

TRANSPORTATION COMMISSION



Scott Sumner
Commission Chair
trans@ci.moscow.id.us

Regular Meeting
~Agenda~

Michael Ray
Staff Liaison
208.883.7008

<https://www.ci.moscow.id.us/581/Agendas-and-Minutes>

Thursday
November 13, 2025

4:00 PM

Council Chambers
206 E. Third Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. **Approval of Minutes from September 11, 2025 (ACTION ITEM)**

Presentation of minutes for approval.

PROPOSED ACTIONS: Approve minutes as presented; approve minutes with amendments; or provide Staff with further direction.

2. **Public Comment**

Members of the public may speak to the Commission regarding matters NOT on the agenda or currently pending before the Commission. Please state your name and city of residence for the record and limit remarks to three (3) minutes.

3. **Pine View Addition Right-of-Way Vacation Request (ACTION ITEM) – Mike Ray**

On May 6, 2024, Moscow City Council approved the annexation, Comp Plan designation, zoning designation, and preliminary subdivision plat for a 22.93-acre property referred to as Pine View Addition. The applicant has submitted a right-of-way vacation request for a prior right-of-way dedication which extended through the Pine View Addition property and currently provides access to two adjacent parcels. Prior to final plat approval for the Pine View Addition, the existing right-of-way is required to be vacated per State of Idaho Statutes.

PROPOSED ACTIONS: Review the right-of-way vacation request and recommend approval of the vacation request; or recommend approval of the vacation request with modifications; or recommend denial of the vacation request.

REPORTS

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

- The next regular Transportation Commission meeting is scheduled for December 11, 2025.

ADJOURN

NOTICE: It is the policy of the City of Moscow that all City-sponsored public meetings and events are accessible to all people. If you need assistance in participating in this meeting or event due to a disability under the ADA, please contact the City's ADA Coordinator by phone at (208) 883-7600, TDD (208) 883-7019, or by email at adacoordinator@ci.moscow.id.us at least 48 hours prior to the scheduled meeting or event to request an accommodation. The City of Moscow is committed to ensuring that all reasonable accommodation requests are fulfilled.

TRANSPORTATION COMMISSION



Scott Sumner
Commission Chair
trans@ci.moscow.id.us

Regular Meeting
~Minutes~

Michael Ray
Staff Liaison
208.883.7008

<https://www.ci.moscow.id.us/556/Transportation-Commission>

Thursday
September 11, 2025

4:00 PM

Council Chambers
206 E. Third Street

Sumner called the meeting to order at 4:01 PM

MEMBERS PRESENT: Scott Sumner, Chair; Tanya Denison, Mary DuPree, Joel Hamilton, Steve Mills, Bob Sanders
MEMBERS ABSENT: Ben Calabretta, Mike McGahan, Sara Tucker
OTHERS: Gina Taruscio
STAFF: Jennifer Fleischman, Mike Ray

REGULAR AGENDA

1. Approval of Minutes from July 10, 2025 (ACTION ITEM)

Presentation of minutes for approval.

Denison moved for approval of the minutes as written, seconded by Mills. Roll Call Vote: Ayes: Denison, Hamilton, Mills, Sumner (4). Nays: None. Abstentions: DuPree, Sanders (2). Motion carried.

DuPree arrived at 4:03 PM

2. Public Comment

Members of the public may speak to the Commission regarding matters NOT on the agenda or currently pending before the Commission. Please state your name and city of residence for the record and limit remarks to three (3) minutes.

Tymothy Park, Moscow, talked about the use of wheeled vehicles in Moscow, and recommended changes to the City regulations. He also had concerns about bicycle use on the sidewalks and advised the Commission to prohibit use unless the bicyclists are 12 years or younger. He has been worried about the bike lanes along Pullman Road and how they are not safe for all bicyclists and how commuter traffic uses A Street instead of the Pullman Road. He commented about the new underpass's and that mixing bike traffic with pedestrians is ill-advised.

Cynthia King, Moscow, introduced herself and informed the Commissioners that she will be covering Commission meetings for the Moscow Report.

3. Multi-Modal Transportation Plan Update (ACTION ITEM) – Mike Ray

The Moscow Multi-Modal Transportation Plan, adopted in July of 2014, needs to be updated to remain current and competitive for various grant programs. Staff will guide continued discussion focusing on the Capital Improvement and Traffic Operations Plans included in the document.

Ray presented a review of the work that has been done so far for the Multi-Modal Transportation Plan (MMTP) update and requested feedback on any other potential projects. The corner of Sixth Street and Blaine Street has been added to the plan for planning a traffic circle, which is smaller than a roundabout but offers many of the same safety features as a roundabout.

The Commissioners were interested in providing educational materials for bicycle and scooter users in Moscow. Staff will investigate some potential education materials and whether that could be incorporated into the updated MMTP.

Updated or new sign placement would be the prerogative of the City Engineer, which is submitted with a Traffic Control Device request. The corner of Hayes Street and Third Street was brought up as a potential place to make changes. Staff will reach out to gather more information from Engineering about the use of the intersection at Third Street and Hayes Street. There was a conversation about Idaho State laws and bicyclists use of bike paths and/or bike lanes.

DuPree moved to recommend the proposed changes in the MMTP to City Council as discussed, seconded by Sanders. Roll Call Vote: Ayes: Unanimous (6). Nays: None. Abstentions: None. Motion carried.

REPORTS

Spin provided a short report on the high-level data received from their usage over the last three months.

Ray shared the ridership information from Bird/Spin as described above. There was a brief discussion about use of the e-scooters seen in Moscow over the summer.

Denison and Mills reported on the tabling that was done at the Moscow Farmers Market in July. The Commission would like to get signage and branding before they table again.

ANNOUNCEMENTS

UPCOMING EVENTS / MEETINGS

- *The next regular Transportation Commission meeting is scheduled for October 9, 2025.*

The Commission requested that some of the concerns brought up during public comment be added to a future agenda for discussion.

The meeting was adjourned at 4:49 PM

Scott Sumner, Chair

Date



**CITY OF MOSCOW
COMMUNITY
DEVELOPMENT**
Ph: 208-883-7035
504 S. Washington Street
jfleischman@ci.moscow.id.us
tdrage@ci.moscow.id.us

For City Use Only			
Date Received			
Dept	Fee Type	Fees	Paid
ENG	Application Fee	\$741.50	
	Receipt Number		

Application for Right-of-Way Vacation

The Applicant shall demonstrate a right of way vacation is necessary and in the best interest of the public by completing this form. City staff will investigate the request and schedule a public hearing. The City Council will evaluate the matter and render the final decision. Vacation of right of way is governed by Idaho Code § 50-311, § 50-1325, and §50-1306A. Please note this form and the information provided by you on this form is a public record pursuant to the Idaho Public Records Act under Title 74, Chapter 1 of the Idaho Code.

APPLICANT INFORMATION

1. Applicant/Property Owner Abutting Vacation Area and Initiator of Request

Name: Pam & Joe Juscen Telephone: 509-595-2251
 Address: 705 E. 8th St Moscow, ID 83843
 Email: idahojuscens@gmail.com

I certify under penalty of perjury pursuant to the law of the State of Idaho that I own the property abutting the requested right-of-way vacation areas, as described in Section 2, that the information provided in Sections 3 through 4 are true and correct and that I am affirming the request to vacate such right-of-way.

10/15/25

 Date

[Signature]

 Applicant/Initiating Property Owner Signature

If the requested vacation impacts more than one adjacent property, this application shall include signatures from all affected neighboring property owners. Neighboring property owners must be co-applicants and shall complete and sign the Co-Application Information in Section 5 of this form in order for this application to be complete. Provide necessary copies of page 3 to accommodate all co-applicants.

VACATION REQUEST DETAILS

2. Property Description

Street Address: _____ Block: _____
 Subdivision: _____ Lot: _____
OR Description: See attached legal & exhibits

3. **Describe the Request:** The applicant shall describe the vacation request (i.e., why the vacation is requested, what is being requested, etc.).

Request vacation to replace existing right of way with newly platted street system.

4. **Benefit to the Public:** The applicant shall demonstrate how vacation of the right-of-way shall be a benefit to the public at large.

Improved street connections with wider right of ways

The following shall be provided for processing:

- 1. Completed and Signed Right of Way Vacation Request Form
- 2. \$741.50 Processing Fee
- 3. Vicinity Map
- 4. Site Map with Right of Way Vacation Area Designated
- 5. Neighboring Property Owners Information and Signatures

Submit request form and attachments to:

City of Moscow – Community Development Department
Haddock Building
504 South Washington Street
PO Box 9203
Moscow, ID 83843

CO-APPLICANT INFORMATION – *(to be completed by all adjacent property owners)*

5. Co-Applicant/Neighboring Property Owner Abutting Vacation Area

Name: _____ Telephone: _____

Address: _____

Email: _____

I certify under penalty of perjury pursuant to the law of the State of Idaho that I own property abutting the requested right-of-way vacation areas, as described in Section 2, that the information provided in Sections 3 through 4 are true and correct and that I am affirming a request to vacate such right of way.

Date

Co-Applicant Signature

DEED OF DEDICATION

MARK THOMAS McGURKIN & PAMELA J. McGURKIN, husband and wife, GRANTORS, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby convey and dedicate unto the CITY OF MOSCOW, a municipal corporation of the state of Idaho, GRANTEE, whose current address is 206 East Third Street, Moscow, Idaho 83843, for public use for the purpose of constructing a public street, the following-described real property, situated in the county of Latah, state of Idaho, to-wit:

A parcel of land located in the NE1/4 SE1/4 of Section 9, T39N R5W BM and being more particularly described as follows:

Beginning at the center 1/4 corner of Section 9, thence along the meridional center section line S 0°43'51" W, 989.45 feet to the TRUE POINT OF BEGINNING.

