



BOUNDARY COUNTY SUBDIVISION, SHORT PLAT APPLICATION

P.O. Box 419, Bonners Ferry, Idaho 83805
Phone: (208) 267-7212

FILE #:

24-0056

APPLICANT INFORMATION:

Landowner Name: Robert A. & Laura L. Martin			
Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Phone: [REDACTED]	Email: [REDACTED]		

REPRESENTATIVE INFORMATION:

Representative's name: John Marquette			
Company name: J.R.S. Surveying			
Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Phone: [REDACTED]	Email: [REDACTED]		

PARCEL INFORMATION:

Parcel #:	RP6IND1W259100A RP6IND1E305414A	Parcel Acreage:	23.31 70.28	Parcel Zone:	Ag. Forest
Subdivision name: Deer Park Ranch				<input checked="" type="checkbox"/> New <input type="checkbox"/> Amendment <input type="checkbox"/> Re-plat	
Point of access: Laura Lane				Nearest public road: Deep Creek Loop	
Subdivision type: <input type="checkbox"/> Primitive <input checked="" type="checkbox"/> Rural <input type="checkbox"/> Lot line adjustment/amendment					
Proposed # of lots: 8		Smallest lot size: 10.82		Largest lot size: 12.49	
Utilities:	Water: <input checked="" type="checkbox"/> Well <input type="checkbox"/> Assn.		Electric: <input type="checkbox"/> BF <input checked="" type="checkbox"/> NLI		
	Sewer: <input type="checkbox"/> BF <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Community:		Fire district: South Boundary Fire Dist.		
	Roads: <input type="checkbox"/> Existing public <input type="checkbox"/> Proposed public <input checked="" type="checkbox"/> Private <input type="checkbox"/> State <input type="checkbox"/> Federal				
	Who will maintain roads? <input type="checkbox"/> Public <input type="checkbox"/> Private association <input checked="" type="checkbox"/> Lot owners				
Special purpose districts (fire, water, irrigation, drainage, etc.): South Boundary FD, BCSO 101.					

TO BE COMPLETED BY COUNTY:

Zone District:	Overlay Zones:	<input type="checkbox"/> Airport <input type="checkbox"/> Flood	<input type="checkbox"/> Wetland <input type="checkbox"/> None	<input type="checkbox"/> Bonners Ferry ACI <input type="checkbox"/> Moyie Springs ACI	Received: RECEIVED FEB 21 2024 Receipt #: BY: 31993
Floodplain:	Panel #:	Development Permit #:			

PROJECT DESCRIPTION:

Describe purpose of application (structure types, services, etc.):

Creating 8 lots from 2 existing parcels of record.
Existing road, Laurel Lane accesses property from Deep
Creek loop.

REQUIRED:**APPLICATION CHECKLIST:**

COPY OF DEED: <input checked="" type="checkbox"/>	ACCESS, EASEMENT INFORMATION <input checked="" type="checkbox"/>	PROPOSED/APPROVED ROAD NAME <input checked="" type="checkbox"/> <i>working on it.</i>
PRELIMINARY PLAT: One 11x17 <input checked="" type="checkbox"/> One electronic copy	ANY PROPOSED CC&RS <i>N/A</i> <input type="checkbox"/>	APPLICABLE WILL-SERVE LETTERS <i>N/A</i> <input type="checkbox"/>
PROPOSED ROAD DESIGN <input checked="" type="checkbox"/>	UNIQUE SUBDIVISION NAME <input checked="" type="checkbox"/>	FEEES <input checked="" type="checkbox"/>
ADDITIONAL DOCUMENTS, CHARTS, MAPS, OR DRAWINGS NECESSARY TO CONVEY SCOPE & DESIGN STANDARDS		<input type="checkbox"/>

I hereby certify that all the information, statements, attachments, and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Boundary County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner Signature: Robert A Martin Date: 2-22-24
Joh Mazzetta rep.
 Landowner Signature: Laurel L. Martin Date: 2-22-24
Joh Mazzetta rep.
 Landowner Signature: _____ Date: _____

Submit with application fee to:
Boundary County Planning & Zoning
P.O. Box 419
Bonners Ferry, ID 83805

LEVEL OF SERVICES

Water will be provided by individual wells and sewage disposal by individual septic systems.

