BOUNDARY COUNTY IDAHO

PLAT OF:

WILD HORSE CANYON SUBDIVISION

A portion of the S 1/2 of Section 9, Twp. 61 N., R. 01 E., B.M.
For: Phil Schnuerle &
Max O. Schnuerle
Date: May 2016

Graphic Scale

1 inch = 200 ft.

BASIS OF BEARING

Legend

- FOUND 5/8 INCH DIA. BY 30 INCH LONG REBAR WITH A 1 1/4 INCH DIA. PLASTIC CAP STAMPED K.E.D. 7905
- SET 5/8 INCH DIA. BY 30 INCH LONG REBAR WITH A 1 1/4 INCH DIA. PLASTIC CAP STAMPED K.E.D. 7905
- FOUND 3 1/4 INCH DIA. BRASS IDAHO STATE HIGHWAY MONUMENT
- FOUND 5/8 INCH DIA. REBAR CAPPED TUCKER PLS 1947
- COMPUTED POINTS
- ( ) RECORDED PER INSTRUMENT NO. 86-1765
- 4x4 INCH SQUARE CONCRETE POST WITH BRASS CAP

NOTES:

ALL LOTS TO HAVE INDIVIDUAL SEPTIC SYSTEMS.

ALL LOTS ARE SERVED BY THE CABINET MOUNTAINS WATER DISTRICT. ALL EXISTING WATERLINES ARE WITHIN THE PROVIDED 60' WIDE ACCESS AND UTILITY EASEMENTS OR WITHIN THE 20' WIDE WATERLINE EASEMENT AS SHOWN HEREON.

EXISTING FIRE HYDRANT IS LOCATED AT THE INTERSECTION BROKEN SPOKE COURT & WAGON WHEEL RD.

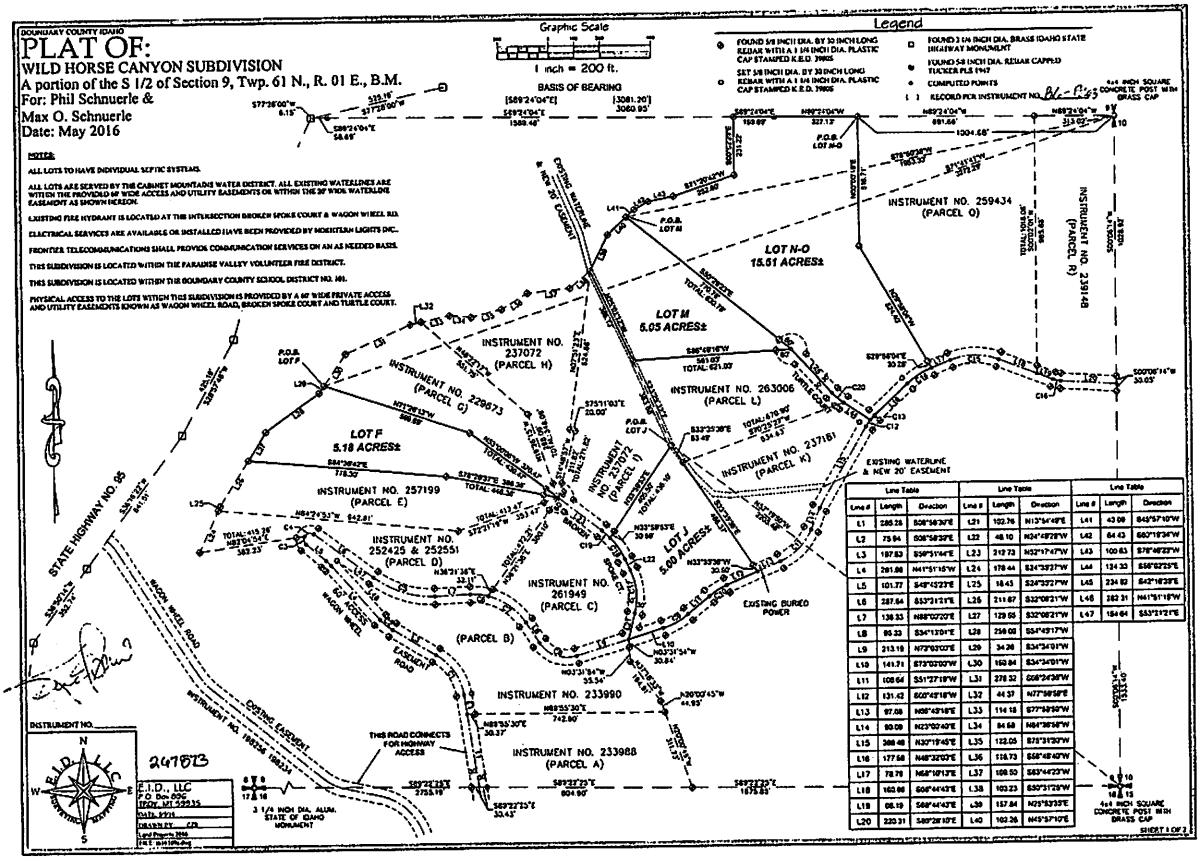
ELECTRICAL SERVICES ARE AVAILABLE OR INSTALLED (HAVE BEEN PROVIDED BY NORTHERN LIGHTS INC.

