

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

June 17, 2024

Lance Miller

SUBJECT: MLD0022-24 Lil Rains Ranch

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
 - JRJ, 4.30.2024: Parcel is within SFHA Zone X FIRM Panel Number 16017C0710E, Effective Date 11/18/2009 & FIRM Panel Number 16017C0730E, Effective Date 11/18/2009.
 - No further floodplain review is required on this proposal.
 - 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,

Tyson Lewis
Planner II

Bonner County Planning Department

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Blueline Review Routing Form

Plat Name: Lil Rains Ranch		File No: MLD0022-24
Received by: Tyson Lewis, Planner II	Received from: Lance Miller	Date Received: 04/30/2024

Blueline Review

Completed	Date	Initial	Department/ Office
x	6/17/24	TL	Bonner County Planning Department
x	5/1/2024	AB	Assessor's Office
Comment	5-1-24	MM	Bonner County Road & Bridge Department
Road Name required	4/30/2024	MC	GIS Department
X	5/16/24		County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0022-24

DATE OF REPORT: 6/17/2024

APPLICANT: Richard Rains

PARCEL #: RP58N01W326350A

SUBDIVISION NAME/LOTS: Lil Rains Ranch

SUMMARY OF PROPOSAL:

The applicant is requesting to divide (1) 20-acre parcel into (2) 10-acre platted lots.

THE APPLICATION 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 subject to the conclusions required by BCRC.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? **Yes** **Agricultural/Forestry 10 (A/F-10)**

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

Yes

Urban services:

N/A

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District

No

In an area of City impact:

Yes

lift the sanitary restrictions on the property?:

Yes

12-660 (D) (2) (a) Alignment with
existing/planned roads/easements:

Yes

12-621 Depth to width/ Angle of
intersection:

12-622 Submerged Lands:

No

12-660 (D) (2) (g) Not divided by city, county,
zoning, or public R-O-W boundaries:

No

12-626.A Environmental Features:

Yes

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 to be served by individual well and individual septic systems.

3. The subject property contains slopes of 30% or greater (USGS).

4. The property contains mapped wetlands (NWS).

5. The property is accessed by a Bonner County Owned ROW Firestone Lane.
6. The lots are to have internal access via a platted easement.
7. Zone Change File ZC0006-23 changed the parent parcel of the subject parcel from AF20-zoning to AF10 zoning.

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.

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



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)

May 1, 2024

Bonner County Planning Dept
LIL RAINS RANCH
MLD0022-24
SECTION 32, TOWNSHIP 58 NORTH, RANGE 1 WEST
RP58N01W326350A

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



Bonner County Geographic Information Systems

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

E-mail: gisgroup@bonnercountyid.gov

Tuesday, April 30, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – LIL RAINS RANCH (MLD0022-24)**
SECTION 32, TOWNSHIP 58N, RANGE 1W

To Whom It May Concern:

The proposed private road 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>



LIL RAINS RANCH

A MINOR LAND DIVISION

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 58 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 32, T. 58 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 22ND DAY OF APRIL, 2024.

Lance G. Miller
LICENSED SURVEYOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF LIL RAINS RANCH 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

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

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

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.

AREA OF CITY IMPACT CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS REVIEWED FOR POTENTIAL IMPACT TO THE CITY OF KOOTENAI.

MAYOR, FOR THE CITY COUNCIL

CITY CLERK

RECORDER'S CERTIFICATE

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

AT THE REQUEST OF _____,

BONNER COUNTY RECORDER

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT RICHARD A. RAINS AND LAURA RAINS, HUSBAND AND WIFE, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS LIL RAINS RANCH, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 32;
THENCE SOUTH 89°36'29" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1325.51 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, SAID POINT BEING THE INITIAL POINT; THENCE NORTH 0°10'48" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 771.09 FEET; THENCE LEAVING SAID EAST LINE SOUTH 89°29'28" WEST A DISTANCE OF 1292.80 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 97°59'04" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 49.81 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 0°01'39" EAST ALONG SAID WEST LINE A DISTANCE OF 57.41 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN GRANT DEED RECORDED AS INSTRUMENT NUMBER 984448, RECORDS OF BONNER COUNTY, IDAHO; THENCE LEAVING SAID WEST LINE SOUTH 41°26'14" EAST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 409.70 FEET; THENCE SOUTH 0°01'39" EAST ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 338.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF FIRESTONE LANE, A COUNTY ROAD; THENCE NORTH 89°36'29" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 189.84 FEET; THENCE 92.02 FEET ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 165.00 FEET (THE CHORD OF WHICH BEARS SOUTH 74°24'56" EAST A DISTANCE OF 90.83 FEET) TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89°36'29" EAST ALONG SAID SOUTH LINE A DISTANCE OF 777.19 FEET TO THE INITIAL POINT.

THE 30 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT SHOWN ON PAGE 1 OF THIS PLAT IS HEREBY GRANTED TO LOTS 1 AND 2 OF THIS PLAT AND TO ADJACENT NORTH AND EAST PARCELS.