SPECIAL PURPOSE DISTRICTS

South Boundary Fire District
BCSD #101

PLANNING AND ZONING CERTIFICATE

This Plat has been examined and approved per Boundary County Application No. XX-3000.

Boundary County Planning and Zoning Administrator

Date:

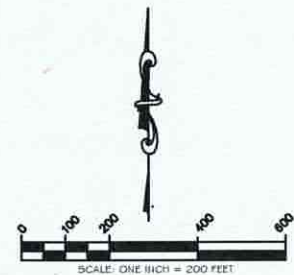
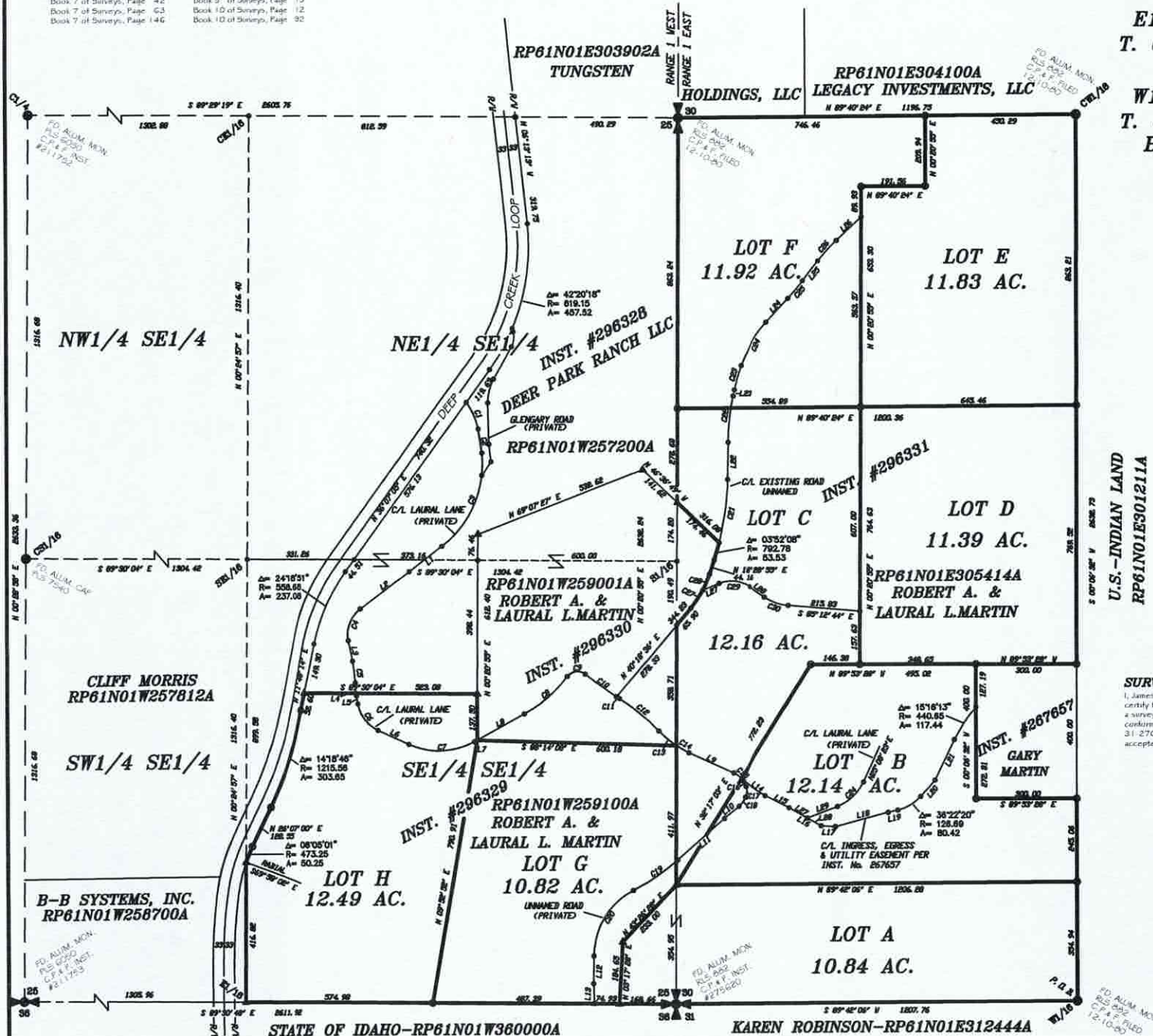
PRELIMINARY PLAT DEER PARK RANCH SUB.

