

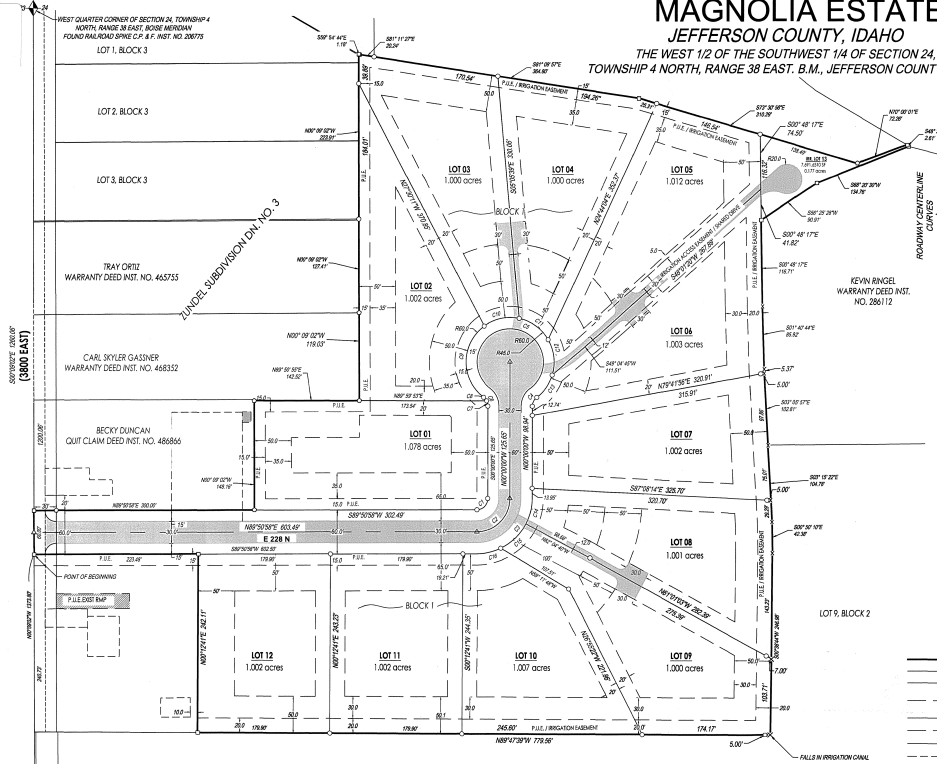


Instrument # 490811  
 PACEY, JEFFERSON, IDAHO  
 6/11/2025 11:36:58 AM No. of Pages: 2  
 Recorded for: BENCHMARK SURVEY  
 COLLEEN C. POOLE Fee: \$180.00  
 E:\Office Recorder Deputy  
 Date: 6/11/2025

# MAGNOLIA ESTATES

## JEFFERSON COUNTY, IDAHO

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24,  
 TOWNSHIP 4 NORTH, RANGE 38 EAST, B.M., JEFFERSON COUNTY, IDAHO



Curve #	Length	Radius	Delta	Ch Length	Ch Direction
C1	23.80	15.05	89°20'58"	21.27	N44°50'29"W
C2	70.85	45.05	89°20'58"	63.83	N44°50'29"W
C3	117.69	75.05	89°20'58"	106.00	N44°50'29"W
C4	13.91	15.00	53°07'48"	13.42	N28°33'54"E
C5	299.77	80.00	286°19'37"	72.00	N89°00'00"W
C6	13.91	15.00	53°07'48"	13.42	S28°33'54"E
C7	7.34	15.00	28°01'37"	7.26	S14°00'48"E
C8	6.57	15.00	29°08'11"	6.52	N40°34'43"E
C9	112.20	60.00	107°08'54"	86.55	N00°28'39"W
C10	50.00	60.00	47°44'47"	48.57	S77°43'29"W
C11	50.00	60.00	47°44'47"	48.57	N54°17'14"W
C12	50.00	60.00	47°44'47"	48.57	N08°38'57"W
C13	37.57	60.00	35°32'22"	36.86	N05°11'37"E
C14	35.53	75.05	27°02'23"	33.20	N13°34'42"E
C15	48.33	75.05	36°53'37"	47.49	N45°34'12"E
C16	33.84	75.05	25°49'58"	33.55	S79°55'59"W

- LEGEND**
- PLSS CORNER
  - PLACED 1/2" X 24" IRON ROD WITH CAP MARKED P.L.S. 7380
  - PLACED 5/8" X 30" IRON ROD WITH CAP MARKED P.L.S. 7380
  - FOUND IRON ROD AS NOTED
  - PLACED 2" ALUM. CAP MARKED 7380 CENTER LINE ROAD MONUMENT
  - BOUNDARY POINTS THAT FALL IN IRRIGATION CANAL - IMPRACTICAL TO PLACE
  - P.O.B.
  - SUBDIVISION BOUNDARY LINE
  - LOT LINES
  - RIGHT-OF-WAY LINES
  - LOT BUILDING SETBACK LINES (20' FRONT & REAR, 20' SIDE TYP.)
  - NEW ROAD CENTERLINE
  - NEW PUBLIC UTILITY & IRRIGATION EASEMENT
  - EX. ROAD CENTERLINE
  - EX. EDGE OF ROAD

**SURVEYOR'S CERTIFICATE**  
 I, Terry R. Meppen, a registered Professional Land Surveyor in the State of Idaho, do hereby certify that a survey was made under my direction of the land described in the accompanying boundary description and that the plat upon which this certification appears was made under my direction. I further certify that the accompanying map correctly depicts the division of land as marked upon the ground and that the pertinent provisions of the statutes of the State of Idaho have been complied with.

Terry R. Meppen  
 License No. 7380

6/22/25  
 Date

**MAGNOLIA ESTATES**  
**JEFFERSON COUNTY, ID**  
 THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24,  
 TOWNSHIP 4 NORTH, RANGE 38 EAST, B.M., JEFFERSON COUNTY, IDAHO

**MARK LAND SURVEYING**  
 (208) 313-2458  
 789 NORTH 450 EAST FIRTH, IDAHO 83238  
 tmeppen@gmail.com

ZUNDEL SUBDIVISION DIV. NO. 2  
 BLOCK 2

WEST QUARTER CORNER OF SECTION 24,  
 TOWNSHIP 4 NORTH, RANGE 38 EAST, BOISE MERIDIAN  
 FOUND RAILROAD SPRING C.P. & P. INST. NO. 31218

CHANGE DATA OR DIMENSIONS UNLESS SPECIALLY INDICATED BY A DIMENSIONAL PLAT THEREON