RICHARD A. RAINS

LAURA RAINS

WATER AND SEWER SERVICE NOTES:

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

DOCUMENTS AND EASEMENTS OF RECORD:

(AS SHOWN ON FIRST AMERICAN TITLE SUBDIVISION GUARANTEE NUMBER 5010500-0019807E)

1. > AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN DOCUMENT RECORDED APRIL 16, 1936, AS INSTRUMENT NO. 89515, RECORDS OF BONNER COUNTY, IDAHO, PURPOSE: EASEMENT.
2. > AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED OCTOBER 29, 1971 AS INSTRUMENT NO. 136641, RECORDS OF BONNER COUNTY, IDAHO.
3. > AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED NOVEMBER 21, 2003 AS INSTRUMENT NO. 639231, RECORDS OF BONNER COUNTY, IDAHO.
4. > TERMS, CONDITIONS, COVENANTS, EASEMENTS, PROVISIONS, RESTRICTIONS AND/OR RESERVATIONS CONTAINED IN QUITCLAIM DEED RECORDED JANUARY 8, 2008 AS INSTRUMENT NO. 744085, RECORDS OF BONNER COUNTY, IDAHO.
5. > TERMS, CONDITIONS, COVENANTS, EASEMENTS, PROVISIONS, RESTRICTIONS AND/OR RESERVATIONS CONTAINED IN QUITCLAIM DEED RECORDED JANUARY 8, 2008 AS INSTRUMENT NO. 744084, RECORDS OF BONNER COUNTY, IDAHO.

ACKNOWLEDGEMENT

STATE OF _____ ss
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME PERSONALLY APPEARED RICHARD A. RAINS AND LAURA RAINS, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LIL RAINS RANCH

A MINOR LAND DIVISION

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 58 NORTH,
RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

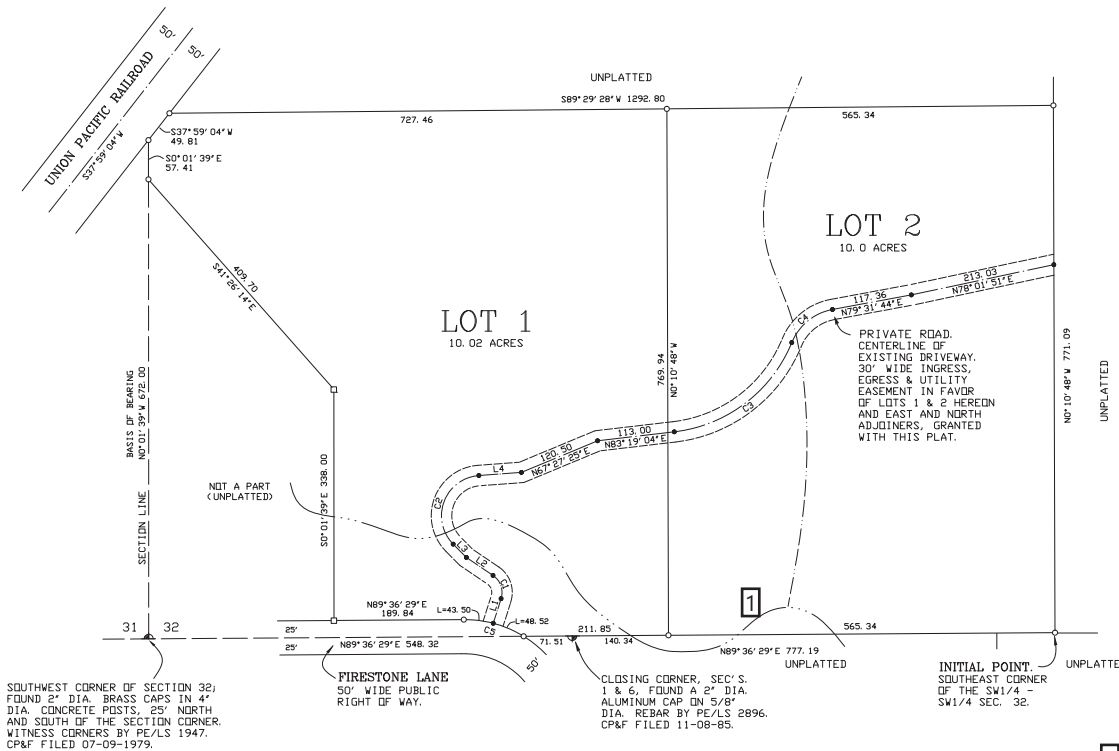


NORTH
SCALE 1" = 100 FEET
TRUE NORTH

100 50 0 100 200

LOT 1
10.02 ACRES

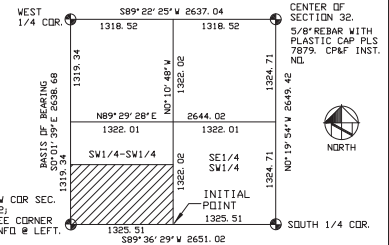
LOT 2
10.0 ACRES



NARRATIVE STATEMENT:

- THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE 20.02 ACRE PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED INST. NO. 1021604 INTO TWO 10 ACRE PARCELS, BY THE BONNER COUNTY MINOR LAND DIVISION PROCESS.
- THE BOUNDARIES OF THE LOTS SHOWN HEREON WERE ESTABLISHED USING TIES TO THE EXTERIOR MONUMENTS OF THE SW 1/4 OF SECTION 32 AND MONUMENTS SET BY PLS 7879 (UNRECORDED SURVEY).
- DOCUMENTS USED IN PERFORMING THIS SURVEY ARE AS FOLLOWS:
 - QUITCLAIM DEED INST. NO. 1021604.
 - QUITCLAIM DEED INST. NO. 744083.
 - GRANT DEED INST. NO. 984448.
 - RECORD OF SURVEY INST. NO. 591985.
 - RECORD OF SURVEY INST. NO. 310666.
 - RECORD OF SURVEY INST. NO. 533480.
 - RECORD OF SURVEY INST. NO. 630556.
- DUE TO ROAD GRADING AND SNOW PLOWING ISSUES THE CENTERLINE OF THE 30 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT WAS NOT MONUMENTED. THE EASEMENT IS CENTERED ON THE EXISTING DRIVEWAY AND IT IS INTENDED THAT THE DRIVEWAY AS PHYSICALLY LOCATED SERVE AS THE MONUMENT ITSELF.

SW QUARTER EXTERIOR CORNER INFO
SOUTH QUARTER CORNER: 2" DIA. ALUMINUM CAP ON 5/8" REBAR BY PE/LS 2896. CP&F FILED 03-08-1985.
WEST QUARTER CORNER: 2" DIA. ALUMINUM CAP ON 5/8" REBAR BY PLS 6107. CP&F INST. NO. 597796.
CENTER OF SECTION 32: 5/8" DIA. REBAR WITH PLASTIC CAP MARKED 'PROVOLT PLS 7879'.
SOUTHWEST CORNER OF SECTION 32: SEE DESCRIPTION AT LOWER LEFT.



SW 1/4 SEC. 32 DETAIL

NOT TO SCALE

LEGEND

- SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED 'PLS 6107'.
- MONUMENTATION AS NOTED.
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED 'PLS 7879'.
- USF&WS WETLAND INV. MAP, FRESHWATER FORESTED/SHRUB WETLAND DESIGNATION.
- USF&WS WETLAND INV. MAP, FRESHWATER EMERGENT WETLAND.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C1	73°39'08"	30.00	38.56	35.96	N19°09'20"W
C2	130°33'15"	59.00	134.44	107.18	N20°34'08"E
C3	61°05'05"	212.34	266.39	215.82	N57°46'31"E
C4	57°17'45"	80.00	80.00	76.71	N50°52'51"E
C5	31°57'10"	165.00	96.02	96.83	S74°24'56"E

LINE TABLE

LINE	DISTANCE	BEARING
L1	37.81	N17°40'14"E
L2	47.07	N55°58'54"W
L3	27.39	N44°42'29"W
L4	62.37	N85°50'45"E



04-22-24

LANCE G. MILLER, P.L.S.
P.O. BOX 2503
SANDPOINT, ID. 83864
(208) 263-1333

BASIS OF BEARING

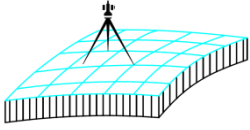
THE BEARINGS SHOWN HEREON ARE BASED UPON BEARINGS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 591985, RECORDS OF BONNER COUNTY, IDAHO.

Summary of Comments on C:\Users\lance\Desktop\Rains - Firestone Lane Rezone\LIL RAINS RANCH MLD 04-21-24 Model (1)

Page: 2

 Number: 1 Author: Monica Carash Date: 4/30/2024 11:07:13 AM
Road Name required

 Number: 2 Author: Matt Mulder Date: 5/1/2024 8:46:51 AM
Specify how the 50ft public ROW for Firestone Lane was established. Instrument number, etc.



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

5/16/22

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

Re: Plat Review –

Dear Planning Dept.,

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

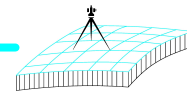
- 1) Confirm aged CP&F info.

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

Sincerely,

Tyson L.A. Glahe, PLS

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



Fax: (208) 265-4474

Website: www.glaheinc.com

Invoice #	14477
-----------	-------

Miller

Date _____

5/22/2024

Project / Job #

24-001AZ Review MLD0022-24 - Lil Rains Ra

Please submit payment by: 5/22/2024

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0022-24 - Lil Rains Ranch	



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

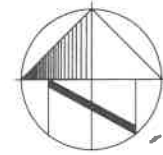
BILLS 30 DAYS PAST DUE WILL BE SUBJECT TO A LATE CHARGE OF 1.5% PER MONTH OR AN ANNUAL PERCENTAGE OF 18%

A 3% FEE WILL BE CHARGED ON CREDIT CARD, PAYPAL & VENMO PAYMENTS
[PAYMENT AMOUNT x 1.03%]

LIL RAINS RANCH

A MINOR LAND DIVISION

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 58 NORTH,
RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.



