Instrument # 794705
BONNER COUNTY, SANDPOINT, IDAHO
6-29-2010 02:23:49 No. of Pages: 9
Recorded for : CITY OF PRIEST RIVER
MARIE SCOTT Fee: 0.00
Ex-Officio Recorder Deputy
Index to: MISC

City of Priest River

084

Correction of Instrument #793590 Pertaining To Legal Description Contained in Priest River Ordinance #534

WHEREAS, Bonner County Instrument # 793590 was recorded by the City of Priest River on June 9, 2010 for the purpose of Deannexation of lands from the city; Providing for severability; and providing for an effective date.

WHEREAS, City Ordinance # 534 used the a legal description as recorded in Bonner County Instrument #584839 and;

WHEREAS, said Bonner County Instrument # 584839 included lands not intended for deannexation, in City Ordinance #534 and;

WHEREAS, this document has been reviewed by city civil counsel and will serve notice as to the corrections pertaining to Bonner County Instrument # 534 and;

WHEREAS, the City Council, on June 7, 2010, did duly approve and adopt City Ordinance # 534 containing Exhibits A & B describing the subject properties and;

WHEREAS, said Exhibit A of City Ordinance #534 contained errors of description.

NOW THEREFORE, A CORRECTED EXHIBIT A IS BEING RECORDED IN BONNER COUNTY RECORDS AS FOLLOWS:

The attached Exhibit A, which is hereby incorporated within, is being recorded by the City of Priest River Correcting Exhibit A contained within Ordinance #534 previously recorded as Bonner County Instrument # 793590.

William M. Cleveland, Planning & Zoning Administrator

ACKNOWLEDGEMENT

State of Idaho
SS
County of Bonner

On this 29 day of June, in the year of 20110, before me, a notary public in and for said State, personally appeared William M. Cleveland, personally known or identified to me to be the person and officers whose name is subscribed to the within instrument, and acknowledged to me that they executed the same.

S
E
A
L

JOLENE GRIMES
NOTARY
PUBLIC
STATE OF IDAHO

Notary Public Jolene Grimes
My commission expires on: 03-27-12

RECEIVED
JUL 06 2010
TECHNICAL SUPPORT

EXHIBIT A

SACCOMANNO 1
Description Taken From Instrument 584839

That portion of the Southeast Quarter of the Northwest Quarter of Section 29, Township 56 North, Range 4 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:
Beginning at a point on the South line of the Southeast Quarter, Northwest Quarter, said point lies North 89°54'07" East, 1330.99 feet from the West quarter corner of said Section 29, and said point lies North 89°54'07" East, 16.90 feet from the Southwest corner of said Southeast Quarter, Northwest Quarter, and said point also lies on an existing fence line; thence North 00°17'44" East, 102.79 feet along an existing fence line to the TRUE POINT OF BEGINNING; thence along existing fence line the following described three (3) courses: 1) North 00°34'07" East, 509.16 feet to an existing fence corner, said fence corner lies North 78°09'41" East, 15.81 feet from the West line of said Southeast Quarter, Northwest Quarter; 2) North 78°09'41" East, 343.91 feet; 3) South 84°36'54" East, 189.04 feet to an existing fence corner; thence South 07°56'16" East, 576.50 feet to an existing fence corner; thence along an existing fence line North 89°09'04" West, 609.53 feet to the TRUE POINT OF BEGINNING.
AND
That portion of the Southeast Quarter of the Northwest Quarter of Section 29, Township 56 North, Range 4 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:
Beginning at the Southwest corner of said Southeast Quarter, Northwest Quarter, said point also lies North 89°54'07" East, 1314.09 feet from the West quarter corner of said Section 29; thence continuing North 89°54'07" East, 16.90 feet to an existing fence line; thence along existing fence line the following described two (2) courses: 1) North 00°17'44" East 102.79 feet; 2) North 00°34'07" East, 509.16 feet to an existing fence corner; thence South 78°09'41" West, 15.81 feet to the West line of said Southeast Quarter, Northwest Quarter; thence South 00°39'36" West, 608.75 feet along said West line to the TRUE POINT OF BEGINNING.
AND
That portion of the Southeast Quarter of the Northwest Quarter of Section 29, Township 56 North, Range 4 West, Boise Meridian, Bonner County Idaho more particularly described as follows:
Beginning at a point on the South line of said Southeast Quarter, Northwest Quarter, said point lies North 89°54'07" East, 1330.99 feet from the West Quarter corner of said Section 29, and said point lies North 89°54'07" East, 16.90 feet from the Southwest corner of said Southeast Quarter, Northwest Quarter, and said point also lies on an existing fence line; thence continuing along said South line North 89°54'07" East, 918.56 feet to the Northeast corner of that parcel of land as described in Instrument No. 492179, records of Bonner County Idaho; thence along said existing fence line North 00°56'01" West, 91.06 feet; thence North 89°29'59" West, 228.92 feet; thence South

89°23'22" West, 81.14 feet; thence North 89°09'04" West, 609.53 feet; thence South 00°17'44" West, 102.79 feet to the TRUE POINT OF BEGINNING.

