

A.L.T.A / N.S.P.S. LAND TITLE SURVEY

SECTION 2, TWP. 57N., RNG. 2 W., BOISE MERIDIAN, BONNER COUNTY, IDAHO

LEGEND

- ... SET 5/8" x 30" REBAR WITH PLASTIC CAP, PLS 7879
- ... FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 5713 UNLESS OTHERWISE NOTED
- ... FOUND 5/8" REBAR WITH PLASTIC CAP, PE 1947

SURVEYOR'S CERTIFICATE

TO LITTLE CREEK ALPACAS LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SANDPOINT TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR A.L.T.A./N.S.P.S. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY A.L.T.A. AND N.S.P.S., AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 11 (OBSERVED UTILITIES ONSITE ONLY), 13, 14, 16, 17, 18 & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 08/02/2017.

DATED THIS 14TH DAY OF SEPT. 2017.

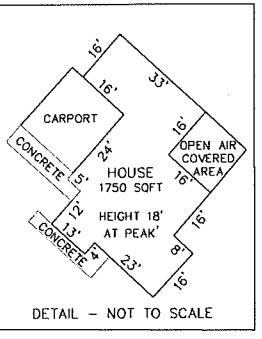
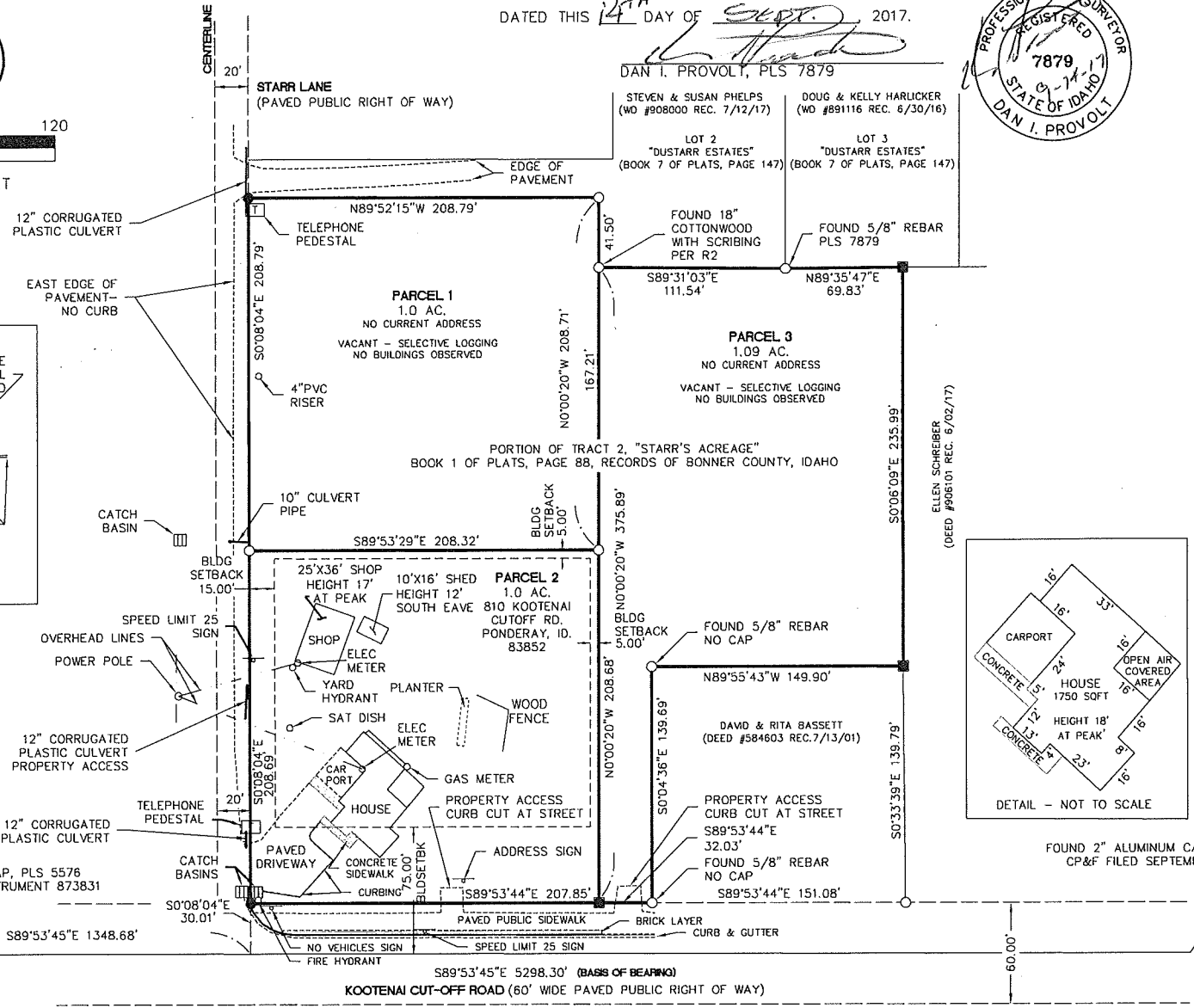
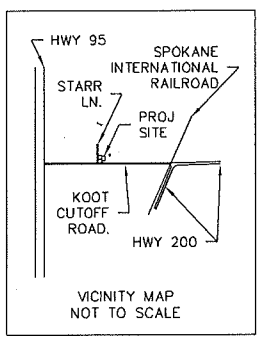
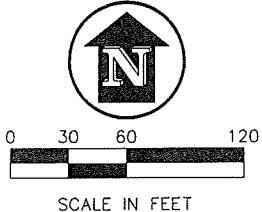
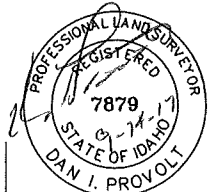
DAN I. PROVOLT, PLS 7879

