

SUMMARY OF ORDINANCE NO. 23

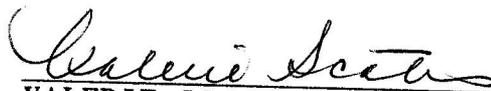
AN ORDINANCE ANNEXING PARCELS OF REAL PROPERTY INTO THE CITY LIMITS OF THE CITY OF DOVER, COUNTY OF BONNER, STATE OF IDAHO; AMENDING THE BOUNDARIES OF THE CITY OF DOVER; PROVIDING FOR ZONING CLASSIFICATION OF SAID PROPERTY; PROVIDING FOR NOTICE TO THE BONNER COUNTY RECORDER, ASSESSOR AND TREASURER; AND, PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE.

SAID ORDINANCE PROVIDES AS FOLLOWS:

- SECTION 1.00: Establishes its purpose.
- SECTION 2.00: Legal description of property to be annexed.
- SECTION 3.00: Establishes the annexation of said real property into the City limits of the City of Dover, Bonner County, Idaho.
- SECTION 4.00: Establishes the zoning classification for the annexed territory to be least density Residential.
- SECTION 5.00: Amends the legal description of the City of Dover to include said annexed territory.
- SECTION 6.00: Establishes notification of said annexation to the Bonner County Recorder, Assessor and Treasurer.
- SECTION 7.00: Provides for the publication of said Ordinance by publication of the Summary pursuant to Idaho Code § 50-901A.

A full text of this Ordinance is on file with the City Clerk of the City of Dover at Dover City Hall.

DATED this 23 day of September, 1993.


VALERIE SCATES
CITY CLERK

433380

ORDINANCE NO. 23

AN ORDINANCE OF THE CITY OF DOVER, COUNTY OF BONNER, STATE OF IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, ANNEXING PARCELS OF PROPERTY INTO THE CITY LIMITS OF THE CITY OF DOVER, COUNTY OF BONNER, STATE OF IDAHO; AMENDING THE BOUNDARIES OF THE CITY OF DOVER; PROVIDING FOR ZONING CLASSIFICATION OF SAID PROPERTY; PROVIDING FOR NOTICE TO THE BONNER COUNTY RECORDER, ASSESSOR AND TREASURER; AND, PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IDAHO:

SECTION 1.00: Under and by virtue of the laws of the State of Idaho, Petitions for Annexation and the Mayor and City Council hereof having deemed the following described territory as contiguous and adjacent to the corporate limits of this City and necessary for the orderly development thereof.

SECTION 2.00: Tracts of land in Bonner County, Idaho, described as follows:

See attached Exhibits A and B, which by this reference are incorporated herein as if set forth in full.

SECTION 3.00: Under and by virtue of the laws of the State of Idaho, the Mayor and Council hereby annex, add to and include within the corporate limits of the City of Dover, Bonner County, Idaho, the above-described territory.

SECTION 4.00: Under and by virtue of the laws of the State of Idaho, the recommendation of the Planning and Zoning Commission of the City of Dover, Bonner County, Idaho, the Mayor and Council hereby establish the zoning classification of the above-described territory to be least density Residential.

SECTION 5.00: This Ordinance amends the legal description of the City of Dover, Bonner County, Idaho, to include said annexed territory described above.

SECTION 6.00: Under and by virtue of the laws of the State of Idaho, the City Clerk shall notify the Bonner County Recorder, Assessor and Treasurer of this Ordinance and the said annexation of the property described hereinabove.

SECTION 7.00: This Ordinance shall be in full force and affect from and after its publication, as provided by law, in the Bonner County Daily Bee.

*City of Dover
P.O. Box 115
Dover, Id. 83825*

Map on file

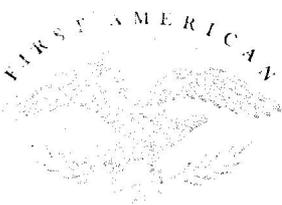
This Ordinance passed under suspension of the rules and duly enacted as an Ordinance of the City of Dover, Idaho, at special meetings of the City Council held on the 23rd and 28th of September, 1993.

Loretta Boyle
LORETTA BOYLE
Mayor

Attest:

Valerie Scates
VALERIE SCATES
City Clerk

FILED BY Valerie Scates
93 OCT 7 AM 11 43
MARIE SCOTT
RECORDER OF DONNER
COUNTY BY SR DEP.



433380

EXHIBIT "A"

CITY OF DOVER

A tract of land in the Southeast Quarter of the Southwest Quarter of Section 21, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, described as follows:

Beginning at a point on the North line of County Road which point is 25 feet North and 520 feet West of the South Quarter corner of said Section 21; thence East along the North line of the County Road to an intersection with the North and South centerline of said Section 21; thence North along said centerline of said Section 21 a distance of 470 feet; thence Southwesterly in a straight line to the Place of Beginning.