SACCOMANNO 2
Description Taken From Instrument 366136

The West Half of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 29, Township 56 North, Range 4 West, Boise Meridian, Bonner County, Idaho;

SACCOMANNO 3
Description Taken From Instrument 529435

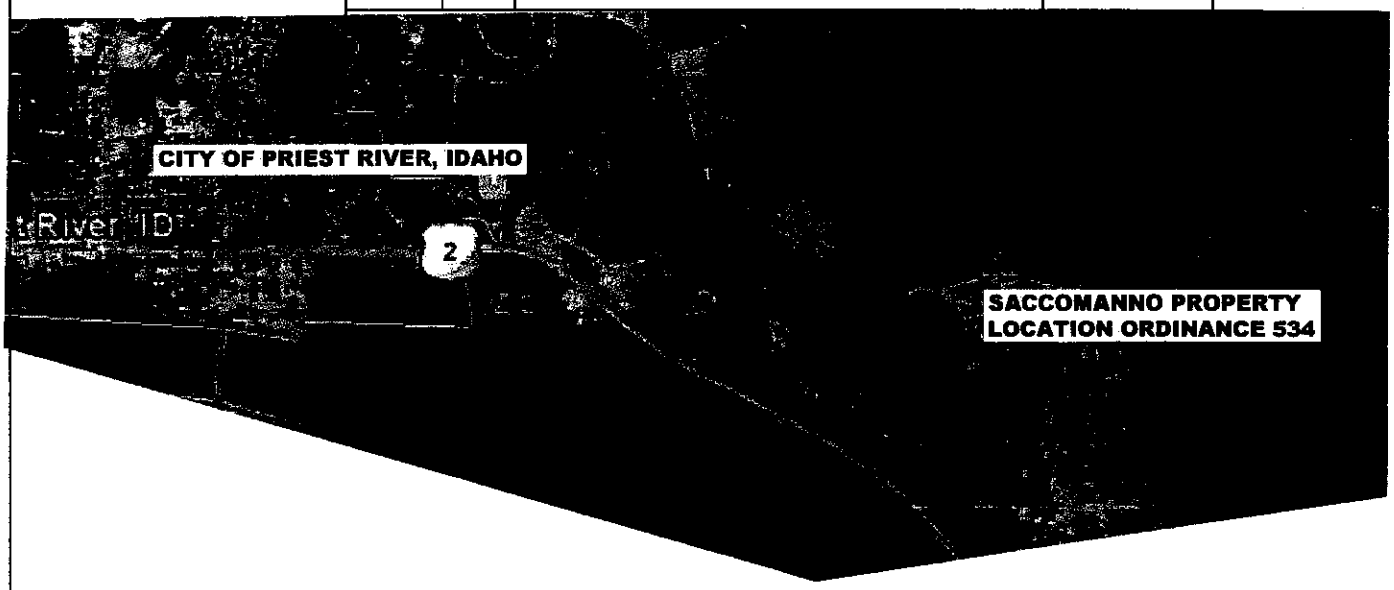
The West half (W½) of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of Section 29, Township 56 North, Range 4 West, Boise Meridian.

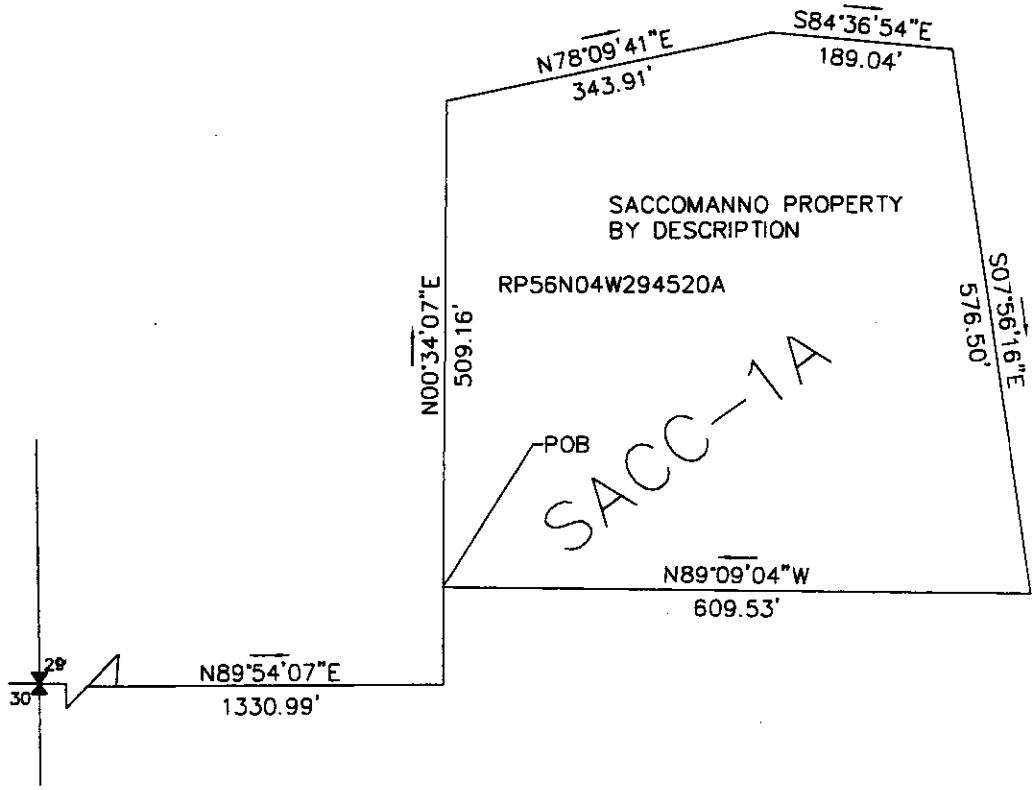
SACCOMANNO 4
Description Taken From Instrument 492179

