVE	BEARS	DELTA	LENGTH	CH BEARING	CH LENGTH
C08	227.50'	89°28'-42"	18.17'	33°15'-11"	94.32'
C10	34.50'	81°17'-20"	10.80'	29°42'-41"	14.58'
C20	22.50'	82°29'-22"	20.60'	34°20'-41"	31.03'
C21	28.50'	91°13'-34"	17.20'	51°21'-41"	11.60'
C22	16.50'	89°28'-42"	5.00'	102°20'-20"	8.88'

CURVE	BEARS	DELTA	LENGTH	CH BEARING	CH LENGTH
C01	14.50'	82°07'-34"	15.12'	102°20'-12"	14.80'
C02	22.50'	83°30'-28"	14.52'	102°11'-08"	14.58'
C03	30.50'	84°25'-54"	30.34'	102°10'-44"	32.13'
C05	22.50'	91°19'-22"	47.14'	51°20'-02"	47.00'



- NOTES**
- The recording of this Record of Survey does not create a new boundary but merely confirms the boundary as shown on the plat, which is a copy of the plat as recorded in the office of the County Clerk of Blaine County, Idaho.
 - All bearings were measured and reduced to Mean Solar Time at the time of measurement.
 - All distances were measured and reduced to Mean Solar Time at the time of measurement.
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 - All distances were measured and reduced to Mean Solar Time at the time of measurement.

NARRATIVE

This Record of Survey was prepared for the purpose of confirming the boundary as shown on the plat, which is a copy of the plat as recorded in the office of the County Clerk of Blaine County, Idaho.



**Lots 29-30 Rockbury North Subdivision
Parcel 29
Partial Vacation of Easement
Legal Description**

A strip of land 6-feet wide within a portion of Lots 29-30 as shown on the Rockbury North Subdivision, recorded in Book 117 of Plats at Pages 17775-17779, now known as Parcel P-29 as shown on the Property Boundary Adjustment – Record of Survey No. 12710, recorded as Instrument No. 2021-013552, situate in the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the northwest corner of Parcel P-29 monumented by a found 1/2-inch rebar with cap stamped "PLS 8575", thence along the westerly boundary line of P-29, South 01°27'21" East, 4.82 feet; thence South 79°24'17" East, 10.23 feet to the easterly boundary of the 10-foot-wide platted front utility easement and the **POINT OF BEGINNING**;

Thence South 79°24'17" East, 78.22 feet to the westerly boundary of the 10-foot-wide platted rear utility easement;

Thence along said easement boundary, South 01°27'21" East, 6.14 feet;

Thence North 79°24'17" West, 78.22 feet to the easterly boundary of the 10-foot-wide platted front utility easement;

Thence along said easement boundary, North 01°27'21" West, 6.14 feet to the **POINT OF BEGINNING**.

Containing 469 square feet more or less
Refer to the attached Easement Vacation Map.

Prepared by:
Ronald M. Hodge, PLS
Survey Department Manager



RMH:tc

LINE	DIRECTION	LENGTH
C1	N69°28'45"W	18.71'

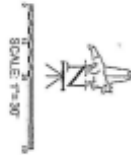
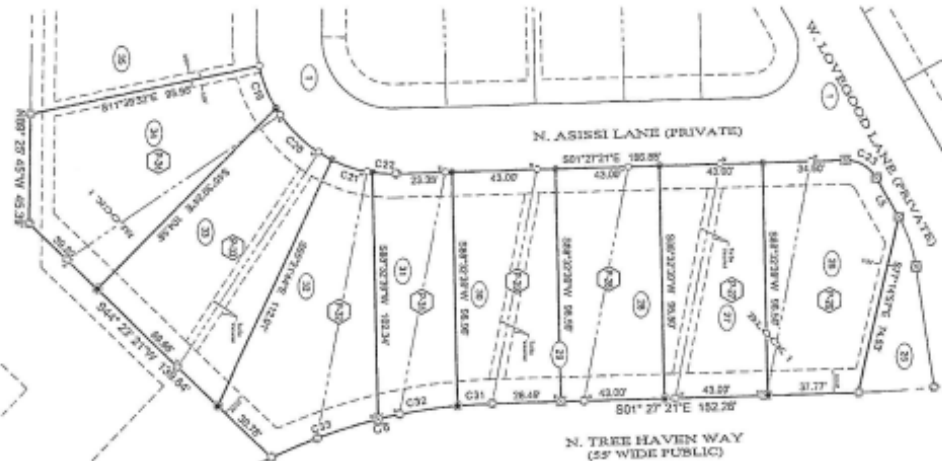
CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CH LENGTH
C1	227.50'	103°28'45"	98.01'	S03°28'11"W	98.00'
C2	56.56'	60°15'30"	50.50'	S52°42'41"W	18.50'
C3	56.56'	60°15'30"	50.50'	S47°04'11"W	31.00'
C4	56.56'	60°15'30"	50.50'	S17°21'42"W	11.00'
C5	56.56'	60°15'30"	50.50'	N07°20'29"E	9.60'

CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CH LENGTH
C6	14.50'	98°31'30"	14.72'	N89°28'11"E	14.50'
C7	227.50'	60°15'30"	14.50'	S52°17'09"E	14.50'
C8	227.50'	60°15'30"	33.34'	S00°00'00"E	33.31'
C9	227.50'	61°14'50"	47.14'	S14°29'00"E	47.00'

- NOTES**
- The recording of this Record of Survey does not void the contents of the parties' to either previous Record of Survey or any other instrument of Survey that may have been recorded prior to the recording of this Record of Survey.
 - The survey was conducted in full compliance with the provisions of the laws of the State of Idaho, including but not limited to, the provisions of the laws of the State of Idaho relating to the recording of surveys.
 - The survey was conducted in accordance with the provisions of the laws of the State of Idaho relating to the recording of surveys, including but not limited to, the provisions of the laws of the State of Idaho relating to the recording of surveys.
 - The survey was conducted in accordance with the provisions of the laws of the State of Idaho relating to the recording of surveys, including but not limited to, the provisions of the laws of the State of Idaho relating to the recording of surveys.
 - The survey was conducted in accordance with the provisions of the laws of the State of Idaho relating to the recording of surveys, including but not limited to, the provisions of the laws of the State of Idaho relating to the recording of surveys.

NARRATIVE

The survey was conducted in accordance with the provisions of the laws of the State of Idaho relating to the recording of surveys, including but not limited to, the provisions of the laws of the State of Idaho relating to the recording of surveys.



- LEGEND**
- SURVEY MONUMENT
 - IRON NAIL
 - BRASS NAIL
 - IRON PIPE
 - IRON ROD
 - IRON STAKE
 - IRON BOLT
 - IRON WASHER
 - IRON NUT
 - IRON NUT AND WASHER
 - IRON BOLT AND WASHER
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 - IRON BOLT AND WASHER AND NUT
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CERTIFICATE OF SURVEYOR

I, RICHARD J. FOX, Surveyor, do hereby certify that I am a duly licensed Surveyor in the State of Idaho, and that this survey was conducted in accordance with the provisions of the laws of the State of Idaho relating to the recording of surveys.

PROPERTY BOUNDARY ADJUSTMENT - RECORD OF SURVEY

Rockbury 88, LLC

Situated in the Southeast 1/4 of the Section 24 of the Southeast 1/4 of Section 22, Township 4 North, Range 1 West, Boise Meridian, 4th County, Idaho

FOX LAND SURVEYS
680 628 S. Progress Avenue, Meridian, ID 83448
208-342-7857 • www.fox-land.com

DATE: JANUARY 2021 SHEET 1 OF 1

RECORD OF SURVEY NO. 12710

Subsequent to 2011 - 013552

State of Idaho, County of Blaine to
Richard J. Fox, Surveyor, for
Rockbury 88, LLC

7 1/2 in. plat 11 of the Boise Meridian, 4th County, Idaho

DATE: JANUARY 2021

Richard J. Fox
Surveyor

Richard J. Fox
Surveyor



**Lots 32-33 Rockbury North Subdivision
Parcel 33
Partial Vacation of Easement
Legal Description**

A strip of land 6-feet wide within a portion of Lots 32-33 as shown on the Rockbury North Subdivision, recorded in Book 117 of Plats at Pages 17775-17779, now known as Parcel P-33 as shown on the Property Boundary Adjustment – Record of Survey No. 12710, recorded as Instrument No. 2021-013552, situate in the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the northeasterly corner of Parcel P-33 monumented by a found 5/8-inch rebar with cap stamped "PLS 8575", thence along the southeasterly boundary line of P-33, South 44°23'21" West, 26.19 feet; thence North 56°58'43" West, 10.20 feet to the westerly boundary of the 10-foot-wide platted rear utility easement and the **POINT OF BEGINNING**;