IN THE
E1/2 SE1/4 OF SECTION 25
T. 61 NORTH, RANGE 1W., B.M.
AND
W1/2 SW1/4 OF SECTION 30
T. 61 NORTH, RANGE 1E., B.M.
BOUNDARY COUNTY, IDAHO

SHEET 1 OF 2

ADJACENT SURVEYS OF RECORD

Book 1 of Surveys, Page 104
Book 5 of Surveys, Page 204
Book 7 of Surveys, Page 42
Book 7 of Surveys, Page 63
Book 7 of Surveys, Page 146
Book 8 of Surveys, Page 19
Book 10 of Surveys, Page 12
Book 10 of Surveys, Page 92



BASIS OF BEARINGS

Bearings are based on Idaho State Plane West Zone (1103), NAD83. Scale Factor: 0.999605261. All distances shown are converted to ground.

LEGEND

- Found corner evidence as noted
- Found rebar/plastic cap - PLS 7877
- ▲ Found rebar/plastic cap - PLS 3628
- Set rebar/plastic cap - PLS 3628
- Computed point

SURVEYOR'S CERTIFICATION

I, James R. Staples, Idaho Land Surveyor No. 3628, do hereby certify that the plat herein is a true and correct representation of a survey made by me or under my direct supervision in accordance with the laws of the State of Idaho (Idaho Code 31-2709, 1973 and Idaho Code 55-1905 through 1906) and accepted methods and procedures of surveying.



COUNTY RECORDER

This Plat was filed for record in the office of the Recorder of Boundary County, Idaho, at the request of J.R.S. Surveying, Inc. this _____ day of _____, 2024, at _____, and duly recorded in Book _____ of Plats, Page _____ as Instrument No. _____.

County Recorder

Deputy Recorder

J. R. S. SURVEYING, INC.	
P.O. BOX 3099 - 6476 S. MAIN ST. BONNERS FERRY, IDAHO 83805	
200-267-7335	
PLAT-DEER PARK RANCH SUBDIVISION	
FOR BIRTH	02-01-2024
FOR DEATH	02-01-2024
FOR MARRIAGE	02-01-2024
FOR DIVORCE	02-01-2024
FOR OTHER	02-01-2024

PLANNING & ZONING CERTIFICATE

This subdivision of land has been Examined and approved per Boundary County application No. XX-XXXX.

Boundary County Planning Administrator _____ Date _____

PANHANDLE HEALTH DISTRICT CERTIFICATE OF APPROVAL

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 issuance of a certificate of disapproval.

Date _____ Health District Signature _____

SURVEY NARRATIVE

The purpose of this survey was to divide two existing parcels of record into the lots shown hereon. The survey was confined to the W 1/2 SW 1/4 of Section 30, Township G1 North, Range 1 East and the E 1/2 of Section 25, Township G1 North, Range 1 West of the Boise Meridian, Boundary County, Idaho. This plat is based on a previously recorded Record of Survey, Parcel Line Adjustment that was recorded in Book 10 of Surveys, Page 92, as Instrument No. 296431. Deeds corresponding to this division of land are Instrument No. 296329, and Instrument No. 296331.

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the hereon PLAT OF DEER PARK RANCH SUBDIVISION and have determined that it complies with applicable State statutes and County ordinances regarding plats and subdivision regulations.

Dated this _____ day of _____, 20____.

Acting Boundary County Surveyor _____

COUNTY COMMISSIONERS' CERTIFICATE

This plat has been approved and accepted by the Board of County Commissioners of Boundary County, Idaho.

Dated this _____ day of _____, 2024.

Chairman of the Board of County Commissioners _____

COUNTY TREASURER'S CERTIFICATE

I hereby certify that the required taxes on the above described property have been fully paid to and including the year 20____.

Dated this _____ day of _____, 20____.

Boundary County Treasurer _____

WATER AND SEWER CERTIFICATION

All lots within DEER PARK RANCH SUBDIVISION will be serviced by individual wells and septic systems.

COUNTY ROAD SUPERINTENDENT'S CERTIFICATION

I hereby certify that this plat has been examined and approved this _____ day of _____, 2024.