Thence S 87°38'51" E, 1.47 feet; thence along a curve to the right having a central angle of 10°28'02", a radius of 275.00 feet, an arc length of 50.24 feet, and a chord bearing of S 82°20'43" E; thence S 77°00'00" E, 753.01 feet; thence N 13°00'00" E, 35.13 feet; thence along a curve to the right having a central angle of 36°47'39", a radius of 250.00 feet, an arc length of 160.55 feet, and a chord bearing of N 31°23'50" E; thence N 50°00'00" E, 586.44 feet; thence S 0°29'30" W, 65.75 feet; thence S 50°00'00" W, 543.57 feet; thence along a curve to the left having a central angle of 36°47'39", a radius of 200.00 feet, an arc length of 128.44 feet, and a chord bearing of S 31°23'50" W; thence S 13°00'00" W, 85.13 feet; thence N 77°00'00" W, 802.91 feet; thence along a curve to the left having a central angle of 10°28'02", a radius of 225.00 feet, an arc length of 41.11 feet, and a chord bearing of N 82°20'43" W; thence N 0°43'51" E, 50.02 feet to the TRUE POINT OF BEGINNING.

DATED this 25TH day of May, 1995.

GRANTORS:

Mark Thomas McGurkin

Mark Thomas McGurkin

Pamela J. McGurkin

Pamela J. McGurkin

STATE OF IDAHO)
) ss.
COUNTY OF LATAH)

412762

On this 25th day of may, 1995, before me, the undersigned, a Notary Public in and for said State, personally appeared Mark Thomas McGurkin and Pamela J. McGurkin, husband and wife, known or identified to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal on the date last above written.



Mary Westberg
NOTARY PUBLIC for the State of Idaho,
Residing at MOSCOW, ID.
My commission expires: 1/22/99

UNOFFICIAL COPY

NO. 412762
AT THE REQUEST OF:
CITY OF MOSCOW
DATE & HOUR:

6/2/95 8:37 A.M.
SUSAN PETERSEN
LATAH COUNTY RECORDER
FEE \$ 6.00 CA BY [Signature] DEPUTY
17/00 BX 9203
MOSCOW ID 83843
ATTN: EKAINE RUSSELL

10/13/2025

Legal Description by Hodge & Associates for:

Joe Juscen

Right-of-Way Vacation

A parcel of land located in the Northwest Quarter of the Southeast Quarter of Section 9, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Commencing at the northwest corner of the Northwest Quarter of the Southeast Quarter of Section 9, Thence along the north line thereof, S89°36'45"E, 1316.96 feet to the northeast corner of the Northwest Quarter of the Southeast Quarter of Section 9 and a point on the west line of a parcel of land described in Corrected Quitclaim Deed, Instrument #632094, Latah County Records, thence along said west line and along the east line of said Northwest Quarter of the Southeast Quarter of Section 9, S00°29'32"W, 610.75 feet to the northeast corner of that portion of Moser Street described in Deed of Dedication, Instrument #412762, Latah County Records, and the **Point of Beginning**

Thence along said common line and along the east line of said street, S00°29'32"W, 65.75 feet to the southeast corner thereof;

Thence leaving said common line, along the south right-of-way line of said street the following seven courses:

S50°00'02"W, 543.57 feet;

Thence 126.97 feet along a non-tangent curve to the left, said curve having a

Delta = 36°22'23", Radius = 200.00 feet, Chord = 124.84 feet and a

Chord Bearing = S31°43'31"W;

Thence S12°53'20"W, 85.13 feet;

Thence N77°06'40"W, 741.35 feet to the northeast corner of a parcel of land described in Warranty Deed, Instrument #618456, Latah County Records;

Thence continuing along said south right-of-way line and along the north boundary of said parcel the following two courses:

N77°06'40"W, 61.56 feet;

Thence 31.09 feet along a curve to the left, said curve having a Delta = 7°55'02",

Radius = 225.00 feet, Chord = 31.07 feet and a Chord Bearing = N81°04'11"W to the

northwest corner of said parcel and a point on the north boundary of City of Moscow,

Moser Park, described in Deed of Dedication, Instrument #412761, Latah County Records;

Thence continuing along the south right-of-way line of said street and along the north

boundary of said Moser Park, 10.01 feet, along a curve to the left, said curve having a

Delta = 2°33'00", Radius = 225.00 feet, Chord = 10.01 feet and a Chord Bearing =

N86°18'12"W to the southwest corner of said street, per Deed Dedication, Instrument

#412762 and a point on the west line of the Northwest Quarter of the Southeast Quarter

of Section 9 and the east line of Moser Estates Third Addition to the City of Moscow,

Instrument #390760, Latah County Records;

Thence along said west line and along said east line, N00°43'57"E, 50.02 feet to the northwest corner of said street per said Deed of Dedication and the southwest corner of a parcel of land described in

Warranty Deed, Instrument #629629, Latah County Records;

Y:\Right of Way - Easements - Encroachments\Vacations\2025\Pine View\Admin Working Files\App Materials 10.15.25\4410 Right-of-Way Vacation.doc\Legal Description

Thence leaving said common line, along the south boundary of the parcel described in said Warranty Deed and along the north right-of-way line of said street the following two courses:

S87°34'42"E, 1.48 feet;

Thence 8.56 feet along a curve to the right, said curve having a Delta = 1°47'01", Radius = 275.00 feet, Chord = 8.56 feet and a Chord Bearing = S86°41'11"E to the southwest corner of a parcel of land described in Warranty Deed, Instrument #456068, Latah County Records;

Thence continuing along the north right-of-way of said street and along the south boundary of the parcel described in said Warranty Deed the following two courses:

41.68 feet along a curve to the right, said curve having a Delta = 8°41'00", Radius = 275.00 feet, Chord = 41.64 feet and a Chord Bearing = S81°27'11"E;

Thence S77°06'40"E, 48.29 feet, to the southeast corner of said parcel;

Thence continuing along said north boundary the following four courses:

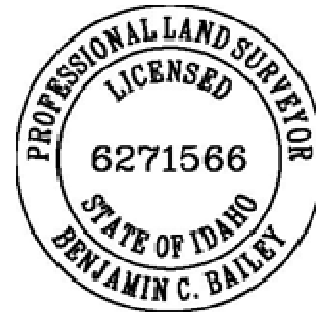
S77°06'40"E, 704.72 feet;

Thence N12°53'20"E, 35.13 feet;

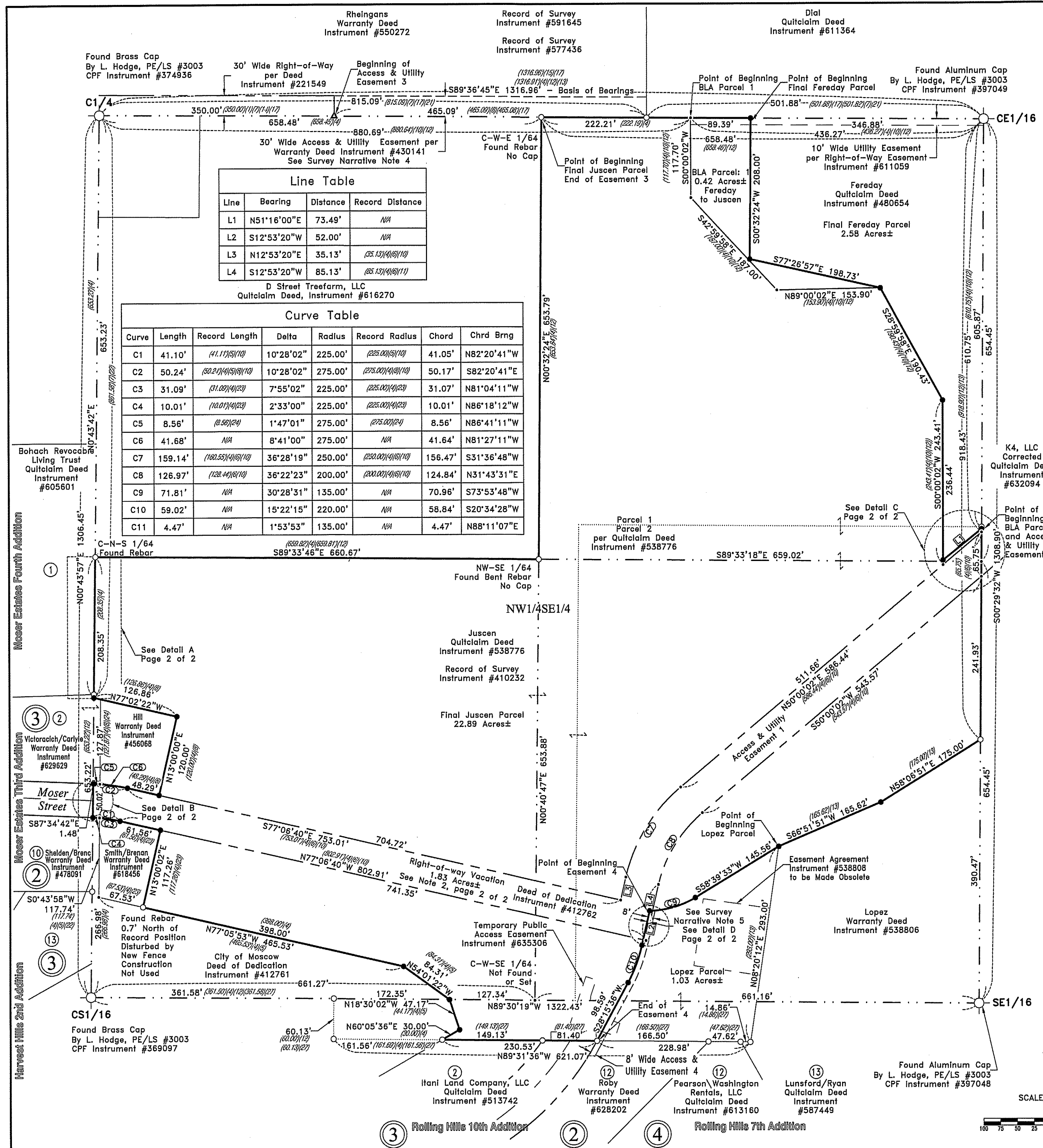
Thence 159.14 feet along a non-tangent curve to the right, said curve having a Delta = 36°28'19", Radius = 250.00 feet, Chord = 156.47 feet and a Chord Bearing = N31°36'48"E;

Thence N50°00'02"E, 586.44 feet to the **Point of Beginning**.