The West Half of the West Half of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 21, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho.

EXCEPT the South 660 feet.

ALSO EXCEPT the North 200 feet of the West 300 feet of the Southwest Quarter of the Southwest Quarter.

The East Half of Section 30, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, lying North of Highway 2 (200).

That portion of the East Half of the Northwest Quarter of Section 30, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, lying East of the Pine Street Loop County Road.

A portion of Government Lot 1, Section 30, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, described as follows:

Beginning at the North Quarter corner of Section 30, Township 57 North, Range 2 West, Boise Meridian; thence West 1284.4 feet; thence South 615.2 feet to the True Point of Beginning; thence West to the East right of way line of Pine Street Loop County road; thence Southeasterly along said East right of way line to the East line of said Government Lot 1; thence North along said East line to the True Point of Beginning.

That portion of the South 1167.5 feet of the South half of the Northwest Quarter of Section 30, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, lying West of the Pine Street Loop County Road; including Savage Division.

EXHIBIT A(1)



433380

The East Half of the Southeast Quarter of Section 30, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, lying North of Highway 2 (200).

A part of Government Lots 3 and 4 in Section 30, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, lying East of the following described line and North of Highway 2 (200):

Beginning at the Northeast corner of said Government Lot 3, thence West along the North line of said Government Lot 3 a distance of 135 feet; thence South 1546 feet; thence North $89^{\circ}25'$ East to a point that is South $89^{\circ}25'$ West 617.8 feet from the West line of Pine Street Loop County Road, thence South $0^{\circ}04'$ East 169.2 feet; thence South $89^{\circ}29'$ West to a point 714.8 feet from the West line of Pine Street Loop County Road; thence South $0^{\circ}04'$ East to the North right of way line of Highway 2 (200).

Government Lots 3 and 4 in Section 31, Township 57 North, Range 2 West, Boise Meridian, and the Southwest Quarter lying South of the Great Northern Railroad right of way in Section 30, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho;

EXCEPT the following described parcel:

A parcel of land in Lot 4 of Section 30 and Lot 4 in Section 31, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, described as follows:

Beginning on the West line of said Section 31, which is at the Pend Oreille River; thence North along said West line of Sections 31 and 30 to the southerly right of way line of the Spokane International Railroad; thence easterly along said right of way line 409.8 feet; thence South to the Pend Oreille River; thence westerly along said river to the point of beginning.

EXHIBIT A(2)



433380

EXHIBIT "B"

CITY OF DOVER

A tract of land in the Northeast Quarter of the Northwest Quarter of Section 28, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, as follows:

Commencing at the North quarter corner of said Section 28, thence South a distance of 348 feet; thence West a distance of 675 feet; thence Northeasterly to a point on the North line of said Section 28, which point is 575 feet West of the North Quarter corner of said Section 28; thence East along said North Section line to the Point of Beginning.

The Southeast Quarter of the Northwest Quarter, and the East half of the Southwest Quarter, and Government Lots 1 and 2, and the East half of Section 19, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho.

EXCEPT McNeil's Subdivision as recorded in Book 4 of Plats, Page 57.

ALSO EXCEPT a tract of land located in Section 19, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, more fully described as follows:

Commencing at the East Quarter corner of said Section 19, thence North $00^{\circ}29'29''$ West along the East line of said Section 19 a distance of 1317.75 feet to the East Sixteenth corner of said Section 19; thence South $89^{\circ}16'16''$ West along the North line of the South half of the Northeast Quarter of said Section 19 a distance of 823.98 feet; thence South a distance of 30.00 feet to a point on the North right of way of Pine Street, a County Road; said point being the Point of Beginning; thence South $89^{\circ}16'16''$ West a distance of 759.73 feet thence South $00^{\circ}22'08''$ East a distance of 589.66 feet to a point on the North right of way of said County Road; thence Northeasterly along said North right of way to the Point of Beginning.

ALSO EXCEPT The East 270 feet of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 19, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho.

ALSO EXCEPT the East 920 feet of the South 400 feet of the Northwest Quarter of the Northeast Quarter of Section 19, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho.

ALSO EXCEPT the West 400 feet of the South 400 feet of the Northeast Quarter of the Northeast Quarter of Section 19, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho.

EXHIBIT B(1)



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ALSO EXCEPT Beginning at the corner to Sections 17, 18, 19 and 20, Township 57 North, Range 2 West of the Boise Meridian; thence due South a distance of 1266.19 feet; thence due West a distance of 457.90 feet to the True Point of Beginning of this tract and this description; thence North 5°39' East a distance of 442.06 feet; thence North 84°31' West a distance of 242.85 feet; thence South 6°50' West a distance of 465.85 feet; thence South 89°52' East a distance of 253.67 feet to the True Point of Beginning.