A parcel of land lying in a portion of the NE¼, SW¼ of Section 29, Township 56 North, Range 4 West, Boise Meridian, Bonner County Idaho, more particularly described as follows:
Commencing at the West quarter corner of said Section 29, a found 2" brass cap by P.L.S. 882;
Thence North 89°54'07" East, along the East-West centerline of said Section 29, a distance of 1971.13 feet to the POINT OF BEGINNING;
Thence continuing North 89°54'07" East, along said East-West centerline of Section 29, a distance of 278.52 feet;
Thence leaving said East-West centerline of Section 29, South 00°35'56: West, 1226.42 feet to a point on the existing Northerly right-of-way line of a county road;
Thence continuing South 00°35'56" West, 69.97 feet to a point on the South line of the NE¼, SW¼ of said Section 29;
Thence South 89°46'15" West, along said South line of the NE¼, SW¼ of Section 29, a distance of 279.0 feet;
Thence leaving said South line of the NE¼, SW¼ of Section 29, North 00°37'11" East, 73.65 feet to a point on the existing Northerly right-of-way line of said county road;
Thence continuing North 00°37'11" East, 1223.38 feet to the POINT OF BEGINNING, containing 8.29 acres, more or less (including .32 acres of road right-of-way.)

PREPARED BY THE CITY OF PRIEST RIVER

ORDINANCE 534 PROPERTY SACC 1A | JUNE 21, 2010

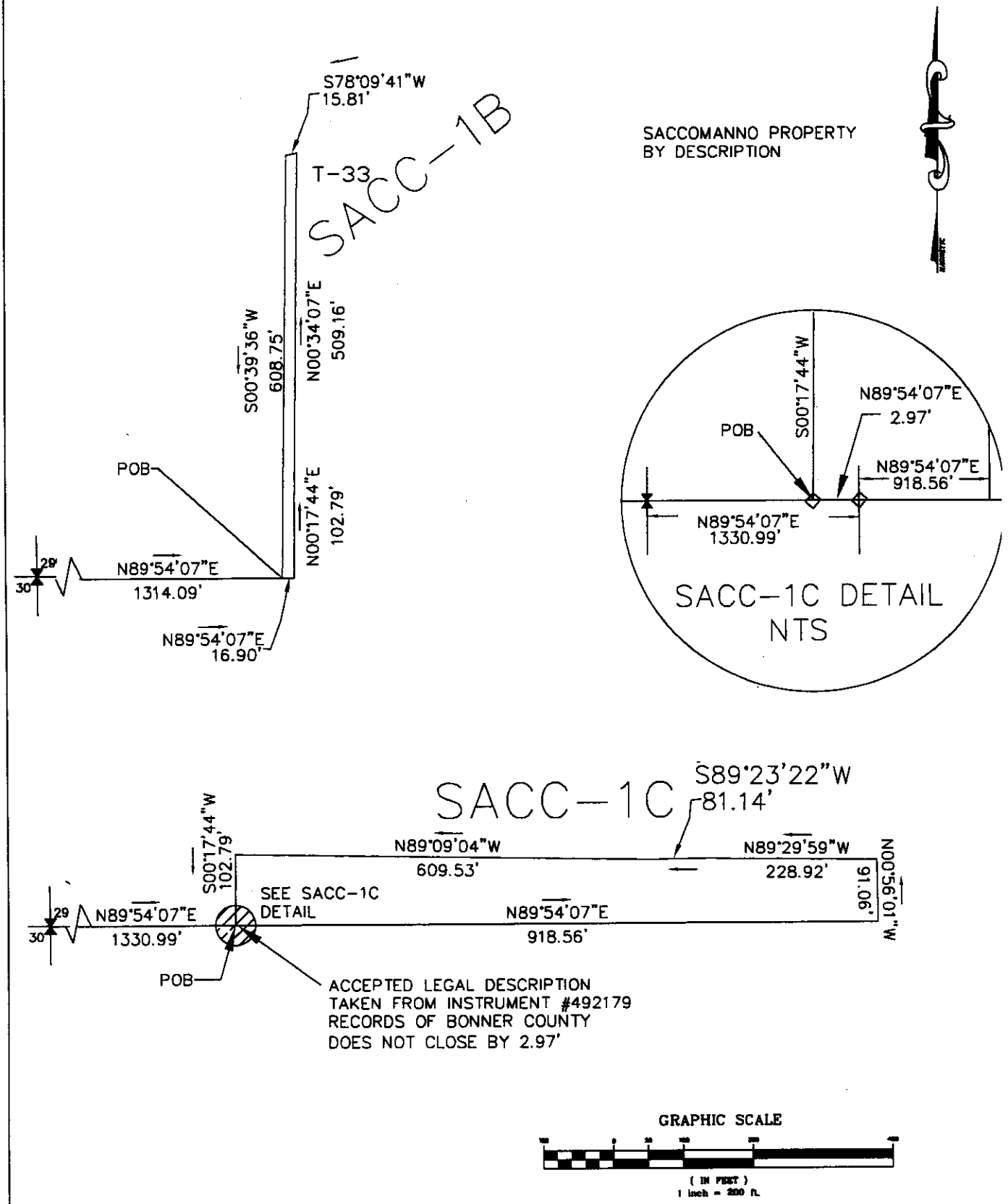




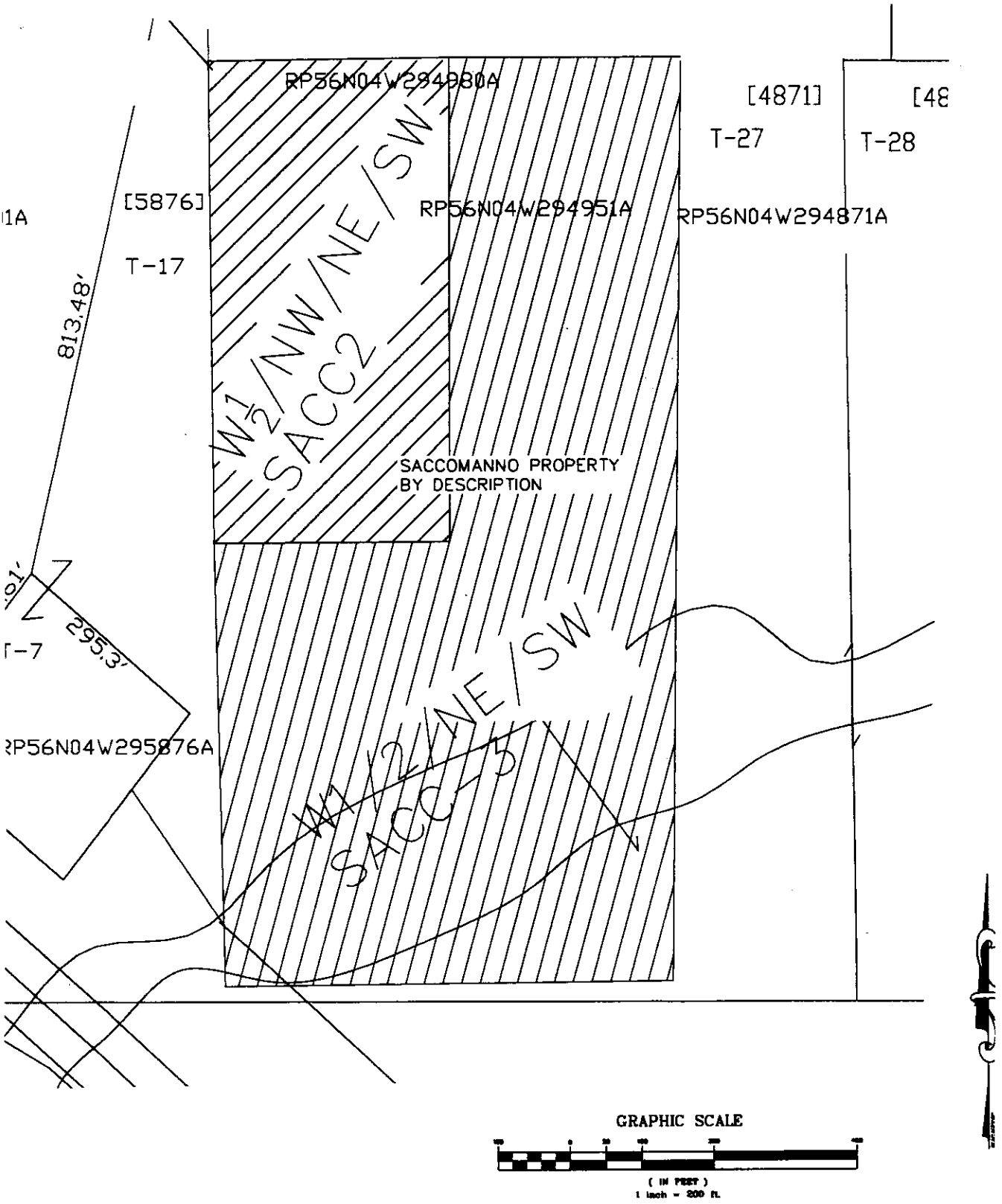
GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

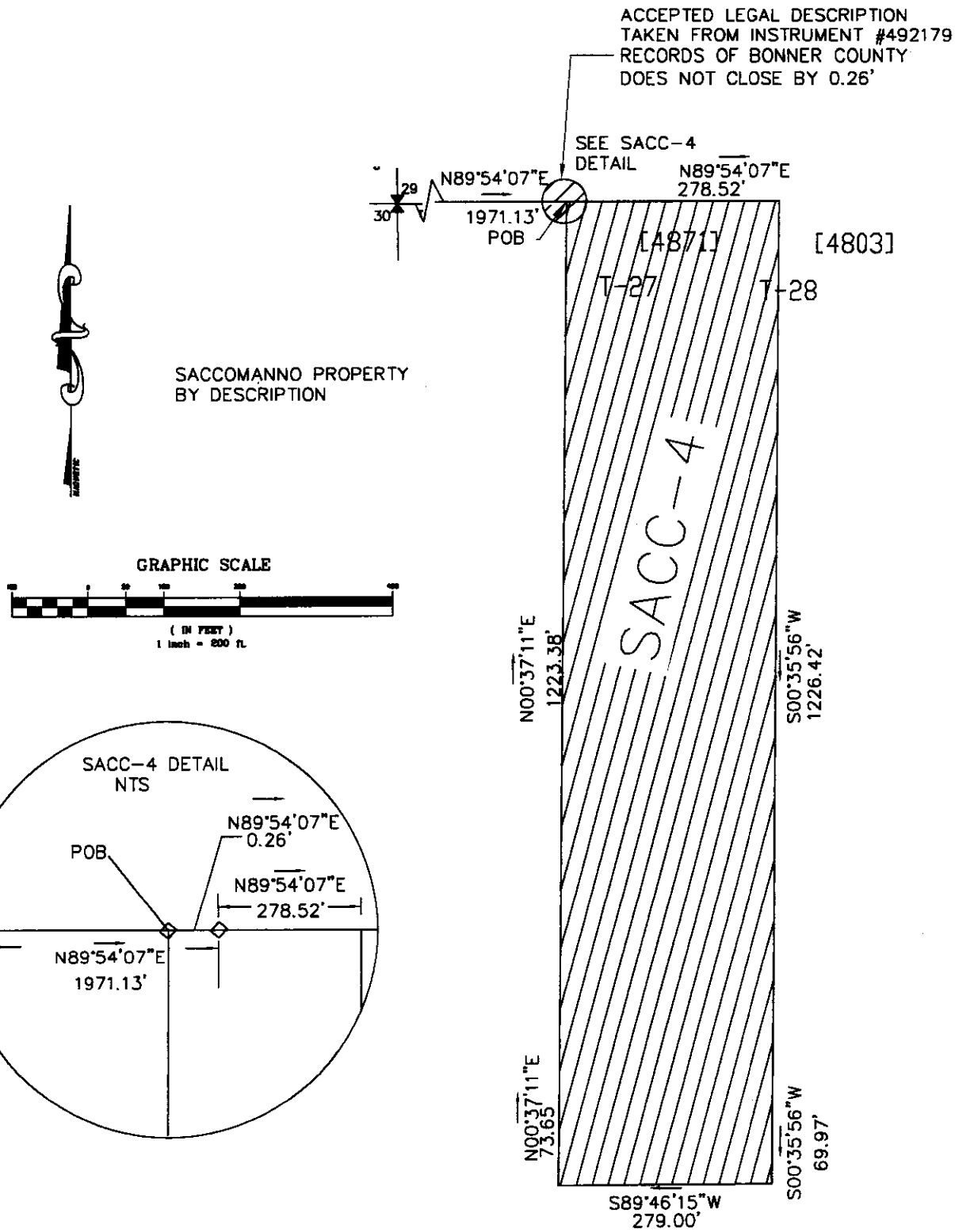
PREPARED BY THE CITY OF PRIEST RIVER		
ORDINANCE 534 PROPERTY SACC 1B & 1C	JUNE 21, 2010	