Parcel contains 1.83 acres, more or less.



Section 9, T39N, R5W, BM



Line Table

Line	Bearing	Distance	Record Distance
L1	N51°16'00"E	73.49'	N/A
L2	S12°53'20"W	52.00'	N/A
L3	N12°53'20"E	35.13'	(35.13)(4)(10)
L4	S12°53'20"W	85.13'	(85.13)(4)(11)

Curve Table

Curve	Length	Record Length	Delta	Radius	Record Radius	Chord	Chrd Brng
C1	41.10'	(41.11)(5)(10)	10°28'02"	225.00'	(225.00)(5)(10)	41.05'	N82°20'41"W
C2	50.24'	(50.24)(4)(10)	10°28'02"	275.00'	(275.00)(4)(10)	50.17'	S82°20'41"E
C3	31.09'	(31.09)(4)(23)	7°55'02"	225.00'	(225.00)(4)(23)	31.07'	N81°04'11"W
C4	10.01'	(10.01)(4)(23)	2°33'00"	225.00'	(225.00)(4)(23)	10.01'	N86°18'12"W
C5	8.56'	(8.56)(24)	1°47'01"	275.00'	(275.00)(24)	8.56'	N86°41'11"W
C6	41.68'	N/A	8°41'00"	275.00'	N/A	41.64'	N81°27'11"W
C7	159.14'	(160.53)(4)(10)	36°28'19"	250.00'	(250.00)(4)(10)	156.47'	S31°36'48"W
C8	126.97'	(128.44)(10)	36°22'23"	200.00'	(200.00)(4)(10)	124.84'	N31°43'31"E
C9	71.81'	N/A	30°28'31"	135.00'	N/A	70.96'	S73°53'48"W
C10	59.02'	N/A	15°22'15"	220.00'	N/A	58.84'	S20°34'28"W
C11	4.47'	N/A	1°53'53"	135.00'	N/A	4.47'	N88°11'07"E

Basis of Bearings

The Basis of Bearings for this survey is identical to the Idaho Coordinate System, West Zone, NAD 83 as shown between the found northwest corner of the Southeast Quarter of Section 9 and the found northeast corner of the Northwest Quarter of said Southeast Quarter, said bearing being S89°36'45"E.

Surveyor's Certificate

I, Benjamin Bailey, PLS #6271566, State of Idaho, do hereby certify that the survey represented by this map was performed by me or under my supervision in accordance with the laws of the State of Idaho and at the request of Joe Juscen in September 2025.

Survey References:

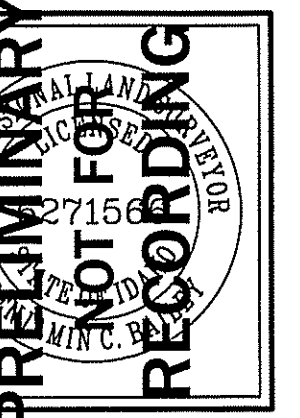
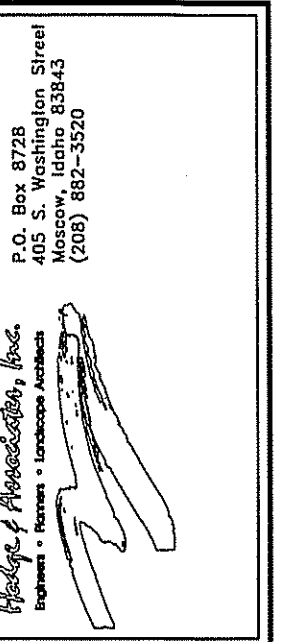
- Deed, Instrument #221549, Book 150 of Deeds, Page 276-277, Hall to Highway District No 2.
- Moser Estates Third Addition, Instrument #390760, by L. Hodge, PE/LS #3003.
- Moser Estates Fourth Addition, Instrument #391351, by L. Hodge, PE/LS #3003.
- Record of Survey, Instrument #410232, by L. Hodge, PE/LS #3003
- Deed of Dedication, Instrument #412761, Moser Land Trust to City of Moscow.
- Deed of Dedication, Instrument #412762, McGurkin to City of Moscow.
- Warranty Deed, Instrument #430141, Hall to Community Evangelical Fellowship.
- Warranty Deed, Instrument #456068, Jarret to Hill.
- Warranty Deed, Instrument #478091 Jung to Sheldon & Brenc.
- Quitclaim Deed, Instrument #480654, Michael R. Fereday & Jennifer D. Fereday to Michael R. Fereday & Jennifer R. Fereday.
- Rolling Hills 7th Addition, Instrument #500535, by L. Hodge, PE/LS #3003.
- Quitclaim Deed, Instrument #538776, McGurkin to Juscen.
- Warranty Deed, Instrument #538806, McGurkin to Lopez.
- Warranty Deed, Instrument #550272, Zasadny to Rheingans.
- Record of Survey, Instrument #577436, by J. Goettsche, PLS #9584.
- Quitclaim Deed, Instrument #587449, Lunsford to Lunsford & Ryan.
- Record of Survey, Instrument #591645, by D. Priest, PLS #6449.
- Quitclaim Deed, Instrument #605601, Gregory & Carolyn Bohach to Bohach Revocable Living Trust.
- Right of Way Easement, Instrument #611059, Fereday to Avista Corporation.
- Quitclaim Deed, Instrument #611364, Jodi Dial to Sam Dial.
- Quitclaim Deed, Instrument #613160, Bonnie Pearson to Pearson Washington Rentals, LLC.
- Quitclaim Deed, Instrument #616270, Wang to D Street Treefarm, LLC.
- Warranty Deed, Instrument #618456, Bruce to Smith & Brenan.
- Warranty Deed, Instrument #629629, Jahns to Victoravitch & Carlyle.
- Corrected Quitclaim Deed, Instrument #632094, K,K,K, & K, LLC to K4, LLC.
- Corrected Quitclaim Deed, Instrument #633285, Itani Land Company, LLC to Itani Development IV, Inc.
- Rolling Hills 10th Addition, Instrument #634835, by T. Wardle, PLS #22509
- Temporary Public Access Easement Between Joseph and Pamela Juscen and City of Moscow, Idaho, Instrument #635306.
- Warranty Deed, Instrument #638202, Itani Development IV, Inc to Roby/Frey.

Legend

- Found Monument as Described
- Set 5/8" Diameter Rebar w/Aluminum Cap Stamped "Hodge PLS 6271566"
- Set 1/2" Diameter Rebar w/Plastic Cap, Stamped "Easement/Hodge PLS 6271566"
- Found 5/8" Diameter Rebar w/Plastic Cap Stamped "Hodge 3003" or as Described
- Calculated Position
- Line Data - See Line Table
- Curve Data - See Curve Table
- BLA Boundary Line Adjustment
- Block Number
- Lot Number
- Record Data - See Survey References
- Final Juscen Parcel Boundary
- Boundary Line Adjustment Parcel Boundary
- Boundary Line, Within Same Deed/Parcel
- Adjacent Parcel Boundary Line
- Section Subdivision Line
- Centerline
- Right-of-Way
- Access & Utility Easement - This Survey
- Existing Easement - As Described



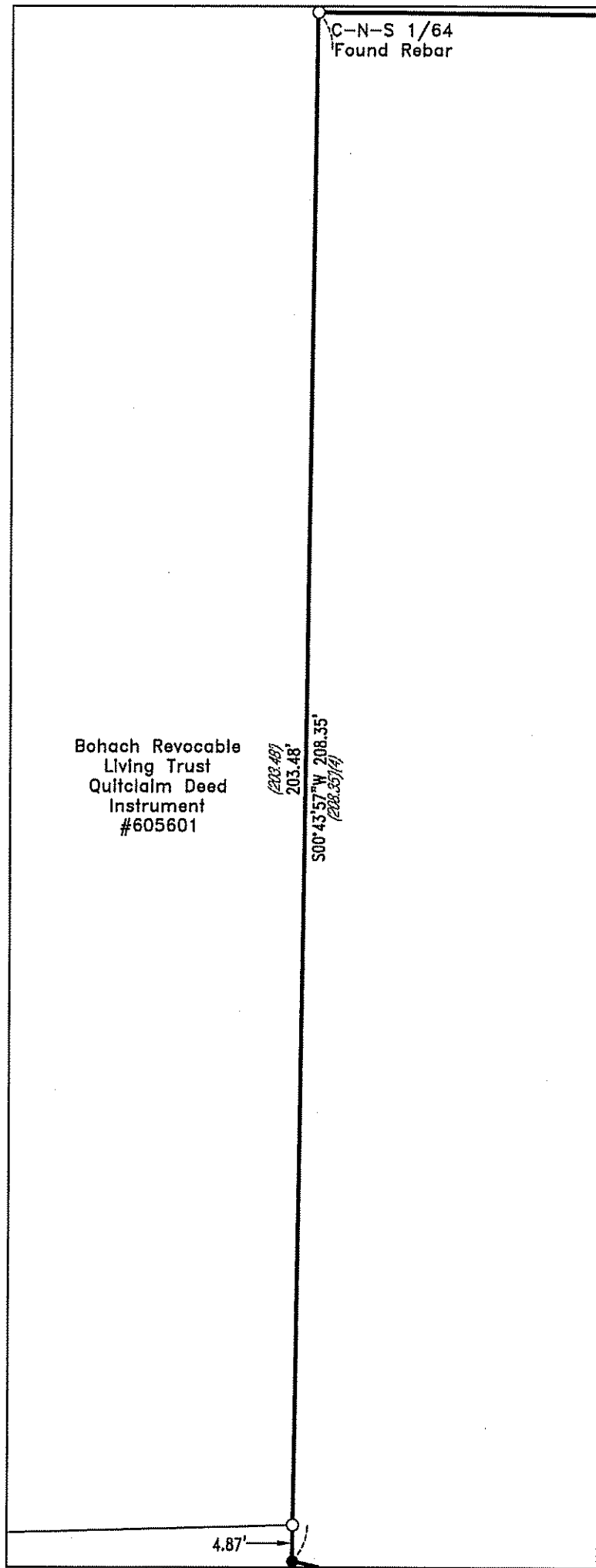
SCALE: 1"=100'



