

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Blue-line Collective Report Memorandum

To: Black Rail Ridge LLC, Wes Mendenhall

From: Rob Winningham, Planner

Date: February 27, 2024

Subject: Blue-line review for MLD0003-24: NOBLE ESTATES

Attached are the comments from various agencies that have completed the preliminary review of the referenced plat.

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **Lance Miller**.

Please submit payment of **\$308.14** covering the County Surveyor's fee of for the review of the plat and the fee for a conformed copy. Please make checks payable to Bonner County Planning Department.

WHEN THE FINAL PLAT MYLAR IS SUBMITTED, THE FOLLOWING MUST BE COMPLETED:

- | | |
|--|---|
| ✓ All plat corrections. | ✓ Letters of approval for roads, water, sewer, or any other conditions or improvements required for the plat. |
| ✓ Endorsement by the County Treasurer of the Treasurer's certificate. All taxes must be paid in full for entire current tax year, both June and December, to obtain the Treasurer's endorsement. | ✓ All conditions of approval must be met. |
| ✓ County surveyor fee paid to the Bonner County Planning Department. | ✓ Endorsement of owner's certificate and acknowledgments, project surveyor certificate and all lienholder certificates and acknowledgments. |
-

REMEMBER TO RETURN CORRECTED BLUE-LINE WITH MYLARS.

Please contact the Bonner County Planning Department if you have any questions regarding this plat or the review process.

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Blueline Review Routing Form

Plat Name: Nobles Estates		File No: MLD0003-24
Received by: Rob Winningham, Planner	Received from: Lance Miller	Date Received: 1/31/2024

Blueline Review

Completed	Date	Initial	Department/ Office
X	2/28/24	RW	Bonner County Planning Department
X	2/1/2024	AB	Assessor's Office
X	2-1-24	MM	Bonner County Road & Bridge Department
Comment	1/31/24	MC	GIS Department
X	2/10/24	TLAG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0003-24

DATE OF REPORT: 2/27/2024

APPLICANT: Black Rail Ridge LLC,
Wes Mendenhall

PARCEL #: RP59N01W107051A

SUBDIVISION NAME/LOTS: Noble Estates

SUMMARY OF PROPOSAL:

The applicant is proposing to divide one (1) 19.96-acre parcel into four (4) 4.99-acre lots.

THE APPLICATION IS consistent, subject to conditions, with Bonner County Revised Code as evidenced in the record submitted up to the time the staff report was prepared, with the addition of findings and conditions listed in this staff report, subject to the conclusions required by BCRC.

CONDITIONS OF APPROVAL:

1. A final plat shall be recorded.
2. The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
3. All county setbacks shall be met. Per BCRC 12-411(Setbacks) The buildings do not need to be on plat. A separate site plan showing existing structures and their setbacks to the proposed property lines and road needs to be submitted to ensure compliant setbacks will be maintained.
4. Per 12-646 (G): All streets shall bear the street or road name as it appears on the official road name list. Please obtain a road name from GIS and update the plat.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? Yes: Rural 5 (R-5)

12-660 (D) (2) (f) Site area minimum:

Yes

Urban services:

No

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:	N/A	In an area of City impact:	No
12-660 (D) (2) (a) Alignment with existing/planned roads/easements:	Yes	12-621 Depth to width/ Angle of intersection:	Yes
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	Yes	12-622 Submerged Lands:	N/A
12-626.A Environmental Features:	N/A		

FINDINGS:

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are zoned Rural 5 (R-5).
3. The proposed lots are served by individual well, individual septic, Northside Fire District and Northern Lights, Inc. and Bonner School #84
4. Access is via a proposed 60' ingress, egress and utility easement.
5. The proposed lots do not contain mapped slopes in excess of 30% per USGS.
6. The proposed lots do not contain wetlands per NWI.
7. The parcels do not contain frontage on a river, stream or lake per NHD.
8. Parcel is within SFHA Zone X per FIRM Panel Number 16017C0505E, Effective Date 11/18/2009. No further floodplain review is required on this proposal.

NOTICE OF ADMINISTRATIVE DECISION:

Planning Director has determined that the above-cited application is in accord with Section 12-661, Bonner County Revised Code, as set forth in the findings and conclusions contained herein. This determination may be appealed to the Board of County Commissioners by notifying the Planning Director in writing of the intent to appeal within ten (10) working days from the date of the determination. Upon receipt of an appeal, the Planning Director will schedule a meeting with the Board within ten (10) working days to hear the appeal and will provide written notice to the appellant of the time and place of the meeting. The Planning Director and appellant will be provided an opportunity to present the relevant issues to the Board at that meeting. The Board's decision shall be final and further recourse of the appellant shall be to the Courts as provided by law. If no appeal is filed, the Planning Director's decision will be deemed effective.

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (Idaho Code §67-6535(c)).