ALSO EXCEPT Beginning at the corner to Sections 17, 18, 19 and 20, said Township and Range; thence due South a distance of 1266.19; thence due West a distance of 457.90 feet to the True Point of Beginning; thence North 05°39' East a distance of 442.06 feet; thence North 84°31' West a distance of 242.85 feet; thence South 06°50' West a distance of 465.85 feet; thence South 89°52' East a distance of 253.67 feet to the True Point of Beginning.

ALSO EXCEPT Commencing at the Southwest corner of said Section 19, thence South 89°06'23" East along the South line of Section 19 a distance of 664.02 feet to a point, said point being the True Point of Beginning; thence North a distance of 571.91 feet; thence North 6°27'52" West a distance of 213.46 feet; thence North 49°21'43" West a distance of 285.65 feet; thence South 86°12'19" West a distance of 169.41 feet; thence North 3°54'14" West a distance of 763.69 feet; thence East a distance of 360.91 feet; thence South a distance of 50.90 feet; thence East a distance of 520.75 feet to the East line of said Government Lot 1; thence South 0°04'16" East along the East line of Government Lots 1 and 2 a distance of 1163.27 feet to a point on the Westerly right of way of Pine Street Loop, a County Road; thence Southerly along said Westerly right of way the following four courses: 1) South 28°30'21" West, 92.04 feet; 2) South 22°38'15" West 78.07 feet; 3) South 14°14'16" West 231.45 feet; 4) South 6°22'12" West 101.00 feet to an intersection with the Westerly right of way of Hornby Creek Road, a County Road; thence South 31°13'27" West along said right of way a distance of 29.01 feet to a point on the South line of Section 19; thence South 89°06'23" West along said South line a distance of 264.16 feet to the True Point of Beginning.

That part of the Southeast Quarter of Section 24, Township 57 North, Range 3 West, Boise Meridian, Bonner County, Idaho, lying East of the Thread of Hornby Creek.

Lots 2 and 3, Block 1-A of Pine View Subdivision, According to the Plat thereof, recorded in Book 3 of Plats, Page 184, records of Bonner County, Idaho; Less that Portion of Lot 2 described as follows: Beginning at the Northeast corner of said Lot 2, Pine View Subdivision Block 1-A; thence North 89°31'10" West, along the

EXHIBIT B(2)



433380

North line of said Lot 2, 1.50 feet; thence South $63^{\circ}31'10''$ East, 1.32 feet to a point of the East line of said Lot 2; thence North $28^{\circ}51'55''$ East, .67 feet to the Point of Beginning.

The North 392.62 feet of that portion of the Northeast Quarter of Section 20, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, lying West of Hill Top Drive.

The North 392.62 feet of that portion of the Northeast Quarter of the Northwest Quarter lying East of Upland Drive.

That part of the North half of the Northeast Quarter and the East half of the East half of the Northeast Quarter of the Northwest Quarter in Section 20, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, lying Southerly of the existing creek. Said creek intersects the West line of the above described parcel at a point approximately 868 feet South of the North line of said Section and runs Southeasterly, intersecting the South line of said parcel at a point approximately 875 feet East of the North-South centerline of Section 20.

That portion of the Northeast Quarter of the Northwest Quarter of Section 20, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, lying West of Upland Drive.

EXCEPT the North 162 feet of the South 437 feet of the West half of the East half of the Northeast Quarter of the Northwest Quarter.

ALSO EXCEPT Beginning at a point 355 feet West of the North Quarter corner of Section 20, Township 57 North, Range 2 West and the intersection of the North line of the Northeast Quarter of the Northwest Quarter with the West right of way line of the County Road, thence West 425 feet; thence Southeasterly 240 feet; thence Northeasterly 325 feet to a point 148 feet South of the North line of Section 20; thence North along the West Right of Way of the County Road 148 feet to the Point of Beginning.

The North half of the Northwest Quarter of the Northwest Quarter; the Southwest Quarter of the Northwest Quarter of the Northwest Quarter; the East half of the Southwest Quarter of the Northwest Quarter; the East half of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter; the North half of the Southwest Quarter; the North half of the Northeast Quarter of the Southeast Quarter; the Northwest Quarter of the Southeast Quarter; the West half of the Southeast Quarter of the Northeast Quarter, and the

EXHIBIT B(3)



433380

West half of the East half of the Southeast Quarter of the Northeast Quarter all in Section 20, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho.

EXCEPT a tract of land in the Northwest Quarter of the Southeast Quarter of Section 20, Township 57 North, Range 2 West of the Boise Meridian, Bonner County, Idaho, more particularly described as follows, to-wit:

From the True Point of Beginning which point is on the South line of the Northwest Quarter of the Southeast Quarter, a distance of 16.0 feet West of the Southeast corner of the Northwest Quarter of the Southeast Quarter; thence West 150 feet; thence North 100 feet; thence East 150 feet; thence South 100 feet to the True Point of Beginning.