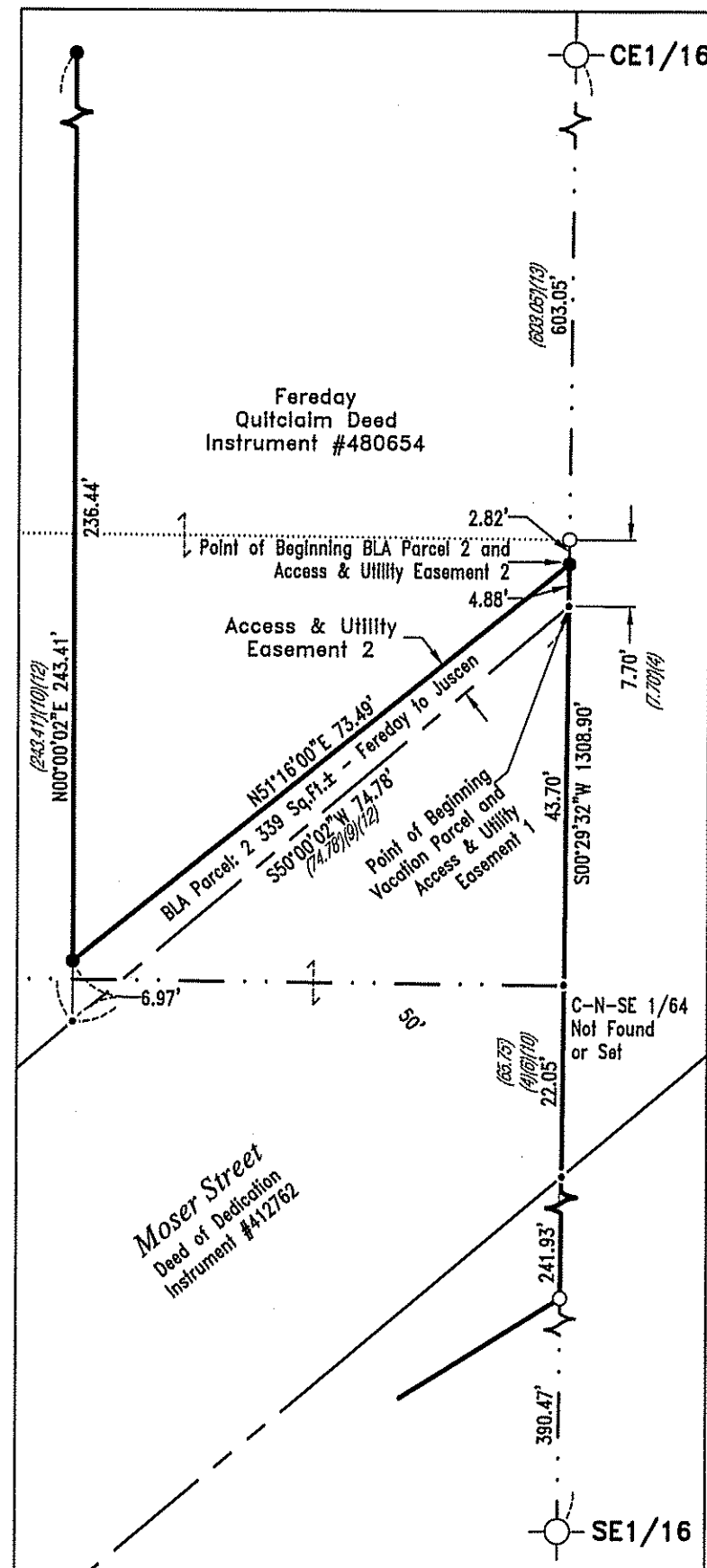
Record of Survey for:
Joe Juscen
 Latah County, Idaho

Drafted by:	SW
Checked by:	BB
File Name:	4410 survey.dwg
Tab:	Layout
Plot Style:	Primary.ctb
Project:	4410-02-22
Date:	10/13/25

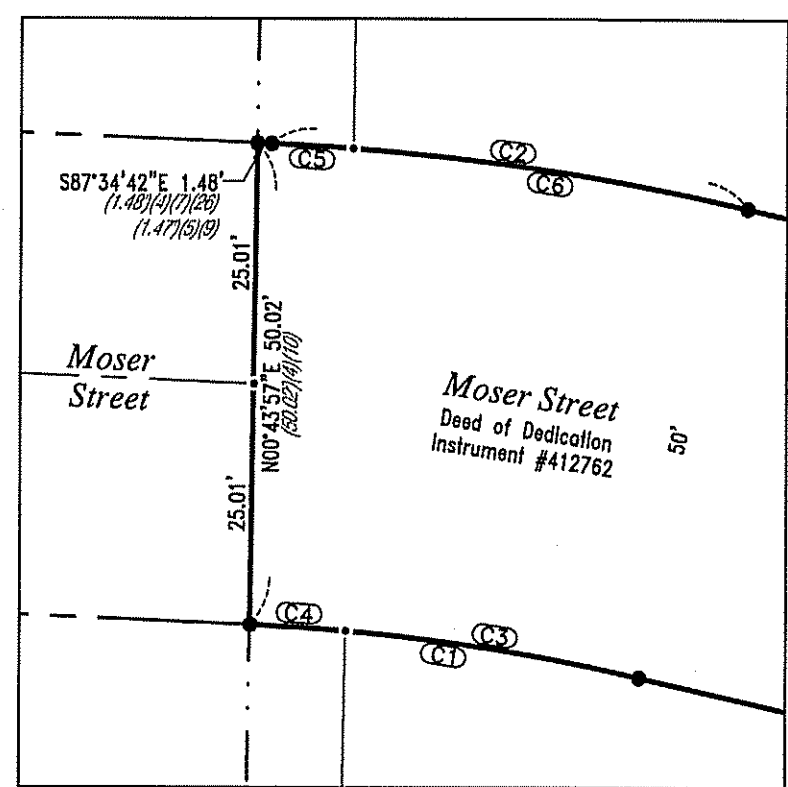
Section 9, T39N, R5W, BM



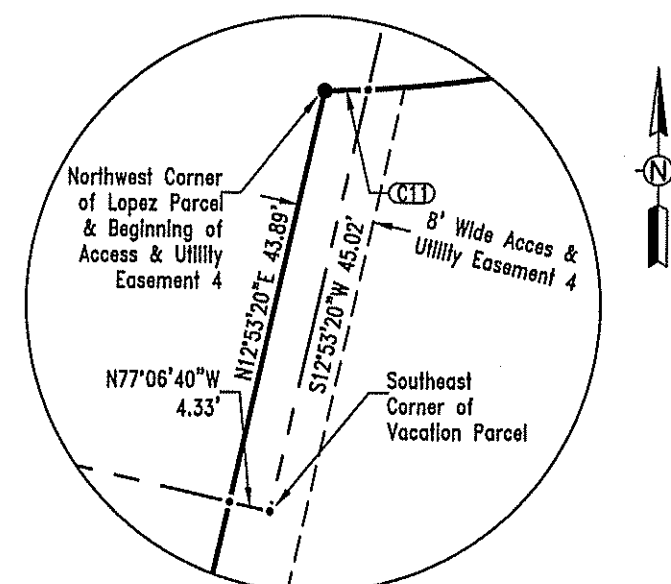
Detail A Scale: 1"=20'



Detail C Scale: 1"=20'



Detail B Scale: 1"=20'



Detail C Scale: 1"=20'

Curve Table

Curve	Length	Delta	Radius	Chord	Chrd Brng
C1	41.10'	10°28'02"	225.00'	41.05'	N82°20'41"W
C2	50.24'	10°28'02"	275.00'	50.17'	S82°20'41"E
C3	31.09'	7°55'02"	225.00'	31.07'	N81°04'11"W
C4	10.01'	2°33'00"	225.00'	10.01'	N86°18'12"W
C5	8.56'	1°47'01"	275.00'	8.56'	N86°41'11"W
C6	41.68'	8°41'00"	275.00'	41.64'	N81°27'11"W
C11	4.47'	1°53'53"	135.00'	4.47'	N88°11'07"E

Surveyor's Certificate

I, Benjamin Bailey, PLS #6271566, State of Idaho, do hereby certify that the survey represented by this map was performed by me or under my supervision in accordance with the laws of the State of Idaho and at the request of Joe Juscen in September 2025.