NORTH
SCALE 1" = 100 FEET
TRUE NORTH

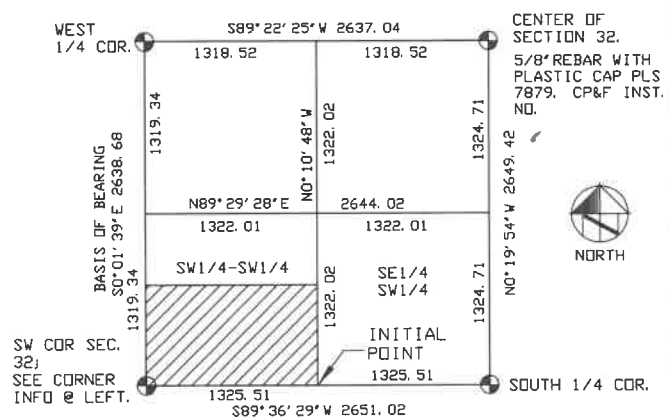
100 50 0 100 200

NARRATIVE STATEMENT:

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ALL IN RECORDS OF BONNER COUNTY, IDAHO.
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WEST QUARTER CORNER: 2" DIA. ALUMINUM CAP ON 5/8" REBAR BY PLS 6107. CP&F INST. NO. 597796.
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SOUTHWEST CORNER OF SECTION 32: SEE DESCRIPTION AT LOWER LEFT.