PREPARED BY THE CITY OF PRIEST RIVER		
ORDINANCE 534 PROPERTY SACC2 & SACC3	JUNE 21, 2010	



PREPARED BY THE CITY OF PRIEST RIVER		
ORDINANCE 534 PROPERTY SACC-4	JUNE 21, 2010	



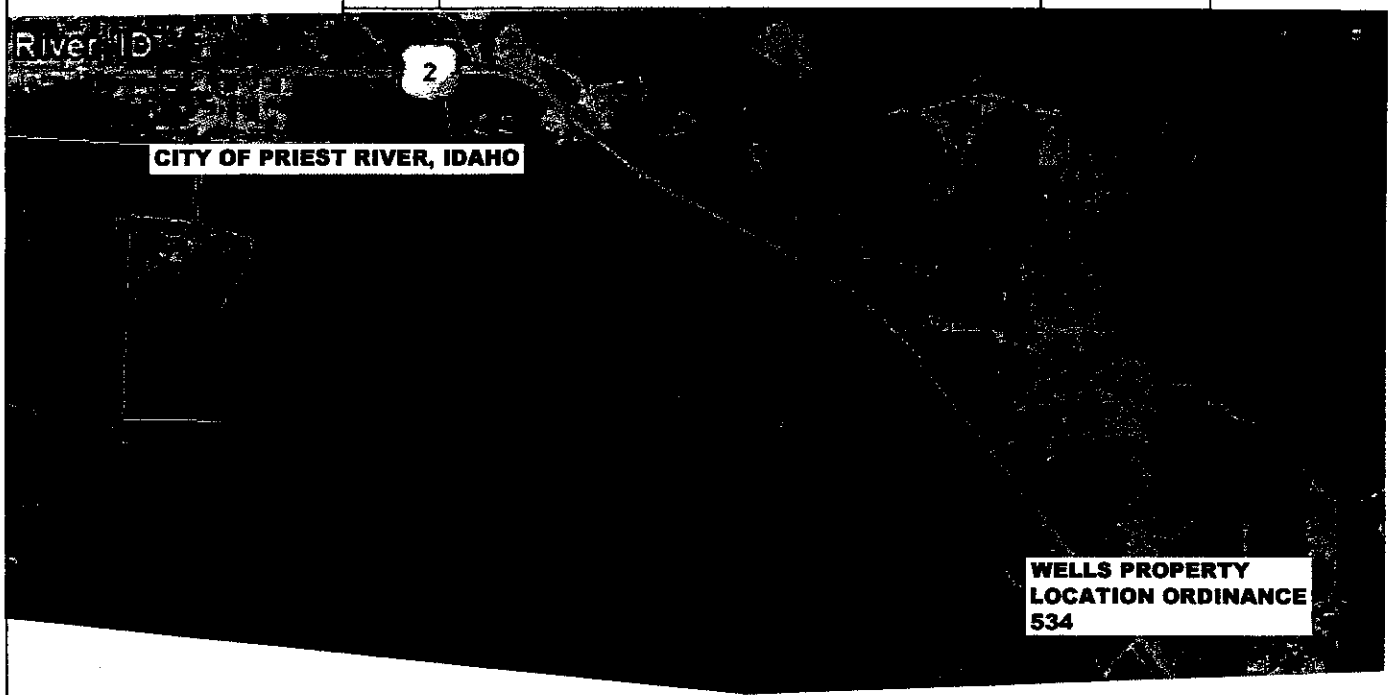
WELLS PARCEL
JACQUELINE M. WELLS
Description Taken From Instrument 674392