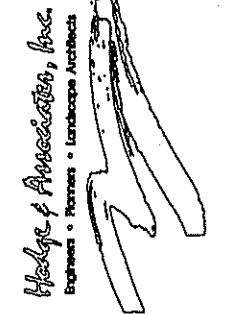
Surveyor Narrative

- The purpose of this survey was to locate, monument and map the boundaries of the Juscen property, per Quitclaim Deed, Instrument #538776, accounting for parcels transferred from said property through various deeds, both prior to and after said Quitclaim Deed was recorded; to facilitate a boundary line adjustment between said parcel and the Fereday property described in Quitclaim Deed, Instrument #480654, to monument and map a parcel, from the southeast corner of the Juscen parcel as shown hereon, to be transferred to the adjoining property owners, Felix and Irma Lopez, to create an easement over said parcel and to vacate that portion of Moser Street described in Deed of Dedication, Instrument #412762.
- The vacated right-of-way of Moser street shall remain as and access and utility easement for the benefit of the Fereday and Lopez Parcels, and BLA Parcel 2 shall become an access and utility easement for the benefit of the Fereday Parcel until such time as a public road right-of-way connects these two parcels to either the remaining Moser Street or to Third Street.
- The north line of the Northwest Quarter of the Southeast Quarter of Section 9 was located to establish the Basis of Bearings and primary boundary control. The above mentioned parcels were rotated to project basis and located accordingly.
- The area of access and utility easement, Instrument #430141 is to be dedicated as Public Utility & Access Easement 3.
- There is a small overlap in the right-of-way to be vacated (Vacation Parcel) and the land to be transferred from Juscen to Lopez (Lopez Parcel). For this land to be transferred to Lopez, it must first be vacated.
- This survey was conducted without a title search. It does not show the existence of all easements and or encumbrances, recorded or unrecorded that may affect this property.
- Prior to any conveyance, compliance with any state and local statutes, ordinances and regulations governing the division of land are the landowner's responsibility.

Legend

- Found Monument as Described
- Set 5/8" Diameter Rebar w/Aluminum Cap Stamped "Hodge PLS 6271566"
- Set 1/2" Diameter Rebar w/Plastic Cap, Stamped "EasementHodge PLS 6271566"
- Found 5/8" Diameter Rebar w/Plastic Cap Stamped "Hodge 3003" or as Described
- Calculated Position
- Line Data - See Line Table
- Curve Data - See Curve Table
- Boundary Line Adjustment
- Block Number
- Lot Number
- Record Data - See Survey References
- Final Juscen Parcel Boundary Line
- Boundary Line Adjustment Parcel Boundary
- Boundary Line, Within Same Deed/Parcel
- Adjacent Parcel Boundary Line
- Section Subdivision Line
- Centerline
- Right-of-Way
- Access & Utility Easement - This Survey
- Existing Easement - As Described

P.O. Box 8728
 505 S. Williams Street
 Moscow, ID 83843
 (208) 882-3520



PRELIMINARY
 NOT FOR RECORDING

Record of Survey for:
Joe Juscen
 Latah County, Idaho

Drafted by: SW
 Checked by: BB
 File Name: 4410 survey.dwg
 Tab: Details
 Plot Style: Primary.ctb
 Project: 4410-02-22
 Date: 10/13/25

LEGAL DESCRIPTION

A parcel of land located in the West Half of the Southeast Quarter of Section 9, Township 39 North, Range 5 West, Boise Meridian, Latah County, Idaho, described as follows:

Commencing at the northwest corner of the Northwest Quarter of the Southeast Quarter of Section 9, Thence along the north line thereof, S89°36'45"E, 658.48 feet to the northeast corner of a parcel of land described in Quitclaim Deed, Instrument #616270, Latah County Records, also a point on the south line of a parcel of land described in Warranty Deed, Instrument #550272, Latah County Records, and the Point of Beginning.

Thence continuing along said north line and along said south line and the south line of a parcel described in Quitclaim Deed, Instrument #611364, Latah County Records, S89°36'45"E, 311.60 feet;

Thence leaving said common line, S00°32'24"W, 208.00 feet;

Thence S77°26'57"E, 198.73 feet;

Thence S28°59'58"E, 190.43 feet;

Thence S00°00'02"W, 236.44 feet;

Thence N51°16'00"E, 73.49 feet to a point on the east line of the Northwest Quarter of the Southeast Quarter of Section 9 and the west line of a parcel of land described in Corrected Quitclaim Deed, Instrument #632094, Latah County Records;

Thence along said east line and along said west line, S00°29'32"W, 312.56 feet to the northeast corner of a parcel of land described in Warranty Deed, Instrument #538806, Latah County Records;

Thence leaving said common line along the north boundary of the parcel described in said Warranty Deed, the following two courses:

S58°06'51"W, 175.00 feet;

Thence S66°51'51"W, 165.62 feet to the northwest corner of said parcel;

Thence S58°39'33"W, 145.56 feet;

Thence 71.81 feet along a curve to the right, said curve having a Delta = 30°28'31", Radius = 135.00 feet, Chord = 70.96 feet and a Chord Bearing = S73°53'48"W;

Thence S12°53'20"W, 52.00 feet;

Thence 59.02 feet along a curve to the right, said curve having a Delta = 15°22'15", Radius = 220.00 feet, Chord = 58.84 and a Chord Bearing = S20°34'28"W;

Thence S28°15'36"W, 98.59 feet to the northwest corner of Lot 12, Block 2 of Rolling Hills 10th Addition, Instrument #634835, Latah County Records;

Thence along the north line of Rolling Hills 10th Addition, N89°31'36"W, 230.53 feet to the northwest corner of Lot 2, Block 3 thereof and a point on the east boundary of City of Moscow, Moser Park, described in Deed of Dedication, Instrument #412761, Latah County Records;

Thence leaving said north line, along said east boundary the following two courses:

N60°05'36"E, 30.00 feet;

Thence N18°30'02"W, 47.17 feet to the northeast corner of Moser Park;

Thence along the north boundary thereof the following two courses:

N54°01'22"W, 84.31 feet;

Thence N77°05'53"W, 398.00 feet to the southeast corner of a parcel of land described in Warranty Deed, Instrument #618456, Latah County Records;

Thence leaving said north boundary, along the east line of the parcel described in said Warranty Deed, N13°00'02"E, 117.26 feet to the northeast corner of said parcel;

Thence along the north boundary thereof the following two courses:

N77°06'40"W, 61.56 feet;

Thence 31.09 feet along a curve to the left, said curve having a Delta = 7°55'02", Radius = 225.00 feet, Chord = 31.07 feet and a Chord Bearing = N81°04'11"W to the northwest corner of said parcel and a point on the north boundary of Moser Park;

Thence along said north boundary, 10.01 feet, along a curve to the left, said curve having a Delta = 2°33'00", Radius = 225.00 feet, Chord = 10.01 feet and a Chord Bearing = N86°18'12"W to a point on the west line of the Northwest Quarter of the Southeast Quarter of Section 9 and the east line of Moser Estates Thrid Addition to the City of Moscow, Instrument #390760, Latah County Records;

Thence along said west line and along said east line N00°43'57"E, 50.02 feet to the southwest corner of a parcel of land described in Warranty Deed, Instrument #629629, Latah County Records;

Thence leaving said common line, along the south boundary of the parcel described in said Warranty Deed the following two courses:

S87°34'42"E, 1.48 feet;

Thence 8.56 feet along curve to the right, said curve having a Delta = 1°47'01", Radius = 275.00 feet, Chord = 8.56 feet and a Chord Bearing = S86°41'11"E to the southwest corner of a parcel of land described in Warranty Deed, Instrument #456068, Latah County Records;

Thence along the south boundary thereof the following two courses:

41.68 feet along a curve to the right, said curve having a Delta = 8°41'00", Radius = 275.00 feet, Chord = 41.64 feet and a Chord Bearing = S81°27'11"E;

Thence S77°06'40"E 48.29 feet, to the southeast corner of said parcel;

Thence along the east line thereof, N13°00'00"E, 120.00 feet to the northeast corner of said parcel; Thence along the north line thereof, N77°02'22"W, 126.86 feet to a point on the west line of the Northwest Quarter of the Southeast Quarter of Section 9 and the east line of Moser Estates Thrid Addition;

Thence along said west line and along said east line and the east line of Moser Estates Fourth Addition to the City of Moscow, Instrument #391351, Latah County Records, N00°43'57"E, 208.35 feet to a point on said west line and on the east line of Moser Estates Fourth Addition and the southwest corner of the parcel of land described in Quitclaim Deed, Instrument #616270;

Thence leaving said common line, along the south line of said parcel, S89°33'46"E, 660.67 feet to the southeast corner thereof;

Thence along the east line of said parcel, N00°32'24"E, 653.79 feet to the Point of Beginning.

Parcel contains 22.89 acres, more or less.

DEDICATION

Know all persons by these presents, that Joseph F Juscen and Pamela J Persoon-Juscen, owners of the land and premises described above, have caused said land to be subdivided and platted as shown hereon as an addition to the City of Moscow, Latah County, Idaho, to be known as the Pine View Addition to the City of Moscow, Latah County, Idaho. The easements as shown on this plat are hereby reserved for public access and utility purposes as designated hereon and no permanent structures are to be erected within the lines of said easements. The owner certifies that all lots within this plat will be eligible to receive water service from an existing water system, be the water system municipal, a water district, a public utility subject to the regulation of the Idaho public utilities commission, or a mutual or nonprofit water company, and the existing water distribution system has agreed in writing to serve all of the lots in the subdivision (Section 50-1334, Idaho Code). The owner does herewith declare to offer for dedication to the public for public use the street right-of-ways.

