

ELK MOUNTAIN RANCH

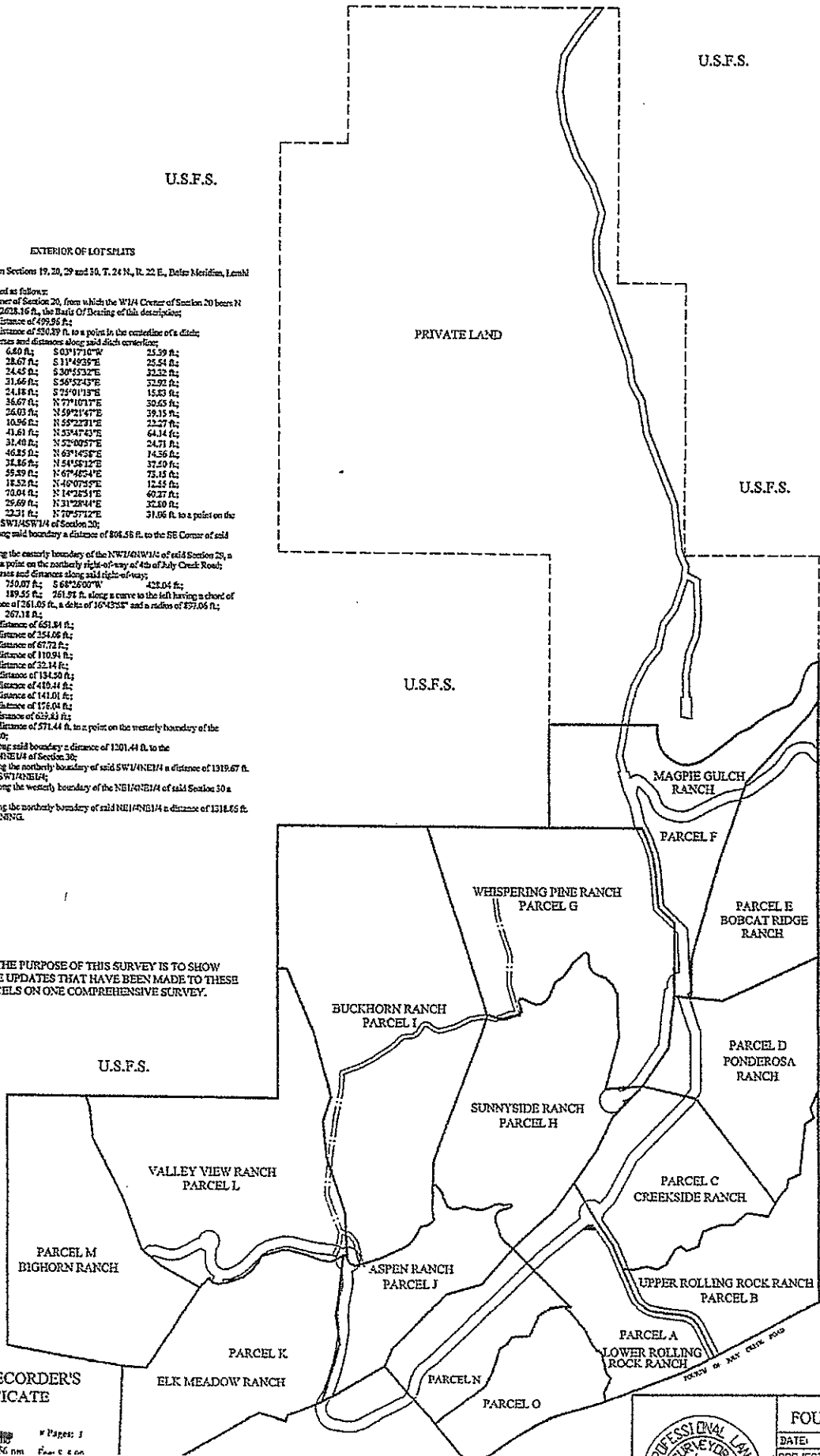
RECORD OF SURVEY

LOCATED IN SECTIONS 19,20,29,30 T. 24 N., R. 22 E.,

BOISE MERIDIAN, LEMHI COUNTY, IDAHO

SEE INSTRUMENT #237760, #238336, #253783, #234987, #253731 & #279702

OWNER: FOURTH OF JULY CREEK, L.L.C.



EXTERIOR OF LOT SPLITS

A parcel of land located in Sections 19, 20, 29 and 30, T. 24 N., R. 22 E., Boise Meridian, Lemhi County, Idaho

more particularly described as follows:

Beginning at the SW Corner of Section 20, from which the W1/4 Corner of Section 20 bears N

00°06'31"E a distance of 2628.16 ft., the Basis Of Bearing of this description;

Thence N 00°06'31"E a distance of 499.56 ft.