FRONTIER TELECOMMUNICATIONS SHALL PROVIDE COMMUNICATION SERVICES ON AN AS NEEDED BASIS.

THIS SUBDIVISION IS LOCATED WITHIN THE PARADISE VALLEY VOLUNTEER FIRE DISTRICT.

THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARY COUNTY SCHOOL DISTRICT NO. 101.

PHYSICAL ACCESS TO THE LOTS WITHIN THIS SUBDIVISION IS PROVIDED BY A 60' WIDE PRIVATE ACCESS AND UTILITY EASEMENTS KNOWN AS WAGON WHEEL ROAD, BROKEN SPOKE COURT AND TURTLE COURT.



Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	285.28	S08°56'30"E	L21	102.76	N13°54'49"E	L41	43.00	S45°57'10"W
L2	75.94	S08°58'35"E	L22	48.10	N24°49'29"W	L42	64.43	S60°19'34"W
L3	187.83	S58°51'44"E	L23	312.73	N32°17'47"W	L43	100.63	S78°46'22"W
L4	201.86	N41°51'15"W	L24	178.44	S24°33'27"W	L44	134.33	S56°52'25"E
L5	101.77	S48°43'23"E	L25	38.45	S24°33'27"W	L45	234.82	S42°16'38"E
L6	287.64	S53°31'31"E	L26	211.67	S32°08'21"W	L46	282.31	N41°51'15"W
L7	136.33	N88°07'20"E	L27	129.05	S32°08'21"W	L47	184.64	S53°31'31"E
L8	86.33	S34°13'01"E	L28	258.03	S54°49'17"W			
L9	213.19	N72°03'03"E	L29	34.26	S34°34'01"W			
L10	141.71	S73°03'03"W	L30	193.84	S34°34'01"W			
L11	108.64	S51°27'19"W	L31	278.32	S08°24'38"W			
L12	131.42	S00°42'18"W	L32	44.37	N77°58'58"E			
L13	97.08	N56°43'18"E	L33	114.18	S77°58'50"W			
L14	90.09	N23°02'49"E	L34	84.68	N84°36'34"W			
L15	348.46	N30°19'46"E	L35	122.05	S75°31'32"W			
L16	177.68	N48°32'03"E	L36	114.73	S56°48'40"W			
L17	78.79	N58°18'13"E	L37	109.50	S63°44'23"W			
L18	162.08	S08°44'43"E	L38	103.23	S50°31'28"W			
L19	88.19	S88°44'43"E	L39	157.84	N25°53'35"E			
L20	230.31	S80°28'10"E	L40	102.26	N45°57'10"E			

BOUNDARY COUNTY, IDAHO

PLAT OF:

WILD HORSE CANYON SUBDIVISION

A portion of the S 1/2 of Section 9, Twp. 61 N., R. 01 E., B.M.