In witness thereof, the undersigned have set their hand and seal.

Joseph F Juscen

Pamela J Persoon-Juscen

APPROVALS

Moscow Planning and Zoning Commission

Approval of this plat by the City of Moscow certifies agreement to allow connection of the above described property to the municipal water system and satisfies Section 50-1334, Idaho Code. Examined and approved by action of the Moscow Planning and Zoning Commission at a regular meeting with a quorum present this _____ day of _____, 2025.

Chairperson Planning and Zoning Commission _____

Moscow City Council

Examined and approved by action of the Moscow City Council at a regular meeting with a quorum present this _____ day of _____, 2025. Dedication of all public streets and easements described on this plat is hereby accepted in accordance with Section 50-1313, Idaho Code.

Mayor, City of Moscow _____

Clerk City of Moscow _____

City Engineer, City of Moscow

Examined and approved by the City Engineer this _____ day of _____, 2025. Plat conforms to the requirements of Title 50, Chapter 13 of the Idaho Code and with requirements of Moscow City Code Title 5, Chapter 1.

City Engineer, City of Moscow _____

Latah County Surveyor

This plat has been checked and meets the requirements of Title 50, Chapter 13, Idaho Code. Examined and approved by the Latah County Surveyor this _____ day of _____, 2025.

Latah County Surveyor _____

Latah County Treasurer

I hereby certify that taxes and assessments on property shown hereon have been paid for 2024 and preceding years as of this _____ day of _____, 2025.

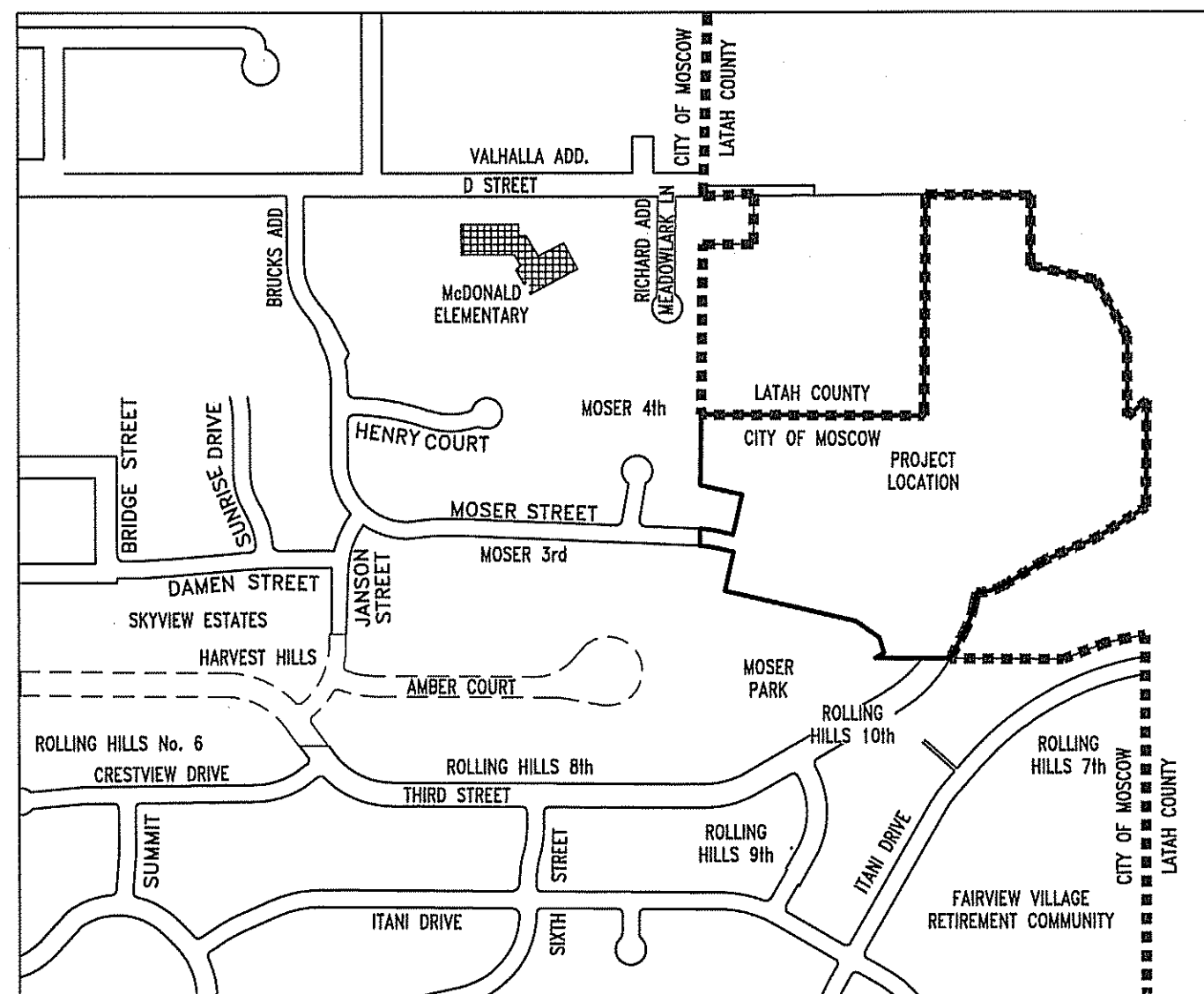
Latah County Treasurer _____

Public Health - Idaho North Central Health District

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Senior Environmental Health Specialist _____
Idaho North Central Health District _____

Date _____



VICINITY MAP

ACKNOWLEDGMENTS

State of _____

County of _____

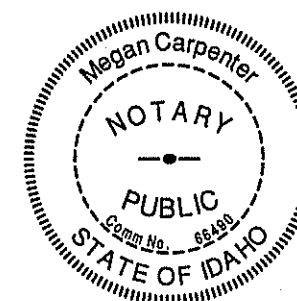
On this _____ day of _____, 2025, before me, the undersigned Notary Public in and for the State of _____, personally appeared Joseph F Juscen and Pamela J Persoon-Juscen, known or identified to me to be the people whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public, _____

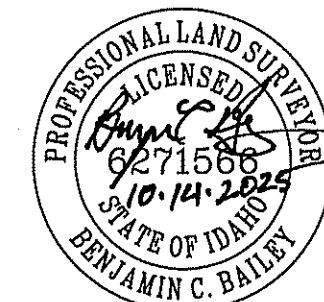
Residing in _____

My Commission Expires _____



SURVEYOR'S CERTIFICATE

I, Benjamin Bailey, PLS #6271566, State of Idaho, hereby certify that the above platted and described property represents a survey performed by me or under my supervision in accordance with the laws of the State of Idaho, and that the streets, lots, distances, and monuments have been measured and located as shown thereon. The interior monuments will be set in accordance with Idaho Code 50-1303, on or before 7-01-2025, as referenced on the plat and approved by the City of Moscow. Witness my hand and seal this _____ day of _____, 2025.



Benjamin Bailey, PLS #6271566

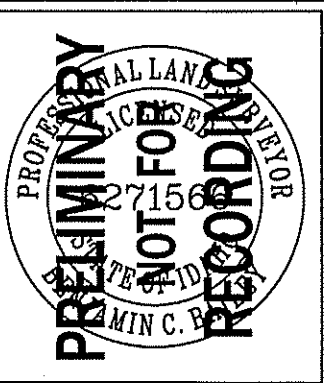
PRELIMINARY
NOT FOR
RECORDING

Pine View Addition
to the City of Moscow, Latah County, Idaho
Joseph F Juscen and Pamela J Persoon-Juscen

Drafted by:	SW
Checked by:	MED
File Name:	4410 plat.dwg
Tab:	Sign
Plot Style:	Primary.ctb
Project:	3831-07-13
Date:	10/14/25

P.O. Box 8728
405 S. Washington Street
Moscow, Idaho 83843
(208) 862-3520

Hodge & Associates, Inc.
Surveyors • Planners • Landscape Architects



Pine View Addition
to the City of Moscow, Latah County, Idaho
Joseph F. Juscen and Pamela J. Persoon - Juscen

Drafted by:	SW
Checked by:	MED
File Name:	4410 plat.dwg
Tab:	Details
Plot Style:	Primary.ctb
Project:	3831-07-13
Date:	10/15/25

Surveyor Narrative

- The purpose of this survey was to subdivide and plat the Juscen property, as described in Quitclaim Deed, Instrument #538776 and shown on Record of Survey, Instrument #_____ as shown hereon.
- See Record of Survey, Instrument #_____ for survey record data and boundary resolution.
- See Record of Survey, Instrument #_____ for Boundary Line Adjustments between Juscen and Fereday prior to this platting.
- Right-of-Way Easement, Instrument #240872 provides for a buried power cable to be "placed as close as feasible to the north line of the North Line of the NE1/4 NW1/4 SE1/4, Section 9 Township 39 North, Range 5 West, BM."
- Interior monuments to be set by October 1st, 2026.
- All coordinates shown are base on the North American Datum of 1983 (NAD83)

Survey References:

- Deed, Instrument #221549, Book 150 of Deeds, Page 276-277, Hall to Highway District No 2.
- Moser Estates Third Addition, Instrument #390760, by L. Hodge, PE/LS #3003.
- Moser Estates Fourth Addition, Instrument #391351, by L. Hodge, PE/LS #3003.
- Record of Survey, Instrument #410232, by L. Hodge, PE/LS #3003
- Deed of Dedication, Instrument #412761, Moser Land Trust to City of Moscow.
- Warranty Deed, Instrument #456668, Jarret to Hill.
- Warranty Deed, Instrument #478091 Jung to Sheldon & Branc.
- Quitclaim Deed, Instrument #480654, Michael R. Fereday & Jennifer D. Fereday to Michael R. Fereday & Jennifer R. Fereday.
- Rolling Hills 7th Addition, Instrument #500535, by L. Hodge, PE/LS#3003.
- Quitclaim Deed, Instrument #538776, McMurkin to Juscen.
- Warranty Deed, Instrument #538808, McMurkin to Lopez.
- Warranty Deed, Instrument #550272, Zasadny to Rhoingans.
- Record of Survey, Instrument #577436, by J. Goeltzche, PLS #9584.
- Record of Survey, Instrument #581645, by D. Priest, PLS #6449.
- Quitclaim Deed, Instrument #605601, Gregory & Carolyn Bohach to Bohach Revocable Living Trust.
- Right of Way Easement, Instrument #611059, Fereday to Avista Corporation.
- Quitclaim Deed, Instrument #611364, Jodi Dial to Sam Dial.
- Quitclaim Deed, Instrument #616270, Wang to D Street Treefarm, LLC.
- Warranty Deed, Instrument #618456, Bruce to Smith & Brennan.
- Warranty Deed, Instrument #629629, Jahns to Victoravitch & Carlyle.
- Corrected Quitclaim Deed, Instrument #632094, K,K,K, & K, LLC to K4, LLC.
- Corrected Quitclaim Deed, Instrument #633285, Hani Land Company, LLC to Hani Development IV, Inc.
- Rolling Hills 10th Addition, Instrument #634835, by T. Wardle, PLS #22509
- Warranty Deed, Instrument #638202, Hani Development IV, Inc to Roby/Frey.
- Quitclaim Deed, Instrument #642095, Fereday to Juscen.

Legend

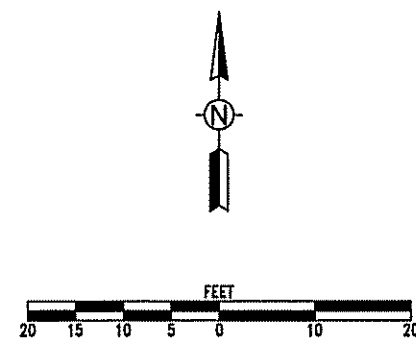
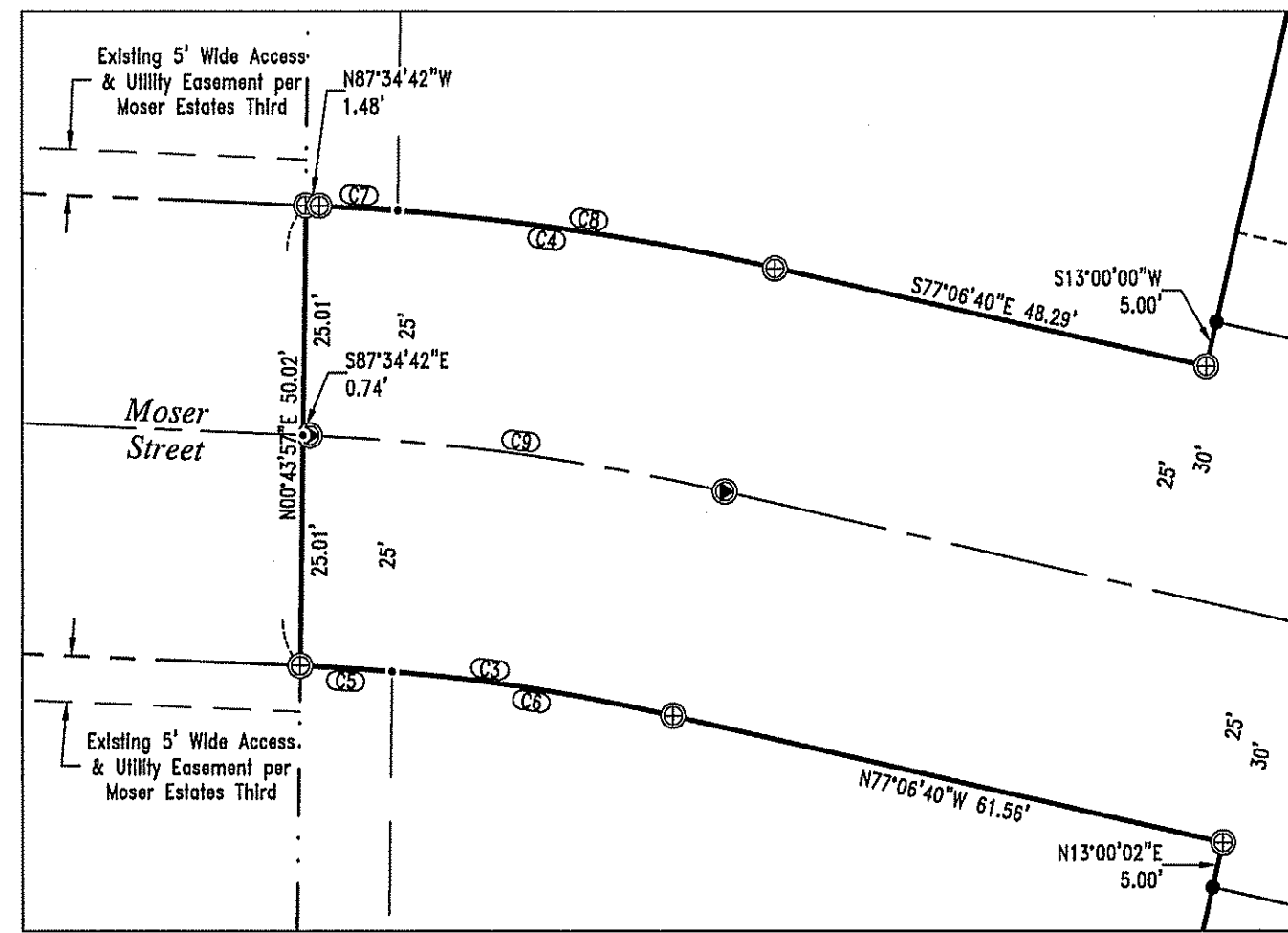
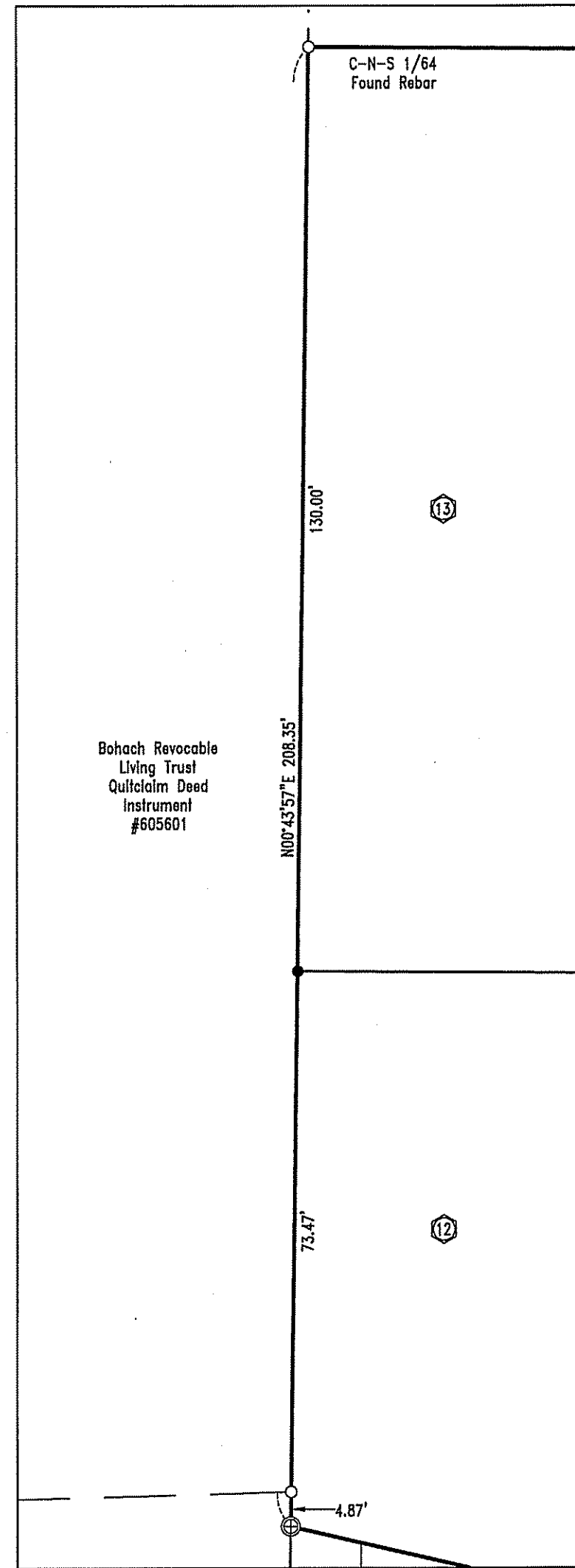
- Found Monument as Described
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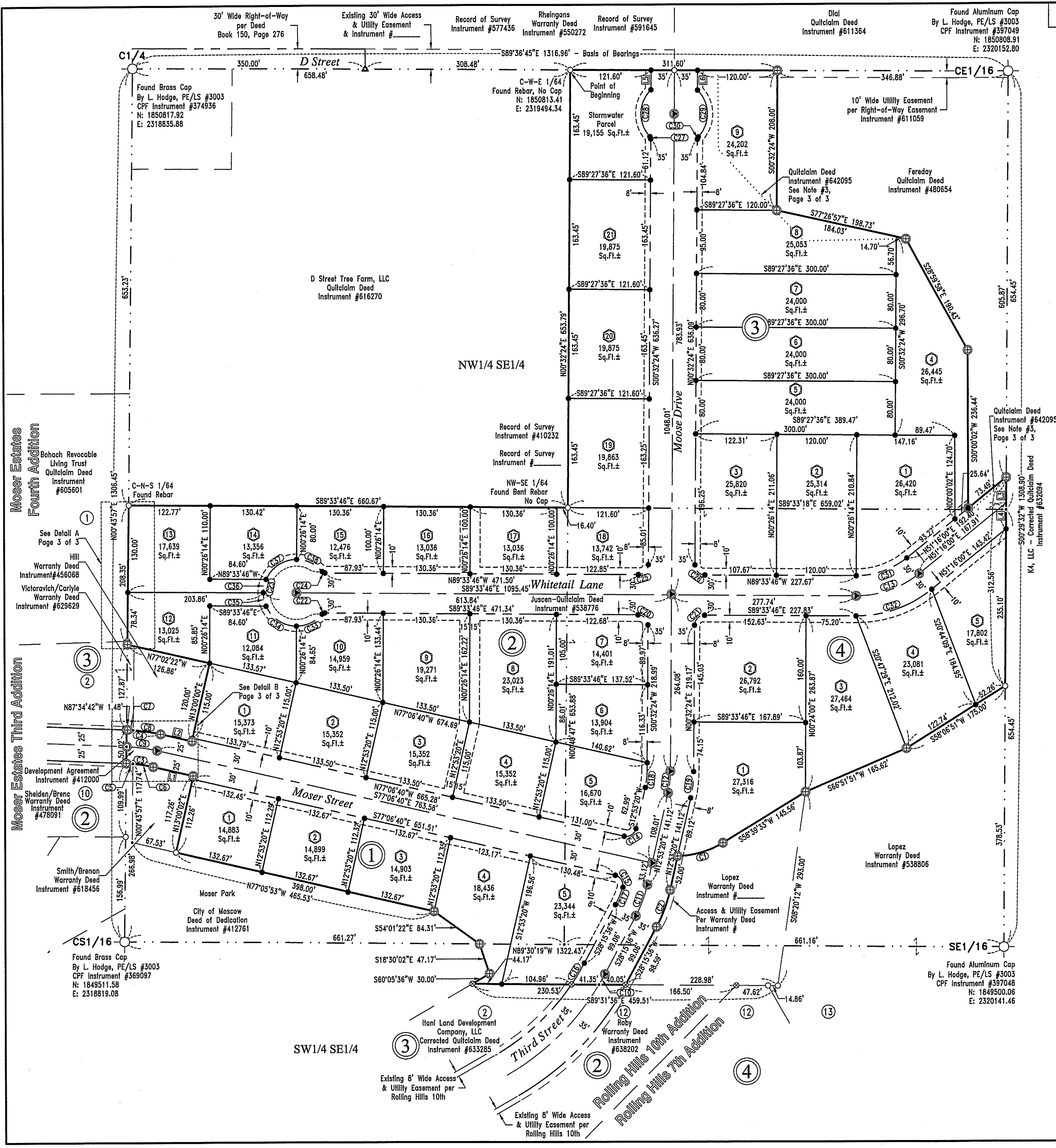
Curve	Length	Delta	Radius	Chord	Chrd Brng
C1	71.81'	30°28'31"	135.00'	70.96'	N73°53'48"E
C2	59.02'	15°22'15"	220.00'	58.84'	S20°34'28"W
C3	41.10'	10°28'02"	225.00'	41.05'	N82°20'41"W
C4	50.24'	10°28'02"	275.00'	50.17'	N82°20'41"W
C5	10.01'	2°33'00"	225.00'	10.01'	N86°18'12"W
C6	31.09'	7°55'02"	225.00'	31.07'	N81°04'11"W
C7	8.56'	1°47'01"	275.00'	8.56'	N86°41'11"W
C8	41.66'	8°41'00"	275.00'	41.64'	N81°27'11"W
C9	45.75'	10°25'00"	251.62'	45.68'	S82°21'11"E
C10	18.21'	2°42'35"	385.00'	18.21'	N29°36'53"E
C11	49.63'	15°22'15"	185.00'	49.48'	N20°34'28"E
C12	32.33'	12°20'56"	150.00'	32.27'	N06°42'52"E
C13	102.55'	39°10'14"	150.00'	100.56'	N70°51'07"E