Thence N 89°59'42"E a distance of 550.39 ft. to a point on the centerline of a ditch;

Thence the following courses and distances along said ditch centerline:

S 00°31'53"W	6.60 ft.	S 03°17'10"W	25.59 ft.
S 00°07'26"E	28.67 ft.	S 11°49'35"E	25.54 ft.
S 20°22'33"E	24.45 ft.	S 30°55'32"E	32.32 ft.
S 44°22'34"E	31.66 ft.	S 50°52'43"E	23.97 ft.
S 63°43'05"E	24.18 ft.	S 75°01'13"E	15.83 ft.
S 81°56'40"E	36.67 ft.	N 77°10'17"E	30.65 ft.
N 66°16'25"E	26.03 ft.	N 59°21'47"E	39.15 ft.
N 60°02'11"E	10.96 ft.	N 69°22'21"E	23.27 ft.
N 49°02'57"E	41.61 ft.	N 53°47'43"E	64.14 ft.
N 49°06'57"E	31.40 ft.	N 52°00'57"E	24.71 ft.
N 67°55'14"E	46.85 ft.	N 63°14'58"E	14.56 ft.
N 49°49'23"E	34.86 ft.	N 54°36'12"E	37.59 ft.
N 60°13'22"E	35.39 ft.	N 67°46'54"E	25.15 ft.
N 60°46'55"E	18.52 ft.	N 40°07'55"E	12.55 ft.
N 32°30'16"E	70.04 ft.	N 14°25'14"E	60.27 ft.
N 21°35'24"E	29.69 ft.	N 31°28'44"E	32.80 ft.
N 51°43'06"E	22.21 ft.	N 70°57'22"E	31.06 ft. to a point on the

centerline boundary of said SW1/4SW1/4 of Section 20;

Thence S 00°15'53"W along said boundary a distance of 804.58 ft. to the SE Corner of said

SW1/4SW1/4;

Thence S 00°10'16"E along the easterly boundary of the NW1/4NW1/4 of said Section 20, a

distance of 2775.03 ft. to a point on the northern right-of-way of 4th of July Creek Road;

Thence the following courses and distances along said right-of-way:

S 62°05'43"W	750.07 ft.	S 68°26'00"W	422.04 ft.
S 72°24'48"W	189.55 ft.	S 761.97 ft. along a curve to the left having a chord of	
S 64°12'46"W	for a distance of 2861.05 ft., a defl. of 16°45'33" and a radius of 837.06 ft.;		
S 55°50'38"W	267.18 ft.		

Thence N 40°02'46"W a distance of 651.84 ft.;

Thence S 58°52'46"W a distance of 254.06 ft.;

Thence S 66°12'50"W a distance of 67.72 ft.;

Thence S 68°04'43"W a distance of 110.94 ft.;

Thence S 25°15'08"W a distance of 22.14 ft.;

Thence N 73°01'40"W a distance of 134.50 ft.;

Thence S 69°40'02"W a distance of 440.44 ft.;

Thence S 45°31'38"W a distance of 141.01 ft.;

Thence S 68°59'23"W a distance of 176.04 ft.;

Thence N 01°52'04"E a distance of 623.43 ft.;

Thence N 79°40'21"W a distance of 571.44 ft. to a point on the westerly boundary of the

SW1/4NE1/4 of Section 20;

Thence N 02°06'57"W along said boundary a distance of 1201.44 ft. to the

NW Corner of said SW1/4NE1/4 of Section 20;

Thence S 89°58'11"E along the northern boundary of said SW1/4NE1/4 a distance of 1319.67 ft.

to the NE Corner of said SW1/4NE1/4;

Thence N 07°11'11"W along the westerly boundary of the NE1/4NE1/4 of said Section 20 a

distance of 1516.23 ft.;

Thence S 89°48'41"E along the northern boundary of said NE1/4NE1/4 a distance of 1318.65 ft.

to the POINT OF BEGINNING.

NOTE: THE PURPOSE OF THIS SURVEY IS TO SHOW ALL OF THE UPDATES THAT HAVE BEEN MADE TO THESE PARCELS ON ONE COMPREHENSIVE SURVEY.