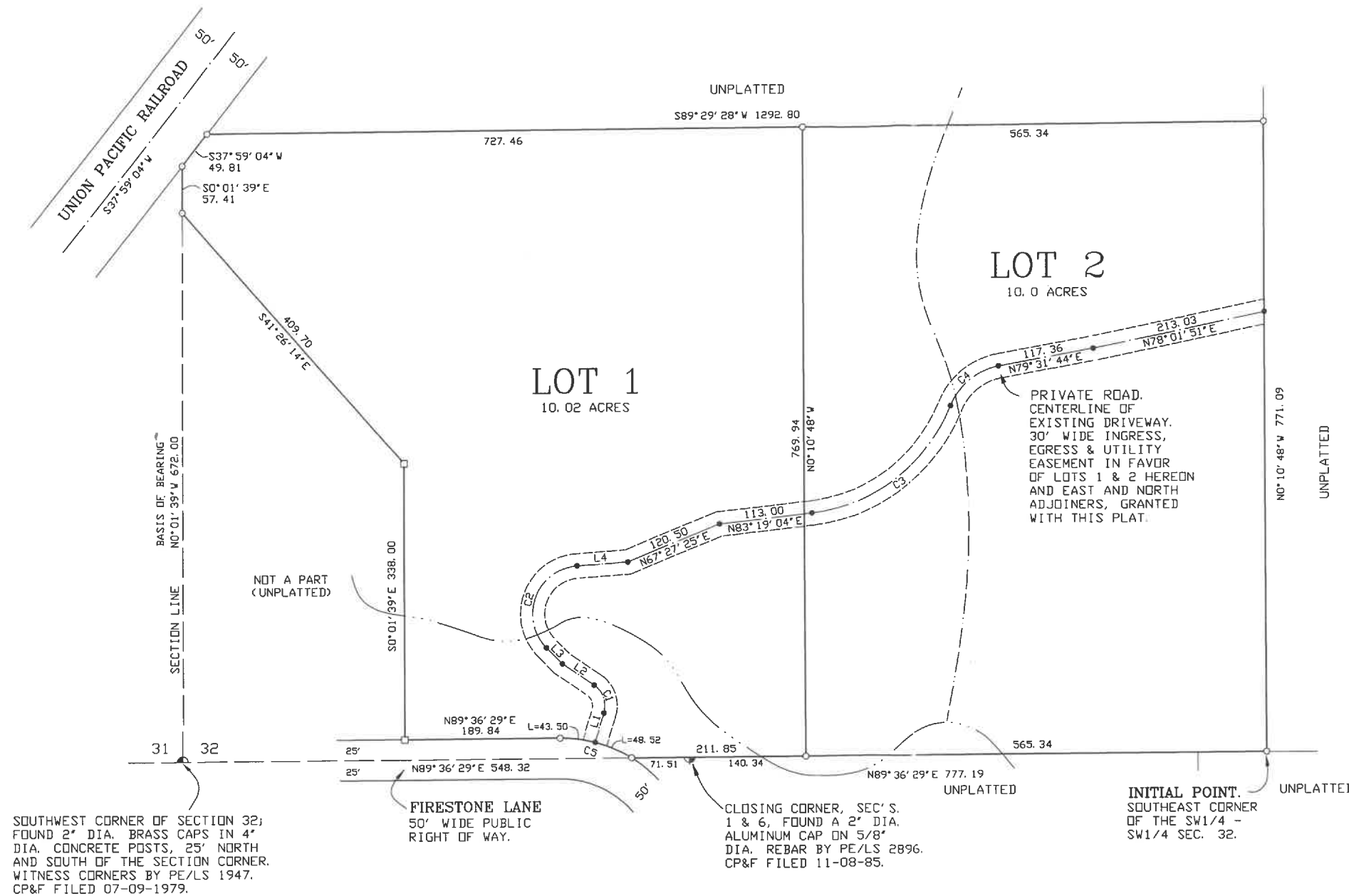


LEGEND

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- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED 'PLS 7879'.
- USF&WS WETLAND INV. MAP, FRESHWATER FORESTED/SHRUB WETLAND DESIGNATION.
- USF&WS WETLAND INV. MAP, FRESHWATER EMERGENT WETLAND.

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON BEARINGS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 591985, RECORDS OF BONNER COUNTY, IDAHO.



SOUTHWEST CORNER OF SECTION 32;
FOUND 2" DIA. BRASS CAPS IN 4"
DIA. CONCRETE POSTS, 25' NORTH
AND SOUTH OF THE SECTION CORNER.
WITNESS CORNERS BY PE/LS 1947.
CP&F FILED 07-09-1979.

FIRESTONE LANE
50' WIDE PUBLIC
RIGHT OF WAY.

CLOSING CORNER, SEC. S.
1 & 6, FOUND A 2" DIA.
ALUMINUM CAP ON 5/8"
DIA. REBAR BY PE/LS 2896.
CP&F FILED 11-08-85.

INITIAL POINT.
SOUTHEAST CORNER
OF THE SW1/4 -
SW1/4 SEC. 32.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C1	73° 39' 08"	30.00	38.56	35.96	N19° 09' 20" W
C2	130° 33' 15"	59.00	134.44	107.18	N20° 34' 08" W
C3	61° 05' 05"	212.34	226.39	215.82	N52° 46' 31" E
C4	57° 17' 45"	80.00	80.00	76.71	N50° 52' 51" E
C5	31° 57' 10"	165.00	92.02	90.83	S74° 24' 56" E

LINE TABLE

LINE	DISTANCE	BEARING
L1	37.81	N17° 40' 14" E
L2	47.07	N55° 58' 54" W
L3	27.39	N44° 42' 29" W
L4	62.37	N85° 50' 45" E

PROFESSIONAL SURVEYOR
STATE OF IDAHO
PLS 6107
LANCE G. MILLER
04-22-24
LANCE G. MILLER, P.L.S.
PO BOX 2523
SANDPOINT, ID. 83864
(208) 263-1533



LIL RAINS RANCH

A MINOR LAND DIVISION

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 58 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 32, T. 58 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 22ND DAY OF APRIL, 2024.

Lance G. Miller
LICENSED SURVEYOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF LIL RAINS RANCH 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

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

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

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.

AREA OF CITY IMPACT CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS REVIEWED FOR POTENTIAL IMPACT TO THE CITY OF KOOTENAI.

MAYOR, FOR THE CITY COUNCIL

CITY CLERK

RECORDER'S CERTIFICATE

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

AT THE REQUEST OF

BONNER COUNTY RECORDER

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT RICHARD A. RAINS AND LAURA RAINS, HUSBAND AND WIFE, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS LIL RAINS RANCH, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE SOUTH 89°36'29" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1325.51 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, SAID POINT BEING THE INITIAL POINT; THENCE NORTH 0°10'48" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 771.09 FEET; THENCE LEAVING SAID EAST LINE SOUTH 89°29'28" WEST A DISTANCE OF 1292.80 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 37°59'04" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 49.81 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 0°01'39" EAST ALONG SAID WEST LINE A DISTANCE OF 57.41 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN GRANT DEED RECORDED AS INSTRUMENT NUMBER 984448, RECORDS OF BONNER COUNTY, IDAHO; THENCE LEAVING SAID WEST LINE, SOUTH 41°26'14" EAST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 409.70 FEET; THENCE SOUTH 0°01'39" EAST ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 338.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF FIRESTONE LANE, A COUNTY ROAD; THENCE NORTH 89°36'29" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 189.84 FEET; THENCE 92.02 FEET ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 165.00 FEET (THE CHORD OF WHICH BEARS SOUTH 74°24'56" EAST A DISTANCE OF 90.83 FEET) TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89°36'29" EAST ALONG SAID SOUTH LINE A DISTANCE OF 777.19 FEET TO THE INITIAL POINT.

THE 30 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT SHOWN ON PAGE 1 OF THIS PLAT IS HEREBY GRANTED TO LOTS 1 AND 2 OF THIS PLAT AND TO ADJACENT NORTH AND EAST PARCELS.

