



City of Ponderay

208-265-5468 • Fax: 208-265-4357

288 Fourth Street • P.O. Box 500

Ponderay, ID 83852

www.cityofponderay.org

RECEIVED

APR 03 2025

PLANNING OFFICE
CITY OF PONDERAY

Site Plan Application

Site/Project Information

Brief Project Description: Independent Highway District Master Site Plan for future build-out of shop, offices, and storage for road maintenance

Project Representative: Brett Engel

E-mail: ihdbengel@gmail.com

Phone #'s: 208-263-8131

Location: McNearney Road, Ponderay

Legal Description: Independent Highway District Shop Site

Applicant/Owner Information

Name:
Independent Highway District

Legal Owner:
Independent Highway District

Signature:
[Signature]
Mailing Address:
PO Box 700, Ponderay, ID 83852

E-Mail:
ihdclerk@gmail.com

Phone #'s:
208-255-8121

Ponderay Planning Department

File Number: SP25-107

Fees:

RPPD441016000DA

Zoning:

Received By : **Date:** 04/03/2025

Comments:

Instrument Number

Instrument # 798193

BONNER COUNTY, SANDPOINT, IDAHO
9-3-2010 03:46:36 No. of Pages: 1

Recorded for: NIT

MARIE SCOTT Fee: 10.00

Ex-Officio Recorder Deputy *CB*

Index to: WARRANTY DEED

Escrow No.: 6201-4516-

WARRANTY DEED

FOR VALUE RECEIVED, **MELVIN J. DONENFELD, A MARRIED** man as his sole and separate Hereinafter called Grantor, does hereby grant, bargain, sell and convey unto **INDEPENDENT HIGHWAY DISTRICT**, Grantee, whose address is: P.O. Box 1047, , Sandpoint, ID 83864, the following described premises, County of BONNER to-wit:

THIS IS A DIRECT DEED IN COMPLIANCE WITH AN I.R.C. 1031 TAX DEFERRED EXCHANGE

A PORTION OF TRACT 16, STARR'S ACREAGE, ACCORDING TO THE PLAT RECORDED IN BOOK 1 OF PLATS, PAGE 88, RECORDS, BONNER COUNTY, IDAHO IN THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 57 NORTH RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 2, SOUTH 00 DEGREES 42'06" EAST, 132.00 FEET ALONG CENTERLINE OF GRAVEL COUNTY ROAD; THENCE SOUTH 89 DEGREES 29'58" WEST 30.00 FEET TO THE NORTHEAST PROPERTY CORNER AND TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 29'58" WEST 630.517 FEET TO THE NORTHWEST PROPERTY CORNER; THENCE SOUTH 00 DEGREES 40'01" WEST, 207.00 FEET TO THE SOUTHWEST PROPERTY CORNER; THENCE NORTH 89 DEGREES 29'58" EAST 630.642 FEET TO THE SOUTHEAST PROPERTY CORNER; THENCE NORTH 00 DEGREES 42'06" WEST 207.00 FEET TO THE NORTHEAST PROPERTY CORNER AND THE TRUE POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), their heirs and assigns forever, and the said Grantor(s) do(es) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT CURRENT TAXES AND EASEMENTS OF RECORD OR IN VIEW.

And that he/she/they will warrant and defend the same from all lawful claims whatsoever.

DATED August 30, 2010

By: *[Signature]*

MELVIN J. DONENFELD, Exchangor

State of Idaho

County of Bonner

On this 1 day of September, 2010 before me, Kathy G. Pizzolato
a Notary Public in and for said State, personally appeared

Melvin J. Donenfeld

known or identified to me to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

[Signature]

Notary Public in and for County and State

Residing at Sandpoint

My commission expires 6-29-2014