Thence North 56°58'43" West, 85.17 feet to the easterly boundary of the 10-foot-wide platted front utility easement;

Thence along said easement boundary on the arc of a non-tangent curve to the left 6.00 feet, having a radius of 66.50 feet, a central angle of 05°10'17" and a chord bearing North 33°01'17" East, 6.00 feet;

Thence South 56°58'43" East, 86.37 feet to the westerly boundary of the 10-foot-wide platted rear utility easement;

Thence along said easement boundary, South 44°23'21" West, 6.12 feet to the **POINT OF BEGINNING**.

Containing 514 square feet more or less
Refer to the attached Easement Vacation Map.

Prepared by:
Ronald M. Hodge, PLS
Survey Department Manager



RMH:tc

680 S. Progress Ave., Suite #2B • Meridian, Idaho 83642 • Tel: 208-342-7957 • Web: hmh-llc.com
Equal Opportunity Employer

LINE	DIRECTION	LENGTH
LS	N89°29'42"W	18.77'

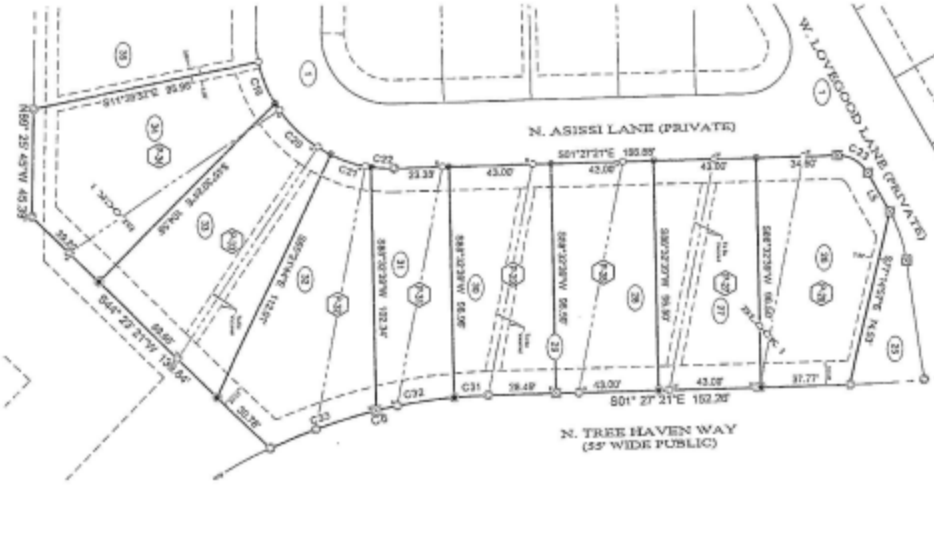
CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CH LENGTH
C1	237.97'	63°29'42"	68.67'	S17°21'16"	94.32'
C19	98.50'	67°16'29"	18.89'	S88°42'47"W	16.90'
C20	98.50'	63°29'23"	31.66'	S47°41'01"W	37.89'
C21	98.50'	61°13'24"	17.30'	S17°21'42"W	21.80'
C22	98.50'	60°49'22"	9.87'	N02°29'02"E	0.60'

CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CH LENGTH
C23	144.00'	68°31'07"	48.72'	N07°29'10"E	64.80'
C31	227.50'	60°22'28"	14.52'	S02°17'09"E	14.82'
C32	227.50'	60°22'02"	33.34'	S02°18'42"E	33.32'
C33	227.50'	61°18'22"	47.14'	S18°29'10"E	47.00'