Boundary County Road Superintendent _____

OWNERS' CERTIFICATION

Be it known that Robert A. Martin and Laurel L. Martin, husband and wife, have caused to be surveyed and divided into lots Two (2) parcels of land, the first being that parcel described in Instrument No. 296331, situated in the West Half of the Southwest Quarter (W1/2 SW1/4) of Section Thirty (30), Township Sixty-one (61) North, Range One (1) East of the Boise Meridian, Boundary County, Idaho, and the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section Twenty-five (25), Township Sixty-one (61) North, Range One (1) West of the Boise Meridian, Boundary County, Idaho AND the second being that parcel described in Instrument No. 296329, situated in the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section Twenty-five (25), Township Sixty-one (61) North, Range One (1) West of the Boise Meridian, Boundary County, Idaho, more particularly described as follows:

BEGINNING at the southeast corner of said W1/2 SW1/4 of Section 30 which is marked on the ground by an Aluminum Monument stamped RLS 882; thence, along the south line of the W1/2 SW1/4, S 89°42'06" W, 1207.76 feet to the southwest corner of Section 30 which is marked on the ground by an Aluminum Monument stamped RLS 882; thence, along the south line of said SE1/4 SE1/4 of Section 25, N 89°30'48" W, 1305.96 feet to the southwest corner of the SE1/4 SE1/4 which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 3628; thence, along the west line of the SE1/4 SE1/4, N 00°24'57" E, 416.92 feet to the intersection with the easterly right of way of Deep Creek Loop which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 3628; thence, leaving said west line and along said right of way the following Four (4) courses: on a non-tangential curve to the right having a central angle of 06°05'01" (radial bearing = S 69°58'02" E), a radius of 473.25 feet for an arc length of 50.25 feet (chord = N 23°04'29" E, 50.23 feet) to a 5/8" rebar and plastic cap stamped PLS 3628; thence, N 26°07'00" E, 128.55 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence, along a curve to the left having a central angle of 14°18'46", a radius of 1215.56 feet, for an arc length of 303.65 feet (chord = N 18°57'37" E, 302.86 feet) to a 5/8" rebar and plastic cap stamped PLS 3628; thence N 11°48'14" E, 52.60 feet to the northwest corner of that parcel described in Instrument No. 296329 which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 3628; thence, leaving said right of way and along the north line of that parcel described in Instrument No. 296329, S 89°30'04" E, 523.08 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence, along the common boundary of that parcel described in Instrument No. 296329 and that parcel described in Instrument No. 296330 the following Two (2) courses: S 00°20'55" W, 137.50 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence S 88°14'08" E, 570.18 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence, continuing S 88°14'08" E, 30.00 feet to the northeast corner of that parcel described in Instrument No. 296329; thence, along the west line of the W1/2 SW1/4 of Section 30, the west line of that parcel described in Instrument No. 296331, N 00°20'55" E, 358.70 feet to the centerline of a road; thence, leaving the west line of said W1/2 SW1/4 and along said road centerline the following Four (4) courses: N 40°18'36" E, 65.90 feet; thence, along a curve to the left having a central angle of 21°49'41", a radius of 307.38 feet, for an arc length of 117.10 feet (chord = N 29°23'45" E, 116.40 feet); thence N 18°28'55" E, 44.16 feet; thence, along a curve to the left having a central angle of 03°52'08", a radius of 792.78 feet, for an arc length of 53.53 feet (chord = N 16°32'51" E, 53.52 feet); thence, leaving said centerline N 46°36'49" W, 174.46 feet to the intersection with the west line of Section 30 which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 3628; thence, along said west line N 00°20'55" E, 1141.92 feet to the northwest corner of the W1/2 SW1/4 which is marked on the ground by an Aluminum Monument stamped RLS 882; thence, along the north line of the W1/2 SW1/4, N 89°40'24" E, 1196.75 feet to the northeast corner of the W1/2 SW1/4 which is marked on the ground by an Aluminum Monument stamped RLS 882; thence, along the east line of the W1/2 SW1/4, S 00°06'32" W, 1632.73 feet to the northeast corner of that parcel described in Instrument No. 267657 which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 3628; thence, leaving said east line and along the boundary of that parcel described in Instrument No. 267657 the following Three (3) courses: N 89°53'28" W, 300.00 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence S 00°06'32" W, 400.00 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence S 89°53'28" E, 300.00 feet to the intersection with the east line of the W1/2 SW1/4 which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 3628; thence, along said east line S 00°06'32" W, 600.00 feet to the POINT OF BEGINNING, encompassing an area of 93.59 acres.