STEVEN & SUSAN PHELPS (WD #908000 REC. 7/12/17)

DOUG & KELLY HARLICKER (WD #891116 REC. 6/30/16)

LOT 2 "DUSTARR ESTATES" (BOOK 7 OF PLATS, PAGE 147)

LOT 3 "DUSTARR ESTATES" (BOOK 7 OF PLATS, PAGE 147)



LEGAL DESCRIPTION PER TITLE INSURANCE COMMITMENT, SCHEDULE A, SANDPOINT TITLE INSURANCE COMPANY, COMMITMENT NO. 65738-VW, JULY 19, 2017.

PARCEL 1
THAT PORTION OF TRACT 2, STARR'S ACREAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 88, RECORDS OF BONNER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF TRACT 2; THENCE EAST 208 FEET 8 1/2 INCHES ALONG THE SOUTH LINE OF SAID TRACT; THENCE NORTH 417 1/2 FEET; THENCE WEST 208 FEET 8 1/2 INCHES TO THE WEST LINE OF SAID TRACT; THENCE SOUTH 417 1/2 FEET TO THE POINT OF BEGINNING.
EXCEPT THAT PORTION OF TRACT 2, STARR'S ACREAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 88, IN BONNER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF TRACT 2; THENCE EAST 208 FEET 8 1/2 INCHES ALONG THE SOUTH LINE OF SAID TRACT; THENCE NORTH 208 FEET 8 1/2 INCHES; THENCE WEST 208 FEET 8 1/2 INCHES TO THE WEST LINE OF SAID TRACT; THENCE SOUTH 208 FEET 8 1/2 INCHES TO THE POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT SAID SOUTHWEST CORNER OF TRACT 2; THENCE S89°53'44"E, 207.85 FEET; THENCE N0°00'20"W, 208.68 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N0°00'20"W, 208.71 FEET; THENCE N89°52'15"W, 208.79 FEET; THENCE S0°08'04"E, 208.79 FEET; THENCE S89°53'29"E, 208.32 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2
THAT PORTION OF TRACT 2, STARR'S ACREAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 88, RECORDS OF BONNER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF TRACT 2; THENCE EAST 208 FEET 8 1/2 INCHES ALONG THE SOUTH LINE OF SAID TRACT; THENCE NORTH 208 FEET 8 1/2 INCHES; THENCE WEST 208 FEET 8 1/2 INCHES TO THE WEST LINE OF SAID TRACT; THENCE SOUTH 208 FEET 8 1/2 INCHES TO THE POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT SAID SOUTHWEST CORNER OF TRACT 2; THENCE S89°53'44"E, 207.85 FEET; THENCE N0°00'20"W, 208.68 FEET; THENCE N89°53'29"W, 208.32 FEET; THENCE S0°08'04"E, 208.69 FEET TO THE POINT OF BEGINNING.