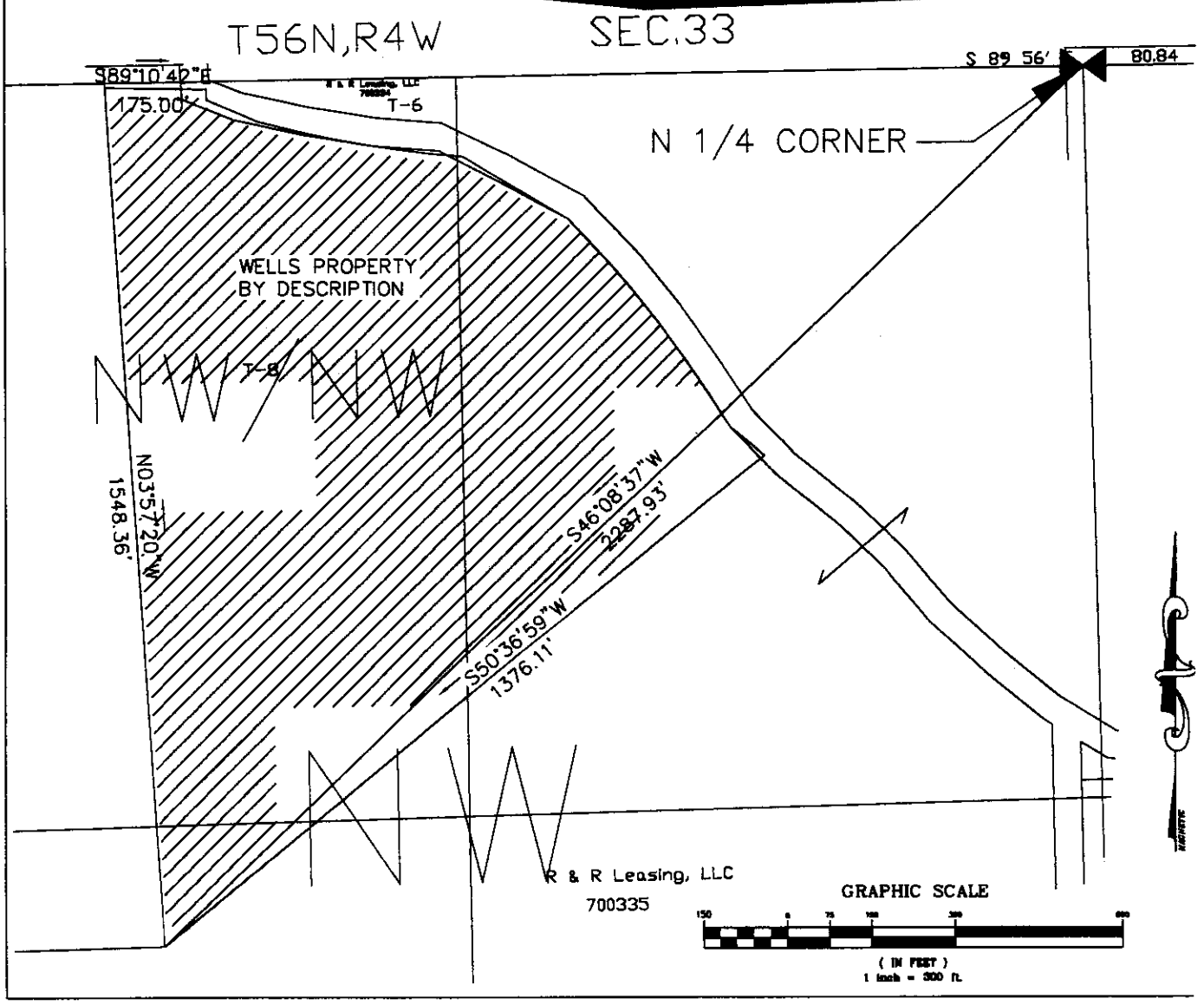
A tract of land located in the Northwest ¼ of Section 33, Township 56N, Range 4 West Boise Meridian, Bonner County Idaho, described as follows:

Beginning at a point which is located South 46°08'37" West, a distance of 2287.93 feet from the North Quarter corner of said Section 33; thence North 3°57'20" West, 1548.36 feet to a point on the North line of said Section 33; thence South 89°10'42" East, 175.00 feet, more or less, to a point on the Southwesterly right of way line of an existing County Road; thence Southeasterly along said Southwesterly right of way line to the intersection of a line extended North 50°36'59" East from the point of beginning and a 5/8" rebar; thence South 50°36'59" West, 1376.11 feet to the point of beginning, said tract of land containing approximately 23.45 acres.

PREPARED BY THE CITY OF PRIEST RIVER

ORDINANCE 534 WELLS PROPERTY LOCATION | JUNE 21, 2010





Instrument # 793590
BONNER COUNTY, SANDPOINT, IDAHO
6-9-2010 12:25:31 No. of Pages: 7
Recorded for : PRIEST RIVER CITY
MARIE SCOTT Fee: 0.00
Ex-Officio Recorder Deputy
Index to: CITIES ORDINANCES

CITY OF PRIEST RIVER
ORDINANCE 534

AN ORDINANCE OF THE CITY OF PRIEST RIVER, BONNER COUNTY, IDAHO, PROVIDING FOR AUTHORITY; AND PROVIDING FOR DE-ANNEXATION OF LANDS FROM THE CITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council did adopt Ordinance 515 on September 22, 2008 resulting in the annexation of lands; and

WHEREAS, said annexation was conducted in accordance with Category A annexations as identified at §50-222(3)(a); and

WHEREAS, certain properties described in Exhibit A and Exhibit B were annexed without record of a written landowner consent to annex; and

WHEREAS, the current landowners of the property described in Exhibit A and Exhibit B have requested de-annexation from the city; and

WHEREAS, the City Council considered said requests in accordance with §50-222, Idaho Code and specifically Category A annexations as identified at §50-222(3)(a); and

WHEREAS, the City Council desires to grant the de-annexation requests;

NOW THEREFORE, THE CITY COUNCIL OF PRIEST RIVER, IDAHO HEREBY ORDAINS AS FOLLOWS:

SECTION 1
The described lands in Exhibit A and Exhibit B, by this reference incorporated herein, in accordance with provisions contained in Title 50, Chapter 2, Idaho Code, are hereby de-annexed from the City of Priest River.