ROBERT A. MARTIN _____

DATE _____

LAUREL L. MARTIN _____

DATE _____

NOTARY PUBLIC ACKNOWLEDGEMENT

State of Idaho)

County of Boundary)

I hereby certify that on this _____ day of _____, 2024, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Robert A. Martin and Laurel L. Martin, known to me to be the person(s) who executed the foregoing Owners' Certificate and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of Idaho
Residing at: _____

PRELIMINARY PLAT DEER PARK RANCH SUB.

IN THE
E1/2 SE1/4 OF SECTION 25
T. 61 NORTH, RANGE 1W., B.M.

AND
W1/2 SW1/4 OF SECTION 30
T. 61 NORTH, RANGE 1E., B.M.
BOUNDARY COUNTY, IDAHO

SHEET 2 OF 2

CURVE TABLE

CURVE	BEAR	ARC	MC
C1	25°24'50"	196.61	87.30
C2	05°15'32"	778.47	71.55
C3	58°59'10"	306.97	316.02
C4	64°52'00"	93.66	106.03
C5	07°29'41"	499.36	65.32
C6	56°33'11"	106.10	104.72
C7	52°35'01"	222.79	204.47
C8	24°13'47"	409.42	173.14
C9	50°52'44"	38.10	60.43
C10	05°07'00"	1308.75	116.91
C11	00°26'09"	1308.75	10.71
C12	14°11'24"	614.36	152.16
C13	13°30'57"	288.95	68.16
C14	09°17'32"	288.95	46.66
C15	31°31'01"	65.67	36.23
C16	16°23'36"	65.67	18.85
C17	40°14'42"	47.06	33.44
C18	28°12'25"	68.37	33.26
C19	13°12'54"	695.82	160.45
C20	61°39'38"	222.95	239.94
C21	13°49'10"	792.78	191.21
C22	11°27'01"	691.71	138.24
C23	07°57'27"	538.35	74.77
C24	23°05'29"	375.95	151.51
C25	05°33'58"	702.39	68.23
C26	09°16'22"	505.05	82.03
C27	12°04'25"	307.38	64.77
C28	09°45'16"	307.38	52.33
C29	59°14'33"	101.33	97.71
C30	28°14'48"	152.02	76.14

LINE TABLE

LINE	BEGINNING	REFERENCE
L1	S 52°50'20" W	124.07
L2	S 53°29'33" W	185.46
L3	S 11°26'27" E	61.99
L4	S 03°56'40" E	33.04
L5	S 09°20'10" E	30.49
L6	S 65°53'21" E	101.99
L7	N 61°31'38" E	8.73
L8	N 61°31'38" E	162.27
L9	S 66°01'45" E	144.93
L10	S 50°46'59" W	56.87
L11	S 49°16'59" W	186.25
L12	S 00°50'15" W	82.56
L13	S 02°25'44" E	60.14
L14	S 57°27'58" E	83.41
L15	S 63°28'04" E	80.53
L16	S 60°47'59" E	109.90
L17	S 86°20'08" E	42.32
L18	N 75°16'29" E	164.14
L19	N 77°40'37" E	29.84
L20	N 41°18'17" E	65.44
L21	N 26°10'50" E	133.14
L22	N 00°47'36" E	109.16
L23	N 12°14'38" E	16.86
L24	N 43°17'34" E	96.27
L25	N 37°43'36" E	74.86
L26	N 47°01'58" E	102.55
L27	N 68°14'11" E	52.67
L28	S 56°30'56" E	56.85

J. R. S. SURVEYING, INC.

P.O. BOX 3099 - 6476 S. MAIN ST.

BENNETT FERRY, IDAHO 83805

208-267-7333

PLAT-DEER PARK RANCH SUBDIVISION

FOR MARTIN

JAN 27-JAN 28-2024

SEC. 25, T61N, R1W, SEC. 30, T61N, R1E, B.M.

