

Riser Creek Marina

Record of Survey

1036739

56N-1E-1

Pg 1 of 2

RECORD OF SURVEY

A PARCEL OF LAND LYING IN A PORTION OF GOVERNMENT LOT 6,
SECTION 1, T56N., R.1E., B.M.
BONNER COUNTY, ID

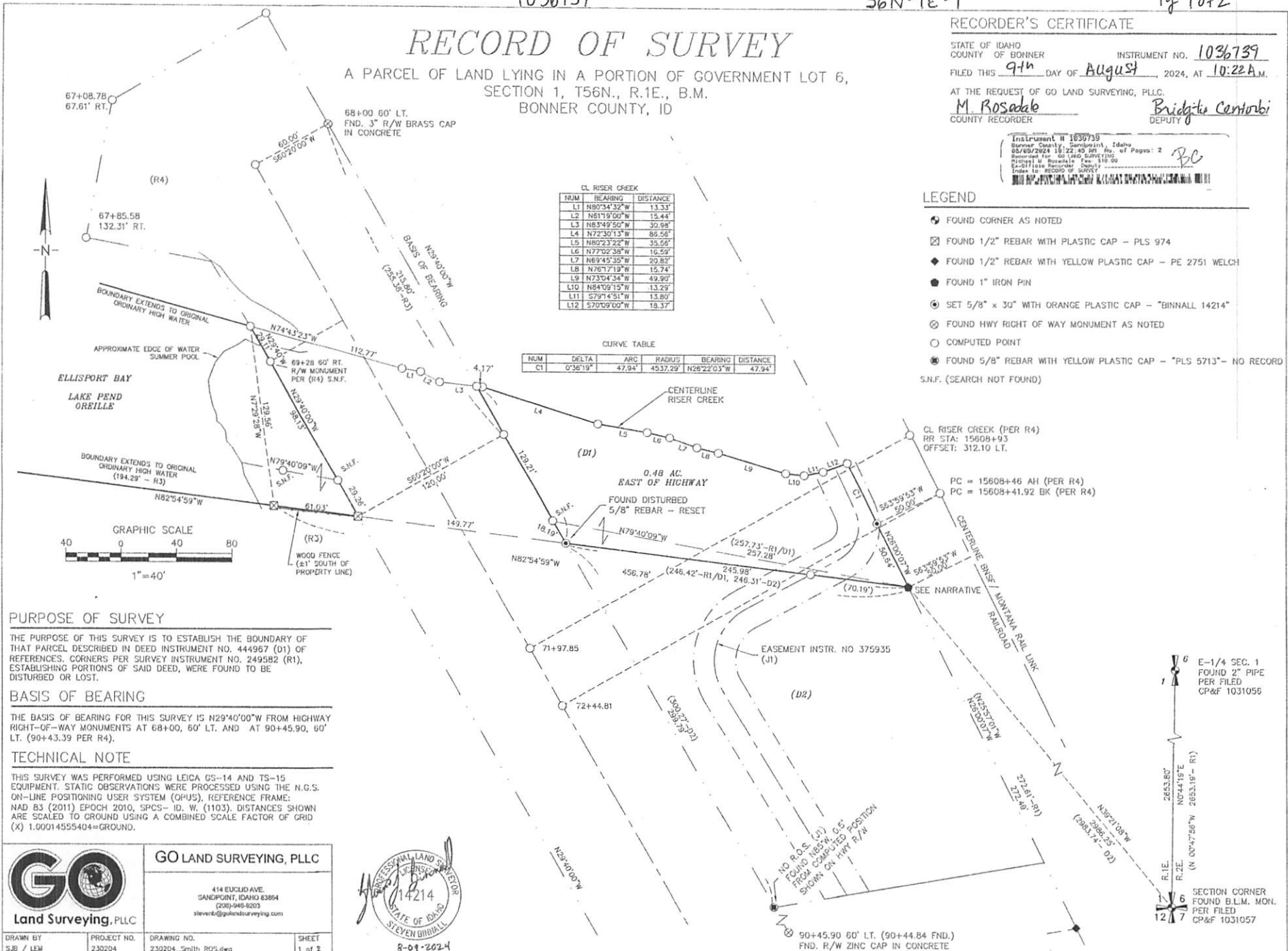
RECORDER'S CERTIFICATE

STATE OF IDAHO
COUNTY OF BONNER INSTRUMENT NO. 1036739
FILED THIS 9th DAY OF August, 2024, AT 10:22 A.M.
AT THE REQUEST OF GO LAND SURVEYING, PLLC.
M. Rosado Bridgette Cantorbi
COUNTY RECORDER DEPUTY