Sincerely,

Planning Department

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Blueline Review Letter

February 27, 2024

Lance Miller
PO Box 2523
Sandpoint, ID 83864

SUBJECT: MLD0003-24: NOBLE ESTATES

Dear Project Representative,

The above referenced project has been reviewed. The following conditions should be addressed:

- Submit the fee for the County Surveyor and the Recorder.
- Submit the digital file (.dwg format) for the Final Plat at time of Mylar submittal.
- Complete the corrections and additions included with the blue-line review attached with this letter.
 - Planning
 - See Conditions on Planning Department's Administrative Staff Report/ Decision Letter.
 - Floodplain
 - Parcel is within SFHA Zone X per FIRM Panel Number 16017C0505E, Effective Date 11/18/2009. No further floodplain review is required on this proposal. Energov.
 - Assessors
 - See letter from Assessor.
 - GIS
 - See letter from GIS.
 - County Surveyor
 - See letter from County Surveyor.
 - Road and Bridge
 - See comments on plat.

Thank you for your submittal and the opportunity to review.

Sincerely,

Rob Winningham
Planner



Bonner County Geographic Information Systems

1500 Highway 2 Suite 115 • Sandpoint, ID 83864 • Phone: (208) 255-3630 ext. 1469

E-mail: gisgroup@bonnercountyid.gov

Wednesday, January 31, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – NOBLE ESTATES (MLD0003-24)**
SECTION 10, TOWNSHIP 59N, RANGE 1W

To Whom It May Concern:

The proposed 60' easement will require an approved road name. To reserve an approved road name, the applicant can contact the GIS Department for the appropriate paperwork or download it from GIS Department website. An approved road name should be reflected on the final plat.

Sincerely,

Michael Bolling
Director, GIS
Bonner County, ID
1500 Highway 2 Suite 115 Sandpoint, ID 83864
Website: <https://www.bonnercountyid.gov/departments/GIS/gis>



Office of
Dennis Engelhardt
Bonner County Assessor

1500 Hwy 2, Suite 205
Sandpoint, ID 83864
Phone 208-265-1440

[www.bonnercountyid.gov/departments/
Assessor](http://www.bonnercountyid.gov/departments/Assessor)

February 1, 2024

Bonner County Planning Dept
NOBLE ESTATES
MLD0003-24
SECTION 10, TOWNSHIP 59 NORTH, RANGE 1 WEST
RP59N01W104801A

To whom this may concern:

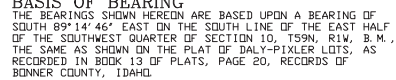
I have reviewed the Owners' Certificate of the above named plat and did not find any obvious errors with the ownership.

Please verify ownership again when this plat goes to mylar.

Thank you,

Andrea Ballard
GIS Technician
Bonner County GIS
208-265-1469
landrecords@bonnercountyid.gov

LOCATED IN A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 59 NORTH,
RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.



PAGE 1 OF 2

Summary of Comments on MLD0003-24 Preliminary Plat.pdf

Page: 1

 Number: 1 Author: Monica Carash Date: 1/31/2024 4:37:54 PM
Road Name required



NOBLE ESTATES

LOCATED IN A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 59 NORTH,
RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 10, T. 59 N., R. 1 W., B.M., BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS 9TH DAY OF JANUARY, 2024.

James G. Miller
LICENSED SURVEYOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF NOBLE ESTATES AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS _____ DAY OF _____, 20____.

BONNER COUNTY SURVEYOR

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20____.

DATED THIS _____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS' OF BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS _____ DAY OF _____, 20____.

BONNER COUNTY PLANNING DIRECTOR

SANITARY RESTRICTION:

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF PLATS AT PAGE _____

AT THE REQUEST OF _____.

BONNER COUNTY RECORDER

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT BLACK RAIL RIDGE LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS NOBLE ESTATES, LOCATED IN A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10; THENCE NORTH 0°47'10" EAST ALONG THE EAST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF ELMIRA ROAD, A COUNTY ROAD, SAID POINT BEING THE INITIAL POINT; THENCE CONTINUING NORTH 0°47'10" EAST ALONG SAID EAST LINE A DISTANCE OF 654.59 FEET; THENCE LEAVING SAID EAST LINE NORTH 89°14'46" WEST PARALLEL TO THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER A DISTANCE OF 1328.08 FEET TO A POINT ON THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 0°48'55" WEST ALONG SAID WEST LINE A DISTANCE OF 654.59 FEET TO A POINT ON SAID NORTH RIGHT OF WAY OF ELMIRA ROAD; THENCE SOUTH 89°14'46" EAST ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 1328.42 FEET TO THE INITIAL POINT.

THE 60 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES SHOWN ON PAGE 1 OF THIS PLAT IS HEREBY GRANTED TO THE OWNERS OF LOTS 1-4 OF THIS PLAT AND TO THE NORTH ADJOINER PROPERTY.

WESLEY MENDENHALL
MANAGING MEMBER
BLACK RAIL RIDGE LLC

PLAT NOTES

1. > WATER SERVICE FOR THESE LOTS WILL BE PROVIDED BY INDIVIDUAL WELLS.
2. > SEWAGE DISPOSAL FOR THESE LOTS WILL BE PROVIDED BY SEPTIC TANK AND DRAINFIELD.