LEMHI COUNTY APPROVAL

*Colley*

1/4	SEC	T	R
X	19		
X	20	24N	22E
X	29		
X	30		

COUNTY RECORDER'S CERTIFICATE

Instrument # 202316  
LEMHI COUNTY, IDAHO  
Apr 28, 2014 4:09:56 pm

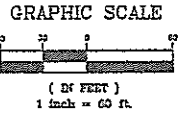
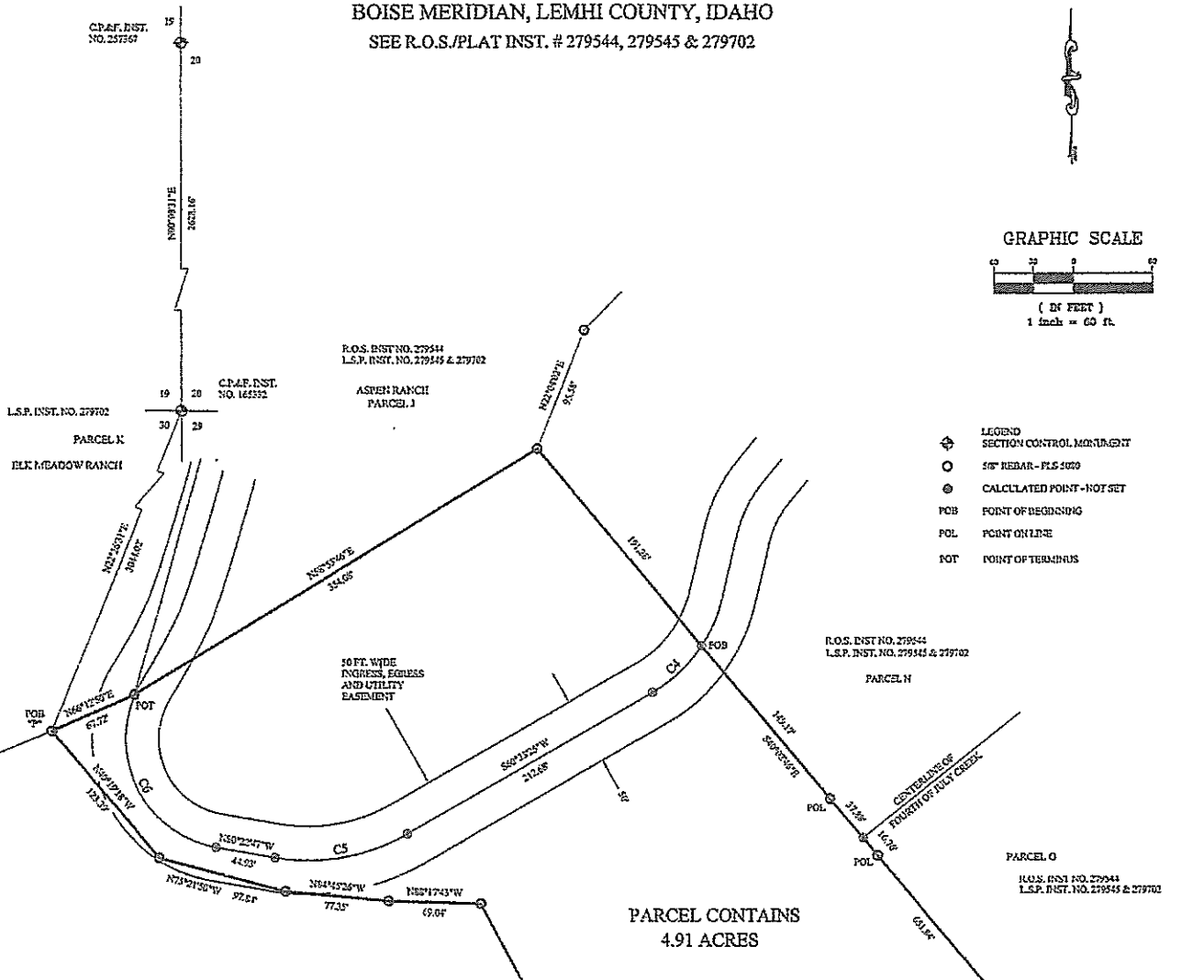


FOR FOURTH OF JULY CREEK, L.L.C.  
DATE: 3/6/2009 DRAWN/CHK BY: CW/EDM/LJW

new plat aug 11/24/14

# RECORD OF SURVEY

LOCATED IN THE E 1/2 OF SECTION 30, T. 24 N., R. 22 E.,  
BOISE MERIDIAN, LEMHI COUNTY, IDAHO  
SEE R.O.S./PLAT INST. # 279544, 279545 & 279702



- LEGEND
- ◆ SECTION CONTROL MONUMENT
  - 5/8" REDAR - PLS SURV
  - CALCULATED POINT - NOT SET
  - POINT OF BEGINNING
  - POINT ON LINE
  - POINT OF TERMINUS