Instrument N 1036739
Bonner County, Sandpoint, Idaho
Recorded for \$1,140.00
Recorded in Bonner County, Idaho
Book 1036739, Page 1
Index to RECORD OF SURVEY
BOOK 1036739, PAGE 1

LEGEND

- FOUND CORNER AS NOTED
 - ☒ FOUND 1/2" REBAR WITH PLASTIC CAP - PLS 974
 - ◆ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP - PE 2751 WELCH
 - FOUND 1" IRON PIN
 - ◎ SET 5/8" x 30" WITH ORANGE PLASTIC CAP - "BINNALL 14214"
 - ⊗ FOUND HWY RIGHT OF WAY MONUMENT AS NOTED
 - COMPUTED POINT
 - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP - "PLS 5713" - NO RECORD
- S.N.F. (SEARCH NOT FOUND)



1036739

56N-1E-1

Pg 2 of 2

RECORD OF SURVEY

A PARCEL OF LAND LYING IN A PORTION OF GOVERNMENT LOT 6,
SECTION 1, T56N., R1E., B.M.
BONNER COUNTY, ID

RECORDER'S CERTIFICATE

Instrument # 1036739
Recorded on 10/22/2024 at 10:22 AM
Page: 2
Surveyor: Steven J. Binnall
State of Idaho
Professional Land Surveyor
No. 4214
Expiry Date: 12/31/2025

SURVEYOR'S NARRATIVE

THE LEGAL DESCRIPTION PER DEED TO TRUST INSTRUMENT NO. 444967 EXHIBIT B, DESCRIBES THREE SEPARATE PARCELS, THE FIRST OF WHICH CAN BE TRACED TO WARRANTY DEED INSTRUMENT NO. 137025 AND IS BOUND BY THE CENTER LINE OF RISER CREEK, WEST OF THE NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY AND NORTH OF A LINE RUNNING NORTH 80° WEST, 487 FEET MORE OR LESS, FROM A POINT DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1 THENCE WEST 814 FEET TO THE WEST LINE (TRACK) OF SAID RAILWAY AND FOLLOWING THE WEST LINE (TRACK) 2607 FEET TO A POINT WHICH IS 124 FEET SOUTHEAST OF THE CARTER CREEK BR. (RISER CREEK) ON THE NORTHERN PACIFIC RAILROAD; THENCE NORTH 80° WEST FROM SAID POINT 50 FEET TO THE WEST RIGHT OF WAY, THE PLACE OF BEGINNING, THE VESTING DEED THEN EXCEPTS THAT PORTION DEEDED TO THE STATE OF IDAHO BY WARRANTY DEED DATED MARCH 19, 1965, AND RECORDED APRIL 12, 1965 AS DOCUMENT NO. 100141 IN BOOK 116 OF DEEDS, PAGE 26, RECORDS OF BONNER COUNTY, IDAHO.

THE NEXT TWO TRACTS ARE SEPARATED BY HIGHWAY 2, WITH A DESCRIPTION COMMENCING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 6, AS PARTIALLY SHOWN IN RECORD OF SURVEY INSTRUMENT NO. 249582 (R1) BY PLS 2751. THE SOUTH LINE OF THE PORTION WEST OF THE HIGHWAY BEING MARKED ON THE GROUND IN RECORD OF SURVEY INSTRUMENT NO. 505028 (R3), BY PLS 974.

BURLINGTON NORTHERN CO. "NOT RELEASING RECORDS OF THIS AREA AT THIS TIME." THE RAILROAD IS SHOWN HEREIN FOR THE 2012 RECORD OF SURVEY FOR "HIGHWAY 200 FROM DELTA VIEW TO MOSQUITO CREEK" (R4), SUPPORTED BY RIGHT OF WAY AND TRACK MAPS FOR THE NORTHERN PACIFIC RAILROAD-IDAHO DIV-MAIN LINE, DARNIEL TO HAUSER DAIRY, WHICH SHOWS A 50' ROW WIDTH, WEST OF THE DESCRIBED CENTERLINE AT STATION 15578+14.1 PC AND A 49' FOOT RIGHT-OF-WAY, WEST OF CENTERLINE AT 15608+46 PC.