ALSO EXCEPT Beginning at the Southeast corner of the Northwest Quarter of the Southeast Quarter of Section 20, Township 57 North, Range 2 West, Boise Meridian; thence North $0^{\circ}3'26''$ West 100 feet to the True Point of Beginning; thence North $0^{\circ}3'26''$ West 200 feet; thence West 174.90 feet; thence South 200 feet; thence East 175.10 feet to the True Point of Beginning.

ALSO EXCEPT A portion of the Northeast Quarter of the Southwest Quarter, Section 20, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, described as follows:

Beginning at the Northwest corner of said Northeast Quarter of the Southwest Quarter; thence South along the West line thereof to the South right of way line of the County Road; thence South along the said West Line 200 feet; thence East parallel to the South right of way line of County Road 100 feet; thence North parallel to the West line of Said Northeast Quarter of the Southwest Quarter 200 feet to the South right of way line of the County Road; thence West along said right of way line 100 feet to Point of Beginning.

ALSO EXCEPT A tract of land located in the Northwest Quarter of the Southeast Quarter of Section 20, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, described as follows:

Beginning at a point that is North $43^{\circ}37'$ West a distance of 2452.1 feet from the Southeast corner of said Section; thence North $89^{\circ}54'$ West, a distance of 292.4 feet; thence North $0^{\circ}5'$ West, a distance of 180.0 feet; thence South $89^{\circ}54'$ East, a distance of 242.0 feet; thence South $13^{\circ}13'$ East, a distance of 94.1 feet; thence on a 500 foot radius curve to the left, a distance of 92.1 feet to the point of beginning.

ALSO EXCEPT A tract of land located in the Northwest quarter of the Southeast Quarter of Section 20, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, described as follows:

Beginning at a point that is North $44^{\circ}23'$ West, a distance of

EXHIBIT B(4)



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2231.7 feet from the Southeast corner of said Section; thence North 89°54' West, a distance of 248.7 feet; thence North 44°0' West, a distance of 250.8 feet; thence South 89°54' East, a distance of 292.4 feet; thence on a 500 foot radius curve to the left, a distance of 222.5 feet to the Point of beginning.

ALSO EXCEPT A tract of land located in the Northwest Quarter of the Southeast Quarter of Section 20, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, described as follows: Beginning at a point that bears North 40°59' West a distance of 2748.3 feet from the Southeast corner of said section, thence North 0°4' East a distance of 88.8 feet; thence on a 400 foot radius curve to the left a distance of 92.7 feet; thence South 89° 58 1/2' West a distance of 354.4 feet; thence South 0°5' East a distance of 180.0 feet; thence South 89°54' East a distance of 364.6 feet to the Point of Beginning.

ALSO EXCEPT A tract of land located in the Northwest Quarter of the Southeast Quarter in Section 20, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, described as follows: Beginning at a point that is North 41°43' West a distance of 2618.0 feet from the Southeast corner of said Section, thence North 89°54' West a distance of 424.6 feet; thence North 0°5' West a distance of 120.0 feet; thence South 89°54' East a distance of 364.6 feet; thence North 0°4' East a distance of 88.8 feet; thence on a 400-foot radius curve to the left a distance of 92.7 feet; thence South 13°13' East a distance of 309.2 feet to the Point of Beginning.

ALSO EXCEPT A tract of land located in the Northwest Quarter of the Southeast Quarter of Section 20, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, described as follows: Beginning at a point that is North 42°08' West a distance of 3041.0 feet from the Southeast corner of said Section 20, thence North 89°58-1/2' West a distance of 127.0 feet; thence North 0°5' West a distance of 50 feet; thence North 25°5' West a distance of 81.3 feet; Thence North 0°5' West a distance of 264.4 feet to a point on the East-West centerline of said section which is North 89°58-1/2' East a Distance of 438.5 feet from the center of said section, thence North 89°58-1/2' East a distance of 161.5 feet; thence South 88°50' East a distance of 73.9 feet; thence South 43°9' West a distance of 22.5 feet; thence on a 90 foot radius curve to the left a distance of 139.1 feet; thence South 45°26' East a distance of 81.7 feet; thence on a 400 foot radius curve to the right a distance of 224.9 feet; thence South 89°58-1/2' West a distance of 227.4 feet to the Point of Beginning.