CURVE	DELTA	ARC LENGTH	RADIUS	(TANGENT)	CHORD	CHORD BEARING
C1	179.14	150.83	45.52	177.20	64°27'44" W	
C2	102.70	150.83	44.81	122.33	39°14'42" W	
C3	25.31	44.03	25.29	23.31	33°14'42" W	
C4	31.85	115.09	26.31	51.97	140°22'47" W	
C5	182.70	150.83	21.46	125.71	180°03'19" W	
C6	124.63	44.03	125.31	124.64	157°42'55" E	

**PARCEL DESCRIPTION**

A parcel of land located in the E1/2 Section 30, T. 24 N., R. 22 E., Boise Meridian, Lemhi County, Idaho, more particularly described as follows:

Commencing at the SW Corner of Section 28, from which the W1/4 Corner of Section 28 bears N 00°03'31" E a distance of 2521.16 ft., the **Point of Beginning** of this description, run thence S 22°29'31" W a distance of 3044.02 ft. to the **POINT OF BEGINNING**;

Thence N 66°12'50" E a distance of 67.72 ft.;

Thence N 69°45'40" E a distance of 35.63 ft.;

Thence S 40°02'45" E a distance of 651.84 ft. to a point on the northerly right-of-way of Fourth of July Creek Ranch;

Thence the following courses and distances along said right-of-way:

S 59°02'38" W 155.03 ft. 178.14 ft. along a non-tangent curve to the right having a chord of S 64°27'44" W 177.50 ft., a delta of 10°51'10" and a radius of 626.63 ft.;

Thence N 29°45'58" W a distance of 369.23 ft.;

Thence N 88°17'41" W a distance of 69.04 ft.;

Thence N 24°45'28" W a distance of 77.33 ft.;

Thence N 89°11'10" W a distance of 93.84 ft.;

Thence N 49°19'18" W a distance of 123.39 ft. to the **POINT OF BEGINNING**.

**PARCEL CONTAINS 4.91 ACRES**

SUBJECT TO: A 50 ft. wide ingress, egress, and utility easement, 25 ft. either side of the following described easement:

Commencing at the **POINT OF BEGINNING** of said Parcel "J" run thence the following courses along the boundary of said parcel:

N 69°12'50" E 67.72 ft. S 49°45'40" E 35.63 ft. S 40°02'45" E 651.84 ft. S 40°02'45" E 191.25 ft. to the **POINT OF BEGINNING** of said easement.

Thence the following courses along said easement:

51.65 ft. along a curve to the right having a chord of S 64°27'44" W 51.13 ft., a delta of 2°54'05" and a radius of 110.00 ft.;

S 69°12'50" E 212.65 ft.;

102.70 ft. along a curve to the right having a chord of S 40°02'45" W 100.71 ft., a delta of 29°13'47" and a radius of 150.00 ft.;

N 10°22'47" W 44.03 ft.;

148.63 ft. along a curve to the right having a chord of N 27°46'27" W 128.01 ft., a delta of 18°07'41" and a radius of 81.63 ft. to a point on the northerly boundary of said parcel and the **POINT OF TERMINUS**.

## COUNTY RECORDER'S CERTIFICATE

Instrument # 279544  
LEMHI COUNTY, Idaho  
Aug 29, 2014 3:05:53 pm Fee: \$ 5.00  
FOR WAIVER SURVEYING  
TERRI J. MORLON, Recorder  
BARNSTROM Deputy

BOOK: 19 PAGE: 76 INST. NO.

LEMHI COUNTY APPROVAL  
AUG 28 2014



FER	
FOURTH OF JULY CREEK, L.L.C.	
DATE: 8-21-2014	DRAWN/CHEK BY: RML/JW
PROJECT: W212R224W JULY CREEK, LLC	
DWG NAME: AMENDED PARCEL P.DWG	
SURVEY: ALLPOINT ZAK	
LEGAL DESCR: AMENDED PARCEL P.DOC	