RICHARD A. RAINS

LAURA RAINS

WATER AND SEWER SERVICE NOTES:

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

DOCUMENTS AND EASEMENTS OF RECORD:

(AS SHOWN ON FIRST AMERICAN TITLE SUBDIVISION GUARANTEE NUMBER 5010500-0019807E)

- 1.) AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN DOCUMENT RECORDED APRIL 16, 1936, AS INSTRUMENT NO. 89515, RECORDS OF BONNER COUNTY, IDAHO, PURPOSE: EASEMENT.
- 2.) AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED OCTOBER 29, 1971 AS INSTRUMENT NO. 136641, RECORDS OF BONNER COUNTY, IDAHO.
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- 4.) TERMS, CONDITIONS, COVENANTS, EASEMENTS, PROVISIONS, RESTRICTIONS AND/OR RESERVATIONS CONTAINED IN QUITCLAIM DEED RECORDED JANUARY 8, 2008 AS INSTRUMENT NO. 744083, RECORDS OF BONNER COUNTY, IDAHO.
- 5.) TERMS, CONDITIONS, COVENANTS, EASEMENTS, PROVISIONS, RESTRICTIONS AND/OR RESERVATIONS CONTAINED IN QUITCLAIM DEED RECORDED JANUARY 8, 2008 AS INSTRUMENT NO. 744084, RECORDS OF BONNER COUNTY, IDAHO.

ACKNOWLEDGEMENT

STATE OF SS
COUNTY OF

ON THIS DAY OF, IN THE YEAR OF, BEFORE ME PERSONALLY APPEARED RICHARD A. RAINS AND LAURA RAINS, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

NOTARY PUBLIC



LIL RAINS RANCH

A MINOR LAND DIVISION

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 58 NORTH,
RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SURVEYOR'S CERTIFICATE

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DATED THIS _____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

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

BONNER COUNTY PLANNING DIRECTOR

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

DATED THIS _____ DAY OF _____, 20____.

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MAYOR, FOR THE CITY COUNCIL

CITY CLERK

RECORDER'S CERTIFICATE

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

AT THE REQUEST OF _____

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ACKNOWLEDGEMENT

STATE OF _____ SS
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME PERSONALLY APPEARED RICHARD A. RAINS AND LAURA RAINS, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

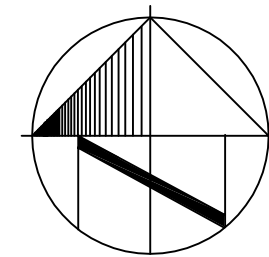
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LIL RAINS RANCH

A MINOR LAND DIVISION

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 58 NORTH,
RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.



NORTH

SCALE 1" = 100 FEET
TRUE NORTH

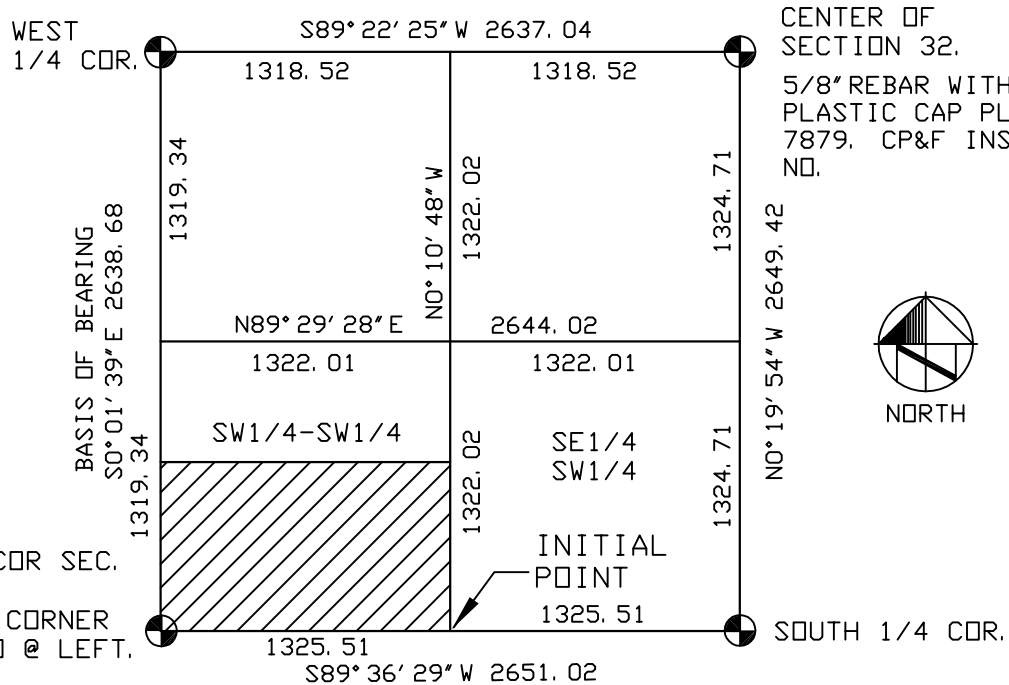
100 50 0 100 200

NARRATIVE STATEMENT:

- THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE 20.02 ACRE PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED INST. NO. 1021604 INTO TWO 10 ACRE PARCELS, BY THE BONNER COUNTY MINOR LAND DIVISION PROCESS.
- THE BOUNDARIES OF THE LOTS SHOWN HEREON WERE ESTABLISHED USING TIES TO THE EXTERIOR MONUMENTS OF THE SW1/4 OF SECTION 32 AND MONUMENTS SET BY PLS 7879 (UNRECORDED SURVEY).
- DOCUMENTS USED IN PERFORMING THIS SURVEY ARE AS FOLLOWS:
 - QUITCLAIM DEED INST. NO. 1021604.
 - QUITCLAIM DEED INST. NO. 744083.
 - GRANT DEED INST. NO. 984448.
 - RECORD OF SURVEY INST. NO. 591985.
 - RECORD OF SURVEY INST. NO. 310666.
 - RECORD OF SURVEY INST. NO. 533480.
 - RECORD OF SURVEY INST. NO. 630556.ALL IN RECORDS OF BONNER COUNTY, IDAHO.
- DUE TO ROAD GRADING AND SNOW PLOWING ISSUES THE CENTERLINE OF THE 30 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT WAS NOT MONUMENTED. THE EASEMENT IS CENTERED ON THE EXISTING DRIVEWAY AND IT IS INTENDED THAT THE DRIVEWAY AS PHYSICALLY LOCATED SERVE AS THE MONUMENT ITSELF.

SW QUARTER EXTERIOR
CORNER INFO:

SOUTH QUARTER CORNER: 2" DIA. ALUMINUM CAP ON 5/8" REBAR BY PE/LS 2896. CP&F FILED 03-08-1985.
WEST QUARTER CORNER: 2" DIA. ALUMINUM CAP ON 5/8" REBAR BY PLS 6107. CP&F INST. NO. 597796.
CENTER OF SECTION 32: 5/8" DIA. REBAR WITH PLASTIC CAP MARKED 'PROVOLT PLS 7879'.
SOUTHWEST CORNER OF SECTION 32: SEE DESCRIPTION AT LOWER LEFT.



SW 1/4 SEC. 32 DETAIL

NOT TO SCALE

LEGEND

- SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED 'PLS 6107'.
- ⊙ MONUMENTATION AS NOTED.
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED 'PLS 7879'.
- USF&WS WETLAND INV. MAP, FRESHWATER FORESTED/SHRUB WETLAND DESIGNATION.
- USF&WS WETLAND INV. MAP, FRESHWATER EMERGENT WETLAND.

BASIS OF BEARING

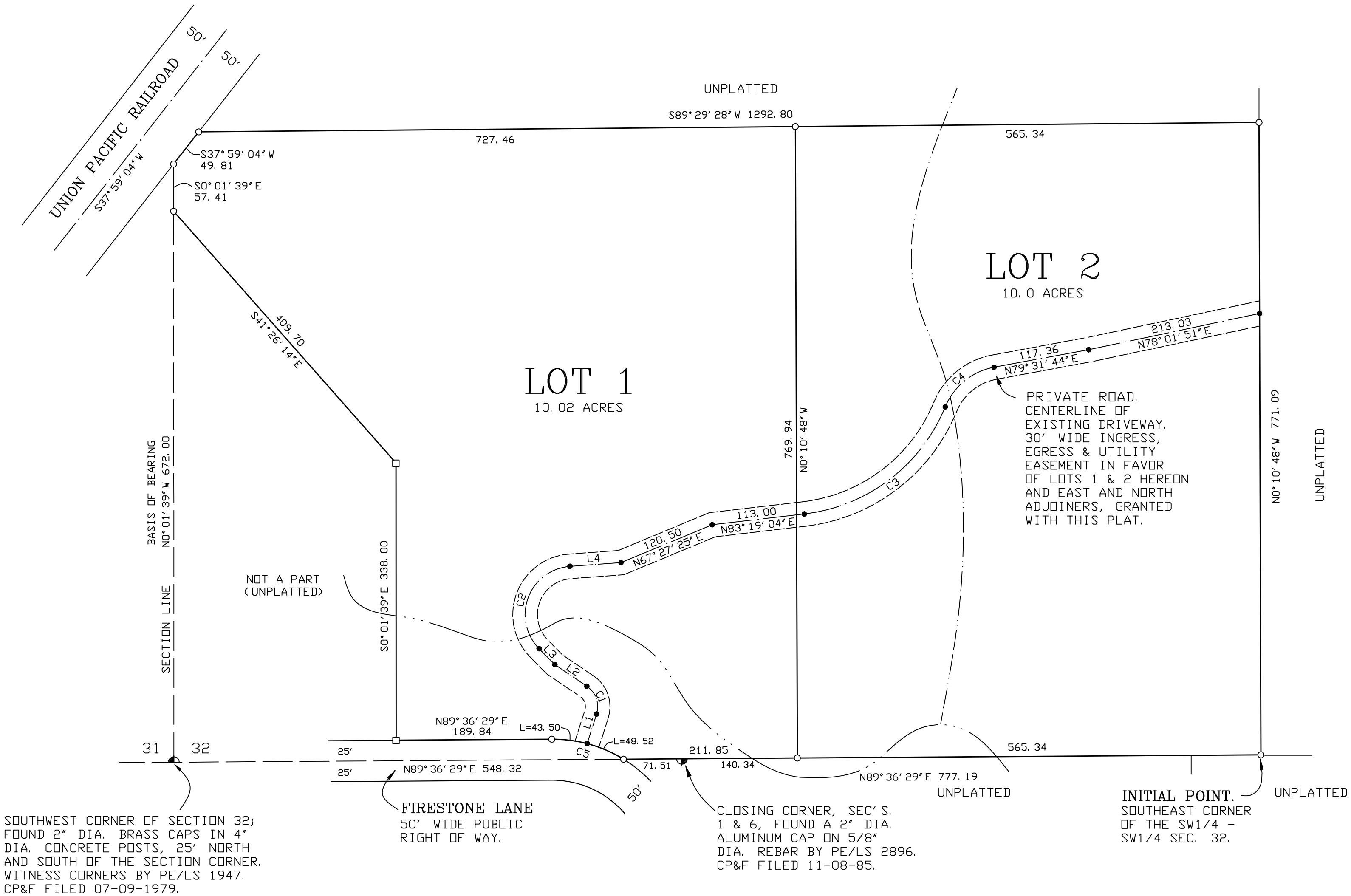
THE BEARINGS SHOWN HEREON ARE BASED UPON BEARINGS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 591985, RECORDS OF BONNER COUNTY, IDAHO.