For: Phil Schnuerle & Max O. Schnuerle

Date: May 2016

CERTIFICATE OF DEDICATION

We, Phil Schnuerle and Max O. Schnuerle, do hereby certify that we have caused to be surveyed, subdivided and platted as to lots and streets as shown by the Plat hereto annexed, the following described land near Bonners Ferry in Boundary County Idaho to wit:

DESCRIPTION OF LOT F

A tract of land near Bonners Ferry, in Boundary County Idaho, lying the the S 1/2 of Section 9, Twp. 61 N., R. 1 E., B.M., containing 3.18 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped K.E.D. 3980-S which bears S31°56'41"W 3272.29 feet from a 4 inch square concrete post with brass cap marking the E 1/4 corner of land Section 9, thence from the true point of beginning, S31°56'41"W 34.26 feet to a 5/8 inch dia. rebar capped K.E.D. 3980-S; thence, S56°49'17"E 299.09 feet to a 5/8 inch dia. rebar capped K.E.D. 3980-S; thence, S12°08'21"W 120.35 feet to a 5/8 inch dia. rebar capped K.E.D. 3980-S; thence, S56°36'42"E 776.30 feet to a 5/8 inch dia. rebar capped K.E.D. 3980-S; thence, S79°20'37"E 186.36 feet to a 5/8 inch dia. rebar capped K.E.D. 3980-S; thence continuing, S79°20'37"E 60.00 feet to a computed point located on the cul-de-sac corner point of Broken Spoke Court a 60 foot wide private access easement; thence N13°00'00"W 60.00 feet to a 5/8 inch dia. rebar capped K.E.D. 3980-S; thence continuing, N13°00'00"W 370.47 feet to a 5/8 inch dia. rebar capped K.E.D. 3980-S; thence, N51°20'13"W 349.69 feet to the point of beginning.

The aforedescribed Lot F contains 3.18 acres more or less and is subject to and together with all appurtenant easements of record.

DESCRIPTION OF LOT J

A tract of land near Bonners Ferry, in Boundary County Idaho, lying the the S 1/2 of Section 9, Twp. 61 N., R. 1 E., B.M., containing 5.00 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped K.E.D. 3980-S which bears N32°19'30"W 2203.46 feet from a 4 inch square concrete post with a brass cap marking the southeast corner corner of Section 9, Twp. 61 N., R. 1 E., B.M.; thence from the true point of beginning, S33°53'36"E 53.49 feet to a 5/8 inch dia. rebar capped K.E.D. 3980-S; thence continuing, S33°53'36"E 406.27 feet to a 5/8 inch dia. rebar capped K.E.D. 3980-S located on the north right of way line of Wagon Wheel Road a 60 foot private access easement; thence continuing, S33°53'36"E 30.30 feet to a computed point located on the approximate centerline of said Wagon Wheel Road; thence, along said centerline, S46°43'18"W 131.42 feet to a computed point; thence on the arc of a curve to the left, a distance of 80.11, turning through a delta angle of 15°17'59", and having a radius of 300.00 feet; to a computed point; thence, S31°25'19"W 106.64 feet to a computed point; thence on the arc of a curve to the right a distance of 111.07 feet, turning through a delta angle of 21°25'41", and having a radius of 300.00 feet to a computed point; thence S73°52'00"W 141.71 feet to a computed point located at the intersection of said Wagon Wheel Road and Broken Spoke Court, a 60 foot private access easement; along the centerline of said Broken Spoke Court, N13°56'09"E 102.76 feet to a computed point; thence on the arc of a curve to the left, a distance of 160.03 feet, turning through a delta angle of 18°46'17", and having a radius of 250.00 feet, to a computed point; thence, N34°42'26"W 48.18 feet to a computed point; thence on the arc of a curve to the left a distance of 101.22 feet, turning through a delta angle of 19°15'54", and having a radius of 300.00 feet, to a computed point; thence leaving said centerline, N53°59'32"E 30.30 feet to a 5/8 inch dia. rebar capped K.E.D. 3980-S; thence continuing, N53°59'32"E 455.30 feet to the point of beginning.

The aforedescribed Lot J contains 5.00 acres more or less and is subject to and together with all appurtenant easements of record.