ACKNOWLEDGEMENT

STATE OF _____ ss
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME PERSONALLY APPEARED WESLEY MENDENHALL, KNOWN TO ME OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF BLACK RAIL RIDGE LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS SUCH MANAGING MEMBER.

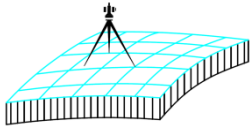
NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

This page contains no comments



GLAHE & ASSOCIATES, INC. Professional Land Surveyors

303 Church St.
P.O. Box 1863
Sandpoint, ID 83864

Phone: (208) 265-4474
Fax: (208) 265-0675
E-mail: manager@glaheinc.com
Website: www.glaheinc.com

February 10, 2024

Bonner County Planning Dept.
1500 Hwy. 2, Suite 208
Sandpoint, ID 83864

Re: Plat Review – MLD0003-24 - Noble Estates

Dear Planning Dept.,

I have examined the above-mentioned plat and find the following corrections or additions to be made:

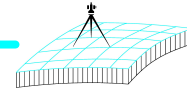
- 1) The Center $\frac{1}{4}$ Corner of section 10 needs a CP&F cited.
- 2) No existing easements are shown. If any exist, based on the title work, please ensure they are shown, if possible.

When these items have been addressed, the plat should be ready for signature.

Sincerely,

Joel L. Andring, PLS

303 Church St.
P.O. Box 1863
Sandpoint, ID 83864



Fax: (208) 265-4474

Website: www.glaheinc.com

Invoice #	14109
-----------	-------

Miller

Date _____

2/2/2024

Project / Job #

24-001J Review MLD0003-24 - Noble Estates

Please submit payment by: 2/2/2024

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0003-24 - Noble Estates	



Retainer / Credits:	\$0.00
Invoice Amount:	\$308.14
Job Total Balance Due:	\$308.14

THANK YOU FOR YOUR BUSINESS

ALL INVOICES ARE DUE UPON RECEIPT

BILLS 30 DAYS PAST DUE WILL BE SUBJECT TO A LATE CHARGE OF 1.5% PER MONTH OR AN ANNUAL PERCENTAGE OF 18%

A 3% FEE WILL BE CHARGED ON CREDIT CARD PAYMENTS OVER \$250.00

LOCATED IN A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 59 NORTH,
RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.





NOBLE ESTATES

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WESLEY MENDENHALL
MANAGING MEMBER
BLACK RAIL RIDGE LLC

PLAT NOTES

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- 2.) SEWAGE DISPOSAL FOR THESE LOTS WILL BE PROVIDED BY SEPTIC TANK AND DRAINFIELD.

ACKNOWLEDGEMENT

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COUNTY OF

ON THIS DAY OF , IN THE YEAR OF , BEFORE ME PERSONALLY APPEARED WESLEY MENDENHALL, KNOWN TO ME OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF BLACK RAIL RIDGE LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS SUCH MANAGING MEMBER.

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

NOTARY PUBLIC

Noble Estates Pg. 1

Job ID : ELM
 Job name : WES MENDENHALL - ELMIRA PROJECT 2024
 Description : SEC 10, T59N, R1W

Date printed: 01/11/24 8:54am

Initial parcel		BOUNDARY	North	East
Point	Bearing	Distance		
53			20025.720	20653.539
57	N0047'10"E	654.589	20680.247	20662.519
56	N89014'46"W	1328.084	20697.724	19334.550
54	S0048'55"W	654.589	20043.201	19325.236
53	S89014'46"E	1328.417	20025.720	20653.539

Area: 19.9600 acres
 Lot misclose: no misclose

Initial parcel		LOT 1	North	East
Point	Bearing	Distance		
55			20034.460	19989.387
112	N0048'02"E	327.294	20361.723	19993.961
111	N89014'46"W	664.125	20370.462	19329.893
54	S0048'55"W	327.294	20043.201	19325.236
55	S89014'46"E	664.209	20034.460	19989.387

Area: 4.9903 acres
 Lot misclose: no misclose

Initial parcel		LOT 2	North	East
Point	Bearing	Distance		
53			20025.720	20653.539
110	N0047'10"E	327.294	20352.983	20658.029
112	N89014'46"W	664.125	20361.723	19993.961
55	S0048'02"W	327.294	20034.460	19989.387
53	S89014'46"E	664.209	20025.720	20653.539

Area: 4.9903 acres
 Lot misclose: no misclose

Initial parcel		LOT 3	North	East
Point	Bearing	Distance		
110			20352.983	20658.029
57	N0047'10"E	327.294	20680.247	20662.519
58	N89014'46"W	664.042	20688.985	19998.535
112	S0048'03"W	327.294	20361.723	19993.961
110	S89014'46"E	664.125	20352.983	20658.029

Area: 4.9897 acres
 Lot misclose: no misclose

PAGE 2

Initial parcel

Point	Bearing
110	
57	N0047'10"E
58	N89014'46"W
112	S0048'03"W
110	S89014'46"E

LOT 4

Distance
327.294
664.042
327.294
664.125

North	East
20352.983	20658.029
20680.247	20662.519
20688.985	19998.535
20361.723	19993.961
20352.983	20658.029

Area: 4.9897 acres

Lot misclose: no misclose