ALSO EXCEPT A tract of land located in the Southeast Quarter of Section 20, Township 57 North, Range 2 West of the Boise Meridian, Bonner County, Idaho, more fully described as follows: Beginning at a point which is North 89°38'57" West a distance of



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1308.99 feet; thence South $0^{\circ}03'26''$ East a distance of 331.03 feet from the East Quarter corner of said Section 20; thence South $89^{\circ}42'47''$ East a distance of 655.22 feet; thence South $0^{\circ}10'55''$ East a distance of 330.50 feet; thence North $89^{\circ}45'38''$ West a distance of 655.94 feet; thence North $0^{\circ}03'26''$ West a distance of 331.03 feet to the Point of Beginning.

ALSO EXCEPT A tract of land in the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 20, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, more specifically described as follows:

Beginning at the Southeast corner of said Southwest Quarter of the Northwest Quarter of the Northwest Quarter; thence North $00^{\circ}28'59''$ West along the East line of said Southwest Quarter of the Northwest Quarter of the Northwest Quarter, a distance of 208.70 feet; thence South $89^{\circ}57'40''$ West, a distance of 208.70 feet; thence South $00^{\circ}28'59''$ East, a distance of 208.70 feet to the South line of said Southwest Quarter of the Northwest Quarter of the Northwest Quarter; thence North $89^{\circ}57'40''$ East along said South line, a distance of 208.70 feet to the Point of Beginning.

A tract of land in the Southwest Quarter of the Northwest Quarter of Section 21, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Beginning at the Southeast corner of the Southwest Quarter of the Northwest Quarter Thence North to the Northerly right of way of Pine Street which is the true point of beginning; thence West 330 feet to the West line of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of the Northwest Quarter; thence North 300 feet more or less to the North line of the South half of the Southeast Quarter of the Southwest Quarter of the Northwest Quarter; thence East 330 feet more or less to the East line of the Southwest Quarter of the Northwest Quarter; thence South 300 feet more or less to the True Point of Beginning.

That part of the Northeast Quarter of the Southwest Quarter of Section 21, Township 57 North, Range 2 West of the Boise Meridian, Bonner County, Idaho, lying North and West of the Great Northern Railway right of way. LESS a tract of land in the Northeast Quarter of the Southwest Quarter of Section 21, Township 57 North, Range 2 West of the Boise Meridian, Bonner County, Idaho, more particularly described as follows:

From the True Point of Beginning which point is an intersection with the Southerly right of way line of the Pine Street County Road and of the Westerly right of way line of the Great Northern Rail Road right of way; thence West along said Pine Street right of way line 25.0 feet; thence South 25.0 feet; thence East to an intersection of the Great Northern Rail Road right of way line;



433380

thence Northeasterly along said right of way line to the True Point of Beginning.

That part of the North half of the Northeast Quarter of Section 17, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, lying East of the Baldy Cut-off Road (Upland Drive).

EXCEPT The North half of the West half of the East half of the Northwest Quarter of the Northeast Quarter of Section 17, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho.

ALSO EXCEPT A parcel in the Northeast Quarter of the Northeast Quarter of Section 17, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, described as follows:

Beginning at a point which is 958 feet West and 30 feet South of the Northeast corner of said Section 17 on the South right of way line of the County road; thence South 75 feet, more or less to the present thread of Syringa Creek; thence Southwesterly along the thread of the creek, 50 feet; thence South 147 feet; thence East 282 feet; thence North 240 feet, more or less, to the South right of way of the County Road; thence West along said right of way 239 feet to the Point of Beginning.

A part of the Northwest Quarter of the Northeast Quarter of Section 17, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, described as follows:

Beginning at the North Quarter Corner of said Section 17; thence South along the centerline of said section 148.20 feet; thence East 262.0 feet to the True Point of Beginning; thence West 262.0 feet to the centerline of said section; thence South along said centerline to a point which is South $00^{\circ}46'18''$ West 312.84 feet from the North Quarter corner of said section; thence South $88^{\circ}53'34''$ East to a point which is due South of the True Point of Beginning; thence due North to the True Point of Beginning.

A tract of land located in Section 17, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, more fully described as follows:

Beginning at the North Quarter corner of said Section 17, thence South $00^{\circ}46'18''$ West 312 feet to the True Point of Beginning; thence South $00^{\circ}46'18''$ West a distance of 208.0 feet; thence South $88^{\circ}53'34''$ East a distance of 208.0 feet; thence North $00^{\circ}46'18''$ East a distance of 208.0 feet; thence North $88^{\circ}53'34''$ West a distance of 208 feet to the True Point of Beginning.

EXHIBIT B(7)



433380

Lots 1 and 2 in Mountain Springs, as recorded in Book 3 of Plats, Page 182, records of Bonner County, Idaho.

A tract of land in Section 17, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, described as follows: Beginning at a point said point being South 0°46'18" West along the North-South centerline of said Section 17, a distance of 1319.53 feet from the North Quarter corner of said Section 17; thence South 88°53'54" East 657.41 feet; thence North 0°53'12" East 24.75 feet; thence North 84°31'27" West 659.67 feet; thence South 0°46'18" West 75.00 feet to the point of beginning.