RECORD OF SURVEY INSTRUMENT NO. 249582 (R1) ESTABLISHES THE SOUTHEAST CORNER, "THE BEGINNING POINT" OF SAID PARCEL WITH RESPECT TO THE WEST RIGHT-OF-WAY OF OLD N.P.R.R. GRADE AND THE BURLINGTON NORTHERN RIGHT-OF-WAY. THE RECORD OF SURVEY HAS NO LEGEND. AT THE POSITION DESCRIBED A 1-INCH REBAR IS FOUND.

WARRANTY DEED INSTRUMENT NO. 985065 (D2) CONVEYS THE SOUTH ADJACENT PARCEL, EAST OF THE HIGHWAY, BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE NORTHERN PACIFIC RAILWAY WHICH IS NORTH 39°42'10" WEST A DISTANCE OF 2983.74 FEET FROM THE SOUTHEAST CORNER OF SECTION 1. LEGAL DESCRIPTION CALLS INDICATE THAT THE PARCEL WAS SURVEYED INDEPENDENTLY OF THE RECORD BY PLS 2751 (R1).

JUDGMENT INSTRUMENT NO. 375935 (1990) GRANTS A ROAD EASEMENT, 15 FEET EACH SIDE OF A DESCRIBED CENTERLINE, TO THAT PORTION OF GOVERNMENT LOTS 5 & 6 IN SECTION 1, T56N WEST OF THE NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY, EAST OF US HIGHWAY 10-A (200), AND NORTH OF THE CENTERLINE OF RISER CREEK, COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, THENCE NORTH 39°17'33" WEST A DISTANCE OF 2985.95 FEET TO AN EXISTING 3/4" IRON ROD (FOUND 1" IRON ROD) ON THE WESTERLY RIGHT-OF-WAY LINE OF THE MONTANA RAIL LINK RAILROAD.

THE SECTION BREAKDOWN PER (R1) IS COMPUTED PER THE COMMON TIE TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1.

THERE WAS NO ATTEMPT MADE TO SHOW PHYSICAL FEATURES OF THE PROPERTY, OR SHOW ANY RECORDED OR NON-RECORDED EASEMENTS, EXCEPT AS SHOWN HEREIN.

REFERENCES

- (R1) RECORD OF SURVEY INSTR. NO. 249582, BY PLS 2751 (1981)
- (R2) RECORD OF SURVEY INSTR. NO. 368190, BY PLS 5576 (1989)
- (R3) RECORD OF SURVEY INSTR. NO. 505028, BY PLS 974 (1997)
- (R4) RECORD OF SURVEY INSTR. NO. 623870, BY PLS 5087 (2012)
- (R5) RECORD OF SURVEY INSTR. NO. 823910, BY PLS 5087 (2012)
- (D1) TRUST DEED INSTR. NO. 444967
- (D2) WARRANTY DEED INSTR. NO. 985065
- (J1) JUDGEMENT CASE NO. 25490 FILED AS INSTR. NO. 375935 (1990)



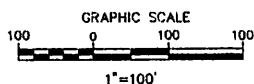
GO LAND SURVEYING, PLLC

414 EUCALYPT AVE
SANDPOINT, IDAHO 83864
(208) 948-0203
stevenb@goandsurveying.com

DRAWN BY: SJB / LEM PROJECT NO: 230204 DRAWING NO: 230204-Smith NOS.dwg SHEET: 2 of 2

LEGEND

- FOUND CORNER AS NOTED
- ⊠ FOUND 1/2" REBAR WITH PLASTIC CAP - PLS 974
- ◆ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP - PE 2751 WELCH
- FOUND 1" IRON PIN
- ⊙ SET 5/8" x 30" WITH ORANGE PLASTIC CAP - "BINNALL 14214"
- ⊗ FOUND HWY RIGHT OF WAY MONUMENT AS NOTED
- COMPUTED POINT



SURVEYOR'S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 4214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF CURTIS SMITH.

8-09-2024