PARCEL 3
THAT PORTION OF TRACT 2, STARR'S ACREAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 88, RECORDS OF BONNER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT, WHICH IS 250 FEET WEST OF THE SOUTHWEST CORNER OF SAID BLOCK 2; THENCE WEST TO A POINT, WHICH IS 208 FEET 8 1/2 INCHES EAST OF THE SOUTHWEST CORNER OF SAID BLOCK 2; THENCE NORTH 376 FEET; THENCE EAST TO A POINT, WHICH IS 376 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH 376 FEET TO THE POINT OF BEGINNING.
LESS THE SOUTH 140 FEET OF THE EAST 150 FEET THEREOF.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT SAID SOUTHWEST CORNER OF TRACT 2; THENCE S89°53'44"E, 207.85 FEET TO THE TRUE POINT OF BEGINNING; THENCE N0°00'20"W, 375.89 FEET; THENCE S89°31'03"E, 111.54 FEET; THENCE N89°35'47"E, 69.83 FEET; THENCE S0°08'09"E, 235.99 FEET; THENCE N89°55'43"W, 149.90 FEET; THENCE S0°04'36"E, 139.69 FEET; THENCE N89°53'44"W, 32.03 FEET TO THE TRUE POINT OF BEGINNING.

SCHEDULE B-PART II (EXCEPTIONS) - COMMITMENT NO. 65738-VW

- 13) MATTERS AS SHOWN ON RECORD OF SURVEY RECORDED MAY 9, 2003 AS INSTRUMENT NO. 624362, RECORDS OF BONNER COUNTY, IDAHO, AFFECTS PARCELS 1 & 2. (ALL BEARINGS AND DISTANCES FALL WITHIN ALLOWED PARAMETERS).
- 14) MATTERS AS SHOWN ON RECORD OF SURVEY RECORDED JULY 9, 2004 AS INSTRUMENT NO. 654207, RECORDS OF BONNER COUNTY, IDAHO, AFFECTS PARCELS 1 & 2. (SAID SURVEY SHOWS AN ADDITIONAL 10 FEET WIDE STRIP ALONG AND ADJOINING STARR LANE. THE PURPOSE OF SURVEY SAYS TO "SURVEY NEW RIGHT OF WAY LINE". NO REFERENCE IS MADE TO SAID STRIP IN THE TITLE REPORT NOR WITHIN THE WARRANTY DEED INSTRUMENT 754698. FURTHER RESEARCH BY THE TITLE COMPANY DID NOT FIND ANY CONVEYANCE OF SAID 10 FEET WIDE STRIP).
- 15) TERMS AND PROVISIONS SET FORTH IN THE TRANSFER OF SEWER TREATMENT CAPACITY FROM ONE PARCEL OF PROPERTY TO ANOTHER PARCEL OF PROPERTY RECORDED JANUARY 4, 2007 AS INSTRUMENT NO. 720357, RECORDS OF BONNER COUNTY, IDAHO, AFFECTS PARCEL 2. (CONTAINS AN AGREEMENT FOR THE ABILITY TO ENGAGE IN A SEWER SERVICE EXCHANGE WITH AN OFFSITE PARCEL).
- 16) TERMS AND PROVISIONS SET FORTH IN THE TRANSFER OF SEWER TREATMENT CAPACITY FROM ONE PARCEL OF PROPERTY TO ANOTHER PARCEL OF PROPERTY RECORDED JANUARY 4, 2007 AS INSTRUMENT NO. 720359, RECORDS OF BONNER COUNTY, IDAHO, AFFECTS PARCEL 2. (CONTAINS AN AGREEMENT FOR THE ABILITY TO ENGAGE IN A SEWER SERVICE EXCHANGE WITH AN OFFSITE PARCEL).
- 17) COUNTY ROAD RIGHTS OF WAY, NOT RECORDED AND INDEXED AS A CONVEYANCE OF RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER, INCLUDING, BUT NOT LIMITED TO, ANY ROADS OR TRAILS CREATED BY A VIEWER'S CERTIFICATE OR VIEWER'S REPORT AS WELL AS ANY RIGHTS OF THE PUBLIC AND THE COUNTY OF KOOTENAI/BONNER TO USE OR OCCUPY THOSE CERTAIN ROADS AND TRAILS. (A SEARCH OF THE BONNER COUNTY UNRECORDED VIEWER'S REPORT MAPPING INDEX SHOWS NO COUNTY ROADS IN THE VICINITY OF THIS SURVEY).