# ELK MOUNTAIN RANCH LOT SPLIT PLAT & RECORD OF SURVEY

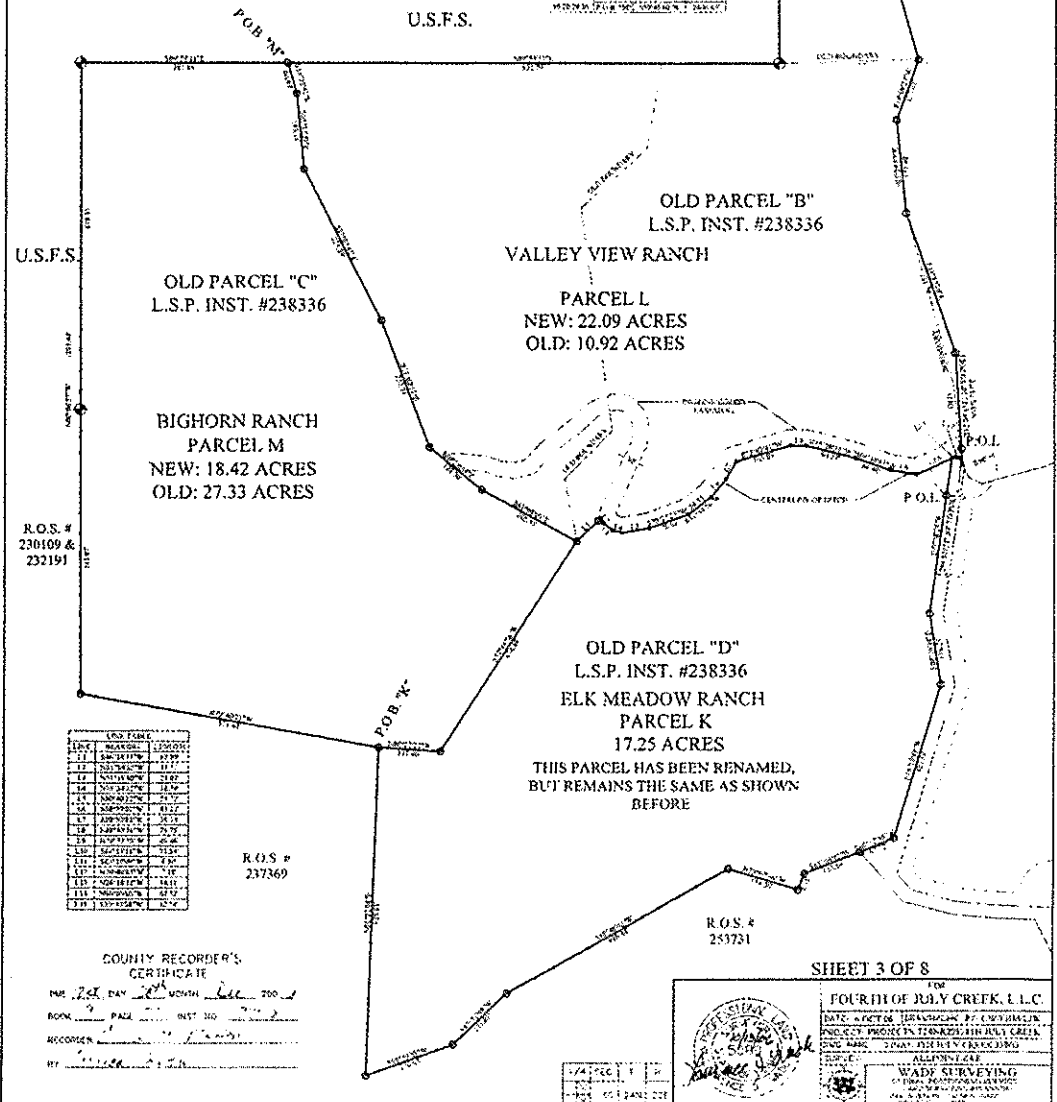
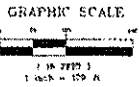
LOCATED IN SECTIONS 19, 20, 29, 30 T. 24 N., R. 22 E.,  
BOISE MERIDIAN, LEMHI COUNTY, IDAHO  
SEE R.O.S. INST. # 237760, 238336, 253783, 234987, & 253731  
OWNER: FOURTH OF JULY CREEK, L.L.C.  
NO SPTS REMAINING ON PARCELS "A" & "M"  
3 SPLITS REMAINING ON THE BALANCE OF PROPERTY

**LEGEND**

- BULLMOUNTAIN SPRING MARK
- SPT. 20" REBAR WITH A YELLOW PLASTER CAP MARKED WITH P.S. 1000
- CALCULATED POINT (NON SET)
- POINT OF BEGINNING
- POINT ON LINE
- SECTION LINE
- - - - EXISTING FENCE

NOTE:  
THE PURPOSE OF THIS SURVEY IS TO SPLIT PARCELS "A" & "M" AND TO RELOCATE COMMON BOUNDARY LINES BETWEEN PARCELS "B", "C", "D", & "K" (INDICATED BY DASHED LINES) INST. S.P. INST. # 238336

NOTE:  
DESCRIPTIONS CONCERNING ANY ADJACENT GRACES & SPTS ARE TO BE TAKEN FROM THE PLAT OF THE ADJACENT RECORD OF SURVEY OF THE SAME DATE OR EARLIER DATE.  
THIS SURVEY WAS MADE BY WADSWORTH SURVEYING & ENGINEERING, INC. ON 08/14/2013.  
WADSWORTH SURVEYING & ENGINEERING, INC.  
1000 W. 10TH ST. BOISE, IDAHO 83702  
PHONE: 208-333-7222 FAX: 208-333-7223