BOUNDARY COUNTY, IDAHO

SHEET 2 OF 2



Powered by Esri

STATE OF IDAHO }
County of Boundary }

Filed by: Alliance Title - Bonners Ferry Office
on 01/31/2024 at 10:47 AM
Glenda Poston
County Recorder C. Carmona
By Deputy

Fees: \$ 15.00
E-Recording
Recording Number: 296329

QUITCLAIM DEED

ORDER NO.: 653648

FOR VALUE RECEIVED,

Deer Park Ranch LLC, an Idaho Limited Liability Company, and Robert A Martin and Laurel L Martin, husband and wife as community property with right of survivorship

do(es) hereby convey, release, remise and forever quitclaim unto

Robert A Martin and Laurel L Martin, husband and wife, as community property with right of survivorship

whose current address is: 357 Laurel Lane
Naples ID 83847

the following described premises:

See attached Exhibit 'A'

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Dated: 1-30-24

Deer Park Ranch LLC, an Idaho Limited Liability Company

Laurel Martin
By: Laurel Martin, Manager/Member

Robert A Martin
Robert A Martin

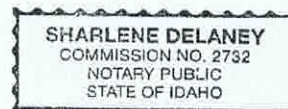
Laurel L Martin
Laurel L Martin

State of Idaho) ss
County of Boundary)

On this 30th day of January, 2024, before me,
Sharlene Delaney, a Notary Public in and for said state,
personally appeared Laurel Martin known or identified to me to be the Managing
Member in the Limited Liability Company known as Deer Park Ranch LLC who
executed the foregoing instrument in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal
the day and year in this certificate first above written.

Sharlene Delaney
(Sharlene Delaney)
Notary Public for the State of Idaho
Residing at: Bonners Ferry
Commission Expires: 10-13-27



State of Idaho} ss
County of Boundary}

On this 30th day of ~~December~~ January, 2023, before me, the undersigned, a Notary Public in and for said state, personally appeared Robert A Martin and Laurel L Martin, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they 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.

Sharlene Delaney
Notary Public for the State of Idaho
Residing at: Bonners Ferry
Commission Expires: 10-13-27



**PROPERTY DESCRIPTION – NEW TRACT 1
MARTIN**

A tract of land situated in the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section Twenty-five (25), Township Sixty-one (61) North, Range One (1) West of the Boise Meridian, Boundary County, Idaho; being a portion of that parcel described in Instrument No. 174278; more particularly described as follows:

BEGINNING at the Southwest corner of said SE1/4 SE1/4 which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 3628; thence, along the west line of the SE1/4 SE1/4, N 00°24'57" E, 416.82 feet to the intersection with the easterly right of way of Deep Creek Loop which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 3628; thence, leaving said west line and along said right of way the following Four (4) courses: on a non-tangential curve to the right having a central angle of 06°05'01" (radial bearing = S 69°58'02" E), a radius of 473.25 feet, for an arc length of 50.25 feet (chord = N 23°04'29" E, 50.23 feet); thence N 26°07'00" E, 128.55 feet; thence, along a curve to the left having a central angle of 14°18'46", a radius of 1215.56 feet, for an arc length of 303.65 feet (chord = N 18°57'37" E, 302.86 feet); thence N 11°48'14" E, 52.60 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence, leaving said right of way S 89°30'04" E, 523.08 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence S 00°20'55" W, 137.50 feet to a point in the centerline of Sandy Ridge Road (private); thence, leaving said centerline S 88°14'08" E, 600.18 feet to the intersection with the east line of said SE1/4 SE1/4 and the centerline of Sandy Ridge Road (private); thence, leaving said centerline and along said east line S 00°20'55" W, 411.97 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence, leaving said east line S 43°26'28" W, 233.00 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence S 03°17'28" W, 184.65 feet to the intersection with the south line of the SE1/4 SE1/4 which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 3628; thence, along said south line N 89°30'48" W, 1137.30 feet to the POINT OF BEGINNING, encompassing an area of 23.31 acres.

SUBJECT TO and TOGETHER WITH the right of way of Sandy Ridge Road (private).

STATE OF IDAHO }
County of Boundary }

Filed by: Alliance Title - Bonners Ferry Office
on 01/31/2024 at 10:47 AM
Glenda Poston
County Recorder By Deputy

Fees: \$ 15.00
E-Recording
Recording Number: 296331

QUITCLAIM DEED

ORDER NO.: 653648

FOR VALUE RECEIVED,

Deer Park Ranch LLC, an Idaho Limited Liability Company, and Robert A Martin and Laurel L Martin, husband and wife as community property with right of survivorship

do(es) hereby convey, release, remise and forever quitclaim unto

Robert A Martin and Laurel L Martin, husband and wife, as community property with right of survivorship

whose current address is: 357 Laurel Lane
Naples ID 83847

the following described premises:

See attached Exhibit 'A'

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Dated: 1-30-24

Deer Park Ranch LLC, an Idaho Limited Liability Company

Laurel Martin
By: Laurel Martin, Manager/Member

Robert A Martin
Robert A Martin

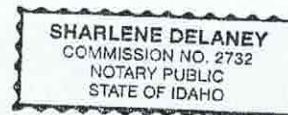
Laurel L Martin
Laurel L Martin

State of Idaho } ss
County of Boundary }

On this 30th day of January, 2024, before me,
Sharlene Delaney, a Notary Public in and for said state,
personally appeared Laurel Martin known or identified to me to be the Managing
Member in the Limited Liability Company known as Deer Park Ranch LLC who
executed the foregoing instrument in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal
the day and year in this certificate first above written.

Sharlene Delaney
Sharlene Delaney
Notary Public for the State of Idaho
Residing at: Bonners Ferry
Commission Expires: 10-13-27



State of Idaho} ss
County of Boundary}

On this 30th day of January, 2023, before me, the undersigned, a Notary Public in and for said state, personally appeared Robert A Martin and Laurel L Martin, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same.

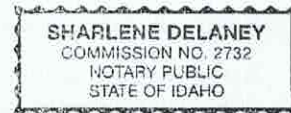
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Sharlene Delaney

Notary Public for the State of Idaho

Residing at: Bonners Ferry

Commission Expires: 10-13-27



**PROPERTY DESCRIPTION – NEW TRACT 3
MARTIN**

A tract of land situated in the West Half of the Southwest Quarter (W1/2 SW1/4) of Section Thirty (30), Township Sixty-one (61) North, Range One (1) East and the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section Twenty-five (25), Township Sixty-one (61) North, Range One (1) West of the Boise Meridian, Boundary County, Idaho; more particularly described as follows:

BEGINNING at the northeast corner of said W1/2 SW1/4 which is marked on the ground by an Aluminum Monument stamped RLS 882; thence, along the east line of said W1/2 SW1/4, S 00°06'32" W, 1632.73 feet to the northeast corner of that parcel described in Instrument No. 267657; thence, leaving said east line N 89°53'28" W, 300.00 feet to the northwest corner of that parcel described in Instrument No. 267657; thence S 00°06'32" W, 400.00 feet to the southwest corner of that parcel described in Instrument No. 267657; thence S 89°53'28" E, 300.00 feet to the southeast corner of that parcel described in Instrument No. 267657 and the east line of the W1/2 SW1/4; thence, along said east line S 00°06'32" W, 600.00 feet to the southeast corner of the W1/2 SW1/4 which is marked on the ground by an Aluminum Monument stamped RLS 882; thence, along the south line of the W1/2 SW1/4, S 89°42'06" W, 1207.76 feet to the southwest corner of the W1/2 SW1/4 which is marked on the ground by an Aluminum Monument stamped RLS 882; thence, along the south line of said SE1/4 SE1/4, N 89°30'48" W, 168.66 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence, leaving said south line N 03°17'28" E, 184.65 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence N 43°26'28" E, 233.00 feet to the east line of said SE1/4 SE1/4 which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 3628; thence, along said east line N 00°20'55" E, 770.68 feet to the centerline of a road as it was found to exist May 15, 2023; thence, along said centerline the following Four (4) courses: N 40°18'36" E, 65.90 feet; thence, along a curve to the left having a central angle of 21°49'41", a radius of 307.38 feet, for an arc length of 117.10 feet (chord = N 29°23'45" E, 116.40 feet); thence N 18°28'55" E, 44.16 feet; thence N 16°32'51" E, 53.52 feet; thence, leaving said centerline N 46°36'49" W, 174.46 feet to the west line of the W1/2 SW1/4 which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 3628; thence, along said west line N 00°20'55" E, 1141.92 feet to the northwest corner of the W1/2 SW1/4 which is marked on the ground by an Aluminum Monument stamped RLS 882; thence, along the north line of the W1/2 SW1/4, N 89°40'24" E, 1196.75 feet to the POINT OF BEGINNING, encompassing an area of 70.28 acres.

SUBJECT TO and TOGETHER WITH the right of way of Sandy Ridge Road (private).

SUBJECT TO that ingress, egress, and utility easement as described in Instrument No. 267657.