- NOTES**
- This is a plat of a survey and does not constitute a deed. The purpose of this survey is to establish the boundaries of the property shown. This survey is subject to any and all easements, covenants, and conditions that may affect the property shown hereon.
 - The survey is based on the best available data and does not constitute a warranty of any kind.
 - The survey is subject to any and all laws, ordinances, and regulations that may apply to the property shown hereon.
 - The survey is subject to any and all claims, liens, and encumbrances that may affect the property shown hereon.
 - The survey is subject to any and all errors and omissions that may be present in this plat.
 - The survey is subject to any and all changes in the boundary lines shown hereon.
 - The survey is subject to any and all conditions, covenants, and restrictions that may affect the property shown hereon.
 - The survey is subject to any and all claims, liens, and encumbrances that may affect the property shown hereon.
 - The survey is subject to any and all errors and omissions that may be present in this plat.
 - The survey is subject to any and all changes in the boundary lines shown hereon.
 - The survey is subject to any and all conditions, covenants, and restrictions that may affect the property shown hereon.
 - The survey is subject to any and all claims, liens, and encumbrances that may affect the property shown hereon.
 - The survey is subject to any and all errors and omissions that may be present in this plat.
 - The survey is subject to any and all changes in the boundary lines shown hereon.
 - The survey is subject to any and all conditions, covenants, and restrictions that may affect the property shown hereon.

NARRATIVE

This plat of a survey is based on the best available data and does not constitute a warranty of any kind. The survey is subject to any and all laws, ordinances, and regulations that may apply to the property shown hereon. The survey is subject to any and all claims, liens, and encumbrances that may affect the property shown hereon. The survey is subject to any and all errors and omissions that may be present in this plat. The survey is subject to any and all changes in the boundary lines shown hereon. The survey is subject to any and all conditions, covenants, and restrictions that may affect the property shown hereon.



RECORD OF SURVEY NO. 12710

Surveyed this 25th day of January, 2021, at Rockport, Mo., by
 [Signature] Surveyor
 State of Missouri, County of Boone, Mo., LLC
 [Signature] City of January, 2021
 Fee \$5.00



- LEGEND**
- SUBDIVISION BOUNDARY
 - PROPERTY LINE
 - EASEMENT
 - FOUND OR RECAL PLAS PERMANENT
 - FOUND OR RECAL PLAS TEMPORARY
 - FOUND OR RECAL PLAS PERMANENT (SOUTH SIDE)
 - FOUND OR RECAL PLAS TEMPORARY (SOUTH SIDE)
 - FOUND OR RECAL PLAS PERMANENT (NORTH SIDE)
 - FOUND OR RECAL PLAS TEMPORARY (NORTH SIDE)
- RECORDED DATA**
- Book 111, Page 1777E, 11/07/2018
 NEIGHBORHOOD NORTH SUBDIVISION PLOT 1, PARCEL 1
 68318181 RECORDED NORTH SUBDIVISION PLOT 1, PARCEL 1



PROPERTY BOUNDARY ADJUSTMENT - RECORD OF SURVEY
 Rockport, Mo., LLC

CERTIFICATE OF SURVEYOR
 Matthew W. Smith, Surveyor, No. 5615, Exp. 12-31-2025
 This plat of a survey is based on the best available data and does not constitute a warranty of any kind. The survey is subject to any and all laws, ordinances, and regulations that may apply to the property shown hereon. The survey is subject to any and all claims, liens, and encumbrances that may affect the property shown hereon. The survey is subject to any and all errors and omissions that may be present in this plat. The survey is subject to any and all changes in the boundary lines shown hereon. The survey is subject to any and all conditions, covenants, and restrictions that may affect the property shown hereon.

FOX LAND SURVEYS
 680 East S. Progress Avenue, Moberly, MO 65202
 573-542-7957 • www.foxland.com

Scale: 1" = 30'
 Date: January 2021
 Sheet: 1 of 1



**Lots 45-46 Rockbury North Subdivision
Parcel 45
Partial Vacation of Easement
Legal Description**

A strip of land 6-feet wide within a portion of Lots 45-46 as shown on the Rockbury North Subdivision, recorded in Book 117 of Plats at Pages 17775-17779, now known as Parcel P-45 as shown on the Property Boundary Adjustment – Record of Survey No. 12975, recorded as Instrument No. 2021-103799, situate in the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the southwesterly corner of Parcel P-45 monumented by a found 5/8-inch rebar with cap stamped "PLS 8575", thence along the southerly boundary line of P-45, South 89°25'45" East, 17.00 feet; thence North 00°34'15" East, 10.00 feet to the southerly boundary of the 10-foot-wide platted rear utility easement and the **POINT OF BEGINNING**;