AND

The North 330 feet of the West Half of the Southwest Quarter of the Northeast Quarter of Section 17, Township 57 North, Range 2 West Boise Meridian, Bonner County, Idaho, LESS a tract described as follows:

Beginning at a point, said point being South 0°46'18" West along the North-South centerline of said Section 17 a distance of 1398.10 feet from the North Quarter corner of said Section 17; thence South 78°12'24" East 546.42 feet; thence North 19°46'45" East 55.66 feet; thence South 74°14'48" East 80.35 feet; thence South 0°53'12" West 182.53 feet; thence North 88°53'34" West 631.74 feet; thence North 0°46'18" East 251.43 feet to the point of beginning.

The East 330 feet of the Southeast Quarter of the Northwest Quarter of Section 17, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho. EXCEPT the South 510 feet.

A tract of land in the East half of the Southeast Quarter of the Northwest Quarter of Section 17, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, described as follows: Beginning at the Southeast corner of the East half of the Southeast Quarter of the Northwest Quarter of Section 17, thence North 510 feet; thence West 360 feet; thence South 510 feet; thence East 360 feet to the Point of Beginning.

A tract of land in the East half of the Southeast Quarter of the Northwest Quarter of Section 17, Township 57 North Range 2 West, Boise Meridian, Bonner County, Idaho, described as follows: Beginning at a point 1980 feet East of the Southwest corner of the Northwest Quarter of Section 17 and at the center of the County Road; thence North 220 feet; thence East 300 feet; thence South 220 feet; thence West 300 feet to the Point of Beginning.

EXHIBIT B(8)



433380

The North 363 feet of the East 240 feet of the West half of the East half of the Northeast Quarter of the Southwest Quarter in Section 17, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho; Except County Road right of way.

AND

Beginning at the Northwest corner of the East 240 feet of the West half of the East half of the Northeast Quarter of the Southwest Quarter in Section 17, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, said point being on the center line of the County Road; thence South 95 feet, thence West 125 feet; thence North 95 feet, thence East 125 feet to the True Point of Beginning. Less any portion lying within the County Road.

The South 520 feet of the West half of the Southwest Quarter of the Northeast Quarter of Section 17, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho.

A Tract of land located in the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 17, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 17, thence North down the centerline of the existing County Road for a distance of 367.25 feet; thence East, 25.00 feet to the East right of way boundary of the County Road, that being the True Point of Beginning; thence North 164.70 feet along the East right of way boundary; thence North 68°00' East 32.50 feet; thence North 85° East 74.80 feet; thence South 01°30' East 125.61 feet; thence South 32° West 40.00 feet; thence South 76° West 42.30 feet; thence South 42° West 28.00 feet; thence North 75° West 27.60 feet to the East right of way boundary of existing County Road, that being the True Point of Beginning.

A tract of land in the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 17, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, more specifically described as follows:

From the Southwest corner of said Southeast Quarter of the Southwest Quarter of the Northeast Quarter; thence North 00°17'38" West (North by original Deed) along the West line of said Southeast Quarter of the Southwest Quarter of the Northeast Quarter a distance of 509.77 feet; thence North 89°55'50" East a distance of 130.73 feet to the True Point of Beginning; thence continuing North 89°55'50" East a distance of 173.15 feet; thence South 07°00' East

EXHIBIT B(9)



433380

a distance of 30.00 feet to the centerline of Turnipseed Creek; thence Southwesterly along said creek centerline approximately 195.0 feet to a point which is South 01°47'38" East from the True Point of Beginning; thence North 01°47'38" West (North 01°30' West by original Deed) a distance of 84.21 feet, more or less, to the True Point of Beginning.

The East half of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 17, Township 57, Range 2 West, Boise Meridian, Bonner County, Idaho.

A tract of land located in Section 17, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, more fully described as follows:

Commencing at the East one-quarter corner of said Section 17; thence North 88°53'36" West along the East-West centerline of Section 17, a distance of 2085.0 feet; thence South 1°06'24" West a distance of 25.64 feet to a point on the South right-of-way of Baldy Road, said point being the True Point of Beginning; thence continuing South 1°06'24" West a distance of 562.66 feet; thence North 88°53'36" West a distance of 328.0 feet; thence North 1°06'24" East a distance of 557.71 feet to a point on the South right of way of Baldy Road; thence South 88°59'45" East along said South right of way a distance of 240.72 feet; thence North 88°08'30" East along said South right of way a distance of 87.40 feet to the True Point of Beginning.