NOTES:

- 1) THERE ARE NO FLOOD HAZARDS LOCATED WITHIN THE SUBJECT PARCELS PER FEMA FIRM PANEL 16017C0716E.
- 2) SUBJECT PARCELS ARE LOCATED WITHIN THE RESIDENTIAL ZONE FOR PONDERAY, IDAHO.
- 3) PROPERTY LINE SETBACK AND HEIGHT REGULATIONS PONDERAY CITY CODE TITLE 9-5A-3 & PCC TITLE 9-5A-4, (ORD. 6-2e, 2000) & (ORD 6-2f, 2000).
SETBACK MINIMUMS - 15' FRONT; EXCEPT FRONT PORCHES OR ENTRYWAYS, 5' REAR, 5' SIDE, 10' SIDE OF FLANKING STREET.
75' FRONT, REAR OR SIDE FACING A PRINCIPAL ARTERIAL FROM CENTERLINE OF THE RIGHT OF WAY, 5' FRONT FROM PORCH OR ENTRYWAY, 20' FRONT FACING GARAGE.
MULTIPLE FAMILY DWELLINGS SETBACK MINIMUMS BOTH ONE STORY 18' HEIGHT AND TWO STORY 28' HEIGHT BUILDINGS 20' FRONT, 20' REAR, 15' SIDE(ONE STORY ONLY), 20' SIDE (TWO STORY ONLY), 75' FRONT, SIDE OR REAR FACING A PRINCIPAL ARTERIAL FROM CENTERLINE OF THE RIGHT OF WAY.

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2017, AT _____ M.,
AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC.

INSTRUMENT No. _____ FEE: _____
BONNER COUNTY RECORDER



BASIS OF BEARING

BASIS OF BEARING IS S89°53'45"E ALONG THE SOUTH LINE OF SECTION 2 AS SHOWN HEREON.

PURPOSE OF SURVEY

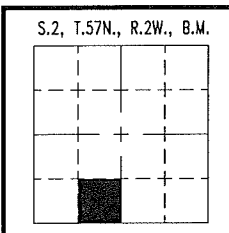
THE PURPOSE OF THIS SURVEY TO PROVIDE AN A.L.T.A. / N.S.P.S. SURVEY ON PARCELS 1, 2 & 3 AS SHOWN HEREON.

SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING A 3 SECOND TOTAL STATION AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

SURVEY REFERENCES

1. RECORD OF SURVEY RECORDED UNDER INSTRUMENT 624362, RECORDS OF BONNER COUNTY, IDAHO.
2. RECORD OF SURVEY RECORDED UNDER INSTRUMENT 654207, RECORDS OF BONNER COUNTY, IDAHO.
3. RECORD OF SURVEY RECORDED UNDER INSTRUMENT 328343, RECORDS OF BONNER COUNTY, IDAHO.
4. THE PLAT OF "DUSTARR ESTATES", BOOK 7 OF PLATS, PAGE 147, RECORDS OF BONNER COUNTY, IDAHO.



SHEET TITLE:
A.L.T.A. / N.S.P.S. SURVEY FOR LITTLE CREEK ALPACAS, LLC

James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864, (208) 263-4160

DATE:	09/14/17
SCALE:	1"=60'
DRAWN:	DP
CHECKED:	LM
PROJ. NO.:	19295-16-001
CAD FILE:	SANDPOINT STARR.AC
SHT.	1 OF 1