Thence North 00°34'15" East, 97.10 feet to the northerly boundary of the 10-foot-wide platted front utility easement;

Thence along said easement boundary on the arc of a non-tangent curve to the left 8.48 feet, having a radius of 73.59 feet, a central angle of 06°36'21" and subtended by a chord bearing South 44°28'06" East, 8.48 feet;

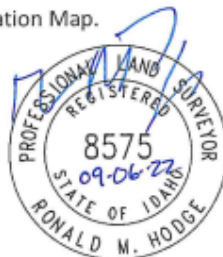
Thence South 00°34'15" West, 91.11 feet to the southerly boundary of the 10-foot-wide platted rear utility easement;

Thence along said easement boundary, North 89°25'45" West, 6.00 feet to the **POINT OF BEGINNING**.

Containing 564 square feet more or less
Refer to the attached Easement Vacation Map.

Prepared by:
Ronald M. Hodge, PLS
Survey Department Manager

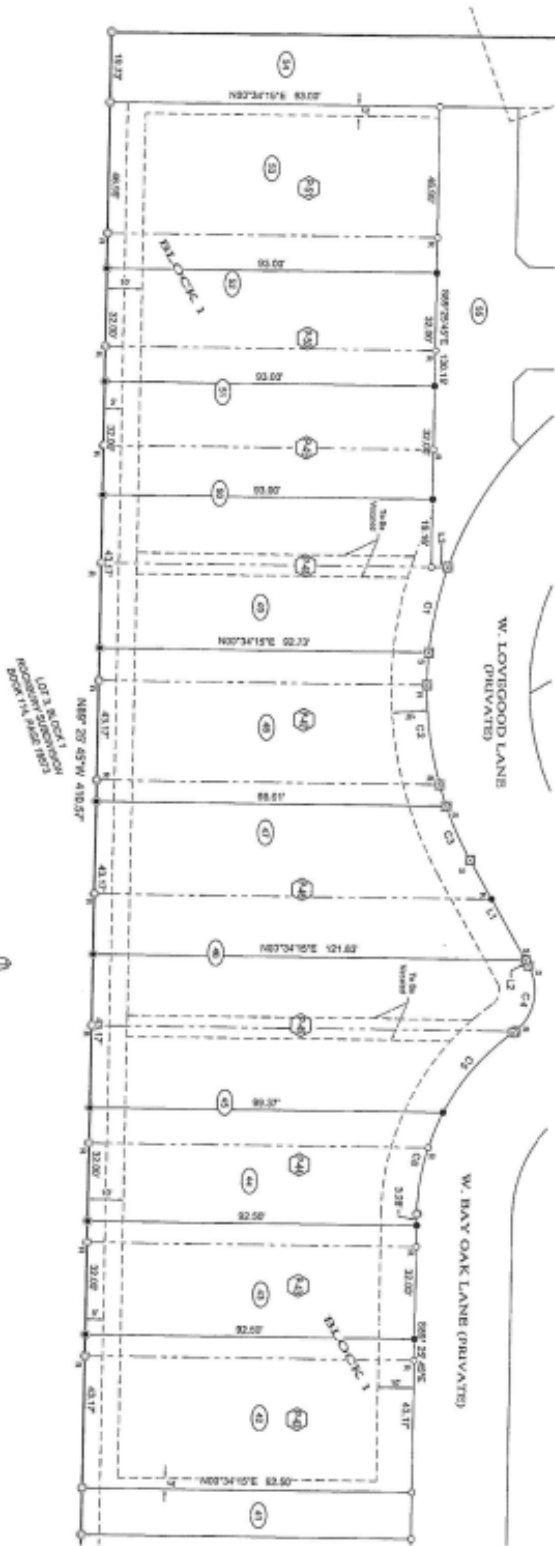
RMH:tc



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LINE	DIRECTION	LENGTH
L1	N69°26'49"E	32.38'
L2	N69°26'49"E	1.79'
L3	N00°24'13"E	4.79'