SECTION 2
The provisions of this ordinance are hereby declared to be individually severable. Should a court of competent jurisdiction declare any provisions of this ordinance invalid, such declaration shall not affect the validity of the remaining provisions.

SECTION 3
This ordinance shall be in full force and effective upon recording with the Bonner County Clerk and publication in one issue of the Priest River Times.

APPROVED AND ADOPTED AS AN ORDINANCE OF THE CITY OF PRIEST RIVER BY THE CITY COUNCIL UNDER SUSPENSION OF THE RULES AT A REGULAR MEETING OF THE PRIEST RIVER CITY COUNCIL ON THIS 7TH DAY OF JUNE, 2010

UPON THE FOLLOWING ROLL CALL VOTE

Roll Call:

Councilmember Connolly _____

Councilmember George _____

Councilmember Perkins _____

Councilmember Wagner _____

_____
James L. Martin, Mayor

CITY OF PRIEST RIVER
CORPORATE SEAL
IDAHO

ATTEST:

_____
Laurel Knoles, City Clerk

EXHIBIT A
SACCOMANNO 1
Description Taken From Instrument 584839
Completing a Lot Line Adjustment

That portion of the Southeast Quarter of the Northwest Quarter of Section 29, Township 56 North, Range 4 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Beginning at a point on the South line of the Southeast Quarter, Northwest Quarter, said point lies North 89°54'07" East, 1330.99 feet from the West quarter corner of said Section 29, and said point lies North 89°54'07" East, 16.90 feet from the Southwest corner of said Southeast Quarter, Northwest Quarter, and said point also lies on an existing fence line; thence North 00°17'44" East, 102.79 feet along an existing fence line to the TRUE POINT OF BEGINNING; thence along existing fence line the following described three (3) courses: 1) North 00°34'07" East, 509.16 feet to an existing fence corner, said fence corner lies North 78°09'41" East, 15.81 feet from the West line of said Southeast Quarter, Northwest Quarter; 2) North 78°09'41" East, 343.91 feet; 3) South 84°36'54" East, 189.04 feet to an existing fence corner; thence South 07°56'16" East, 576.50 feet to an existing fence corner; thence along an existing fence line North 89°09'04" West, 609.53 feet to the TRUE POINT OF BEGINNING.
AND
That portion of the Southeast Quarter of the Northwest Quarter of Section 29, Township 56 North, Range 4 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Beginning at the Southwest corner of said Southeast Quarter, Northwest Quarter, said point also lies North 89°54'07" East, 1314.09 feet from the West quarter corner of said Section 29; thence continuing North 89°54'07" East, 16.90 feet to an existing fence line; thence along existing fence line the following described two (2) courses: 1) North 00°17'44" East 102.79 feet; 2) North 00°34'07" East, 509.16 feet to an existing fence corner; thence South 78°09'41" West, 15.81 feet to the West line of said Southeast Quarter, Northwest Quarter; thence South 00°39'36" West, 608.75 feet along said West line to the TRUE POINT OF BEGINNING.
AND
That portion of the Southeast Quarter of the Northwest Quarter of Section 29, Township 56 North, Range 4 West, Boise Meridian, Bonner County Idaho more particularly described as follows:

Beginning at a point on the South line of said Southeast Quarter, Northwest Quarter, said point lies North 89°54'07" East, 1330.99 feet from the West Quarter corner of said Section 29, and said point lies North 89°54'07" East, 16.90 feet from the Southwest corner of said Southeast Quarter, Northwest Quarter and said point also lies on an existing fence line, thence continuing along said South line North 89°54'07" East, 918.56 feet to the Northeast corner of that parcel of land as described in Instrument No

492179, records of Bonner County Idaho; thence along said existing fence line North 00°56'01" West, 91.06 feet; thence North 89°29'59" West, 228.92 feet; thence South 89°23'22" West, 81.14 feet; thence North 89°09'04" West, 609.53 feet; thence South 00°17'44" West, 102.79 feet to the TRUE POINT OF BEGINNING.

Those portions of Section 19 in Township 56 North, Range 4 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

The East Half of the Southwest Quarter; those portions of the Southwest Quarter of the Southeast Quarter and the South 25 rods of the Northwest Quarter of the Southeast Quarter lying Southerly and Westerly of the County road right of way also known as the Settlement Road; that part of Government Lot 4 lying East of the Coolin Road right of way and North of the right of way of U.S. Highway No. 2; Government Lot 3 and that part of the Southeast Quarter of the Northwest Quarter lying South of the county road right of way, known as the Settlement Road, and East of the East Branch Road S-280 (1) Survey. LESS the East Branch Road as shown in the S-280 (1) Road Survey on file in the office of the Department of Highways of the State of Idaho, filed August 11, 1951, in Book 82 of Deeds, Page 148, records of Bonner County, Idaho.