R.O.S. #  
230109 &  
232191

R.O.S. #  
237260

R.O.S. #  
253731

LINE	BEARING	DISTANCE
1	S 89° 15' 00" W	11.77
2	S 89° 15' 00" W	11.77
3	S 89° 15' 00" W	11.77
4	S 89° 15' 00" W	11.77
5	S 89° 15' 00" W	11.77
6	S 89° 15' 00" W	11.77
7	S 89° 15' 00" W	11.77
8	S 89° 15' 00" W	11.77
9	S 89° 15' 00" W	11.77
10	S 89° 15' 00" W	11.77
11	S 89° 15' 00" W	11.77
12	S 89° 15' 00" W	11.77
13	S 89° 15' 00" W	11.77
14	S 89° 15' 00" W	11.77
15	S 89° 15' 00" W	11.77
16	S 89° 15' 00" W	11.77
17	S 89° 15' 00" W	11.77
18	S 89° 15' 00" W	11.77
19	S 89° 15' 00" W	11.77
20	S 89° 15' 00" W	11.77
21	S 89° 15' 00" W	11.77
22	S 89° 15' 00" W	11.77
23	S 89° 15' 00" W	11.77
24	S 89° 15' 00" W	11.77
25	S 89° 15' 00" W	11.77
26	S 89° 15' 00" W	11.77
27	S 89° 15' 00" W	11.77
28	S 89° 15' 00" W	11.77
29	S 89° 15' 00" W	11.77
30	S 89° 15' 00" W	11.77
31	S 89° 15' 00" W	11.77
32	S 89° 15' 00" W	11.77
33	S 89° 15' 00" W	11.77
34	S 89° 15' 00" W	11.77
35	S 89° 15' 00" W	11.77
36	S 89° 15' 00" W	11.77
37	S 89° 15' 00" W	11.77
38	S 89° 15' 00" W	11.77
39	S 89° 15' 00" W	11.77
40	S 89° 15' 00" W	11.77
41	S 89° 15' 00" W	11.77
42	S 89° 15' 00" W	11.77
43	S 89° 15' 00" W	11.77
44	S 89° 15' 00" W	11.77
45	S 89° 15' 00" W	11.77
46	S 89° 15' 00" W	11.77
47	S 89° 15' 00" W	11.77
48	S 89° 15' 00" W	11.77
49	S 89° 15' 00" W	11.77
50	S 89° 15' 00" W	11.77

COUNTY RECORDER'S  
CERTIFICATE  
THIS 26th DAY OF 08 MONTH 2013  
BOOK 9 PAGE 110 INST 310  
RECORDED BY [Signature]  
BY [Signature]