A tract of land located in Section 17, Township 57 North, Range 2 West of the Boise Meridian, Bonner County, Idaho, more fully described as follows:

Beginning at a point which is North 88°59 3/4' West along the centerline of the Baldy road, a distance of 2085.0 feet; and South 1°00 1/4' West, a distance of 589.2 feet from the East Quarter corner of said Section 17; thence South 88°51' East, a distance of 397.9 feet to the County Road right of way; thence along said right of way South 1°09' West, a distance of 400 feet; thence North 88°51' West, a distance of 725.9 feet, thence North 1°09' East, a distance of 400.0 feet; thence South 88°51' East, a distance of 328.0 feet to the point of beginning.

That part of the Southeast Quarter of Section 17, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, described as follows:

Beginning at a point that is South 285 feet along the center of a County Road running South to the Pine Street Loop road from the



433380

center of intersection of said road with the Great Northern Road; said intersection being approximately 1650 feet West of the East Quarter corner of Section 17, Township 57 North, Range 2 West of the Boise Meridian, Bonner County, Idaho; thence South 45° East 111.7 feet; thence East 436 feet; thence South 434 feet; thence West 515 feet, more or less, to the center of the County Road; thence to the Point of Beginning.

A portion of Section 17, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, more specifically described as follows:

Beginning at the Southwest corner of the East half of the East half of the Northwest Quarter of the Southeast Quarter of said Section 17; thence North 417.2 feet along the West boundary of the East half of the East half of the Northwest Quarter of the Southeast Quarter of said Section 17; thence East on a line parallel with the Southerly line of the East half of the East half of the Northwest Quarter of the Southeast Quarter, 208.6 feet; thence South on a line parallel to the Westerly line of the East half of the East half of the Northwest Quarter of the Southeast Quarter, 208.6 feet; thence Southwesterly to the Point of Beginning.

The North half of the South half of the Southeast Quarter of Section 17, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho.

EXCEPT That part of the South half of the North half of the Southwest Quarter of the Southeast Quarter of Section 17, Township 57 North, Range 2 West, Boise Meridian, described as follows:

Beginning at the South Quarter corner of Section 17; thence along the centerline of Section 17, North $0^{\circ}34'50''$ East 171.30 feet to the centerline of the Bonneville Transmission line right of way; thence along said centerline North $41^{\circ}02'$ East 1070.53 feet to the North line of the South half of the North half of the Southwest Quarter of the Southeast Quarter of Section 17, and the True Point of Beginning; thence along said line South $89^{\circ}05'19''$ East 275.00 feet; thence South $0^{\circ}50'43''$ West 165.00 feet; thence North $89^{\circ}05'09''$ West 430.89 feet; thence North $41^{\circ}02'$ East 215.85 feet; thence South $89^{\circ}05'09''$ East 15.00 feet to the True Point of Beginning.

ALSO EXCEPT A strip of land between the centerline of the Bonner Ferry to Sandpoint Bonneville Power Line right of way and a line parallel to and fifteen (15) feet Northwesterly of said center line, as it extends through the North half of the South half of the North half of the Southwest Quarter of the Southeast Quarter of Section 17, Township 57 North, Range 2 West of the Boise Meridian, Bonner County, Idaho.

EXHIBIT B(11)



433380

ALSO EXCEPT A tract of land in Section 17, Township 57 North, Range 2 West of the Boise Meridian, Bonner County, Idaho, described as follows:

The North half of the North half of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter; and that part of the North Half of the North half of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter lying and being North and West of a line parallel to and 25 feet Northwesterly of the center line survey of the Bonneville Power Administration Easement running through said subdivision.

That part of the South half of the South half of the Southeast Quarter of Section 17, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, lying West of a line described as follows:

Beginning at the Southeast corner of said Section 17, thence North $88^{\circ}59'36''$ West 849.22 feet to the True Point of Beginning; thence North $28^{\circ}20'21''$ East to the North Line of said South half of the South half of the Southeast Quarter, this being the terminus of said line.

EXCEPT A tract of land located in Section 17, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, More fully described as follows:

Beginning at a point on the North-South centerline of Said Section 17, that is North $0^{\circ}46'08''$ East of the South Quarter corner of said Section 17 a distance of 631.56 feet; thence East a distance of 229.54 feet; thence South $0^{\circ}46'08''$ West a distance of 148.15 feet; thence South $40^{\circ}30'$ West a distance of 359.08 feet to the North-South centerline of said Section 17; thence North $0^{\circ}46'08''$ East along said centerline a distance of 421.22 feet to the Point of Beginning.

The Southeast Quarter of the Southwest Quarter in Section 17, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho.