And that portion of Section 30, Township 56 North, Range 4 West, Boise Meridian, Bonner County, Idaho, described as follows:

All that portion of the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter, lying Northerly of the U.S. Highway No. 2 right of way, said Northerly right of way line being described as follows: Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 30, Township 56 North, Range 4 West, Boise Meridian, thence Southerly along the West line of said Northeast Quarter of the Northwest Quarter a distance of 165.0 feet, more or less, to point in the center line of existing U.S. Highway 2, which point is the Real Point of Beginning; thence Northerly along said West line 88.0 feet more or less, to a point in a line parallel with and 75.0 feet Northeasterly from the center line of said U.S. Highway 2 Project No. F-5121 (10) Highway Survey; thence along said parallel line as follows: Southeasterly along a 1712.02 foot radius curve right 420.0 feet, more or less, to a point opposite Station 390+52.78 of said Highway Survey. Southeasterly along a spiral curve right having a central angle of 3°30'; a distance of 204.58 feet to a point opposite Station 392+52.78 back equals 392+57.79 ahead of said Highway Survey. South 46°02'30" East 301.04 feet to a point opposite Station 395+58.83 of said Highway Survey; thence leaving said parallel line, South 48°41'47" East 165.06 feet to a point in the Northeasterly right of way line of existing U.S. Highway 2 which point bears North 42°42'30" East 80.85 feet from Station 397+25.5 of said Highway Survey; thence Southeasterly along said existing U.S. Highway 2 right of way line 940.0 feet, more or less, to a point in the South line of the Northwest Quarter of the Northeast Quarter of said Section 30.

And that portion of Section 30, Township 56 North, Range 4 West, Boise Meridian,

Bonner County, Idaho, described as follows

That portion of the Northeast Quarter of the Northwest Quarter lying between the Northerly right of way of the Great Northern Railway Company and lying Southerly of the right of way line of U.S. Highway 2 as established by Deed from Headland Lumber Company, Inc., an Idaho corporation, to State of Idaho, filed May 7, 1962 and recorded under Document No. 85160 in Book 108 of Deeds, page 512, records Bonner County, Idaho.

AND that portion of Lot 5, Section 30, Township 56 North, Range 4 West, Boise Meridian, Bonner County, Idaho, situated North and East of State Highway #2, in Bonner County, State of Idaho.

AND that portion of Government Lots 8 and 9 and the Northeast Quarter of the Northeast Quarter of Section 30 Township 56 North, Range 4 West, Boise Meridian, Bonner County, Idaho, lying Northeast of the Burlington Northern (Great Northern) Railway right of way and lying South and West of the following described line:

Beginning at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 30; thence South 0°44'28" West along the West line of the Northeast Quarter of the Northeast Quarter a distance of 258.82 feet; thence South 37°19'44" East a distance of 936.45 feet; thence North 87°42'15" West to the West line of the Northeast Quarter of the Northeast Quarter of said Section 30 to the beginning point of the herein described line; thence South 87°42'15" East to the Northwest corner of State of Idaho Borrow Pit Property; thence South 3°20'45" West a distance of 120.30 feet; (record South 3°08'45" West 119.88 feet); thence South 47°22'02" East a distance of 170.86 feet; (record South 47°09'45" east 171.26 feet); thence South 16°29'02" East a distance of 108.06 feet; (record South 16°25;45" East 108.10 feet); thence South 4°51'41" West a distance of 403.28 feet; (record South 4°51'; East 403.28 feet.)

Said point being the Southwest corner of State of Idaho Borrow Pit Property said corner also being the most Northerly corner of the access road to the Borrow Pit; thence Southwesterly along the Northwest right of way line of access road right of way to its intersection with the North right of way line of U.S. Highway 2; thence continuing along an extension of said access road right of way to the North right of way line of the Burlington Northern Railroad right of way; LESS any portion thereof lying within U.S. Highway 2 right of way.
(Instrument 584839 combined the above as one parcel for the purpose of a boundary line adjustment.)

SACCOMANNO 2
Description Taken From Instrument 366136

The West Half of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 29, Township 56 North, Range 4 West, Boise Meridian, Bonner County, Idaho:

SACCOMANNO 3
Description Taken From Instrument 529435

The West half (W½) of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of Section 29, Township 56 North, Range 4 West, Boise Meridian

SACCOMANNO 4
Description Taken From Instrument 492179

A parcel of land lying in a portion of the NE¼, SW¼ of Section 29, Township 56 North, Range 4 West, Boise Meridian, Bonner County Idaho, more particularly described as follows:

Commencing at the West quarter corner of said Section 29, a found 2" brass cap by P.L.S. 882;
Thence North 89°54'07" East, along the East-West centerline of said Section 29, a distance of 1971.13 feet to the POINT OF BEGINNING;

Thence continuing North 89°54'07" East, along said East-West centerline of Section 29, a distance of 278.52 feet;

Thence leaving said East-West centerline of Section 29, South 00°35'56; West, 1226.42 feet to a point on the existing Northerly right-of-way line of a county road;

Thence continuing South 00°35'56" West, 69.97 feet to a point on the South line of the NE¼, SW¼ of said Section 29;

Thence South 89°46'15" West, along said South line of the NE¼, SW¼ of Section 29, a distance of 279.0 feet;

Thence leaving said South line of the NE¼, SW¼ of Section 29, North 00°37'11" East, 73.65 feet to a point on the existing Northerly right-of-way line of said county road;

Thence continuing North 00°37'11" East, 1223.38 feet to the POINT OF BEGINNING, containing 8.29 acres, more or less (including .32 acres of road right-of-way.)

EXHIBIT B
JACQUELINE M. WELLS
Description Taken From Instrument 674392

A tract of land located in the Northwest ¼ of Section 33, Township 56N, Range 4 West Boise Meridian, Bonner County Idaho, described as follows.

Beginning at a point which is located South 46°08'37" West, a distance of 2287.93 feet from the North Quarter corner of said Section 33; thence North 3°57'20" West, 1548.36 feet to a point on the North line of said Section 33; thence South 89°10'42" East, 175.00 feet, more or less, to a point on the Southwesterly right of way line of an existing County Road; thence Southeasterly along said Southwesterly right of way line to the intersection of a line extended North 50°36'59" East from the point of beginning and a 5/8" rebar; thence South 50°36'59" West, 1376.11 feet to the point of beginning, said tract of land containing approximately 23.45 acres.