DESCRIPTION OF LOT H

A tract of land near Bonners Ferry, in Boundary County Idaho, lying the the S 1/2 of Section 9, Twp. 61 N., R. 1 E., B.M., containing 3.03 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped K.E.D. 3980-S which bears S78°20'36"W 1953.33 feet from a 4 inch square concrete post with brass cap marking the E 1/4 corner of said Section 9; thence from the true point of beginning, S30°27'23"E 770.78 feet to a 5/8 inch dia. rebar capped K.E.D. 3980-S; thence continuing, S30°27'23"E 60.00 feet to a computed point located on the approximate center-point of Turtle Court a 60 foot wide private access easement; thence, S56°49'16"W 60.00 feet to a 5/8 inch dia. rebar capped K.E.D. 3980-S; thence continuing, S56°49'16"W 361.42 feet to a 5/8 inch dia. rebar capped K.E.D. 3980-S; thence, N25°05'12"W 366.11 feet to a 5/8 inch dia. rebar capped K.E.D. 3980-S; thence, N25°15'13"E 177.84 feet to a 5/8 inch dia. rebar capped K.E.D. 3980-S; thence, N45°37'10"E 162.36 feet to the point of beginning.

The aforedescribed Lot H contains 3.03 acres more or less and is subject to and together with all appurtenant easements of record.

DESCRIPTION OF LOT N-O

A tract of land near Bonners Ferry, in Boundary County Idaho, lying the the S 1/2 of Section 9, Twp. 61 N., R. 1 E., B.M., containing 15.51 acres more or less and more particularly described as follows:

Beginning at a 5/8 inch dia. rebar capped K.E.D. 3980-S located on the east-west centerline of Section 9, Twp. 61 N., R. 1 E., B.M. and bears N89°24'04"W 1004.66 feet from a 4 inch square concrete post with brass cap marking the E 1/4 corner of said Section 9; thence from the true point of beginning, N89°24'04"W 327.15 feet to a 5/8 inch dia. rebar capped Tucker PLS 1947; thence continuing, N89°24'04"W 139.69 feet to a 5/8 inch dia. rebar capped K.E.D. 3980-S; thence, S09°02'37"E 211.23 feet to a 5/8 inch dia. rebar capped K.E.D. 3980-S; thence, S71°29'42"W 212.82 feet to a 5/8 inch dia. rebar capped K.E.D. 3980-S; thence, S78°46'23"W 100.61 feet to a 5/8 inch dia. rebar capped K.E.D. 3980-S; thence, S60°19'31"W 64.43 feet to a 5/8 inch dia. rebar capped K.E.D. 3980-S; thence, S45°37'10"W 43.00 feet to a 5/8 inch dia. rebar capped K.E.D. 3980-S; thence, S30°27'23"E 770.78 feet to a 5/8 inch dia. rebar capped K.E.D. 3980-S; thence continuing, S30°27'23"E 60.00 feet to a computed point located on the approximate center-point of Turtle Court a 60 foot wide private access easement; thence along said centerline S42°10'39"E 234.92 feet to a computed point; thence on the arc of a curve to the left, a distance of 60.03 feet, turning through a delta angle of 13°47'00", and having a radius of 250.00 feet, to a computed point; thence, S56°57'39"E 134.30 feet to a computed located at the intersection of said Turtle Court and Wagon Wheel Road, a 60 foot wide private access easement; thence along the approximate centerline of said Wagon Wheel Road, on the arc of a curve to the right, a distance of 26.16 feet, turning through a delta angle of 7°29'41", and having a radius of 200.00 feet, to a computed point; thence, N46°27'02"E 177.39 feet to a computed point; thence on the arc of a curve to the right, a distance of 111.29 feet, turning through a delta angle of 21°28'10", and having a radius of 300.00 feet, to a computed point; thence leaving said approximate centerline, N24°58'47"W 30.28 feet to a 5/8 inch dia. rebar capped K.E.D. 3980-S; thence continuing, N24°58'47"W 524.40 feet to a 5/8 inch dia. rebar capped K.E.D. 3980-S; thence, N02°08'19"E 516.71 feet to the point of beginning.

The aforedescribed Lot N-O contains 15.51 acres more or less and is subject to and together with all appurtenant easements of record.

The above described tracts of land are to be known and designated as, Lot F, Lot J, Lot M, and Lot N-O of the Wild Horse Canyon Subdivision, Boundary County, Idaho.

Dated this 14th day of July, 2016 A.D.