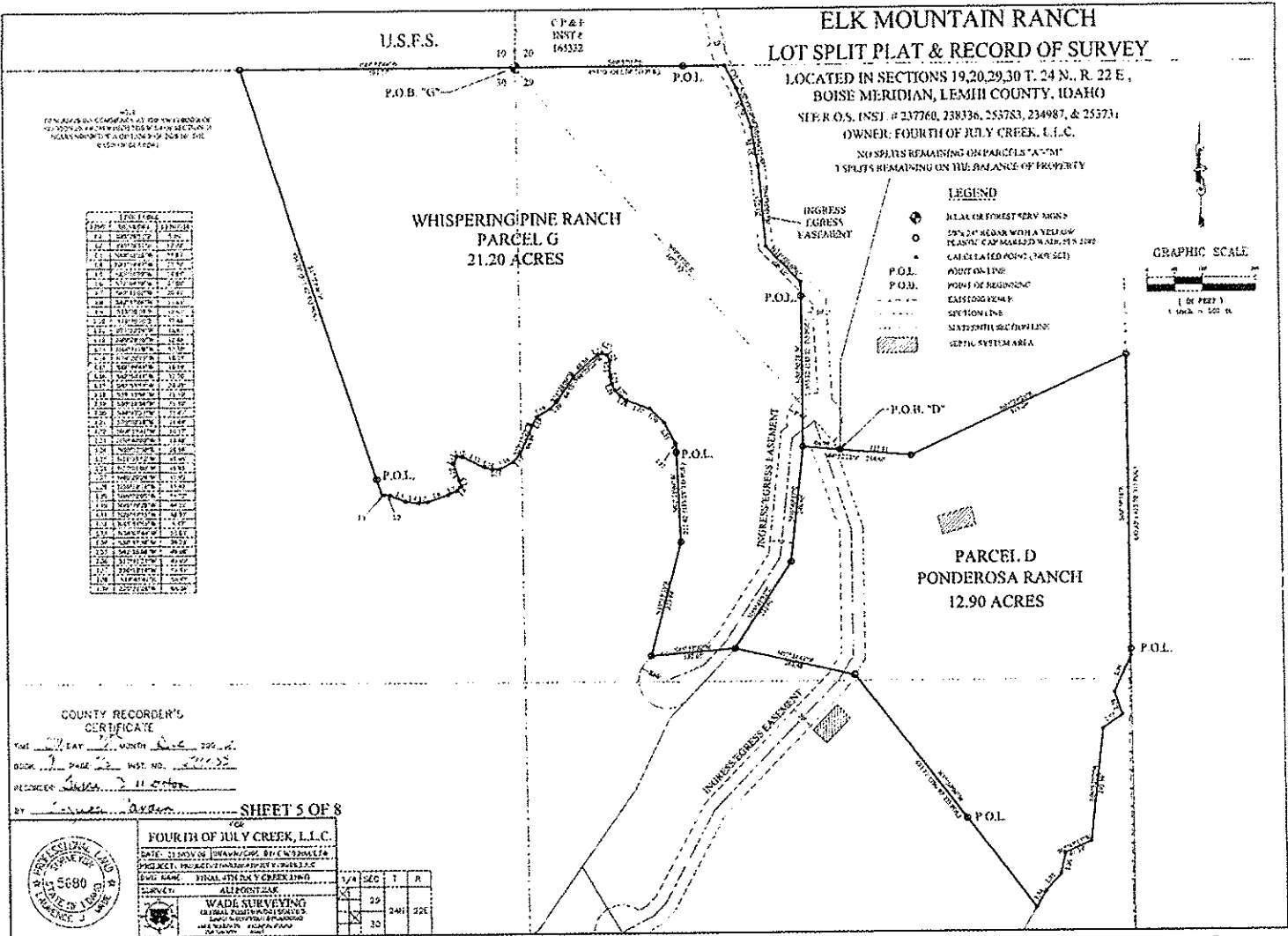
SHEET 3 OF 8

FOR  
FOURTH OF JULY CREEK, L.L.C.

WADSWORTH SURVEYING & ENGINEERING, INC.  
1000 W. 10TH ST. BOISE, IDAHO 83702  
PHONE: 208-333-7222 FAX: 208-333-7223

DATE: 08/14/2013  
PROJECT: FOURTH OF JULY CREEK, L.L.C.  
DRAWN: [Signature]  
CHECKED: [Signature]  
SCALE: AS SHOWN

BK 9 P 25





# ELK MOUNTAIN RANCH LOT SPLIT PLAT & RECORD OF SURVEY

LOCATED IN SECTIONS 19, 20, 29, 30 T 24 N., R. 22 E.,  
BOISE MERIDIAN, LEMHI COUNTY, IDAHO  
SEE R.O.S. INST. # 233760, 238336, 251781, 234687, & 253771  
OWNER: FOURTH OF JULY CREEK, L.L.C.

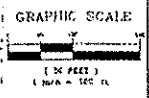
### COUNTY RECORDER'S CERTIFICATE

THIS PLAT WAS FILED ON \_\_\_\_\_ DAY \_\_\_\_\_ MONTH \_\_\_\_\_ YEAR  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ UNIT NO. \_\_\_\_\_  
RECORDED BY \_\_\_\_\_  
BY 1122 2/20