LESS the following described parcels of property to wit:

LESS that part of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter in Section 17, Township 57 North, Range 2 West lying East of the County Road as described in Document No. 53837 in Book 92 of Deeds, Page 69, records of Bonner County, Idaho;

LESS beginning at a point which is 355 feet West of the South Quarter corner of Section 17, Township 57 North, Range 2 West and the intersection of the South line of the Southeast Quarter of the

EXHIBIT B(12)



433380

Southwest Quarter with the West right of way line of the County Road; thence North 350 feet to a point, said point being 100 feet from the West line of the County Road; thence Northeasterly 450 feet to a point on the East line of the Southeast Quarter of the Southwest Quarter, said point being approximately 725 feet North of the South Quarter corner and the West right of way line of the County Road; thence Southwesterly along the said West right of way line to the point of beginning;

LESS beginning at a point 355 feet West of the South Quarter corner of Section 17, Township 57 North, Range 2 West and the intersection of the South line of the Southeast Quarter of the Southwest Quarter with the West right of way line of the County Road; thence North 162 feet; thence West 460 feet on a line parallel to the South line of Section 17; thence Southeasterly 170 feet to the South Line of Section 17; thence East approximately 425 feet to the Point of Beginning;

LESS beginning at a point on the South line of Section 17, Township 57 North, Range 2 West, which point is 1333.62 feet East from the Southwest corner of said Section 17; thence North $0^{\circ}24'$ West along a line parallel with and 15.00 feet East from the West line of the Southeast Quarter of the Southwest Quarter of said section 17, 671.40 feet; thence South $89^{\circ}57'$ East 485.00 feet; thence South $0^{\circ}24'$ East, 671.40 feet to a point in the South line of Section 17; thence North $89^{\circ}57'$ West along the South line 485 feet, to the Point of Beginning;

LESS in the Southwest Quarter of Section 17, Township 57 North, Range 2 West, described as follows:
The South 600 feet of the Southeast Quarter of the Southwest Quarter of said Section 17, lying West of the County Road right of way.

The South half of the Southwest Quarter of the Southwest Quarter of Section 17, Township 57 North, Range 2 West of the Boise Meridian.

The Southeast Quarter and the North half of Section 16, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho. Lying West of the Great Northern Railroad right of way, including that portion thereof lying within the Plat of West Sandpoint as recorded in Book 1 of Plats, Page 152.

EXCEPT A portion of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter in Section 16, township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, described as follows:
Beginning at a point on the North-South center Section line of said

EXHIBIT B(13)



Section, which point is 25.00 feet Southerly of the North Quarter corner of said Section 16, and said point being on the South line of the County Road right of way; thence West along the South line of said County road right of way 200 feet; thence Southerly on a line paralleling said center Section line 220 feet; thence Easterly along a line paralleling said County Road right of way, 200 feet to a point on said center Section line; thence Northerly 220 feet to the Point of Beginning.

ALSO EXCEPT A portion of Block F and adjoining vacated streets in West Sandpoint, according to the plat thereof, Recorded in Book 1 of Plats, Page 152, Records of Bonner County, Idaho, described as follows:

Beginning at the Northeasterly corner of said Block F thence Southerly along the East line of said Block F 350 feet to the True Point of Beginning, thence Northwest on a line that is perpendicular to the East line of said Block F, a distance of 200 feet, thence Southwest parallel to the East line of said Block F, a distance of 340 feet, thence Southeast perpendicular to said East line of said Block F, a distance of 215 feet to the West right of way line of the Burlington Northern Railroad (Great Northern), thence Northerly along said West right of way line 340 feet, thence Northwest on a line that is perpendicular to the East line of said Block F to the True Point of Beginning.

ALSO EXCEPT Block "A" and Block "I" of West Sandpoint as recorded in Book 1 of Plats, Page 152.

ALSO EXCEPT The West half of the West half of the Southwest Quarter of the Northwest Quarter, the East half of the Southwest Quarter of the Northwest Quarter, and the West half of the West half of the Southeast Quarter of the Northwest Quarter.

The East 475 feet of the North 1300.38 feet of the Northeast Quarter of the Southwest Quarter in section 16, Township 57, Range 2 West, Boise Meridian, Bonner County, Idaho.

LESS the following described tract:

The West 185 feet of the East 475 feet of the North 955.10 feet of the Northeast Quarter of the Southwest Quarter of Section 16, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho.

ALSO LESS Any portion lying within the County Road along the North line thereof.

ALSO LESS A tract which begins at a point 100 feet South $1^{\circ}8'35''$ West and North $88^{\circ}36'36''$ West, 290 feet from the center of Section 16; thence South $1^{\circ}8'35''$ West, 148.65 feet; thence North $88^{\circ}36'36''$



433380

West, 60 feet; thence North 1°35" East, 75 feet; thence North 40°24'50" East, 94.80 feet to the place of beginning.

The North half of the Northwest Quarter of the Southwest Quarter in Section 16, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho. EXCEPT the West 50 Feet.

The Northwest Quarter of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter in Section 16, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho. EXCEPT the East 35 feet.