Curve	Length	Delta	Radius	Chord	Chrd Brng
C14	23.56'	90°00'00"	15.00'	21.21'	S57°53'20"W
C15	24.88'	95°02'59"	15.00'	22.13'	S29°35'10"E
C16	37.55'	6°08'49"	350.00'	37.53'	S31°20'00"W
C17	27.02'	10°19'16"	150.00'	26.98'	S23°05'57"W
C18	24.79'	12°20'56"	115.00'	24.74'	S06°42'52"W
C19	39.87'	12°20'56"	185.00'	39.80'	N06°42'52"E
C20	23.59'	90°06'11"	15.00'	21.23'	S44°30'41"E
C21	23.53'	89°53'49"	15.00'	21.19'	N45°29'19"E
C22	4.41'	50°28'44"	5.00'	4.26'	N65°11'52"E
C23	245.18'	280°57'27"	50.00'	63.64'	S00°26'14"W
C24	4.41'	50°28'44"	5.00'	4.26'	N64°19'25"W
C25	23.53'	89°53'49"	15.00'	21.19'	S45°29'19"W
C26	23.59'	90°06'11"	15.00'	21.23'	N44°30'41"W

Curve	Length	Delta	Radius	Chord	Chrd Brng
C27	3.78'	43°20'30"	5.00'	3.69'	S21°07'51"E
C28	77.59'	88°54'53"	50.00'	70.04'	S01°39'21"W
C29	77.59'	88°54'53"	50.00'	70.04'	N00°34'32"W
C30	3.78'	43°20'30"	5.00'	3.69'	N22°12'40"E
C31	82.04'	39°10'14"	120.00'	80.45'	S70°51'07"W
C32	123.06'	39°10'14"	180.00'	120.68'	N70°51'07"E
C33	44.05'	50°28'44"	50.00'	42.64'	N65°11'52"E
C34	57.96'	66°25'19"	50.00'	54.77'	S56°21'07"E
C35	20.58'	23°34'41"	50.00'	20.43'	S11°21'07"E
C36	20.58'	23°34'41"	50.00'	20.43'	S12°13'34"W
C37	57.96'	66°25'19"	50.00'	54.77'	S57°13'34"W
C38	44.05'	50°28'44"	50.00'	42.64'	N64°19'25"W

Line	Bearing	Distance
L1	N77°06'40"W	61.56'
L2	S77°06'40"E	48.29'
L3	N00°29'32"E	38.73'
L4	N00°29'32"E	38.73'
L5	N00°32'24"E	29.20'
L6	N00°32'24"E	29.39'



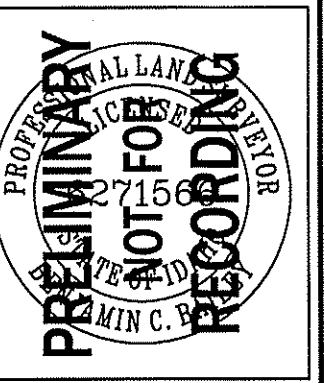


Basis of Bearings
 The Basis of Bearings for this survey is identical to the Idaho Coordinate System, West Zone, MAD 85 as shown between the found northwest corner of the Southeast Quarter of Section 9 and the found northeast corner of the Northwest Quarter of said Southeast Quarter, said bearing being S89°36'45"E.

- Legend**
- Found Monument as Described
 - Set 5/8" Diameter Rebar w/Aluminum Cap Stamped "Hodge PLS 6271566" - See Note 5, Page 3 of 3
 - ⊕ Set 5/8" Diameter Rebar w/Aluminum Cap Stamped "Hodge PLS 6271566" in Monument Case and Cover Per City of Moscow MSCD-20000.201
 - ⊖ Found 5/8" Diameter Rebar w/Aluminum Cap Stamped "Hodge PLS 6271566"
 - ⊙ Found 1/2" Diameter Rebar w/Plastic Cap Stamped "Easement PLS 6271566"
 - ⊗ Found 5/8" Diameter Rebar w/Aluminum Cap Stamped "Rim Rock PLS 17534"
 - ⊘ Found 5/8" Diameter Rebar w/Plastic Cap Stamped "Hodge 3003" or as Described
 - Calculated Position
 - Line Data - See Line Table, Page 3 of 3
 - Curve Data - See Curve Table, Page 3 of 3
 - ① Block Number
 - ② Lot Number - This Platting
 - ③ Lot Number - Other Plats
 - Plat Boundary Line
 - Lot line - This Platting
 - Boundary Adjustment Per Record of Survey Instrument #_____, See Note 3, Page 3 of 3
 - Adjacent Parcel Boundary Line
 - Section Subdivision Line
 - Centerline
 - Right-of-Way
 - Access and Utility Easement - This Platting
 - Existing Easement - as Described

P.O. Box 8728
 1000 N. Main Street
 Moscow, Idaho 83843
 (208) 882-3520

Hodge & Associates, Inc.
 Surveyors - Planners - Landscape Architects



Pine View Addition
 to the City of Moscow, Latah County, Idaho
 Joseph F. Jusen and Pamela J. Persoon-Jusen

Drafted by:	SW
Checked by:	MED
File Name:	4410 plat.dwg
Tab:	Layout
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