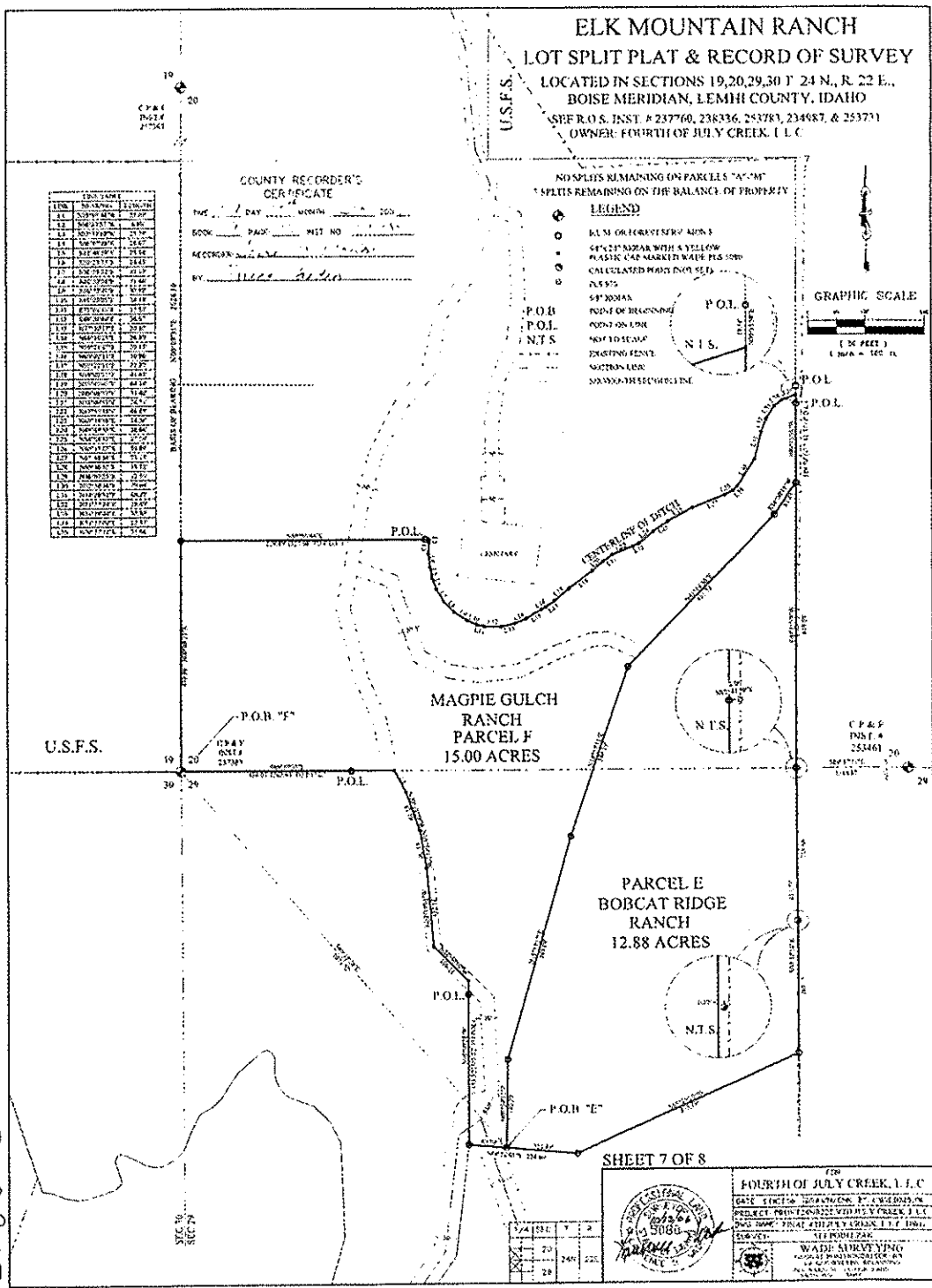
NO SPLITS REMAINING ON PARCELS "A-C"  
SPLITS REMAINING ON THE BALANCE OF PROPERTY

### LEGEND

- 6" GALV. IRON SURV. NAIL
- 6" X 6" NAILER WITH YELLOW PLASTIC CAP MARKER WAIVE PLS. 1000
- CALCULATED POINT (DO NOT SET)
- P.O.B.
- P.O.L.
- N.T.S.
- EXISTING FENCE
- SECTION LINE
- SURVYOR'S BENCHM. OR BOUNDARY LINE



TRK NAME	TRK NO.	TRK AREA
1.01	1.01	1.01
1.02	1.02	1.02
1.03	1.03	1.03
1.04	1.04	1.04
1.05	1.05	1.05
1.06	1.06	1.06
1.07	1.07	1.07
1.08	1.08	1.08
1.09	1.09	1.09
1.10	1.10	1.10
1.11	1.11	1.11
1.12	1.12	1.12
1.13	1.13	1.13
1.14	1.14	1.14
1.15	1.15	1.15
1.16	1.16	1.16
1.17	1.17	1.17
1.18	1.18	1.18
1.19	1.19	1.19
1.20	1.20	1.20
1.21	1.21	1.21
1.22	1.22	1.22
1.23	1.23	1.23
1.24	1.24	1.24
1.25	1.25	1.25
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1.44	1.44	1.44
1.45	1.45	1.45
1.46	1.46	1.46
1.47	1.47	1.47
1.48	1.48	1.48
1.49	1.49	1.49
1.50	1.50	1.50



BK 9 B 25

SHEET 7 OF 8

FOURTH OF JULY CREEK, L.L.C.

DATE: SECTION 19, 20, 29, 30 T 24 N., R. 22 E., BOISE MERIDIAN, LEMHI COUNTY, IDAHO  
PROJECT: PARCEL SPLIT PLAT & RECORD OF SURVEY  
OWNER: FOURTH OF JULY CREEK, L.L.C.

WALTER SURVEYING  
1000 S. BRADY STREET, SUITE 200  
BOISE, IDAHO 83725  
PHONE: 476-1111  
FAX: 476-1112