LOT 1

10.02 ACRES

LOT 2

10.0 ACRES



CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C1	73°39'08"	30.00	38.56	35.96	N19°09'20"W
C2	130°33'15"	59.00	134.44	107.18	N20°34'08"E
C3	61°05'05"	212.34	226.39	215.82	N52°46'31"E
C4	57°17'45"	80.00	80.00	76.71	N50°52'51"E
C5	31°57'10"	165.00	92.02	90.83	S74°24'56"E

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L4	62.37	N85°50'45"E



04-22-24

LANCE G. MILLER, P.L.S.
PO BOX 2523
SANDPOINT, ID. 83864
(208) 263-1533

Job name : Lil Rains Ranch
Description : SEC 32, T58N, R1W
Date printed: 04/22/24 2:10pm

LOT 1

Point	Bearing	Distance	North	East
230			30029.748	34877.913
229	N0010'48"W	769.939	30799.684	34875.495
227	S89029'28"W	727.456	30793.224	34148.068
212	S37059'04"W	49.813	30753.962	34117.410
215	S0001'39"E	57.414	30696.548	34117.438
216	S41026'14"E	409.703	30389.402	34388.579
225	S0001'39"E	337.999	30051.403	34388.741
222	N89036'29"E	189.841	30052.701	34578.578
224 PC-PT	S74024'56"E	90.830	30028.299	34666.068
PC-RP	S0023'31"E	165.000	220 29887.705	34579.707
RP-PT	N31033'39"E	165.000	29887.705	34579.707
PC-PI	N89036'29"E	47.239	PI 30053.024	34625.816
PI-PT	S58026'21"E	47.239	29887.705	34579.707
Deg of curvature		Middle ordinate	External	
34043'29"		6.373	6.629	
Delta		Arc length		
31057'10"		92.017		

230 N89036'29"E 211.849 30029.748 34877.913
Area: 10.0285 acres
Lot misclose: no misclose

LOT 2

Point	Bearing	Distance	North	East
206			30033.615	35443.239
228	N0010'48"W	771.093	30804.704	35440.817
229	S89029'28"W	565.345	30799.684	34875.495
230	S0010'48"E	769.939	30029.748	34877.913
206	N89036'29"E	565.339	30033.615	35443.239

Area: 10.0000 acres
Lot misclose: 1 : 2602788

Job name : Lil Rains Ranch
Description : SEC 32, T58N, R1W
Date printed: 04/22/24 2:06pm

PLAT BOUNDARY

Point	Bearing	Distance		North	East
206				30033.615	35443.239
228	N00°10'48"W	771.093		30804.704	35440.817
227	S89°29'28"W	1292.800		30793.224	34148.068
212	S37°59'04"W	49.813		30753.962	34117.410
215	S00°01'39"E	57.414		30696.548	34117.438
216	S41°26'14"E	409.703		30389.402	34388.579
225	S00°01'39"E	337.999		30051.403	34388.741
222	N89°36'29"E	189.841		30052.701	34578.578
224 PC-PT	S74°24'56"E	90.830		30028.299	34666.068
PC-RP	S00°23'31"E	165.000	220	29887.705	34579.707
RP-PT	N31°33'39"E	165.000		29887.705	34579.707
PC-PI	N89°36'29"E	47.239	PI	30053.024	34625.816
PI-PT	S58°26'21"E	47.239		29887.705	34579.707
Deg of curvature		Middle ordinate		External	
34°43'29"		6.373		6.629	
Delta		Arc length			
31°57'10"		92.017			
206	N89°36'29"E	777.189		30033.615	35443.239
Area: 20.0285 acres					
Lot misclose: no misclose					