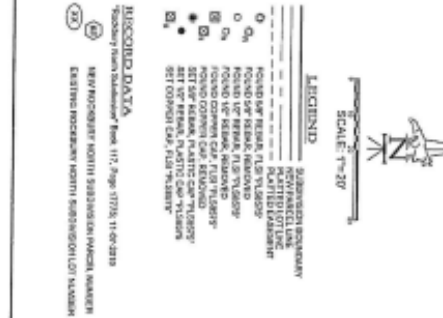
CURVE	INOISE	DELTA	LENGTH	CH. BEARING	CH. LENGTH
C1	S00.00°	E0°00'00"	24.96'	S17°33'03"E	24.83'
C2	S10.02°	E0°38'44"	43.02'	N82°42'23"E	43.84'
C3	S03.02°	E07°24'03"	16.32'	N86°21'09"E	16.47'
C4	S4.54°	E08°42'44"	21.26'	S17°29'59"E	18.40'
C5	S03.84°	E07°02'39"	30.02'	S41°02'51"E	30.27'
C6	S03.87°	E07°51'28"	20.87'	S19°58'55"E	20.87'



CRITICAL DATE OF SURVEY
 The date of this survey is significant for the determination of the priority of this survey over other surveys. The date of this survey is the date of the recording of this survey in the public records of the State of Idaho.

RECORD OF SURVEY
 This survey is recorded in the public records of the State of Idaho, and the date of recording is the date of the recording of this survey in the public records of the State of Idaho.

- NOTES**
1. The survey was conducted in accordance with the provisions of the Idaho Surveying Act, and the survey is subject to the provisions of the Idaho Surveying Act.
 2. The survey was conducted in accordance with the provisions of the Idaho Surveying Act, and the survey is subject to the provisions of the Idaho Surveying Act.
 3. The survey was conducted in accordance with the provisions of the Idaho Surveying Act, and the survey is subject to the provisions of the Idaho Surveying Act.
 4. The survey was conducted in accordance with the provisions of the Idaho Surveying Act, and the survey is subject to the provisions of the Idaho Surveying Act.
 5. The survey was conducted in accordance with the provisions of the Idaho Surveying Act, and the survey is subject to the provisions of the Idaho Surveying Act.



RECORD OF SURVEY
 INDCN 418-23-2-2-117-3775
 Rockbury BS, LLC

FOX LAND SURVEYS
 680 20th S, Payson, Idaho, 83450
 208-338-7321 - www.foxland.com

CREATED BY: [Signature]
DATE: 11/11/2021

SCALE: 1" = 20'

RECORD OF SURVEY NO. 12975

RECORDED IN 2021-10-13 2:07 PM
 BY [Signature]
 PUBLIC RECORDS DIVISION
 1000 WEST 10TH AVENUE
 BOISE, IDAHO 83725
 PH: 208-333-8500
 FAX: 208-333-8501



**Lots 49-50 Rockbury North Subdivision
Parcel 48
Partial Vacation of Easement
Legal Description**

A strip of land 6-feet wide within a portion of Lots 49-50 as shown on the Rockbury North Subdivision, recorded in Book 117 of Plats at Pages 17775-17779, now known as Parcel P-48 as shown on the Property Boundary Adjustment – Record of Survey No. 12975, recorded as Instrument No. 2021-103799, situate in the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the southwesterly corner of Parcel P-48 monumented by a found 5/8-inch rebar with cap stamped "PLS 8575", thence along the southerly boundary line of P-48, South 89°25'45" East, 16.16 feet; thence North 00°34'15" East, 10.00 feet to the southerly boundary of the 10-foot-wide platted rear utility easement and the **POINT OF BEGINNING**;

Thence North 00°34'15" East, 78.24 feet to the northerly boundary of the 10-foot-wide platted front utility easement;

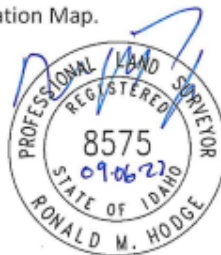
Thence along said easement boundary on the arc of a non-tangent curve to the left 6.28 feet, having a radius of 110.00 feet, a central angle of 03°16'16" and subtended by a chord bearing South 72°16'28" East, 6.28 feet;

Thence South 00°34'15" West, 76.39 feet to the southerly boundary of the 10-foot-wide platted rear utility easement;

Thence along said easement boundary, North 89°25'45" West, 6.00 feet to the **POINT OF BEGINNING**.

Containing 464 square feet more or less
Refer to the attached Easement Vacation Map.

Prepared by:
Ronald M. Hodge, PLS
Survey Department Manager



RMH:tc

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