Phil Schnuerle

Max O. Schnuerle

CERTIFICATE OF SURVEYOR

STATE OF IDAHO
County of Boundary

I, Kenneth E. Davis, a registered land surveyor do hereby certify that I have performed the survey shown on the attached Plat to the best of my knowledge and ability; that said survey is true and complete as shown and the monuments found and set accept the position shown hereon.

Dated this 7th day of July, 2016 A.D.

Kenneth E. Davis — Registered Land Surveyor No. 9980-S

Curve Table			
Curve #	Length	Radius	Delta
C1	105.38	230.00	026°15'06"
C2	62.88	300.00	012°00'23"
C3	34.38	34.75	078°32'48"
C4	41.84	34.75	068°51'46"
C5	258.38	300.00	049°36'10"
C6	73.67	230.00	018°11'15"
C7	181.43	230.00	045°30'49"
C8	165.03	130.00	072°43'38"
C9	113.07	300.00	021°35'41"
C10	80.11	300.00	015°17'59"
C11	175.03	230.00	043°46'28"
C12	30.40	300.00	005°48'37"
C13	36.16	300.00	007°27'41"
C14	113.29	300.00	021°38'16"
C15	155.51	280.00	042°00'04"
C16	30.63	100.00	017°43'27"
C17	166.03	250.00	038°04'17"
C18	101.22	300.00	019°15'54"
C19	42.67	300.00	008°08'23"
C20	60.05	250.00	013°45'48"

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the hereon Plat of Wild Horse Canyon Subdivision and have determined that it complies with applicable State statutes and County ordinances regarding plats and subdivision regulations.

Dated this 18th day of July, 2016.

Acting Boundary County Surveyor

NOTARY

STATE OF IDAHO
County of Boundary

On this 14th day of July, 2016 A.D. before me, a Notary Public in and for the State of Idaho, Phil Schnuerle, personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public — My Commission Expires 10/21/2021

NOTARY

STATE OF IDAHO
County of Boundary

On this 14th day of July, 2016 A.D. before me, a Notary Public in and for the State of Idaho, Max O. Schnuerle, personally appeared known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public — My Commission Expires 10/21/2021

BOUNDARY VOLUNTEER AMBULANCE

This subdivision has been approved and accepted by Boundary Volunteer Ambulance

Date

PARADISE VALLEY VOLUNTEER FIRE DISTRICT

This subdivision has been approved and accepted by Paradise Valley Volunteer Fire District.

Date

CABINET MOUNTAIN WATER DISTRICT

This subdivision has been approved and accepted by Cabinet Mountain Water District.

Date

PANHANDLE HEALTH DISTRICT APPROVAL

Sanitary Restrictions as required by Idaho Code, Title 50, Chapter 13 are in force. No owner shall construct any building, dwelling, or shelter which necessitates the supply of water or sewage facilities for persons using such premises until sanitary restriction requirements are satisfied.

This plat approved on this 20th day of July, 2016 A.D.

Panhandle Health District

TAX CERTIFICATE OF THE COUNTY

I hereby certify that all real property taxes and special assessments delinquent and levied on the land in the dedication have been paid. Dated this 18th day of July, 2016

Treasurer — Boundary County — Idaho

BOUNDARY COUNTY, IDAHO COMMISSIONER'S CERTIFICATION

This subdivision has been approved and accepted by the Boundary County Board of County Commissioners.

Chairman, Board of County Commissioners — Date 7-26-16

BOUNDARY COUNTY, IDAHO PLANNING COMMISSION CERTIFICATE

This plat has been examined and approved. Dated this 26th day of July, 2016

Boundary County Zoning Administrator

BOUNDARY COUNTY, IDAHO COUNTY RECORDER

Filed at the request of E.I.D., LLC, on this 26th day of July, 2016 A.D. at 4:30 O'clock P.M. and duly recorded in Book 2 of Plat Page 42 as Instrument No. 267873

GLENDA POSTON — County Clerk and Recorder — Deputy

SHEET 2 OF 2 — INSTRUMENT NO.

N — E — S — W

267873

E.I.D., LLC
P.O. Box 896
Troy, MT 59935

DATE 5/26
DRAWN BY CD
Land Survey 2016
F:\E.I.D. Subdivisions